

ORDINARY MEETING 16 DECEMBER 2014	5.10
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MATERIAL CHANGE OF USE (CODE ASSESSMENT) HOUSE – 1 MURPHY STREET PORT DOUGLAS

**Jenny Elphinstone: MCUC 15/2014 : 435581**

<u>PROPOSAL:</u>	HOUSE
<u>APPLICANT:</u>	DPA ARCHITECTS PTY LTD PO BOX 6818 GOLD COAST MAIL CENTRE BUNDALL QLD 4217
<u>LOCATION:</u>	1 MURPHY STREET PORT DOUGLAS QLD 4877
<u>PROPERTY:</u>	LOT 2 ON RP742318
<u>LOCALITY:</u>	PORT DOUGLAS AND ENVIRONS
<u>PLANNING AREA:</u>	RESIDENTIAL 1 – FLAGSTAFF HILL SPECIAL MANAGEMENT AREA
<u>PLANNING SCHEME:</u>	DOUGLAS SHIRE PLANNING SCHEME 2008
<u>REFERRAL AGENCIES:</u>	NOT APPLICABLE
<u>NUMBER OF SUBMITTERS:</u>	NOT APPLICABLE
<u>STATUTORY ASSESSMENT DEADLINE:</u>	19 DECEMBER 2014
<u>APPLICATION RECEIVED</u>	3 SEPTEMBER 2014
<u>APPENDIX:</u>	1. APPROVED PLAN(S) & DOCUMENT(S) 2. SUPPORTING INFORMATION TO REPORT

[illegible]

<b>Drawing or Document</b>	<b>Reference</b>	<b>Date</b>
<b>First Floor Plans</b>	Generally in accordance with DPA Architects Drawing WD-103, Issue A dated 3 October 2014 and as amended by Conditions of this Development Permit.	To be determined.
<b>Roof Floor Plan</b>	Generally in accordance with DPA Architects Drawing WD-104, Issue A dated 3 October 2013 and as amended by Conditions of this Development Permit.	To be determined.
<b>Elevations – N.E. &amp; N.W.</b>	Generally in accordance with DPA Architects Drawing WD-201, Issue A dated 3 October 2013 and as amended by Conditions of this Development Permit.	To be determined.
<b>Elevations – S.W. &amp; S.E.</b>	Generally in accordance with DPA Architects Drawing WD-202, Issue A dated 3 October 2013 and as amended by Conditions of this Development Permit.	To be determined.
<b>Section 1</b>	Generally in accordance with DPA Architects Drawing WD-301, Issue A dated 3 October 2013 and as amended by Conditions of this Development Permit.	To be determined.
<b>Section 2</b>	Generally in accordance with DPA Architects Drawing WD-302, Issue A dated 3 October 2013 and as amended by Conditions of this Development Permit.	To be determined.
<b>Landscape Report</b>	Generally in accordance with Hortulus, Revision B report as submitted to Council on 8 July 2014 and as amended by Conditions of this Development Permit.	To be determined.

## **ASSESSMENT MANAGER CONDITIONS**

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:
  - a. The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within technical reports; and
  - b. The following conditions of approval and the requirements of Council's Planning Scheme and the *FNQROC Development Manual*.

Except where modified by these conditions of approval.

### **Timing of Effect**

2. The conditions of the Development Permit must be satisfied prior to Commencement of Use, except where specified otherwise in these conditions of approval.

### **Amendment to Design**

3. The proposed development must be redesigned to accommodate the following changes:
  - i. Include the retaining wall and engineering works as designed by Colefax and Associates;
  - ii. Reduce the building Height where: the total of all floor levels have a maximum height of 6.5 metres above existing ground level; the roof to have a maximum height of 3.5 metres; and the building is a maximum of two (2) storeys (that is, removal of the mezzanine level);
  - iii. Reduce the visual bulk and mass of the building;
  - iv. Include any requirements of any further geotechnical report that are necessary to ensure the development has a low to very low risk of failure;
  - v. Remove the separating wall at the front entrance at ground level, open this entry area to enable access to the whole of the building from the foyer central breezeway and ensure the development to reflect the use of the development as a single House and used by a single Household;
  - vi. Provide details of the colours and finishes to the retaining wall in the driveway area. The retaining wall must be constructed of materials and/or finished in colours, which blend with the surrounding natural environment; and

- vii. Provide details of the exterior colours and finishes to the house that are non-reflective and blend with the natural colours of the surrounding environment. Roofs and structures (including Water Tanks) must be of moderately dark to darker shades of green, grey, blue and brown. The building colours are to promote diversity in light and shade and create a suitable backdrop when viewed from outside the site to enhance the scenic vegetated backdrop of Flagstaff Hill;

Details of the above amendments must be endorsed by the Chief Executive Officer prior to issue of a Development Permit for Building Work.

#### **On- Road Drainage**

- 4. Provide an updated stormwater plan including the specified street works nominated in Condition 5 below that connect to the downstream drainage inlet pit in Murphy Street prior to the issue of a Development Permit for Building Work.

The plan must be supported by appropriate stormwater calculations confirming flow width and depth across the driveway confirming runoff is contained on the road and does not overtop into either Lot 1 on RP7142318 or Lot 2 on Rp742318. Where the pipe network is to be extended upstream from the existing inlet pit details of the proposed work must be provided including invert levels, pipe class, size and cover.

The plan and supporting information must be sufficient to demonstrate no adverse impacts on existing Council infrastructure and existing lots.

The plan must be submitted to the Chief Executive Officer prior to the issue of a Development Permit for Building Work.

#### **External Works**

- 5. The applicant must undertake the following works external to the property at no cost to Council:
  - a. Identify the clearing required to construct the engineering works in the road reserve. In particular, the vegetation above the retaining wall proposed on Murphy Street to the south of the driveway must be assessed by both the landscaper and Engineer to confirm the practicality of retaining this vegetation.
  - b. Construct the retaining wall and engineering works as designed by Colefax and Associates for the driveway and road;
  - c. Provide a standard vehicle cross over in accordance with the FNQROC Development Manual Standard Drawing S1015;
  - d. Provide a guardrail to the edge of the elevated part of the road, above the driveway where the horizontal separation between the road and driveway levels are 500mm or greater;

- e. Install kerb and channel for the full frontage of the site to prevent run-off down the batter off the Murphy Street road reserve. The kerb and channel and driveway interface needs to ensure the runoff is controlled past the driveway and remains on road;
- f. The kerb must continue between the driveway and the stormwater pit in Murphy Street in front of existing Lot 1 on RP742318. Alternatively extend the piped stormwater network from the existing pit up to the driveway for Lot 2 on RP742318 and detail invert levels, pipe class, size and cover;
- g. Include all works as required by Condition 4 above; and
- h. All works in the road reserve need to be properly separated from pedestrians and vehicles, with any diversions adequately signed and guarded. Particular attention must be given to providing safe passage for people with disabilities. That is, the provision of temporary kerb ramps if pedestrian diversions are necessary.

The external works outlined above constitute Operational Works. Three (3) copies of a plan of the works at A1 size and one (1) copy at A3 size must be endorsed by the Chief Executive Officer prior to commencement of such works. Such work must be constructed in accordance with the endorsed plan to the satisfaction of the Chief Executive Officer prior to Commencement of Use.

#### **Geotechnical**

- 6. Provide a revised site specific Geotechnical Assessment Report prepared by a suitably qualified and experienced geotechnical consultant. The report is to include the geotechnical assessment and classification of the site risk per the AGS Guidelines (2007). At a minimum this must include the provision of the Hazard matrix and the resulting assessment of controls necessary to enable the site to be classified as having a low or very low risk in accordance with the guidelines.

The report must also provide details of the geotechnical parameters, including but not limited to:

- a. Slope stability of the site and any proposed earthworks cut/fill batters;
- b. Soil/rock parameters for any retaining structure design, (and confirmation of upslope and downslope topography);
- c. Project specific foundation tests for the proposed dwelling; and
- d. Requirements for adequate site drainage and foundation maintenance for proposed development;

The geotechnical report is to indicate the treatments required to be implemented in order to ensure that there is only a low risk of failure in accordance with AGS Guidelines (2007) and show that the factor of safety for saturated and dry conditions are above standard tolerances for residential construction.

The geotechnical report is to be lodged with the application for a Development Permit for Operational Works and must be endorsed by the Chief Executive Officer prior to approval for Operational Works for any filling or excavation on the site or in the Murphy Street Road frontage or prior to the issue of a Development Permit for Building Work whichever issues first.

#### **Lawful Point of Discharge**

7. The flow of all external stormwater from the property must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development.

