

# APPENDIX G

Noise Emission Assessment prepared by SLR

brazier motti



16 December 2025

SLR Ref No.: 620.v30870.00108-L01-v1.0-20251216

Attention: Brandon Herrigan  
Urbex Pty Ltd WID402  
PO BOX 197, Wynnum  
QLD 4178

SLR Project No.: 620.v30870.00108

Client Reference No.: N.A

**RE: Bluewattle Estate, Townsville**  
**Lot 907 – Stage 12A Noise Assessment**

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Dear Brandon,

SLR Consulting Australia Pty Ltd (SLR) has previously prepared a road traffic noise intrusion assessment for the Bluewattle Estate in September 2022 (SLR report 620.30870.00100-R01-20220915, referred hereto as the SLR road traffic noise report).

Urbex has now requested SLR to conduct a review of the noise emissions with a view of preparing a noise report in support for a Material Change of Use (MCU) for Stage 12A, which will comprise the following:

- Part 1 - 48 single storey dwellings (lots 1-4).
- Part 2 - Four (4) allotments (Allotments 1-4). Number of floors undefined at this stage. They are assumed at maximum two storey dwellings for the purpose of this assessment.

SLR have reviewed the architectural drawing set for Stage 12A (Thinktank Architects drawing set in 20251201\_STAGE 12A TOWNSVILLE\_DA-1 SET\_UPDATED.PDF and notes the following:

**Noise emissions:**

- The only foreseeable noise emission from the Stage 12A dwellings overall is driveway vehicle movements, ground level domestic AC outdoor condenser units and refuse collection activities. All dwellings within Stage 12A will be exposed to these noise sources at various times of the day.
- The individual dwellings will be exposed to their own generated noise (e.g. air conditioning outdoor condenser units) and driveway, which is expected to be greater than the equivalent noise emission from their neighbours.  
  
Air conditioning noise will be reduced to some extent by separating lot fences, where the condenser units are located on the ground.
- The refuse collection will occur on the internal road with all dwellings typically exposed to the same level of noise from this activity. However, this is a noise emission that can not be typically reduced but is relatively short in duration, occurs typically once a week and is a commonly accepted part of the suburban ambient environment.
- Similarly, the surrounding Bluewattle stages will also be exposed to and will emit the same noise emission onto themselves and onto Stage 12A.

- Stage 12A does not incorporate commercial, community facilities or otherwise with the potential to cause a noise impact within or outside Stage 12A. This is a residential only stage.

#### **Transportation noise intrusion:**

- Stage 12A will be subject to road traffic noise intrusion from road traffic noise. A markup is presented in the attachments to this letter to show the location of Stage 12A within the Bluewattle Estate.
- The applicable AS 3671-1989 Noise Categories after the implementation of the recommended noise barriers at other Stages include:
  - Ground floor facades – AS3671 Category 1
  - First floor facades – AS3671 Category 1

Based on the above SLR does not consider that a noise report should be warranted in support of the Stage 12A MCU submission and recommends that outdoor conditioning units be maintained on ground level to maximise the noise screening provided by the intervening dwellings and boundary fences and that guidance is taken from AS 3691-1989 for the construction of facades to meet Category 1 requirements.

I trust this letter satisfies your current requirements. Should you have any queries, please feel free to contact me on the details below.

Regards,

**SLR Consulting Australia Pty Ltd**



**Rodrigo Olavarria, Principal Consultant**  
Acoustics and Vibration  
[rolavarria@slrconsulting.com](mailto:rolavarria@slrconsulting.com)

Reviewed by: SH  
Reviewed date: 16-12-2025

#### **Attachments**

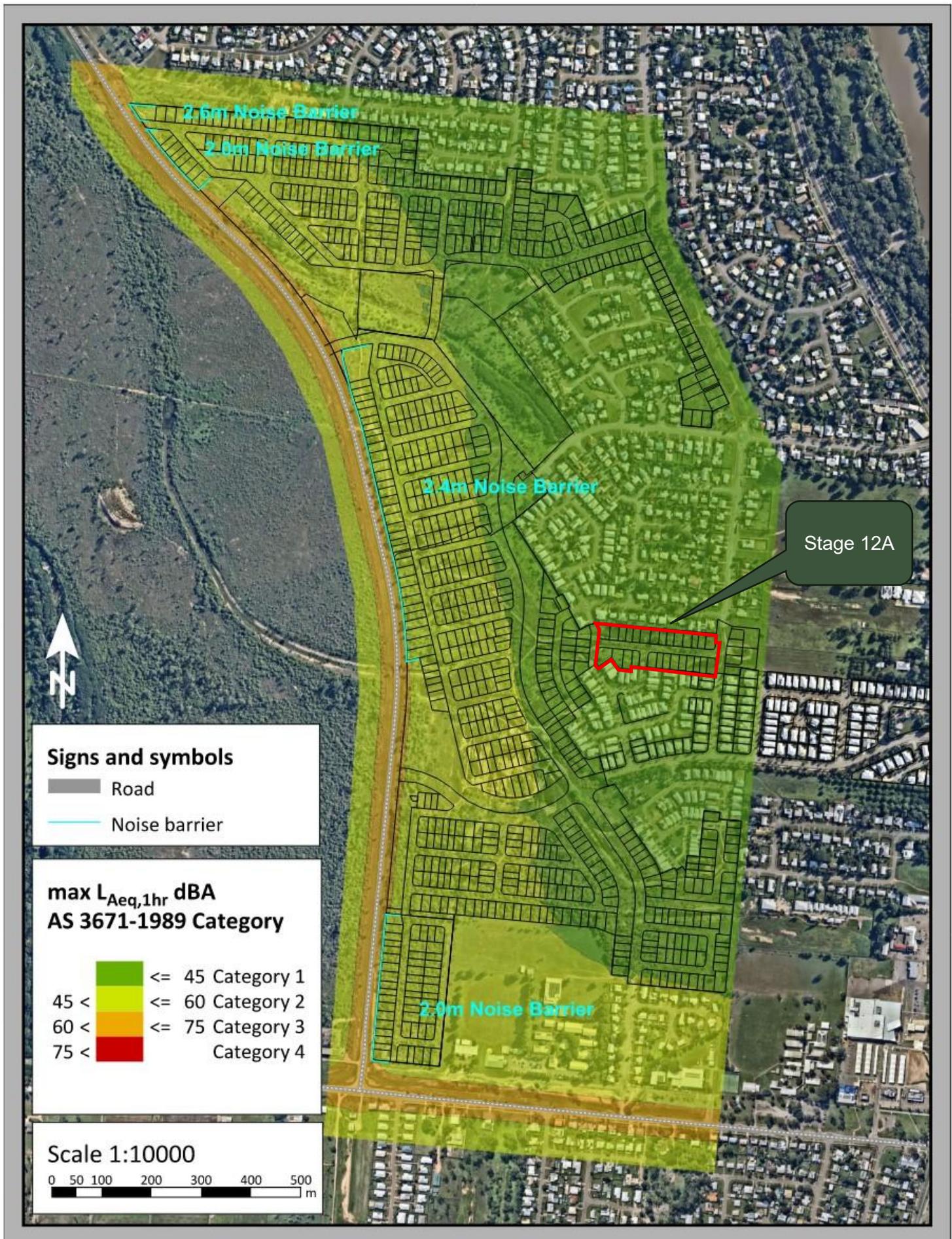
- SLR report 620.30870.00100-R01-20220915 Noise Contour maps (Figures 6-9) with Stage 12A outlined.
- Stage 12A architectural drawings, 20251201\_STAGE 12A TOWNSVILLE\_DA-1 SET\_UPDATED.PDF



# FIGURE 6 - Bluewattle Estate Road Traffic Noise Assessment

Future (2050) Road Traffic Noise Levels

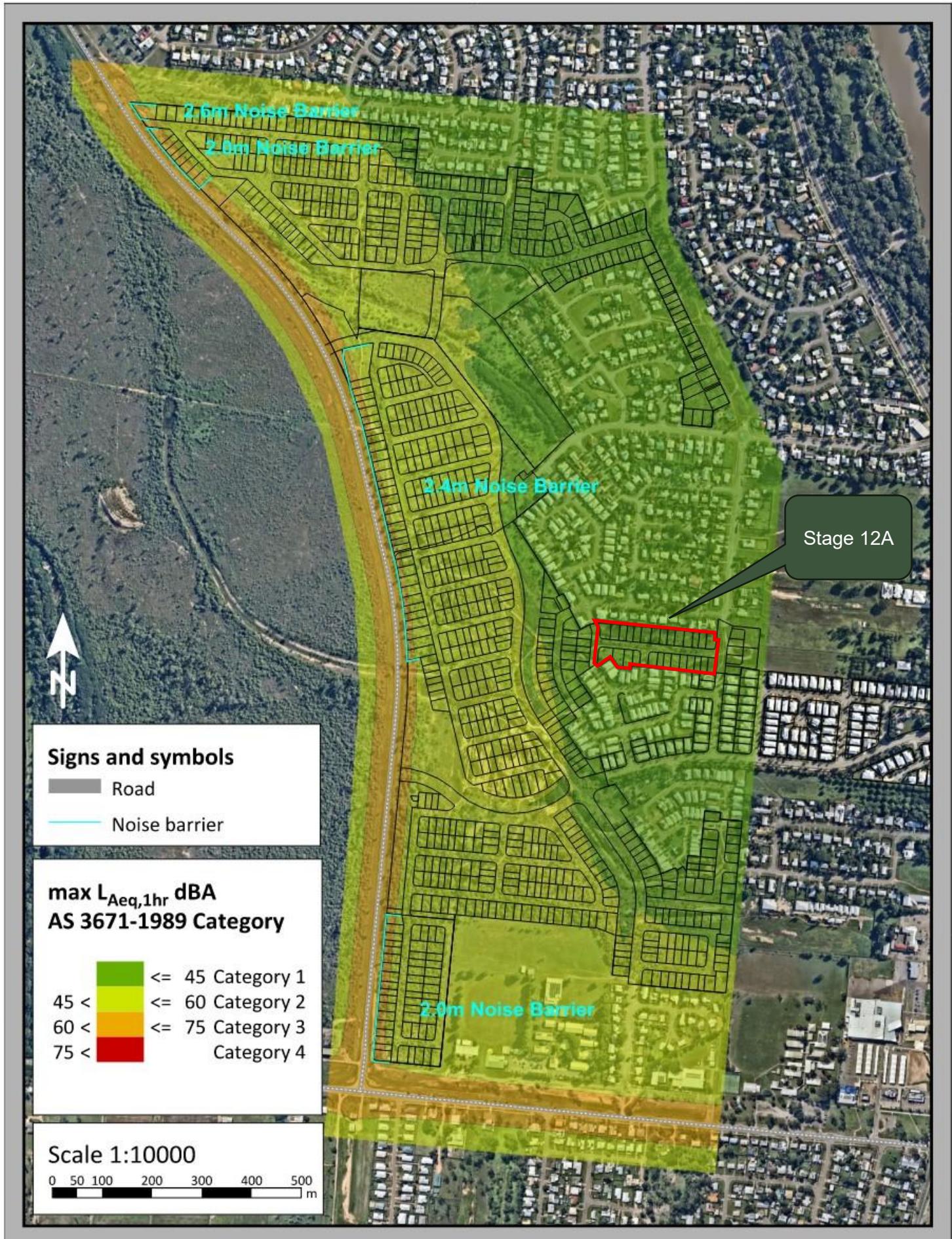
Free-field max  $L_{Aeq,1hr}$  Ground Floor Noise Levels With Noise Barriers



# FIGURE 7 - Bluewattle Estate Road Traffic Noise Assessment

Future (2050) Road Traffic Noise Levels

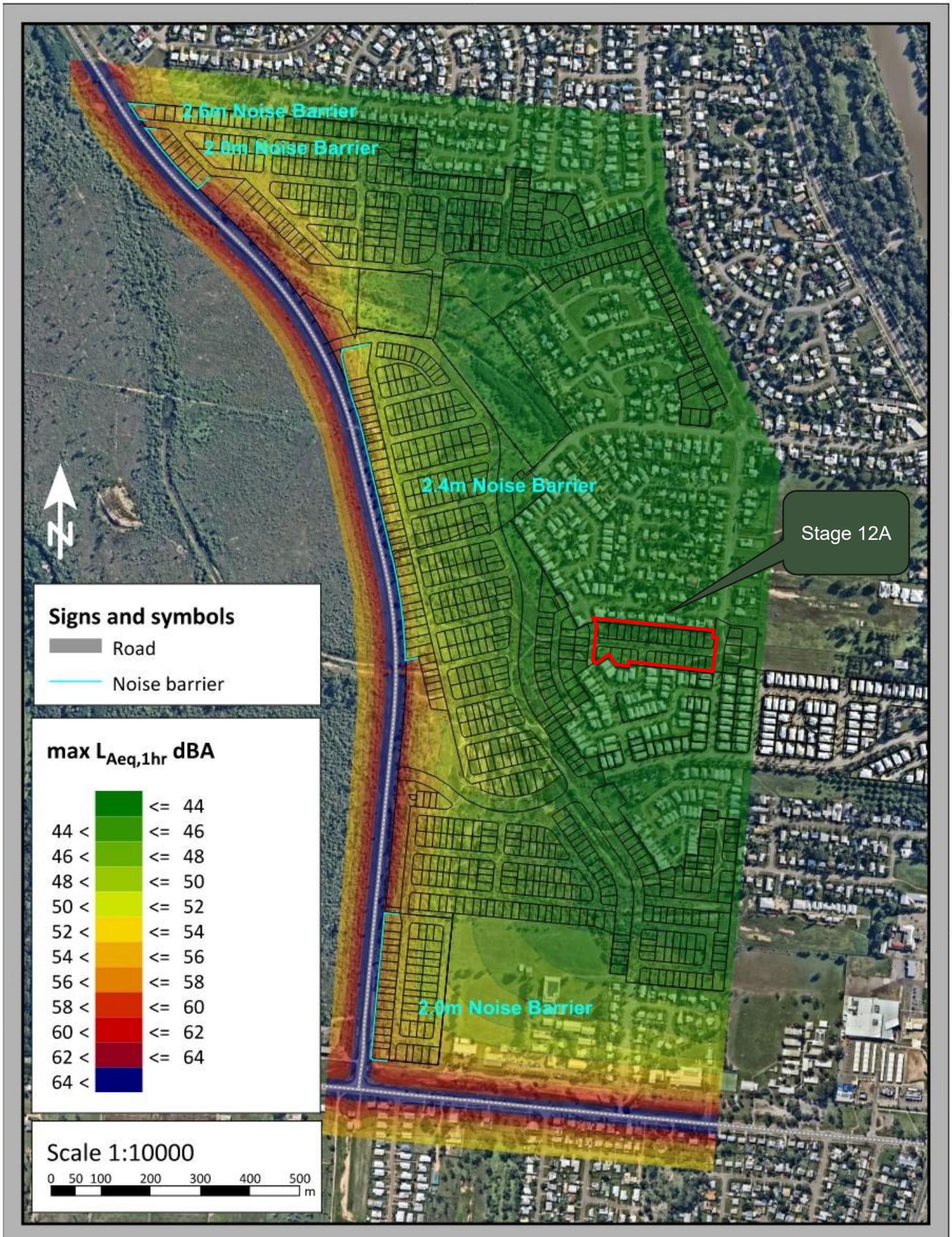
Free-field max  $L_{Aeq,1hr}$  First Floor Noise Levels With Noise Barriers



