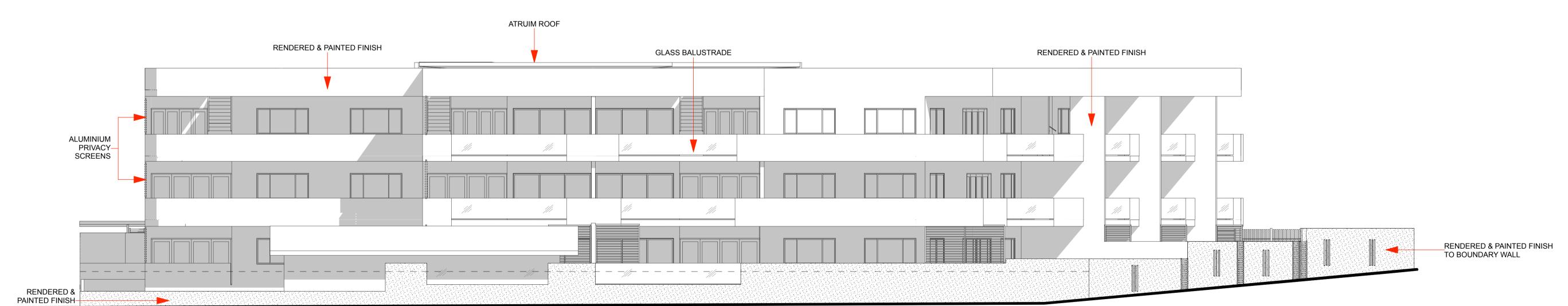


WEST ELEVATION 1:100 @A1



EAST ELEVATION 1:100 @A1

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

Drawings shall not be used for construction purposes until issued by the Architect for construction.

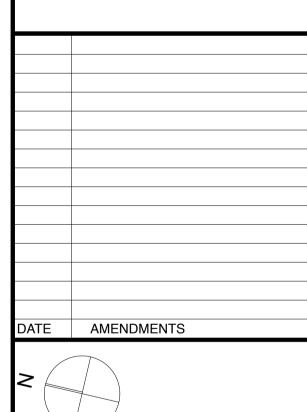
Site levels are shown as a guide only. To determine accurate levels refer to survey levels prepared by REGISTERED surveyor.

Where a discrepancy arises on these documents or between these documents and another consultant's, request clarification from PAT TWOHILL DESIGNS PTY. LIMITED before proceeding with any affected work or ordering materials.

All work to comply with Building Code of Australia

These drawings are strictly COPYRIGHT and shall not be copied in whole nor in part without the written permission of PAT TWOHILL DESIGNS PTY. LIMITED.

Pat Twohill Designs Pty Ltd ARCHITECTS accept no responsibility for the completeness, accuracy or usability of data transferred electronically. Recipients should, when necessary request a hard copy for verification.



Suite 5/133 WHARF ST
TWEED HEADS NSW 2485
PH. + FAX 07 5536 9020
EMAIL mail@ptdarchitects.com.au

Client Name
Hansen Development P/L

PAT TWOHILL DESIGNS PTY. LIMITED

ABN 98 480 308 082

TO T S

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

PROJECT NORTH

awing Title:

WEST ELEVATION, EAST ELEVATION, ROSE 6

Rev:

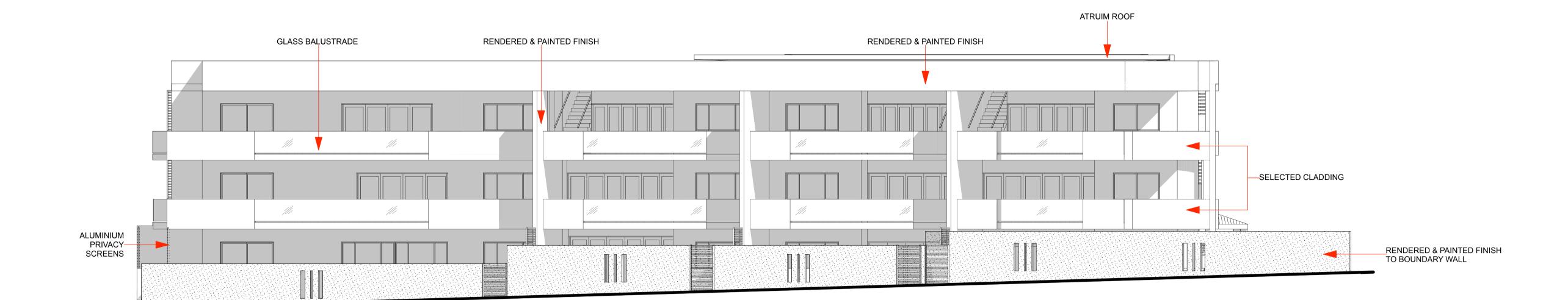
Scale: **1:100, 1:4.17**

Drawn By: M.Y. Checked By: P.A.T

Project No: Drawing No.:

