

# APPENDIX C

Concept Design Plans prepared by Thinktank Architects

brazier motti





Client: BMD

LOT 907 \_ PINNACLE DRIVE, TOWNSVILLE

**DA-1**

Document Set ID: 27988763  
Version: 1, Version Date: 28/01/2026

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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>	4748 sqm (34% of Usable Area)

**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 3318 sqm</b>
<b>PUBLIC LANDSCAPE</b> part 1	<b>TOTAL 1182 sqm</b>
<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
SD000	COVER SHEET
SD010	PLANNING SUMMARY
SD050	ARTIST'S IMPRESSION
SD051	ARTIST'S IMPRESSION
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
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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 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





ARTIST'S IMPRESSION 01



ARTIST'S IMPRESSION 02

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**KEY PLAN:**



ARTIST'S IMPRESSION 03

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

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Author	MICHAEL JULLYAN	
CLIENT:	BMD	

PROJECT:  
**LOT 907 TOWNVILLE  
PINNACLE DRIVE**

TITLE:  
**ARTIST'S IMPRESSION**

PROJECT NUMBER:	SHEET NUMBER:	REV.
27-25	SD050	10

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300mm  
200mm  
100  
10mm

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**KEY PLAN**



ARTIST'S IMPRESSION 04



ARTIST'S IMPRESSION 05



ARTIST'S IMPRESSION 06



ARTIST'S IMPRESSION 07

300mm  
200mm  
100  
50  
10mm

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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

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 Author: MICHAEL JULLYAN  
 CLIENT: BMD

PROJECT:  
 LOT 907 TOWNVILLE  
 PINNACLE DRIVE

TITLE:  
 ARTIST'S IMPRESSION

PROJECT NUMBER:	SHEET NUMBER:	REV.
27-25	SD051	10

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ARTIST'S IMPRESSION 07

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**KEY PLAN**

**STAGE 12/A1**  
01.12.2025



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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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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



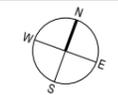
1 LOT 907\_GROUND - part A  
1: 250

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9	DA-1	26.11.2025
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SCALE  
1: 250 @ A1  
10 0 10 20 30 40 50 60 70  
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

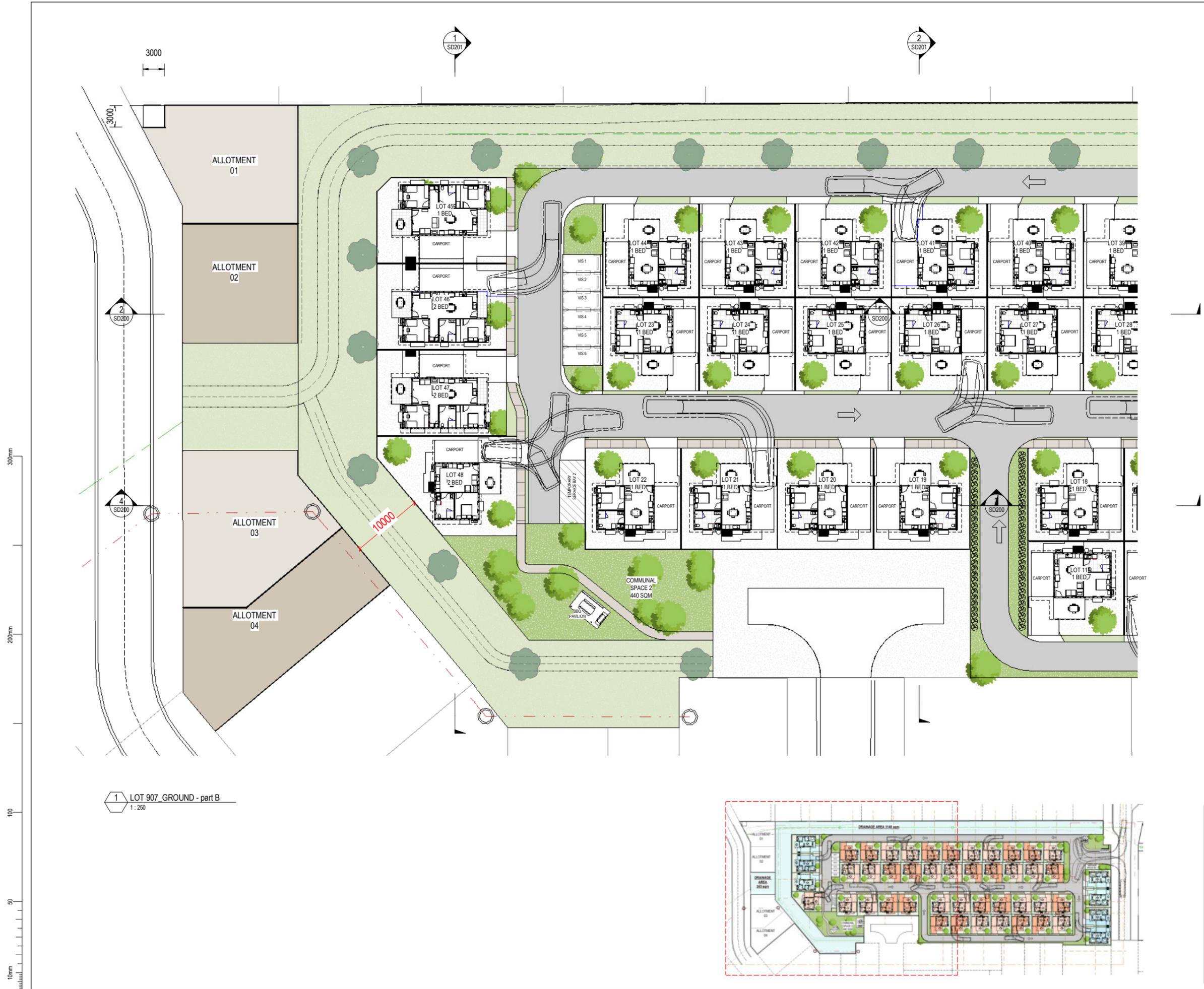
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**STAGE 12/A1**  
01.12.2025



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SCALE  
1:250 @ A1  
10 0 10 20 30 40 50 60 70  
mm

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CLIENT: BMD  
PROJECT: LOT 907 TOWNVILLE Pinnacle Drive

TITLE: GROUND PART B

PROJECT NUMBER: 27-25 SHEET NUMBER: SD103 REV: 10

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1 LOT 907\_GROUND - part B  
1:250

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**KEY PLAN**

**STAGE 12/A1**  
01.12.2025



1 Section 1 - Part A  
1:250



2 Section 1 - Part B  
1:250

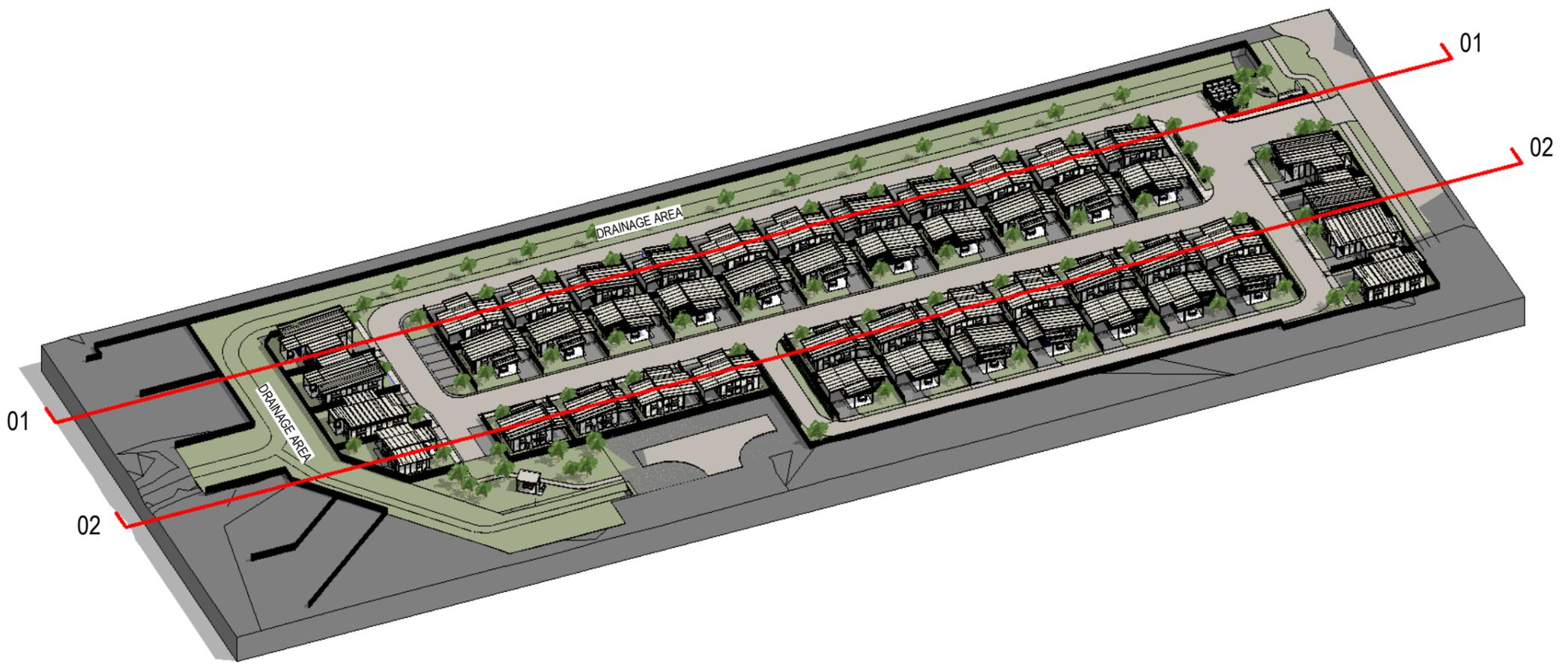


3 Section 2 - Part A  
1:250



4 Section 2 - Part B  
1:250

300mm  
200mm  
100  
50  
10mm



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SCALE  
1:250 @ A1  
10 0 10 20 30 40 50 60 70  
mm

