

07/2181
7th January 2008

The Chief Executive Officer
Gold Coast City Council
PO Box 5042
GOLD COAST MC QLD 9729

Attention: Renee Weightman

GOLD COAST CITY COUNCIL
CUSTOMER SERVICE - NERANG

RECEIVED TIME: 1:00 AM/PM

DATE: 8.7.08

RECEIPT No:

SIGNED BY: [Signature]

Dear Madam

Re: **RESPONSE TO INFORMATION REQUEST**
56 Woodroffe Avenue, Main Beach (Lot 5 on M73840)
PN81/01/DA2

We act on behalf of Mr. Jusuf Chandra with respect to the proposed Attached Dwelling at 56 Woodroffe Avenue, Main Beach.

We have been advised by Council (per Acknowledgement Notice dated 23rd of November 2007) that this matter does not trigger the assessment by State Referral Agencies.

Pursuant of Section 3.3.8 of the *Integrated Planning Act 1997*, we submit the following response to the Information Request issued by the Gold Coast City Council on the 4th of December 2007.

TOWN PLANNING

1. Site Coverage

Please find attached plan of development with area calculations for site coverage purposes (Drawing WD-102) prepared by Ian Hosking Architect.

The total site coverage for the development as constructed is 50.7%.

This building was constructed in accordance with an approval issued under the 1994 Town Plan. Section 4.11.2.2 of the superseded Town Plan allowed Duplex Dwellings to be developed to a maximum of 50% site coverage (subject to the provision of adequate open space around the building). The Council's Decision Notice dated April 1st 2003 approved maximum site coverage of 44%. The building appears to have been constructed with a site coverage in excess of this approval.



1826006

Telephone (07) 5502 0888 • Facsimile (07) 5502 0900
Email: mail@dbplan.com.au

PO Box 976, Nerang 4211 • Suite 3, 8 Short Street (cnr Nerang Street), Nerang, Queensland 4211

Peter Bell B RTP MR API LGTP (Q) JP

While it is not possible without full documentation to understand how these circumstances came about we have a view that the ground floor plans only (i.e. excluding the terraces on the first and second floor) have a site coverage of approximately 44% and this error could have given rise to the misrepresentation which appear to have occurred.

Notwithstanding these circumstances, Council does have power under PC3 of the Residential Choice Domain to accept an alternate solution to AS3.1.2 (40% site coverage for residential uses other than dwellings). This is based upon the PC which states that 'the site coverage of all buildings must not result in a built form that is bulky and visually intrusive'.

In this regard, we have undertaken an analysis of the subject site compared to the adjoining properties and character of the streetscape to address bulk and visual amenity components outlined in PC3 of the Residential Choice Domain Code.

The following images are provided:



Image 1: The subject development



Image 2: The subject site and property to the east. (of a similar bulk and scale of the subject site)



Image 3: The subject site and property to the west (offers redevelopment potential given the emerging character of Woodroffe Avenue and neighbouring streets)

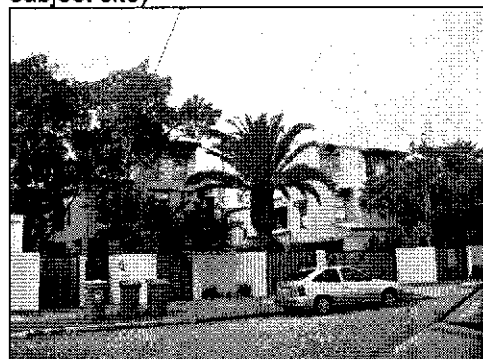


Image 4: Development on the opposite side of Woodroffe Avenue (of a similar bulk and scale of the subject site)

With respect to the constructed built form, we provide the following comments:

- Woodroffe Avenue has a number of new 3 storey dwelling units that are of a similar bulk and character of the subject building;
- The property to the east is of a similar height and building bulk. Although the subject building is slightly higher than the neighbouring property we do not believe the difference in height impacts on the visual bulk and amenity of the streetscape. In fact the height variations add to the visual interest and variation of the streetscape;
- The property to the west of the site contains an older style brick dwelling. Given the nature of the local area it can be expected that this property offers the opportunity for redevelopment;
- Furthermore, the local area comprises of a mix of new and older buildings with different architectural styles and building heights. This mix of architectural styles does not compromise the amenity of the local area. To the contrary, it adds to the unique character of the area. Therefore we do not consider that the difference in height and architectural style will have an impact on the local streetscape or the amenity of the area;
- The building has been constructed generally in accordance with the previous approved plans.

