



PROPOSED TOWNHOUSE DEVELOPMENT ,  
10 POOLE WAY, BUSHLAND BEACH

POOLE WAY PTY LTD

COVER PAGE

PRELIMINARY

scale : not to scale  
issue : 04 date : 22-10-25

7340-DA01

**BLACKBURNE JACKSON**  
ARCHITECTURE | LANDSCAPE | INTERIOR | PROJECT MANAGEMENT

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# PROPOSAL SUMMARY

LOT 4 ON SP333154  
 LOCAL AUTHORITY : TOWNSVILLE CITY COUNCIL  
 LOCALITY : BUSHLAND BEACH  
 SITE AREA : 4674 m<sup>2</sup>

## SITE USAGE BREAKDOWN :

20 x 3 BED DWELLINGS

## ON-SITE PARKING PROVISIONS

### CAR PARKING : REQUIRED

3 BED DWELLINGS	20 x 1.7	=	34
VISITOR	20 x 0.20	=	4
CAR WASH		=	1
<b>TOTAL REQUIRED</b>		=	<b>39</b>

### CAR PARKING : PROVIDED

<b>TOTAL PROVIDED</b>		=	<b>39</b>
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## SITE COVER

PERMITTED:	4674 x 0.65	=	3038.1m <sup>2</sup>
PROPOSED:	BLDG 01 =		173.0m <sup>2</sup>
	BLDG 02 =		182.0m <sup>2</sup>
	BLDG 03 =		364.9m <sup>2</sup>
	BLDG 04 =		182.0m <sup>2</sup>
	BLDG 05 =		364.9m <sup>2</sup>
	BLDG 06 =		182.0m <sup>2</sup>
	BLDG 07 =		182.0m <sup>2</sup>
	BLDG 08 =		182.0m <sup>2</sup>
	<b>TOTAL =</b>		<b>1812.8m<sup>2</sup></b>
	<b>or</b>		<b>38.7%</b>

## COMMUNAL OPEN SPACE

PROPOSED COMMUNAL OPEN SPACE:	=	499.3m <sup>2</sup>
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## BUILDING HEIGHT

PERMITTED:	=	8.5m
PROPOSED:	=	7.965m

01 SITE LOCATION  
1:500

PROPOSED TOWNHOUSE DEVELOPMENT,  
 10 POOLE WAY, BUSHLAND BEACH

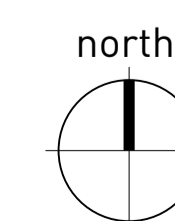
POOLE WAY PTY LTD

LOCATION PLAN & NOTES

PRELIMINARY

scale : 1:500 @A1 1:250 @A3  
 issue : 04 date : 22-10-25

7340-DA02



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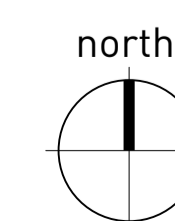


MOUNT LOW PARKWAY

PROPOSED TOWNHOUSE DEVELOPMENT,  
10 POOLE WAY, BUSHLAND BEACH

POOLE WAY PTY LTD  
SITE PLAN LEVEL 1

PRELIMINARY  
scale: 1:200 @A1 1:400 @A3  
issue: 04 date: 22-10-25  
7340-DA03



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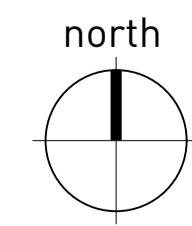


