



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 from 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



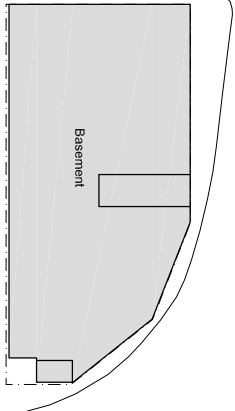
Adam Smith
Director
PLANIT CONSULTING Pty Ltd

Attachment

Amended Plans – Arkhefield

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A	06.07.07	CLIENT REVIEW	LH	SL
B	11.07.07	CLIENT REVIEW	LH	SL
C	27.07.07	DA SUBMISSION	LH	SL
D	26.08.07	REVISED SUBMISSION	LH	SL
E	26.09.07	REVISED FINISHES	LH	SL
F	10.03.08	REVISED DA SUBMISSION	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

basement


general arrangement plan

10mm LINE @ A1	Scale: 1:100
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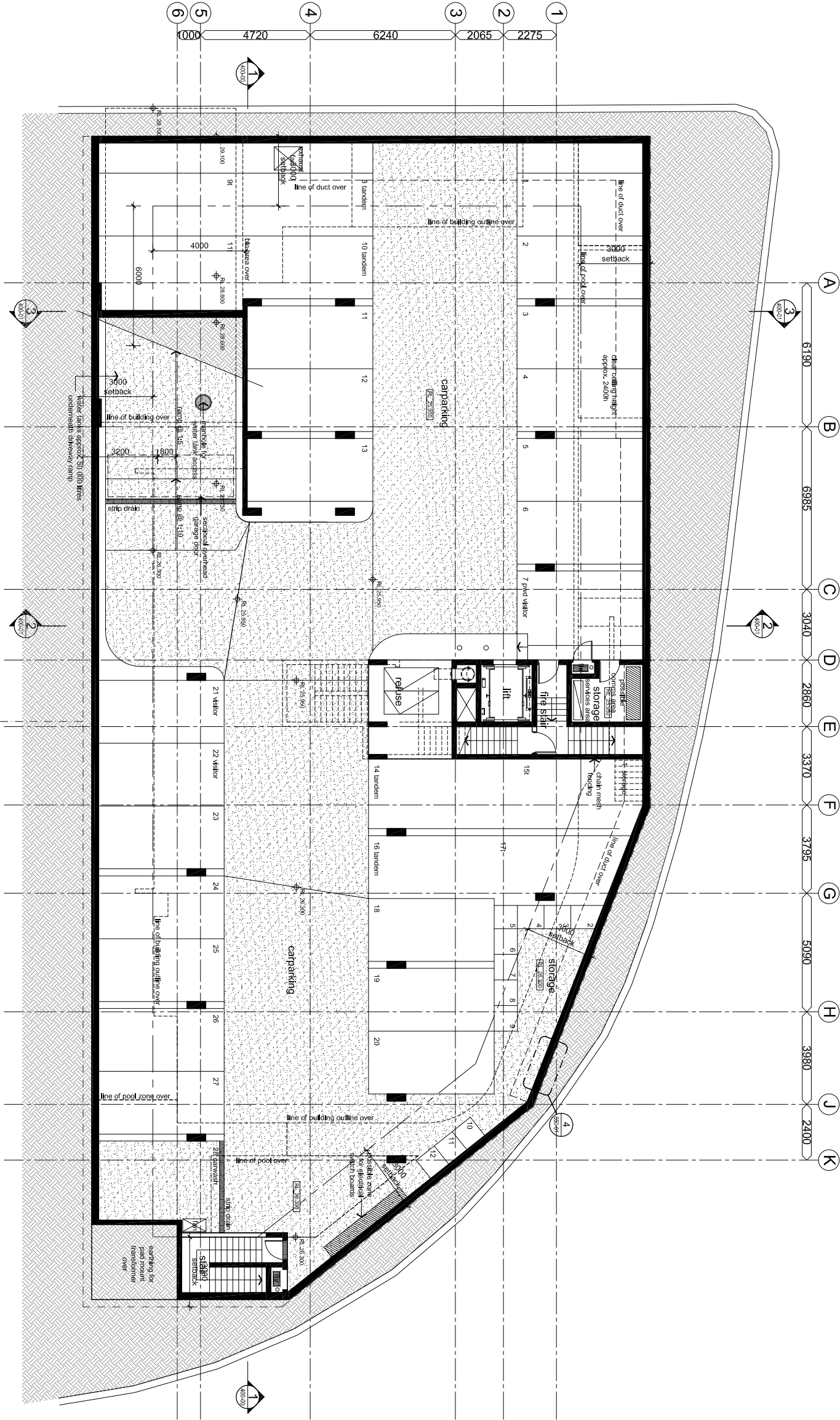
APPROVED PROJECT DIRECTOR	REVIEWED PROJECT MANAGER	DRAWN SSR
		DESIGN REVIEW SSR
A/E PROJECT No 2844		
A1 AS PER SET		



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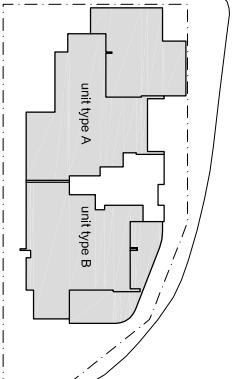
SCOPE	DISCIPLINE	STAGE	DWG No.	REV.
-	A	DA	200-B1	F



1 Basement Floor Plan
1:100

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E	26.09.07	REVISED FINISHES	LH	SL
F	14.01.08	REVISED DA ISSUE	DA	SL
G	10.03.08	REVISED DA SUBMISSION	SN	SL



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PROJECT

3-5 Tweed Heads Terrace
Tweed Heads
NSW

CLIENT

Consolidated Properties
Level 12
344 Queen Street
Brisbane, Queensland
4000

DRAWING NAME

ground floor
general arrangement plan

10mm line @ A1
Scale: 1:100

APPROVED PROJECT DIRECTOR
DESIGN REVIEW

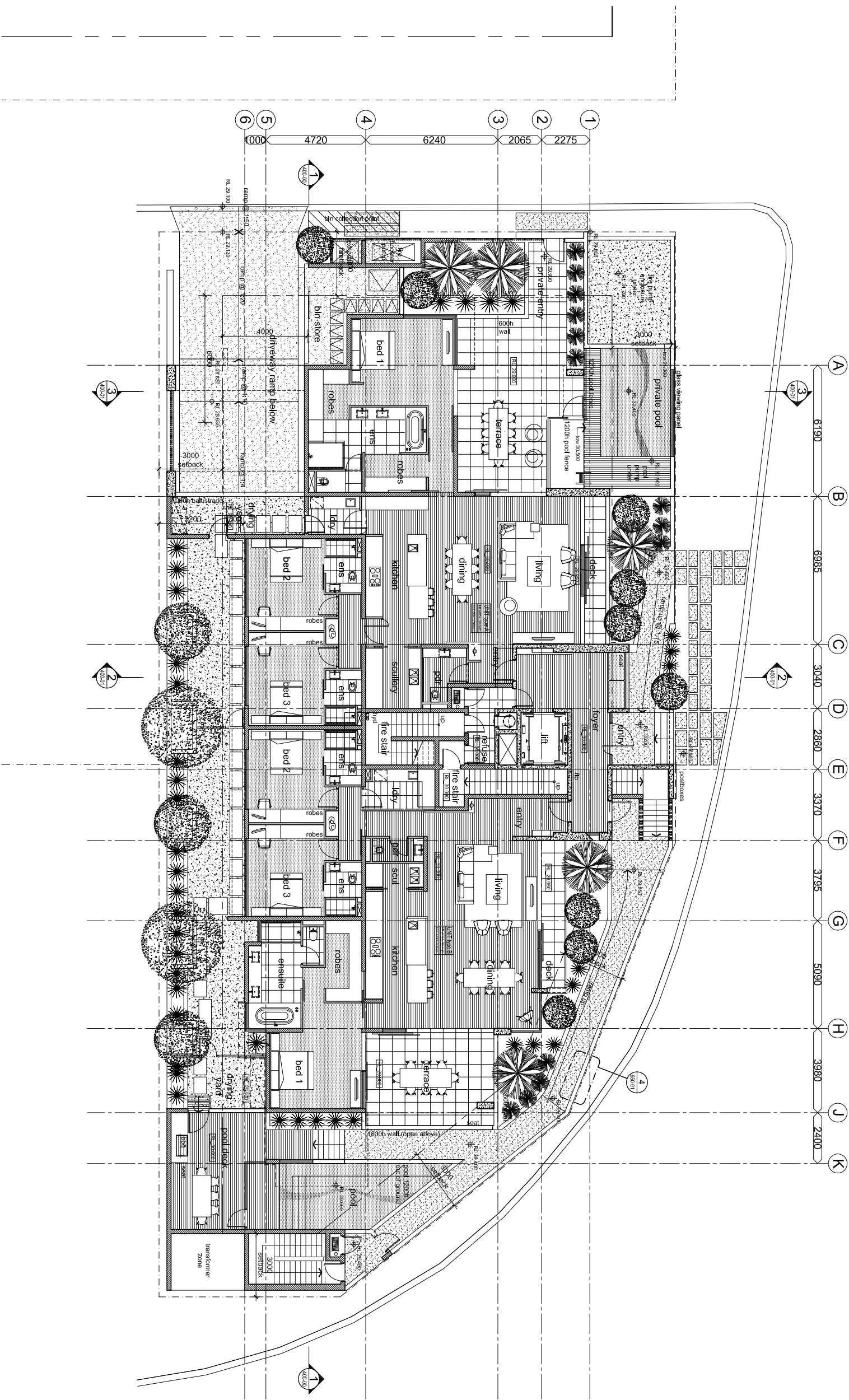
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AF PROJECT No
2844
A1



