



PORT DOUGLAS

GURNER™

WARREN AND MAHONEY®



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Issue Status & No

DEVELOPMENT APPLICATION



Consultants

Project Manager

Structural Engineer

Mechanical Engineer

Fire Engineer

Electrical Engineer

Client

GURNER TM

GURNERTM

Warren and Mahoney Architects Australia Pty Ltd

Level 4, 141 Flinders Lane Melbourne VIC 3000 Australia Phone + 61 3 8547 6977

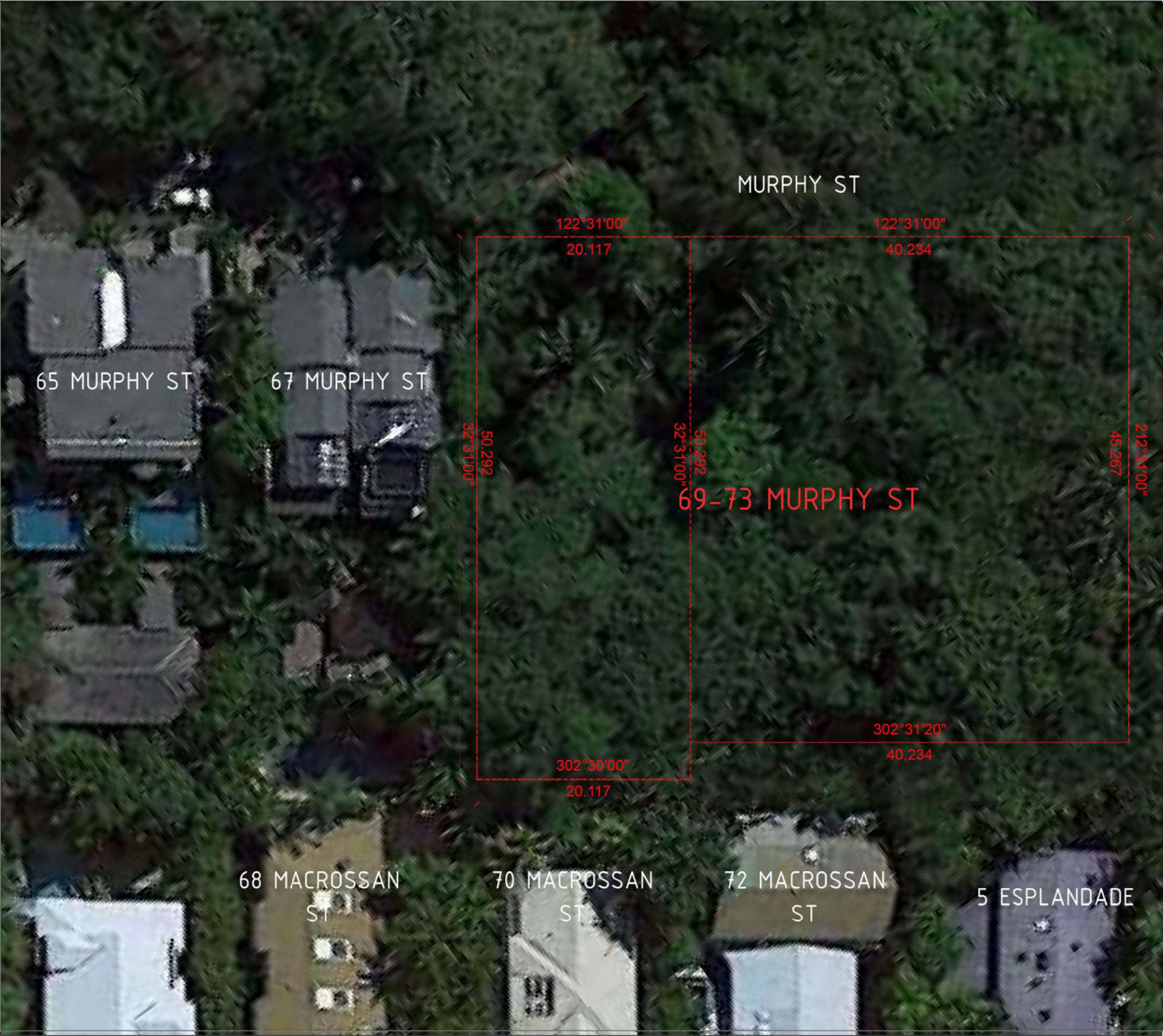
Registered Architects and Designers www.warrenandmahoney.com

Project Title

69-73 MURPHY STREET PORT DOUGLAS

DA DRAWING LIST

DA00.001	COVER SHEET	C	DA50.001	DEVELOPMENT SUMMARY - GFA	C
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DA01.004	SITE ANALYSIS	D	DA80.001	SOLAR ANALYSIS - JUNE 21	C
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Revisions

A 09/09/21	FOR CONSULTANT COORDINATION
B 15/09/21	FOR INFORMATION
C 22/09/21	DRAFT DA
D 04/10/21	ISSUE FOR DA

Notes

Consultants

Project Manager
Structural Engineer
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Electrical Engineer

Client

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Project Title

69-73 MURPHY STREET
PORT DOUGLAS

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Drawing Title

SITE CONTEXT

Drawing Status

DEVELOPMENT APPLICATION

Drawing Details

Scale	1 : 1 @ A1
Date	04/10/21
Job No	9663
Drawn	-
Checked	-

Drawing No

DA01.001

Revision

D



UAV DRONE POSITION 1
Lat 16.29.1090 Long 145.28.0318



UAV DRONE POSITION 2
Lat 16.29.0733 Long 145.27.5673



UAV DRONE POSITION 2
Lat 16.29.1991 Long 145.28.0479

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69-73 MURPHY
STREET
PORT DOUGLAS

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Drawing Title

SITE IMAGERY

Drawing Status

DEVELOPMENT
APPLICATION

Drawing Details

Scale	1 : 1 @ A1
Date	04/10/21
Job No	9663
Drawn	-
Checked	ND

Drawing No

DA01.002

Revision

D



Site 4 – Elevation 1.5m



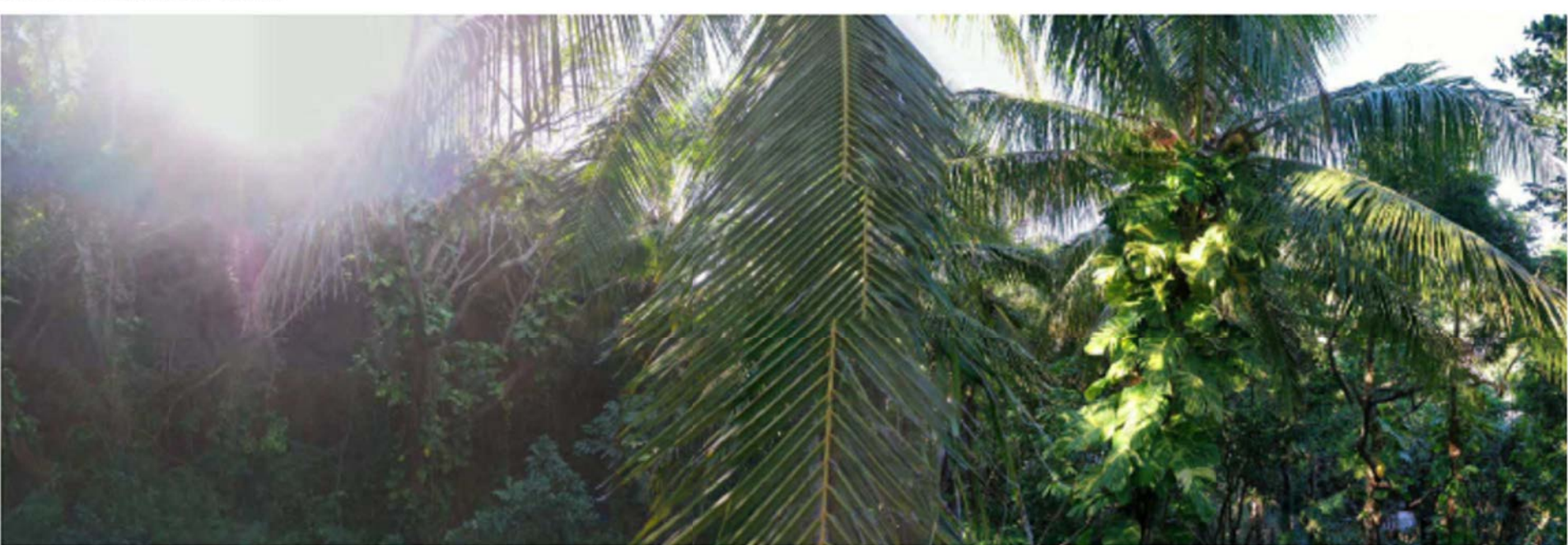
Site 4 – Elevation 4.5m



Site 4 – Elevation 7.5m



Site 4 – Elevation 10.5m



Site 4 – Elevation 22m



Site 5 – Elevation 1.5m



Site 5 – Elevation 4.5m



Site 5 – Elevation 7.5m



Site 5 – Elevation 22m



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Drawing Title

SITE IMAGERY

Drawing Status

DEVELOPMENT
APPLICATION

Drawing Details

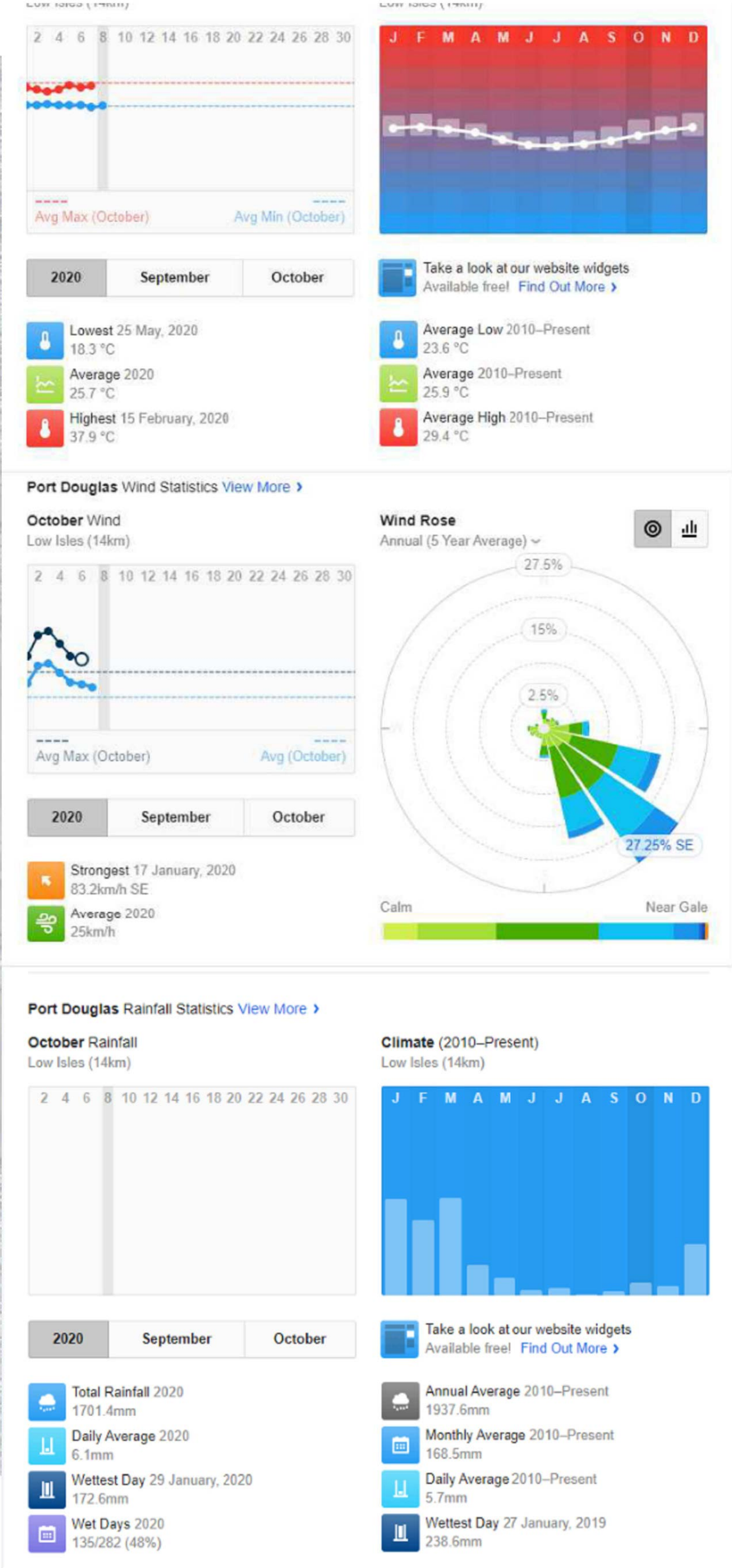
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Drawing No

DA01.003

Revision

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Consultants

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69-73 MURPHY
STREET

PORT DOUGLAS

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Drawing Title

SITE SURVEY

Drawing Status

DEVELOPMENT
APPLICATION

Drawing Details

Scale

1 : 200 @ A1

Date

04/10/21

Job No

9663

Drawn

-

Checked

ND

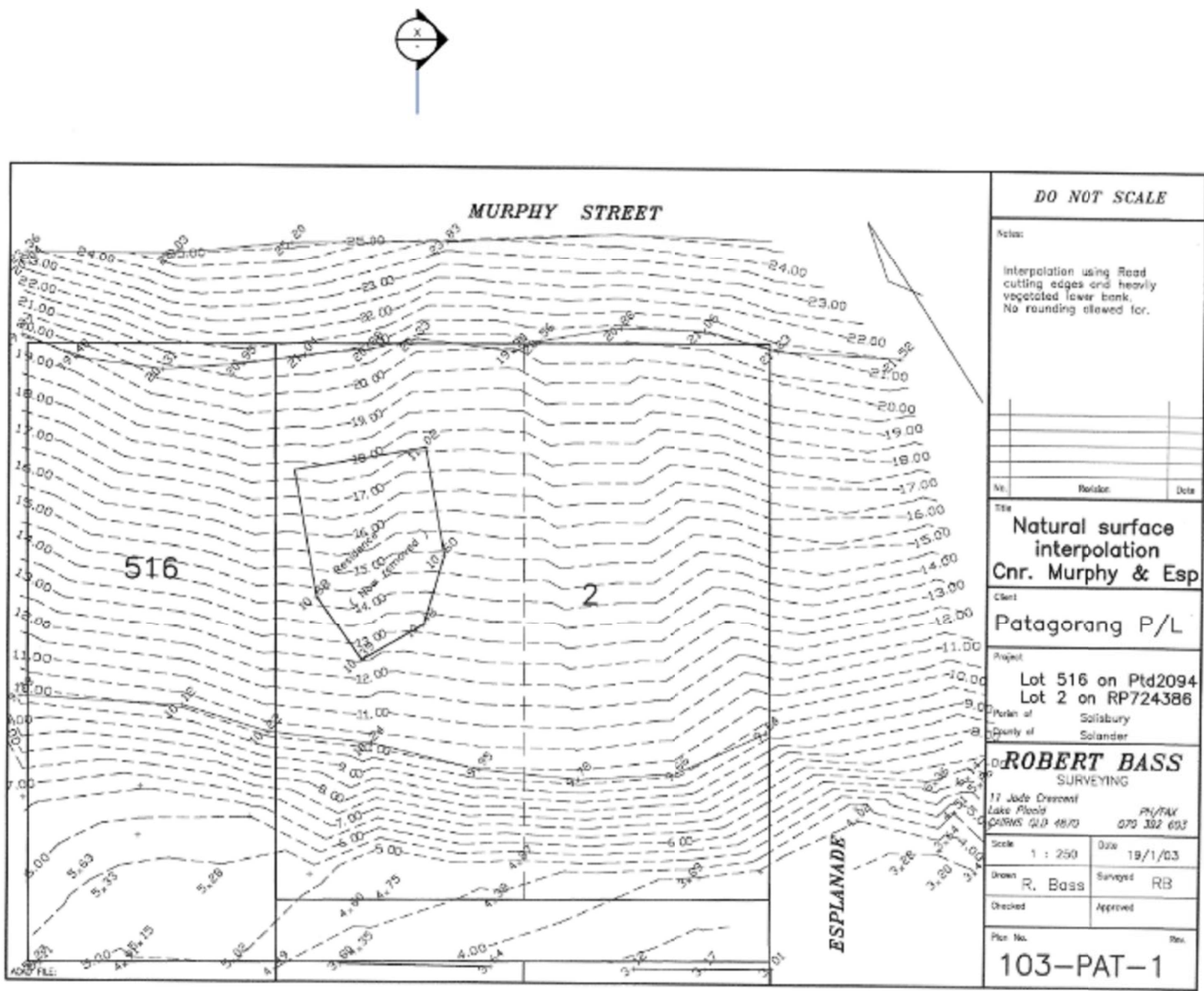
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DA01.005

