

## Rachael Apperley

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**From:** Patrick Clifton <Patrick.C@gmacert.com.au>  
**Sent:** Thursday, 18 April 2019 4:00 PM  
**To:** Daniel Lamond  
**Subject:** 20190781 - 58 Mudlo Street, Port Douglas, Dual Occupancy (Council Ref:MCUC3038/2019)  
**Attachments:** 58MDLO - PLANNING REVIEW - 18 04 2019.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Dan,

Thank you for taking the time to meet with Nathan and I to discuss the proposed duplex at Mudlo Street, Port Douglas.

As we understand it, Council Officers are of the view that the proposed garages are a dominant feature on the street front and consider the design contrary to the Acceptable Outcomes and Performance Outcomes associated with the Dual Occupancy Code. Specifically the following design issues increase the dominance of the garages and are of concern:

- The setback of the first floor from the garage façade, which results in the first floor not being seen from the street;
- The width of the garages visible from the street;
- The non-active first floor and limited opportunity for active frontage with the street;
- The lack of prominence of the entrance to the dual occupancies.

We have taken these comments on board and revised the design to create a development that provides a better urban design solution that improves the active frontage, improves the interface with the street, reduces the dominance of the garages and increases the prominence of the dwelling entrances. We are of the view that this provides a better design solution than that originally put forward and believe that the exercise of working with Council Officers has been beneficial.

Please find attached revised plans of the proposed dual occupancy that provide for the following:

- The first floor has been brought forward to align with the front façade of the ground floor and a balcony has been provided at this level to provide a dynamic street front and to improve natural surveillance and street front activity;
- The width of the ground floor containing the garages has been reduced with setbacks to the ground floor increased, which provided for the relocation of the wheelie bin storage and service areas and the increase of landscaping to the street front;
- The roof form for the first floor has reverted to an open gable with a pitched roof, reflective of the tropical vernacular;
- The front entrance portico has been increased in width and brought forward to clearly identify the entrance to the dwelling units and improve the dominance of this feature; and,
- The width of the garage doors has been reduced to the minimum capable of accommodating double garages.

The proposed revised design is considered to be consistent with the outcomes anticipated by Performance Outcome PO3 of the Dual Occupancy Code, which states:

**PO3**

*Buildings and structures have sufficient area for residential living consistent with the amenity of a residential area and are sympathetic to the streetscape pattern.*

The revised design caters for residential living by incorporating balconies/patios at the first floor level, overlooking the street, is consistent with the promotion of street front activity consistent with the amenity of the area and provides for a two storey built form that addresses the street consistent with the emerging streetscape pattern.

We trust that this is an accepted design outcome and is considered favourably by Council Officers; should you have any queries please do not hesitate to contact me.