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CLIENT: BMD

PROJECT:  
LOT 907 TOWNVILLE  
PINNACLE DRIVE

TITLE:  
SECTIONS

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

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**KEY PLAN**



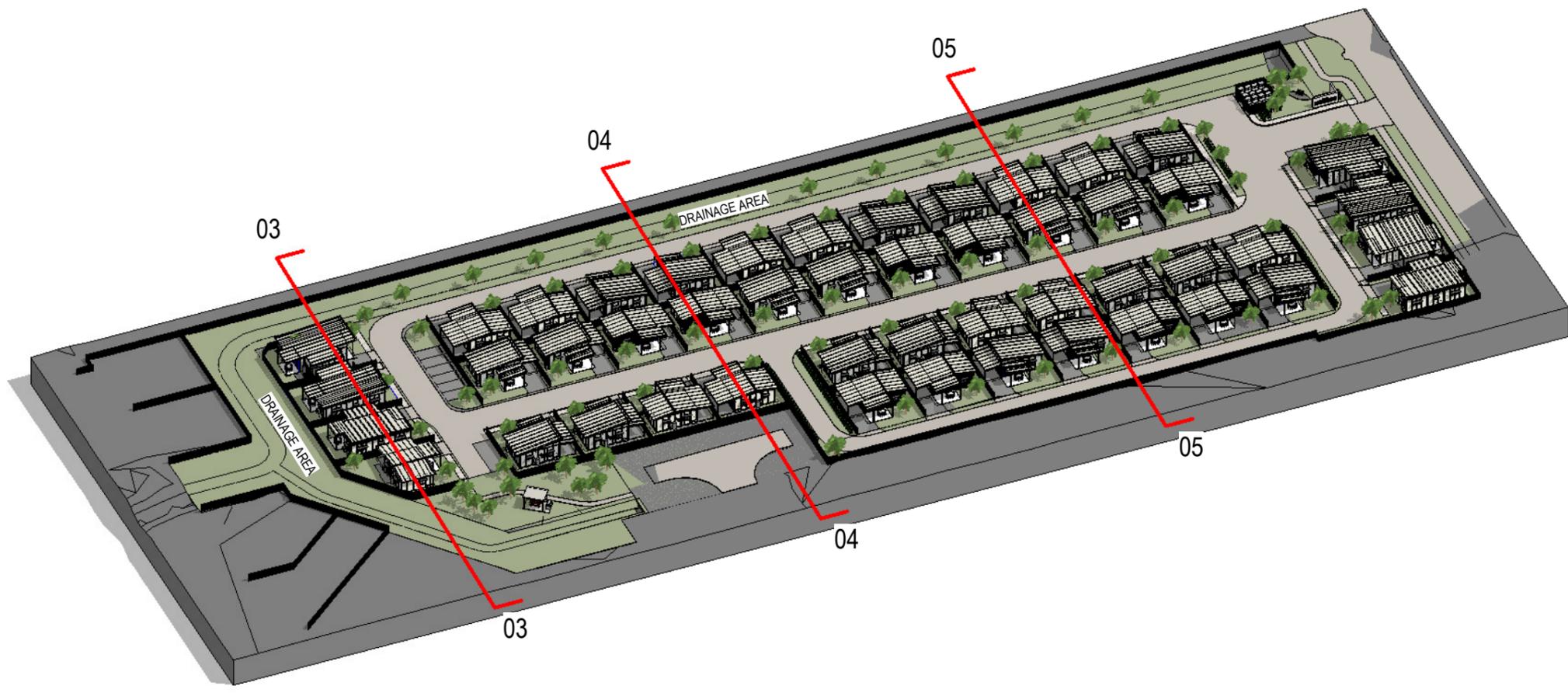
1 Section 3  
1:250



2 Section 4  
1:250



3 Section 5  
1:250



300mm  
200mm  
100  
50  
10mm

REVISION	AMENDMENT	DATE
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SCALE  
 1:250 @ A1  
 10 0 10 20 30 40 50 60 70 mm

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 APPROVED: MICHAEL JULLYAN  
 CLIENT: BMD  
 PROJECT: LOT 907 TOWNVILLE Pinnacle Drive  
 TITLE: SECTIONS

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

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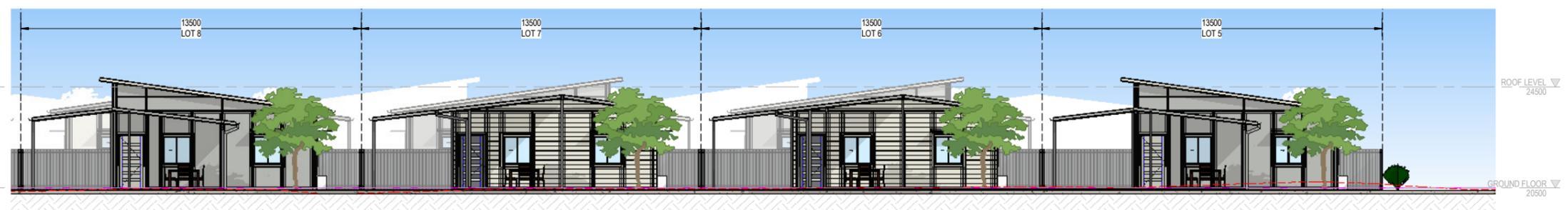
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**KEY PLAN**

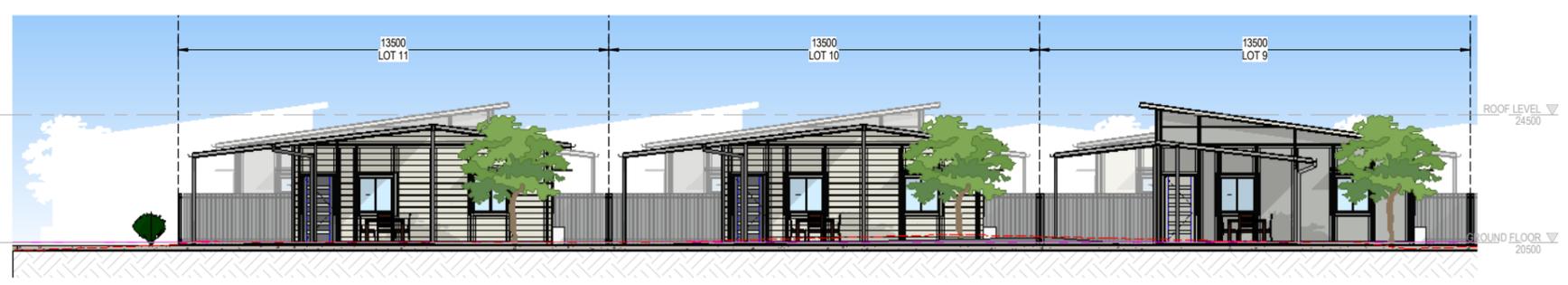
**STAGE 12/A1**  
 01.12.2025



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

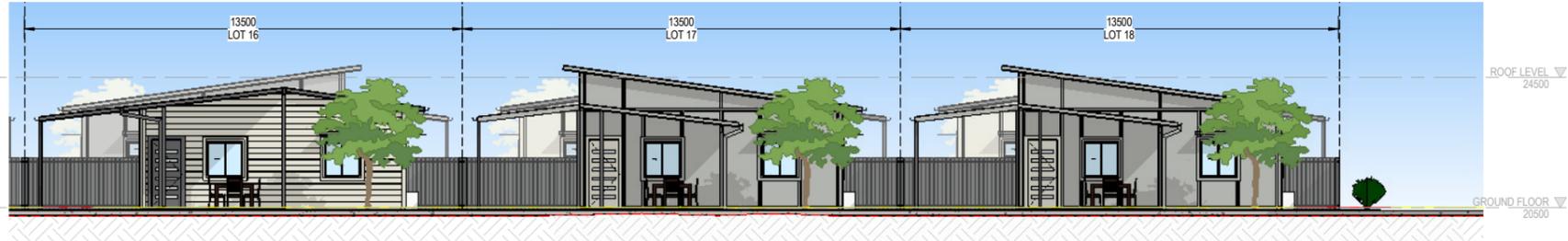
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**KEY PLAN**