1 SITE PLAN LEVEL 2  
1:200

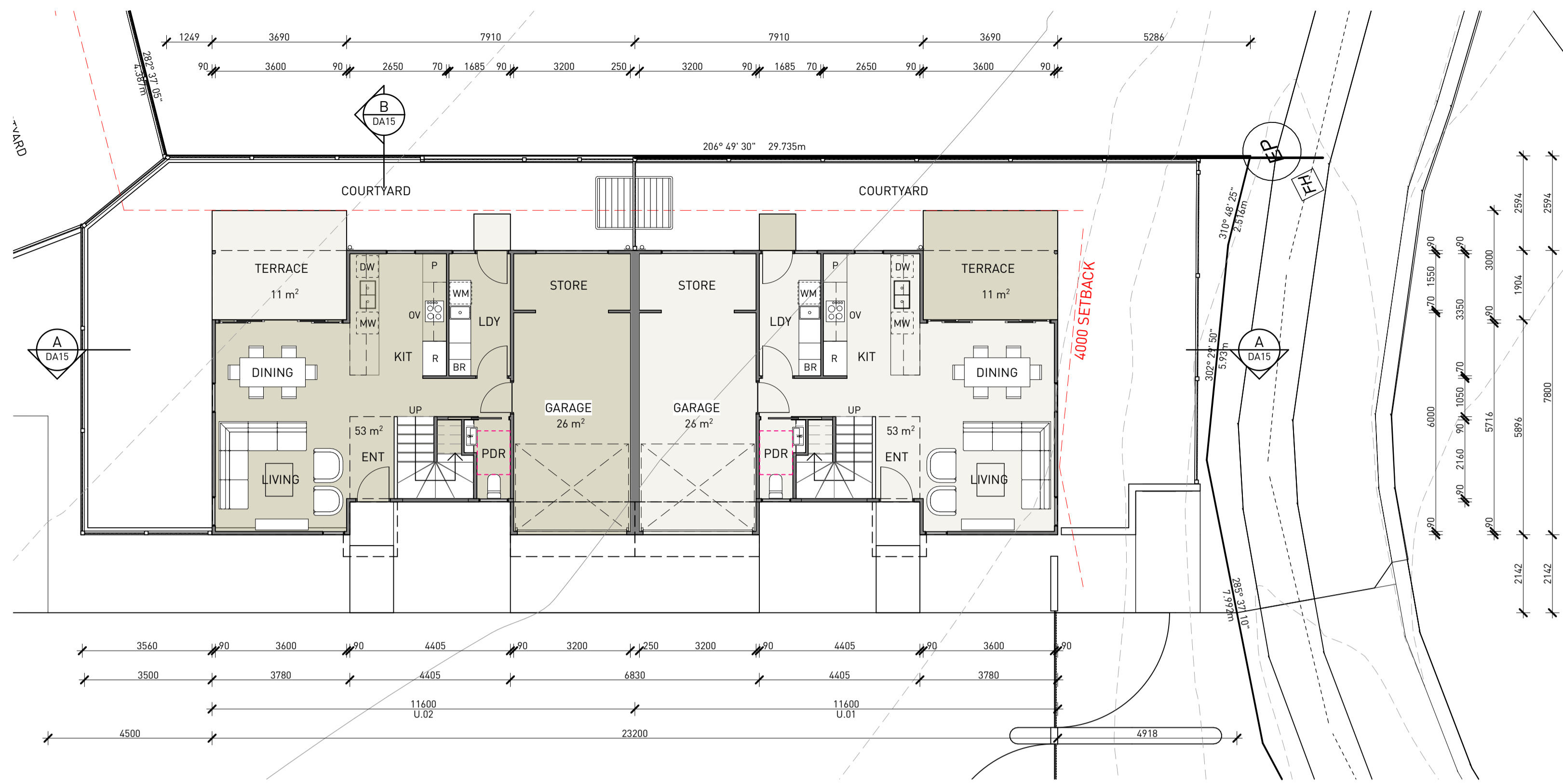
PROPOSED TOWNHOUSE DEVELOPMENT,  
10 POOLE WAY, BUSHLAND BEACH

POOLE WAY PTY LTD  
SITE PLAN LEVEL 2

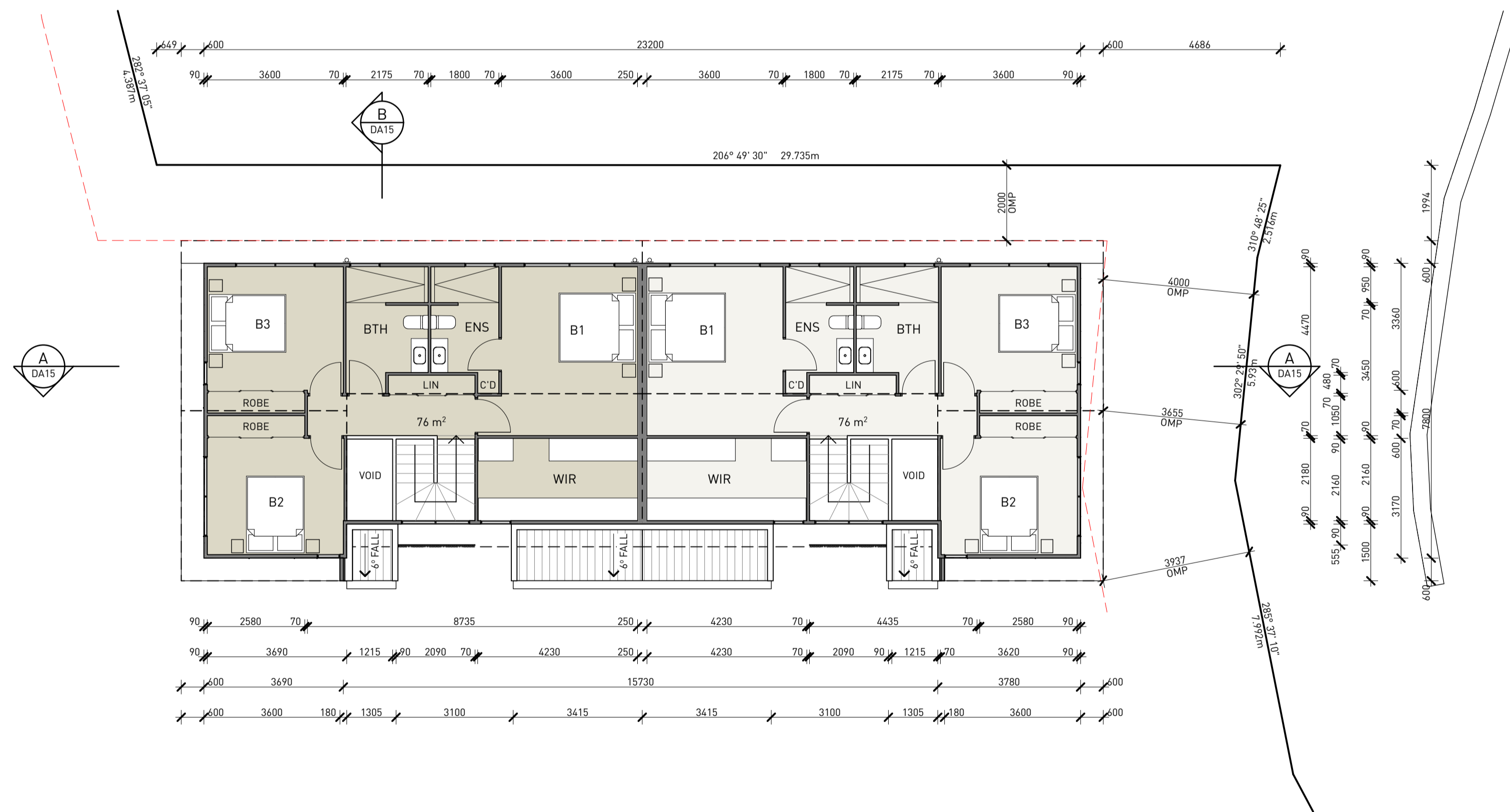
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issue: 04 date: 22-10-25  
7340-DA04



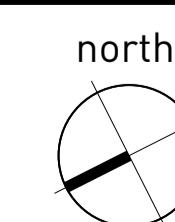
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01 BLDG 01 \_ LEVEL 1  
1:100



02 BLDG 01 \_ LEVEL 2  
1:100





01 BLDG 02 & 03 \_ LEVEL 1  
1:100



02 BLDG 02 & 03 \_ LEVEL 2  
1:100

PROPOSED TOWNHOUSE DEVELOPMENT,  
10 POOLE WAY, BUSHLAND BEACH

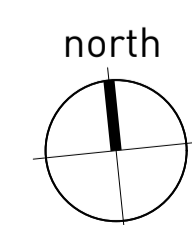
POOLE WAY PTY LTD

FLOOR PLANS - BLDGS 02 & 03

PRELIMINARY

scale : 1:100 @A1 1:200 @A3  
issue : 04 date : 22-10-25

7340-DA06



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01 BLDG 04 & 05 \_ LEVEL 1  
1:100



02 BLDG 04 & 05 \_ LEVEL 2  
1:100

PROPOSED TOWNHOUSE DEVELOPMENT,  
10 POOLE WAY, BUSHLAND BEACH

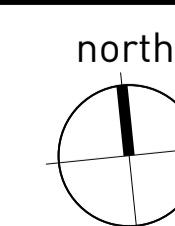
POOLE WAY PTY LTD  
FLOOR PLANS - BLDGS 04 & 05

PRELIMINARY  
scale: 1:100 @A1 1:200 @A3  
issue: 04 date: 22-10-25  
7340-DA07



7340-07-Bushland Beach Wednesday, 22 October 2025 2:58 pm  
Document Set ID: 27752933  
Version: 1, Version Date: 11/11/2025

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10 POOLE WAY, BUSHLAND BEACH

POOLE WAY PTY LTD

ELEVATIONS - OVERALL SITE

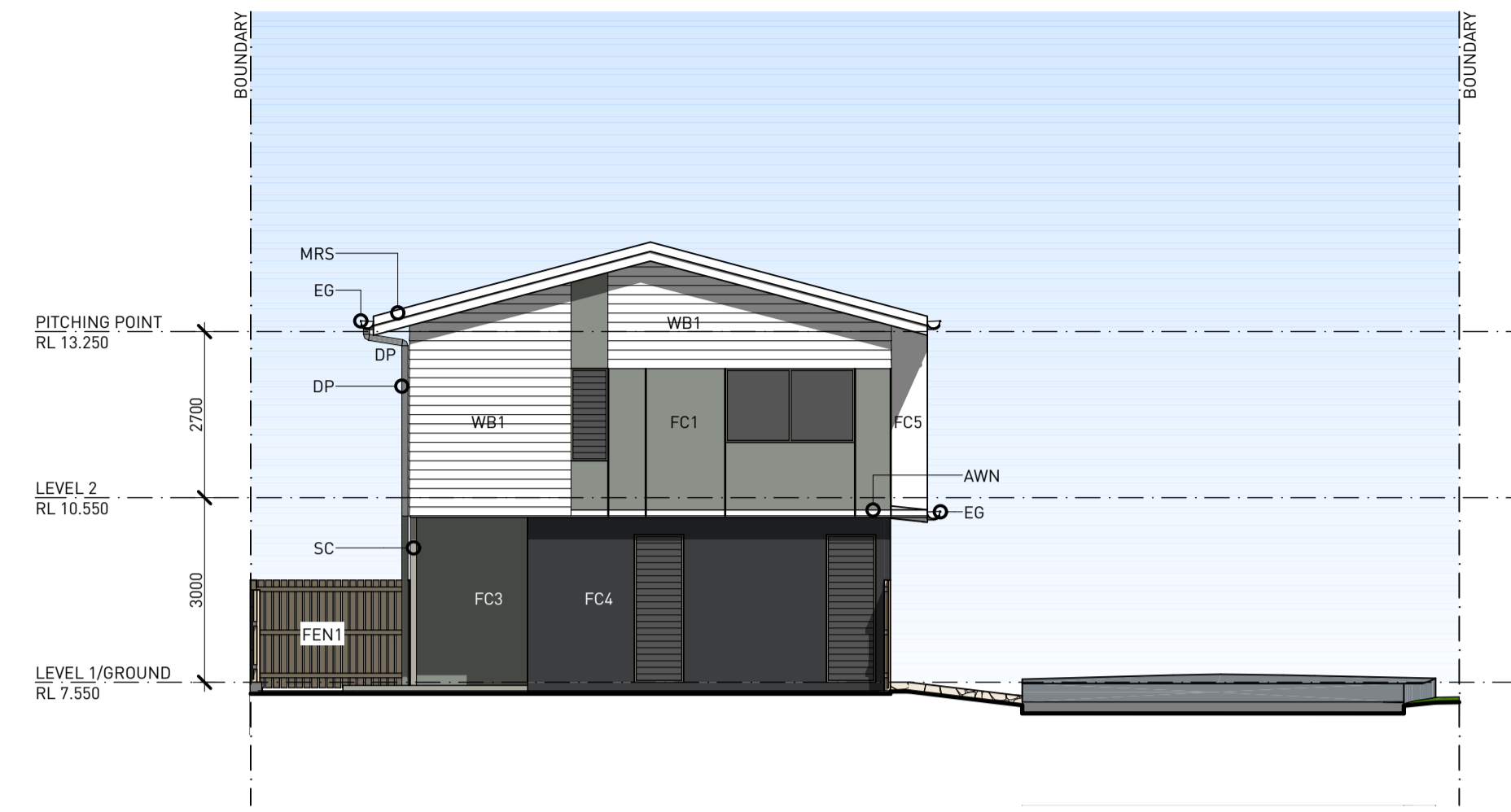
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scale : 1:200 @A1 1:400 @A3  
issue : 04 date : 22-10-25

