

25 October 2023

Enquiries: Rebecca Taranto
Our Ref: MCUC 2023_5336/1 (Doc ID:1178895)

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
F 07 4098 2902

A B Hall
C/- RPS AAP Consulting Pty Ltd
PO Box 1949
CAIRNS QLD 4870

Dear Sir/Madam

**Development Application for Material Change of Use (Dwelling house and bridge link)
At 21 Murphy Street Port Douglas and 19 Murphy Street Port Douglas
On Land Described as Lot 110 on PTD2091 and Lot 109 on PTD2091**

Please find attached the Decision Notice for the above-mentioned development application.

Please quote Council's application number: MCUC 2023_5336/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Rebecca Taranto on telephone 07 4099 9444.

Yours faithfully



For
Paul Hoyer
Manager Environment & Planning

encl.

- Decision Notice
 - Approved Drawing(s) and/or Document(s)
 - Concurrence Agency Response
 - Reasons for Decision - response to properly made submissions.
- Advice For Making Representations and Appeals (Decision Notice)



Decision Notice

Approval (with conditions)

Given under s 63 of the Planning Act 2016

Applicant Details

Name: A B Hall
Postal Address: C/- RPS AAP Consulting Pty Ltd
PO Box 1949
CAIRNS QLD 4870
Email: cairnsreception@rpsgroup.com.au

Property Details

Street Address: 21 Murphy Street Port Douglas
19 Murphy Street Port Douglas
Real Property Description: Lot 110 on PTD2091
Lot 109 on PTD2091
Local Government Area: Douglas Shire Council

Details of Proposed Development

Development Permit for Material Change of Use -Dwelling house and bridge link

Decision

Date of Decision: 25 October 2023
Decision Details: Approved (subject to conditions)

Approved Drawing(s) and/or Document(s)

Copies of the following plans, specifications and/or drawings are enclosed.

The term 'approved drawing(s) and/or document(s) or other similar expressions means:

Drawing or Document	Reference	Date
Existing Condition and Demolition Plan	Architecture By Us Dwg TP01 Rev A	11 August 2023
Proposed Site Plan	Architecture By Us	11 August 2023

	Dwg TP02 Rev A	
Proposed Lower Ground Floor Plan	Architecture By Us Dwg TP03 Rev A	11 August 2023
Proposed Ground Floor Plan	Architecture By Us Dwg TP04 Rev A	11 August 2023
Proposed First Floor Plan	Architecture By Us Dwg TP05 Rev A	11 August 2023
Proposed Roof Plan	Architecture By Us Dwg TP06 Rev A	11 August 2023
Earthworks	Architecture By Us Dwg TP12	24 May 2023
Proposed Section	Architecture By Us Dwg TP13	24 May 2023
Proposed Delivery Storage and Seating Detail	Architecture By Us Dwg TP14	7 February 2023
Proposed Elevations	Architecture By Us Dwg TP07	7 February 2023
Proposed Elevations	Architecture By Us Dwg TP08	7 February 2023
Proposed Fence Elevations	Architecture By Us Dwg TP09	7 February 2023
Proposed Sections	Architecture By Us Dwg TP10	7 February 2023
Development Overview-3D Visualisation Studies	Architecture By Us Council Doc id; 1150858	7 February 2023
Development Overview-3D Visualisation Studies	Architecture By Us Council Doc id; 1150858	7 February 2023
Development Overview-3D Visualisation Studies	Architecture By Us Council Doc id; 1150858	7 February 2023
Development Overview-3D	Architecture By Us	7 February 2023

Visualisation Studies	Council Doc id; 1150858	
Development Overview-3D Visualisation Studies	Architecture By Us Council Doc id; 1150858	7 February 2023
Development Overview-3D Visualisation Studies	Architecture By Us Council Doc id; 1150858	7 February 2023
Development Overview-3D Visualisation Studies	Architecture By Us Council Doc id; 1150858	7 February 2023
Development Overview-3D Visualisation Studies	Architecture By Us Council Doc id; 1150858	7 February 2023
Finishes Schedule	Architecture By Us Council Doc id; 1150858	7 February 2023
Proposed Stormwater Drainage Plan and Site Access	Rodgers Consulting Engineers Dwg C01 Rev. DA Project No. 220704	25 July 2023
Retaining Wall Plan and Site Layout	Rodgers Consulting Engineers Dwg S02 Rev. DA Project No. 220704	7 August 2023
Retaining Wall Details Sheet 1	Rodgers Consulting Engineers Dwg S02 Rev. DA Project No. 220704	7 August 2023
Retaining Wall Details Sheet 2	Rodgers Consulting Engineers Dwg S03 Rev. DA Project No. 220704	7 August 2023
Landscape Documentation	RPS Project Number 010764.001 Drawing Number CS01 Rev03	10/08/2023
Planting Schedule	RPS Project Number 010764.001 Drawing Number SC02 Rev03	10/08/2023
Materials and Finishes Schedule	RPS Project Number 010764.001 Drawing Number SC03 Rev03	10/08/2023
External Works- Plan 1 of 1	RPS Project Number 010764.001 Drawing Number EW01 Rev03	10/08/2023

Planting Plan 1 of 1	RPS Project Number 010764.001 Drawing Number PP 01 Rev03	10/08/2023
Landscape Details 1 of 1	RPS Project Number 010764.001 Drawing Number LD01 Rev03	10/08/2023
Landscape Elevation 1 of 2	RPS Project Number 010764.001 Drawing Number LD02 Rev03	10/08/2023
Landscape Elevation 2 of 2	RPS Project Number 010764.001 Drawing Number LD03 Rev03	10/08/2023
Landscape Perspective 1 of 1	RPS Project Number 010764.001 Drawing Number LD04 Rev03	10/08/2023
FNQROC Regional Development Manual Standard Drawing/s for Vehicle Access		
Access Crossovers	Standard Drawing S1015 Issue E	27 August 2020
Concrete driveway for allotment access	Standard Drawing S1110 Issue F	27 August 2020

Assessment Manager Conditions & Advices

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;
 - 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 effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.

Operational Works

3. An Operational Work Approval is required for the water and sewer, earthworks, retaining structures, site stormwater drainage, driveway construction and works within the road reserve. The application for Operational Work must include, but not be limited to, the following:
 - a) Water and Sewerage work required to service the site; and
 - b) Earthwork internal to the site; and
 - c) All retaining and supporting structures over 1m in height; and

- d) Connection to the stormwater pipe located within Easement D on SP227593; and;
- e) Work within the road reserve for the driveway, extension of the bitumen road and kerb and channel; and
- f) All earthworks must be carried out in accordance with section CP1.13 and D5 of the FNQROC Development Manual. A copy of the contractors Erosion and Sediment Control Plan (ESCP) is to be submitted to Council prior to the issue of a Development Permit for Operational Work. Measures nominated in the ESCP must be implemented prior to commencement of any earthworks. The ESC Plan must address the Institution of Engineers' Australia Guidelines for Soil Erosion and Sediment Control and the Environment Protection (Water) Policy and Clauses CP1.06, CP1.13 and D5.10 of Council's FNQROC Development Manual; and
- g). All work must be carried out in accordance with the requirements and recommendations from the Geotechnical Report prepared by Geo Design, Reference 22050AA-D-RO1-v1, dated 24 August 2022, prepared by Steve Ford RPEQ 25762, and the Earthworks Plan prepared by Architecture By Us, Sheet TP12, dated 24 May 2023. In particular all works are to be carried out under the direction and supervision of Geo Design to confirm design and construction adequacy.

Such works must be completed to the requirements and satisfaction of the Chief Executive Officer prior to commencement of use.

External Works

4. Undertake the following works external to the land at no cost to Council;
 - a). Construct kerb and channel along the frontage of the property. The alignment and extent of kerb and channel will be determined at the time of seeking a Development Permit for Operational Works noting Council's desire to tie into the existing kerb and channel fronting 23 Murphy Street;
 - b). Widen the bitumen on Murphy Street to meet with the kerb and channel; and
 - c). Provide a new access crossover and apron to 21 Murphy Street.

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 i.e. the provision of temporary kerb ramps if pedestrian diversions are necessary.

Such work must be constructed prior to commencement of use.

Note: the above works are not considered to be creditable or trunk related works in accordance with Section 145 of the *Planning Act 2016*.

Discharge of Onsite Storm Water

5. Connection to the stormwater pipe located within Easement D on SP227593 must be constructed in accordance with FNQROC Standard Drawing Field Inlet Pits S1070. Such works must be completed to the requirements and satisfaction of the Chief Executive Officer prior to commencement of use.

Connection to Sewer

6. Provide a single internal sewer connection that complies with the requirements of the Queensland Development Code MP 1.4- Building over or near relevant infrastructure. All work must be carried out to the requirements and satisfaction of the Chief Executive Officer prior to commencement of use.

Retaining Walls and Timber Fencing.

7. All retaining walls must be constructed of materials and/or finished in colours, which blend with the surrounding natural environment.

All retaining walls or structures higher than one (1) metre must be structurally certified by an RPEQ prior to the issue of a Development Permit for Building Work.

Bridge Link on 19 Murphy Street (Lot 109 on PTD2091)

8. The bridge link at 19 Murphy Street may only remain in place whilst there is a reciprocal and similar bridge link provided on the adjacent 21 Murphy Street (Lot 110 on PTD2091). Should the bridge link on 21 Murphy Street be removed, the portion of the bridge on Lot 109 on PTD2091 must be demolished within 6 months.

Bridge Link on 21 Murphy Street (Lot 110 on PTD2091)

9. The bridge link at 21 Murphy Street may only remain in place whilst there is a reciprocal and similar bridge link provided on the adjacent 19 Murphy Street (Lot 109 on PTD2091). Should the bridge link on 19 Murphy Street be removed, the portion of the bridge on Lot 110 on PTD2091 must be demolished within 6 months.

Height of Delivery Hutch Wall

10. The delivery hutch wall must not be more than two (2) metres in height at the front road boundary.

External Building Colours

11. The exterior finishes must be generally in accordance with the approved Finishes Schedule prepared by Architecture By Us, dated 07 February 2023. Any changes to the approved exterior finishes must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Work.

Landscaping

12. The site must be landscaped in accordance with details included in the landscape documentation prepared by RPS, Project Number 010764.001 dated 10 August 2023 prior to the commencement of use and maintained at all times to the satisfaction of the Chief Executive Officer.

The trees to be retained as identified on the External Works Plan (Drawing No. EW01 Rev 3), prepared by RPS, dated 8 August 2023, must be protected as per the Australian Standard Protection of Trees on Development Sites AS 4970-2009.