Kind regards

**Patrick Clifton**  
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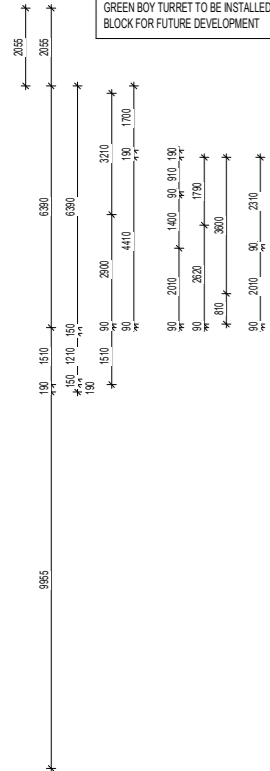
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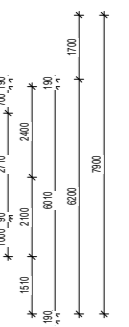
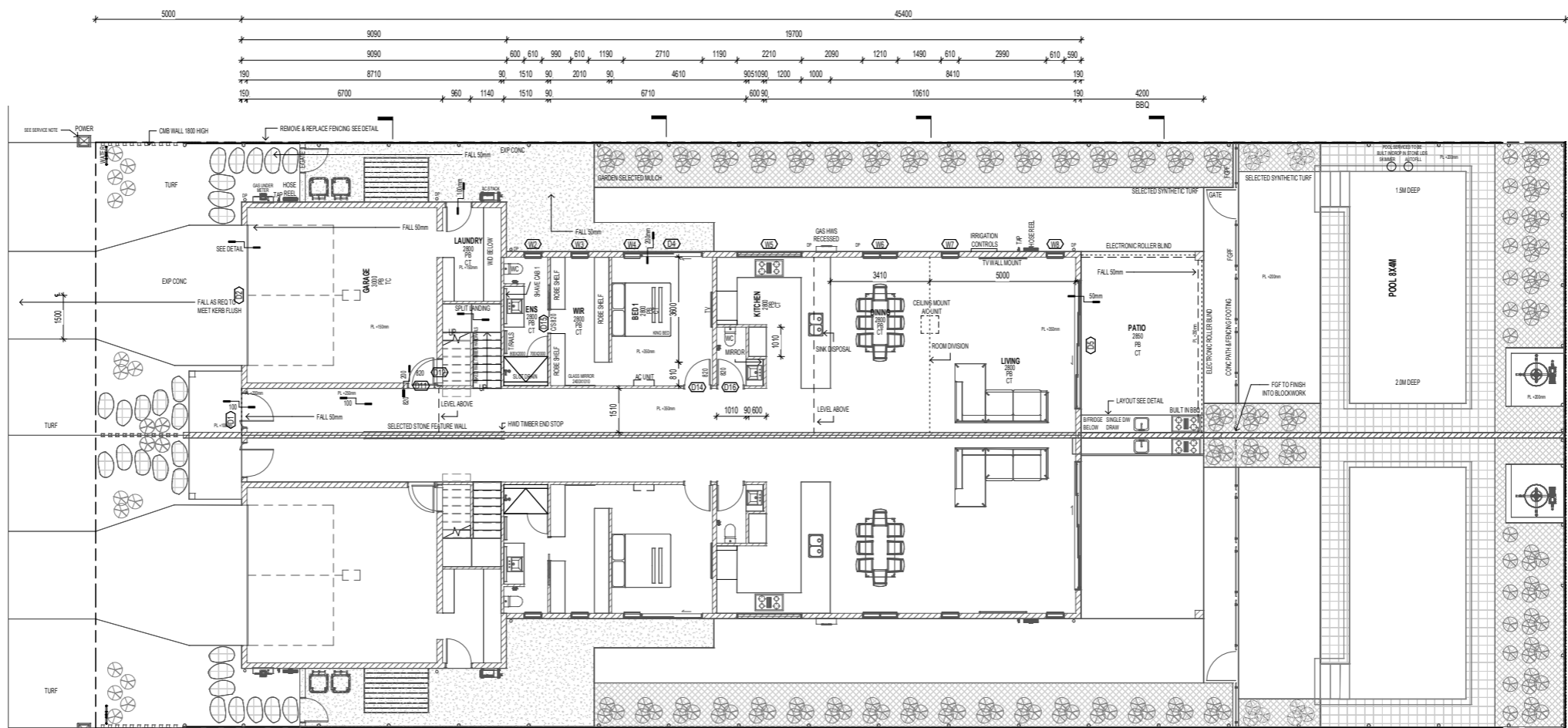
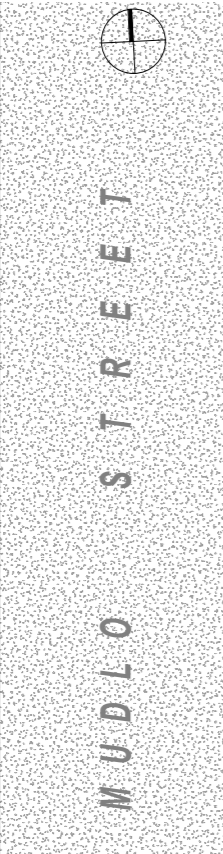


**NOTES**  
 E/GATE- KEY PAD FOR PEDESTRIAN GATE  
 PROVIDE IRRIGATION TO ALL GARDEN BEDS

**SERVICE NOTE:**  
 MOVE EXISTING SERVICES TO NOMINATED SERVICE AREA. INSIDE BLOCK WORK IN GARDEN TO BE HIDDEN VIA PLANTING  
 SUB BOARD INSIDE AS NOMINATED  
 GREEN BOY TURBINE TO BE INSTALLED BETWEEN BLOCK FOR FUTURE DEVELOPMENT