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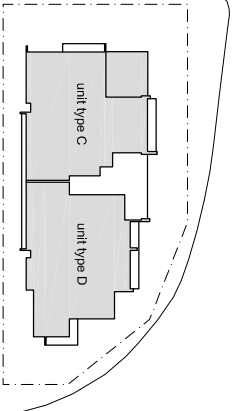
SCOPE	DISCIPLINE	STAGE	DWG No.	REV.
-	A	DA	200-00	G



1 Ground Floor Plan
1:100

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F	10.03.08	REVISED DA SUBMISSION	SM	SL



design approval

PROJECT

3-5 Tweed Heads Terrace
Tweed Heads
NSW

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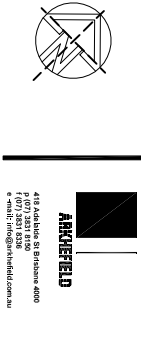
Consolidated Properties
Level 12
344 Queen Street
Brisbane, Queensland
4000

DRAWING NAME

level 1 to level 5
general arrangement plan

10mm line @ A1	Scale: 1:100
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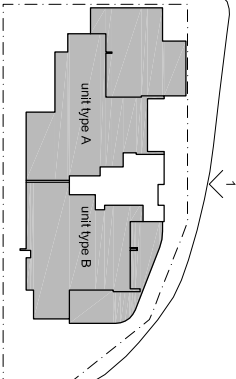
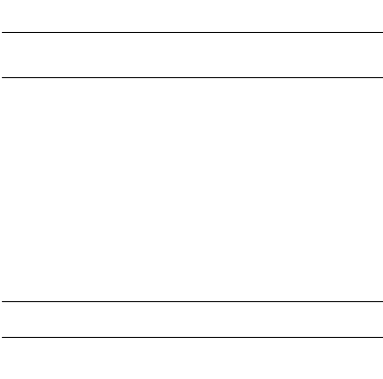
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		DESIGN REVIEW SSR
A/E PROJECT No 2844		
A1		



SCOPE	DISCIPLINE	STAGE	DWG No.	REV.
-	A	DA	200-01	F

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H	14.01.08	REVISED DA ISSUE	DA	SL
I	16.03.08	REVISED DA ISSUE	SM	SL



design approval

PROJECT

3-5 Tweed Heads Terrace
Tweed Heads
NSW

CLIENT
Consolidated Properties
Level 12
344 Queen Street
Brisbane, Queensland
4000

DRAWING NAME
elevations
north east

Scale : 1:100

APPROVED PROJECT DIRECTOR

PROJECT MANAGER

DRAWN

SSR

DESIGN REVIEW

SSR

AS PROJECT NO

2844

A1



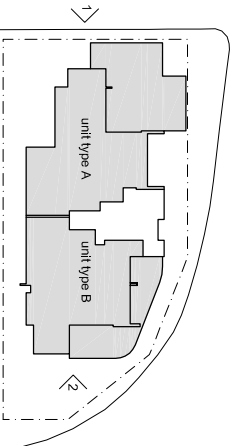
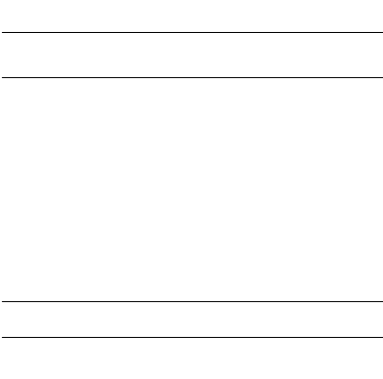
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MATERIAL KEY	
AS01	aluminium screen
TC01	shadowclad plywood cladding
TB01	hardwood timber battens screen type 01
TB02	hardwood timber battens screen type 02
MB01	metallic mesh screen type 01
RB01	rendered blockwork type 01
RB02	rendered blockwork type 02
ST01	feature stone 1lb
CP01	copper trim
GL01	glass
GL02	glazed glass
LG01	louver glass

SCORE	DISCIPLINE	STAGE	DWG No.	REV.
-	A	DA	300-00	I

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H	14.01.08	REVISED DA ISSUE	DA	SL
I	18.03.08	REVISED DA ISSUE	SM	SL



unit key plan

design approval

PROJECT

3-5 Tweed Heads Terrace
Tweed Heads
NSW

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Consolidated Properties
Level 12
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Brisbane, Queensland
4000

DRAWING NAME

elevation

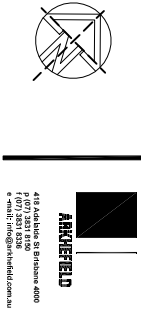
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Form: line @ A1
Scale: 1:100

