

19 December 2017

Chief Executive Officer
Douglas Shire Council
PO Box 723
Mossman QLD 4873

Attention: Jenny Elphinstone

Dear Jenny,

**Information Response for MCU Mixed Development
At 49 Macrossan Street, Port Douglas (Planning Act)**

I refer to Council's confirmation notice of 16 October 2017 and the Information Request of 18 October 2017. I am pleased to provide you with the information response for the above described application in accordance with section 13.2(b) of the Development Assessment Rules and Council may now proceed with its assessment of the application.

It is anticipated that public notification will commence on Thursday 11 January.

1. Site and floor plans

1.1 Clarify by marking on the plans by description and calculated area which building(s) will be used as a Restaurant and/or Shopping Facilities. The use of any terrace or deck area for the Restaurant and/or Shopping Facilities should be identified.

Attached are the amended plans:

- TPG DA-100H Floor Plans
- TPG DA-101D Sections and Elevations.

2. Car parking and loading on the site

2.1 Clarify the extent of car parking required having regard to the use of the deck and terrace as net lettable areas.

The net lettable areas have been updated:

- Shop 1 100m²
- Shop 2 55m²
- Shop 3 38m²
- Deck 35m²
- Terrace 40m²
- Total 268m²

The proposal includes 14 parking spaces, the Planning Scheme (2008) requires 16 spaces:

- 1 space per 30m² of NLA for Shops and Restaurants (9 spaces).
- 1 space per dwelling unit (7 spaces)

The new Planning Scheme (commencing 2018) requires 13 parking spaces:

- 1 space per 50m² of NLA for Shops and Restaurants (6 spaces).
- 1 space per dwelling unit (7 spaces)

The 14 parking spaces is the appropriate amount for the proposed mixed use development, having particular regard to the:

- desired character of the area
- nature of the particular use and its specific characteristics and scale
- number of employees and the likely number of visitors to the site.
- level of local accessibility.
- nature and frequency of transport (including shuttle buses) serving the area.

2.2 Clarify reference to Centre zone.

The site is in the Commercial Planning Area (Tourist Centre Precinct) – this was an error in the body of the planning report, the codes remain correct.

Where it is proposed to seek a car parking reduction based on cross utilisation a report substantiating this argument is to be provided by a suitably qualified traffic engineer and considerations of traffic analysis and statistics must include usage during peak tourist season.

2.3 Detail on the plan the commercial vehicle loading areas on the land and the intended clearance height for access to the basement car park – maximum height and length of vehicle that the basement car park and associated ramp can accommodate.

No large commercial vehicles are anticipated to enter the semi basement. A loading space is provided on Macrossan Street and as with the majority of all other Macrossan Street properties can be provisioned from the street entry.

3. Traffic and pedestrian movements

3.1 Provide a report by a qualified RPEQ Engineer regarding the vehicle access to the basement car parking area and the pedestrian access movements.

CMG Engineers Report (ref 38807R1) is attached. The report demonstrates the geometry of the driveway, parking and layby areas, together with the vehicle sweep paths allows:

1. Sufficient site distance is provided between the basement and the layby area.
2. Adequate site distance with respect to vehicles entering and exiting the site as well as pedestrian movements.
3. All vehicles to enter and exit the site in a forward manner. The traffic management configuration will not result in any vehicles reversing up or down the access ramp.
4. A turning bay in the basement carpark.

It should also be noted that this will be the smallest scale, mixed use development in Macrossan street with accompanying minimal traffic volumes. Furthermore, a town planning analysis of the 22 properties with a driveway access to Macrossan Street (see attached photos), demonstrates that:

1. Only three properties have double width drives of 5.5m which are the larger properties.
2. the remaining 19 properties have single width driveways with no provision for layby in the road reserve, out of the path of traffic to allow exiting vehicles to pass.
3. The proposed development provides for a queuing space in the road reserve without interruption to traffic flow whilst allowing an existing vehicle to pass.

4. Bicycle parking

4.1 Please detail the location for bicycle parking on the land

The **attached** amended floor plans (TPG DA-100H) show bicycle parking on the Deck, near the stairs. The bicycle parking is easily accessed from the terrace between shop 1 and 2. The new Scheme (2016) nominates 1 bicycle space per 100m² of GFA and outdoor dining, which is 3 spaces. The plan shows, and the site allows approx. 7 bicycle spaces.

5. Sewer Connection

5.1 Clarify the intended sewer connection(s) for the development.

CMG Engineers Report (ref 38807R1) is **attached**. The existing Council sewer will be located under the proposed building. The proposed foundations can and will be designed to bridge the existing sewer.

The foundation will consist of a stiff, monolithic raft and bored piers founded at a depth which will not impose any building/additional loading on the sewer. A new house connection branch can be provided outside the building footprint.

6. Stormwater drainage

CMG Engineers Report (ref 38807R1) is **attached**. The report identifies the predevelopment discharge is across the rear boundary and the 1%AEP stormwater flow is 84 l/sec. The Report identifies 2 options for post development discharge:

1. The roof stormwater from the front building will discharge to Macrossan Street and the remainder of the site to the rear resulting in a net flow to the rear for a 1%AEP event of 71 l/sec.
2. The roof structure of both front and rear buildings discharge to Macrossan Street and the remainder of the site to the rear resulting in a net flow to the rear for a 1%AEP event of 56 l/sec.

Both options reduce the net flows across the rear boundary in the post-development state.

The roof stormwater will be collected by gutters and downpipes. The heights/geometry of the buildings allows for this system to discharge to Macrossan Street.

The remaining stormwater flows will be captured by field inlet pits as well as overland flow swales which will discharge to rubble pits located in each rear corner of the lot.

These pits will be connected by a rubble drain with slotted pipes to facilitate a non-concentrated flow across the rear.

The existing development at the rear of this property has pits and gravel swales located along the rear and site boundaries which accept the pre-development flows from this upstream lot.

The landscape plan has also been updated in response to vegetation and flow paths.

7. Privacy for residential use

7.1 *Nominate on the site plans and sections, the location and nature of use of the buildings on all adjoining land.*

The attached amended floor plans (TPG DA-100H) show the detail of the adjoining uses:

- East: 3 mixed use residential storey building, built to boundary
- South: Hotel accommodation including balconies and landscaping
- West: driveway of commercial building (Westpac building)

7.2 *Existing sections 1 & 4 are difficult to read. Include the acceptable solution line of setback distance on the section and site plan together with the proposed setback distances.*

The setbacks of the proposed buildings and the neighbouring buildings are scaled onto the drawings for ease of reading.

7.3 *Where there is a direct line of sight from a habitable room or a deck on the neighbouring land or a residential unit advise how views will be limited and privacy maintained.*

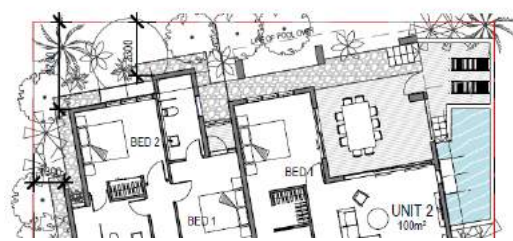
Clarify the location of habitable rooms on adjoining developments and state how the development "complies" and "will be complied with". Provide details of any screens that are proposed to patios and balconies within the development.

The updated drawings confirm that there are no residential habitable rooms in the adjoining developments that would be affected by overlooking, as a result of this development.

The balconies of the hotel to the south are setback 3m and 5m from the common boundary and densely landscaped.

The design of the proposed units has been amended (extracts below for ease of reference):

- There is an overall increase in distance between the building and the rear boundary for landscaping and privacy.
- The ground floor units 1 and 2 are screened from the neighbouring premises by landscaping and fencing.
- Unit 1/3: Bedroom windows are approx. 2.5m from the rear boundary.
Bedroom is at an angle to the rear boundary and does not overlook neighbours.
Bedroom is not directly overlooked from the balcony of the premises to the rear.
The neighbouring premises is 5m from the rear boundary in this location.
- Unit 2/4: Bedroom windows have been moved east on the wall
Bedroom is at an angle to the rear boundary and does not overlook neighbours.
Bedroom is not directly overlooked from the balcony of the premises to the rear.
The neighbouring premises is 5m from the rear boundary in this location.
- Unit 2: The stairs and pool deck have been setback 1.5m from the rear boundary to allow dense landscaping
The patio has been redesigned and is at least 2.3m from the rear boundary at the closest point and 7.3m from balcony on neighbouring premises
- Unit 4: Pool and pool deck of unit 4 have been removed
The patio is approx. 2.3m from the rear boundary at the closest point and 7.3m from balcony on neighbouring premises.
- Unit 5: The building is setback at least 2.3m from the boundary
Bedroom 2 windows have been reduced in width
The pool has been redesigned.
The patio has been redesigned and is at least 2.3m from the rear boundary at the closest point and 7.3m from balcony on neighbouring premises.



Original drawings –

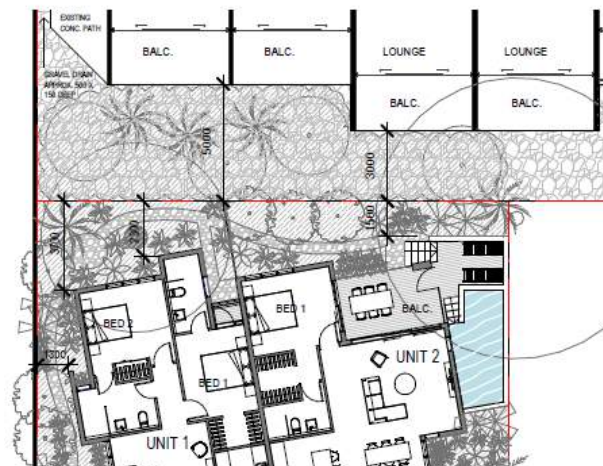
Unit 1

Unit 2



Unit 3

Unit 4



Amended drawings –

Unit 1

Unit 2

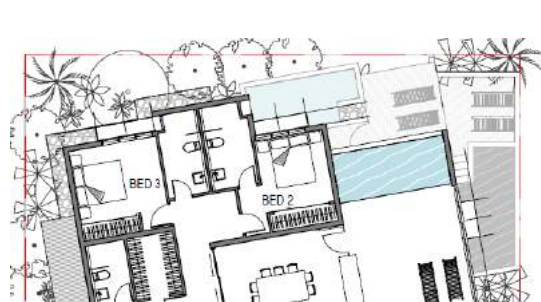


Unit 3

Unit 4



Original Unit 5



Amended design Unit 5

Minimum 1.5m setbacks have been complied with alongside the rear boundary and eastern boundary for the residential component of the project. The Unit 2 pool & deck have been set back 1.5m to from the southern boundary to allow landscaping behind whilst runs alongside the commercial boundary to the west. This area is quite well vegetated in the carpark of the adjoining commercial development.

