

view s.w. of fingal head from tweed terrace



view east from duranbah beach & the heads from site



view north from minjungbal drive



boundary lane & 4 storey building to north



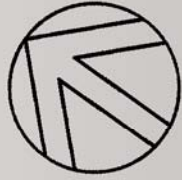
view of site corner tweed terrace & boundary lane

## 5.0 photographic essay

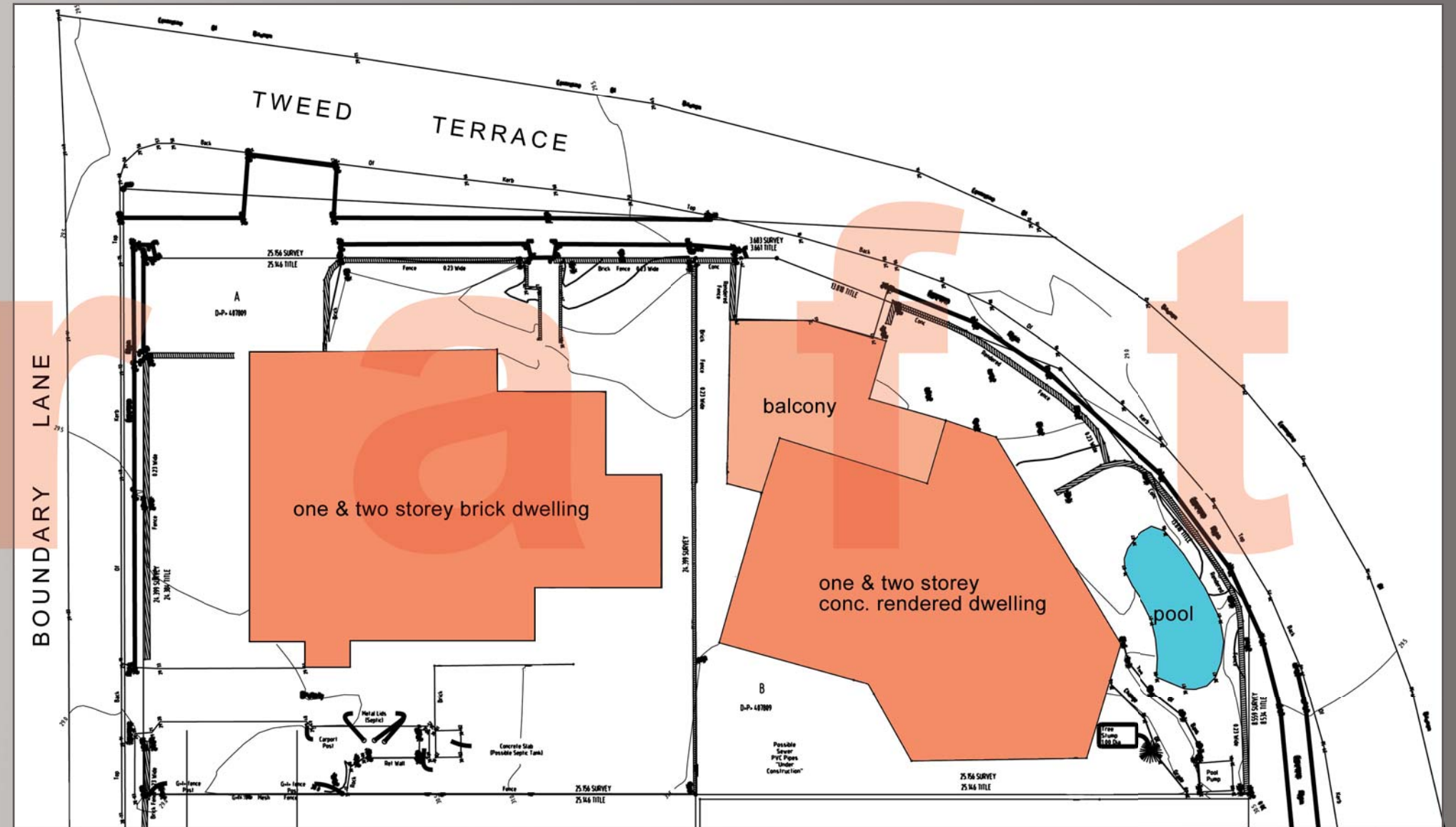


# draft

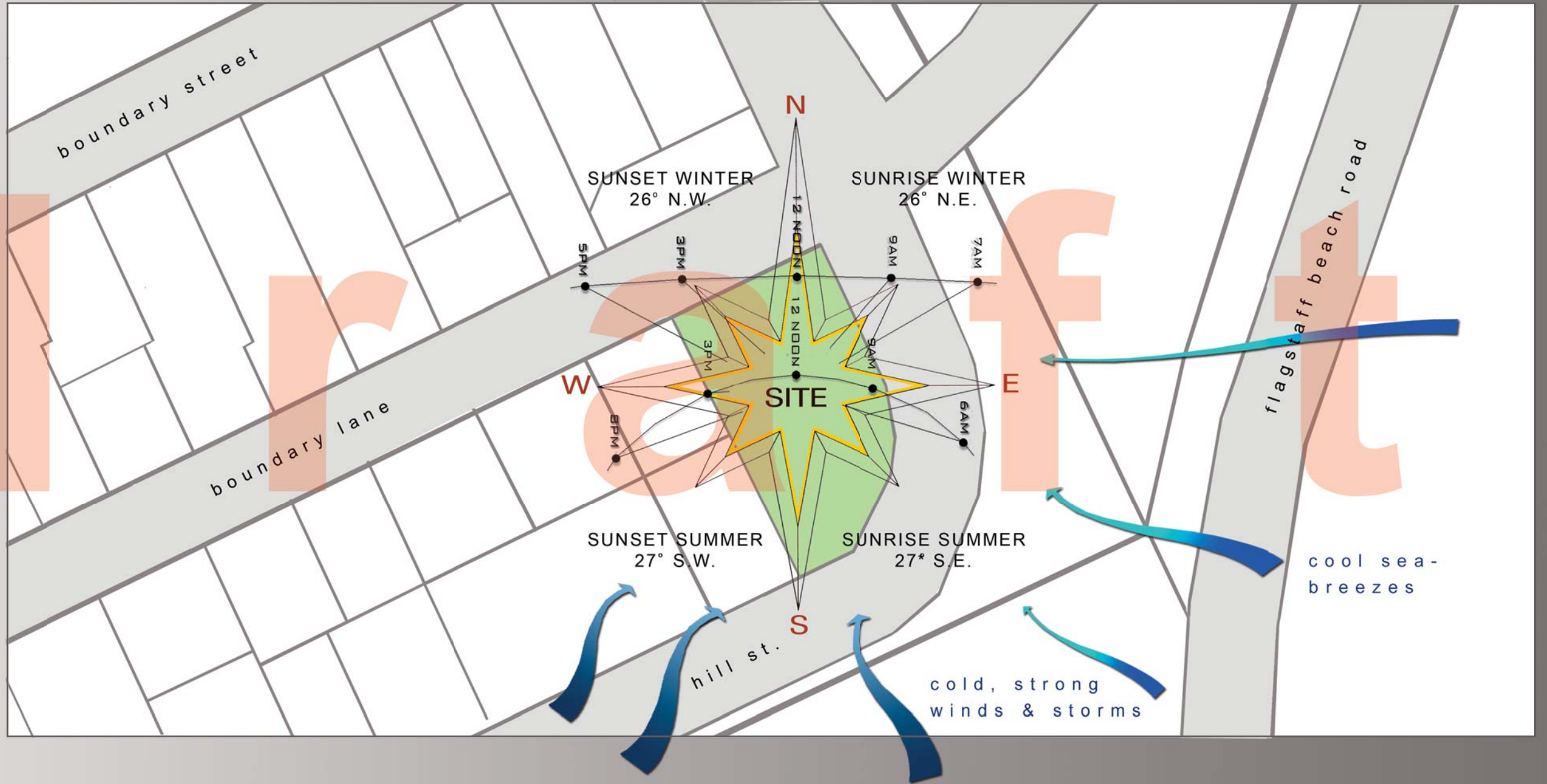
6.0 site analysis



