



Our Ref: 20-12/001411
Your Ref: CA 2023_5316/2
Date: 13 October 2025

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

Via: Email – enquires@douglas.qld.gov.au

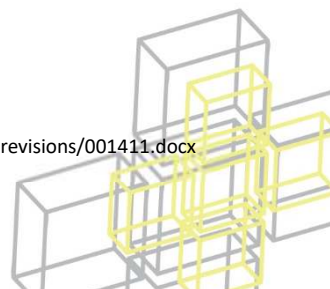
Dear Sir/Madam,

RE: CHANGE APPLICATION UNDER SECTION 78 OF THE PLANNING ACT 2016 IN RELATION TO A DEVELOPMENT PERMIT FOR COMBINED APPLICATION FOR MATERIAL CHANGE OF USE (3 X DWELLING HOUSES) & RECONFIGURING A LOT (2 LOTS INTO 3 LOTS & ACCESS EASEMENT) OVER LAND AT 69 – 73 MURPHY STREET, PORT DOUGLAS

Planning Plus (QLD) Pty Ltd has been engaged by Port Douglas By Gurner Pty Ltd (the 'applicant') to prepare and lodge the abovementioned 'change application' with Douglas Shire Council.

Completed DA Form 5 is included as **Annexure 1** and it is requested that Council issue an invoice for the relevant application fee.

In addition to the above, the following submission has been prepared to assist Council and other relevant authorities with their assessment of the application.



1.0. Proposed Changes

The proposed changes being sought relate to landscaping works.

Initially, it is noted that changes have occurred to the proposal via Minor Change approvals since the previous landscape plans were approved and these changes would have necessitated revisions to the approved landscaping plans in any case. As part of these landscaping changes, the applicant seeks the inclusion of a basketball half-court on proposed Lot 1 and a pickleball court on proposed Lot 3.

An updated landscape drawing set is included as **Annexure 2** and the proposed court locations are shown below.

We note that the basketball half-court is well removed from surrounding properties, while the pickleball court is appropriately screened from surrounding properties with a 2m-wide dense landscaped strip. This dense landscape screening is further detailed within the attached drawing set and will ensure the maintenance of a high degree of amenity to adjoining properties.



2.0. Legislative Considerations

2.1 *Planning Act 2016*

This section provides an overview of the legislative context of the application under the provisions of the Planning Act 2016.

2.1.1 *Type of Change Application*

The proposed changes are considered to be 'minor' changes for the purpose of the Planning Act 2016.

2.1.2 *Responsible Entity*

The 'responsible entity' for this application is Douglas Shire Council.

2.1.3 *Referral Agencies*

The original application did not trigger any referral agencies, nor does the proposed change application.

2.1.4 *Public Notification*

The original application did not require public notification, nor does the proposed change application.

3.0. Assessment Benchmarks

3.1 Overview

This section provides an assessment of the application against relevant assessment benchmarks.

3.2 State Planning Regulatory Provisions

No State Planning Regulatory Provisions are relevant to this application.

3.3 State Planning Policy

The State Planning Policy is relevant to the assessment of this application where a State interest is not appropriately reflected in the Planning Scheme relevant to the site. It is understood that recent updates to the State Planning Policy are not reflected in the current Douglas Shire Council Planning Scheme, however based on our review of the updates, it is considered unlikely that any the proposed changes to the development will cause any inconsistencies with the updated policy.

3.4 State Development Assessment Provisions (SDAP)

No State Development Assessment Provisions are identified as being applicable to the proposal.

3.5 Douglas Shire Council Planning Scheme

The proposed changes are not considered to result in any new or increased impacts which would cause conflicts with the Douglas Shire Planning Scheme. Importantly, we note the provision of a 2m-wide dense landscaped strip along the southern boundary adjacent to the proposed pickleball court which exceeds the requirements of AO4.3 of the Tourist Accommodation Zone Code which states:

AO4.3

Within the side and rear setback areas, a minimum width of 1.5 metres of landscape area includes 75% dense planting.

4.0 Conclusion

This submission supports an application by Port Douglas By Gurner Pty Ltd for a 'minor change' to a Development Permit for Material Change of Use for three (3) Dwelling Houses and Reconfiguring a Lot for two (2) Lots into three (3) Lots and Access Easement over land at 69 – 73 Murphy Street, Port Douglas, described as Lot 2 on RP724386 and Lot 516 on PTD2094.

The submission has included an assessment of the proposal against the relevant statutory planning controls at both the local and state level and included supporting information intended to address the likely concerns of Council and assessing authorities.

In summary, we submit that the proposed development is unlikely to have any significant impacts on the infrastructure, environment or community of the surrounding area that cannot be adequately controlled through the use of reasonable and relevant conditions.

We trust this information is sufficient for your purposes; however should you require any further details or clarification, please do not hesitate to contact the undersigned.

Yours Faithfully



Evan Yelavich
Director / Planner
Planning Plus QLD Pty Ltd

Annexure 1: DA Form 5
Annexure 2: Updated Landscape Drawing Set

Annexure 1: DA Form 5

Change application form

Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Port Douglas By Gurner Pty Ltd c/- Planning Plus
Contact name (only applicable for companies)	Evan Yelavich
Postal address (P.O. Box or street address)	PO Box 399
Suburb	REDLYNCH
State	QLD
Postcode	4870
Country	
Email address (non-mandatory)	
Mobile number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

2) Owner's consent - Is written consent of the owner required for this change application?	
Note: Section 79(1A) of the <i>Planning Act 2016</i> states the requirements in relation to owner's consent.	
☐ Yes – the written consent of the owner(s) is attached to this change application	
☒ No	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)				
3.1) Street address and lot on plan				
☒ Street address AND lot on plan (all lots must be listed), or				
☐ Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).				
a)	Unit No.	Street No.	Street Name and Type	Suburb
		69	Murphy Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	516	PTD2094	Douglas Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
		71 - 73	Murphy Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	2	RP724386	Douglas Shire



**Queensland
Government**

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land
e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

☐ Additional premises are relevant to the original development approval and the details of these premises have been attached in a schedule to this application

☒ Not required

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application

Note: see section 78(3) of the Planning Act 2016

Douglas Shire Council

PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application

Approval type	Reference number	Date issued	Assessment manager/approval entity
☒ Development permit ☐ Preliminary approval	CA 2023_5316/2	23 October 2024	DSC
☐ Development permit ☐ Preliminary approval			

6) Type of change proposed

6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):

Landscaping changes

6.2) What type of change does this application propose?

☒ Minor change application – proceed to Part 5

☐ Other change application – proceed to Part 6

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application

☒ No – proceed to Part 7

☐ Yes – list all affected entities below and proceed to Part 7

Note: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.

Affected entity	Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre-request response provided)
	☐ No ☐ Yes – pre-request response is attached to this change application	
	☐ No ☐ Yes – pre-request response is attached to this change application	
	☐ No ☐ Yes – pre-request response is attached to this change application	

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

Note: To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at <https://planning.dsdmip.qld.gov.au>.

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?

☐ No

☐ Yes

9) Development details

9.1) Is there any change to the type of development, approval type, or level of assessment in this change application?

☐ No

☐ Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 – Development application details as these sections relate to the new or changed aspects of development are provided with this application.

9.2) Does the change application involve building work?

☐ No

☐ Yes – the completed Part 5 (Building work details) of DA Form 2 – Building work details as it relates to the change application is provided with this application.

10) Referral details – Does the change application require referral for any referral requirements?

Note: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change.

☐ No

☐ Yes – the completed Part 5 (Referral details) of DA Form 1 – Development application details as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the [Referral checklist for building work](#) is also completed.

11) Information request under Part 3 of the DA Rules

☐ I agree to receive an information request if determined necessary for this change application

☐ I do not agree to accept an information request for this change application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change application unless agreed to by the relevant parties
 - Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.
- Further advice about information requests is contained in the [DA Forms Guide: Forms 1 and 2](#).

12) Further details

- ☐ Part 7 of *DA Form 1 – Development application details* is completed as if the change application was a development application and is provided with this application.

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist

I have identified the:

- responsible entity in 4); and
- for a minor change, any affected entities; and ☒ Yes
- for an other change all relevant referral requirement(s) in 10) ☒ Yes

Note: See the *Planning Regulation 2017* for referral requirements

- For an other change application, the relevant sections of [DA Form 1 – Development application details](#) have been completed and is attached to this application ☐ Yes ☒ Not applicable

- For an other change application, where building work is associated with the change application, the relevant sections of [DA Form 2 – Building work details](#) have been completed and is attached to this application ☐ Yes ☒ Not applicable

- Supporting information addressing any applicable assessment benchmarks is attached to this application ☒ Yes
- Note:** This includes any templates provided under 23.6 and 23.7 of *DA Form 1 – Development application details* that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning report template](#).

- Relevant plans of the development are attached to this development application ☒ Yes
- Note:** Relevant plans are required to be submitted for all relevant aspects of this change application. For further information, see [DA Forms Guide: Relevant plans](#).

14) Applicant declaration

- ☒ By making this change application, I declare that all information in this change application is true and correct.
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the responsible entity and any relevant affected entity or referral agency for the change application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*.

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received:

Reference number(s):

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Annexure 2: Updated Landscape Drawing Set



69 - 73 MURPHY STREET

PORT DOUGLAS

DRAWING SCHEDULE

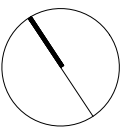
511_DA_01	COVER PAGE
511_DA_02	PLANTING SCHEDULE
511_DA_04	TREE RETENTION & REMOVAL PLAN
511_DA_05	SITE PLAN
511_DA_10	LANDSCAPE PLAN 01 - DRIVEWAY & ROAD RESERVE
511_DA_11	LANDSCAPE PLAN 02 - LOWER GROUND LEVEL, HOUSE 3
511_DA_12	LANDSCAPE PLAN 03 - LOWER GROUND LEVEL, HOUSE 3
511_DA_13	LANDSCAPE PLAN 04 - GROUND LEVEL, HOUSE 3
511_DA_14	LANDSCAPE PLAN 05 - GROUND LEVEL, HOUSE 2 & 3
511_DA_15	LANDSCAPE PLAN 06 - GROUND LEVEL, HOUSE 1 & 2
511_DA_16	LANDSCAPE PLAN 07 - GROUND LEVEL, HOUSE 1
511_DA_17	LANDSCAPE PLAN 08 - LEVEL 2, HOUSE 1
511_DA_18	LANDSCAPE PLAN 09 - LEVEL 2, HOUSE 2
511_DA_19	LANDSCAPE PLAN 10 - LEVEL 3, HOUSE 1
511_DA_20	LANDSCAPE PLAN 11 - LEVEL 3, HOUSE 2
511_DA_30	LANDSCAPE SECTION
511_DA_31	LANDSCAPE SECTION - WESTERN BOUNDARY
511_DA_45	TYPICAL DETAILS
511_DA_46	LANDSCAPE DETAILS
511_DA_47	BIN STORE DETAILS
511_DA_50	GENERAL SPECIFICATION

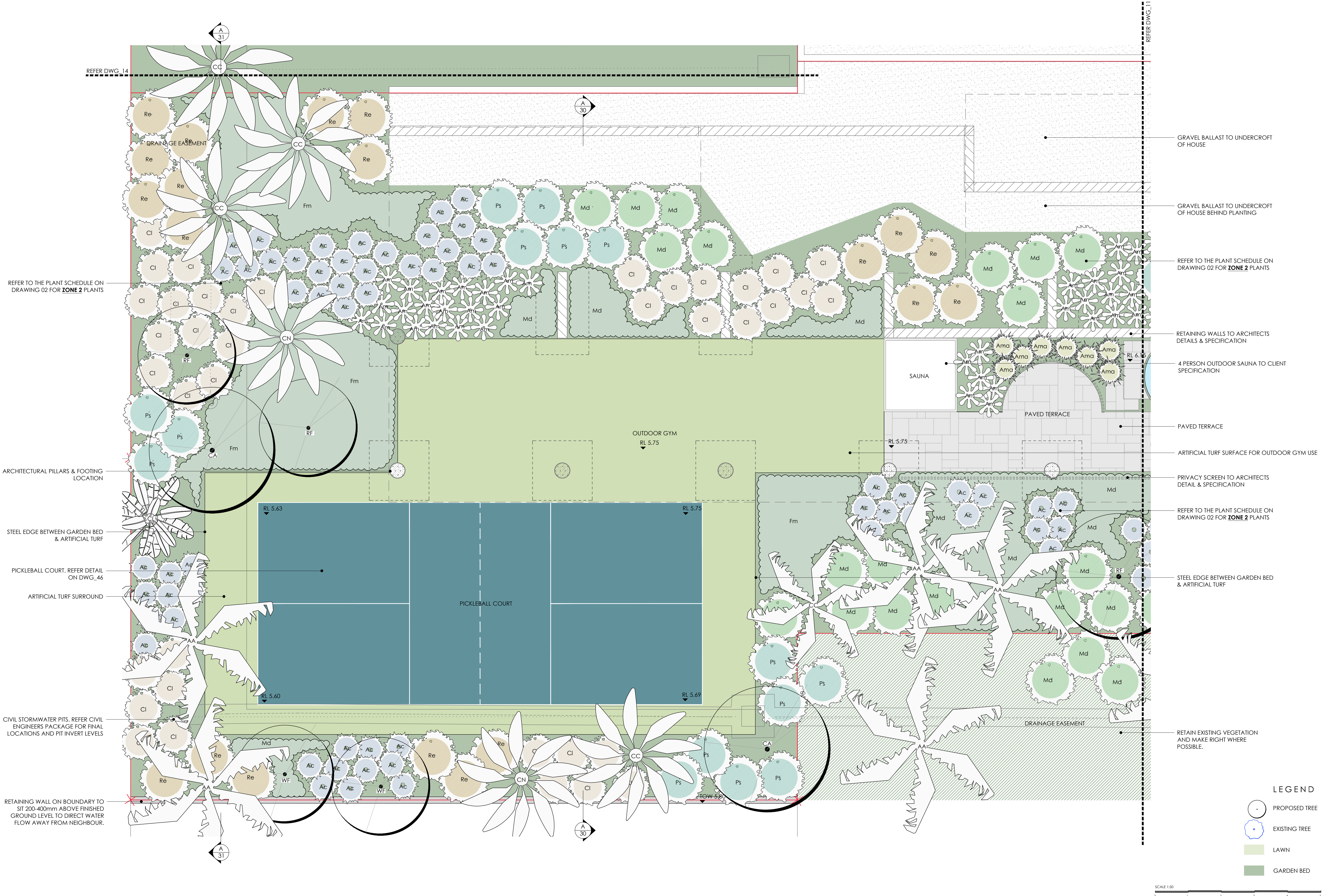
GENERAL NOTES

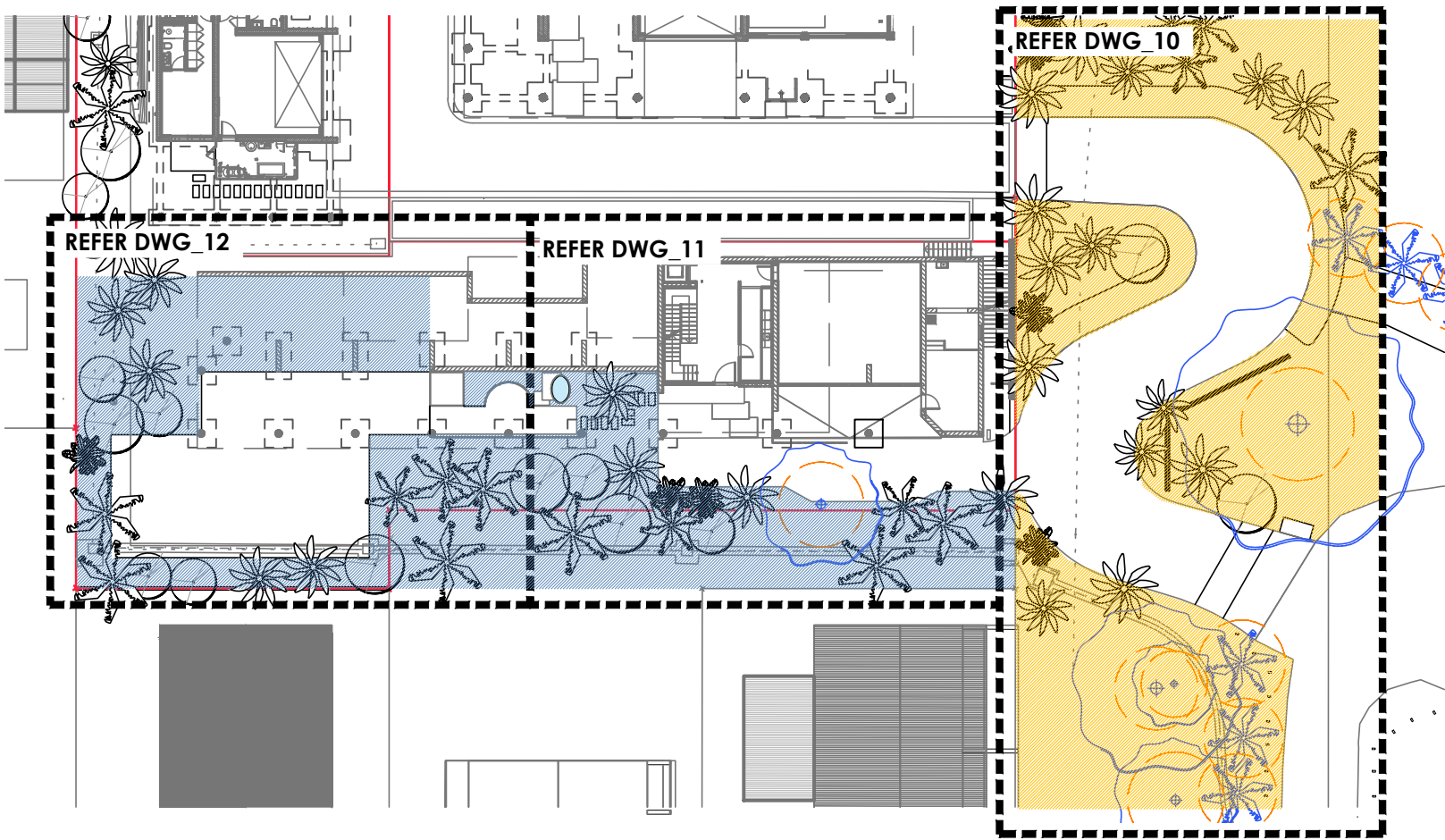
- ALL LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S AND ADDITIONAL CONSULTANTS DRAWINGS, SPECIFICATIONS AND REPORTS
- ALL PUBLIC UTILITY SERVICES ARE TO BE LOCATED ON SITE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS. THE LOCATION, PRESENCE AND EXTENT OF SERVICES SHOWN ARE NOT GUARANTEED COMPLETE OR CORRECT
- PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER
- NO TREES PROTECTED UNDER THE LOCAL COUNCIL'S TREE PRESERVATION ORDER ARE TO BE REMOVED UNLESS APPROVED BY DEVELOPMENT CONSENT OR PERMIT OBTAINED FROM COUNCIL
- ALL PAVING IS INDICATIVE, TO BE TO FUTURE SPECIFICATION, AND SET OUT ON SITE
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LOCAL COUNCIL'S APPROVAL, STANDARDS AND CODES
- THE CONTRACTOR IS TO ENSURE THAT ALL THE WORKS ARE CARRIED OUT IN ACCORDANCE WITH THE WORK HEALTH AND SAFETY ACT
- MBD TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO PURCHASE AND DELIVERY
- EXACT LOCATIONS OF NEW PLANT MATERIAL TO BE SETOUT AND APPROVED BY THE MBD ONSITE PRIOR TO INSTALLATION. MBD RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION ONSITE