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

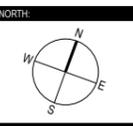
300mm  
200mm  
100  
50  
10mm

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SCALE  
10 0 10 20 30 40 50 60 70  
1:100 @ A1  
mm

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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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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

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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

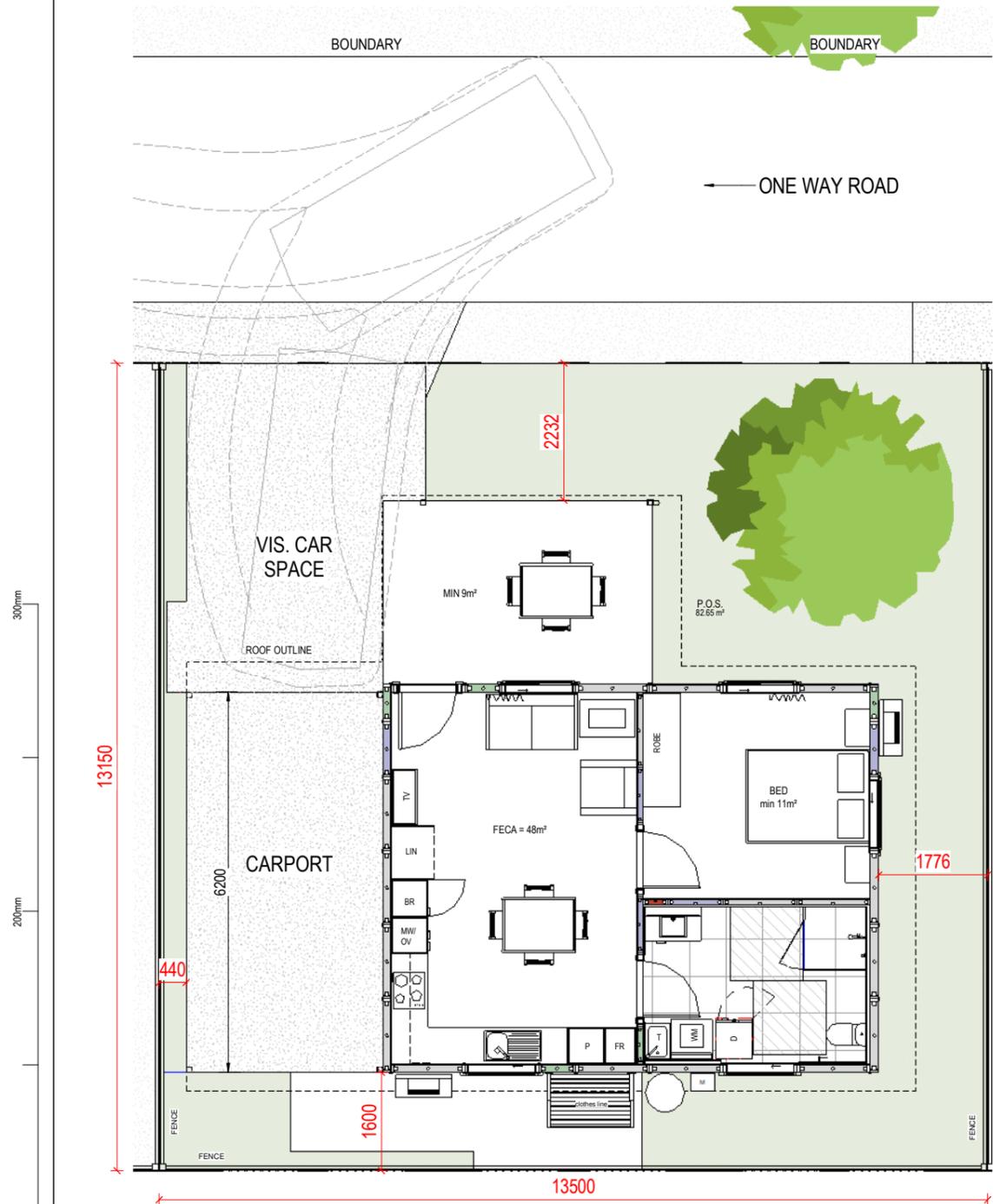
# HOUSE 1\_1 BED - TYPE 1

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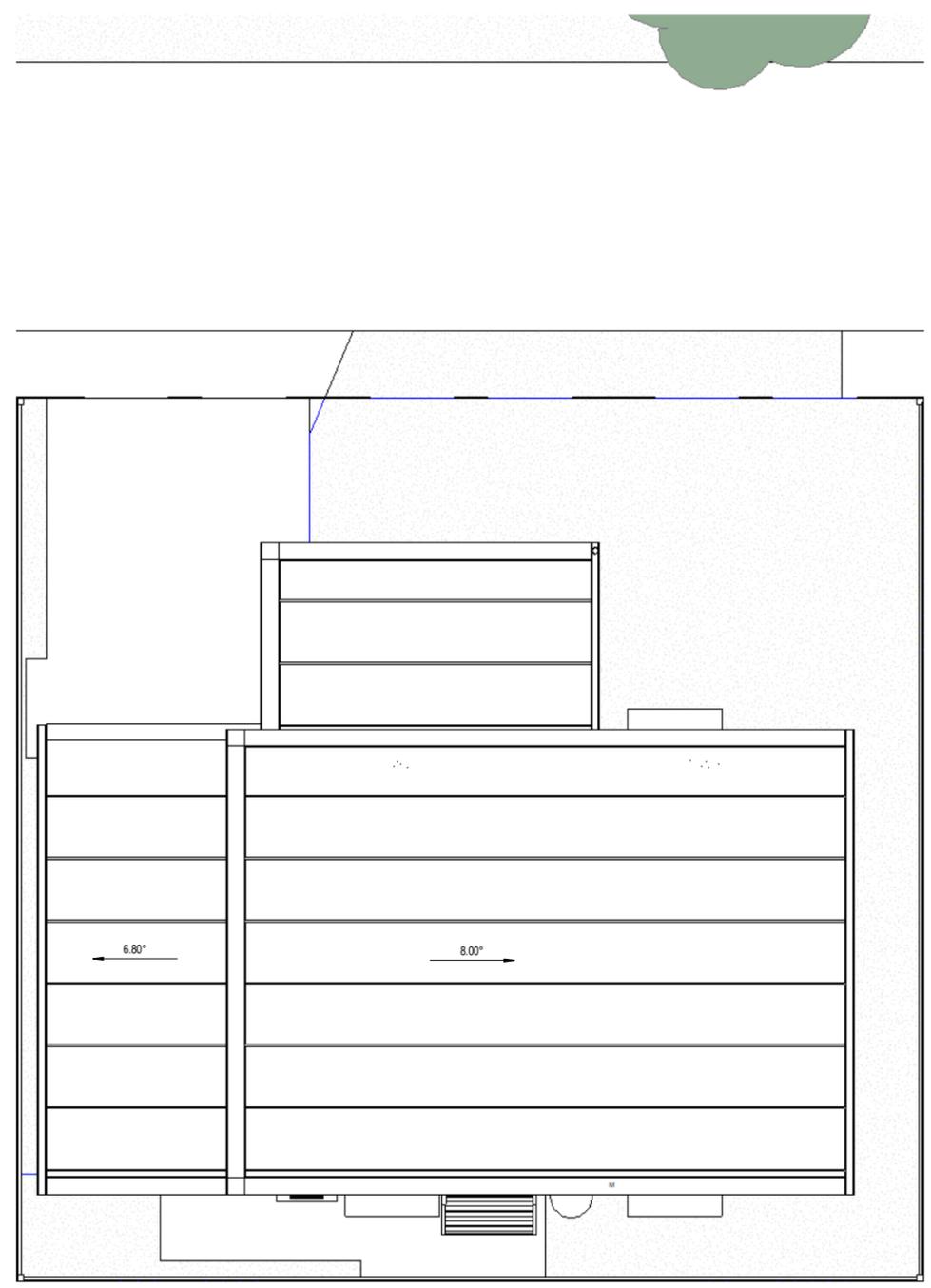
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**KEY PLAN**

**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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DRAWN: MP APPROVED: MICHAEL JULLYAN NORTH

