

PLANNING AND ECONOMIC COMMITTEE 11 SEPTEMBER 2013	1
--	----------

MATERIAL CHANGE OF USE (IMPACT) HOUSE - 40 ISLAND POINT ROAD PORT DOUGLAS, 125L OWEN STREET PORT DOUGLAS, 34 MURPHY STREET PORT DOUGLAS - DIVISION 10

M Henderson : 8/8/1282 : #3961105

PROPOSAL: HOUSE

APPLICANT: G J WEARNE & J WEARNE
C/- VICTOR FEROS TOWN PLANNING CONSULTANTS
PO BOX 1256
CAIRNS QLD 4870

LOCATION OF SITE: 40 ISLAND POINT ROAD PORT DOUGLAS,
125L OWEN STREET PORT DOUGLAS, 34 MURPHY STREET PORT DOUGLAS

PROPERTY: LOT 5 ON SR836119, LOT 125 ON SP144708,
LOT 126 ON SP144708

PLANNING DISTRICT: PORT DOUGLAS AND ENVIRONS

PLANNING AREA: RESIDENTIAL 1 / CONSERVATION

PLANNING SCHEME: DOUGLAS SHIRE PLANNING SCHEME 2008

REFERRAL AGENCIES: NOT APPLICABLE

NUMBER OF SUBMITTERS: NONE APPLICABLE

STATUTORY ASSESSMENT DEADLINE: 8 OCTOBER 2013

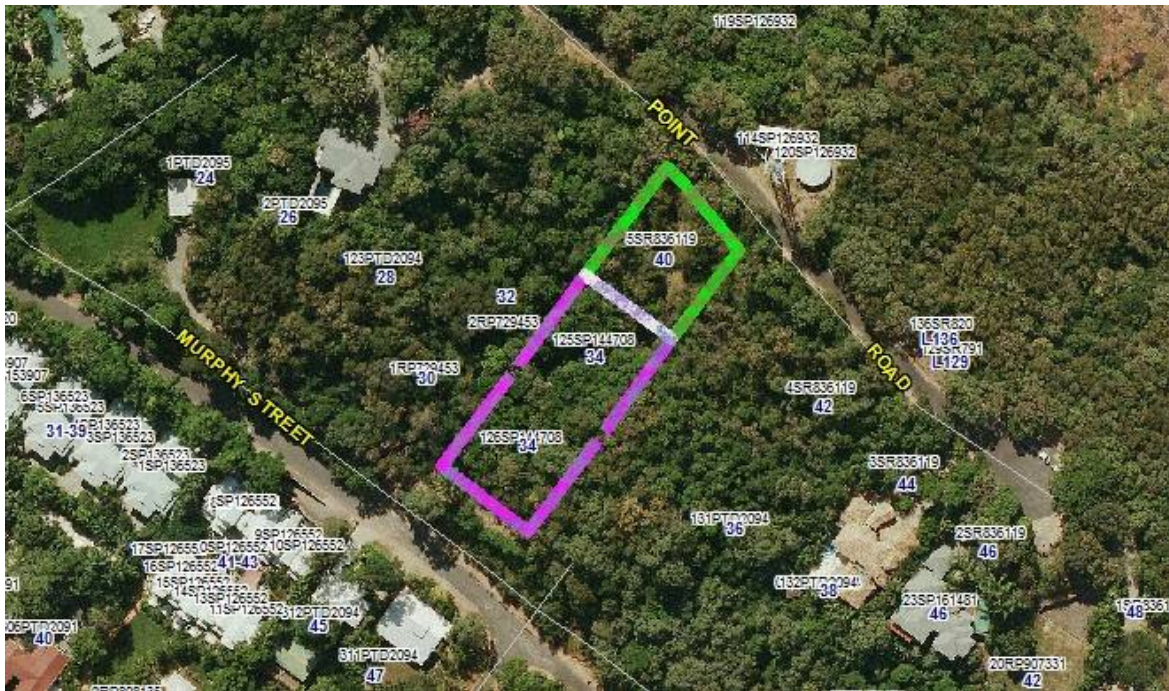
APPLICATION DATE: 2 MAY 2013

DIVISION: 10

APPENDIX:

1. EXECUTIVE PLAN
2. APPROVED PLAN(S) & DOCUMENT(S)

LOCALITY PLAN



RECOMMENDATION:

That Council approves the development application for a House over land described as Lot 5 on SR836119, Lot 125 on SP144708, and Lot 126 on SP144708, located at 40 Island Point Road Port Douglas, 125L Owen Street Port Douglas and 34 Murphy Street Port Douglas, subject to the following:

APPROVED DRAWING(S) AND / OR DOCUMENT(S)

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

Drawing or Document	Reference	Date
Proposed Site Plan & Proposed Floor Plan Undercroft Level	Drawing ref. no. A301 Rev8 prepared by Charles Wright Architects Pty Ltd (Council ref no 4042845)	15 May 2013
Proposed Floor Plan Level 1 & Level 2	Drawing ref. no. A302 Rev7 prepared by Charles Wright Architects Pty Ltd (Council ref no 4042845)	15 May 2013
Proposed Floor Plan Level 1 & Level 2 (GFA)	Drawing ref. no. A303 Rev7 prepared by Charles Wright Architects Pty Ltd (Council ref no 4042845)	15 May 2013
Proposed Footings & Undercroft Slab Plan	Drawing ref. no. A311 Rev2 prepared by Charles Wright Architects Pty Ltd (Council ref no 4042845)	15 May 2013
Proposed Section A & Section B	Drawing ref. no. A411 Rev6 prepared by Charles Wright Architects Pty Ltd (Council ref no 4042845)	15 May 2013
Proposed Elevation & South East	Drawing ref. no. A401 Rev7 prepared by Charles Wright Architects Pty Ltd	1 May 2013

Drawing or Document	Reference	Date
Elevation	(Council ref no 4042845)	
Proposed North Elevation & West Elevation	Drawing ref. no. A402 Rev7 prepared by Charles Wright Architects Pty Ltd (Council ref no 3960687)	1 May 2013
Landscaping Cover Sheet	Drawing ref. no. LP-P1.0 Rev A prepared by Andrew Prowse Landscape Architect (Council ref no 4020562)	24 Jun 2013
Landscape Planting Plan	Drawing ref. no. LP-P2.0 Rev A prepared by Andrew Prowse Landscape Architect (Council ref no 4020562)	24 Jun 2013
Detail Plan & Specification	Drawing ref. no. LP-P3.0 Rev A prepared by Andrew Prowse Landscape Architect (Council ref no 4020562)	24 Jun 2013
Landscape Elevations	Drawing ref. no. LP-E1.0, 2.0, 3.0 & 4.0 prepared by Andrew Prowse Landscape Architect (Council ref no 4020562)	12 Apr 2013

ASSESSMENT MANAGER 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.**

Water Supply and Sewerage Works External

- 3. Undertake the following water supply and sewerage works external to the site to connect the site to existing water supply and sewerage infrastructure:-**

- a. **Extend a water main across Murphy Street with a 100DN road crossing terminating near the access driveway. Bore a 50mm conduit under the access driveway such that future water services can be made to the services easement on Lot 126 on SP144708.**

The external works outlined above constitute Operational Works. Three (3) copies of a plan of the works at A1 size and one (1) copy at A3 size must be endorsed by the Chief Executive Officer prior to commencement of such works. Such work must be constructed in accordance with the endorsed plan to the satisfaction of the Chief Executive Officer prior to Commencement of Use.

Water Supply and Sewerage Works Internal

4. **Undertake the following water supply and sewerage works internal to the subject land:-**
 - a. **The development must be serviced by a single internal water and sewerage connection made clear of any buildings or structures;**
 - b. **Provide a conduit for water and other services located within the services easement finishing within the body of the allotment.**

All the above works must be designed and constructed in accordance with the FNQROC Development Manual.

All works must be carried out in accordance with the approved plans, to the requirements and satisfaction of the Chief Executive Officer prior to Commencement of Use.

