

APPENDIX F

Traffic Impact Assessment prepared by SLR

brazier motti





Stage 12A Multiple Dwellings Development, Somers & Hervey Residential Estate, Rasmussen, Townsville

Traffic Impact Assessment

Urbex Pty Ltd

PO BOX 197
Wynnum QLD 4178

Prepared by:

SLR Consulting Australia Pty Ltd

SLR Project No.: 620.30870.00107

Client Reference No.: WID402

18 December 2025

Revision: 1.0

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
1.0	18 December 2025	Mitchell Else	Raymond Logan	Raymond Logan

Basis of Report

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Urbex Pty Ltd (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

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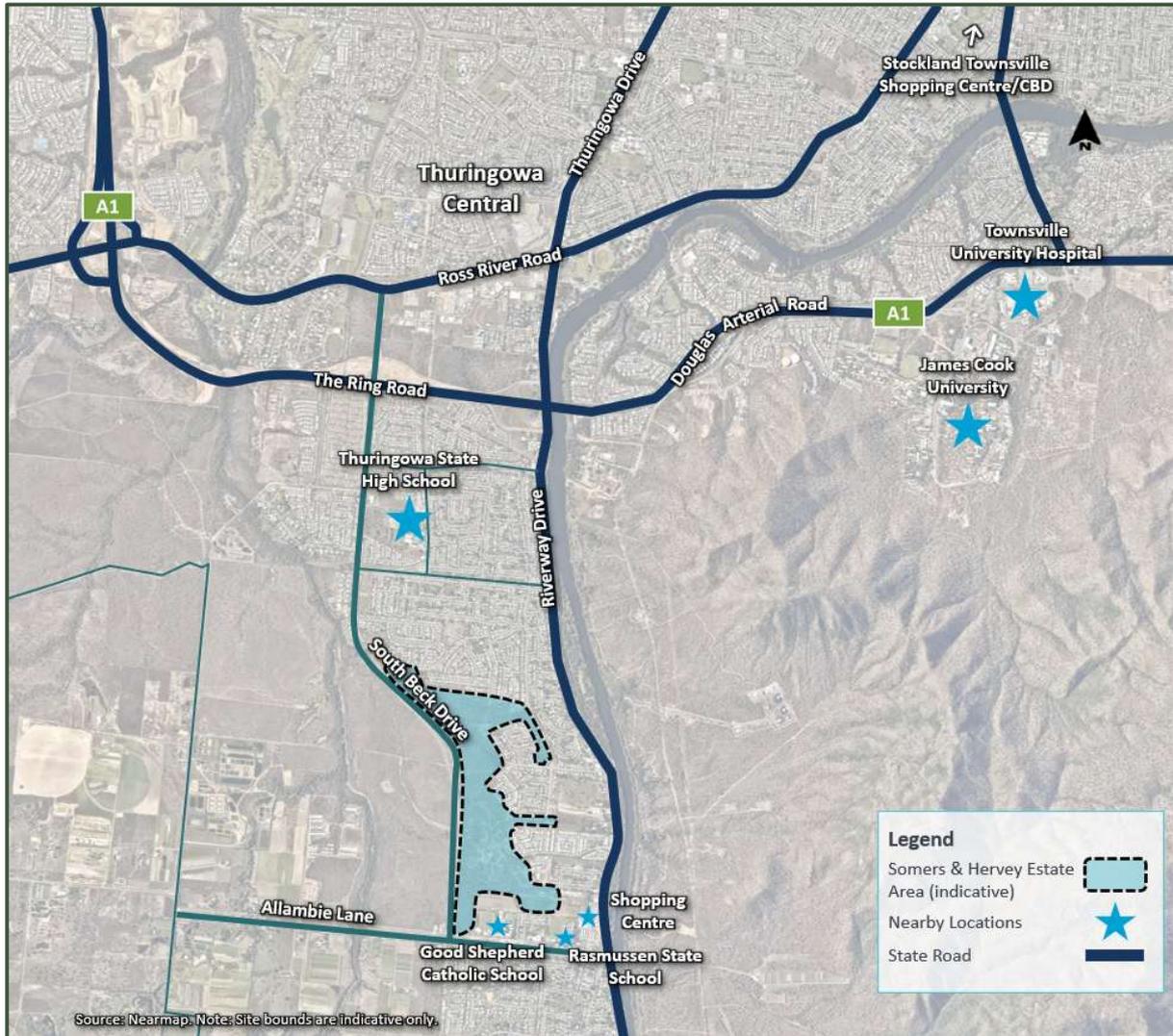
Appendix A	Development Plans
Appendix B	Swept Path Assessments
Appendix C	Code Responses



1.0 Introduction

SLR Consulting Australia Pty Ltd (SLR) has been commissioned by Urbex Pty Ltd WID402 (Urbex) to prepare a Traffic Impact Assessment (TIA) for the proposed multiple dwellings development located in Stage 12A of the Somers & Hervey Estate, a residential development in Rasmussen, south of Townsville. The Somers & Hervey Estate site in the regional context is shown on **Figure 1**.

Figure 1 Site Regional Context



1.1 Objective

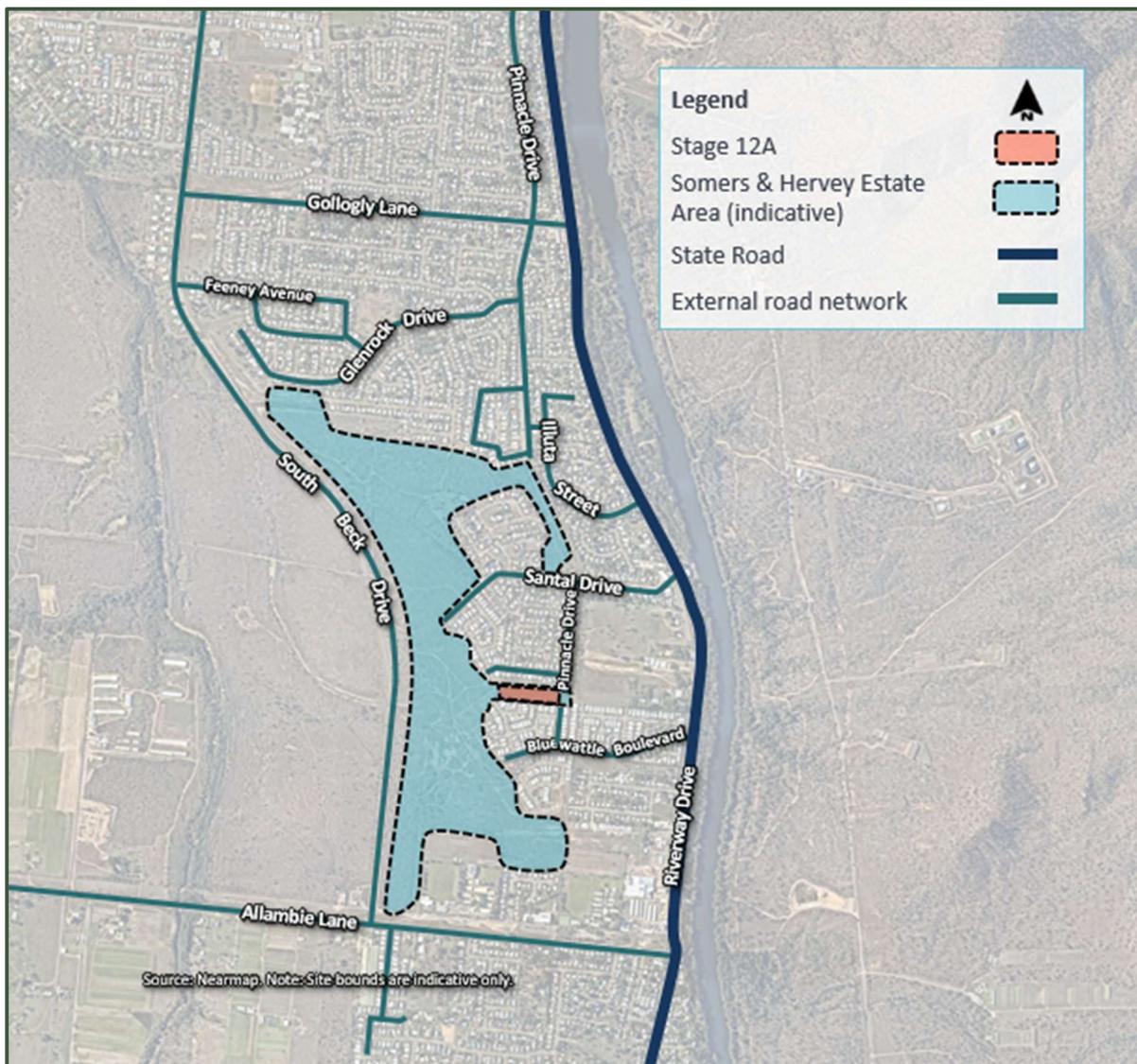
The objective of this report is to inform the Townsville City Council (TCC or Council) assessment of the development application by identifying and addressing the traffic and transport matters relevant to the proposed Stage 12A multiple dwelling development. The matters assessed herein include traffic generation and impact on the external road network, internal site layout including parking and waste servicing.

2.0 Subject Site

2.1 Site Context

Stage 12A is located within the Somers & Hervey Estate, located at South Beck Drive, Rasmussen. The site is within the Townsville Local Government Area and is currently zoned as low density residential as per the Townsville City Plan 2014. The subject site is located along the eastern boundary of the Estate, tying into Sorghum Street and Pinnacle Drive (see **Figure 2**). The subject site is currently unoccupied.

Figure 2 Overall Somers & Hervey Estate and Stage 4A in Local Context



2.2 Proposed Development

2.2.1 Development Overview

Based on the development plans prepared by Thinktank Architects, which are included at **Appendix A**, it is proposed to develop the site with multiple dwellings. The land uses and yields are summarised in **Table 1**.

Table 1 Stage 12A Yields

Land Use	Type	Yield
Multiple dwellings	1 bedroom	40 dwellings
	2 bedrooms	8 dwellings
Total		48 dwellings

Stage 12A will be accessed from a new driveway crossover onto an extension of Sorghum Street and Pinnacle Drive. The extension of Sorghum Street and Pinnacle Drive is to be constructed as part of the wider Somers and Hervey development. The proposed Stage 12A development in context to the surrounding area is shown on **Figure 3**.

Figure 3 Proposed Stage 12A within Local Area



3.0 Public Transport

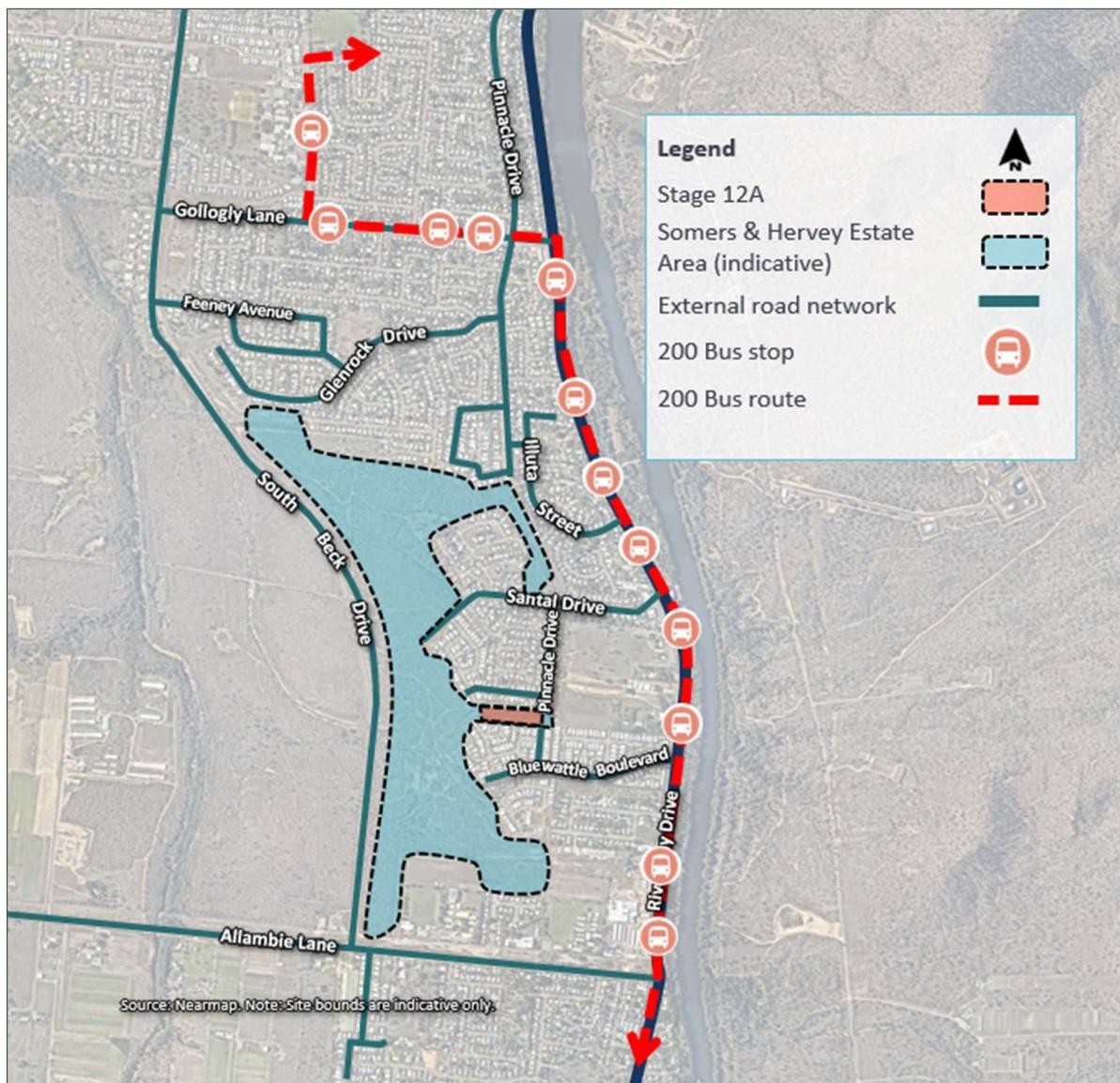
3.1 Existing Bus Routes

Currently there are two bus routes operating in the Rasmussen area, though no services exist directly at the current site location. The nearest service route stops are:

- Route 200: Riverway Drive at Bluewattle Boulevard, Rasmussen;
- Route 200: Riverway Drive at Loam Island, Rasmussen.