Vegetation Damage

13. This Approval does not include the removal of vegetation on neighbouring lots or within the road reserve. Removal of vegetation on neighbouring lots or within the road reserve requires further development application/s be submitted Council.

Bushfire Hazard

14. The house must be developed in accordance with AS3959- 2009.

Damage to Council Infrastructure

15. In the event that any part of Council's existing sewer / water or road infrastructure is damaged as a result of construction activities occurring on the site, including but not limited to; mobilisation of heavy construction equipment, stripping and grubbing, the applicant/owner must notify Council immediately of the affected infrastructure and have it repaired or replaced at the developer's/owners/builders cost, prior to the Commencement of Use.

Off-site impacts

16. Dust emissions or other air pollutants, including odours, must not extend beyond the

boundary of the site and cause a nuisance to surrounding properties.

ADVICE

1. This approval, granted under the provisions of the *Planning Act 2016*, shall lapse six (6) years from the day the approval takes effect in accordance with the provisions of s85 of the *Planning Act 2016*.
2. 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.
3. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
4. Light emanating from the site must not cause a light nuisance to surrounding properties in accordance with the *Environmental Protection Act 1994*.
5. The development approval does not permit the landscaping beyond the property boundary. Any such work would be subject to achieving suitable tenure and approval under the Planning Scheme.
6. For information relating to the *Planning Act 2016* log on to www.dsdmip.qld.gov.au . To access the FNQROC Development Manual, Local Laws and other applicable Policies, log on to www.douglas.qld.gov.au .

Further Development Permits

Please be advised that the following development permits are required to be obtained before the development can be carried out:

- All Building Work
- All Operational Work

All Plumbing and Drainage Work must only be carried in compliance with the Queensland *Plumbing and Drainage Act 2018*.

Currency Period for the Approval

This approval, granted under the provisions of the *Planning Act 2016*, shall lapse six (6) years from the day the approval takes effect in accordance with the provisions of Section 85 of the *Planning Act 2016*.

Rights to make Representations & Rights of Appeal

The rights of applicants to make representations and rights to appeal to a Tribunal or the Planning and Environment Court against decisions about a development application are set out in Chapter 6, Part 1 of the *Planning Act 2016*.

A copy of the relevant appeal provisions is attached.

Approved Drawing(s) and/or










PRELIMINARY



Architectural Firm
1234 Main Street
Anytown, CA 90210
Phone: (555) 123-4567
Fax: (555) 123-4568
Email: info@architect.com

NO.	REVISION	DATE	BY	CHKD.	APP'D.
1	ISSUED FOR PERMIT	10/15/2023	J. Smith	M. Jones	K. Brown
2	REVISION 1	10/20/2023	J. Smith	M. Jones	K. Brown
3	REVISION 2	10/25/2023	J. Smith	M. Jones	K. Brown
4	REVISION 3	10/30/2023	J. Smith	M. Jones	K. Brown
5	REVISION 4	11/05/2023	J. Smith	M. Jones	K. Brown
6	REVISION 5	11/10/2023	J. Smith	M. Jones	K. Brown
7	REVISION 6	11/15/2023	J. Smith	M. Jones	K. Brown
8	REVISION 7	11/20/2023	J. Smith	M. Jones	K. Brown
9	REVISION 8	11/25/2023	J. Smith	M. Jones	K. Brown
10	REVISION 9	12/01/2023	J. Smith	M. Jones	K. Brown
11	REVISION 10	12/05/2023	J. Smith	M. Jones	K. Brown
12	REVISION 11	12/10/2023	J. Smith	M. Jones	K. Brown
13	REVISION 12	12/15/2023	J. Smith	M. Jones	K. Brown
14	REVISION 13	12/20/2023	J. Smith	M. Jones	K. Brown
15	REVISION 14	12/25/2023	J. Smith	M. Jones	K. Brown
16	REVISION 15	1/01/2024	J. Smith	M. Jones	K. Brown
17	REVISION 16	1/05/2024	J. Smith	M. Jones	K. Brown
18	REVISION 17	1/10/2024	J. Smith	M. Jones	K. Brown
19	REVISION 18	1/15/2024	J. Smith	M. Jones	K. Brown
20	REVISION 19	1/20/2024	J. Smith	M. Jones	K. Brown
21	REVISION 20	1/25/2024	J. Smith	M. Jones	K. Brown
22	REVISION 21	1/30/2024	J. Smith	M. Jones	K. Brown
23	REVISION 22	2/01/2024	J. Smith	M. Jones	K. Brown
24	REVISION 23	2/05/2024	J. Smith	M. Jones	K. Brown
25	REVISION 24	2/10/2024	J. Smith	M. Jones	K. Brown
26	REVISION 25	2/15/2024	J. Smith	M. Jones	K. Brown
27	REVISION 26	2/20/2024	J. Smith	M. Jones	K. Brown
28	REVISION 27	2/25/2024	J. Smith	M. Jones	K. Brown
29	REVISION 28	3/01/2024	J. Smith	M. Jones	K. Brown
30	REVISION 29	3/05/2024	J. Smith	M. Jones	K. Brown
31	REVISION 30	3/10/2024	J. Smith	M. Jones	K. Brown
32	REVISION 31	3/15/2024	J. Smith	M. Jones	K. Brown
33	REVISION 32	3/20/2024	J. Smith	M. Jones	K. Brown
34	REVISION 33	3/25/2024	J. Smith	M. Jones	K. Brown
35	REVISION 34	4/01/2024	J. Smith	M. Jones	K. Brown
36	REVISION 35	4/05/2024	J. Smith	M. Jones	K. Brown
37	REVISION 36	4/10/2024	J. Smith	M. Jones	K. Brown
38	REVISION 37	4/15/2024	J. Smith	M. Jones	K. Brown
39	REVISION 38	4/20/2024	J. Smith	M. Jones	K. Brown
40	REVISION 39	4/25/2024	J. Smith	M. Jones	K. Brown
41	REVISION 40	5/01/2024	J. Smith	M. Jones	K. Brown
42	REVISION 41	5/05/2024	J. Smith	M. Jones	K. Brown
43	REVISION 42	5/10/2024	J. Smith	M. Jones	K. Brown
44	REVISION 43	5/15/2024	J. Smith	M. Jones	K. Brown
45	REVISION 44	5/20/2024	J. Smith	M. Jones	K. Brown
46	REVISION 45	5/25/2024	J. Smith	M. Jones	K. Brown
47	REVISION 46	6/01/2024	J. Smith	M. Jones	K. Brown
48	REVISION 47	6/05/2024	J. Smith	M. Jones	K. Brown
49	REVISION 48	6/10/2024	J. Smith	M. Jones	K. Brown
50	REVISION 49	6/15/2024	J. Smith	M. Jones	K. Brown
51	REVISION 50	6/20/2024	J. Smith	M. Jones	K. Brown
52	REVISION 51	6/25/2024	J. Smith	M. Jones	K. Brown
53	REVISION 52	7/01/2024	J. Smith	M. Jones	K. Brown
54	REVISION 53	7/05/2024	J. Smith	M. Jones	K. Brown
55	REVISION 54	7/10/2024	J. Smith	M. Jones	K. Brown
56	REVISION 55	7/15/2024	J. Smith	M. Jones	K. Brown
57	REVISION 56	7/20/2024	J. Smith	M. Jones	K. Brown
58	REVISION 57	7/25/2024	J. Smith	M. Jones	K. Brown
59	REVISION 58	8/01/2024	J. Smith	M. Jones	K. Brown
60	REVISION 59	8/05/2024	J. Smith	M. Jones	K. Brown
61	REVISION 60	8/10/2024	J. Smith	M. Jones	K. Brown
62	REVISION 61	8/15/2024	J. Smith	M. Jones	K. Brown
63	REVISION 62	8/20/2024	J. Smith	M. Jones	K. Brown
64	REVISION 63	8/25/2024	J. Smith	M. Jones	K. Brown
65	REVISION 64	9/01/2024	J. Smith	M. Jones	K. Brown
66	REVISION 65	9/05/2024	J. Smith	M. Jones	K. Brown
67	REVISION 66	9/10/2024	J. Smith	M. Jones	K. Brown
68	REVISION 67	9/15/2024	J. Smith	M. Jones	K. Brown
69	REVISION 68	9/20/2024	J. Smith	M. Jones	K. Brown
70	REVISION 69	9/25/2024	J. Smith	M. Jones	K. Brown
71	REVISION 70	10/01/2024	J. Smith	M. Jones	K. Brown
72	REVISION 71	10/05/2024	J. Smith	M. Jones	K. Brown
73	REVISION 72	10/10/2024	J. Smith	M. Jones	K. Brown
74	REVISION 73	10/15/2024	J. Smith	M. Jones	K. Brown
75	REVISION 74	10/20/2024	J. Smith	M. Jones	K. Brown
76	REVISION 75	10/25/2024	J. Smith	M. Jones	K. Brown
77	REVISION 76	11/01/2024	J. Smith	M. Jones	K. Brown
78	REVISION 77	11/05/2024	J. Smith	M. Jones	K. Brown
79	REVISION 78	11/10/2024	J. Smith	M. Jones	K. Brown
80	REVISION 79	11/15/2024	J. Smith	M. Jones	K. Brown
81	REVISION 80	11/20/2024	J. Smith	M. Jones	K. Brown
82	REVISION 81	11/25/2024	J. Smith	M. Jones	K. Brown
83	REVISION 82	12/01/2024	J. Smith	M. Jones	K. Brown
84	REVISION 83	12/05/2024	J. Smith	M. Jones	K. Brown
85	REVISION 84	12/10/2024	J. Smith	M. Jones	K. Brown
86	REVISION 85	12/15/2024	J. Smith	M. Jones	K. Brown
87	REVISION 86	12/20/2024	J. Smith	M. Jones	K. Brown
88	REVISION 87	12/25/2024	J. Smith	M. Jones	K. Brown
89	REVISION 88	1/01/2025	J. Smith	M. Jones	K. Brown
90	REVISION 89	1/05/2025	J. Smith	M. Jones	K. Brown
91	REVISION 90	1/10/2025	J. Smith	M. Jones	K. Brown
92	REVISION 91	1/15/2025	J. Smith	M. Jones	K. Brown
93	REVISION 92	1/20/2025	J. Smith	M. Jones	K. Brown
94	REVISION 93	1/25/2025	J. Smith	M. Jones	K. Brown
95	REVISION 94	2/01/2025	J. Smith	M. Jones	K. Brown
96	REVISION 95	2/05/2025	J. Smith	M. Jones	K. Brown
97	REVISION 96	2/10/2025	J. Smith	M. Jones	K. Brown
98	REVISION 97	2/15/2025	J. Smith	M. Jones	K. Brown
99	REVISION 98	2/20/2025	J. Smith	M. Jones	K. Brown
100	REVISION 99	2/25/2025	J. Smith	M. Jones	K. Brown
101	REVISION 100	3/01/2025	J. Smith	M. Jones	K. Brown
102	REVISION 101	3/05/2025	J. Smith	M. Jones	K. Brown
103	REVISION 102	3/10/2025	J. Smith	M. Jones	K. Brown
104	REVISION 103	3/15/2025	J. Smith	M. Jones	K. Brown
105	REVISION 104	3/20/2025	J. Smith	M. Jones	K. Brown
106	REVISION 105	3/25/2025	J. Smith	M. Jones	K. Brown
107	REVISION 106	4/01/2025	J. Smith	M. Jones	K. Brown
108	REVISION 107	4/05/2025	J. Smith	M. Jones	K. Brown
109	REVISION 108	4/10/2025	J. Smith	M. Jones	K. Brown
110	REVISION 109	4/15/2025	J. Smith	M. Jones	K. Brown
111	REVISION 110	4/20/2025	J. Smith	M. Jones	K. Brown
112	REVISION 111	4/25/2025	J. Smith	M. Jones	K. Brown
113	REVISION 112	5/01/2025	J. Smith	M. Jones	K. Brown
114	REVISION 113	5/05/2025	J. Smith	M. Jones	K. Brown
115	REVISION 114	5/10/2025	J. Smith	M. Jones	K. Brown
116	REVISION 115	5/15/2025	J. Smith	M. Jones	K. Brown
117	REVISION 116	5/20/2025	J. Smith	M. Jones	K. Brown
118	REVISION 117	5/25/2025	J. Smith	M. Jones	K. Brown
119	REVISION 118	6/01/2025	J. Smith	M. Jones	K. Brown
120	REVISION 119	6/05/2025	J. Smith	M. Jones	K. Brown
121	REVISION 120	6/10/2025	J. Smith	M. Jones	K. Brown
122	REVISION 121	6/15/2025	J. Smith	M. Jones	K. Brown
123	REVISION 122	6/20/2025	J. Smith	M. Jones	K. Brown
124	REVISION 123	6/25/2025	J. Smith	M. Jones	K. Brown
125	REVISION 124	7/01/2025	J. Smith	M. Jones	K. Brown
126	REVISION 125	7/05/2025	J. Smith	M. Jones	K. Brown
127	REVISION 126	7/10/2025	J. Smith	M. Jones	K. Brown
128	REVISION 127	7/15/2025	J. Smith	M. Jones	K. Brown
129	REVISION 128	7/20/2025	J. Smith	M. Jones	K. Brown
130	REVISION 129	7/25/2025	J. Smith	M. Jones	K. Brown
131	REVISION 130	8/01/2025	J. Smith	M. Jones	K. Brown
132	REVISION 131	8/05/2025	J. Smith	M. Jones	K. Brown
133	REVISION 132	8/10/2025	J. Smith	M. Jones	K. Brown
134	REVISION 133	8/15/2025	J. Smith	M. Jones	K. Brown
135	REVISION 134	8/20/2025	J. Smith	M. Jones	K. Brown
136	REVISION 135	8/25/2025	J. Smith	M. Jones	K. Brown
137	REVISION 136	9/01/2025	J. Smith	M. Jones	K. Brown
138	REVISION 137	9/05/2025	J. Smith	M. Jones	K. Brown
139	REVISION 138	9/10/2025	J. Smith	M. Jones	K. Brown
140	REVISION 139	9/15/2025	J. Smith	M. Jones	K. Brown
141	REVISION 140	9/20/2025	J. Smith	M. Jones	K. Brown
142	REVISION 141	9/25/2025	J. Smith	M. Jones	K. Brown
143	REVISION 142	10/01/2025	J. Smith	M. Jones	K. Brown
144	REVISION 143	10/05/2025	J. Smith	M. Jones	K. Brown
145	REVISION 144	10/10/2025	J. Smith	M. Jones	K. Brown
146	REVISION 145	10/15/2025	J. Smith	M. Jones	K. Brown
147	REVISION 146	10/20/2025	J. Smith	M. Jones	K. Brown
148	REVISION 147	10/25/2025	J. Smith	M. Jones	K. Brown
149	REVISION 148	11/01/2025	J. Smith	M. Jones	K. Brown
150	REVISION 149	11/05/2025	J. Smith	M. Jones	K. Brown
151	REVISION 150	11/10/2025	J. Smith	M. Jones	K. Brown
152	REVISION 151	11/15/2025	J. Smith	M. Jones	K. Brown
153	REVISION 152	11/20/2025	J. Smith	M. Jones	K. Brown
154	REVISION 153	11/25/2025	J. Smith	M. Jones	K. Brown
155	REVISION 154	12/01/2025	J. Smith	M. Jones	K. Brown
156	REVISION 155	12/05/2025	J. Smith	M. Jones	K. Brown
157	REVISION 156	12/10/2025	J. Smith	M. Jones	K. Brown
158	REVISION 157	12/15/2025	J. Smith	M. Jones	K. Brown
159	REVISION 158	12/20/2025	J. Smith	M. Jones	K. Brown
160	REVISION 159	12/25/2025	J. Smith	M. Jones	K. Brown
161	REVISION 160	1/01/2026	J. Smith	M. Jones	K. Brown
162	REVISION 161	1/05/2026	J. Smith	M. Jones	K. Brown
163	REVISION 162	1/10/2026	J. Smith	M. Jones	K. Brown
164	REVISION 163	1/15/2026	J. Smith	M. Jones	K. Brown
165	REVISION 164	1/20/2026	J. Smith	M. Jones	K. Brown
166	REVISION 165	1/25/2026	J. Smith	M. Jones	K. Brown
167	REVISION 166	2/01/2026	J. Smith	M. Jones	K. Brown
168	REVISION 167	2/05/2026	J. Smith	M. Jones	K. Brown
169	REVISION 168	2/10/2026	J. Smith	M. Jones	K. Brown
170	REVISION 169	2/15/2026	J. Smith	M. Jones	K. Brown
171	REVISION 170	2/20/2026	J. Smith	M. Jones	K. Brown
172	REVISION 171	2/25/2026	J. Smith	M. Jones	K. Brown
173	REVISION 172	3/01/2026	J. Smith	M. Jones	K. Brown
174	REVISION 173	3/05/2026	J. Smith	M. Jones	K. Brown
175	REVISION 174	3/10/2026	J. Smith	M. Jones	K. Brown
176	REVISION 175	3/15/2026	J. Smith	M. Jones	K. Brown
177	REVISION 176	3/20/2026	J. Smith	M. Jones	K. Brown
178	REVISION 177	3/25/2026	J. Smith	M. Jones	K. Brown
179	REVISION 178	4/01/2026	J. Smith	M. Jones	K. Brown
180	REVISION 179	4/05/2026	J. Smith	M. Jones	K. Brown
181	REVISION 180	4/10/2026	J. Smith	M. Jones	K. Brown
182	REVISION 181	4/15/2026	J. Smith	M. Jones	K. Brown
183	REVISION 182	4/20/2026	J. Smith	M. Jones	K. Brown
184	REVISION 183	4/25/2026	J. Smith	M. Jones	K. Brown
185	REVISION 184	5/01/2026	J. Smith	M. Jones	K. Brown
186	REVISION 185	5/05/2026	J. Smith	M. Jones	K. Brown
187	REVISION 186	5/10/2026	J. Smith	M. Jones	K. Brown
188	REVISION 187	5/15/2026	J. Smith	M. Jones	K. Brown
189	REVISION 188	5/20/2026	J. Smith	M. Jones	K. Brown
190	REVISION 189	5/25/2026	J. Smith	M. Jones	K. Brown