d



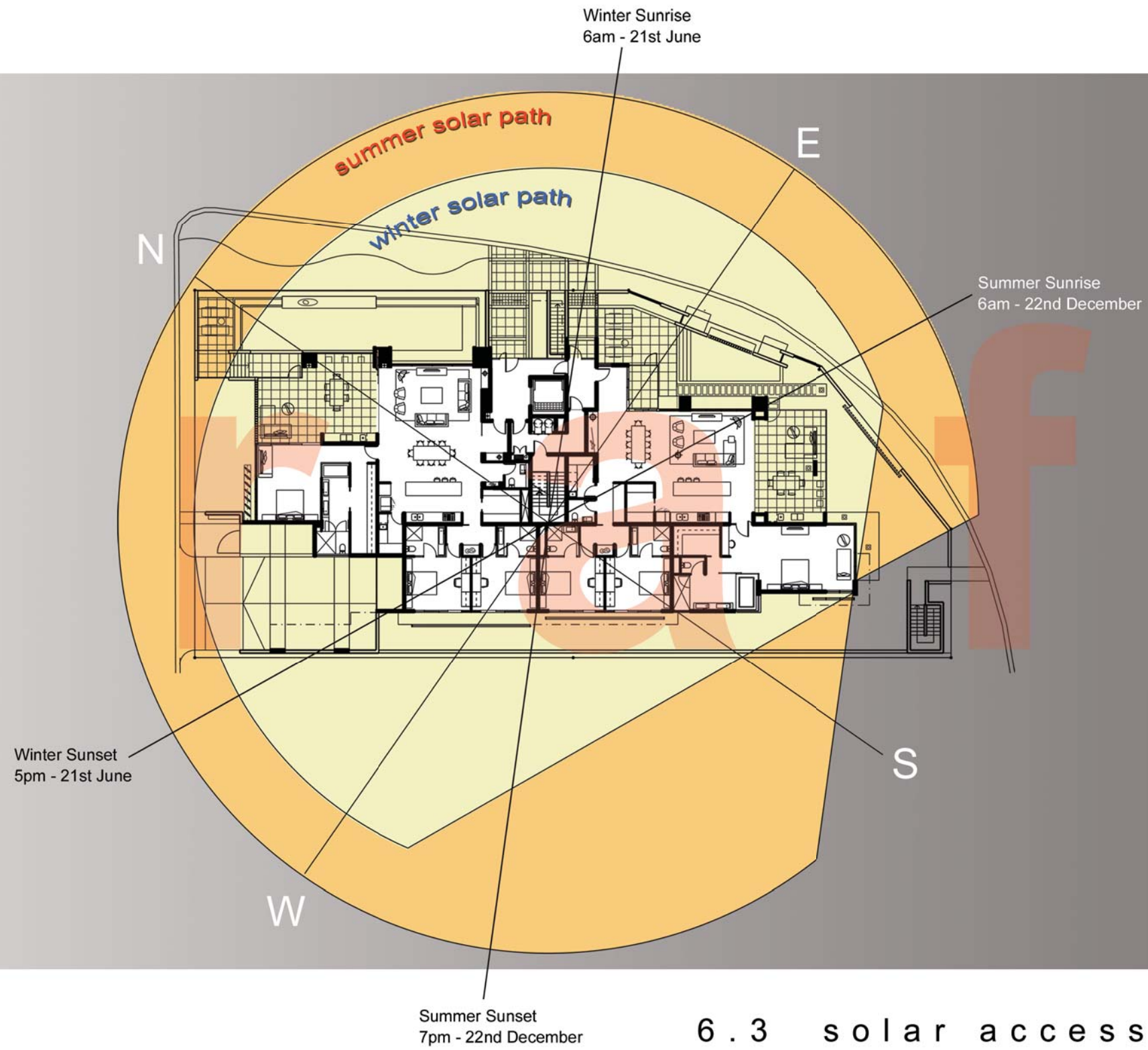
6.1 demolition plan



6.2 climatic analysis

d

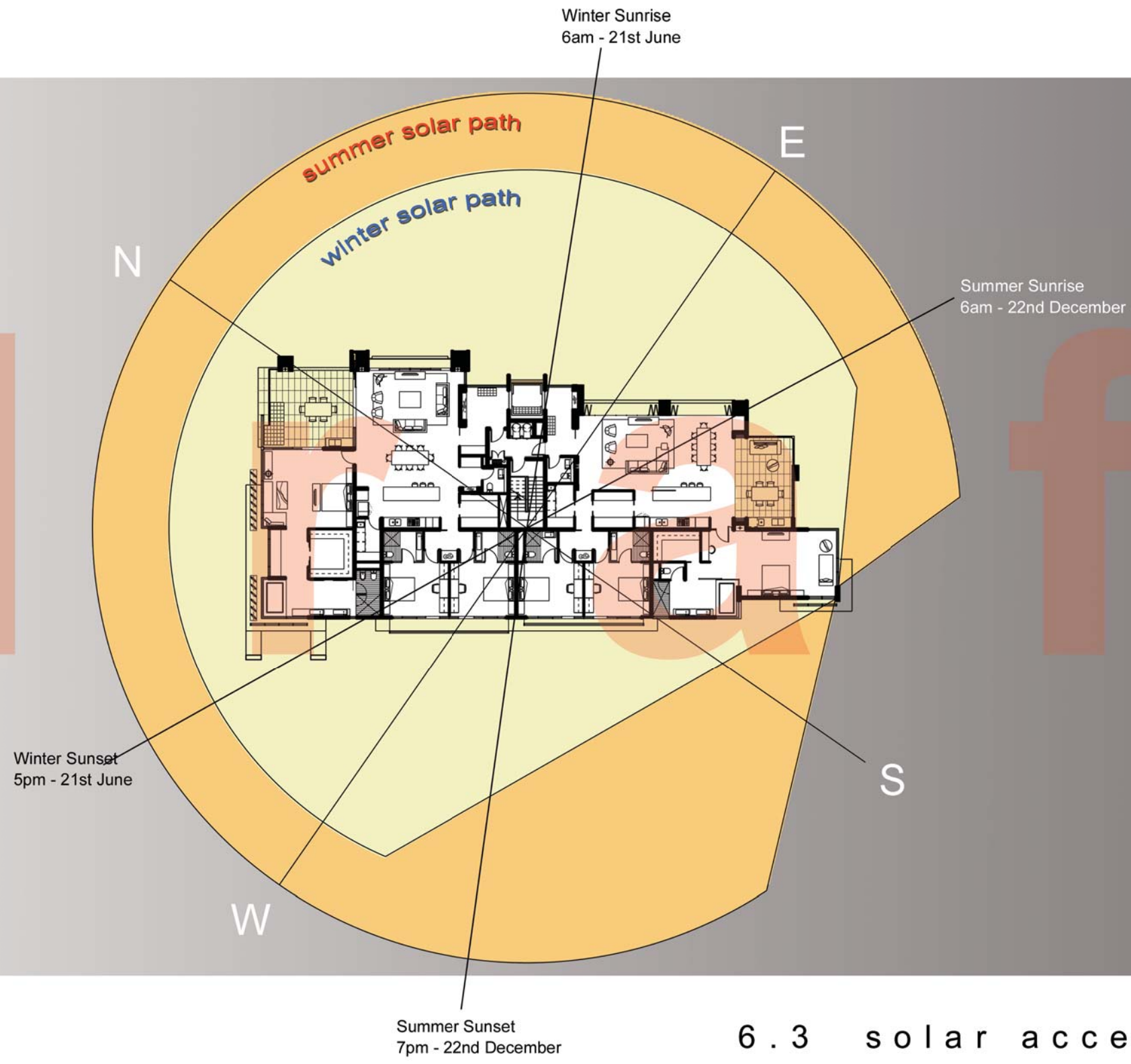