Damage to Council Infrastructure

5. **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 Cairns Regional 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.**

Vegetation Clearing

6. Existing vegetation on the land must be retained in all areas in accordance with the approved plans and report prepared by Andrew Prowse (Council Ref No 4020562), except those affected by the construction of access driveways and/or the installation of services as detailed on the approved plans.

Landscaping

7. Sixty (60) per cent of the total proposed species for landscaping must consist of native and endemic species. Areas affected by building works must be landscaped. In particular:
 - a. Landscaping to obscure views of supporting structures;
 - b. Landscaping with screening qualities must be retained/planted along side and rear boundaries to obscure views of neighbouring property;

All landscaping works must be undertaken in accordance with the endorsed plans and report prepared by Andrew Prowse (Council Ref No 4020562) prior to the issue of a Certificate of Classification or Commencement of Use, whichever occurs first.

Vegetation/Landscaping

8. All trees to be retained are to be protected in accordance with the requirements of the Australian Standard *Protection of trees on development sites* AS 4970-2009.
9. Any necessary pruning of trees is to be in accordance with the requirements of the Australian Standard *Pruning of amenity trees* AS4373-2007.
10. Infestations of the Class 3 Pest Plant Lantana (*Lantana camara*) are to be eradicated from the allotment.

Building Colours

11. The exterior finishes and colours of Buildings are non-reflective and blend with the natural colours of the surrounding environment. Roofs and structures (including water tanks) must be of moderately dark to darker shades of green, grey, blue and brown.

The applicant must provide colour samples prior to the issue of the Development Permit for Building Works. The above requirements must be made known in writing to all prospective purchasers.

Sediment and Erosion Control

12. **Soil and water management measures must be installed/implemented prior to discharge of water from the site, such that no external stormwater flow from the site adversely affects surrounding or downstream properties (in accordance with the requirements of the *Environmental Protection Act 1994*, and the FNQROC Development Manual).**

Earthworks

13. **All retaining walls greater than 900mm high must be designed, detailed and certified by a suitably qualified engineer (RPEQ), in accordance with FNQROC clause D2.13.**
14. **The completed final earthworks drawings must be submitted to a suitably qualified geotechnical engineer (RPEQ) to certify that the risk to person and property by the proposed development is Low, in accordance with the AGS 2007.**

Drainage

15. **The applicant is to provide a detailed drawing that must be endorsed by the Chief Executive Officer illustrating the stormwater structure that discharges onto Murphy Street.**

ADVICE

1. **This approval, granted under the provisions of the *Sustainable Planning Act 2009*, shall lapse four (4) years from the day the approval takes effect in accordance with the provisions of Section 339 and 341 of the *Sustainable Planning Act 2009*.**
2. **The applicant/owner is advised that this approval does not approve the construction of the building work. A Development Permit for Building Work must be obtained in order for construction to commence.**
3. **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.**
4. **This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.**

5. For information relating to the *Sustainable Planning Act 2009* log on to www.dsdip.qld.gov.au. To access FNQROC Manual, Local Laws and other applicable Policies log on to www.cairns.qld.gov.au.
6. The site is located within a pest quarantine area declared under section 4(1) of the *Plant Protection (Electric Ant) Quarantine Notice 2006*. The *Plant Protection (Electric Ant) Quarantine Notice 2006* places restrictions on the movement of electric ants and 'high risk items' within and out of the pest quarantine area and places certain obligations and restrictions on land owners within the quarantine area. For further information on the *Plant Protection (Electric Ant) Quarantine Notice 2006* consult either the Department of Employment, Economic Development and Innovation (21-23 Redden Street, Cairns), Council's Land Protection Unit, or the following website: - www.dpi.qld.gov.au.

LAND USE DEFINITIONS*

In accordance with Douglas Shire Planning Scheme the approved land use of 'House' is defined as follows:

"Means the use of premises comprising one Dwelling Unit, located on one lot for the exclusive residential use of one Household. The use includes:

- *Outbuildings/structures incidental to and necessarily associated with the residential use;*
- *the care of children in accordance with the Child Care (Family Day Care) Regulation 1991;*
- *accommodation for a member or members of the extended family of the Household occupying the House and for personal staff; and*
- *a display house which displays to the general public the type of construction or design offered by a builder/developer, for a maximum period of twelve (12) months and which then converts to a House for the exclusive use of one Household."*

*This definition is provided for convenience only. This Development Permit is limited to the specifications, facts and circumstances as set out in the application submitted to Council and is subject to the abovementioned conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.

EXECUTIVE SUMMARY:

Council is in receipt of a Material Change of Use application for the purpose of a House at 34 Murphy Street Port Douglas. An existing concrete driveway provides access to the site via Island Point Road.

The proposed House is generally in accordance with relevant Codes of the Douglas Shire Planning Scheme 2008 and is able to be conditioned to comply. The House is recommended for approval subject to conditions.

TOWN PLANNING CONSIDERATIONS:**Background**

The site is located on the south western slope of Flagstaff Hill and slopes from the north to the south of the site. The site also contains a major crossfall. The land is undeveloped and contains existing vegetation. To the south west, west and north west, the site is adjoined by undeveloped land containing mature vegetation. To the north east, the site is adjoined by a reserve that contains an existing constructed driveway. The site has frontage to the Owen Street road reserve, which is unconstructed at that point north of Murphy Street and contains mature vegetation.

Houses in the immediate vicinity of the subject site have been constructed in a variety of architectural styles, including houses with Asian and Mediterranean features, as well as houses incorporating contemporary Australian design features.

The land is comprised of three lots – Lot 125 which is located in the Residential 1 Planning Area and is the site intended for the House to be located, Lot 5 which is located in the Conservation Planning Area is subject to an easement for access purposes, and Lot 126 is located in the Residential 1 Planning Area and contains an easement for the purposes of services and drainage. The land is located in the Port Douglas & Environs Locality and the Special Management Area 1 – Flagstaff Hill.

A Material Change of Use approval (DSC ref no MCU 3B 028/00) was issued over the land for the purpose of a House 7 September 2000, however the House was never constructed and the approval has since lapsed.

Proposal

It is proposed to construct a three (3) storey house containing an undercroft level and two (2) residential levels. The undercroft level is to include area for vehicle parking, access driveway and an entry foyer. Level 1 contains two (2) bedrooms, lounge, kitchen, amenities area, outdoor living areas and swimming pool. Level 2 contains a single bedroom, study and outdoor living areas and a small swimming pool. Access to the site is via the existing constructed driveway over land to the northeast. Vehicular access is via Island Point Road.

Douglas Shire Planning Scheme Assessment

Douglas Shire Port Douglas and Environs Planning Locality		Code Applicability	Compliance
Locality	Port Douglas and Environs Locality Code	✓	Complies – see comment below
Planning Area	Residential 1 Planning Area Code	✓	Complies – see comment below
	Conservation Planning Area Code	✓	Complies
Overlay	Acid Sulfate Soils Code	✗	-
	Cultural Heritage and Valuable Sites Code	✓	Complies
	Natural Hazards Code	✗	-
Defined Use	House Code	✓	Complies
General Codes	Design & Siting of Advertising Devices Code	✗	-
	Filling and Excavation Code	✓	Complies – see comment below
	Landscaping Code	✓	Complies
	Natural Areas and Scenic Amenity Code	✓	Complies
	Vehicle Parking and Access Code	✓	Complies

Port Douglas & Environs Locality Code

At the outset of the application process concerns were raised by Council officers as the proposed development is for a three-storey building which exceeds the maximum height limitation of two storeys (Performance Criteria P1). Council officers raised concerns that the proposed design would result in a building mass with the potential to have detrimental visual impacts on the Flagstaff Hill area as well as potential for creating adverse amenity impacts on surrounding properties. A request for further information was issued, and in response the applicant provided an extensive response including a meeting and presentation, detailed visual analysis and amended landscaping plans. The information provided allayed Council officer concerns, and gave further justification that the proposal as designed will essentially present as a two storey House when viewed from both surrounding properties and from public areas (the applicant actually erected scaffolding on the site to the proposed heights to demonstrate visual impact). It is considered that the proposal is consistent with the intent of the Douglas Shire Planning Scheme in terms of mitigation of visual impact.