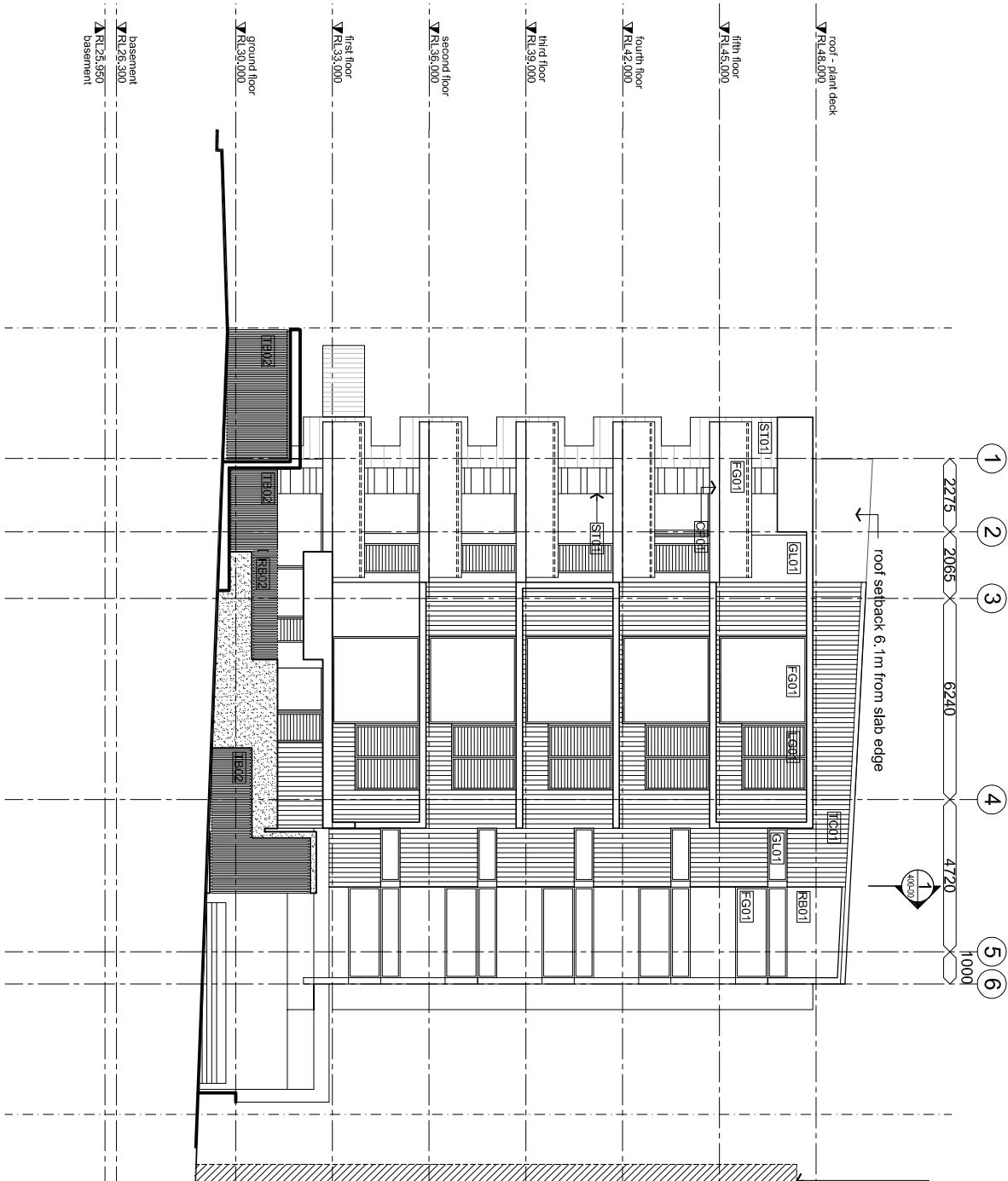
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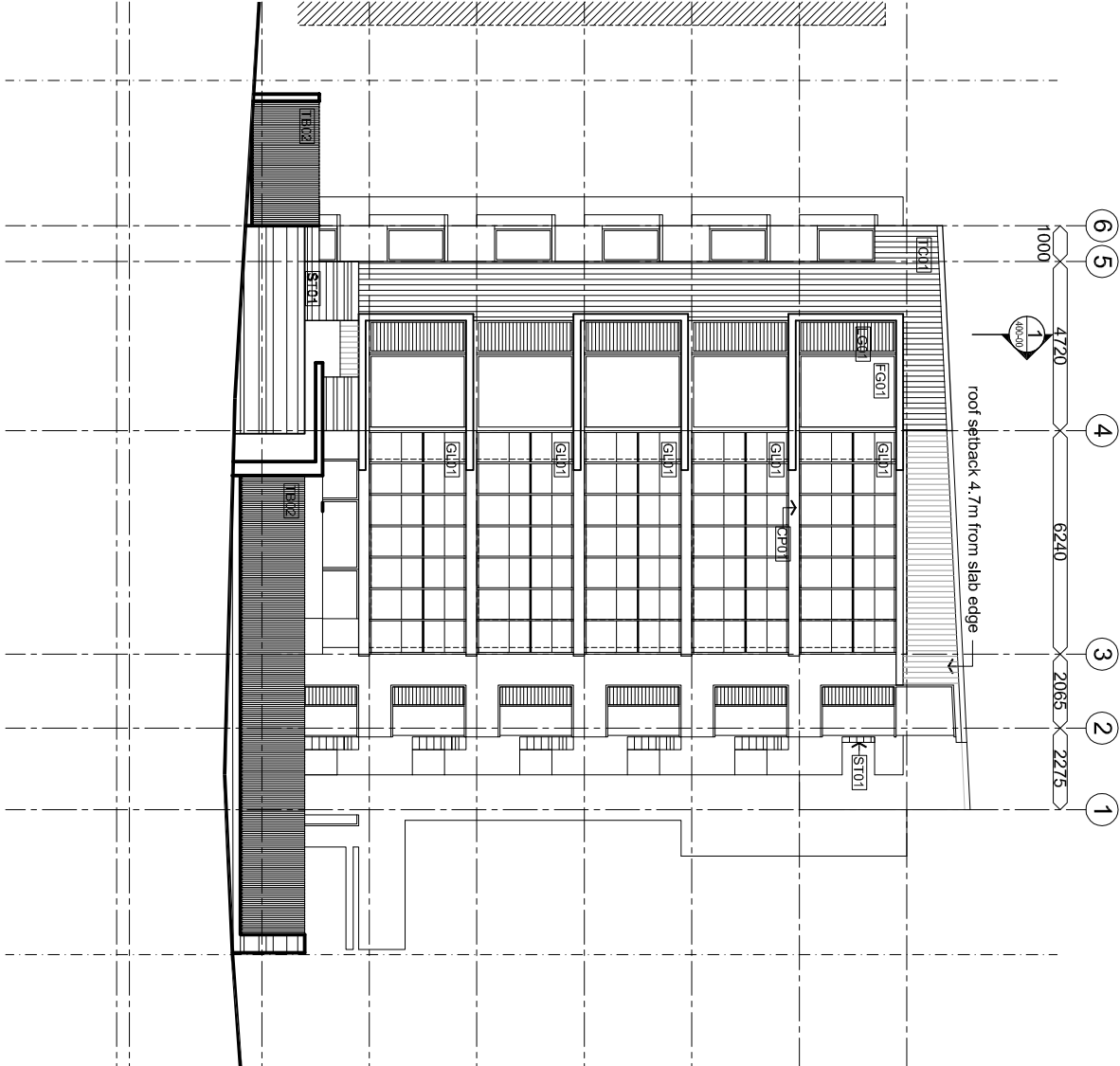
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2844
A1
At 100% 1:1



SCOPE	DISCIPLINE	STAGE	DWG No.	REV.
-	A	DA	300-01	I



1 North West Elevation
1:100

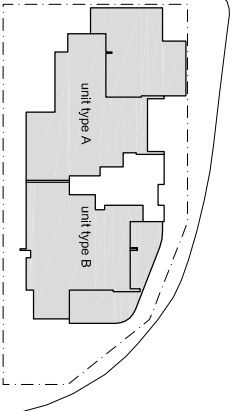


2 South East Elevation
1:100

MATERIAL KEY	
AS01	aluminium screen
TC01	shadowclad plywood cladding
TB01	hardwood timber battens screen type 01
TB02	hardwood timber battens screen type 02
WB01	weatherboard
RB01	rendered blockwork type 01
RB02	rendered blockwork type 02
ST01	feature stone 1B
CP01	copper trim
GL01	glass
FG01	feature glass
LG01	louver glass

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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



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

south west

Scale: 1:100

APPROVED PROJECT DIRECTOR PROJECT MANAGER

SSR

DESIGN REVIEW

SSR

AS PROJECT NO

2844

A1

AS 1684-13

ASHFIELD

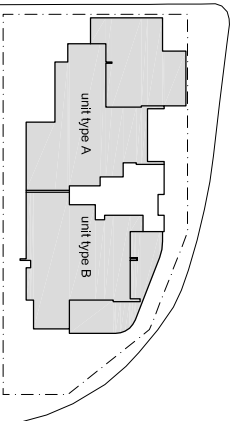
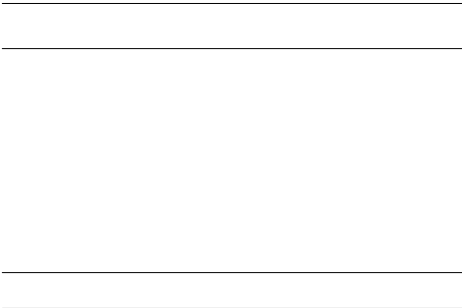
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F 6071 3531 1336
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MATERIAL KEY	
AS01	aluminium screen
TC01	shadowbox plywood cladding
TB01	hardwood timber batten screen type 01
TB02	hardwood timber batten screen type 02
WB01	weatherboard
RB01	rendered blockwork type 01
RB02	rendered blockwork type 02
ST01	feature stone 1lb
CP01	copper trim
GL01	glass
GL02	tempered glass
LG01	louvre glass

SCOPE	DISCIPLINE	STAGE	DWG No.	REV.
-	A	DA	300-02	I

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D	26.12.07	BUILDING REVISIONS	LH SL
E	10.03.08	REVISED 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

section A-A

10mm LINE @ A1	Scale :	1:100
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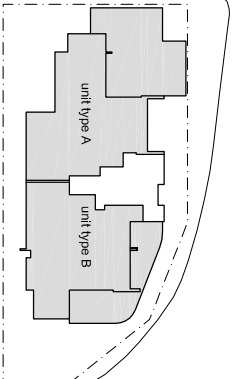
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SCOPE	DISCIPLINE	STAGE	DWG No.	REV.
-	A	DA	400-00	E

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C	10.08.07	BUILDING AMENDMENTS	LH SL
D	24.08.07	REVISED SUBMISSION	LH SL
E	26.12.07	BUILDING REVISIONS	LH SL
F	14.01.08	REVISED DA ISSUE	LH SL
G	10.03.08	REVISED 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