We therefore request that Council give consideration to the above when assessing this application. We believe the constructed building is of a suitable and appropriate built form consistent with the character of the area.

2. Basement Levels

Please refer to the attached Survey Plans prepared by Hanger and Kelly Pty Ltd. Because the building has been constructed the basement and ground levels can be surveyed. The finished ground level at the basement is at RL3.00. The top of slab of the basement is at RL4.33. The basement therefore exceeds 1m above finished ground level, constituting an addition storey as per the 'Storey' definition under the Town Plan.

We consider this arrangement to be appropriate because:

- a) The building has been constructed and lowering the basement by 0.33m to comply with this requirement is not possible;
- b) The basement only protrudes 0.33m above the finished ground level. This is considered to have a minor impact on the amenity of the local streetscape;
- c) The basement area and height is screened from the street by the fence and is not visible;

- d) The constructed building height of 9.02m above the top of the basement is still less than the allowable height for a 3 storey building of 10.5m (i.e. 4.5m + 3.0m + 3.0m – refer to the definition of Storey under the Planning Scheme Definitions). That is to say a complying building above a 1.0m high basement podium would be higher than this building.

Therefore the scale of the development is consistent with the scale anticipated by the Town Plan.

In this regard we also note that this is an Impact Assessment application and in the circumstances due process including statutory advertising will be followed to allow Council to consider and approve the constructed building height even if the additional height constitutes a storey.

3. Driveway Long Section

Please refer to the attached driveway section prepared by Hanger and Kelly Pty Ltd. The grade change of the driveway does not exceed 18%.

4. Basement Vertical Clearance

Please refer to the attached level survey plan prepared by Hanger and Kelly Pty Ltd. The vertical clearance at the entrance of the basement is 2.54m. (Basement bottom RL1.54 and basement ceiling RL4.08).

Statement of Landscape Intent

Please refer to the attached landscape plans prepared by Holistic Landscapes. These plans formed part of the original development documentation and landscaping has been implemented as per these plans.

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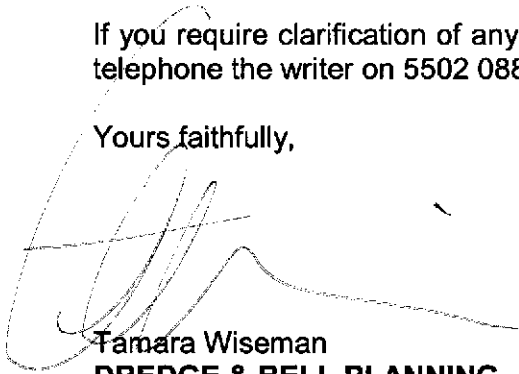
In support of this Information Request, please find attached the following documentation:

1. Plans of Development prepared by Ian Hoskin Architects;
2. Landscape Plans prepared by Holistic Landscapes;
3. Survey Plans of basement grade and heights prepared by Hanger and Kelly Pty Ltd.

This is a full response to the information requested. This application will now commence Statutory Advertising.