The route plan on **Figure 4** shows the Route 200 alignment and its bus stops.

Figure 4 Rasmussen Public Transport Network



3.2 Proposed Bus Route

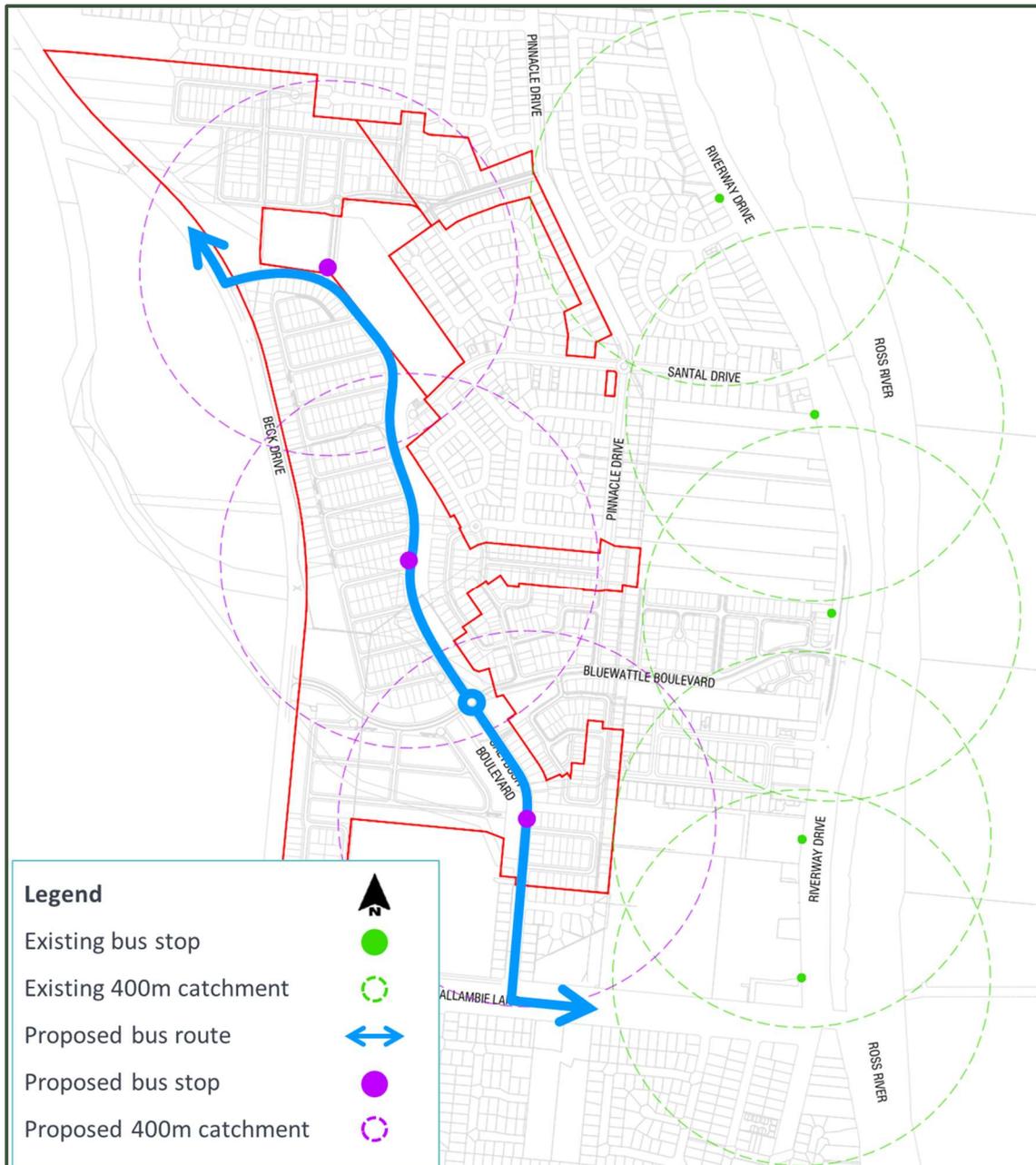
As part of the wider Somers & Hervey Estate development it is recommended that a bus route be introduced through the site, along the spine road. This road will be designed with



sufficient width to accommodate bus movements and localised road reserve widening to allow for bus stops that will be included in the design.

Indicative locations of each bus stop pair (i.e. a bus stop on each side of the road) are shown on **Figure 5**, along with the 400m (5 minute walk) radius catchment area for each bus stop pair. A bus stop will be located directly west of Stage 12A.

Figure 5 Indicative Bus Stop Pairs Locations and 400m Catchments



4.0 Traffic Impacts

4.1 Development Traffic Demand

The *Guide to Traffic Generating Developments* recommends a peak hour traffic generation rate of 0.4 – 0.5vph per unit for smaller units (i.e. up to two bedrooms) in ‘Medium density residential flat buildings’. Given the high number of one-bedroom dwellings and accessibility of the site by public transport, a trip rate at the lower bound (i.e. 0.4vph per unit) of that recommended by TfNSW guideline has been adopted.

Reflective of the above, the traffic demand estimate for the proposed development is presented in **Table 2**.

Table 2 Development Peak Hour Traffic Demand Estimate

Land Use	Yield	Peak Hour trip rate	Vehicle Trips	
			AM Peak Hour	PM Peak Hour
Medium density residential	48 units	0.4vph per unit	19vph	19vph

Table 2 demonstrates that the proposed development is anticipated to generate 19 additional trips during peak hour periods, which is approximately equivalent to one (1) new vehicle trip every three (3) minutes. Furthermore, this traffic is expected to disperse through the local network before entering the arterial system via South Beck Drive at the South Beck/Treeline priority intersection or via Riverway Drive at the Bluewattle Boulevard and Santal Drive signalised intersections.

This increase in traffic demand is considered to be insignificant from a traffic engineering perspective, especially for signalised intersections, and therefore the subject development is not anticipated to materially impact on the operational performance, safety or amenity of the adjoining road network compared with the existing situation.

5.0 Design Considerations

5.1 Access

The driveway access to Pinnacle Drive has an access width of 7.8m at the property boundary. This is in excess of the minimum access width at property boundary for two-way access for Multiple Dwellings noted on TCC Standard Drawing SD-030. Furthermore, swept path diagrams have been prepared that demonstrate the proposed access can accommodate refuse collection vehicles (RCVs). A copy of the swept path diagrams is included at **Appendix B**.

The proposed driveway location provides >100m of sight distance in either direction, complying with AS2890 stopping sight distance requirements for a 50km/h posted speed on the frontage road (69m).

5.2 Road width

The minimum internal road width is 4.2m. This proposed minimum width is suitable for one-way road circulation as per AS2890.1 which requires a minimum of 3m. Furthermore, swept path diagrams have been prepared which demonstrate that the proposed road width is suitable to allow for vehicles to enter or exit proposed carports. A copy of the swept path diagrams is included at **Appendix B**.



The minimum road width at the proposed visitor parking spaces is 6.2m wide, complying with AS2890.1 for visitor parking which requires a minimum 5.8m road width for 2.6m wide spaces.

5.3 Garages

All proposed garages have a clear door width of 3m and are at least 6m long, complying with AS2890.1 requirements.

5.4 Parking

5.4.1 Provision

Each dwelling will be provided with one undercover carport and space to park an additional vehicle on the driveway. This parking will be supplemented by six (6) unallocated parking spaces near the western edge of the site. This equates to a total of 102 parking spaces on the site (2 spaces per dwelling x 48 dwellings + 6 unallocated spaces = 102 spaces).

5.4.2 Acceptable Outcome

The TCC City *Plan Transport impact, access and parking code* acceptable outcome for on-site vehicle parking is provision in accordance with the standards identified in Parking rates planning scheme policy no. SC6.10. (Table SC6.10.2.1 Parking rates). The parking rate for Multiple Dwelling and Acceptable Outcome parking requirement is summarised in **Table 3**.

Table 3 Acceptable Outcome Parking Requirements

Land use	Type	Yield	Car parking rate (spaces per dwelling)	Requirement (spaces)
Multiple dwelling	Spaces	48 dwellings	1.7	82 (81.6)
	Visitors		0.2	10 (9.6)
Total				93

The Acceptable Outcome parking requirement is 93 spaces. The provision of 102 parking spaces therefore exceeds the Acceptable Outcome required parking rate in the City Plan.

5.5 Waste

The site will be serviced with the use of bulk bins. Bulk bin storage is conveniently located near the entry, in the north eastern portion of the site. Residents would typically carry their waste to the Bin Store for collection, and are also able to drive their waste to the bulk bins on their way out of the development if necessary.

The bulk bins will be stored in an enclosure that restricts visibility of the bins from the street frontage.

Waste recovery vehicles servicing the bulk bins are able to enter and exit the site in a forward gear. This is shown on the swept paths presented at **Appendix B**.

6.0 Code Responses

The development has been assessed against the requirements of the Townsville City Plan Transport Impact, Access and Parking (TIAP) Code. The responses to the requirements of the code are included at **Appendix C**.



7.0 RPEQ Certification

This assessment and report have been prepared under the direction of a Registered Professional Engineer of Queensland (RPEQ) who is experienced in traffic engineering and transport planning. They are endorsed by that RPEQ accordingly.

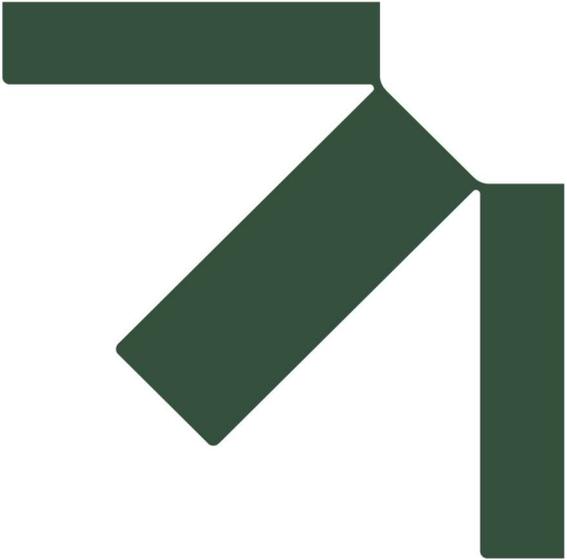
Regards,

SLR Consulting Australia



Raymond Logan, RPEQ No. 27227
Principal – Transport Advisory





Appendix A Development Plans

Stage 12A Multiple Dwellings Development, Somers & Hervey Residential Estate, Rasmussen, Townsville

Traffic Impact Assessment

Urbex Pty Ltd

SLR Project No.: 620.30870.00107

18 December 2025





Client: BMD

LOT 907 _ PINNACLE DRIVE, TOWNSVILLE

DA-1

Document Set ID: 27988766
Version: 1, Version Date: 28/01/2026

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KEY PLAN:

PLANNING SUMMARY

LOT 907

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

PROPOSED MIX

PART 1	
1 BED TYPE	41 HOUSES
2 BED TYPE	7 HOUSES
TOTAL	48 HOUSES
PART 2	
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
TOTAL	98 CARS

PROPOSED LANDSCAPE

PRIVATE LANDSCAPE part 1	TOTAL 3318 sqm
PUBLIC LANDSCAPE part 1	TOTAL 1182 sqm
TOTAL private + public	4500 sqm

COMMUNAL OPEN SPACE

C.O.S. 1	95 sqm
C.O.S. 2	450 sqm
TOTAL	545 sqm



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
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



1 SITE PLAN PROPOSED
1:500

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STAGE 12/A1
01.12.2025



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8	LOT 45-48	20.11.2025
9	DA-1	26.11.2025
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MP	MICHAEL JULLYAN	
CLIENT:	BMD	

PROJECT:
LOT 907 TOWNVILLE
PINNACLE DRIVE

TITLE:
OVERALL GROUND LEVEL

PROJECT NUMBER:	SHEET NUMBER:	REV.
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1 LOT 907 OVERALL GROUND FLOOR
1:500

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MP	MICHAEL JULLYAN	
CLIENT:	BMD	

PROJECT:
LOT 907 TOWNVILLE
 PINNACLE DRIVE

TITLE:
OVERALL ROOF PLAN

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1 LOT 907 OVERALL ROOF PLAN
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KEY PLAN

