

# 18 Triton Crescent

Material Change of Use for Multi Unit  
Housing (Two Townhouses)



November 2007

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## EXECUTIVE SUMMARY

### Site Details

SITE ADDRESS	18 Triton Crescent, Port Douglas
REAL PROPERTY DESCRIPTION	Lot 90 RP 729069 Parish of Cairns.
SITE AREA	Total: 1063 m <sup>2</sup>

LOCAL GOVERNMENT AREA	Douglas Shire
PLANNING SCHEME ZONE	Residential 1

### Application Details

APPLICATION	Development permit for Material Change of Use for Multi-unit Housing (2 townhouses)
ASSESSMENT PROCESS	Impact Assessment
IDAS REFERRALS	Refer to Appendix A
APPLICANT	Janet Yang C/- Studio Mango 457 Draper Street PARAMATTA PARK, QLD 4870 Contact: James Maude Studio Mango Phone: 07 4041 1394 Fax: 4041 7597

### Development Details

PROPOSED USE	Multi Unit housing (2 townhouses)
GROSS FLOOR AREA	337m <sup>2</sup>
HEIGHT OF BUILDINGS	Approx. 6.0m
CARPARKING	4 cars

# 1. INTRODUCTION

## 1.1. Purpose of this Report

This Proposal Report supports an application for a Multi Unit housing development for two townhouses.

The site is situated at 18 Triton Crescent, Port Douglas and described as lot 90 on Registered Plan 729069.

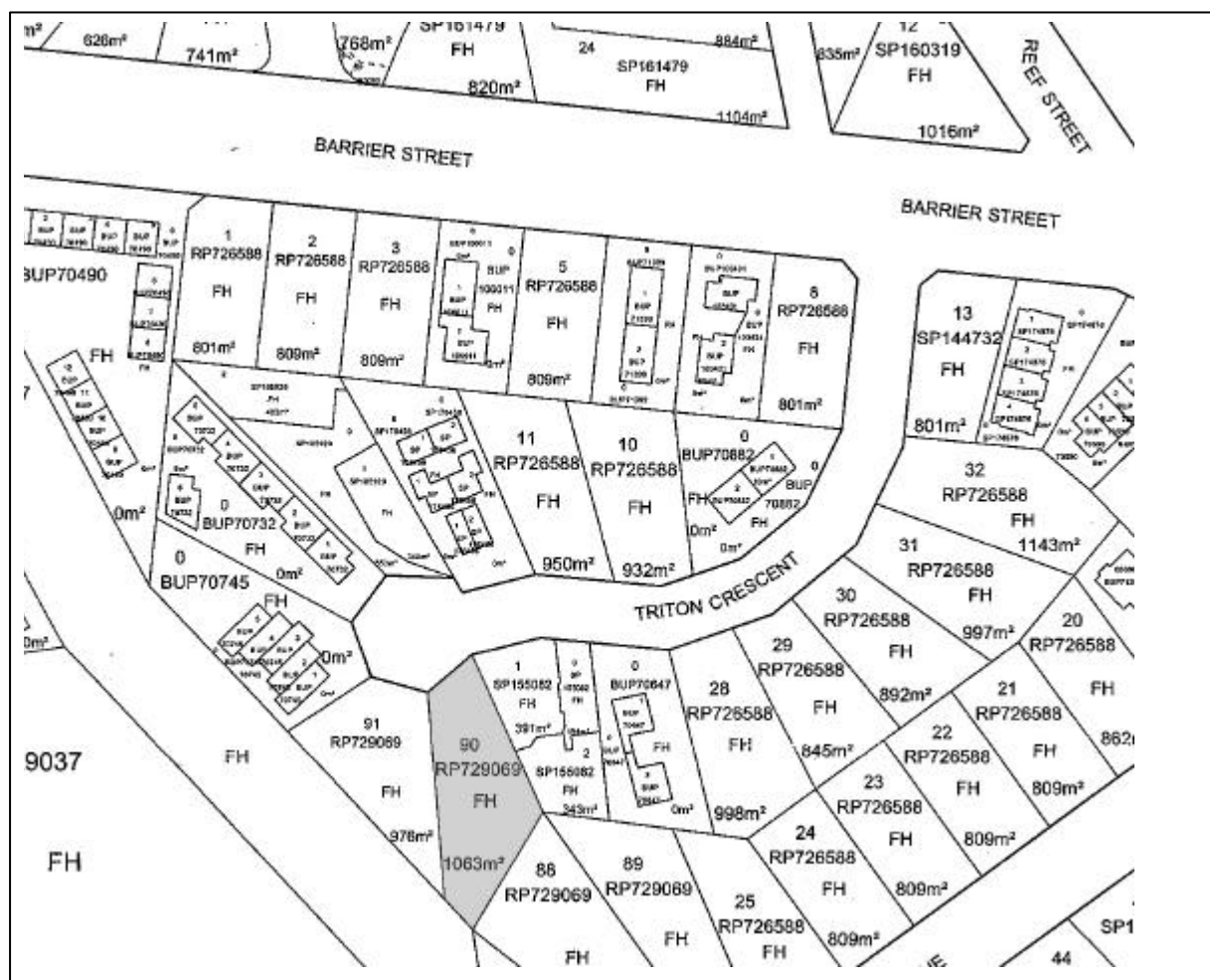


Figure 1: Copy of Cadastral Map including the subject property

The application is made by Janet Yang pursuant to the Integrated Development Assessment System (IDAS) and seeks a Development Permit for a Material Change of Use.

This Proposal Report sets out information required for Council's consideration, including drawings of the proposed development. The report shows that the proposed development is consistent with Council's planning scheme and the character of the local area.

## 2. SITE AND LOCALITY

### 2.1 Property Details

ADDRESS	18 Triton Crescent, Port Douglas
REAL PROPERTY DESCRIPTION	Lot 90 RP 729069 Parish of Cairns
SITE AREA	Total: 1063 m <sup>2</sup>
PLANNING SCHEME	Commercial
DESIGNATIONS	
EXISTING USE	House

### 2.2 Site and locality description

The large triangular shaped site has an existing single story 3 bedroom masonry block house on it built in 1990. The site is well landscaped with some mature trees and there is an existing swimming pool. It is well drained with some stormwater draining to the street but most draining to soakage areas toward the rear and ultimately to the drainage reserve at the back of the lot.

The site has 14m frontage to the end of Triton Crescent, similar to the other properties at this end. It has full access to all services.

Triton Crescent has a range of developments including houses, units and townhouse. On one side of the property is a detached house and on the other attached townhouses.

Due to the size of the lot, the current house is set well back from the road leaving space for a small infill development, which is the subject of this proposal.



view from street



Location of new driveway



## 2.3 Current Use

The site is currently used as a house.

## 3. APPLICATION AND DEVELOPMENT DETAILS

### 5.1 Application particulars

#### Application Details

APPLICATION	Development permit for Material Change of Use for Multi-unit Housing (2 townhouses)
ASSESSMENT PROCESS	Impact Assessment
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### 5.2 Description of the Proposed Development for the MCU

The proposal is for two attached houses on the lot.

The existing house would be one of the houses. It would have a new garage and tandem parking for a second car built to the side boundary. A new entrance would provide better access and privacy. A private courtyard would be formed around its existing verandah.

A new 3 bedroom house would be built around and over the existing carport. This makes efficient use of the carport slab and structure. The new house would be two storey to minimise its footprint. It follows the setback of the existing carport but is set in further along part of the upper storey. This house is designed with the living areas and main bedroom upstairs and with a deck overlooking the street. It also has a private courtyard and access to the pool and rear gardens.

A new driveway services the two garages. It has been set out to preserve a medium sized melaleuca in the front yard. The pool will become a common recreation area along with the rear garden.

### 5.3 Streetscape character

The streetscape of Triton Crescent is quite varied with a mix of uses and building types. Some parts are well landscaped to the street frontage. Nearby units are dominated by concrete driveways and have very little landscape. Some carports are built to the boundary or close, while others are set well back. Buildings are predominately single storey however there are two storey units nearby.



The proposed development aims to retain much of the existing landscape character while building a new townhouse on the site of the existing driveway. It is designed in a Queensland vernacular style with a balcony overlooking the street. As such it complies with the desired streetscape character of Port Douglas.

## 6 ASSESSMENT OF PROPOSAL

### 6.1 Matters for consideration

This section of the report addresses the matters required to be considered and the extent that they are relevant to the application.

### 6.2 Douglas Shire Council Planning Scheme and Policies

<b>Site Area</b>	1063m <sup>2</sup>
<b>Front Boundary Length</b>	14m
<b>Details of any easements on the site</b>	none
<b>Neighbouring land uses &amp; development</b>	Residential 1 (Previously Residential B)
<b>Planning Area</b>	Residential 1
<b>Proposed Use</b>	Development permit for Material Change of Use for Multi-unit Housing (2 townhouses)
<b>Self, Code or Impact assessable</b>	Impact assessable
<b>Relevant overlays</b>	Acid sulphate soils
<b>Plot Ratio Designation</b>	Low Scale
<b>Relevant Codes</b>	Residential 1 Planning Area Code Port Douglas and Environs Code Acid sulphate Soil Code Multi Unit Housing Code Landscaping code Vehicle Parking Access code
<b>Proposed site cover</b>	Site cover – 265 m <sup>2</sup> 25%
<b>Proposed Plot ratio</b>	Gross Floor Area – 340m <sup>2</sup> Plot ratio 0.32:1
<b>Desired Environmental Outcomes</b>	The key DEO that supports this application is DEO 10. This DEO seeks arrange of housing options and different residential lifestyles. This proposal seeks to provide a small infill development of a new townhouse in front of an existing house. As such it improves housing diversity while making efficient use of resources with minimal impact on the community around it.
<b>Planning Scheme Policy No 2 Building Design and Architectural</b>	This report has been prepared by a James Maude, Queensland registered architect No 3069. It is confirmed that the proposal incorporates architectural elements detailed in the Policy and building design features that enable the building to be described as