PRE DA.1.08

Plot Date: 21/04/09



NORTH ELEVATION 1:100 @A1



SOUTH ELEVATION 1:100 @A1

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

Drawings shall not be used for construction purposes until issued by the Architect for construction.

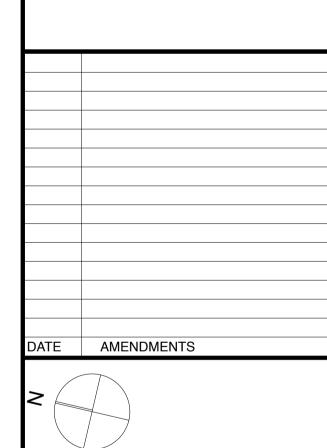
Site levels are shown as a guide only. To determine accurate levels refer to survey levels prepared by REGISTERED surveyor.

Where a discrepancy arises on these documents or between these documents and another consultant's, request clarification from PAT TWOHILL DESIGNS PTY. LIMITED before proceeding with any affected work or ordering materials.

All work to comply with Building Code of Australia

These drawings are strictly COPYRIGHT and shall not be copied in whole nor in part without the written permission of PAT TWOHILL DESIGNS PTY. LIMITED.

Pat Twohill Designs Pty Ltd ARCHITECTS accept no responsibility for the completeness, accuracy or usability of data transferred electronically. Recipients should, when necessary request a hard copy for verification.



PAT TWOHILL DESIGNS PTY. LIMITED

ABN 98 480 308 082

ABN 98 480 308 082

Hansen Development P/L

SOUTH ELEVATION, NORTH ELEVATION

Drawing No.:

PRE DA.1.09

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

SUITE 5/133 WHARF ST TWEED HEADS NSW 2485 PH. + FAX 07 5536 9020 EMAIL mail@ptdarchitects.com.au

Checked By: **P.A.T**

Rev:

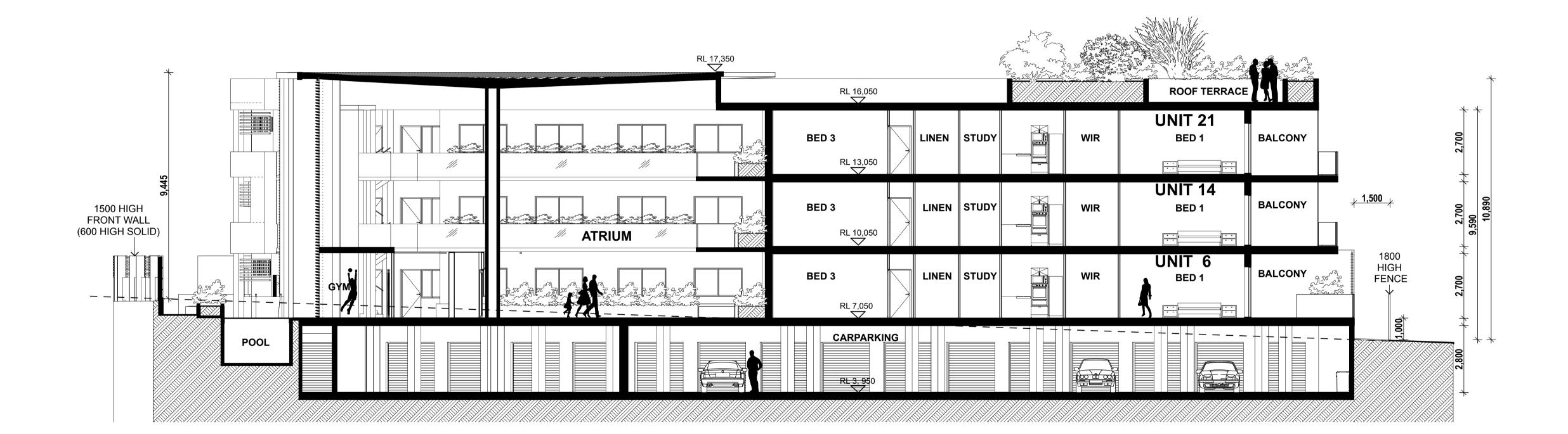
PROJECT NORTH

Client Name

Drawn By: **M.Y.**

Plot Date: 21/04/09

Project No:



