PLANNING PLUS

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Our Ref: 17-18/L000814
CRC Ref: MCUC2385/2017
Date: 8 January 2018

Attn: Daniel Lamond
Chief Executive Officer
Douglas Shire Council
PO Box 723
MOSSMAN QLD 4873

VIA: EMAIL: Daniel.lamond@douglas.qld.gov.au

Dear Daniel,

RE: RESPONSE TO INFORMATION REQUEST IN RELATION TO A DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE FOR 'MULTI-UNIT HOUSING' ON LAND AT 14 MUDLO STREET, PORT DOUGLAS, MORE PARTICULARLY DESCRIBED AS LOT 919 ON PTD 2092

Planning Plus Pty Ltd acts on behalf of PL & M Bonomi ('the Applicant') in relation to the above-described matter.

We provide our response below to the Information Request received from Douglas Shire Council on 18 December 2017.

1. ***Provide an amended design on an RPEQ certified plan of swept path diagrams detailing compliance with Australian Standard 2890.1:2014 for each car parking space. This plan must be drawn to an appropriate nominated scale and be dimensioned.***

Please see responses from TPG Architects and CMG Engineers, included for reference as **Annexures 1 & 2**, respectively.

2. ***Nominate the design vehicle used to determine the swept path diagrams noting that a four wheel drive passenger vehicle must be accommodated on site.***

Please see response from CMG Engineers, included for reference as **Annexure 2**.

3. ***Demonstrate how the proposal complies with A2.1 of the Vehicle Parking and Access Code, with respect to dimensions and access for disabled parking spaces.***

Confirmation has been sought from a private certifier that disabled parking spaces are not required for Class 2 residential development. This requirement is inconsistent with the Building Code of Australia and therefore considered unnecessary and unreasonable.

4. ***Demonstrate how the proposal complies with Planning Scheme Policy No 2 – Building Design and Architectural Elements. It is noted that the proposed buildings lack tropical design features.***

Please see response from TPG Architects, included for reference as **Annexure 1**.

5. ***Demonstrate how the proposal complies with Queensland Development Code MP 1.4 with respect to building over the sewer main. In the event the proposal cannot comply, demonstrate how the sewer can be relocated.***

Please see response from CMG Engineers, included for reference as **Annexure 2**.

Conclusion

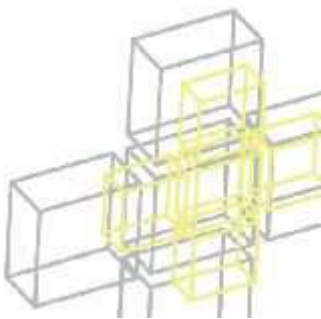
We trust this information is sufficient for your purposes; however should you require any further details or clarification, please do not hesitate to contact the undersigned.

Yours Faithfully

Evan Yelavich
Senior Planner
Planning Plus Pty Ltd

enc. **Annexure 1:** TPG Architects Letter
Annexure 2: CMG Engineers Letter

Annexure 1
TPG Architects Letter



22 December 2017
LMB-01 D101

Douglas Shire Council
PO Box 723
Mossman Qld 4873

Att: Mr Daniel Lamond

Dear Daniel

RE: Information Request _14 Mudlo St – Items 1 and 4

In response to the above fore mentioned Information Request dated 18th, please find attached:

Drawings	LMB01 DA.02 Rev B	Ground and First Floor Plan Dimensioned driveway and parking spaces.
	LMB01 DA.04 Rev B	Elevations Annotated with plot ratio bonuses
Checklist DSC Town Planning Policy 2		Annotated as marked

RFI Item 1

Find attached ground floor plan at 1:100 scale, annotated with dimensions of drive and parking spaces of the typical unit arrangement. Further information on the parking geometry is provided by CMG Engineers in a separate report.

RFI Item 4

The proposed unit development incorporates many typical Queenslander vernacular design elements in a contemporary manner as noted in the attached Checklist.
The following references the specific elements noted in the Policy 2 schedule illustrated on the elevations of the proposed development, drawing LMB01 DA.04b

Large Open Balconies

A large open balcony is provided in front of the upstairs living area. A smaller open balcony is provided to Bed 4 facing the internal road elevation, providing contrasting light and shade to this semi-public elevation, as envisioned by the Policy.