<b>Elements</b>	tropical Queensland vernacular architecture.
<b>Residential 1 Planning Area Code</b>	<p><b>Purpose</b></p> <p>The critical purpose of this code as it applies to this proposal is to “maintain and enhance the residential character and amenity of established residential neighbourhoods” which this proposal achieves. As a quality small scale infill development, it does not degrade the existing character and provides an improved streetscape.</p> <p><b>Consistent and Inconsistent Uses</b></p> <p><b>A1.1 Complies</b></p> <p>Multi unit is not identified as an inconsistent use in the Assessment table unless in Special Management Area 1. This is consistent with the established character of the area which has a mix of houses and units.</p> <p><b>Site coverage – other than a house</b></p> <p><b>A2.1</b> refer below</p> <p><b>Building setbacks – other than a house</b></p> <p><b>A3.1</b> refer below</p> <p><b>Fencing</b></p> <p><b>A4.1 Complies</b></p> <p>The proposed fencing at the front is 1.2 m in height and the existing side fencing is 1.8m in height</p> <p><b>Landscaping</b></p> <p><b>P5 Substantially Complies</b></p> <p>The front setback will have 2m of landscaping to include 60% dense planting however the side setbacks will vary. The side with the driveway will have a variable width of landscaping to allow sufficient room for access. This will be dense planted but varies from 800mm to 2400mm. The varying width will provide visual interest and form and incorporate native vegetation. Included in this setback is the melaleuca tree to be preserved. Currently there is very little landscape along most of the boundary so the proposed landscape will improve privacy and visual interest.</p> <p>In addition it is proposed to build a garage on the boundary. This will also achieve the privacy requirements.</p> <p><b>A5.2</b> complies</p> <p>The existing swimming pool will be a public recreation area and is connected to both.</p> <p><b>Multi Unit housing</b></p>





	<p><b>A6.1</b> N/A</p> <p>Triton Cres is an established area.</p> <p><b>A7.1</b> Complies</p> <p>The lot area is over 1000m<sup>2</sup> so complies with A7.1, but the frontage is only 14m. However this is consistent with the established character of the area – most of the other large lots at the end of Triton Cres have multi unit housing. See also P7.</p> <p><b>A7.2</b> Complies</p> <p>There are two units proposed for 1063m<sup>2</sup>, so this complies.</p> <p><b>A7.3</b></p> <p>Both units have only three bedrooms so this complies.</p> <p><b>A7.4</b> Complies</p> <p>The site coverage is 25% so is well below the 35% for two storey development.</p> <p><b>A7.5</b> Complies</p> <p>The proposed setbacks do not comply with A7.5 but as argued below comply with P7.</p> <p><b>A7.6</b> Complies</p> <p>A total of 448m<sup>2</sup> or 42% is provided as landscape and recreation space which complies. The single storey house has a directly accessible recreation area however the two storey house has a decent sized balcony instead. It has dedicated landscape area accessible from the lower level bedrooms and garage. Notwithstanding this, 398m<sup>2</sup> of the communal area is provided in one place</p> <p><b>A7.7</b> Complies</p> <p>Dedicated bin areas are provided for each unit in their private yards.</p> <p><b>A7.8</b> Complies</p> <p>The balcony for the two storey unit is not enclosed.</p> <p><b>P7</b> Complies.</p> <p>The proposal's siting setbacks does not comply with the setbacks under A7.5 but are considered reasonable and complementary to the residential character of the area. The basic premise of the development proposal is to site the new house to the front to reduce the impact on the established tropical landscape to the rear. While it would have been possible to site a building in the rear yard, by the time it was sited and the driveway extended right down the side of the house, most of the established landscape would have gone, and impacts on neighbours would have been</p>
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	<p>greater. It was therefore decide to site the unit in the front yard which required the removal of less landscape but some compromise with setbacks to cope with the narrowing of the lot.</p> <p>The decision was also made to build over the existing carport to enable re-use of the existing slab and structure to reduce embodied energy of construction. Finally the established melaleuca tree required the new house to be pushed toward the northern boundary so that cars could manoeuvre around it.</p> <p>Setbacks to the front boundary vary due to the angled boundary line and are a minimum of four metres. Front setbacks of other buildings in Triton Cres. vary. The immediate southern neighbours are approximately four metres so this figure has been used to set an appropriate dimension for this proposal. Other structures in Triton Cres are erected on the boundary, while others set further back than 6m.</p> <p>The proposal complies with A7.5 for the rear setbacks.</p> <p>The side setbacks vary. The existing house setbacks comply with A7.5 except for the existing garage which is 2.2m from the boundary. The new garage for the existing house has been located on the southern boundary. It is considered that this is an appropriate solution as it is only a short length of this boundary, is of low height and improves visual and aural privacy between neighbours. The alternative is to have a thin strip of space between the garage and the fence that would hard to maintain and of little benefit.</p> <p>As the proposal for the new house builds over the existing garage, this existing setback has been used for this part of the second storey. However it has been designed to reduce any impacts on the neighbouring property. The two storey part that is 2.2m from the boundary is reduced in height due to the design of the sloping roof. The rest is only single storey and so has negligible impacts on the neighbours. Generally the house is oriented away from this boundary. As the house is Class 1, not Class 2 units these setbacks comply with the Building Code of Australia and are similar to the setbacks allowed under the Queensland Development Code Part 12 for houses. Thus they are consistent with, and complement the residential amenity of the area.</p>
<b>Port Douglas and Environs Code</b>	<p><b>Purpose</b></p> <p>The proposal does not involve tourist development so assists in protecting residential areas from tourist accommodation.</p> <p>It complements the tropical image of the town with Queensland vernacular architecture.</p> <p><b>General Requirements</b></p> <p><b>A1.1 Complies</b></p> <p>The maximum height is under 6.5m, the roof is under 3.5m and the new building is only two stories.</p> <p><b>A2.1 Complies</b></p>

	<p>New service connections will be underground</p> <p><b>A3.1</b> Complies</p> <p>See landscaping plans by Hortulus.</p> <p><b>A4.1</b> Complies</p> <p>All roads, driveways and manoeuvring areas will be designed by a civil engineer and will comply with FNQROC development manual.</p> <p><b>Residential Development outside Tourist Areas</b></p> <p><b>A14.1</b> Complies</p> <p>Triton Cres. is not part of Solander Estate or Reef Park</p> <p><b>A15.1</b> Complies</p> <p>The land is designated low scale with a base plot ratio of 0.25:1 and a maximum of 0.35:1. The proposed plot ratio is <b>0.32:1</b>. The additional plot ratio is achieved by complying with Planning Scheme Policy No. 2. In particular the new building incorporates the following features:</p> <ul style="list-style-type: none"> <li>o Pitched roof form (25deg) with dutch gable facing the street and corrugated steel roofing. 10%</li> <li>o Large windows and doors that are shaded by large eaves and awnings. Solid louvers that self shade. 15%</li> <li>o Eaves are a mix of width from 300 to 900 depending on need.</li> <li>o The building addresses the street. 5%</li> <li>o There are windows and balconies on the street frontage 10%</li> <li>o Balconies that are more than 2m x 3m and incapable of being enclosed. 20%</li> <li>o Some battened privacy screens 5%</li> <li>o Total length of the building does not exceed 30m and no single wall is longer than 15m. 10%</li> </ul> <p>Total bonus incorporated: <b>75% or 0.325:1</b></p> <p><b>A16.1</b> Complies</p> <p>Site cover is 25%.</p> <p><b>A17.1</b> N/A</p> <p><b>Protection of Scenic amenity and Natural Values</b></p> <p>N/A</p>
<b>Multi Unit Housing Code</b>	<p><b>Purpose</b></p> <p>This proposal is compatible and complementary to the surrounding development by being in the middle of the different scales of development that already exist in Triton Crescent. As two small houses it is in total only as big, or not much bigger than many of the existing houses. It is smaller than the existing multi unit</p>