STAGE 12/A1
01.12.2025



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1 LOT 907_GROUND - part A
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10	DA-1_BINS ENCLOSURE UPDATE	01.12.2025

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SCALE
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DRAWN: [] APPROVED: [] NORTH
Author: MICHAEL JULLYAN
CLIENT: BMD
PROJECT: LOT 907 TOWNVILLE Pinnacle Drive

TITLE: GROUND PART A

PROJECT NUMBER	SHEET NUMBER	REV.
27-25	SD102	10

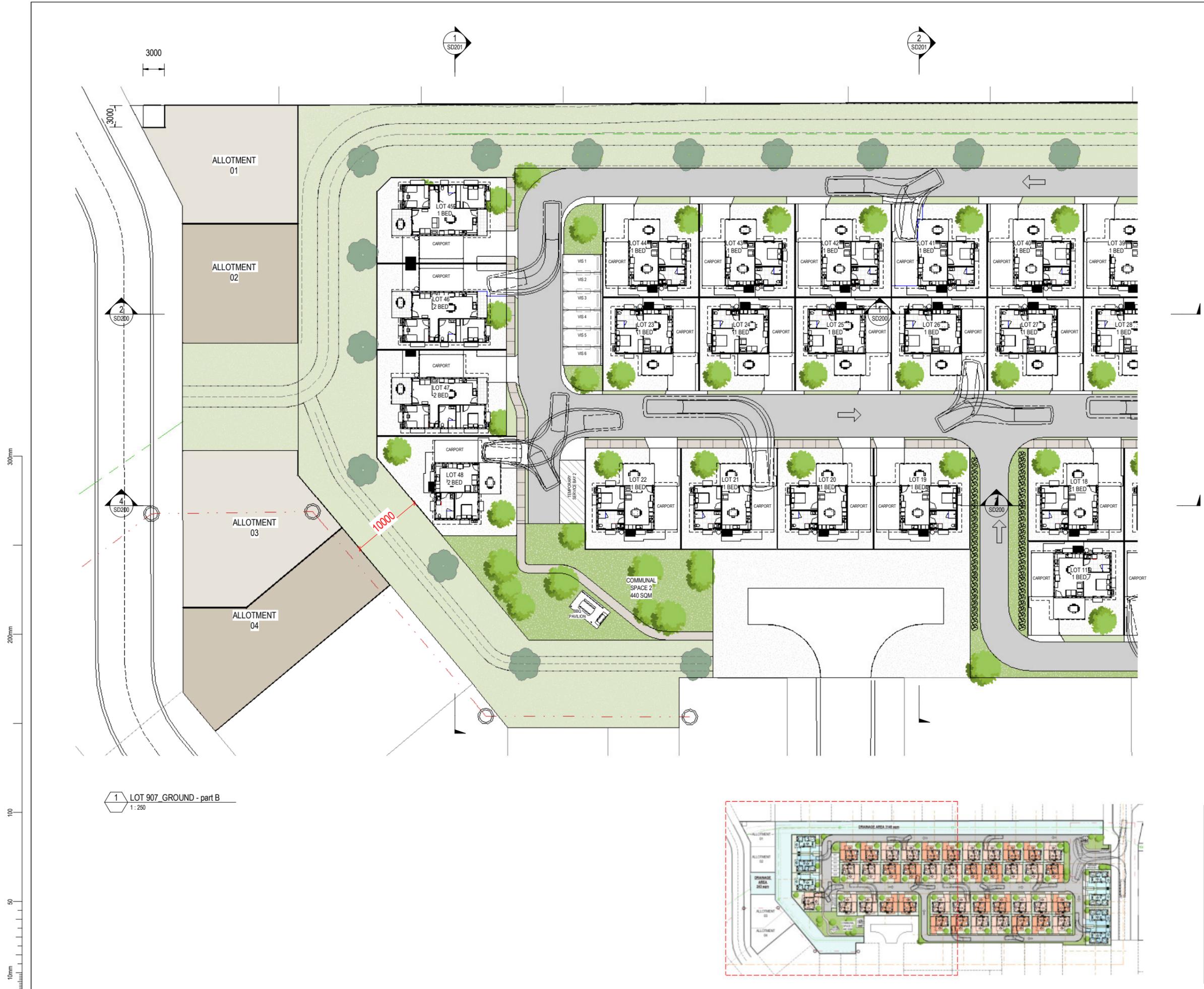
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DRAWN: [] APPROVED: MICHAEL JULLYAN NORTH
CLIENT: BMD

PROJECT: LOT 907 TOWNVILLE Pinnacle Drive
TITLE: GROUND PART B

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

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2 Section 1 - Part B
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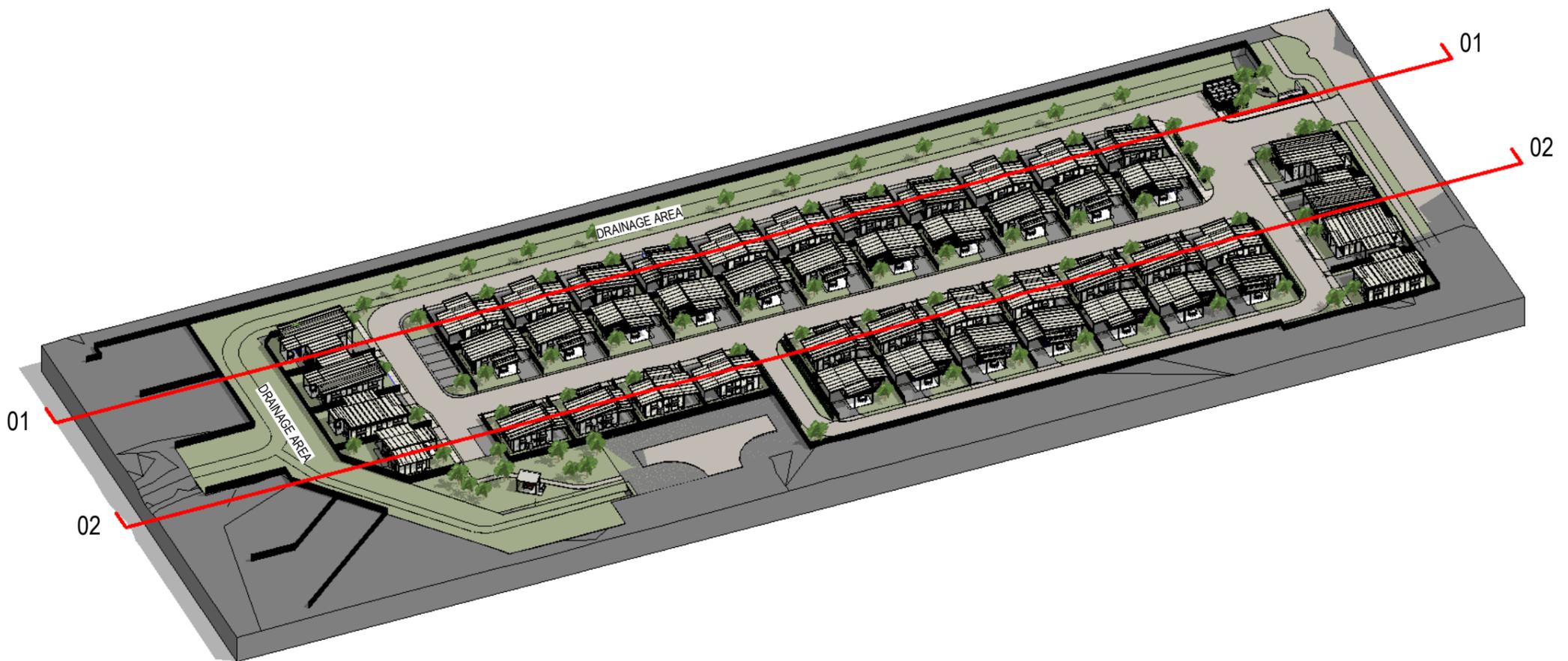


3 Section 2 - Part A
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4 Section 2 - Part B
1:250

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MP	MICHAEL JULLYAN	
CLIENT:	BMD	

PROJECT:
LOT 907 TOWNSVILLE
PINNACLE DRIVE

TITLE:
SECTIONS

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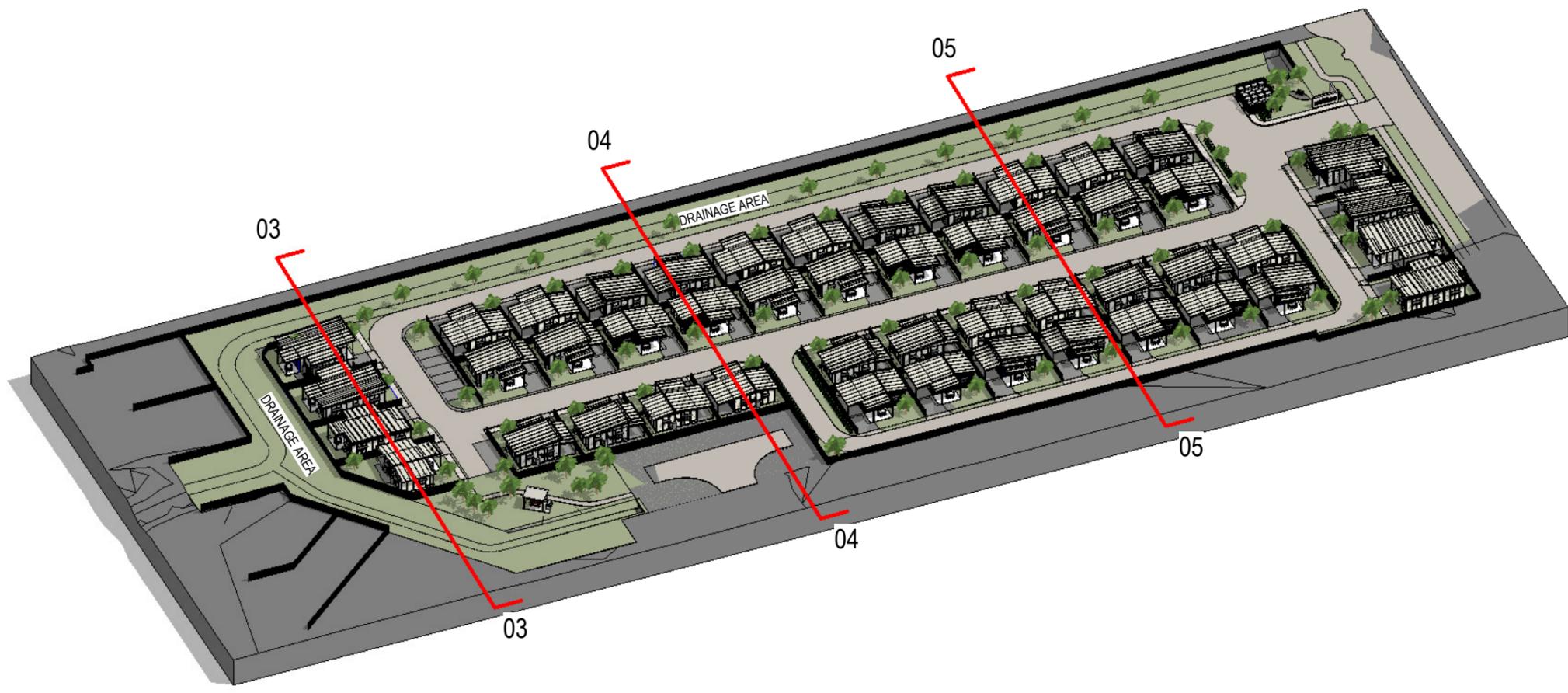
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2 Section 4
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3 Section 5
1:250



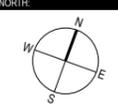
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DRAWN: Author
APPROVED: MICHAEL JULLYAN
CLIENT: BMD
PROJECT: LOT 907 TOWNVILLE
PINNACLE DRIVE



TITLE: SECTIONS

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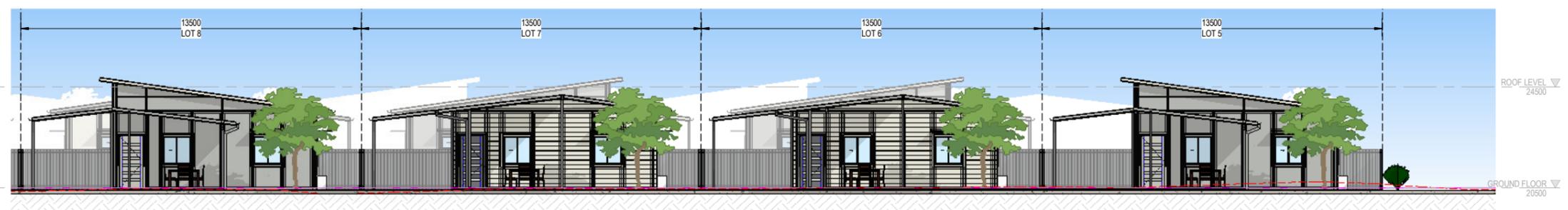
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KEY PLAN