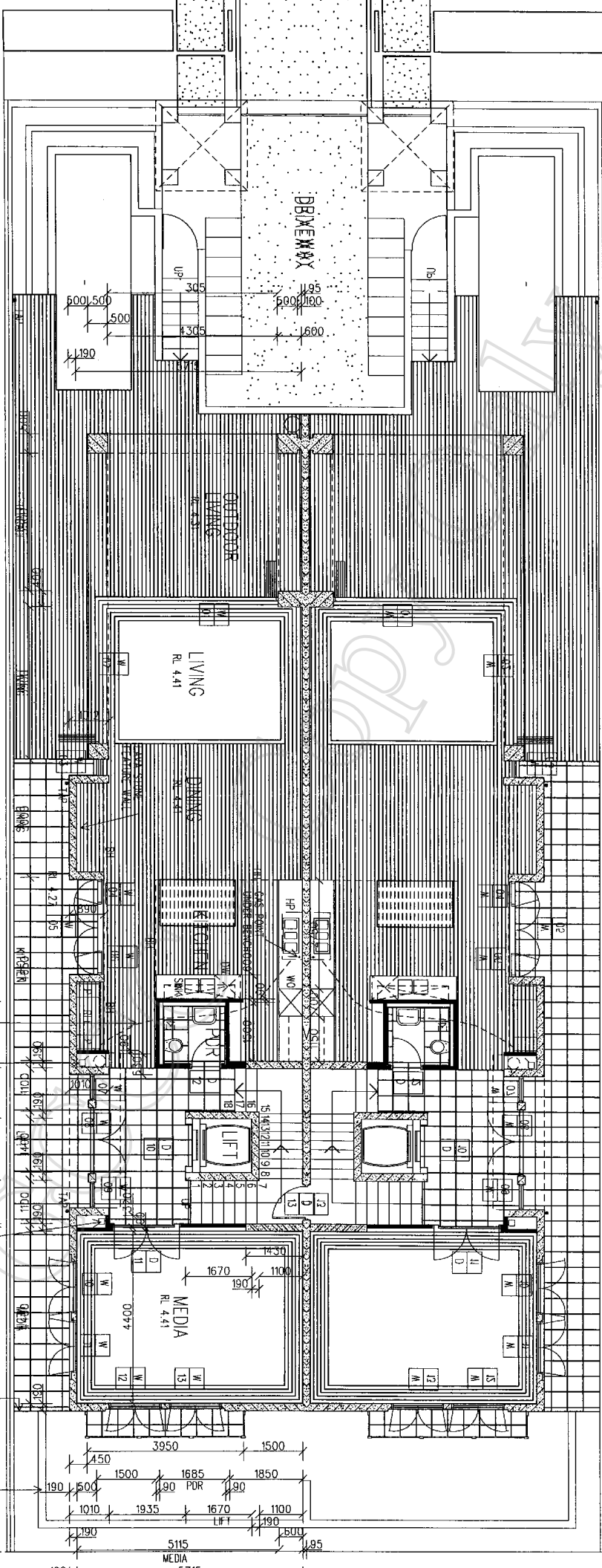
If you require clarification of any issues at this stage we would be pleased to assist. Please telephone the writer on 5502 0888.

Yours faithfully,



Tamara Wiseman
DREDGE & BELL PLANNING

GCCC - Copy Only



GROUND FLOOR PLAN

AREAS
 SITE 315 sqm
 10/14 AREA OF DUPLEXES 281.5 sqm
 SITE COVER 7.30.7

| ISSUE | DETAILS | DATE |
|-------|-------------------------------|----------|
| A | INITIAL ISSUE | 18/04/03 |
| B | ENTRY AMENDED | 22/04/03 |
| C | ISSUE FOR CONSTRUCTION | 22/04/03 |
| D | BASEMENT WALLS & LIFT AMENDED | 24/06/03 |
| E | R/S AMENDED | 24/06/03 |

| ISSUE | DETAILS | DATE |
|-------|------------------------------------|----------|
| F | ROOF DECK AMENDED | 15/08/03 |
| G | ROOF DECK AMENDED TO START LAMING | 15/08/03 |
| H | START LAMING FOR ROOF DECK | 15/08/03 |
| I | BASEMENT DOORS ADDED TO BASEMENT | 15/08/03 |
| J | BASEMENT DOORS ADDED TO KITCHEN | 15/08/03 |
| K | MEAN DOORS ADDED | 15/08/03 |
| L | LAUNDRY DOOR AMENDED ON ALL FLOORS | 15/08/03 |

| ISSUE | DETAILS | DATE |
|-------|----------------------------------|----------|
| M | DIMENSIONS ADDED TO GROUND FLOOR | 21/08/03 |
| N | DIMENSIONS ADDED TO GROUND FLOOR | 21/08/03 |
| O | DIMENSIONS ADDED TO GROUND FLOOR | 21/08/03 |
| P | DIMENSIONS ADDED TO GROUND FLOOR | 21/08/03 |
| Q | DIMENSIONS ADDED TO GROUND FLOOR | 21/08/03 |
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| X | DIMENSIONS ADDED TO GROUND FLOOR | 21/08/03 |
| Y | DIMENSIONS ADDED TO GROUND FLOOR | 21/08/03 |
| Z | DIMENSIONS ADDED TO GROUND FLOOR | 21/08/03 |