It is proposed to retain some of the existing Alexandria Palms and Coconut Palms at the rear of the property and if feasible a large Umbrella Tree. This retained vegetation supplemented with additional plantings will provide ample screening between the proposed units and the existing units on the adjacent rear property. The rear garden of this adjacent property is well vegetated with mature trees and palms. Planting selection has been chosen without reliance for on neighbouring land for tree canopy. It is noted that the adjacent property to the west has its driveway along the common boundary and any foliage from either property has room to grow.

8. Basement works to front of site

8.1 *Nominate the front boundary in Section 1 and the extent of excavation required to construct the basement car park. Where this extent exceeds the land boundary please provide details of resource entitlement or alternatively amend the plans.*

The front boundary is shown. The basement is contained within the property boundary.

9. On-street works and landscaping

9.1 *Concern is raised with the lack of weather protection to the pedestrian footpath along Macrossan Street.*

Acceptable solution for awnings (A5.1) requires 3m wide awning to the length of street frontage and accommodates setbacks up to 6 m where a restaurant abuts the street.

The development maintains a 3.5 wide awning abutting the street boundary. This provides for articulation of the streetscape aligning with the small scale design of the project. The awning also connects with both adjacent properties awnings, excepting the awning on the adjoining premises (the Westpac building) does not extend over its driveway – whereas the awning for this development will extend over the driveway.

9.2 *Clarify the location of:*

- *the existing Swamp Bloodwood tree on Macrossan Street*
- *the street tree in respect to kerb and channel and vehicle crossovers*
- *the line of awning given the discrepancy between the site plan and the landscape design*

The drawing *Prowse LA 1238 Demolition Plan* shows the location of the Swamp Bloodwood to be removed – it is within the road reserve.

The drawing *Prowse LA 1238 Landscape Planting Plan* shows the location of the street tree and existing palms in relation to the kerb and channel and crossovers. The drawing also shows that proposed parking and access fits in around the existing trees.

The drawing *Prowse LA 1238 Landscape Planting Plan* shows the line of the awning and the existing palm to be removed and replaced.

9.3 *Clarify how the traffic island will be retained having regard for swept path movement of vehicles off the land.*

Noted. Refer to proposal plans by TPG and CMG Engineers Report (ref 38807R1) attached.

9.4 *Clarify the dimensions and angle of the proposed on-street parking. On-street parking should match the existing 45° angle parking.*

Noted. Refer to proposal plans by TPG and CMG Engineers Report (ref 38807R1) attached.

9.5 *Clarify the location of Council's water main in regards to the proposed street trees.*

A survey has been undertaken by Cardo and is attached in Appendix 1 of the CMG Engineers Report (ref 38807R1) attached.

9.6 Clarify the proposed terrace planting having regard to the use of the basement as an excavated car park.

The Landscape Architect has confirmed that the proposed palm and garden bed goes to natural ground in this location as the basement wall is set back from the boundary.

10. Balconies

10.1 Please provide the dimensions and areas for the balconies for each of the units that face Macrossan Street.

The dimensions for the upper floor and roof balconies are shown on the amended plans by TPG.

11. Refuse storage

11.1 Demonstrate that the refuse area is capable of catering for the intended development that includes a restaurant, shops and seven units. Provide details of how and where refuse collection will occur. Council will expect commercial refuse storage and will not accept wheelie bins to cater for the development. Please detail how the refuse area will be connected for wash down purposes.

In the absence of a DSC policy on refuse collection we have deferred to CRC policy where appropriate and indicated one x 1100 lt wheelie bin for refuse from the two commercial space and residential units and two 240 lt wheelie bin for the restaurant use, one food scraps and one recycle. It is our understanding that restaurants arrange daily pickup for food waste whilst the commercial and residential are likely to be weekly.

The bins are indicated within a room with wash down facilities under the stairs.

12. PASS

12.1 Advise of the applicant's willingness to accept a standard condition regarding the treatment of any identified possible acid sulphate soils on site prior to removal of any excavated material.

The applicant accepts there is likely to be a standard condition regarding the treatment of any identified possible acid sulphate soils on site prior to removal of any excavated material. Engineering and Geotechnical reports will be prepared for the building application stage. Similar basement developments in Port Douglas have found that that PASS and ASS are not present at the site, within the disturbance depths of basement. The fill generated by the excavation can be reused across the site or removed.

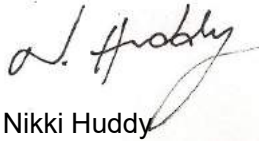
13. Proposed Planning Scheme

13.1 In April 2017 Council resolved to proceed with the proposed Douglas Shire Planning Scheme. Provide an assessment of the development against Council's proposed Planning Scheme.

The application as submitted to Council did provide an assessment of the development against the (draft) Strategic Framework and the response to parking (section 2 of this advice) confirms that there is a lesser requirement for parking in the (draft) Scheme than the current Scheme.

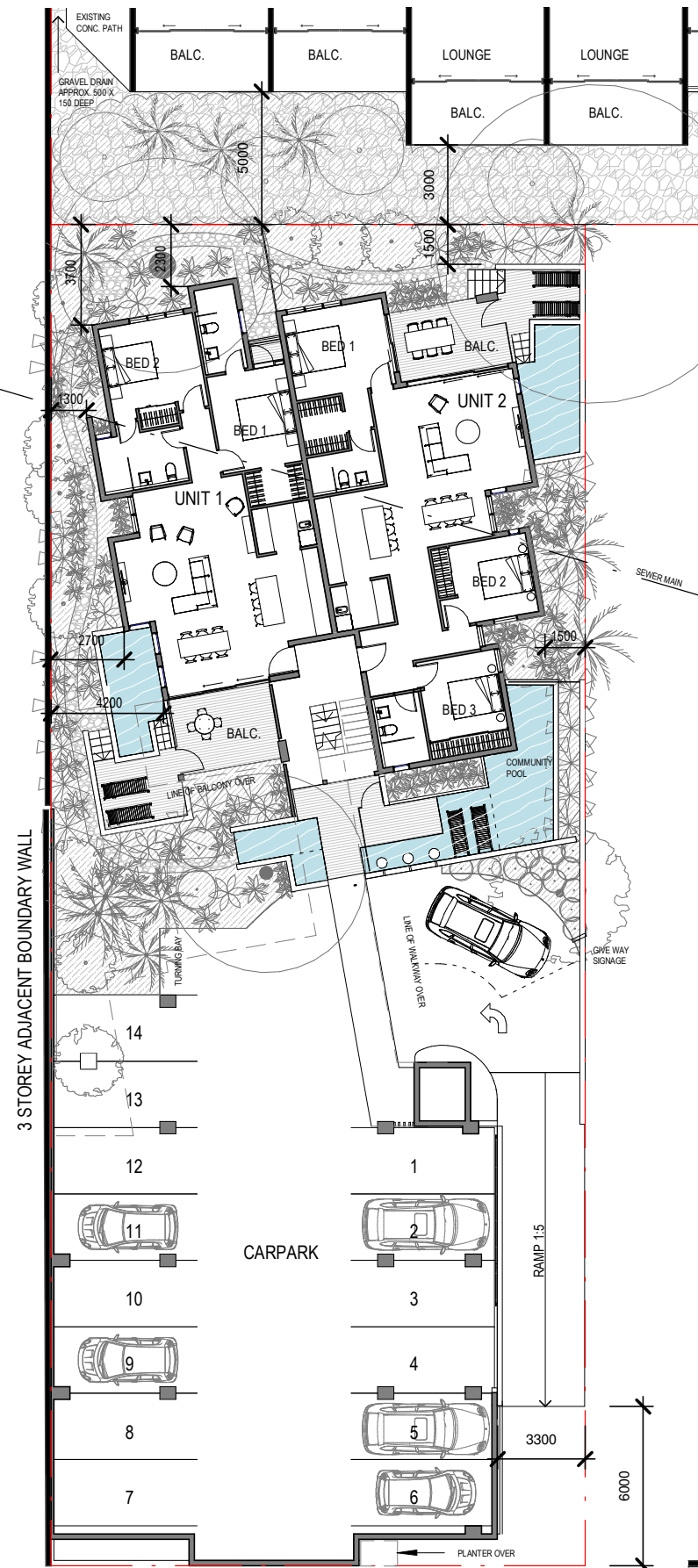
Thank you for your ongoing professionalism in the assessment of this application. This information response addresses the matters raised, however if you require any further information please do call me.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'N. Huddy', is written over a light-colored rectangular background.