7340-DA09

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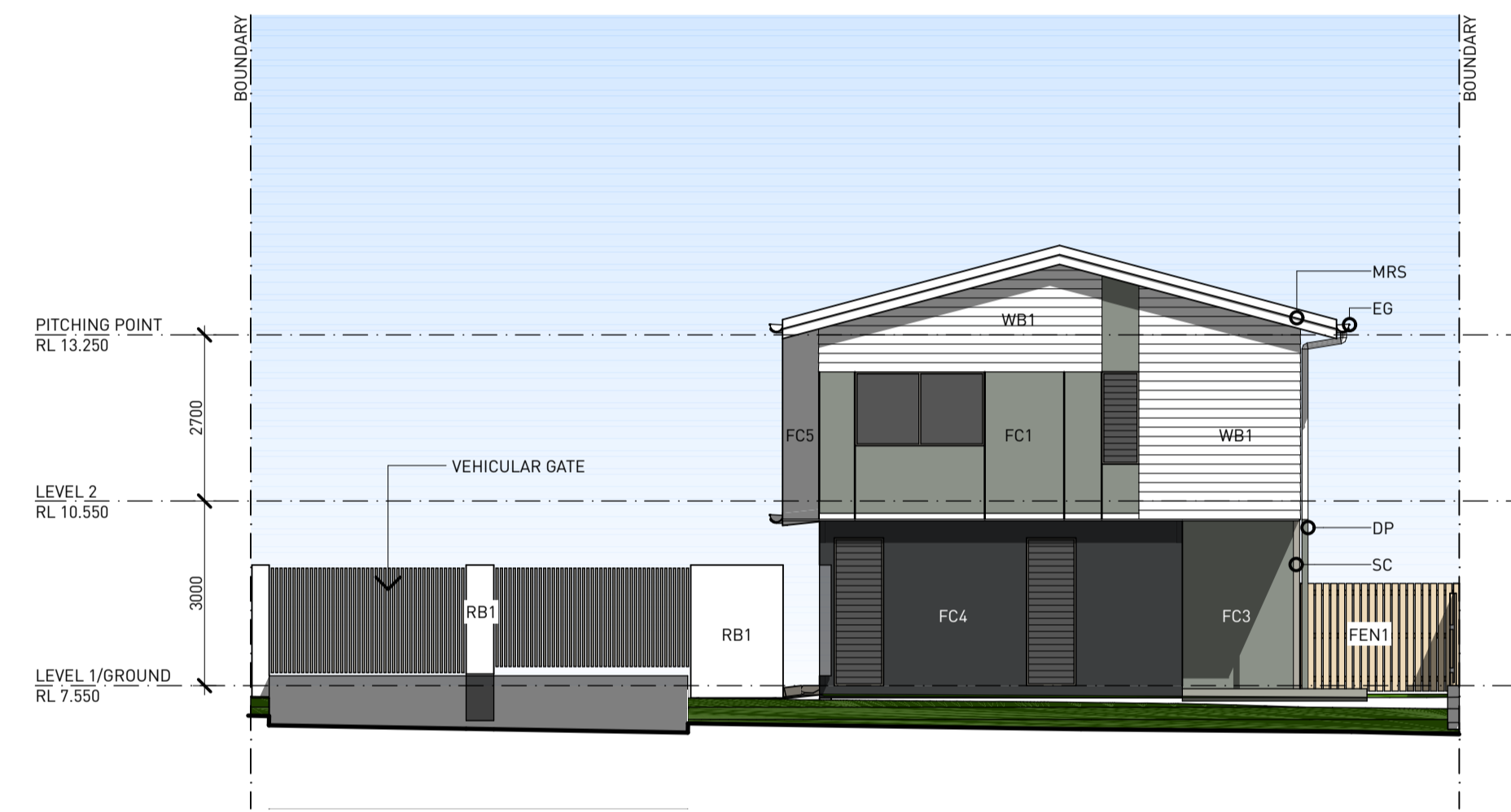
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01 BLDG 01 NORTH ELEVATION  
1:100



02 BLDG 01 EAST ELEVATION  
1:100



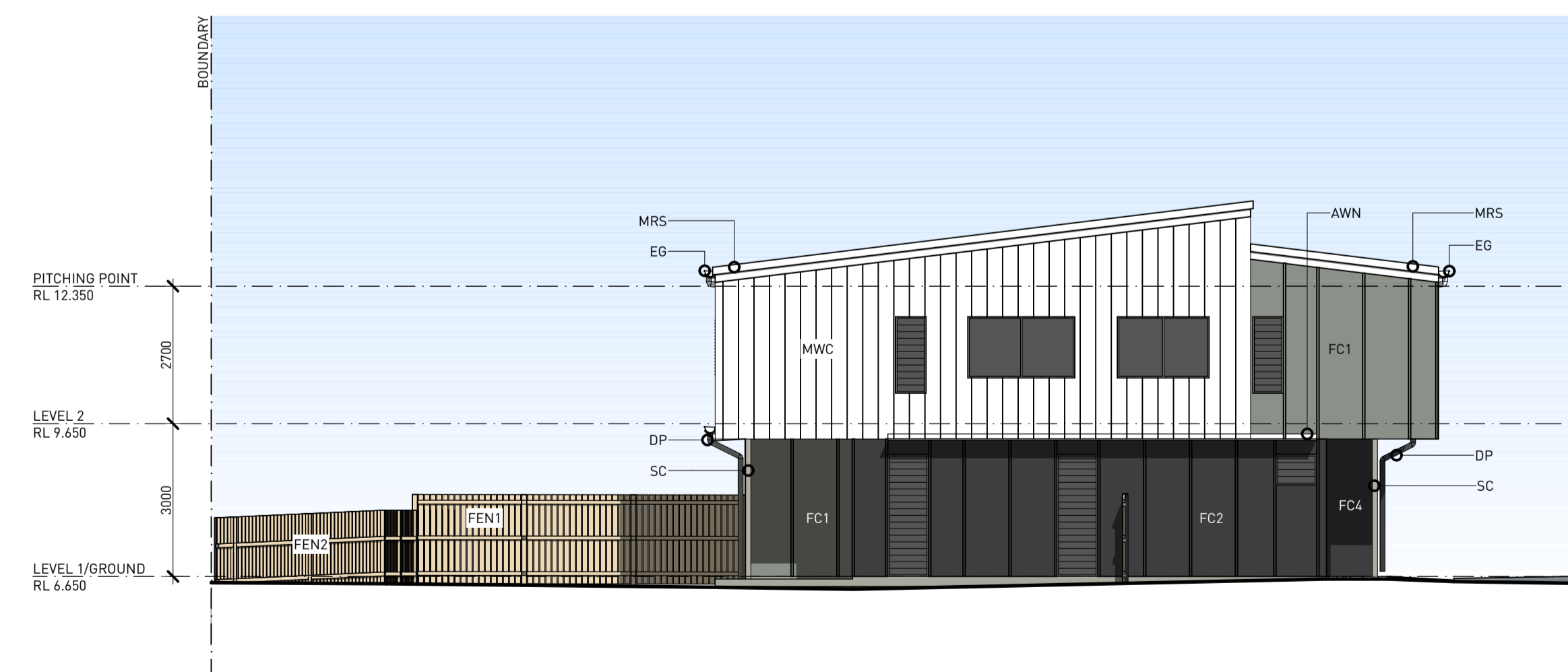
03 BLDG 01 SOUTH ELEVATION  
1:100



04 BLDG 01 WEST ELEVATION  
1:100



05 BLDG 02 WEST ELEVATION  
1:100



06 BLDG 02 EAST ELEVATION  
1:100

PROPOSED TOWNHOUSE DEVELOPMENT,  
10 POOLE WAY, BUSHLAND BEACH

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ELEVATIONS - BLDG 01 & 02

PRELIMINARY

scale : 1:100 @A1 1:200 @A3  
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7340-DA10

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01 BLDG 02 & 03 NORTH ELEVATION  
1:100