# FIGURE 8 - Bluewattle Estate Road Traffic Noise Assessment

Future (2050) Road Traffic Noise Levels

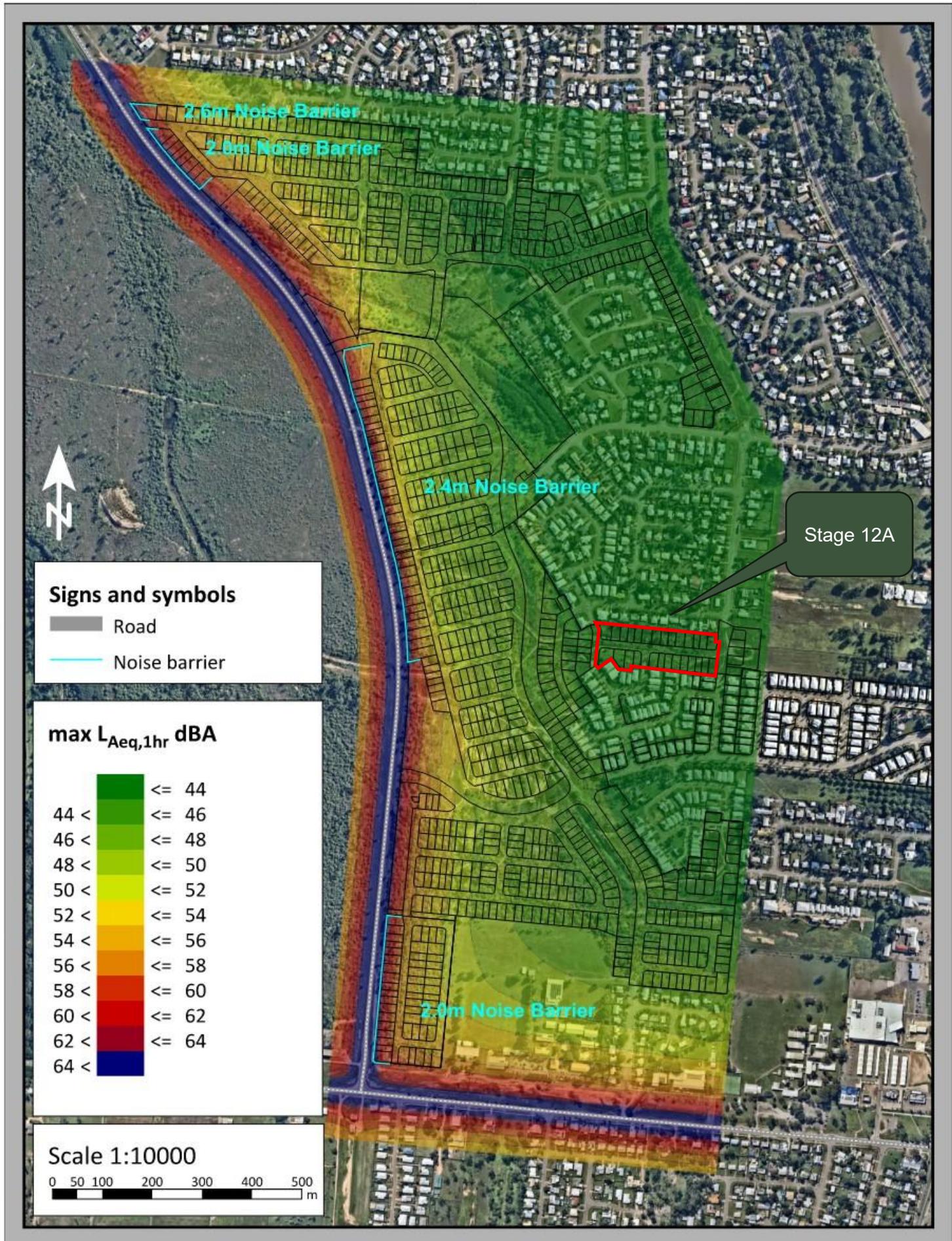
Free-field max  $L_{Aeq,1hr}$  Ground Floor Noise Levels With Noise Barriers



# FIGURE 9 - Bluewattle Estate Road Traffic Noise Assessment

Future (2050) Road Traffic Noise Levels

Free-field max  $L_{Aeq,1hr}$  First Floor Noise Levels With Noise Barriers



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**KEY PLAN:**

**PLANNING SUMMARY**

**LOT 907**

<b>SITE AREA part 1</b>	<b>17145 sqm</b>
Usable Area	13964 sqm
Drainage Area	3181 sqm (*TO BE CONFIRMED)
<b>SITE AREA part 2</b>	<b>1569 sqm</b>
Usable Area	1326 sqm
Drainage Area	243 sqm
<b>SITE COVER</b>	
<b>over PART 1</b>	<b>4748 sqm (34% of Usable Area)</b>

**PROPOSED MIX**

<b>PART 1</b>	
1 BED TYPE	41 HOUSES
2 BED TYPE	7 HOUSES
<b>TOTAL</b>	<b>48 HOUSES</b>
<b>PART 2</b>	
4 ALLOTMENTS	

**PROPOSED CARS**

1 CAR / HOUSE (COVERED)	48 CARS
+ 1 CAR / HOUSE (UNCOVERED) (to be used for visitors)	48 CARS
EXTRA / VISITOR CARS	6 CARS
<b>TOTAL</b>	<b>98 CARS</b>

**PROPOSED LANDSCAPE**

<b>PRIVATE LANDSCAPE</b> part 1	<b>TOTAL</b> 3318 sqm
<b>PUBLIC LANDSCAPE</b> part 1	<b>TOTAL</b> 1182 sqm
<b>TOTAL private + public</b>	<b>4500 sqm</b>

**COMMUNAL OPEN SPACE**

C.O.S. 1	95 sqm
C.O.S. 2	450 sqm
<b>TOTAL</b>	<b>545 sqm</b>



**DA LIST**

SHEET	SHEET NAME
SD010	PLANNING SUMMARY
SD100	OVERALL GROUND LEVEL
SD101	OVERALL ROOF PLAN
SD102	GROUND PART A
SD103	GROUND PART B
SD200	SECTIONS
SD201	SECTIONS
SD300	ELEVATIONS
SD301	ELEVATIONS
SD302	ELEVATIONS
SD303	ELEVATIONS
SD400	1 BED HOUSE - TYPE 1_PLANS
SD401	1 BED HOUSE - TYPE 1_ELEVATIONS
SD402	1 BED HOUSE - TYPE 2_PLANS
SD403	1 BED HOUSE - TYPE 2_ELEVATIONS
SD404	2 BED HOUSE - TYPE 1_PLANS
SD405	2 BED HOUSE - TYPE 1_ELEVATIONS
SD406	2 BED HOUSE - TYPE 2_PLANS
SD407	2 BED HOUSE - TYPE 2_ELEVATIONS
SD500	BIN ENCLOSURE DETAIL
SD501	MAILBOXES & BBQ PAVILION DETAIL
SD600	GFA
SD601	SITE COVER
SD602	LANDSCAPE AREAS
SD603	LOTS AREAS
SD700	1 BED_TYPE 1 & 2 - SHADOWS DETAIL
SD701	2 BED_TYPE 1 & 2 - SHADOWS
SD800	SHADOW DIAGRAMS_SUMMER
SD801	SHADOW DIAGRAMS_WINTER
SD900	PERSPECTIVES
SD901	PERSPECTIVES

REVISION	AMENDMENT	DATE
1	PRELIMINARY SITE COMPOSITION	27.05.2025
2	INTERSECTION DETAIL	12.06.2025
3	SECOND PASS OVERALL CONCEPTS	11.08.2025
4	SECOND PASS B	15.08.2025
5	OPTION C	26.09.2025
6	OPTION D	29.10.2025
7	TEST ADJOINING SITE 908/B	03.11.2025
8	LOT 45-48	20.11.2025
9	DA-1	26.11.2025
10	DA-1_BINS ENCLOSURE UPDATE	01.12.2025



DRAWN:	APPROVED:	NORTH:
MP	MICHAEL JULLYAN	
CLIENT:		
BMD		

PROJECT:  
**LOT 907 TOWNVILLE  
PINNACLE DRIVE**

TITLE:  
**PLANNING SUMMARY**

PROJECT NUMBER:	SHEET NUMBER:	REV.
27-25	SD010	10

**PRELIMINARY ISSUE**  
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1 SITE PLAN PROPOSED  
1:500



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**KEY PLAN**

**STAGE 12/A1**  
 01.12.2025



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10	DA-1_BINS ENCLOSURE UPDATE	01.12.2025

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MP	MICHAEL JULLYAN	
CLIENT:	BMD	

PROJECT:  
 LOT 907 TOWNVILLE  
 PINNACLE DRIVE

TITLE:  
 OVERALL GROUND LEVEL

PROJECT NUMBER:	SHEET NUMBER:	REV.
27-25	SD100	10

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1 LOT 907 OVERALL GROUND FLOOR  
 1:500

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**KEY PLAN**

**STAGE 12/A1**  
01.12.2025



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9	DA-1	26.11.2025
10	DA-1_BINS ENCLOSURE UPDATE	01.12.2025



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MP	MICHAEL JULLYAN	
CLIENT:		
BMD		

PROJECT:  
**LOT 907 TOWNVILLE**  
PINNACLE DRIVE

TITLE:  
**OVERALL ROOF PLAN**

PROJECT NUMBER:	SHEET NUMBER:	REV.
27-25	SD101	10

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1 LOT 907 OVERALL ROOF PLAN  
1:500

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**KEY PLAN:**

**STAGE 12/A1**  
01.12.2025



1 LOT 907\_GROUND - part A  
1:250

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9	DA-1	26.11.2025
10	DA-1_BINS ENCLOSURE UPDATE	01.12.2025

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SCALE  
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mm

DRAWN: Author  
APPROVED: MICHAEL JULLYAN  
CLIENT: BMD  
PROJECT: LOT 907 TOWNVILLE Pinnacle Drive

TITLE: GROUND PART A

PROJECT NUMBER	SHEET NUMBER	REV.
27-25	SD102	10

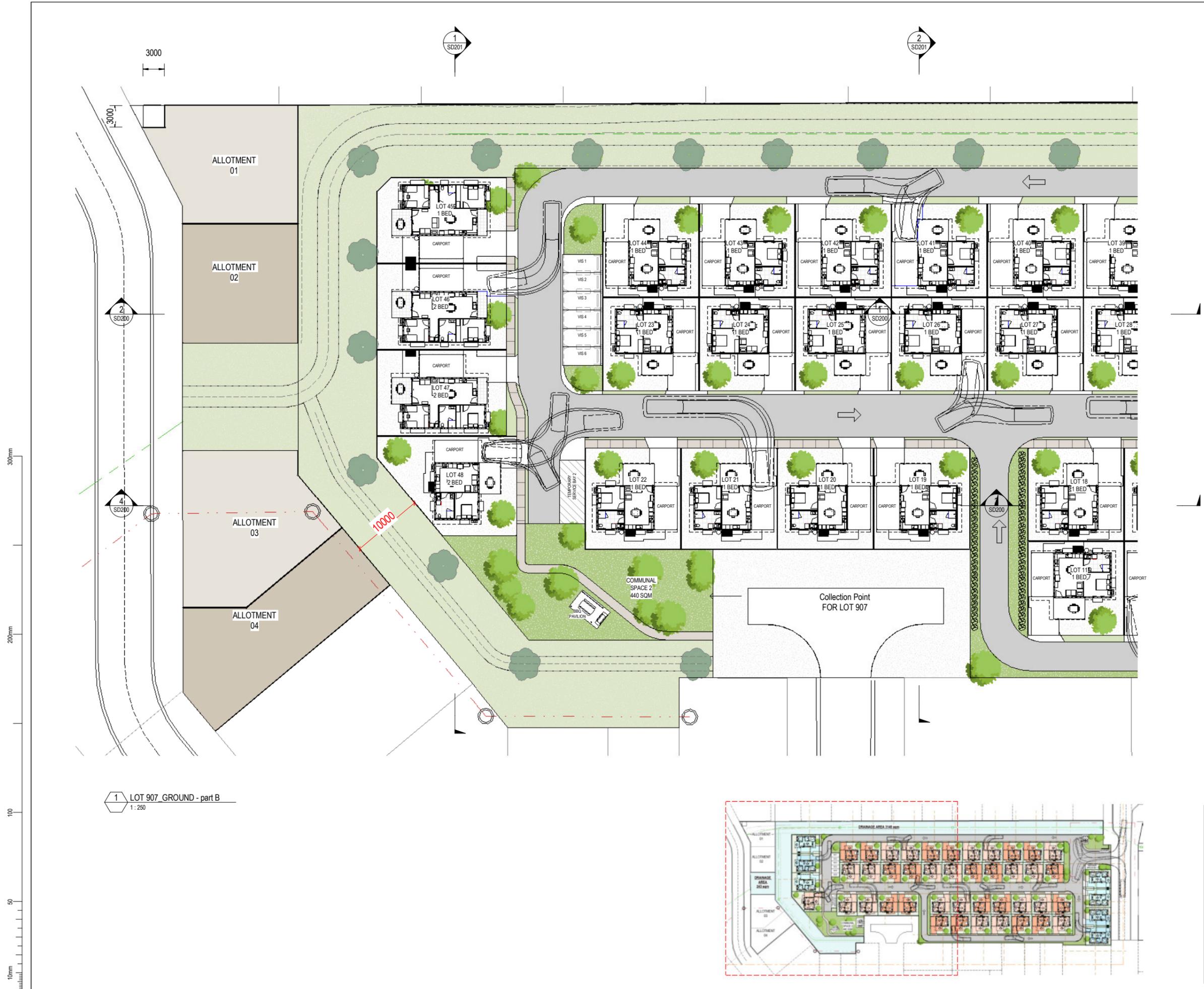
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**KEY PLAN**