Awnings, eaves and overhangs

Deep frame awning shading devices are provided to windows on the west elevation, from the lounge tall louvred glass and to the Bed 3 windows facing the street. These frames provide shade to the deep reveal of the windows and can be readily seen on the 1:100 ground and first floor plans. Overhangs are provided to the vast majority of windows however only partial compliance is sought here.

Columns and posts

Lightweight posts are provided at the tops of the structural concrete columns as shown in the southern elevation. Here the roof overhang sits atop these lightweight posts in juxtaposition to the structural concrete columns below reinforcing the lightweight nature of the roof structure over.

Shutters and screens

Various timber screens are indicated throughout the project and a propensity for use of traditional glass and aluminium louvres as indicated to all elevations.

Shading of glazed openings and expansive windows and doors

The proposed development incorporates large window and door openings, the majority of which are screened or provided with large overhangs affording the opportunity for cross ventilation to the majority of spaces within.

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Plot ratio bonuses

Specific plot ratio bonuses applicable to the provisions of the tropical design features are noted in the summary plot ratio bonuses table on the elevation drawing LMB01 DA.04. It can be seen that 0.35 bonuses have been achieved where only 0.11 are required.

In summary, we advise that the proposed development incorporates many tropical vernacular design features albeit in a contemporary manner befitting the proposed 3 villa residential development. These building design features incorporate repetitive design elements to reduce the bulk of the building, whilst lightweight timber cladding elements are incorporated in the external façade. The building is articulated in both elevation and plan with no single element larger than 13 metres in length. Roof and balcony overhangs provide extensive outdoor living spaces directly linked to the indoor spaces to provide indoor/outdoor spaces so typical to the tropical residential pavilion plan.
The tropical character of the development is reinforced with the extensive landscaped courtyards and edges to the building providing a further blurring of the indoor/outdoor spaces.

No bonuses to height or site cover have been sought.

Yours sincerely,

Roger D. Mainwood
Encl:
DA02b - Ground First Floor Plan
DA02b - Elevation
Checklist

cc. Evan Yelavich
L and M Bonomi

CHECK LIST

Architectural Elements and Building Design Features			
Architectural Element	**Yes**	**No**	**Not Applicable**
Large open balconies with balustrading	✓		
Awnings, eaves and overhangs	✓ PARTIAL		
Roof profile		✓	
Gables		✓	
Columns and posts	✓		
Shutters and screens	✓		
Shading of Glazed Openings	✓		
Expansive windows and doors	✓		
Building Design Features			
Repetitive design features in a building which reduce the bulk of the building	✓		
Elevation of a building on lightweight pier foundations and incorporating lightweight exterior building materials	✓ PARTIAL		
Articulation to a building facade/roof profile to reduce the bulk of the building and provide weather protection	✓		
Large recesses under roof creating indoor/outdoor living spaces as a main feature of a building	✓		
Scale and bulk of a building reduced by a mix of articulation, use of architectural elements and exterior finishes	✓		

Fig Tree Villas

DA.04a
2
DA.05a

BINS
GATE
4000
3750
6700
5850
3000
200
3500
5850
5400

POND
COURTYARD
ENS 1
BED 1
VISITOR CAR PARK
PWD
LINEN
BOOK CASE
REF
PANTRY
ENTRY
1 2 3 4 5 6 7 8 9 10
KITCHEN
LINE OF CEILING
LOUNGE
DINE
PATIO
BBQ
SERVICE COURT
TERRACE
POOL
POOL TERRACE
DAYBED

VISITOR CAR PARK BELOW
DA.04a
COURT BELOW
ENS 3
BATH
LINEN
WIR
BED 3
BED 4
16
ENS 2
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
16
LOFT LOUNGE
BED 2
WIR
LINE OF SKYLIGHT OVER
VOID
BALCONY
POOL BELOW

DA.04a
1
DA.05a
EXISTING FIG TREES

GROUND FLOOR
VILLA 1

DA.04a
2
DA.05a

UPPER FLOOR
VILLA 2

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1:200 @ A1
1:100 @ A3
0 1 2
1 : 100 @ a3