#### **Water Supply and Sewerage Works Internal**

8. Undertake the following water supply and sewerage works internal to the site:
  - a. The development must be serviced by a single internal water and sewerage connection made clear of any buildings or structures;

All the above works must be designed and constructed in accordance with the *FNQROC Development Manual*.

#### **Damage to Infrastructure**

9. In the event that any part of Council's existing road, sewer and/or water infrastructure is damaged as a result of construction activities occurring on the site, the Douglas Shire Council must be notified immediately of the affected infrastructure and have it repaired or replaced by Council at no cost to Council.

#### **Vegetation Clearing**

10. Existing vegetation on the land must be retained in all areas except those affected by the construction of access driveways and/or the installation of services as detailed on the approved plans. Any further clearing requires a Permit for Operational Works.

#### **Retention of Vegetation**

11. Trees and vegetation identified to be retained as detailed on the amended Landscape Plan as required under Condition 13 must be protected from any damage to the trunk, roots and branches during the construction period. Effective fencing or barriers are to be installed and maintained in accordance with Australian Standard AS 4970-2009 *Protection of trees on development sites*.
12. All pruning of trees is to be in accordance with the requirements of Australian Standard *Pruning of Amenity Trees AS 4373-2007*.

#### **Landscaping**

13. An amended Landscape Plan must be prepared and endorsed by the Chief Executive Officer and comply with the following requirements:

- a. Confirm the retention, or otherwise, of existing vegetation on the site. Where the current visual amenity assessment relies on existing vegetation that is to be removed the landscape plan must identify this as well as any constraints nominated by the geotechnical engineering report;
- b. The Engineer and landscaper are to verify the final design can be implemented without compromising the measures proposed by each activity (visual amenity screening and geotechnical considerations). The landscape plan must detail all vegetation that is to remain on the land;
- c. Landscaping must include planting of all cut and fill batter areas in accordance with any geotechnical Engineering requirements;
- d. Landscaping must obscure views of supporting structures; and
- e. Landscaping with screening qualities must be planted along the boundary adjoining lots to reduce the impacts of views of neighbouring property.

The amended Landscape Plan nominating the species and location of trees and shrubs to be planted must be endorsed by the Chief Executive Officer. Sixty per cent of the total proposed species for landscaping must consist of native and endemic species and must be planted in an irregular and random fashion to blend with existing vegetation.

The amended Landscape Plan does not need to be professionally drawn but does need to be of a standard which clearly illustrates the areas to be planted and the schedule of species to be used.

The amended Landscape Plan must be submitted with the application for Operational Works.

All landscaping works must be undertaken in accordance with the endorsed plan prior to the Commencement of Use.

#### **Sediment and Erosion Control**

14. Soil and water management measures must be installed/implemented prior to discharge of water from the site, such that no external stormwater flow from the site adversely affects surrounding or downstream properties (in accordance with the requirements of the *Environmental Protection Act 1994*, and the *FNQROC Development Manual*).

#### **House**

15. The lot must not contain more than one (1) House and such House is to be occupied by one (1) Household.



## Structural Certification

16. All retaining walls or structures higher than 900 mm must be structurally certified prior to the issue of a Development Permit for Building Work. Where the profile or height of the wall is redesigned during structural certification, amended plans must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Work.

The Applicant/owner must ensure that the retaining wall does not result in the ponding or concentration of stormwater flows.

## ADVICE

1. For any Operational Work on other land the Applicant must obtain the affected adjoining landowner's consent as part of the application for a Development Permit for Operational Work.
2. This approval, granted under the provisions of the *Sustainable Planning Act 2009*, shall lapse four (4) years from the day the approval takes effect in accordance with the provisions of section 339 and section 341 of the *Sustainable Planning Act 2009*.
3. The applicant/owner is advised that this approval does not approve the construction of the building work. A Development Permit for Building Work must be obtained in order for construction to commence.
4. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.
5. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
6. For information relating to the *Sustainable Planning Act 2009* log on to [www.dsdp.qld.gov.au](http://www.dsdp.qld.gov.au) . To access the *FNQROC Development Manual*, Local Laws and other applicable Policies log on to [www.douglas.qld.gov.au](http://www.douglas.qld.gov.au) .

## LAND USE DEFINITIONS\*

In accordance with *Douglas Shire Planning Scheme 2008* the approved land use of House and Household are defined as:

### House

*Means the use of premises comprising one Dwelling Unit, located on one (1) lot for the exclusive residential use of one (1) Household. The use includes:*

- *Outbuildings/structures incidental to and necessarily associated with the residential use;*
- *the care of children in accordance with the Child Care (Family Day Care) Regulation 1991;*

- *accommodation for a member or members of the extended family of the Household occupying the House and for personal staff;*
- *a display house which displays to the general public the type of construction or design offered by a builder/developer, for a maximum period of 12 months and which then converts to a House for the exclusive use of one Household; and*
- *the short term letting of a house for the purpose of holiday rental accommodation.*

## **Household**

***Means an individual or group of individuals whether related or unrelated, who occupy or share the same Dwelling Unit, Expanded House or House as provided below:***

- *two (2) or more persons related by blood, marriage or adoption;*
- *not more than six (6) persons not related by blood, marriage or adoption;*
- *not more than six (6) persons under the age of eighteen years and not related by blood, marriage or adoption, and a married couple having the care and control of these persons either with or without domestic servants.*

***For the purposes of this definition, a group of persons is deemed to be maintaining a Household by a common discipline unless one or more of the members of the group retains the power in and domination over the whole of the Dwelling Unit, Expanded House or House occupied by the group.***

**\*These definitions are provided for convenience only. This Development Permit is limited to the specifications, facts and circumstances as set out in the application submitted to Council and is subject to the abovementioned conditions of approval and the requirements of Council's Planning Scheme and the *FNQROC Development Manual*.**

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## **EXECUTIVE SUMMARY:**

The land previously supported a House which has since been removed. The previous House utilised a driveway off Murphy Street which included an earthwork cut and batter below the Murphy Street road pavement.

Application has been made for a new House on the land which utilises the existing driveway access and building pad. The 'use' of this driveway being on Council road is continued. A condition of the approval requires the cut to be supported by a geotechnically engineered retaining wall. Concern is raised with the building bulk, height (including number of storeys) and colour finishes. These concerns are addressed through a requirement for amended conditions,

## **PLANNING CONSIDERATIONS:**

### **Background**

The land is sited on the south-western side of Murphy Street between the intersections of Murphy Street with Wharf Street and with Island Point Road. The land is located below the pavement level of Murphy Street and is accessed via an existing unpaved driveway. The Murphy Street road reserve above the land includes a steep embankment which reduces in height to meet the road pavement at the point the driveway crossover. The embankment has been utilised as a private garden and includes a mix of indigenous and exotic plant species.

A House existed on the land for many years. There is no record of the Building Approval for the House on Council's property file for the land. Notes on Council's property file indicate that this house significantly encroached onto the road reserve. A plan detailing the previous encroachment is included in Appendix 2. This 'noted' encroachment is not included on the site plan included in the Applicant's report – a copy of which is included in Appendix 2. The original house has been demolished and removed and there is little ability to determine the position of the original House.

The former Douglas Shire Council issued a Development Permit under the 1996 Planning Scheme for a Dwelling House on 6 August 2004. This design included the majority of the dwelling on the land. The development also included a walkway entry and structures connecting the first floor with the Murphy Street road pavement level. This approval was not acted on and has lapsed.

The land currently has a developed building pad with steep slopes above and below the pad. A small area of the garden is sited on a lower pad. The land size is relatively small being some 638m<sup>2</sup>.

### **Proposal**

The House is setback from the front boundary between 800mm and 1750mm with a building height of 9m to 9.5m above natural and current ground level. The walls of the house are to be constructed over the existing building pad with deck areas projecting out over the lower slope. The deck areas provide level, open space and incorporate a suspended swimming pool.

The entry to the ground floor breezeway gives separate and exclusive access to the ground and upper levels. The ground floor also includes two bedrooms, double car carport, open living/dining/kitchen and a laundry. The first floor has a similar layout to the ground floor and includes a large rumpus and media room. Stairs give access to a further level to the upper deck level which is partly roofed and gives access to an internal mezzanine.

The original landscape design nominated the use of 1m high rock retaining walls in the Council's road reserve to the existing embankment and the retention of existing trees on the upper slope, refer to the Appendix 2, Supporting Material which includes details from the Landscape Report. The original geotechnical report, that was submitted as part of the Applicant's response to Council's request for further information nominated a reinforced block retaining wall together with a significant extent of soil nailing to the upper slope and a significant extent of soil nailing to the majority of the lower slope area. Concern was raised with this engineering solution to the site specific geotechnical issues.

