

Council Reference: DA15/0711 LN6502
Your Reference:



20 November 2015

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Dear Sir/Madam

Development Application for additions and alterations to an existing dwelling to create an attached dual occupancy at Lot 337 DP 755740; No. 19 Queen Street FINGAL HEAD

I refer to the above application for approval for additions and alterations to an existing dwelling to create an attached dual occupancy and wish to advise that a satisfactory response is required in relation to the following matters:

1. In Council's previous letter dated 26 October 2015 the following was advised:

Roof deck

It is considered that there is opportunity for the roof deck proposed as part of the subject application to be integrated with the building in terms of roof line, materials and detailing and a reduction in size (the overall size of the roof deck is very large and could be significantly reduced). An overall reduction to one structural bay would also significantly reduce the visual impact of the proposed deck.

Council's Urban Designer has nominated the following suggestions for successfully 'integrating' the proposed deck:

- *Design a complimentary roof over the deck so that the overall building form reads as a single identity.
This would require integrating the deck into the existing roof, to achieve compliance with the maximum building height map under clause 4.3 Height of Buildings of the Tweed Local Environmental Plan 2014; and*
- *Substantially reduce the proposed roof structure (or part roof structure) was complimentary to the main building.*

The following indicative images were also included:



Figure 1: Successful roof top deck (stepped into the top storey, consistent materials and partially roofed for useability)

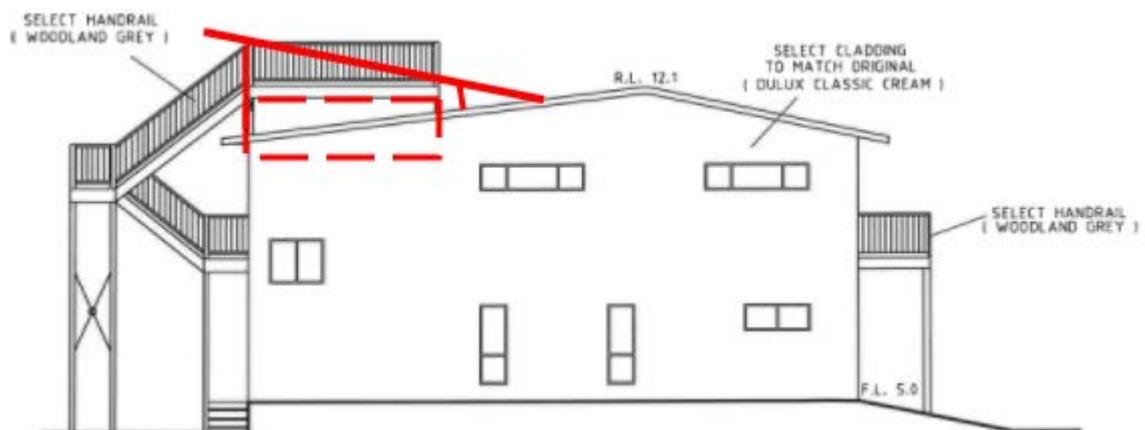


Figure 2: Possible example of integrating the deck into the overall building (stairs should also be less visually dominate and integrated to the building form)

In summary Council requested the submission of amended drawings incorporating the suggested amendments.

After a review of further information submitted to Council 13 November 2015, it is advised that the amended plans have not incorporated Councils suggested amendments. Accordingly, the proposed amendments are not considered acceptable for a favourable determination.

Council is unable to accept the amended plans for the following reasons:

- There has been no reduction in the size of the proposed roof deck
- The deck has not been integrated into the existing building/roof line
- The introduction of cladding, whilst consistent with the colour scheme of the existing dwelling is considered to increase the bulk of the proposed deck
- The access stairs are not integrated into the building,

In summary the amended design is not considered to reduce the visual impact.

Further to the above, Council has undertaken a development consent search in relation to approved 'roof decks' within the Fingal area.

The review has revealed that a single consent has been issued, being DA10/0373. DA10/0373 granted consent for *alterations to existing ground floor level and addition of a new second floor to create a two storey dwelling plus roof top deck* at 9 Wommin Lake Crescent, FINGAL HEAD.

After a review of the approved plans it is considered that the deck as approved is significantly different to the roof deck subject to consideration under your application.

The deck was integrated into the building and roof, as opposed to being situated on top of the roof, with the access being via a spiral staircase. Both of these elements reduced the bulk and visual impact of the proposed deck (see image below).



Figure 3: Elevation of building and roof deck as approved under DA10/0373

The example images of roof decks included within your covering letter dated 13 November may not have Council consent. Should you wish to provide Council with addresses of these dwellings Council will investigate the matter further.

Based on the above mentioned, Council is unable to support the roof deck component of the application. Therefore, it is requested that you either:

1. Amend your application to comply with the abovementioned; or
2. Advise Council in writing that the application be determined excluding the roof top deck; or
3. Withdraw your application.

Should you not notify Council of any of the above options, Council will proceed with the determination of the application by way of approval excluding the roof deck.

The abovementioned matters are to be satisfied within 21 days of the date of this letter, after which a full assessment of the application will be undertaken and you will be further advised if any further information is required.

In the meantime if you have any queries in respect to this matter please contact Lydia Charman of Council's Development Assessment Unit on (02) 6670 2524 who will be processing the application.

Yours faithfully

Denise Galle
Team Leader Development Assessment