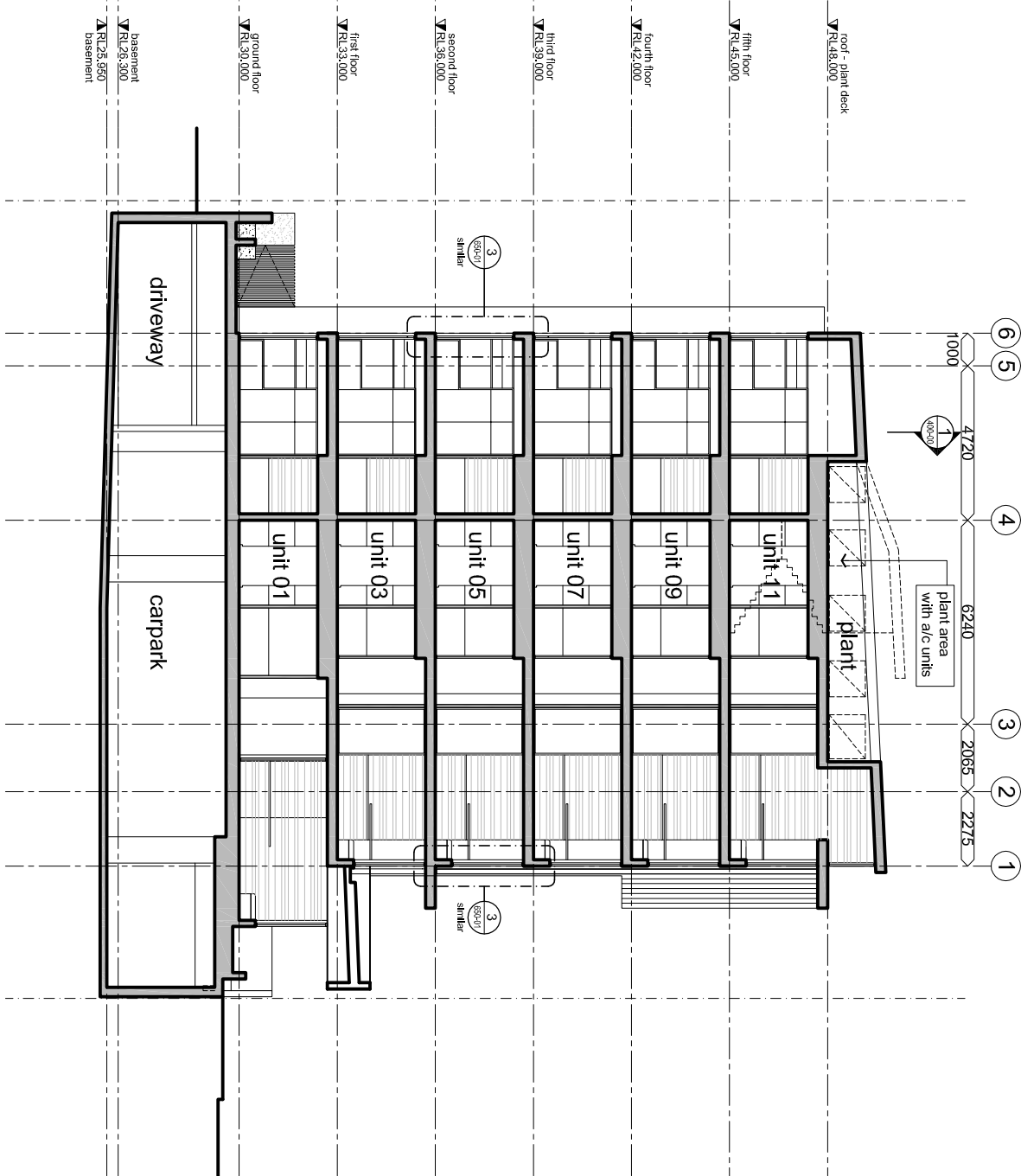
section B-B & C-C

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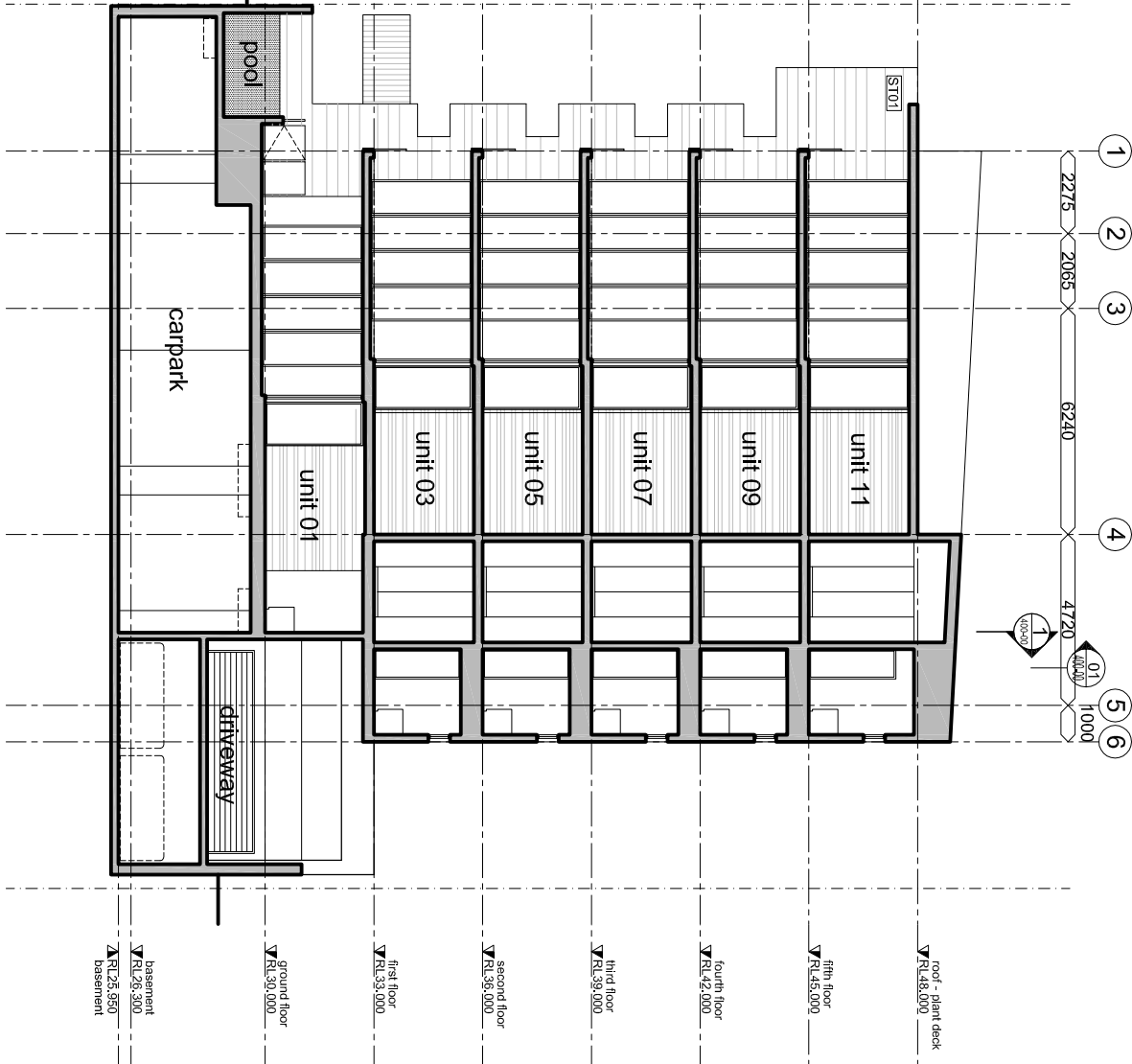
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		DESIGN REVIEW SSR
A/E PROJECT No 2844		
A1		



