

11th March 2008

The General Manager ATTENTION: Ms Rowena Michel Tweed Shire Council PO Box 816 MURWILLUMBAH NSW 2487

Dear Rowena,

Re: Major Project, Nos. 1 to 5 Tweed Terrace, Tweed Heads – Duranbah Property P/L
- Addendum to Preferred Project Report

We refer to our recent discussions and in particular comments made in relation to preliminary amendments aimed at ensuring greater compliance and amenity for the rear adjoining property.

In this regard our client has undertake a substantial review of the proposal in accord with council's concerns and have achieved the desired result through the redistribution mass throughout the site and particularly away form the rear development.

The proposal has in particular been amended through the deletion of a significant portion of the north western corner ensuite so as to increase the splayed view lines (to the east – Pacific Ocean) and physical separation from the property to the rear and also by way of shifting the building forward a minimum of 1m from the rear boundary, again in order to achieve greater separation between the rear building (as proposed) and subsequently greater compliance with the council's building envelope requirements.

To assist council in completing its assessment, the following key elements are pertinent to note:-

- 1. The amendments carried out do not result in a decrease in gross floor area or any change to vital signs such as landscaped area or site coverage;
- 2. The proposal now incorporates marginally greater areas within the 3m setback (associated with council's building line policy). These areas have been limited in all parts to open balcony areas only and therefore do not significantly add to a perception of scale or massing (over and above that would be achieved with a compliant 3m setback. In this regard it is particularly important to note that the proposed encroachments do not carry imposition on expected or existing view lines to either of the developments to the rear of the site (in this regard each of the northern and southern elevations remain as previously proposed);
- 3. We have attached amended elevations and sections detailing the compliance now demonstrated with the building envelope as prescribed in Tweed Heads DCP. In this regard, the proposal continues to demonstrate compliance with the northern and southern elevations which are considered to be the greater barometer if you like, of impact on each of the view lines of the properties to the rear. The plans also depict a significantly greater level of compliance with respect to the western elevation, which now shows a continued encroachment at only the 2 upper levels and complete compliance where the building sits immediately adjacent to the primary balcony of the adjacent approved building to the rear. The latter area also results in substantial access to views as demonstrated in the attached plans prepared by Arkhefield. The upper level encroachments to the western elevation are considered to be acceptable on the grounds that the

increased separation will ensure sufficient access to views, sunlight and breezes as referenced in the performance criteria underpinning the prescriptive envelope provision. In this regard it is noted that the adjacent (approved) building terraces away from the common boundary in accord with the slope of the site, whilst the adjacent proposal also demonstrates some non compliance at the upper levels. It is also important to note that the adjoining property to the rear was approved by Council (inclusive of upper level non compliances) with a separation between it and the recently constructed building to Hill Street of only 4.8m (balcony to balcony). In this instance, our clients have demonstrated an understanding of adjoining properties and exhibited good manners by way of addressing the importance of the adjacent open space areas by siting all balconies within our development to the opposite side of the building and by incorporating privacy screening in to the proposal as an architectural feature. The same can not be said of the adjacent (approved) building, which appears to have provided balconies to approximately 80% of the external facade as a means of almost 'moating' the development from future adjoining developments. Whilst the latter is fine in most circumstances, council canon only reasonably (given the expectation that adjoining sites would be developed in the short term) ensure that primary open space areas are protected and primarily those of a size consistent with the Tweed DCP. The amendments to the proposed development in fact go beyond simply protecting primary balconies, it goes further by ensuring adequate screening and privacy protection to adjacent properties (something neither of the adjacent developments appear to have done) and by preserving views, sunlight access and breeze access to the overwhelming majority of each primary private open space area.

4. By pushing the building forward to Tweed Terrace and redistributing mass across the site in order to gain greater separation to the rear, the proposal now incorporates greater non compliance with the envelope on the eastern elevations. The impacts of the latter have been offset by way of pulling the upper roofline back (so it is compliant), whilst also ensuring that the proposed encroachments are overwhelmingly open elements associated with the private open space balconies facing the east. Reference to the attached envelope diagrams confirms that the eastern elevation remains generally compliant in part, however encroachments remain relevant primarily at the upper level and associated with the central feature spine (vertical) in the central part of the building. Impacts associated with the now proposed minor non compliances with the eastern elevation are negligible to each of the adjacent properties (inclusive of that building located to the northern side of Boundary Lane), whilst also contributing little to a perception of excessive building mass give the recession of the upper roof line and the association of the encroachment to open elements only.

It is also important to note that masonry support columns have been removed from the eastern elevation where encroachment to the 3m line is proposed. These elements (particularly on the curve around Tweed Terrace to Hill Street) have been replaced by glass framing giving a greater lightweight form to the building and permitting greater view access (internal and external) leading to strong passive overlooking of the adjacent street. The latter has been largely facilitated through to the partial deletion of an ancillary deck off the southernmost unit's eastern elevation.

- 5. The rear privacy screen has been amended to provide for a lightweight aluminium batten forms of varying thickness and lengths. This element ensures greater demonstration of manners to the approve development to the rear. This screen has also been bought forward and away from the common boundary to the rear.
- 6. We have discussed the issue of construction dewatering with Council's Environmental Health Unit and can appreciate where they are coming from. It is clear that the information submitted was not entirely deficient and that in fact only some additional supplementary detail was / is required in order to achieve greater consistency with council's desires. It is also clear that the Council is planning on taking these new requirements to the industry with the assistance of academic input in the near future. Our discussions with council's Senior EHO Officer resulted in agreeance to

approach this issue by way of deferred commencement consent, thereby giving council surety that the matters will be addressed prior to any works commencing on site.

We thank Council for its assistance with this matter and ask that as per previous discussions, Council complete its assessment as soon as practicably possible.

If you have any further questions regarding this matter or require any clarification, please do not hesitate to contact our office on (02) 6674 5001 or myself on adams@planitconsulting.com.au.

