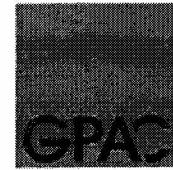


6 May 2016
Ref: LEO/Recreation Street Tweed Heads



Glen Petersen Architect
DESIGN GROUP

P812 : PROPOSED MULTI-RESIDENTIAL DEVELOPMENT
At : No. 26 RECREATION STREET, & No. 1 BRETT STREET TWEED HEADS
Subject : PROJECT DESIGN REPORT – ISSUE B

Further to the above project, GPA have assessed the previous design concept, below is a summary of the GFA, rentable areas, car parking numbers achieved by the current design to assist in your review.

**Lot 1 & 2 on DP360543
Boat Harbour Precinct**

Lot 1 site area: 607m²
Lot 2 site area: 607m²

Total site area: 1214m²

1.0 CARPARKING

Car parking required under the Tweed City Centre Plan:

Under use 'Residential; Attached dwellings

Car spaces
- 1 space per 1 & 2 bedroom dwelling
- 1.5 spaces per 3 bedroom dwelling
- 1 space per 10 dwellings visitor parking
- Bike Storage
- 2 spaces per dwelling
Motorbike
- 1 space per 25 car spaces

Existing Car parking

Existing	No. of spaces
Car park spaces	20
Visitor spaces	6
PWD	1
TOTAL	27

NO. 26 RECREATION STREET & NO. 1 BREET STREET

Required car parking:

(For existing unit yield)

LEVEL	UNIT TYPE	TOTAL	CARPARKING (UNDER NEW REQ.)	BIKE STORAGE
Ground Floor	2 Bed	2	2	4
Ground Floor	3 Bed	1	1.5	2
Level 1, 2 & 3	3 Bed	6	9	12
Level 1, 2 & 3	2 Bed	3	3	6
Level 4	3+1 Bed	2	3	4
Level 5	4 Bed	1	2	2
Total		15 units	20.5 carpark spaces	30 bike spaces

Motorbike spaces required:

1

Car wash bay:

NIL required

Visitor car spaces:

1.5

Total Car parking required: 20.5 + 1.5 visitor – 22 total car spaces required

2.0 EXISTING UNIT YIELD & TYPE

Existing Achieved

1 x 4 bedroom units
 2 x 3+1 bedroom units
 7 x 3 bedroom units
 5 x 2 bedroom units

27 Spaces + Carwash Bay

LEVEL	UNIT TYPE	TOTAL
Ground Floor	2 x 2 Bed	2
	1 x 3 Bed	1
Level 1	1 x 2 Bed	1
	2 x 3 Bed	2
Level 2	1 x 2 Bed	1
	2 x 3 Bed	2
Level 3	1 x 2 Bed	1
	2 x 3 Bed	2
Level 4	3+1 Bed (unit 13 & 14)	2
Level 5	4 Bed	1
Total		15 units

3.0 PROPOSED UNIT YIELD & TYPE

Option 1:

Retain existing Car Parking Configuration, addition of 1 level of units

6 Story (no roof terrace)

21 x 2 bedroom units
 6 x 1 bedroom units

Ground Floor

LEVEL	UNIT TYPE	NEW TOTAL	CARPARKING (UNDER NEW REQ.)	BIKE SPACES
Ground Floor	3 x 2 BED	3	3	6
Level 1	3 x 2 BED	4	4	8

NO. 26 RECREATION STREET & NO. 1 BREET STREET

	1 x 1 BED			
Level 2	3 x 2 BED	4	4	8
	1 x 1 BED			
Level 3	3 x 2 BED	4	4	8
	1 x 1 BED			
Level 4	3 x 2 BED	4	4	8
	1 x 1 BED			
Level 5	3 x 2 BED	4	4	8
	1 x 1 BED			
Level 6	3 x 2 BED	3	3	6
Total		26 units	26 carpark spaces	52 bike spaces

Motorbike spaces required: 1
 Car wash bay: NIL required
 Visitor car spaces: 2.6

Total Car parking required: 26 + 2 visitor – 28 total car spaces required

Option 2:

Addition of 1 basement level of Car Parking, addition of 4 levels of units

10 story (no roof terrace)