Further advice was provided by the Applicant and Mr Colefax, an experienced geotechnical engineer with Colefax Associates, who has submitted a design that requires an engineered retaining wall to the upper slope in the road reserve. This retaining wall is to the existing earth cut. Details of the proposed engineering works are included in Appendix 1. Mr Colefax has advised that the proposed works are sufficient to address the engineering concerns. Golder Associates, who undertook a significant geotechnical analysis of the land some years ago, have provided verbal advice to the Applicant that the proposed works result in the site and the earth cut meeting the AGS 2007 guideline that the development is a very low to low risk of instability.

### Douglas Shire Planning Scheme Assessment

<b>Douglas Shire Port Douglas and Environs Planning Locality</b>		<b>Code Applicability</b>	<b>Compliance</b>
<b>Locality</b>	Port Douglas and Environs	✓	Refer to comment
<b>Planning Area</b>	Residential 1	✓	Refer to comment
<b>Defined Use</b>	House	✓	Refer to comment
<b>Overlay Codes</b>	Acid Sulfate Soils Code	✗	-
	Cultural Heritage and Valuable Sites Code	✓	Refer to comment
	Natural Hazards Code	✗	-
<b>General Codes</b>	Design and Siting of Advertising Devices Code	✗	-
	Filling and Excavation Code	✓	Complies
	Landscaping Code	✓	Refer to comment
	Natural Areas and Scenic Amenity Code	✗	-
	Reconfiguring a Lot Code	✗	-
	Vehicle Parking and Access Code	✓	Complies
	Sustainable Development Code	✓	Complies through conditions
<b>Vegetation Amendment</b>	Vegetation Damage Code	✓	Complies

### Compliance Issues

Issues regarding the stability of the earth cut and the site have been adequately addressed through a series of discussions with Council officers and submission of further details. A condition of the approval requires the retaining wall to be constructed in accordance with Mr Colefax's design together with other external works at the Applicant's expense under a Development Permit for Operational Work. This infrastructure, which is in the road reserve, will then become a Council asset. A condition of the approval requires written confirmation that the development meets the 2007 AGS guideline that the risk of instability is very low to low risk.

Concern is raised with the internal layout and separate entries for the ground and upper levels. This configuration does not reflect the occupancy of a single household. A condition of the approval requires a redesign of the ground floor main entry removing the wall separating the ground floor from the stairs to the first floor level and opening the entry breezeway well to a more integrated design. A further condition states that the use must only be occupied by a single household. Separate occupancy of the ground floor from the upper levels would constitute a different use, being Multi-Unit Housing which is impact assessable (inconsistent) development.

The Planning Scheme specifically defines a mezzanine constructed partly over a level is calculated as a storey. The Scheme further defines a Building as being partly enclosed by walls with a roof above. The roofed, upper deck and the mezzanine room result in the building being three storeys. The Acceptable Measure seeks a maximum building height of 6.5m with a roof area of 3.5m. The Scheme further varies height for sloping land as per the Scheme definition of 'Height.' In this instance the land is not considered to be sloping as the development is flat on ground construction. The Performance Criteria P1, which limits buildings to two storeys, is not achieved. Significant areas of open deck are provided at the ground and first floor level to provide useable open space. The roof deck is not necessary to achieve useable open space. Concern is raised with the overall bulk of the building in respect to the third level which is most pronounced to the north-western elevation. The upper deck and mezzanine level are not supported.

Concern is held with the overland storm water from Murphy Street. The storm water traverses along Murphy Street and needs to be diverted so it does not flow over the slope undermining the bank and cut below. A condition of the approval requires the Applicant to provide kerb and channel along the Murphy Street frontage to the Council storm water pit.

Concern is held with the bulk and mass of the building and the proposed finishes of predominantly glass balustrading and an off-white / light grey colour scheme. The landscape design nominates partial screening after ten years of growth. The building colours and finishes need to blend with tropical landscaping reflecting the vegetated environment sought by the Planning Scheme for Flagstaff Hill.

Design details have been provided demonstrating that a B99 vehicle can enter and leave the site in a forward direction. This is a significant attribute given the limited site size and the angle of the driveway to Murphy Street.

### **ADOPTED INFRASTRUCTURE CHARGES**

The development does not trigger infrastructure charges.

### **COUNCIL'S ROLE**

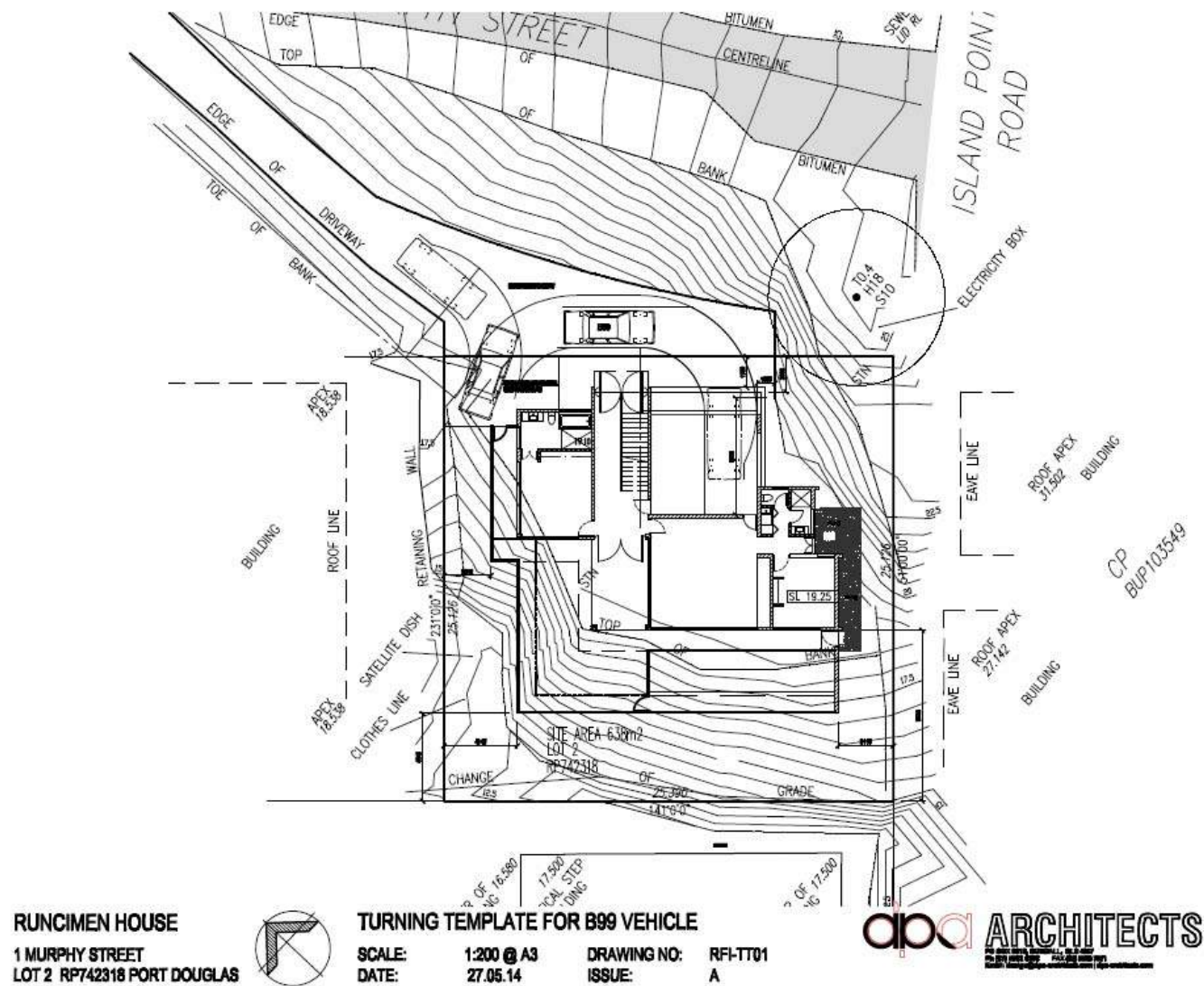
Council can play a number of different roles in certain circumstances and it is important to be clear about which role is appropriate for a specific purpose or circumstance. The implementation of actions will be a collective effort and Council's involvement will vary from information only through to full responsibility for delivery.