Yours sincerely

Adam Smith

Director

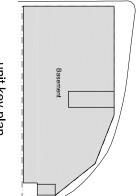
PLANIT CONSULTING Pty Ltd

Attachment

Amended Plans - Arkhefield

(5) (000) \odot 2065 2275 3000 B (O) 0 22 visitor 23 3795 <u>(a)</u> - line of pool zone over

> DISCLAMER
>
> Do not scale from drawings. Dimensions are backed on the prior to commencement of voir. Decempendes to be brought to the attention of the author. Electrock transfers are uncorn ELE TROMO ENVIRONMENT of the attention of the author. Electrock transfers are uncorn ELE TROMO ENVIRONMENT of the Architect for confirmation, the contents are uncorned to the formation of the Architect are the confirmation of Architect are the complete and beforeable on enthance and the second are the copyright of Architecture of the Architecture of the Architecture of Architecture of Architecture of the Architecture of the Architecture of Architecture of the Architecture o REV A. 05.0707 CLIENT REVIEW
> B 11.07.07 CLIENT REVIEW
> C 22.07.07 DA SUBMISSION
> C 24.09.07 REVISED FINISHES
> E 24.09.07 REVISED DA SUBMISSION
> E 10.03.08 REVISED DA SUBMISSION DRAWN CHECKED
> LH SL
> LH SL
> LH SL
> SM SL



unit key plan

design approval

3-5 Tweed Heads Terrace

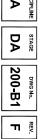
Tweed Heads

Level 12 344 Queen Street Brisbane, Queensland 4000 Consolidated Properties

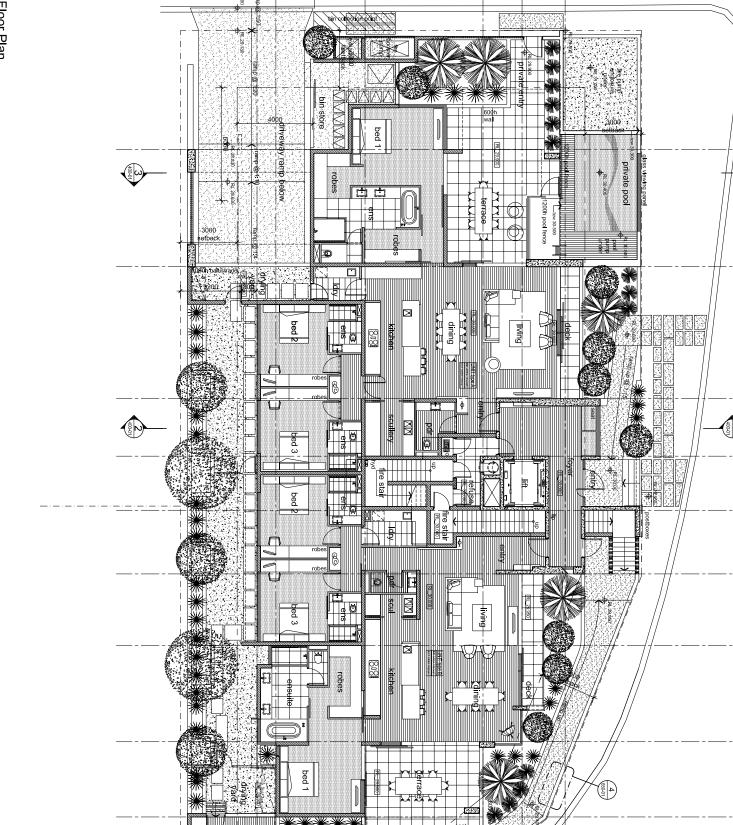
general arrangement plan basement

	AF PROJECT NO 2844		APPROVED PROJECT DIRECTOR	100mm LINE @ A1
2224			REVIEWED PROJECT MANAGER	
ARICHEFELD ARICHEFELD ON 19 And Nation 51 Bridaine 4000 ON 19 And 19 CO		DESIGN REVIEW	DRAWN	Scale :
ELD banne 4000	at plot 1:1	SSR	SSR	1:100



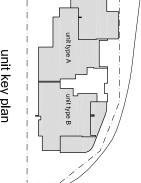


(5) (000) \odot (N) B (O) 0 m 3795 (G) \pm 2400



Do not scale from drawlings. Dimensions not be divided on also piler to commencement of work. Discrepancies to be incognit to the attendent of the authors. Electropic formings are uncontrolled documents and are based for information only. Any demands on the controlled documents and are based for information only. Any demands on the controlled that the document of the Architect for confirmation. The concepts and beforeached must be referred to the Architect for confirmation contributed in this document are the copyright of the document by whole or is part without the written permission of Architectic constitutes an infringenent of copyright.

REV	permission	OT AIKI	permission of Arkheneid constitutes an infringement of copyright.		
10.507.07 (JUBNT REVIEW 11.07.07 (JUBNT REVIEW 27.07.07 DA SUBMISSION 24.08.07 REVISED SUBMISSION 24.08.07 REVISED FINISHES 10.03.08 REVISED DA SUBMISSION 5.10.03.08		Ħ	ISSUE	DRAWN	CHECKED
11.00707 CUENT REVIEW		7.07	CLIENT REVIEW	도	SL
27.07.07 DA SUBMISSION LH 224.08.07 REVISED SUBMISSION LH 224.08.07 REVISED FURSHES LH 14.01.08 REVISED DA SUBMISSION SM		7.07	CLIENT REVIEW	도	SL
24.0907 REVISED SUBMISSION LH 24.09.07 REVISED FINISHES LH 14.01.08 REVISED DA ISSUE DA 10.03.08 REVISED DA SUBMISSION SM		7.07	DA SUBMISSION	Ξ	SL
24.09.07 REVISED FINISHES LH 14.01.08 REVISED DA ISSUE DA 10.03.08 REVISED DA SUBMISSION SM	D 24.0	8.07	REVISED SUBMISSION	도	SL
14.01.08 REVISED DA ISSUE DA 10.03.08 REVISED DA SUBMISSION SM		9.07	REVISED FINISHES	도	SL
10.03.08 REVISED DA SUBMISSION SM			REVISED DA ISSUE	DA	SF
		3.08	REVISED DA SUBMISSION	MS	SL