Revision

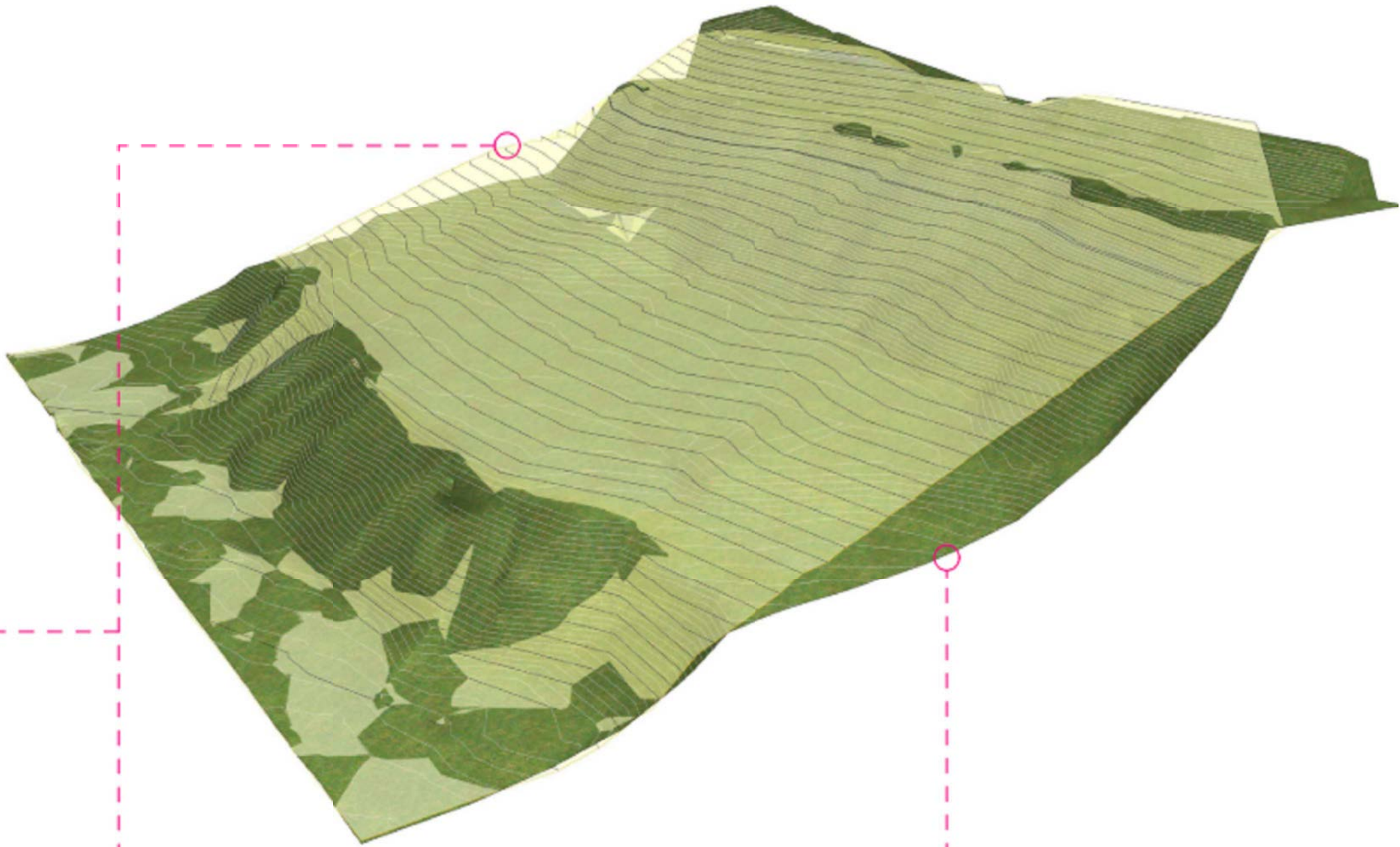
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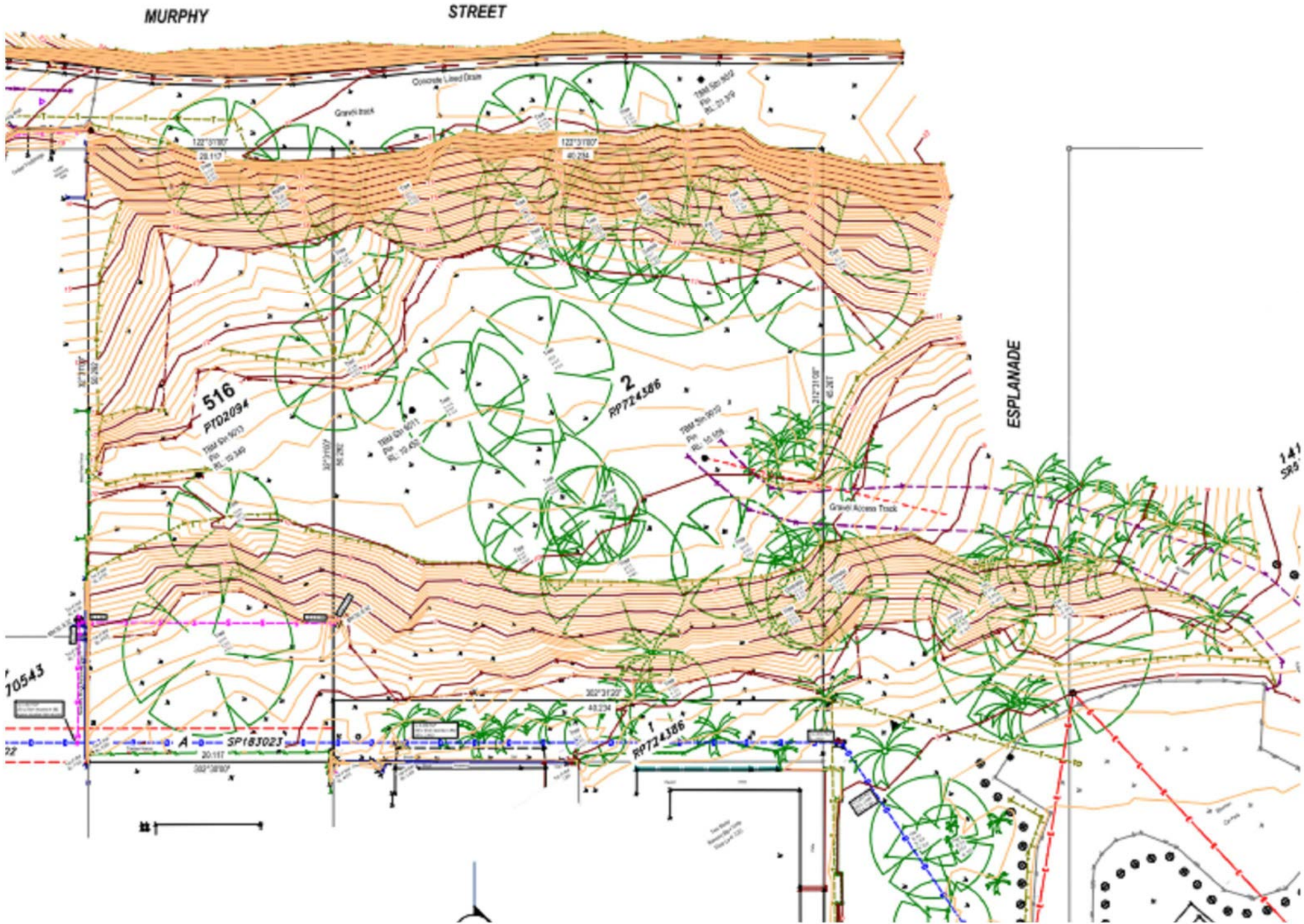


INTERPOLATED SURVEY PREPARED BY ROBERT BASS
DATED 19/01/2003
SURVEY SHOWS ORIGINAL NATURAL GROUND LEVELS
THESE LEVELS FORMED THE BASIS OF THE CURRENT
DEVELOPMENT APPROVAL ON THE SUBJECT SITE.

LANDSURVEY - INTERPOLATED
SCALE: 1:400

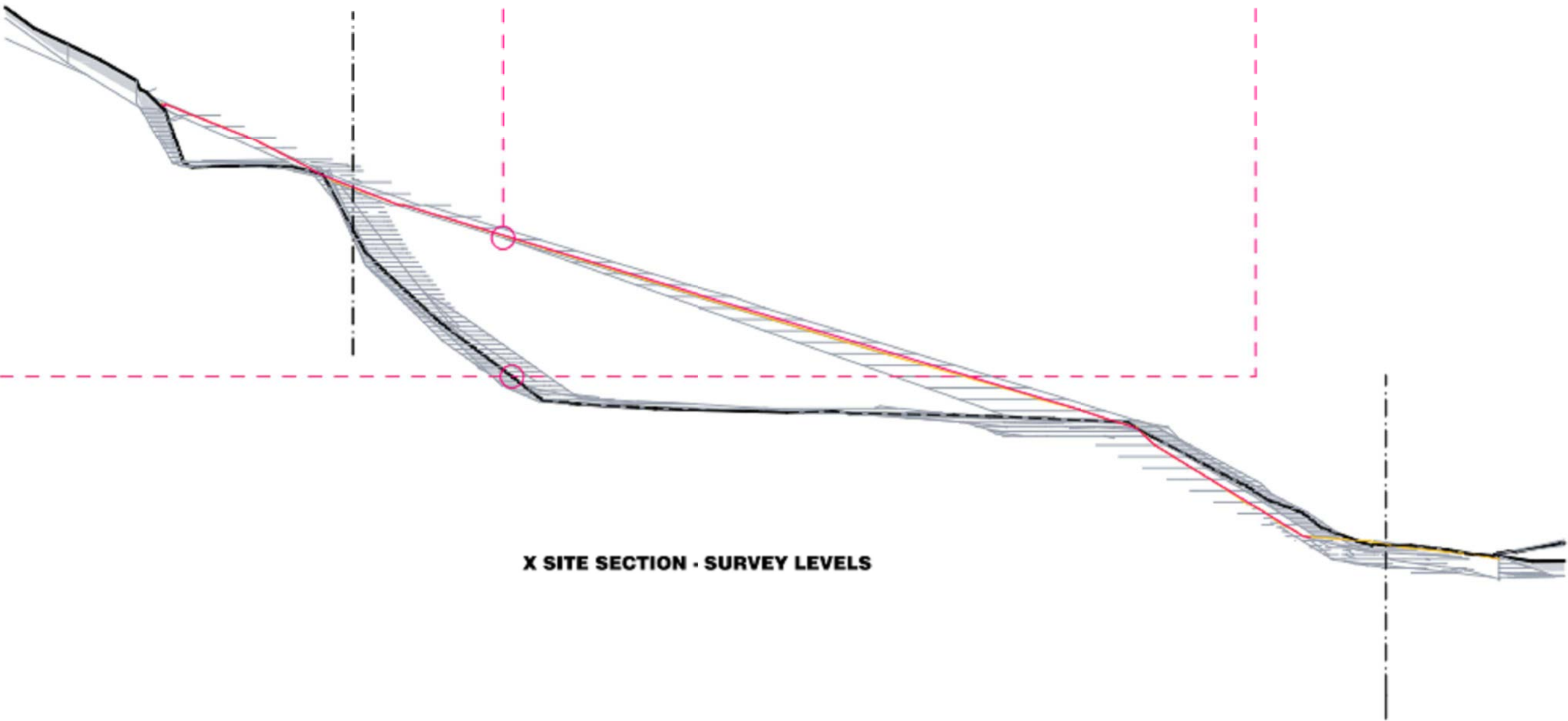


INTERPOLATED SURVEY (YELLOW) & CURRENT SURVEY (GREEN)



CURRENT SURVEY PREPARED BY RBS DATED 30.09.2020
SHOWING EXISTING GROUND LEVELS ON SITE.

LANDSURVEY - CURRENT
SCALE: 1:400



X SITE SECTION - SURVEY LEVELS

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Consultants

Project Manager

Structural Engineer

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**69-73 MURPHY
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PORT DOUGLAS

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Drawing Title

**INTERPOLATED
SURVEY**

Drawing Status

**DEVELOPMENT
APPLICATION**

Drawing Details

Scale 1 : 1 @ A1
Date 04/10/21
Job No 9663
Drawn -
Checked ND

Drawing No

DA01.007

Revision

D

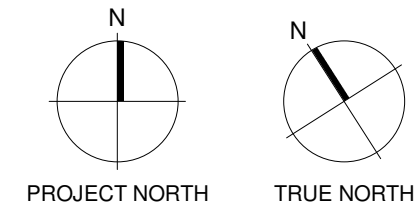
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Notes



TREES TO BE REMOVED



Consultants

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Project Title

69-73 MURPHY STREET
PORT DOUGLAS

Drawing Title

PROPOSED SITE PLAN

Drawing Status

DEVELOPMENT APPLICATION

Drawing Details

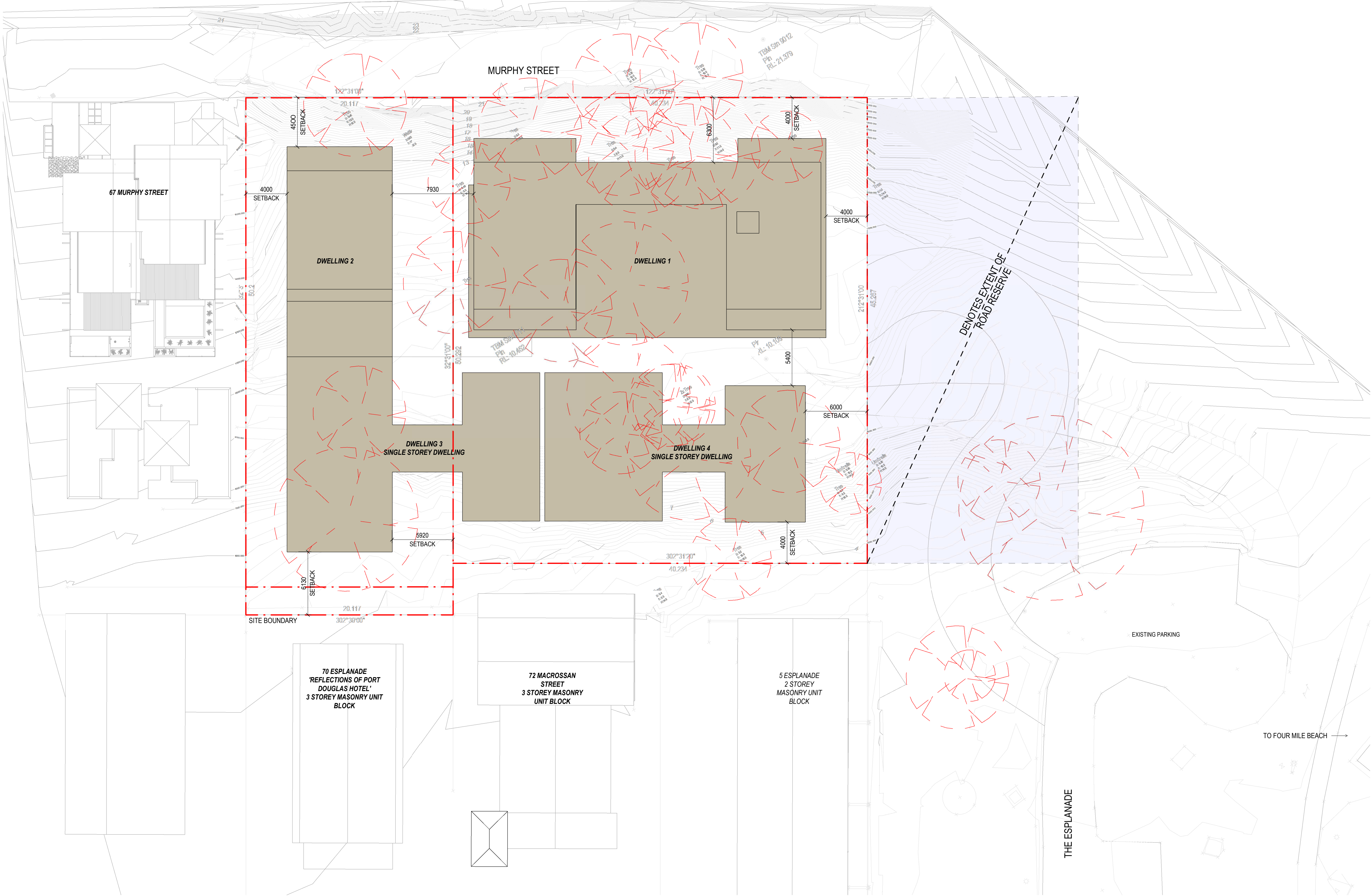
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Date	04/10/21
Job No	9663
Drawn	SG
Checked	ND

Drawing No

DA03.001

Revision

D



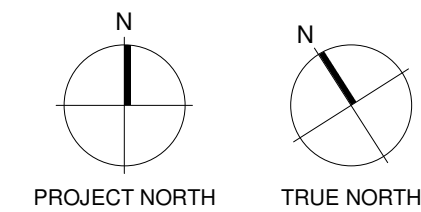
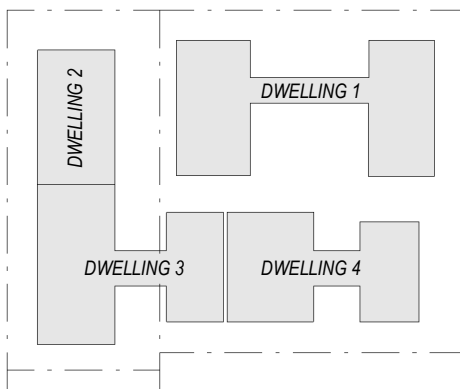
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Notes

CODE	DESCRIPTION
CON-1	IN-SITU CONCRETE
FEN-1	TIMBER FENCING
GLZ-1/PC-3	CLEAR GLAZING / LIGHT GREY OR SIMILAR
PAV-1	TILED PAVING
PAV-2	COBBLED STONE PAVING OR STAMPED CONCRETE OR SIMILAR
PAV-3	CRUSHED ROCK
REN-1	TEXTURED RENDER FINISH
ST-1	STACKED STONE WALL
TC-1	TIMBER CLADDING OR PC SHEET, OR SIMILAR
TL-1	STONE WALL TILE



Consultants

Project Manager

Structural Engineer

Mechanical Engineer

Fire Engineer

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Project Title

**69-73 MURPHY
STREET**
PORT DOUGLAS

Drawing Title

**LOWER GROUND
FLOOR PLAN**

Drawing Status

**DEVELOPMENT
APPLICATION**

Drawing Details

Scale	As indicated@ A1
Date	04/10/21
Job No	9663
Drawn	SG
Checked	ND

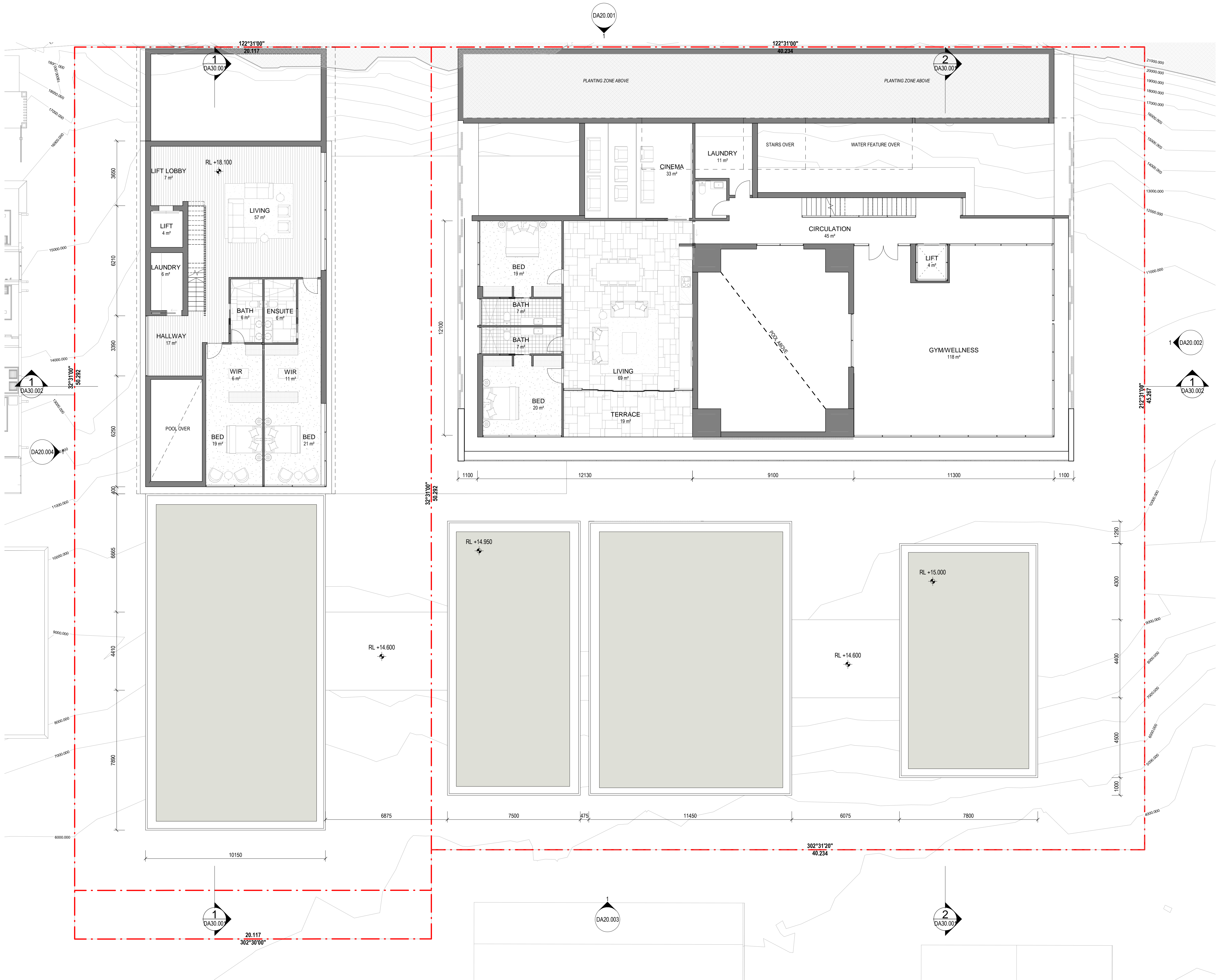
Drawing No

DA010.01

Revision

F





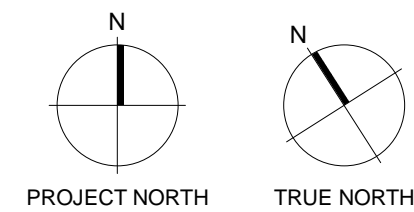
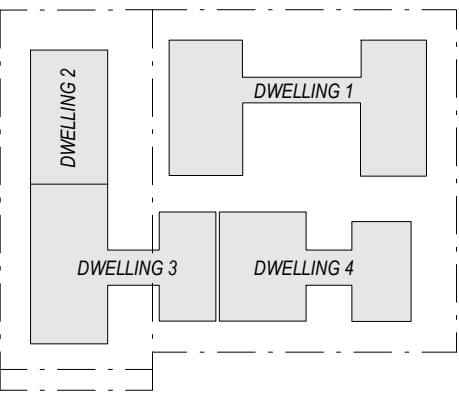
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TL-1	STONE WALL TILE