**STAGE 12/A1**  
01.12.2025



300mm  
200mm  
100  
50  
10mm

1 LOT 907\_GROUND - part B  
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REVISION	AMENDMENT	DATE
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9	DA-1	26.11.2025
10	DA-1_BINS ENCLOSURE UPDATE	01.12.2025

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SCALE  
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DRAWN: [ ] APPROVED: MICHAEL JULLYAN NORTH  
CLIENT: BMD

PROJECT: LOT 907 TOWNVILLE  
PINNACLE DRIVE  
TITLE: GROUND PART B

PROJECT NUMBER	SHEET NUMBER	REV.
27-25	SD103	10

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**KEY PLAN**

**STAGE 12/A1**  
01.12.2025



1 Section 1 - Part A  
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2 Section 1 - Part B  
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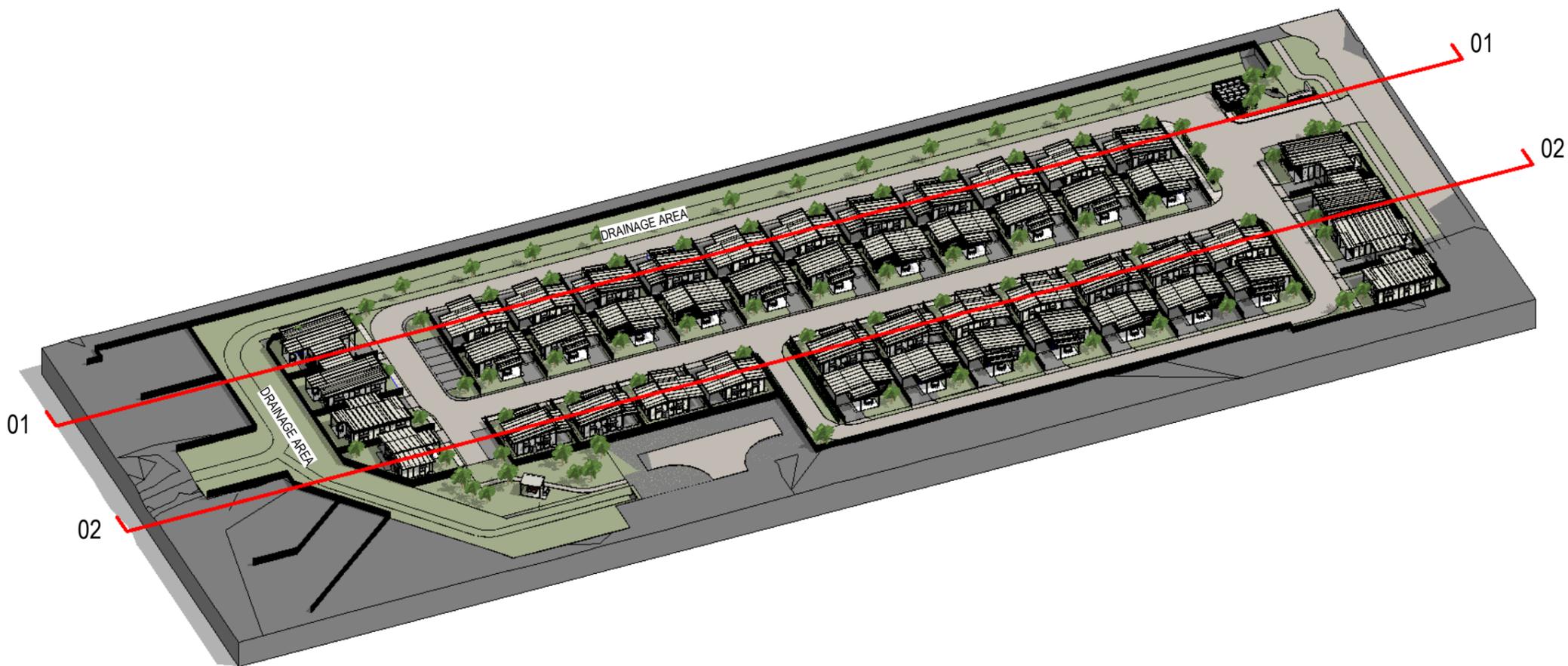


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4 Section 2 - Part B  
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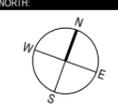


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10	DA-1_BINS ENCLOSURE UPDATE	01.12.2025

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SCALE  
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mm

DRAWN: MP APPROVED: MICHAEL JULLYAN NORTH  
CLIENT: BMD



PROJECT:  
LOT 907 TOWNVILLE  
PINNACLE DRIVE

TITLE:  
SECTIONS

PROJECT NUMBER:	SHEET NUMBER:	REV.
27-25	SD200	10

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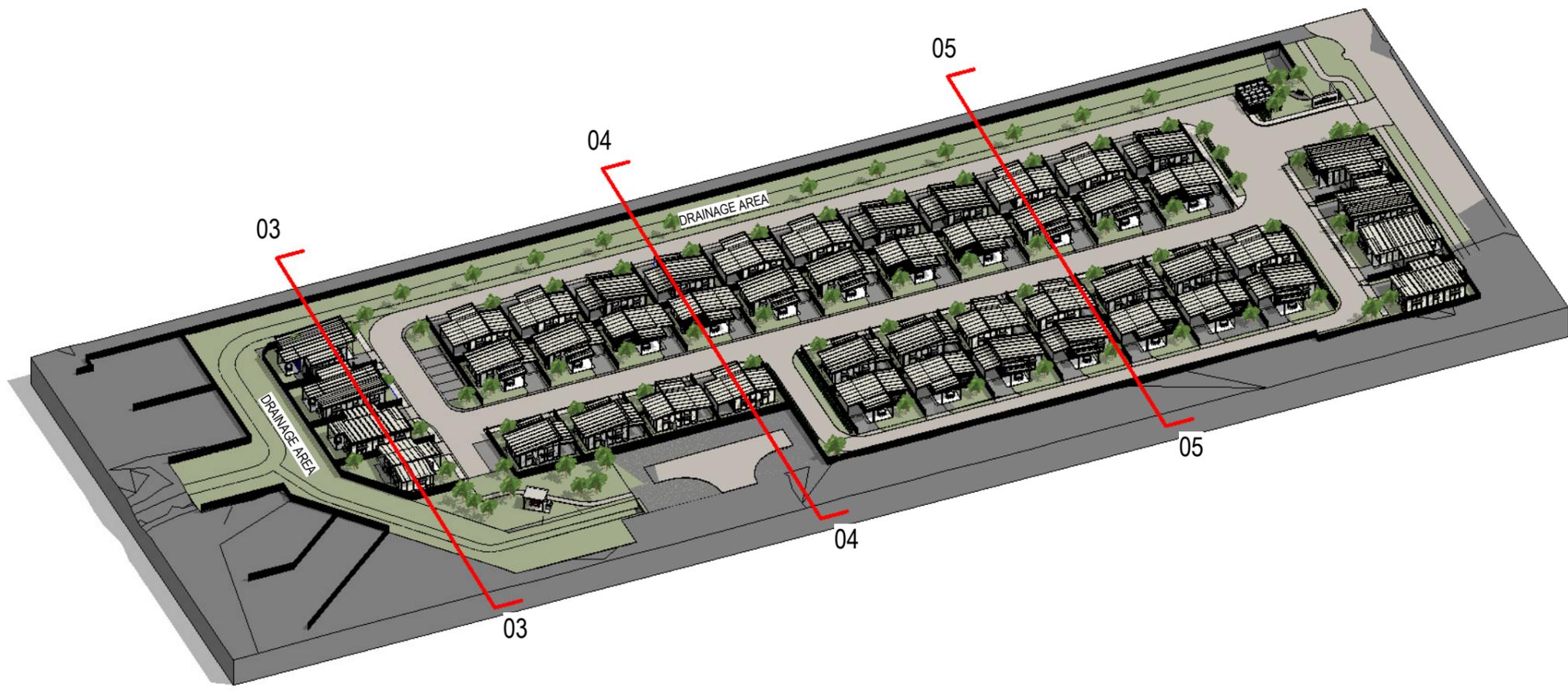
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2 Section 4  
1 : 250



3 Section 5  
1 : 250



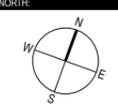
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10	DA-1_BINS ENCLOSURE UPDATE	01.12.2025

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SCALE  
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mm

DRAWN: Author  
APPROVED: MICHAEL JULLYAN  
CLIENT: BMD  
PROJECT: LOT 907 TOWNVILLE  
PINNACLE DRIVE



TITLE: SECTIONS

PROJECT NUMBER:	SHEET NUMBER:	REV.
27-25	SD201	10

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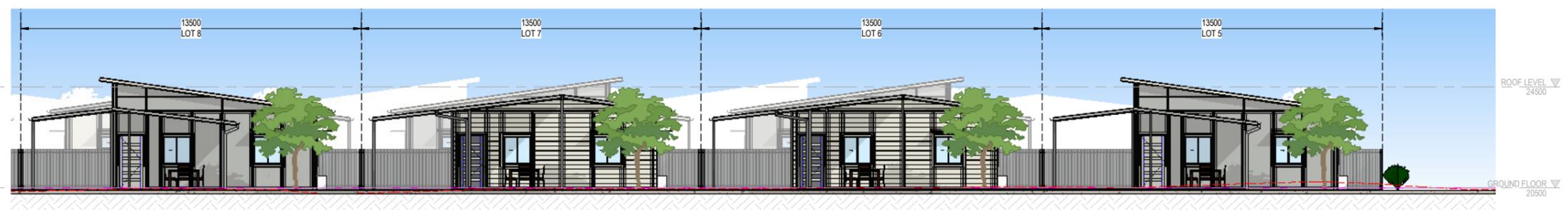
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**KEY PLAN**

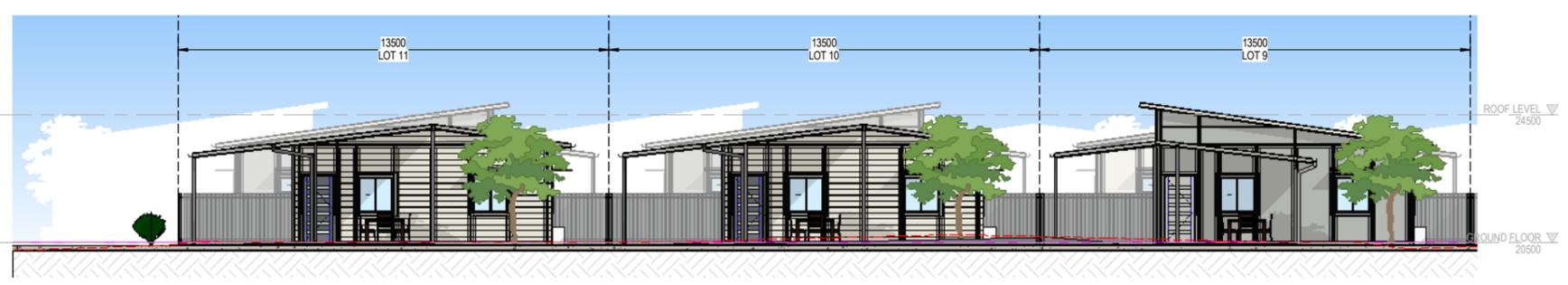
**STAGE 12/A1**  
 01.12.2025



1 STREETScape - LOT 1-4  
 1:100



2 STREETScape - LOT 5-8  
 1:100



3 Elevation 2 - b Copy 1  
 1:100

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MP	MICHAEL JULLYAN	
CLIENT:	BMD	

PROJECT:  
 LOT 907 TOWNVILLE  
 PINNACLE DRIVE

TITLE:  
 ELEVATIONS

PROJECT NUMBER:	SHEET NUMBER:	REV.
27-25	SD300	10

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300mm  
200mm  
100  
50  
10mm

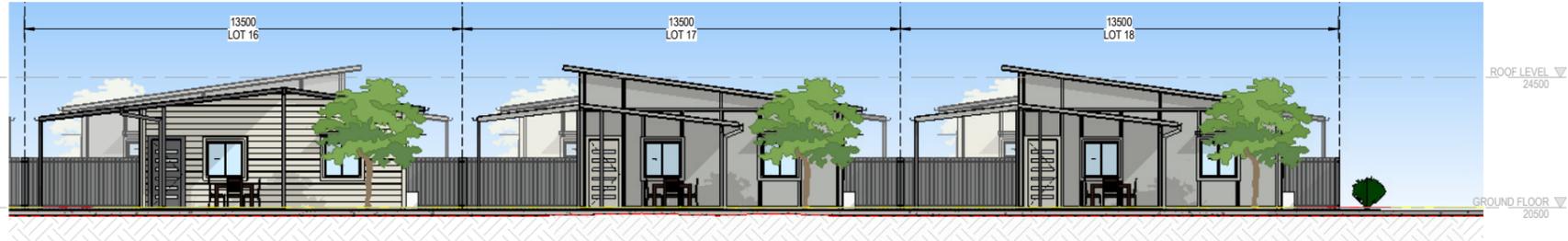
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**KEY PLAN**



2 STREETScape - LOT 12-15  
1:100



1 STREETScape - LOT 16-18  
1:100



3 STREETScape - LOT 19-22  
1:100



4 STREETScape - LOT 23-26  
1:100

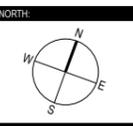
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200mm  
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10	DA-1_BINS ENCLOSURE UPDATE	01.12.2025

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SCALE  
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1:100 @ A1  
mm