Residential 1 & Conservation Planning Area Codes

The application is over three parcels of land, with Lot 5 which provides access to the site located in the Conservation Planning Area. The access is already constructed and no further vegetation is proposed to be removed. The proposal complies with the requirements of the Code.

The remaining parcels of land are located in the Residential 1 Planning Area. Performance Criteria 9-12 deal with development on sloping sites. P9 requires buildings/structures are designed and sited to be responsive to the constraints of sloping sites. The approval is conditioned to ensure compliance with the requirements of the Code.

Further, the approval contains conditions requiring landscaping of the site in order to screen the House from view and the use of external wall and roof colours that will complement the surrounding vegetation and viewshed.

Filling and Excavation General Code

The purpose of this Code is to ensure that filling and excavation do not:

- affect visual/scenic amenity values of the Shire;
- cause flooding and drainage problems;
- impact upon the environment of an area;
- cause land instability; or
- adversely impact upon utility services

It is noted that the design technique for the development involves utilisation of a pier construction technique to minimise excavation and filling. It is further noted that the only excavation for the building works will consist of temporary benching to allow a machine on site to excavate the footings, and that there will be no permanent cut/fill works associated with the proposed House. The approval is conditioned to ensure compliance with the requirements of the Code.

There is currently a concrete spoon drain running down the north western boundary of Lot 126 which will serve Lot 125 for the purposes of stormwater runoff capture, diverting stormwater along the drain to a field inlet pit located in the north western corner of Lot 126. The field inlet pit which is to provide a lawful point of discharge for Lot 125 is connected to a 225mm diameter underground concrete pipe to a headwall at the discharge point on Murphy Street. The approval is conditioned to ensure no external stormwater flow from the site adversely affects surrounding or downstream properties.

Queensland Development Code Assessment

The siting of the proposed development does not comply with the Acceptable Solutions of the Queensland Development Code with respect to site coverage, front, side and rear setbacks. The application has been assessed by Building Services (Council ref no 4061045) who have advised that:

“The proposed siting layout request generally appears to satisfy the performance criteria stated in MP 1.2 of the Queensland Development Code, it is considered acceptable to approve the siting of a new dwelling. The proposed structure will not impose on the streetscape or neighbouring properties therefore approval recommended.”

Public Notification / Submissions

The proposed development is Impact Assessable and was publicly notified in accordance with the requirements of the *Sustainable Planning Act 2009*. No submissions were received.

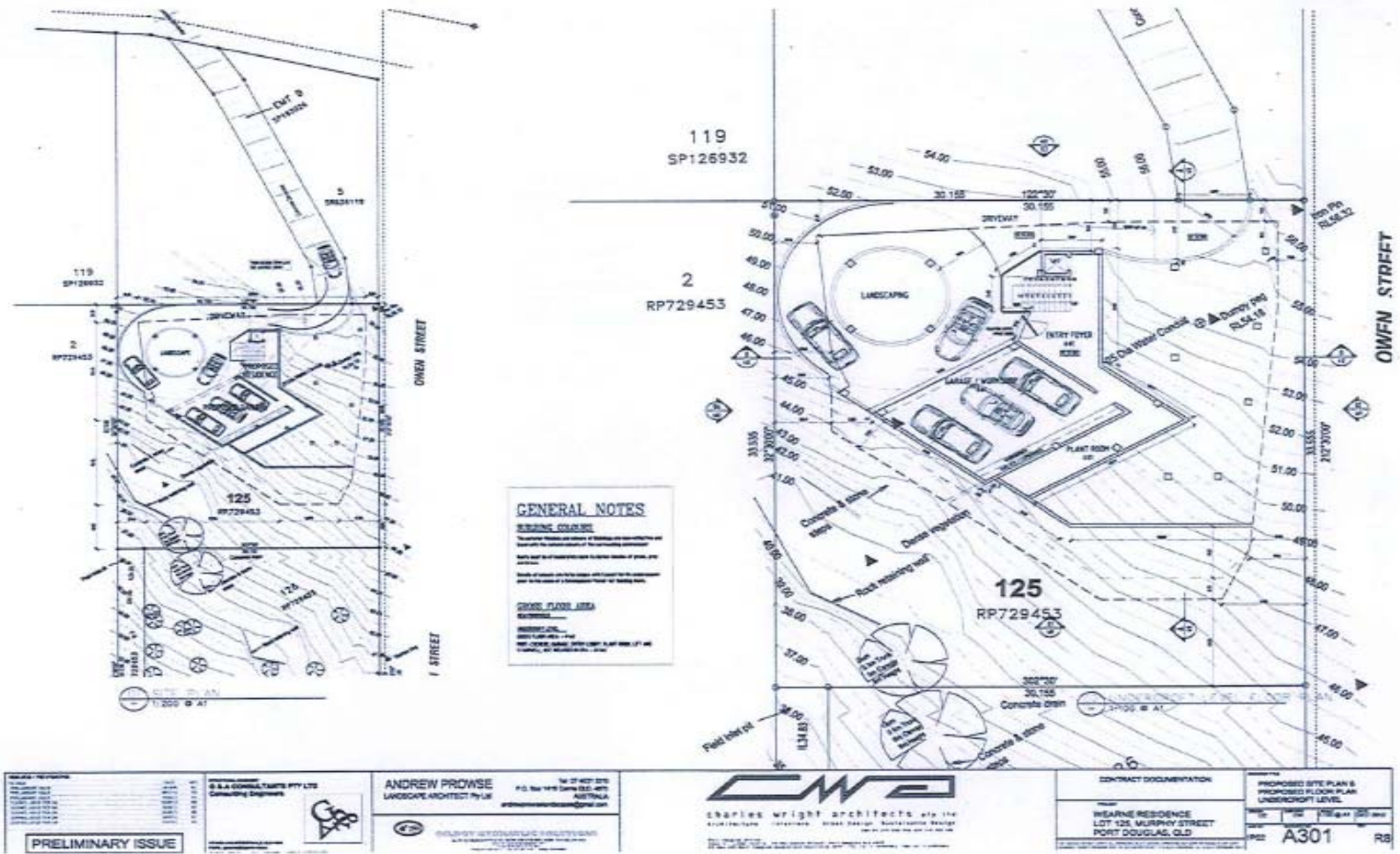
INFRASTRUCTURE CHARGES:

The proposed development does not trigger Developer's Infrastructure Charges.