02 BLDG 02 & 03 SOUTH ELEVATION  
1:100



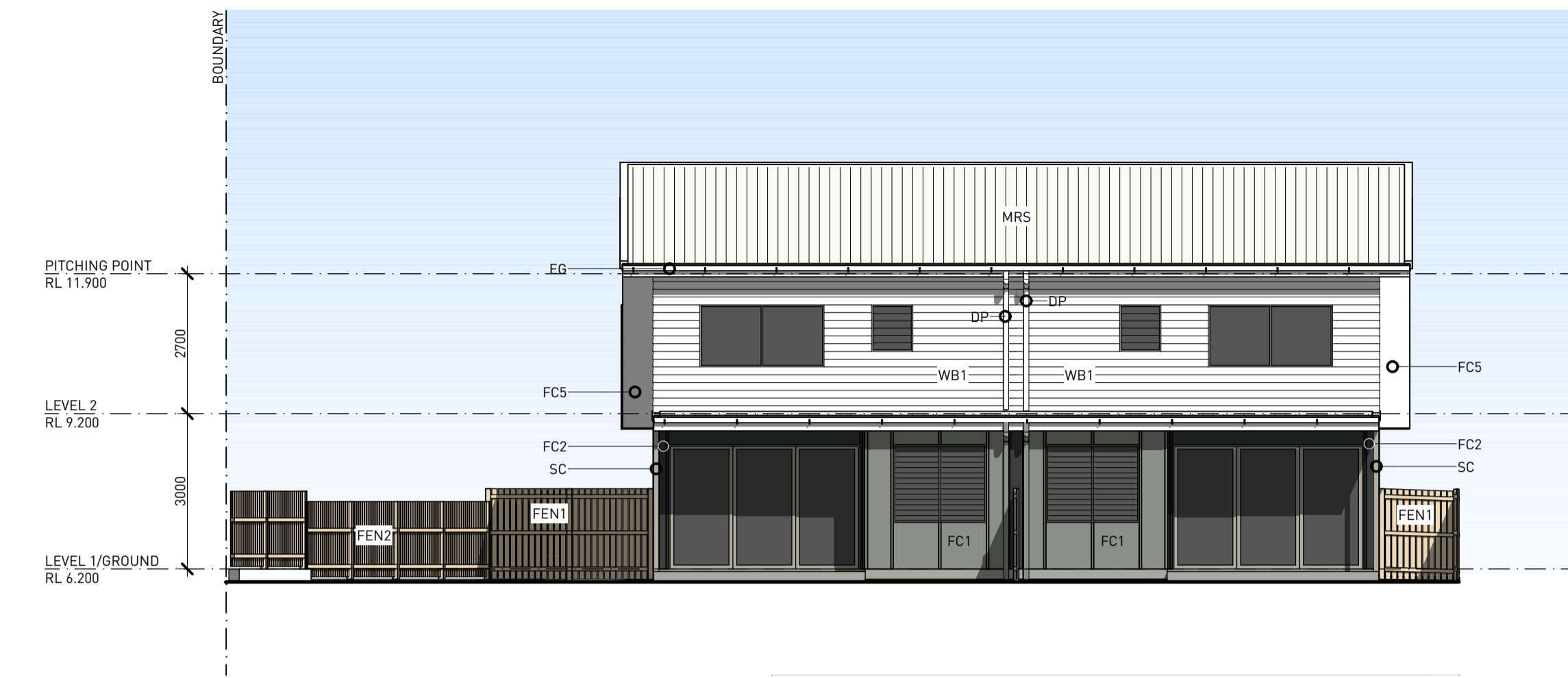
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1:100



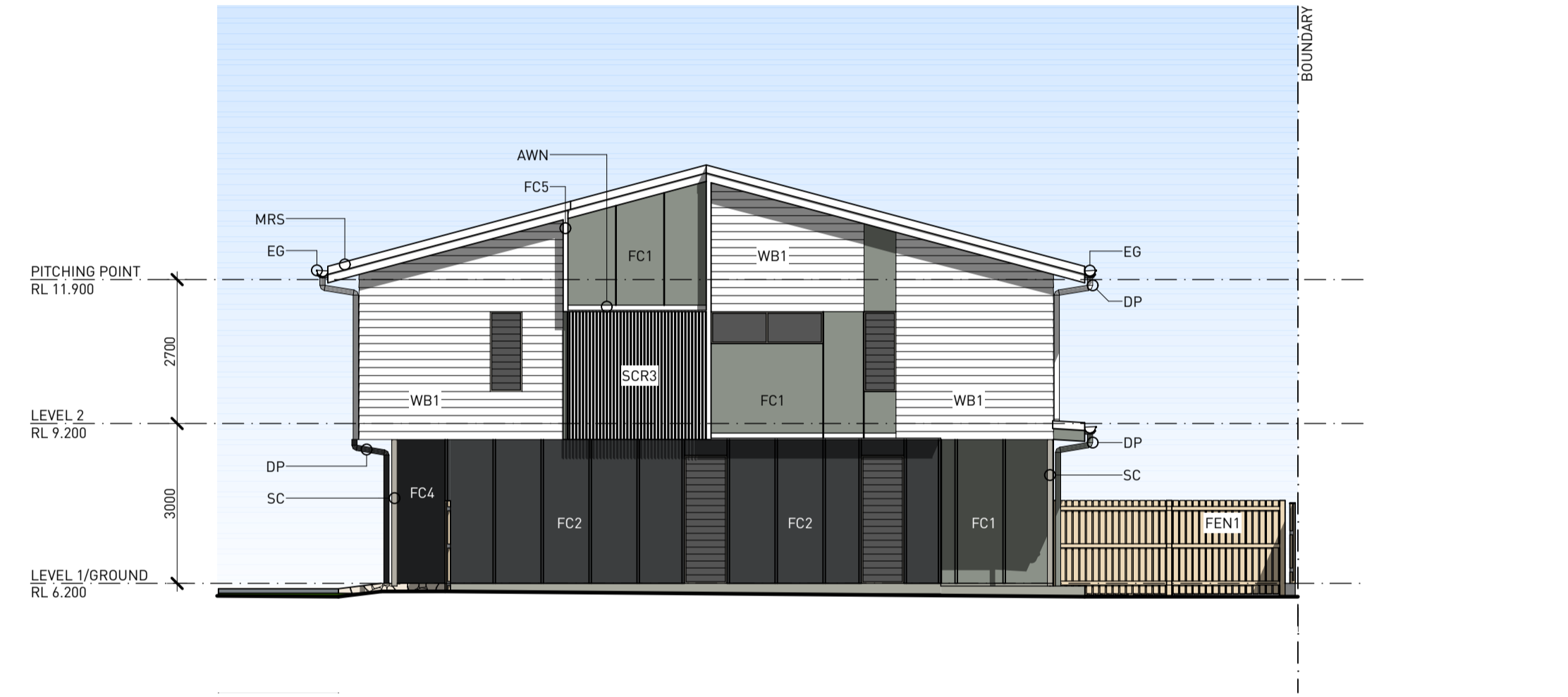
04 BLDG 03 WEST ELEVATION  
1:100



01 BLDG 04 NORTH ELEVATION  
1:100



02 BLDG 04 EAST ELEVATION  
1:100



03 BLDG 04 SOUTH ELEVATION  
1:100



04 BLDG 04 WEST ELEVATION  
1:100



05 BLDG 05 NORTH ELEVATION  
1:100



06 BLDG 05 EAST ELEVATION  
1:100

PROPOSED TOWNHOUSE DEVELOPMENT,  
10 POOLE WAY, BUSHLAND BEACH

POOLE WAY PTY LTD  
ELEVATIONS - BLDG 04 & 05

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scale : 1:100 @A1 1:200 @A3  
issue : 04 date : 22-10-25  
7340-DA12



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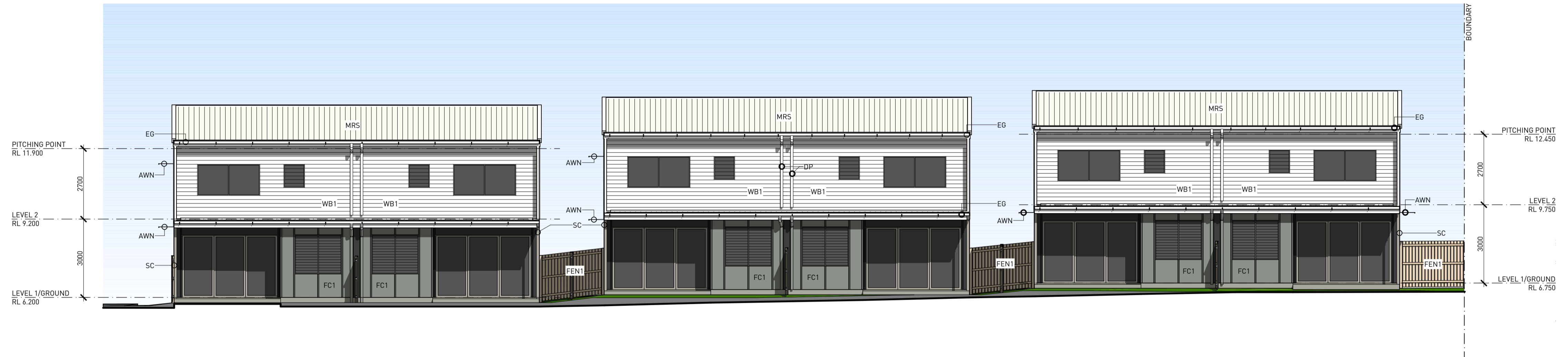
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Document Set ID: 27752933  
Version: 1, Version Date: 11/11/2025



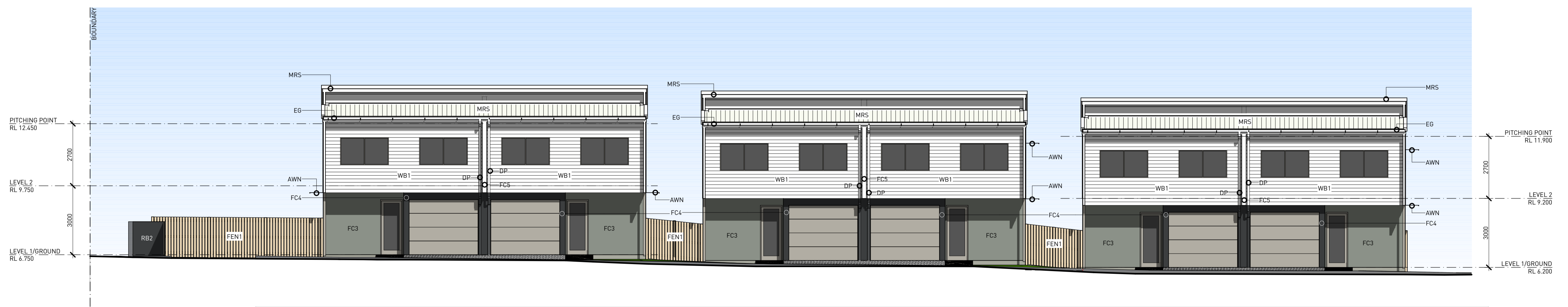
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1:100