30 x 2 bedroom units
 9 x 1 bedroom units

LEVEL	UNIT TYPE	NEW TOTAL	CARPARKING (UNDER NEW REQ.)	BIKE SPACES
Ground Floor	3 x 2 BED	3	3	6
Level 1	3 x 2 BED	4	4	8
	1 x 1 BED			
Level 2	3 x 2 BED	4	4	8
	1 x 1 BED			
Level 3	3 x 2 BED	4	4	8
	1 x 1 BED			
Level 4	3 x 2 BED	4	4	8
	1 x 1 BED			
Level 5	3 x 2 BED	4	4	8
	1 x 1 BED			
Level 6	3 x 2 BED	4	4	8
	1 x 1 BED			
Level 7	3 x 2 BED	4	4	8
	1 x 1 BED			
Level 8	3 x 2 BED	4	4	8
	1 x 1 BED			
Level 9	3 x 2 BED	4	4	8
	1 x 1 BED			
Level 10	3 x 2 BED	4	4	8
	1 x 1 BED			
Total		39 units	39 carpark spaces	78 bike spaces

Motorbike spaces: 1
 Visitor spaces: 3.9
Total car parking required: 43 car spaces required (39 + 4 visitor)- 2 levels @ 22 per level.

4.0 FLOOR SPACE RATIO

Floor space ratio defined as 1:3.25

Site Area -1,214m²

Total allowable TSC GFA – 3,945.5m²

5.0 OPEN SPACE

5.1 Communal Open Space

NO. 26 RECREATION STREET & NO. 1 BREET STREET

Required 'rule of thumb' under Sepp 65 – 25-30% of site area

Site Area = 1,214m²

Required = 303.5m²

6.0 LANDSCAPE AREA-DEEP SOIL ZONE

6.1 Deep Soil Zone – is required to be 7% of Site Area

Required = 85m²

7.0 SETBACKS

7.1 Residential Flat Design Code

Designing controls:

Up to four storeys/12 meters

- 12 meters between habitable rooms
- 9 meters between habitable balconies
- 6 meters between non-habitable rooms

Five to eight storeys/up to 25 meters

- 18 meters between habitable rooms
- 13 meters between habitable balconies
- 9 meters between non-habitable rooms

7.2 Tweed City Centre DCP

- 4 metre front setback (as per TCC section B2)

(along both street frontages, corner site – can be 3m along secondary frontage)

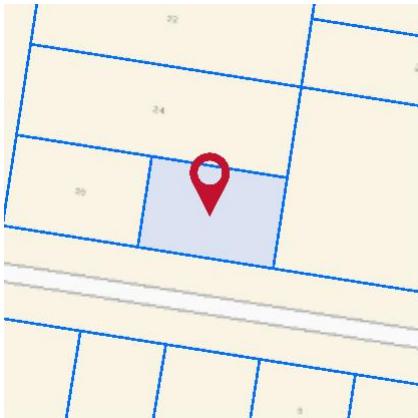
- Street frontage height (SFH) – minimum 15m – 20m maximum @ 4m front setback

- Above SFH, 8m setback – 20m – max. 34m



Property Report

1 BRETT STREET TWEED HEADS 2485



Property Details

Address: 1 BRETT STREET TWEED HEADS 2485
Lot/Section 2/-DP360543
/Plan No:
Council: TWEED SHIRE COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Tweed City Centre Local Environmental Plan 2012 (pub. 18-1-2013)
Land Zoning	R3 - Medium Density Residential: (pub. 18-1-2013)
Height Of Building	34 m
Floor Space Ratio	3.25:1
Minimum Lot Size	NA
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Acid Sulfate Soils	Class 2
Flood Planning	Level of Probable Maximum Flood

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

- State Environmental Planning Policy (Affordable Rental Housing) 2009: Land Application (pub. 31-7-2009)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