	<p>developments.</p> <p>The development does not impact on the natural environment, is in an appropriate residential location, and create a pleasant living environment designed for the tropical climate.</p> <p><b>Site Requirements</b></p> <p><b>A1.1/P1 Complies</b></p> <p>The site is over the required 1000m<sup>2</sup>. The frontage, at 14m, is less than 25m. However, as argued above this is the same frontage as other units in Triton Cres. As can be seen from the site plan, the frontage is sufficient to enable safe vehicular access, and to fit the buildings and structures. See also the siting discussion in the Residential 1 Planning Area Code.</p> <p><b>Site Layout</b></p> <p><b>A2.1 Complies</b></p> <p>The building is 30m long. However we note it is very articulated along this length, changing height, width and setbacks. Arguably it reads as two buildings.</p> <p><b>A2.2 Complies</b></p> <p>No wall plane is longer than 15m</p> <p><b>A2.3 Complies</b></p> <p>Building bulk is significantly reduced by the changes in number of stories, building width, recesses and setbacks, balconies and entry structures, and changes in materials.</p> <p><b>A2.4 Complies</b></p> <p>The new building elevations provide interest with building elements and changes to colours, textures and materials. The design is in accordance with Planning Scheme Policy No 2 – Building design and Architectural Elements. See attached letter of certification.</p> <p><b>A3.1 Complies</b></p> <p>The new building has a balcony that faces the street.</p> <p><b>A3.2 Complies</b></p> <p>See above</p> <p><b>A4.1 Complies</b></p> <p>The existing house remains as is with its habitable rooms oriented to the verandah and private courtyard.</p> <p>The new house is mostly oriented to the street and to the driveway. On the driveway side it looks across to the back of unit garages rather than habitable rooms. On the northern side it has potential impacts on the neighbours privacy. On the ground floor these are</p>
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	<p>considered negligible due to the 1800 high fence and substantial existing neighbours landscaping and proposed landscaping. The upper level kitchen and study however potentially overlook the outdoor space and living areas of the northern neighbour. Privacy screens have been provided below these windows to block looking down, however views are still available out to the trees.</p> <p><b>A4.2 Complies</b></p> <p>There is no overlooking from the one balcony as it addresses the street.</p> <p><b>A5.1 Complies</b></p> <p>The new house incorporates the cars underneath to reduce footprint. The existing house car park is well behind the front building line.</p> <p><b>A5.2 Complies</b></p> <p>The car parking will have night time proximity lighting. It is largely private garaging so has standard ventilation for a domestic garage, is screened from adjoining development and is 75% covered.</p> <p><b>A5.3/ P5 Substantially complies</b></p> <p>The driveway setback varies along the southern boundary starting from 2.8m reducing to just under 1m to get around the front unit, widening again to 2.4m around the melaleuca and then narrowing again to just under a metre to service the rear garage. This setback will have 1.5m high landscaping screen.</p> <p>This driveway is in the only location that makes sense given the siting decisions given above in the Residential 1 Planning Area Code, and works toward preserving significant existing landscape on the rest of the site. As it only services two units it will not have a significant impact on the adjoining development.</p> <p><b>A6.1 Complies</b></p> <p>There is no cut proposed.</p> <p><b>Landscaping and Open Space</b></p> <p><b>A7.1 Complies</b></p> <p>Each house requires 60m<sup>2</sup> of landscape and recreation area. A total of 691m<sup>2</sup> is provided on site. Of this 398m<sup>2</sup> is provided as one communal area.</p> <p><b>A7.2 Complies</b></p> <p>The rear house has an existing private roofed verandah of 27m<sup>2</sup> with a minimum dimension of 2.8m</p> <p>The front house has a private balcony of 12m<sup>2</sup> with a minimum dimension of 3.1m.</p>
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	<p><b>A7.3 Complies</b></p> <p>The existing swimming pool is not in the front setback.</p> <p><b>A8.1 Complies</b></p> <p>Each house has its own drying area in its service court.</p> <p><b>A8.2 Substantially complies</b></p> <p>Each house has a number of locations to store standard wheelie bins in the service courts or adjacent garaging. As this is essentially domestic in nature it is not considered necessary to roof the area and drain to sewer.</p>
<b>Acid Sulfate Soils Code</b>	<p>This is not applicable as there is no proposal to remove more than 100m<sup>3</sup> or fill more than 500m<sup>3</sup></p>
<b>Vehicle Parking and Access Code</b>	<p><b>Vehicle parking Numbers</b></p> <p><b>A1.1 Complies</b></p> <p>Schedule 1 requires 1.5 car spaces per unit. 2 car spaces per unit are provided, with 75% covered. The rear house has its second car space as a tandem. This is considered appropriate for the scale of development and because this space is not shared with the front house.</p> <p><b>A2.1 N/A</b></p> <p>Neither house is wheelchair accessible so no wheelchair accessible space have been provided.</p> <p><b>A3.1 N/A</b></p> <p><b>A4.1 N/A</b></p> <p><b>A5.1 N/A</b></p> <p>No dedicated bicycle spaces provide however there is clearly sufficient room on site for parking of bicycles in individual garages and service courtyards.</p> <p><b>A6.1-A6.3 Complies</b></p> <p>There will be only one access point, the redundant point will be removed and the access will comply with Australian standards.</p> <p><b>P7 Complies</b></p> <p>Visitor parking is shared with dedicated house parking and so is close to building entries. Parking is convenient, largely hidden from view and safe. It does not detract from the streetscape.</p> <p><b>P8 Complies</b></p>



	<p>As the car parking is to service dedicated houses, it does not have to cater for a wide range of users. It is sized to handle small to large cars, and delivery trucks are capable of standing on site for deliveries or removals.</p> <p>The covered areas are fully enclosed garages.</p> <p><b>A9.1 Complies</b></p> <p>Driveways will be designed by a civil engineer and will be in accordance with the relevant Australian Standards.</p> <p><b>P10 Complies</b></p> <p>The driveway will be coloured concrete.</p> <p><b>A11.1 Complies</b></p> <p>There is no requirement for access for Class 1 houses.</p> <p><b>P12 Complies</b></p> <p>On a development of this scale it is not appropriate to have a separate defined pedestrian access. There are two house served by the driveway which can be dual use, A separate path simply takes up important landscape space.</p> <p><b>P13 Complies</b></p> <p>As per P12.</p> <p><b>P14 Complies</b></p> <p>Car parking spaces are to AS2890.</p> <p><b>On site Driveways, Manoeuvring Areas and Parking / Standing Areas</b></p> <p><b>P15 Complies</b></p> <p>All driveways will be sealed, have minimal gradient and maintained for the use of the residents.</p> <p><b>Vehicle Circulation, Queuing and Set Down Areas</b></p> <p>A1.1, 2.1 &amp; 3.1. Circulation, driveways and set down areas will comply with AS2890.1 &amp; 2890.2</p>
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Landscape Code	Landscape Design
	<p>A1.1. A Landscape Plan has been drawn to comply with this Code and Planning Policy No 7.</p> <p><b>Landscape Character and Planting</b></p> <p><b>A2.1- 2.3</b> Complies</p> <p>See landscape plan</p> <p><b>P3</b> Complies</p> <p>As discussed above, the retention of the existing significant landscaping is an integral part of the site layout and design. By positioning the house and driveway predominately on the existing driveway and front lawn, removal of existing landscape is minimised. The significant melaleuca is also retained.</p> <p><b>P4</b> Complies</p> <p>The landscape design has been undertaken by design professionals and in accordance with Planning Scheme Policy No 7.</p> <p><b>P5</b> N/A</p> <p><b>Screening</b></p> <p><b>P7</b> complies</p> <p>See landscape plan. Fences are 1200 high at the front.</p> <p><b>P7</b> complies</p> <p>This is largely the existing landscape with some changes for access and additional plantings.</p> <p><b>P8-P9</b> complies</p> <p>See landscape plans</p> <p><b>Streetscape and Site Amenity</b></p> <p>P10 Complies</p> <p>See landscape plans</p> <p><b>Maintenance and Drainage</b></p> <p><b>P12</b> Complies</p> <p>See landscape plans</p> <p><b>P13</b> Complies</p> <p>Most stormwater runoff will follow the existing drainage lines to the west. Most of this soaks away through the sandy soils. Excess water</p>

	<p>makes it way to the drainage reserve on the west side of the lot.</p> <p>The eastern side of the driveway will drain to the street.</p> <p><b>Safety</b></p> <p><b>P15 Complies</b></p> <p>The common areas around the driveway have good surveillance and will have proximity lighting.</p> <p><b>Utilities and services</b></p> <p><b>P16 Complies</b></p>
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## 7 CONCLUSION

This proposal is for a small urban infill development in an established neighbourhood. It has been carefully sited and designed to maximize the retention of the existing mature landscape and for efficient vehicular access. It fits into the neighbourhood which is a mix of multi unit housing and single detached housing. It provides an attractive streetscape with vernacular architecture.

While some setbacks do not comply with the acceptable solutions, they are a response to retaining significant vegetation on the site. The setbacks are appropriate to the scale of the development; being small infill townhouses, as opposed to a large unit development, and do not reduce the neighbours' amenity.

It is recommended the proposal be approved.