DRAINAGE AND IRRIGATION NOTES

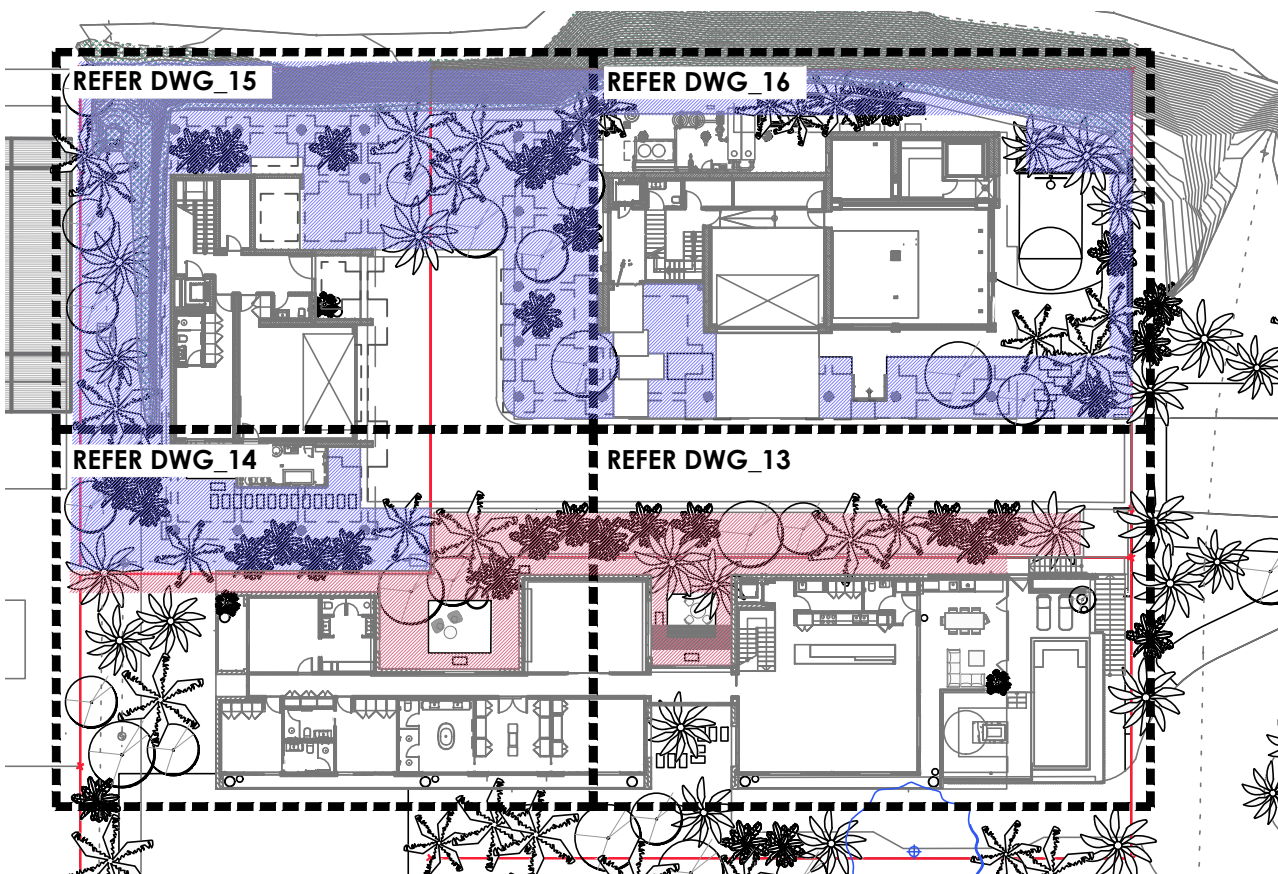
- REFER TO CIVIL ENGINEER'S UTILITY AND DRAINAGE PLANS FOR UTILITY LOCATION AND DRAINAGE INFORMATION.
- REQUIREMENTS FOR LANDSCAPE DRAINAGE TO BE CONFIRMED ONSITE UNLESS OTHERWISE SHOWN ON THE LANDSCAPE PLANS
- TREE PITS THAT HAVE BEEN EXCAVATED INTO HEAVY EARTH OR STONE TO CONTAIN A RING OF AG PIPE LAID AT THE INVERT OF THE PIT WITHIN A MINIMUM 200mm LAYER OF FREE DRAINING MATERIAL. AG PIPE TO BE CONNECTED TO A DRAINAGE OUTLET (REFER TO TYPICAL TREE PIT DRAINAGE SECTION)
- WATER / IRRIGATION CONTROLLER POINTS SHOWN INDICATIVELY ONLY. EXACT LOCATION TO BE CONFIRMED ONSITE
- ALL POTS TO HAVE AN IRRIGATION ALLOWANCE (SHRUBBLERS OR DRIP)
- FOR POTS LOCATED ON PAVED SURFACES, TYPICAL PAVING IRRIGATION DETAIL TO BE USED AS SHOWN
- POTS ADJACENT TO GARDEN BEDS TO BE IRRIGATED VIA IN GARDEN IRRIGATION SYSTEM
- ALL LAWN AREAS TO HAVE POPUP ROTORS
- ALL GARDEN BEDS TO HAVE FIXED SOLID RISERS WITH SPRAYS
- LOCATIONS OF IRRIGATION LINES, VALVES, SPRAY HEADS ETC ARE SHOWN INDICATIVELY ONLY. THE EXACT LOCATION AND FREQUENCY OF THE ABOVE TO BE NOMINATED BY THE IRRIGATION PROVIDER
- REFER TO IRRIGATION PLAN FOR FURTHER DETAIL



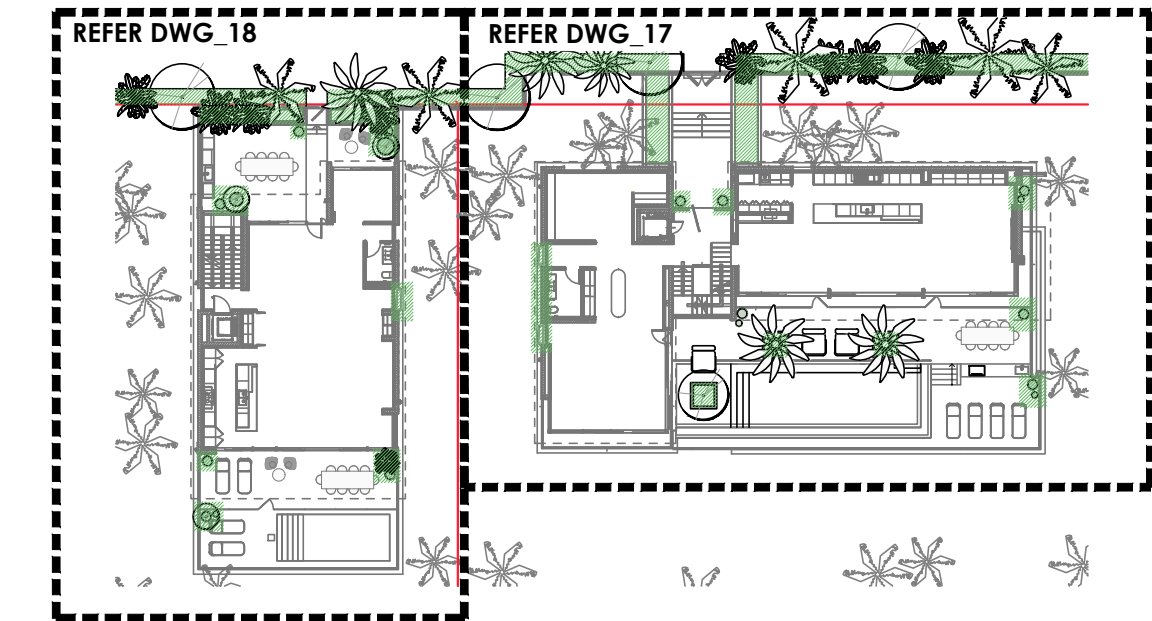




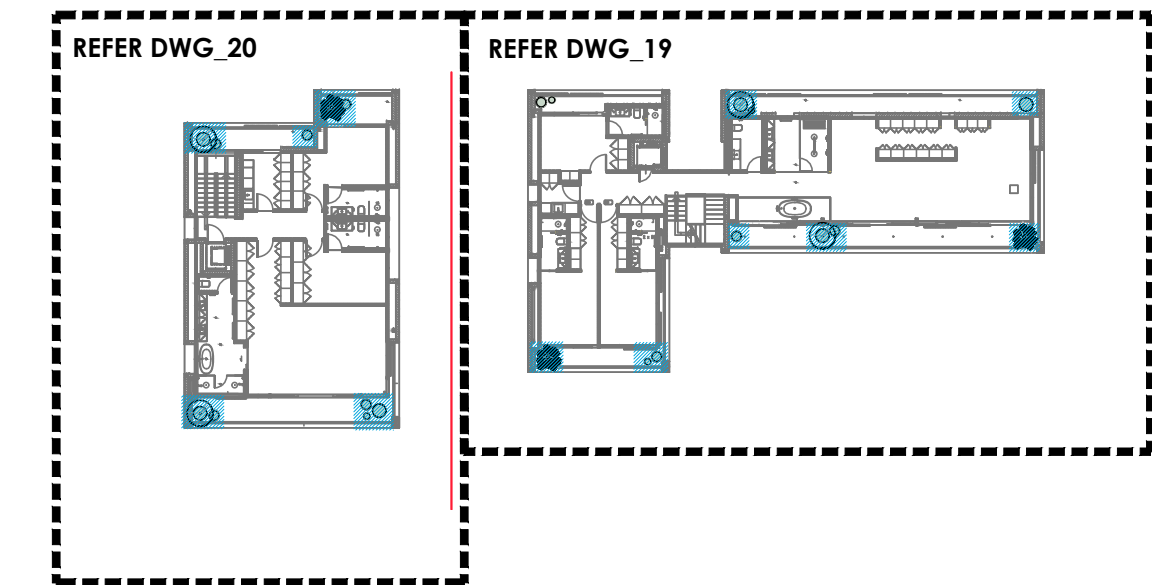
HOUSE 3 - GROUND LEVEL & ROAD RESERVE
PLANTING KEY PLAN



HOUSE 1, 2 & 3 - LEVEL 1
PLANTING KEY PLAN



HOUSE 1 & 2 - LEVEL 2
PLANTING KEY PLAN



HOUSE 1 & 2 - LEVEL 3
PLANTING KEY PLAN

PLANT SCHEDULE

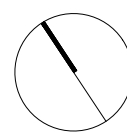
TREES											
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	ZONE 6	TOTAL	POT SIZE	MATURE HEIGHT
AA	Archontophoenix alexandrae	Alexandra Palm	5						5	200L	8m
CA	Cupaniopsis anacardioides	Tuckeroo	3				5		8	300Ltr	10m
CS	Chamaedorea selfrizii	Bamboo Palm	22	11			3		36	400Ltr	3m
CI	Calophyllum inophyllum	Beach Calophyllum	8	6					14	Mature	10m
CN	Cocos nucifera	Coconut Palm	30	15			5		50	Mature	6-10m
CC	Cyathea cooperi	Tree Fern		3					3	Mature	5m
NF	Nypa fruticans	Nipa Palm	9						9	200L	6m
PS	Phoenix sylvestris	Sylvester Palm					2		2	Mature	10m
PO	Plumeria obtusa	Frangipani	5	1			8		14	300L	6m
RF	Randia fitzalanii	Native Gardenia	12	3			5		20	300L	3m
VM	Veitchia merrilli	Christmas Palm	12	7			5		24	200L	6-8m
WF	Waterhousea floribunda	Weeping Lilly Pilly	25						25	75Ltr	3-5m
SHRUBS & PERENNIALS											
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	ZONE 6	TOTAL	POT SIZE	MATURE HEIGHT
Ab	Alocasia brisbanensis	Native Cunjevoi Lily	27	21					48	200mm	1m
Ac	Alpinia caerulea	Native Ginger	45						45	200mm	2m
Am	Alocasia macrorrhiza	Giant Taro		21			12		33	300mm	3m
CI	Calathea lutea	Cigar Plant	30	45			15		90	200mm	3m
Cm	Carissa macrocarpa 'Emerald star'	Natal Plum		55			45	12	112	300mm	0.6m
Fm	Ficus microcarpa 'Green island'	Greenisland Fig		35			30		65	300mm	0.6m
Lg	Licuala grandis	Ruffled Fan Palm	18	30			27		75	300mm	3.5m
Md	Monstera deliciosa	Swiss Cheese Plant	21	27					48	300mm	3m
PS	Philodendron selloum	Hope Philodendron	57	35			21		113	300mm	2m
Re	Rhapis excelsa	Broadlead lady palm		27			12		39	300mm	3m
Zf	Zamia furfuracea	Cardboard Plant		60			21	15	96	300mm	1m
FERNS											
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	ZONE 6	TOTAL	POT SIZE	MATURE HEIGHT
Am	Asparagus densiflorus 'Myersii'	Foxtail Asparagus	60				100		160	200mm	0.7m
Aa	Asplenium antiquum	Birdsnest Fern					80		80	200mm	0.8m
Aau	Asplenium australasicum	Bird's Nest Fern	18				21		39	200mm	1m
Md	Microsorium diversifolium	Kangaroo Fern	120				330		450	140mm	0.4m
GROUNDCOVERS & CLIMBERS											
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	ZONE 6	TOTAL	POT SIZE	MATURE HEIGHT
Bs	Bougainvillea sp. 'Pink'	Bougainvillea					12	12	24	200mm	Climber
Fp	Ficus pumila	Creeping fig	40	40			20		100	140mm	Climber
Pp	Pandorea pandorana	Wonga Vine					30		30	140mm	Climber
Rc	Rhaphidophora cryptantha	Shingle Plant		30			25		55	100mm	Climber
Vo	Viola odorata	Native violet	500	500					1000	100mm	Groundcover
Ve	Vernonia elliptica	Curtain creeper					33	12	45	140mm	Cascading

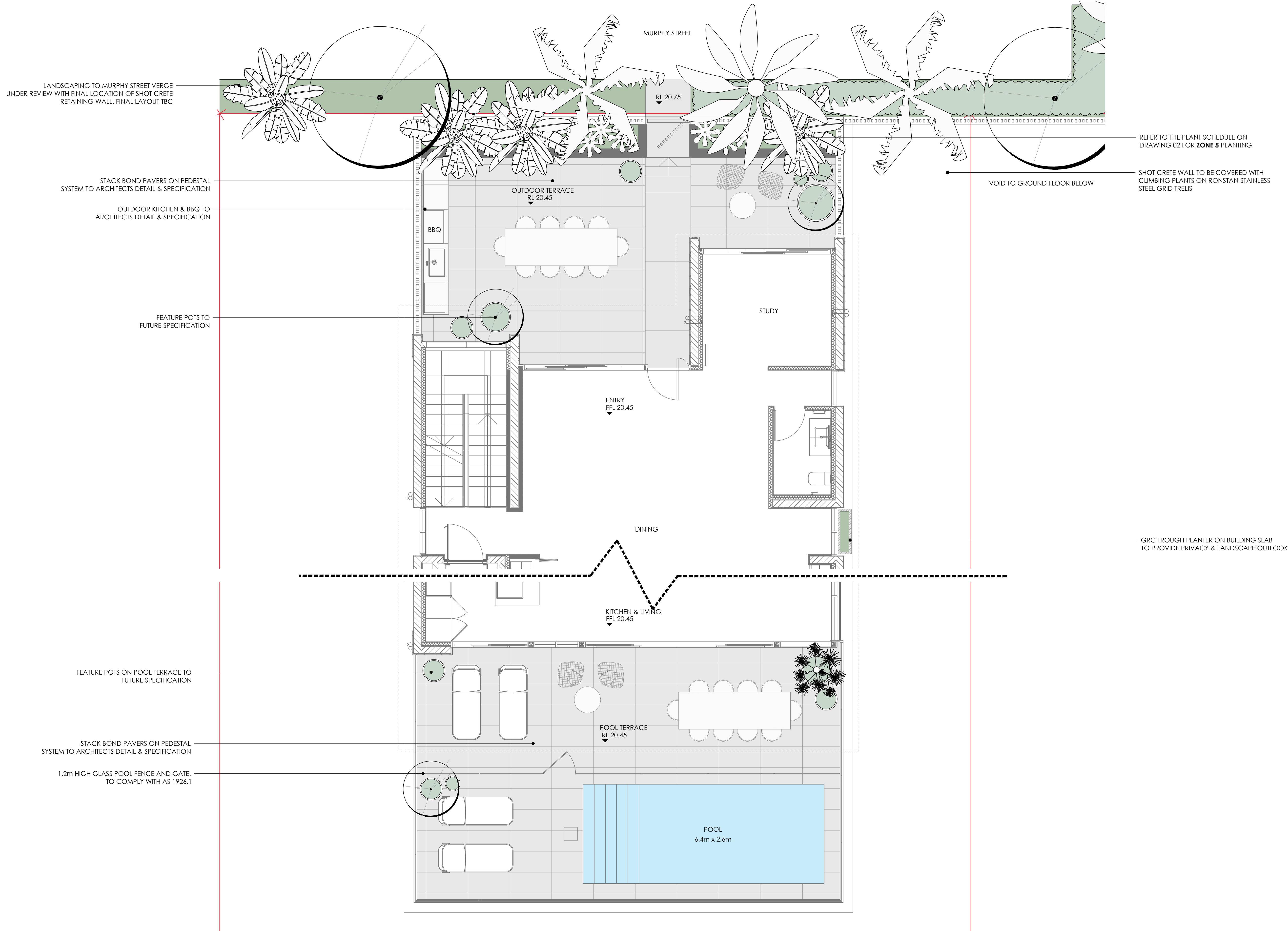
NOTES

- IF SPECIFIED POT SIZES ARE NOT READILY AVAILABLE, PLEASE CONTACT MBD TO CLARIFY SUBSTITUTE SIZES AND CHANGES TO QUANTITIES
- ALL MATURE TREES TO BE SOURCED AND SUPPLIED BY MYLES BALDWIN DESIGN
- THE PLANT SCHEDULE IS CALCULATED BASED OFF THE LANDSCAPE PLANS PROVIDED BY MBD. ADDITIONAL PLANTS OUTSIDE OF THIS SCHEDULE MAY BE REQUIRED TO REACH THE DESIRED PLANT DENSITIES ONSITE
- ALL PLANT MATERIAL TO BE SETOUT ONSITE BY MYLES BALDWIN DESIGN PRIOR TO INSTALLATION

