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draft

D'bah
apartments

development approval report



lot A & B DP 407809 3 - 5 tweed terrace, tweed heads
february 2007



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Site Area	1100		
Site Coverage	44%		
Car Parking	Car Parks	23	
	Visitors	1	
	Tandem	1	
	Carwash	1	
	Total	26	
	Location	Area (m²)	
Basement	Car Park	816.5	
	Storage Room	38.5	
	Storage under Ramp	14.5	
	Surfboard Storage	17.5	
	Core (Fire/Stair)	32.0	
	Refuse	13.5	
	Other Storage	21.50	
	Ramp	101.50	
		GFA	1057.50
	Ground/Level 1 Type 'A'- Apartment 1 Type 'B'- Apartment 2	Type 'A'	
Apartment		202.5	
Terrace		43.0	
Landscaping		154.5	
Type 'B'			
Apartment		219.5	
Terrace		70.0	
Landscaping		184.5	
Common Landscape		20.0	
Core/Lobby		76.0	
	GFA	426.0	
Level 2-6 Type 'C'- Apartment 3,5,7,9, &11 Type 'D'- Apartment 4,6,8,10, & 12	Type 'C'		
	Apartment	233.5	
	Terrace	35.0	
	Type 'D'		
	Apartment	241.5	
	Terrace	33.5	
	Core/Lobby	27.0	
	GFA per Level	449.5	
Roof Terrace	Recreational	174.5	
	Plant	135.5	
	Core	27.0	

2.0 planning data summary

Design Statement

The D'Bah Apartments proposal at 3-5 Tweed Terrace, Tweed Heads is a unique opportunity for an exceptional residential development. Consisting of only 12 units over 6 levels, this is a high quality, boutique development in a prime location with magnificent views. Overlooking the ocean, Duranbah Beach, Fingal Head, and the Tweed River, this is a site which deserves a building of superior architectural quality and one that responds well to the surrounding context. The site is fortunate to have a north-easterly aspect with wide frontage to extensive ocean views. The proposal has sought to take maximum advantage of these and respond to the oceanside location, beach-environment context and sub-tropical climate. The overall design concept takes on a modern, tropical, beach-side response with a juxtaposition of heavy to light-weight materials which feather-out towards the top and southern side of the building anchoring it to the top of the hill. Articulation and detailing are emphasised to create aesthetic appeal for the resident's and neighbours alike whilst also responding to the climatic situation.

The design of the D'Bah Apartments takes reference from other modern beachside, sub-tropical design models. The apartment building is also influenced by a Balinese vernacular which is reinterpreted in a contemporary manner suitable to its context, location and type of development. Balinese and South-East Asian architecture is recognised for its architectural detail, seemingly transparent connection between interior and exterior spaces, and a particular palette of natural materials including stone and timber. The ground floor is lush with semi-tropical landscaping, water features and two private pools reminiscent of the landscaping qualities recognised by this region. The design characteristic is followed through the architectural, interior and landscaping design of the development in a contemporary yet modern style suitable to its context.

The planning of the apartments respond well to the site in terms of views and climate. All living areas run along the north-east front of the building and take advantage of the views and solar aspect. Bedrooms and bathrooms are situated to the rear of the building for privacy and noise from traffic along Tweed Terrace. Master bedrooms are located on the north and southern ends of the building and still take advantage of the views towards Point Danger and the Tweed River respectively. The apartment planning allows for excellent natural cross-ventilation and due to the cooling effect of the sea breeze there should be minimal need for air-conditioning thus reducing energy consumption. The terraces on the apartments are deep and practical with louvers and screening to provide sun control, privacy and buffer from the prevailing winds. Ground floor apartments take advantage of private landscaped terraces and pools which are screened by lush, semi-tropical vegetation and also have private gatehouse entries and beach showers providing a more intimate residential quality.



3 . 0 d e s i g n s t a t e m e n t

Internally the apartments have open planned living areas and high ceilings promoting a sense of space and light. It is expected that the apartments will be sold at a premium price and consequently they will be fitted out to a standard that would be expected by this market. Luxurious and modern kitchens and bathrooms, high quality fittings, fixtures, finishes and a particular attention to detail will produce one of the highest quality residential buildings in the Tweed Heads area.

Elevational treatment breaks down the massing of the building through a well articulated palette of materials. The materials range from heavy to light-weight and provide a variety of textural qualities and colour variations which work well together. Natural stone cladding, rendered concrete, and solid timber form the bulk of the building and then are relieved by light-weight, semi-transparent and transparent materials including timber battens, powder-coated aluminium and glass louvers, light grey tinted glass windows and clear glass balustrades. Careful consideration has also been given to the rear/west elevation of the building which bounds two neighbouring properties. This particular side has been enhanced with an interesting pattern of vertical and horizontal screening and various changes in both planes which increase articulation of the façade and create a sense of layering to the building. The screening not only serves aesthetic purposes but also minimises solar heat gain from the western sun and provides a degree of privacy to the bedrooms and bathrooms. The elaborate roof appears to sail out over the building and completes the top of the building in an impressive manner whilst also providing the opportunity to collect rainwater. Overall the building uses a combination of high quality natural and modern materials which are enhanced by a sophisticated level of architectural detailing.

