

Design Report_Section 75W Submission

Tweed Ultima Mixed Use Development_22-25 Wharf Street_Tweed Heads

Part 1: Project Summary

Project Overview

This design report has been prepared by Turner on behalf of Zinkhol Pty Ltd in support of a Section 75W submission for the mixed use development known as 'Tweed Ultima' at 23-25 Wharf Street, Tweed Heads. This application represents a considered approach to the modification of the approved design, submitted to the Department of Planning (DoP) in 2004.

This report should be read in conjunction with architectural drawings prepared by Turner, landscape drawings prepared by Planet Consulting, Planning Report prepared by DAC and Traffic Impact Assessment prepared by Bitzios Consulting.

A SEPP65 design verification statement has been submitted as part of this submission under separate cover.

Part 2: Urban Design

Response to DoP Comments

The modification documentation is required to demonstrate how key urban design principles of the approved development are not compromised by the proposed changes to the exterior façade, floor plates and public square.

Design modifications to approved developments typically occur post approval during the design development / documentation stage when issues arising from technical, cost or market perception influence the direction of the project towards construction. If a site changes ownership, this can also result in design modifications given an alternative understanding of best construction or cost methods.

Tweed Ultima is different. Ownership of the site has remained consistent, documentation of the original scheme with minor amendments proceeded to construction documentation level and marketing drawings were prepared. The difference with this project is that a period of 9 years has lapsed since the original design was approved by the DoP. During this time apartment design has evolved in response to purchaser needs, an altered financial environment (GFC), Tweed Heads City Centre has developed further and the proposed development has subsequently changed to ensure that it is still viable in this context.

The modified design and S75W submission have been prepared in response to these matters and ensure that the proposed development reinforces the following urban design qualities:

- Retail uses at ground level activating the street frontage and podium levels;
- Podium level topped by a residential high rise building of 9-10 storeys;
- A building design that addresses the corner of Bay Street and Wharf Street;
- Improvements to the character of Bay Street and Wharf Street through the provision of continuous street awning, widening of Bay Street footpath, through-site-link connecting Wharf Street and Stuart Street to the north;
- Activated publicly accessible open space designed to be integrated with the existing street network and adjacent developments;
- Ensuring that the proposed development does not overshadow the foreshore park, Chris Cunningham Reserve; and
- A high quality building appropriate to place and use.

Specific to DoP comments relating to the exterior façade, floor plates and Public Square we provide the following response in support of the modified design.

EXTERIOR FAÇADE

The modified design whilst maintaining the intent of the building bulk and scale seeks to modify the exterior façade. This is in response to a number of factors including the following:

- The change and redistribution of apartments within the building fabric;
- The introduction of recesses in the façade to increase articulation and improve apartment amenity – natural light and ventilation;
- A podium design that allows for greater flexibility in the type and style of retail offerings; and
- The opportunity provided by the modified development reassess the treatment of the exterior façade to ensure that the design responds to the intended use or function.

The result is a building design that is highly articulated, responds to the important context of the Tweed Heads City Centre Core Precinct and provides an activated response to the various public domain interfaces whilst achieving a high level of amenity for residents.

FLOOR PLATES

Whilst the intent of the overall building massing has been maintained the size of the typical footprint has been reduced rather than increased.

Notwithstanding the above comments the following key design attributes have been maintained:

- The South Eastern building corner projects beyond the predominant building form to reinforce the important Bay Street and Wharf Street intersection;
- The street level podium provides a suitable interface for retail activities, varying in height from 1 to 2 storeys whilst allowing the main building form to sit over; and
- SEPP65 design principles.

PUBLIC SQUARE

The public square remains pivotal to the development and precinct. Located centrally to both stages of Tweed Ultima and anticipating the future development of the Dolphin Hotel the public square provides a suitable nexus for the mixed use nature of the site and surrounding context.

The modified design has ensured that urban design principles established in the original design are maintained:

- The modified building footprint reinforces the scale and definition of a public square;
- The pedestrian connection between Wharf Street and Stuart Street is maintained as a legible route through the city centre;
- Similarly the orientation and relationship with Navigation Lane provides a cohesive connection to Bay Street and beyond;
- The placement of appropriate sized retail spaces to the edge of the public square with further passive surveillance provided from both the communal podium courtyard and apartments over will ensure that the space is adequately activated; and
- The design and treatment of materials and finishes within the public square will ensure that the original intent is maintained.