LEGEND

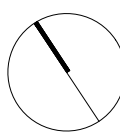
- ZONE 1
- ZONE 2
- ZONE 3
- ZONE 4
- ZONE 5
- ZONE 6

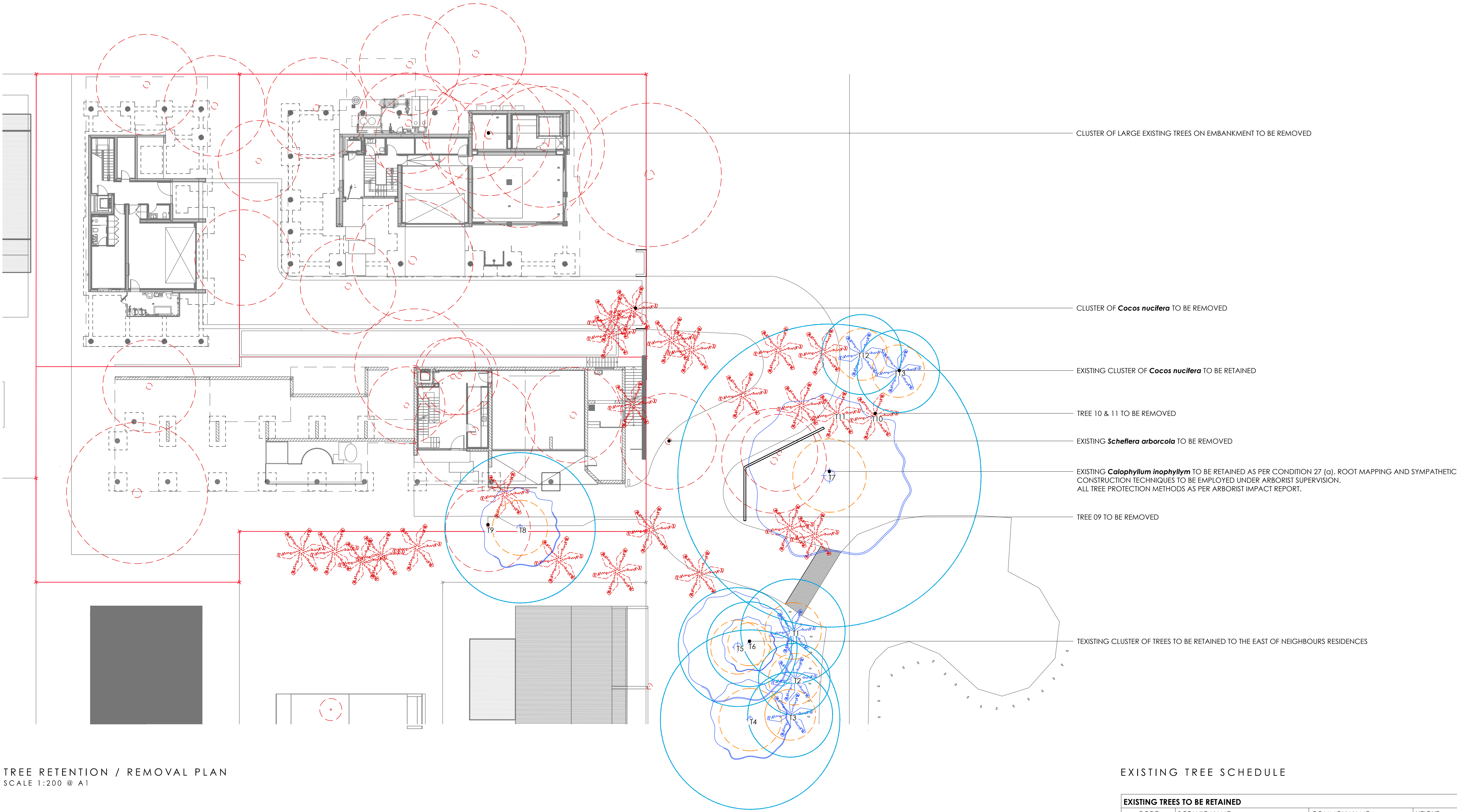




- LEGEND
- PROPOSED TREE
 - EXISTING TREE
 - LAWN
 - GARDEN BED

SCALE 1:50





EXISTING TREE SCHEDULE

EXISTING TREES TO BE RETAINED				
CODE	BOTANIC NAME	COMMON NAME	HEIGHT	SPREAD
T1	Cocos nucifera	Coconut Palm	15m	5m
T2	Cocos nucifera	Coconut Palm	11m	5m
T3	Cocos nucifera	Coconut Palm	12m	5m
T4	Schefflera actinophylla	Umbrella Tree	10m	10m
T5	Calophyllum inophyllum	Beauty Leaf	9m	11m
T6	Calophyllum inophyllum	Beauty Leaf	9m	5m
T7	Calophyllum inophyllum	Beauty Leaf	18m	18m
T8	Calophyllum inophyllum	Beauty Leaf	17m	10m
T12	Cocos nucifera	Coconut Palm	14m	5m
T13	Cocos nucifera	Coconut Palm	14m	5m

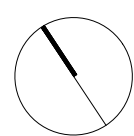
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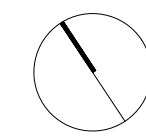
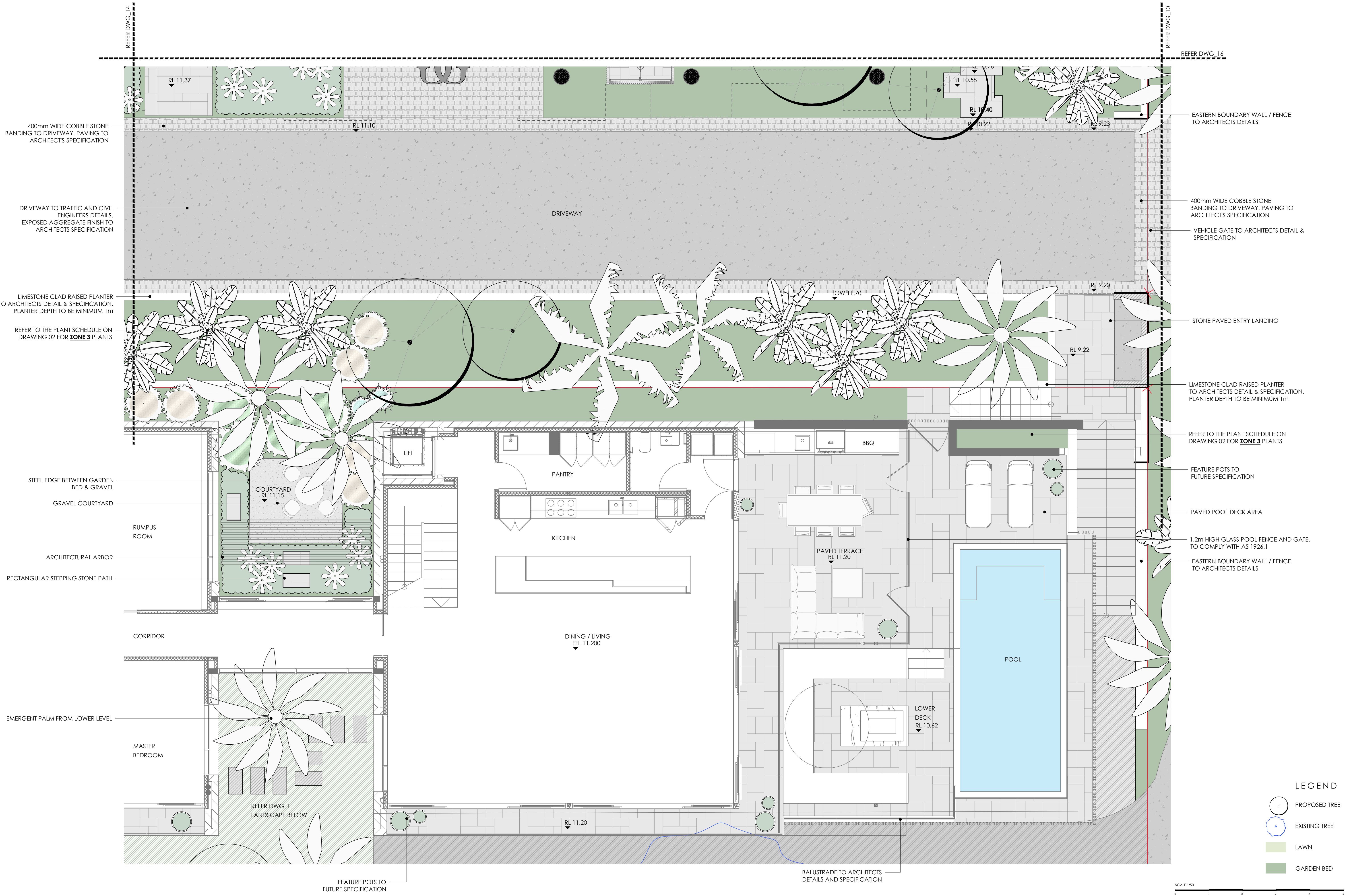
REFER TO ARBORIST REPORT, PREPARED BY ADVANCED VEGETATION MANAGEMENT 02/08/2023

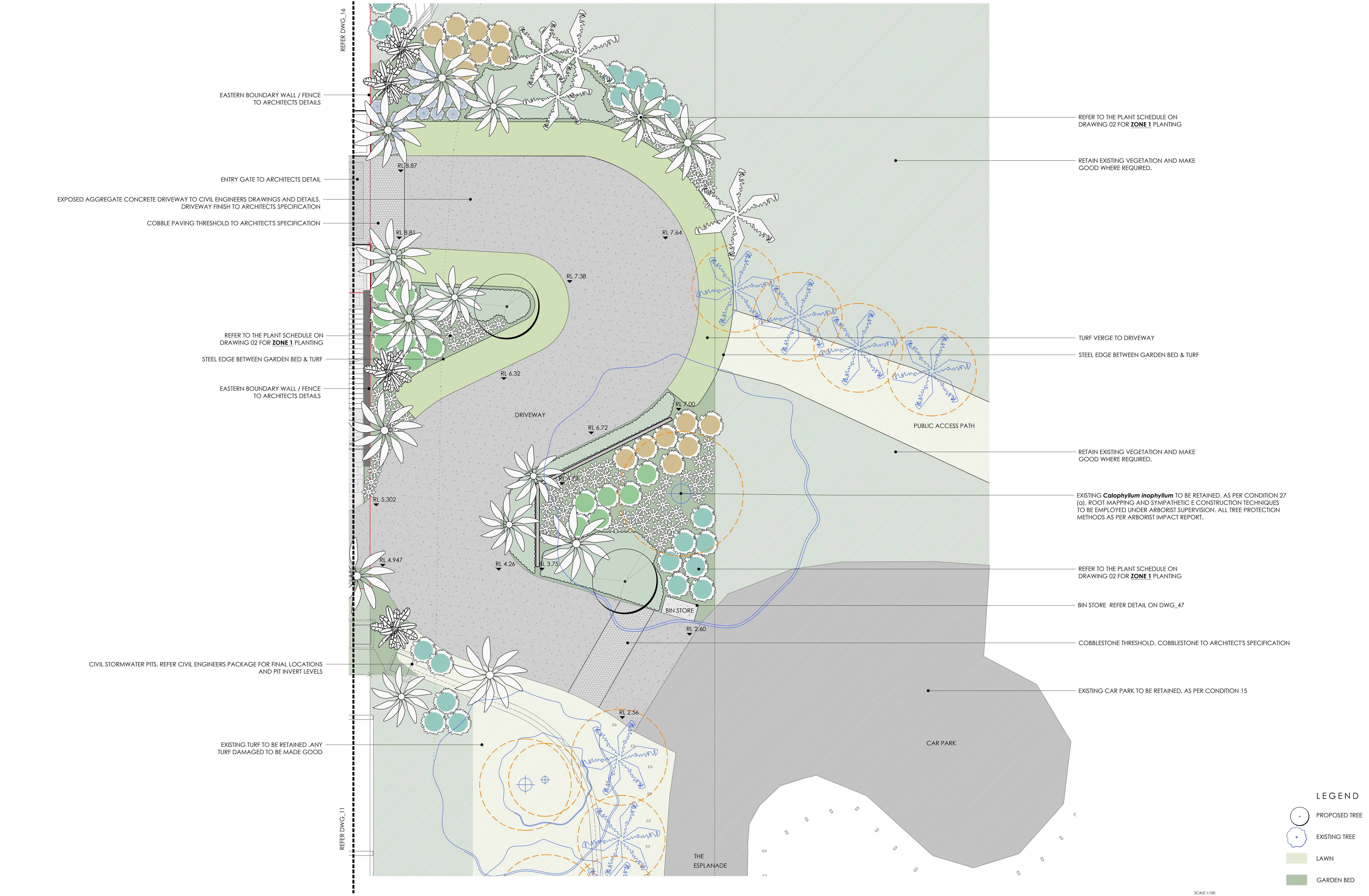


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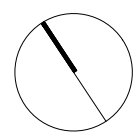
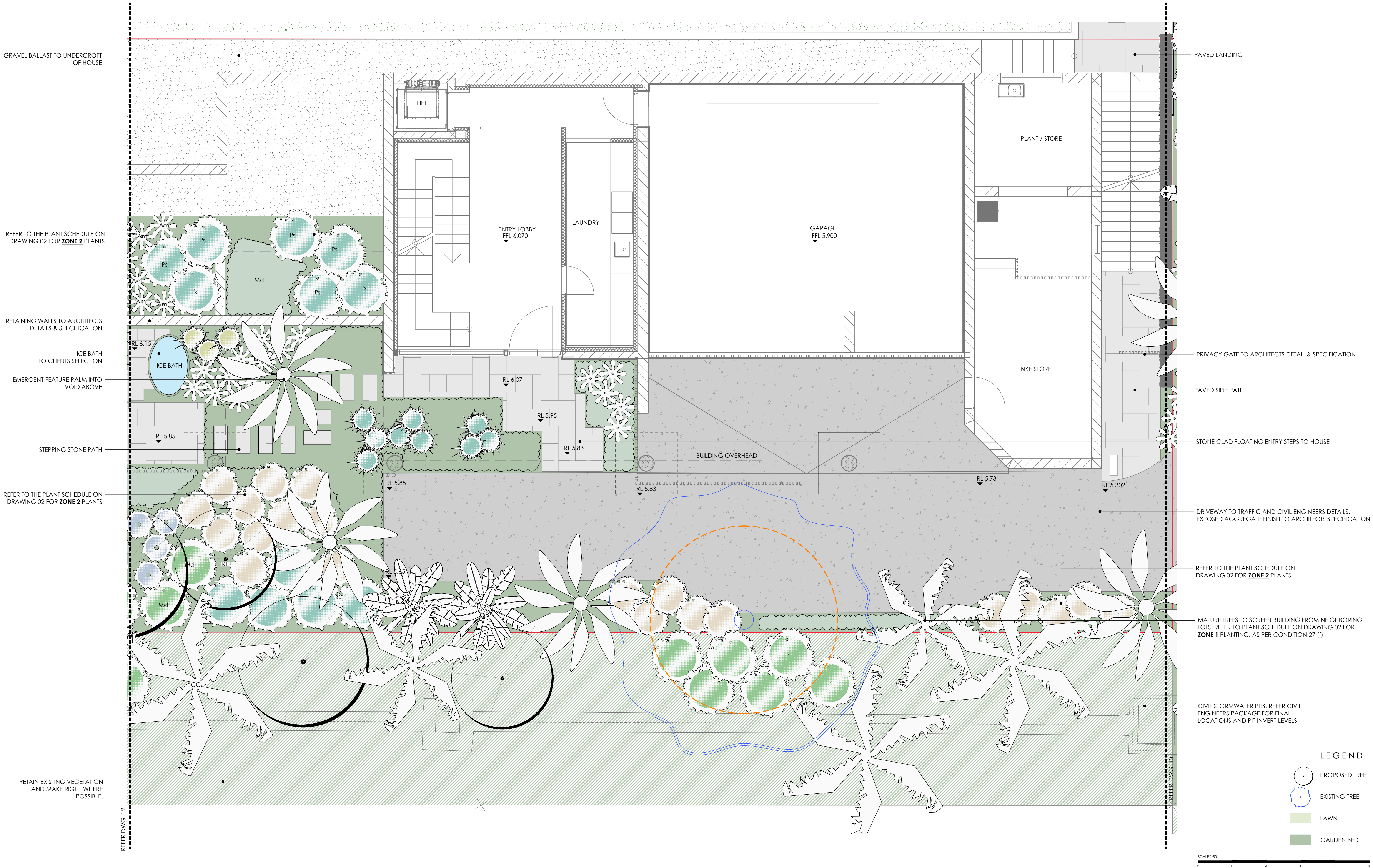
- PROPOSED TREE
- EXISTING TREE
- LAWN
- GARDEN BED