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3 . 0 d e s i g n s t a t e m e n t

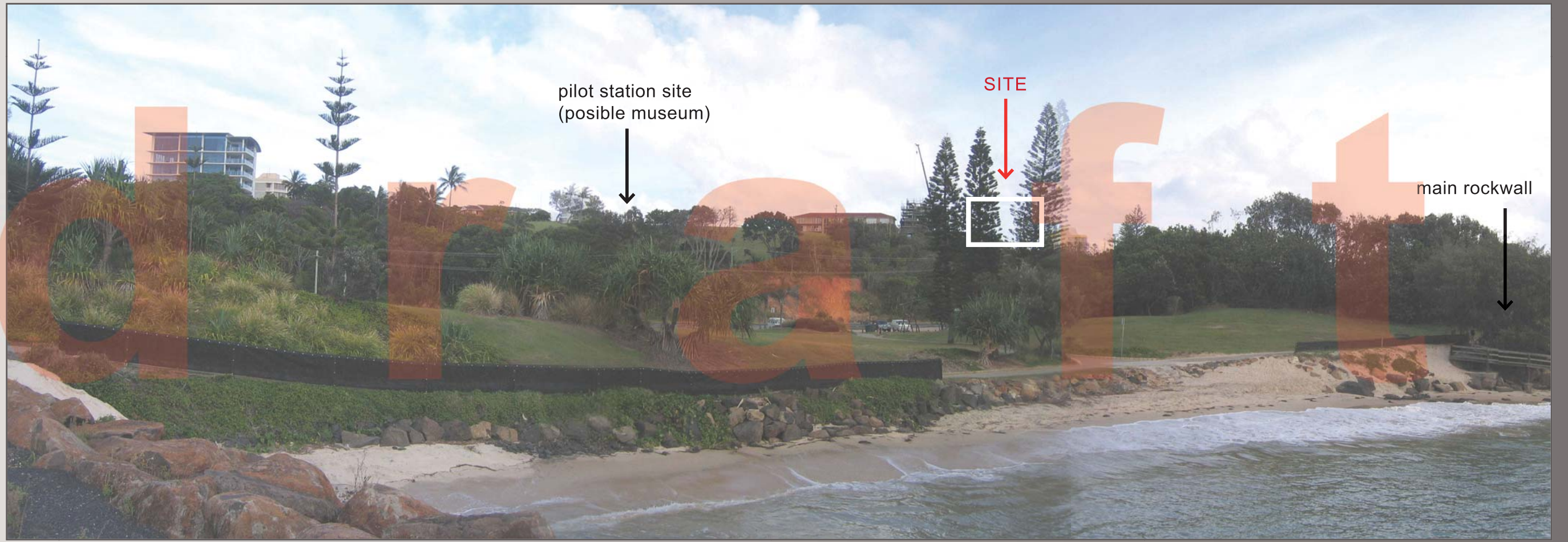
The site is located on 3 - 5 Tweed Terrace, Tweed Heads in close proximity to the Queensland / New South Wales state border and Duranbah Beach.





view from duranbah beach

5.0 photographic essay



view from tweed river inner north head rockwall

5.0 photographic essay



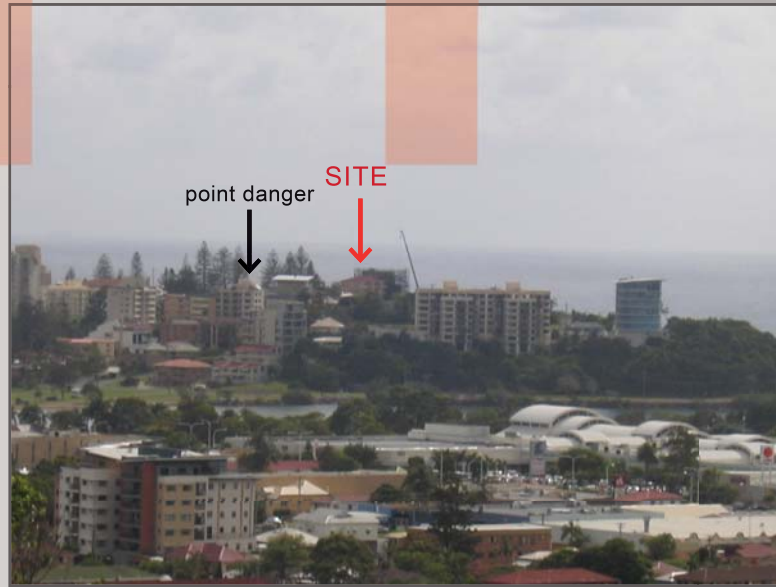
view from flagstaff bench pool



view from coral street



view from duranbah beach



view north from razorback road



view from razorback road



view from keith compton drive

5.0 photographic essay



view south from site over park & down tweed river



view s.e. from site of cook island



view s.e. from site of fingal head & Kingscliff



view east of deuanbah beach and ocean



view north of tweed terrace



neighbours' building to rear s.w. of site

5.0 photographic essay



view from marine parade east over coolangatta bridge