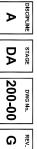
design approval unit key plan

3-5 Tweed Heads Terrace Tweed Heads

Level 12 344 Queen Street Brisbane, Queensland 4000 Consolidated Properties

ground floor general arrangement plan

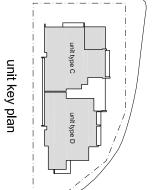




418 Ade laide St Brisbane 4000 p (07) 3831 8150 f (07) 3831 8336 e -mail; info@arkhefield.com.au

(5)(5) (ω) (N) **4**) 1 Level One to Level Five Floor Plan 1000 2065 2275 north west awning note: typical floor plan drawing does not show awning changes at each level refer to elevations for extent. 3000 setback 3000 setback **⟨>**) bed 1 3000 Œ north east facade
note: typical floor plan drawing does
not show facade changes at each
level refer to elevations for extent. dining lving \odot 3040 e B \bigcirc ⑽ T XIX scullery similar 3795 living **⊚** $\overline{\pm}$ 3980 \bigcirc 2400 **(>**)

> Do not scale from drawings. Dimension are to be decided on the prior to contract on the contract of the second of the author. ELECTRODIC DRAWINGS:
>
> Electrodic drawing are uncorrelated documents are as a fewer for information only, by demendant on containable mice open propriet or the contract only, by demendant on containable mice open propriet or the contract of REV A. 05.0707 CLIENT REVIEW
> B 11.07.07 CLIENT REVIEW
> C 22.07.07 DA SUBMISSION
> C 24.09.07 REVISED FINISHES
> E 24.09.07 REVISED DA SUBMISSION
> E 10.03.08 REVISED DA SUBMISSION

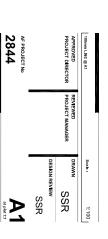


design approval

3-5 Tweed Heads Terrace

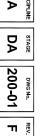
Tweed Heads

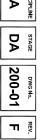
Level 12 344 Queen Street Brisbane, Queensland Consolidated Properties

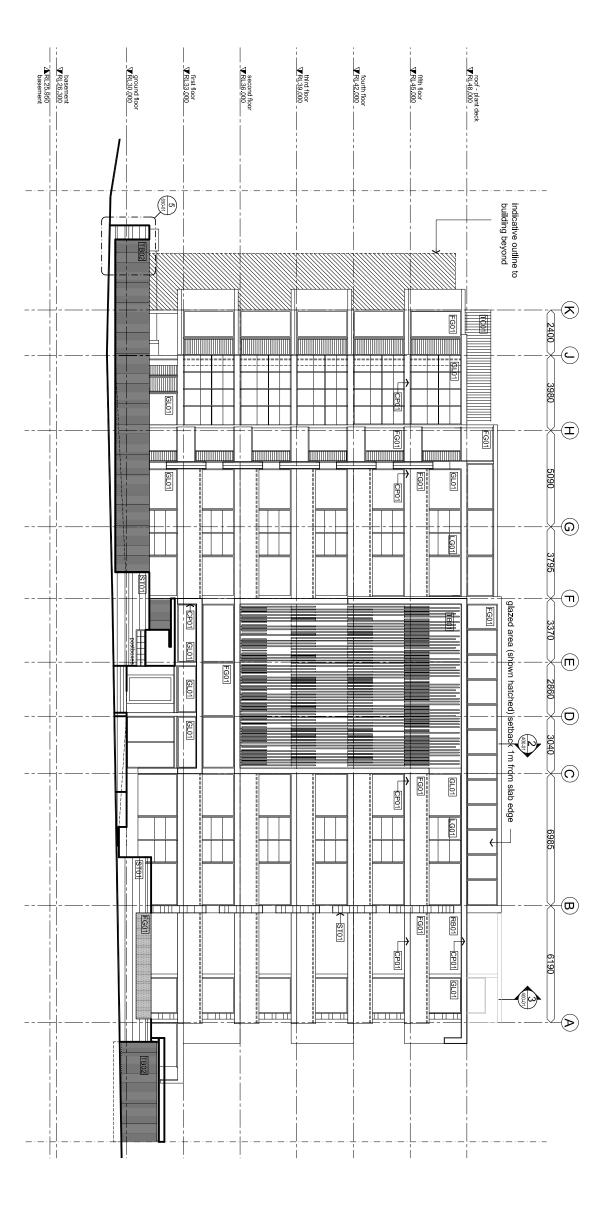


general arrangement plan level 1 to level 5













Do not scale from drawings. Dimensions are to be checked on alley pilot to communication of work. Exergencials to be inveglet to the attention of the author. Electrolic drawings are uncontrolled documents and are based or information only. Any dimensions not nonlanded unsite inferred to the Architect for confirmation. The concepts and exhibited must be referred to the Architect for confirmation. The concepts are formation confident of this document are the copyright of Architectal Use or copyright of the document is whole or in part without the written permission of Architectal constitutes an infringement of copyright.

elevations north east

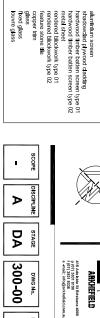
2844		APPROVED PROJECT DIRECTOR	100mm LINE @ A1
		REVIEWED PROJECT MANAGER	
at p	DESIGN REVIEW SSR	DRAWN SSR	Scale:
at plot 1:1	Z	~	1:100