SECTION A-A 1:100 @A1 Please verify all dimensions and levels before commencing work or ordering materials and report any errors and omissions to the Architect.

Drawings shall not be used for construction purposes until issued by the Architect for construction.

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

Where a discrepancy arises on these documents or between these documents and another consultant's, request clarification from PAT TWOHILL DESIGNS PTY. LIMITED before proceeding with any affected work or ordering materials.

All work to comply with Building Code of Australia

These drawings are strictly COPYRIGHT and shall not be copied in whole nor in part without the written permission of PAT TWOHILL DESIGNS PTY. LIMITED.

Pat Twohill Designs Pty Ltd ARCHITECTS accept no responsibility for the completeness, accuracy or usability of data transferred electronically. Recipients should, when necessary request a hard copy for verification.

| DATE | AMENDMENTS |
|--|---|
| 2 | |
| PROJEC | PAT TWOHILL DESIGNS PTY. LIMITE ABN 98 480 308 0 FAT TWOHILL B.Sc. Architecture) MBDANS NOMINATED ARCHITECT NSW REG. 7043 QLD REG. 35 SUITE 5/133 WHARF S TWEED HEADS NSW 244 PH. + FAX 07 5536 907 EMAIL mail@ptdarchitects.com.a |
| Project N MULTI-RES LOTS 1-3 I LOT 4 DP S & CYPRES | en Development P/L |
| Drawing T | itle: |

Checked By: P.A.T

Drawing No.:

