

Council Reference: DA15/0711 LN6502
Your Reference:



26 October 2015

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Please address all communications
to the General Manager

ABN: 90 178 732 496

Dear Sir/Madam

Development Application DA15/0711 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. 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.

A roof or part roof over the deck would also substantially improve the useability of this area, particularly during summer months.

Please see over page for a precedent example of a more successful roof deck, which compliment rather than detracts from the main building and is thereby less visually dominating.



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

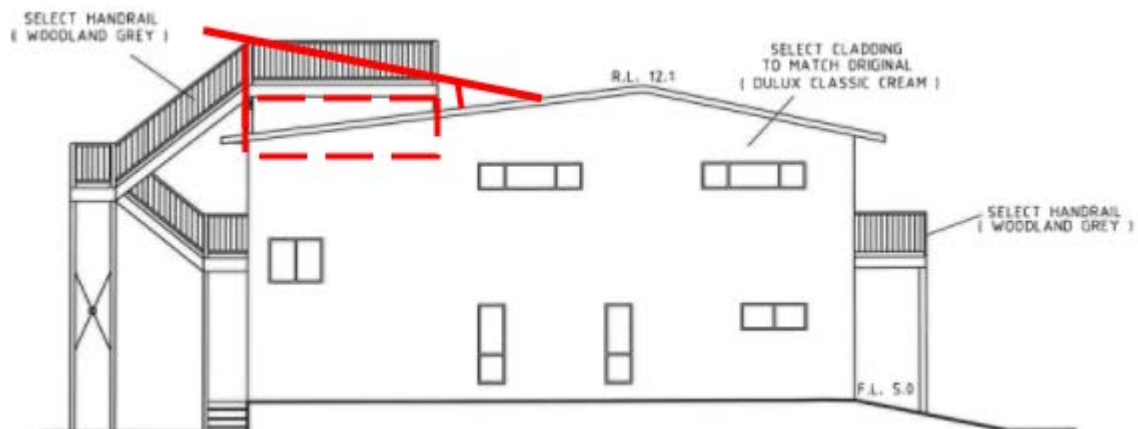


Figure 2: Possible example of integrating the deck into the overall building (stairs should also be less visually dominate and integrated to the building form)

The abovementioned matters are to be satisfied within 14 days of the date of this letter, after which further assessment of the application will be undertaken and you will be advised if any additional 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