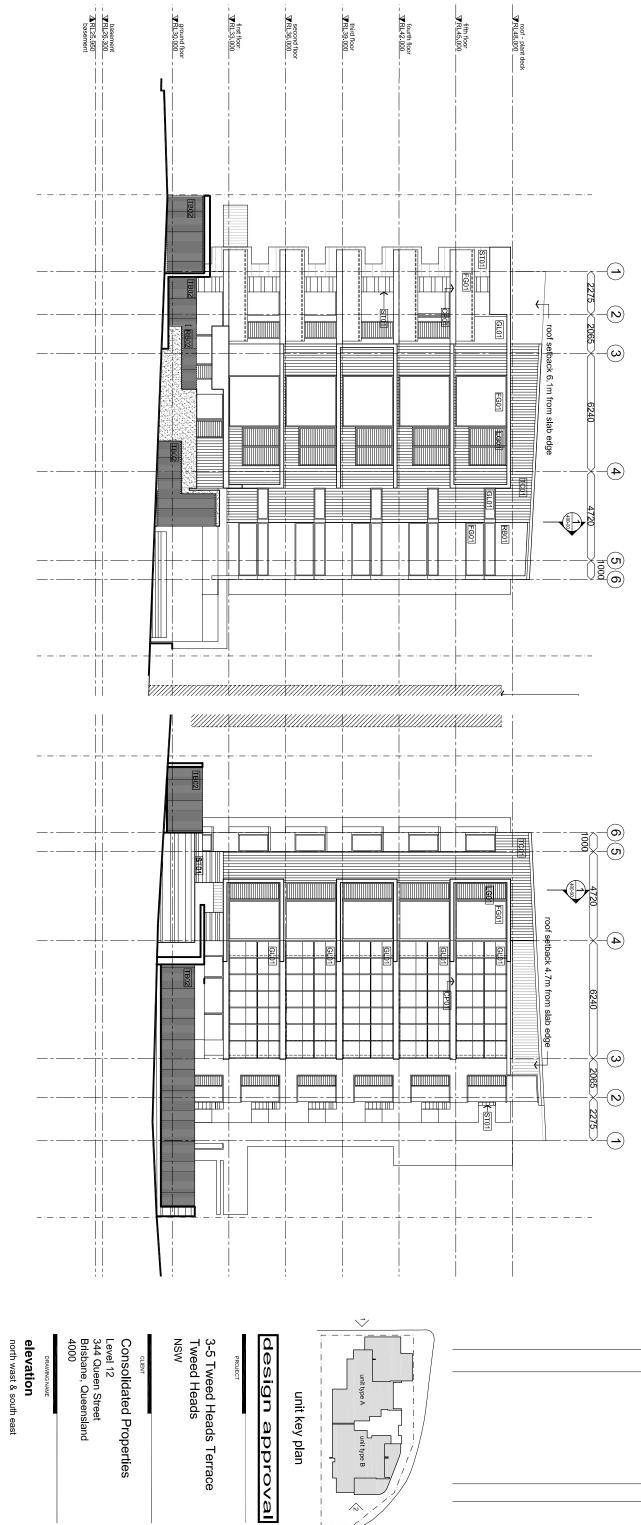
ı	SCOPE	>	
>	DISCIPLINE	ķ	
DA	STAGE		
300-00	DWG No.	418 Ade bide St Brisbane 4000 f (07) 3831 8150 f (07) 3831 8336 e -mail; info@arkhefield.com.au	ARKHEFELD
_	REV.	1000 Nm.au	

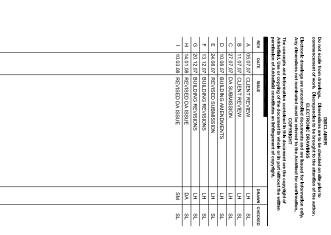
AS01 TC01 TB01 TB02 MS01 RB01 RB02 ST01 CP01 FG01 LG01

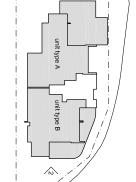
MATERIAL KEY











unit key plan

3-5 Tweed Heads Terrace Tweed Heads

Level 12 344 Queen Street Brisbane, Queensland 4000 Consolidated Properties

100mm LINE @ A1			
Scale:			
i i			

1 North West Elevation

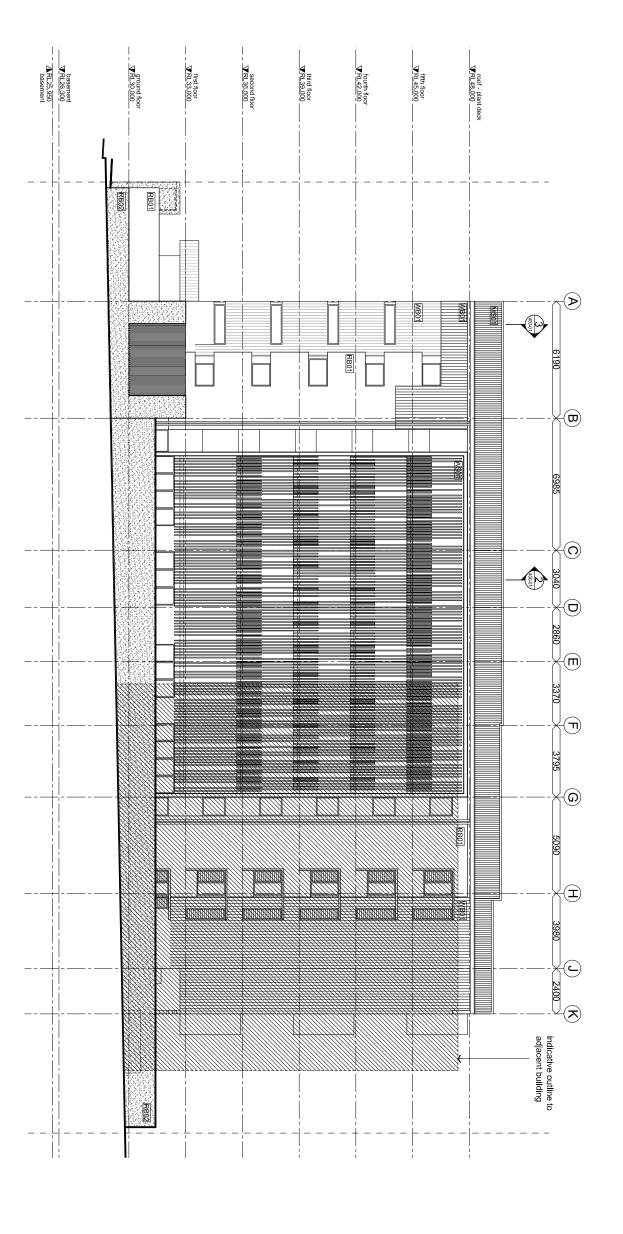
2 South East Elevation

	2844		APPROVED REVIEWED PROJECT DIRECTOR PROJECT MANAGER	100mm LINE @ A1	
ARIAIEFELD 419 Add blus 18 01 danne 4000 p (07) 1281 p 100	at plot fol	DESIGN REVIEW SSR	DRAWN SSR	Scale 1:100	

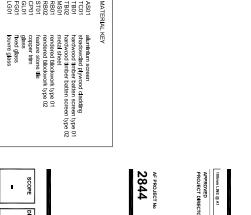
MATERIAL KEY	REY	
AS01	aluminium screen	
TC01	shadowclad plywood cladding	
TB01	hardwood timber batten screen type 01	
TB02	hardwood timber batten screen type 02	
MS01	metal sheet	
RB01	rendered blockwork type 01	I
RB02	rendered blockwork type 02	I
ST01	feature stone tile]
CP01	copper trim	SCO
GL01	glass	
FG01	fixed glass	
LG01	ouvre glass	