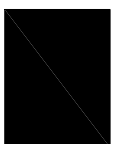
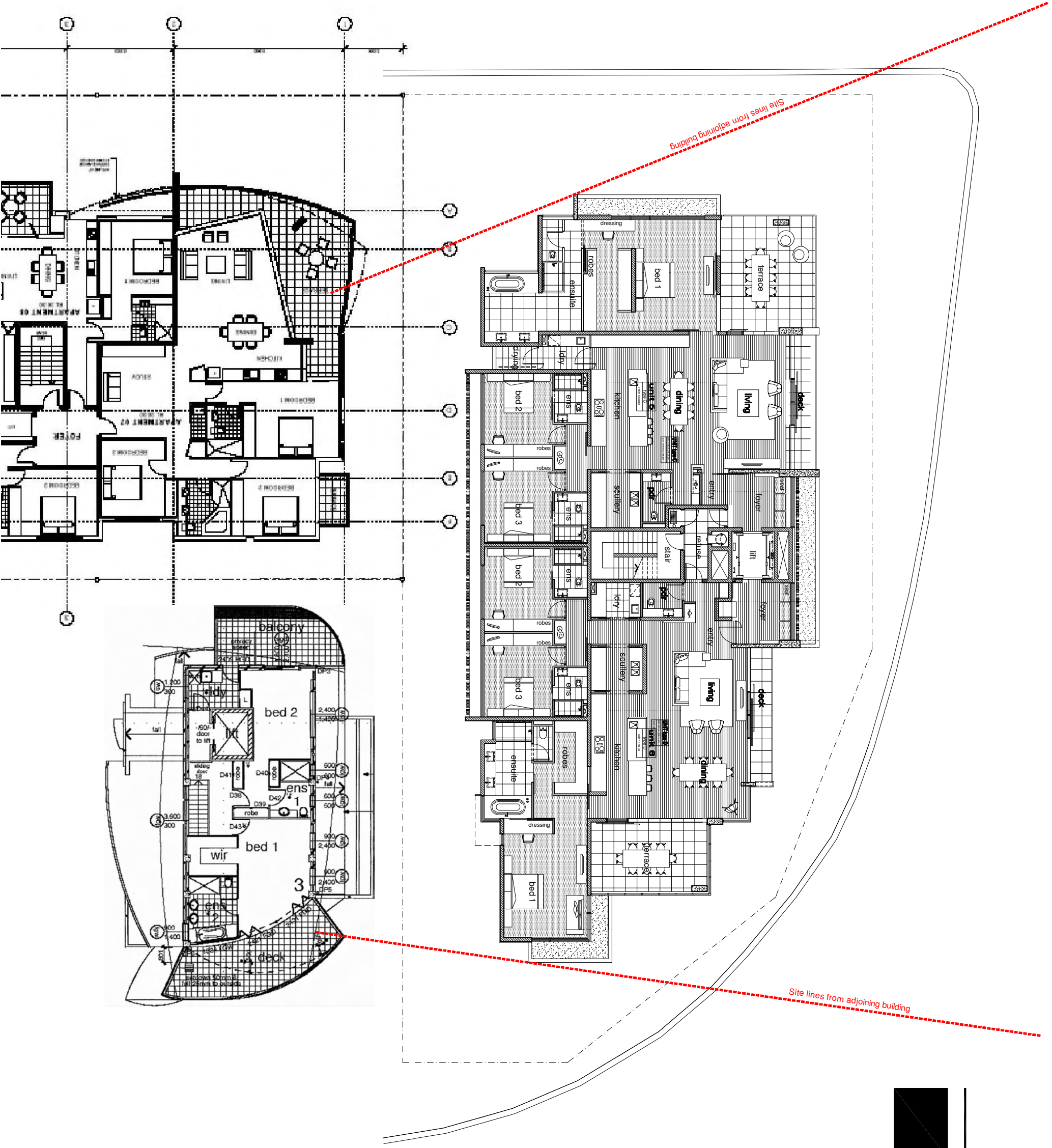
SCOPE	DISCIPLINE	STAGE	DWG No.	REV.
-	A	DA	400-01	G



02 South East Section
400-01 1:200



03 North West Section
400-01 1:200



ARKHEFIELD

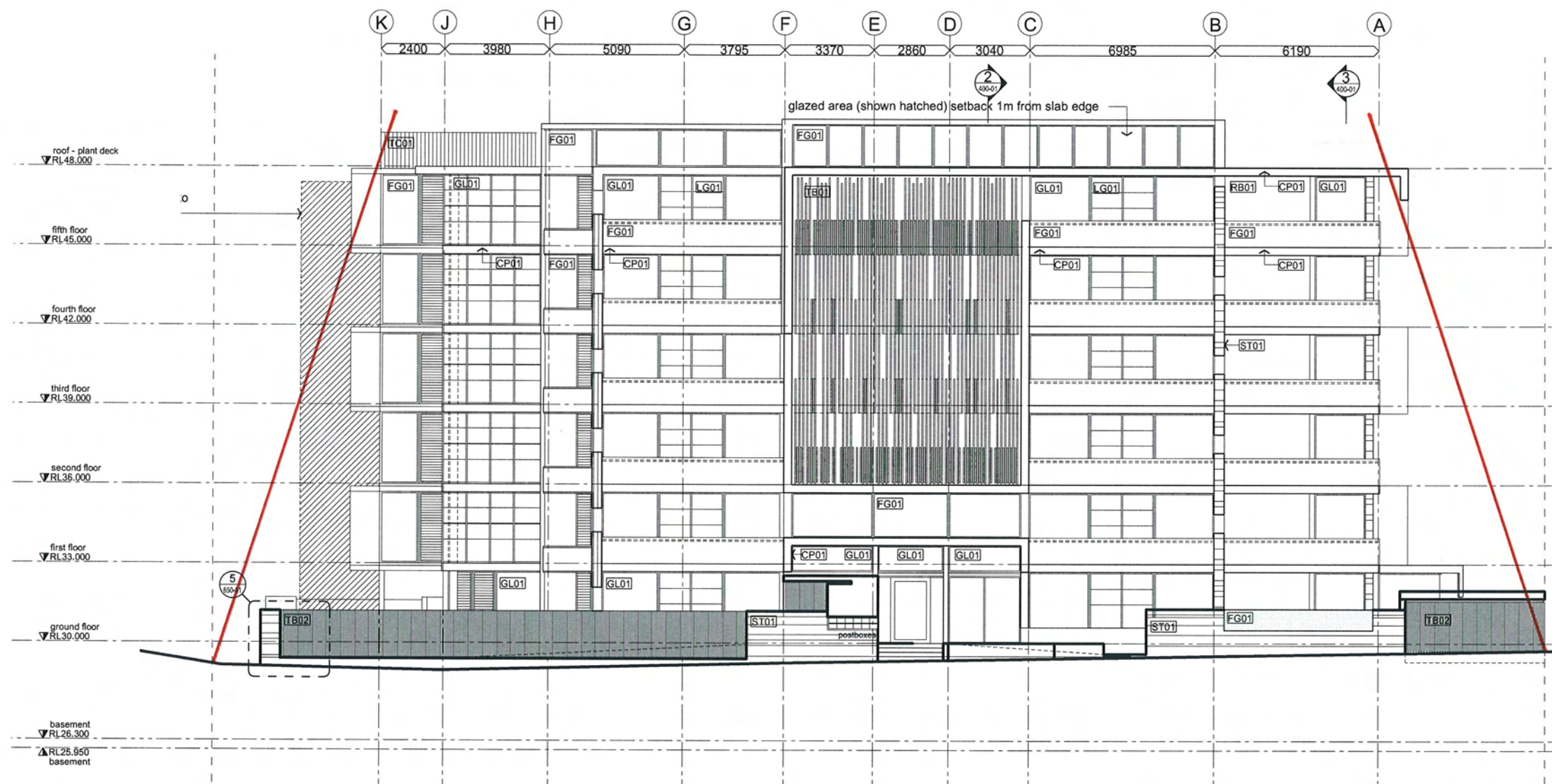
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f (07) 3831 8336
e-mail; info@arkhefield.com.au

Level 3 Floor Plan

Building Envelope Plans (mark ups)

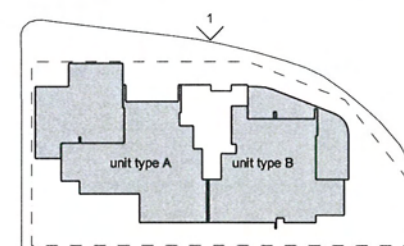
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G	20.12.07	BUILDING REVISIONS	LH	SL
H	14.01.08	REVISED DA ISSUE	DA	SL
I	10.03.08	REVISED DA ISSUE	SM	SL



1 North East Elevation
1:100

MATERIAL KEY	
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
RB02	rendered blockwork type 02
ST01	feature stone tile
CP01	copper trim
GL01	glass
FG01	fixed glass
LG01	louvre glass