The following areas outline where Council has a clear responsibility to act:

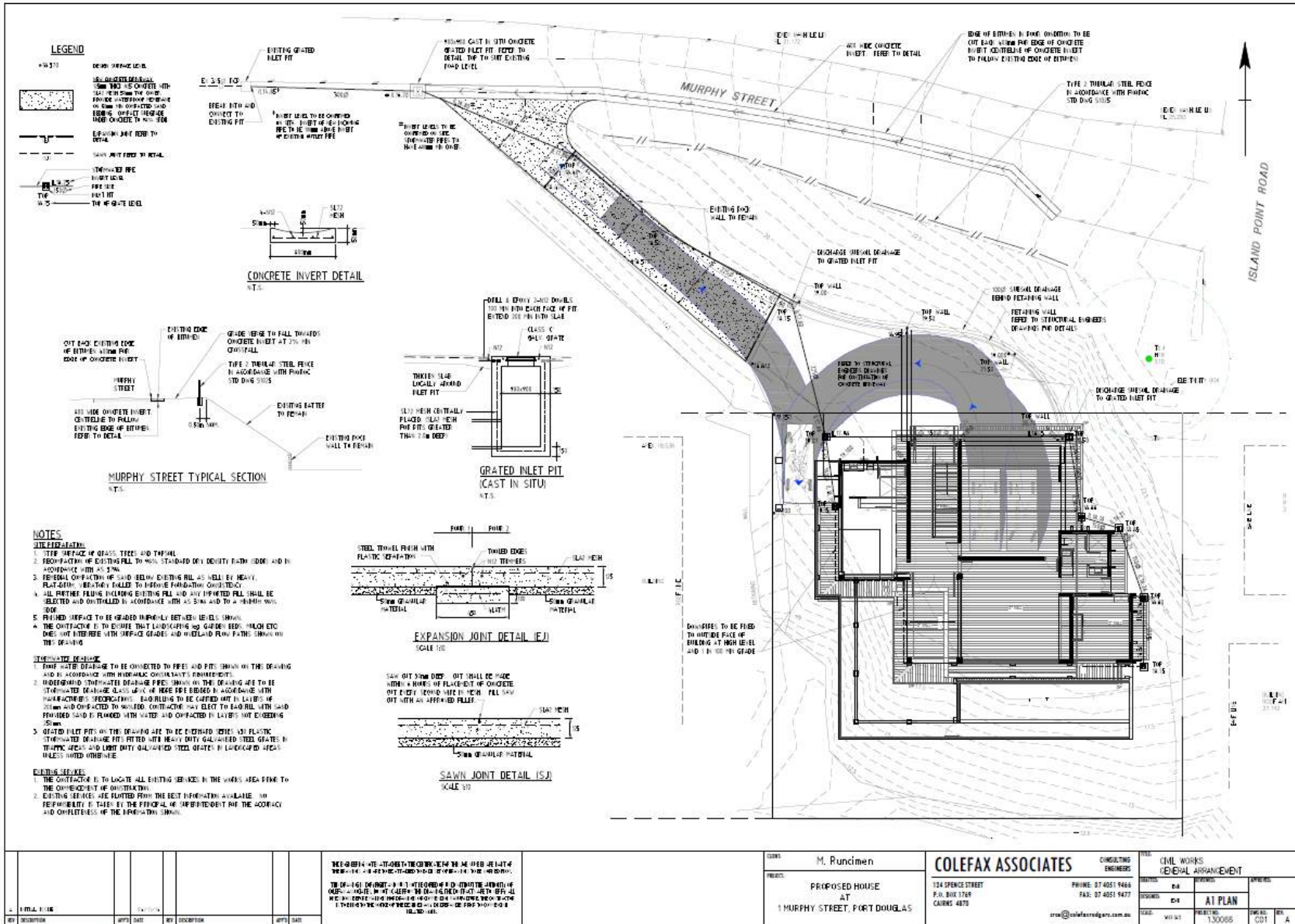
**Regulator:** Meeting the responsibilities associated with regulating activities through legislation or local law.

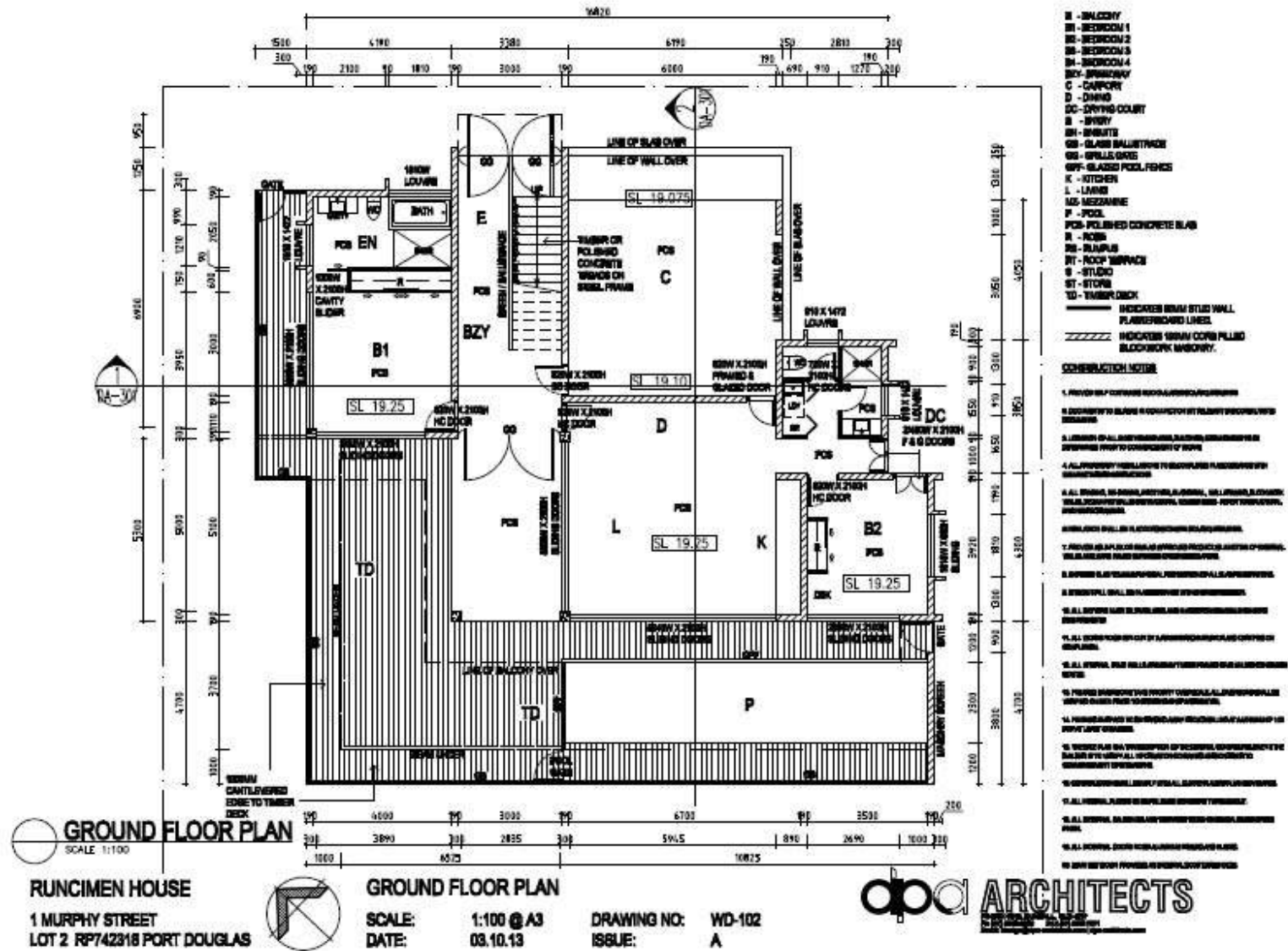
Under the *Sustainable Planning Act 2009* and the *Sustainable Planning Regulation 2009*, Council is the assessment manager for the application.