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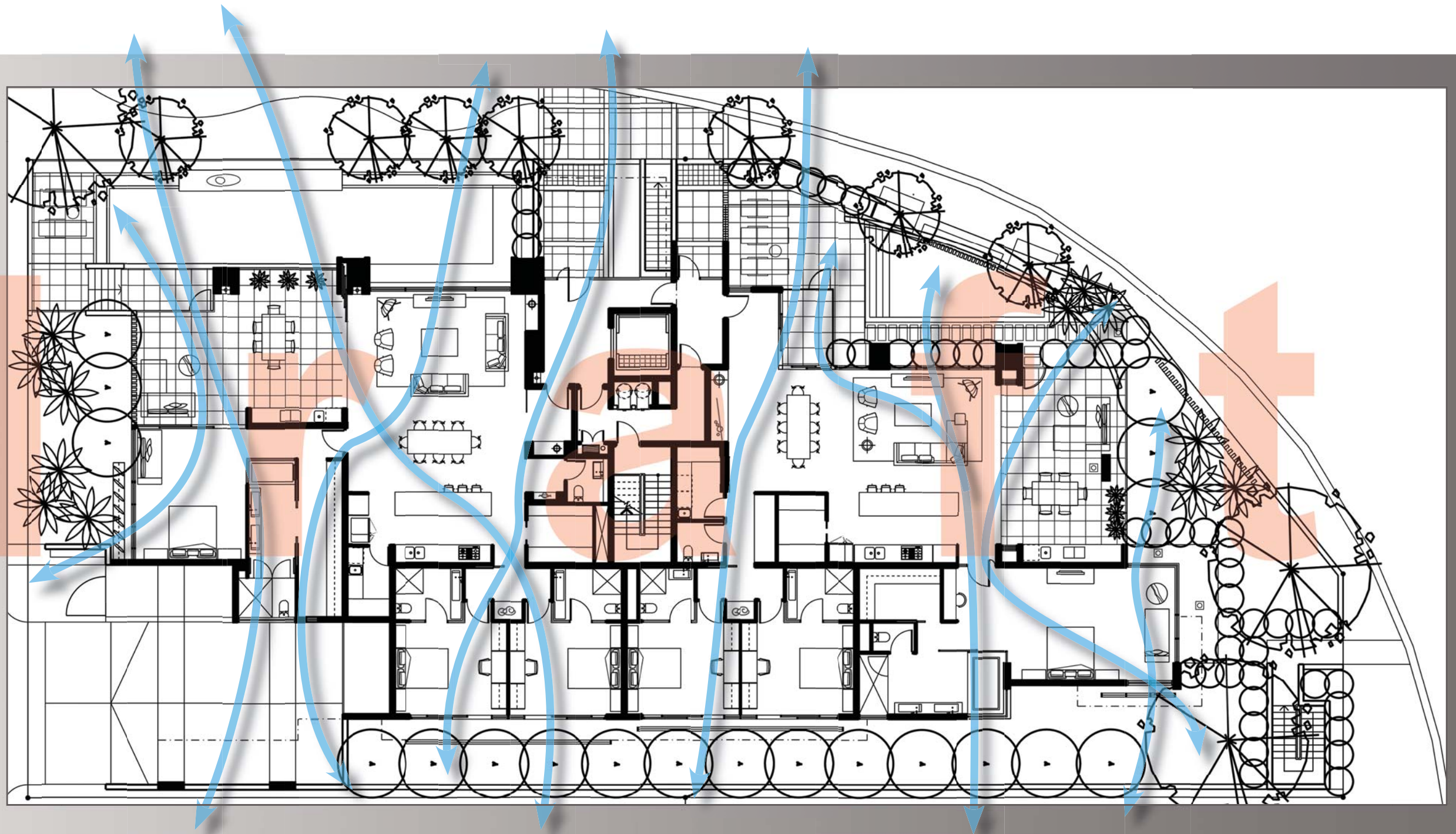
6.3 solar access - ground level