CLIENT: BMD

PROJECT: LOT 907 TOWNSVILLE Pinnacle Drive

TITLE: 1 BED HOUSE - TYPE 1\_PLANS

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

**PRELIMINARY ISSUE**  
NOT FOR CONSTRUCTION

# HOUSE 1\_1 BED - TYPE 1

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**KEY PLAN**



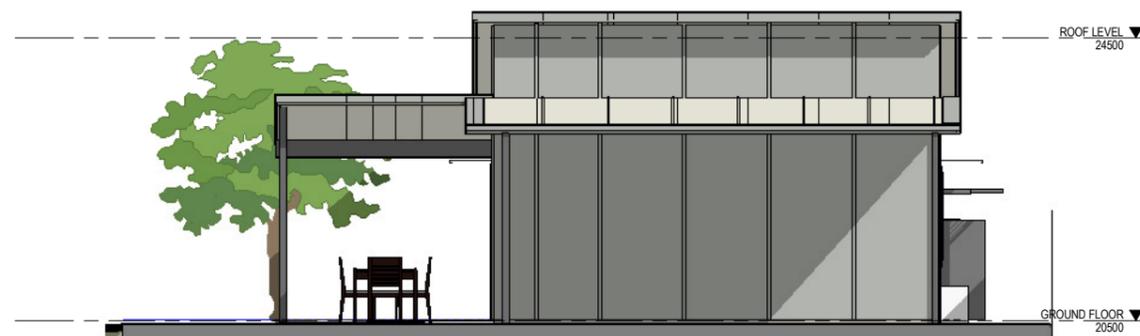
3 1 BED HOUSE - TYPE 1 - FRONT ELEVATION  
1:50



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
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 1\_ELEVATIONS**

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



**PRELIMINARY ISSUE  
NOT FOR CONSTRUCTION**

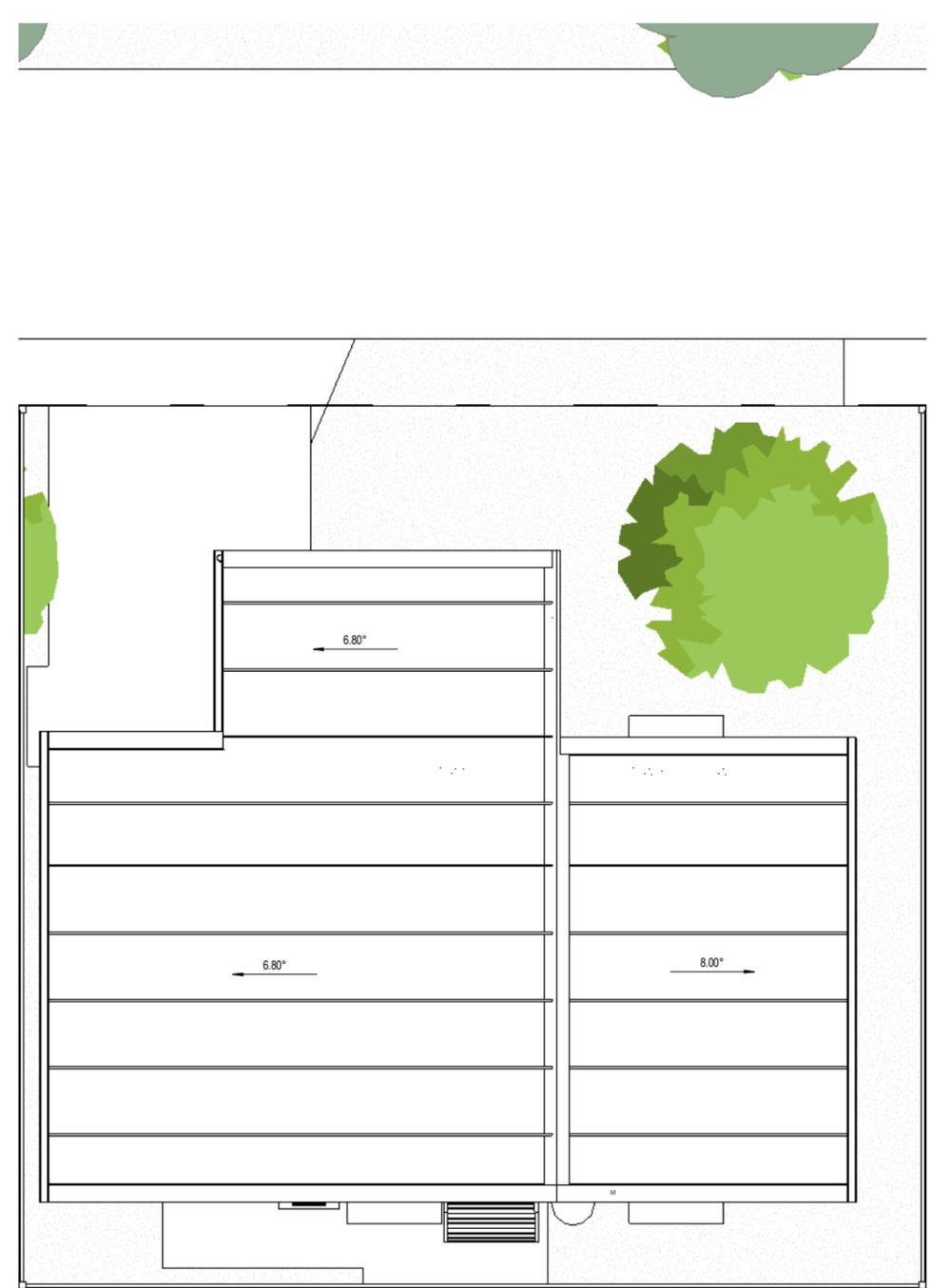
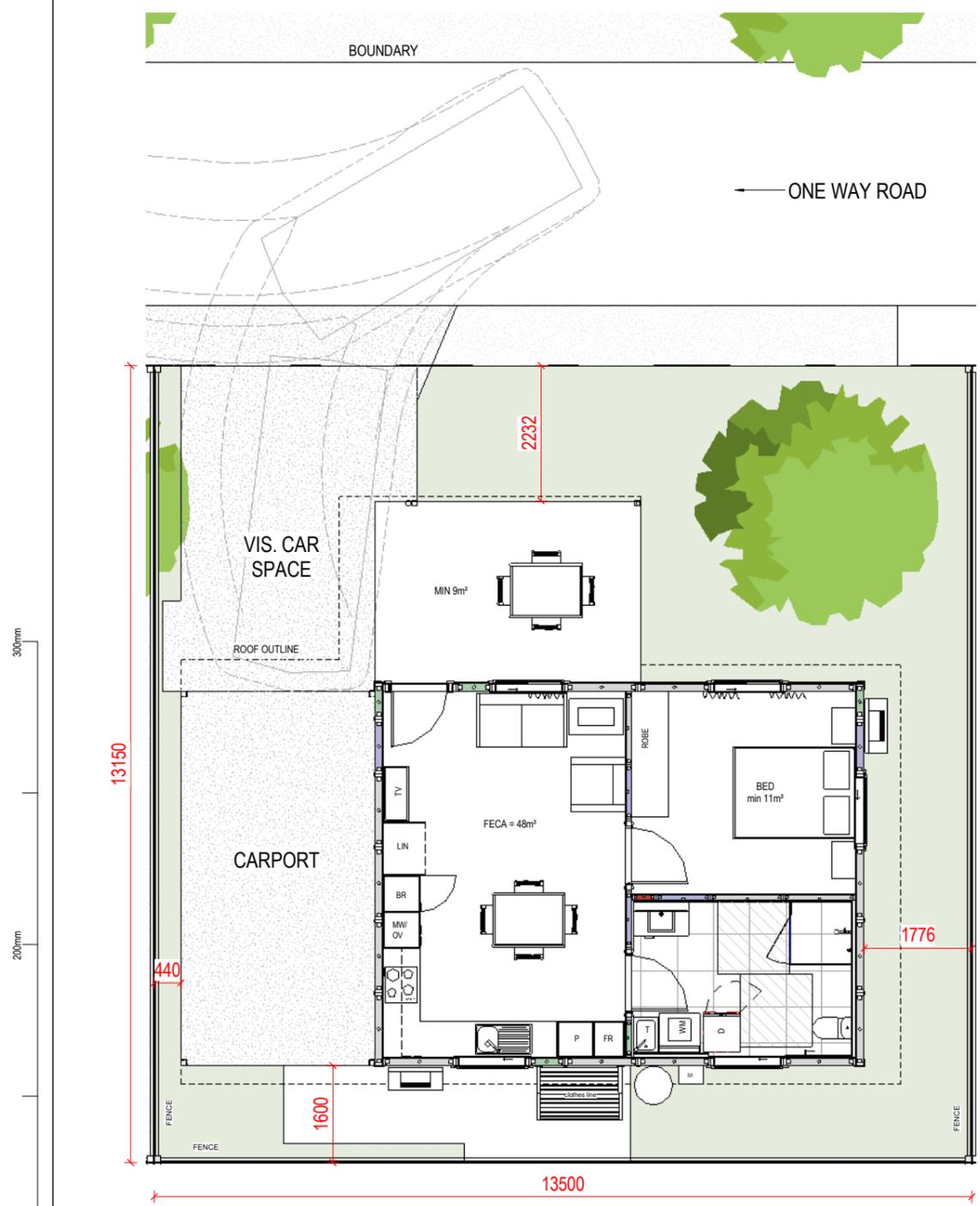
# HOUSE 2\_1 BED - TYPE 2