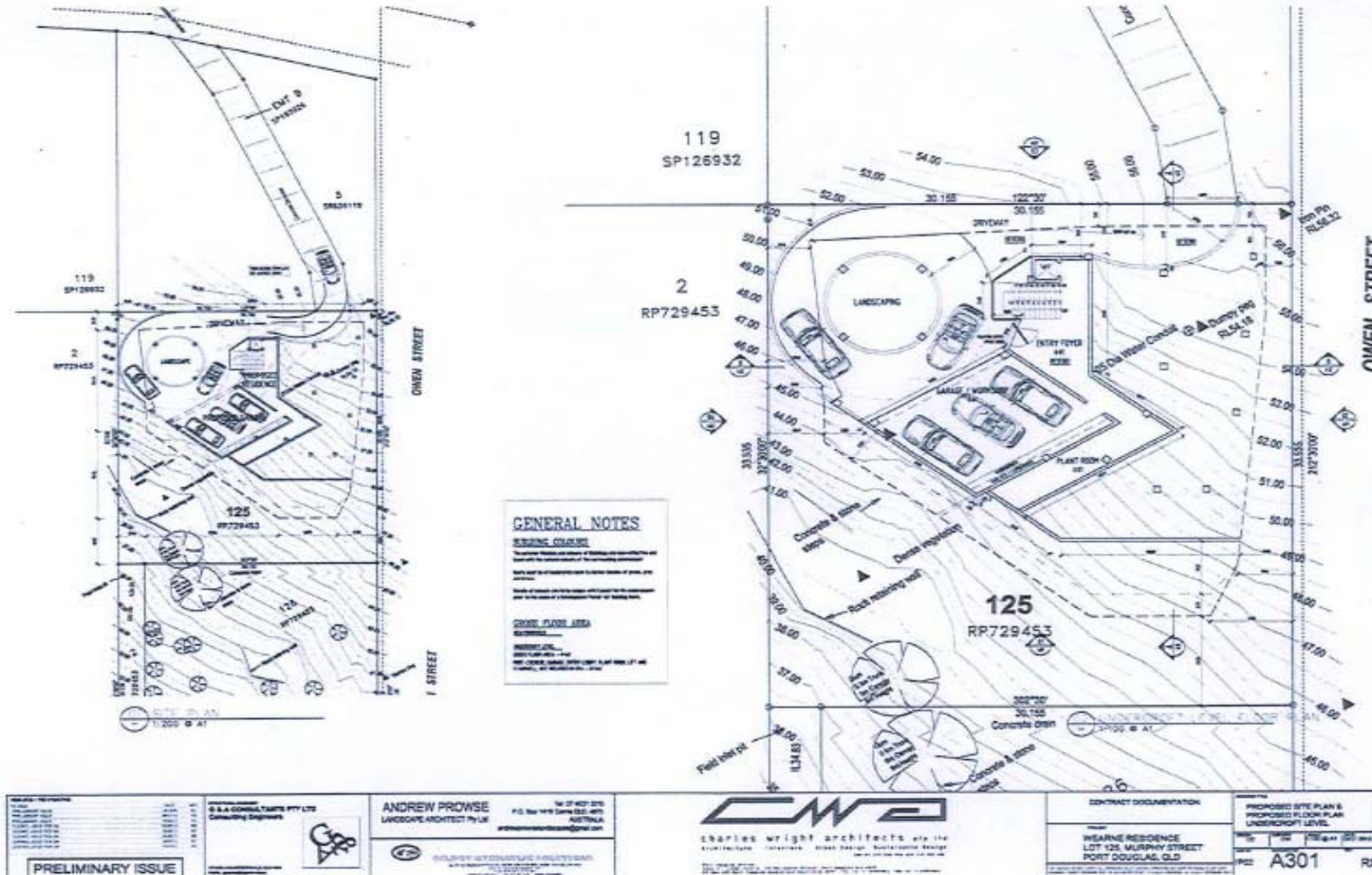
Michelle Henderson
Planning Officer
Action Officer

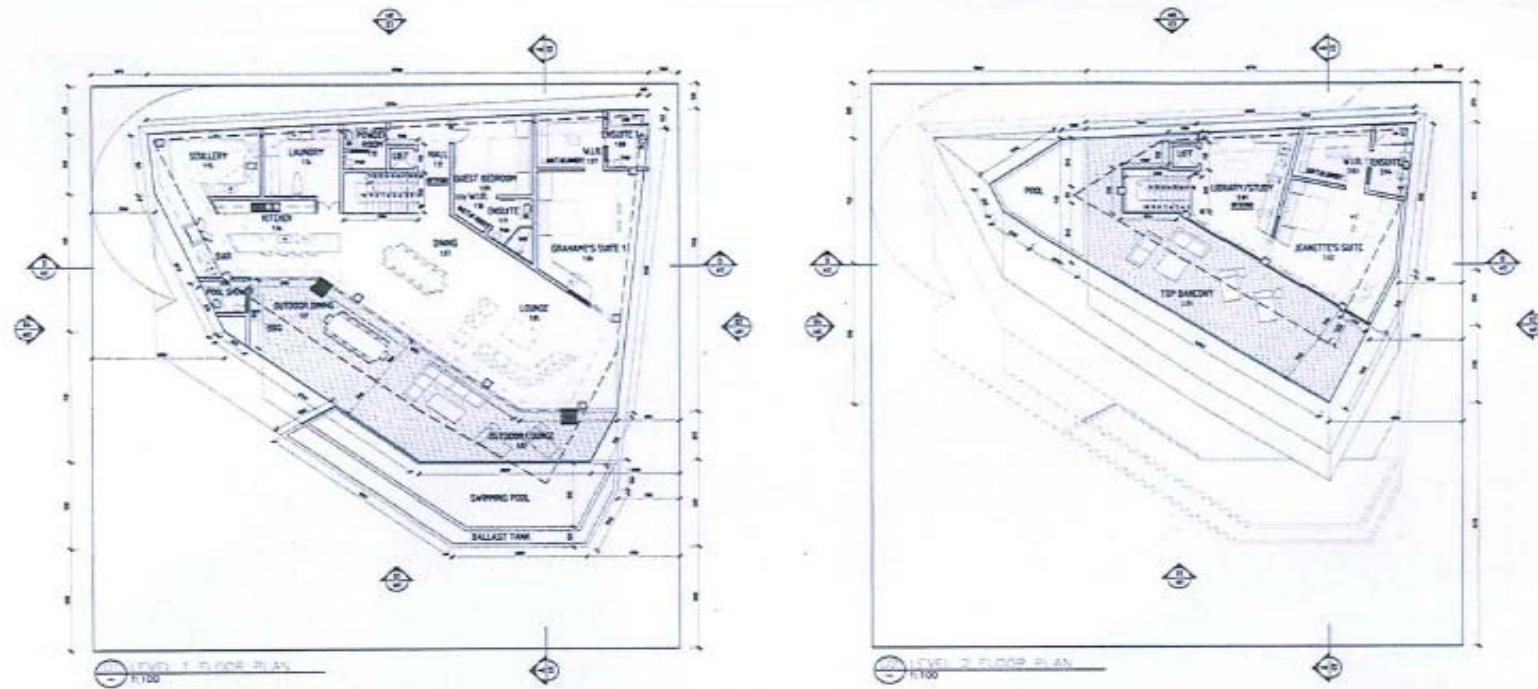
Graham Boyd
Acting General Manager Planning & Environment

APPENDIX 1 – EXECUTIVE PLAN



APPENDIX 2 - APPROVED PLAN(S) & DOCUMENT(S)