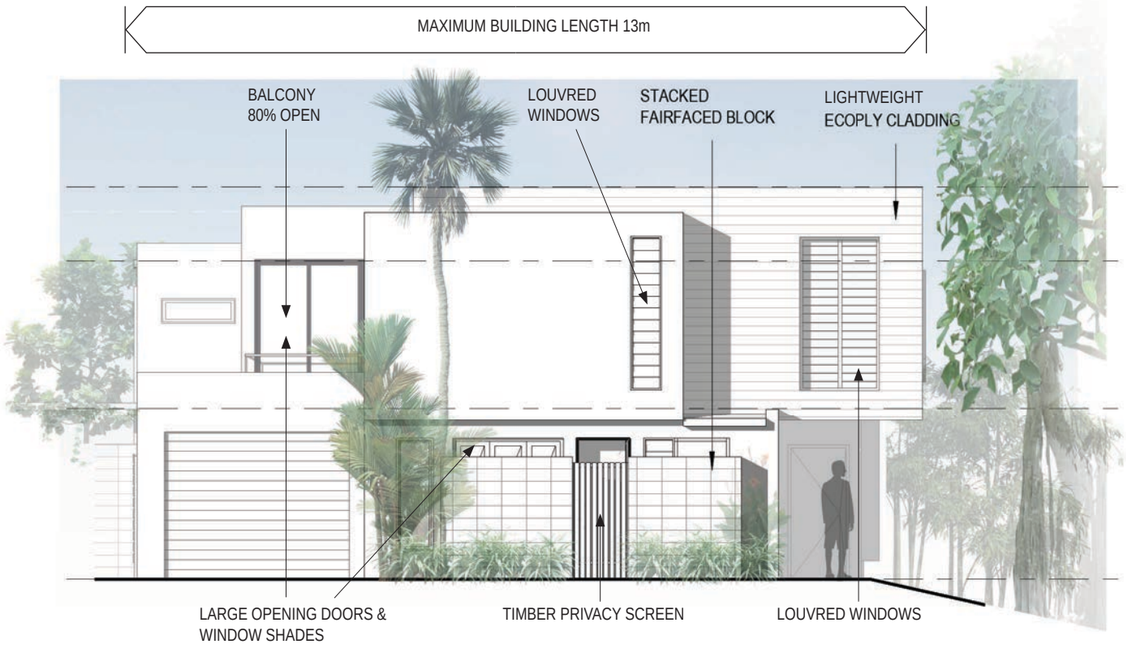
n

Ground & First Floor Plan

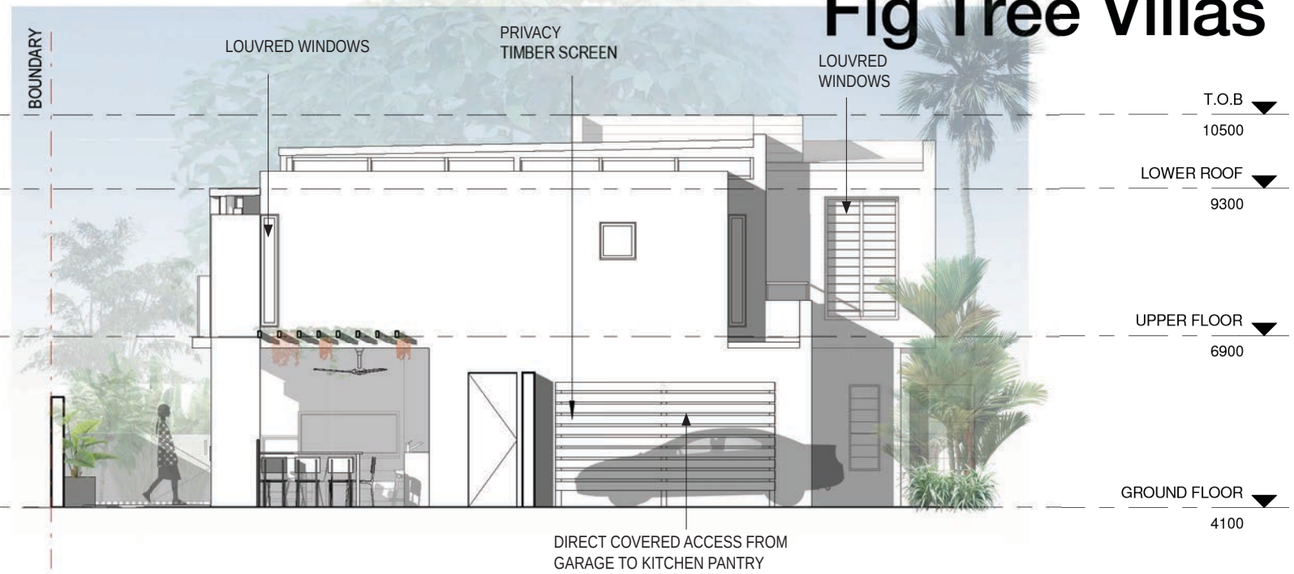
LMB-01 FIG TREE VILLAS
DA.02b NOVEMBER 2017