**SFL1**  
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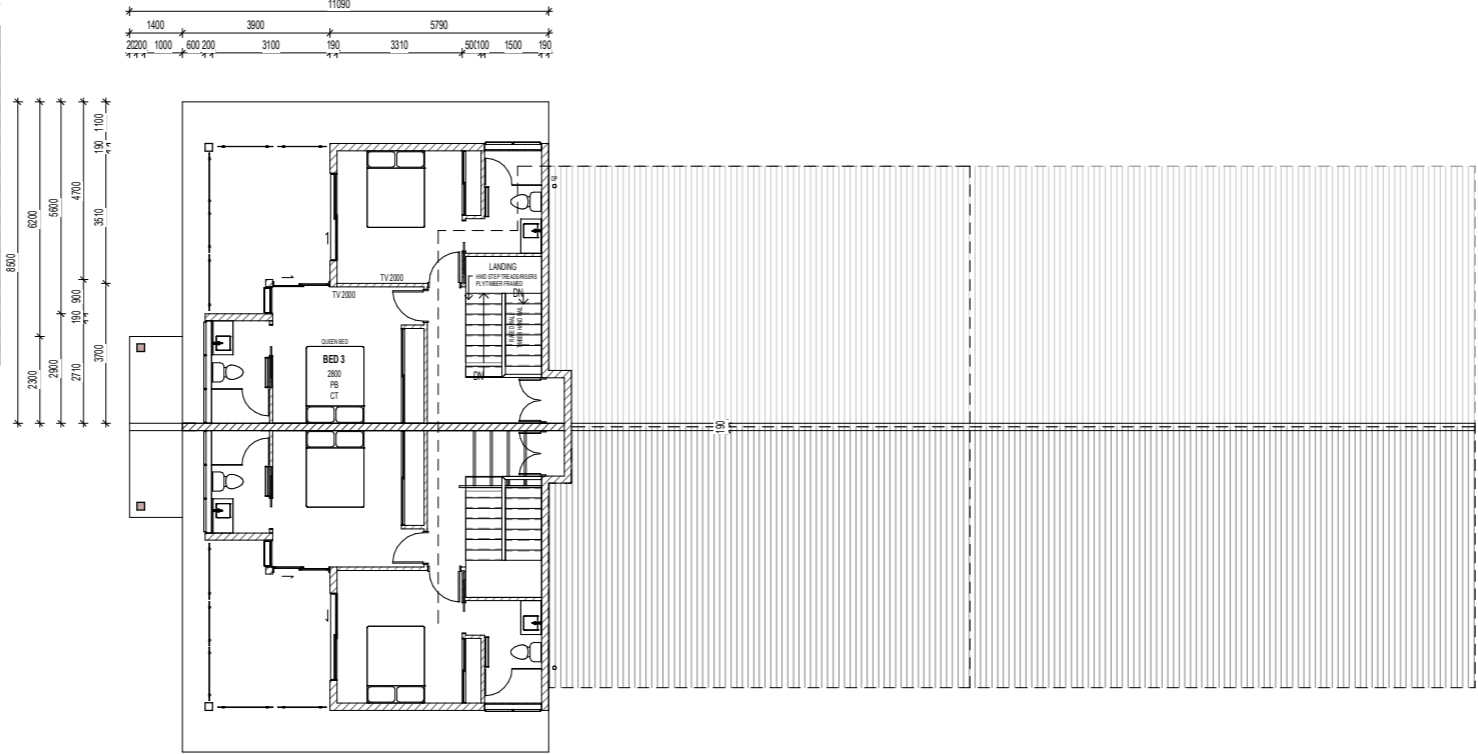


**FENCING**  
 1800mm HIGH BLOCK FENCING TO FRONT STREET END  
 2000mm HIGH BLOCK FENCING TO DIVIDING FENCE AT REAR  
 2000MM HIGH CCA TREATED TIMBER FENCING TO ALL SIDE BOUNDARIES UNO

**PLUMBING NOTES:**  
 PROVIDE WATER POINT FOR FRIDGE  
 PROVIDE WATER POINTS FOR 2X DISH WASHERS (1 AT KITCHEN 1 AT OUTDOOR BBQ AREA)  
 PROVIDE INSTALL OF SINK DISPOSAL & AIR SWITCH IN KITCHEN  
 PROVIDE WATER POINTS FOR WASHER IN LAUNDRY  
 PROVIDE WATER POINTS AT ALL SINK/SHOWER/TUBS/WCs LOCATIONS AS MARKED ON PLAN  
 PROVIDE WATER AUTO TOP UP FOR POOLS  
 PROVIDE OUTDOOR TAPS AS MARKED  
 MOVE WATER METERS AS NOMINATED  
 MOVE GAS AND SPLIT LINE FOR 2 METERS (ABOVE IS PER UNIT)