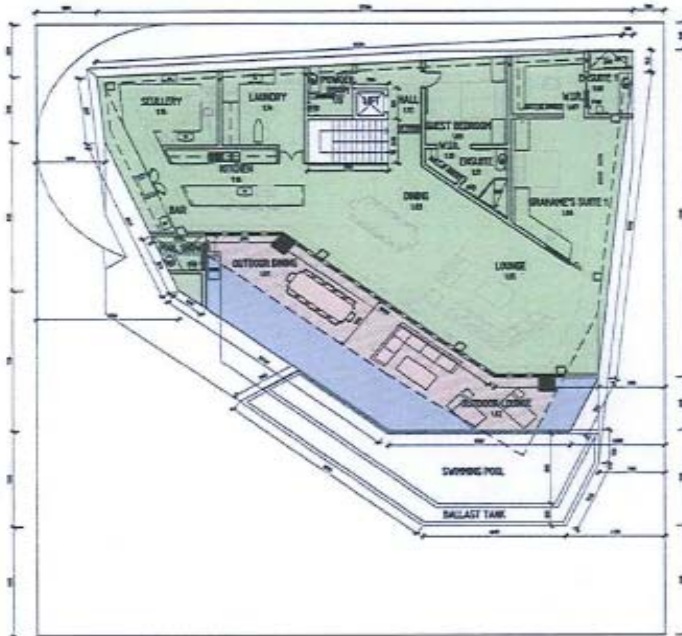


GENERAL NOTES

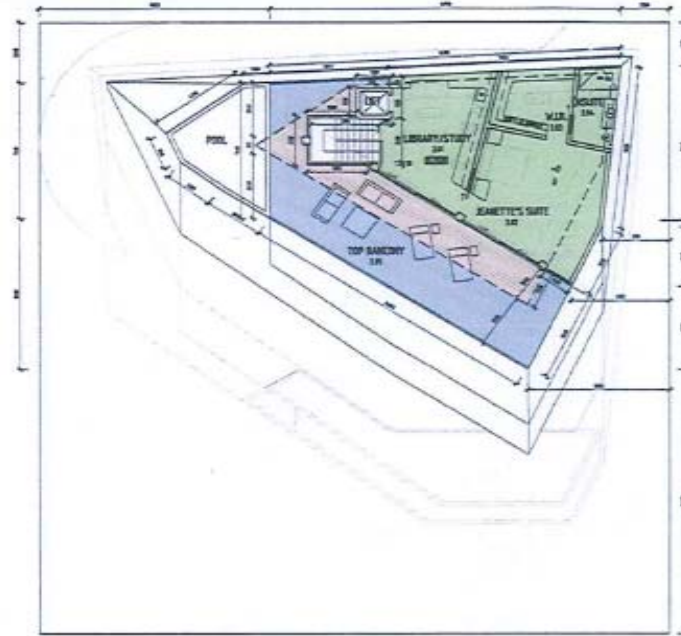
DESIGNING CONSULTANT
 The architect is responsible for the design and construction of the building and is not responsible for the design or construction of any other works of art or other works.

DESIGNING CONSULTANT'S NOTES
 ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

<p>PRELIMINARY ISSUE</p>	<p>ANDREW PROWSE LANDSCAPE ARCHITECT PTY LTD</p>	<p>ANDREW PROWSE LANDSCAPE ARCHITECT PTY LTD</p>	<p>CWA charles wright architects Pty Ltd</p>	<p>CONTRACT DOCUMENTATION WYARINE RESIDENCE LOT 125, MURPHY STREET PORT DOUGLAS, QLD</p>
---------------------------------	--	--	--	--



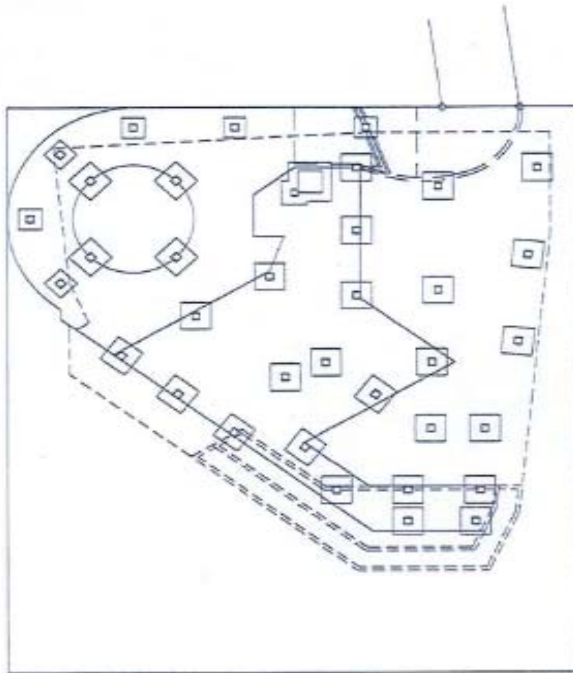
07 LEVEL 1 FLOOR PLAN
1:100 A1



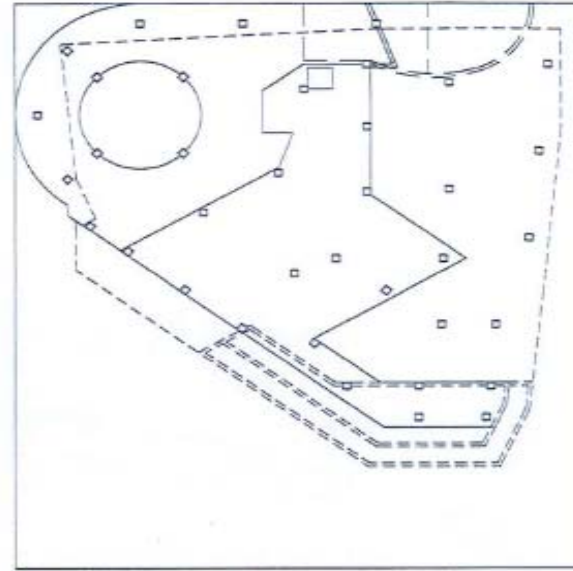
07 LEVEL 2 FLOOR PLAN
1:100 A1

GENERAL NOTES	GRID FLOOR AREA	FINISHING
BEARING WALLS The column location and position of loadings are as indicated and based on the advice of the structural engineer. Bearing wall is of reinforced concrete unless stated as brick, stone and steel. Details of columns and beam nodes will need to be submitted prior to the issue of a Development Permit for Building work.	GRID FLOOR AREA BY FINISH GFL 1000.000 m ² - 100.00 10.000 m ² FINISH BY 1000.000 m ² - 10.00 10.000 m ² FINISH BY 1000.000 m ² - 10.00 10.000 m ² FINISH BY 1000.000 m ² - 10.00 10.000 m ² FINISH BY 1000.000 m ² - 10.00	FINISHING GFL 1000.000 m ² - 100.00 10.000 m ² FINISH BY 1000.000 m ² - 10.00 10.000 m ² FINISH BY 1000.000 m ² - 10.00 10.000 m ² FINISH BY 1000.000 m ² - 10.00 10.000 m ² FINISH BY 1000.000 m ² - 10.00

<p>PRELIMINARY ISSUE</p>	<p>G.S.A. CONSULTANTS PTY LTD Consulting Engineers</p>	<p>ANDREW PROWSE LANDSCAPE ARCHITECT PTY LTD</p>	<p>charles wright architects pty ltd</p>	<p>CONTRACT DOCUMENTATION</p>	<p>PROPOSED FLOOR PLAN LEVEL 1 & LEVEL 2</p>
				<p>WEARNE RESIDENCE LOT 126, HURRY STREET PORT DOUGLAS QLD</p>	<p>PG2 A303 R7</p>