| ISSUE | DETAILS | DATE |
|-------|---|----------|
| AA | ELECTRICAL PLANS AMENDED | 27/08/03 |
| AB | SECOND FLOOR TERRACE ROOF AMENDED | 27/08/03 |
| AC | ROOF STRIPS AMENDED | 27/08/03 |
| AD | REAR PARTY WALL AMENDED TO 1800 LONG | 27/08/03 |
| AE | WINDOWS REMOVED FROM ROOF SECTION 1 AMENDED | 27/08/03 |

ARCHITECTURE
MASTER PLANNING
INTERIORS
LANDSCAPING

150 de FLEUR DE PECH
 VENTILATION DUCT'S DISCHARGE
 THROUGH EXTERIOR WALL AT
 2400 ABOVE ADJ. SLAB LEVEL.

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| ISSUE | DETAILS | DATE |
|-------|---|----------|
| AF | 150 de FLEUR DE PECH VENTILATION DUCT FOR ENSUITE | 06/09/03 |
| AG | 150 de FLEUR DE PECH VENTILATION DUCT FOR ENSUITE | 06/09/03 |
| AH | 150 de FLEUR DE PECH VENTILATION DUCT FOR ENSUITE | 06/09/03 |
| AI | 150 de FLEUR DE PECH VENTILATION DUCT FOR ENSUITE | 06/09/03 |
| AJ | 150 de FLEUR DE PECH VENTILATION DUCT FOR ENSUITE | 06/09/03 |
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| AL | 150 de FLEUR DE PECH VENTILATION DUCT FOR ENSUITE | 06/09/03 |
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| AO | 150 de FLEUR DE PECH VENTILATION DUCT FOR ENSUITE | 06/09/03 |
| AP | 150 de FLEUR DE PECH VENTILATION DUCT FOR ENSUITE | 06/09/03 |
| AQ | 150 de FLEUR DE PECH VENTILATION DUCT FOR ENSUITE | 06/09/03 |
| AR | 150 de FLEUR DE PECH VENTILATION DUCT FOR ENSUITE | 06/09/03 |
| AS | 150 de FLEUR DE PECH VENTILATION DUCT FOR ENSUITE | 06/09/03 |
| AT | 150 de FLEUR DE PECH VENTILATION DUCT FOR ENSUITE | 06/09/03 |
| AU | 150 de FLEUR DE PECH VENTILATION DUCT FOR ENSUITE | 06/09/03 |
| AV | 150 de FLEUR DE PECH VENTILATION DUCT FOR ENSUITE | 06/09/03 |
| AW | 150 de FLEUR DE PECH VENTILATION DUCT FOR ENSUITE | 06/09/03 |
| AX | 150 de FLEUR DE PECH VENTILATION DUCT FOR ENSUITE | 06/09/03 |
| AY | 150 de FLEUR DE PECH VENTILATION DUCT FOR ENSUITE | 06/09/03 |
| AZ | 150 de FLEUR DE PECH VENTILATION DUCT FOR ENSUITE | 06/09/03 |

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HANGER & KELLY PTY. LTD.

ACN 010 993 923 ABN 63 690 751 633
CONSULTING SURVEYORS (QLD & NSW)

SUITE 23 BIG "B" ARCADE
50 JAMES STREET
BURLEIGH HEADS QLD 4220



Email:
hangtar@bigpond.com.au

YOUR REF:

OUR REF:

DATE: 6147:R

21 December 2007

Dredge and Bell Planning
Attn: Tamara Wiseman
P O Box 976
Nerang QLD 4211

Dear Tamara,

Re: Certification of Ramp and Floor Levels for Proposed Units - 56 Woodroffe Avenue, Main Beach

1. We hereby certify that the as constructed grades of the ramp accessing the basement of this development are as shown on the Sketch provided (6147:R).
2. The sketch showing the elevation of the development shows all levels as measured onsite. These levels reflect an approximate height from the top of the slab above the basement to natural surface being 1.20m - 1.30m.
3. The minimum vertical distance at the entrance to the basement is 2.29m.