# APPENDIX 1: PROPOSED PLAN(S) & DOCUMENT(S)

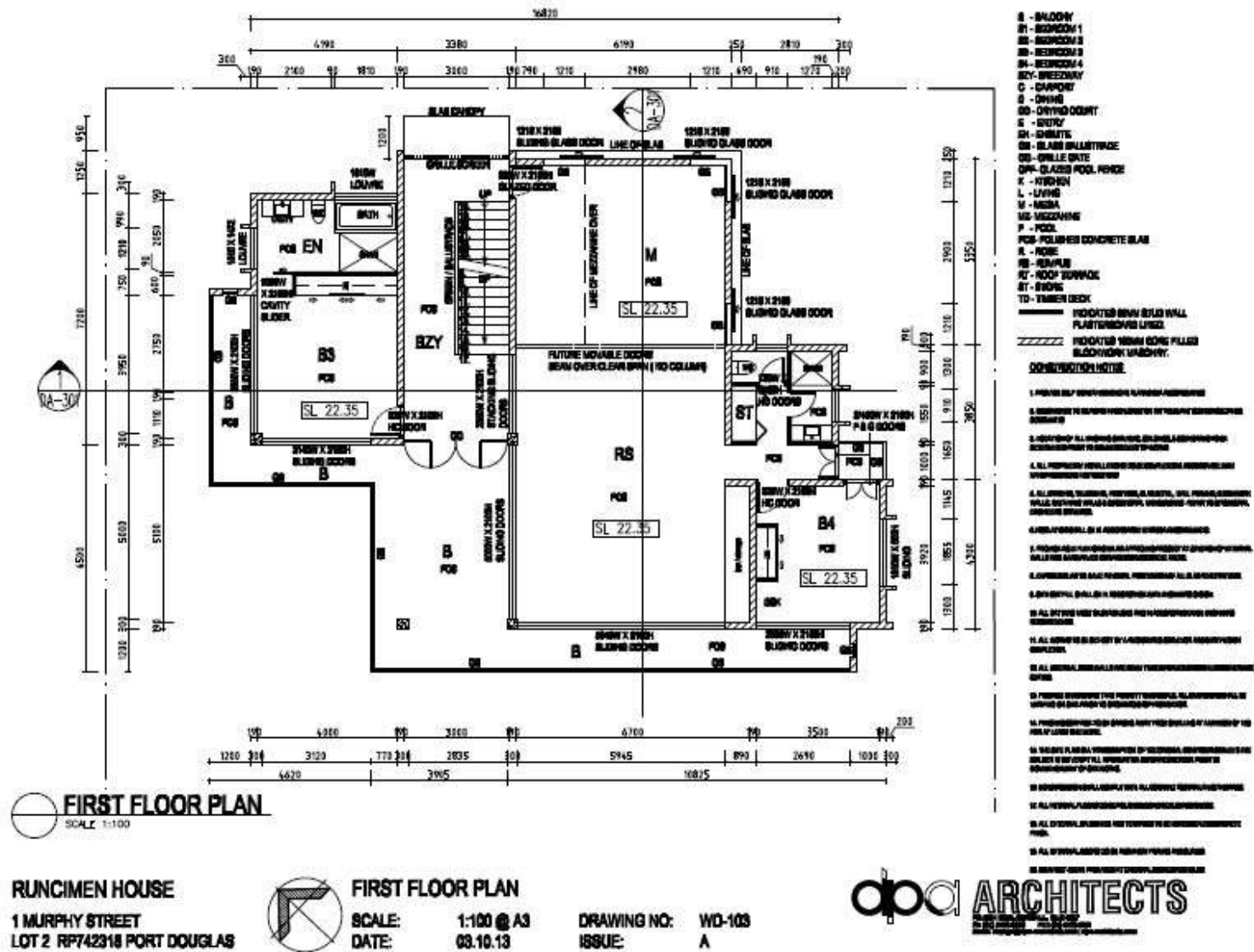










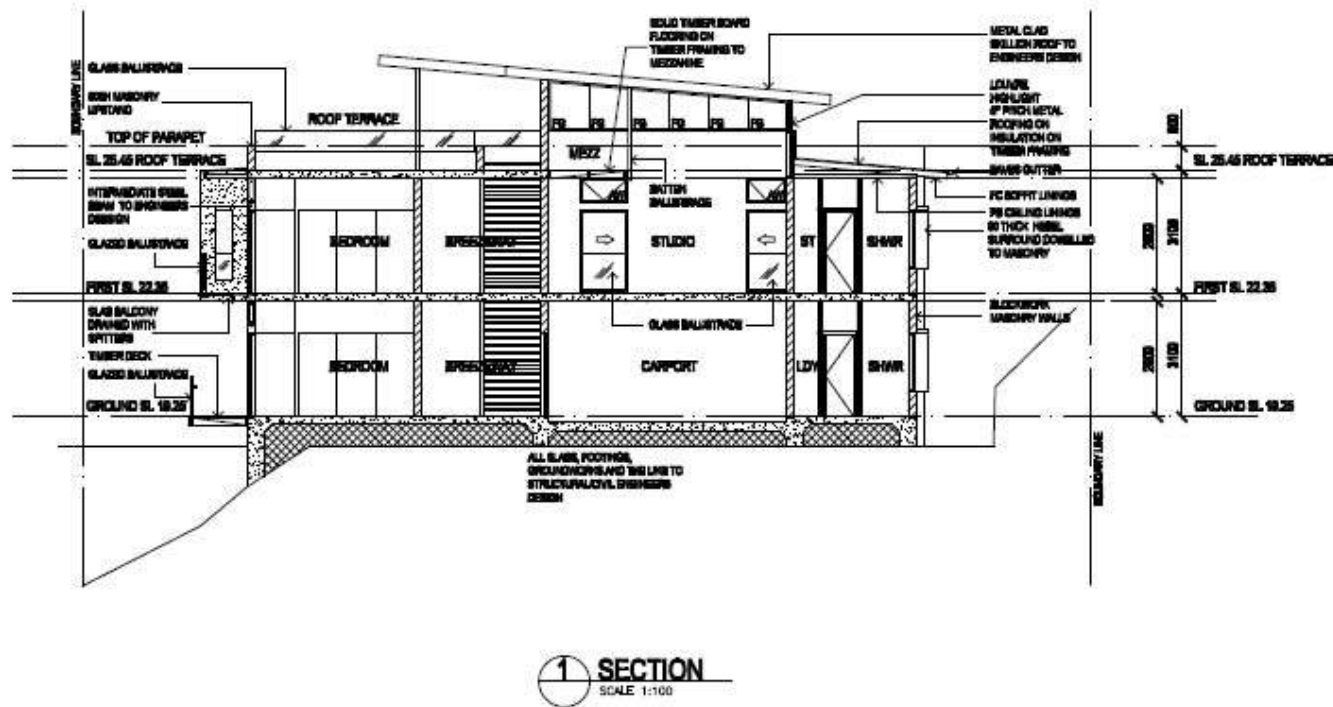




SCALE: 1:100 @ A3  
DATE: 03.10.13

DRAWING NO: WD-104  
ISSUE: A

**dpa ARCHITECTS**  
 1000 15th Avenue, Suite 100  
 San Francisco, CA 94103  
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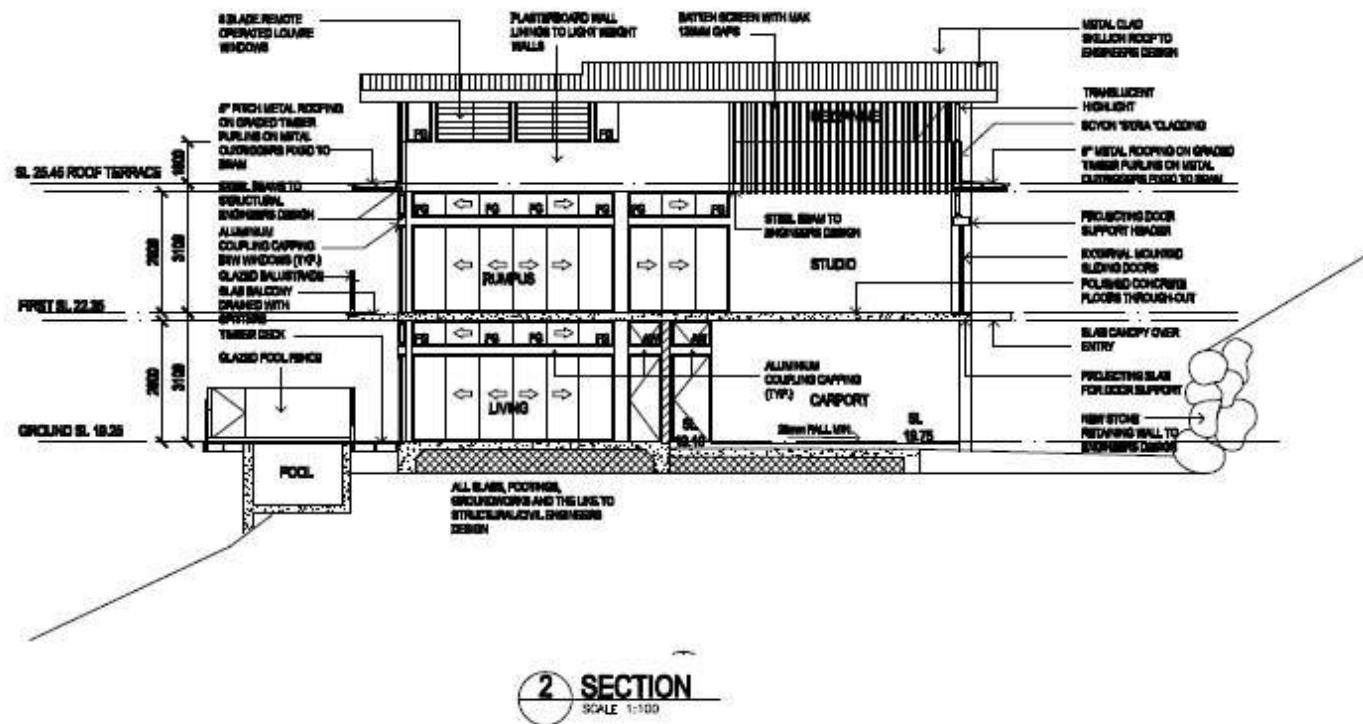
**RUNCIMEN HOUSE**  
 1 MURPHY STREET  
 LOT 2 RP742318 PORT DOUGLAS