Part 3: Design Quality Principles - RFDC Rules of Thumb

Page	Recommendation	Proposed Design
7	Relating to local context	<p>YES, meets the objectives.</p> <p>The proposal relates to the context and is consistent with the planning controls for height, building bulk and scale. The mixed use residential and retail uses are appropriate to the local context and consistent with the future desired character of the area.</p> <p>Furthermore the proposed building is consistent with the approved development.</p>
27	In general a depth of building 10-18m (glass-to-glass) wide is appropriate. If wider, demonstration of satisfactory daylighting and natural ventilation.	<p>Varies but meets the objectives.</p> <p>The modified building has a building depth that is less than the approved building.</p> <p>Although the depth is greater than the numerical rules of thumb the modified designed improves apartment amenity, reduces the building mass and the building depth.</p>
28	<p>Distance between buildings:</p> <p>Five to eight storeys / up to 25m:</p> <ul style="list-style-type: none"> 18m between habitable rooms / balconies; 13m between habitable rooms / balconies and non-habitable rooms; and 9m between non-habitable rooms. <p>Nine storeys and above / over 25m:</p> <ul style="list-style-type: none"> 24m between habitable rooms / balconies 18m between habitable rooms / balconies and non-habitable rooms 12m between non-habitable rooms 	<p>YES, meets the objectives.</p> <p>Substantial setbacks are provided to adjacent buildings with the orientation of apartments designed to ensure privacy is maintained.</p> <p>Navigation Lane: 19m is provided between balconies the adjacent building to the north. The Stuart Street Tweed Ultima towers are greater than 25m away.</p> <p>Dolphin Hotel Site: With consideration to the future development providing a similar setback (5 to 7m) from the boundary, the overall building separation will be in the order of 12 to 14m. Given that the apartments do not have the primary orientation to the side boundaries RFDC objectives are achieved.</p>
44	Minimum open space to be between 25 – 30% of the site area with 25% of the open space area to be deep soil planting.	<p>Achieves objectives</p> <p>Over 35% of the site area is dedicated to open space.</p> <p>Although the design varies from the numerical requirements for deep soil the landscape and building design accommodates soil depths for a variety of plant and tree types.</p>
49	Communal open space to be 25-30% of the site area.	<p>Varies, but meets objectives</p> <p>The requirements for communal open space varies from the RFDC numerical rules of thumbs but meets the objectives achieving the following amenity benefits:</p> <ul style="list-style-type: none"> A variety of outdoor spaces are provided –

Page	Recommendation	Proposed Design
		<p>both at podium level and Level 10;</p> <ul style="list-style-type: none"> The podium level communal area includes landscaping with adequate soil depths for tree planting and screening for privacy from adjacent apartments; The communal spaces are positioned to ensure adequate levels of solar access; and Communal areas are provided with ancillary facilities including sauna, showers and WC's. <p>The above information should not be viewed in isolation given the overall private and public benefits that the development offers to both residents and the broader community, including:</p> <ul style="list-style-type: none"> Central public square; Through-site-link between Wharf and Stuart Street; and Site dedication to the widening of Bay Street footpath and Navigation Lane. <p>If both private and the primary public spaces are considered, 330sqm (communal) + 950sqm (public dedication) over 35% of the site is accessible for either communal or public access use.</p>
49	Minimum recommended area of private open space for each apartment at ground level or on a structure such as podium or car park is 25sqm; minimum preferred dimension in one direction is 4 metres.	<p>YES, meets the objectives</p> <p>Apartments are provided with in excess of 25sqm. Private open space includes both deck and private landscape area.</p> <p>Combined with the soft scape area these apartments benefit from substantial planting areas beyond their paved courtyard for privacy to the communal courtyard.</p> <p>Furthermore private open space is typically greater than 4.0m.</p> <p>Note: The development Yield Schedule includes paved area only.</p>
50-51	Site configuration – orientation	<p>YES, meets the objectives</p> <p>The relevant section of the RFDC relates to aligning with streets and maximising the number of units facing north.</p> <p>The building form within the approved envelopes has maximised the number of north facing apartments.</p> <p>See Solar Access for further information.</p>
52-53	Planting on structures	<p>YES, meets the objectives</p> <p>Together with Planet Landscape Architects the common landscaped outdoor space has been designed to ensure that:</p>