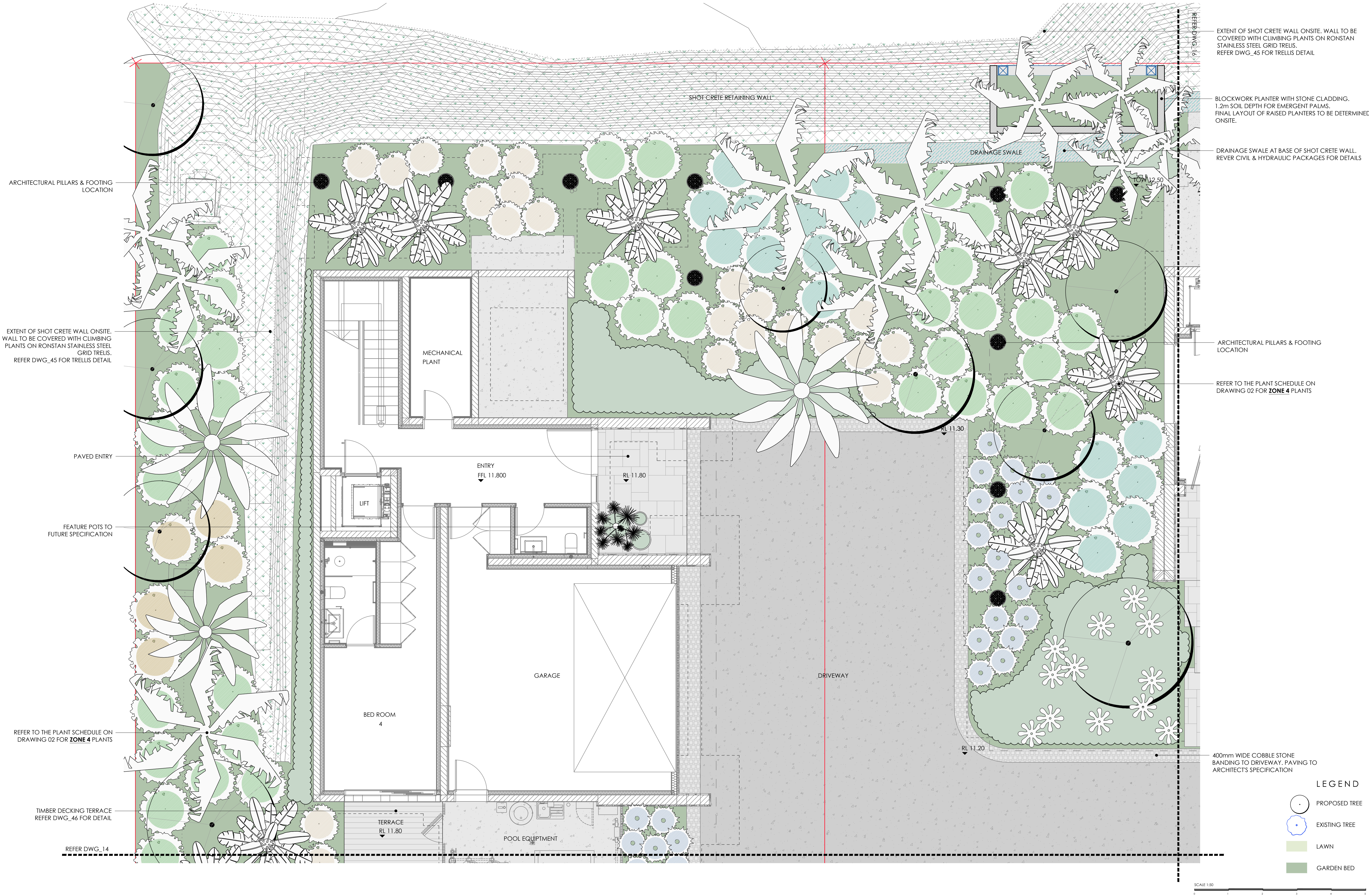


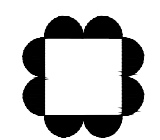
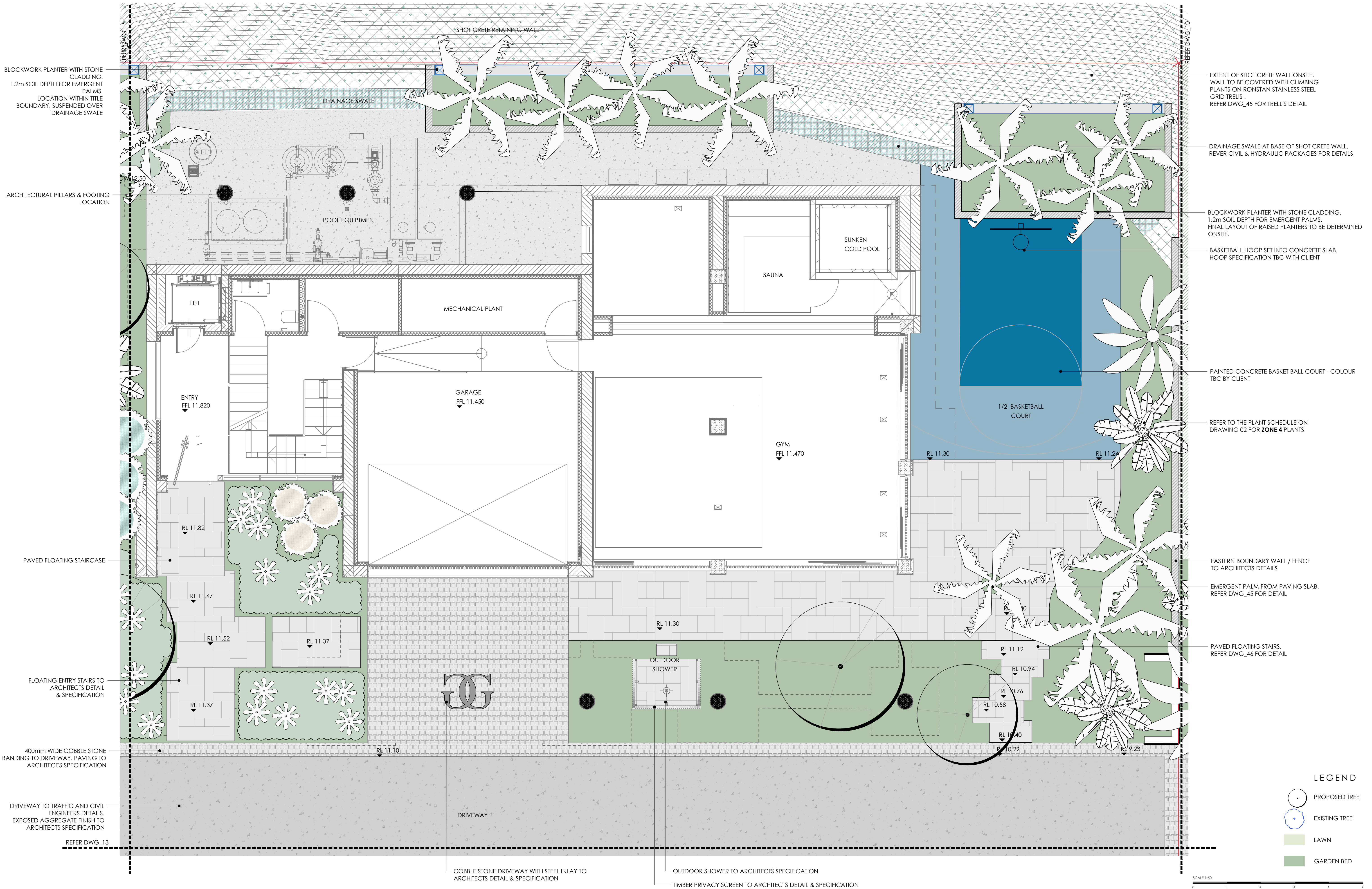












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8 Maddison Lane, Redfern, NSW 2016 Australia
PH +61 2 9699 2622 | www.mylesbaldwin.com

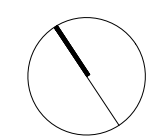
PROJECT:
69-73 MURPHY STREET, PORT DOUGLAS

CLIENT:
GURNER

AMENDMENT		
ISSUE	DATE	DETAILS
1	19.09.25	ISSUE FOR DA

MBD MUST BE PRESENT ON-SITE FOR THE POSITIONING OF **ALL PLANTS**.
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DRAWING:
LANDSCAPE PLAN 07
GROUND LEVEL - HOUSE 1



DWG No: S11_DA_16
SCALE: 1:50 @ A1
DRAWN: JW

CHECKED: RM
ISSUE: D
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GENERAL SPECIFICATION NOTES

1.0 STANDARDS

1.1 SOILS

- AS 4419: Soils for Landscaping and Garden Use
- AS 3743: Potting Mixes
- AS 4454: Composts, Soil Conditioners and Mulches

1.2 Plants

- AS 2303: Tree Stock for Landscape Use
- AS 4970: Protection of Trees on Development Sites

2.0 PRODUCTS

2.1 MATERIAL

Topsoil

- Source: Provide topsoil, which contains organic matter, is free from stones, contaminants and weeds
- Site: If available, provide material recovered from the site

Turf

- Supplier: Obtain turf from a specialist grower of cultivated turf
- Quality: Provide turf of even thickness, free from weeds and other foreign matter

Fertiliser

- General: Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates

Plants

- Health: Supply plants with foliage size, texture and colour at time of delivery consistent with the size, texture and colour shown in healthy specimens of the nominated species
- Vigour: Supply plants with extension growth consistent with that exhibited in vigorous specimens of the species nominated
- Damage: Supply plants free from damage and from restricted habit due to growth in nursery rows
- Pests and disease: Supply plants with foliage free from pest attack or disease
- Substitutes: Plant substitution (species or quantities) is not acceptable unless approved by Myles Baldwin Design.

3.0 EXECUTION

3.1 SITE PREPARATION

Weed eradication

- Herbicide: Eradicate weeds with a non-residual glyphosate herbicide in any of its registered formulae, at the recommended maximum rate
- Earth mounds
- Placing: Place clean filling in layers approximately 150 mm thick compacted to 85% of the dry density ratio of the surrounding soil as determined by AS 1289.5.4.1. Minimise slumping and further internal packing down

Edges

- Construct changes in grade over a minimum width of 500 mm to smooth, gradual and rounded profiles with no distinct joint

Existing trees

- Tree protection zones (TPZ) shall be established around all trees to be retained and in accordance of AS 4970. The area within the fence shall be mulched and maintained at 75mm depth
- No excavation, construction activity, grade changes, storage of materials, stock piling, siting of sheds, preparation of mixes or cleaning of tools is permitted within the TPZ

Planting beds

- Excavated: Excavate to bring the subsoil to at least 300 mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Break up the subs to a further depth of 100 mm
- Unexcavated: Remove weeds, roots, building rubble and other debris. Bring the planting bed to 75 mm below finished design levels
- Services and roots: Do not disturb services or tree roots; if necessary, cultivate these areas by hand

Placing topsoil

- General: Spread the topsoil on the prepared subsoil and grade evenly, making the necessary allowances to permit the following:
- Required finished levels and contours may be achieved after light compaction
- Grassed areas may be finished flush with adjacent hard surfaces such as kerbs, paths and mowing strips

Topsoil depths

- General: Spread topsoil to the following typical depths:
- Excavated planting areas: If using organic soil, 300 mm. Refer to typical soil profile detail
- Irrigated grassed areas generally: 150 mm
- Irrigated grassed areas, heavy use (e.g. playing fields, playgrounds, and public parks): 200 mm

Sediment and Erosion Control

- Sediment and erosion control measures are required during the construction of all developments and building works. It shall be the contractor's responsibility that works are carried out in accordance with a sediment and erosion control plan and council/approving authority's requirements.

3.2 TURFING

General

- Supply: Deliver the turf within 24 hours of cutting, and lay it within 36 hours of cutting. Prevent the turf from drying out between cutting and laying. If it is not laid within 36 hours of cutting, roll it out on a flat surface with the grass up, and water as necessary to maintain a good condition
- Laying: Lay the turf in the following manner:
 - In stretcher pattern with the joints staggered and close butted
 - Parallel with the long sides of level areas, and with contours on slopes
- To finish flush, after tamping, with adjacent finished surfaces of ground, paving edging, or grass seeded areas
- Tamping: Lightly tamp to an even surface immediately after laying. Do not use a roller
- Fertilising: Mix the fertiliser thoroughly into the topsoil before placing the turf. Apply lawn fertiliser at the completion of the first and last mowings, and at other times as required to maintain healthy grass cover
- Watering: Water immediately after laying until the topsoil is moistened to its full depth. Continue watering to maintain moisture to this depth
- Levels: Where levels have deviated from the design levels after placing and watering, lift turf and re-grade topsoil to achieve design levels

3.3 PLANTING

General

- Individual plantings in grassed areas: Excavate a hole twice the diameter of the root ball and at least 100 mm deeper than the root ball. Break up the base of the hole to a further depth of 100 mm, and loosen compacted sides of the hole to prevent confinement of root growth
- Watering: Thoroughly water the plants before planting, immediately after planting, and as required to maintain growth rates free of stress
- Placing: Remove the plant from the container with minimum disturbance to the root ball, ensure that the root ball is moist and place it in its final position, in the center of the hole and plumb, and with the top soil level of the plant root ball level with the finished surface of the surrounding soil
- Fertilising plants: In planting beds and individual plantings, place fertiliser pellets around the plants at the time of planting
- Backfilling: Backfill with topsoil mixture. Lightly tamp and water to eliminate air pockets

3.4 TREES

General

- All trees must be planted by an AQF Level 3 Qualified Arborist, Landscape Gardener or Horticulturalist

Clay Soils

- The base of each tree pit within clay soils shall be laid with 100mm deep scoria. A 90mm ag line ring shall sit within the scoria and drain directly to a suitable location. Lay geo-textile fabric evenly above the scoria, prior to tree placement and backfilling with 80/20 mineral soil

3.5 MULCHING

Placing mulch

- General: Place mulch to the required depth, clear of plant stems, and rake to an even surface flush with the surrounding finished levels. Spread and roll mulch so that after settling, or after rolling, it is smooth and evenly graded between design surface levels sloped towards the base of plant stems in plantation beds, and not closer to the stem than 50 mm in the case of gravel mulches.
- Garden beds: Greenlife Mulch and Compost
- Tree mulch ring: Mushroom compost
- Depths: Spread organic mulch to a depth of 75 mm, and gravel mulch to a depth of 50 mm

3.6 STAKES AND TIES

Stakes

- Material: Hardwood, straight, free from knots or twists, pointed at one end
- Installation: Drive stakes into the ground at least one third of their length, avoiding damage to the root system

Ties

- General: Provide 50 mm hessian webbing ties fixed securely to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant

3.7 WATERING

Establishment

- Extent: Available soil moisture content of grass areas and garden beds to be monitored on a weekly basis using an approved moisture probe and water applied on a demand basis. Readings should be taken at a depth of 250mm
- All grass areas and garden beds should be maintained within a range of 50-80% available soil moisture. Under no circumstance should areas under irrigation fall below a level of 30% available soil moisture
- No visible signs of wilting of leaves or stems, with all plants fully turgid at all times.
- No sign of over-watering such as constantly wet soil, brown leaf margins, stem rot or brown spots on foliage

3.8 LANDSCAPE SUBSOIL DRAINAGE

General

- Include subsoil drainage behind retaining walls, along path edges and in mass planting beds, including lawn areas. Maintenance access points shall be every 15m

Materials

- Geotextile fabric: shall consist of a woven or a non-woven type to be manufactured from synthetic materials other than polyamide
- Aggregate: shall be a single size with a nominal dimension of 10-40mm
- Subsoil pipe: shall be 90 mm diameter corrugated flexible slotted PVC pipe in a geofabric sock, or 100mm µPVC if under pavement. All pipes to requirements of AS 1254. Where vehicle loads are encountered, reinforced concrete pipe shall be used only

Construction

- Trenches to be minimum 300mm wide and extend 500mm below the subgrade level or 150mm if into bed rock
- Trenches to be lined with geotextile fabric and backfilled with aggregate. Pipe to be laid 50mm above trench floor
- Prior to backfilling the trench, drainage and connection to stormwater is to be approved by the site manager

3.9 COMPLETION

Cleaning

- Stakes and ties: Remove those no longer required at the end of the planting establishment period
- Temporary fences: Remove temporary protective fences at the end of the planting establishment period

4.0 ESTABLISHMENT & DEFECTS LIABILITY

4.1 ESTABLISHMENT

General

- All landscaping works will have an establishment period of 26 weeks in which the subcontractor will be responsible for the maintenance and upkeep of the contracted scope, unless otherwise noted in the project documentation. If applicable refer to the project manager / builder for confirmation

4.2 DEFECTS LIABILITY PERIOD

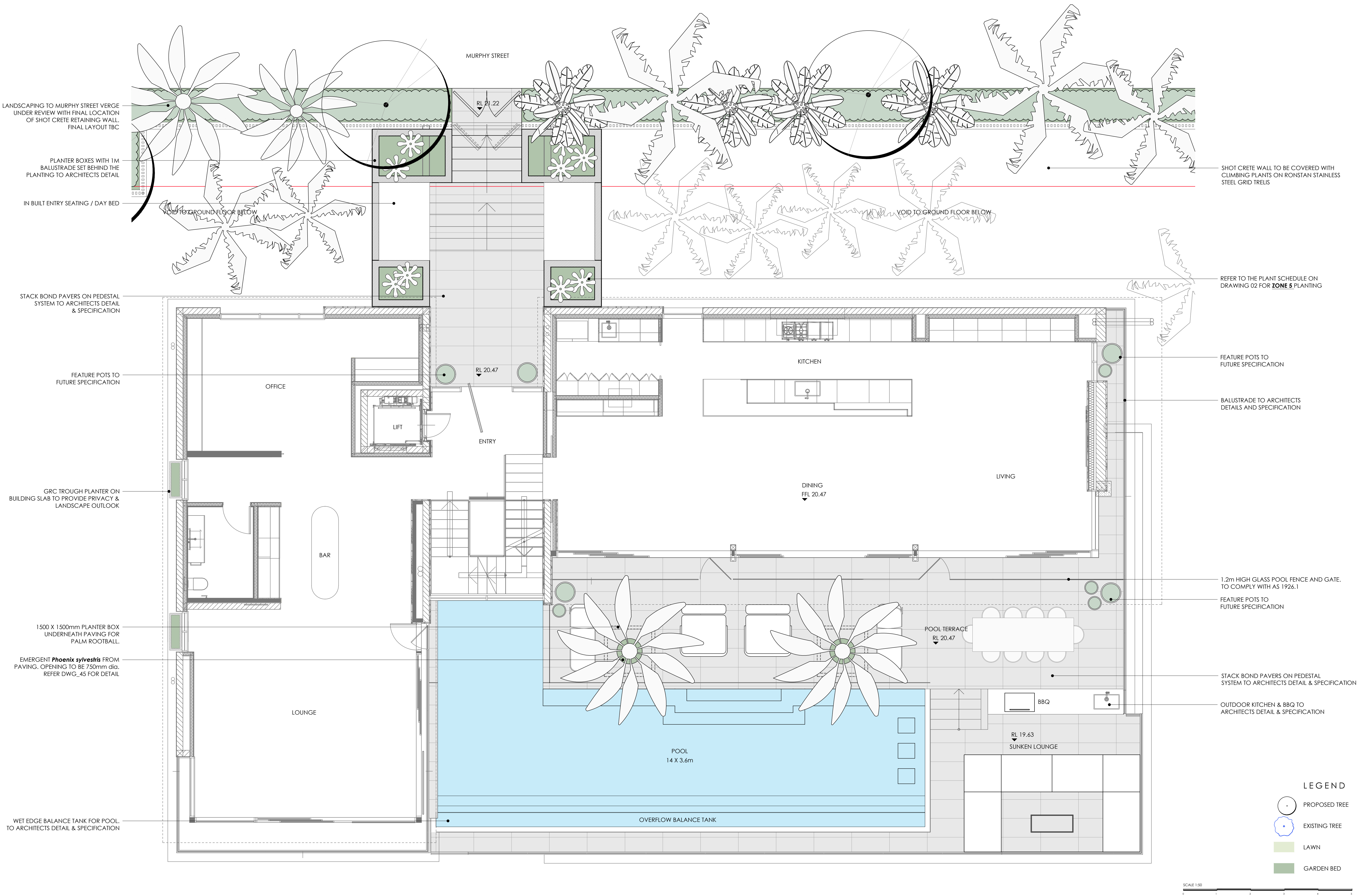
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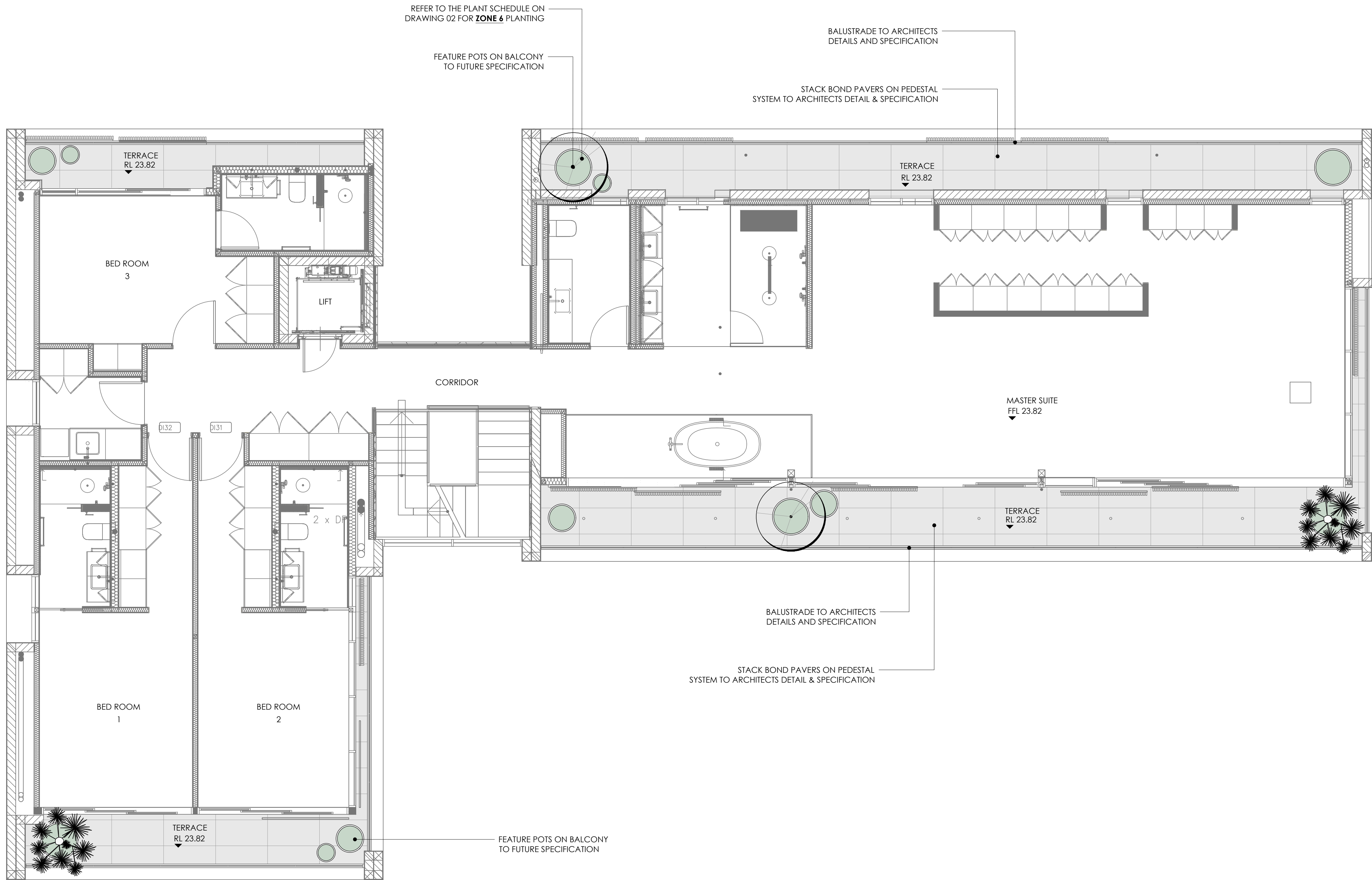
- All landscaping works will be subject to a defects liability period of 52 weeks, commencing from the date of Practical Completion, unless otherwise noted in the project documentation. If applicable refer to the project manager / builder for confirmation