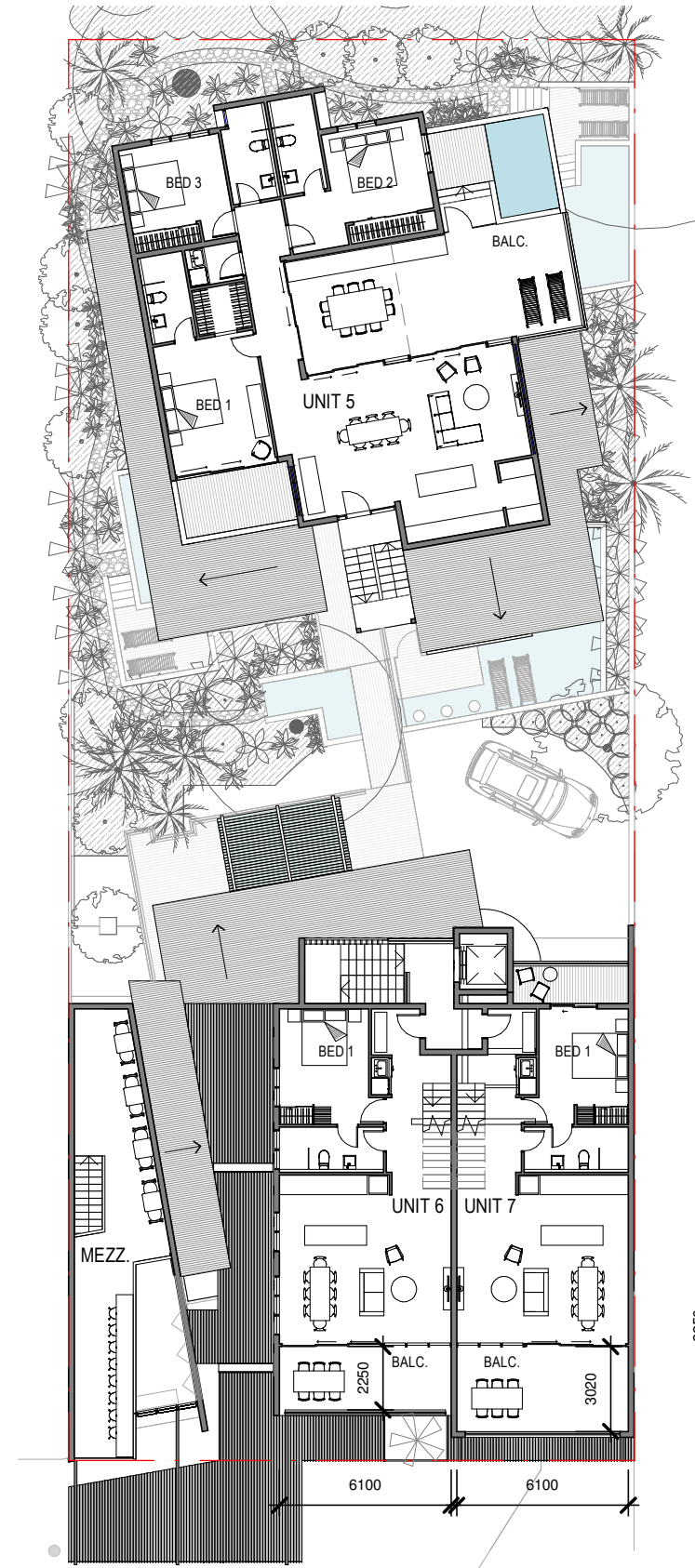
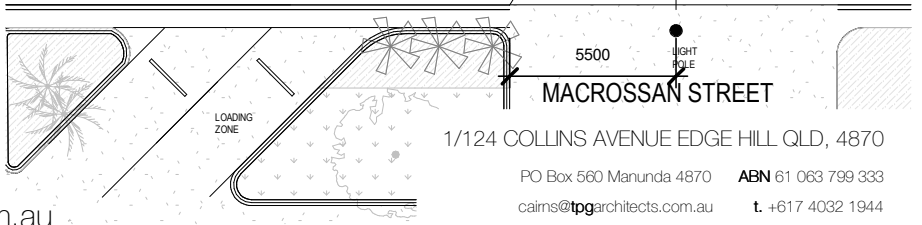
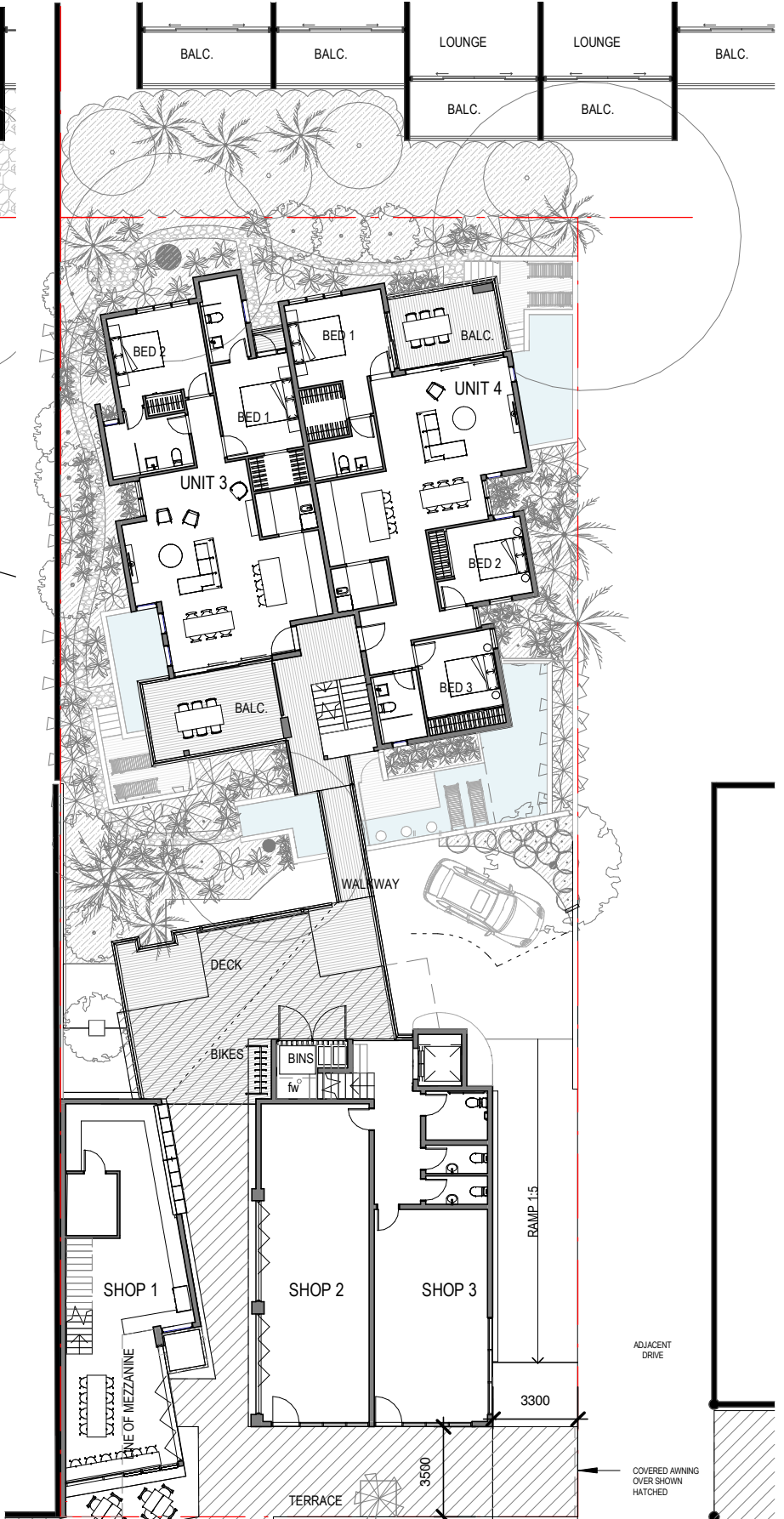
Nikki Huddy
Director

- Att.**
1. TPG DA-100H Floor Plans.
 2. TPG DA-101D Sections and Elevations.
 3. CMG Engineers Report (ref 38807R1).
 4. Photo montage of driveway access for properties fronting Macrossan Street.
 5. Prowse LA 1238 Landscape Concept Information Response Report.
 6. Prowse LA 1238 Demolition Plan.
 7. Prowse LA 1238 Landscape Planting Plan.
 8. Prowse LA 1238 Planting Scheme.



1 GROUND FLOOR
1:250

2 STREET LEVEL
1:250



3 UPPER FLOOR
1:250

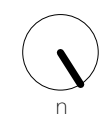
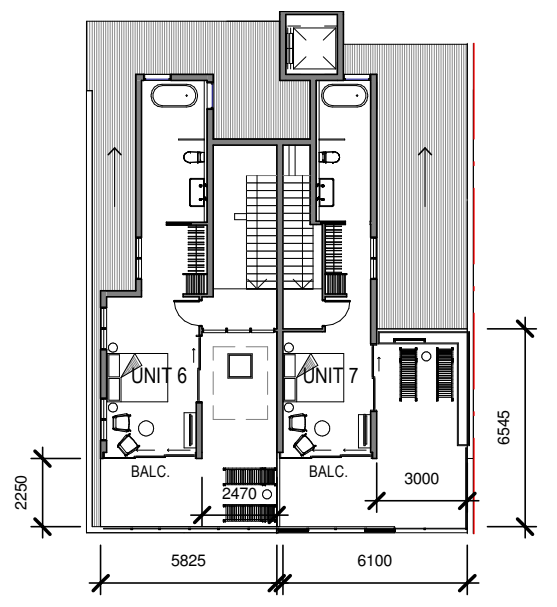
4 ROOF
1:250

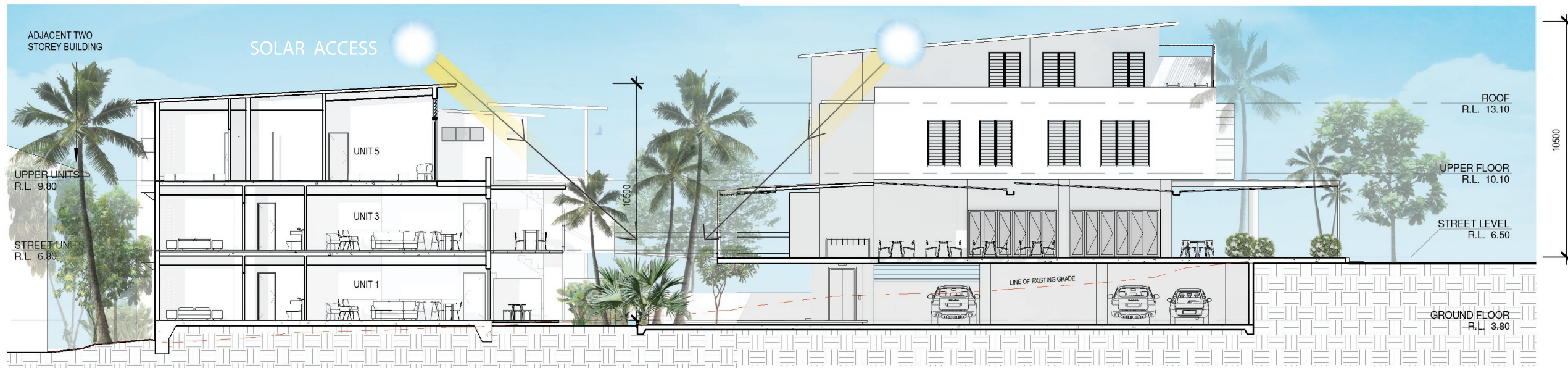
AREA SCHEDULE

	Internal	Balcony	Total
Unit 1	95m ²	13m ²	108m ²
Unit 2	105m ²	13m ²	118m ²
Unit 3	95m ²	18m ²	112m ²
Unit 4	105m ²	13m ²	118m ²
Unit 5	160m ²	40m ²	200m ²
Unit 6	115m ²	40m ²	155m ²
Unit 7	105m ²	50m ²	155m ²
Shop 1	100m ²	-	100m ²
Shop 2	55m ²	-	55m ²
Shop 3	38m ²	-	38m ²
Deck			35m ²
Terrace			40m ²