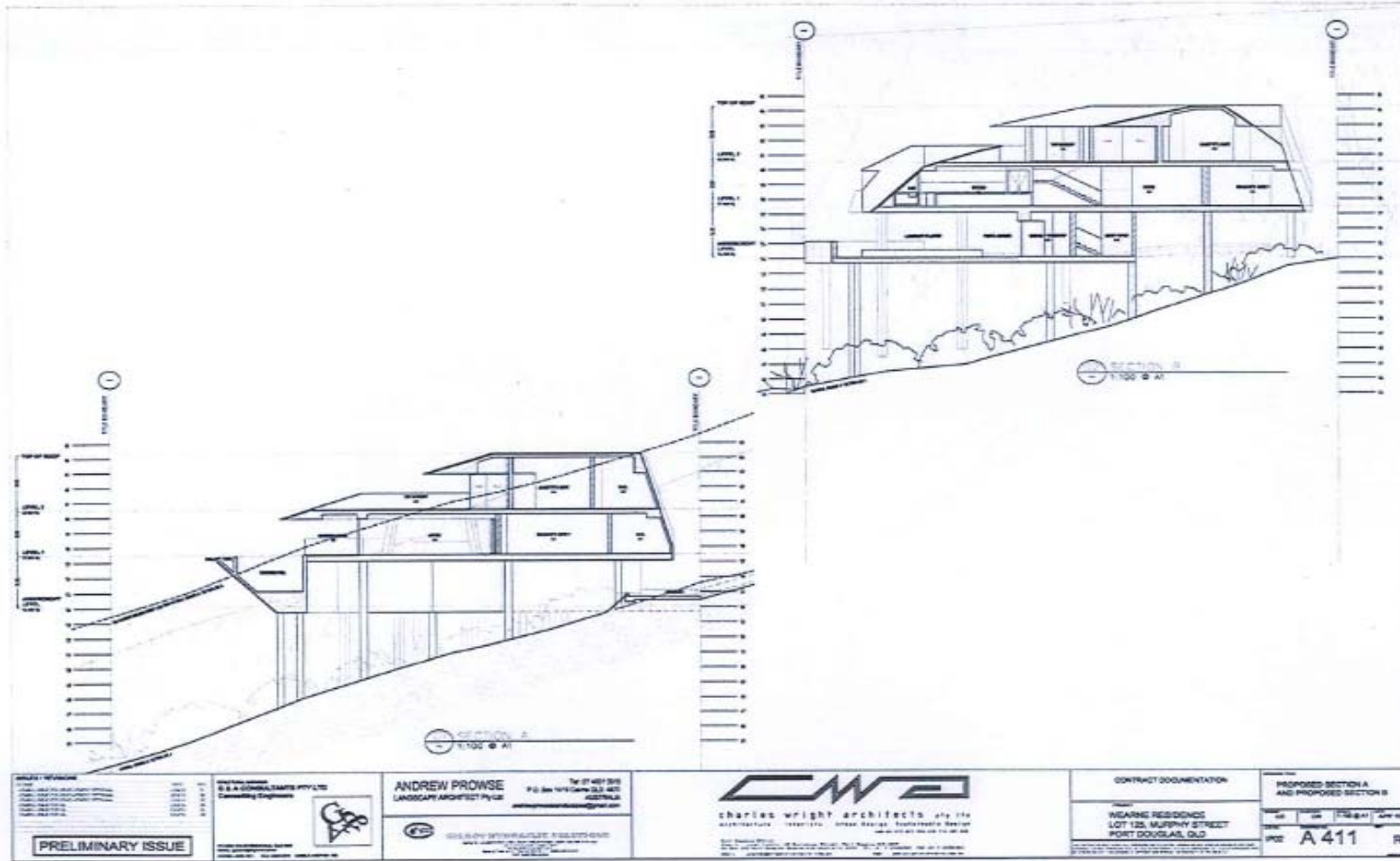


01A FOOTING PLAN
1:100 @ A1



01B UNDERCROFT SLAB PLAN
1:100 @ A1

<p>PRELIMINARY ISSUE</p>	<p>S & A CONSULTANTS PTY LTD Structural Engineers</p> 	<p>ANDREW PROWSE LANDSCAPE ARCHITECT PTY LTD</p> <p>Te 07 461 3100 P.O. Box 1410 Corvale QLD 4810 AUSTRALIA andrew@andrewprowse.com.au</p> 	 <p>charles wright architects are the architects. Contract: Green Design, Sustainable Design 125 MURPHY STREET PORT DOUGLAS, QLD 4870</p>	<p>CONTRACT DOCUMENTATION</p> <p>WEARNE RESIDENCE LOT 125, MURPHY STREET PORT DOUGLAS, QLD</p>	<p>PROPOSED FOOTINGS AND UNDERCROFT SLAB PLAN</p> <table border="1"> <tr> <td>NO.</td> <td>REV.</td> <td>DATE</td> <td>BY</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </table> <p>PROJ A311 R2</p>	NO.	REV.	DATE	BY				
NO.	REV.	DATE	BY										







WEARNE RESIDENCE

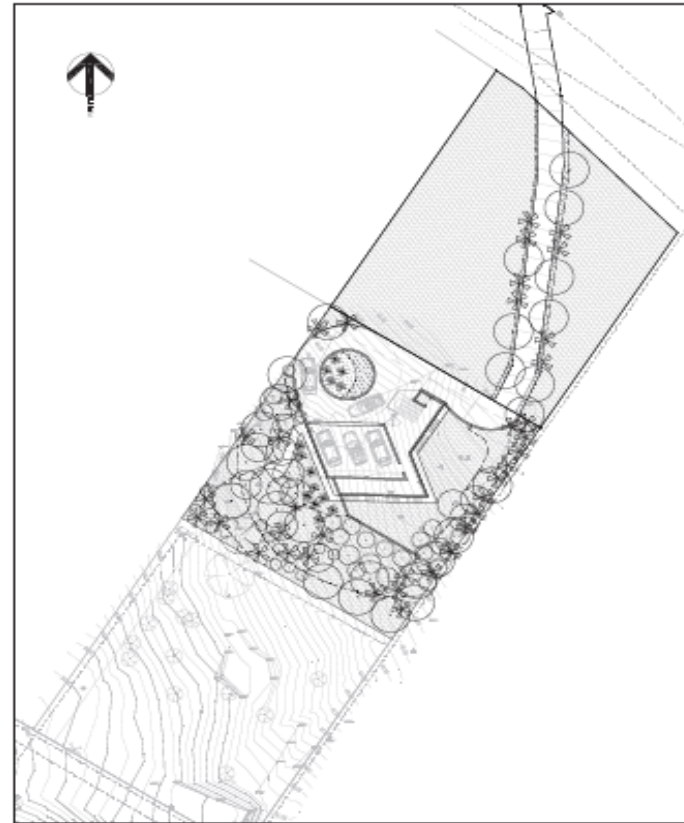
LOT 125, MURPHY STREET, PORT DOUGLAS, QLD
Landscape Works

COUNCIL ISSUE FOR DA
DATE : 24 JUN 2013

Project No. 1104

DRAWING INDEX

Numbers	Description	Scale	Rev	ISSUE DATE
LP-P10	COVER SHEET	NA	A	2013.06.24
LP-P20	LANDSCAPE PLANTING PLAN	1:15@A1	A	2013.06.24
LP-P30	DETAIL PLAN & SPECIFICATION	NA	A	2013.06.24
LP-E10	LANDSCAPE BLEW PLAN - NORTH	1:10@A1		2013.06.24
LP-E20	LANDSCAPE BLEW PLAN - EAST	1:10@A1		2013.06.24
LP-E30	LANDSCAPE BLEW PLAN - WEST	1:10@A1		2013.06.24
LP-E40	LANDSCAPE BLEW PLAN - SOUTH	1:10@A1		2013.06.24



LOCATION MAP
(NO SCALE)

ANDREW PROWSE
LANDSCAPE ARCHITECT

PO BOX 1419 COONS CREEK QLD 4870
4 COONS CREEK DRIVE, COONS CREEK, QLD 4870
AUSTRALIA

M 07 493 0370
F 07 493 278 388
E andrew@andrewprowse.com.au

CWA
Creative Works Architecture
1/100 WILSON STREET, PORT DOUGLAS, QLD 4870
AUSTRALIA
P 07 493 0370
F 07 493 278 388
E andrew@andrewprowse.com.au