4.3 FAILED PLANTINGS

General

- Photographic images of plants shall be approved by Myles Baldwin Design prior to procurement of replacement plant and tree stock





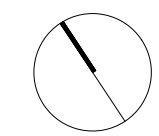
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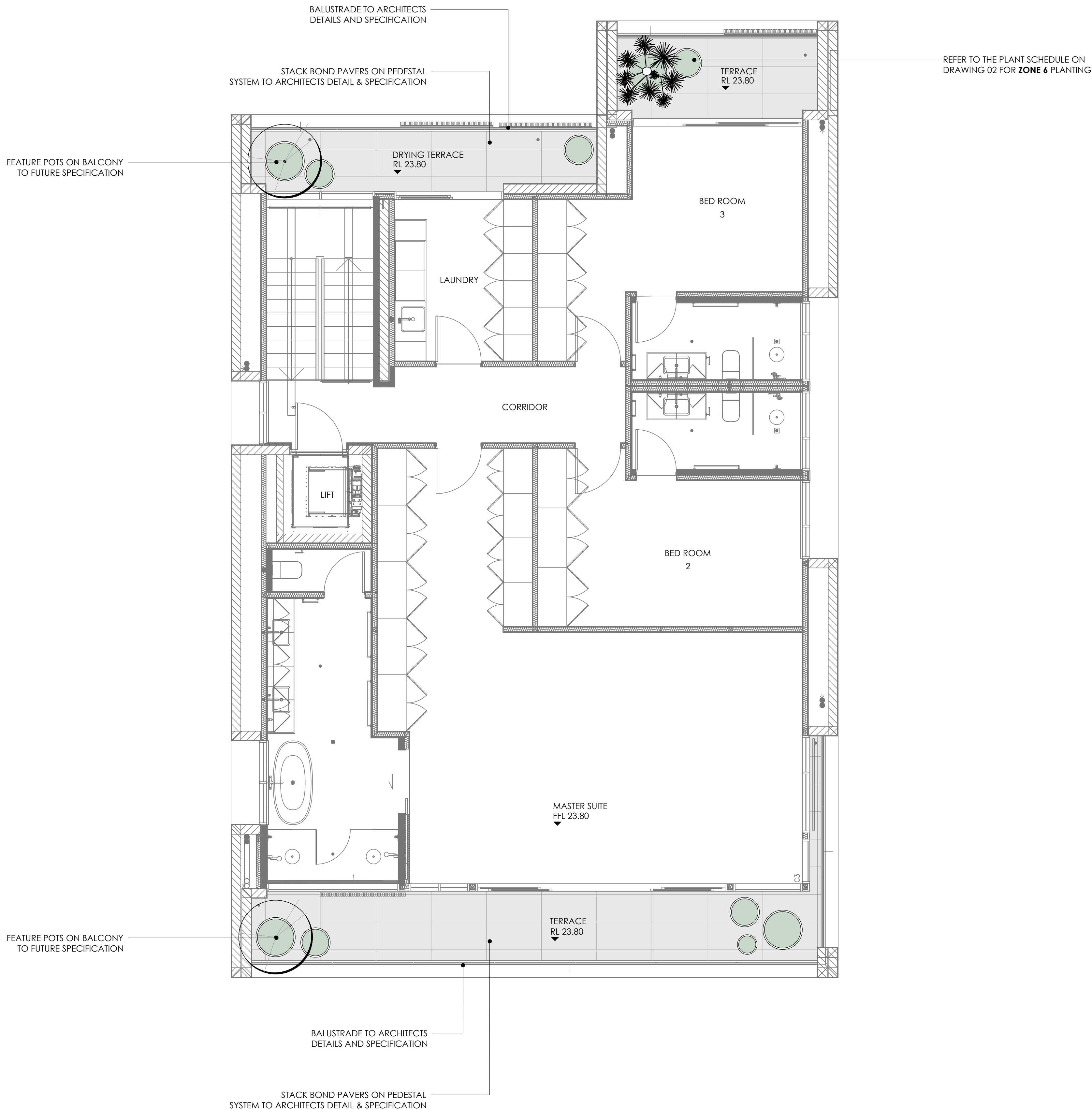
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- EXISTING TREE
- LAWN
- GARDEN BED

SCALE 1:50

AMENDMENT	DATE	DETAILS
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B	12.07.22	UPDATED ISSUE FOR DA
C	07.05.24	ISSUE FOR DA
D	19.09.25	ISSUE FOR DA

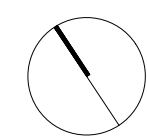
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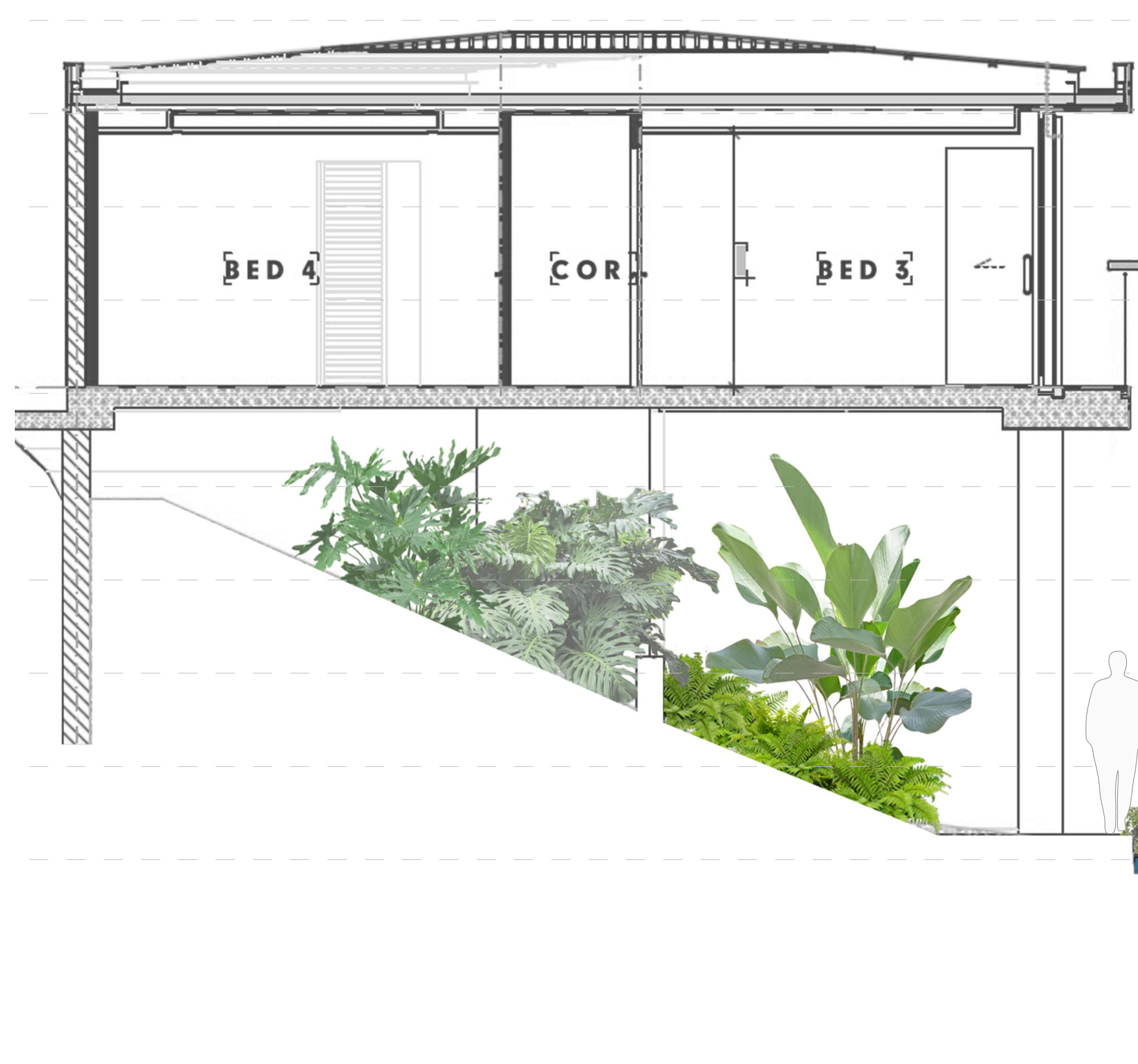