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**KEY PLAN**

**STAGE 12/A1**  
01.12.2025

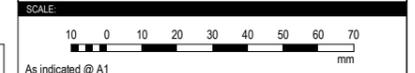


1 1 BEDROOM TYPE 2\_GROUND  
1:50

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
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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



DRAWN: MP APPROVED: MICHAEL JULLYAN NORTH

CLIENT: BMD

PROJECT: LOT 907 TOWNVILLE Pinnacle Drive

TITLE: 1 BED HOUSE - TYPE 2\_PLANS

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

**PRELIMINARY ISSUE**  
NOT FOR CONSTRUCTION

# HOUSE 2\_1 BED - TYPE 2

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**KEY PLAN**



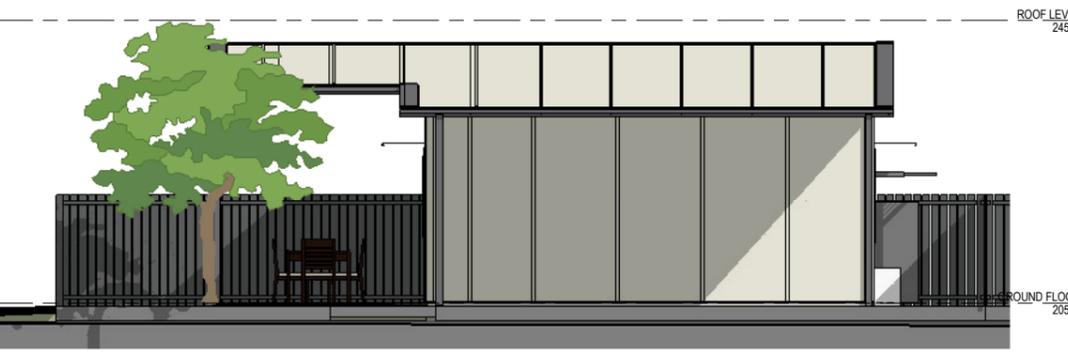
3 1 BED HOUSE - TYPE 2 - FRONT ELEVATIONS  
1:50



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

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
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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 TOWNVILLE  
PINNACLE DRIVE**

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

**PRELIMINARY ISSUE  
NOT FOR CONSTRUCTION**

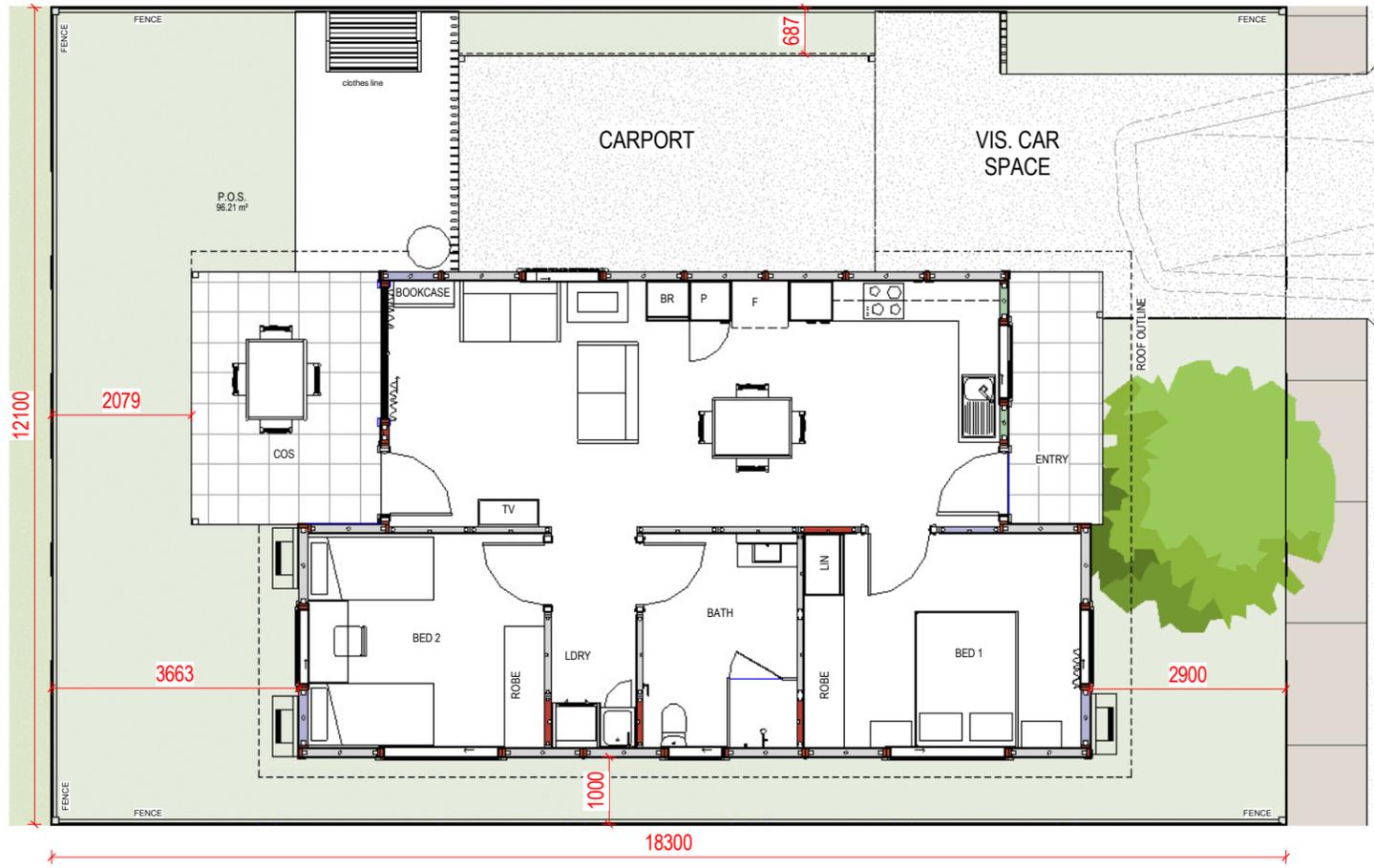
PROJECT NUMBER:	SHEET NUMBER:	REV.
27-25	SD403	10

# HOUSE 3\_2 BED - TYPE 1

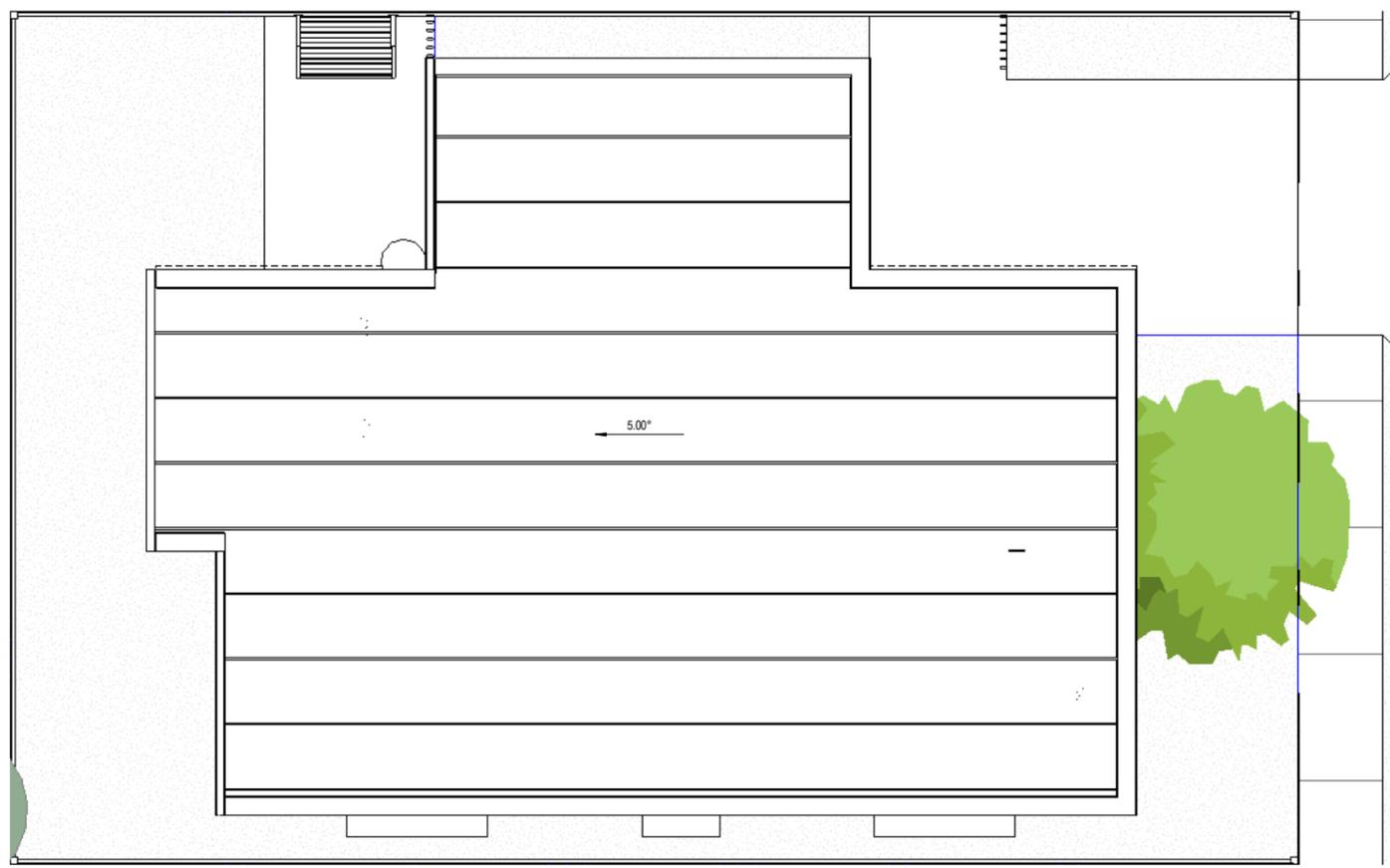
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**KEY PLAN**