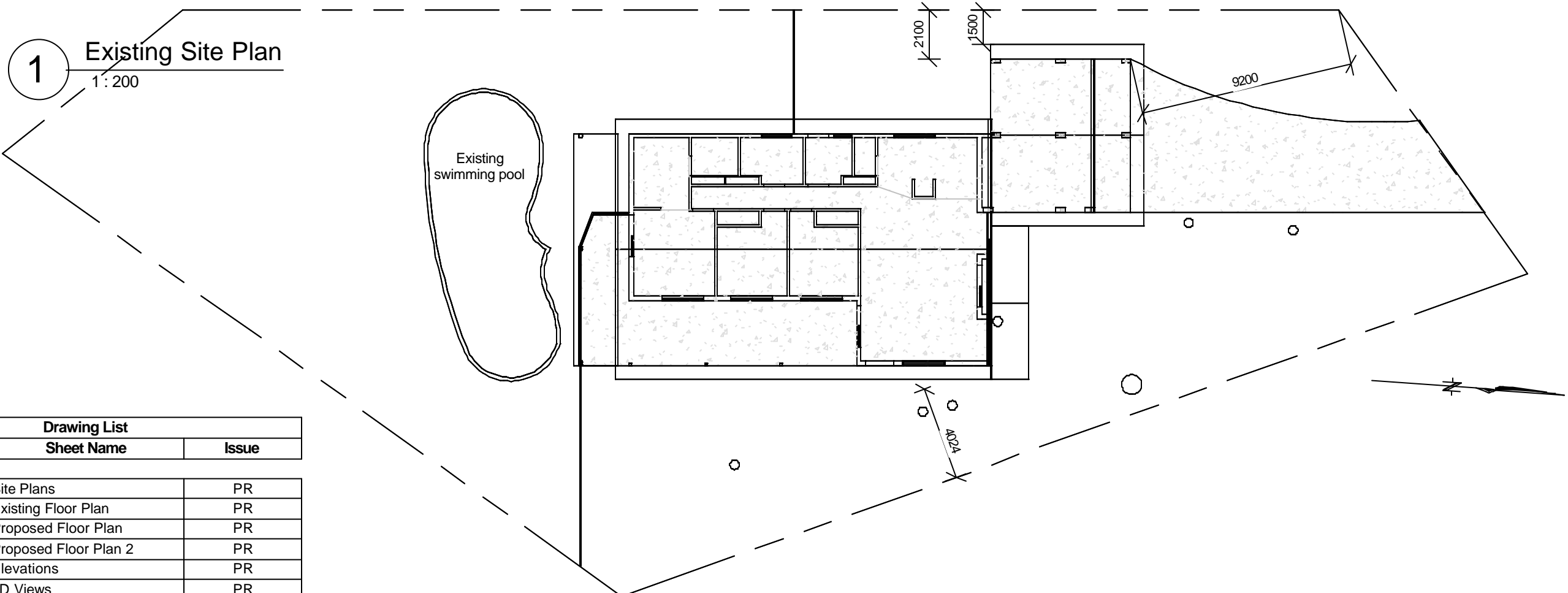
## APPENDIX A

### IDAS Forms and Assessment Checklist

## **APPENDIX B**

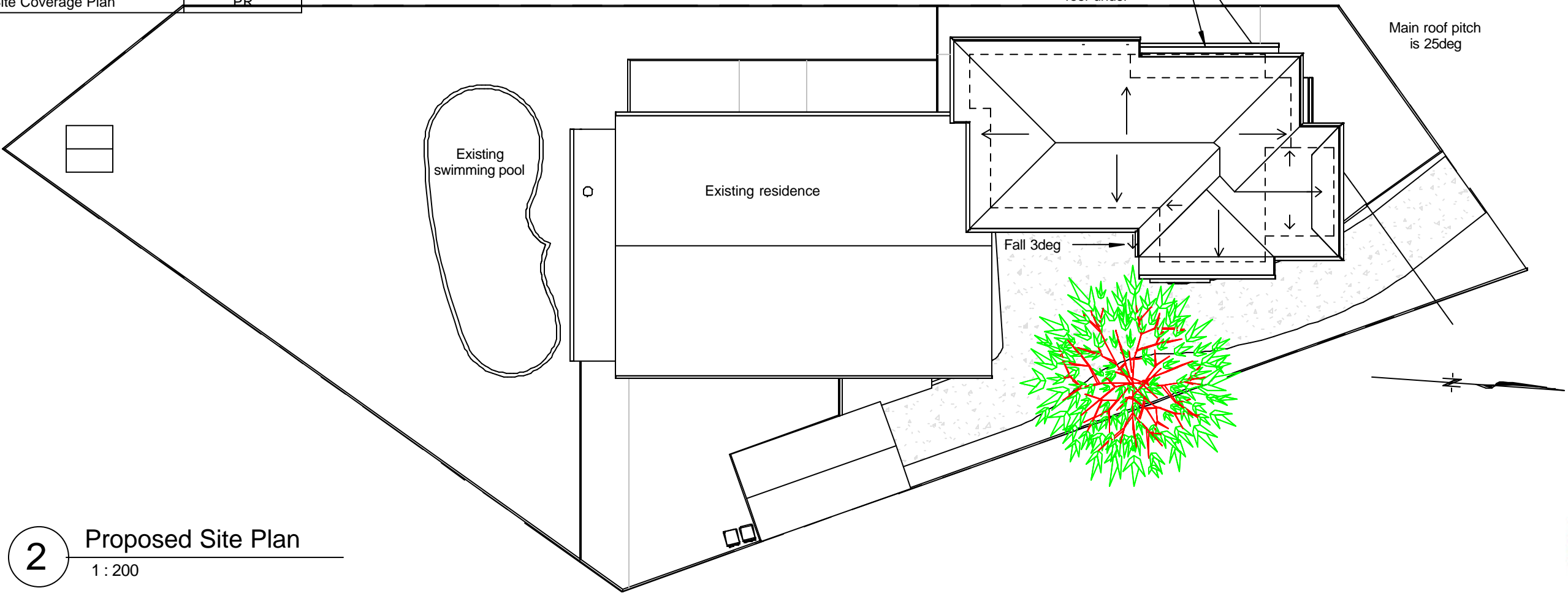
### Development Concept Drawings

1 Existing Site Plan  
1:200



Drawing List		
Sheet Number	Sheet Name	Issue
01	Site Plans	PR
02	Existing Floor Plan	PR
03	Proposed Floor Plan	PR
04	Proposed Floor Plan 2	PR
05	Elevations	PR
06	3D Views	PR
07	3D Views	PR
08	Gross Floor Area Plans	PR
09	Site Coverage Plan	PR

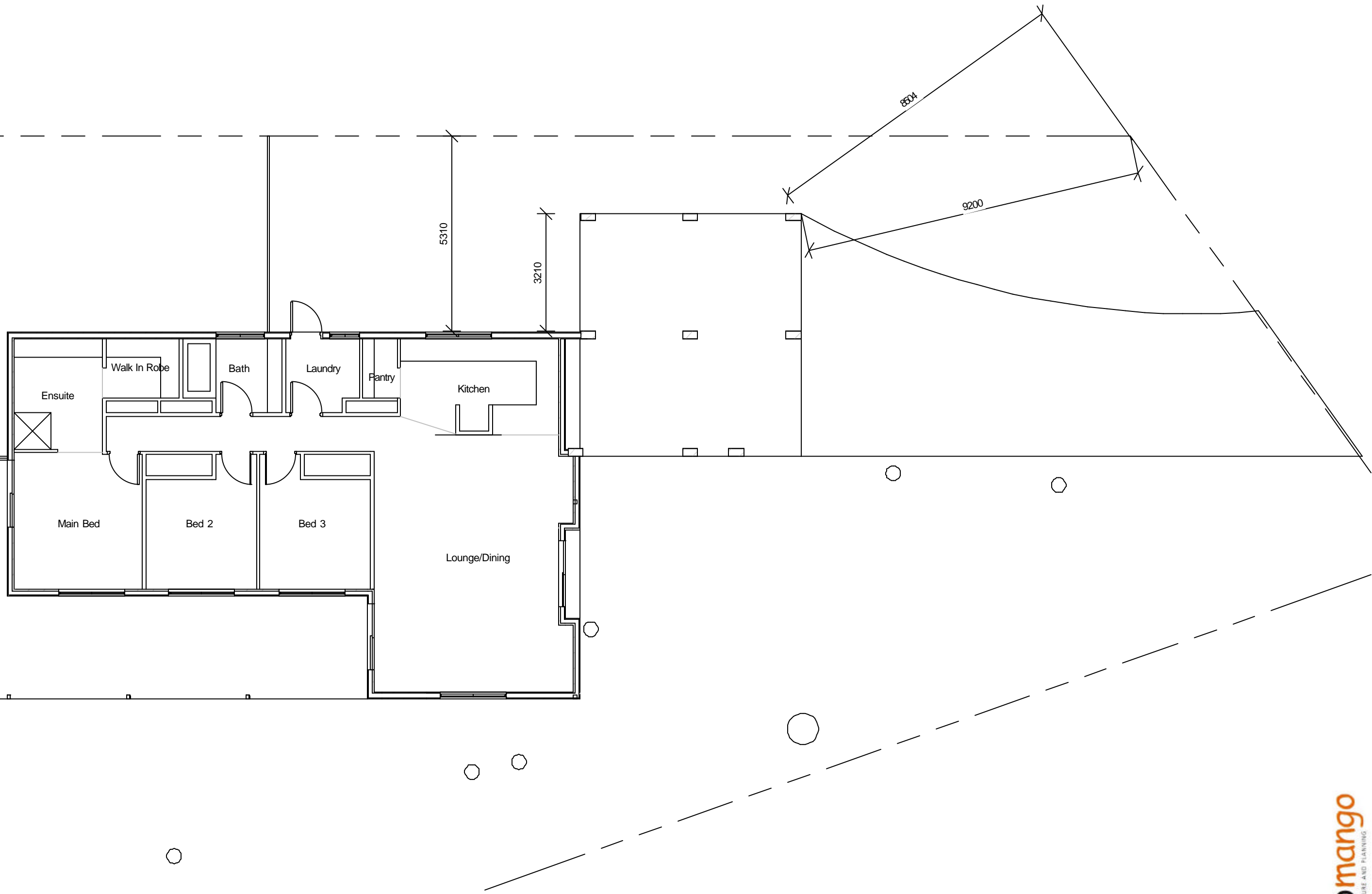
2 Proposed Site Plan  
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1 Existing Floor Plan  
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Sketch Design  
Issue

PR  
Rev

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JM  
Chk

Appr

Job  
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Client  
Janet

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Drawing Title  
Existing Floor Plan