Section	document	Section	document	Notes	Project	Planning drawings
					Proposed Residential Development at 21 Murphy Street Port Douglas Queensland 4877 Proposed Delivery Storage and Sealing Detail	February 2017
					Issue 1 (10-03-17)	Issue 1 (10-03-2017)



PRELIMINARY



ARCHITECTURAL NAME AND
FIRM (OPTIONAL)
SCHEMATIC & PRELIMINARY
DESIGN

NOTES: PRELIMINARY
1. ARCHITECTURAL NAME AND FIRM (OPTIONAL)
2. ARCHITECTURAL NAME AND FIRM (OPTIONAL)
3. ARCHITECTURAL NAME AND FIRM (OPTIONAL)
4. ARCHITECTURAL NAME AND FIRM (OPTIONAL)

DATE	REVISION

DATE	REVISION

DATE	REVISION

DATE	REVISION

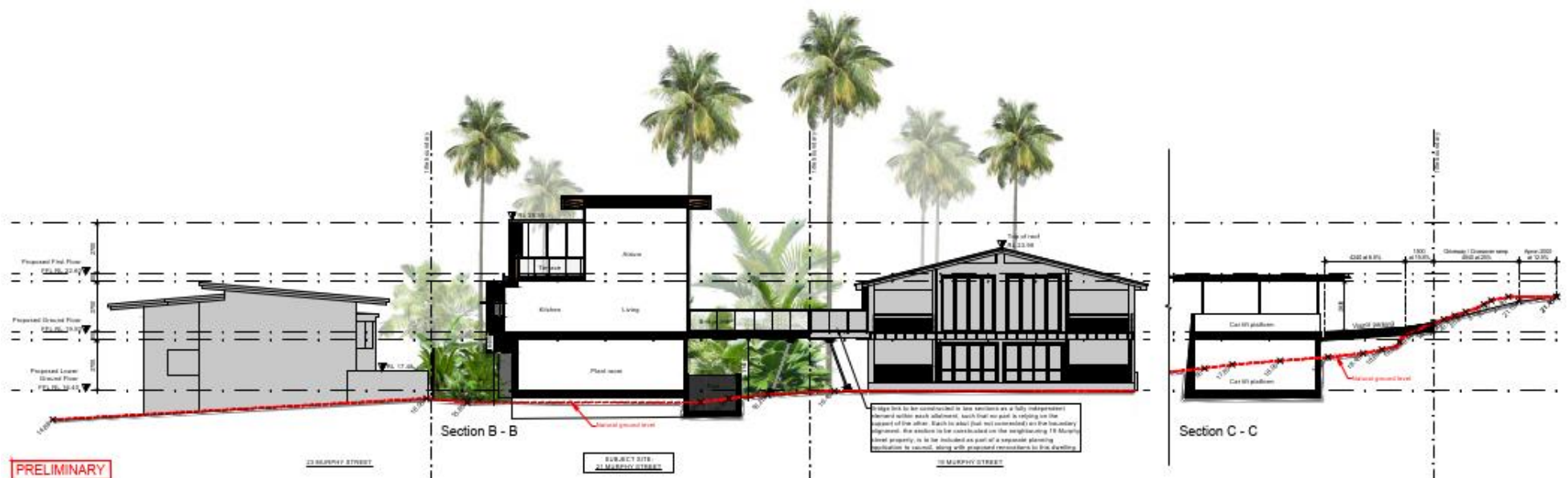


Proposed Residential Development at
21 Murphy Street
Port Douglas Queensland 4877

Proposed Elevations

TP08


Scale: 1:100 (A1)



PRELIMINARY



www.elsevier.com/locate/jbiotec
Journal of Biotechnology 2008, 131:1-11
doi:10.1016/j.jbiotec.2008.04.004
© 2008 Elsevier B.V. All rights reserved.