DRAWN: MP APPROVED: MICHAEL JULLYAN NORTH  
CLIENT: BMD



PROJECT:  
LOT 907 TOWNVILLE  
PINNACLE DRIVE

TITLE:  
ELEVATIONS

PROJECT NUMBER	SHEET NUMBER	REV.
27-25	SD301	10

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**KEY PLAN:**



1 STREETScape - LOT 27-30  
 1:100



2 STREETScape - LOT 31-33  
 1:100



3 STREETScape - LOT 34-36  
 1:100



4 STREETScape - LOT 37-40  
 1:100

300mm  
200mm  
100  
50  
10mm

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4	SECOND PASS B	15.08.2025
5	OPTION C	26.09.2025
6	OPTION D	29.10.2025
7	TEST ADJOINING SITE 908/B	03.11.2025
8	LOT 45-48	20.11.2025
9	DA-1	26.11.2025
10	DA-1_BINS ENCLOSURE UPDATE	01.12.2025



DRAWN: [ ] APPROVED: MICHAEL JULLYAN NORTH

CLIENT: BMD

PROJECT:  
 LOT 907 TOWNVILLE  
 PINNACLE DRIVE

TITLE:  
 ELEVATIONS

PROJECT NUMBER:	SHEET NUMBER:	REV.
27-25	SD302	10

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**KEY PLAN**



**1** STREETScape - LOT 41-44  
 1:100



**2** STREETScape - LOT 45-48  
 1:100

REVISION	AMENDMENT	DATE
1	PRELIMINARY SITE COMPOSITION	27.05.2025
2	INTERSECTION DETAIL	12.06.2025
3	SECOND PASS OVERALL CONCEPTS	11.08.2025
4	SECOND PASS B	15.08.2025
5	OPTION C	26.09.2025
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7	TEST ADJOINING SITE 908/B	03.11.2025
8	LOT 45-48	20.11.2025
9	DA-1	26.11.2025
10	DA-1_BINS ENCLOSURE UPDATE	01.12.2025



DRAWN:	APPROVED:	NORTH:
MP	MICHAEL JULLYAN	
CLIENT:	BMD	

PROJECT:  
 LOT 907 TOWNVILLE  
 PINNACLE DRIVE

TITLE:  
 ELEVATIONS

PROJECT NUMBER:	SHEET NUMBER:	REV.
27-25	SD303	10

**PRELIMINARY ISSUE**  
 NOT FOR CONSTRUCTION

300mm  
200mm  
100  
50  
10mm  
0

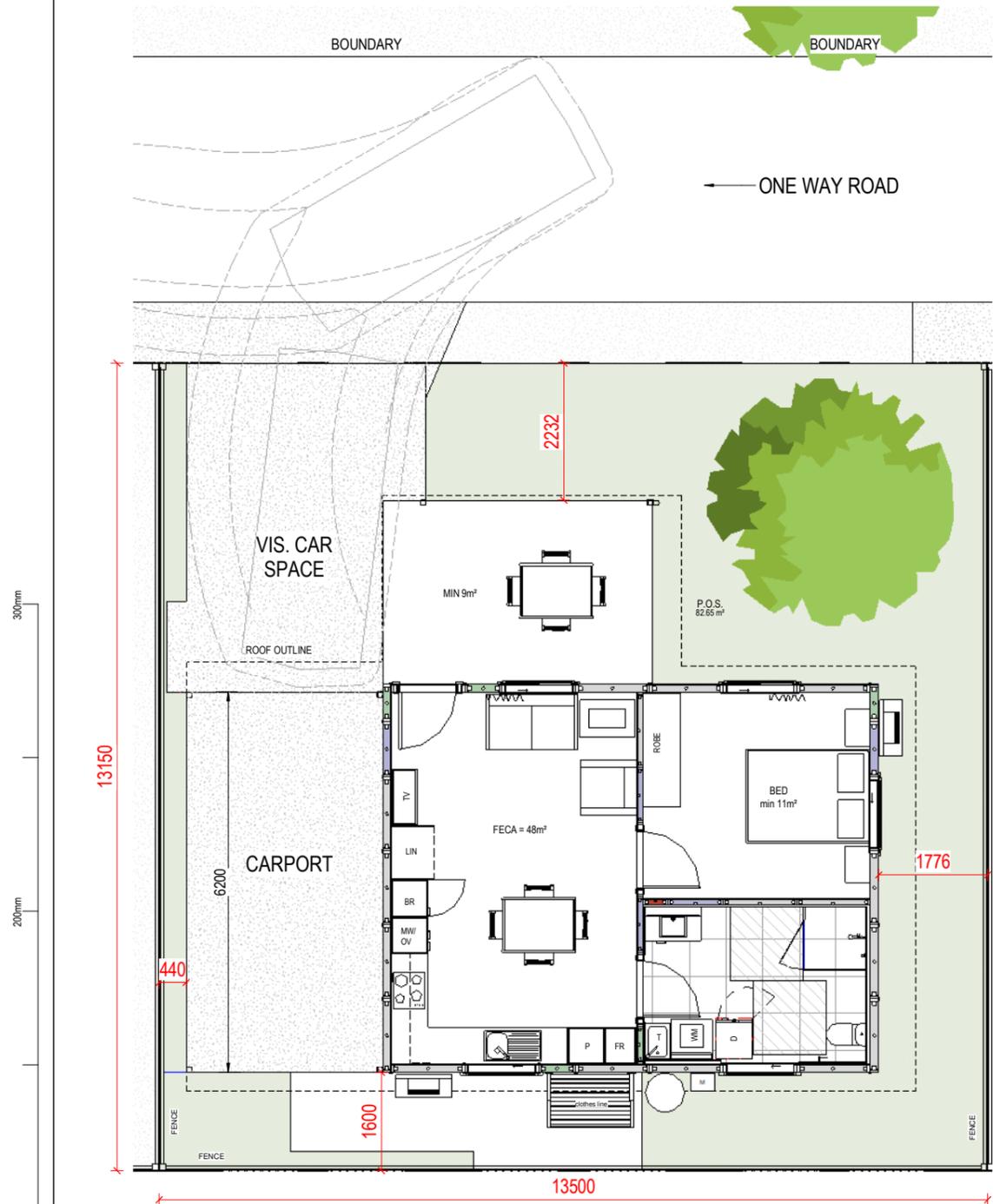
# HOUSE 1\_1 BED - TYPE 1

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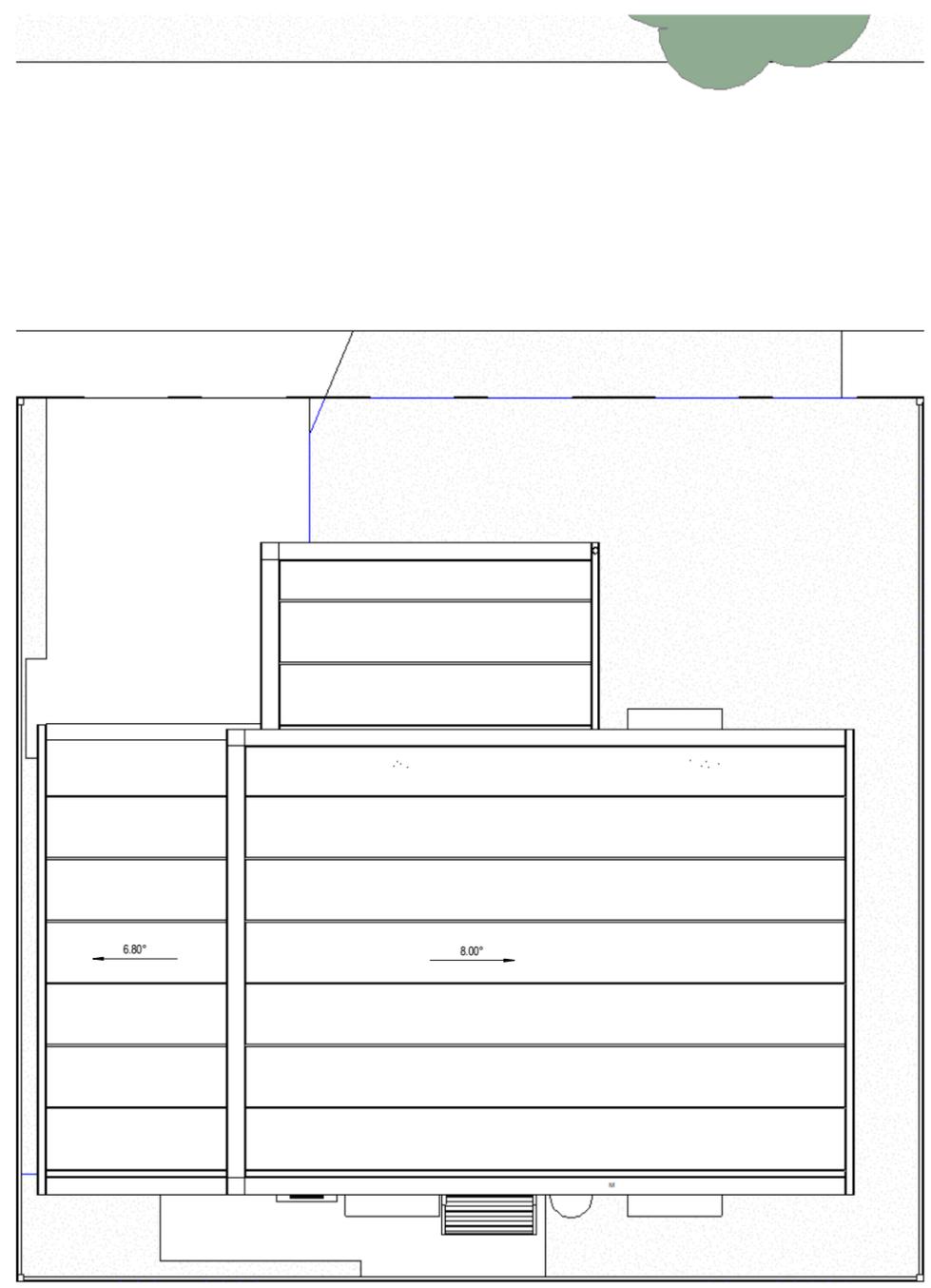
**GENERAL NOTES:**  
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**KEY PLAN**

**STAGE 12/A1**  
01.12.2025



1 1 BEDROOM, TYPE 1 GROUND  
1:50



2 1 BEDROOM, TYPE 1 ROOF  
1:50

AREAS	
FECA	48 sqm
CARPORT	19.7 sqm
PRIVATE OPEN SPACE	82.6 sqm
<i>CARPORT AND VISITOR BAY EXCLUDED</i>	
LOT48 ONLY PRIVATE OPEN SPACE	130 sqm
<i>CARPORT AND VISITOR BAY EXCLUDED</i>	

REVISION	AMENDMENT	DATE
1	PRELIMINARY SITE COMPOSITION	27.05.2025
2	INTERSECTION DETAIL	12.06.2025
3	SECOND PASS OVERALL CONCEPTS	11.08.2025
4	SECOND PASS B	15.08.2025
5	OPTION C	26.09.2025
6	OPTION D	29.10.2025
7	TEST ADJOINING SITE 908/B	03.11.2025
8	LOT 45-48	20.11.2025
9	DA-1	26.11.2025
10	DA-1_BINS ENCLOSURE UPDATE	01.12.2025

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As indicated @ A1	APPROVED:	NORTH
DRAWN: MP	MICHAEL JULLYAN	
CLIENT: BMD		

PROJECT:  
**LOT 907 TOWNVILLE**  
PINNACLE DRIVE

TITLE:  
**1 BED HOUSE - TYPE 1\_PLANS**

PROJECT NUMBER:	SHEET NUMBER:	REV.
27-25	SD400	10

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# HOUSE 1\_1 BED - TYPE 1

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**KEY PLAN**



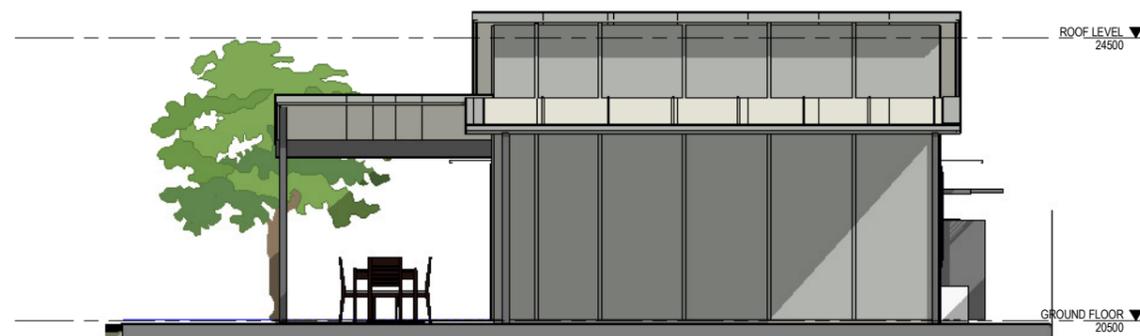
3 1 BED HOUSE - TYPE 1 - FRONT ELEVATION  
1:50



2 1 BED HOUSE - TYPE 1 - SIDE 1 ELEVATION  
1:50



1 1 BED HOUSE - TYPE 1 - REAR ELEVATION  
1:50



4 1 BED HOUSE - TYPE 1 - SIDE 2 ELEVATION  
1:50

COLORS LEGEND		COLOR SCHEME 1
WALLS	Colorbond SHALE GREY	●
FRONT DOOR	Colorbond SURFMIST	●
WINDOWS	Colorbond SHALE GREY	●
ROOF	Colorbond SURFMIST	●
POSTS	Colorbond BASALT	●
DOWNPIPE	Match Gutter/Fascia	
FENCE	Colorbond BASALT	●
SCREENS	Colorbond BASALT	●
SOFFIT	Colorbond SURFMIST	●
GUTTER	Colorbond SHALE GREY	●
FASCIA	Colorbond SHALE GREY	●
HOODS	Colorbond BASALT	●



REVISION	AMENDMENT	DATE
1	PRELIMINARY SITE COMPOSITION	27.05.2025
2	INTERSECTION DETAIL	12.06.2025
3	SECOND PASS OVERALL CONCEPTS	11.08.2025
4	SECOND PASS B	15.08.2025
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6	OPTION D	29.10.2025
7	TEST ADJOINING SITE 908/B	03.11.2025
8	LOT 45-48	20.11.2025
9	DA-1	26.11.2025
10	DA-1_BINS ENCLOSURE UPDATE	01.12.2025