**SECTION 1.**

SCALE: 1:100 @ A3  
 DATE: 03.10.13

DRAWING NO: WD-301  
 ISSUE: A





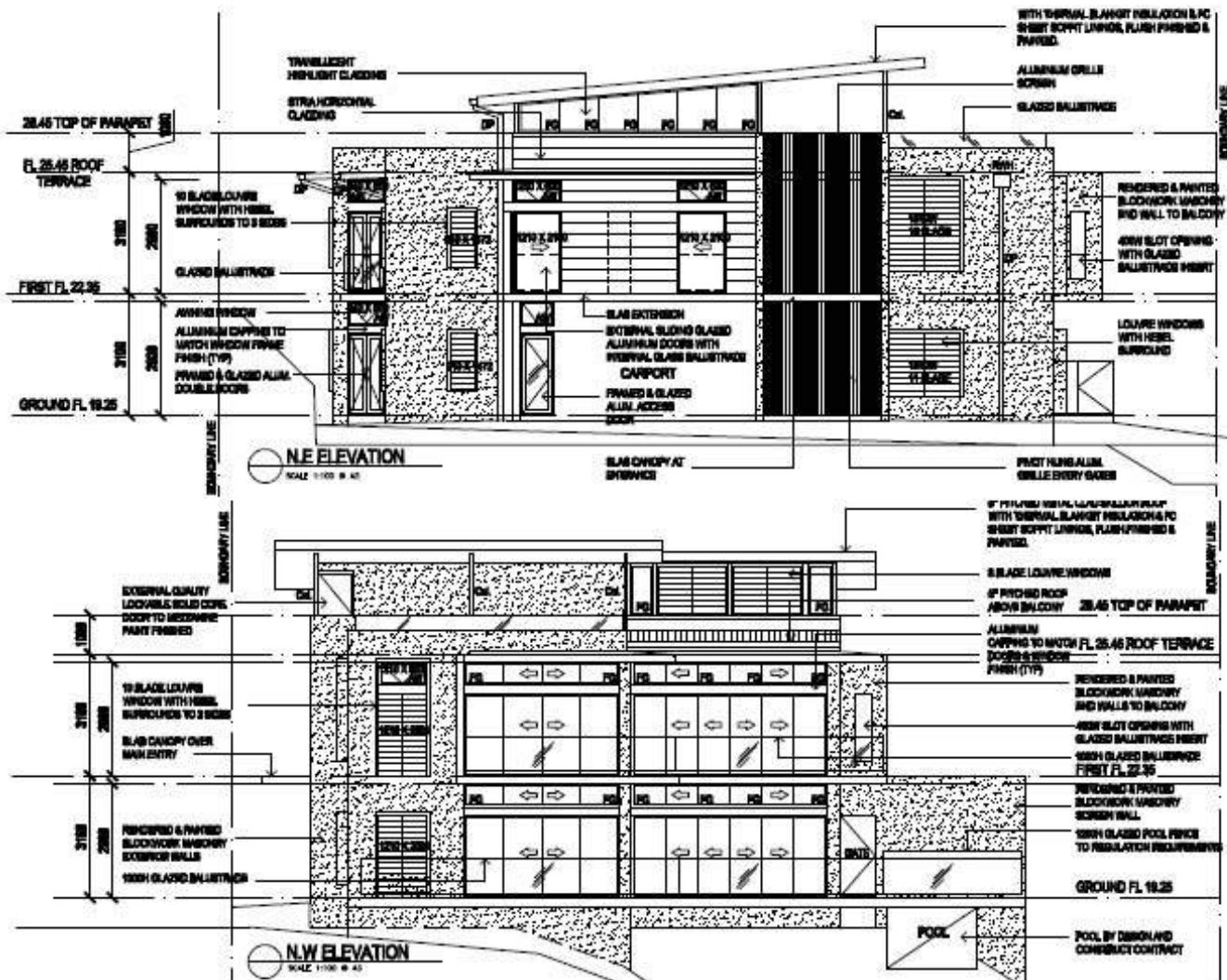
RUNCIMEN HOUSE  
1 MURPHY STREET  
LOT 2 RP742318 PORT DOUGLAS

SECTION 2.

SCALE: 1:100 @ A3  
DATE: 03.10.13

DRAWING NO: WD-302  
ISSUE: A

**apd ARCHITECTS**  
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**RUNCIMEN HOUSE**  
1 MURPHY STREET  
LOT 2 RP742318 PORT DOUGLAS

**ELEVATIONS - N.E. & N.W.**

SCALE: 1:100 @ A3  
DATE: 03.10.13  
DRAWING NO: WD-201  
ISSUE: A

**apd ARCHITECTS**  
1000 HURST STREET, PORT DOUGLAS  
08 9488 8888



## Landscape Report – Photos and Sketches



Figure 2; End of Macrossan Street Vantage Point; Estimated building shown in Yellow.

From the figure 2 perspective, the onsite vegetation will have little screening potential due to the steep nature of the site. The proposed native screening trees will soften and stabilise the lower part of the site, however, it is inappropriate for safety reasons to provide larger trees in this zone in such close proximity to the building.

### FOREGROUND VEGETATION

As the site is approached along Wharf Street (Figure 3) the significance of the foreground vegetation is apparent. A large Traveler's Palm (*Ravenala madagascariensis*) and cluster of assorted other palms screens the bulk of the site from the road. A little further up Wharf Street a gap in vegetation behind the entry to Club Tropical's car parking (Figure 4) a view to the site is revealed. It is proposed that a major part of this gap will be filled by proposed planting. Any further up Wharf Street the residence will be obscured by the Residence in front and Street vegetation.



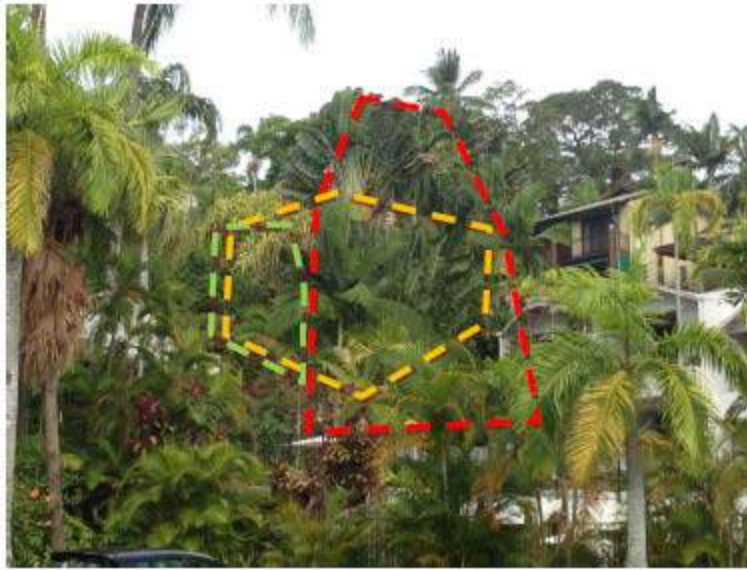


Figure 3 View from the front of Port Douglas Police Station; Foreground vegetation indicated in Red, Estimated building outline in Yellow and proposed vegetation at 10 years outside of the foreground vegetation in Green.



Figure 4 Club Tropical Car Park entry; Foreground vegetation in Red, Estimated building form in Yellow and proposed vegetation at 10 years in Green.

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[design@hortulus.com.au](mailto:design@hortulus.com.au) [www.hortulus.com.au](http://www.hortulus.com.au)



## PROPOSED LANDSCAPE

The proposed Landscape Plan has considered the site carefully, and its relation to Flagstaff Hill and the desired vegetation requirements of the Regional Council. Native plants comprise 87% of the new planting, while the exotic species chosen allow the planting to blend with the existing gardens both onsite and on the remainder of Flagstaff Hill.