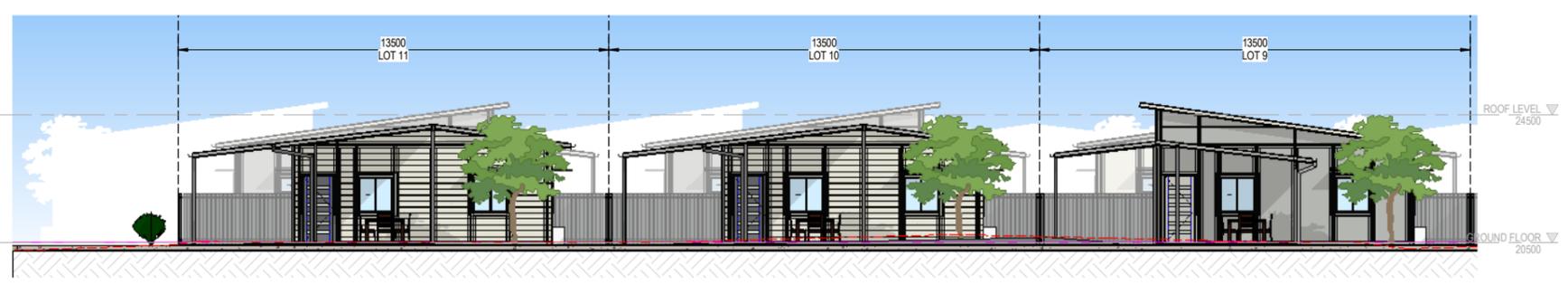
STAGE 12/A1
 01.12.2025



1 STREETScape - LOT 1-4
 1:100



2 STREETScape - LOT 5-8
 1:100



3 Elevation 2 - b Copy 1
 1:100

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 TOWNVILLE
 PINNACLE DRIVE

TITLE:
 ELEVATIONS

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

PRELIMINARY ISSUE
 NOT FOR CONSTRUCTION

300mm
200mm
100
50
10mm

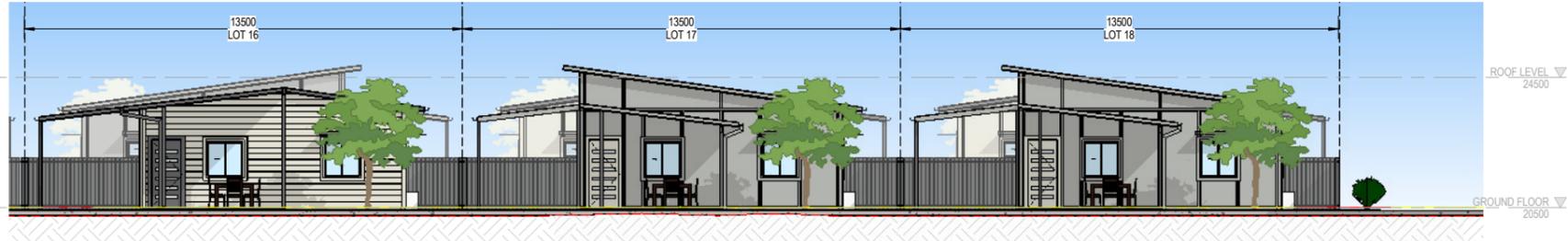
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KEY PLAN



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

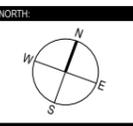
300mm
200mm
100
50
10mm

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

DRAWN: MP APPROVED: MICHAEL JULLYAN NORTH
CLIENT: BMD



PROJECT:
LOT 907 TOWNVILLE
PINNACLE DRIVE

TITLE:
ELEVATIONS

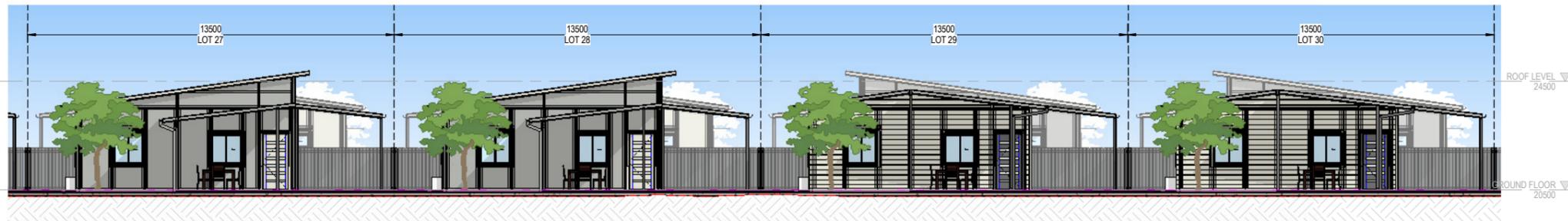
PROJECT NUMBER:	SHEET NUMBER:	REV.
27-25	SD301	10

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KEY PLAN:



1 STREETScape - LOT 27-30
 1:100



2 STREETScape - LOT 31-33
 1:100



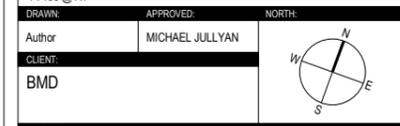
3 STREETScape - LOT 34-36
 1:100



4 STREETScape - LOT 37-40
 1:100

300mm
200mm
100
50
10mm

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



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
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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



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

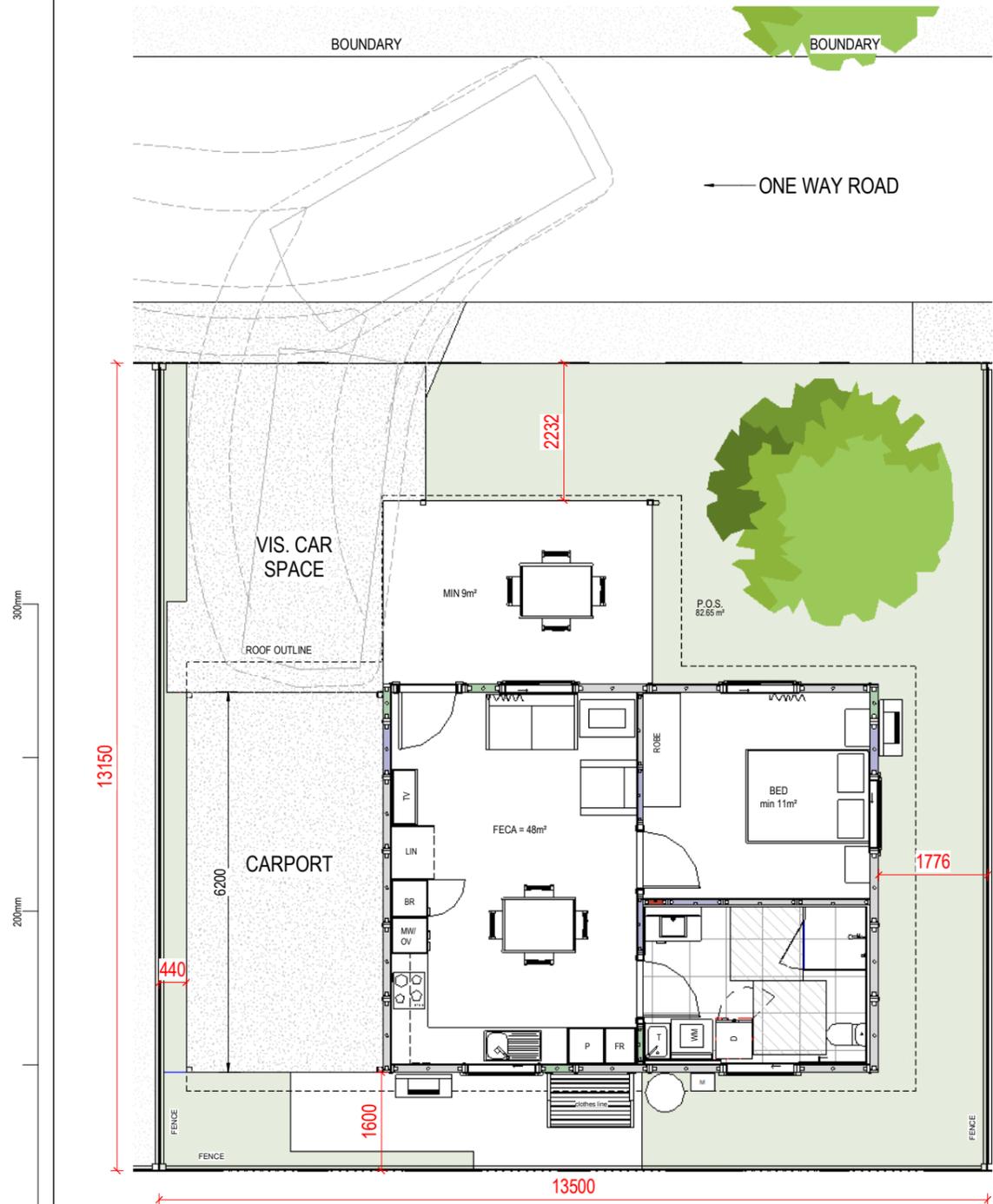
HOUSE 1_1 BED - TYPE 1

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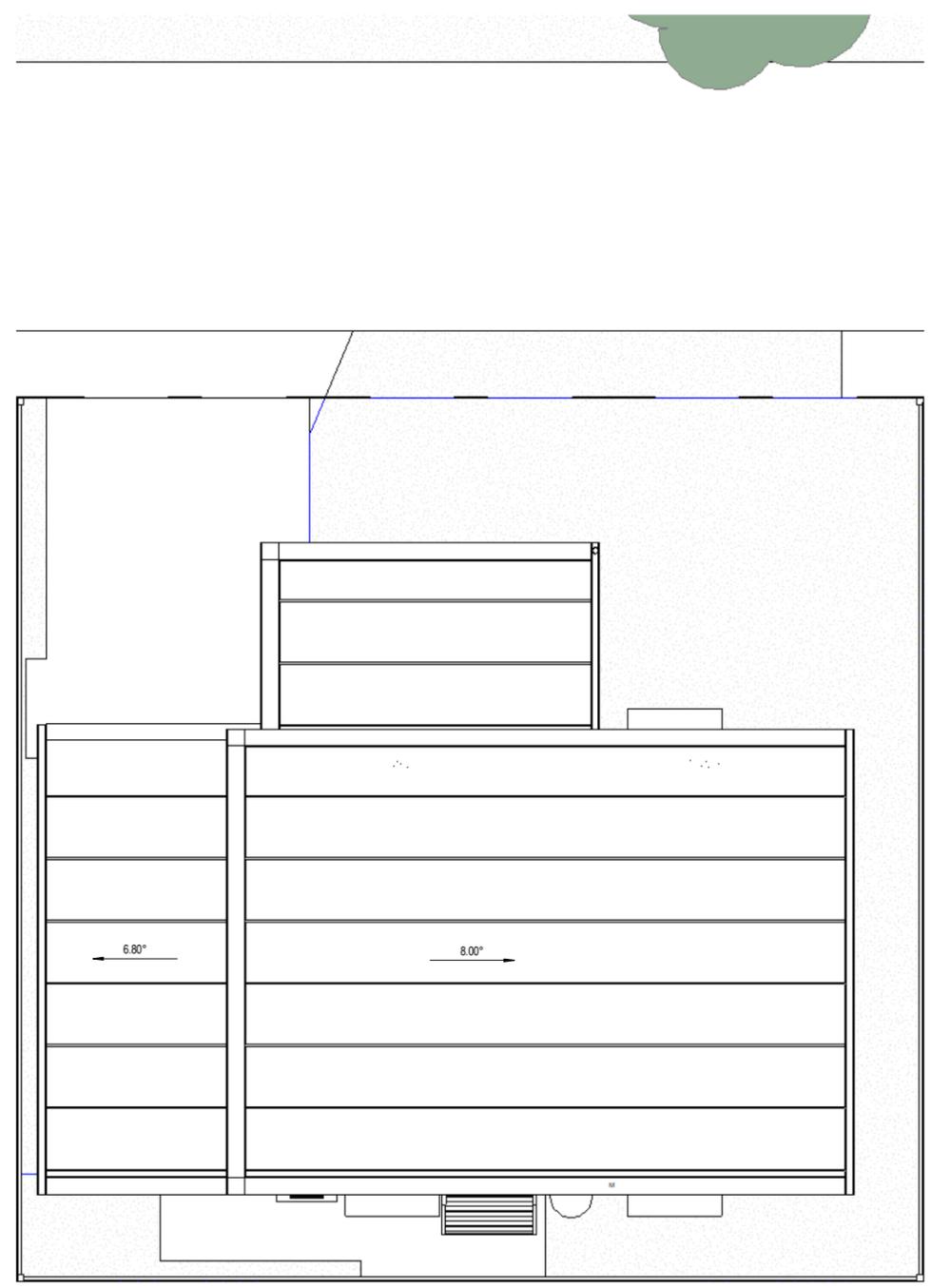
GENERAL NOTES:
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KEY PLAN

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
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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 1_PLANS

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

PRELIMINARY ISSUE
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HOUSE 1_1 BED - TYPE 1