Consultants

Project Manager

Structural Engineer

Mechanical Engineer

Fire Engineer

Electrical Engineer

Client

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Project Title

**69-73 MURPHY
STREET**
PORT DOUGLAS

Drawing Title

**GROUND FLOOR
PLAN**

Drawing Status

**DEVELOPMENT
APPLICATION**

Drawing Details

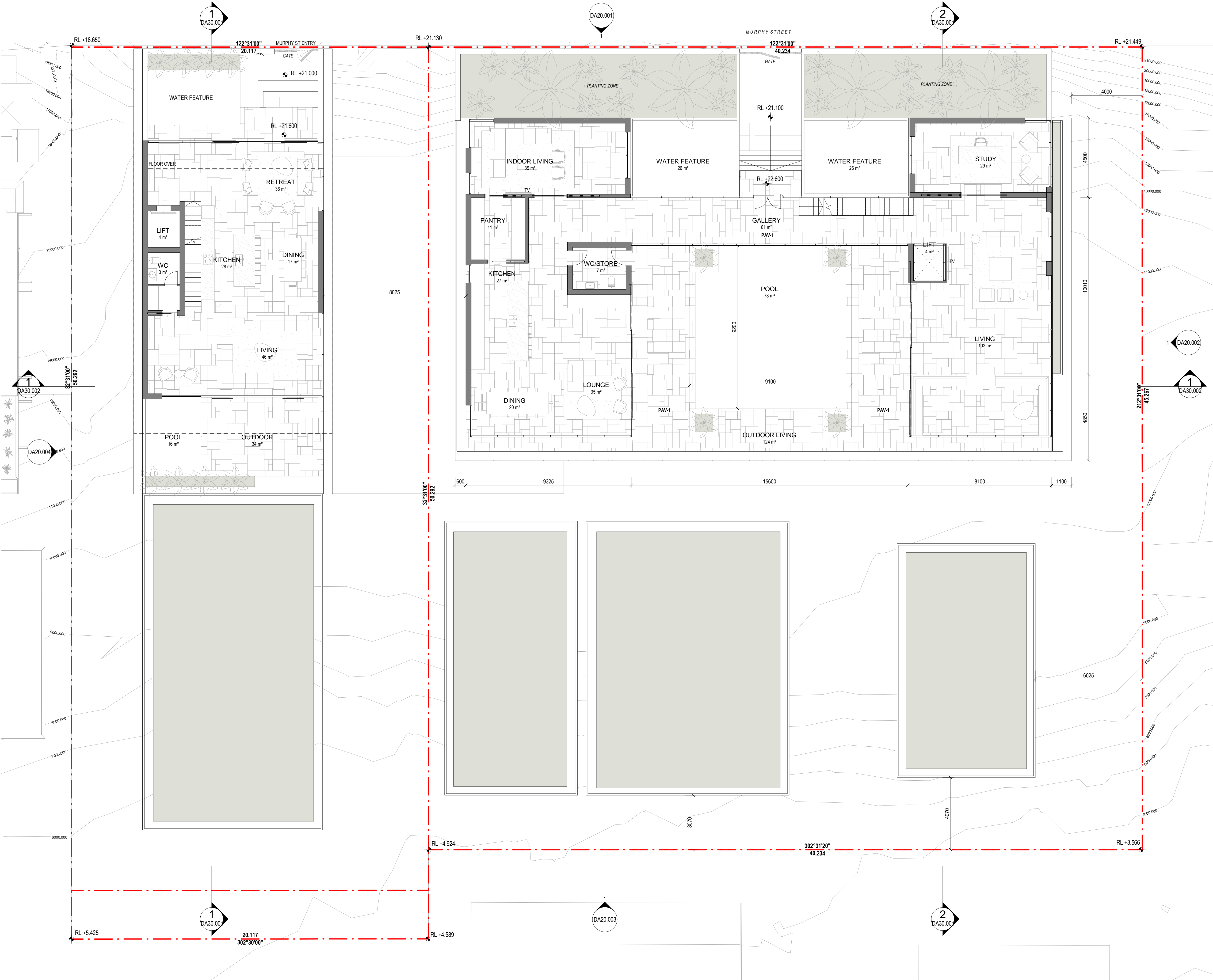
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Date	04/10/21
Job No	9663
Drawn	SG
Checked	ND

Drawing No

DA010.03

Revision

F



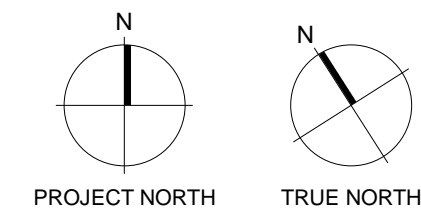
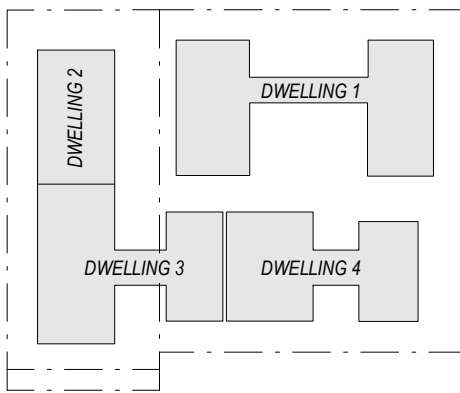
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Project Title

69-73 MURPHY STREET
PORT DOUGLAS

Drawing Title

L01 FLOOR PLAN

Drawing Status

DEVELOPMENT APPLICATION

Drawing Details

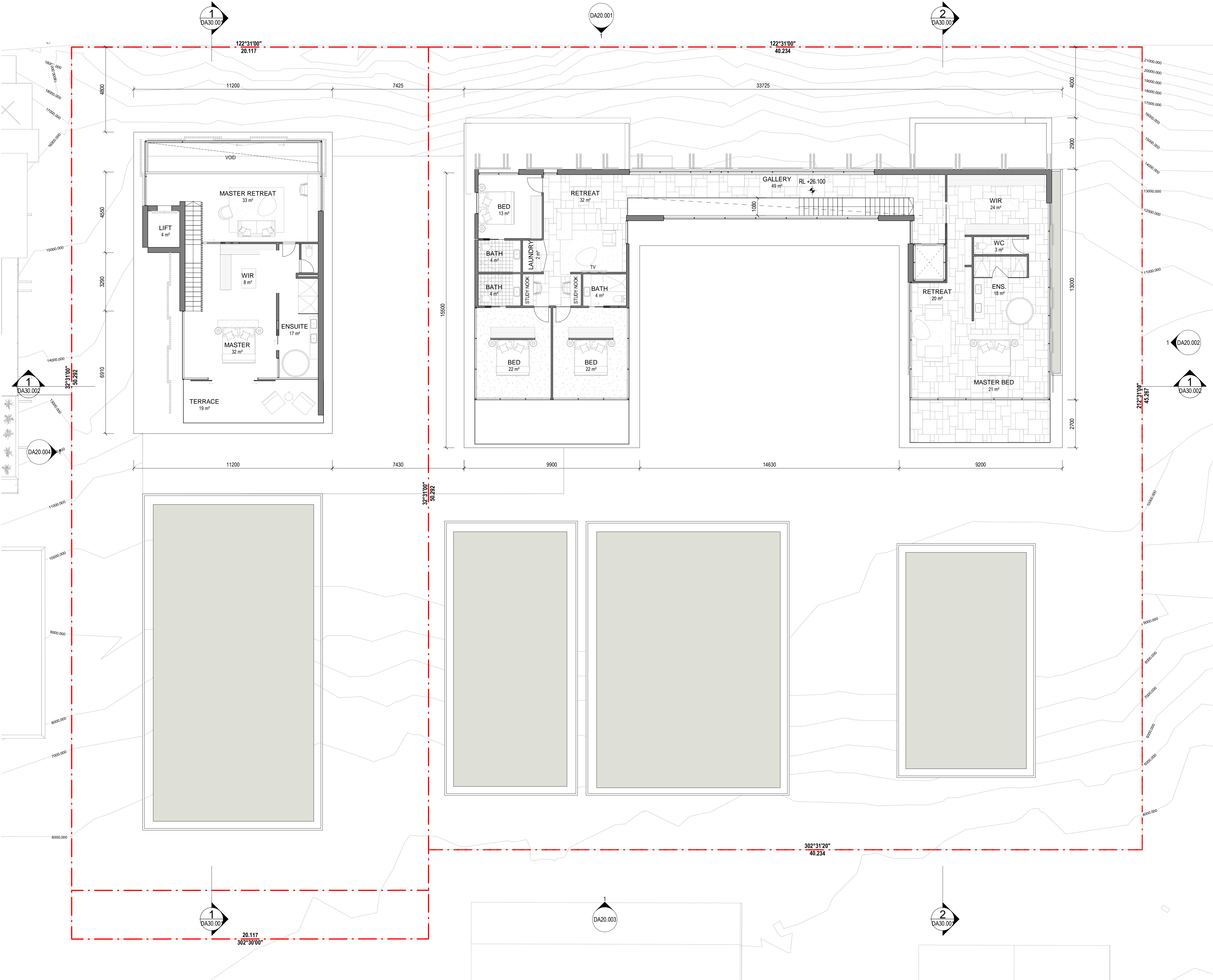
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Date	04/10/21
Job No	9663
Drawn	SG
Checked	ND

Drawing No

DA010.04

Revision

F



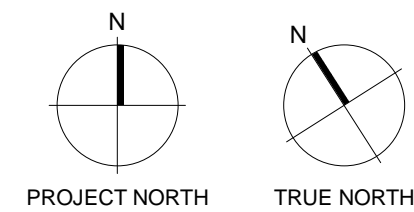
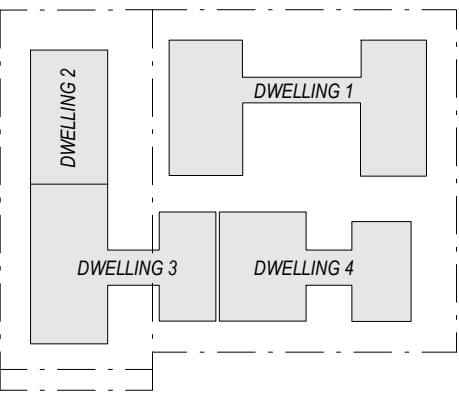
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Project Title

**69-73 MURPHY
STREET**
PORT DOUGLAS

Drawing Title

L02 FLOOR PLAN

Drawing Status

**DEVELOPMENT
APPLICATION**

Drawing Details

Scale	As indicated @ A1
Date	04/10/21
Job No	9663
Drawn	SG
Checked	ND

Drawing No

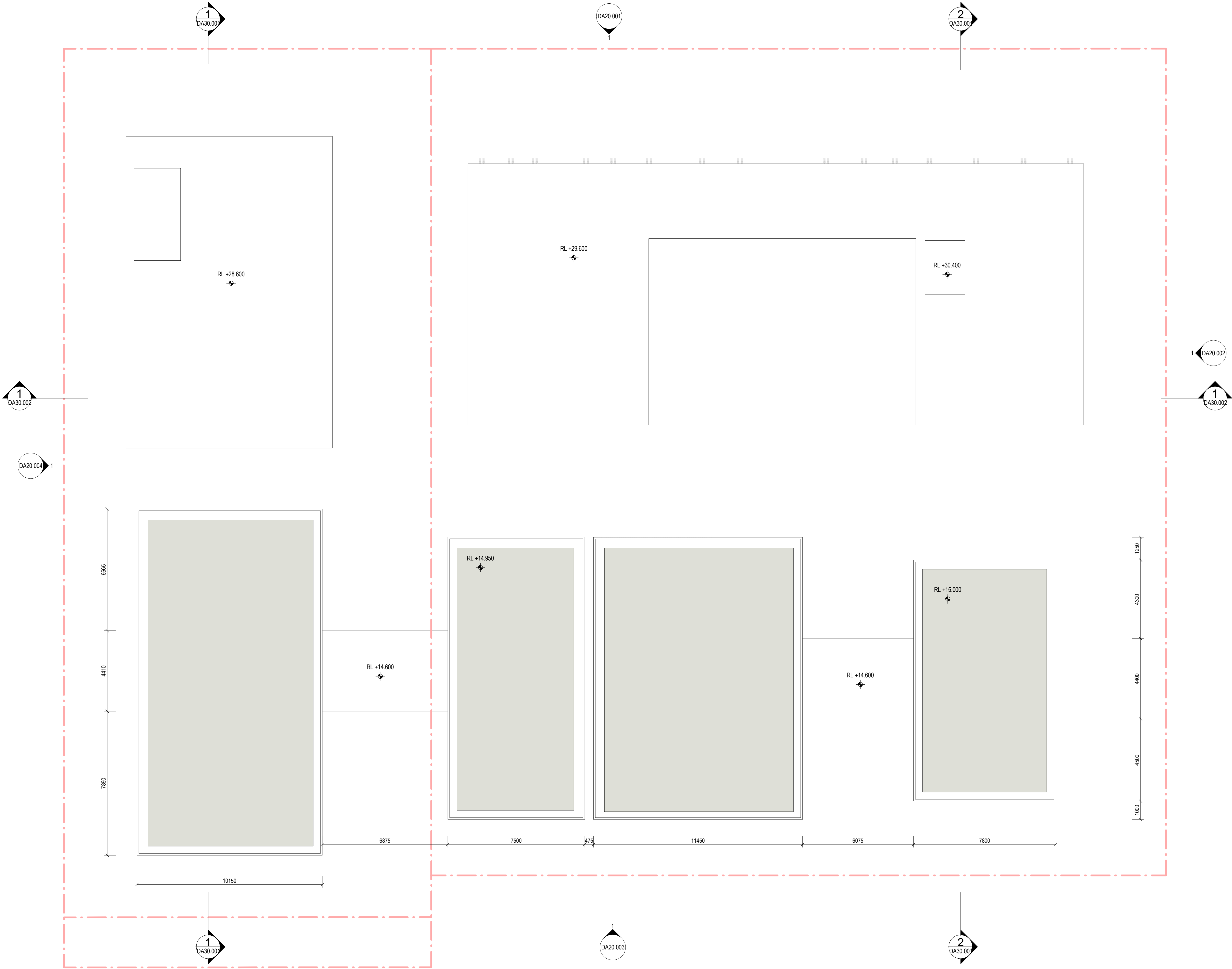
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Revision

F

7

7



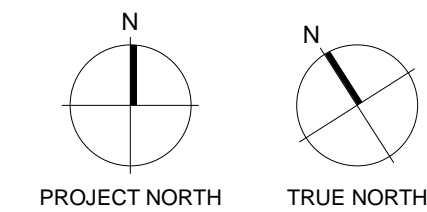
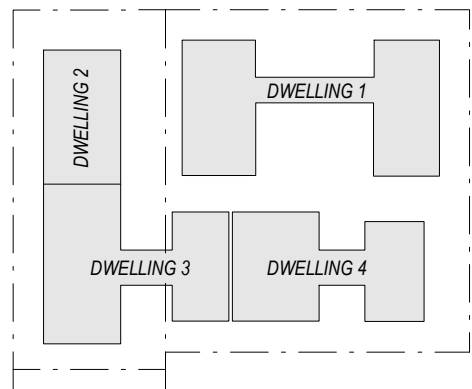
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Project Title

69-73 MURPHY
STREET
PORT DOUGLAS

Drawing Title

ROOF PLAN

Drawing Status

DEVELOPMENT
APPLICATION

Drawing Details

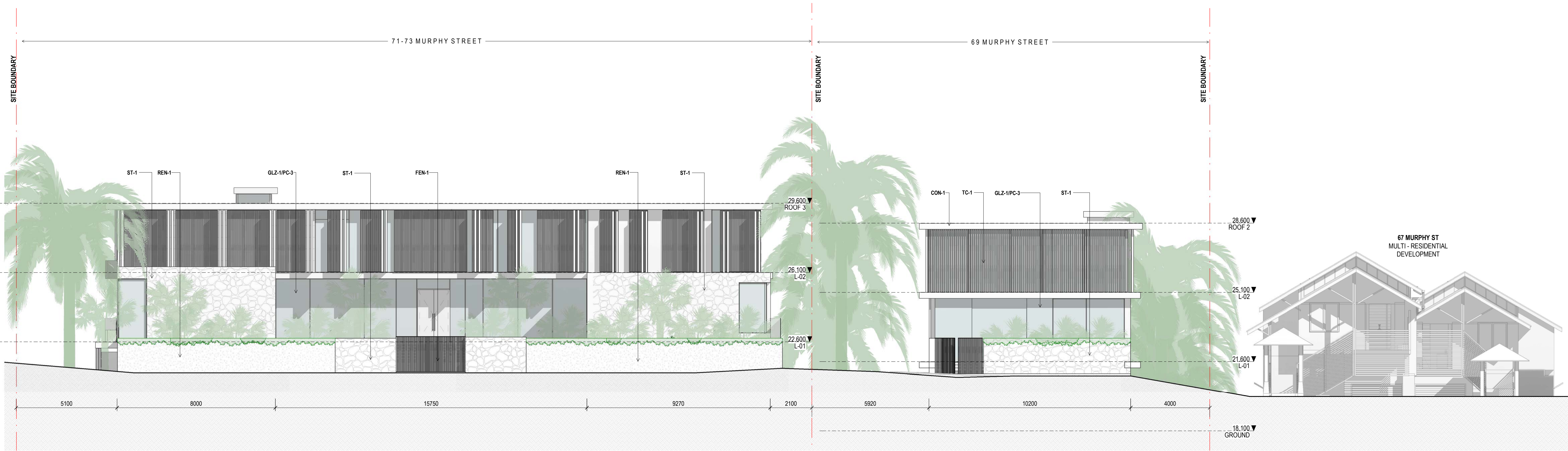
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Checked	ND