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DRAWN	APPROVED	NORTH
MP	MICHAEL JULLYAN	
CLIENT:	BMD	

PROJECT:  
**LOT 907 TOWNVILLE  
PINNACLE DRIVE**

TITLE:  
**1 BED HOUSE - TYPE 1\_ELEVATIONS**

PROJECT NUMBER:	SHEET NUMBER:	REV.
27-25	SD401	10

**PRELIMINARY ISSUE**  
NOT FOR CONSTRUCTION

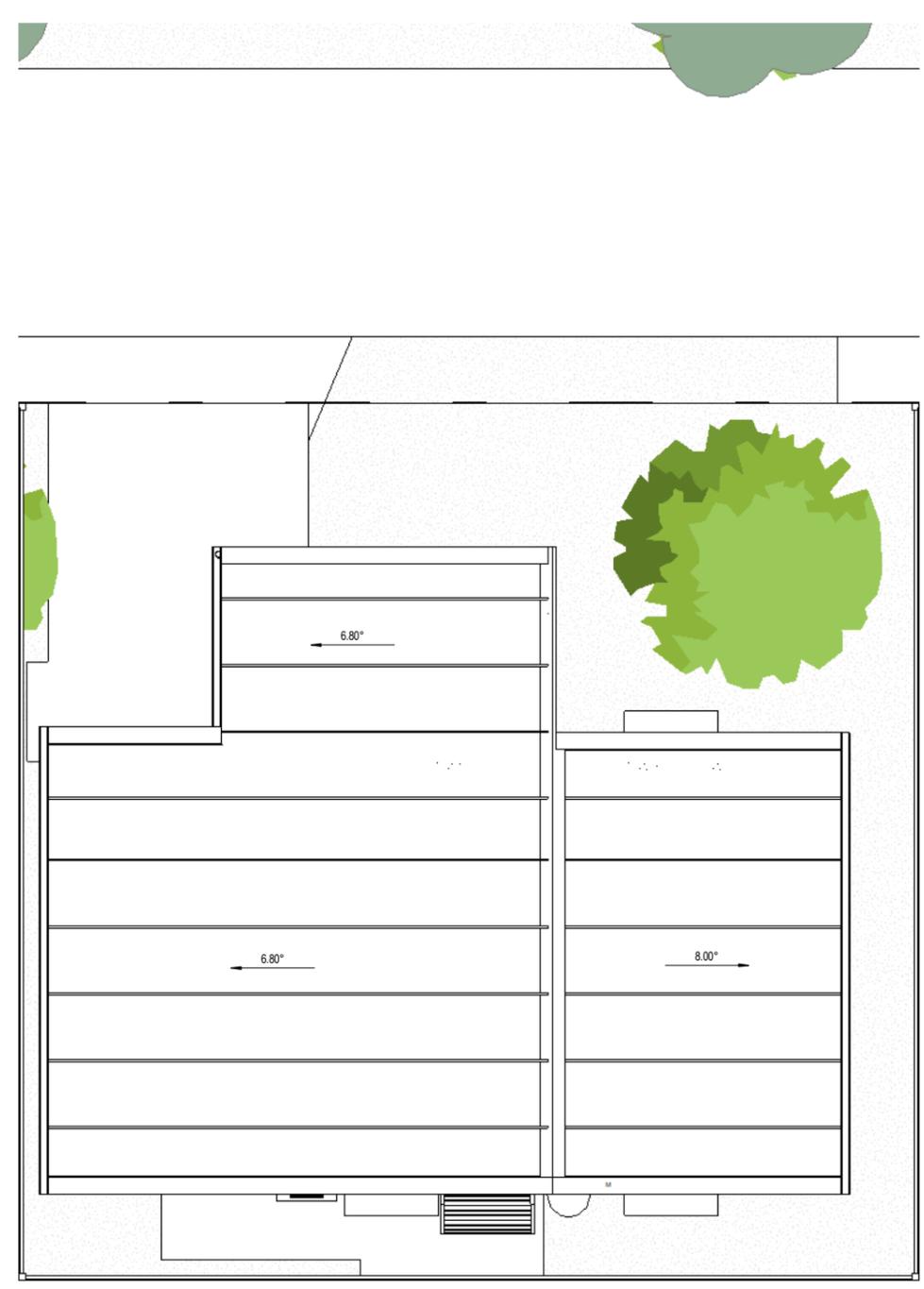
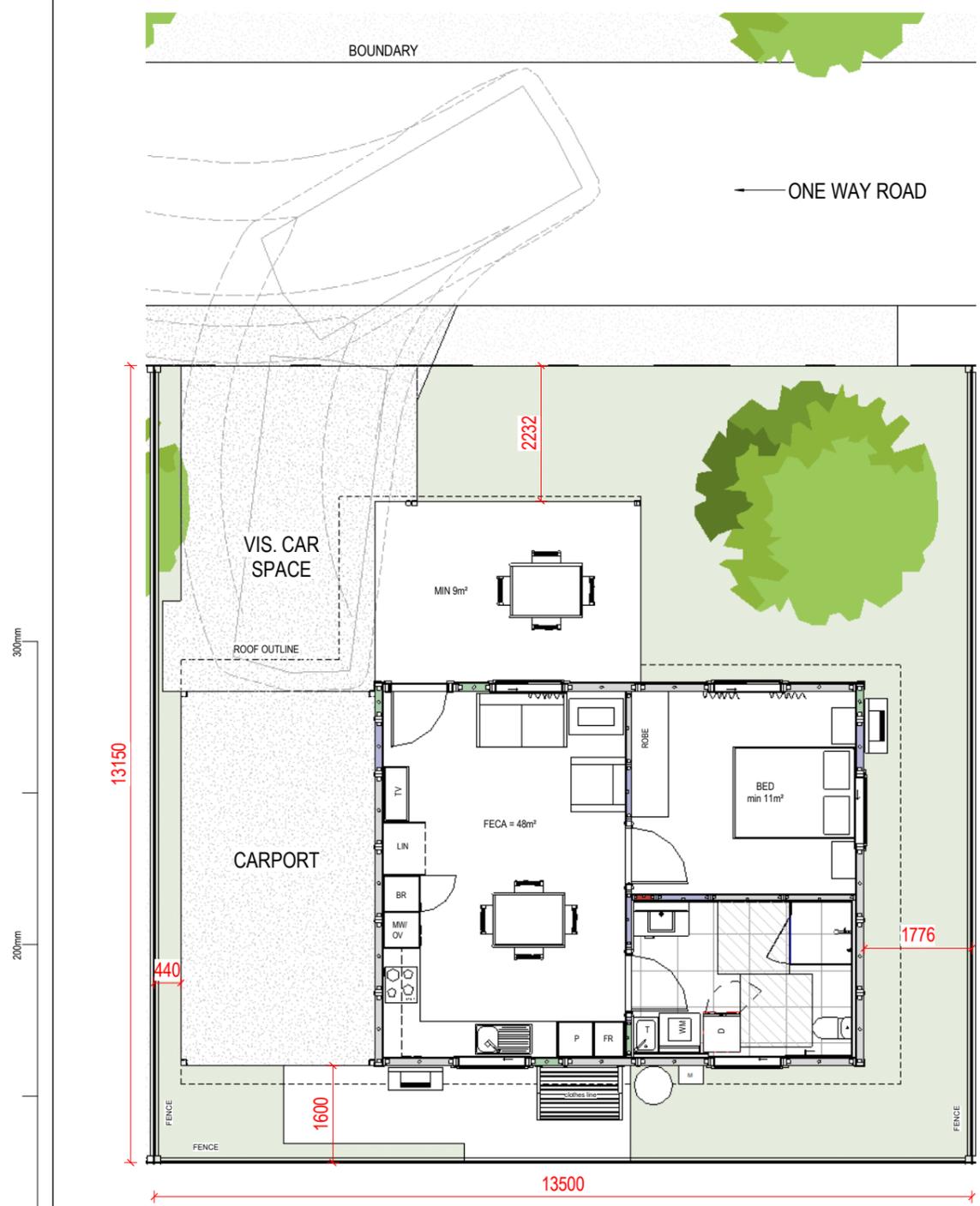
# HOUSE 2\_1 BED - TYPE 2

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**KEY PLAN**

**STAGE 12/A1**  
01.12.2025



1 1 BEDROOM TYPE 2\_GROUND  
1:50

2 1 BEDROOM TYPE 2 ROOF  
1:50

AREAS	
FECA	48 sqm
CARPORT	19.7 sqm
PRIVATE OPEN SPACE	82.6 sqm
<i>CARPORT AND VISITOR BAY EXCLUDED</i>	
LOT48 ONLY PRIVATE OPEN SPACE	130 sqm
<i>CARPORT AND VISITOR BAY EXCLUDED</i>	

REVISION	AMENDMENT	DATE
1	PRELIMINARY SITE COMPOSITION	27.05.2025
2	INTERSECTION DETAIL	12.06.2025
3	SECOND PASS OVERALL CONCEPTS	11.08.2025
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5	OPTION C	26.09.2025
6	OPTION D	29.10.2025
7	TEST ADJOINING SITE 908/B	03.11.2025
8	LOT 45-48	20.11.2025
9	DA-1	26.11.2025
10	DA-1_BINS ENCLOSURE UPDATE	01.12.2025



DRAWN:	APPROVED:	NORTH
MP	MICHAEL JULLYAN	
CLIENT:	BMD	

PROJECT:  
**LOT 907 TOWNVILLE  
PINNACLE DRIVE**

TITLE:  
**1 BED HOUSE - TYPE 2\_PLANS**

PROJECT NUMBER:	SHEET NUMBER:	REV.
27-25	SD402	10

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# HOUSE 2\_1 BED - TYPE 2

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**KEY PLAN**



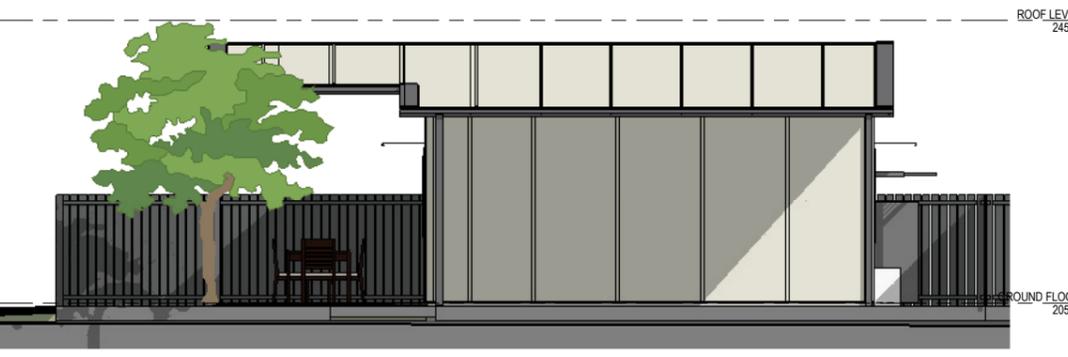
3 1 BED HOUSE - TYPE 2 - FRONT ELEVATIONS  
1:50



2 1 BED HOUSE - TYPE 2 - SIDE 1 ELEVATIONS  
1:50



1 1 BED HOUSE - TYPE 2 - REAR ELEVATIONS  
1:50



4 1 BED HOUSE - TYPE 2 - SIDE 2 ELEVATIONS  
1:50

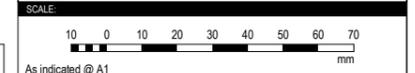
300mm  
200mm  
100  
50  
10mm

COLORS LEGEND		COLOR SCHEME 2
WALLS	Colorbond SURFMIST	
FRONT DOOR	Colorbond BASALT	
WINDOWS	Colorbond SURFMIST	
ROOF	Colorbond SURFMIST	
POSTS	Colorbond BASALT	
DOWNPIPE	Match Gutter/Fascia	
FENCE	Colorbond BASALT	
SCREENS	Colorbond BASALT	
SOFFIT	Colorbond SURFMIST	
GUTTER	Colorbond BASALT	
FASCIA	Colorbond BASALT	
HOODS	Colorbond BASALT	



REVISION	AMENDMENT	DATE
1	PRELIMINARY SITE COMPOSITION	27.05.2025
2	INTERSECTION DETAIL	12.06.2025
3	SECOND PASS OVERALL CONCEPTS	11.08.2025
4	SECOND PASS B	15.08.2025
5	OPTION C	26.09.2025
6	OPTION D	29.10.2025
7	TEST ADJOINING SITE 908/B	03.11.2025
8	LOT 45-48	20.11.2025
9	DA-1	26.11.2025
10	DA-1_BINS ENCLOSURE UPDATE	01.12.2025