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		<ul style="list-style-type: none"> Large trees are provided with a minimum soil depth of 1.4m; Medium trees are provided with a minimum soil depth of 1.0m; Small trees are provided with a minimum soil depth of 0.8m; Shrubs are provided with a minimum soil depth of 0.3 to 0.45m; whilst Turf or grassed areas are provided with a minimum of 0.3m. <p>For further information refer to Planet Landscape Architects documentation.</p> <p>Note: Subsurface drainage is excluded from the minimum soil depths provided above.</p>
56-57	Site amenity - safety	<p>YES, meets the objectives</p> <p>The development adequately addresses site amenity and safety providing:</p> <ul style="list-style-type: none"> secure ground level access to each building foyer; separate access to residential and retail uses; passive surveillance; the building form reinforces the building boundary; building entries are orientated towards the street or publicly accessible plaza with clear lines of sight; street frontages are activated by multiple residential entry foyers, retail frontages, public square and pedestrian through site links; Pedestrian areas, colonnades are clearly defined and separated from vehicle movement and servicing activities; and Adequate illumination will be incorporated into the design.
58-59	Site amenity – visual privacy	<p>YES, meets the objectives</p> <p>Visual privacy from the public domain and between apartments is integral to the building design and includes the following:</p> <ul style="list-style-type: none"> Apartments are elevated at least 1 storey above street level; Minimum distance between buildings exceeds RFDC requirements. Where there is the chance of overlooking between apartments, translucent screens, which double up as wind breaks provide

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		additional privacy.
62-63	Parking	<p>YES, meets the objectives</p> <p>Parking and parking rates are provided in accordance with Council requirements.</p> <p>All parking is provided below grade or within the building fabric.</p> <p>Residential, visitor and associated retail parking are separated within the carpark. The distribution of parking between these carpark areas has been designed to ensure that the management of parking including pedestrian access is legible, safe and practical.</p> <p>Given the nature of the site area, in particular ground water conditions, the basement design has been modified to suit a single basement level. Furthermore the proposed basement connection to the northern portion of the development has been removed to mitigate current parking issues associated with access to / from the existing Navigation Lane carpark entry.</p> <p>Further information regarding parking rates and the strategy for management of vehicles associated with the development is provided in the Traffic Assessment Report.</p>
63	Bicycle Parking	<p>YES, meets the objectives</p> <p>Secure bicycle parking is provided for both visitors, retail spaces and residents.</p> <p>Visitor parking is located within the public realm whilst resident parking is provided in the secure ground and basement parking area.</p>
65	<p>Vehicle Access</p> <p>Generally limit the width of driveways to a maximum of 6 metres.</p> <p>Locate vehicle entries away from main pedestrian entries and on secondary frontages.</p>	<p>YES, meets the objectives</p> <p>Vehicle access is located off Navigation Lane away from the main pedestrian entries and more urban street frontages to Bay Street and Wharf Street.</p> <p>The driveway including the proposed width has been designed to meet AS2890.1 requirements.</p> <p>All servicing, including deliveries, is undertaken wholly within the site. Medium sized vehicles (MRV) can reverse into the dock for loading and garbage collection.</p> <p>Waste collection will be undertaken in accordance with Council requirements.</p> <p>Further information regarding vehicular strategy is provided in the Traffic Assessment Report.</p>

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69	Single aspect apartments should be limited in depth to 8.0m from a window	<p>YES, with qualifications</p> <p>Generally all apartment living, dining, bedrooms and kitchens (with minor exceptions as noted below) are within 8m of a window.</p> <p>Where there are minor variations:</p> <ul style="list-style-type: none"> The distance does not exceed 9m; The internal width of the apartment or extent of façade with glazing is 8m or greater; and The areas greater than 8m from a window are limited to the non-habitable rooms such as bathrooms, laundries and / or entry foyers of the apartments only.
69	<p>The back of a kitchen should be no more than 8m from a window.</p> <p>If more, demonstration of satisfactory day-lighting and natural ventilation.</p>	<p>YES, but with minor exceptions</p> <p>Typically the back of kitchens are no more than 8m from a window.</p> <p>Where there are minor variations:</p> <ul style="list-style-type: none"> The distance does not exceed 9m; These apartments are typically naturally ventilated; and The kitchen is part of the open plan living area.
69	The width of cross-over or cross-through apartments over 15m deep should be 4m (wide) or greater to avoid deep narrow apartment layouts.	Not applicable
69	<p>Minimum unit sizes:</p> <ul style="list-style-type: none"> Studio: Not stated 1 bed: 50sqm 2 bed: 70sqm 3 bed: 95sqm 	<p>YES, meets the objectives</p> <p>The following minimum apartment sizes have been provided:</p> <ul style="list-style-type: none"> Studio: None proposed 1 bed: 61sqm 2 bed: 79sqm 3 bed: 105sqm
72	Provide primary balconies for all apartments with a minimum depth of 2m.	<p>YES, meets the objects</p> <p>All primary balconies have a minimum depth of 2m or greater.</p> <p>Furthermore, where the requirement for shielding from wind gusts are anticipated screening to balconies has been provided.</p>
74	<p>Minimum finished floor to finished ceiling level:</p> <ul style="list-style-type: none"> in general, 2.7m minimum for all habitable rooms on all floors, 2.4m is the preferred minimum for all non-habitable rooms, however 2.25m is permitted. 	<p>YES, meets the objectives</p> <p>For all habitable rooms 2.7m finished floor to finished ceiling level is provided.</p> <p>For non-habitable rooms 2.4m finished floor to finished ceiling level is typically provided. Where services or structure may not permit 2.4m, the</p>