Drawing No

DA010.06

Revision

E



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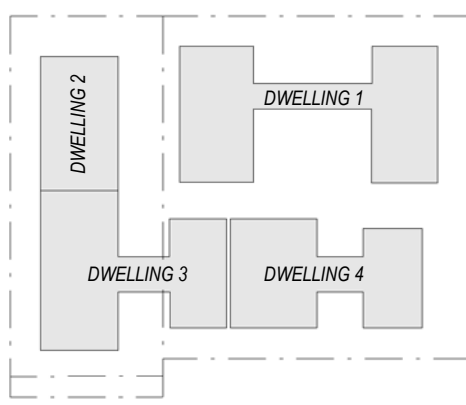
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69-73 MURPHY STREET
PORT DOUGLAS

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Drawing Title

NORTH ELEVATION

Drawing Status

DEVELOPMENT APPLICATION

Drawing Details

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Drawn	SG
Checked	ND

Drawing No

DA20.001

Revision

D



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Australia Pty Ltd
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Melbourne VIC 3000
Australia
Phone + 61 3 8547 6977

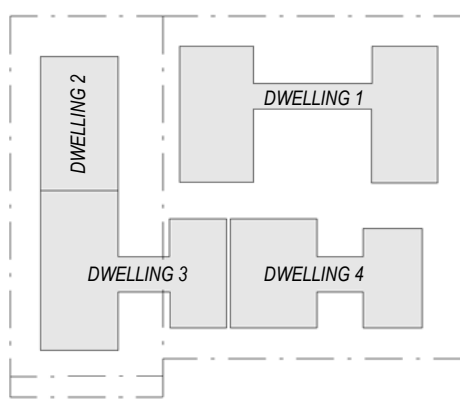
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Revisions

A 15/09/21	FOR INFORMATION
B 17/09/21	FOR INFORMATION
C 22/09/21	DRAFT DA
D 04/10/21	ISSUE FOR DA

CODE	DESCRIPTION
CON-1	IN-SITU CONCRETE
FEN-1	TIMBER FENCING
GLZ-1/PC-3	CLEAR GLAZING / LIGHT GREY OR SIMILAR
PAV-1	TILED PAVING
PAV-2	COBBLED STONE PAVING OR STAMPED CONCRETE OR SIMILAR
PAV-3	CRUSHED ROCK
REN-1	TEXTURED RENDER FINISH
ST-1	STACKED STONE WALL
TC-1	TIMBER CLADDING OR FC SHEET, OR SIMILAR
TL-1	STONE WALL TILE

Notes



Consultants

Project Manager
Structural Engineer
Mechanical Engineer
Fire Engineer
Electrical Engineer

Client

GURNER TM
GURNER™

Project Title

69-73 MURPHY STREET
PORT DOUGLAS

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Drawing Title

EAST ELEVATION

Drawing Status

DEVELOPMENT APPLICATION

Drawing Details

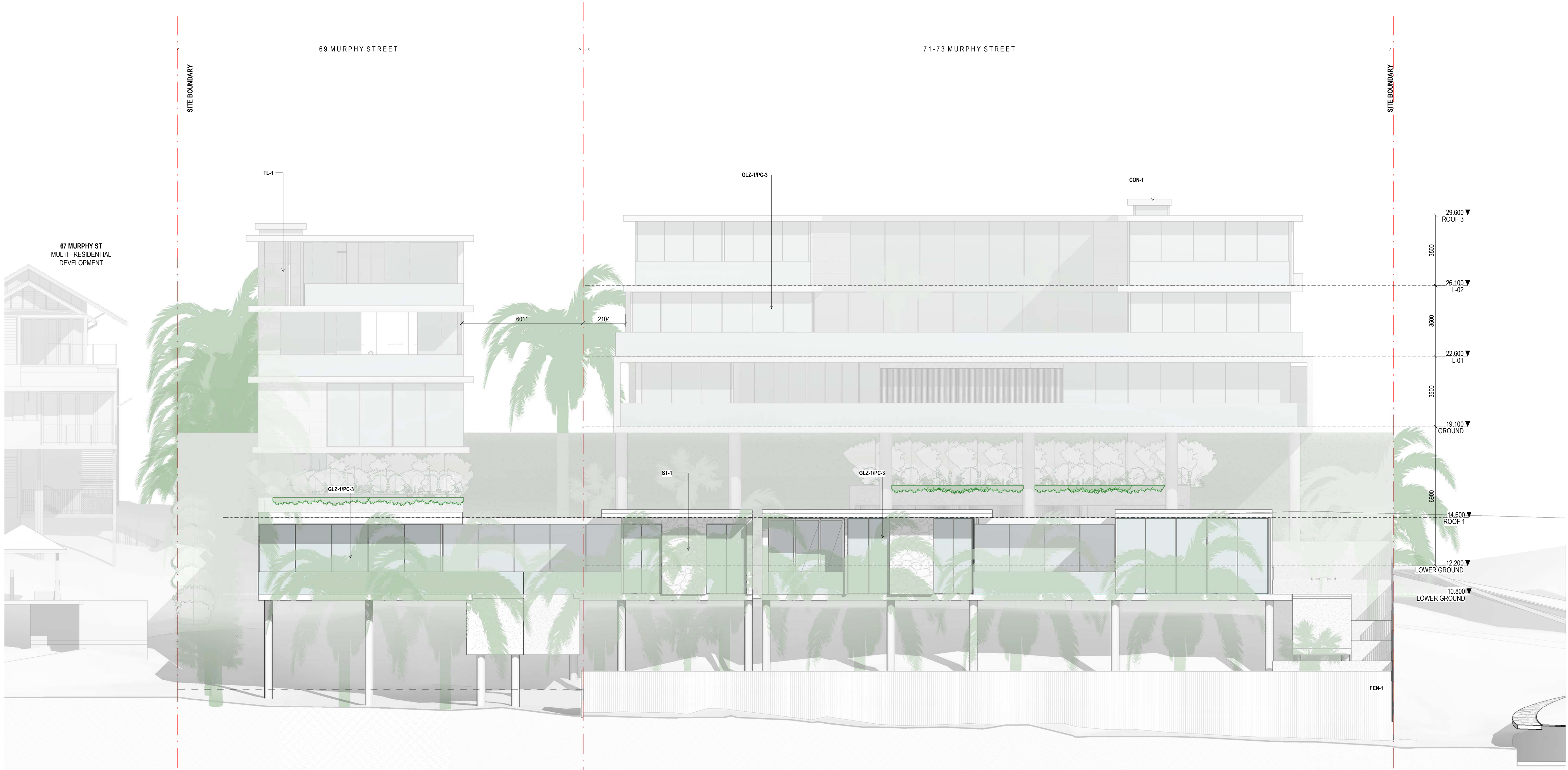
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Date	04/10/21
Job No	9663
Drawn	SG
Checked	ND

Drawing No

DA20.002

Revision

D



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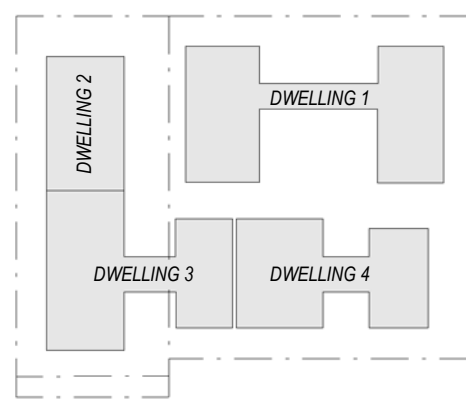
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C 22/09/21	DRAFT DA
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ST-1	STACKED STONE WALL
TC-1	TIMBER CLADDING OR FC SHEET, OR SIMILAR
TL-1	STONE WALL TILE

Notes



Consultants

Project Manager
Structural Engineer
Mechanical Engineer
Fire Engineer
Electrical Engineer

Client

GURNER TM
GURNER™

Project Title

69-73 MURPHY STREET
PORT DOUGLAS

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Drawing Title

SOUTH ELEVATION

Drawing Status

DEVELOPMENT APPLICATION

Drawing Details

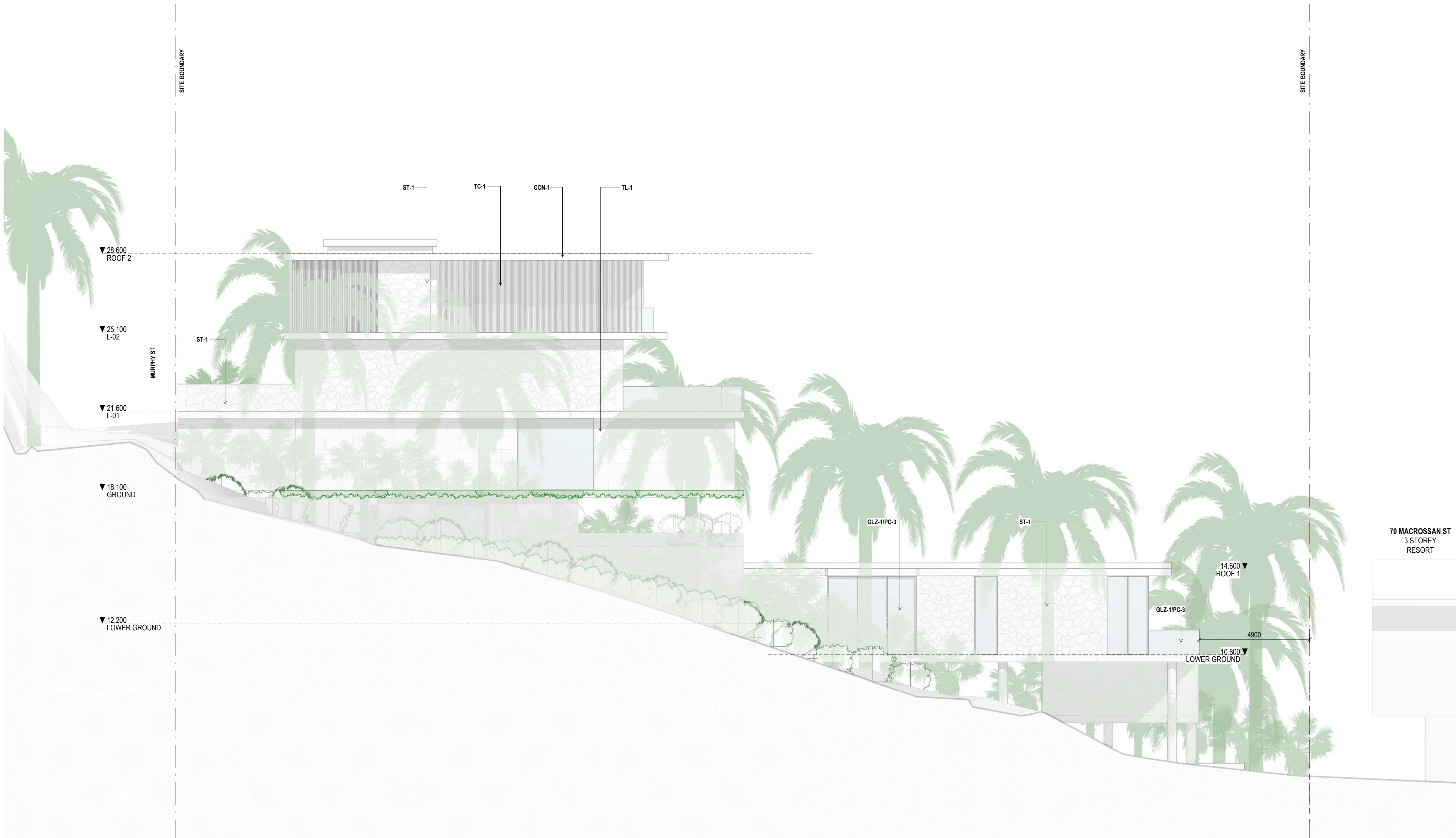
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Job No	9663
Drawn	SG
Checked	ND

Drawing No

DA20.003

Revision

D



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Revisions

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C 22/09/21	DRAFT DA
D 04/10/21	ISSUE FOR DA

Notes

Consultants

Project Manager
Structural Engineer
Mechanical Engineer
Fire Engineer
Electrical Engineer

Client

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Project Title

69-73 MURPHY
STREET
PORT DOUGLAS

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Drawing Title

WEST ELEVATION

Drawing Status

DEVELOPMENT
APPLICATION

Drawing Details

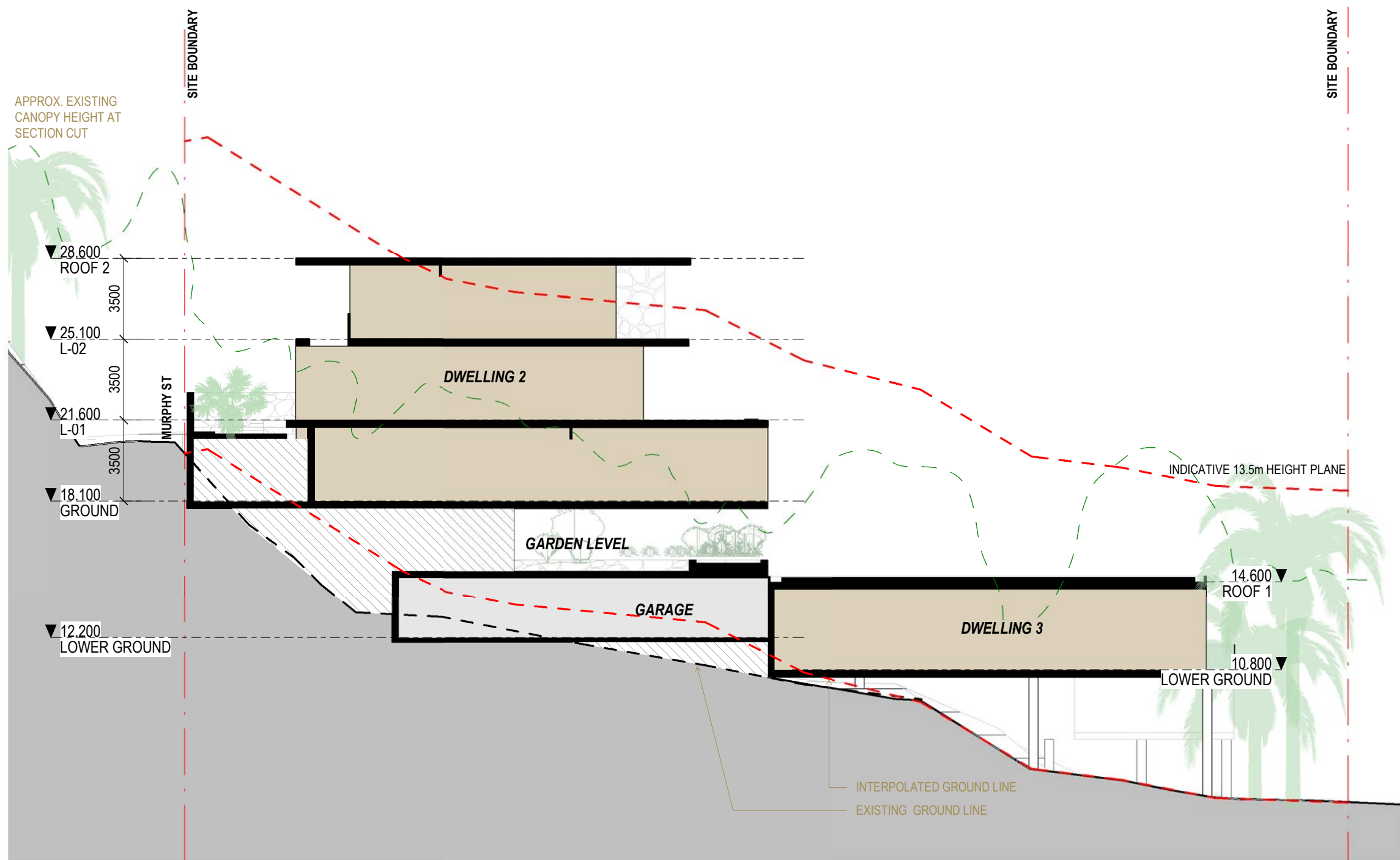
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Checked	ND

Drawing No

DA20.004

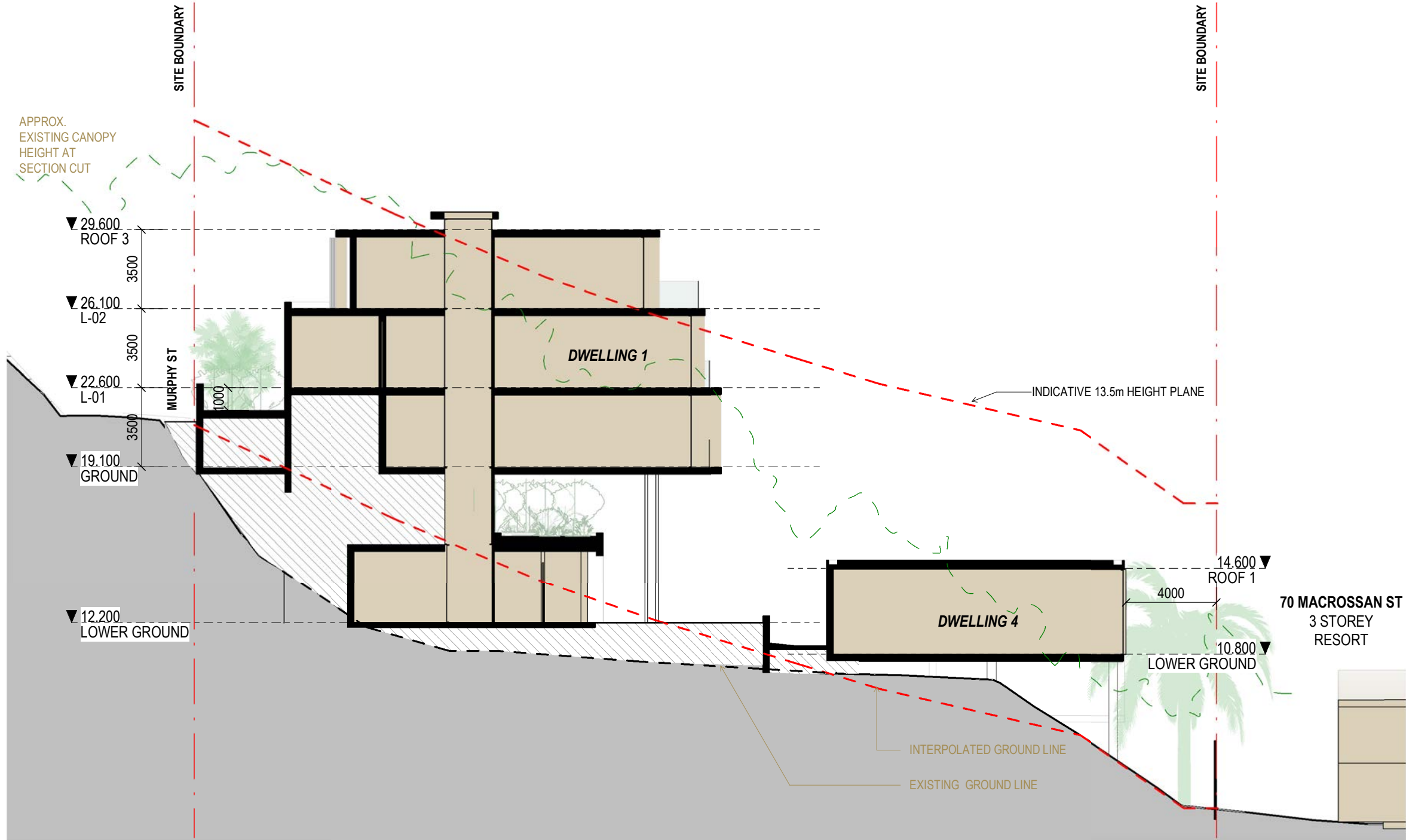
Revision

D



SECTION 1

1:200



SECTION 2

1:200

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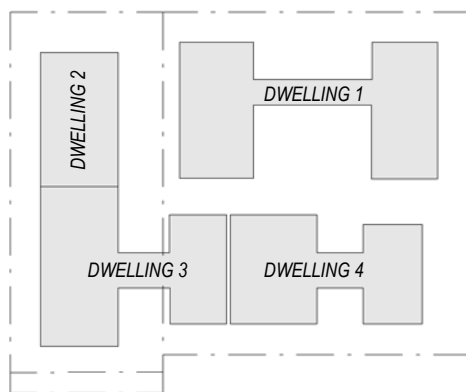
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A 09/09/21	FOR CONSULTANT COORDINATION
B 15/09/21	FOR INFORMATION
C 17/09/21	FOR INFORMATION
D 21/09/21	FOR COORDINATION
E 22/09/21	DRAFT DA
F 04/10/21	ISSUE FOR DA