Scale  
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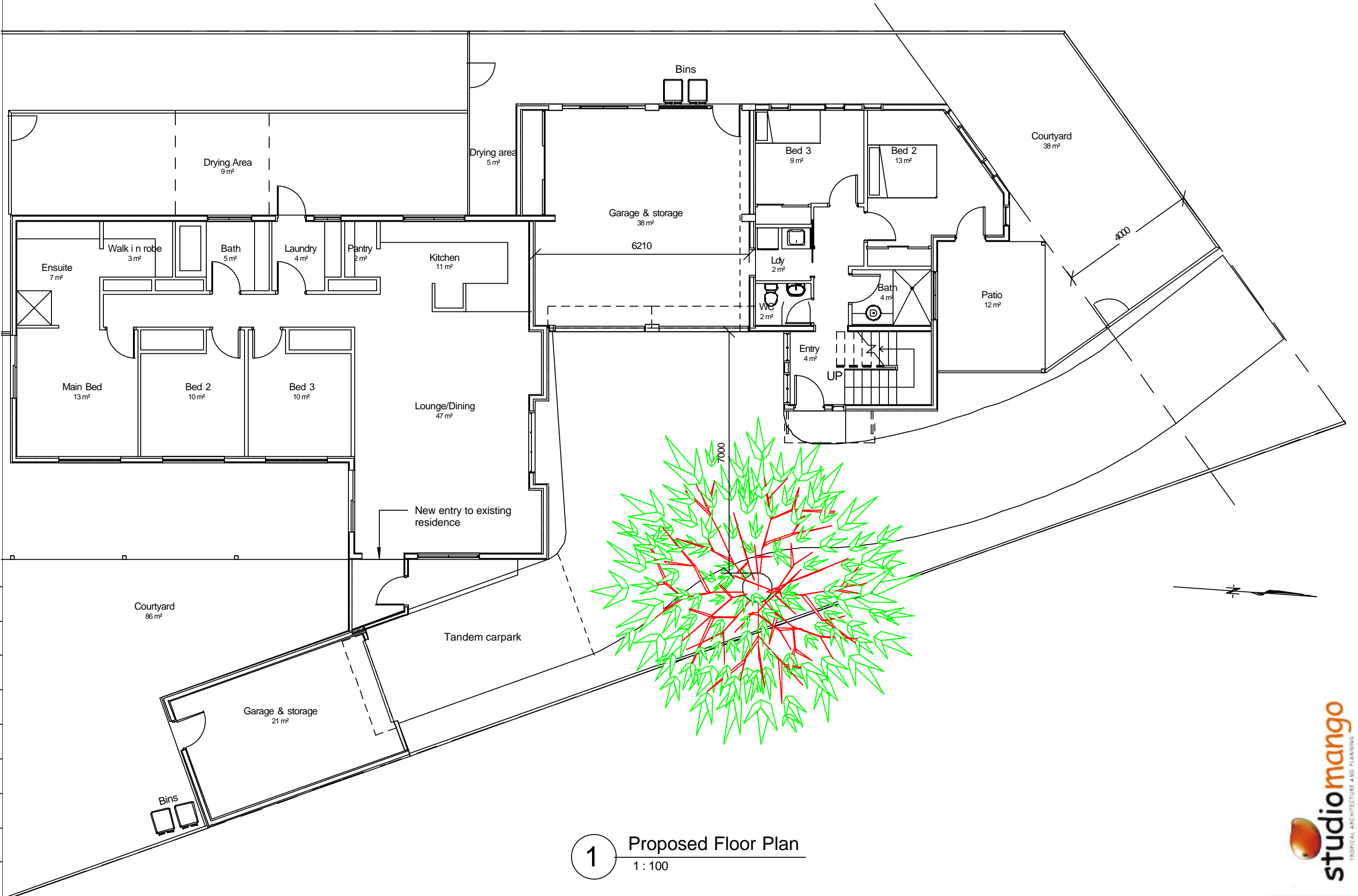
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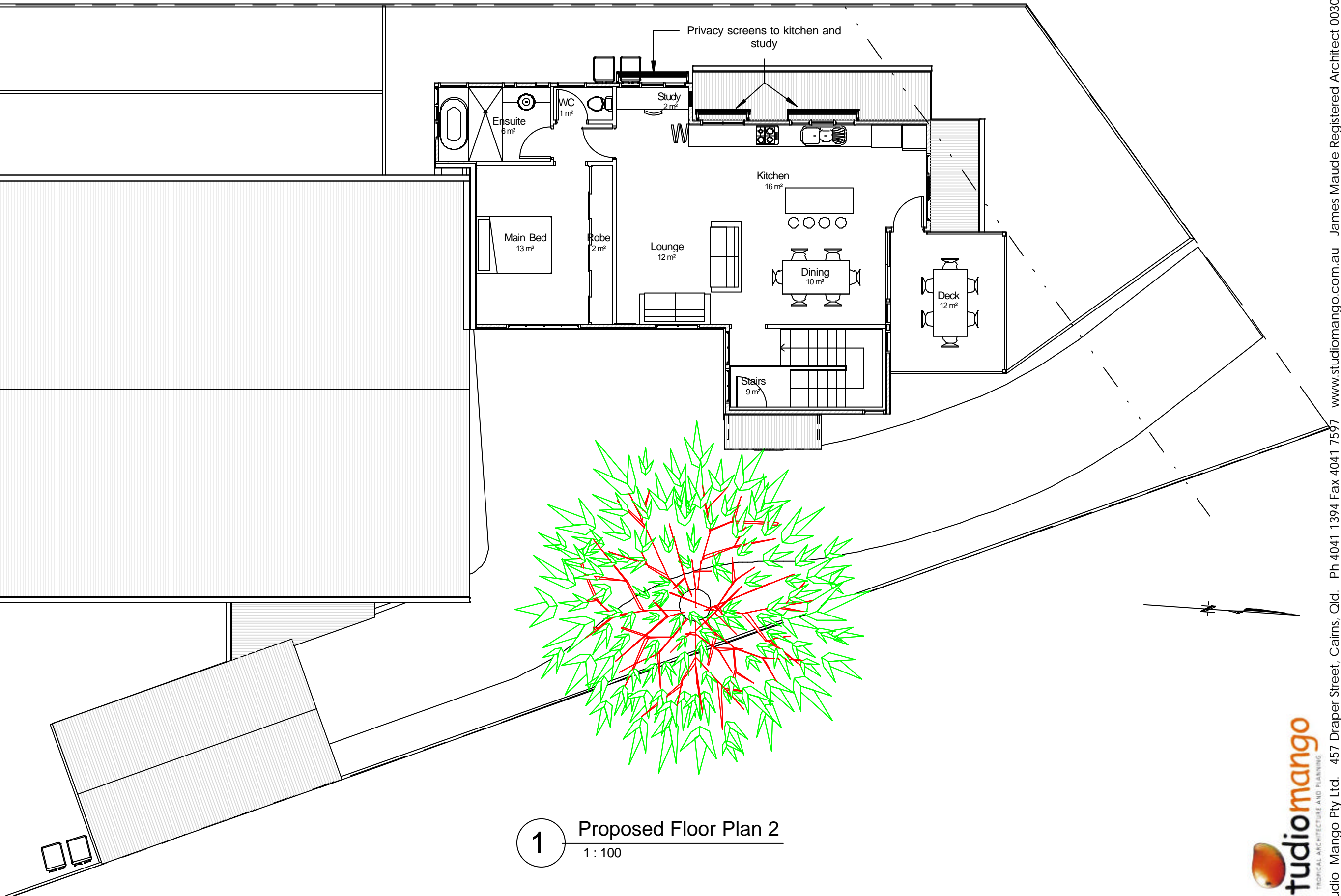
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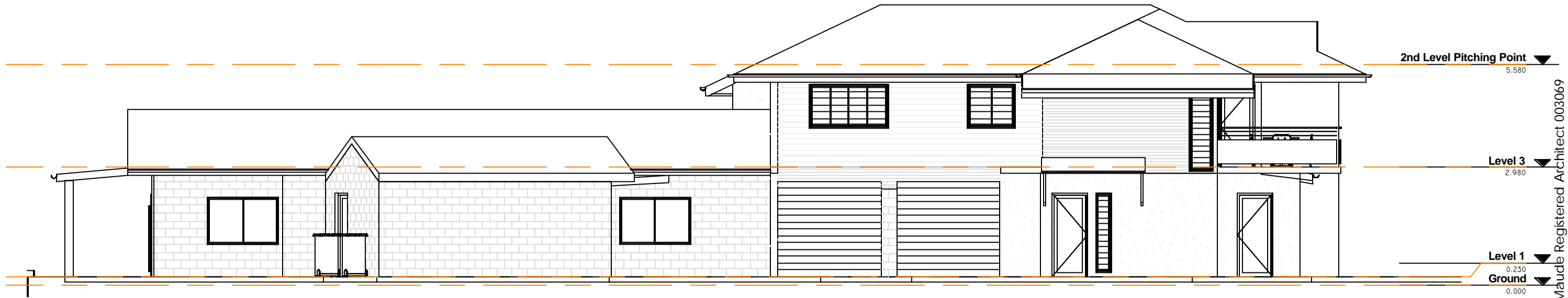
Studio Mango Pty Ltd. 457 Draper Street, Cairns, Qld. Ph 4041 1394 Fax 4041 7597 www.studiomango.com.au James Maude Registered Architect 003069