AS01 TC01 TB01 TB02 MS01 RB01 RB02 ST01 CP01 GL01 FG01 LG01

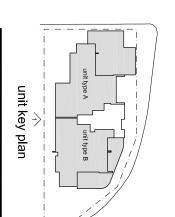
⊳

TAGE DWG No. REV. 300-02 I

DISCLAMER

Do not scale from drawings. Dimensions are believed on site pilor to commencement of work. Discrepandes to be brought to the attention of the author. ELECTRONIC DRAWINGS

Electronic drawings are uncontribed columents and see based for information only. Any demensions not nonlimited must be referred to the Architect to contribution. Propriet in the concepts and believe to the Architect to contribute on the Architect of the Architect o A 05/07/07 CLENT REVIEW
A 05/07/07 CLENT REVIEW
B 11.07/07 CLENT REVIEW
C 27/07/07 DA SUBMISSION
D 24.08/07 REVISED SUBMISSION
E 13.12/07 BUILDING REVISIONS
F 20.12/07 BUILDING REVISIONS
G 14.01.08 REVISED DA ISSUE
O10.03/08 REVISED DA ISSUE



3-5 Tweed Heads Terrace design approval

WSN Tweed Heads

Level 12 344 Queen Street Brisbane, Queensland Consolidated Properties

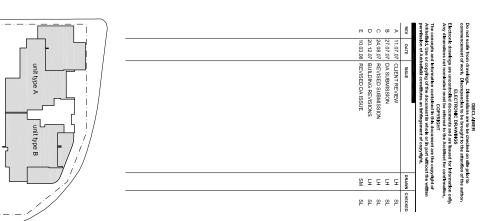
elevation

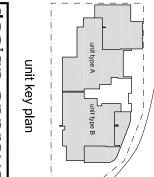
south west

4000

100mm LINE @ A1		Scale:	1:100
APPROVED PROJECT DIRECTOR	REVIEWED PROJECT MANAGER	DRAWN	SSR
		DESIGN REVIEW	W
			SSR
af PROJECT № 2844			at plot 1:1
	_ _		







design approval

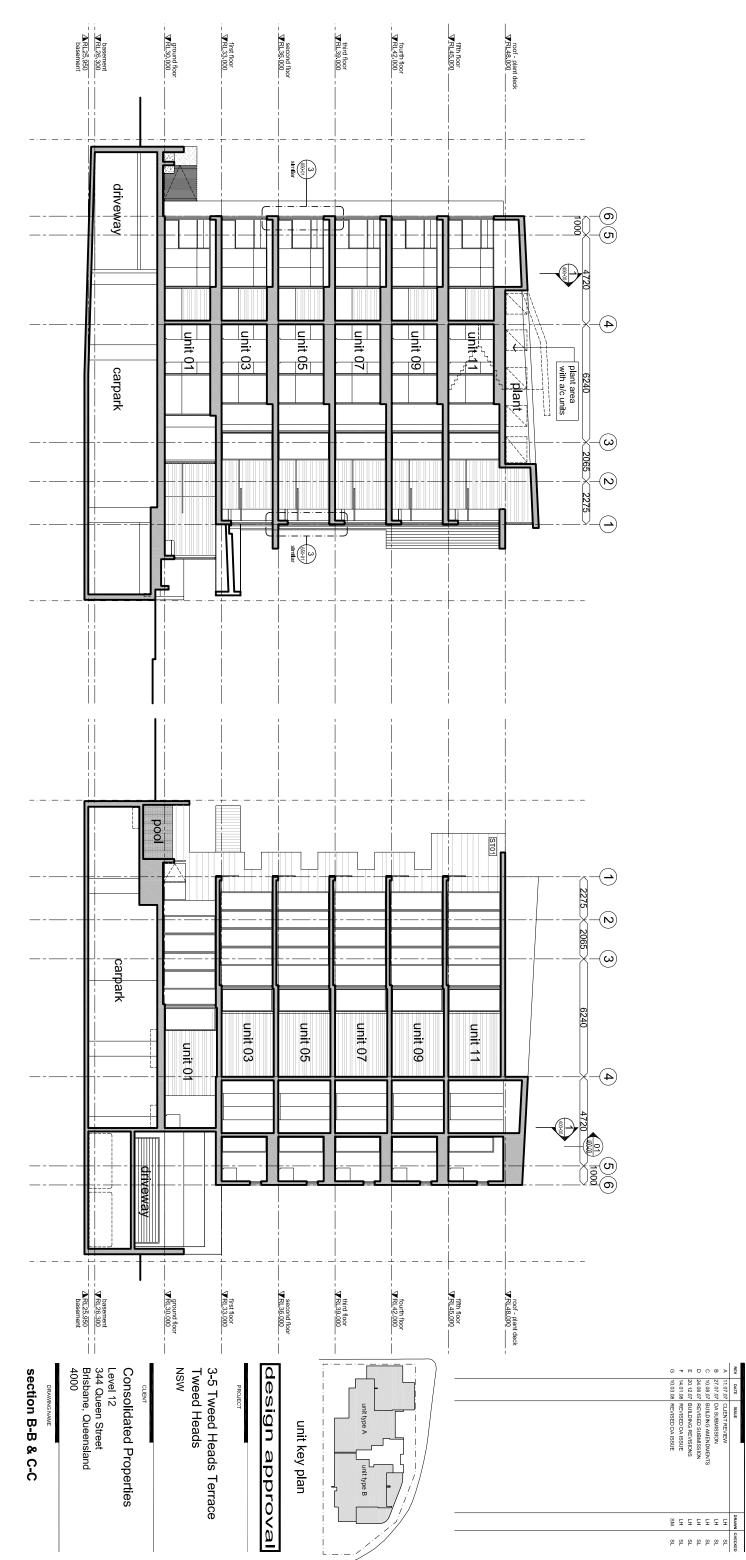
3-5 Tweed Heads Terrace

Level 12 344 Queen Street Brisbane, Queensland 4000 Consolidated Properties Tweed Heads

section A-A

APPROVED DIRECTOR PROJECT DIRECTOR AF PROJECT No 2844	100mm LINE @ A1
PROJECT MANAGER	
DESIGN REVIEW SSR DESIGN REVIEW SSR ARKHEFELD A PARTIE BLD A PARTIE BL	Scale: 1:100





DiscLAMER
Do not scale from drawings. Dimensions are to be checked on the prior to commencement of each. Championes we have promptly to the attendion of the author, commencement of each of the complex to the promptly of the attendion of the author.