Notes



Consultants

Project Manager
Structural Engineer
Mechanical Engineer
Fire Engineer
Electrical Engineer

Client

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Project Title

69-73 MURPHY STREET
PORT DOUGLAS

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Drawing Title

TYPICAL SECTIONS

Drawing Status

DEVELOPMENT APPLICATION

Drawing Details

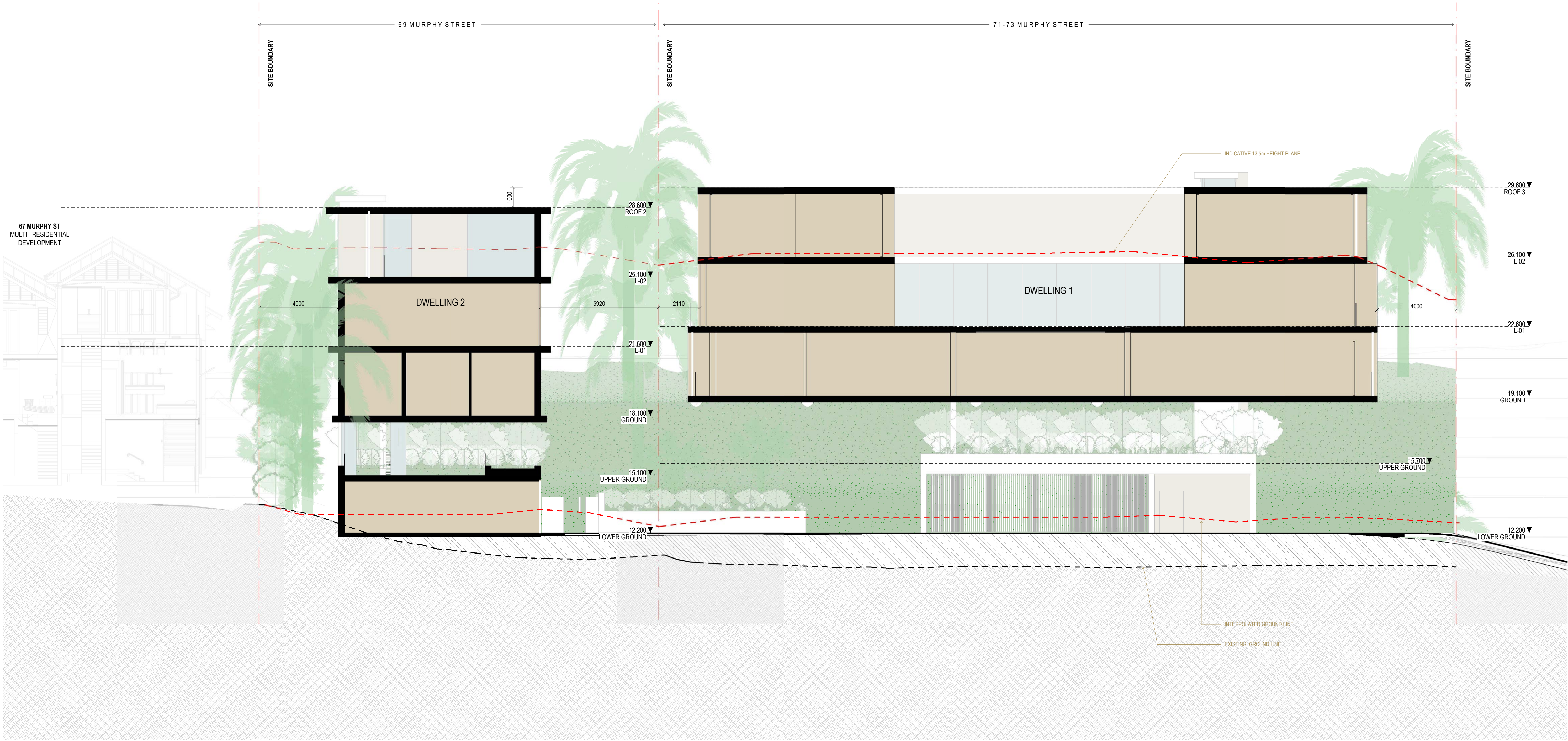
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Date	04/10/21
Job No	9663
Drawn	SG
Checked	ND

Drawing No

DA30.001

Revision

F



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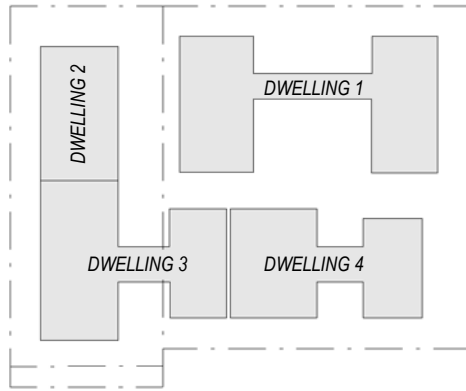
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Revisions

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C 22/09/21	DRAFT DA
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Notes



Consultants

Project Manager
Structural Engineer
Mechanical Engineer
Fire Engineer
Electrical Engineer

Client

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Project Title

69-73 MURPHY STREET
PORT DOUGLAS

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Drawing Title

TYPICAL SECTIONS

Drawing Status

DEVELOPMENT APPLICATION

Drawing Details

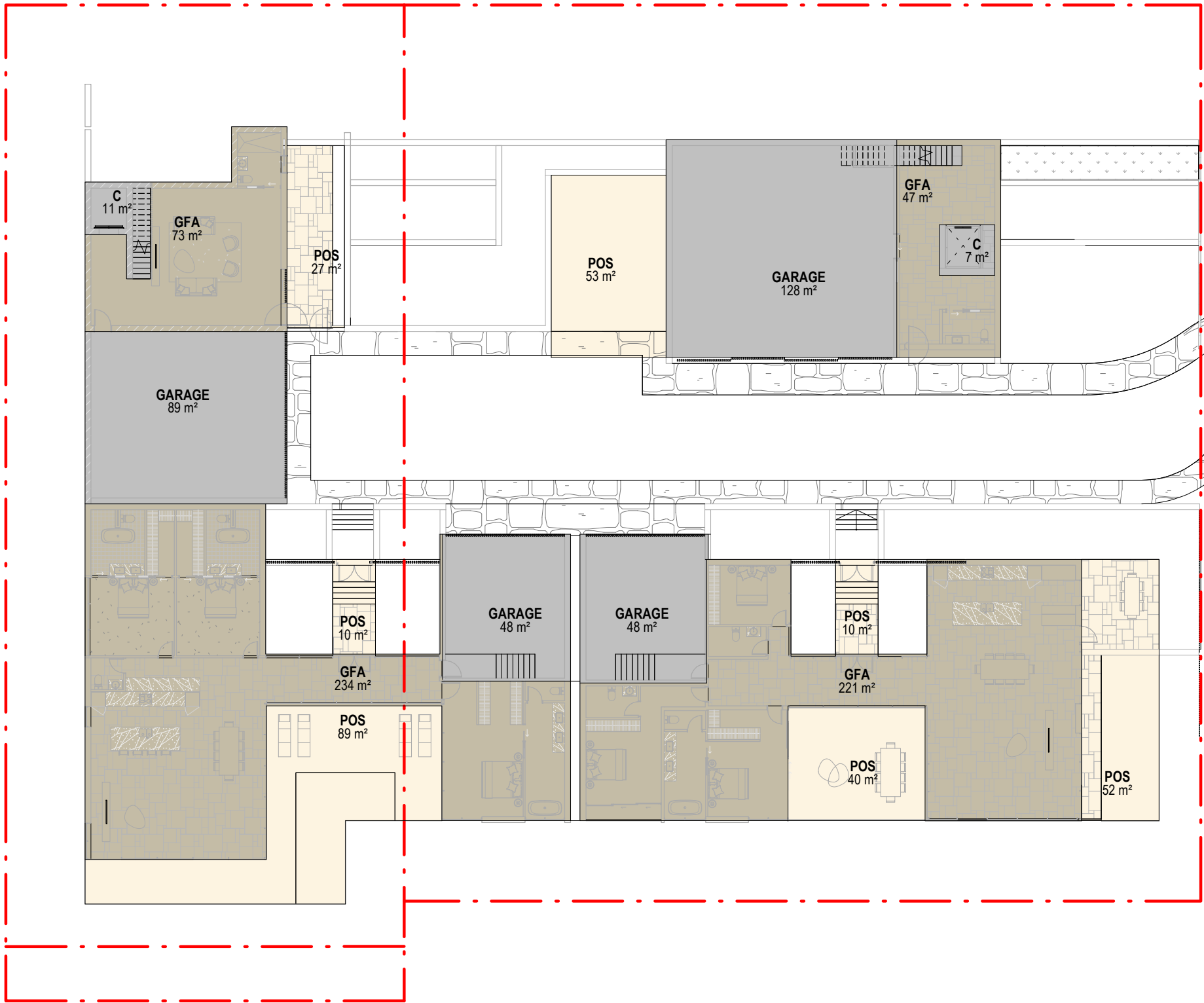
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Job No	9663
Drawn	SG
Checked	ND

Drawing No

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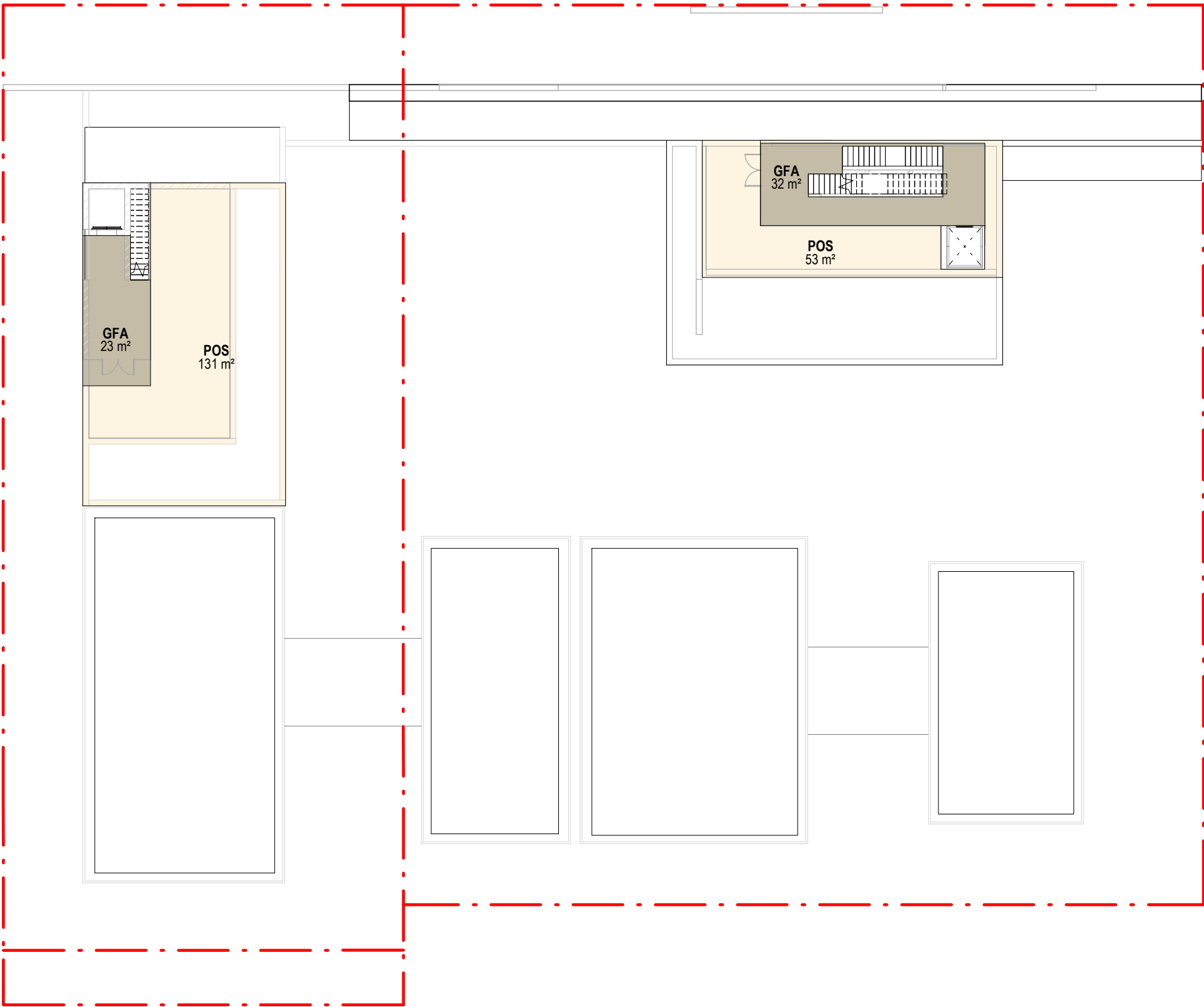
Revision

D



LOWER GROUND - GFA

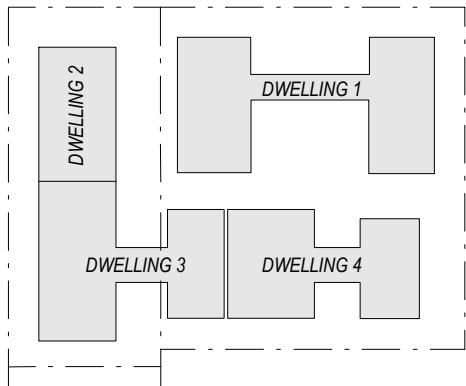
1 : 250



GROUND - GFA

1 : 250

GURNER Scheme



GROSS FLOOR AREA (PLANNING):

The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:
(a) building services, plant and equipment
(b) access between levels
(c) ground floor public lobby
(d) a mall
(e) the parking, loading and manoeuvring of motor vehicles
(f) unenclosed private balconies whether roofed or not.

GFA (PLANNING)

TYPE	AREA
DWELLING 1	
GFA	1068 m ²
DWELLING 2	
GFA	492 m ²
DWELLING 3	
GFA	234 m ²
DWELLING 4	
GFA	221 m ²
	2016 m ²

POS (PLANNING)

TYPE	AREA
DWELLING 1	
POS	492 m ²
DWELLING 2	
POS	346 m ²
DWELLING 3	
POS	190 m ²
DWELLING 4	
POS	102 m ²
	1130 m ²

CIRCULATION AND SERVICES ZONES

TYPE	AREA
DWELLING 1	
CARPARK	128 m ²
SERVICES	98 m ²
DWELLING 2	
CARPARK	88 m ²
CIRCULATION	22 m ²
SERVICES	21 m ²
DWELLING 3	
CARPARK	48 m ²
DWELLING 4	
CARPARK	48 m ²
	454 m ²

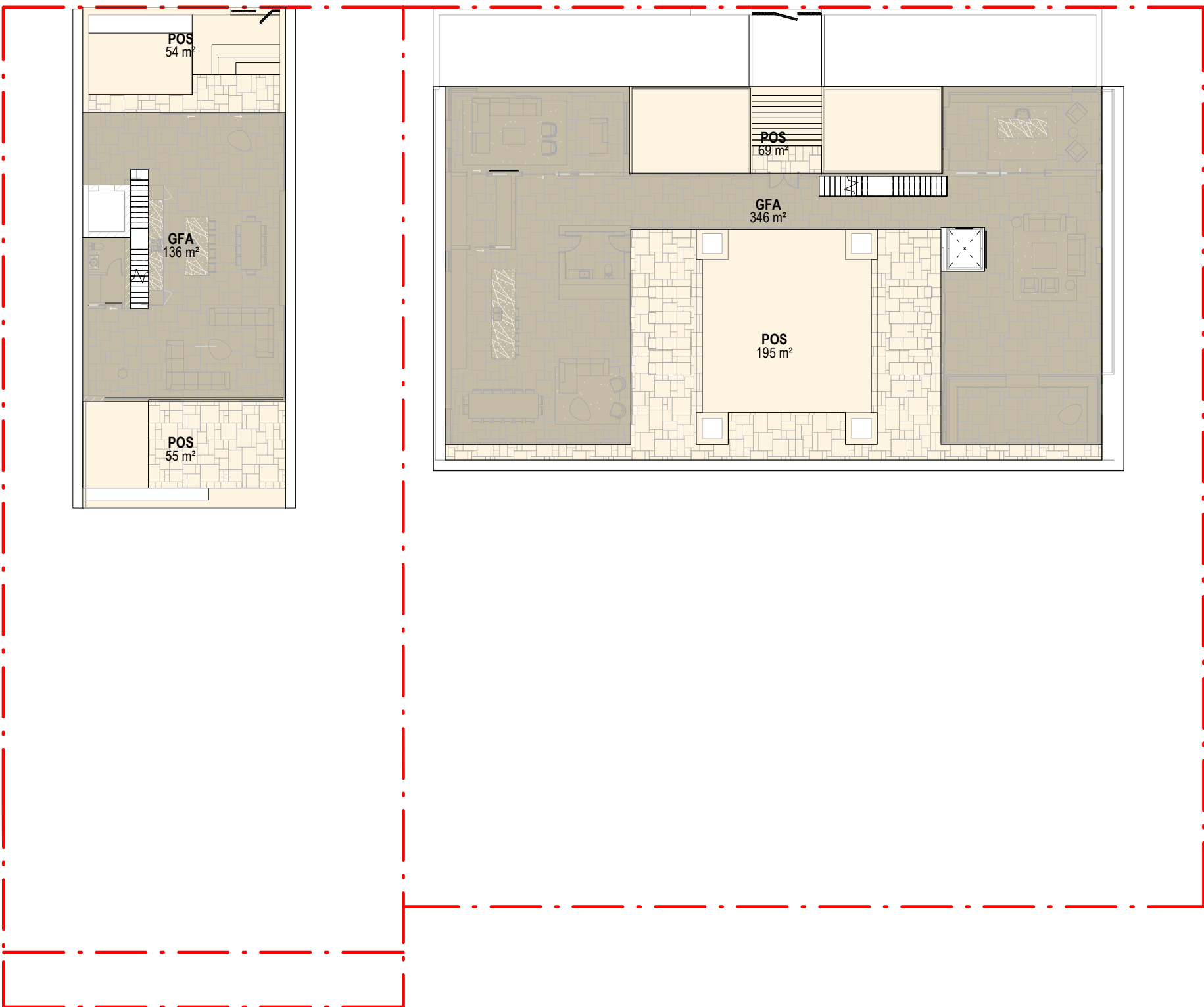
FSR (PLANNING)