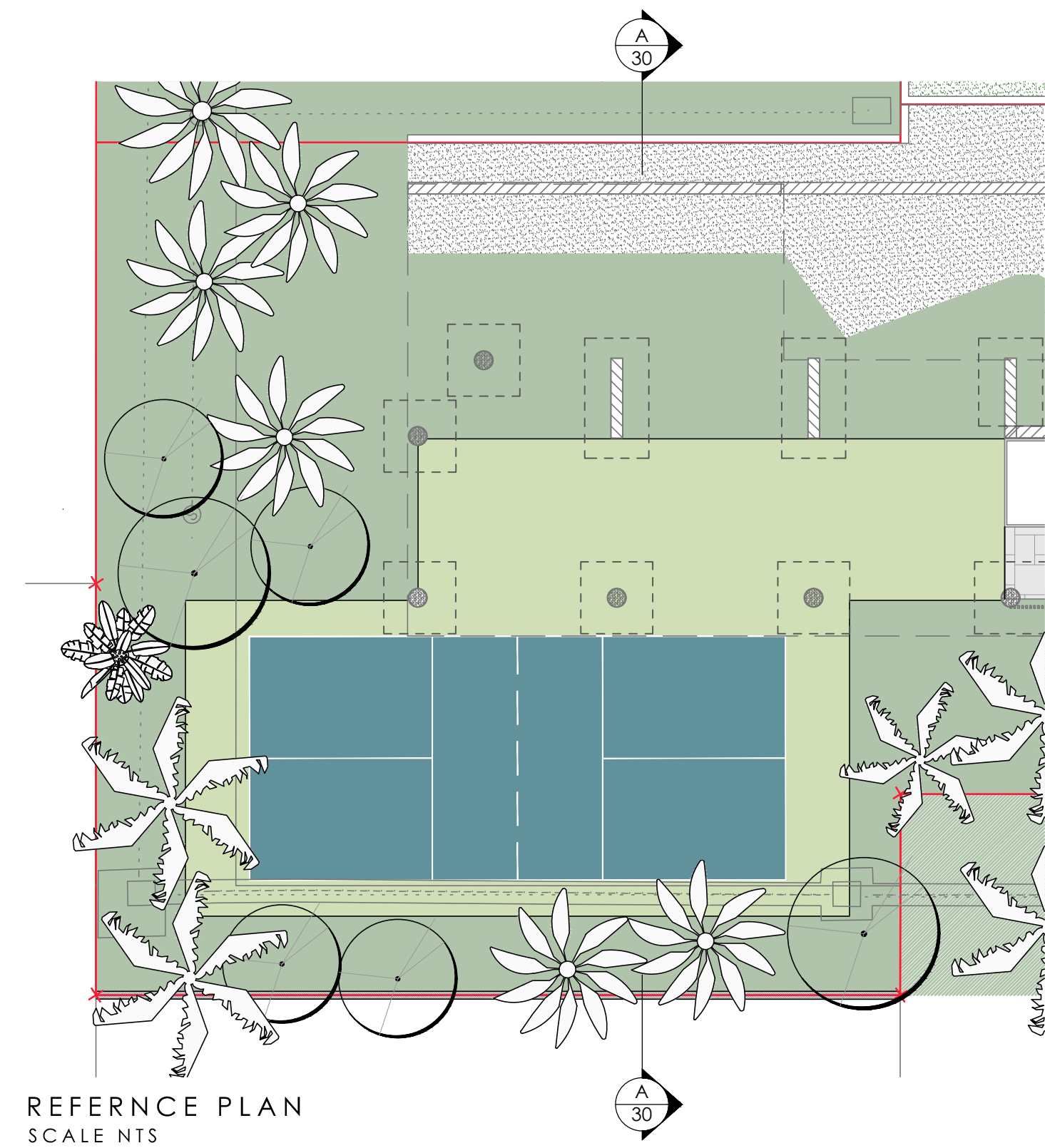
- LEGEND
- PROPOSED TREE
 - EXISTING TREE
 - LAWN
 - GARDEN BED

SCALE 1:50





SECTION A
SCALE 1:50 @ A1



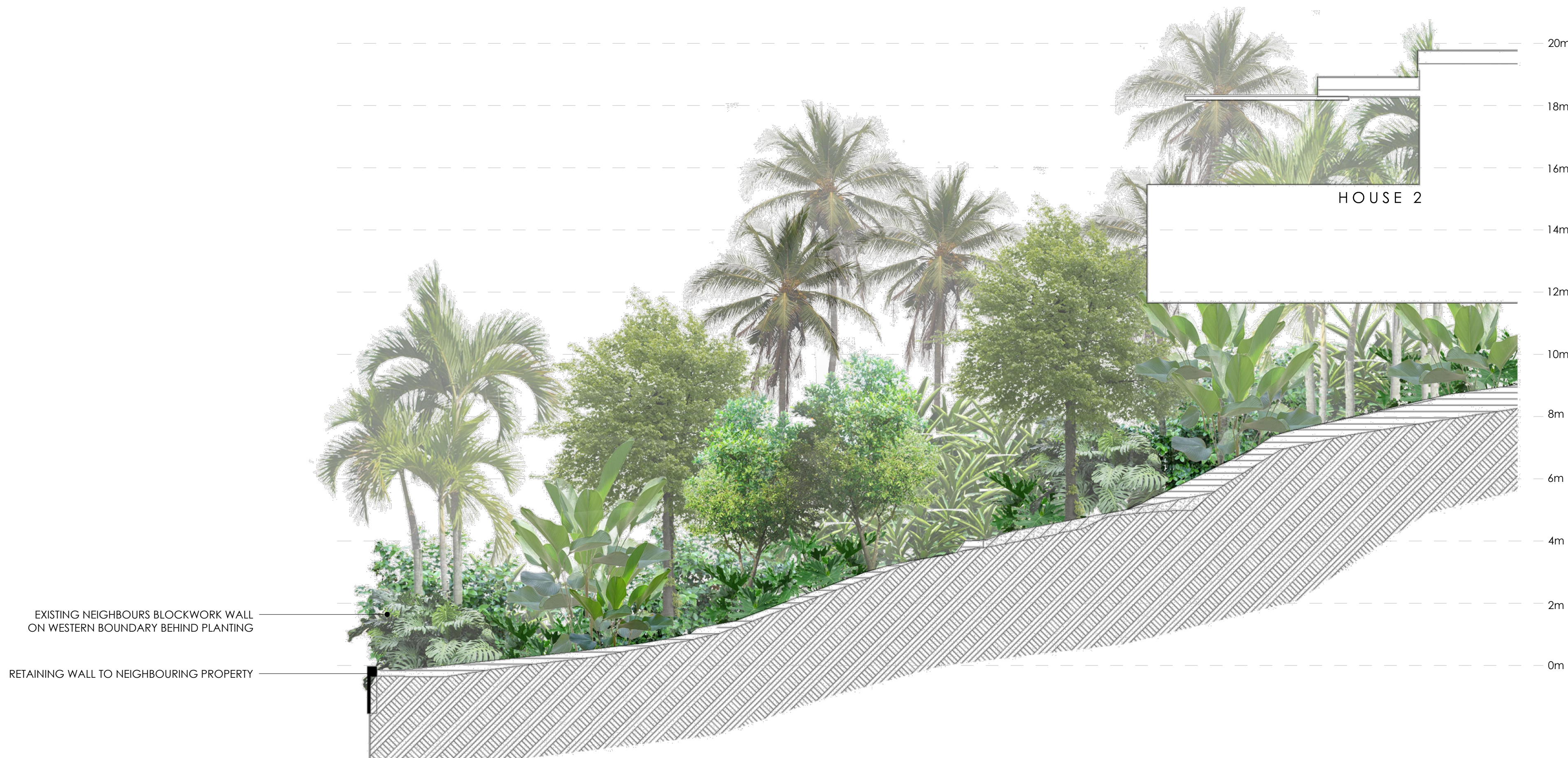
MATURE TREE PLANTING FOR SCREENING TO NEIGHBORING PROPERTIES

MASS PLANTING FOR SCREENING TO NEIGHBORING PROPERTIES

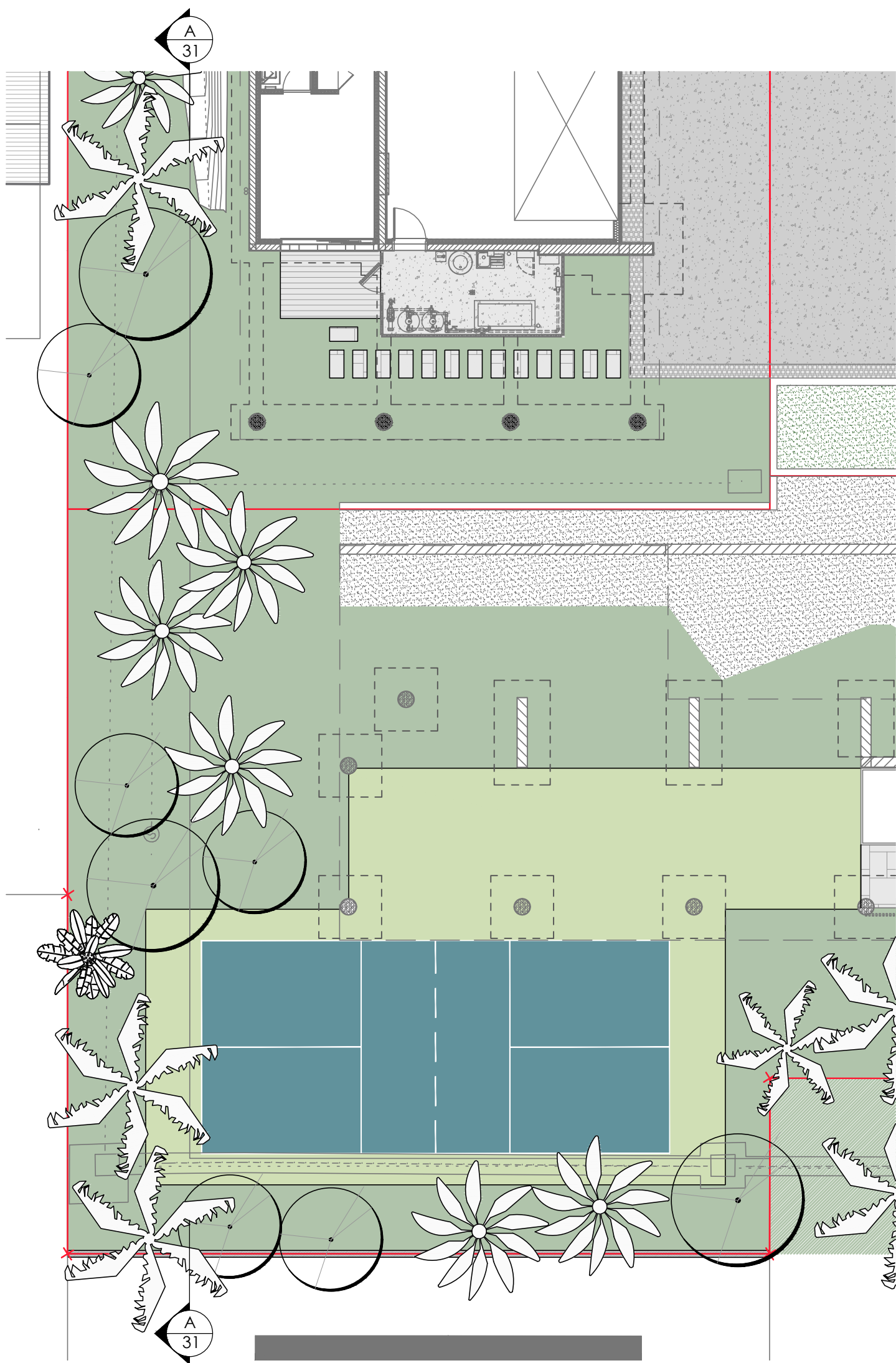
PICKLEBALL COURT

RETAINING WALL TO NEIGHBOURING PROPERTY

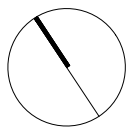
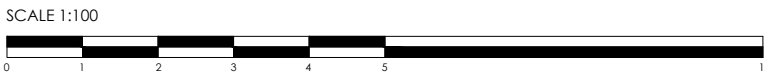
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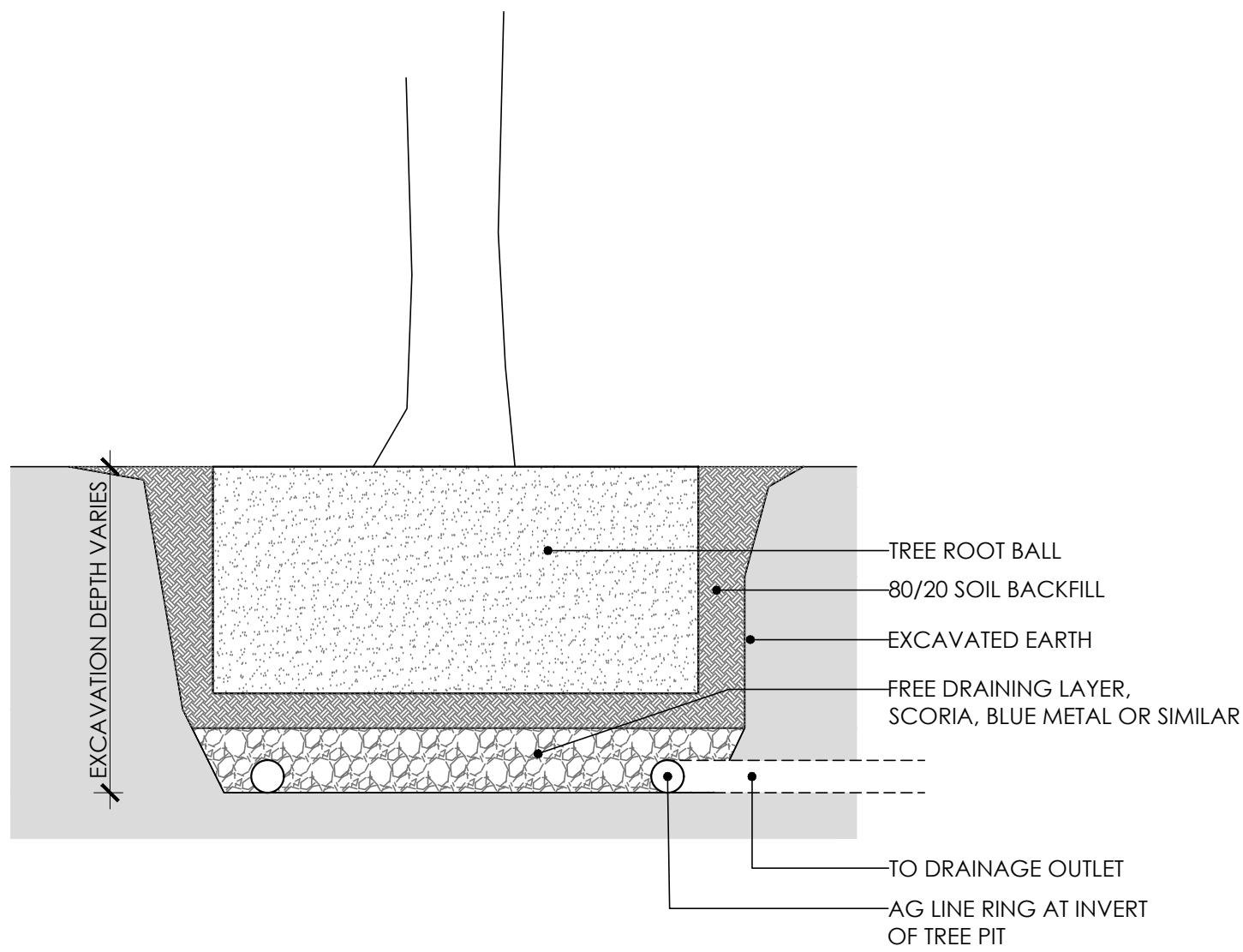


SECTION A
SCALE 1:100 @ A1

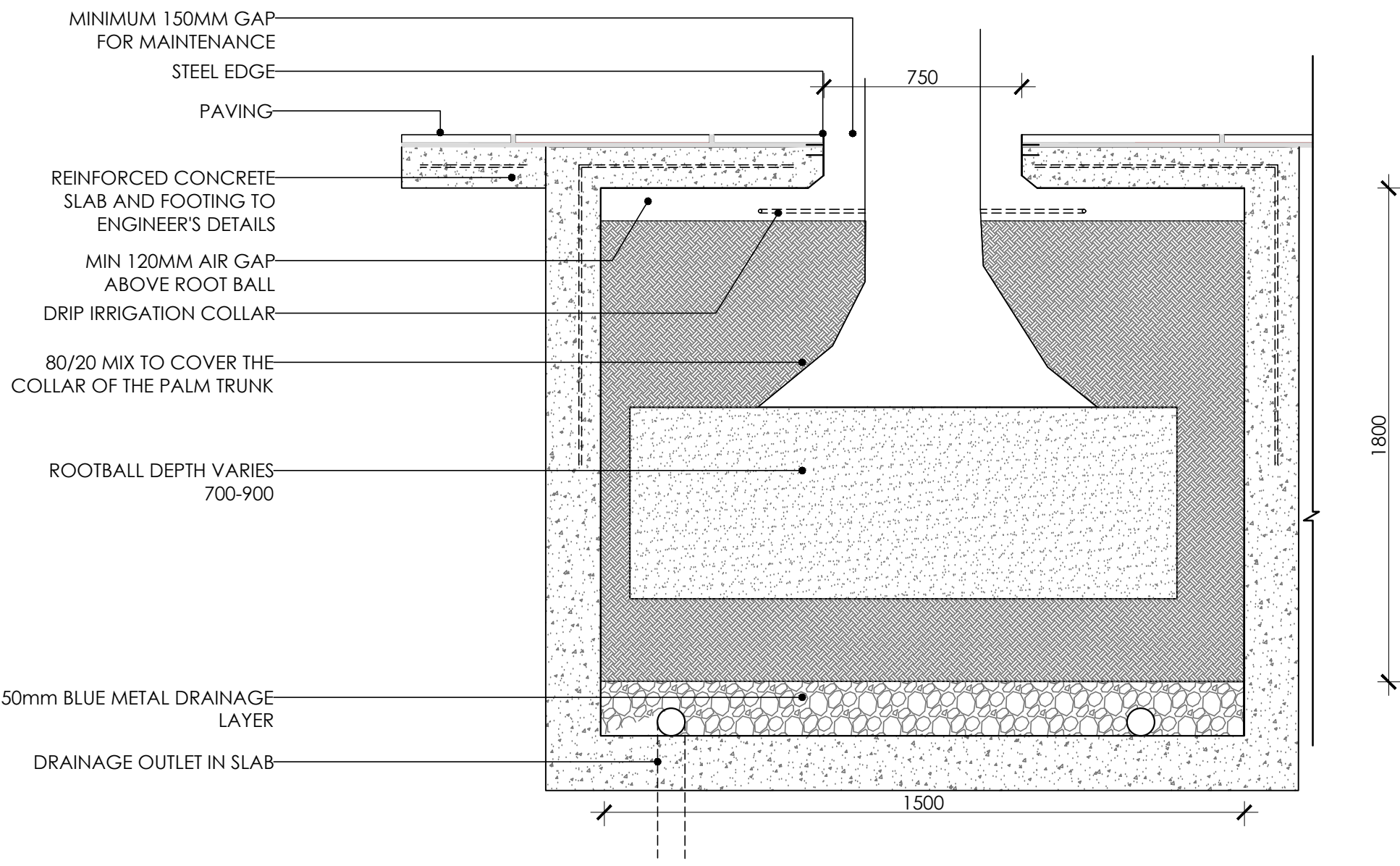


REFERENCE PLAN
SCALE NTS

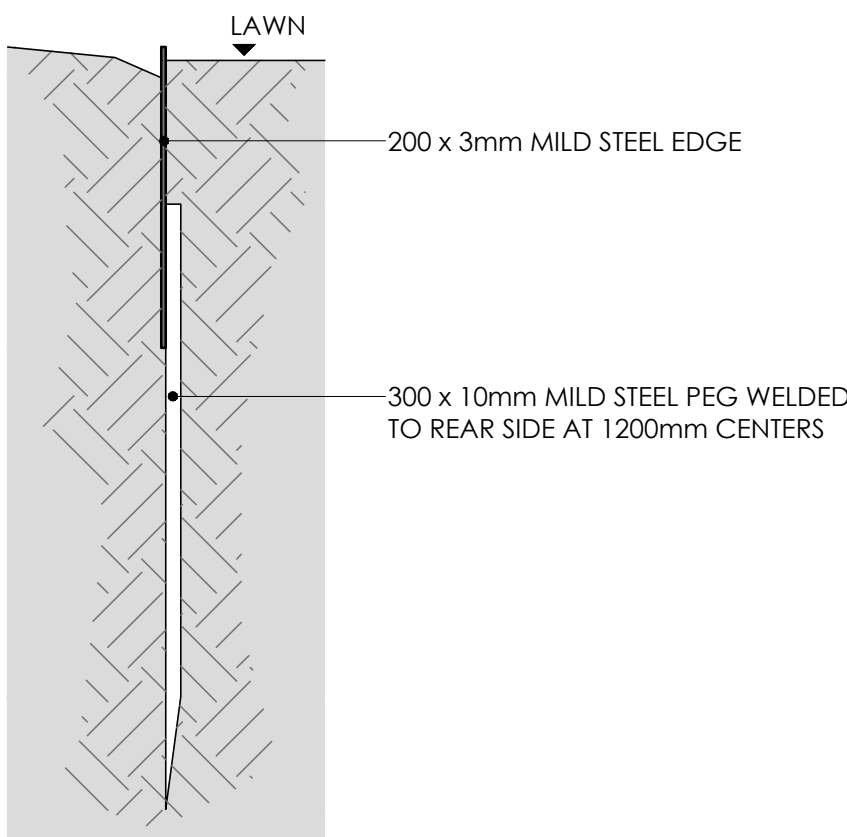




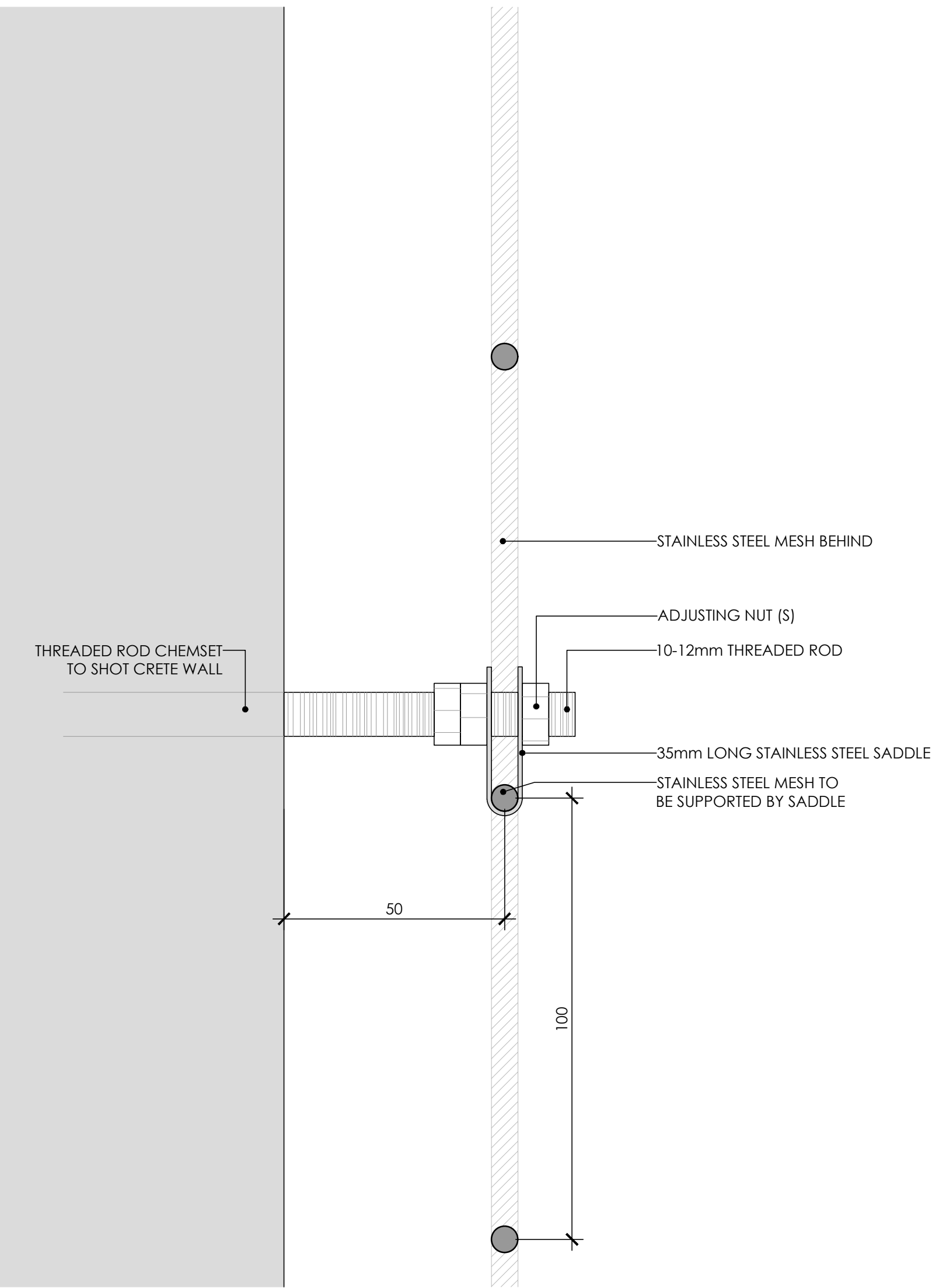
TYPICAL TREE PIT DRAINAGE
SCALE 1:20 @ A1