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KEY PLAN



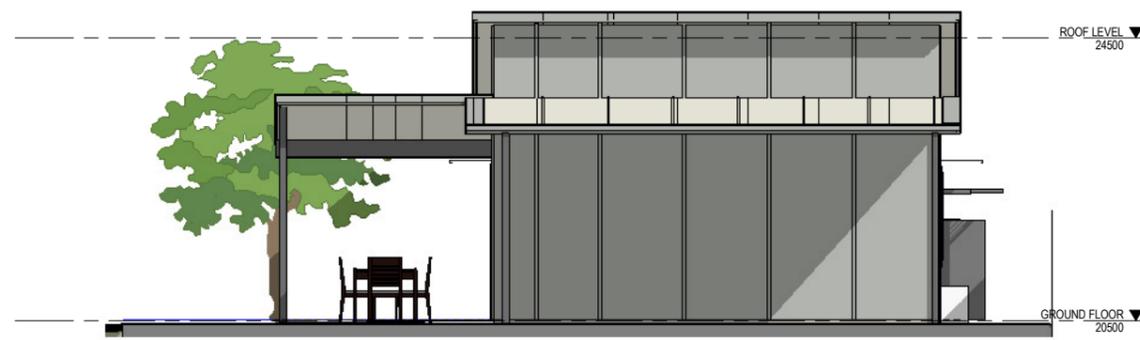
3 1 BED HOUSE - TYPE 1 - FRONT ELEVATION
1:50



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
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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
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
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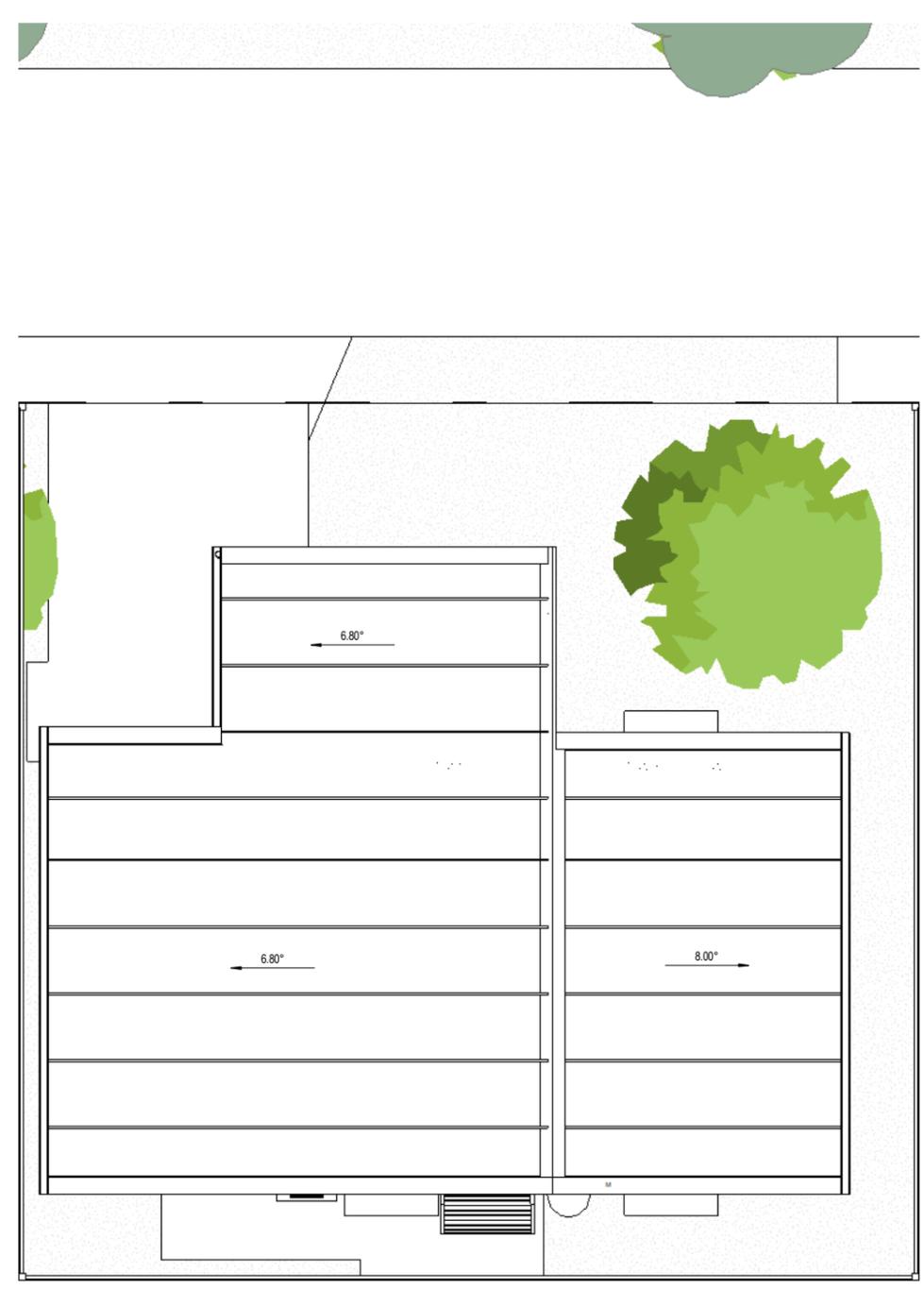
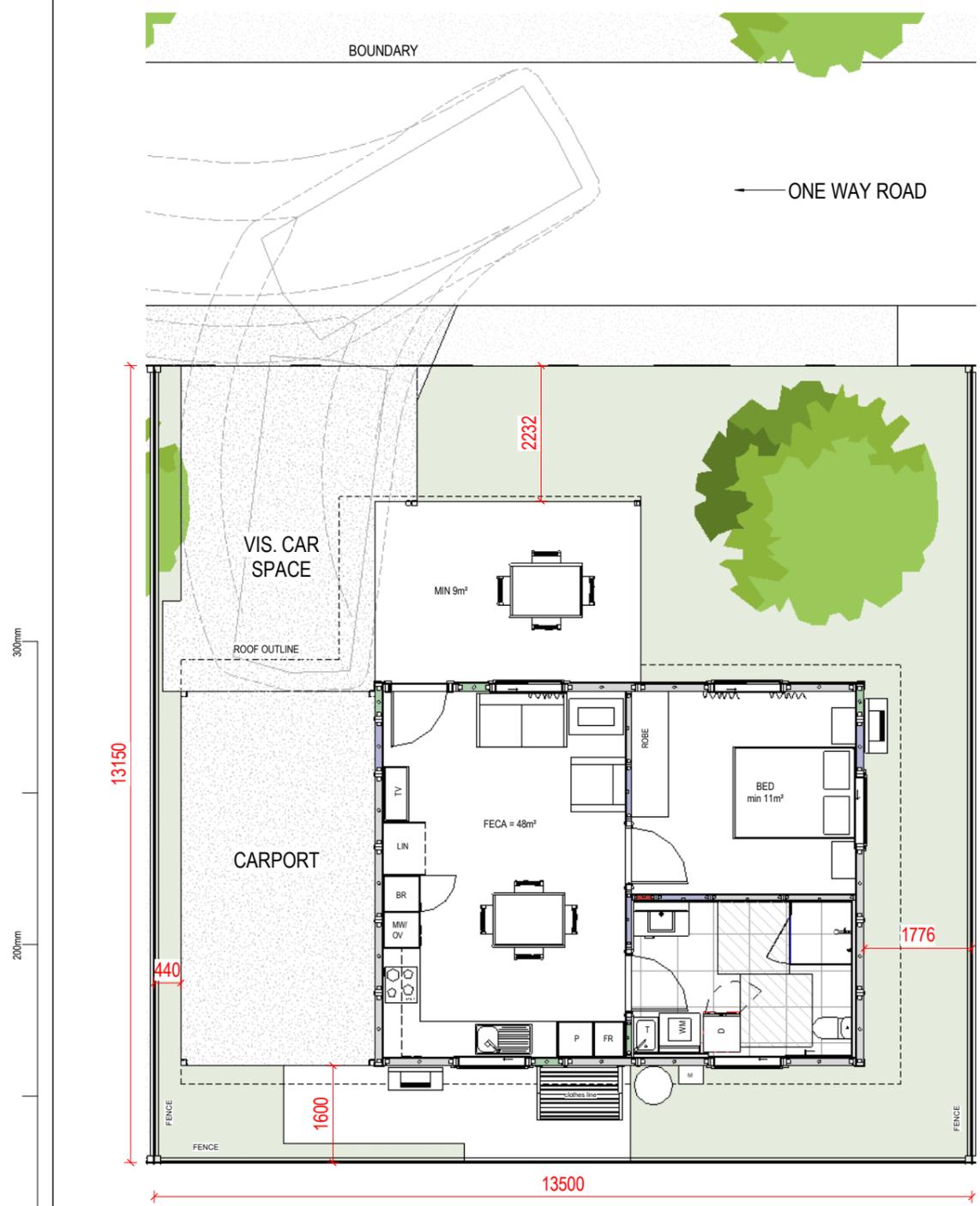
HOUSE 2_1 BED - TYPE 2

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KEY PLAN

STAGE 12/A1
01.12.2025

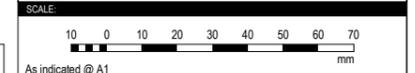


1 1 BEDROOM TYPE 2_GROUND
1:50

2 1 BEDROOM TYPE 2 ROOF
1:50

AREAS	
FECA	48 sqm
CARPORT	19.7 sqm
PRIVATE OPEN SPACE	82.6 sqm
<small>CARPORT AND VISITOR BAY EXCLUDED</small>	
LOT48 ONLY PRIVATE OPEN SPACE	130 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
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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: 1 BED HOUSE - TYPE 2_PLANS

PROJECT NUMBER	SHEET NUMBER	REV.
27-25	SD402	10

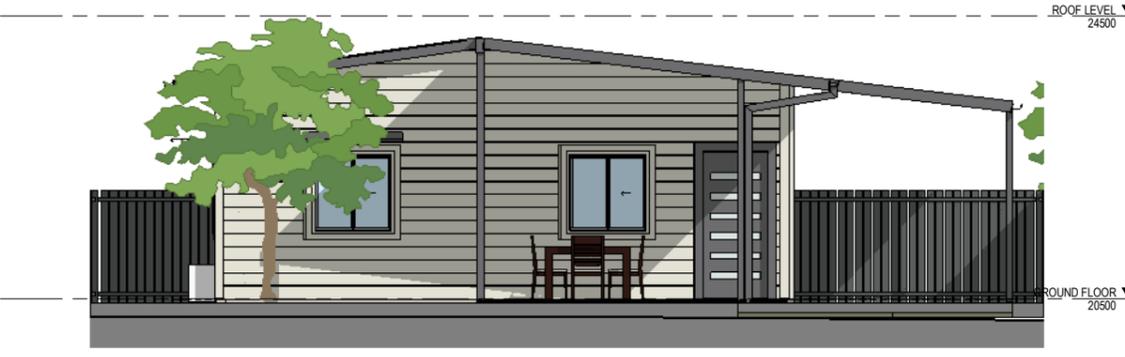
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HOUSE 2_1 BED - TYPE 2

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KEY PLAN



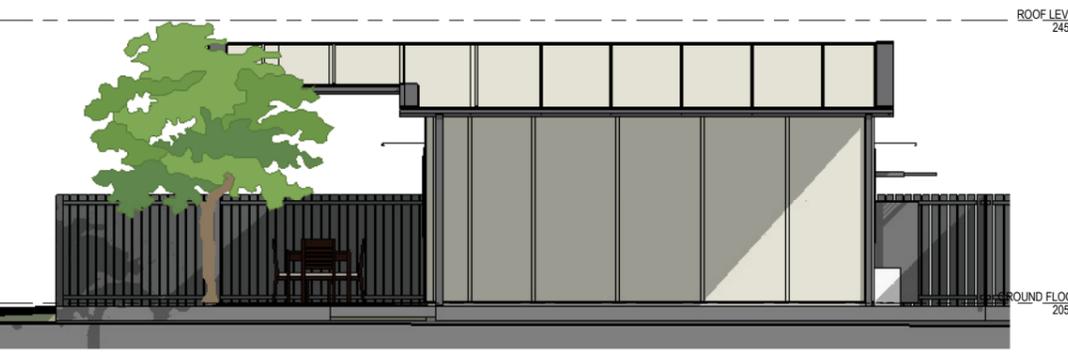
3 1 BED HOUSE - TYPE 2 - FRONT ELEVATIONS
1:50



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

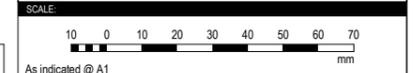
300mm
200mm
100
50
10mm

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
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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:
1 BED HOUSE - TYPE 2_ELEVATIONS