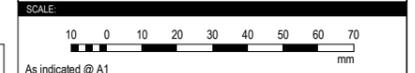
1 2 BEDROOM, TYPE 1, GROUND  
1:50



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

**PRELIMINARY ISSUE**  
NOT FOR CONSTRUCTION

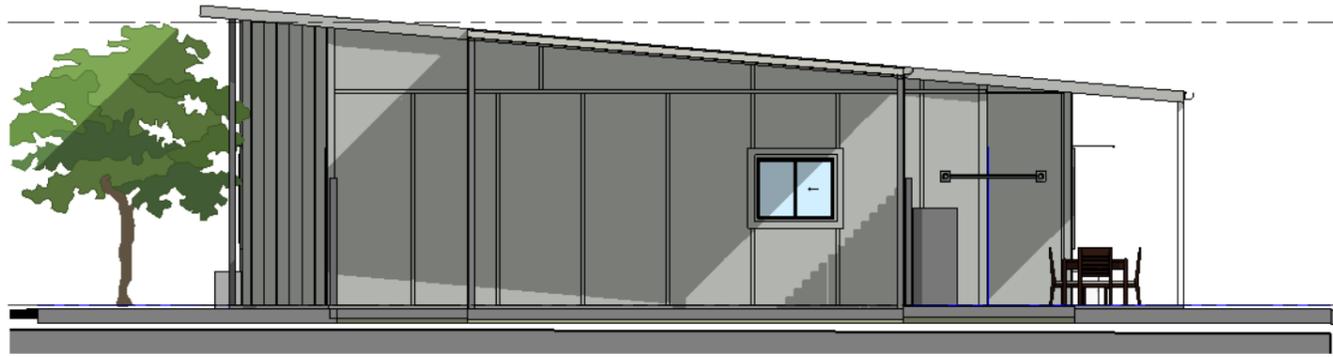


# HOUSE 3\_2 BED - TYPE 1

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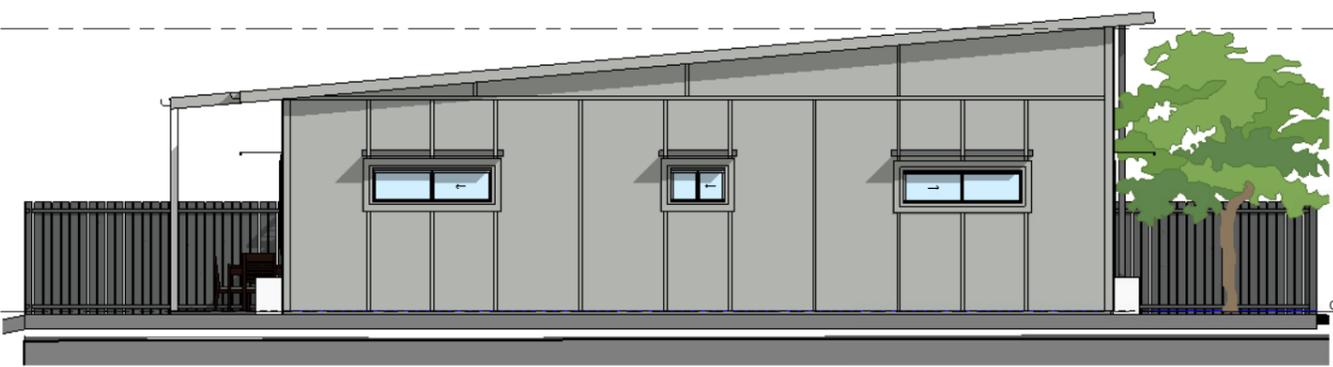
**KEY PLAN**



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

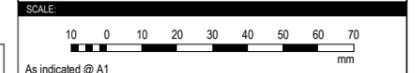
300mm  
200mm  
100  
50  
10mm

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
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: MICHAEL JULLYAN	NORTH
DRAWN: MP		
CLIENT: BMD		

PROJECT:  
LOT 907 TOWNVILLE  
PINNACLE DRIVE

TITLE:  
2 BED HOUSE - TYPE 1\_ELEVATIONS

PROJECT NUMBER: 27-25	SHEET NUMBER: SD405	REV: 10
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**PRELIMINARY ISSUE**  
NOT FOR CONSTRUCTION

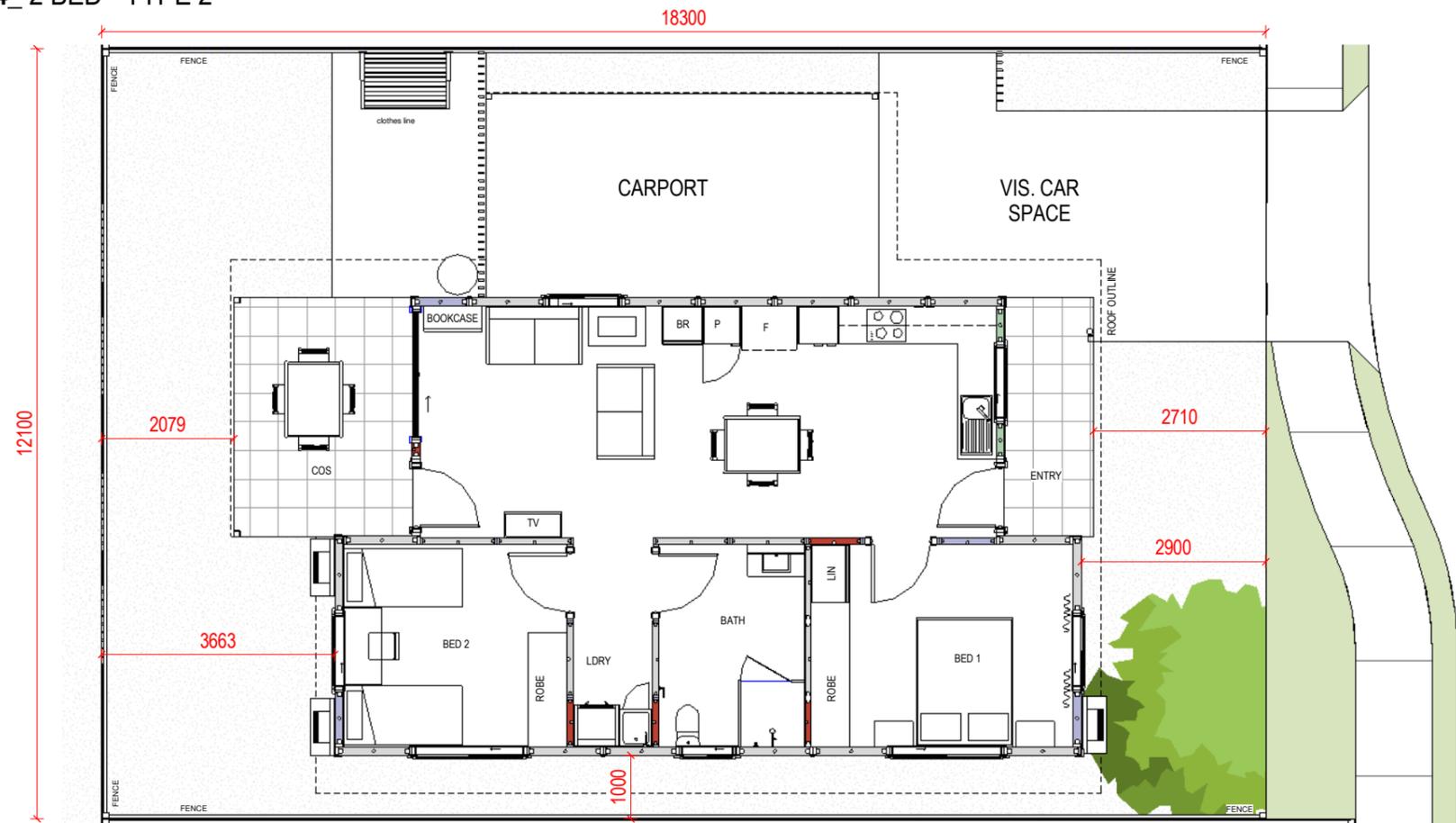
# HOUSE 4\_2 BED - TYPE 2

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**KEY PLAN**

300mm  
200mm  
100  
50  
10mm



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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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: MP APPROVED: MICHAEL JULLYAN NORTH

