
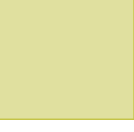



OPPORTUNITIES	CONSTRAINTS
<p>TO INCREASE URBAN DENSITY &amp; TOURIST ACCOMMODATION IN THE TWEED SHIRE CLOSE TO URBAN FACILITIES</p> <p>TO CAPTURE VIEWS TO THE OCEAN/MOUNTAINS AND CUDGEN NATIONAL RESERVE</p> <p>TO IMPROVE LANDSCAPING TO STREET FRONTAGE</p> <p>TO RECYCLE WATER IN AN URBAN SITUATION</p> <p>TO IMPROVE ENVIRONMENTAL QUALITY OF STORM-WATER RUNOFF</p> <p>EMPHASIZE VILLAGE THRESHOLD WITH BUILD FORM</p> <p>REDUCE AMBIENT TEMPERATURE OF URBAN ENVIRONMENT WITH GREEN ROOF</p>	<p><b>TWEED LEP 2000 ZONED 2(e)</b> DESIGNATED ROADS FLOODING ACID SULPHATE SOILS BUSHFIRE NATIONAL PARK</p> <p><b>STATE ENVIRONMENTAL PLANNING POLICY NO 71</b></p> <p><b>NORTH COAST REGIONAL PLAN</b> OVERSHADOWING PUBLIC RESERVES</p> <p><b>STATE ENVIRONMENTAL PLANNING NO 65</b></p> <p><b>TWEED SHIRE DEVELOPMENT CONTROL PLAN</b> SECTION A2 SITE ACCESS &amp; CAR PARKING CODE</p> <p><b>NEIGHBOURING PROPERTIES</b> PRIVACY ISSUES OVERSHADOWING STORMWATER RUNOFF</p>




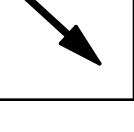
**LEGEND**

 **CUDGEN NATIONAL RESERVE**

 **PUBLIC BEACHES**

 **OPEN SPACE + NATIVE VEGETATION**

 **VIEWS FROM SITE**

 **VIEWS TO SITE**

Please verify all dimensions and levels before commencing work or ordering materials and report any errors and omissions to the Architect.

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Site levels are shown as a guide only. To determine accurate levels refer to survey levels prepared by REGISTERED surveyor.