d

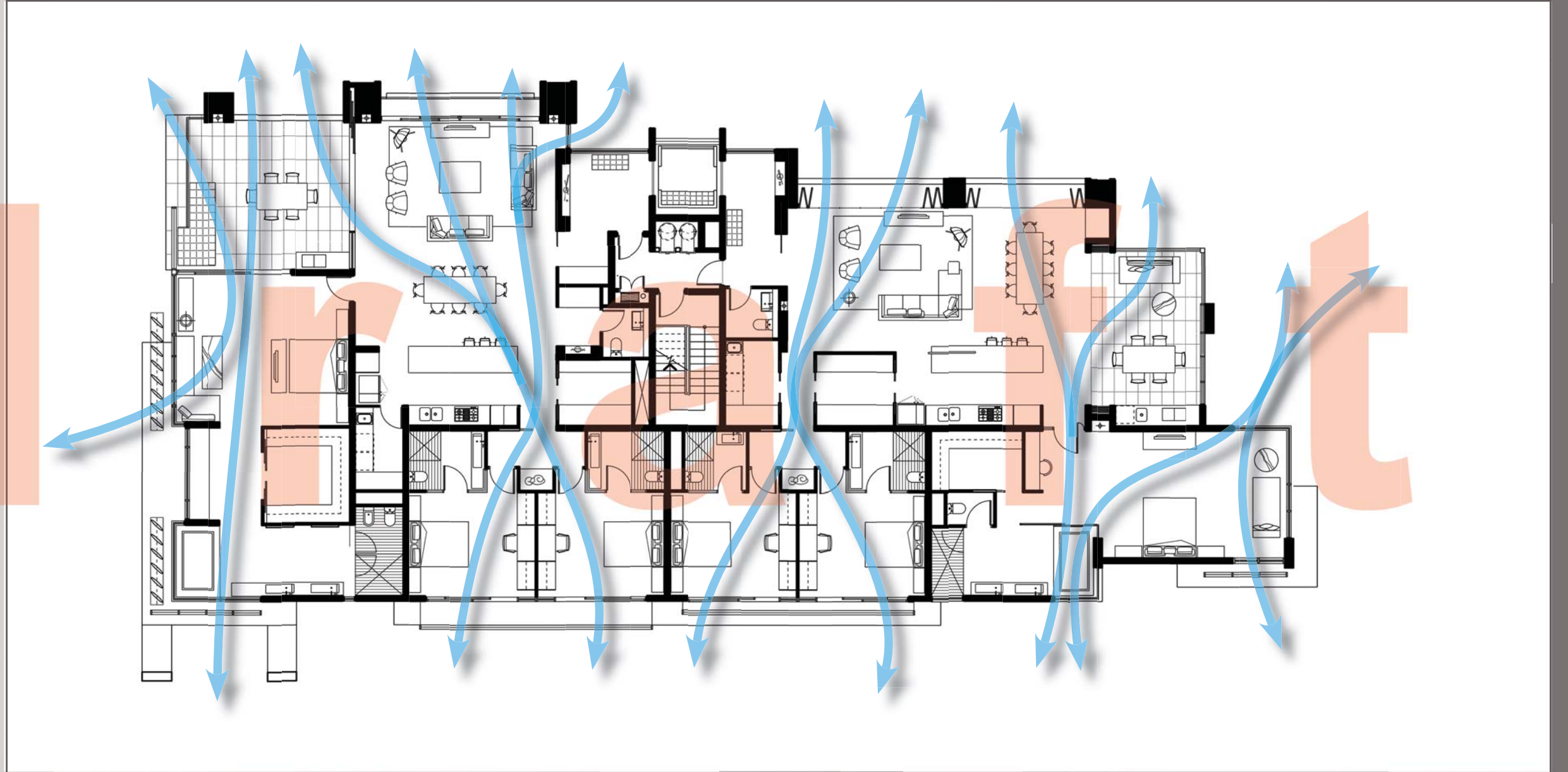
f t



6.3 solar access - typical levels



6.4 apartment cross-ventilation, ground level



6.4 apartment cross-ventilation, typical levels



Glimpses through to Surfers Paradise & Ocean

Glimpses to Coolangatta & Kirra



The site has magnificent views from a predominantly northerly through to southerly aspect.