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

elevations
north east

100mm LINE @ A1 Scale: 1:100

APPROVED PROJECT DIRECTOR	REVIEWED PROJECT MANAGER	DRAWN SSR
		DESIGN REVIEW SSR

AF PROJECT No
2844

A1
at plot 1:1

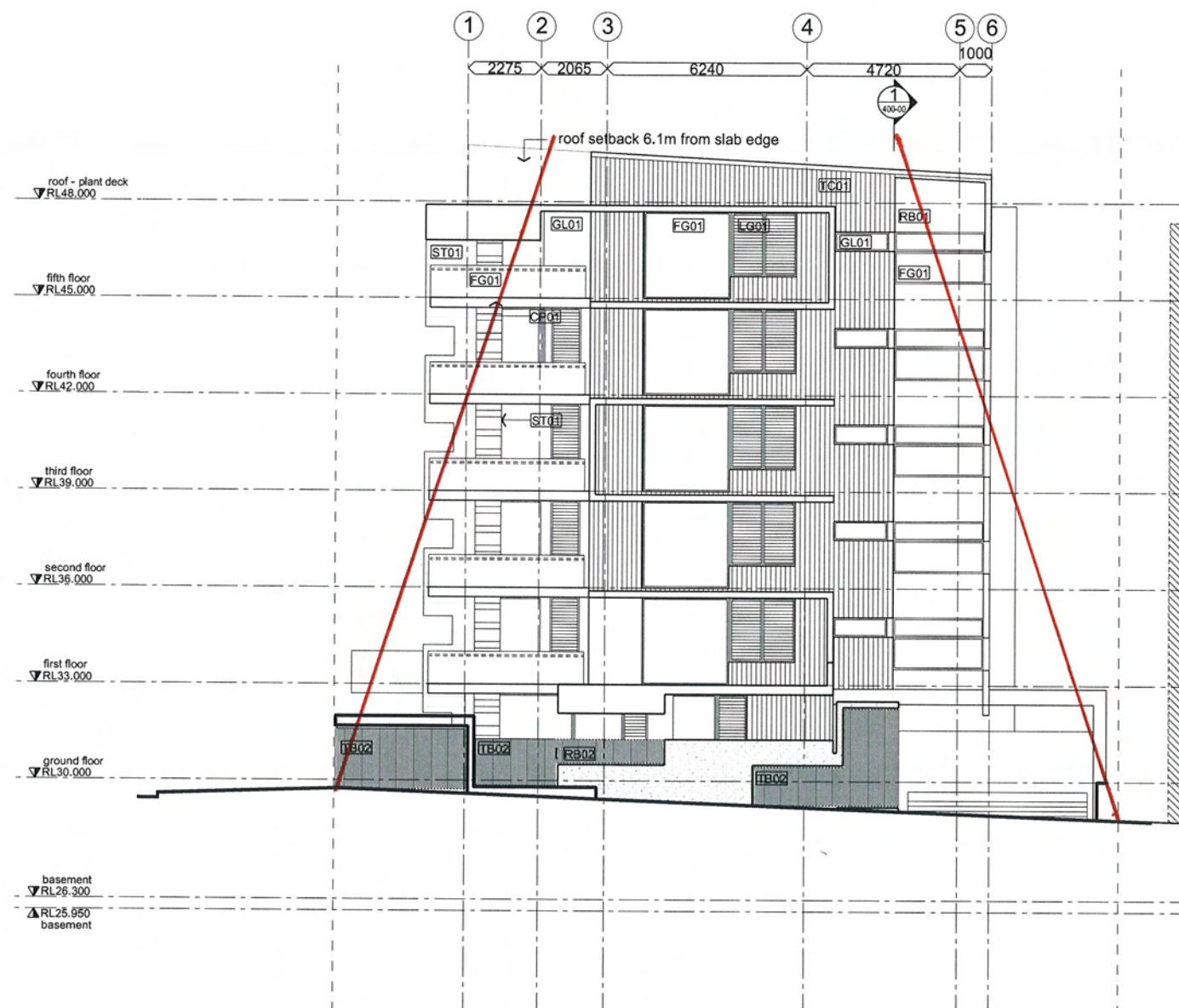


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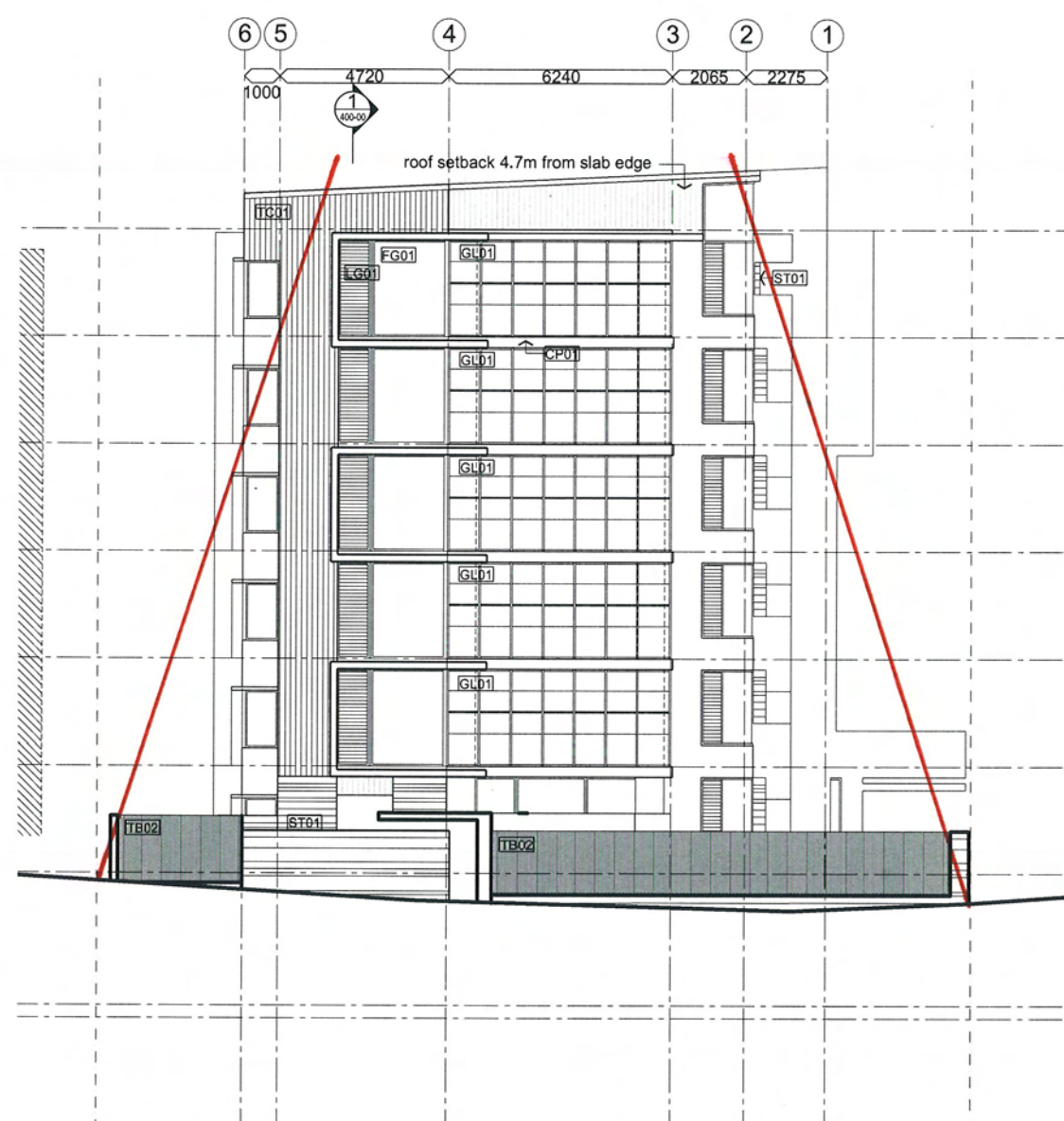
SCOPE	DISCIPLINE	STAGE	DWG No.	REV.
-	A	DA	300-00	I

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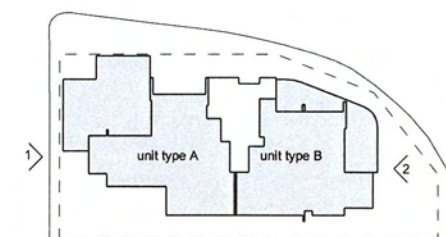
REV	DATE	ISSUE	DRAWN	CHECKED
A	05.07.07	CLIENT REVIEW	LH	SL
B	11.07.07	CLIENT REVIEW	LH	SL
C	27.07.07	DA SUBMISSION	LH	SL
D	10.08.07	BUILDING AMENDMENTS	LH	SL
E	24.08.07	REVISED SUBMISSION	LH	SL
F	13.12.07	BUILDING REVISIONS	LH	SL
G	20.12.07	BUILDING REVISIONS	LH	SL
H	14.01.08	REVISED DA ISSUE	DA	SL
I	10.03.08	REVISED DA ISSUE	SM	SL



1 North West Elevation
1:100



2 South East Elevation
1:100



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 west & south east

100mm LINE @ A1 Scale: 1:100

APPROVED PROJECT DIRECTOR	REVIEWED PROJECT MANAGER	DRAWN SSR
DESIGN REVIEW SSR		A1 at plot 1:1

AF PROJECT No
2844



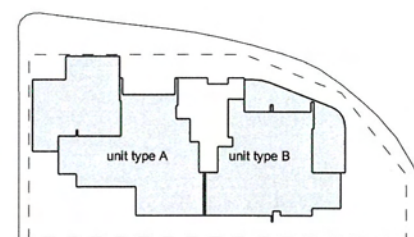
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MATERIAL KEY	
AS01	aluminium screen
TC01	shadowclad plywood cladding
TB01	hardwood timber batten screen type 01
TB02	hardwood timber batten screen type 02
MS01	metal sheet
RB01	rendered blockwork type 01
RB02	rendered blockwork type 02
ST01	feature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