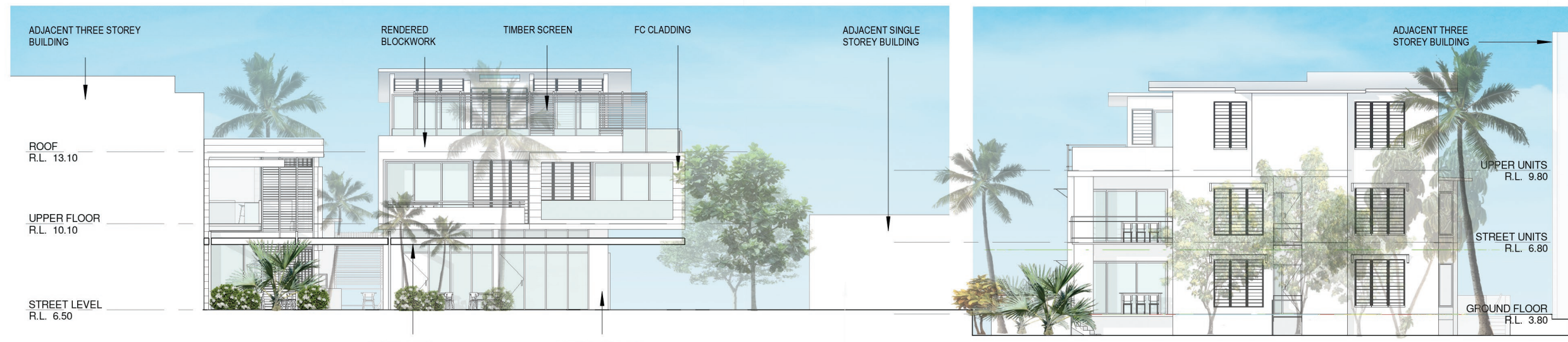


5 SITE AERIAL





1 SECTION
1 : 200



2 MACROSSAN ST - ELEVATION
1 : 200

3 SOUTH ELEVATION
1 : 200



4 WEST ELEVATION
1 : 200

Report: 38807R1

ENGINEERING REPORT

Unit Development

49 Macrossan Street Port Douglas

DRAFT

For: Total Project Group

Date: 15 December 2017

The Site:

The site is currently occupied by a small timber building and carport/shed.

A survey has been undertaken by Cardo and is attached in Appendix 1.

The entire site has a medium fall from front to rear

Proposed Development:

The development is a commercial and multi-level unit complex with a basement carpark to the front of the lot. The structure will consist of reinforced concrete floors supported on reinforced concrete masonry walls.

The foundation structure will be a stiffened monolithic raft system.

Traffic:

Access to the carpark is via a driveway ramp located along the right hand side boundary. Traffic movements, parking, site lines and site distances are as shown on the plan in Appendix 2.

Due to site constraints, the driveway is single lane with a layby/queuing bay located at the top within the parking zone on the Macrossan Street road reserve and a layby area at the base of the ramp.

The geometry of the driveway, carparking and layby areas, together with the vehicle sweep paths show that:

1. Sufficient site distance is provided between the basement and the layby area.
2. In this low speed environment there is adequate site distance with respect to vehicles entering and exiting the site as well as pedestrian movements.
3. The traffic management configuration will not result in any vehicles reversing up or down the access ramp. All vehicles will enter and exit the site in a forward manner.
4. A turning bay is also provided in the basement carpark as shown on the attached sweep paths drawings.

Stormwater:

The lot is 50.5m deep with a medium fall to the rear.

The predevelopment discharge is across the rear boundary and the 1%AEP stormwater flow is 84 l/sec. The post development discharge will consist of either of two possible options.

- Option 1 The roof stormwater from the front building will discharge to Macrossan Street and the remainder of the site to the rear resulting in a net flow to the rear for a 1%AEP event of 71 l/sec.
-

Option 2 The roof structure of both front and rear buildings discharge to Macrossan Street and the remainder of the site to the rear resulting in a net flow to the rear for a 1%AEP event of 56 l/sec.

Both options reduce the net flows across the rear boundary in the post-development state.

The roof stormwater will be collected by gutters and downpipes. The heights/geometry of the buildings allows for this system to discharge to Macrossan Street.

The remaining stormwater flows will be captured by field inlet pits as well as overland flow swales which will discharge to rubble pits located in each rear corner of the lot. These pits will be connected by a rubble drain with slotted pipes to facilitate a non-concentrated flow across the rear.

The existing development at the rear of this property has pits and gravel swales located along the rear and site boundaries which accept the pre-development flows from this upstream lot.

Sewer:

The existing council sewer will be located under the proposed building. The proposed foundations can and will be designed to bridge the existing sewer.

The foundation will consist of a stiff, monolithic raft and bored piers founded at a depth which will not impose any building/additional loading on the sewer.

A new house connection branch can be provided outside the building footprint.

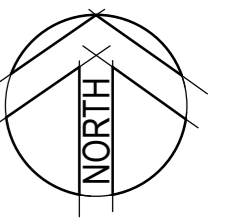
C.M.G CONSULTING
ENGINEERS PTY. LTD.

C.M. GIANARAKIS (RPEQ 1370)

APPENDIX 1

Survey



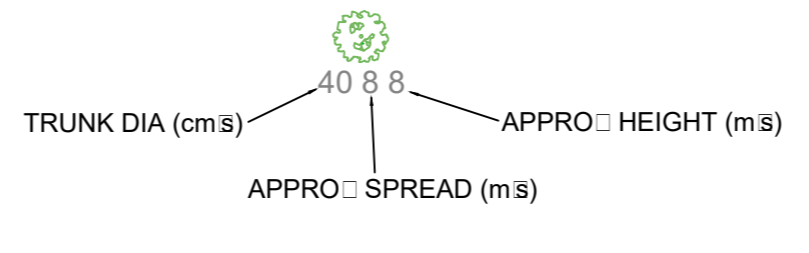


LEGEND

These standard symbols and lines may be found in the drawing.

- BUILDING WALL
- AWNING/EAVE LINE
- KERB LIP
- KERB INVERT
- FENCELINE
- CHANGE OF GRADE
- EDGE OF CONCRETE
- EDGE OF PAVEMENT
- LINEMARKING - BROKEN ONE SIDE
- LINEMARKING - UNBROKEN
- LINEMARKING - DASHED
- SEWER MAIN
- TREE
- PALM
- WATER TAP
- SURVEY BENCHMARK
- STREET LIGHT
- STREET SIGN
- ELECTRICAL PILLAR BOX
- GUIDE POST
- SPOT HEIGHT
- INVERT LEVEL

TREE/PALM DESCRIPTION



CONTOUR INTERVAL - 0.5m

IMPORTANT NOTE

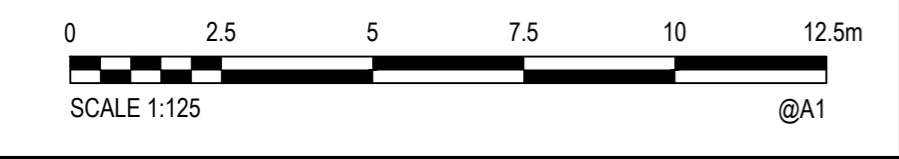
This plan is prepared for William and Lucy PETRIE from a combination of field survey and existing records for the purpose of as constructed records on the land and should not be used for any other purpose. The title boundaries shown herein were not marked by the author at the time of survey and have been determined by plan dimensions only and not by field measurements. Services shown herein have been located where possible by field survey. If not able to be so located, known services have been plotted from the records of relevant authorities where available and have been noted accordingly on this plan. Where such records either do not exist or are considered inadequate, a notation has been made hereon. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

This note is an integral part of this plan.

CONTROL TABLE

Point	Easting	Northing	Elevation	Description
C6	1143.682	913.980	6.924	PUNCHMARK IN STH EAST BOLT
C7	1160.244	902.474	6.683	SCREW IN KERB
C9	1128.882	872.639	3.384	SCREW IN CONCRETE

LEVEL DATUM	AHD (Derived)	Surveyed	Date
AS DETERMINED BY	PSM39989	PVL	9/6/17
LEVEL VALUE USED	1.562	Drawn	Date
MERIDIAN DATUM	vide SP126933	TJC	22/06/17
		Checked	Date
		PVL	22/06/17
		Approved	Date
		TJC	22/06/17



© Cardno Limited All Rights Reserved.
This document is produced by Cardno Limited solely for the benefit of and use by the client in accordance with the terms of the retainer. Cardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.