GFA	SITE AREA	FSR	FSR
			:1
2016 m ²	2832	0.71	:1



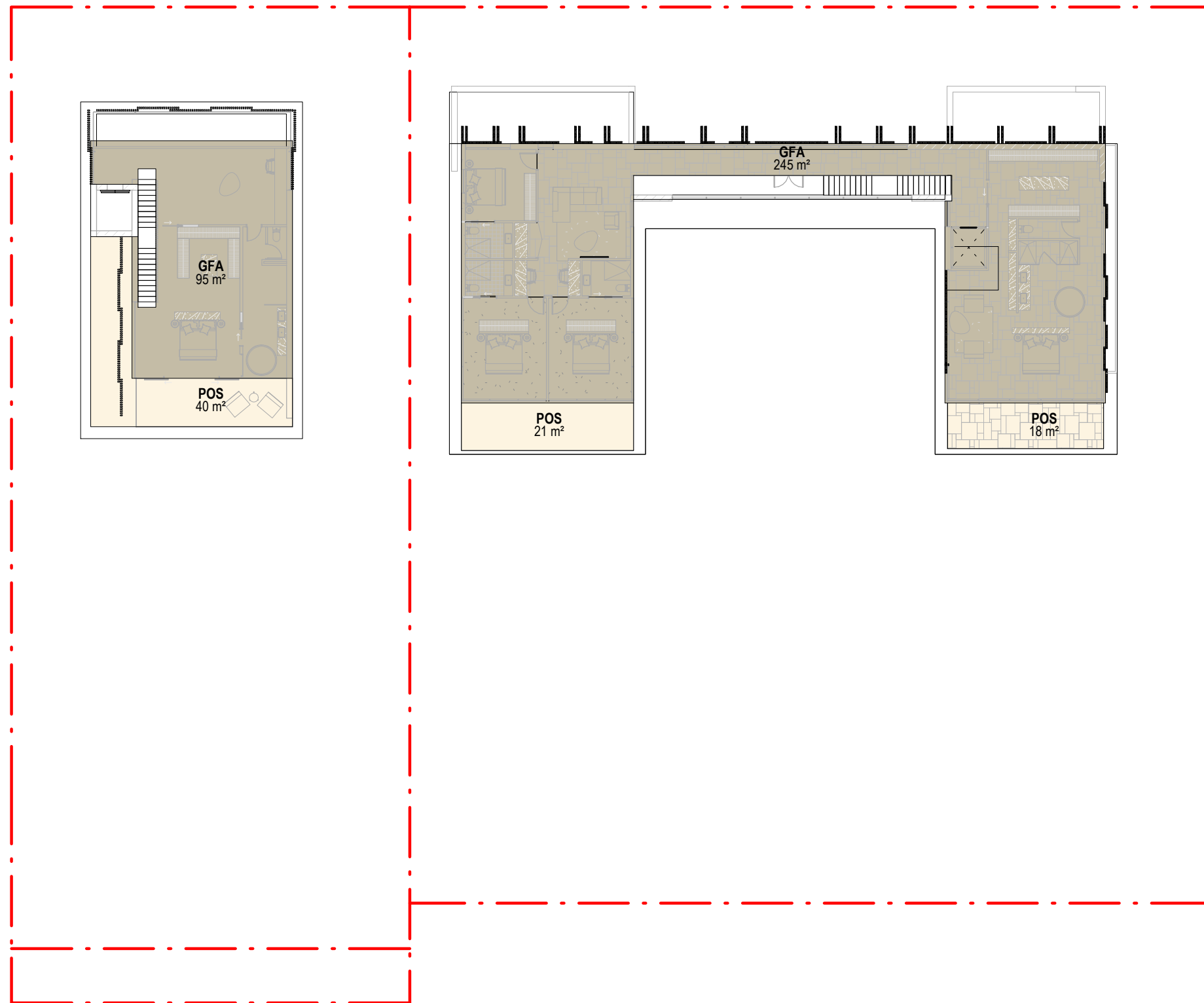
L-01 - GFA

1 : 250



L-02 - GFA

1 : 250



L-03 - GFA

1 : 250

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Notes

Consultants

Project Manager

Structural Engineer

Mechanical Engineer

Fire Engineer

Electrical Engineer

Client

GURNER TM

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Project Title

69-73 MURPHY
STREET
PORT DOUGLAS

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Drawing Title

DEVELOPMENT
SUMMARY - GFA

Drawing Status

DEVELOPMENT
APPLICATION

Drawing Details

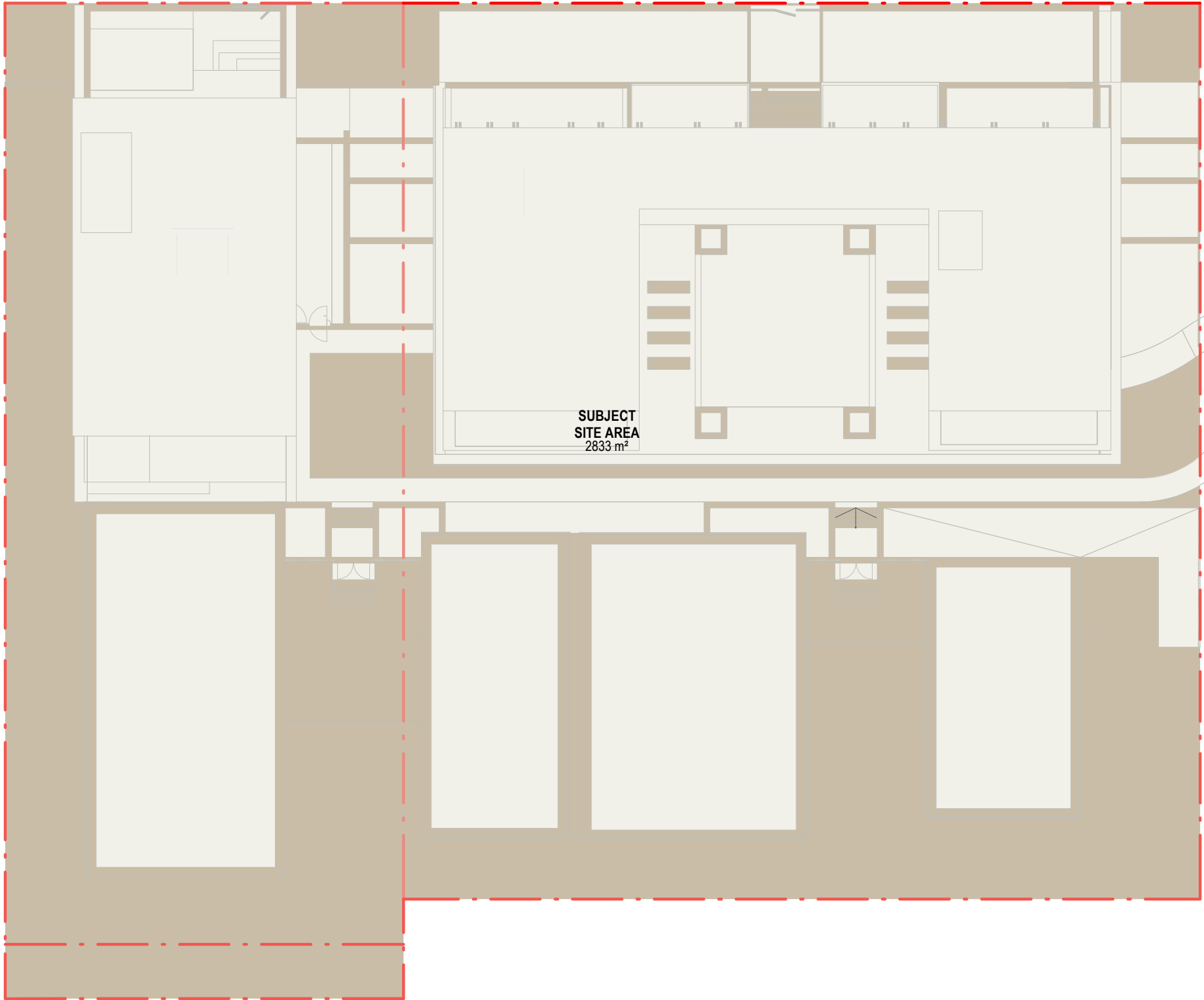
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Job No 9663
Drawn SG
Checked ND

Drawing No

DA50.001

Revision

C

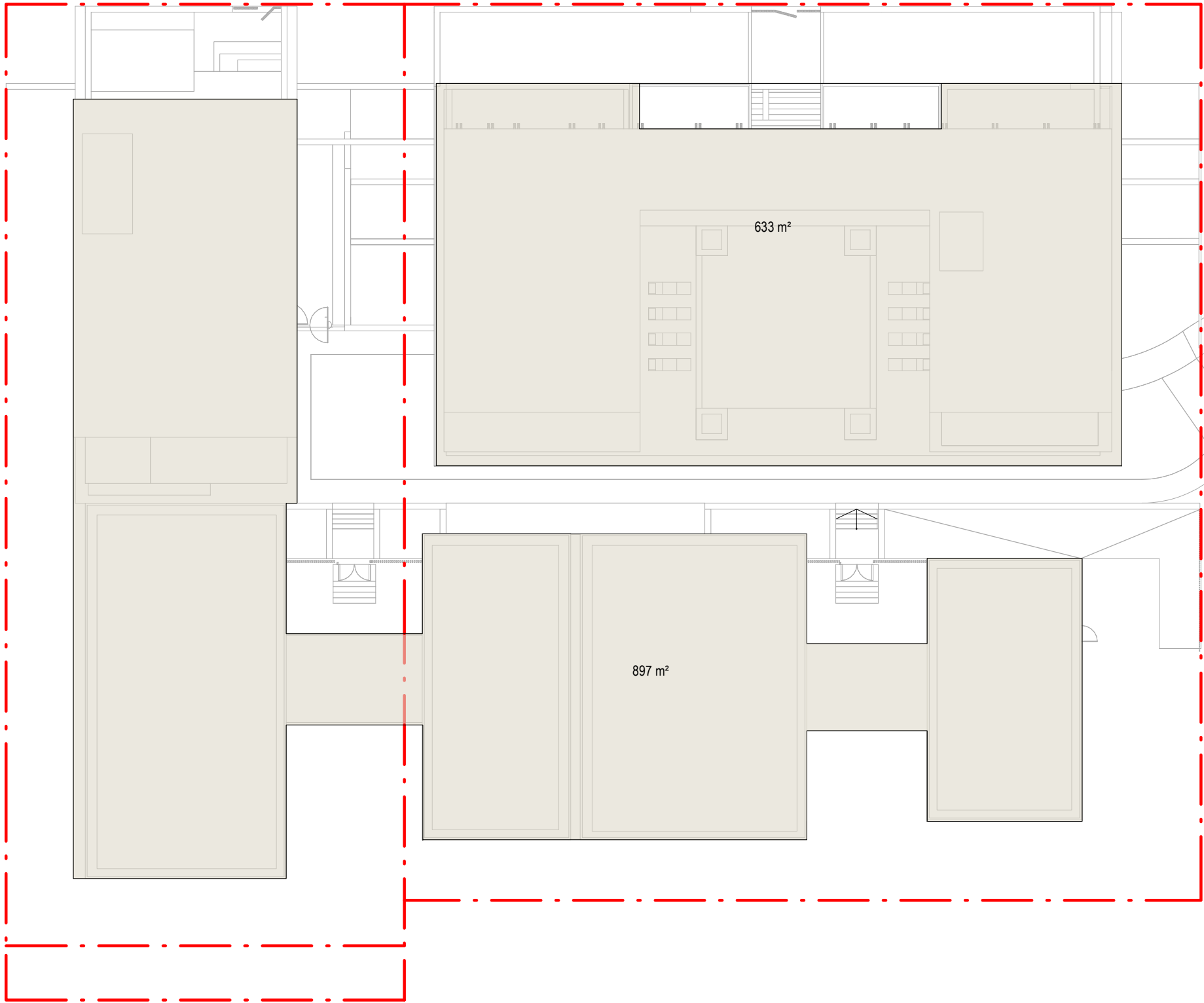


SITE AREA

2833 m²

SITE AREA

1 : 250

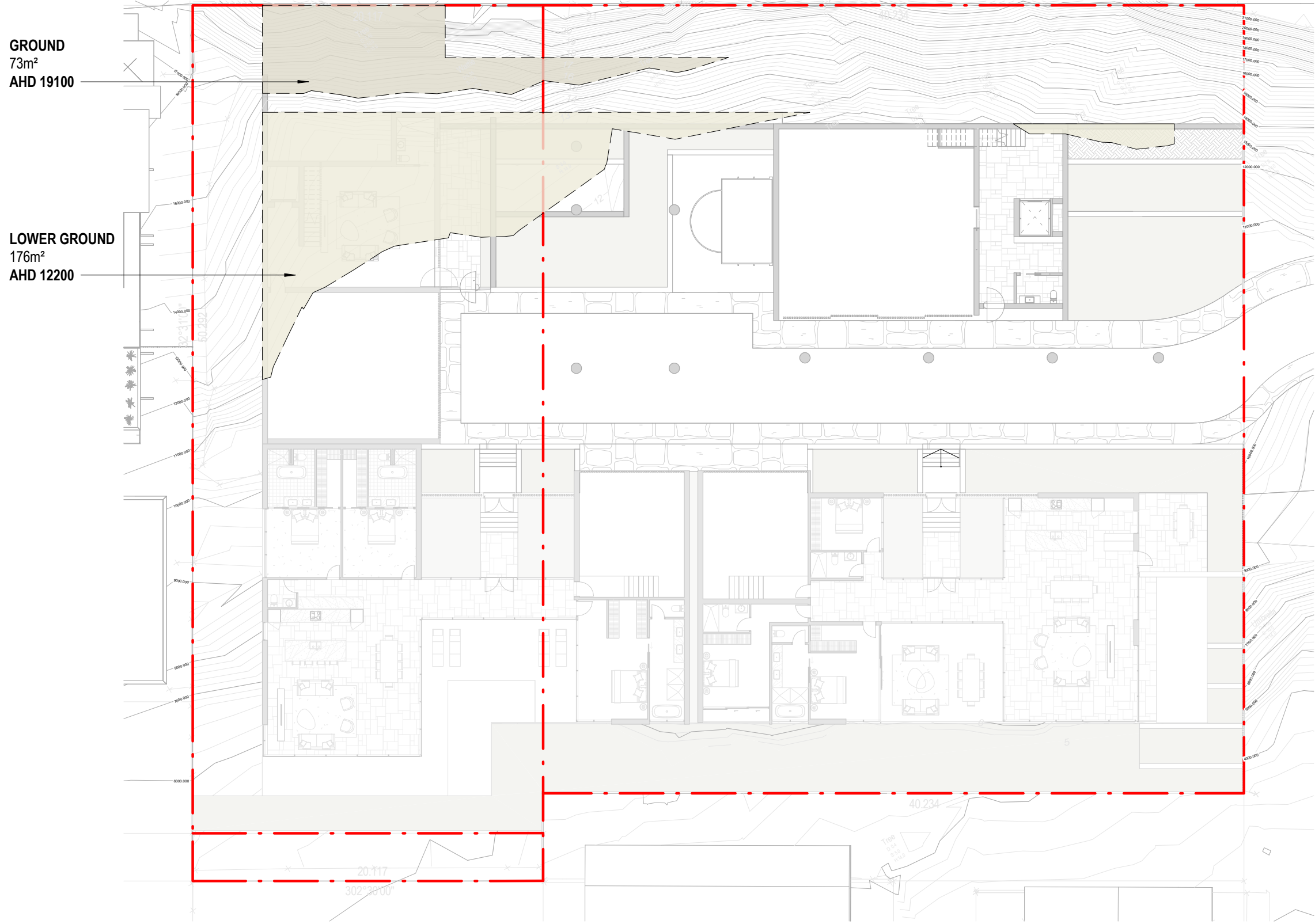


SITE COVER

1530 m²
(54%)

TOTAL SITE COVER

1 : 250



PROPOSED EXCAVATED AREAS

1 : 250

SITE COVER (PLANNING):

THE PROPORTION OF THE SITE COVERED BY A BUILDING(S), STRUCTURE(S) ATTACHED TO THE BUILDING(S) AND CARPORT(S), CALCULATED TO THE OUTER MOST PROJECTIONS OF THE BUILDING(S) AND EXPRESSED AS A PERCENTAGE.