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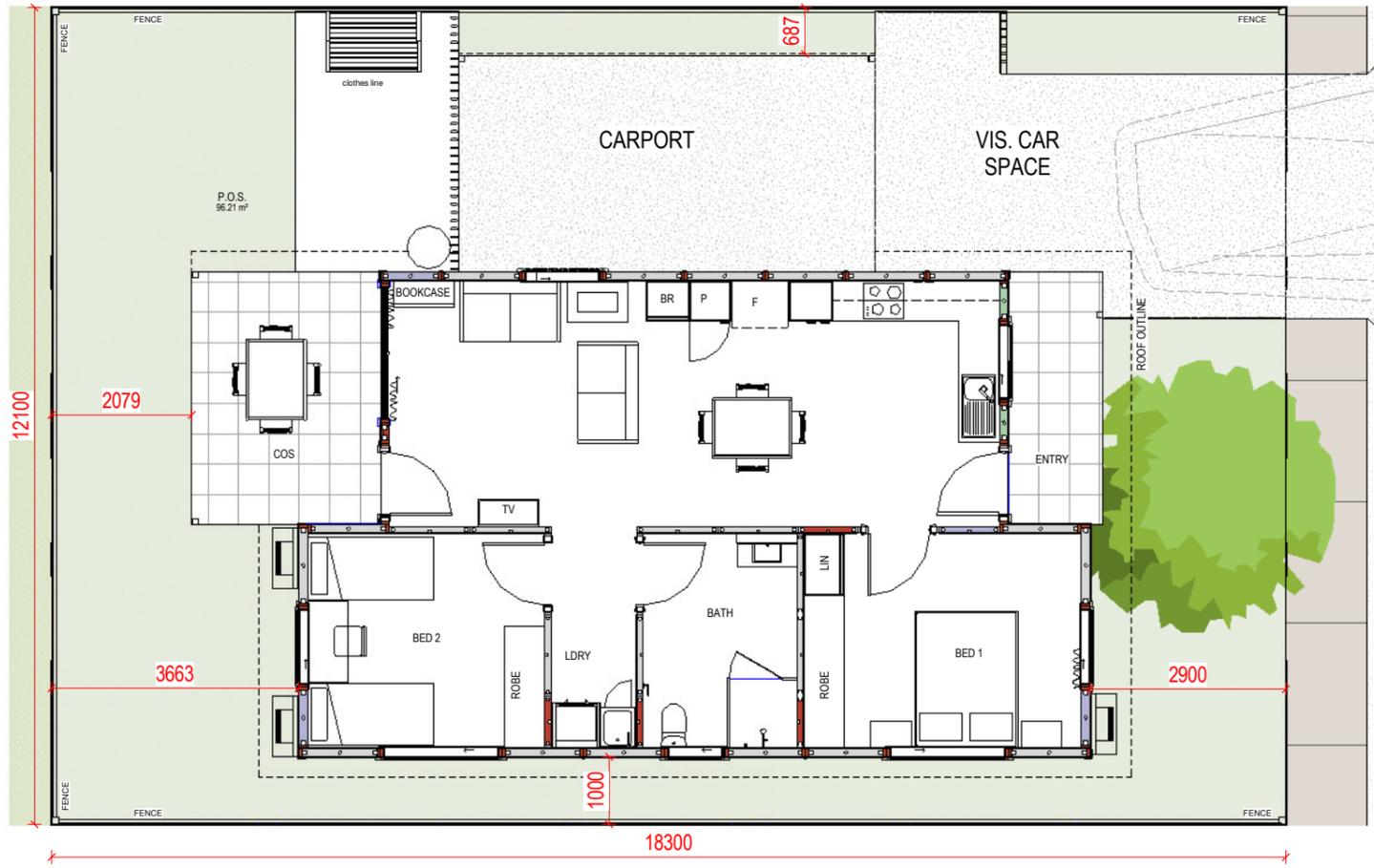
PROJECT NUMBER:	SHEET NUMBER:	REV.
27-25	SD403	10

HOUSE 3_2 BED - TYPE 1

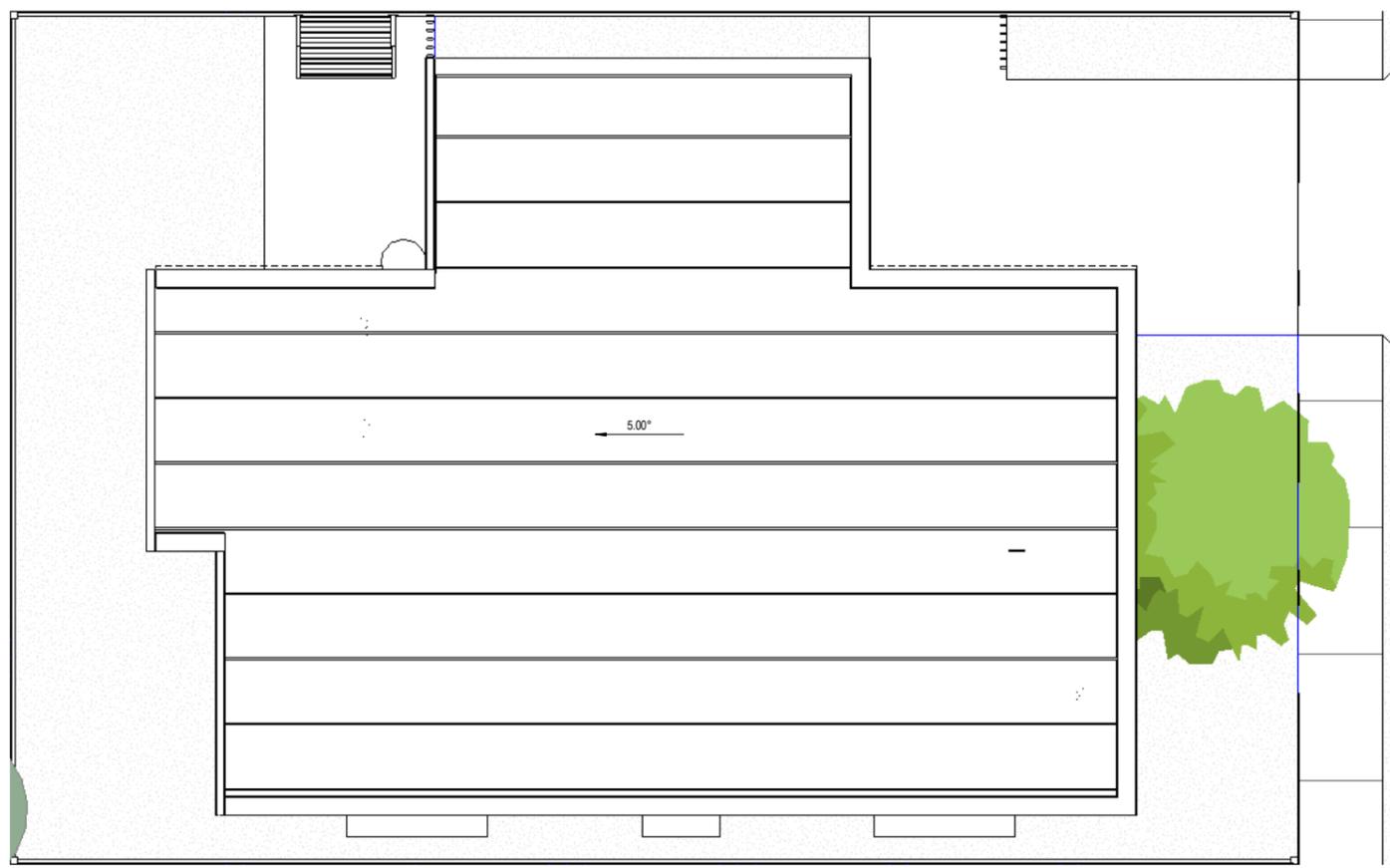
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KEY PLAN



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
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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: 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
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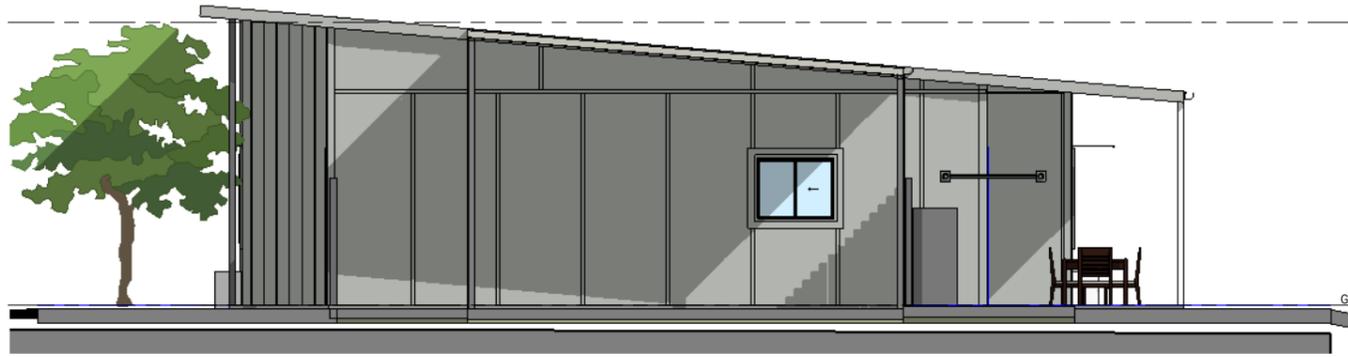


HOUSE 3_2 BED - TYPE 1

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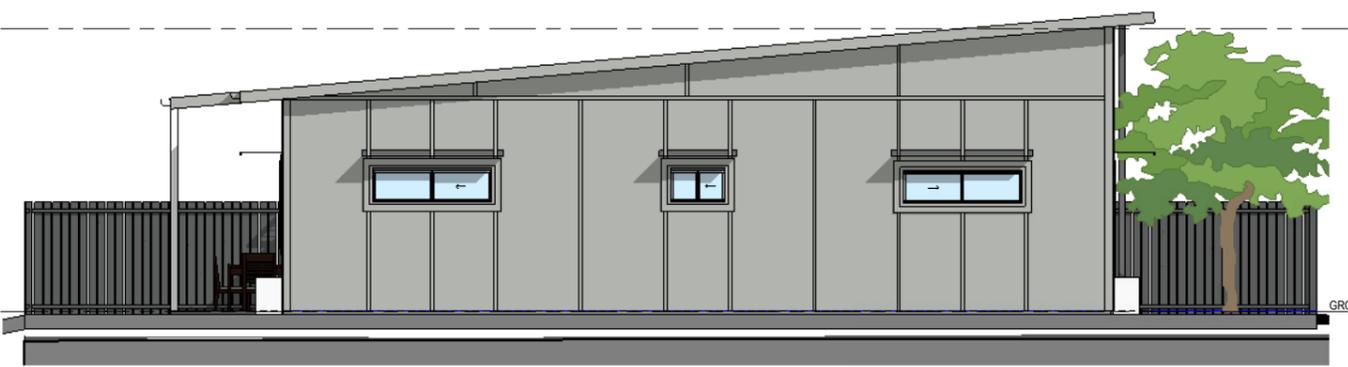
KEY PLAN:



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	●



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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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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

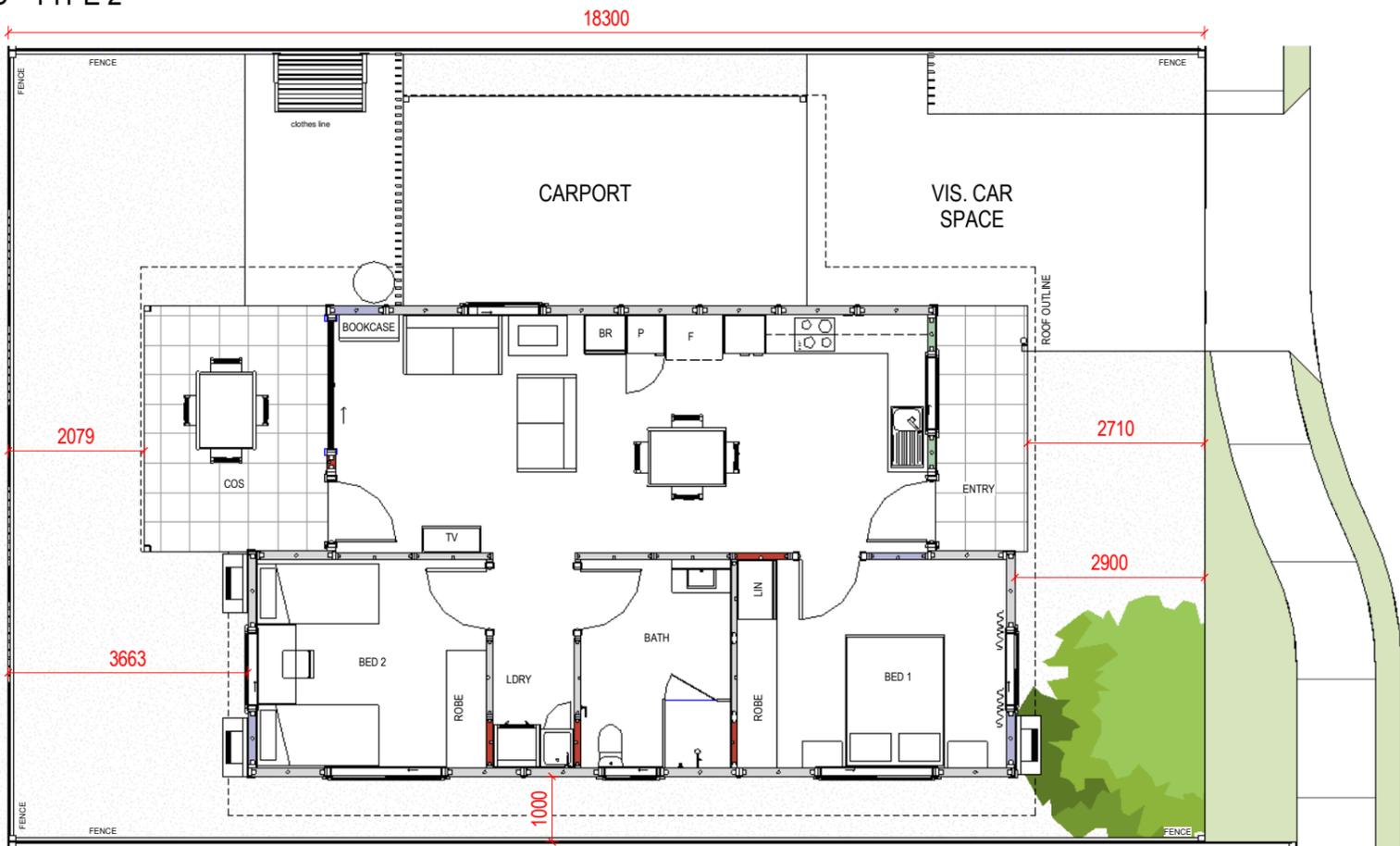
PRELIMINARY ISSUE
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HOUSE 4_2 BED - TYPE 2