02 BLDG 05 WEST ELEVATION  
1:100



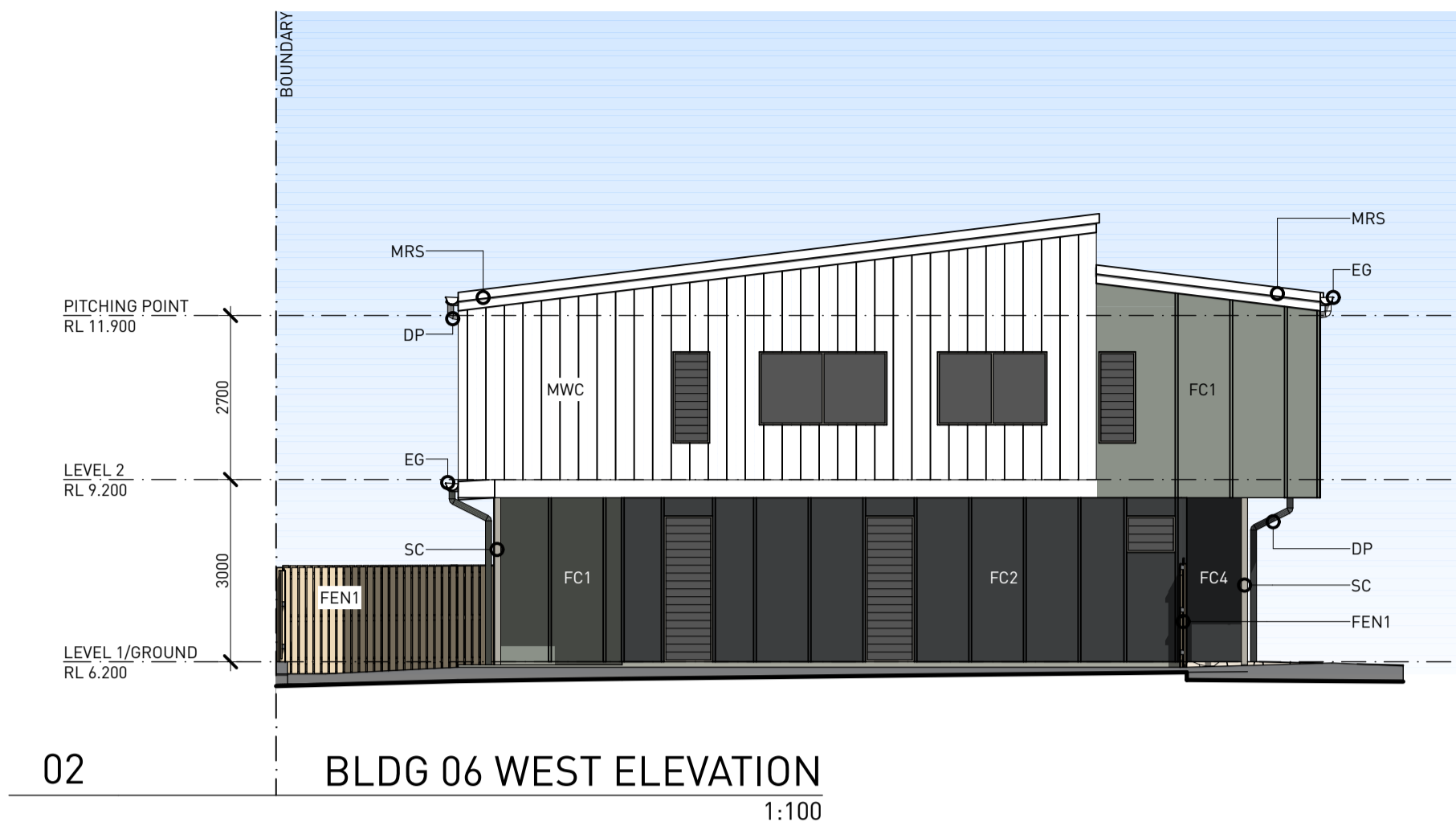
03 BLDG 06/07/08 NORTH ELEVATION  
1:100



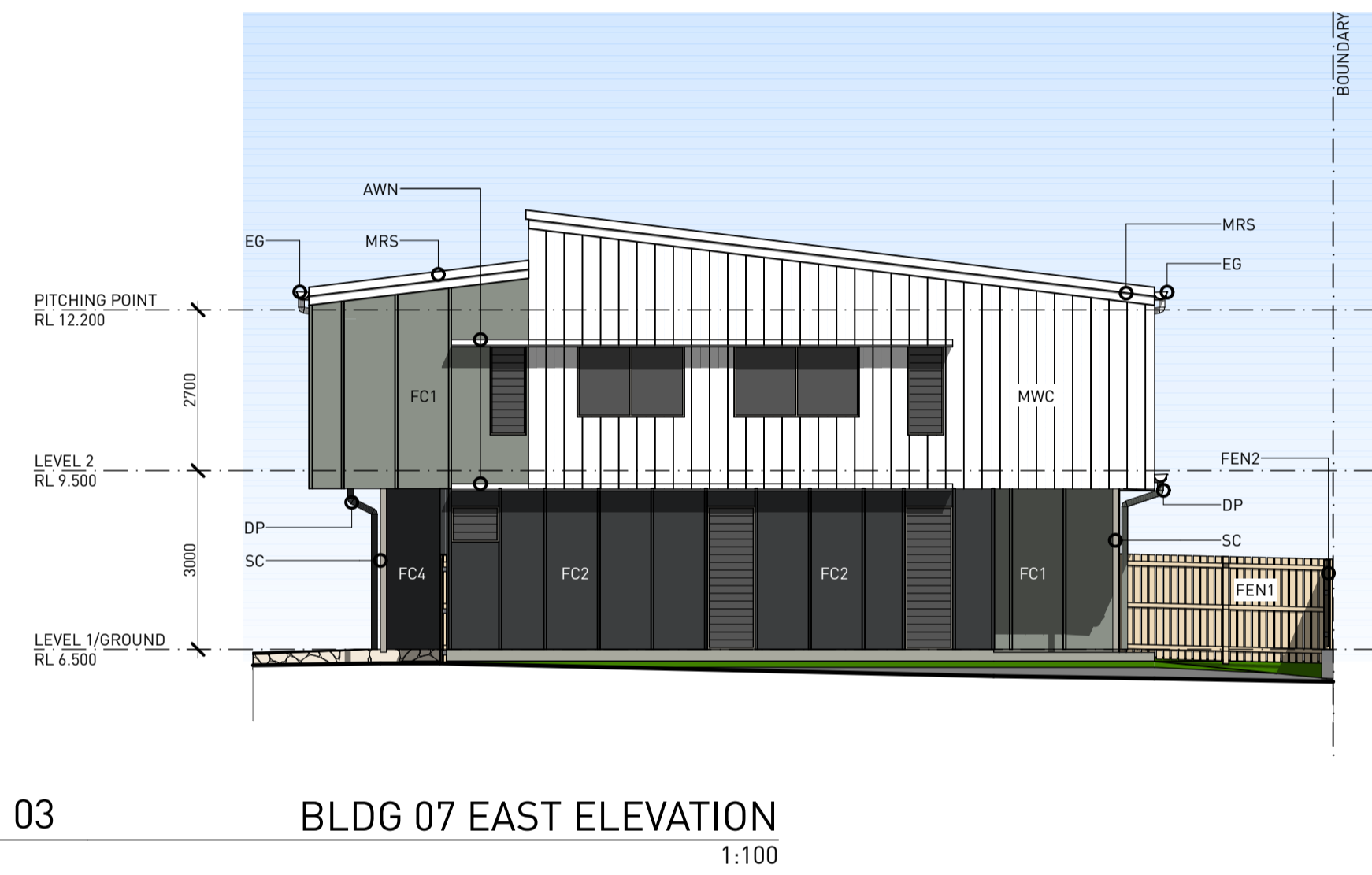
04 BLDG 06/07/08 SOUTH ELEVATION  
1:100