SCOPE	DISCIPLINE	STAGE	DWG No.	REV.
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I	10.03.08	REVISED 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
south west

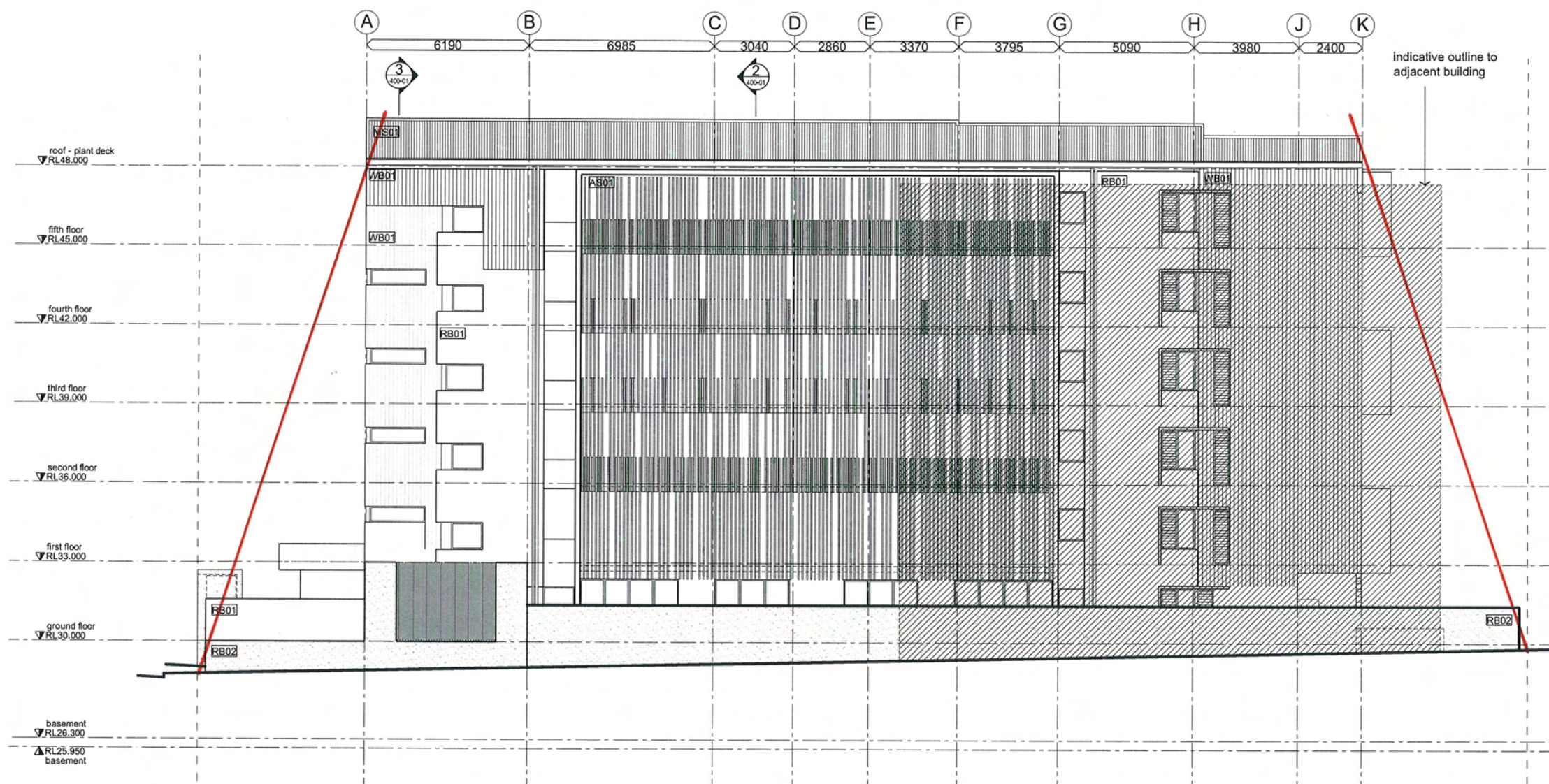
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		DESIGN REVIEW SSR
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SCOPE	DISCIPLINE	STAGE	DWG No.	REV.
-	A	DA	300-02	I

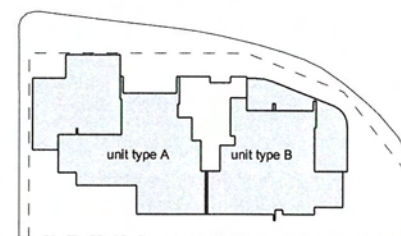
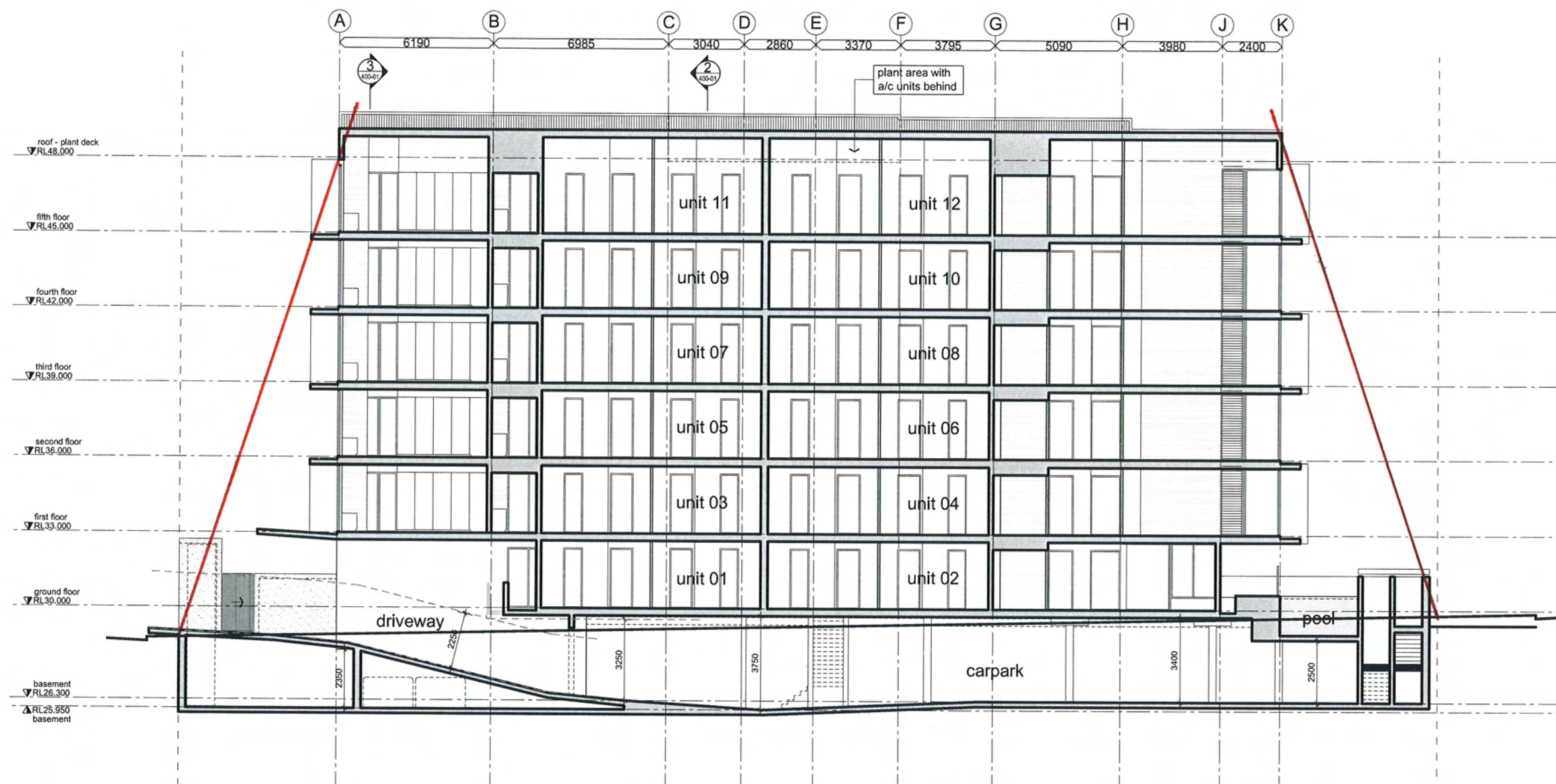