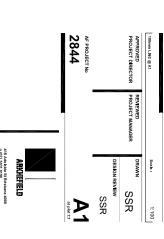
Electronic k rawings are uncontrolled documents and see based for information only. Any disensions not nonlimited must be referred to the Architect for confirmation.

The concepts and information continued in the document are the copyright of Architection of Architect. Due to copyrigh of the document in britisphement of copyright.

EXT. DATE: It is some



South East Section



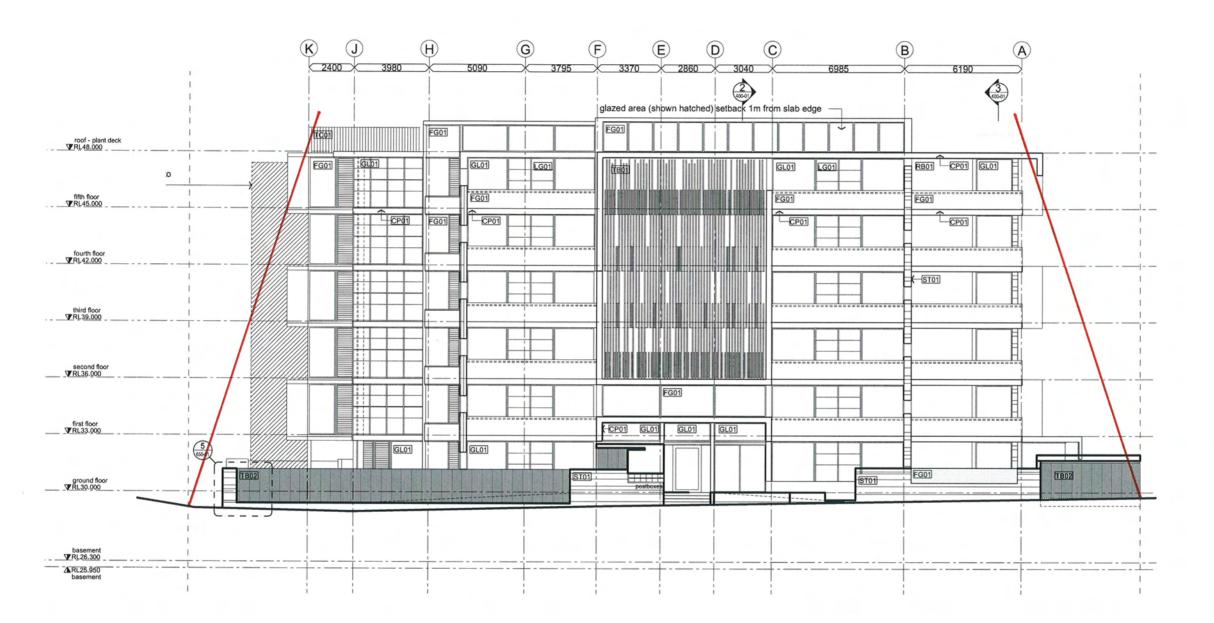
DA 400-01 G

		AF PROJECT No 2844		PROJECT DIRECTOR	100mm LINE @ A1	
a - T - A				PROJECT MANAGER		
418 Ade laide St Brisbane 4000 p (07) 3831 8150 f (07) 3831 8336 e -mail; info@arkhefield.com.au	ARKHEFELD	At plot 1:1	SSR	DESIGN REVIEW	Scale: 1:100	

(E) States on the State of States of States $\overline{(}$ ā -(1) ·O £ bed 2 wir Site lines from adjoining building ARKHEFIELD

> 418 Adelaide St Brisbane 4000 p (07) 3831 8150 f (07) 3831 8336 e -mail; info@arkhefield.com.au

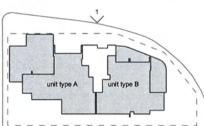
Building Envelope Plans (mark ups)



North East Elevation
1:100

aluminium screen shadowclad plywood cladding hardwood limber batten screen type 01 hardwood limber batten screen type 02 metal sheet rendered blockwork type 01 rendered blockwork type 02 feature stone lite copper trim glass fixed glass louvre glass AS01 TC01 TB01 TB02 MS01 RB01 RB02 ST01 CP01 GL01 FG01 LG01

	REV	DATE	ISSUE	DRAWN	CHECKED
	Α	05.07.07	CLIENT REVIEW	LH	SL
	В	11.07.07	CUENT REVIEW	LH	SL
	С	27.07.07	DA SUBMISSION	LH	SL
	D	10.08.07	BUILDING AMENDMENTS	LH	SL
	E	24.08.07	REVISED SUBMISSION	LH	SL
	F	13.12.07	BUILDING REVISIONS	LH	SL
	G	20.12.07	BUILDING REVISIONS	LH	SL
	н	14.01.08	REVISED DA ISSUE	DA	SL
	1	10.03.08	REVISED DA ISSUE	SM	SL
(_	_	1		