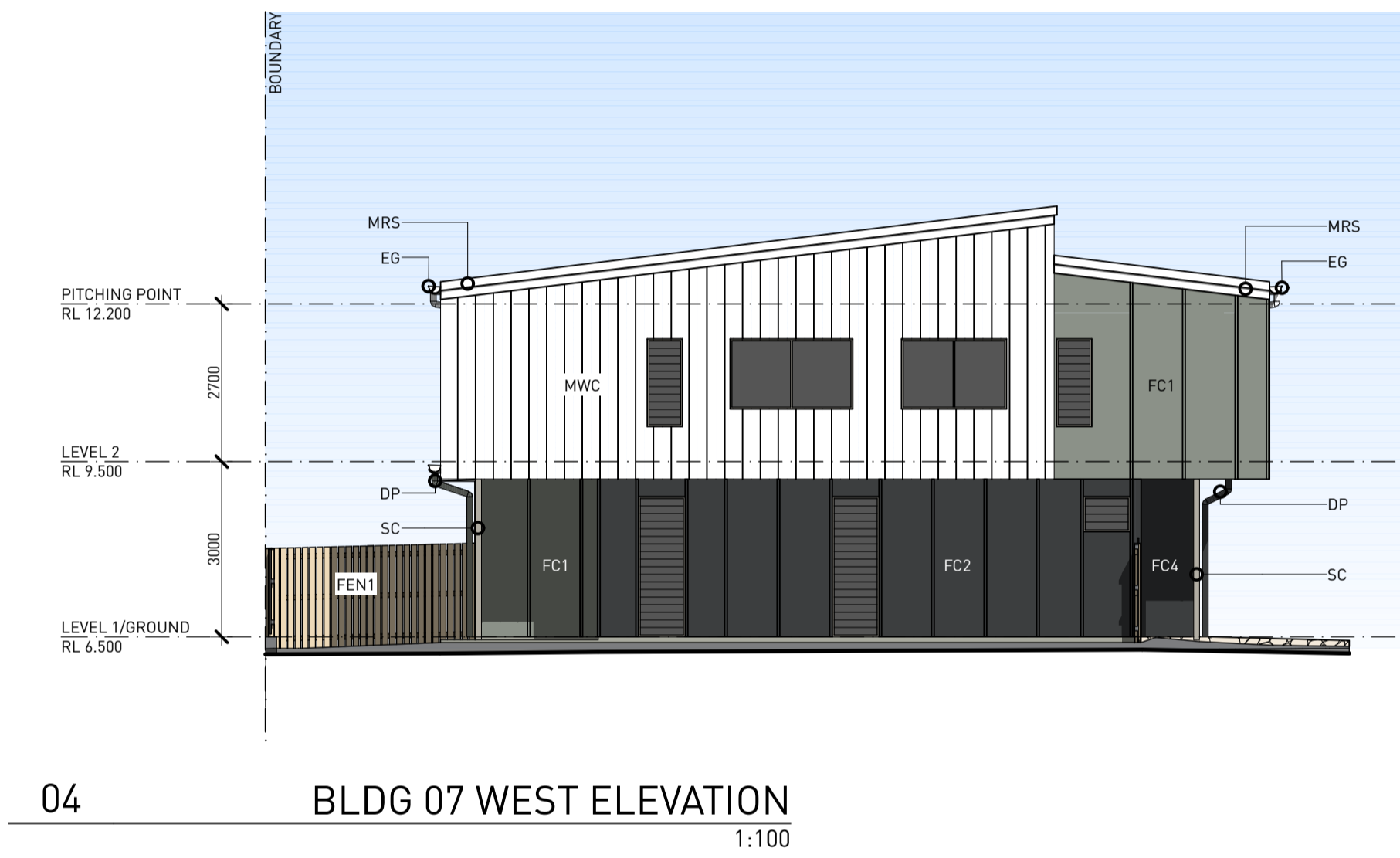
01 BLDG 06 EAST ELEVATION  
1:100



02 BLDG 06 WEST ELEVATION  
1:100



03 BLDG 07 EAST ELEVATION  
1:100



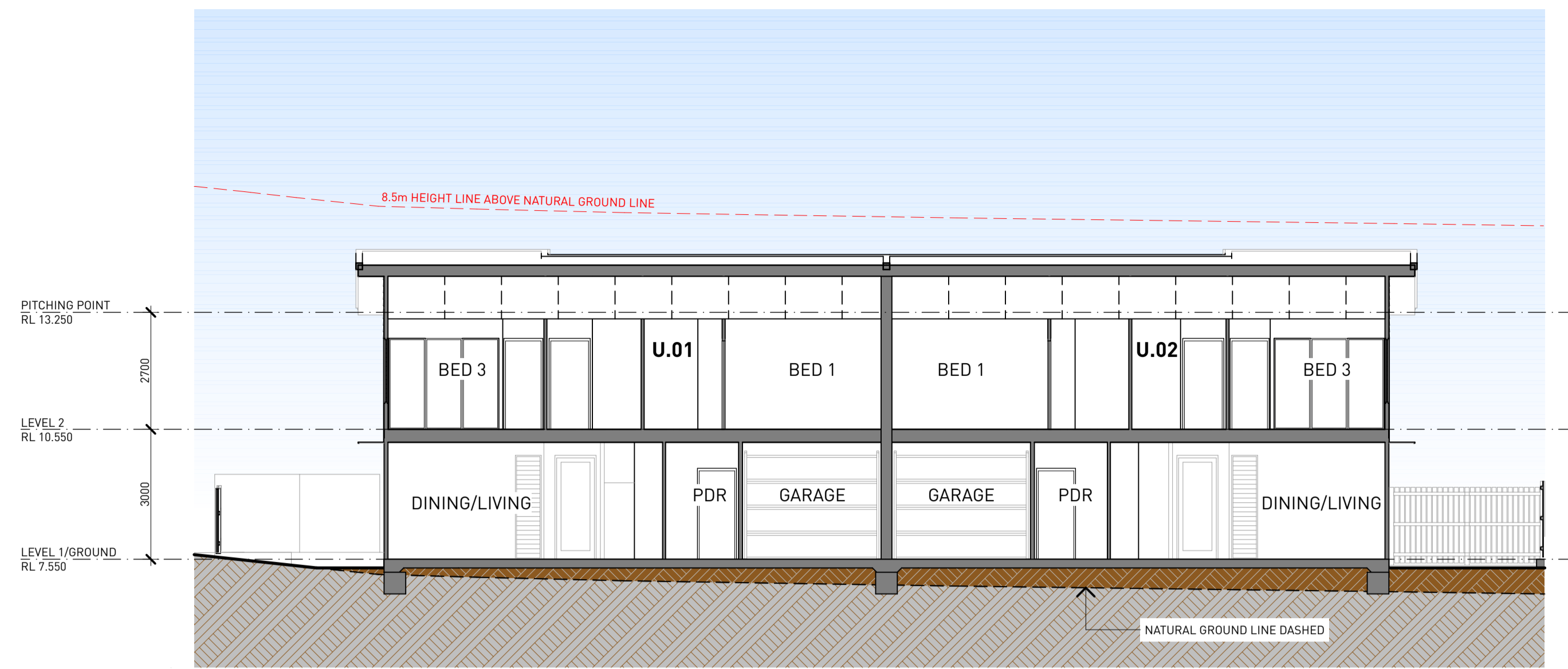
04 BLDG 07 WEST ELEVATION  
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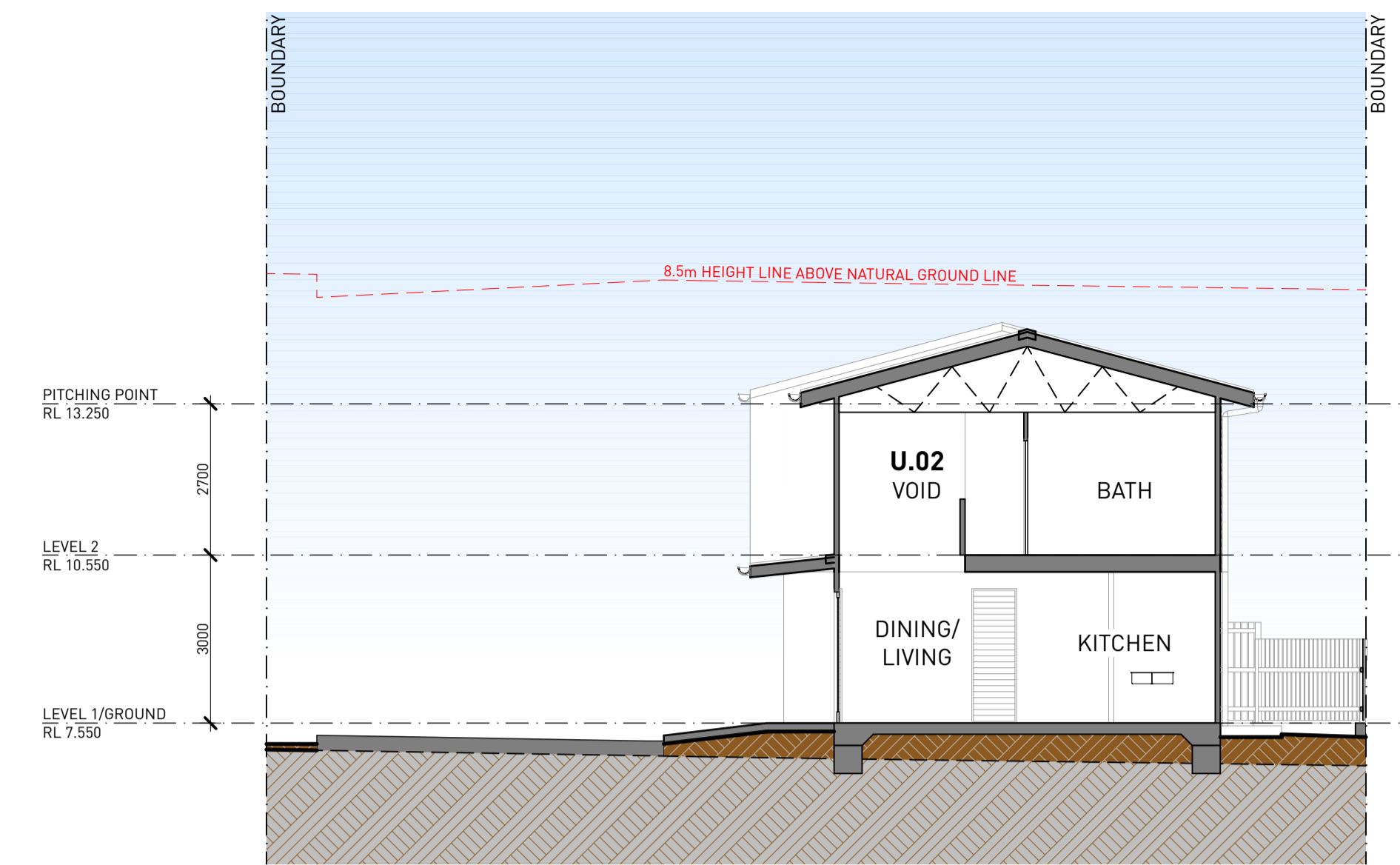
05 BLDG 08 EAST ELEVATION  
1:100