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KEY PLAN



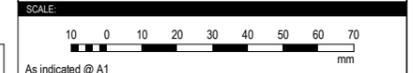
1 2 BEDROOM_TYPE 2_GROUND
1:50



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
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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: 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

PRELIMINARY ISSUE
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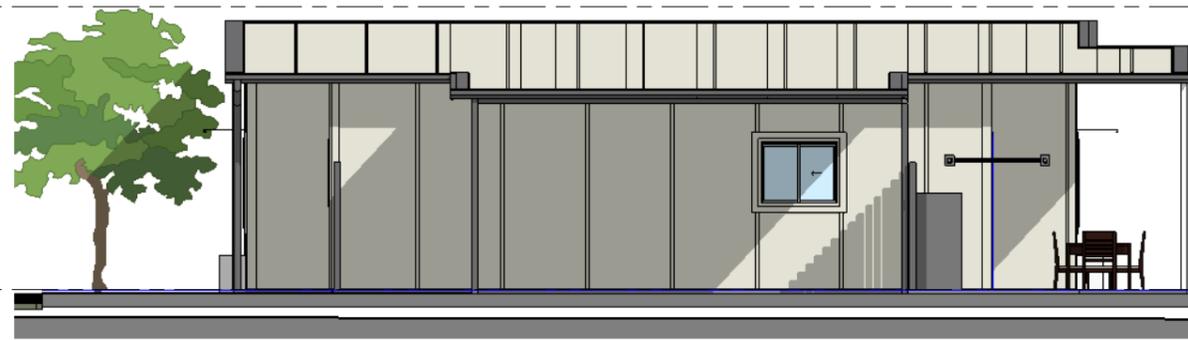


HOUSE 4_ 2 BED - TYPE 2

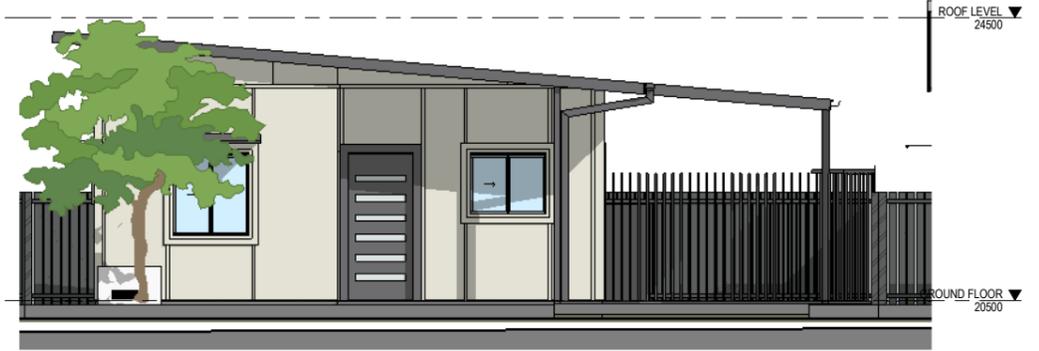
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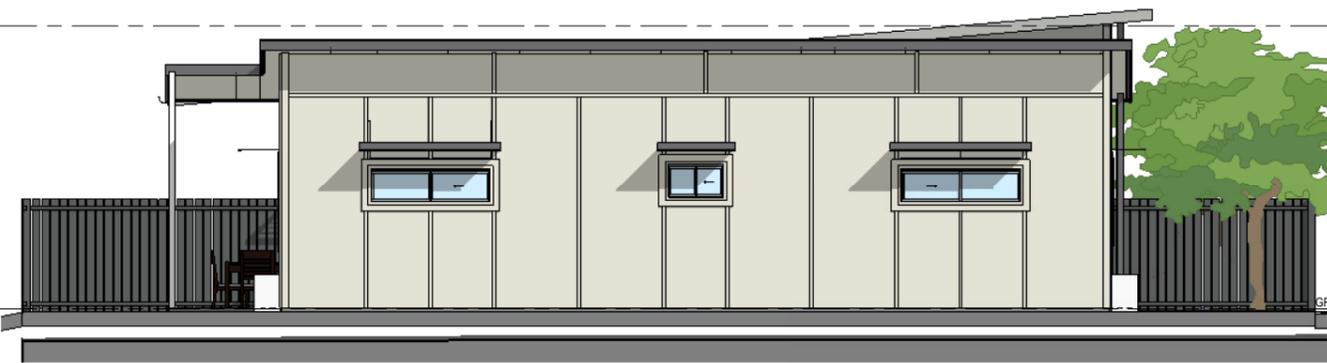
KEY PLAN:



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
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
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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:
2 BED HOUSE - TYPE 2_ELEVATIONS

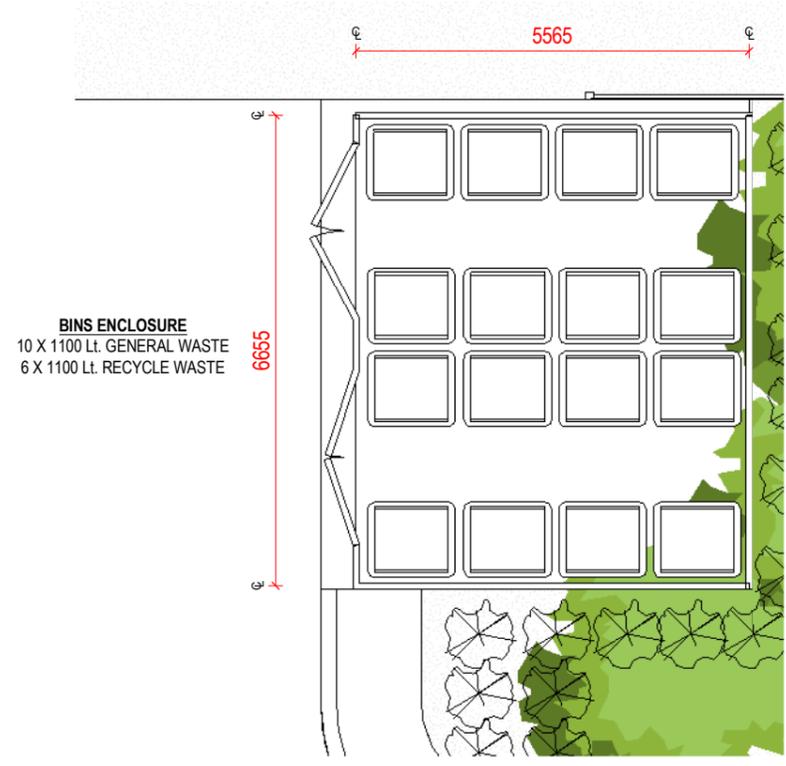
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SHEET NUMBER: SD407
REV: 10

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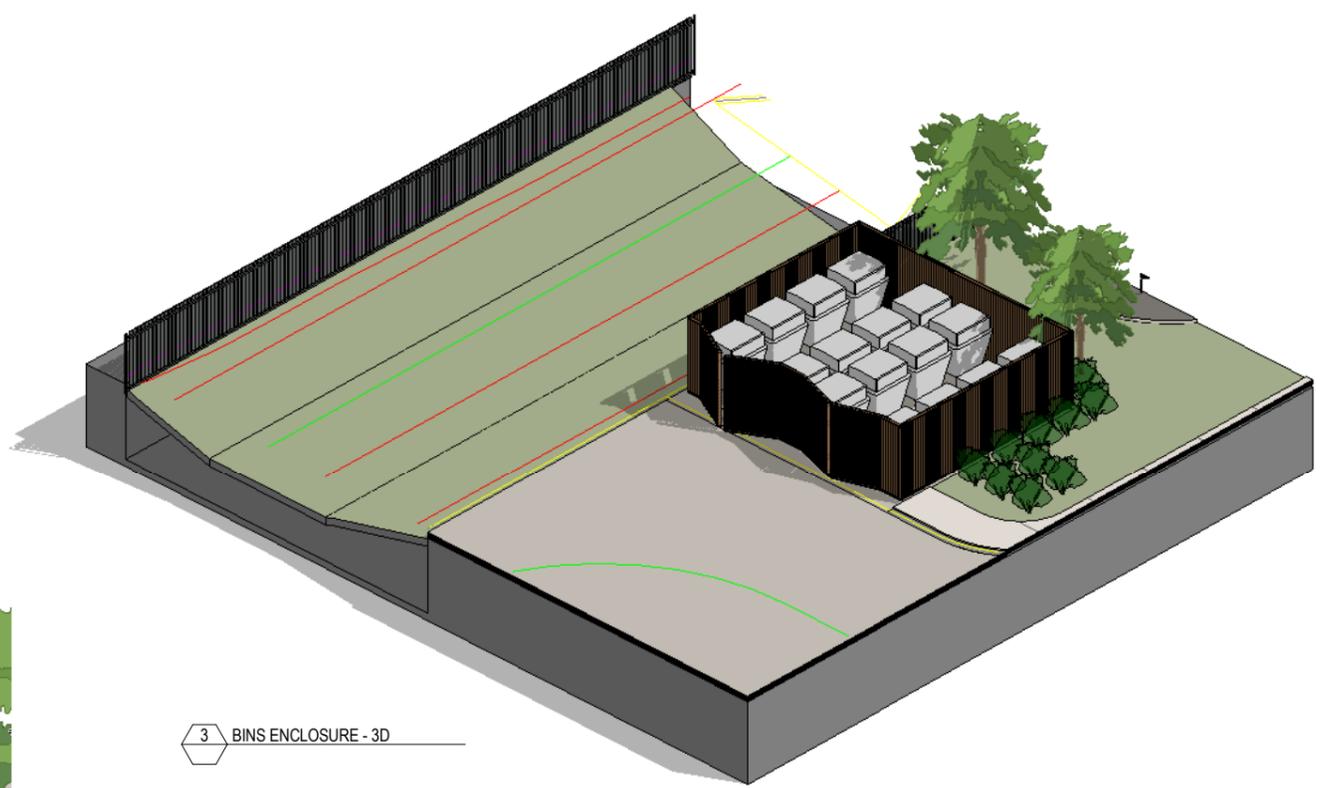
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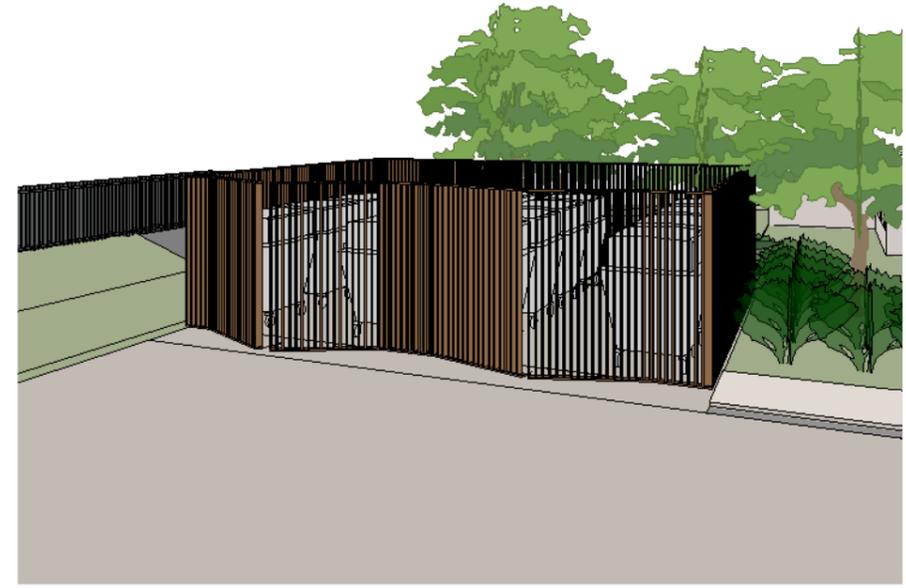
KEY PLAN



1 BINS ENCLOSURE 1
 1:50



3 BINS ENCLOSURE - 3D



2 BINS ENCLOSURE 1 - 3D

REVISION	AMENDMENT	DATE
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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:
 BIN ENCLOSURE DETAIL