unit key plan

design approval

3-5 Tweed Heads Terrace Tweed Heads NSW

Consolidated Properties Level 12 344 Queen Street Brisbane, Queensland 4000

elevations

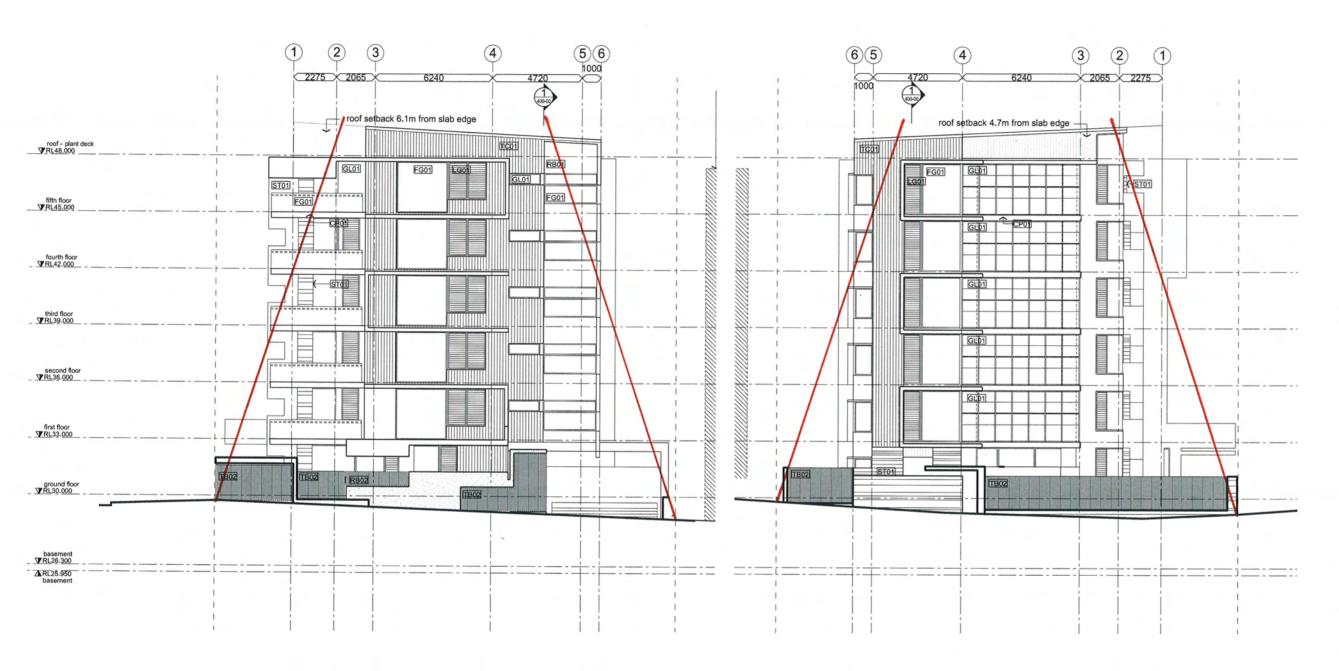
north east











1 North West Elevation

2 South East Elevation

AS01 aluminium screen
TC01 shadowclad plywood dadding
TB01 hardwood limber batten screen type 01
TB02 hardwood limber batten screen type 02
MS01 rendered blockwork type 01
RB01 rendered blockwork type 02
ST01 feature stone tile
CP01 cooper trim
GL01 glass
FG01 fixed glass
LG01 louvre glass

DISCLAIMER

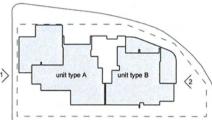
Do not scale from drawings. Dimensions are to be checked on alte prior to commencement of work. Discrepancies to be brought to the attention of the author.

ELECTRONIC DRAWINGS

Electronic drawings are uncontrolled documents and are issued for information and dimensions not nominated must be referred to the Architect for confirmat COPYRIGHT

The concepts and information contained in this document are the copyright of Arkheffeld. Use or copying of the document in whole or in part without the written

REV	DATE	ISSUE	DRAWN	CHECKED
Α	05.07.07	CLIENT REVIEW	LH	SL
В	11.07.07	CLIENT REVIEW	LH	SL
С	27.07.07	DA SUBMISSION	LH	SL
D	10.08.07	BUILDING AMENDMENTS	LH	SL
E	24.08.07	REVISED SUBMISSION	LH	SL
F	13.12.07	BUILDING REVISIONS	LH	SL
G	20.12.07	BUILDING REVISIONS	LH	SL
н	14.01.08	REVISED DA ISSUE	DA	SL
		REVISEO DA ISSUE	SM	SL



unit key plan

design approval

PROJECT

3-5 Tweed Heads Terrace Tweed Heads NSW

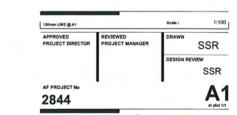
CLIENT

Consolidated Properties Level 12 344 Queen Street Brisbane, Queensland 4000

DRAWING NAME

elevation

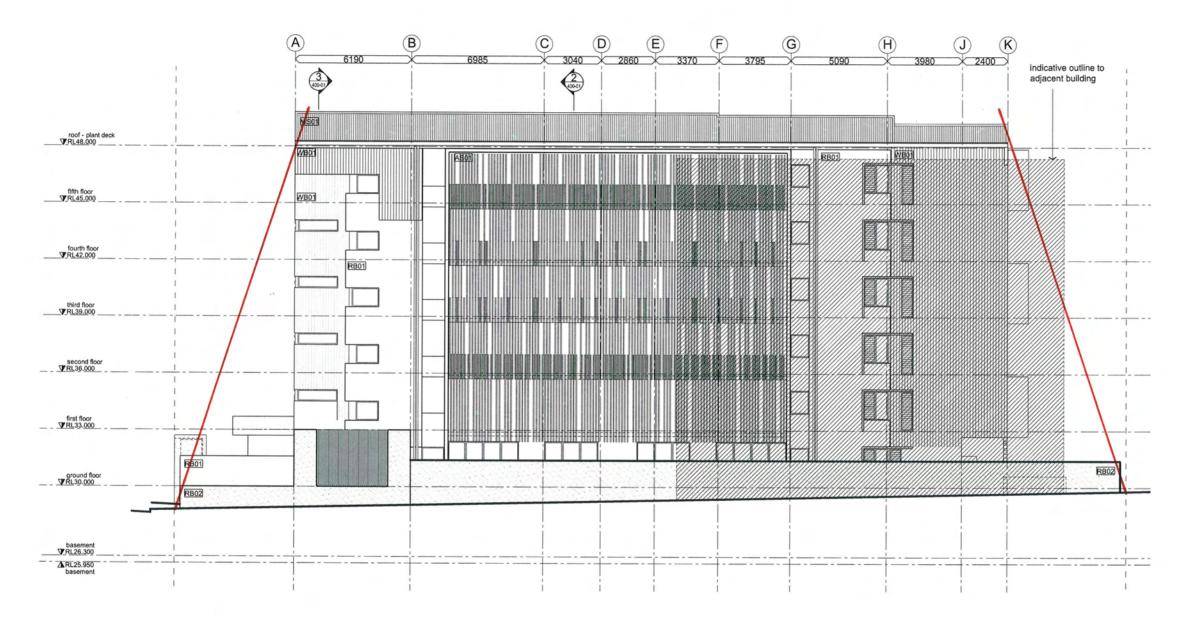
north wast & south east







STAGE DWG No. A DA 300-01



South West Elevation

AS01 aluminium screen
TC01 shadowclad plywood dadding
TB01 hardwood limber batten screen type 01
TB02 hardwood limber batten screen type 02
MS01 metal sheet
RB01 rendered blockwork type 01
RB02 rendered blockwork bype 02
ST01 feature stone tile
CP01 copper trim
GL01 glass
FG01 fixed glass
LG01 louvre glass