Location	Address	Business	Applicant	State	Project	Planning Shire/area
					Proposed Residential Development at 21 Murphy Street Port Douglas Queensland 4877	February 2021
					Proposed Sections	TP10
					Issue 1 (10/01/2021) (1/1/2021) (1/1/2021)	

DEVELOPMENT OVERVIEW
3D VISUALISATION STUDIES



DEVELOPMENT OVERVIEW - 3D VISUALISATION STUDIES
PROPOSED RESIDENTIAL DEVELOPMENT AT
21 MURPHY STREET PORT DOUGLAS
QUEENSLAND 4877

ISSUE DATE 07/02/2023





DEVELOPMENT OVERVIEW - 3D VISUALISATION STUDIES
PROPOSED RESIDENTIAL DEVELOPMENT AT
21 MURPHY STREET PORT DOUGLAS
QUEENSLAND 4877

ISSUE DATE 07/02/2023





DEVELOPMENT OVERVIEW - 3D VISUALISATION STUDIES
PROPOSED RESIDENTIAL DEVELOPMENT AT
21 MURPHY STREET PORT DOUGLAS
QUEENSLAND 4877

ISSUE DATE 07/02/2023





DEVELOPMENT OVERVIEW - 3D VISUALISATION STUDIES
PROPOSED RESIDENTIAL DEVELOPMENT AT
21 MURPHY STREET PORT DOUGLAS
QUEENSLAND 4877

ISSUE DATE 07/02/2023





DEVELOPMENT OVERVIEW - 3D VISUALISATION STUDIES
PROPOSED RESIDENTIAL DEVELOPMENT AT
21 MURPHY STREET PORT DOUGLAS
QUEENSLAND 4877

ISSUE DATE 07/02/2023





DEVELOPMENT OVERVIEW - 3D VISUALISATION STUDIES
PROPOSED RESIDENTIAL DEVELOPMENT AT
21 MURPHY STREET PORT DOUGLAS
QUEENSLAND 4877

ISSUE DATE 07/02/2023





DEVELOPMENT OVERVIEW - 3D VISUALISATION STUDIES
PROPOSED RESIDENTIAL DEVELOPMENT AT
21 MURPHY STREET PORT DOUGLAS
QUEENSLAND 4877

ISSUE DATE 07/02/2023





DEVELOPMENT OVERVIEW - 3D VISUALISATION STUDIES
PROPOSED RESIDENTIAL DEVELOPMENT AT
21 MURPHY STREET PORT DOUGLAS
QUEENSLAND 4877

ISSUE DATE 07/02/2023





R RENDER - SMOOTH
Natural cement colour,
velvet finish



TC TIMBER CLADDING



TB TIMBER SCREEN



AL POWDER COATED
ALUMINIUM
to match Colorbond
"Monument"

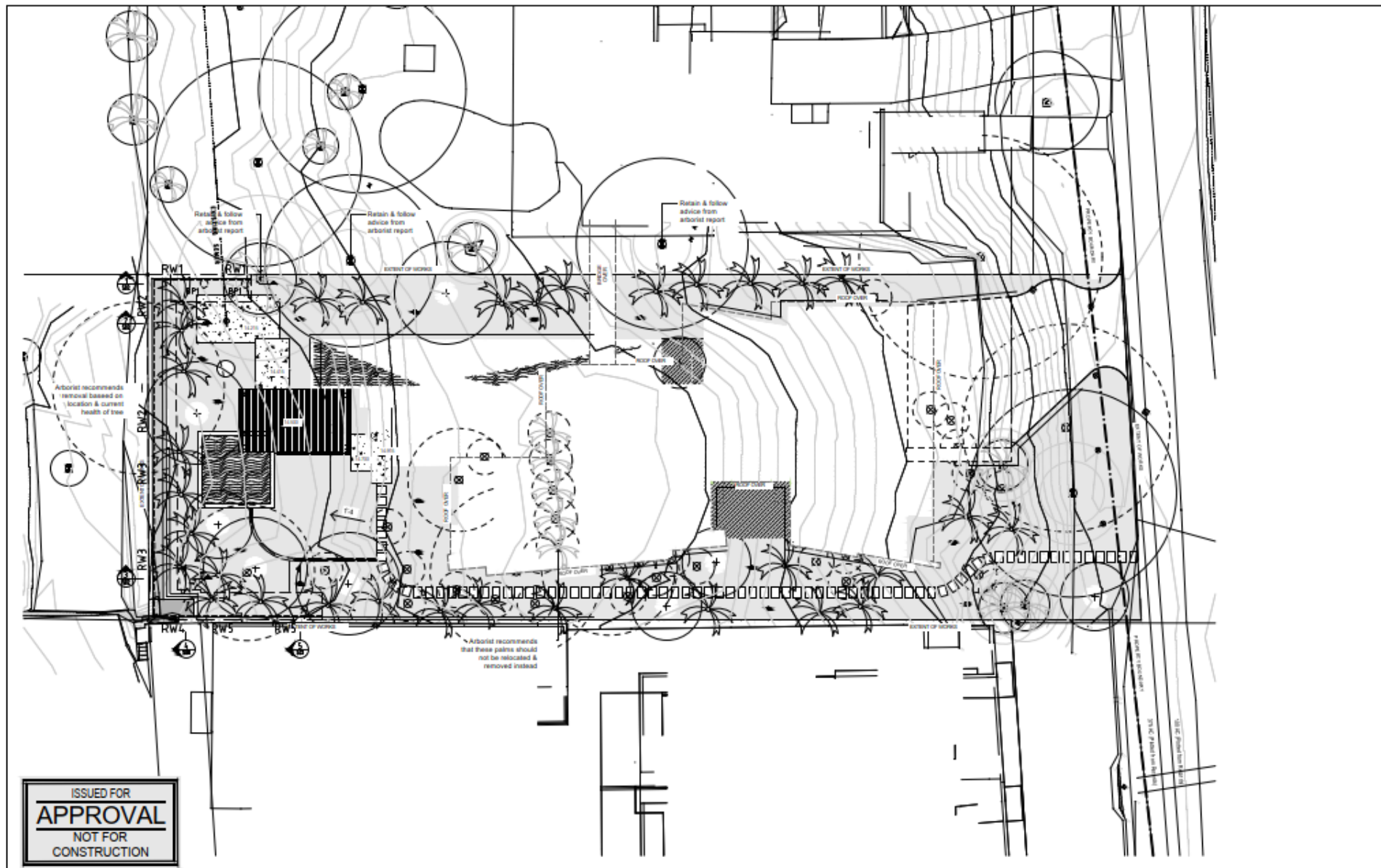


ES EXPRESSED STEEL
to match Colorbond
"Monument"