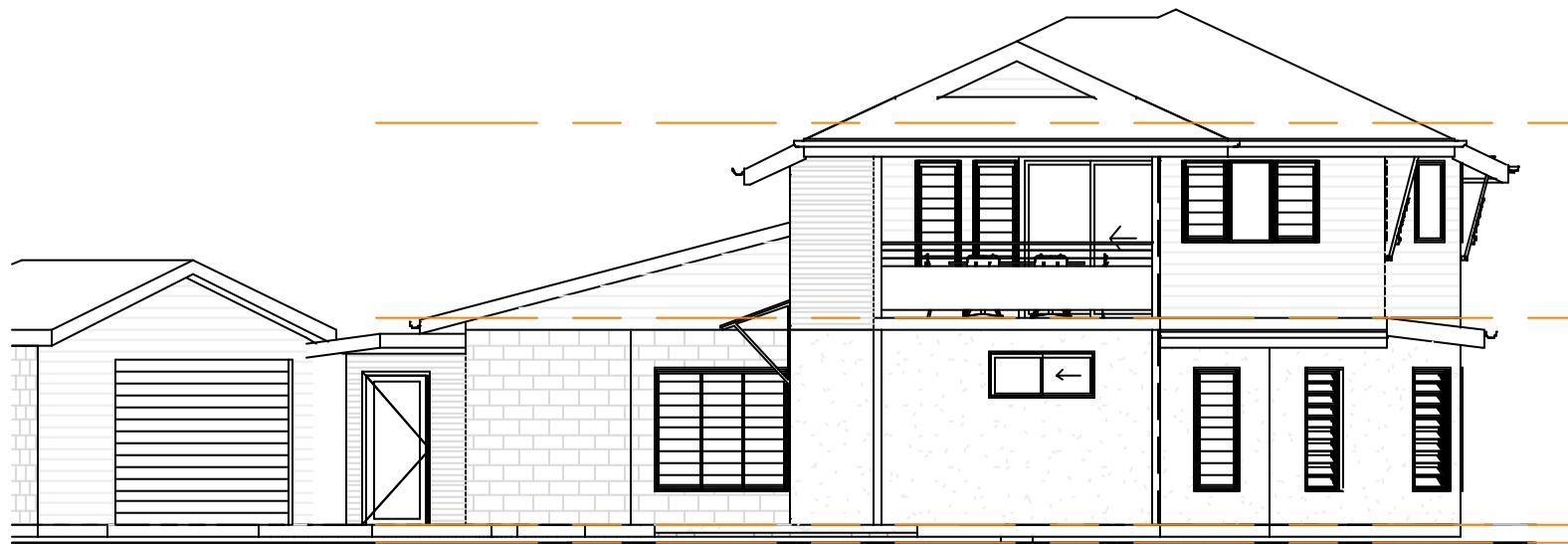
1 Proposed Floor Plan  
1 : 100



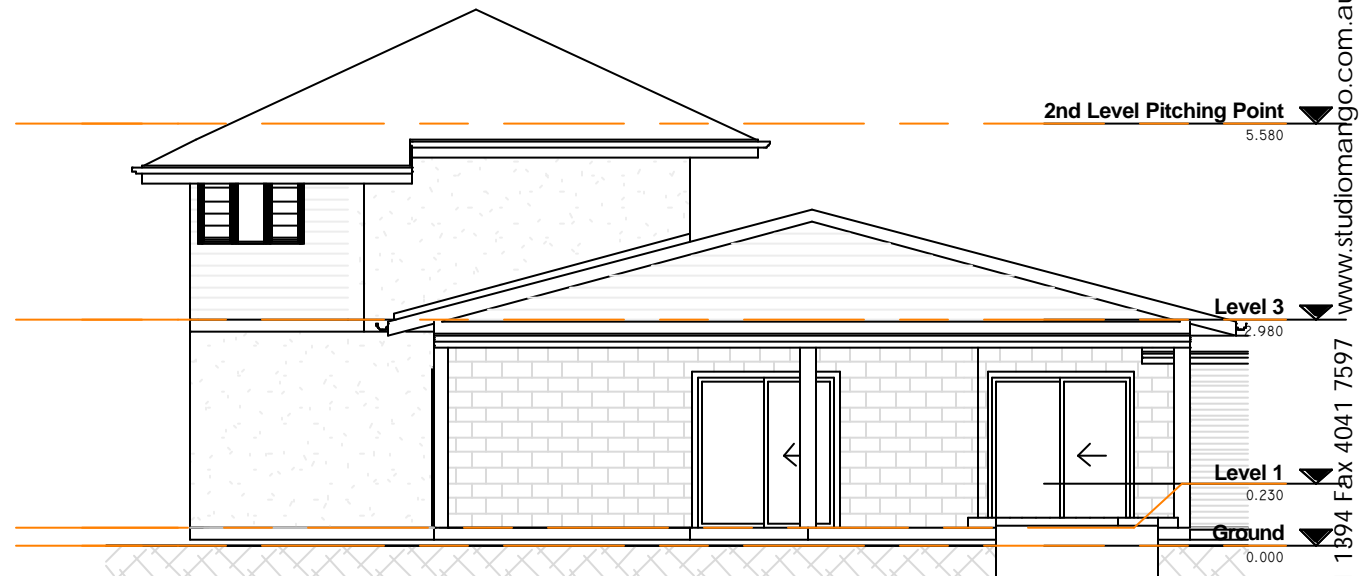
1 Proposed Floor Plan 2  
1 : 100



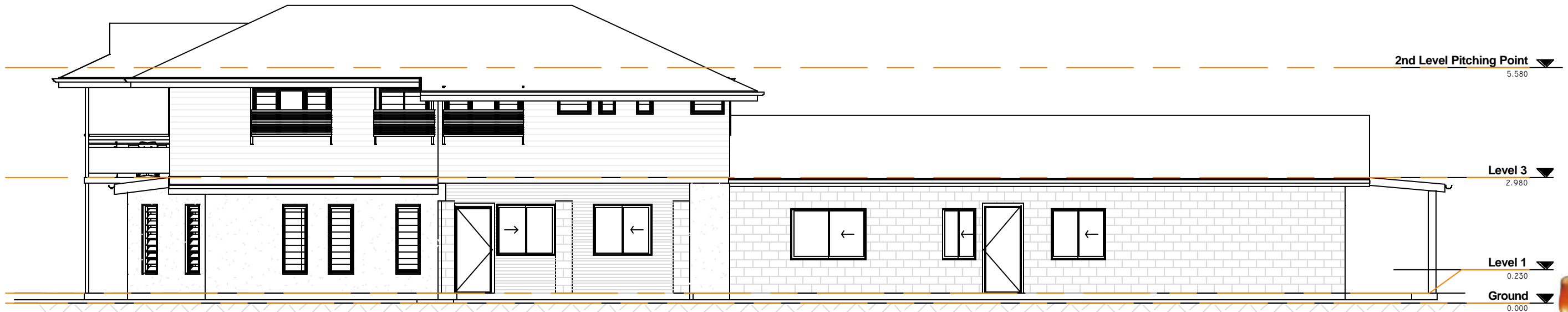
1 East Elevation  
1 : 100



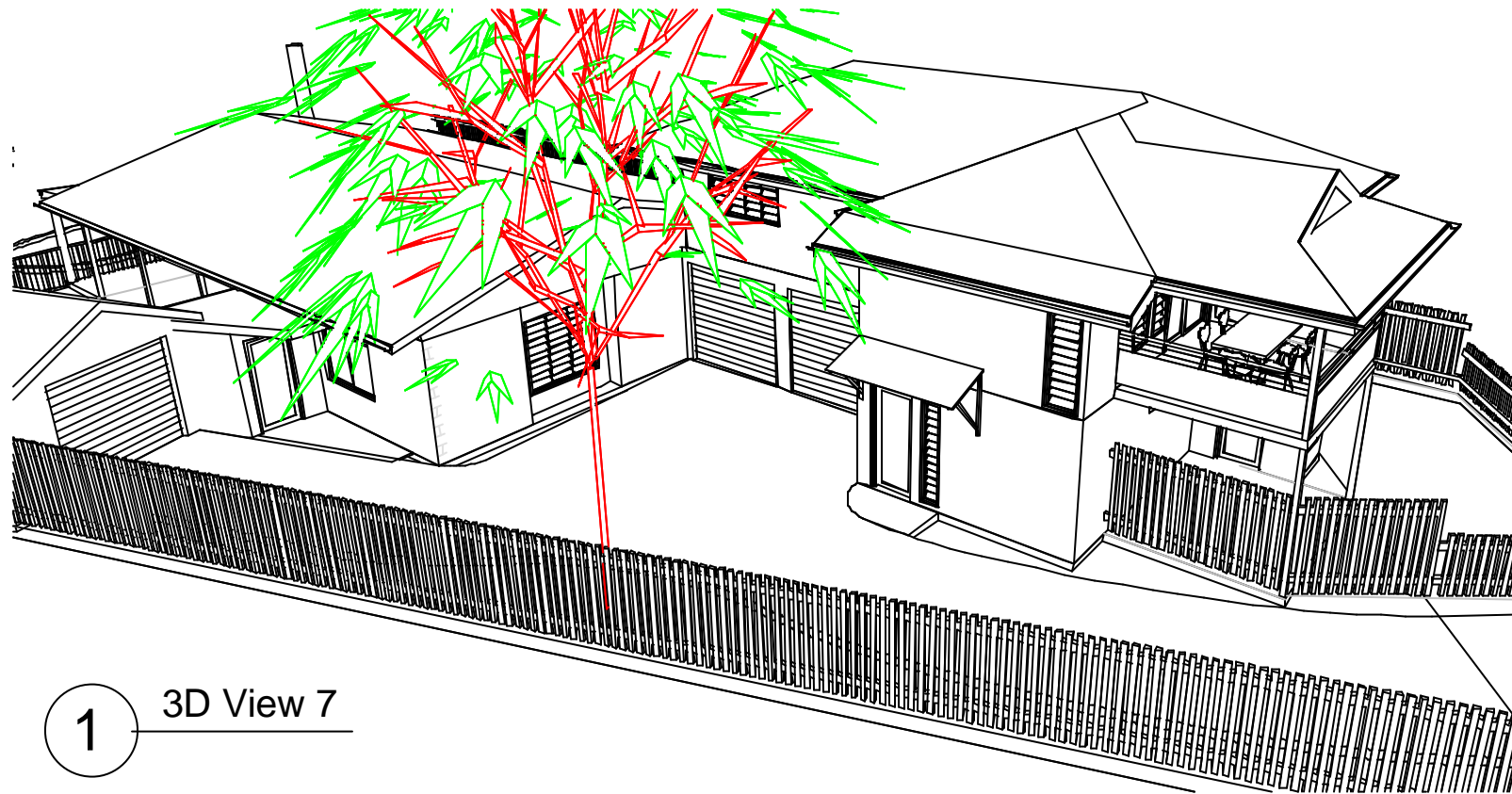
2 North Elevation  
1 : 100



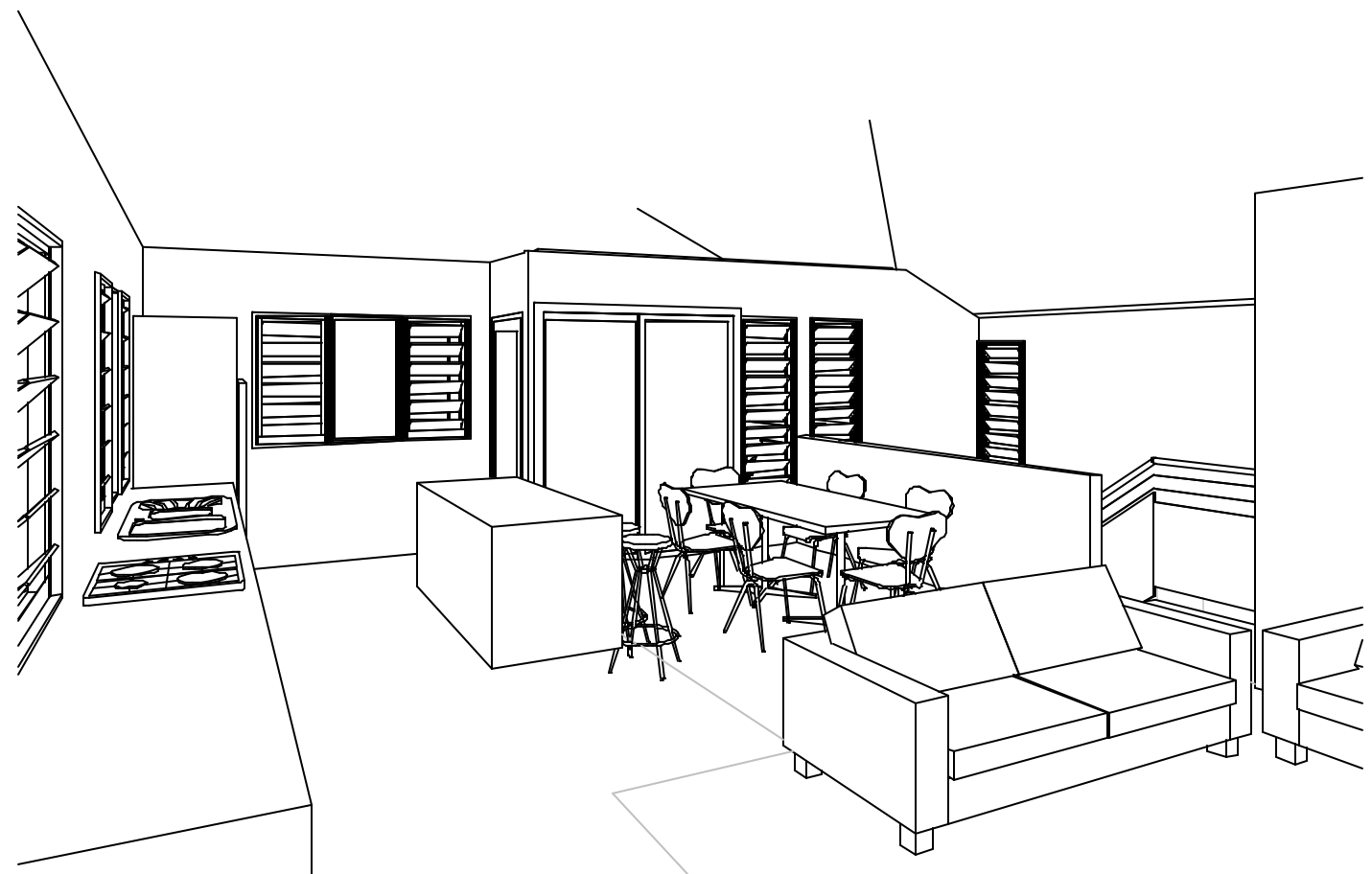
3 South Elevation  
1 : 100



4 West Elevation  