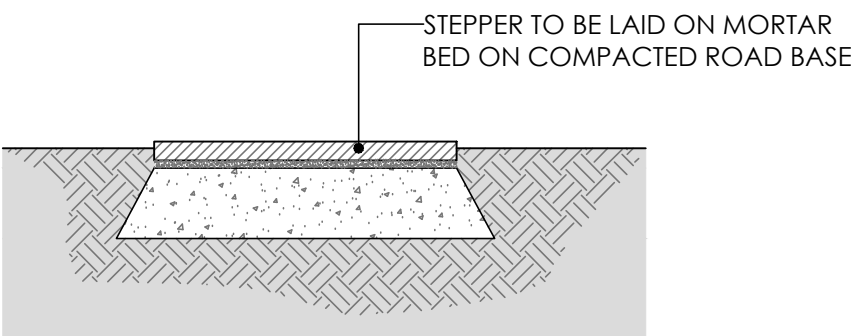
TYPICAL PALM IN PAVING
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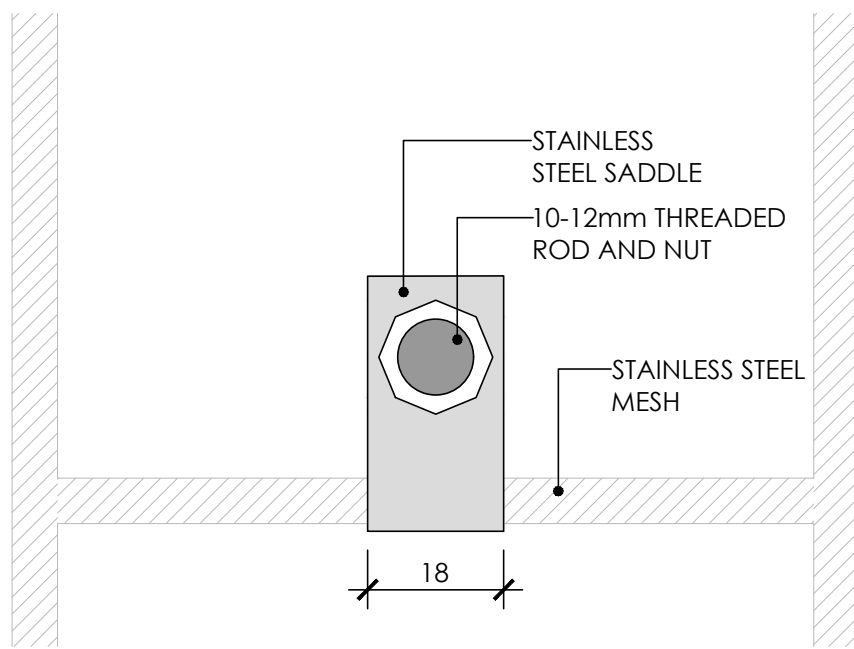
TYPICAL STEEL EDGE
SCALE 1:5 @ A1



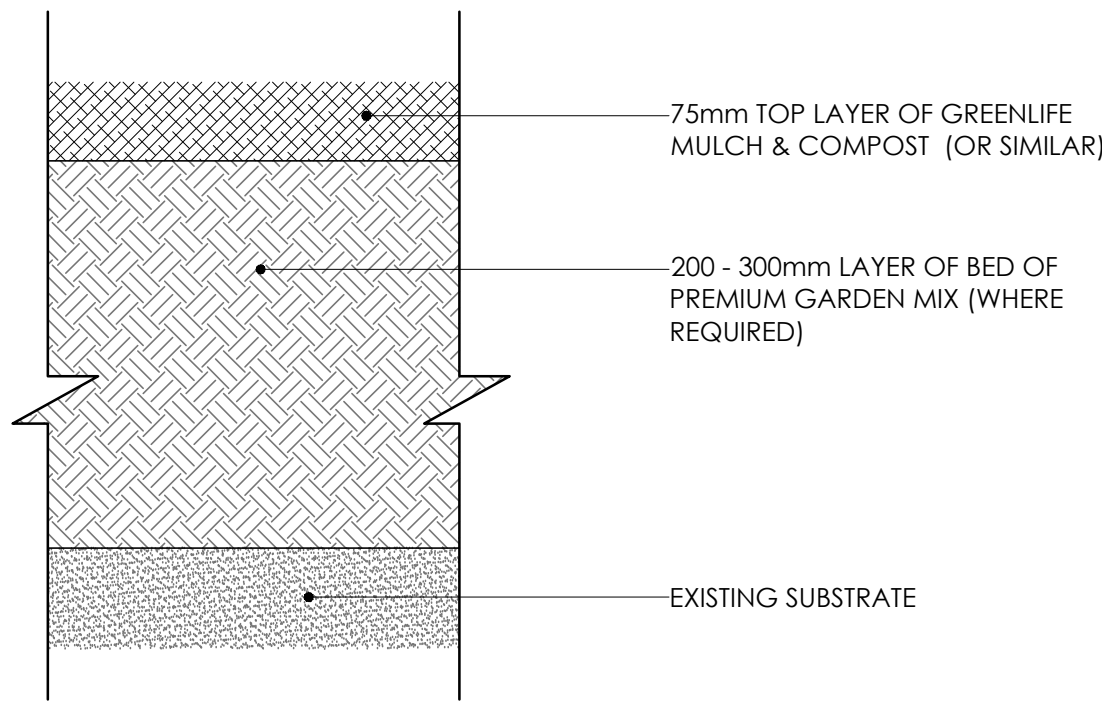
CLIMBING MESH WIRE DETAIL
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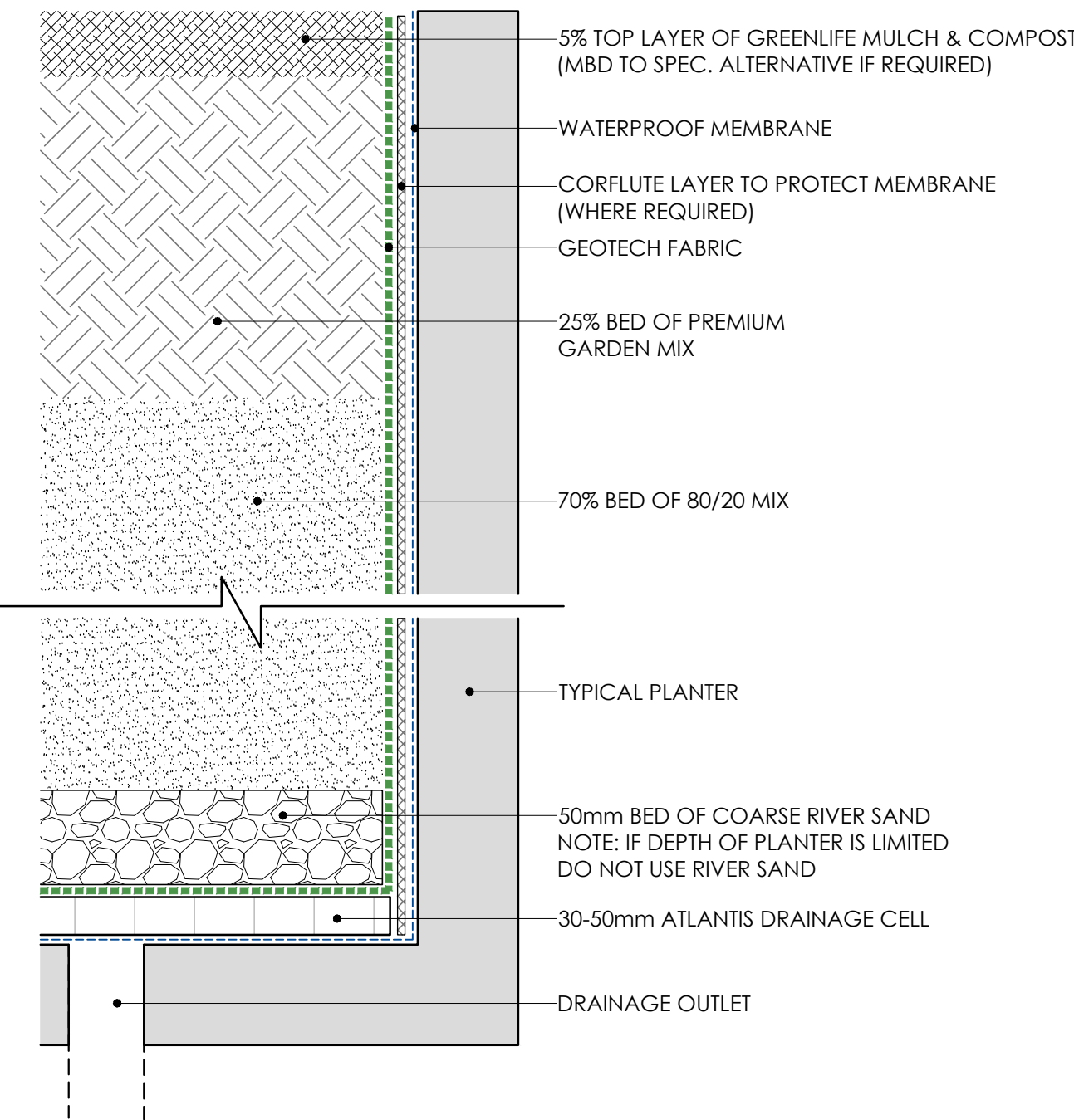
TYPICAL GARDEN STEPPER
SCALE: 1:10 @ A1



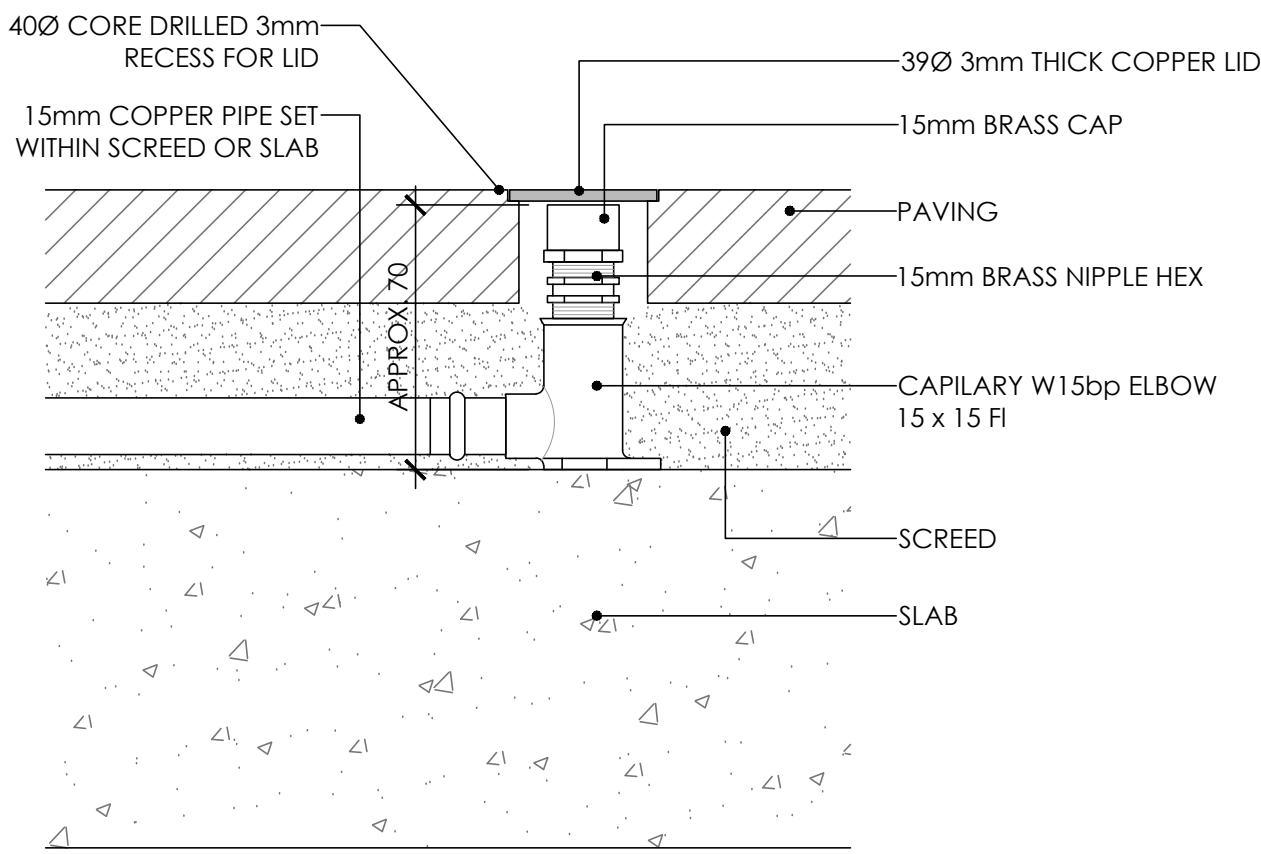
FRONT ELEVATION
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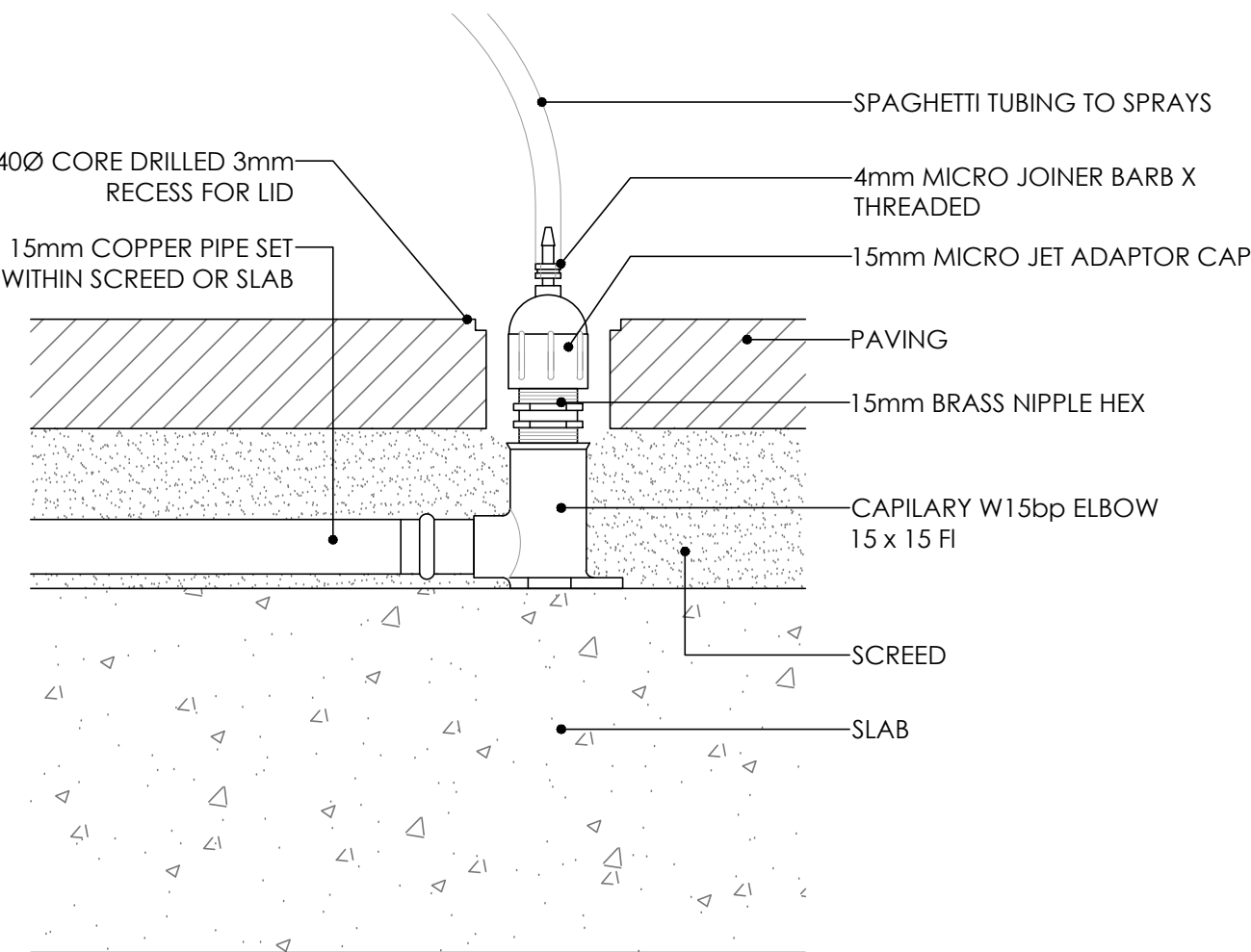
TYPICAL GARDEN SOIL PROFILE
SCALE: 1:5 @ A1



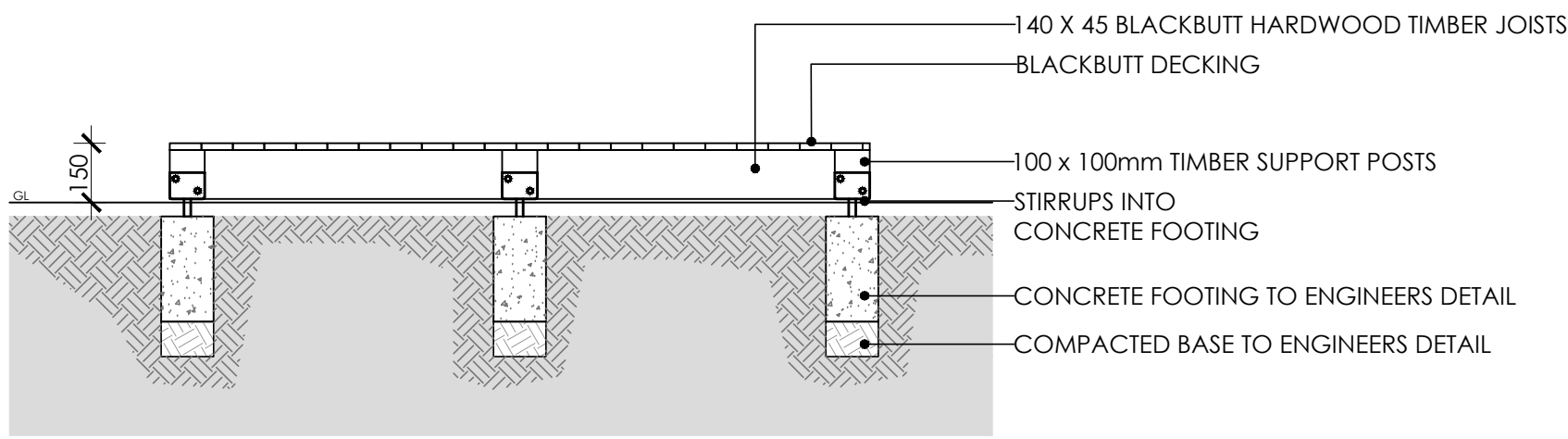
TYPICAL PLANTER SOIL PROFILE
SCALE: 1:5 @ A1