FINISHES SCHEDULE
ROPOSED RESIDENTIAL DEVELOPMENT AT
21 MURPHY STREET PORT DOUGLAS
QUEENSLAND 4877

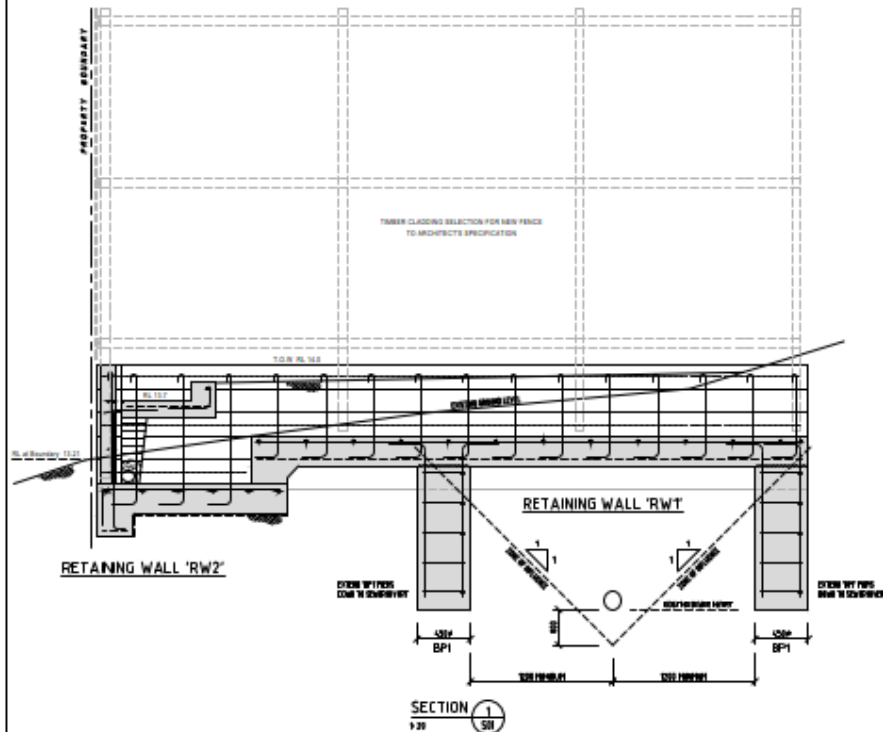
ISSUE DATE 07/02/2023



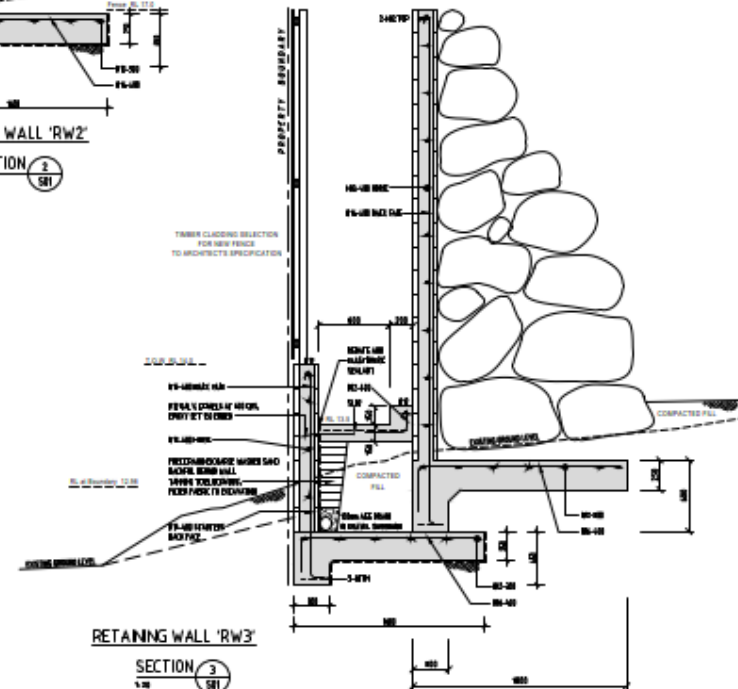
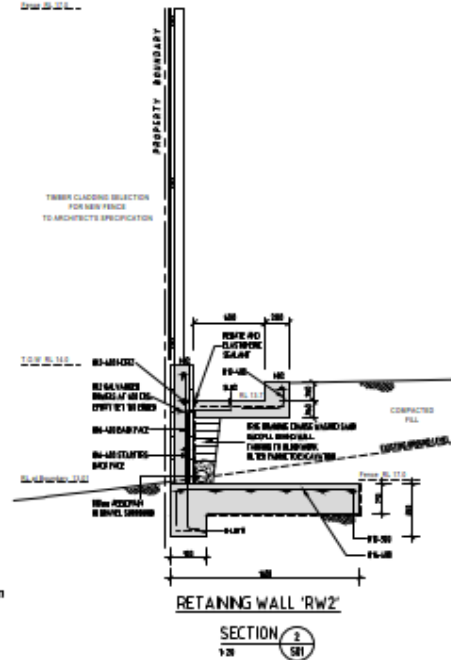


ISSUED FOR
APPROVAL
NOT FOR
CONSTRUCTION

DA BUILDING APPROVAL PL PERMITS & BIL	14-082 16-7-2025 REV DESCRIPTION REV DATE REV DESCRIPTION REV DATE	COMMERCIAL IN CONFERENCE - COPYRIGHT RESERVED THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS UNLAWFUL PROPERTY OF RODGERS CONSULTING ENGINEERS AND SHALL REMAIN THE PROPERTY OF RODGERS CONSULTING ENGINEERS THAT ANY INFORMATION CONTAINED HEREIN IS NOT TO BE REPRODUCED, COPIED, OR OTHERWISE DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF RODGERS CONSULTING ENGINEERS.	CLIENT ANTHONY HALL PROJECT PROPOSED NEW DWELLING 21 MURPHY STREET PORT DOUGLAS	124 SPENCE STREET P.O. BOX 1769 CAIRNS 4870 PHONE: 07 4051 9466 FAX: 07 4051 9477 admin@rogersconsulting.com.au	RODGERS CONSULTING ENGINEERS 124 SPENCE STREET P.O. BOX 1769 CAIRNS 4870 PHONE: 07 4051 9466 FAX: 07 4051 9477 admin@rogersconsulting.com.au	TITLE RETAINING WALL PLAN & SITE LAYOUT DRAWN BY CHECKED BY SCALE AS SHOWN PROJECT NO. 220704 REV. NO. 001 REV. DATE DA
--	---	---	--	--	---	---



ISSUED FOR
APPROVAL
NOT FOR
CONSTRUCTION



DA DEVELOPER APPROVAL PL PRELIMINARY FILE	14-002 26-1-2025	COMMERCIAL IN CONFERENCE - COPYRIGHT RESERVED THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN SHALL REMAIN THE PROPERTY OF RODGERS CONSULTING ENGINEERS AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RODGERS CONSULTING ENGINEERS.	CLIENT: ANTHONY HALL PROJECT: PROPOSED NEW DWELLING 21 MURPHY STREET PORT DOUGLAS	RODGERS CONSULTING ENGINEERS 124 SPENCE STREET P.O. BOX 1769 CAIRNS 4870 PHONE: 07 4051 9466 FAX: 07 4051 9477 admin@rogersconsulting.com.au	TITLE: RETAINING WALL DETAILS SHEET 1 DRAWN BY: [blank] CHECKED BY: [blank] SCALE: AS SHOWN PROJECT NO: 2201/24 DATE: 2025 BY: [blank] DA
--	---------------------	--	--	---	---

21 Murphy Street, Port Douglas

Landscape Documentation



LEGEND

EXTERNAL WORKS

GENERAL

- EXTENT OF WORKS
- PROPERTY BOUNDARY
- EX 0.00 EXISTING SURFACE LEVEL
- 0.00 RELATIVE LEVEL
- TW 0.00 TOP OF WALL LEVEL

SOFTSCAPE

- TREE Refer Planting schedule
- PALM Refer Planting schedule
- TREES TO BE RETAINED Tree protection measures in accordance with TCC requirements
- TREES TO BE RELOCATED
- TREES TO BE REMOVED
- TPZ - TREE PROTECTION ZONE
- SRZ - STRUCTURAL ROOT ZONE
- SHRUBS Refer Planting Schedule
- GROUND COVER Refer Planting Schedule
- PA1 - PLANTING AREA TYPE 1 Refer Materials & Finishes
- PA2 - PLANTING AREA TYPE 2 Refer Materials & Finishes
- TF1 - TURF ON GROUND Refer Materials & Finishes
- PROPOSED POND Refer Materials & Finishes

PAVEMENT FINISHES

- PT1 - PAVEMENT TYPE 1 Refer Materials & Finishes
- PT2 - DECKING Refer Materials & Finishes
- STP - CONCRETE STEPPERS Refer Materials & Finishes

EDGES

- E1 - EDGE TYPE 1 Refer Materials & Finishes
- R1 - ROOT BARRIER Refer Materials & Finishes

GENERAL NOTES

- These drawings must be read in conjunction with the full specification.
- These drawings must be read in conjunction with drawing package from the consultant team including all engineering drawings, architectural drawings and Arborist Specification.
- Do not scale from these drawings - use figured dimensions.
- SERVICES**
Verify the 'as built' location of all existing services before excavation works are started. Services shown are indicative only.
- SURFACE LEVELS**
Final surface levels to be verified on site. All adjacent surfaces are to be level and flush unless stated or documented otherwise.
- FALLS**
All pavement, planting & turf areas to be graded evenly, ponding is unacceptable.
- MATERIALS & FINISHES**
Refer Schedule Materials & Finishes in Specification for all elements contained within these drawings.
- DESIGN FOR ACCESS AND MOBILITY**
All external works to comply with AS 1428 Parts 1 & 4. Longitudinal grades no steeper than 1 in 20 and crossfall grades no steeper than 1 in 40.
- PLANTING**
Refer Planting Schedule.

DRAWING SCHEDULE

- | | |
|------|--------------------------------|
| CS01 | COVER SHEET |
| SC02 | PLANT SCHEDULE |
| SC03 | MATERIALS AND FINISHES |
| EW01 | EXTERNAL WORKS - PLAN 1 OF 1 |
| PP01 | PLANTING - PLAN 1 OF 1 |
| LD01 | LANDSCAPE DETAILS - 1 OF 1 |
| LD02 | LANDSCAPE ELEVATION - 1 OF 2 |
| LD03 | LANDSCAPE ELEVATION - 2 OF 2 |
| LD04 | LANDSCAPE PERSPECTIVE - 1 OF 1 |

NOT FOR
CONSTRUCTION



Anthony Hall - Property Owner

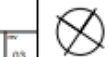
21 Murphy Street, Port Douglas

COVER SHEET

Scale 1:100

Project Number
010764.001

Drawing Number
CS01



PLANTING SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	MINIMUM POT SIZE	HEIGHT AND SPREAD	CALIPER	SPACING	STAKES AND GUYS	COUNT	NATIVE STATUS
TREE									
ATR ft	ATRACOTOCARPUS fitzalanii	Brown Gardenia	300mm	4000 x 4000 mm	100 mm	REFER PLAN	YES	4	Intranational
CYA csp	CYATHEA cooperi	Fern Tree	300mm	4000 x 3000 mm	100 mm	REFER PLAN	YES	1	QLD Endemic
XAN chr	XANTHOSTEMON chrysanthus	Black Penda	300mm	4000 x 6000 mm	100 mm	REFER PLAN	YES	6	QLD Endemic
SHRUB									
CYC med	CYCAS media	Australian Nut Palm	300mm	300 x 300 mm		REFER PLAN	NO	7	Not Native
CYC rev	CYCAS revoluta	Sago Palm	300mm	300 x 300 mm		REFER PLAN	NO	7	Not Native
PALM									
ARC ale	ARCHONTOPHOENIX alexandrae	Alexandra Palm	300mm	4000 x 2000 mm	100 mm	REFER PLAN	NO	17	Regional Endemic
LIC ram	LICUALA ramsayi	Australian Fan Palm	300mm	4000 x 2000 mm	100 mm	REFER PLAN	NO	15	QLD Endemic
GROUND COVER									
ALP cae	ALPINIA caerulea	Native Ginger	140mm	140 x 140 mm		REFER PLAN	NO	391	Intranational
ALP mod	ALPINIA modesta	Narrow-leaved Ginger	140mm	140 x 140 mm		REFER PLAN	NO	243	QLD Endemic
ASP aus	ASPLENIUM australasicum	Birds Nest Fern	140mm	150 x 150 mm		REFER PLAN	NO	101	Native / Not Endemic
BLE nud	BLECHNUM nudum	Fahbone Waterfern	140mm	150 x 150 mm		REFER PLAN	NO	153	Intranational
COR str	CORDYLINE stricta	Native Cordyline	140mm	140 x 140 mm		REFER PLAN	NO	422	Not Native
DIA cae	DIANELLA caerulea	Northern Flax	140mm	150 x 150 mm		REFER PLAN	NO	257	Native / Not Endemic
GAR act	GARDENIA actinocarpa	Daintree Gardenia	140mm	150 x 150 mm		REFER PLAN	NO	421	QLD Endemic (Endangered)
LOM hya	LOMANDRA hyatrix	Matt Rush	140mm	140 x 140 mm		REFER PLAN	NO	150	Intranational
LOM lon	LOMANDRA longifolia	Spiny-Head Matt Rush	140mm	140 x 140 mm		REFER PLAN	NO	421	Intranational
PLE rac	PLEURANTHODIUM racemigerum	Raceme Ginger	140mm	150 x 150 mm		REFER PLAN	NO	185	QLD Endemic

NOTE:

The contractor shall review the plant schedule to ensure that drawings and schedules concur. Where insufficient detail or discrepancies may exist on either the plans or the schedule, it is the contractor's responsibility to resolve immediately with the Landscape Architect and prior to providing tender pricing, signed work contracts or commencement of works.