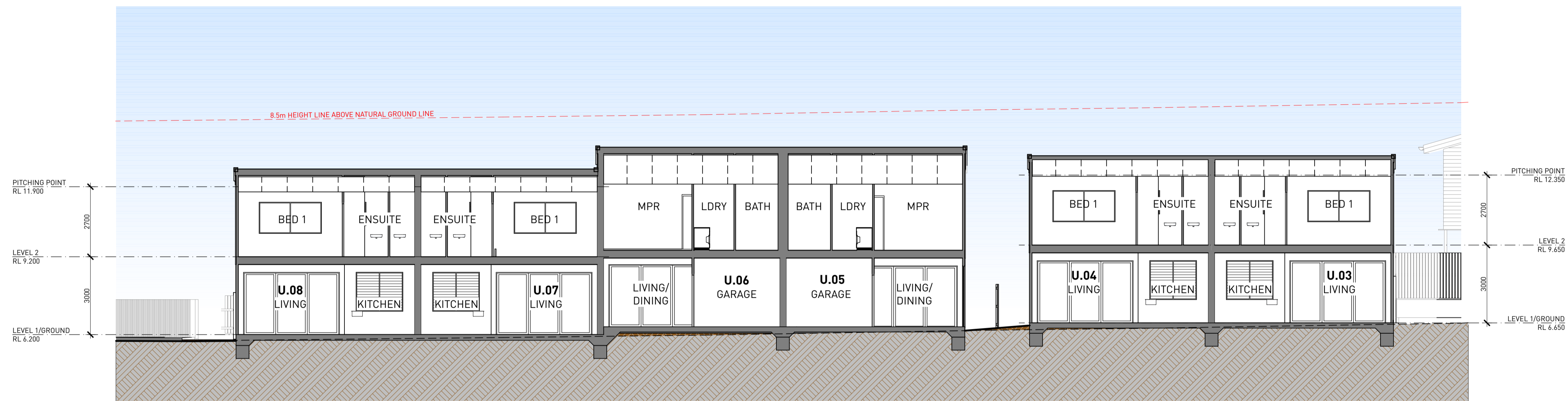
06 BLDG 08 WEST ELEVATION  
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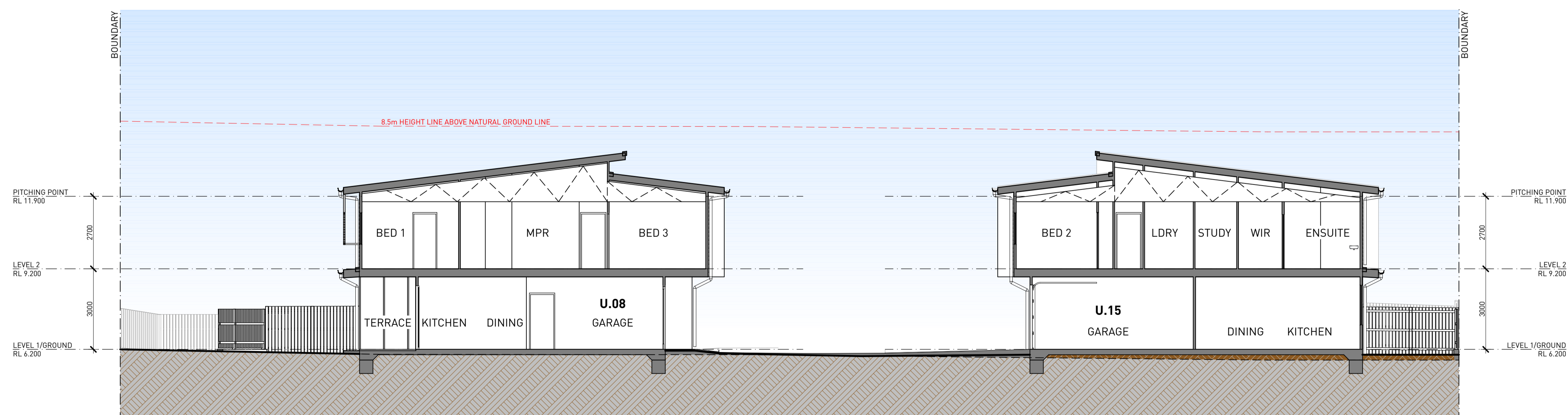
A SECTION - BUILDING 01  
1:100