TYPICAL PAVING IRRIGATION CLOSED
SCALE 1:2 @ A1

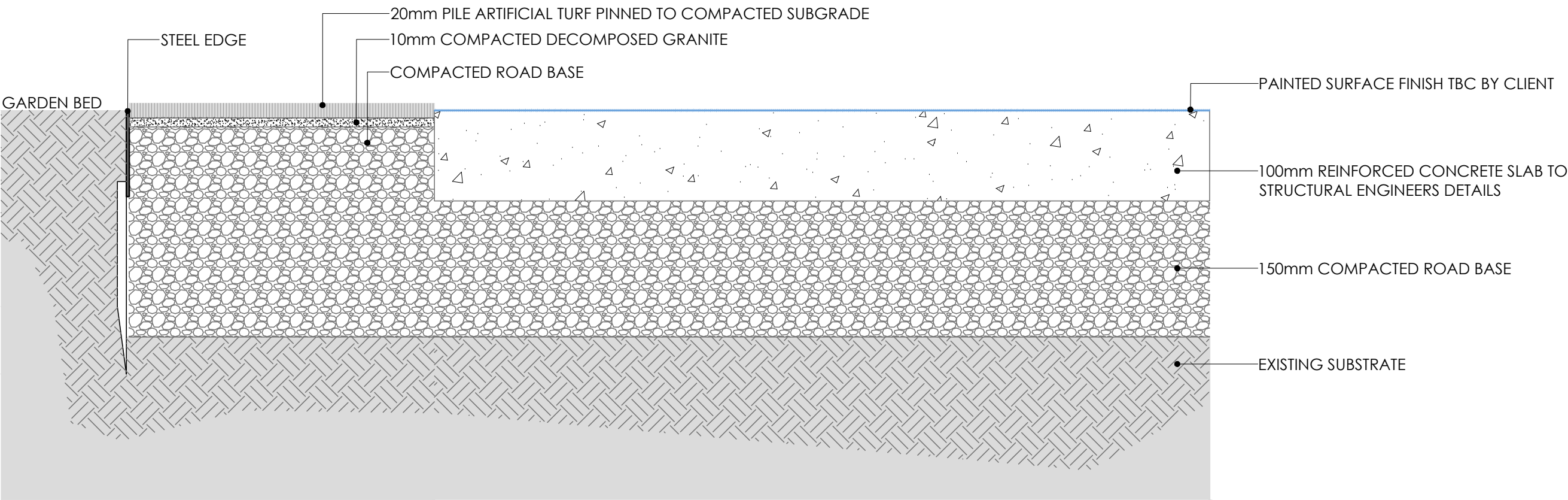


TYPICAL PAVING IRRIGATION OPEN
SCALE 1:2 @ A1

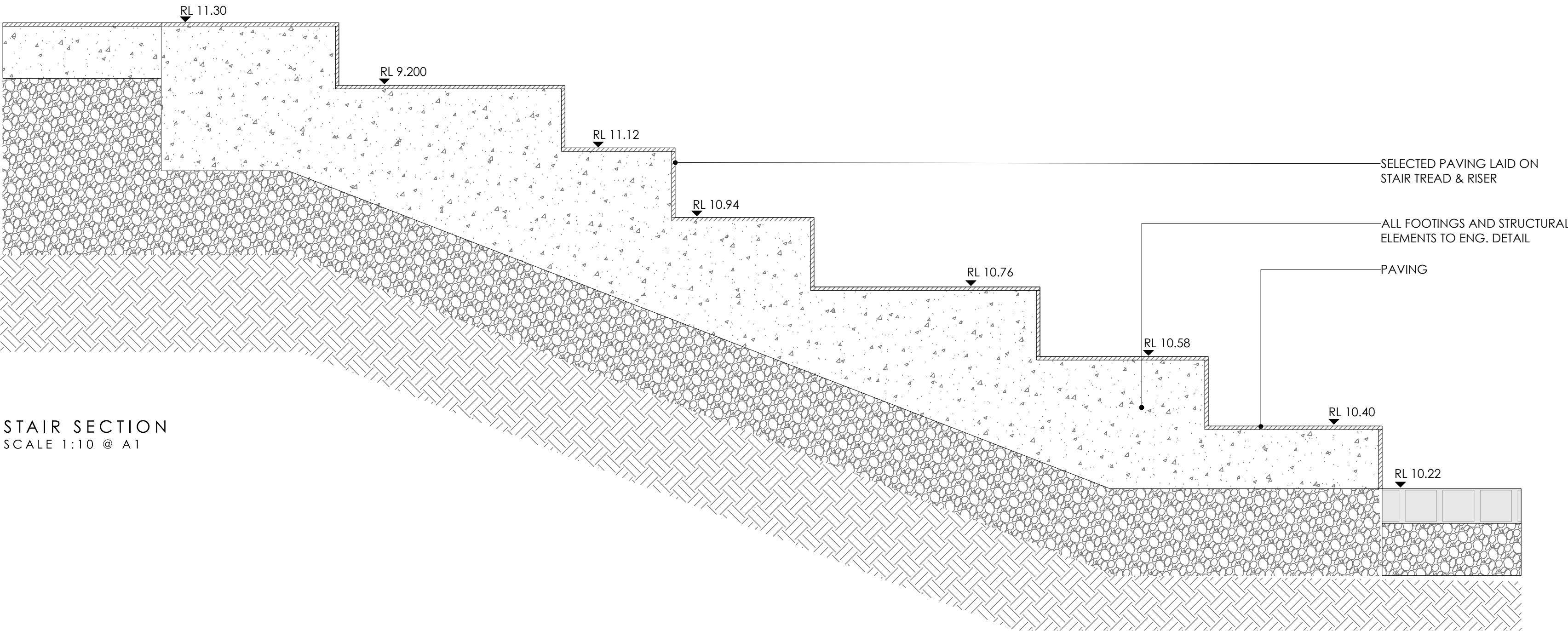


TYPICAL TIMBER DECK
SCALE 1:20 @ A1

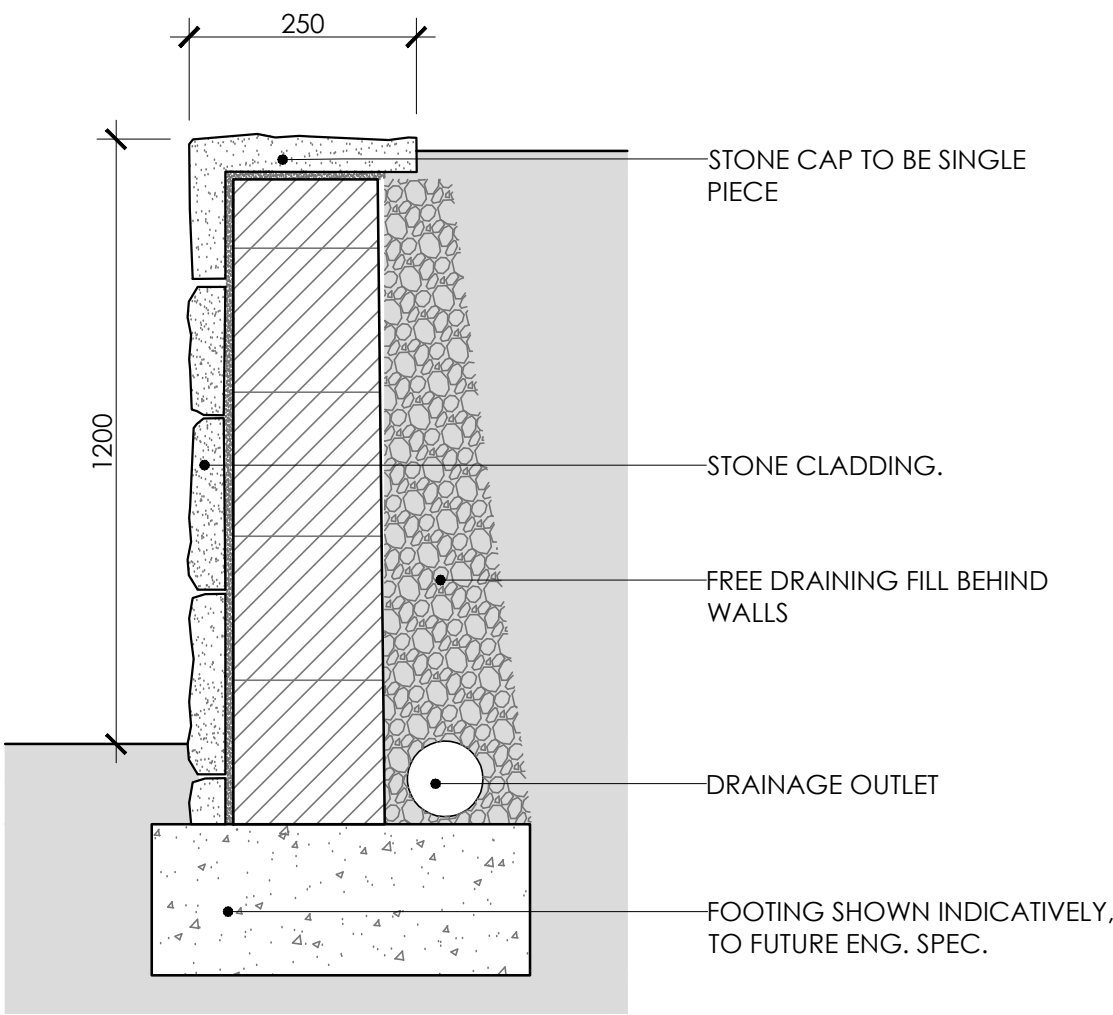
NOTE:
All fixings for decking to be galvanised nails, Coach Bolts
& Screws to be used on all post joints or housed joints.



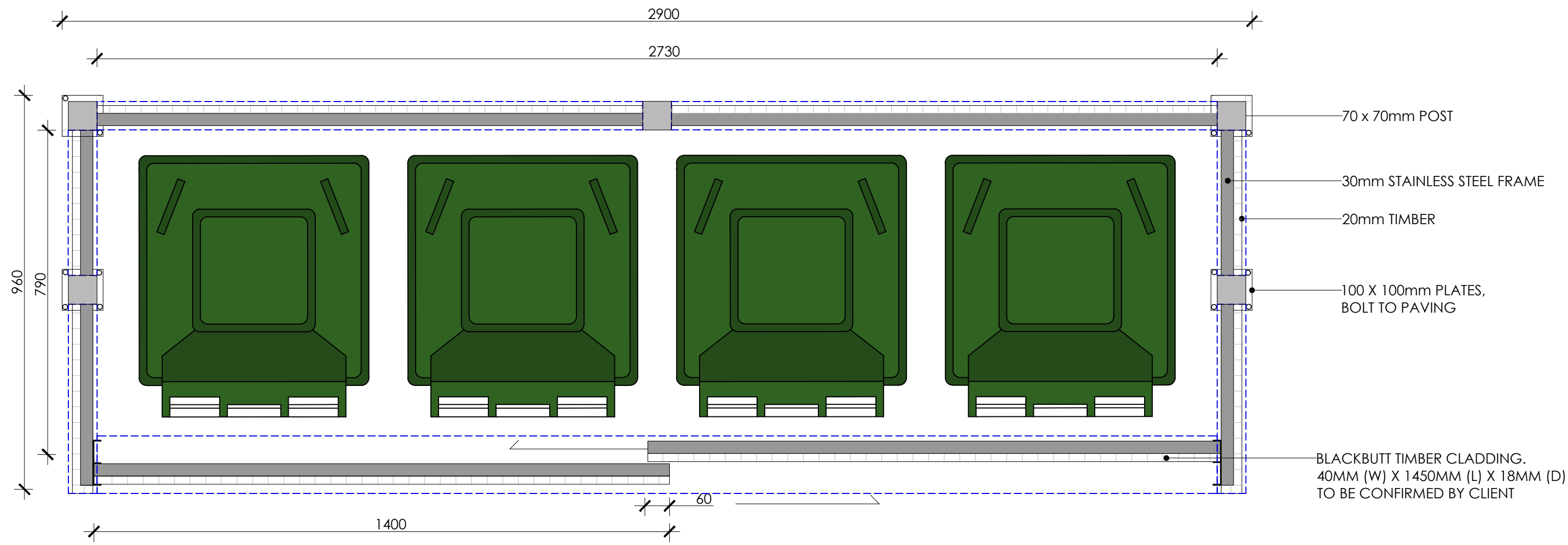
PICKLEBALL SURFACE DETAIL
SCALE 1:5 @ A1



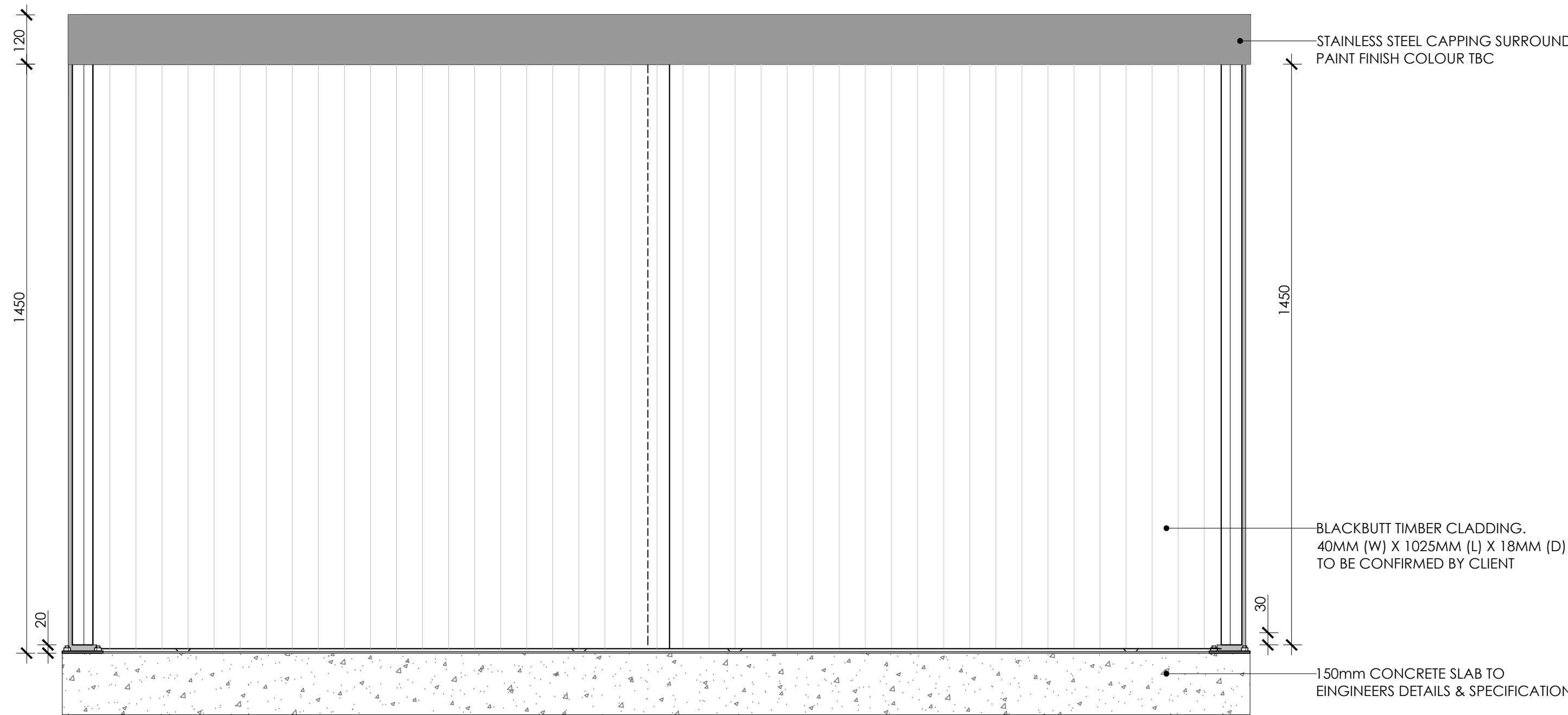
STAIR SECTION
SCALE 1:10 @ A1



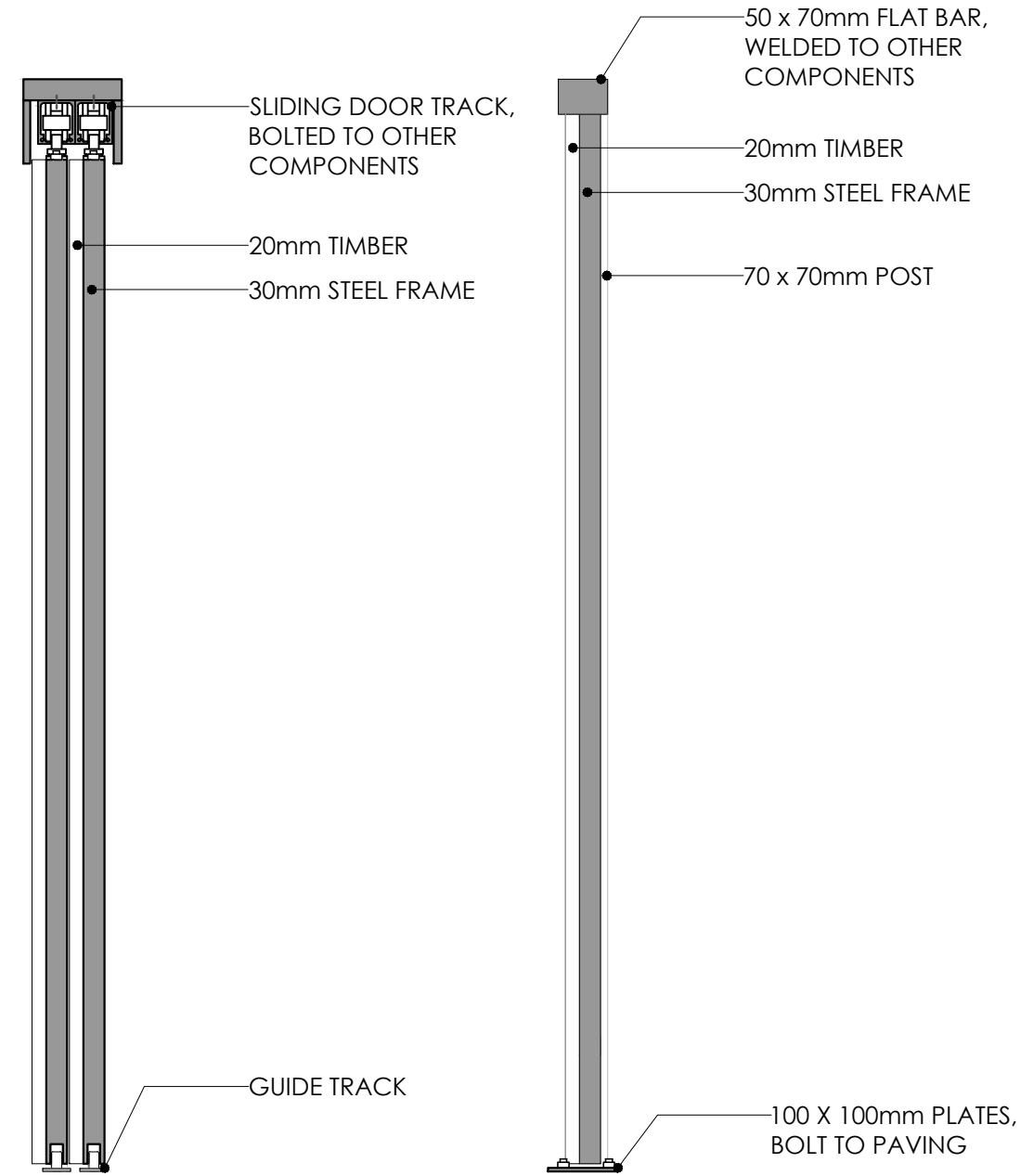
STONE CLAD RAISED PLANTER
SCALE 1:10 @ A1



BIN ENCLOSURE PLAN
SCALE 1:10 @ A1



BIN ENCLOSURE ELEVATION
SCALE 1:10 @ A1



BIN ENCLOSURE SECTION
SCALE 1:10 @ A1

PROJECT:
69-73 MURPHY STREET, PORT DOUGLAS
CLIENT:
GURNER

AMENDMENT	DATE	DETAILS
ISSUE	19.07.25	ISSUE FOR DA
D		

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