NATIVE STATUS PERCENTAGE:

QLD Endemic	= 35.3%	All are native plants of douglas local government area.
Intranational	= 29.4%	
Regional Endemic	= 5.9%	
Native / Not Endemic	= 11.8%	
Not Native	= 17.6%	

In accordance with Douglas Shire Planning Scheme - 7.2.4 Port Douglas/Craigie Local Plan Code - Section P04, the landscaping of the development complements the existing tropical character of Port Douglas and Craigie, by incorporating around 80% of Native/Endemic planting species in its proposed design outcome. This will also comply with the Port Douglas Waterfront Masterplan - Landscape Design Guide, Design Principles - where it states "60% of total proposed species are to be endemic or native species".

NOT FOR
CONSTRUCTION



A TERA TECH COMPANY

©COPYRIGHT PROTECTS THIS PLAN

Unauthorized reproduction or alteration is prohibited.

Please contact the author.

Author: Anthony Hall - Property Owner

Project: 21 Murphy Street, Port Douglas

Site: PLANT SCHEDULE

Scale:

Project Number: 010764.001

Drawing Number: SC02

Page: 03

Author: Anthony Hall - Property Owner

Project: 21 Murphy Street, Port Douglas

Site: PLANT SCHEDULE

Scale:

Project Number: 010764.001

Drawing Number: SC02

Page: 03

Author: Anthony Hall - Property Owner

Project: 21 Murphy Street, Port Douglas

Site: PLANT SCHEDULE

Scale:

Project Number: 010764.001

Drawing Number: SC02

Page: 03

Author: Anthony Hall - Property Owner

Project: 21 Murphy Street, Port Douglas

Site: PLANT SCHEDULE

Scale:

Project Number: 010764.001

Drawing Number: SC02

Page: 03

Author: Anthony Hall - Property Owner

Project: 21 Murphy Street, Port Douglas

Site: PLANT SCHEDULE

Scale:

Project Number: 010764.001

Drawing Number: SC02

Page: 03

Author: Anthony Hall - Property Owner

Project: 21 Murphy Street, Port Douglas

Site: PLANT SCHEDULE

Scale:

Project Number: 010764.001

Drawing Number: SC02

Page: 03

Author: Anthony Hall - Property Owner

Project: 21 Murphy Street, Port Douglas

Site: PLANT SCHEDULE

Scale:

Project Number: 010764.001

Drawing Number: SC02

Page: 03

Author: Anthony Hall - Property Owner

Project: 21 Murphy Street, Port Douglas

Site: PLANT SCHEDULE

Scale:

Project Number: 010764.001

Drawing Number: SC02

Page: 03

Author: Anthony Hall - Property Owner

Project: 21 Murphy Street, Port Douglas

Site: PLANT SCHEDULE

Scale:

Project Number: 010764.001

Drawing Number: SC02

Page: 03

Author: Anthony Hall - Property Owner

Project: 21 Murphy Street, Port Douglas

Site: PLANT SCHEDULE

Scale:

Project Number: 010764.001

Drawing Number: SC02

Page: 03

Author: Anthony Hall - Property Owner

Project: 21 Murphy Street, Port Douglas

Site: PLANT SCHEDULE

Scale:

Project Number: 010764.001

Drawing Number: SC02

Page: 03

Author: Anthony Hall - Property Owner

Project: 21 Murphy Street, Port Douglas

Site: PLANT SCHEDULE

Scale:

Project Number: 010764.001

Drawing Number: SC02

Page: 03

Author: Anthony Hall - Property Owner

Project: 21 Murphy Street, Port Douglas

Site: PLANT SCHEDULE

Scale:

Project Number: 010764.001

Drawing Number: SC02

Page: 03

Author: Anthony Hall - Property Owner

Project: 21 Murphy Street, Port Douglas

Site: PLANT SCHEDULE

Scale:

Project Number: 010764.001

Drawing Number: SC02

Page: 03

Author: Anthony Hall - Property Owner

Project: 21 Murphy Street, Port Douglas

Site: PLANT SCHEDULE

Scale:

Project Number: 010764.001

Drawing Number: SC02

Page: 03

Author: Anthony Hall - Property Owner

Project: 21 Murphy Street, Port Douglas

Site: PLANT SCHEDULE

Scale:

Project Number: 010764.001

Drawing Number: SC02

Page: 03

Author: Anthony Hall - Property Owner

Project: 21 Murphy Street, Port Douglas

Site: PLANT SCHEDULE

Scale:

Project Number: 010764.001

Drawing Number: SC02

Page: 03

Author: Anthony Hall - Property Owner

Project: 21 Murphy Street, Port Douglas

Site: PLANT SCHEDULE

Scale:

Project Number: 010764.001

Drawing Number: SC02

Page: 03

Author: Anthony Hall - Property Owner

Project: 21 Murphy Street, Port Douglas

Site: PLANT SCHEDULE

Scale:

Project Number: 010764.001

Drawing Number: SC02

Page: 03

Author: Anthony Hall - Property Owner

Project: 21 Murphy Street, Port Douglas

Site: PLANT SCHEDULE

Scale:

Project Number: 010764.001

Drawing Number: SC02

Page: 03

Author: Anthony Hall - Property Owner

Project: 21 Murphy Street, Port Douglas

Site: PLANT SCHEDULE

Scale:

Project Number: 010764.001

Drawing Number: SC02

Page: 03

Author: Anthony Hall - Property Owner

Project: 21 Murphy Street, Port Douglas

Site: PLANT SCHEDULE

Scale:

Project Number: 010764.001

Drawing Number: SC02

Page: 03

Author: Anthony Hall - Property Owner

Project: 21 Murphy Street, Port Douglas

Site: PLANT SCHEDULE

Scale:

Project Number: 010764.001

Drawing Number: SC02

Page: 03

Author: Anthony Hall - Property Owner

Project: 21 Murphy Street, Port Douglas

Site: PLANT SCHEDULE

Scale:

Project Number: 010764.001

Drawing Number: SC02

Page: 03

Author: Anthony Hall - Property Owner

Project: 21 Murphy Street, Port Douglas

Site: PLANT SCHEDULE

Scale:

Project Number: 010764.001

Drawing Number: SC02

Page: 03

Author: Anthony Hall - Property Owner

Project: 21 Murphy Street, Port Douglas

Site: PLANT SCHEDULE

Scale:

Project Number: 010764.001

Drawing Number: SC02

Page: 03

Author: Anthony Hall - Property Owner

Project: 21 Murphy Street, Port Douglas

Site: PLANT SCHEDULE

Scale:

Project Number: 010764.001

Drawing Number: SC02

Page: 03

Author: Anthony Hall - Property Owner

Project: 21 Murphy Street, Port Douglas

Site: PLANT SCHEDULE

Scale:

Project Number: 010764.001

Drawing Number: SC02

Page: 03

Author: Anthony Hall - Property Owner

Project: 21 Murphy Street, Port Douglas

Site: PLANT SCHEDULE

Scale:

Project Number: 010764.001

Drawing Number: SC02

Page: 03

Author: Anthony Hall - Property Owner

Project: 21 Murphy Street, Port Douglas

Site: PLANT SCHEDULE

Scale:

MATERIALS & FINISHES SCHEDULE

Code / Item	Manuf. / Supplier	Requirements / Comments
Site Prep		
Erosion and silt control measures		Refer construction site management plan
Site set-up (all landscape)		Advise location of site shed if applicable
Supply of temporary power and water		During the construction period
Tree protection fence		Refer Arborist specification
Earthworks		
Excavation/ Filling to adjust civil profiles		To adjust civil profiles to desired shape and trim
Grading and Trim (all landscape)		All landscape- Assumes bulk levels are left within 150-300mm of required finished levels 150mm assumed for turf 300mm assumed for planting
Planting		
Tree Guard		Proxix - 1500 square Duraplant Tree Gate as supplied by CityGreen
Root Barrier		Type: Nyllex General Products "Root Barrier" HDPE, or approved equivalent. Roll Width: 900mm Minimum Width: 3000mm and 1500mm from centre of tree.
Softscape		
PA1 - Planting Area Type 1		Type: Planting Area Over Natural Ground Mulch: Imported weathered hoop pine chip bark Depth: 100mm - Refer to specifications for details. Soils to FNQROC requirements
PA2 - Planting Area Type 2		Type: Planting Area Over Natural Ground Mulch: Imported Rock Mulch - 50mm DIA River Gravel Depth: 100mm - Refer to specifications for details. Soils to FNQROC requirements
TF1 - Turf on Ground		Type: Turf over natural ground Species: min 95% Couch 25mm thick - First grade, 100% cover. Soils to FNQROC requirements

Code / Item	Manuf. / Supplier	Requirements / Comments
Hardscape		
E1 - Edge Type 1		Type: Continuous concrete Edge Sizing: 150mm x 150mm Colour: GRAY Tool Joint Spacing: 2500mm max Expansion Joint Spacing: 10000mm max
PD1 - Pond		Type: Custom Square Pond Size: 4400mm x 4400mm Subject to Detail Design
PT1 - Pavement Type 01		Type: Plain Coloured Broom Finish Concrete Slabs Aggregate: to AS1379 Colour: TBD with Architect Finish: Light broom finish - samples to be approved Slip Resistance: P4 Wet Pendulum Test refer AS HB 198 Joints: TBD
PT2 - Timber Decking		Type: Timber Decking TBD with Architect
STP - Concrete Stepper	Bunnings	Type: Anston Rectangle Concrete Paving Slab Size: 600mm x 450mm Colour: Grey Or Equal

NOT FOR
CONSTRUCTION

NO.	DESCRIPTION	QTY	UNIT	PRICE
1	CONCRETE	100.00	M ²	12.00
2	CONCRETE	100.00	M ²	12.00
3	CONCRETE	100.00	M ²	12.00
4	CONCRETE	100.00	M ²	12.00
5	CONCRETE	100.00	M ²	12.00
6	CONCRETE	100.00	M ²	12.00
7	CONCRETE	100.00	M ²	12.00
8	CONCRETE	100.00	M ²	12.00
9	CONCRETE	100.00	M ²	12.00
10	CONCRETE	100.00	M ²	12.00

REMARKS:
All quantities are approximate and subject to change. The client is responsible for the accuracy of the quantities and the contractor is responsible for the accuracy of the pricing.