REGISTERED LANDSCAPE ARCHITECT
CONSULTANTS

WEARNE RESIDENCE
LOT 125, MURPHY STREET
PORT DOUGLAS, QLD

PROJECT NO. 1104

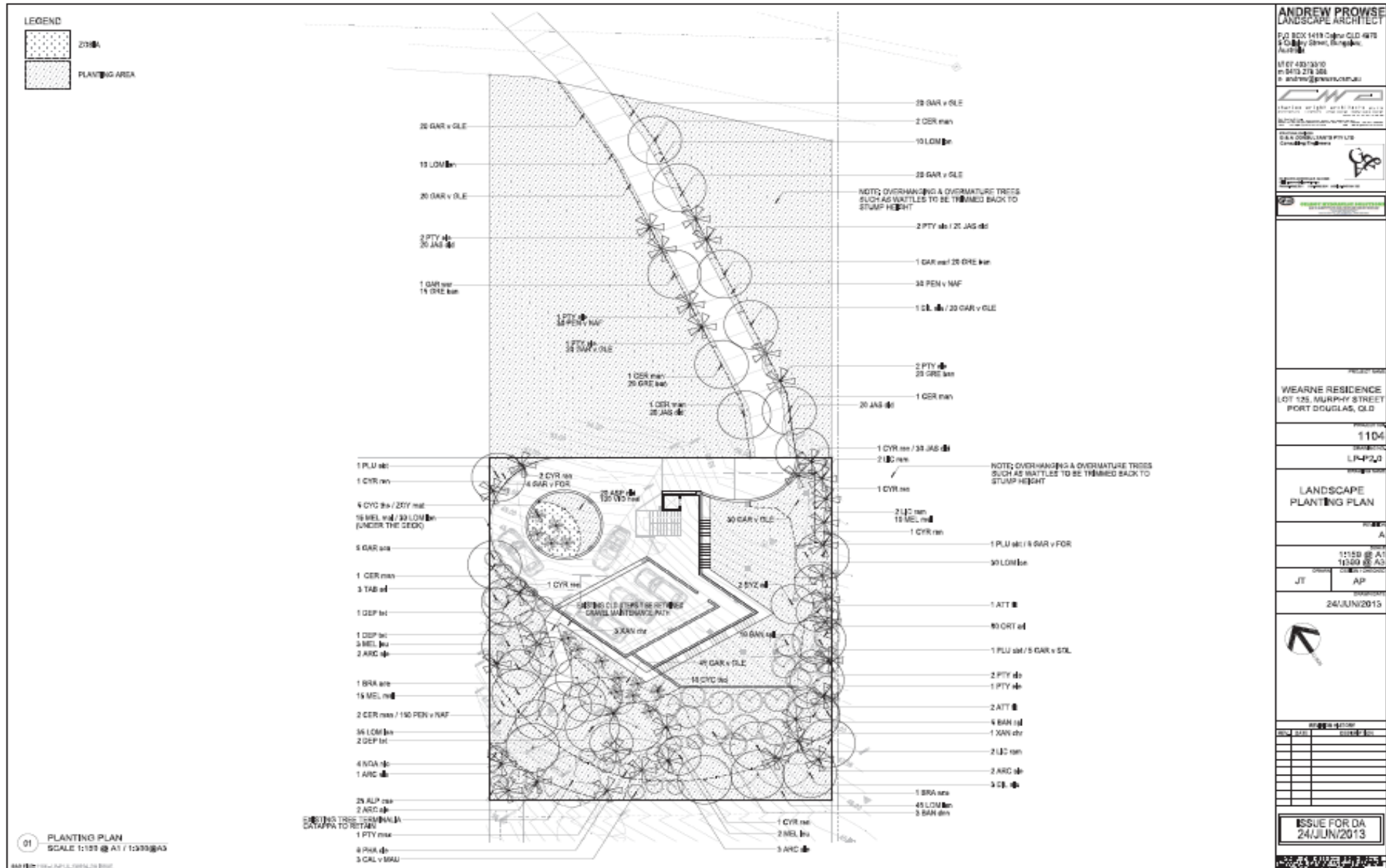
DRAWING NO. LP-P1.0

COVER SHEET

REV. A

DATE: 24 JUN 2013

ISSUE FOR DA
24 JUN 2013



LANDSCAPE PERFORMANCE SPECIFICATION

EXCAVATION - All building rubble and other unsuitable materials including weeds to be removed from new garden areas. All excavated material to be removed from site and disposed of in an approved manner.

GARDEN MIX - Garden mix shall be spread where required to all shrub beds and to a 25mm depth to all turf areas.

Garden mix shall consist of:

1 part aged sawdust / 1 part well composted chicken manure / 1 part aged bagasse / 2 parts coarse sand / 3 parts imported Premium topsoil (free of Nutgrass)
 Imported topsoil shall be fertile and friable premium loam with good moisture holding capacity and containing a minimum of 2% organic matter for sandy loams. The topsoil acidity shall be between 5.5 - 7.0ph and shall be free from any subsoil admixtures and contain no more than 1% salt measured on an oven-dried basis. All imported topsoil shall be free from materials toxic to plant growth, noxious weeds, stones, roots and other extraneous material.

TURF - Zoysia 'Matrella' or approved equivalent shall be laid on prepared subgrade, evenly laid and finished flush.

FERTILISER / SOIL CONDITIONING

TURFING - Type 'Terra Cottam' soil conditioner - Application rate: 200g/m² to depth of 200mm

PLANTING - Type 'Terra Cottam' - Application rate: 40g per 140mm pot - 100g per 200mm pot - 750g per > 450 bag

MULCH - Tree mulch or equivalent shall be spread to a minimum depth of 100mm over all garden beds.

IRRIGATION - The irrigation system will be capable of watering all the new landscape areas as shown on the Landscaping drawings. Care is to be taken to avoid any overspray onto paving. No low-density pipe is to be used up stream of the automatic valves. No drip line or barbed microjet fittings etc to be used. The irrigation system will conform to all relevant local authority regulations including the provision of the necessary backflow prevention devices. The irrigation system will include a filter guaranteed by the manufacturer to function effectively with these site conditions. The contractor will submit with his tender an irrigation drawing showing the location of all the valves, sprinklers, controllers and associated equipment.

PLANTING LIST

Trees							
Code	Botanical Name	Common Name	Spacing	Size	Approx. 2yrs	Approx. 10yrs	Qty
ATT ft	Adiantum filix-foemina	Brown Fern	as shown	45 ft (1.5m)	3m	5-8m	3
BPAace	Brachyotum acrocladum	Flame Tree	as shown	45 ft (2.0m)	4m	10-12m	2
DER man	Carbananaghis	Sea Wango	as shown	10C ft(2.5m)	3-5m	5-8m	8
DEP tet	Declanthes tetraepala	Golden Bouquer Tree	as shown	10C ft(2.5m)	5-6M	10-12m	4
DLala	Dillenia alata	Red Beach	as shown	10C ft(2.5m)	5-6m	7-9m	4
GAR ver	Garcinia veranii	Mahoe Mangrove	as shown	200 mm (0.5m)	3-5m	5-8m	2
MEL lau	Melaleuca leucadendria	Paperbark	as shown	300mm (1.5m)	5-6M	18m	5
PLU obt	Plumeria obtusa	Evergreen Frangipani	as shown	EG-galvan (8m)	5-6m	8-9m	3
SYZ wil	Syzygium wilsonii	Flowerpuff Lilly Pill	as shown	200 mm (0.5m)	1.5m	3-4m	2
KAT chr	Xanthosoma chlorostachyus	Golden Penda	as shown	45 ft (1.5m)	3m	6-10m	4
Palms							
Code	Botanical Name	Common Name	Spacing	Size	Approx. 2yrs	Approx. 10yrs	Qty
AFR ale	Avicennia tomentosa	Alexandria Palm	as shown	160 ft (3m trunks)	5-6m	10-12m	10
CYR ren	Cyrtostachya randa	Licorice Palm	as shown	20C ft(2.5m)	4 m	7-9m	8
LIC ren	Licuala renseli	Deinrose Fan Palm	as shown	160 ft (3m trunks)	3 m	5-8m	6
PHY ele	Phycoscarpa elegans	Solitaire Palm	as shown	160 ft (3m trunks)	4-5m	7-9m	11
PHY mac	Phycoscarpa macarthurii	MacArthur Palm	as shown	160 ft (3m trunks)	4-5m	5-8m	1
Shrubs and Geomic Cover							
Code	Botanical Name	Common Name	Spacing	Size	Approx. 2yrs	Approx. 10yrs	Qty
NLP cee	Nyctanthes cecidifolia	Mahoe Singer	3/3/2	200 mm (0.3m)	1m	1.5-2.5m	25
ASP fid	Asplenium nidus	Bird's Nest Fern	3/3/2	200 mm (0.3m)	1m	1m	20
BAN den	Banksia densa	Cape York Banksia	1/2/2	140 mm (0.3m)	2m	4-5m	3
BAN spi	Banksia spinulosa	Wedge Banksia	1/2/2	140 mm (0.3m)	1m	2m	15
BEA vir	Besleria virgata	Diva 1 Besleria	3/3/2	140 mm (0.2m)	1m	1m	20
CAL v MAU	Callistemon spp. Mauve Mist	Callistemon Mauve Mist	1/2/2	140 mm (0.3m)	1.5m	4m	3
CYC the	Cycas thurstonii	Sage Cycad	3/3/2	200 mm (0.3m)	1m	1.5m	15
GAR v FOR	Gardenia vishnanensis 'Forever More'	Gardenia Forever More	3/3/2	200 mm (0.5m)	1m	1.5m	10
GAR v GLE	Gardenia glaucocladia 'Glenie River'	Prosperity Gardenia	1/2/2	200 mm (0.5m)	1m	1m	105
GAR sca	Gardenia scabra	Sir Gardenia	1/2/2	200 mm (0.5m)	1.5m	2m	5
GRE ban	Grewia banksii (prostrata form)	Diva 1 Red Silky Oak	1/2/2	140 mm (0.3m)	1m	1m	75
JAS sid	Jasminum sidereum	Mahoe Jasmine	3/3/2	140 mm (0.2m)	3.2m	1m	110
LEM lon	Lespedeza longifolia	Mot. Pass	1/2/2	140 mm (0.2m)	3.5m	1m	160
MEL mal	Melastoma malabathricum	Mahoe Jascastra	1/2/2	200 mm (1.5m)	1.5m	1.5-2m	40
NOR nic	Nandina domestica	Macedonia	1/2/2	140 mm (0.2m)	3.5m	1m	4
PHA ca	Phaleria caerulea	Mahoe Carceia	1/2/2	140 mm (0.2m)	1m	3-5m	6
ORE al	Orchidobolus alatus	Coffee Whiskers	3/3/2	140 mm (0.2m)	1m	1m	90
PEM v NAP	Pennisetum alopecuroides 'Nafay'	Concord Facial Grass	3/3/2	140 mm (0.2m)	3.5m	1m	210
TAB oil	Taxodium montana orientale	Golden Bush	1/2/2	140 mm (0.2m)	1m	3-4m	3
VID hel	Viola helianthoides	Mahoe Violet	3/3/2	140 mm (0.2m)	3.1m	0.5m	100
ZCY mat	Zoysia 'Matrella'	Matrella	turf	140 mm (0.2m)	3.2m	0.2m	2000