The views and amenity of adjoining properties has been considered, so too has the required upkeep of the vegetation on such a difficult site. Below are the projected growth rates of the planting at the boundary line of the site. It shows that the bulk of the dwelling is nestled well into the hill with screen achieved where possible. These are not "True Perspectives" but elevations provided to further the understanding of vegetation on the site.

The exception to screening is the South West, which drops away suddenly just below the western edge of the proposed dwelling. With the tight nature of the site, native screening trees have been provided to obtain 6m to 8m in height; however larger trees may prove detrimental to the property below, with very poor access for Arboricultural Equipment to maintain such trees and their subsequent canopies. Surprisingly this area is screened from the township below by "off site" vegetation (Figure 3).

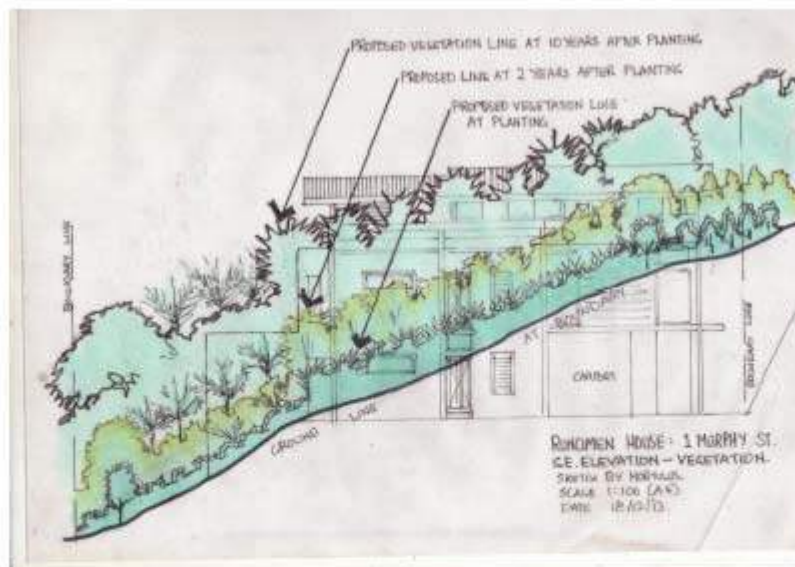


Figure 5 South East Vegetation Elevation at planting, 2years and 10 years.

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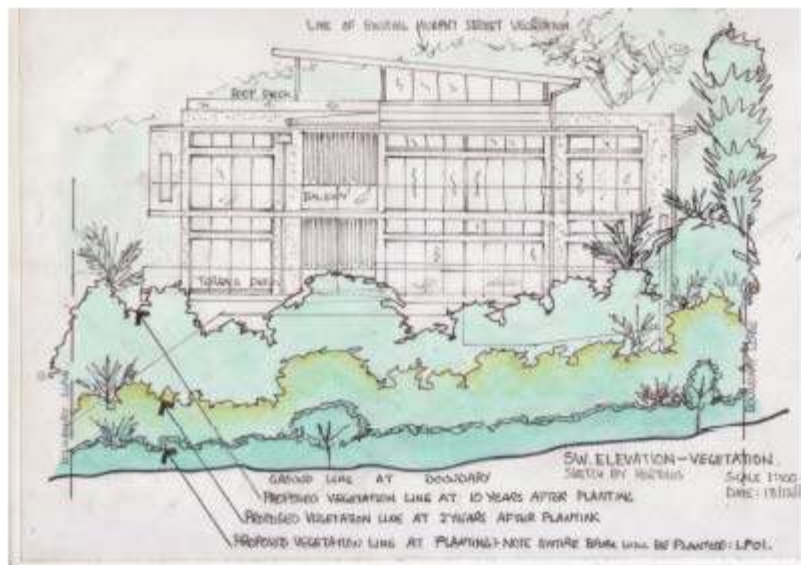


Figure 6 South West Vegetation Elevation at planting, 2 years and 10 years.

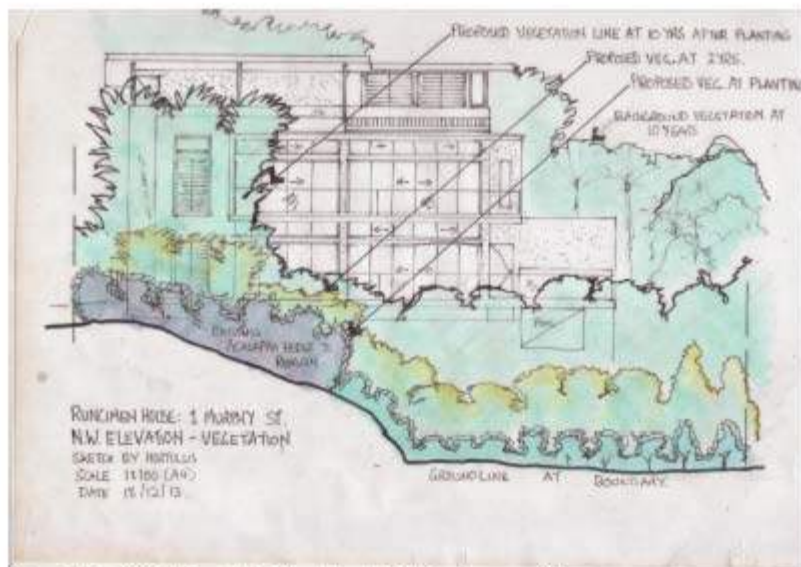


Figure 7 North West Vegetation Elevation at planting, 2 years and 10 years.

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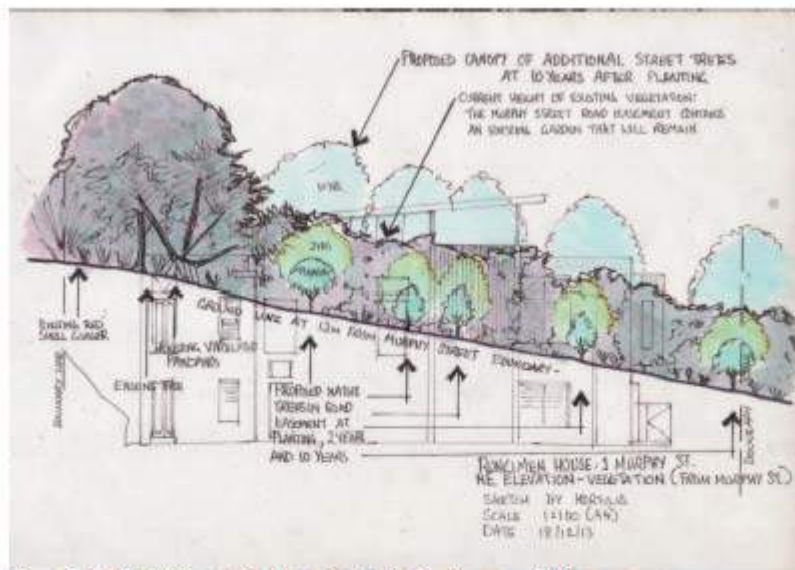


Figure 8 North East Vegetation Elevation at planting, 2 years and 10 years.