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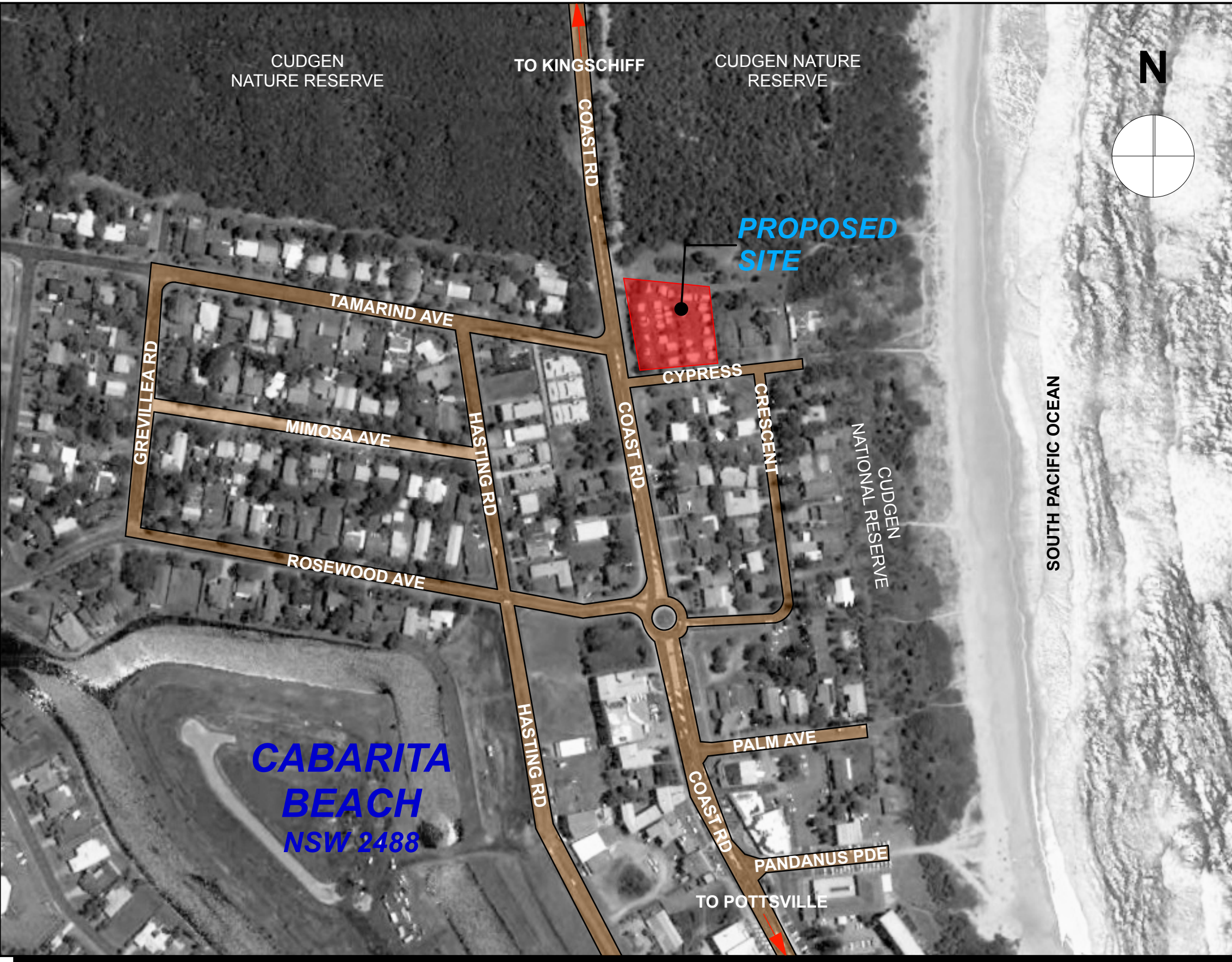
All work to comply with Building Code of Australia

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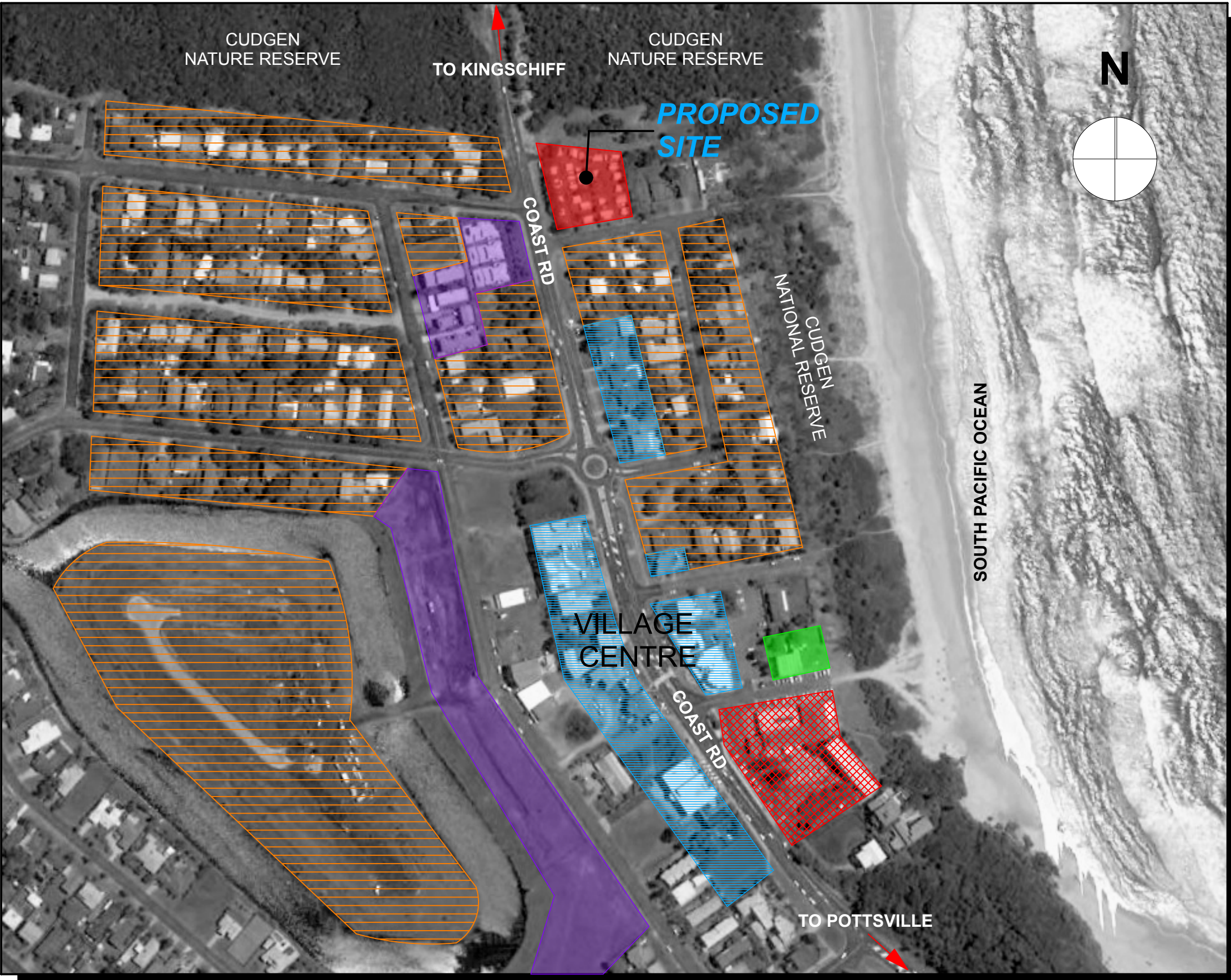
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## SITE ANALYSIS