ANDREW PROWSE
 LANDSCAPE ARCHITECT

PO BOX 1419 Colyton QLD 4870
 2 Colyton Street, Colyton, Australia

M 07 4833370
 P 0410 278 388
 E andrew@prowse.com.au

CMA
 CONSULTING
 LANDSCAPE ARCHITECTS
 1/100 COLYTON STREET
 COLYTON QLD 4870
 AUSTRALIA
 P 07 4833370
 F 0410 278 388
 E andrew@prowse.com.au

WEARNE RESIDENCE
 LOT 125, MURPHY STREET
 PORT DOUGLAS, QLD

1104

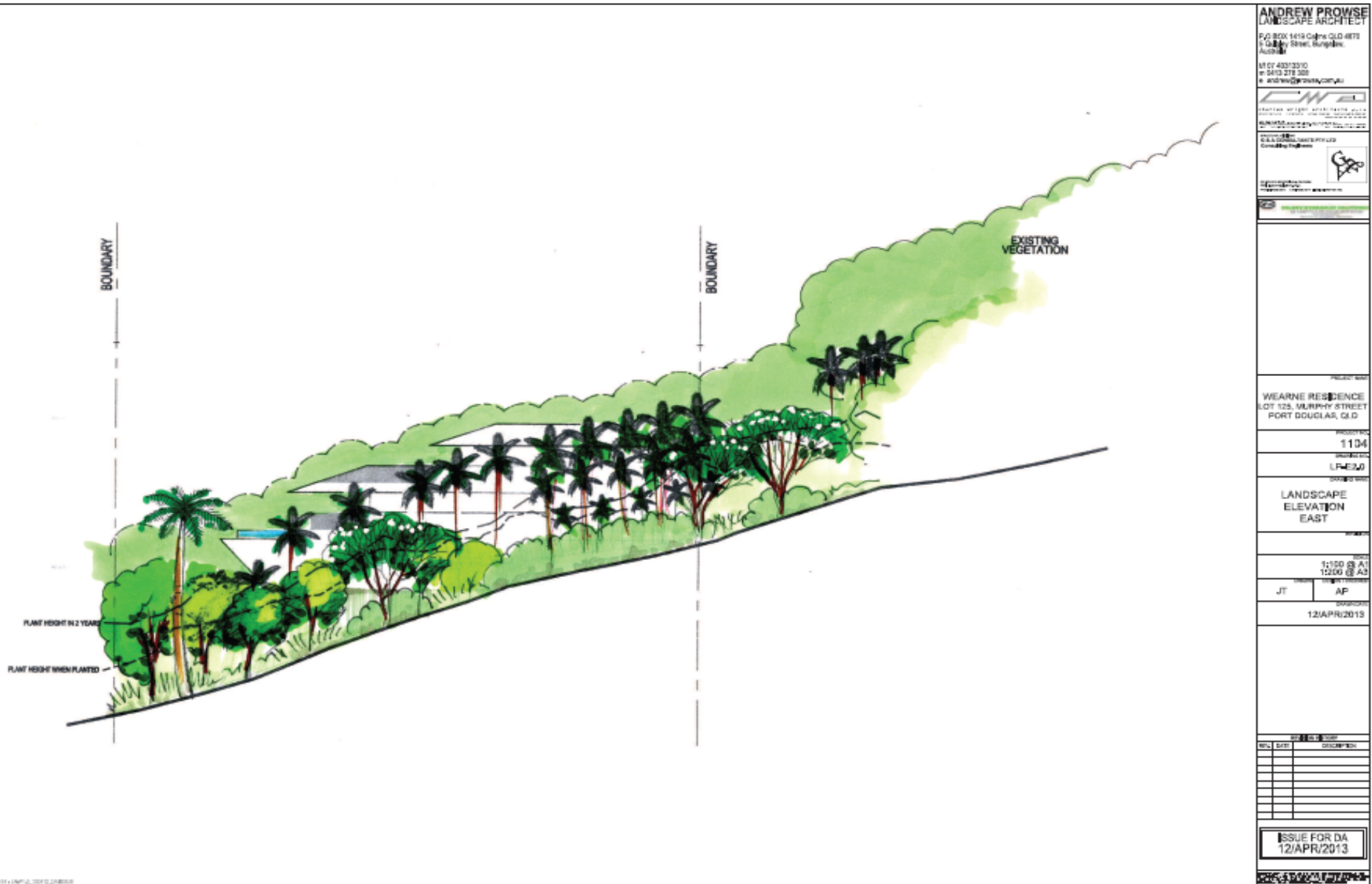
LANDSCAPE ARCHITECT
 LHP/PLD

PLANTING LIST SPECIFICATION

DATE: 24 JUN 2013

ISSUE FOR DA
 24 JUN 2013





ANDREW PROWSE
LANDSCAPE ARCHITECT
P.O. BOX 1419 Cairns QLD 4870
17 Gallegher Street, Cairns, QLD
Australia
M 07 43373310
F 07 43373309
E. andrew@proyse.com.au

STARTING 1981 WITH 15 YEARS OF
EXPERIENCE IN THE LANDSCAPE ARCHITECTURE
INDUSTRY AND OVER 20 YEARS OF
BUSINESS MANAGEMENT EXPERIENCE

PROFESSIONAL
REGISTERED LANDSCAPE ARCHITECT
CONSULTANT

WEARNE RESIDENCE
LOT 125, MURPHY STREET
PORT DOUGLAS, Q.L.D.

PROJECT NO.
1104

DATE
12/4/2013

LANDSCAPE
ELEVATION
EAST

SCALE
1:100 @ A1
1:200 @ A3

DESIGNED BY
JT AP

DATE
12/APR/2013

NO.	DATE	DESCRIPTION

ISSUE FOR DA
12/APR/2013