## PLANT LIST; 1 Murphy Street, Port Douglas

### CODE BOTANICAL NAME COMMON NAME NO. POT SIZE TYPE H&W.

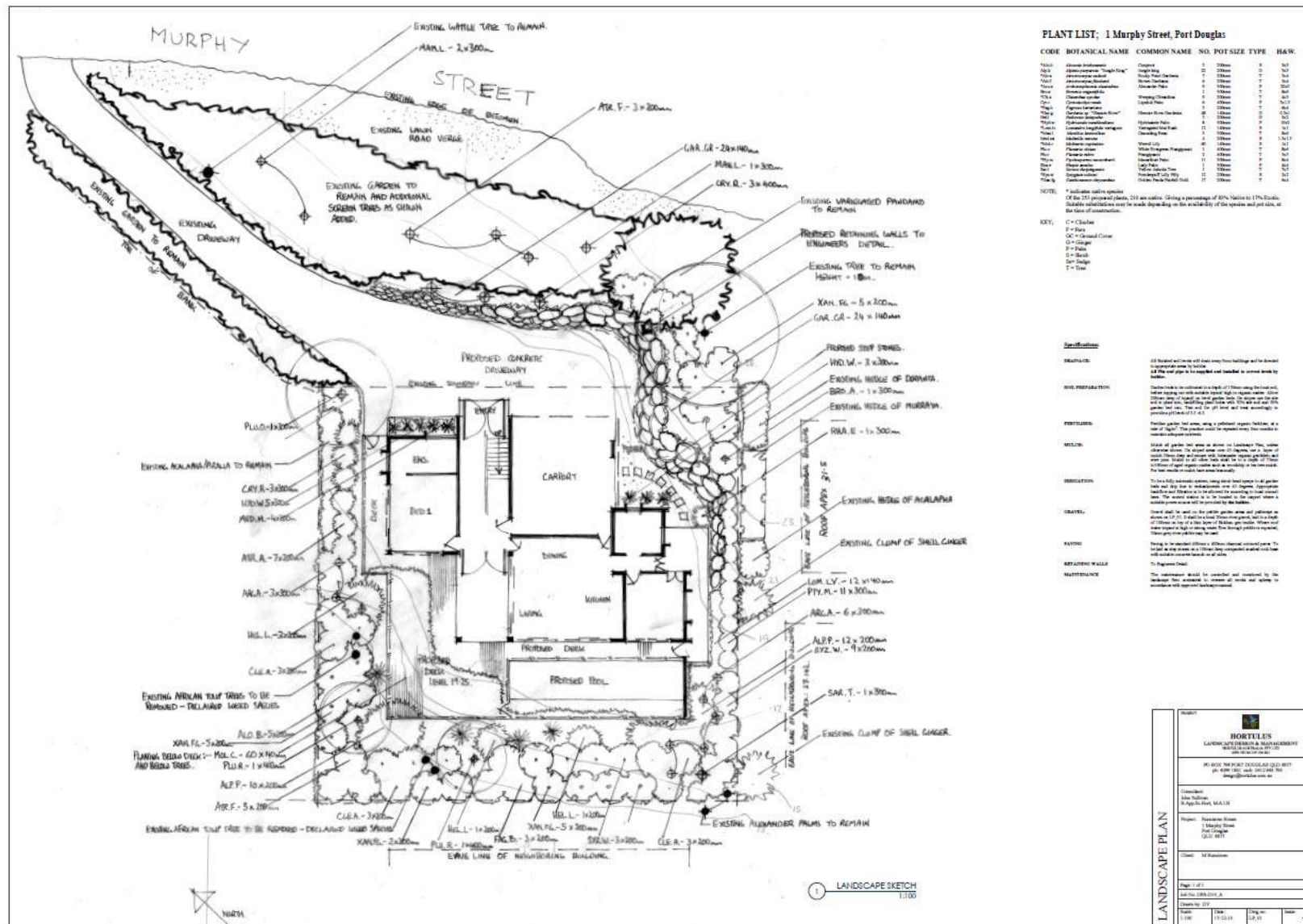
*Alo.b	<i>Alocasia brisbanensis</i>	Conjaval	5	200mm	S	3x3
Alp.k	<i>Alpinia purpurata</i> "Jungle King"	Red Shell Ginger	22	200mm	T	4x2
*Alr.a	<i>Araucocarpus audenii</i>	Rocky Point Gardenia	7	200mm	T	5x4
*Alr.f	<i>Araucocarpus flagellatus</i>	Brown Gardenia	6	200mm	T	5x4
*Arc.a	<i>Archonophoenix alexandrea</i>	Alexander Palm	9	300mm	P	20x5
Bro.a	<i>Brownia argenteifolia</i>		1	300mm	T	8x6
*Cli.a	<i>Cleistanthus apodas</i>	Weeping Cleistanthus	9	200mm	T	4x3
Cyt.r	<i>Cyrtosperma randa</i>	Lipstick Palm	6	400mm	P	5x1.5
*Fag.b	<i>Fagraea boweriana</i>		3	200mm	T	6x4
*Gae.g	<i>Gardenia sp. "Glennie River"</i>	Glennie River Gardenia	48	140mm	G	0.3x1
Hel.l	<i>Heliconia luteiparha</i>		5	200mm	G	3x2
*Hyd.w	<i>Hydriastele wendlandiana</i>	Hydriastele Palm	8	300mm	P	10x2
*Lom.b	<i>Lomandra longifolia variegata</i>	Variegated Mat Rush	12	140mm	S	1x1
*Man.l	<i>Manisot leucocellata</i>	Cascading Bean	3	300mm	T	8x6
Med.mi	<i>Mediella micans</i>		4	200mm	S	1.5x1.5
*Moi.r	<i>Molineria capulata</i>	Woevil Lily	60	140mm	S	1x1
Pla.o	<i>Plumeria obtusa</i>	White Evergreen Frangipanni	1	400mm	T	8x6
Pla.r	<i>Plumeria rubra</i>	Frangipanni	2	400mm	T	5x5
*Psy.m	<i>Psychosperma macarthurii</i>	Macarthur Palm	11	300mm	P	8x4
Rha.e	<i>Rhapla excelsa</i>	Lady Palm	1	300mm	P	4x4
Sar.t	<i>Saraca thalpiensis</i>	Yellow Ashoka Tree	1	300mm	T	7x5
*Syz.w	<i>Syzygium wilsonii</i>	Powderpuff Lilly Pilly	12	200mm	S	2x2
*Xan.fg	<i>Xanthorrhoea chrysanthus</i>	Golden Penda Fairhill Gold	17	200mm	T	6x4

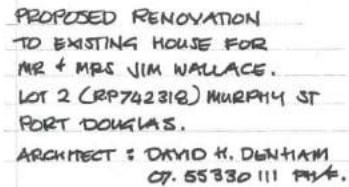
NOTE: \* indicates native species  
Of the 253 proposed plants, 210 are native. Giving a percentage of 83% Native to 17% Exotic.  
Suitable substitutions may be made depending on the availability of the species and pot size, at the time of construction.

KEY: C = Climber F = Fern GC = Ground Cover  
G = Ginger P = Palm S = Shrub  
Se = Sedge T = Tree

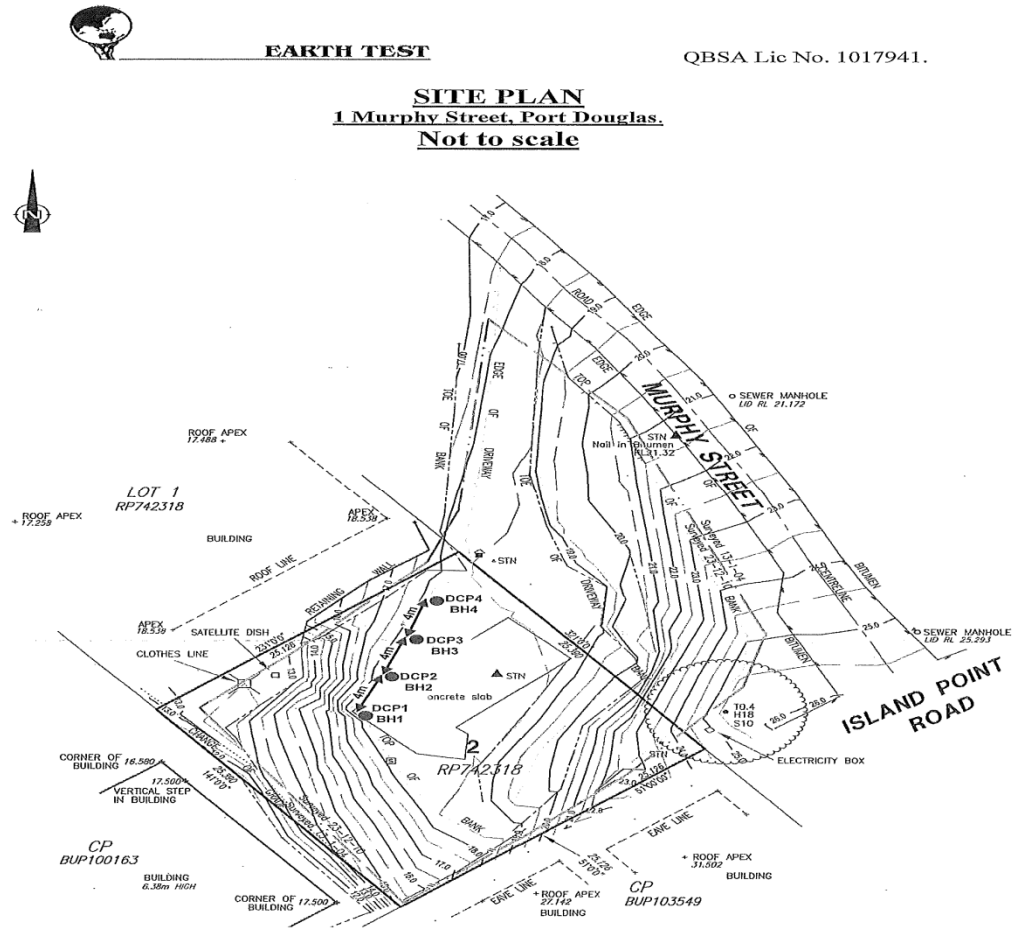
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# Site Plan in Applicant's Report



Original Design