**SCHEDULE - WINDOWS**

MARK	WINDOW TYPE	SPECIAL REQUIREMENTS	HEIGHT	WIDTH	FRAME COLOUR	GLAZING TYPE
2	1 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	610	PEARL WHITE	OPAQUE
3	1 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	610	PEARL WHITE	OPAQUE
4	1 X BAY LOUVRE WINDOW	COUPLED TO ADJACENT DOOR	2410	610	PEARL WHITE	PEARL WHITE ALUMINIUM
5	SINGLE FIXED LITE ALUMINIUM WINDOW	NA	710	2210	PEARL WHITE	CLEAR GLASS
6	2 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	1210	PEARL WHITE	CLEAR GLASS
7	1 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	610	PEARL WHITE	CLEAR GLASS
8	1 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	610	PEARL WHITE	CLEAR GLASS
45	1 X BAY LOUVRE WINDOW	COUPLED TO ADJACENT DOOR	2410	710	PEARL WHITE	CLEAR GLASS
46	3 X BAY ALUMINIUM LOUVRE WINDOW	NA	610	1510	PEARL WHITE	CLEAR GLASS
47	2 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	610	PEARL WHITE	CLEAR GLASS
48	1 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	610	PEARL WHITE	OPAQUE
49	1 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	610	PEARL WHITE	OPAQUE
50	1 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	610	PEARL WHITE	OPAQUE
51	2 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	1210	PEARL WHITE	CLEAR GLASS
52	SINGLE FIXED LITE ALUMINIUM WINDOW	NA	710	2210	PEARL WHITE	CLEAR GLASS
53	1 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	610	PEARL WHITE	CLEAR GLASS
54	1 X BAY LOUVRE WINDOW	COUPLED TO ADJACENT DOOR	2410	610	PEARL WHITE	PEARL WHITE ALUMINIUM
55	1 X BAY LOUVRE WINDOW	COUPLED TO ADJACENT DOOR	2410	710	PEARL WHITE	CLEAR GLASS
56	3 X BAY ALUMINIUM LOUVRE WINDOW	NA	610	1510	PEARL WHITE	CLEAR GLASS
57	2 X BAY ALUMINIUM LOUVRE WINDOW	NA	2310	610	PEARL WHITE	CLEAR GLASS



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**SCHEDULE - DOORS EXTERIOR**

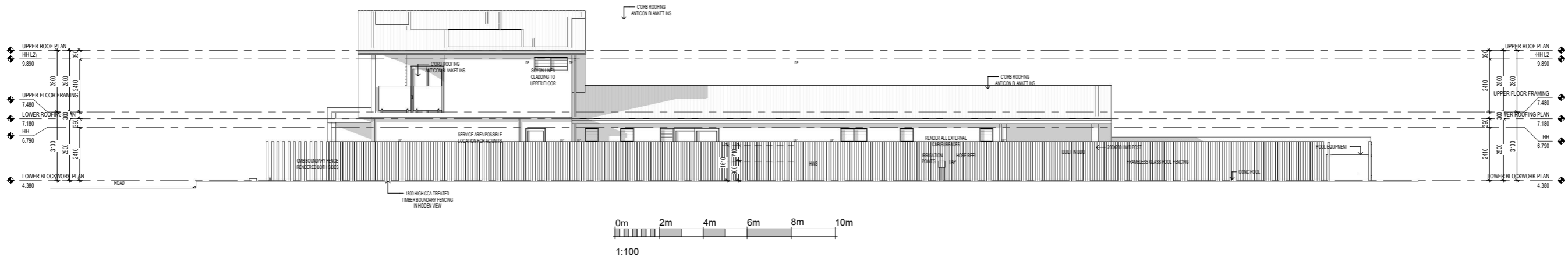
MARK	TYPE	HEIGHT	WIDTH	GLAZING TYPE	COLOUR	USE
1	SINGLE LITE ALUMINIUM DOOR	2410	1210	OPAQUE	PEARL WHITE	EXT
4	FX ALUMINIUM SLIDING DOOR	2410	2100	CLEAR	PEARL WHITE	EXT
5	FOXX ALUMINIUM SLIDING DOOR	2410	4410	CLEAR	PEARL WHITE	EXT
48	SINGLE LITE ALUMINIUM DOOR	2410	910	CLEAR	PEARL WHITE	EXT
60	FX ALUMINIUM SLIDING DOOR	2410	1510	CLEAR	PEARL WHITE	EXT
62	FX ALUMINIUM SLIDING DOOR	2410	2100	CLEAR	PEARL WHITE	EXT
63	FOXX ALUMINIUM SLIDING DOOR	2410	4410	CLEAR	PEARL WHITE	EXT
65	SINGLE LITE ALUMINIUM DOOR	2410	1210	OPAQUE	PEARL WHITE	EXT
74	SINGLE LITE ALUMINIUM DOOR	2410	910	CLEAR	PEARL WHITE	EXT
75	SINGLE LITE ALUMINIUM DOOR	2410	1510	CLEAR	PEARL WHITE	EXT