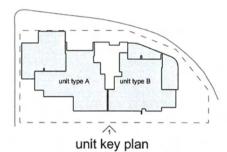
DISCLAIMER
not scale from drawings. Dimensions are to be checked on site prior to
mencement of work. Discrepancies to be brought to the attention of the author.
ECTENAIS DESCRIPTION OF AUMILIARY

ELECTRONIC DRAWINGS
Electronic drawings are uncontrolled documents and are issued for information
Any dimensions not nominated must be referred to the Architect for confirmation
COPYRIGHT

COPPRISH:

be concepts and information contained in this document are the copyright of
rikhefield. Use or copyring of the document in whole or in part without the written
ermission of Arkhefield constitutes an infringement of copyright.

REV	DATE	ISSUE	DRAWN	CHECKER
Α	05.07.07	CLIENT REVIEW	LH	SL
В	11.07.07	CLIENT REVIEW	LH	SL
С	27.07.07	DA SUBMISSION	LH	SL
D	24.08.07	REVISED SUBMISSION	LH	SL
Ε	13.12.07	BUILDING REVISIONS	LH	SL
F	20.12.07	BUILDING REVISIONS	LH	SL
G	14.01.08	REVISED DA ISSUE	DA	SL
I	10.03.08	REVISED DA ISSUE	SM	SL
				1



design approval

PROJECT

3-5 Tweed Heads Terrace Tweed Heads NSW

Consolidated Properties Level 12 344 Queen Street Brisbane, Queensland

4000

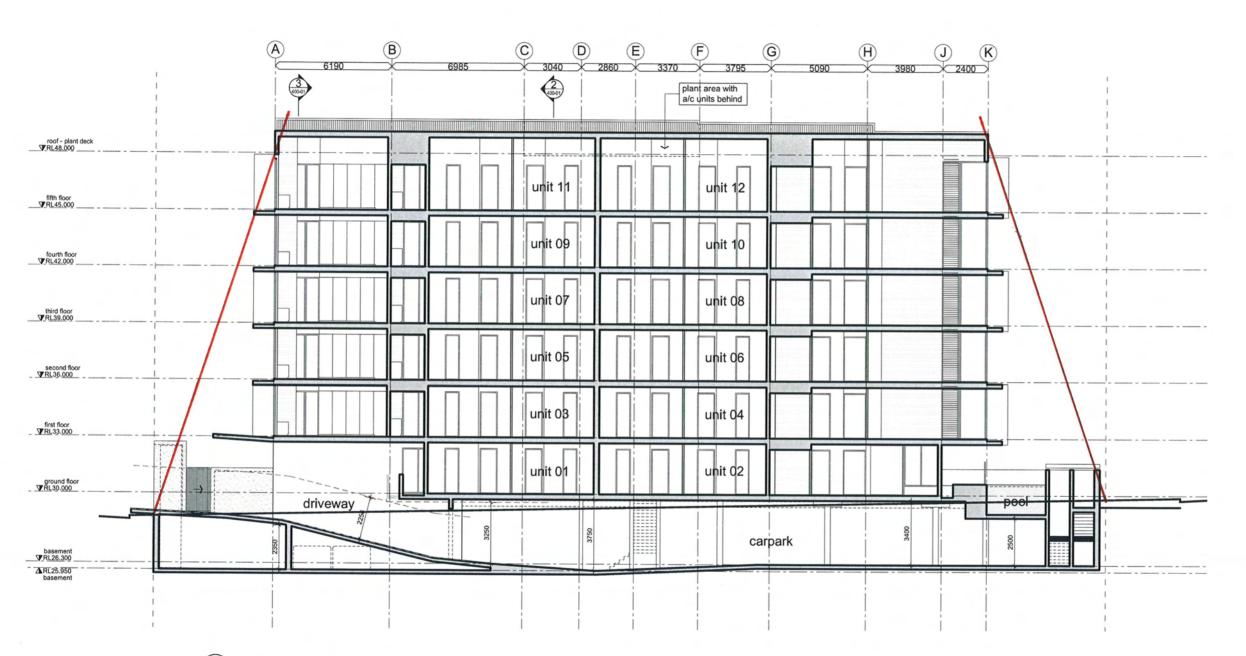
elevation

south west





DISCIPLINE STAGE DWG No. 300-02



01 South West Section

DISCLAIMER
scale from drawlings. Dimensions are to be checked on sits prior to
ncement of work. Discrepancies to be brought to the attention of the author.

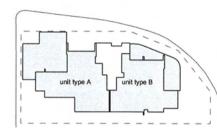
ELECTRONIC DRAWINGS

Electronic drawings are uncontrolled documents and are issued for information.

Any dimensions not nominated must be referred to the Architect for confirmatic COPYRIGHT.

COPYRIGHT
concepts and information contained in this document are the copyright of
effeld. Use or copyring of the document in whole or in part without the writ
ission of Arkheffeld constitutes an infringement of copyright.

REV	DATE	ISSUE	DRAWN	CHE
Α	11.07.07	CLIENT REVIEW	LH	
В	27.07.07	DA SUBMISSION	LH	
С	24.08.07	REVISED SUBMISSION	LH	
D	20.12.07	BUILDING REVISIONS	LH	
E	10.03.08	REVISED DA ISSUE	SM	



unit key plan

design approval

PROJEC

3-5 Tweed Heads Terrace Tweed Heads NSW

CLIE

Consolidated Properties Level 12 344 Queen Street Brisbane, Queensland 4000

DRAWING NAME

section A-A