6005 PRE DA.1.10

Plot Date: 21/04/09

OPPORTUNITIES

TO INCREASE URBAN DENSITY & TOURIST ACCOMMODATION IN THE TWEED SHIRE CLOSE TO URBAN FACILITIES

TO CAPTURE VIEWS TO THE OCEAN/MOUNTAINS AND CUDGEN NATIONAL RESERVE

TO IMPROVE LANDSCAPING TO STREET FRONTAGE

TO RECYCLE WATER IN AN URBAN SITUATION

TO IMPROVE ENVIRONMENTAL QUALITY OF STORM-WATER RUNOFF

EMPHASIZE VILLAGE THRESHOLD WITH BUILD **FORM**

REDUCE AMBIENT TEMPERATURE OF URBAN **ENVIRONMENT WITH GREEN ROOF**

SITE ANALYSIS

CONSTRAINTS

TWEED LEP 2000 ZONED 2(e) **DESIGNATED ROADS FLOODING** ACID SULPHATE SOILS **BUSHFIRE NATIONAL PARK**

STATE ENVIRONMENTAL PLANNING **POLICY NO 71**

NORTH COAST REGIONAL PLAN OVERSHADOWING PUBLIC RESERVES

STATE ENVIRONMENTAL PLANNING NO 65

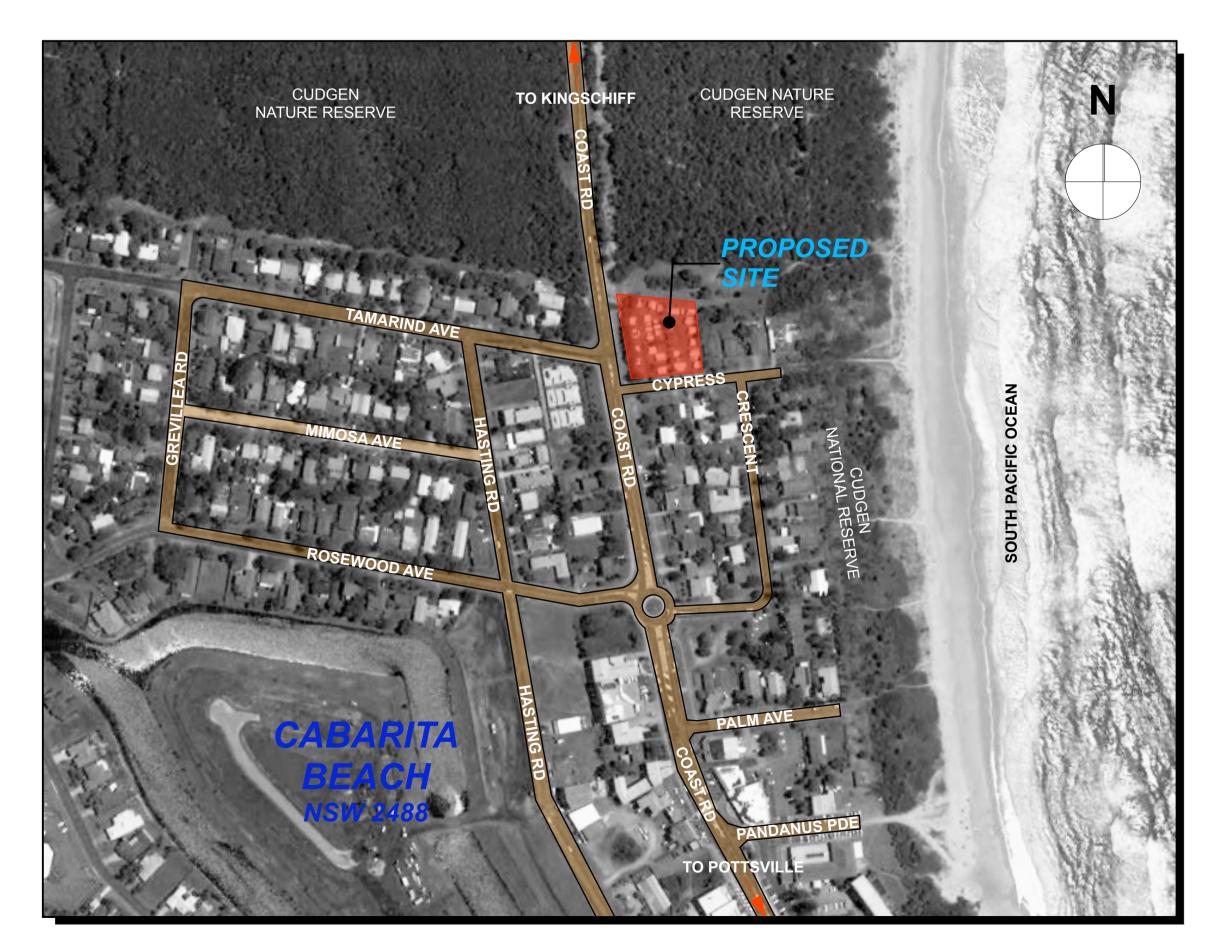
TWEED SHIRE DEVELOPMENT **CONTROL PLAN**

SECTION A2 SITE ACCESS & CAR PARKING CODE

NEIGHBOURING PROPERTIES PRIVACY ISSUES OVERSHADOWING STORMWATER RUNOFF







LOCALITY / NEIGHBOURHOOD PLAN



URBAN CONTEXT

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

consultant's, request clarification from PAT TWOHILL DESIGNS PTY. LIMITED before roceeding with any affected work or ordering

shall not be copied in whole nor in part without the written permission of PAT TWOHILL DESIGNS PTY. LIMITED.

or usability of data transferred electronically. Recipients should, when necessary request a nard copy for verification.

LEGEND



LOW DENSITY RESIDENTIAL



MED DENSITY RESIDENTIAL



HIGH DENSITY RESIDENTIAL/



RETAIL/COMMERCIAL/ **MIXED USE**



SURF CLUB

Hansen Development P/L Project Name MULTI-RES DEV LOTS 1-3 DP 29748 LOT 4 DP 31209 CRN COAST ROAD & CYPRESS CRESCENT CABARITA BEACH, NSW SITE ANALYSIS