Fig Tree Villas

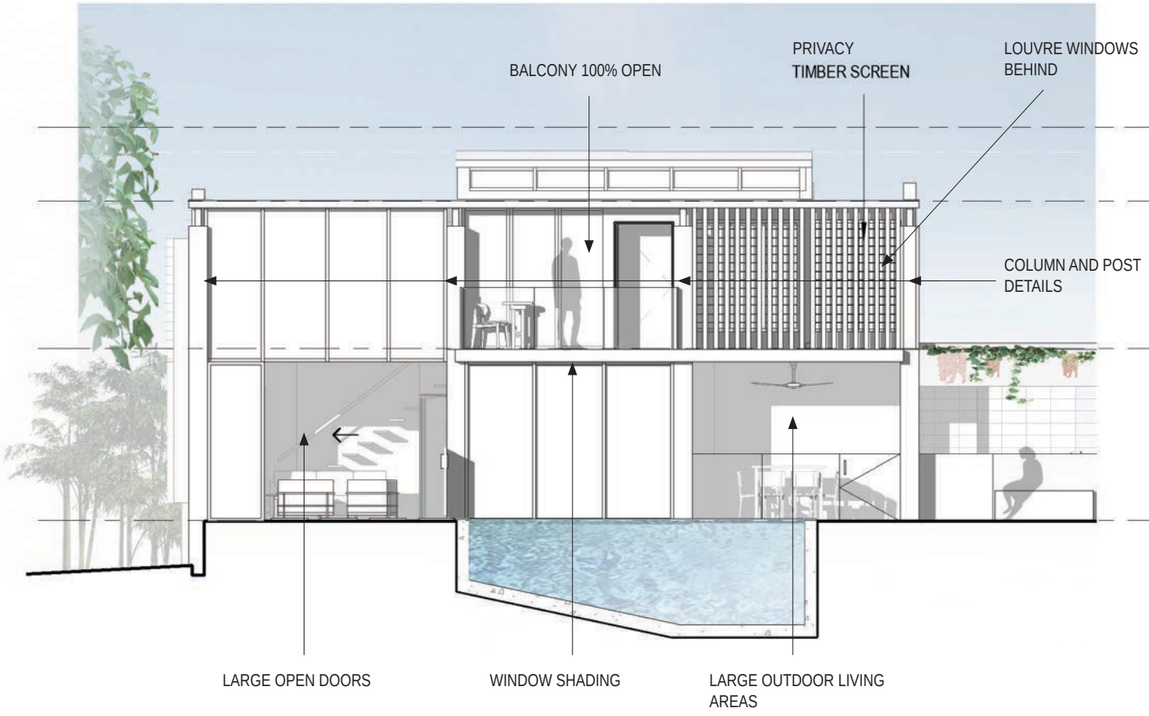
TYPICAL VILLA - NORTH ELEVATION



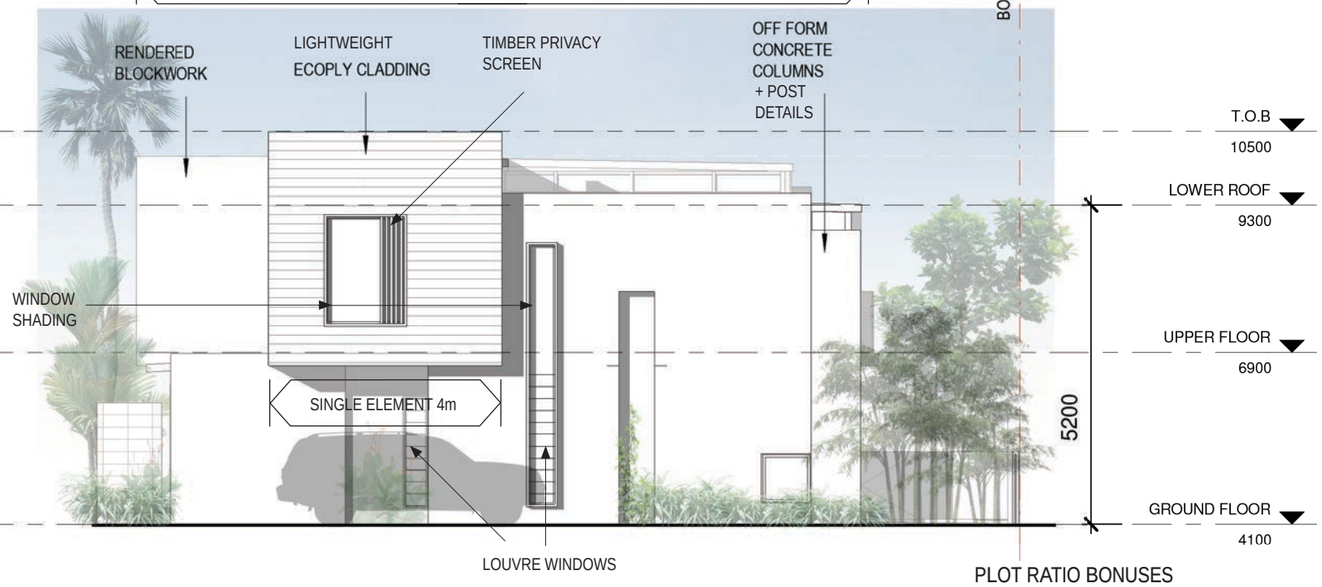
TYPICAL VILLA - EAST ELEVATION



TYPICAL VILLA - SOUTH ELEVATION



TYPICAL VILLA - WEST ELEVATION



PLOT RATIO BONUSES

Privacy screens	.05 (complies)
Covered pedestrian access to car	.05 (complies)
Covered or screened windows	.15 (complies)
Building bulk no greater than 30m length	(complies)
No single feature greater than 15m	.10 (complies)
Total Bonus	.35
Required Bonus	.11 (complies)

TPG ARCHITECTS
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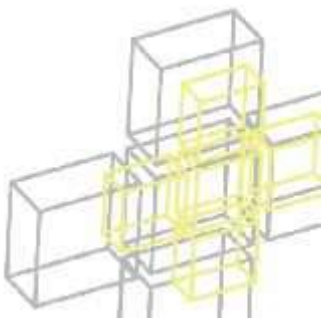
1:200 @ A1
1:100 @ A3
1 : 100 @ a3

Elevations

LMB-01 **FIG TREE VILLAS**
DA.04b **NOVEMBER 2017**

Annexure 2
CMG Engineers Letter



Engineers with practical solutions

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Our Ref: 38675R2

21 December 2017

Douglas Shire Council
PO Box 723
Mossman Qld. 4873

Att: Mr Daniel Lamond

Dear Daniel

Re: Information Request Lot 919 (14) Mudlo Street Port Douglas

We confirm the following with respect to the vehicular access and sewer.

- The sweep path diagrams have been computed for a Toyota landcruiser L 4.99m, Wb 2.85, W 1.98. The swept path model was run in the drawing cad file which we have presented on an A3 PDF.

- Dimensioned drawings will be provided by the Project Architects

- The sewer grades are such that diversion of the sewer is difficult. Bridging the sewer can be achieved without complicated structural systems. This together with upgrading of sewer pipes or relining of sewer allows for protection of the sewer and serviceability is not compromised.

- We further note that we have successfully undertaken this solution on several similar projects.

Yours faithfully

C.M.G CONSULTING
ENGINEERS PTY. LTD.

C.M. GIANARAKIS (RPEQ 1370)