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

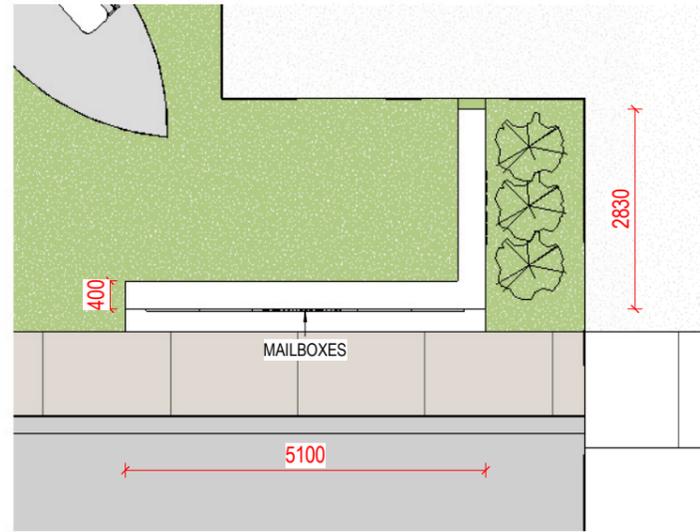
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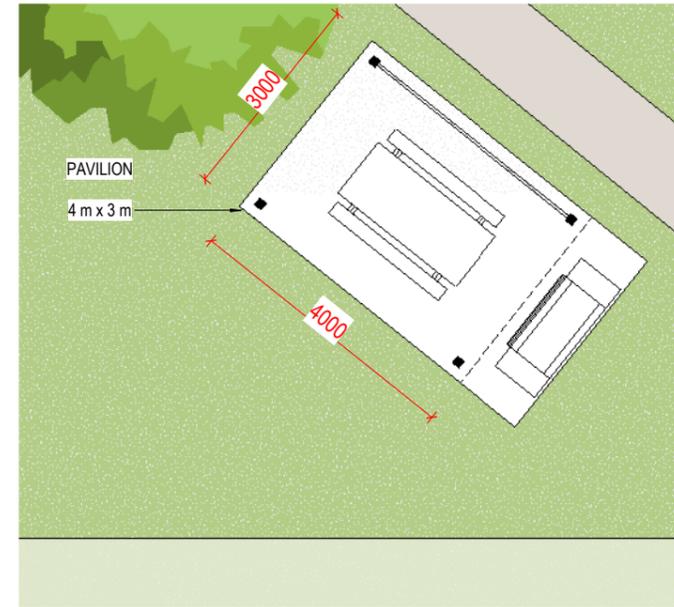
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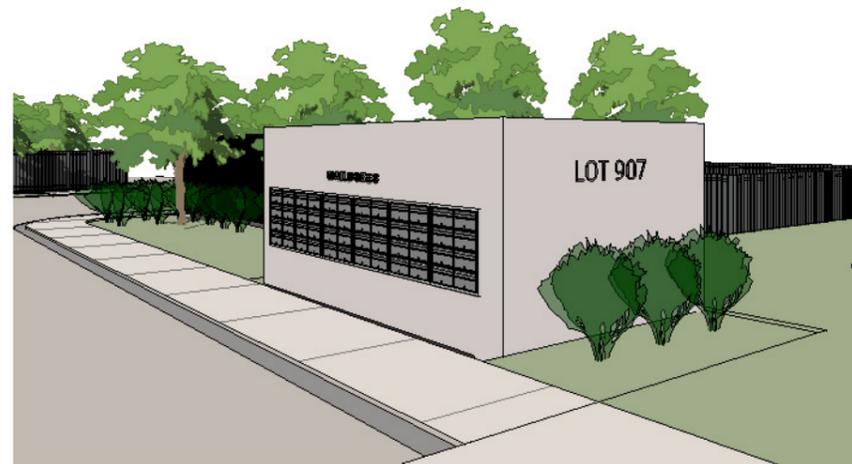
KEY PLAN



1 MAILBOXES - PLAN
1:50



2 BBQ PAVILION - PLAN
1:50



3 MAILBOXES - VIEW 1



5 3D View 5



4 MAILBOXES - VIEW 2



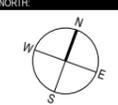
6 3D View 6

REVISION	AMENDMENT	DATE
1	PRELIMINARY SITE COMPOSITION	27.05.2025
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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 ²	LOT 25	177.53 m ²
LOT 2	211.60 m ²	LOT 26	177.53 m ²
LOT 3	211.57 m ²	LOT 27	177.53 m ²
LOT 4	211.62 m ²	LOT 28	177.53 m ²
LOT 5	177.53 m ²	LOT 29	177.53 m ²
LOT 6	177.52 m ²	LOT 30	177.53 m ²
LOT 7	177.53 m ²	LOT 31	177.53 m ²
LOT 8	177.52 m ²	LOT 32	177.53 m ²
LOT 9	177.53 m ²	LOT 33	177.53 m ²
LOT 10	177.53 m ²	LOT 34	177.53 m ²
LOT 11	177.53 m ²	LOT 35	177.53 m ²
LOT 12	177.53 m ²	LOT 36	177.53 m ²
LOT 13	177.52 m ²	LOT 37	177.53 m ²
LOT 14	177.53 m ²	LOT 38	177.53 m ²
LOT 15	177.52 m ²	LOT 39	177.53 m ²
LOT 16	177.53 m ²	LOT 40	177.53 m ²
LOT 17	177.53 m ²	LOT 41	177.53 m ²
LOT 18	177.53 m ²	LOT 42	177.53 m ²
LOT 19	192.93 m ²	LOT 43	177.53 m ²
LOT 20	192.93 m ²	LOT 44	177.53 m ²
LOT 21	192.93 m ²	LOT 45	219.43 m ²
LOT 22	192.93 m ²	LOT 46	221.43 m ²
LOT 23	177.53 m ²	LOT 47	221.43 m ²
LOT 24	177.53 m ²	LOT 48	227.16 m ²

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



DRAWN: Author APPROVED: MICHAEL JULLYAN NORTH

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



8 OVERALL - VIEW A



1 OVERALL - VIEW B



2 OVERALL - VIEW C

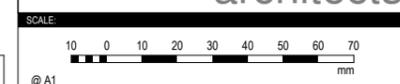


3 OVERALL - VIEW D



REVISION	AMENDMENT	DATE
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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	@ A1	
DRAWN:	APPROVED:	NORTH:
MP	MICHAEL JULLYAN	
CLIENT:	BMD	

PROJECT:
 LOT 907 TOWNVILLE
 PINNACLE DRIVE

TITLE:
 PERSPECTIVES

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

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300mm
200mm
100
50
10mm

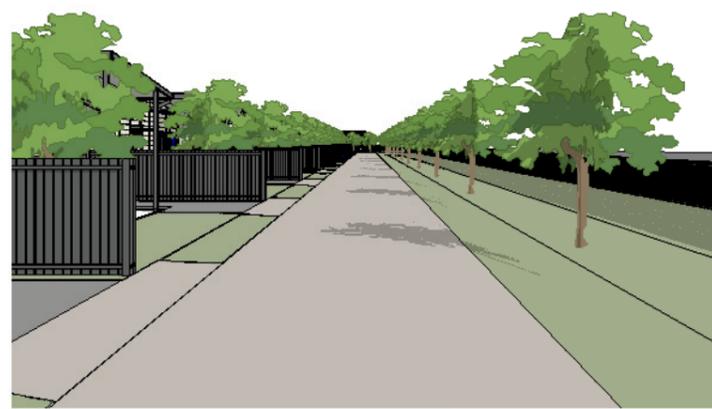
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KEY PLAN:



3 OVERALL - VIEW E



1 OVERALL - VIEW F



2 OVERALL - VIEW G



4 OVERALL - VIEW H

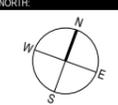


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 DRAWN: MP APPROVED: MICHAEL JULLYAN NORTH
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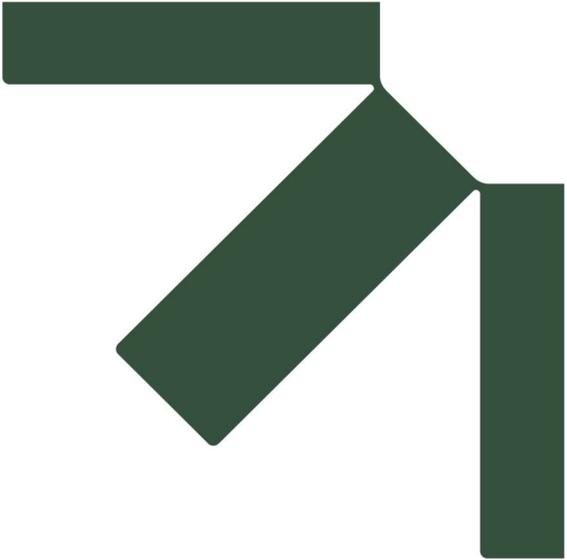
PROJECT: LOT 907 TOWNVILLE
 PINNACLE DRIVE

TITLE: PERSPECTIVES

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

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300mm
200mm
100
50
10mm



Appendix B Swept Path Assessments

**Stage 12A Multiple Dwellings Development, Somers &
Hervey Residential Estate, Rasmussen, Townsville**

Traffic Impact Assessment

Urbex Pty Ltd

SLR Project No.: 620.30870.00107

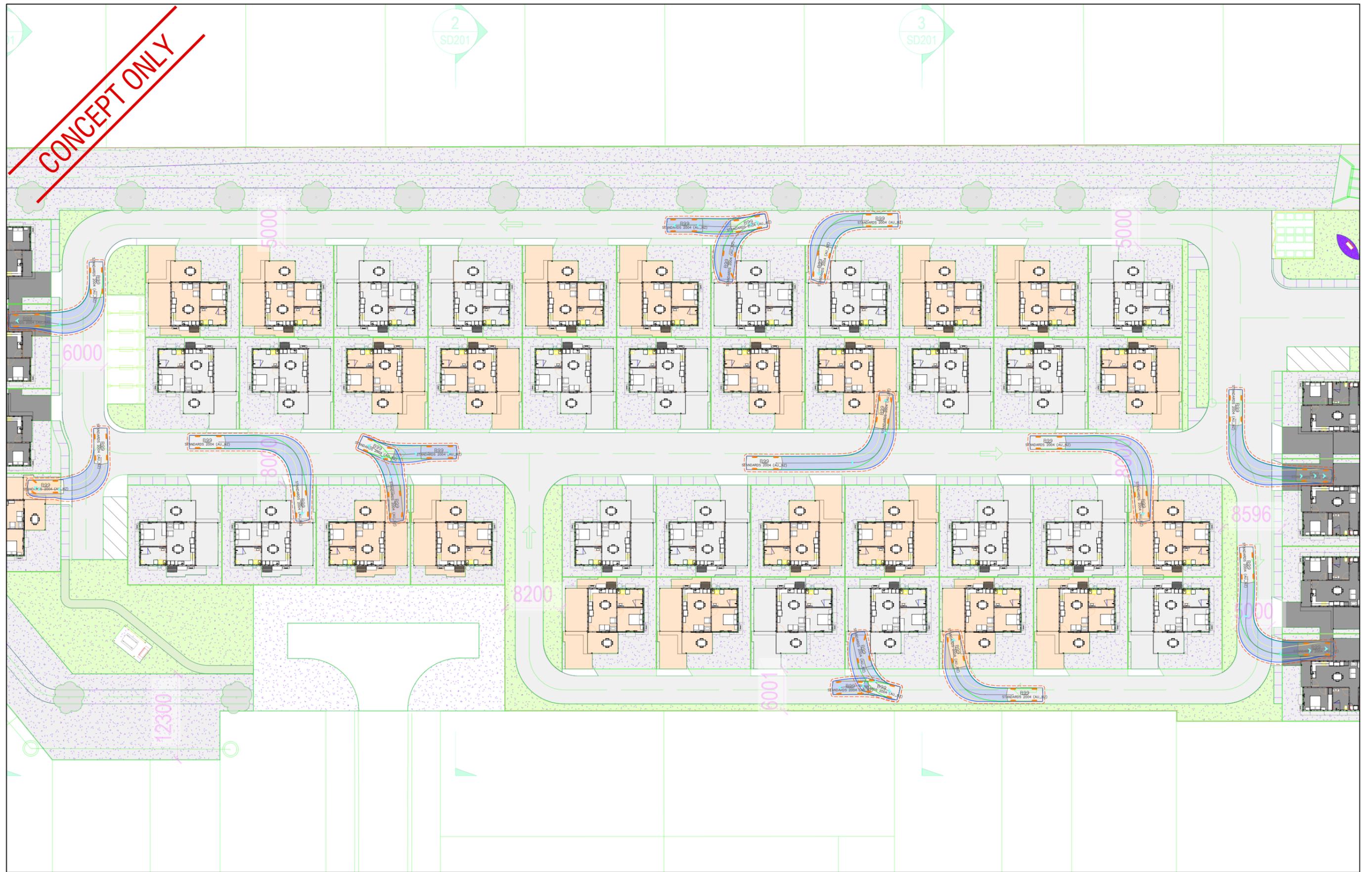
18 December 2025



CONCEPT ONLY

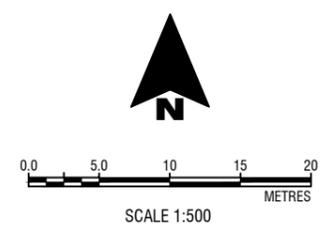
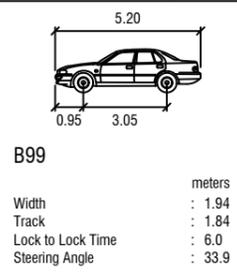
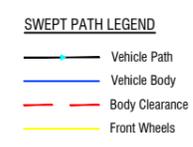
2
SD201

3
SD201



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 BRISBANE
 QUEENSLAND 4000
 AUSTRALIA
 T: 61 7 3858 4800
 www.slrconsulting.com

Project No:	620.30870
Date:	10/12/25
Drawn by:	ME
Certified by:	-
Sheet Size:	A3
Projection:	-



Urbex 118
 Somers & Hervey Stage 12
Swept Path Assessment - B99
 Sheet 1 of 4
 FIGURE SK01

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