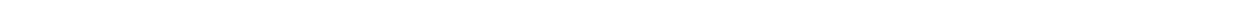
Cardno (OLD) Pty Ltd | ABN 57 051 074 992
15 Scott Street, Parramatta Park
Cairns QLD 4870
Tel: 07 4034 0500 Fax: 07 4051 0133
Web: www.cardno.com.au

Client		WILLIAM AND LUCY PETRIE	
Project	DETAIL SURVEY	Status	DETAIL SURVEY
LOT 410 ON PTD2091 49 MACROSSAN STREET PORT DOUGLAS		Drawing Number	No. 1 of 1
		Revision	
		C	

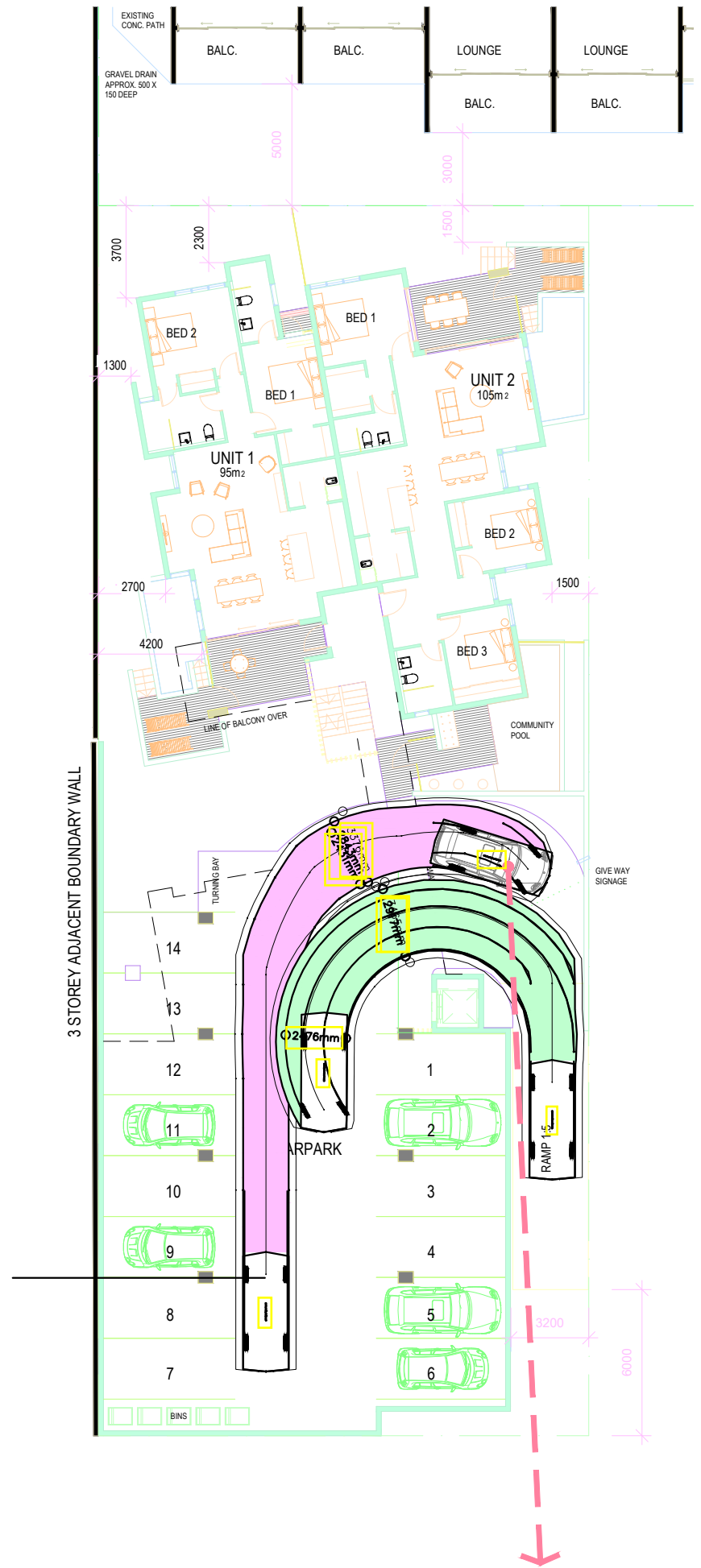
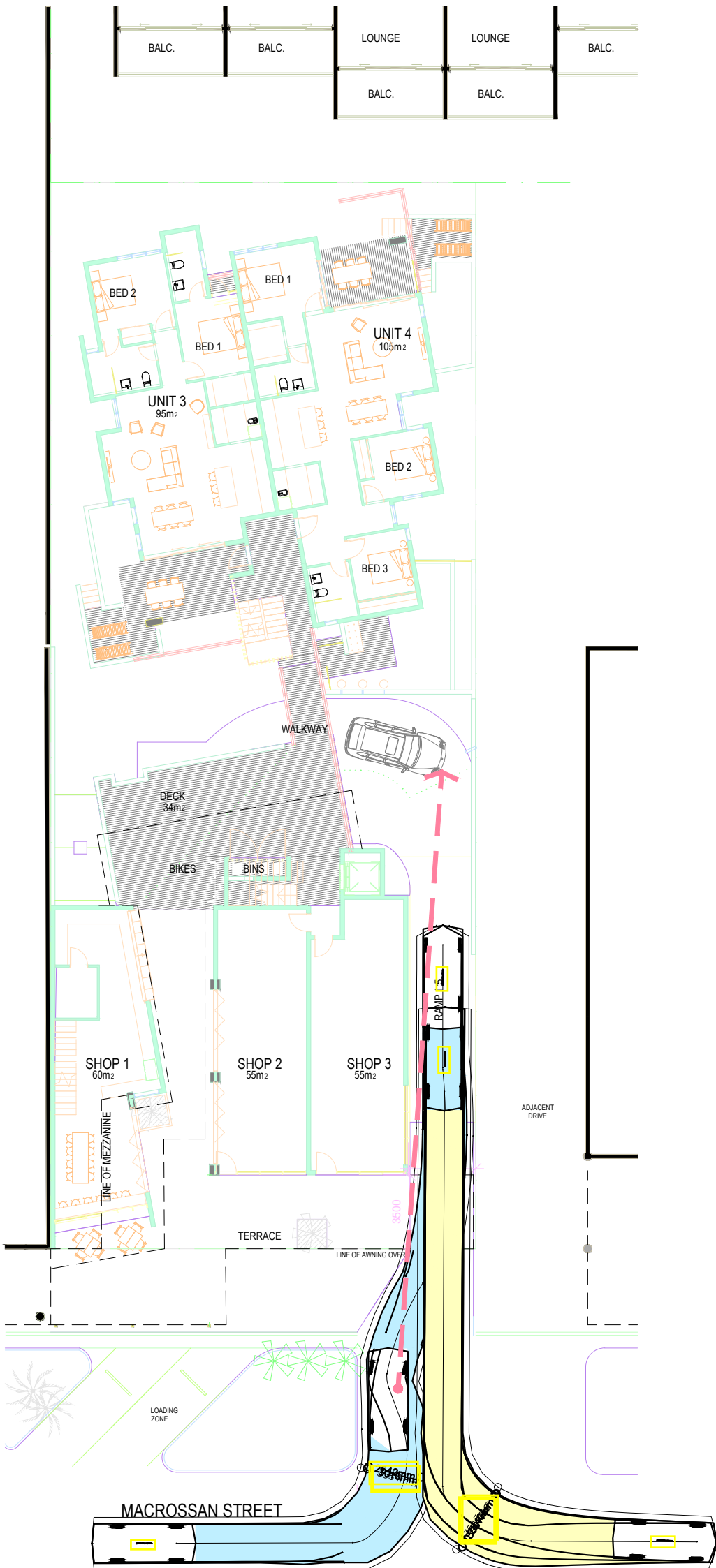
Rev.	Date	Description	Surv.	Drwn.	Appd.
C	30/11/2017	SEWER ADDED	CT	CT	TC
B	26/06/2017	CLIENT NAME AMENDED	PvL	TC	BP
A	22/06/2017	ORIGINAL ISSUE	PvL	TC	BP

APPENDIX 2

Traffic management sweep paths and site distances



49 Macrossan Street



 Vehicle Sight Line

C.M.G. CONSULTING ENGINEERS PTY. LTD.