2 South West Elevation
1:100

MATERIAL KEY	
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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
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ST01	feature stone tile
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E	10.03.08	REVISED DA ISSUE	SM	SL



unit key plan

design approval

PROJECT

3-5 Tweed Heads Terrace
Tweed Heads
NSW

CLIENT

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DRAWING NAME

section A-A

100mm LINE @ A1 Scale: 1:100

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		DESIGN REVIEW SSR

AF PROJECT No
2844

A1
at plot 1/1



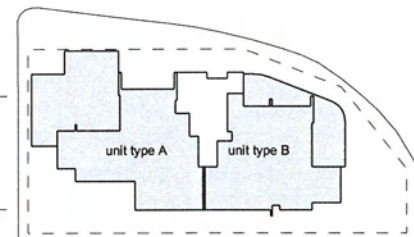
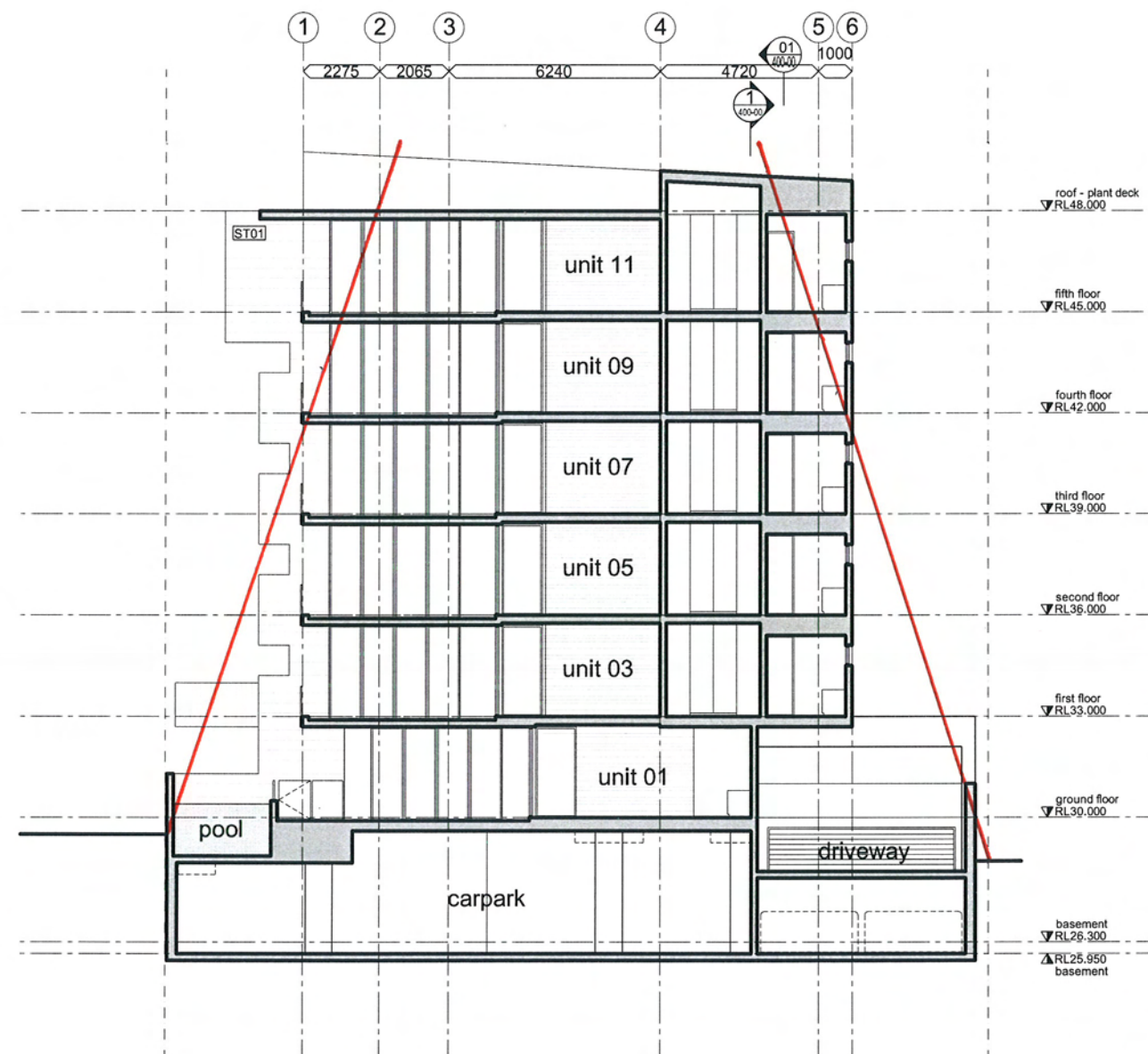
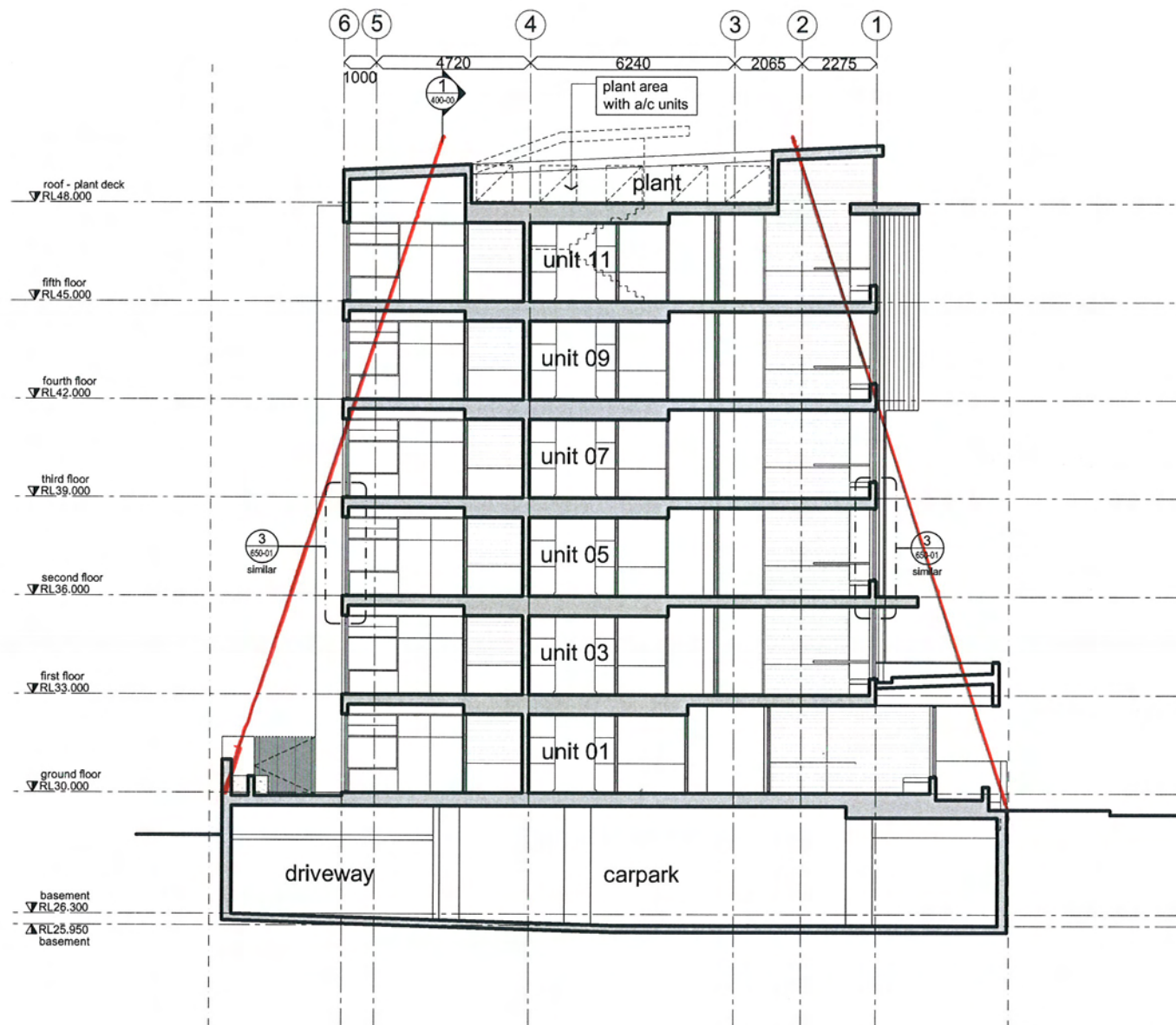
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SCOPE	DISCIPLINE	STAGE	DWG No.	REV.
-	A	DA	400-00	E

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unit key plan

design approval

PROJECT
3-5 Tweed Heads Terrace
Tweed Heads
NSW

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Consolidated Properties
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Brisbane, Queensland
4000

section B-B & C-C

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		DESIGN REVIEW SSR
AF PROJECT No 2844		
A1 at plot 11		



SCOPE	DISCIPLINE	STAGE	DWG No.	REV.
-	A	DA	400-01	G