**SCHEDULE - DOORS/SPECIAL DOORS AND GATES**

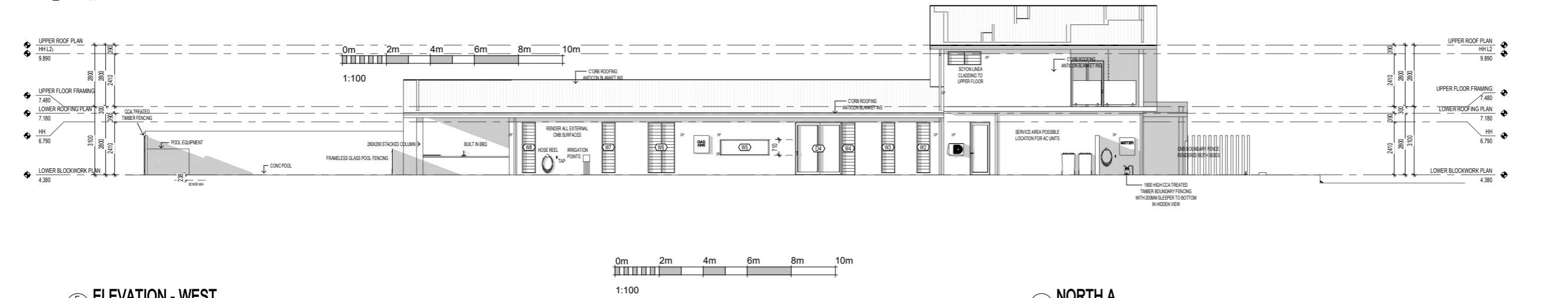
MARK	TYPE	HEIGHT	WIDTH	GLAZING TYPE	COLOUR	USE
2	PANEL LIFT GARAGE DOOR	2610	N/A	N/A	SURFMIST	SPECIAL
39	CORTEN YARD GATE	1800	865	N/A	SURFMIST	SPECIAL
70	PANEL LIFT GARAGE DOOR	2610	N/A	N/A	SURFMIST	SPECIAL
71	CORTEN YARD GATE	1800	865	N/A	SURFMIST	SPECIAL

FLOOR AREAS PER UNIT		BUILDING/LAND RATIO		ULTIMATE & SERVICEABILITY LIMIT STATE DESIGN WIND PRESSURES					
INTERNAL HOUSE LOWER	146m <sup>2</sup>	LAND PLOT SIZE	1013m <sup>2</sup>	WIND CLASS	DESIGN GUST WIND SPEED (m/s)	DESIGN PRESSURES (kPa)			
INTERNAL HOUSE UPPER	75m <sup>2</sup>	LOWER FLOORS ENCLOSED	398m <sup>2</sup>			V <sub>h,s</sub>	V <sub>h,c</sub>	GREATER THAN 1.2m FROM CORNERS	
INTERNAL GARAGE	46m <sup>2</sup>	PATIOS/PORCHES/NOT ENCLOSED	86m <sup>2</sup>	U.S.	S.S.			U.S.	S.S.
INTERNAL UNDER COVER	34m <sup>2</sup>	GFA ENCLOSED	398m <sup>2</sup>	C2 61 39 42.68 49.88 -4.62 -1.23					
POOL	33m <sup>2</sup>	UPPER FLOOR ENCLOSED	155m <sup>2</sup>						
		LOWER COVERAGE %	39.28%						
		UPPER COVERAGE %	15.30%						