A TITAN TRAIL COMPANY
21 MURPHY STREET, PORT DOUGLAS, QLD 4222
07 5555 5555
www.rps.com.au

Anthony Hall - Property Owner

21 Murphy Street, Port Douglas

MATERIALS AND FINISHES

01/07/2024

03

03

03

03

03

03

03

03

03

03

03

03

03

03

03

03



NOT FOR
CONSTRUCTION

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE
1	1.00C	100	EA	1.00
2	1.00B	100	EA	1.00
3	1.00A	100	EA	1.00
4	1.00D	100	EA	1.00
5	1.00E	100	EA	1.00
6	1.00F	100	EA	1.00
7	1.00G	100	EA	1.00
8	1.00H	100	EA	1.00
9	1.00I	100	EA	1.00
10	1.00J	100	EA	1.00
11	1.00K	100	EA	1.00
12	1.00L	100	EA	1.00
13	1.00M	100	EA	1.00
14	1.00N	100	EA	1.00
15	1.00O	100	EA	1.00
16	1.00P	100	EA	1.00
17	1.00Q	100	EA	1.00
18	1.00R	100	EA	1.00
19	1.00S	100	EA	1.00
20	1.00T	100	EA	1.00
21	1.00U	100	EA	1.00
22	1.00V	100	EA	1.00
23	1.00W	100	EA	1.00
24	1.00X	100	EA	1.00
25	1.00Y	100	EA	1.00
26	1.00Z	100	EA	1.00

REVISIONS

rps
A TITUS FIRM COMPANY
A COMMERCIAL DESIGN FIRM
1000 N. 10TH STREET, SUITE 100
PORT DOUGLAS, CA 92053
TEL: 619.441.1000
WWW.TITUSFIRM.COM

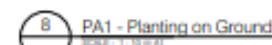
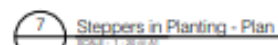
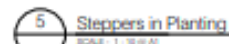
Anthony Hall - Property Owner

211 Murphy Street, Port Douglas

PLANTING - PLAN 1 OF 1

1" = 10'

01/02/2021
PP01



10	2015-01-01	2015-01-31	80%	1%	
10	2015-01-01	2015-01-31	80%	1%	
10	2015-01-01	2015-01-31	80%	1%	

PLASMA Treatment of acute inflammation has been shown to be effective in the treatment of acute inflammation. It is a well-established fact that inflammation is a response to injury and is a key component of the immune system. Inflammation is a response to injury and is a key component of the immune system. Inflammation is a response to injury and is a key component of the immune system.

rps
A TOTAL TEAM COMPANY

2000 WEST 10TH AVENUE
SUITE 100
DENVER, CO 80202
TEL: 303.733.1000
WWW.RPSCORP.COM

Anthony Hall - Property Owner

21 Murphy Street, Port Douglas

LANDSCAPE DETAILS - 1 OF 1

Also relevant:

040764 001

NOT FOR
CONSTRUCTION



1 Murphy Street Elevation
SCALE - 1" = 50' @ A1

Approximate planting screening to development at 5 years
from Lot 21 Murphy Street - Street View = 66%

[illegible]

Disclaimer: Associated documents take respondents under similar dimensions. Exclusions are in early of dimensions in evaluation concerning any sort of breaking step changes. These drawings are provided by copyright and may not be copied or reproduced without the author's permission of BPC management. Please to (b) (6) information about the BPC document information.

rps
A TETRA TECH COMPANY

Anthony Hall - Property Owner

21 Murphy Street, Port Douglas

LANDSCAPE ELEVATION - 1 OF 2

As shown

010764-001

LD02

03	North guard	
----	-------------	---



NOT FOR
CONSTRUCTION

03	AMENDED ISSUE	2023-08-10	00.0	THD
02	PROPOSED RECOMMENDATION	2023-08-05	00.0	THD
01	INITIAL ISSUE	2023-07-19	00.0	THD

Notes:
 1. All dimensions are in metres unless otherwise stated.
 2. All dimensions are to the face of the building unless otherwise stated.
 3. All dimensions are to the face of the building unless otherwise stated.
 4. All dimensions are to the face of the building unless otherwise stated.
 5. All dimensions are to the face of the building unless otherwise stated.

CLIENT:
 ANTHONY HILL - PROPERTY OWNER
 21 MURPHY STREET, PORT DOUGLAS
 QLD 4222
 PH: 07 5599 0000
 WWW.AHILL.COM.AU

DESIGNER:
 RPS
 A TETRA TECH COMPANY
 10/100 GORDON STREET
 PORT DOUGLAS QLD 4222
 PH: 07 5599 0000
 WWW.RPSPORTDOUGLAS.COM.AU

DATE:
 2023-08-10

PROJECT:
 21 MURPHY STREET, PORT DOUGLAS

PLAN:
 LANDSCAPE ELEVATION - 2 OF 2

SCALE:
 1:100

AS SHOWN:
 010764.001

PROJECT NUMBER:
 010764.001

DATE:
 03

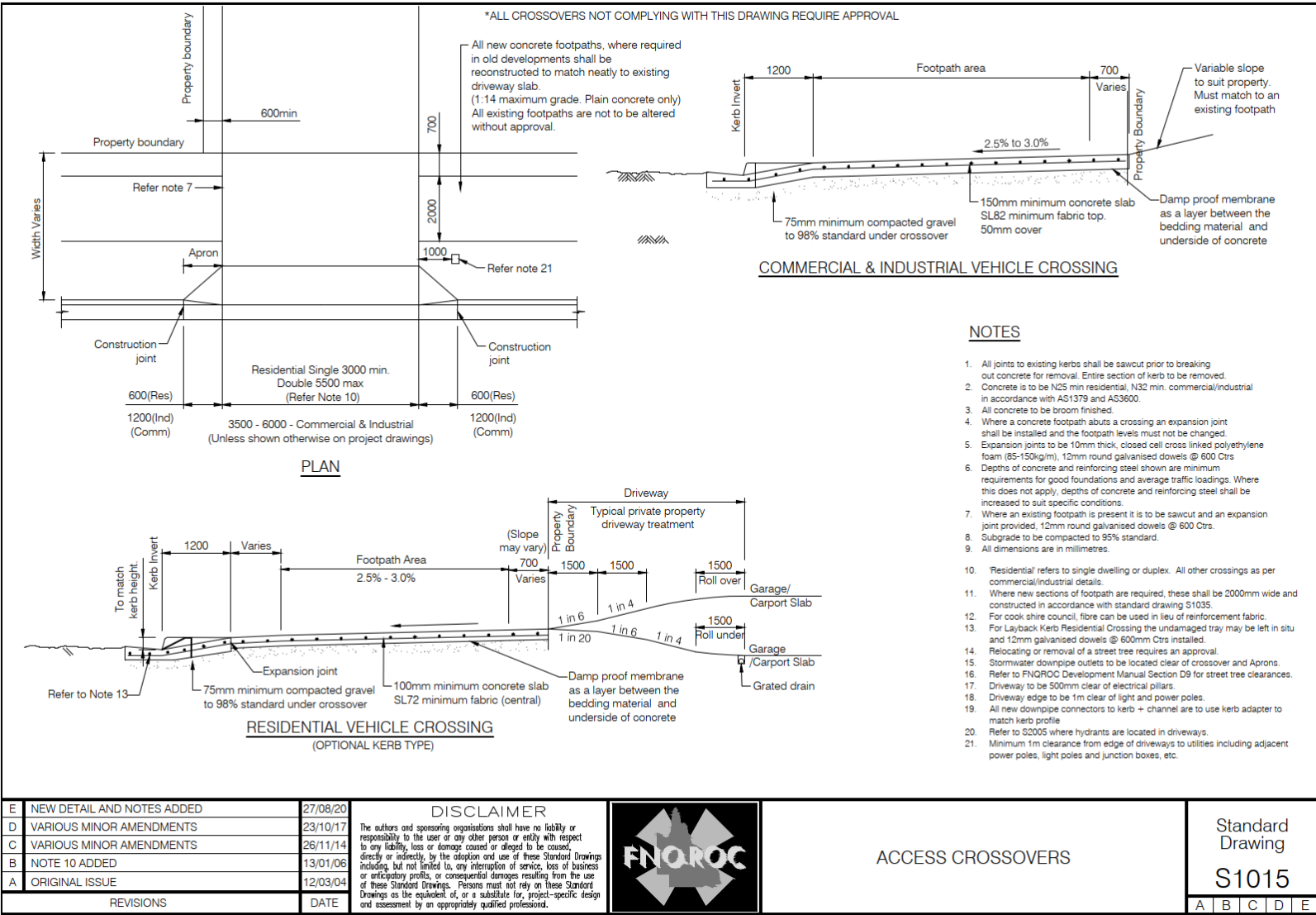
PROJECT NUMBER:
 LD03

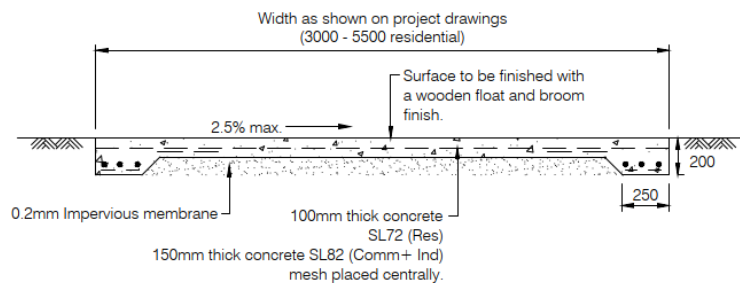


1 Macrossan Street Elevation
 SCALE - 1:100 (A1)

Approximate planting screening to development at 5 years from back carpark of lot 22, Macrossan Street = 73%
 Excluding fence and retaining wall