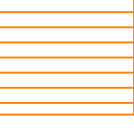
### OPEN SPACE - LANDFORM + VIEWS




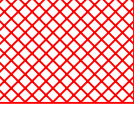
### LOCALITY / NEIGHBOURHOOD PLAN





**LEGEND**

 **LOW DENSITY RESIDENTIAL**

 **MED DENSITY RESIDENTIAL**

 **HIGH DENSITY RESIDENTIAL/ RETAIL**

 **RETAIL/COMMERCIAL/ MIXED USE**

 **SURF CLUB**

DATE	REV.	AMENDMENTS
09/06/2010	A	DA ISSUE

**PAT TWOHILL DESIGNS PTY. LIMITED**  
**ARCHITECTS**  
(PAT TWOHILL & Co. - Architecture) MB20485  
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EMAIL mail@ptdarchitects.com.au

Client Name  
**Tweed Coast Homes**  
Project Name  
**MULTI-RES DEV**  
**LOTS 1-3 DP 29748**  
**LOT 4 DP 31209 CRN COAST ROAD**  
**& CYPRESS CRESCENT**  
**CABARITA BEACH, NSW**

Drawing Title:  
**SITE ANALYSIS**

Scale:	Date:
Drawn By: <b>D.B.</b>	Checked By: <b>P.A.T</b>

Status:

Project No.: <b>6005</b>	Drawing No.: <b>DA.1.11</b>	Rev.: <b>A</b>
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Plot Date: 9/06/10





VIEW SOUTH TOWARDS POTTSVILLE



ACCESS PATH TO CYPRESS CRESCENT FROM BEACH



VIEW NORTH TOWARDS KINGSCHIFF

SITE ANALYSIS



CIRCULATION PLAN



CLIMATE ANALYSIS

LEGEND



VEHICLE CIRCULATION



PUBLIC BEACH ACCESS



PEDESTRIAN CIRCULATION



BICYCLE TRACK



BUS STOP

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DATE	REV.	AMENDMENTS
09/06/2010	A	DA ISSUE

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Client Name  
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LOTS 1-3 DP 29748  
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Drawing Title:  
**SITE ANALYSIS**

Scale:	Date:
Drawn By: <b>D.B.</b>	Checked By: <b>P.A.T</b>

Status:

Project No.: <b>6005</b>	Drawing No.: <b>DA.1.12</b>	Rev.: <b>A</b>
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Plot Date: 9/06/10