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DRAWN	APPROVED	NORTH
MP	MICHAEL JULLYAN	
CLIENT:	BMD	

PROJECT:  
**LOT 907 TOWNSVILLE  
PINNACLE DRIVE**

TITLE:  
**1 BED HOUSE - TYPE 2\_ELEVATIONS**

PROJECT NUMBER	SHEET NUMBER	REV.
27-25	SD403	10

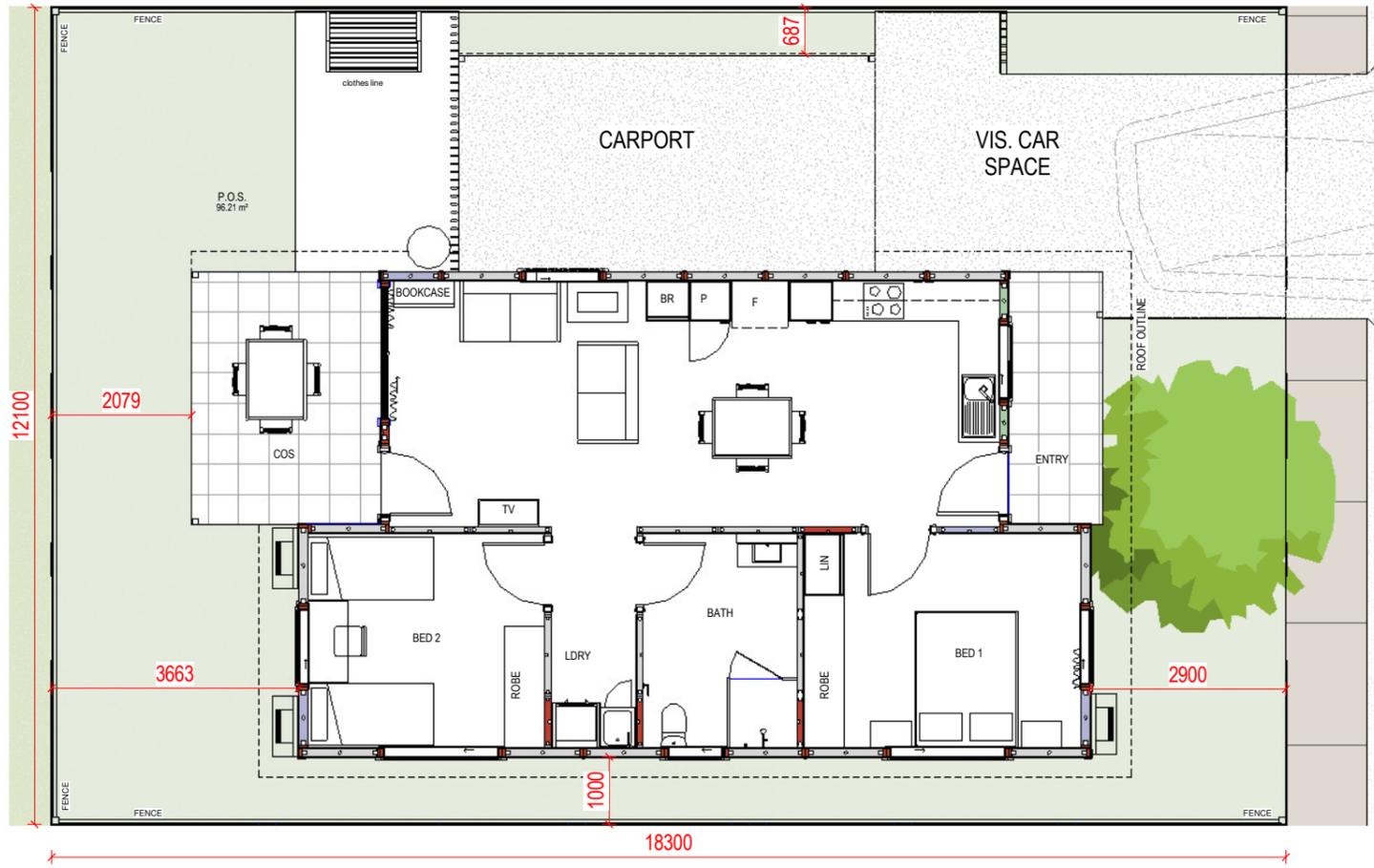
**PRELIMINARY ISSUE  
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# HOUSE 3\_2 BED - TYPE 1

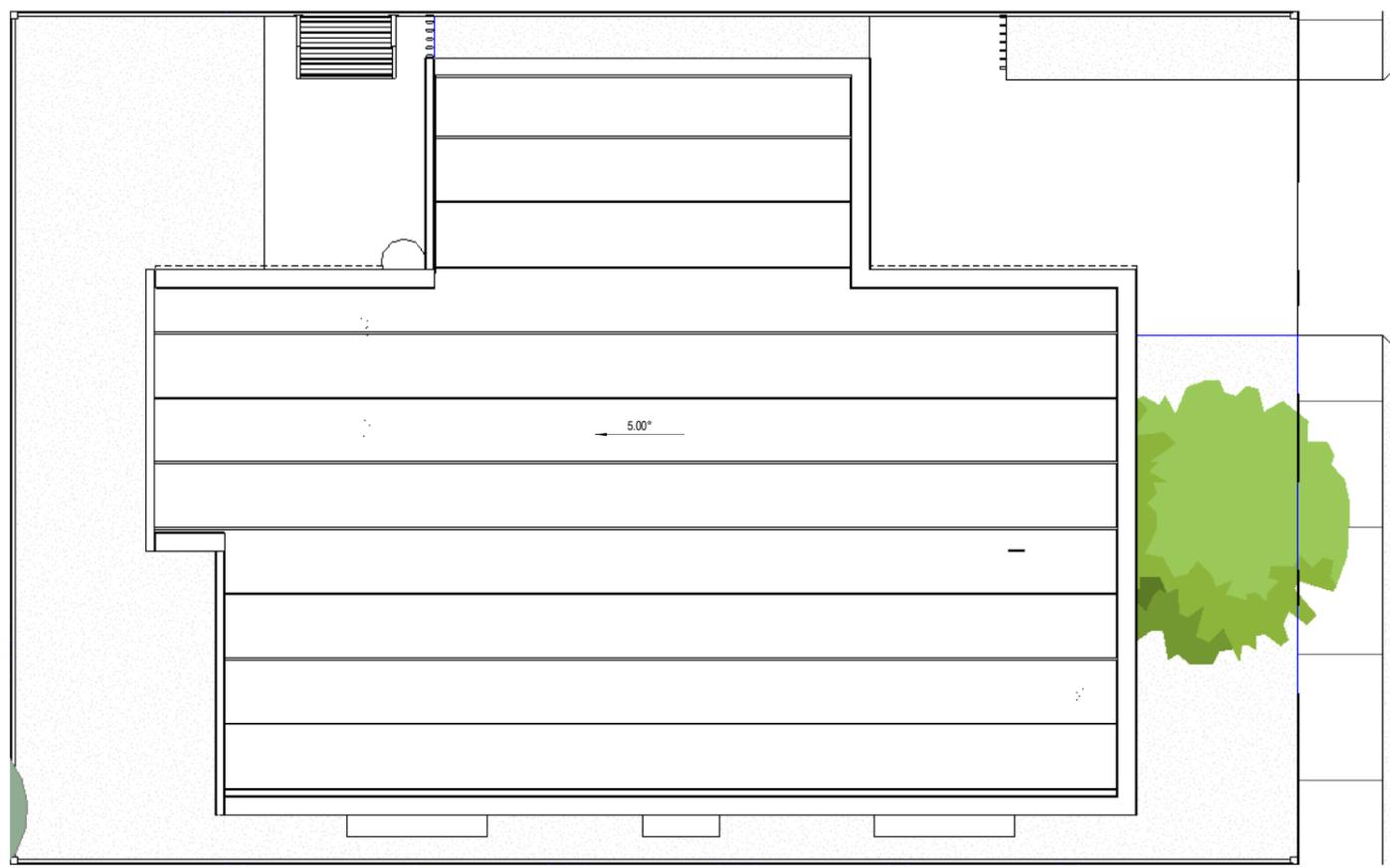
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**KEY PLAN**



1 2 BEDROOM, TYPE 1\_GROUND  
1:50



2 2 BEDROOM, TYPE 1\_ROOF  
1:50

AREAS	
FECA	70 sqm
CARPORT	19.7 sqm
LOTS 1-4 PRIVATE OPEN SPACE	82 sqm <small>CARPORT AND VISITOR BAY EXCLUDED</small>
LOTS 45-47 PRIVATE OPEN SPACE	96.2 sqm <small>CARPORT AND VISITOR BAY EXCLUDED</small>

REVISION	AMENDMENT	DATE
1	PRELIMINARY SITE COMPOSITION	27.05.2025
2	INTERSECTION DETAIL	12.06.2025
3	SECOND PASS OVERALL CONCEPTS	11.08.2025
4	SECOND PASS B	15.08.2025
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7	TEST ADJOINING SITE 908/B	03.11.2025
8	LOT 45-48	20.11.2025
9	DA-1	26.11.2025
10	DA-1_BINS ENCLOSURE UPDATE	01.12.2025



DRAWN: MP APPROVED: MICHAEL JULLYAN NORTH

CLIENT: BMD

PROJECT: LOT 907 TOWNSVILLE PINNACLE DRIVE

TITLE: 2 BED HOUSE - TYPE 1\_PLANS

PROJECT NUMBER	SHEET NUMBER	REV.
27-25	SD404	10

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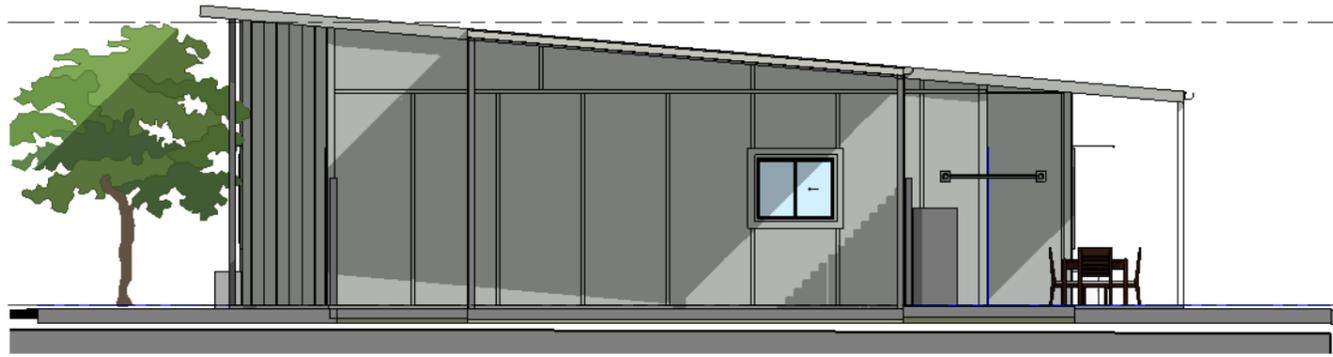


# HOUSE 3\_2 BED - TYPE 1

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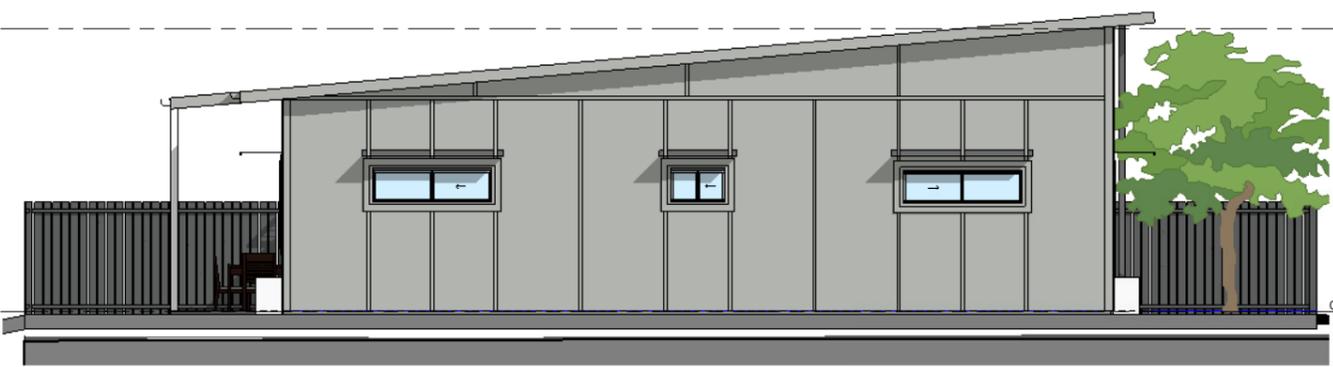
**KEY PLAN:**



1 2 BED HOUSE - TYPE 1 - FRONT ELEVATIONS1  
1:50



3 2 BED HOUSE - TYPE 1 - SIDE 1 ELEVATIONS1  
1:50



2 2 BED HOUSE - TYPE 1 - REAR ELEVATIONS1  
1:50



4 2 BED HOUSE - TYPE 1 - SIDE 2 ELEVATIONS1  
1:50

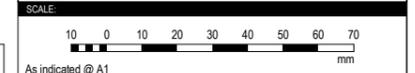
300mm  
200mm  
100  
50  
10mm

COLORS LEGEND		COLOR SCHEME 1
WALLS	Colorbond SHALE GREY	●
FRONT DOOR	Colorbond SURFMIST	●
WINDOWS	Colorbond SHALE GREY	●
ROOF	Colorbond SURFMIST	●
POSTS	Colorbond BASALT	●
DOWNPIPE	Match Gutter/Fascia	
FENCE	Colorbond BASALT	●
SCREENS	Colorbond BASALT	●
SOFFIT	Colorbond SURFMIST	●
GUTTER	Colorbond SHALE GREY	●
FASCIA	Colorbond SHALE GREY	●
HOODS	Colorbond BASALT	●



REVISION	AMENDMENT	DATE
1	PRELIMINARY SITE COMPOSITION	27.05.2025
2	INTERSECTION DETAIL	12.06.2025
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6	OPTION D	29.10.2025
7	TEST ADJOINING SITE 908/B	03.11.2025
8	LOT 45-48	20.11.2025
9	DA-1	26.11.2025
10	DA-1_BINS ENCLOSURE UPDATE	01.12.2025

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As indicated @ A1	APPROVED:	NORTH
DRAWN: MP	MICHAEL JULLYAN	
CLIENT: BMD		