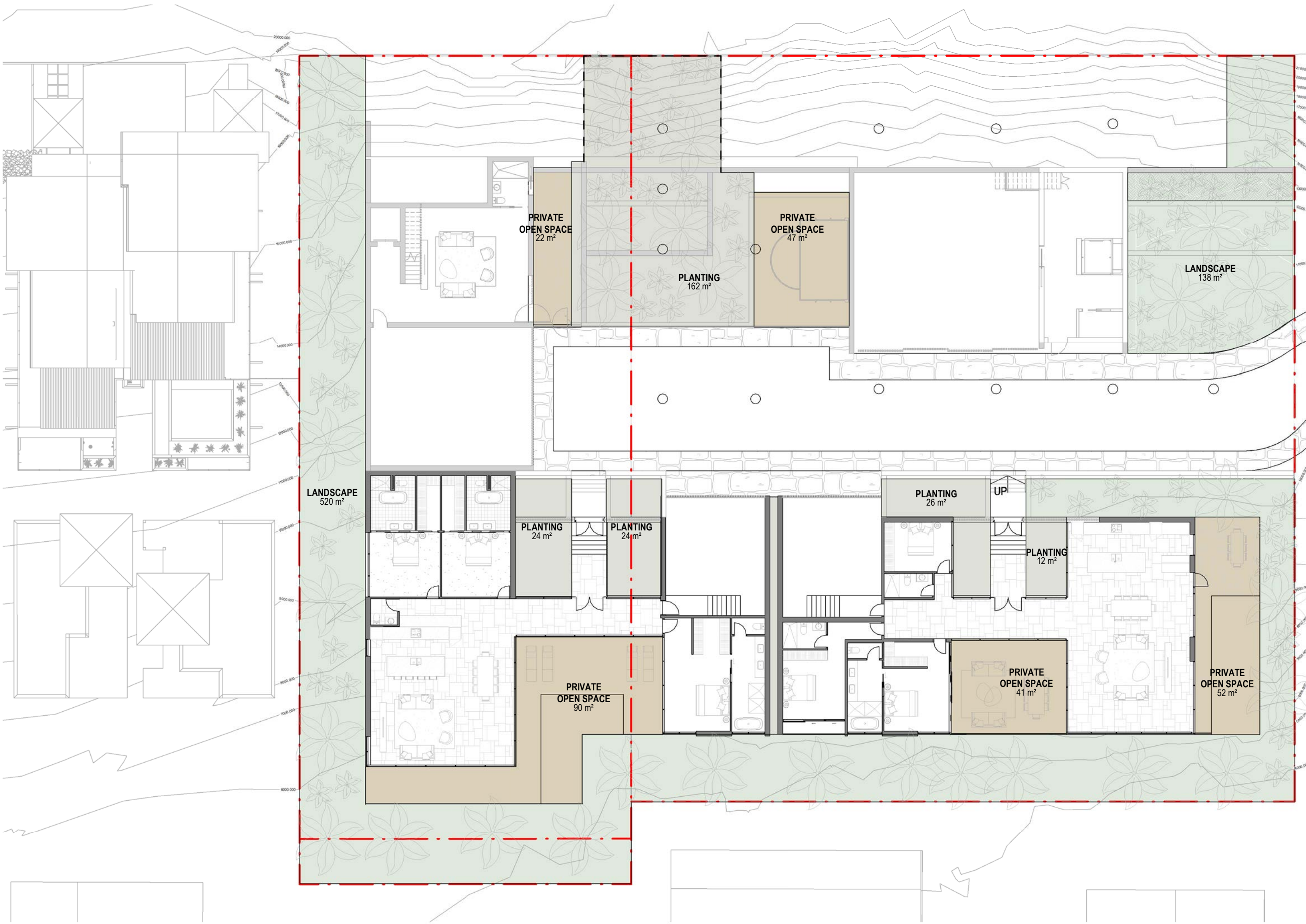
THE TERM DOES NOT INCLUDE:

(A) ANY STRUCTURE OR PART THEREOF INCLUDED IN A LANDSCAPED OPEN SPACE AREA SUCH AS A GAZEBO OR SHADE STRUCTURE;

(B) BASEMENT CAR PARKING AREAS LOCATED WHOLLY BELOW GROUND LEVEL.

GROUND LEVEL DEFINITION:

THE LEVEL OF THE NATURAL GROUND, OR, WHERE THE LEVEL OF THE NATURAL GROUND HAS BEEN CHANGED, THE LEVEL AS LAWFULLY CHANGED.



LOWER GROUND

1 : 200



L-01

1 : 200

LANDSCAPE/OPEN SPACE REQUIREMENTS:

A minimum of 35% of the site is allocated as landscaping and recreation area.

Development provides landscaping as follows:
(a) A dense landscape planting strip of at least 2 metres width suitable for deep planting is provided and maintained along all street frontages;
(b) A dense landscape planting strip of at least 1.5 metres width suitable for deep planting is provided along all side and rear boundaries.

*not including green roof area

Development provides private open space which:
(a) for ground storey dwellings, comprises of a minimum area of 35m2 with a minimum dimension of 3 metres;
(b) for dwellings above ground storey, comprises of a balcony with minimum area of 12m2 and a minimum dimension of 3 metres.

Development provides private open space areas that are:
(a) directly accessible from internal primary living area of the dwelling (not bedrooms);
(b) provided with a screened area of 2m2 minimum dimension capable of screening air conditioning plant, private clothes drying etc...
(c) provided with adjustable, moveable or operable privacy screening where appropriate.

Name	Area
LANDSCAPE	658 m²
PLANTING	354 m²
	1012 m²

36% Landscape Coverage*

Name	Area
GREEN ROOF	484 m²
	484 m²

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Melbourne VIC 3000
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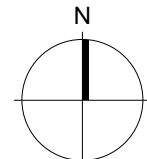
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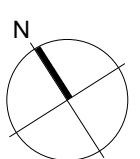
Revisions

A 15/09/21 FOR INFORMATION
B 22/09/21 DRAFT DA
C 04/10/21 ISSUE FOR DA

Notes



PROJECT NORTH



TRUE NORTH

Consultants

Project Manager

Structural Engineer

Mechanical Engineer

Fire Engineer

Electrical Engineer

Client

GURNER TM

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Project Title

69-73 MURPHY
STREET
PORT DOUGLAS

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Drawing Title

DEVELOPMENT
SUMMARY -
LANDSCAPE

Drawing Status

DEVELOPMENT
APPLICATION

Drawing Details

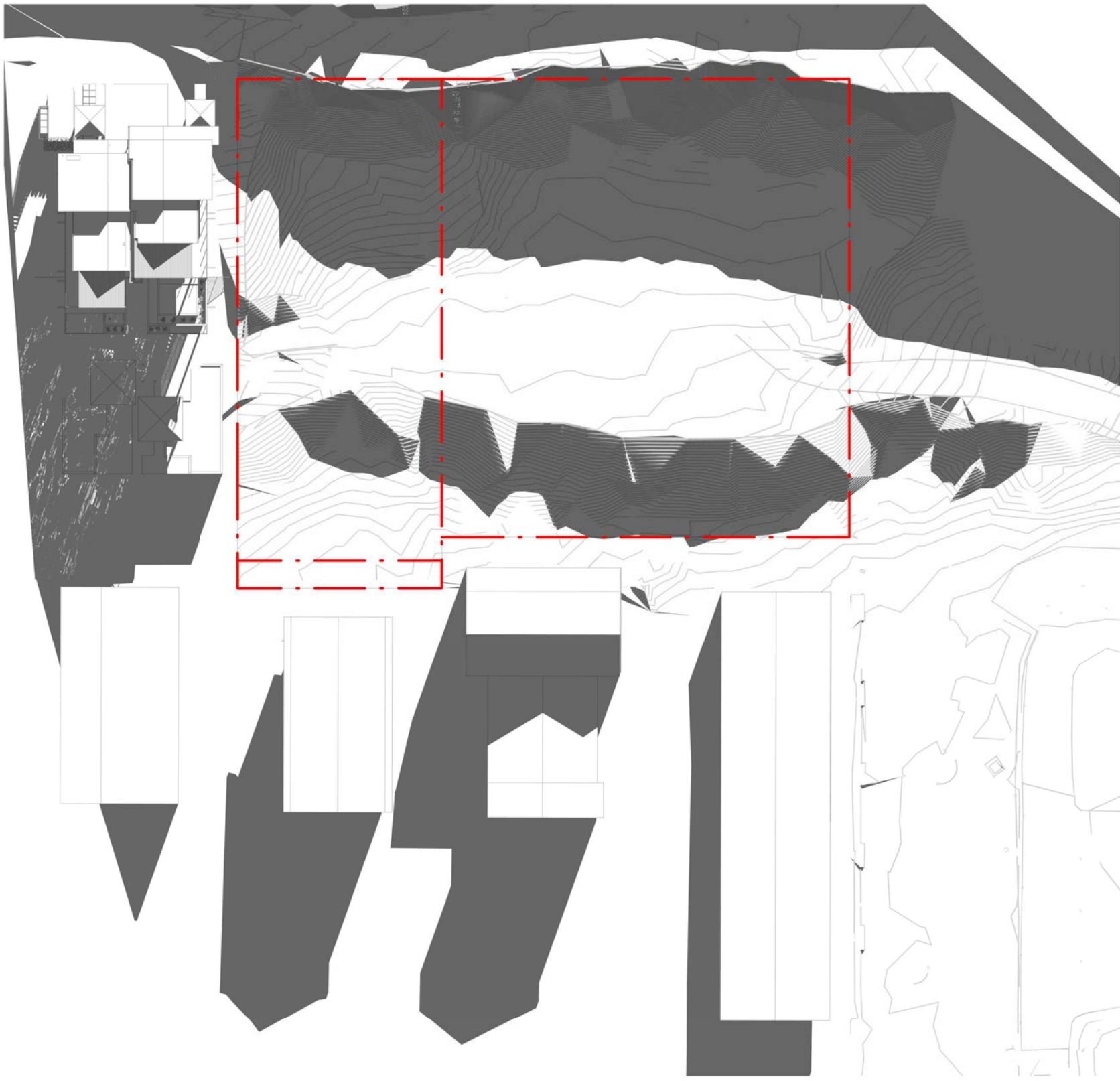
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Date 04/10/21
Job No 9663
Drawn SG
Checked ND

Drawing No

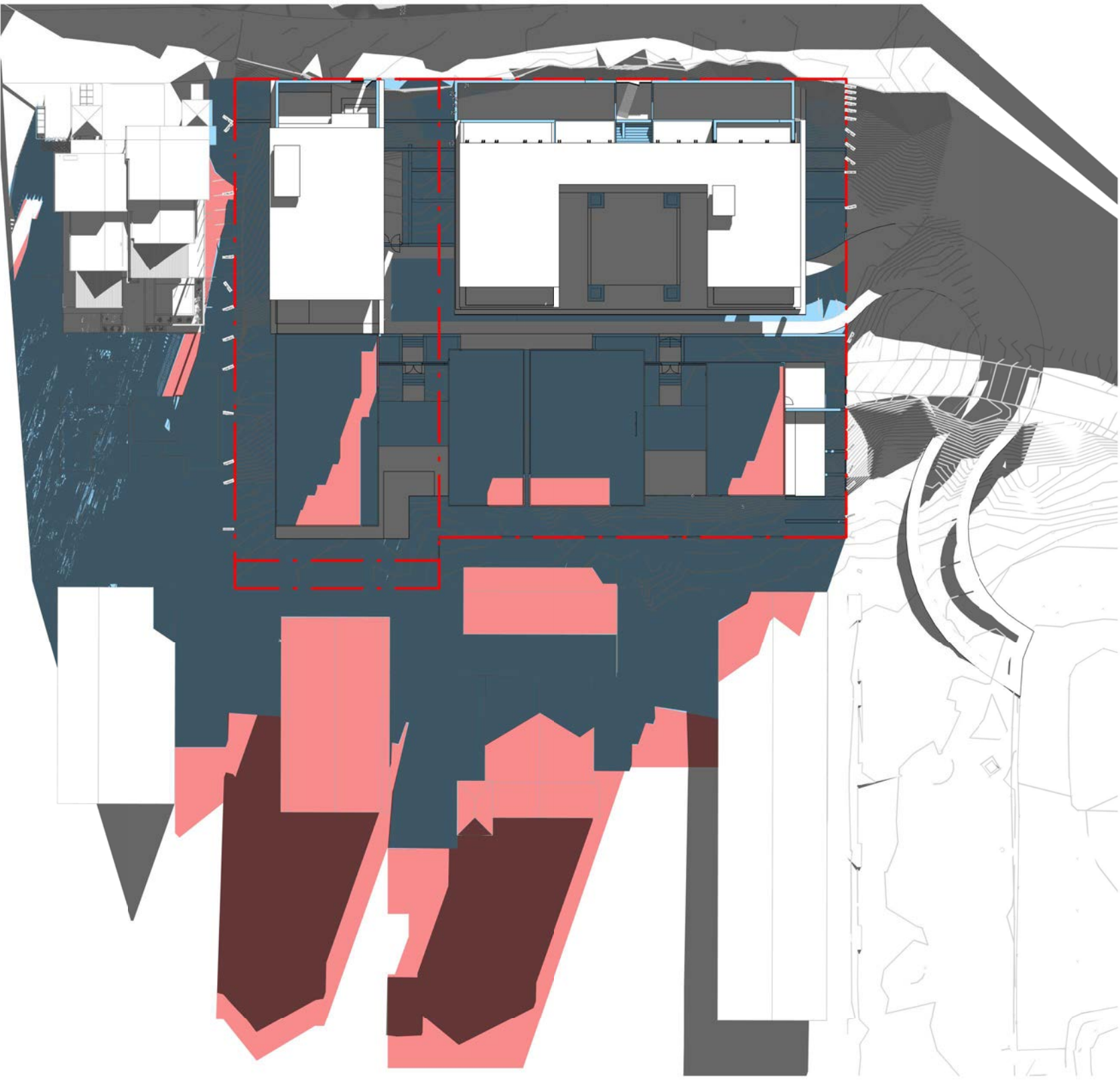
DA50.003

Revision

C

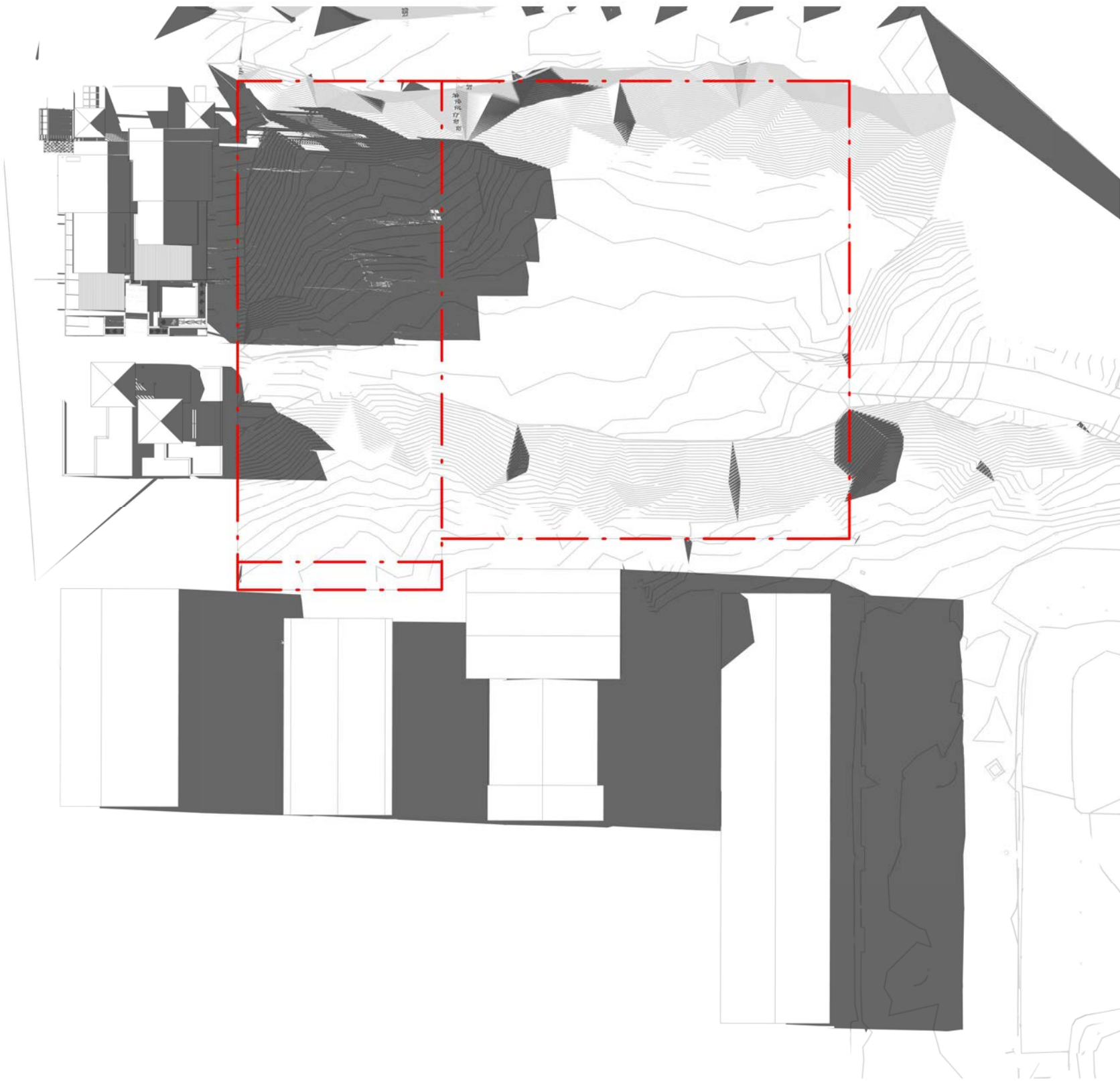


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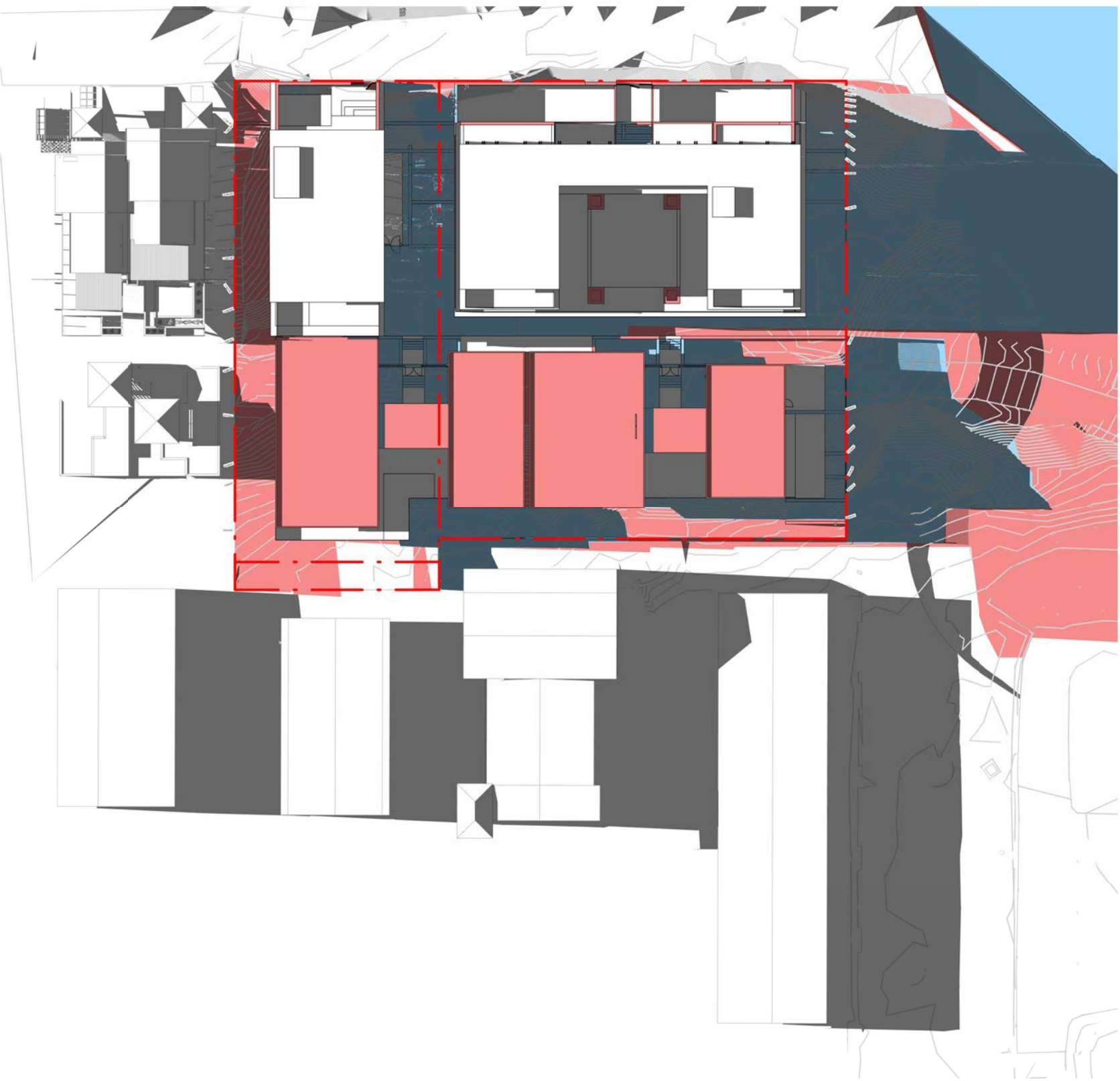