A.C.N. 011 065 375 STRUCTURAL AND CIVIL

208 Buchan Street
CAIRNS, 4870.
Phone: (07) 4031 2775

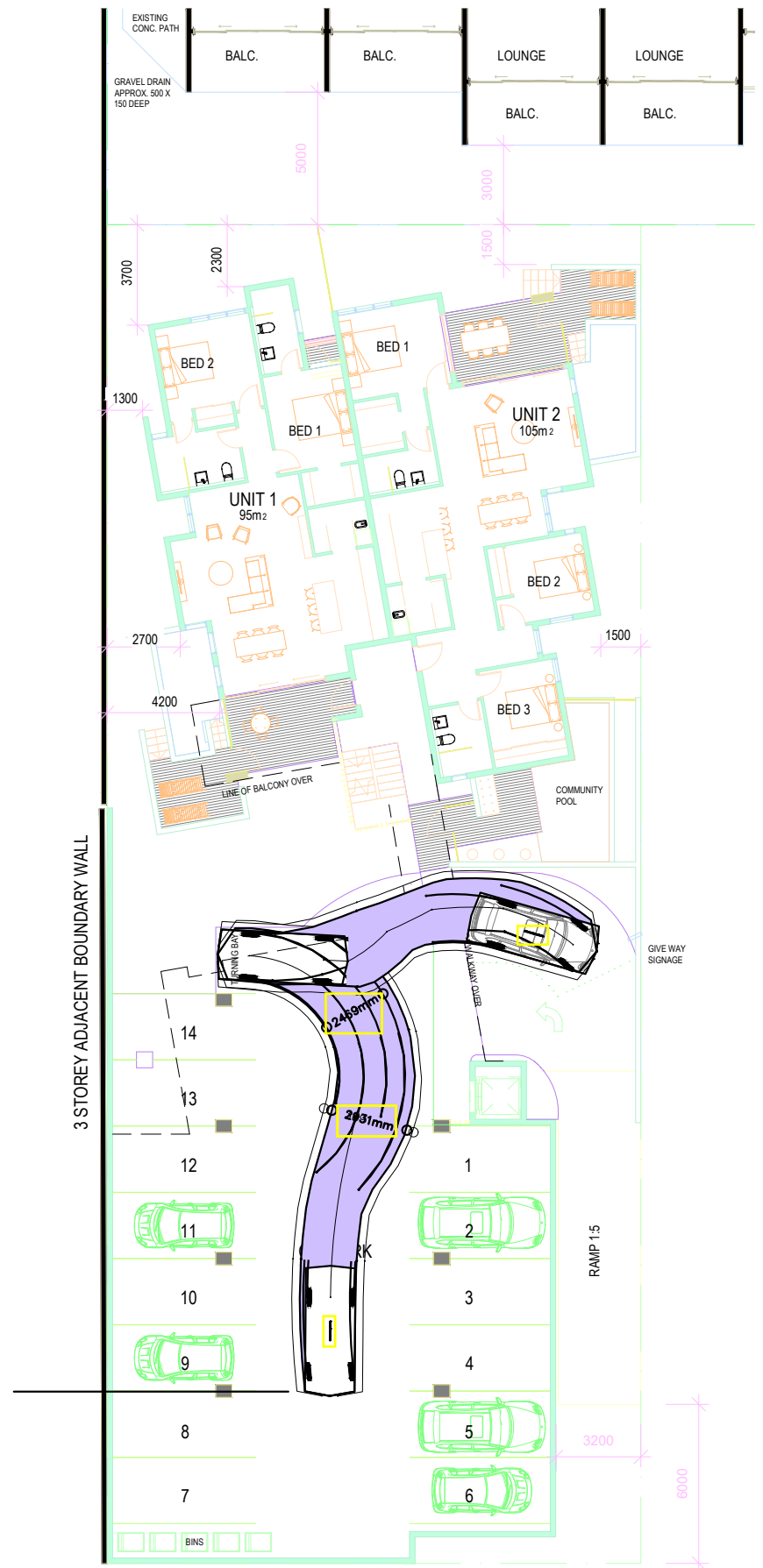
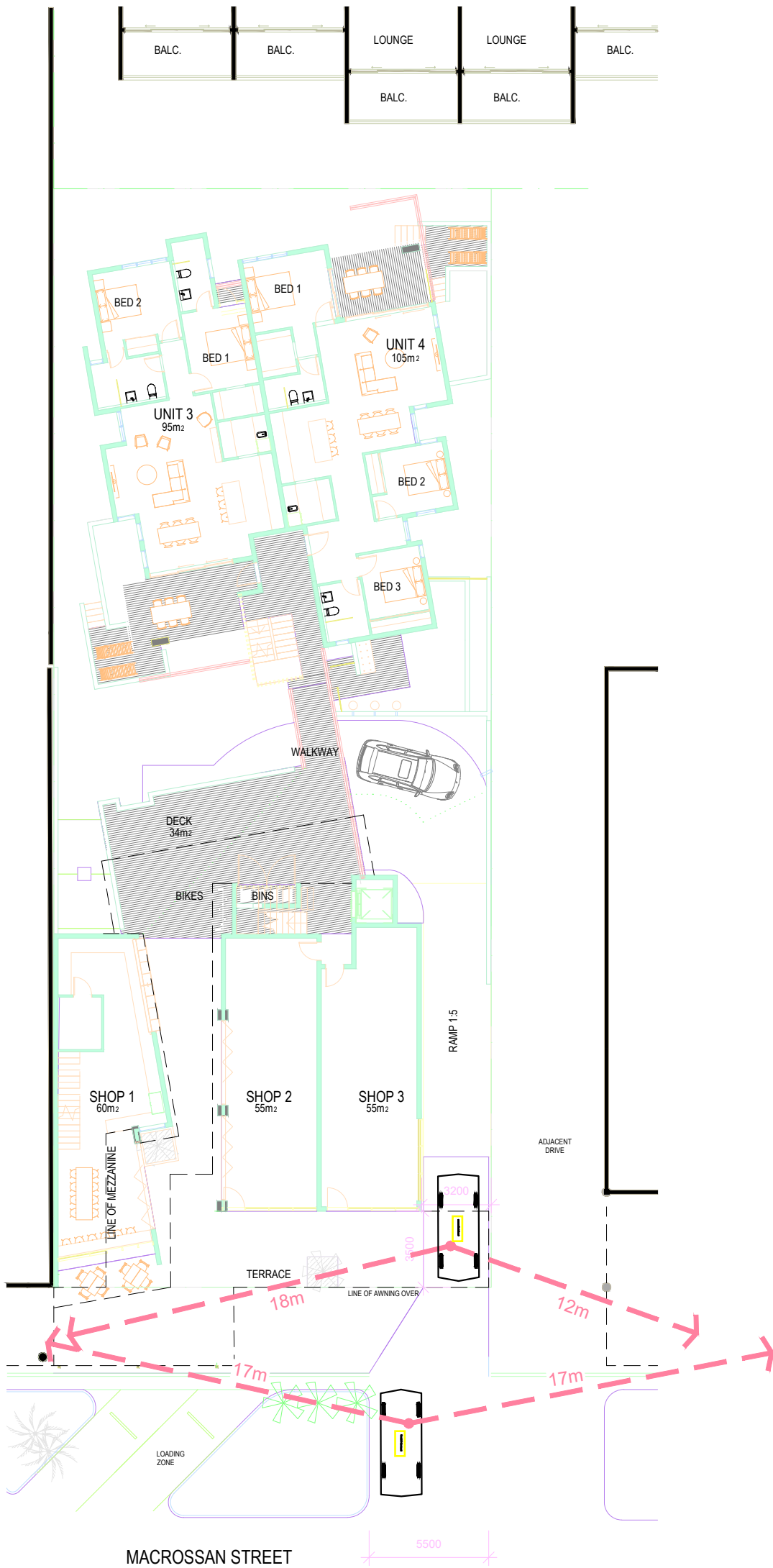
P.O. Box 5901
Cairns Mail Centre
Fax: (07) 4051 9013

Vehicle Swept Paths

Sheet 1 of 2

4 DEC 2017

49 Macrossan Street



Vehicle Sight Line

C.M.G. CONSULTING ENGINEERS PTY. LTD.

A.C.N. 011 065 375 STRUCTURAL AND CIVIL

208 Buchan Street
CAIRNS, 4870.
Phone: (07) 4031 2775

P.O. Box 5901
Cairns Mail Centre
Fax: (07) 4051 9013

Vehicle Swept Paths

Sheet 2 of 2

4 DEC 2017

South on Macrossan Street



Street no. 6



8



10



16



20



22



24



34



38



40



42



44



52



66

+5m wide

North on Macrossan Street



Street no. 49



47

+5m wide



41



35



33



9



1

+5m wide

Existing Driveways
WLP-01 DA.01 Nov 2017

TPG
ARCHITECTS

The Chief Executive Officer
DOUGLAS SHIRE COUNCIL
Front Street
MOSSMAN QLD 4873

Dear Sir,

LANDSCAPE CONCEPT Information Request Response
49 Macrossan St., Port Douglas (Lot 410 on PTD PLN2091)

Please find attached revised Landscape Concept Plans for the proposed development at 49 Macrossan Street. The plans show the proposed landscape design with the planting palate and theming for the water features.

Design Theme

Our client has requested a contemporary and tropical garden that features local species along with some signature tropical plants such as Lipstick Palms.

Council's queries have been addressed in the following ways:

On Street works and landscaping

Terrace planting

The proposed palm & garden bed goes to natural ground in this location as the basement wall is set back from the boundary.

Planting Design- Minimum 1.5m setbacks

Minimum 1.5m setbacks have been complied with alongside the rear boundary and eastern boundary for the residential component of the project. The western boundary pool & deck runs alongside the boundary line for unit 2. This area is quite well vegetated in the carpark of the adjoining commercial development. The communal pool has been set back 1.5m from the western boundary.

Screening along the eastern and western side boundaries

Species selection includes palms that are tall and slender without such as MacArthur Palms, Lipstick Palms & Indian Mast Trees which can achieve heights to complement and partially screen the building while not being bothersome to neighbours. Planting includes tall growing, but narrow plantings to provide screening without overhanging or brushing against adjacent properties. On the western boundary it is proposed to retain some existing coconut palms with provide immediate maturity of the landscape.

Screening along the rear boundary

It is proposed to retain some of the existing Alexandria Palms and Coconut palms at the rear of the property and if feasible a large Umbrella Tree. This retained vegetation supplemented with additional plantings will provide ample screening between the proposed units & the existing units on the adjacent rear property. It is noted that the rear garden of this adjacent property is well vegetated with mature trees and palms. Planting selection has been chosen without reliance for on neighbouring land for tree canopy. It is noted however that the adjacent property to the west has its driveway along and any foliage from either property has room to grow.

This project is envisaged as an appropriate infill in this neighbourhood It helps builds on the character of the main street of Port Douglas and expresses the tropical locality. Should there be any queries please do not hesitate to contact me.

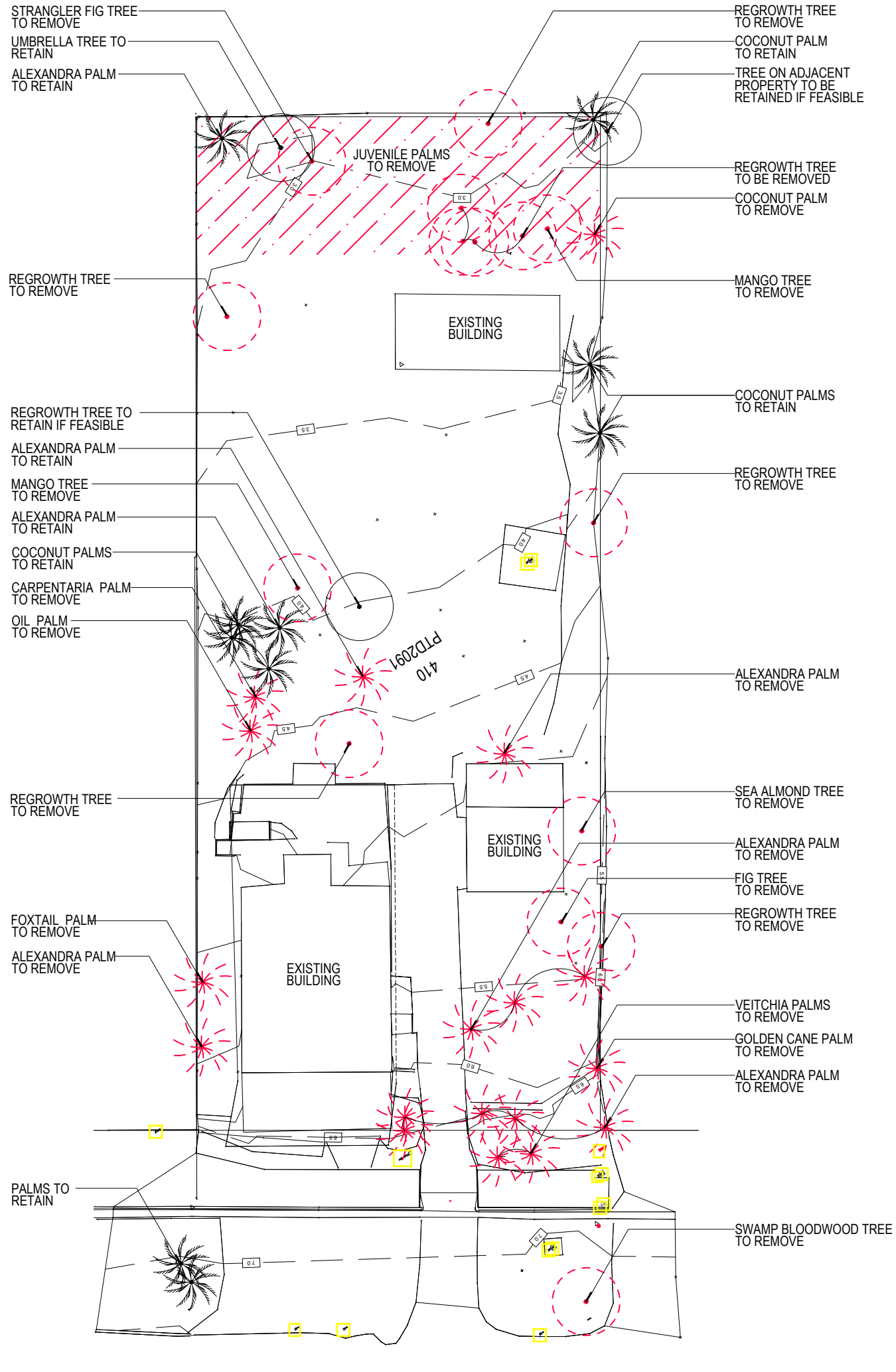
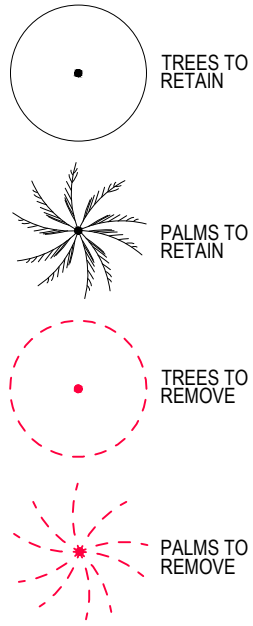