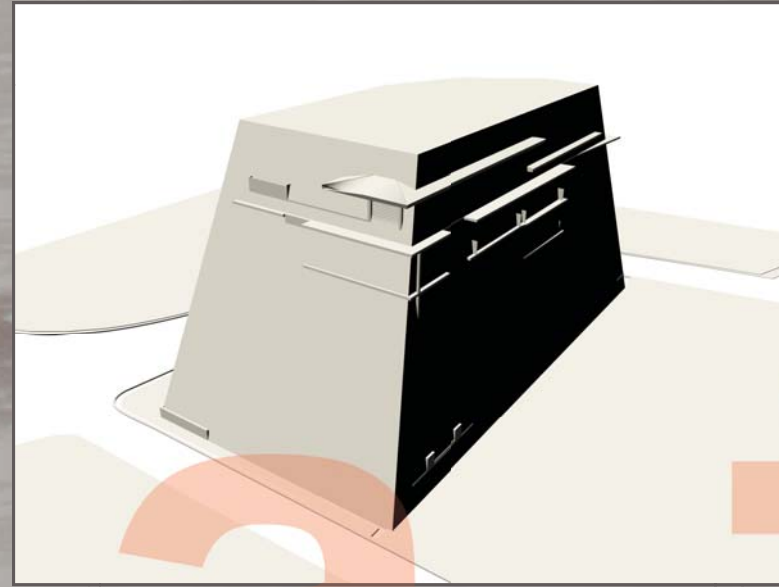
Views to the west are mostly interrupted by existing buildings.

There may be glimpses through to Surfers Paradise, the Hinterland and Tweed Heads/ Coolangatta from upper apartment levels.