21 JUNE - 9AM PROPOSED
1 : 500

EXTENT OF PROPOSED SCHEME - SHADOW DENOTED IN BLUE
EXTENT OF HOTEL SCHEME - SHADOW DENOTED IN RED



21 JUNE - 4PM EXISTING
1 : 500



21 JUNE - 4PM PROPOSED
1 : 500

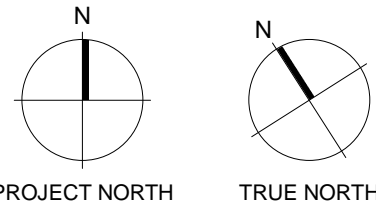
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Notes



Consultants

Project Manager
Structural Engineer
Mechanical Engineer
Fire Engineer
Electrical Engineer

Client

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Project Title

69-73 MURPHY
STREET
PORT DOUGLAS

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Drawing Title

SOLAR ANALYSIS -
JUNE 21

Drawing Status

DEVELOPMENT
APPLICATION

Drawing Details

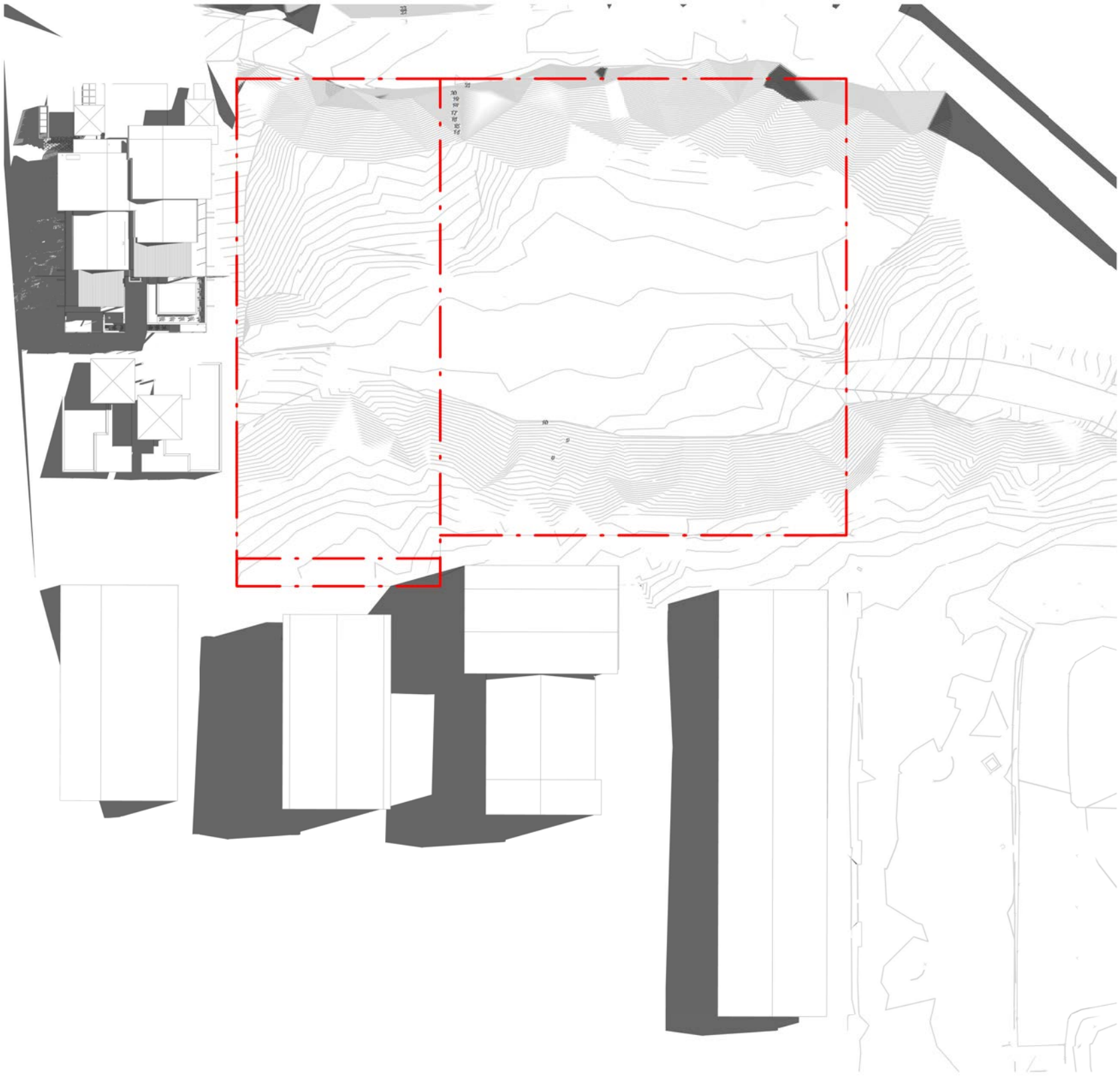
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Drawing No

DA80.001

Revision

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21 DEC - 9AM EXISTING

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21 DEC - 9AM PROPOSED

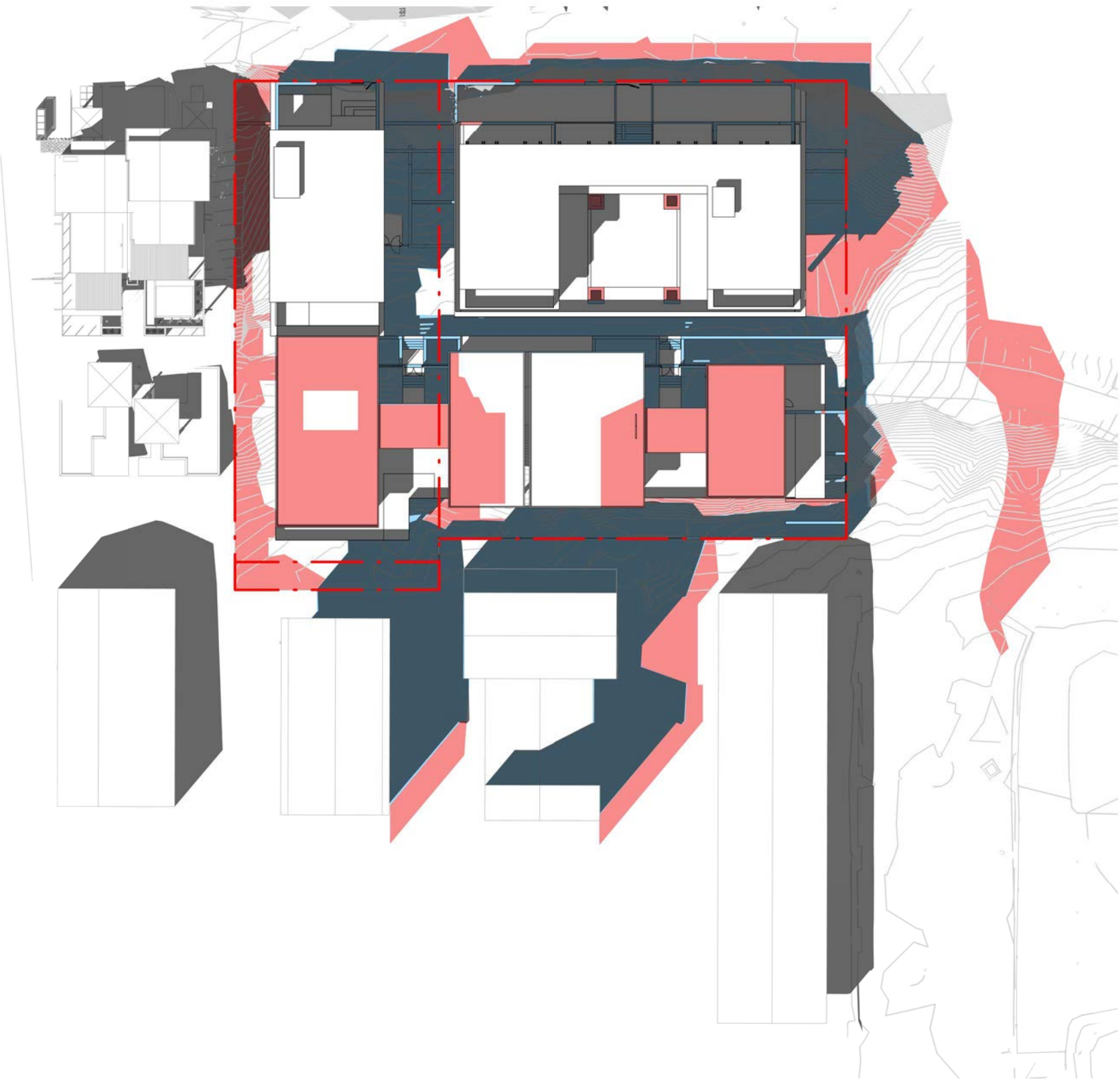
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EXTENT OF PROPOSED SCHEME - SHADOW DENOTED IN BLUE
EXTENT OF HOTEL SCHEME - SHADOW DENOTED IN RED



21 DEC - 4PM EXISTING

1 : 500



21 DEC - 4PM PROPOSED

1 : 500

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Revisions

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Notes

Consultants

Project Manager
Structural Engineer
Mechanical Engineer
Fire Engineer
Electrical Engineer

Client

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Project Title

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STREET
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Drawing Title

SOLAR ANALYSIS -
DECEMBER 21

Drawing Status

DEVELOPMENT
APPLICATION

Drawing Details

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Date 04/10/21
Job No 9663
Drawn SG
Checked ND


Drawing No

DA80.002


Revision

C

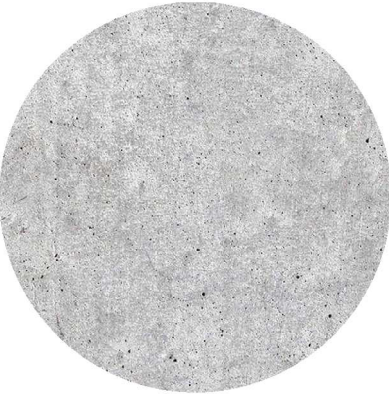
MATERIAL FINISHES PALETTE




REN-1




REN-2



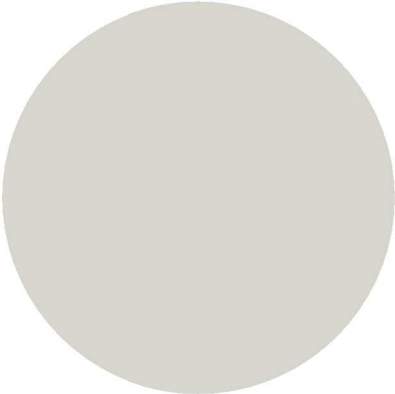
CON-1




TC-1




ST-1




GLZ-1 / PC-3




TC-2




RET-1




TL-1



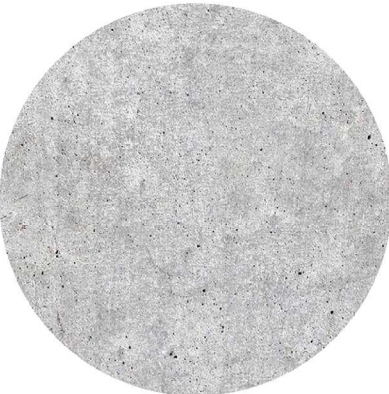
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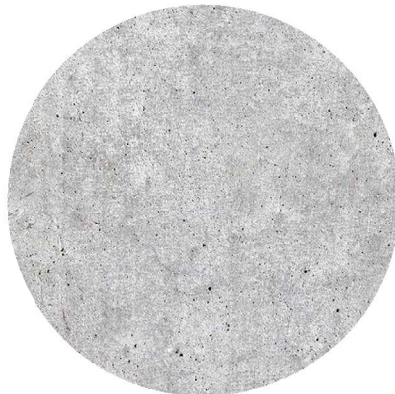
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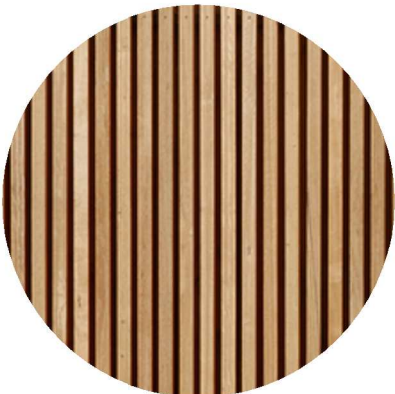
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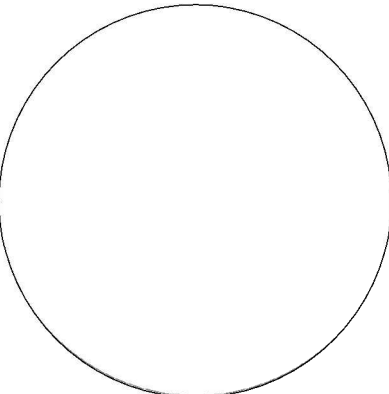
CON-1



CON-1



FEN-1



PC-1

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PAV-2	COBBLED STONE PAVING OR STAMPED CONCRETE OR SIMILAR
PAV-3	CRUSHED ROCK
REN-1	TEXTURED RENDER FINISH
ST-1	STACKED STONE WALL
TC-1	TIMBER CLADDING OR PC SHEET, OR SIMILAR
TL-1	STONE WALL TILE

Consultants

Project Manager

Structural Engineer

Mechanical Engineer

Fire Engineer

Electrical Engineer

Client

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Melbourne VIC 3000
Australia
Phone + 61 3 8547 6977

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Project Title

69-73 MURPHY STREET
PORT DOUGLAS

Drawing Title

MATERIALS

Drawing Status

DEVELOPMENT APPLICATION

Drawing Details

Scale	1 : 1@ A1
Date	04/10/21
Job No	9663
Drawn	SG
Checked	ND

Drawing No

DA90.001

Revision

C



VIEW 1A: VIEW FROM THE ESPLANADE - LOOKING NORTH
PROPOSED BUILDING ARTIST IMPRESSION



VIEW 1B: VIEW FROM THE ESPLANADE - LOOKING NORTH
PROPOSED BUILDING OUTLINE



VIEW 2A: VIEW FROM GARRICK ST - LOOKING NORTH
PROPOSED BUILDING ARTIST IMPRESSION



VIEW 2B: VIEW FROM GARRICK ST - LOOKING NORTH
PROPOSED BUILDING OUTLINE



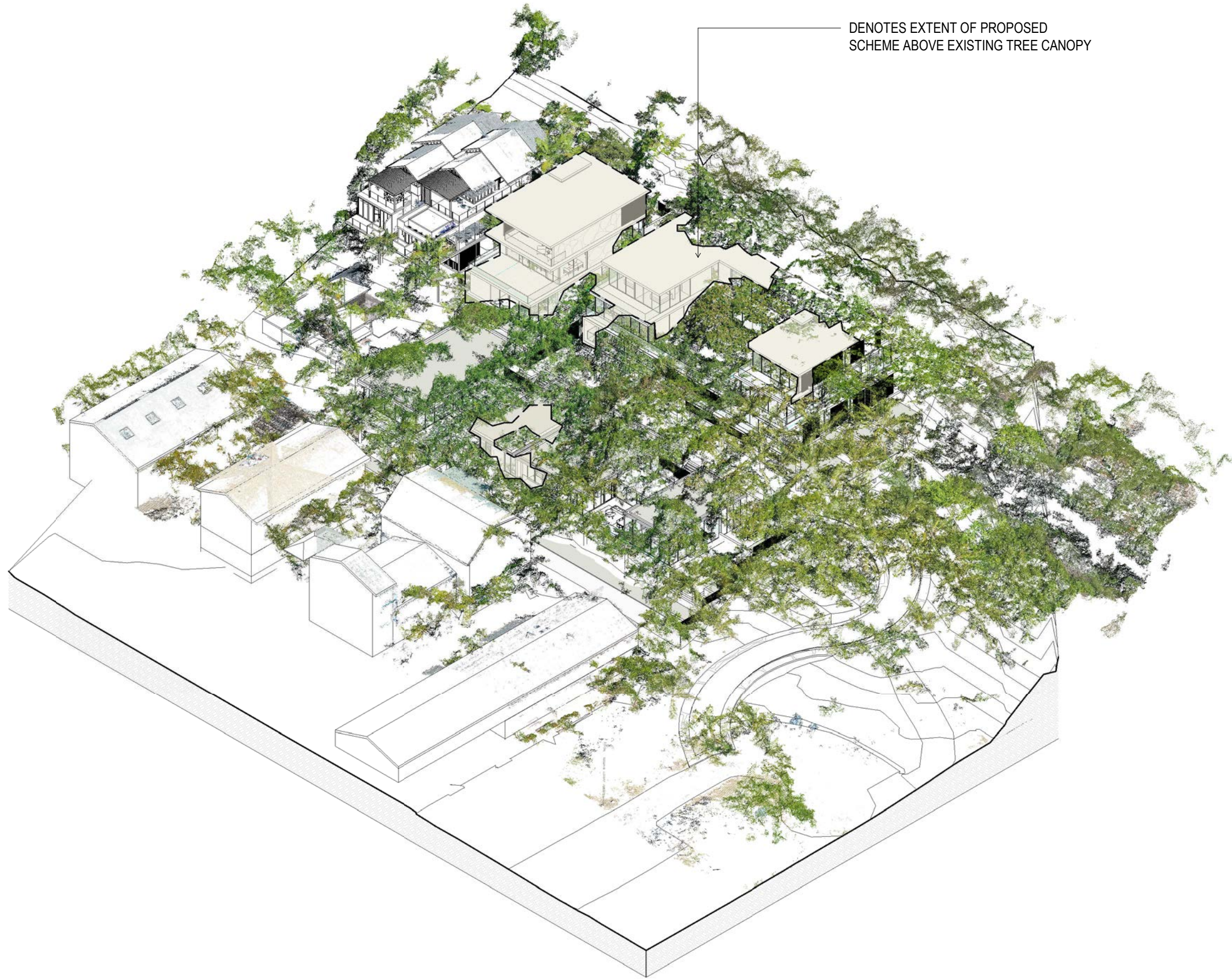
VIEW 3: VIEW FROM THE ESPLANADE - LOOKING NORTH
PROPOSED BUILDING OUTLINE



VIEW 4A: VIEW LOOKING WEST
PROPOSED BUILDING ARTIST IMPRESSION



VIEW 4B: VIEW LOOKING WEST
PROPOSED BUILDING OUTLINE



PERSPECTIVE - AERIAL



PERSPECTIVE - LOOKING DUE NORTH

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