PROJECT:  
LOT 907 TOWNVILLE  
PINNACLE DRIVE

TITLE:  
2 BED HOUSE - TYPE 1\_ELEVATIONS

PROJECT NUMBER:	SHEET NUMBER:	REV.
27-25	SD405	10

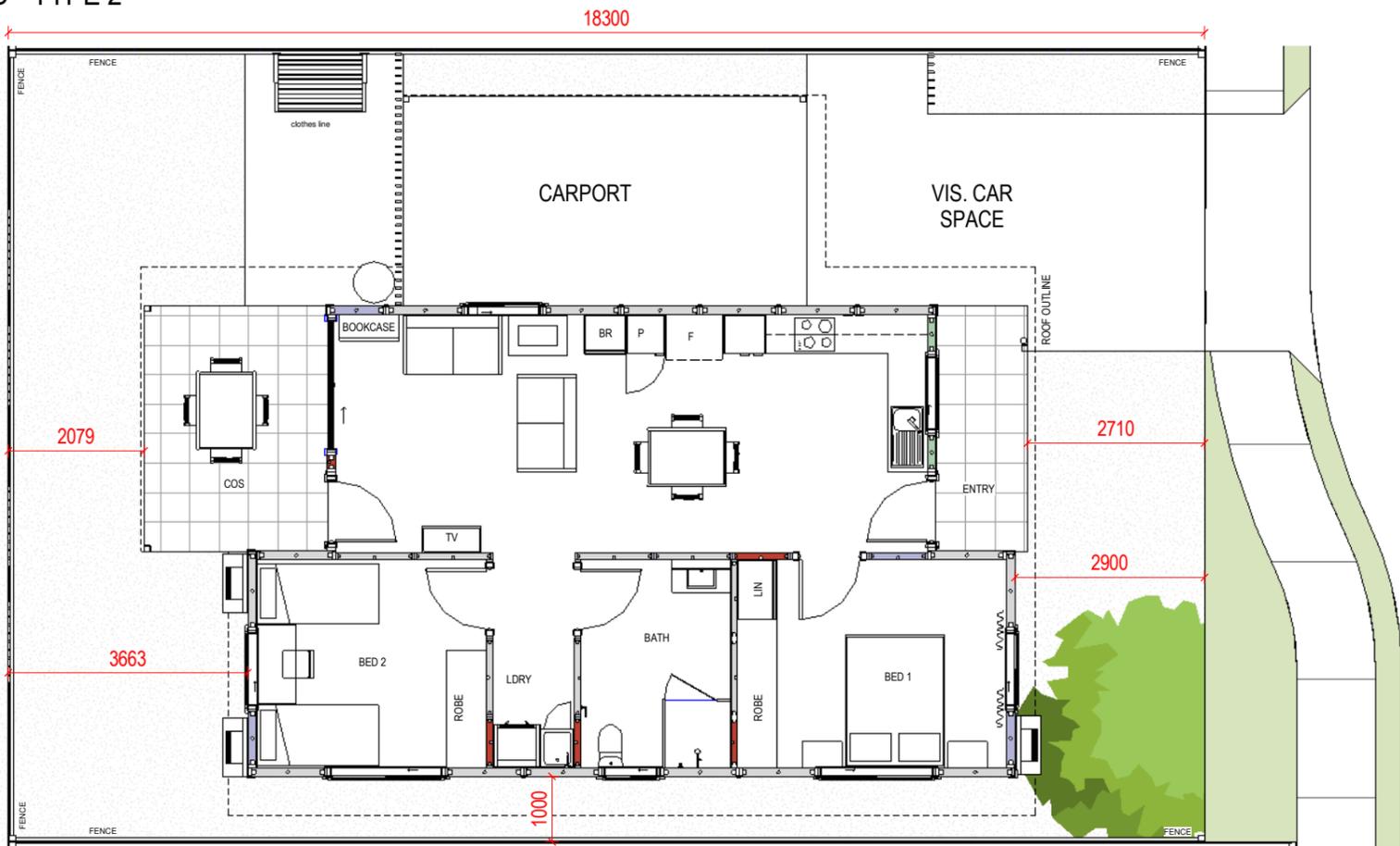
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# HOUSE 4\_2 BED - TYPE 2

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**KEY PLAN**



1 2 BEDROOM\_TYPE 2\_GROUND  
1:50



2 2 BEDROOM\_TYPE 2\_ROOF  
1:50

AREAS	
FECA	70 sqm
CARPORT	19.7 sqm
LOTS 1-4	PRIVATE OPEN SPACE 82 sqm <small>CARPORT AND VISITOR BAY EXCLUDED</small>
LOTS 45-47	PRIVATE OPEN SPACE 96.2 sqm <small>CARPORT AND VISITOR BAY EXCLUDED</small>

REVISION	AMENDMENT	DATE
1	PRELIMINARY SITE COMPOSITION	27.05.2025
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8	LOT 45-48	20.11.2025
9	DA-1	26.11.2025
10	DA-1_BINS ENCLOSURE UPDATE	01.12.2025



SCALE: 10 0 10 20 30 40 50 60 70 mm

As indicated @ A1

DRAWN: MP APPROVED: MICHAEL JULLYAN NORTH

CLIENT: BMD

PROJECT: LOT 907 TOWNVILLE Pinnacle Drive

TITLE: 2 BED HOUSE - TYPE 2\_PLANS

PROJECT NUMBER:	SHEET NUMBER:	REV.
27-25	SD406	10

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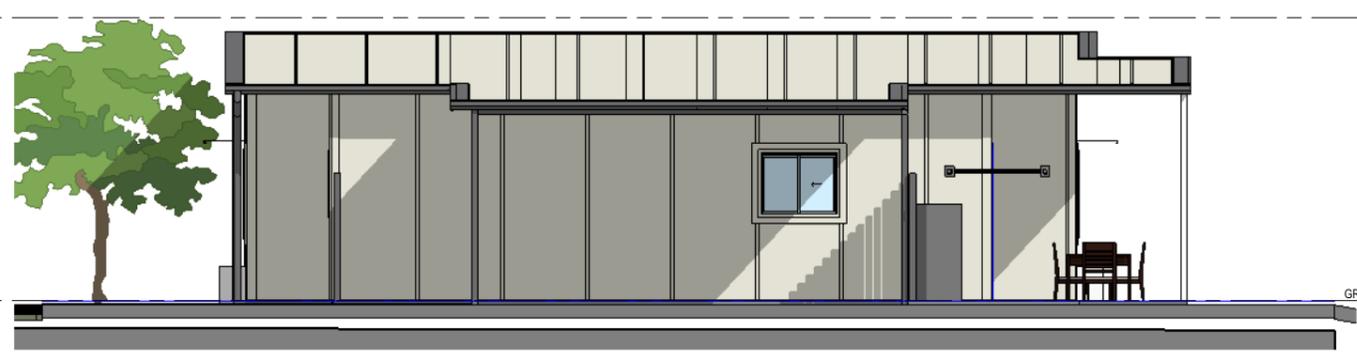


# HOUSE 4\_ 2 BED - TYPE 2

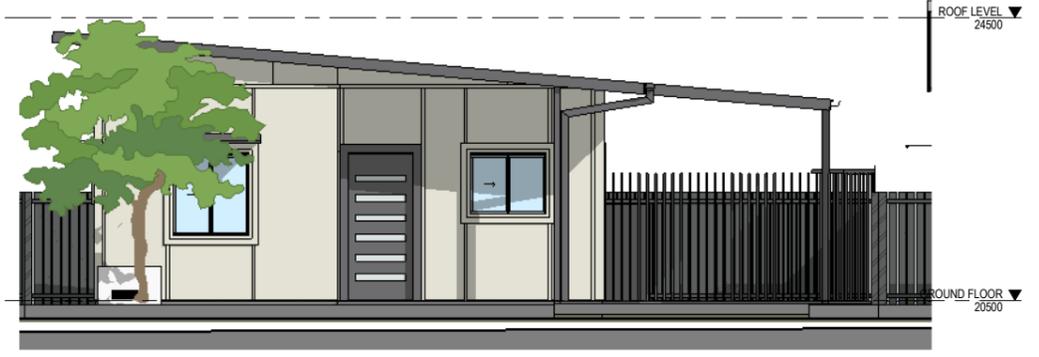
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**KEY PLAN:**



1 2 BED HOUSE - TYPE 2 - FRONT ELEVATIONS2  
1:50



3 2 BED HOUSE - TYPE 2 - SIDE 1 ELEVATIONS2  
1:50



2 2 BED HOUSE - TYPE 2 - REAR ELEVATIONS2  
1:50



4 2 BED HOUSE - TYPE 2 - SIDE 2 ELEVATIONS2  
1:50

300mm  
200mm  
100  
50  
10mm

COLORS LEGEND		COLOR SCHEME 2
WALLS	Colorbond SURFMIST	●
FRONT DOOR	Colorbond BASALT	●
WINDOWS	Colorbond SURFMIST	●
ROOF	Colorbond SURFMIST	●
POSTS	Colorbond BASALT	●
DOWNPIPE	Match Gutter/Fascia	
FENCE	Colorbond BASALT	●
SCREENS	Colorbond BASALT	●
SOFFIT	Colorbond SURFMIST	●
GUTTER	Colorbond BASALT	●
FASCIA	Colorbond BASALT	●
HOODS	Colorbond BASALT	●



REVISION	AMENDMENT	DATE
1	PRELIMINARY SITE COMPOSITION	27.05.2025
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8	LOT 45-48	20.11.2025
9	DA-1	26.11.2025
10	DA-1_BINS ENCLOSURE UPDATE	01.12.2025

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DRAWN:	APPROVED:	NORTH
MP	MICHAEL JULLYAN	
CLIENT:		
BMD		

PROJECT:  
LOT 907 TOWNSVILLE  
PINNACLE DRIVE

TITLE:  
2 BED HOUSE - TYPE 2\_ELEVATIONS

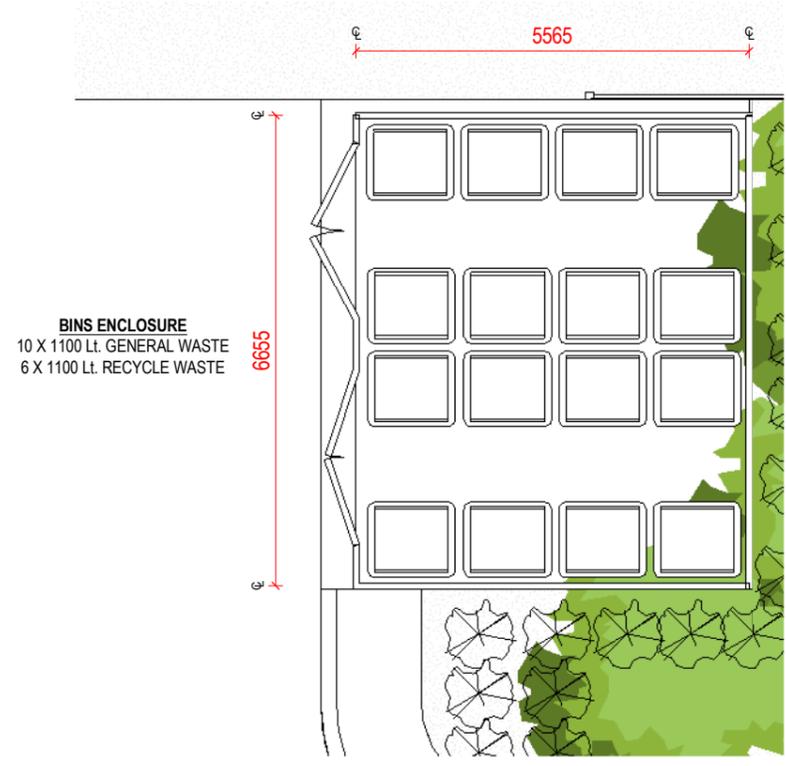
PROJECT NUMBER:	SHEET NUMBER:	REV.
27-25	SD407	10

**PRELIMINARY ISSUE**  
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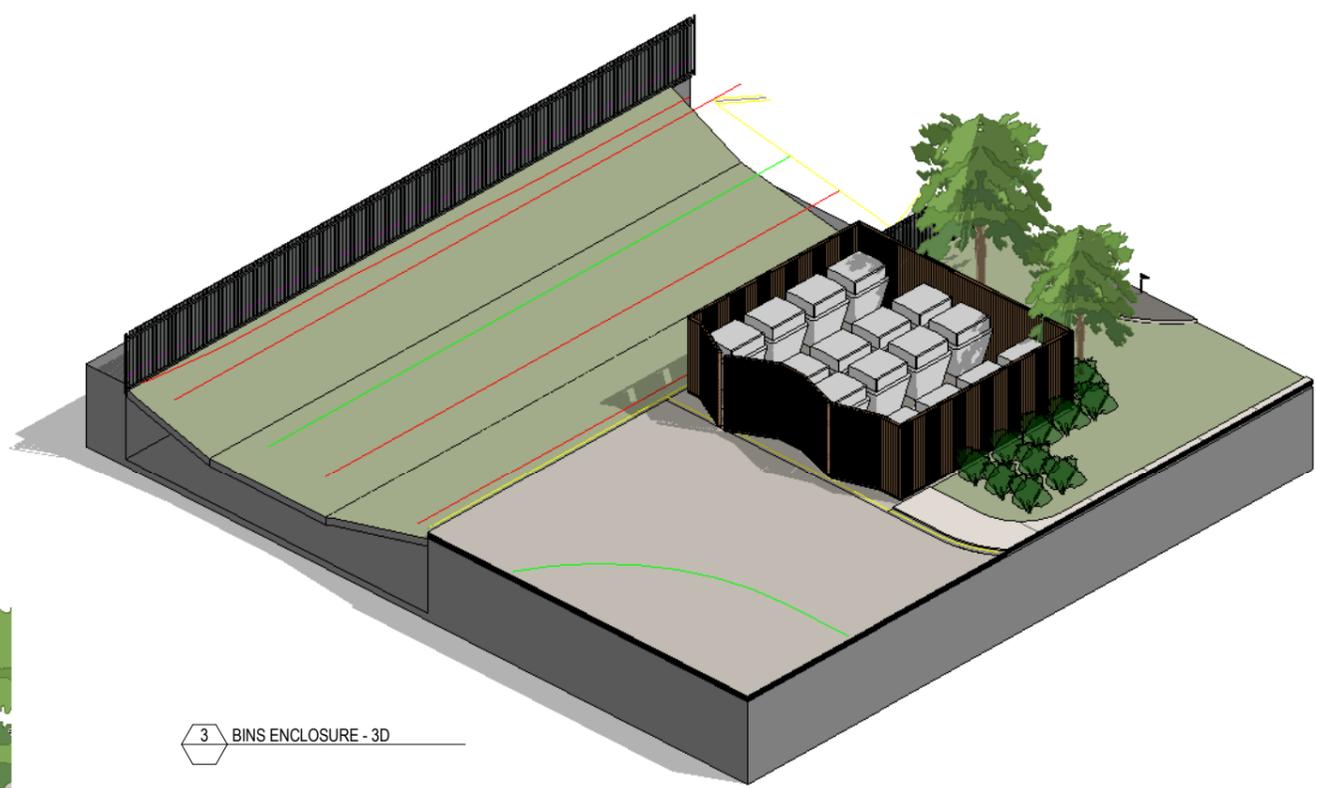
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**KEY PLAN**



1 BINS ENCLOSURE 1  
 1:50



3 BINS ENCLOSURE - 3D



2 BINS ENCLOSURE 1 - 3D

REVISION	AMENDMENT	DATE
1	PRELIMINARY SITE COMPOSITION	27.05.2025
2	INTERSECTION DETAIL	12.06.2025
3	SECOND PASS OVERALL CONCEPTS	11.08.2025
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9	DA-1	26.11.2025
10	DA-1_BINS ENCLOSURE UPDATE	01.12.2025