CLIENT: BMD

PROJECT: LOT 907 TOWNSVILLE PINNACLE DRIVE

TITLE: 2 BED HOUSE - TYPE 2\_PLANS

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

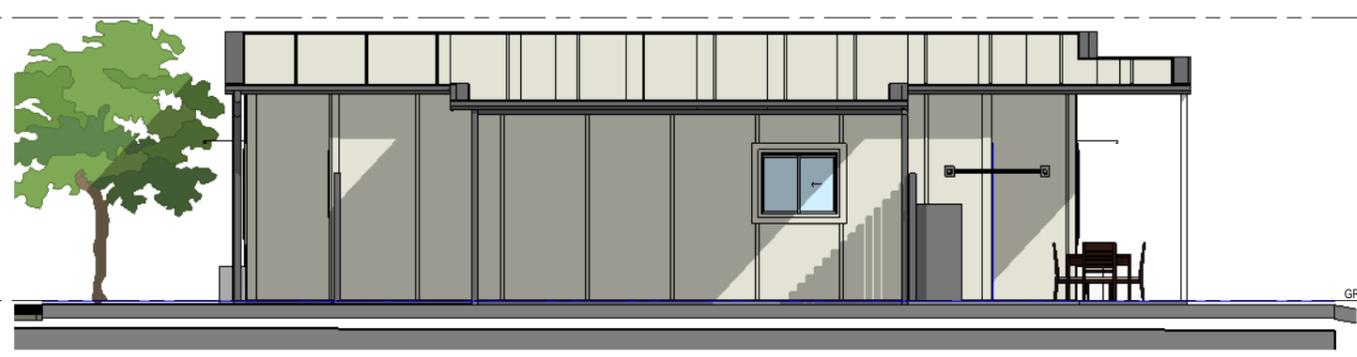
**PRELIMINARY ISSUE**  
NOT FOR CONSTRUCTION

# HOUSE 4\_ 2 BED - TYPE 2

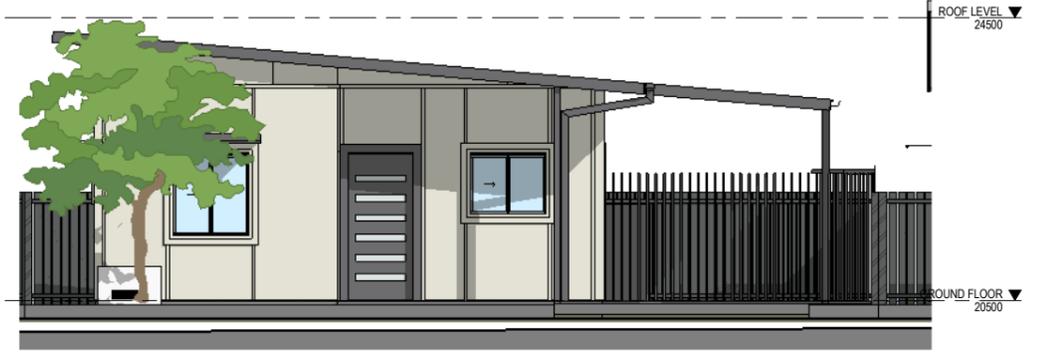
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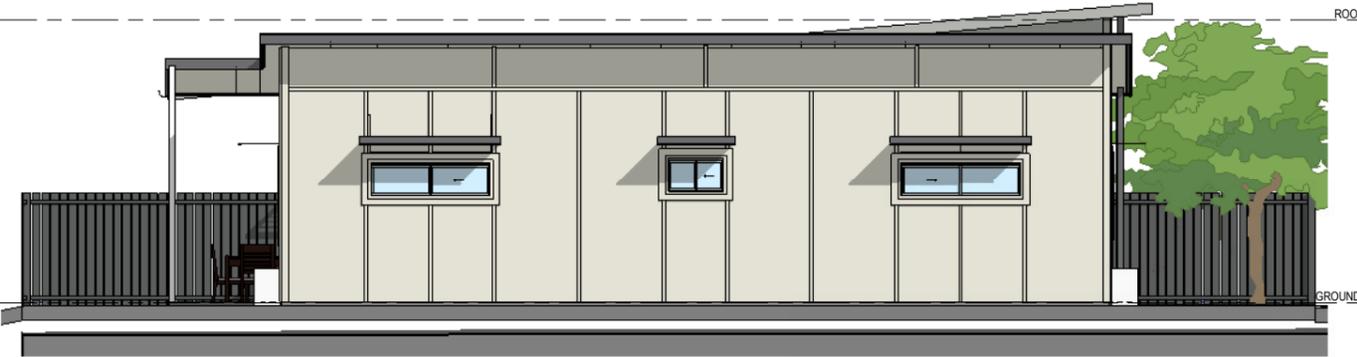
**KEY PLAN:**



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  
0

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
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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  
mm  
As indicated @ A1

DRAWN: MP APPROVED: MICHAEL JULLYAN NORTH  
CLIENT: BMD

PROJECT:  
LOT 907 TOWNVILLE  
PINNACLE DRIVE  
TITLE:  
2 BED HOUSE - TYPE 2\_ELEVATIONS

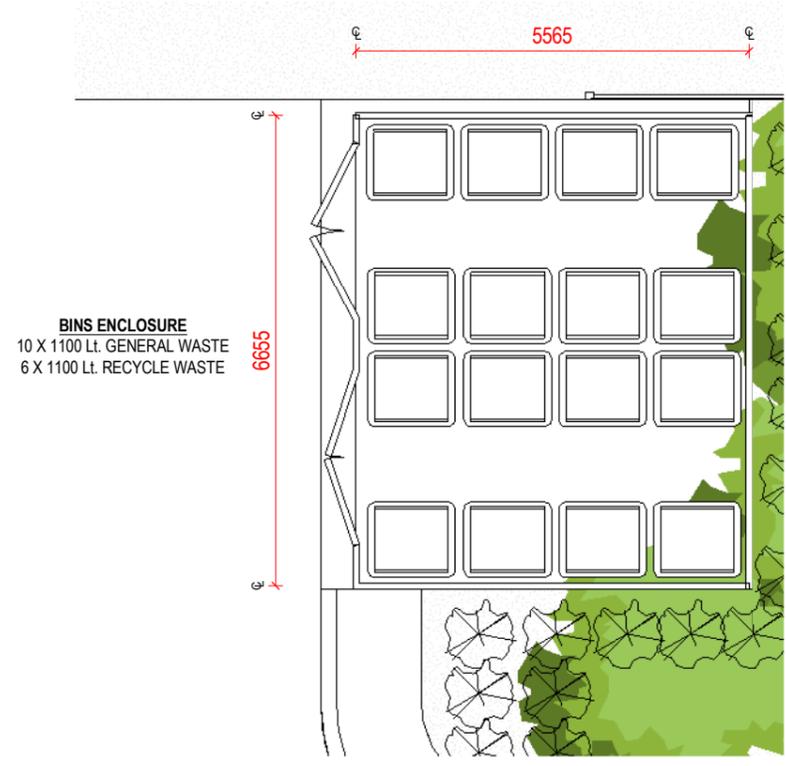
PROJECT NUMBER:	SHEET NUMBER:	REV.
27-25	SD407	10