1 : 100



1 3D View 7



2 3D View 8

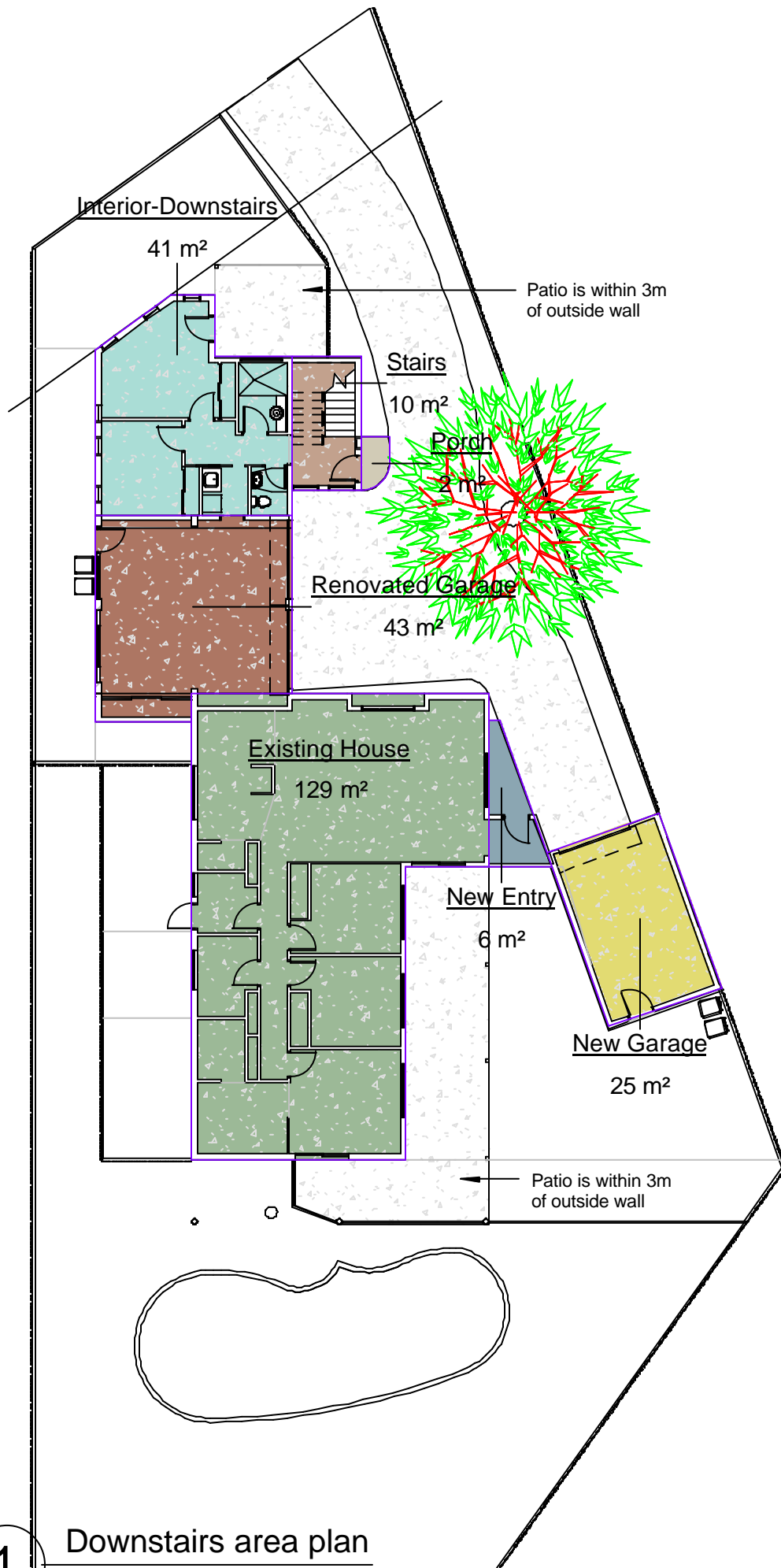




1 3D View 1



1 Downstairs area plan  
1 : 200



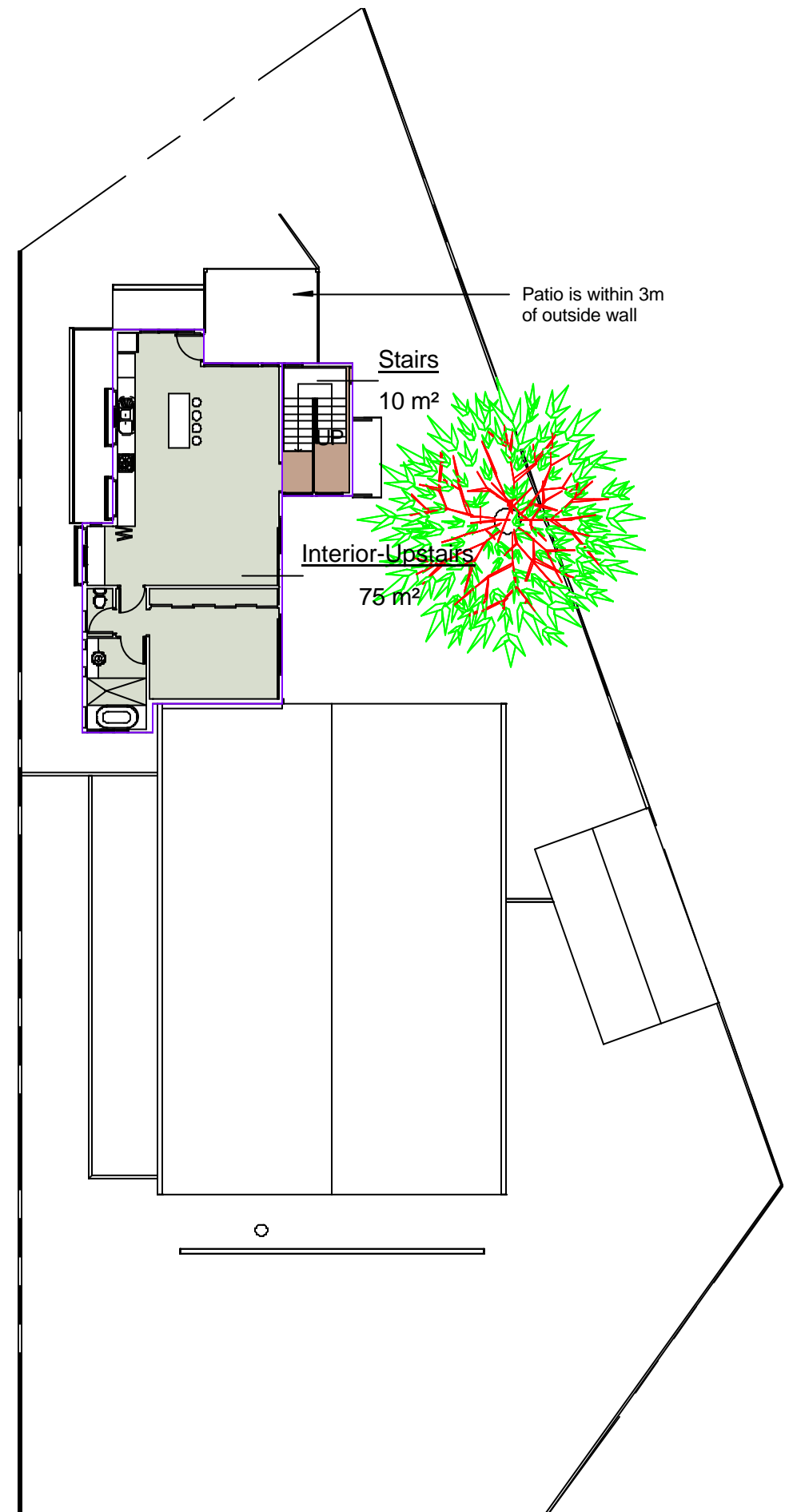
- EXISTING HOUSE
- Interior-Downstairs
- Interior-Upstairs
- New Entry
- New Garage
- Porch
- Renovated Garage
- Stairs

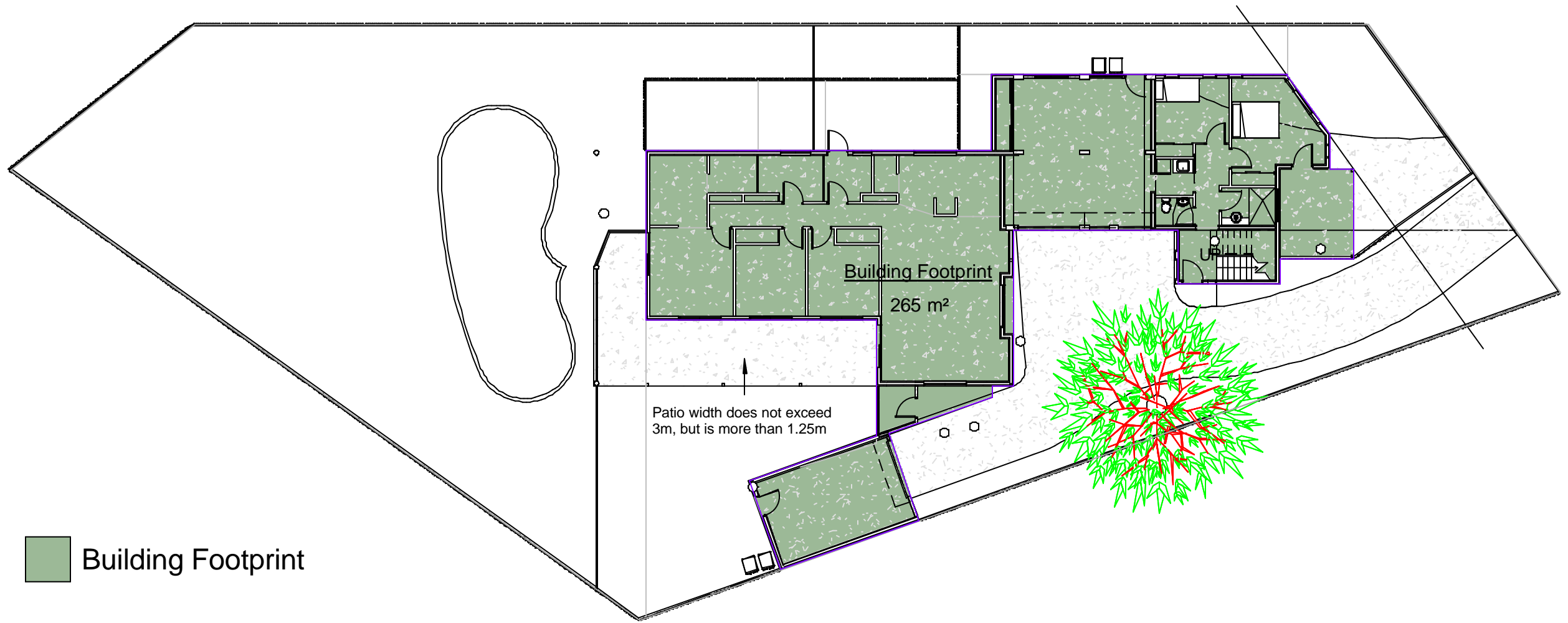
Site Area	
Name	Area
Site area	1063 m <sup>2</sup>