Yours sincerely

Andrew Prowse BL Arch AAILA MAIH

Registered Landscape Architect #0063 - Australian Institute of Landscape Architects
Registered Horticulturist #RH0053 - Australian Institute of Horticulture

LEGEND



ANDREW PROWSE
LANDSCAPE ARCHITECT

P.O BOX 1419 Cairns QLD 4870
5 Quigley Street, Bungalow,
Australia

t/f 07 40313310
m 0413 278 308
e andrew@prowse.com.au

PROJECT NAME

**MACROSSAN STREET,
PORT DOUGLAS**

PROJECT NO.
1238

DRAWING NO.
LA-E.01

DRAWING NAME

**DEMOLITION PLAN -
TREE & PALM
RETENTION
STRATEGY**

REVISION

-

SCALE:
1:250 @A3
1:125 @A1

DRAWN	DESIGN / CHECKED
OY	AP

DRAWN DATE
05/12/2017



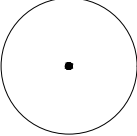
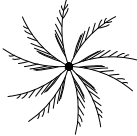
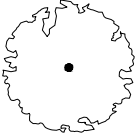
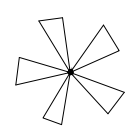
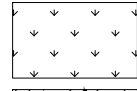
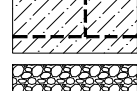
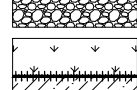
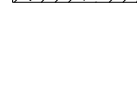
REVISION HISTORY

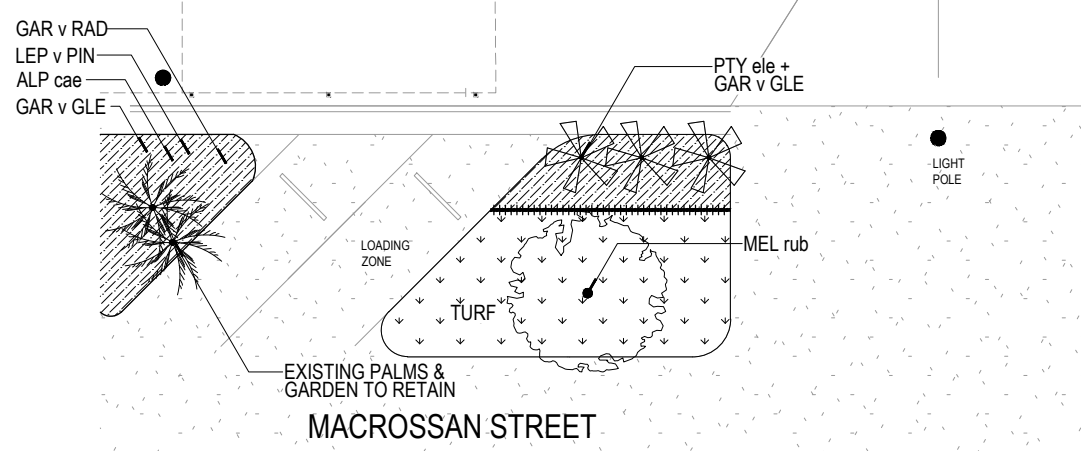
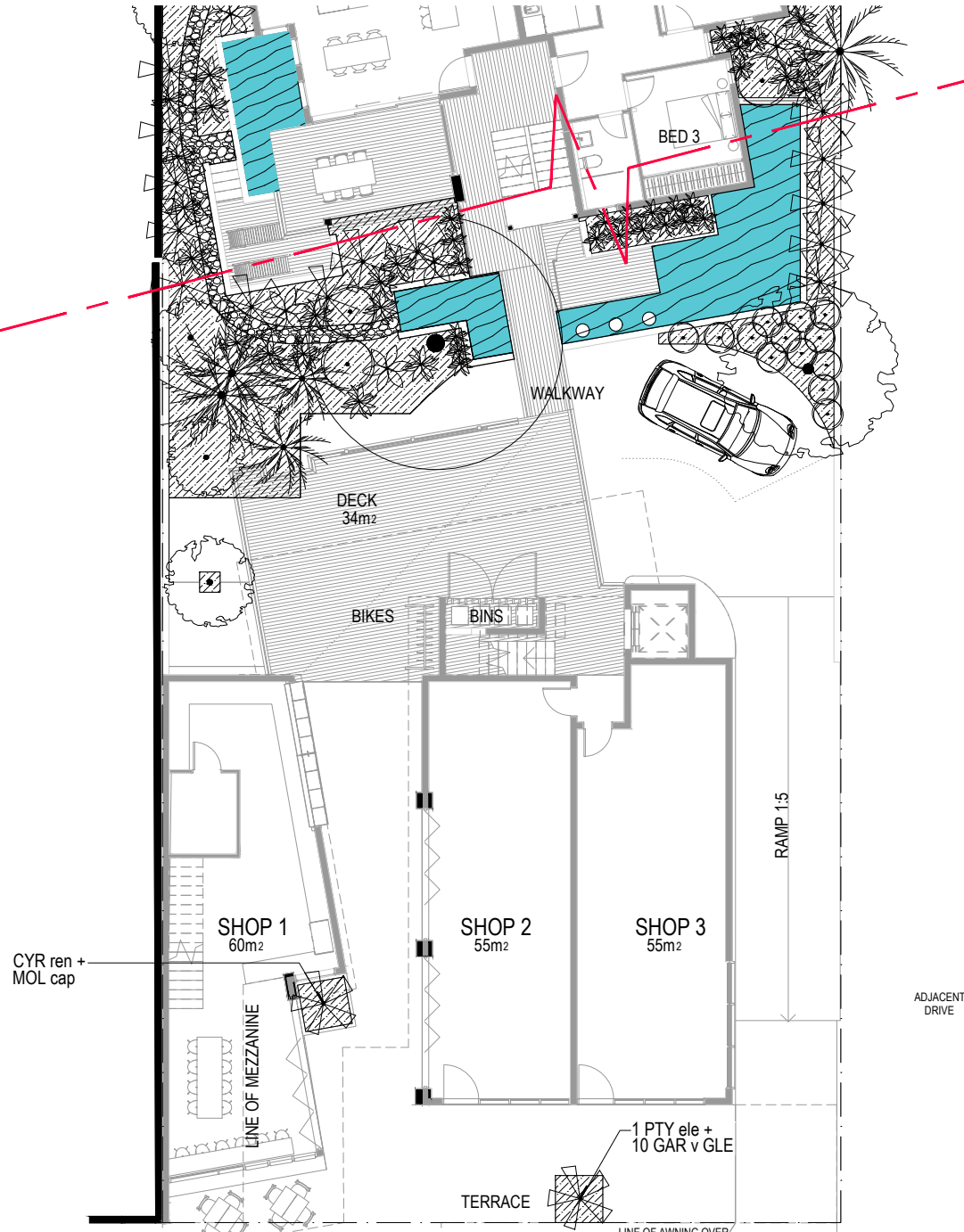
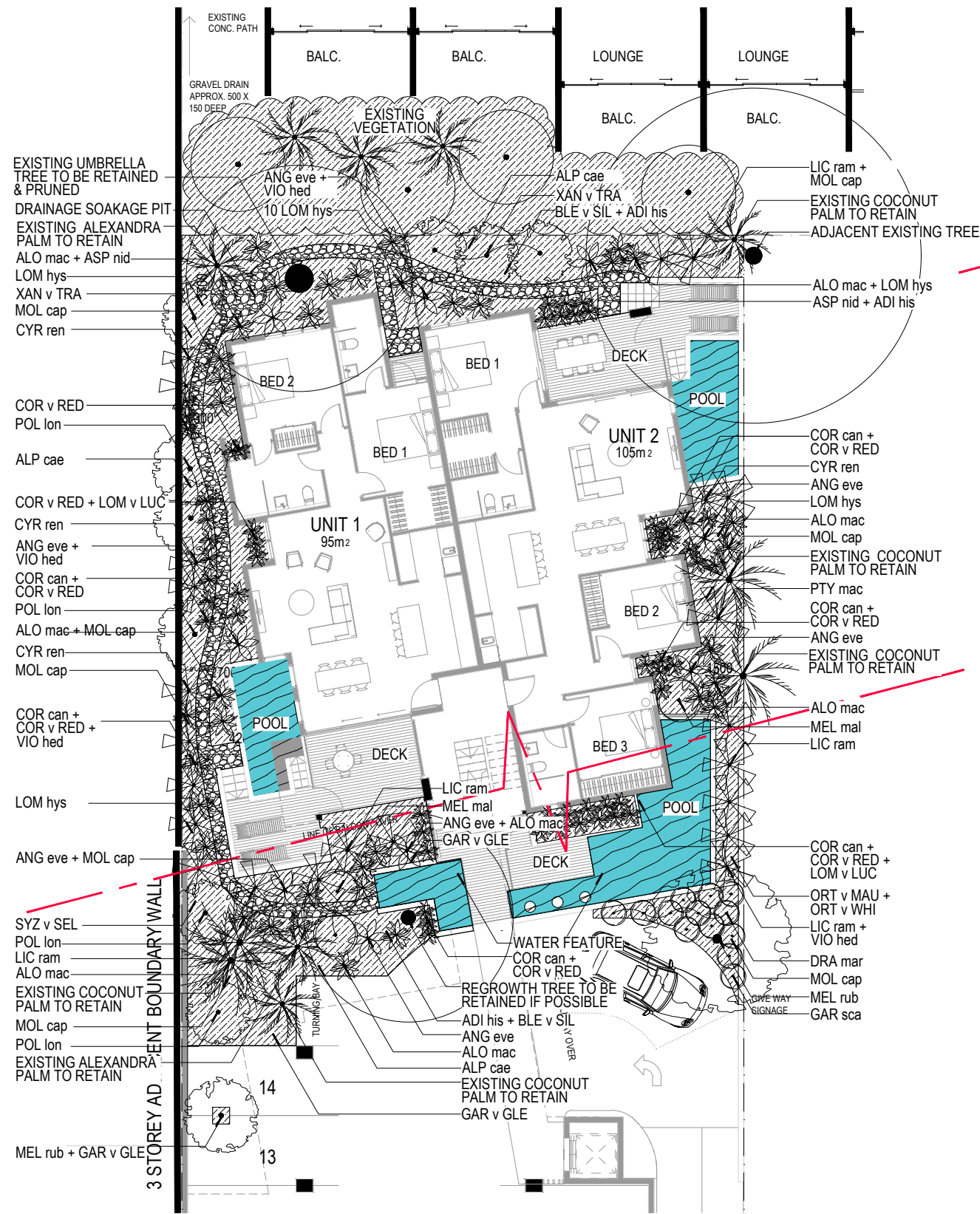
REV.	DATE	DESCRIPTION