AMENDMENTS

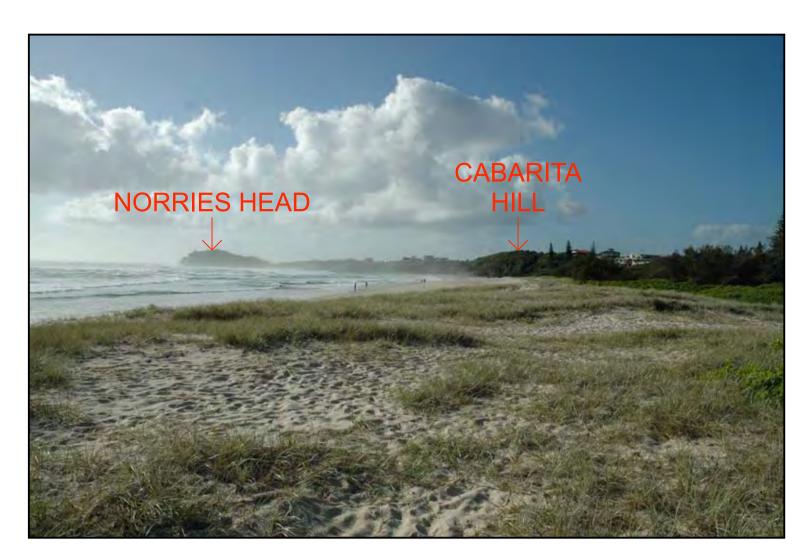
PAT TWOHILL DESIGNS PTY. LIMITED

AR CHILTIE C T S

Checked By: **P.A.T**

Drawing No.: PRE DA.1.11

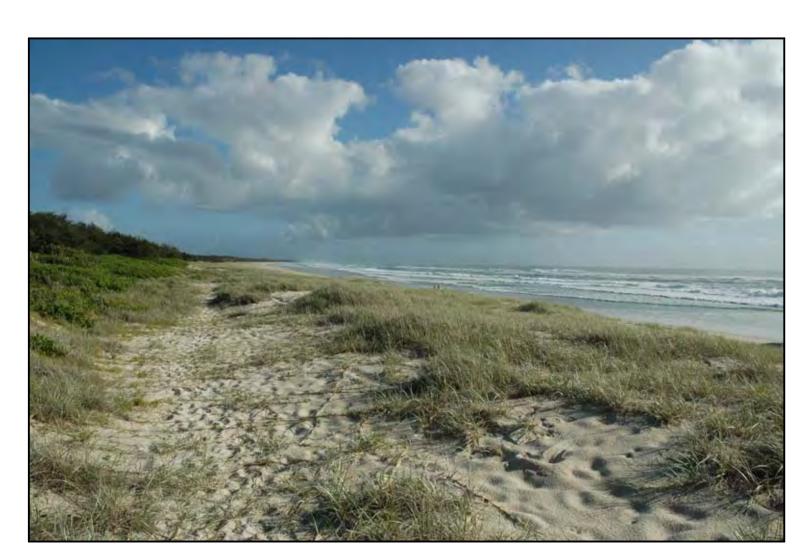
Plot Date: 21/04/09



VIEW SOUTH TOWARDS POTTSVILLE



ACCESS PATH TO CYPRESS CRESCENT FROM BEACH



VIEW NORTH TOWARDS KINGSCHIFF



CIRCULATION PLAN



CLIMATE ANALYSIS

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

Drawings shall not be used for construction purposes until issued by the Architect for construction.

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

Where a discrepancy arises on these documents or between these documents and another consultant's, request clarification from PAT TWOHILL DESIGNS PTY. LIMITED before proceeding with any affected work or ordering materials.

proceeding with any affected work or ordering materials.

All work to comply with Building Code of Australia

These drawings are strictly COPYRIGHT and shall not be copied in whole nor in part without the written permission of PAT TWOHILL DESIGNS PTY. LIMITED.

Pat Twohill Designs Pty Ltd ARCHITECTS accept no responsibility for the completeness, accuracy or usability of data transferred electronically. Recipients should, when necessary request a hard copy for verification.

DATE AMENDMENTS

PAT TWOHILL DESIGNS PTY. LIMITED

ABN 99 480 308 082

PAT TWOHILL B.Sc. (Architecture) MBDANSW

NOMINATED ARCHITECT NSW REG. 7043 QLD REG. 3573

SUITE 5/133 WHARF ST

TWEED HEADS NSW 2485

PH. + FAX 07 5536 9020

Client Name

Hansen Development P/L

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: M.Y. Checked By: P.A.T

Project No: Drawing No.:

6005 PRE DA.1.12

let Dete: 21/04/00