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DRAWN:	APPROVED:	NORTH:
MP	MICHAEL JULLYAN	
CLIENT:	W N E S	
BMD		

PROJECT:  
 LOT 907 TOWNSVILLE  
 PINNACLE DRIVE

TITLE:  
 BIN ENCLOSURE DETAIL

PROJECT NUMBER:	SHEET NUMBER:	REV.
27-25	SD500	10

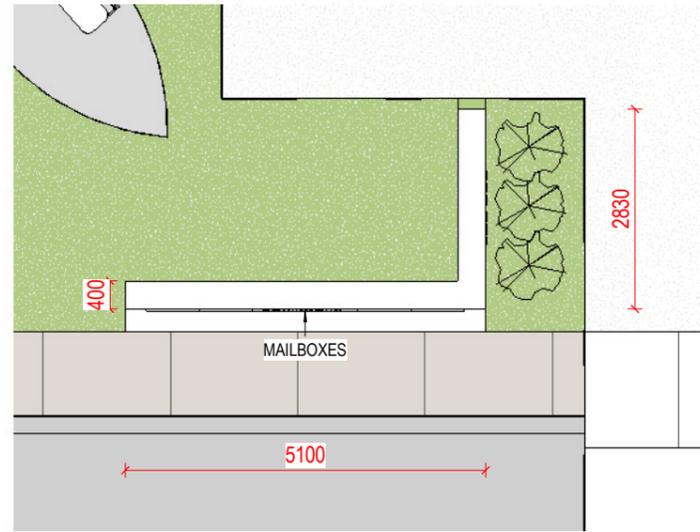
**PRELIMINARY ISSUE**  
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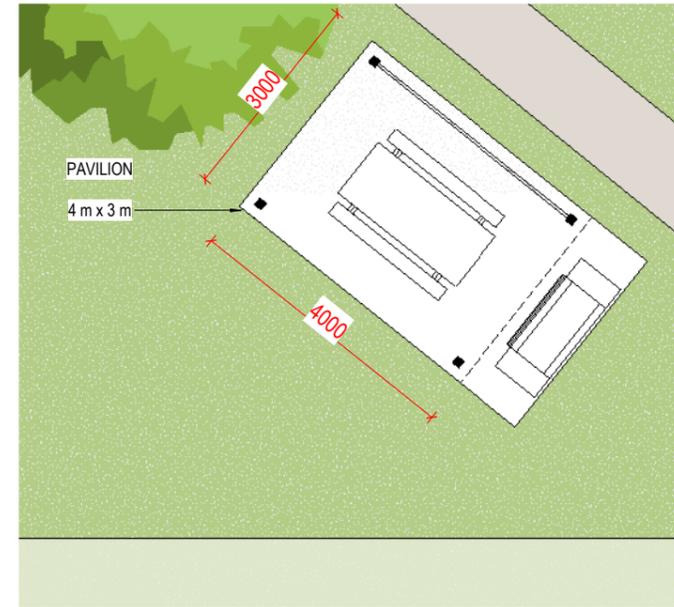
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**KEY PLAN**



1 MAILBOXES - PLAN  
1:50



2 BBQ PAVILION - PLAN  
1:50



3 MAILBOXES - VIEW 1



5 3D View 5



4 MAILBOXES - VIEW 2



6 3D View 6

REVISION	AMENDMENT	DATE
1	PRELIMINARY SITE COMPOSITION	27.05.2025
2	INTERSECTION DETAIL	12.06.2025
3	SECOND PASS OVERALL CONCEPTS	11.08.2025
4	SECOND PASS B	15.08.2025
5	OPTION C	26.09.2025
6	OPTION D	29.10.2025
7	TEST ADJOINING SITE 908/B	03.11.2025
8	LOT 45-48	20.11.2025
9	DA-1	26.11.2025
10	DA-1_BINS ENCLOSURE UPDATE	01.12.2025

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SCALE  
1:50 @ A1  
10 0 10 20 30 40 50 60 70 mm

DRAWN: MP APPROVED: MICHAEL JULLYAN NORTH  
CLIENT: BMD

PROJECT: LOT 907 TOWNVILLE  
PINNACLE DRIVE

TITLE: MAILBOXES & BBQ PAVILION DETAIL

PROJECT NUMBER: 27-25 SHEET NUMBER: SD501 REV: 10

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300mm  
200mm  
100  
50  
10mm







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**KEY PLAN**



1 LOTS AREA  
1:500

Site Lot Areas		Site Lot Areas	
Name	Area	Name	Area
LOT 1	211.58 m <sup>2</sup>	LOT 25	177.53 m <sup>2</sup>
LOT 2	211.60 m <sup>2</sup>	LOT 26	177.53 m <sup>2</sup>
LOT 3	211.57 m <sup>2</sup>	LOT 27	177.53 m <sup>2</sup>
LOT 4	211.62 m <sup>2</sup>	LOT 28	177.53 m <sup>2</sup>
LOT 5	177.53 m <sup>2</sup>	LOT 29	177.53 m <sup>2</sup>
LOT 6	177.52 m <sup>2</sup>	LOT 30	177.53 m <sup>2</sup>
LOT 7	177.53 m <sup>2</sup>	LOT 31	177.53 m <sup>2</sup>
LOT 8	177.52 m <sup>2</sup>	LOT 32	177.53 m <sup>2</sup>
LOT 9	177.53 m <sup>2</sup>	LOT 33	177.53 m <sup>2</sup>
LOT 10	177.53 m <sup>2</sup>	LOT 34	177.53 m <sup>2</sup>
LOT 11	177.53 m <sup>2</sup>	LOT 35	177.53 m <sup>2</sup>
LOT 12	177.53 m <sup>2</sup>	LOT 36	177.53 m <sup>2</sup>
LOT 13	177.52 m <sup>2</sup>	LOT 37	177.53 m <sup>2</sup>
LOT 14	177.53 m <sup>2</sup>	LOT 38	177.53 m <sup>2</sup>
LOT 15	177.52 m <sup>2</sup>	LOT 39	177.53 m <sup>2</sup>
LOT 16	177.53 m <sup>2</sup>	LOT 40	177.53 m <sup>2</sup>
LOT 17	177.53 m <sup>2</sup>	LOT 41	177.53 m <sup>2</sup>
LOT 18	177.53 m <sup>2</sup>	LOT 42	177.53 m <sup>2</sup>
LOT 19	192.93 m <sup>2</sup>	LOT 43	177.53 m <sup>2</sup>
LOT 20	192.93 m <sup>2</sup>	LOT 44	177.53 m <sup>2</sup>
LOT 21	192.93 m <sup>2</sup>	LOT 45	219.43 m <sup>2</sup>
LOT 22	192.93 m <sup>2</sup>	LOT 46	221.43 m <sup>2</sup>
LOT 23	177.53 m <sup>2</sup>	LOT 47	221.43 m <sup>2</sup>
LOT 24	177.53 m <sup>2</sup>	LOT 48	227.16 m <sup>2</sup>

REVISION	AMENDMENT	DATE
1	PRELIMINARY SITE COMPOSITION	27.05.2025
2	INTERSECTION DETAIL	12.06.2025
3	SECOND PASS OVERALL CONCEPTS	11.08.2025
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8	LOT 45-48	20.11.2025
9	DA-1	26.11.2025
10	DA-1_BINS ENCLOSURE UPDATE	01.12.2025



DRAWN:	APPROVED:	NORTH
Author	MICHAEL JULLYAN	
CLIENT:	BMD	

PROJECT:  
**LOT 907 TOWNVILLE  
PINNACLE DRIVE**

TITLE:  
**LOTS AREAS**

PROJECT NUMBER:	SHEET NUMBER:	REV.
27-25	SD603	10

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**KEY PLAN**



HOUSE TYPE 1 - 1



HOUSE TYPE 1 - 2

300mm  
200mm  
100  
50  
10mm

REVISION	AMENDMENT	DATE
1	PRELIMINARY SITE COMPOSITION	27.05.2025
2	INTERSECTION DETAIL	12.06.2025
3	SECOND PASS OVERALL CONCEPTS	11.08.2025
4	SECOND PASS B	15.08.2025
5	OPTION C	26.09.2025
6	OPTION D	29.10.2025
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8	LOT 45-48	20.11.2025
9	DA-1	26.11.2025
10	DA-1_BINS ENCLOSURE UPDATE	01.12.2025

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SCALE:  
10 0 10 20 30 40 50 60 70  
@ A1  
mm

DRAWN: MP APPROVED: MICHAEL JULLYAN NORTH  
CLIENT: BMD

PROJECT:  
LOT 907 TOWNVILLE  
PINNACLE DRIVE  
TITLE:  
1 BED\_TYPE 1 & 2 - SHADOWS  
DETAIL

PROJECT NUMBER	SHEET NUMBER	REV
27-25	SD700	10

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**KEY PLAN**



HOUSE TYPE 2 - 1



HOUSE TYPE 2 - 2

300mm  
200mm  
100  
50  
10mm

REVISION	AMENDMENT	DATE
1	PRELIMINARY SITE COMPOSITION	27.05.2025
2	INTERSECTION DETAIL	12.06.2025
3	SECOND PASS OVERALL CONCEPTS	11.08.2025
4	SECOND PASS B	15.08.2025
5	OPTION C	26.09.2025
6	OPTION D	29.10.2025
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8	LOT 45-48	20.11.2025
9	DA-1	26.11.2025
10	DA-1_BINS ENCLOSURE UPDATE	01.12.2025

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SCALE:  
 10 0 10 20 30 40 50 60 70  
 @ A1 mm

DRAWN: MP  
 CLIENT: BMD  
 APPROVED: MICHAEL JULLYAN  
 NORTH: [Compass rose showing North, South, East, West]

PROJECT:  
 LOT 907 TOWNVILLE  
 PINNACLE DRIVE  
 TITLE:  
 2 BED\_TYPE 1 & 2 - SHADOWS

PROJECT NUMBER: 27-25  
 SHEET NUMBER: SD701  
 REV: 10

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**KEY PLAN**



1 SHADOW DIAGRAMS - SUMMER 9am  
1:1000



2 SHADOW DIAGRAMS - SUMMER 12pm  
1:1000



3 SHADOW DIAGRAMS - SUMMER 15pm  
1:1000

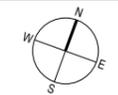
300mm  
200mm  
100  
50  
10mm

REVISION	AMENDMENT	DATE
1	PRELIMINARY SITE COMPOSITION	27.05.2025
2	INTERSECTION DETAIL	12.06.2025
3	SECOND PASS OVERALL CONCEPTS	11.08.2025
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8	LOT 45-48	20.11.2025
9	DA-1	26.11.2025
10	DA-1_BINS ENCLOSURE UPDATE	01.12.2025

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SCALE  
10 0 10 20 30 40 50 60 70  
1:1000 @ A1  
mm

DRAWN: MP APPROVED: MICHAEL JULLYAN NORTH  
CLIENT: BMD



PROJECT:  
LOT 907 TOWNVILLE  
PINNACLE DRIVE

TITLE:  
SHADOW DIAGRAMS\_SUMMER

PROJECT NUMBER: 27-25 SHEET NUMBER: SD800 REV: 10

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**KEY PLAN**



1 SHADOW DIAGRAMS - WINTER 9am  
1:1000



2 SHADOW DIAGRAMS - WINTER 12pm  
1:1000



3 SHADOW DIAGRAMS - WINTER 3pm  
1:1000

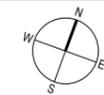
300mm  
200mm  
100  
50  
10mm

REVISION	AMENDMENT	DATE
1	PRELIMINARY SITE COMPOSITION	27.05.2025
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9	DA-1	26.11.2025
10	DA-1_BINS ENCLOSURE UPDATE	01.12.2025

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SCALE  
10 0 10 20 30 40 50 60 70  
1:1000 @ A1  
mm

DRAWN: MP APPROVED: MICHAEL JULLYAN NORTH  
CLIENT: BMD



PROJECT:  
LOT 907 TOWNVILLE  
PINNACLE DRIVE

TITLE:  
SHADOW DIAGRAMS\_WINTER

PROJECT NUMBER:	SHEET NUMBER:	REV.
27-25	SD801	10

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**KEY PLAN:**



8 OVERALL - VIEW A



1 OVERALL - VIEW B



2 OVERALL - VIEW C



3 OVERALL - VIEW D



REVISION	AMENDMENT	DATE
1	PRELIMINARY SITE COMPOSITION	27.05.2025
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9	DA-1	26.11.2025
10	DA-1_BINS ENCLOSURE UPDATE	01.12.2025

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SCALE  
10 0 10 20 30 40 50 60 70  
@ A1  
mm

DRAWN: MP APPROVED: MICHAEL JULLYAN NORTH  
CLIENT: BMD  
PROJECT: LOT 907 TOWNVILLE Pinnacle Drive

TITLE: PERSPECTIVES

PROJECT NUMBER: 27-25 SHEET NUMBER: SD900 REV: 10

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300mm  
200mm  
100  
50  
10mm

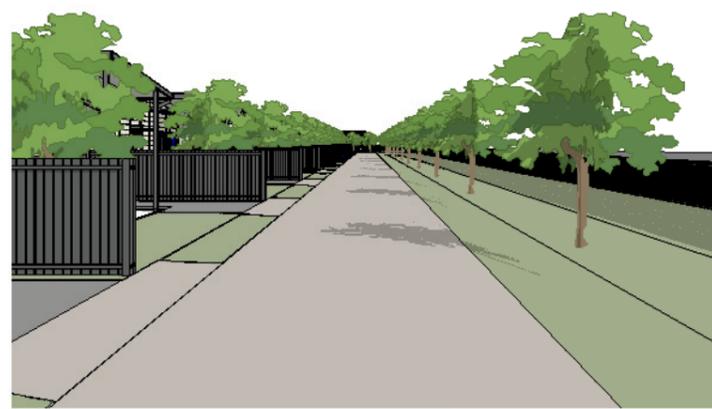
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**KEY PLAN**



3 OVERALL - VIEW E



1 OVERALL - VIEW F



2 OVERALL - VIEW G



4 OVERALL - VIEW H

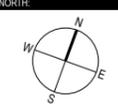


REVISION	AMENDMENT	DATE
1	PRELIMINARY SITE COMPOSITION	27.05.2025
2	INTERSECTION DETAIL	12.06.2025
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9	DA-1	26.11.2025
10	DA-1_BINS ENCLOSURE UPDATE	01.12.2025

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SCALE  
@ A1  
10 0 10 20 30 40 50 60 70  
mm

DRAWN: MP APPROVED: MICHAEL JULLYAN NORTH  
CLIENT: BMD



PROJECT: LOT 907 TOWNVILLE  
PINNACLE DRIVE  
TITLE: PERSPECTIVES

PROJECT NUMBER: 27-25 SHEET NUMBER: SD901 REV: 10

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300mm  
200mm  
100  
50  
10mm