**COUNCIL
ISSUE
05/12/2017**

THE CLIENT MUST KEEP ALL DRAWINGS ON FILE. COMMENTS AND NOTES ON DRAWINGS OR ANY PART THEREOF MUST BE MADE IN PREFERENCE TO SCALE. DRAWINGS AND SCALE DRAWINGS MUST BE KEPT IN FILE. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE LANDSCAPE ARCHITECT.

LEGEND

-  EXISTING TREES
-  EXISTING PALMS
-  PROPOSED TREES
-  PROPOSED PALMS
-  LAWN
-  GARDEN AREA
-  GRAVEL
-  GARDEN EDGE



ANDREW PROWSE
LANDSCAPE ARCHITECT

P.O BOX 1419 Cairns QLD 4870
5 Quigley Street, Bungalow,
Australia

t/f 07 40313310
m 0413 278 308
e andrew@prowse.com.au

PROJECT NAME	MACROSSAN STREET, PORT DOUGLAS
PROJECT NO.	1238
DRAWING NO.	LA-P.01
DRAWING NAME	LANDSCAPE CONCEPT
REVISION	
SCALE	1:250 @A3 1:125 @A1
DRAWN / DESIGN / CHECKED	OY / AP
DRAWN DATE	05/12/2017

REVISION HISTORY		
REV.	DATE	DESCRIPTION

COUNCIL ISSUE
05/12/2017

THE CONTENTS MUST BE KEPT ALL INFORMATION ON THIS DOCUMENT IS THE PROPERTY OF ANDREW PROWSE LANDSCAPE ARCHITECTS. ANY REUSE OR MODIFICATION OF ANY PART OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF ANDREW PROWSE LANDSCAPE ARCHITECTS IS PROHIBITED. THIS DOCUMENT IS THE PROPERTY OF ANDREW PROWSE LANDSCAPE ARCHITECTS.

TREES



Dillenia alata
Red Beach



Melicope rubra
Little Evodia



Dillenia alata
Red Beach's flowers



Melicope rubra
Little Evodia's flowers

PALMS



Ptychosperma elegans
Solitaire Palm



Ptychosperma macarthurii
Macarthur Palm



Ptychosperma elegans
Solitaire Palm's crown



Ptychosperma macarthurii
Macarthur Palm's foliage

MACROSSAN ST, PORT DOUGLAS PLANTING SCHEME - SELECTED IMAGES OF TREES & PALMS

ISSUE DATE : 05/DEC/2017

ANDREW PROWSE
LANDSCAPE ARCHITECT
P.O. BOX 1419 Cairns QLD 4870
5 Quigley Street, Bungalow, Australia
t 07 4031 3310
m 0413 278 308
e andrew@prowse.com.au

#1238

SHRUBS & GROUND COVERS



Alpinia caerulea (red back leaf)
Native Ginger



Angiopteris evecta
King Fern



Cordyline cannifolia
Native Cordyline



Dracaena marginata
Dracaena



Gardenia scabrella
Native Gardenia



Asplenium nidus
Bird's Nest Fern



Leptospermum polygalifolium 'Pink Cascade'
Pink Cascade Tea Tree



Lomandra hystrix
Matt Rush

MACROSSAN ST, PORT DOUGLAS PLANTING SCHEME - SELECTED IMAGES OF SHRUBS & GROUND COVERS (1)

ISSUE DATE : 05/DEC/2017

ANDREW PROWSE
LANDSCAPE ARCHITECT
PO BOX 1419 Cairns QLD 4870
5 Quigley Street, Bungalow, Australia
t 07 4031 3310
m 0413 278 308
e andrew@prowse.com.au

#1238

SHRUBS & GROUND COVERS



Orthosiphon aristatus 'Mauve'
Mauve Cats Whiskers



Melastoma malabathricum
Native Lassandra



Orthosiphon aristatus 'White'
White Cats Whiskers



Viola hederacea
Native Violet



Melastoma malabathricum
Native Lassandra's flowers

MACROSSAN ST, PORT DOUGLAS PLANTING SCHEME - SELECTED IMAGES OF SHRUBS & GROUND COVERS (2)

ISSUE DATE : 05/DEC/2017

ANDREW PROWSE
LANDSCAPE ARCHITECT
PO BOX 1419 Cairns QLD 4870
5 Quigley Street, Bungalow, Australia
t 07 4031 3310
m 0413 278 308
e andrew@prowse.com.au

#1238

PLANTING LIST

<u>Code</u>	<u>Botanical Name</u>	<u>Common Name</u>	<u>Size</u>	<u>Spacing</u>
Trees				
ATR fit	<i>Atractocarpus fitzalanii</i>	Brown Gardenia	300mm	as shown
DIL ala	<i>Dillenia alata</i>	Red Beach	400mm	as shown
MEL rub	<i>Melicope rubra</i>	Little Evodia	300mm	as shown
XAN v TRA	<i>Xanthostemon chrysanthus 'Trailblazer'</i>	Golden Penda Trailblazer	300mm	as shown
Palms				
CYR ren	<i>Cyrtostachys renda</i>	Lipstick Palm	300mm	as shown
LIC ram	<i>Licuala ramsayi</i>	Daintree Fan Palm	300mm	as shown
PTY ele	<i>Ptychosperma elegans</i>	Solitare Palm	300mm	as shown
PTY mac	<i>Ptychosperma macarthurii</i>	Macarthur Palm	300mm	as shown
Shrubs and Ground Covers				
ADI his	<i>Adiantum hispidulum</i>	Rough Maidenhair Ferns	140mm	9/m ²
ALO mac	<i>Alocasia macrorrhiza</i>	Elephants Ears	200mm	1/m ²
ALP cae	<i>Alpinia caerulea</i> (red back leaf)	Native Ginger	200mm	3/m ²
ANG eve	<i>Angiopteris evecta</i>	King Fern	300mm	1/m ²
ASP nid	<i>Asplenium nidus</i>	Bird's Nest Fern	200mm	1/m ²
BLE v SIL	<i>Blechnum v 'Silver'</i>	Silver Blechnum Fern	140mm	3/m ²
COR can	<i>Cordyline canniifolia</i>	Native Cordyline	200mm	2/m ²
COR v RED	<i>Cordyline fruticosa 'Red Sister'</i>	Red Sister Cordyline	200mm	1/m ²
DRA mar	<i>Dracaena marginata</i>	Dracaena	300mm	1/m ²
GAR v RAD	<i>Gardenia jasminoides 'Radicans'</i>	Gardenia Radicans	140mm	3/m ²
GAR v GLE	<i>Gardenia psidiodis 'Glennie River'</i>	Prostrate Gardenia	140mm	1/m ²
GAR sca	<i>Gardenia scabrella</i>	Native Gardenia	140mm	2/m ²
LEP v PIN	<i>Leptospermum polygalifolium 'Pink Cascade'</i>	Pink Cascade Tea Tree	140mm	3/m ²
LOM hys	<i>Lomandra hystrix</i>	Matt Rush	140mm	6/m ²
MEL mal	<i>Melastoma malabathricum</i>	Native Lassandra	140mm	1/m ²
MOL cap	<i>Molineria capitulata</i>	Weevil Palm	140mm	2/m ²
ORT v MAU	<i>Orthosiphon aristatus 'Mauve'</i>	Cat's Whiskers (mauve flowers)	140mm	2/m ²
ORT v WHI	<i>Orthosiphon aristatus 'White'</i>	Cats Whiskers (White Flowers)	140mm	3/m ²
SYZ pan	<i>Syzygium paniculatum 'Select'</i>	Lilly Pilly	140mm	2/m ²
VIO hed	<i>Viola hederacea</i>	Native Violet	140mm	12/m ²

MACROSSAN ST, PORT DOUGLAS

PLANTING SCHEME - PLANTING LIST

ISSUE DATE : 05/DEC/2017

CONCEPT IMAGERY OF LANDSCAPE DESIGN



MACROSSAN ST, PORT DOUGLAS

CONCEPT IMAGES

ISSUE DATE : 05/DEC/2017

ANDREW PROWSE
LANDSCAPE ARCHITECT
PO BOX 1419 Cairns QLD 4870
5 Quigley Street, Bungalow, Australia
t 07 4031 3310
m 0413 278 308
e andrew@prowse.com.au