**PRELIMINARY ISSUE**  
NOT FOR CONSTRUCTION

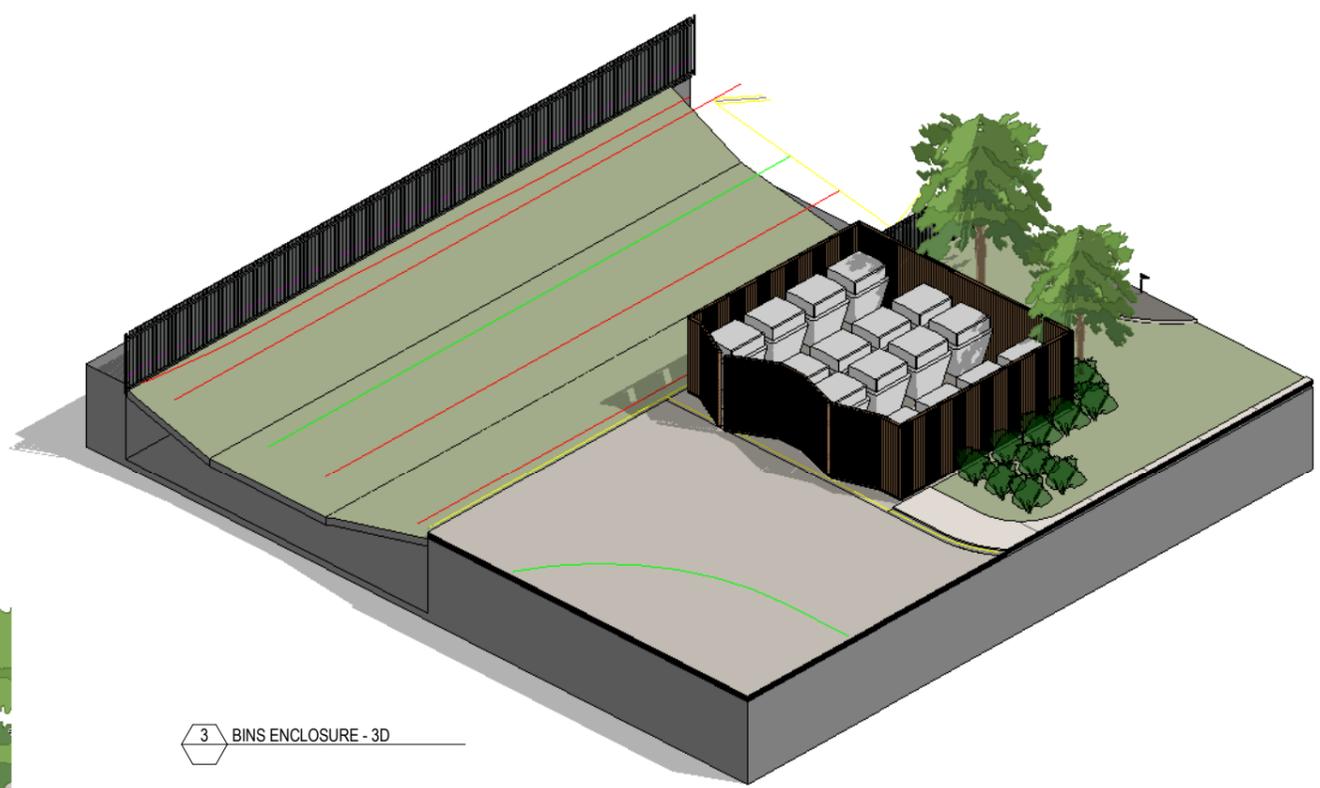
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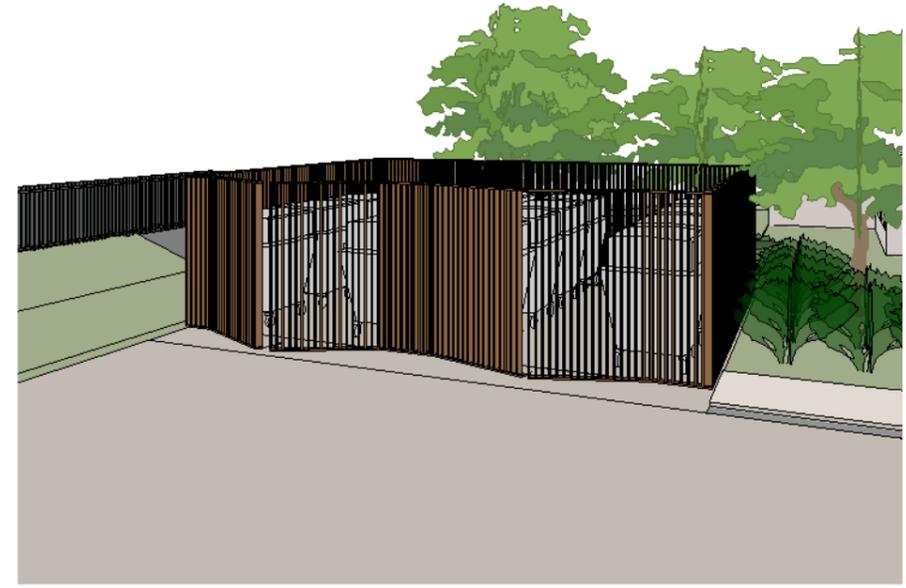
**KEY PLAN**



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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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  
 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:  
 BIN ENCLOSURE DETAIL

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

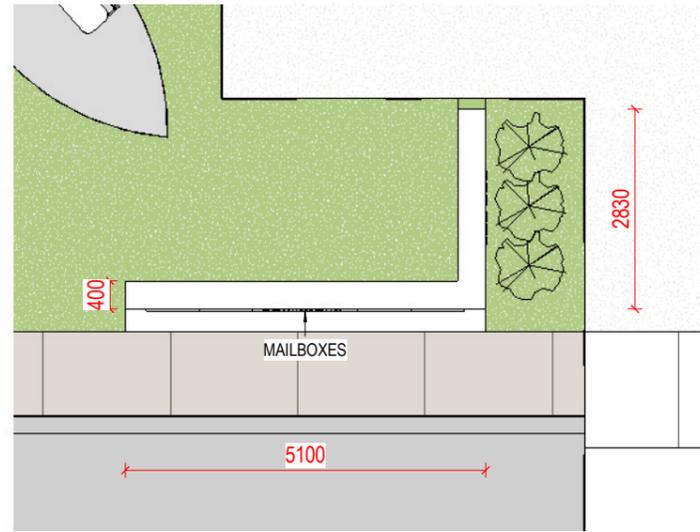
**PRELIMINARY ISSUE**  
 NOT FOR CONSTRUCTION

300mm  
 200mm  
 100  
 50  
 10mm

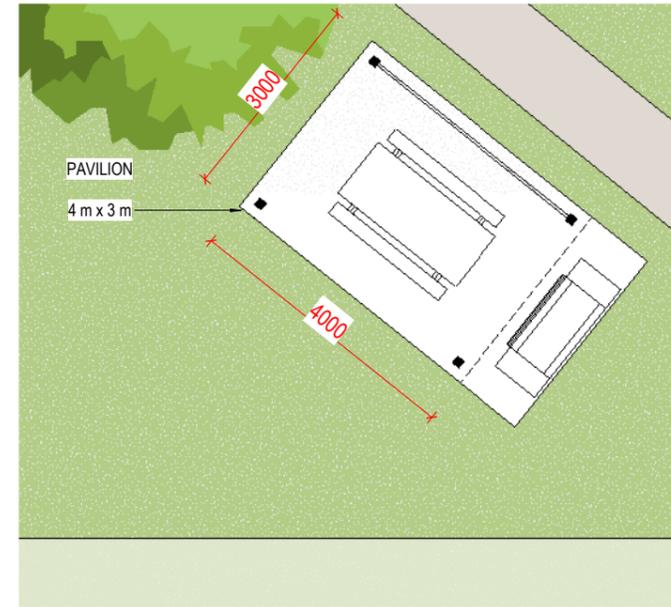
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**KEY PLAN**



1 MAILBOXES - PLAN  
1:50



2 BBQ PAVILION - PLAN  
1:50



3 MAILBOXES - VIEW 1



5 3D View 5



4 MAILBOXES - VIEW 2



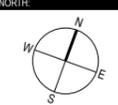
6 3D View 6

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:	SHEET NUMBER:	REV.
27-25	SD501	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
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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
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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
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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  
 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	SHEET NUMBER	REV
27-25	SD701	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

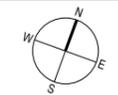
300mm  
200mm  
100  
50  
10mm

REVISION	AMENDMENT	DATE
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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	SHEET NUMBER	REV.
27-25	SD800	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

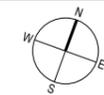
300mm  
200mm  
100  
50  
10mm

REVISION	AMENDMENT	DATE
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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

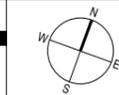


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9	DA-1	26.11.2025
10	DA-1_BINS ENCLOSURE UPDATE	01.12.2025

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

DRAWN: MP  
APPROVED: MICHAEL JULLYAN  
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

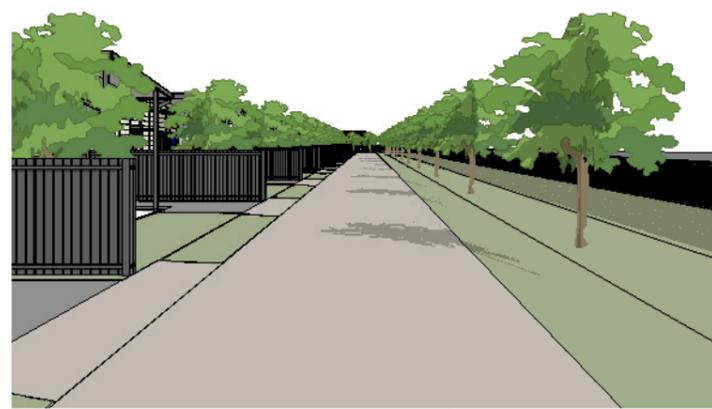
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**KEY PLAN:**



3 OVERALL - VIEW E



1 OVERALL - VIEW F



2 OVERALL - VIEW G



4 OVERALL - VIEW H



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SCALE	@ A1	
DRAWN	APPROVED	NORTH
MP	MICHAEL JULLYAN	
CLIENT	BMD	

PROJECT:  
 LOT 907 TOWNVILLE  
 PINNACLE DRIVE

TITLE:  
 PERSPECTIVES

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

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300mm  
200mm  
100  
50  
10mm