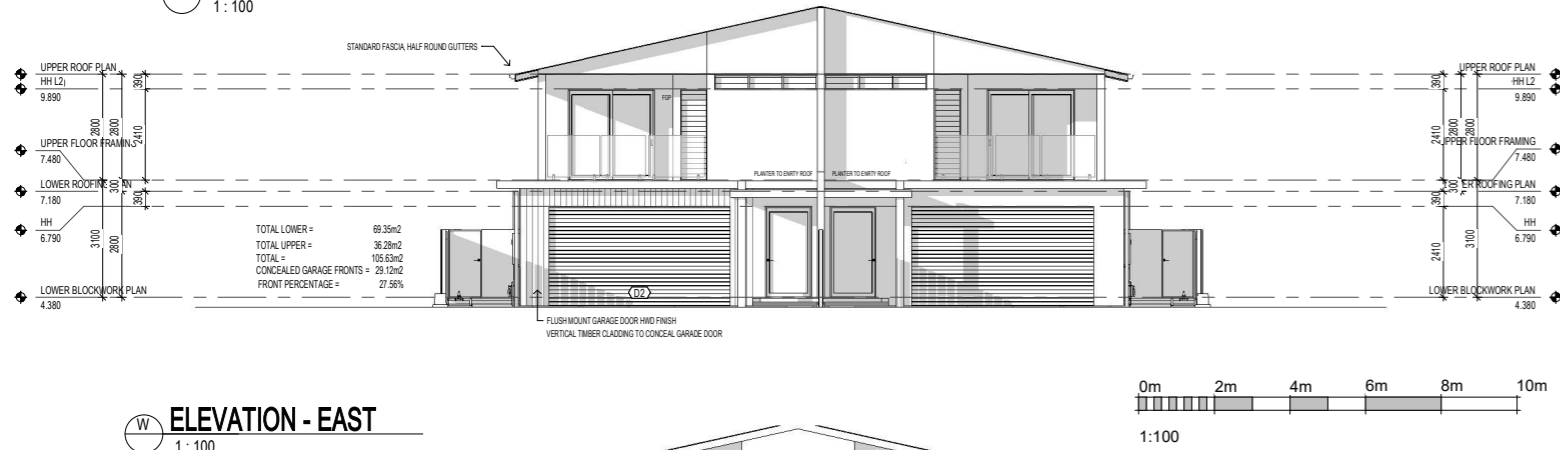
**ELEVATION - SOUTH**  
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**ELEVATION - NORTH**  
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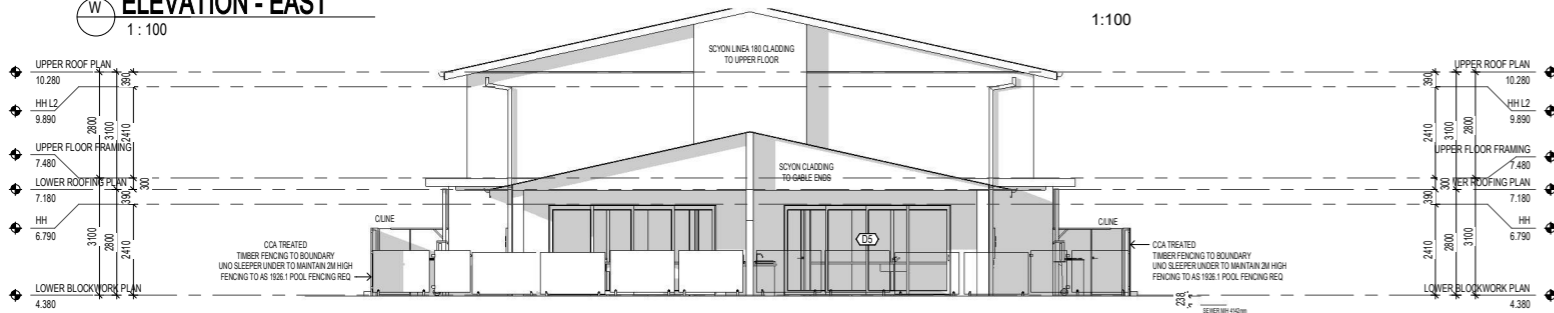
**ELEVATION - WEST**  
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**NORTH A**  
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**ELEVATION - EAST**  
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**SOUTH A**  
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