Property Report

1 BRETT STREET TWEED HEADS 2485

- State Environmental Planning Policy (Coastal Management) 2018: Land Application (pub. 17-12-2018)
- State Environmental Planning Policy (Coastal Management) 2018: Subject Land (pub. 23-3-2018)
- State Environmental Planning Policy (Concurrences) 2018: Land Application (pub. 21-12-2018)
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017: Land Application (pub. 1-9-2017)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004: Land Application (pub. 31-3-2004)
- State Environmental Planning Policy (Infrastructure) 2007: Land Application (pub. 21-12-2007)
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007: Land Application (pub. 16-2-2007)
- State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007: Land Application (pub. 28-9-2007)
- State Environmental Planning Policy (Primary Production and Rural Development) 2019: Land Application (pub. 28-2-2019)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Subject Land (pub. 25-8-2017)
- State Environmental Planning Policy No 1—Development Standards: Land Application (pub. 17-10-1980)
- State Environmental Planning Policy No 21—Caravan Parks: Land Application (pub. 24-4-1992)
- State Environmental Planning Policy No 33—Hazardous and Offensive Development: Land Application (pub. 13-3-1992)
- State Environmental Planning Policy No 36—Manufactured Home Estates: Land Application (pub. 16-7-1993)
- State Environmental Planning Policy No 44—Koala Habitat Protection: Land Application (pub. 6-1-1995)
- State Environmental Planning Policy No 50—Canal Estate Development: Land Application (pub. 10-11-1997)
- State Environmental Planning Policy No 55—Remediation of Land: Land Application (pub. 28-8-1998)
- State Environmental Planning Policy No 64—Advertising and Signage: Land Application (pub. 16-3-2001)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



Property Report

1 BRETT STREET TWEED HEADS 2485

Other matters affecting the property

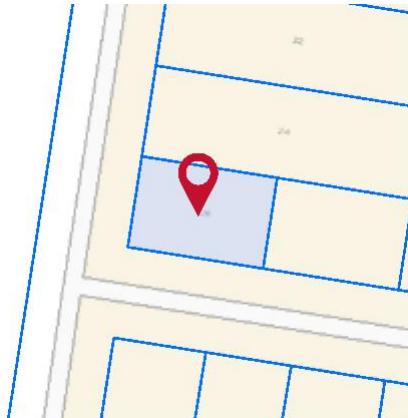
Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Local Aboriginal Land Council TWEED BYRON

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

Property Report

26 RECREATION STREET TWEED HEADS 2485



Property Details

Address: 26 RECREATION STREET TWEED HEADS 2485
Lot/Section /Plan No: 1/-/DP360543
Council: TWEED SHIRE COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Tweed City Centre Local Environmental Plan 2012 (pub. 18-1-2013)
Land Zoning	R3 - Medium Density Residential: (pub. 18-1-2013)
Height Of Building	34 m
Floor Space Ratio	3.25:1
Minimum Lot Size	NA
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Acid Sulfate Soils	Class 2
Flood Planning	Level of Probable Maximum Flood

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

- State Environmental Planning Policy (Affordable Rental Housing) 2009: Land Application (pub. 31-7-2009)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

Property Report

26 RECREATION STREET TWEED HEADS 2485

- State Environmental Planning Policy (Coastal Management) 2018: Land Application (pub. 17-12-2018)
- State Environmental Planning Policy (Coastal Management) 2018: Subject Land (pub. 23-3-2018)
- State Environmental Planning Policy (Concurrences) 2018: Land Application (pub. 21-12-2018)
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017: Land Application (pub. 1-9-2017)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004: Land Application (pub. 31-3-2004)
- State Environmental Planning Policy (Infrastructure) 2007: Land Application (pub. 21-12-2007)
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007: Land Application (pub. 16-2-2007)
- State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007: Land Application (pub. 28-9-2007)
- State Environmental Planning Policy (Primary Production and Rural Development) 2019: Land Application (pub. 28-2-2019)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Subject Land (pub. 25-8-2017)
- State Environmental Planning Policy No 1—Development Standards: Land Application (pub. 17-10-1980)
- State Environmental Planning Policy No 21—Caravan Parks: Land Application (pub. 24-4-1992)
- State Environmental Planning Policy No 33—Hazardous and Offensive Development: Land Application (pub. 13-3-1992)
- State Environmental Planning Policy No 36—Manufactured Home Estates: Land Application (pub. 16-7-1993)
- State Environmental Planning Policy No 44—Koala Habitat Protection: Land Application (pub. 6-1-1995)
- State Environmental Planning Policy No 50—Canal Estate Development: Land Application (pub. 10-11-1997)
- State Environmental Planning Policy No 55—Remediation of Land: Land Application (pub. 28-8-1998)
- State Environmental Planning Policy No 64—Advertising and Signage: Land Application (pub. 16-3-2001)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



Property Report

26 RECREATION STREET TWEED HEADS 2485

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Local Aboriginal Land Council TWEED BYRON

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)