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	<ul style="list-style-type: none"> For 2 storey units, 2.4m minimum for (the) second storey if 50% or more of the apartment has 2.7m ceiling height. <p>In residential flat buildings in mixed use areas: 3.3m minimum for ground floor to promote future flexibility.</p>	<p>minimum finished ceiling height will not be lower than 2.25m.</p> <p>Ground Level retail spaces vary in height to accommodate a variety of uses and to animate the street edge condition.</p> <p>Typically 3.6m minimum height from finished floor level to soffit can be achieved. Mezzanine levels provided for increase variety and flexibility of use will vary from the 3.6m.</p>
78	Optimise the number of ground level units with separate entries.	<p>Not Applicable</p> <p>Apartments have been designed to be elevated above ground level. The more active retail uses of the development are provided at ground level.</p>
78	Provide ground floor apartments with access to private open space, preferably as a terrace or garden.	<p>Not Applicable</p> <p>Refer to comments above.</p>
79	In general, maximum 8 apartments off of a double-loaded common area (except where amenity provided through crossover, dual aspect apartments)	<p>YES</p> <p>Typically the number of apartments off a common corridor are limited to between 6 and 8.</p> <p>Furthermore the common corridors have been designed to ensure that:</p> <ul style="list-style-type: none"> The width of corridors are a minimum of 2m wide; and Windows at the ends of corridors provide daylight access.
82	<p>Storage facilities:</p> <ul style="list-style-type: none"> 1 bed: 6 cu m 2 bed: 8 cu m 3 bed: 10 cu m 	<p>YES, meets the objectives</p> <p>Storage is provided in all apartments. Storage opportunities include cupboards, utility spaces, laundry cupboards and alcoves for flexibility of use outside the minimum functional requirements of living spaces.</p> <p>Typically apartments accommodate their storage within the apartment as described above. The apartments that cannot accommodate all storage within the apartment rely on less than the allowable 50% provision of basement car park storage.</p>
85	Living rooms and private open spaces for at least 70% of apartments in a development should receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid winter. In dense urban areas a minimum of 2 hours may be acceptable.	<p>YES, with consideration to site constraints and the broader planning context to achieve street edge building forms</p> <p>The majority of apartments are orientated towards the north to maximise solar access with the following numerical figures achieved.</p> <p>Minimum of 2 hours mid winter:</p> <ul style="list-style-type: none"> 73% of apartments receive solar access to the

Page	Recommendation	Proposed Design
		<p>primary internal living area; whilst</p> <ul style="list-style-type: none"> Greater than 73% of apartments receive solar access to the primary outdoor area. <p>It is noted that other amenity factors including natural cross ventilation, a minimum number of south facing apartments and internal apartment layouts with good daylight access exceed the minimum requirements of the RFDC.</p> <p>A detailed breakdown of apartments that receive solar access is included as part of the Development Yield Schedule.</p>
85	Limit the number of single aspect apartments with a southerly aspect (SW-SE) to a maximum of 10%.	<p>YES, exceeds the objectives</p> <p>There are no apartments that have a single, southerly aspect.</p>
87	60% of apartments to be naturally cross ventilated.	<p>YES, exceeds the objectives.</p> <p>86% of apartments are naturally cross ventilated.</p> <p>A detailed breakdown of apartments that are naturally cross ventilated is included as part of the Development Yield Schedule.</p>
87	25% of kitchens within a development should have access to natural ventilation.	<p>YES, exceeds the objectives</p> <p>There are or 23% or 29 apartments that have either direct access to, or, are in close proximity to a window that can provide natural ventilation.</p>

End.