FNQROC Regional Development Manual Standard Drawing/s for Vehicle Access

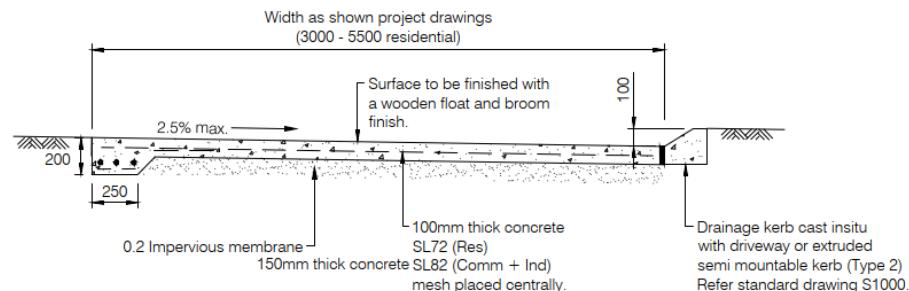




CONCRETE DRIVEWAY - TYPE 1

(Without drainage)

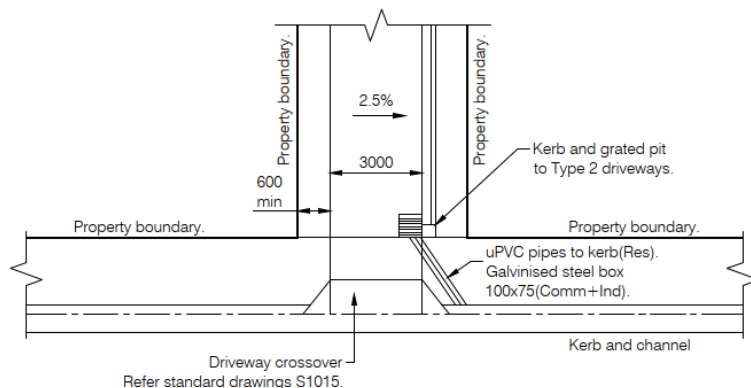
F8 TM 3BAA (Res)
F11 TM 3BAA (Comm + Ind)



CONCRETE DRIVEWAY - TYPE 2

(With drainage)

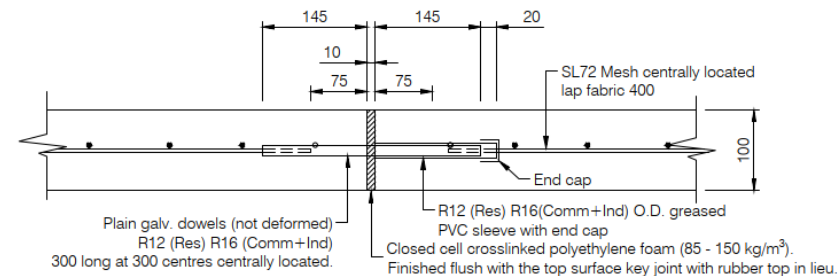
Closed cell cross linked polyethylene foam
with 12mm galvanised dowels @ 600mm Ctrs



TYPICAL DRIVEWAY LAYOUT

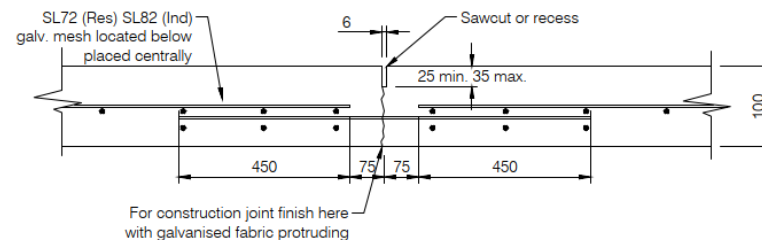
NOTES

- For driveway alignment, longitudinal grade and associated drainage details refer project drawings.
- Concrete is N25 in accordance with AS 1379 and AS 3600.
- Construction joints shall be provided at 4.0m max. Ctrs with expansion joints or approved equivalent @ 16.0m max. Ctrs.
- All dimensions to be in millimetres.
- 'Residential' refers to single dwelling/duplex.
- For commercial or industrial driveways 150mm thick N32 concrete and SL82 mesh.
- Access to Gross Pollutant Traps (GPT) to be min 3.5m wide to commercial/ industrial driveway standard.
- All grates within driveway/roadway are to be Class D for vehicle traffic.



EXPANSION JOINT

Spacing 16000 max.



CONTRACTION JOINT

Spacing 4000 max.

E	VARIOUS AMENDMENTS	23/10/17
D	MINOR AMENDMENTS	26/11/14
C	TYPES 1 AND 2 REVISED, NOTE 3 AMENDED	01/02/06
F	NOTE ADDED	27/08/20
REVISIONS		DATE

DISCLAIMER	
The authors and sponsoring organisations shall have no liability or responsibility to the user or any other person or entity with respect to any liability, loss or damage caused or alleged to be caused, directly or indirectly, by the adoption and use of these Standard Drawings including, but not limited to, any interruption of service, loss of business or anticipatory profits, or consequential damages resulting from the use of these Standard Drawings. Persons must not rely on these Standard Drawings as the equivalent of, or a substitute for, project-specific design and assessment by an appropriately qualified professional.	



CONCRETE DRIVEWAY
FOR ALLOTMENT ACCESS

Standard
Drawing

S1110

F C D E

Reasons for Decision

The reasons for this decision are:

1. Sections 60, 62 and 63 of the *Planning Act 2016*:
 - a) to ensure the development satisfies the benchmarks of the 2018 Douglas Shire Planning Scheme Version 1.0; and
 - b) to ensure compliance with the *Planning Act 2016*.
2. Findings on material questions of fact:
 - a) the development application was properly lodged to the Douglas Shire Council on 4 April 2023 under section 51 of the *Planning Act 2016* and Part 1 of the *Development Assessment Rules*;
 - b) the development application contained information from the applicant which Council reviewed together with Council's own assessment against the 2017 State Planning Policy and the 2018 Douglas Shire Planning Scheme Version 1.0 in making its assessment manager decision.
3. Evidence or other material on which findings were based:
 - c) the development triggered assessable development under the Assessment Table associated with the Low-Medium Density Residential Zone Code;
 - d) Council undertook an assessment in accordance with the provisions of sections 60, 62 and 63 of the *Planning Act 2016*; and
 - e) the applicant's reasons have been considered and the following findings are made:
 - i) Subject to conditions, the development satisfactorily meets the Planning Scheme benchmarks.

Planning Act 2016
Chapter 3 Development assessment

[s 74]

Division 2 Changing development approvals

Subdivision 1 Changes during appeal period

74 What this subdivision is about

- (1) This subdivision is about changing a development approval before the applicant's appeal period for the approval ends.
- (2) This subdivision also applies to an approval of a change application, other than a change application for a minor change to a development approval.
- (3) For subsection (2), sections 75 and 76 apply—
 - (a) as if a reference in section 75 to a development approval were a reference to an approval of a change application; and
 - (b) as if a reference in the sections to the assessment manager were a reference to the responsible entity; and
 - (c) as if a reference in section 76 to a development application were a reference to a change application; and
 - (d) as if the reference in section 76(3)(b) to section 63(2) and (3) were a reference to section 83(4); and
 - (e) with any other necessary changes.

75 Making change representations

- (1) The applicant may make representations (*change representations*) to the assessment manager, during the applicant's appeal period for the development approval, about changing—
 - (a) a matter in the development approval, other than—
 - (i) a matter stated because of a referral agency's response; or

-
- (ii) a development condition imposed under a direction made by the Minister under chapter 3, part 6, division 2; or
 - (b) if the development approval is a deemed approval—the standard conditions taken to be included in the deemed approval under section 64(8)(c).
- (2) If the applicant needs more time to make the change representations, the applicant may, during the applicant's appeal period for the approval, suspend the appeal period by a notice given to the assessment manager.
- (3) Only 1 notice may be given.
- (4) If a notice is given, the appeal period is suspended—
- (a) if the change representations are not made within a period of 20 business days after the notice is given to the assessment manager—until the end of that period; or
 - (b) if the change representations are made within 20 business days after the notice is given to the assessment manager, until—
 - (i) the applicant withdraws the notice, by giving another notice to the assessment manager; or
 - (ii) the applicant receives notice that the assessment manager does not agree with the change representations; or
 - (iii) the end of 20 business days after the change representations are made, or a longer period agreed in writing between the applicant and the assessment manager.
- (5) However, if the assessment manager gives the applicant a negotiated decision notice, the appeal period starts again on the day after the negotiated decision notice is given.

76 Deciding change representations

- (1) The assessment manager must assess the change representations against and having regard to the matters that

- must be considered when assessing a development application, to the extent those matters are relevant.
- (2) The assessment manager must, within 5 business days after deciding the change representations, give a decision notice to—
- (a) the applicant; and
 - (b) if the assessment manager agrees with any of the change representations—
 - (i) each principal submitter; and
 - (ii) each referral agency; and
 - (iii) if the assessment manager is not a local government and the development is in a local government area—the relevant local government; and
 - (iv) if the assessment manager is a chosen assessment manager—the prescribed assessment manager; and
 - (v) another person prescribed by regulation.
- (3) A decision notice (a *negotiated decision notice*) that states the assessment manager agrees with a change representation must—
- (a) state the nature of the change agreed to; and
 - (b) comply with section 63(2) and (3).
- (4) A negotiated decision notice replaces the decision notice for the development application.
- (5) Only 1 negotiated decision notice may be given.
- (6) If a negotiated decision notice is given to an applicant, a local government may give a replacement infrastructure charges notice to the applicant.

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
 - (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the *appellant*); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The *appeal period* is—
 - (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or

- (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
- (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
- (f) for an appeal relating to the *Plumbing and Drainage Act 2018*—
 - (i) for an appeal against an enforcement notice given because of a belief mentioned in the *Plumbing and Drainage Act 2018*, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or
 - (ii) for an appeal against a decision of a local government or an inspector to give an action notice under the *Plumbing and Drainage Act 2018*—5 business days after the notice is given; or
 - (iii) for an appeal against a failure to make a decision about an application or other matter under the *Plumbing and Drainage Act 2018*—at anytime after the period within which the application or matter was required to be decided ends; or
 - (iv) otherwise—20 business days after the day the notice is given; or
- (g) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.

- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and
 - (d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and

- (e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and
 - (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
 - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—
 - (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or
 - (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Non-appealable decisions and matters

- (1) Subject to this chapter, section 316(2), schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.

- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—
decision includes—
 - (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or the failure to make a decision; and
 - (d) a purported decision; and
 - (e) a deemed refusal.**non-appealable**, for a decision or matter, means the decision or matter—
 - (a) is final and conclusive; and
 - (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and
 - (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.