Gross floor area	
Name	Area
Interior-Downstairs	41 m <sup>2</sup>
Stairs	10 m <sup>2</sup>
Renovated Garage	43 m <sup>2</sup>
New Garage	25 m <sup>2</sup>
New Entry	6 m <sup>2</sup>
Existing House	129 m <sup>2</sup>
Porch	2 m <sup>2</sup>
Stairs	10 m <sup>2</sup>
Interior-Upstairs	75 m <sup>2</sup>
	340 m <sup>2</sup>

Allowed plot ratio for a 2 storey building is between 0.25-1 and 0.35-1. The total gross floor area as per planning scheme is 337m/sq. This equates to a plot ratio of 0.32-1.

2 Upstairs area plan  
1 : 200





Building Footprint

1

Building Footprint Plan

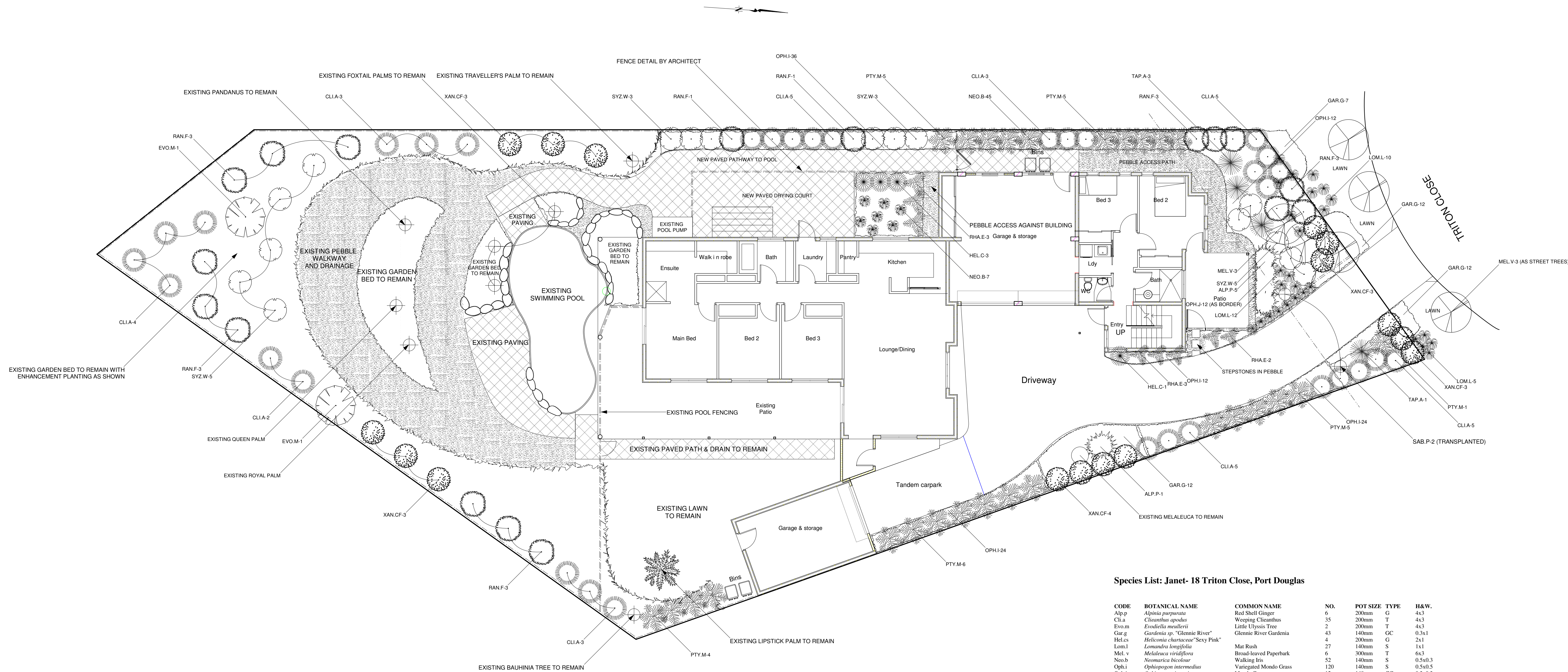
1 : 200





# PROPOSED LANDSCAPE PLAN

## 18 TRITON CLOSE, PORT DOUGLAS QLD 4877



**Species List: Janet- 18 Triton Close, Port Douglas**

CODE	BOTANICAL NAME	COMMON NAME	NO.	POT SIZE	TYPE	H&W.
Alp-p	<i>Alpinia purpurata</i>	Red Shell Ginger	6	200mm G		4x3
Cla-a	<i>Cleistanthus</i>	Weeping Cleistanthus	35	200mm T		4x3
Evo-m	<i>Evolvella maderas</i>	Little Ulysses Tree	2	200mm T		4x3
Garg	<i>Gardenia</i> sp. "Glenzie River"	Glenzie River Gardenia	43	200mm G	GC	3x3
Hel-es	<i>Heliconia charitaceae</i> "Sexy Pink"		4	200mm G		2x1
Lom-l	<i>Lomandra longifolia</i>	Mat Rush	27	140mm S		1x1
Mel-v	<i>Melastoma viridifolium</i>	Broad-leaved Paperbush	6	300mm T		6x3
Nec-b	<i>Neromeia bicolor</i>	Walking Iris	52	140mm S		0.5x0.3
Oph-i	<i>Ophiopogon intermedius</i>	Variagated-Moss Grass	120	140mm S		0.5x0.5
Oph-j	<i>Ophiopogon japonicus</i>	Moss Grass	12	140mm G	GC	0.3x0.3
Py-m	<i>Psychopogon maculatus</i>	Macdouart Palm	26	200mm P		8x4
Ran-f	<i>Ranunculus ficaria</i>	Brown Gardenia	17	200mm T		5x4
Rha-e	<i>Rhipis excelsa</i>	Lady Palm	8	300mm P		4x4
Sab-p	<i>Sabale palmata</i>	Queen Palm	2	Transplant P		12x8
Syz-w	<i>Syzygium wilsonii</i>	Powderpuff Lilly Pilly	16	200mm S		2x2
Tapi-a	<i>Tapioclonis amannae</i>	Native Backsbraicher Ginger	21	200mm T		4x3
Xan-cf	<i>Xanthosoma chrysanthum</i> "Fairhill's Gold"		16	200mm T		4x3

Note: Suitable substitutions may be made depending on the availability of the species and pot size.

KEY;  
S= Shrub  
GC= Ground Cover  
P= Palm  
T= Tree  
G = Ginger

**Note:** Existing trees and their locations are noted on plan

**Specifications:** Janet 18 Triton Close, Port Douglas

**DRAINAGE:** All finished soil levels will drain away from buildings and be directed to appropriate areas by Builder.

**All Pits and pipe to be supplied and installed to correct levels by builder.**

**SOIL PREPARATION:** Site shall be cleared of any building rubbish and with appropriate finished soil levels given by Builder. Garden beds to be cultivated to a depth of 300mm using the local topsoil, before topping out with suitable topsoil high in organic matter. Turf areas to be cultivated to a depth of 100mm, before being raked and leveled ready for turf.

**FERTILISER:** Fertilise garden bed and turf areas, using a pettised organic fertilizer, at a rate of 1kg/m2. This practice could be repeated every four months to maintain adequate nutrients.

**MULCH:** Mulk all garden bed areas as shown on Landscape Plan, unless otherwise shown. Mulch shall be to a depth of 75mm to 100mm of aged organic matter such as woodchip or teatree mulch. For best results remulch biannually.

**TURF:** Lay turf on suitably prepared and leveled soil; ensure drainage towards the top of kerb or garden bed. Use locally available couch/buffalo turf mix. Allow recovery of footpath area. Garden edges shall be a 'spade edge'.

**IRRIGATION:** To be a fully automatic system, using shrub head sprays to all garden beds and poppy sprinklers to all lawn areas. Appropriate backflow and filtration is to be allowed for according to local council laws. The control station is to be located in a common area where **the builder will provide** a suitable power source.

**GRAVEL:** Gravel shall be used on the pebble paths & garden areas as shown on LP\_01. It shall be cream coloured 10mm river gravel, layed to a depth of 100mm on top of a thin layer of bibbun geotextile. Where roof water impact is high or strong water flow through pebble is expected, 50mm cream river pebble may be used.

**PAVING** Paving to match existing pavers. To be laid on a 100mm thick compacted crushed rock base with 20mm of level course washed sand. To be haunched with concrete on all sides.

**EXISTING VEGETATION:** All significant existing vegetation is to remain. Existing garden areas surrounding the existing dwelling will be enhanced with native screen trees planting into existing garden areas to enhance screening.

drawing:  
LANDSCAPE PLAN