The Finished Floor Level of the Basement has a value of RL. 1.510 (AHD).

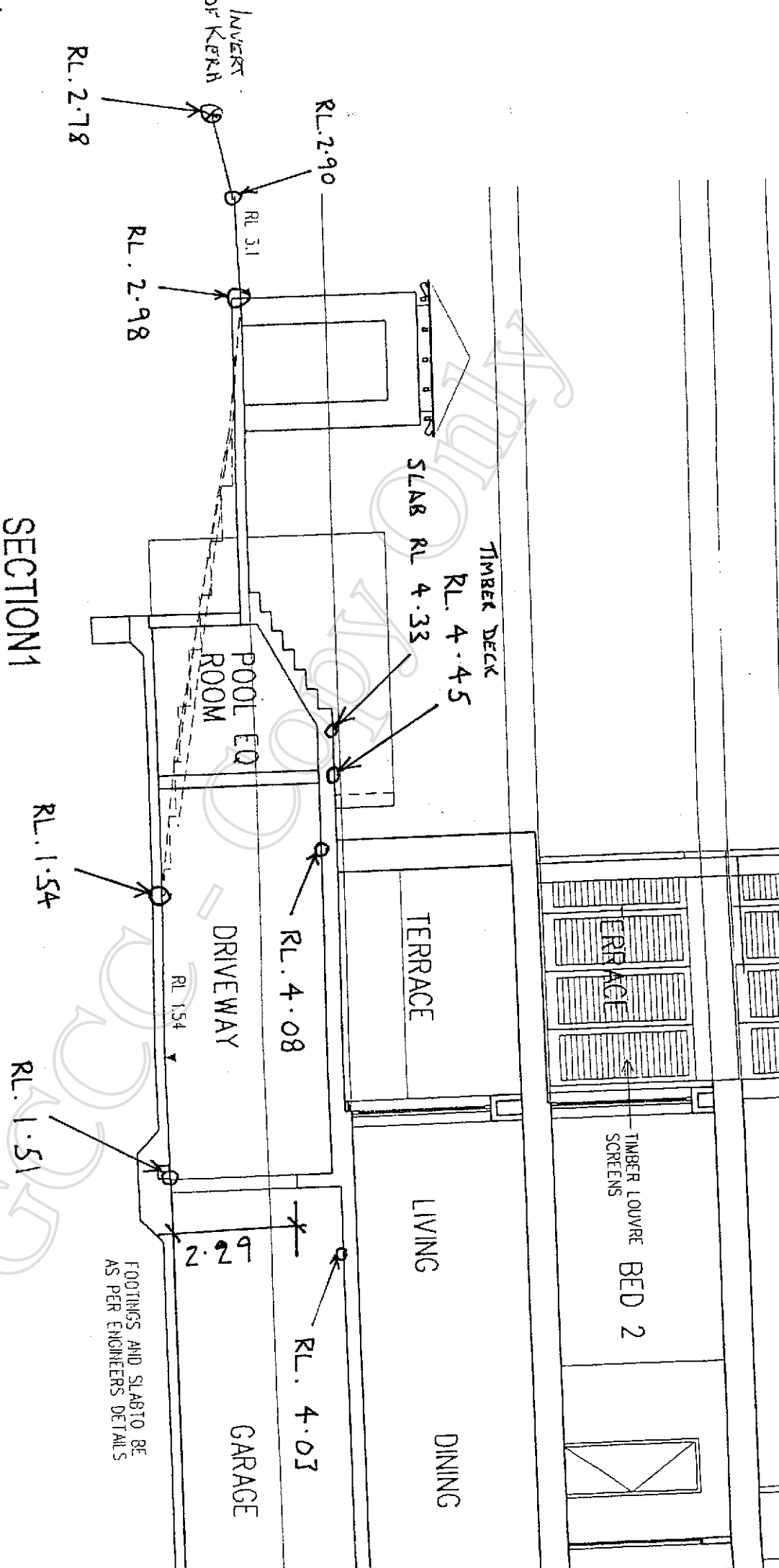
Yours faithfully

Hanger & Kelly Pty Ltd

P.O. Box 164
BURLEIGH HEADS Q 4220
Phone: (07) 5535 6041
Fax: (07) 5576 4004

R.HANGER
B. SURV. MIS. LS

A.R. KELLY
ASS. DIP. OF SURV
ASS. DIP. CIV. ENG.