## 6.5 site views



n.w. corner of building



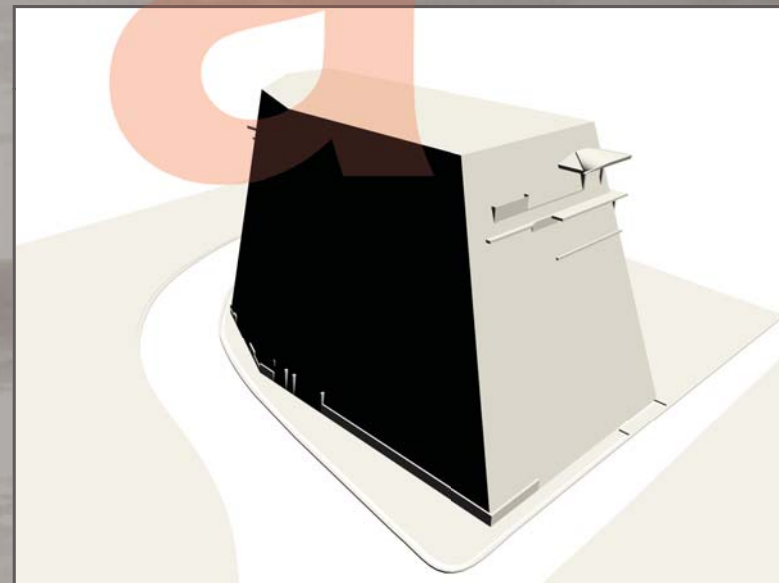
n.w. intrusion into setbacks



n.w. encroachment over- DCP 18



n.e. corner of building



n.e. intrusion into setbacks

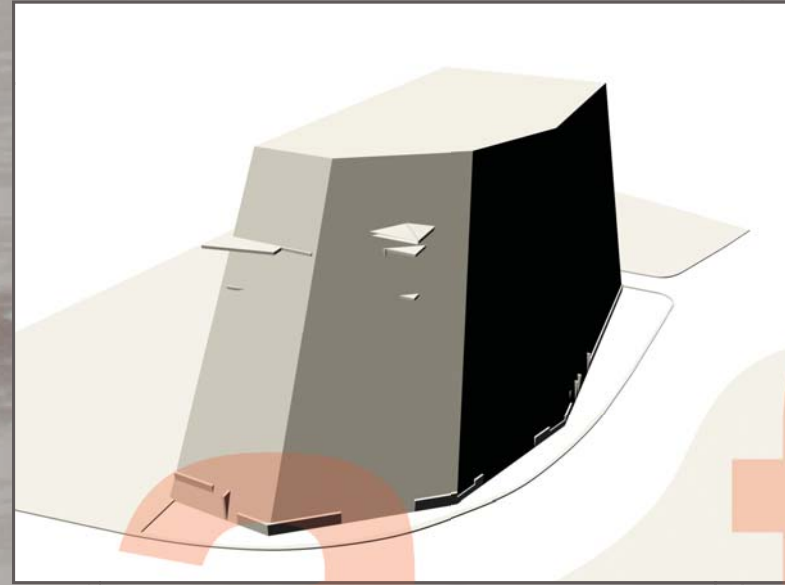


n.e. encroachment over - DCP 18

## 6.6 setback analysis



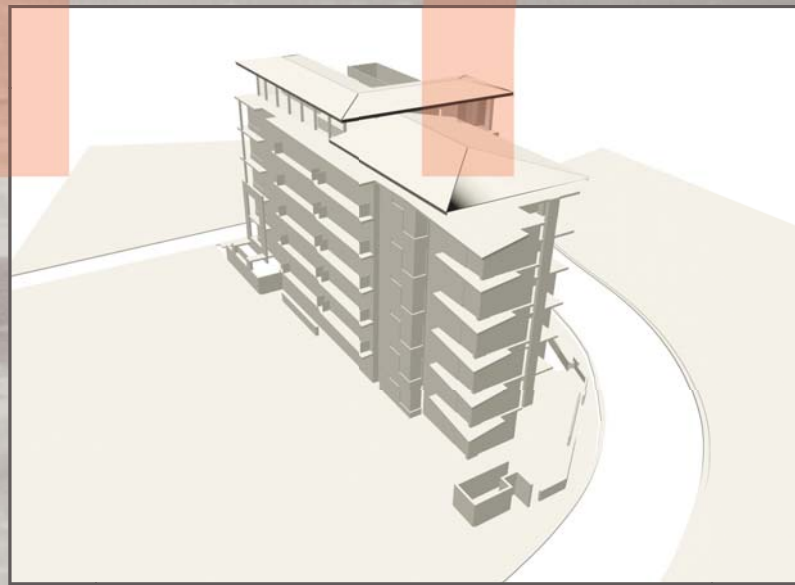
s.e. corner of building



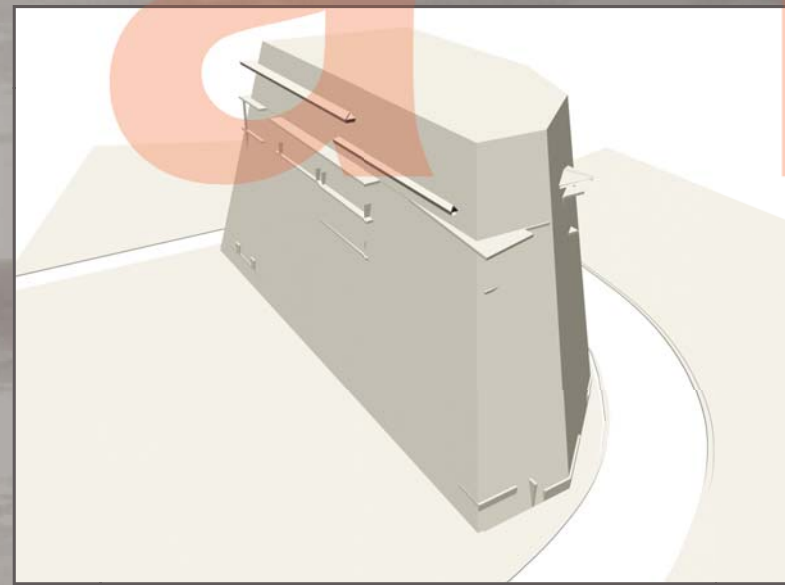
s.e. intrusion into setbacks



s.e. encroachment over- DCP 18



s.w. corner of building



s.w. intrusion into setbacks



s.w. encroachment over - DCP 18

## 6.6 setback analysis