SECTION 1

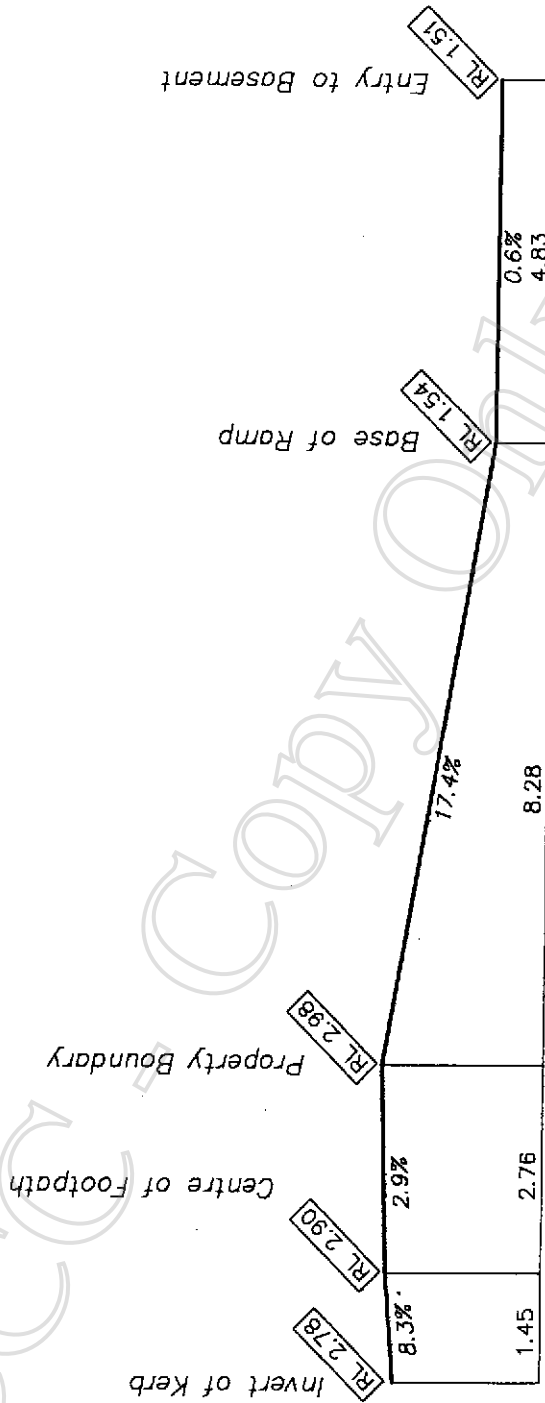
NATURAL SURFACE AT BASEMENT

RL. 3.10 (ORIGINAL DETAIL SURVEY)
 RL. 3.00 (AS CONSTRUCTED)

FOOTINGS AND SLAB TO BE
 AS PER ENGINEERS DETAILS

HANGER & KELLY PTY. LTD.
 LICENCED SURVEYORS
 P. O. Box 164
 BURLINGHEADS 4220
 Phone: (07) 5535 6041

Approx Natural Surface – RL 3.10 AHD (As taken from Original Detail Survey)
 Under side of roof inside basement – RL 4.030 AHD
 Floor level of Level 1 balcony – RL 4.450 AHD



Longsection of Ramp
 Scale 1:100

HANGER & KELLY PTY LTD

Consulting Surveyors

(ACN 010 993 923)

50 James Street
 Burleigh Heads QLD 4220

Phone: 55356041 Fax: 55764004



PLAN OF RAMP LOCATION
For 56 Woodroffe Avenue,
Main Beach

Surveyed
 T.Kelly

Date 20/12/07

Dwg. No.

Scale 1:100 A4

F/N's

6147:R