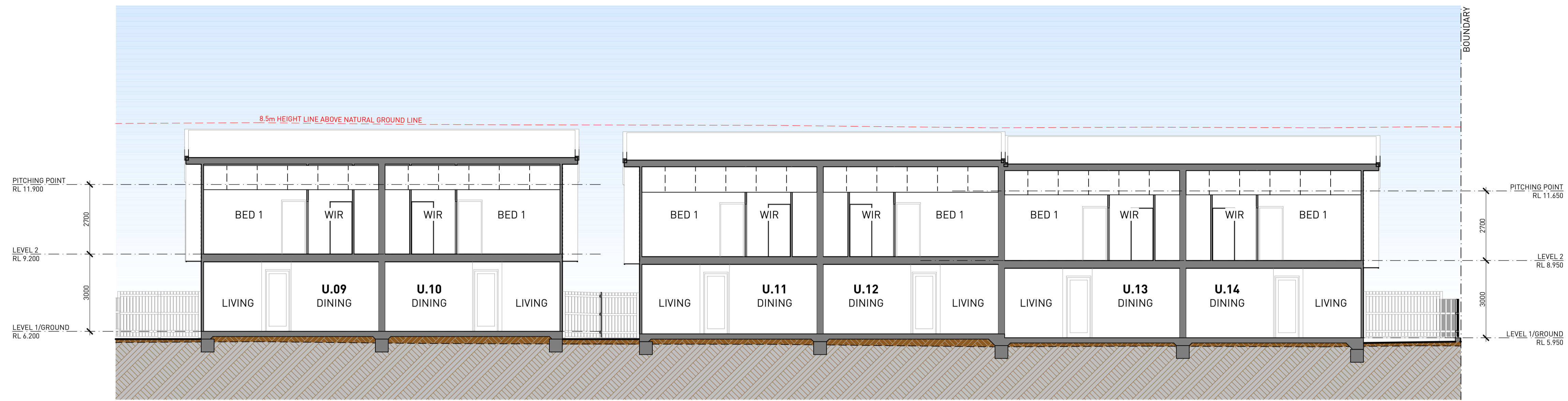
B SECTION - BUILDING 01  
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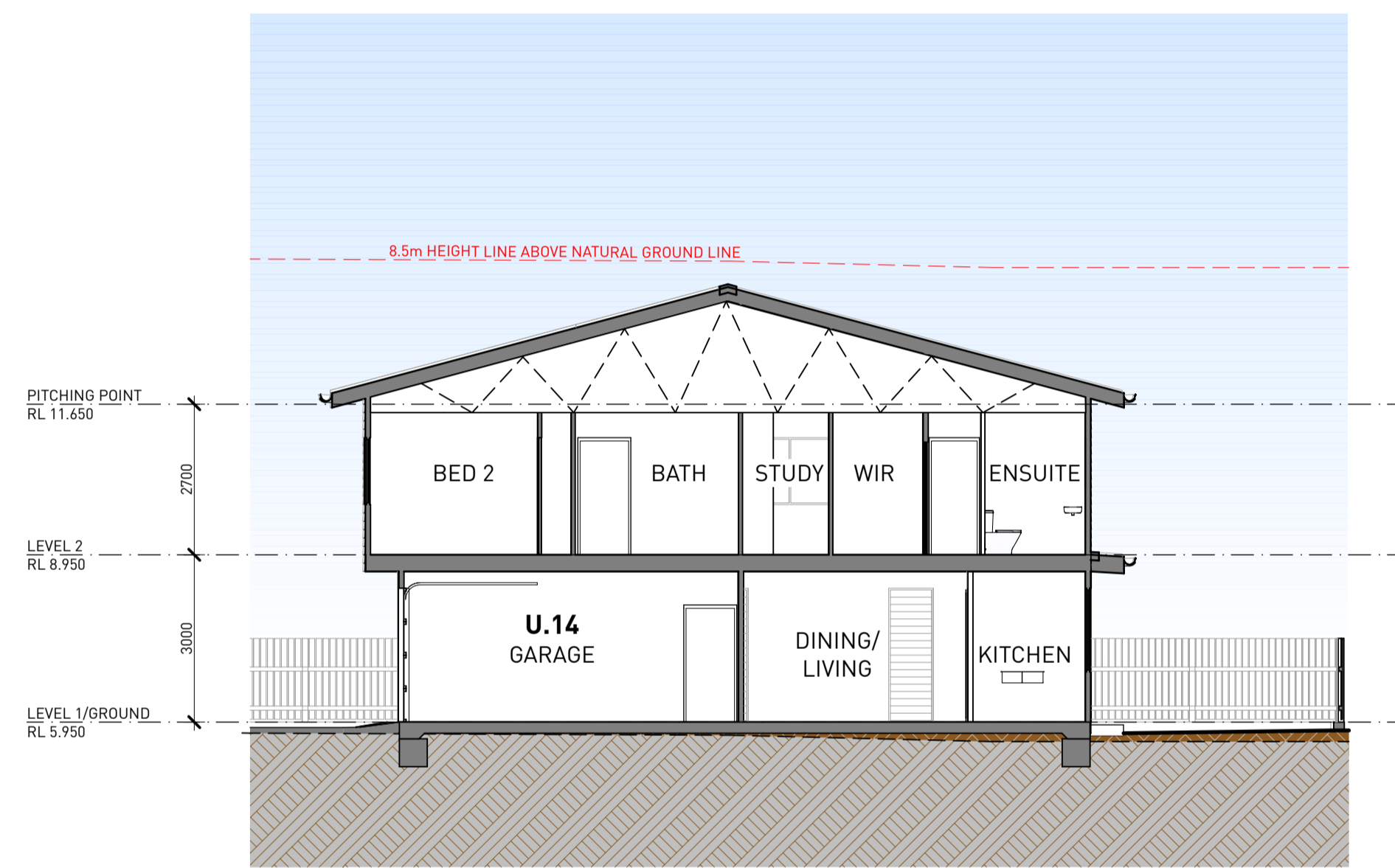
C SECTION - BUILDING 02 + 03  
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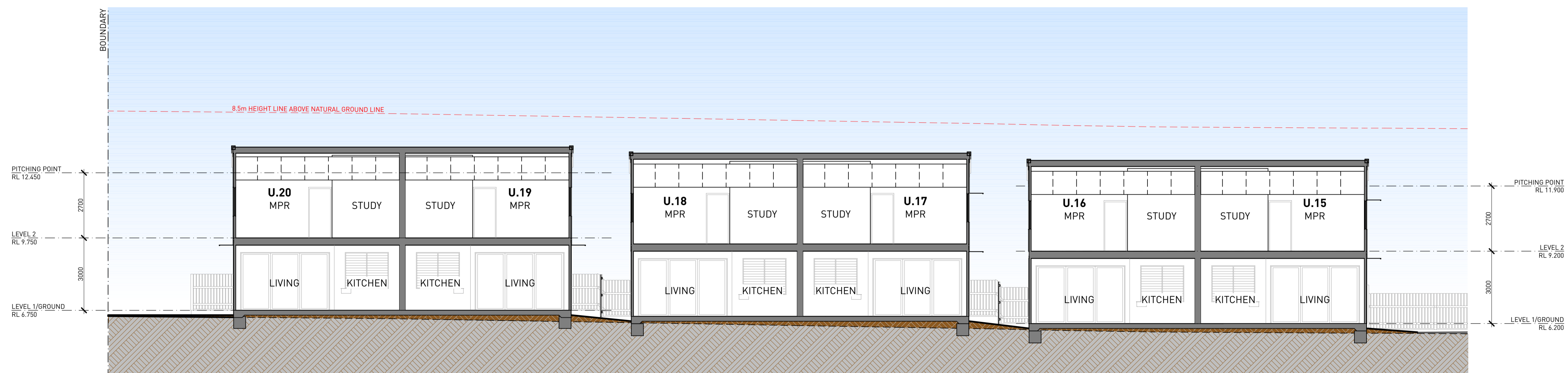
D SECTION - BUILDING 03 & 06  
1:100



E SECTION - BUILDING 04 & 05  
1:100



F SECTION - BUILDING 05  
1:100



G SECTION - BUILDING 06, 07 & 08  
1:100

PROPOSED TOWNHOUSE DEVELOPMENT,  
10 POOLE WAY, BUSHLAND BEACH

POOLE WAY PTY LTD

PRELIMINARY

scale : 1:100 @A1 1:200 @A3  
issue : 04 date : 22-10-25

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SECTION - BUILDING 04, 05, 06, 07 & 08 7340-DA16

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01 GROSS FLOOR AREA - LEVEL 1  
1:500



02 GROSS FLOOR AREA - LEVEL 2  
1:500

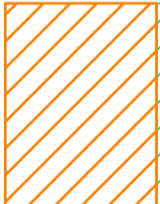
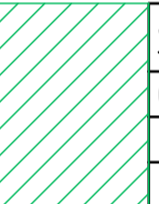
GROSS FLOOR AREA		
	LEVEL	GFA
BUILDING 1		
	LEVEL 1	109.0
	LEVEL 2	158.0
		<b>267.0 m²</b>
BUILDING 2		
	LEVEL 1	97.2
	LEVEL 2	172.4
		<b>269.6 m²</b>
BUILDING 3		
	LEVEL 1	194.4
	LEVEL 2	345.3
		<b>539.7 m²</b>
BUILDING 4		
	LEVEL 1	97.2
	LEVEL 2	172.4
		<b>269.6 m²</b>
BUILDING 5		
	LEVEL 1	194.8
	LEVEL 2	345.6
		<b>540.4 m²</b>
BUILDING 6		
	LEVEL 1	97.2
	LEVEL 2	172.4
		<b>269.6 m²</b>
BUILDING 7		
	LEVEL 1	97.2
	LEVEL 2	172.4
		<b>269.6 m²</b>
BUILDING 8		
	LEVEL 1	97.2
	LEVEL 2	172.4
		<b>269.6 m²</b>
		<b>2695.1 m²</b>



03 PERSPECTIVE VIEW WITH 8.5m HEIGHT LIMIT PLANE



04 LANDSCAPING SITE COVER PLAN  
1:500

SITE CALCULATIONS		
	COMMUNAL OPEN SPACE	499.3
	PRIVATE OPEN SPACE	1322.9
		<b>1822.2 m²</b>





## MATERIALS AND FINISHES PALETTE

CODE	ITEM	DESCRIPTION	MATERIAL	FINISH
AWN	SUNSHADE	600mm WIDE SELF SUPPORTING AWNING	POWDERCOATED ALUMINIUM	DULUX - DURALLOY DOVER WHITE
WB1	FIBRE CEMENT CLADDING	JAMES HARDIE 'LINEA' WEATHERBOARDS	PAINT FINISH	DULUX - MANORBURN
FC1	FIBRE CEMENT CLADDING	FLAT SHEET WITH COVER BATTENS	PAINT FINISH	DULUX - VIRIDIS
FC2	FIBRE CEMENT CLADDING	FLAT SHEET WITH COVER BATTENS	PAINT FINISH	DULUX - DOMINO
FC3	FIBRE CEMENT CLADDING	JAMES HARDIE 'FINE' TEXTURED CLADDING	PAINT FINISH	DULUX - VIRIDIS
FC4	FIBRE CEMENT CLADDING	JAMES HARDIE 'FINE' TEXTURED CLADDING	PAINT FINISH	DULUX - DOMINO
FC5	FIBRE CEMENT CLADDING	JAMES HARDIE 'AXON' CLADDING	PAINT FINISH	DULUX - MANORBURN
GF	GLAZING FRAME	COMMERCIAL SHOPFRONT ALUMINIUM GLAZING SYSTEM	POWDERCOATED ALUMINIUM	DULUX - POWDERCOAT DUNE
MRS	METAL ROOF SHEET	LYSAGHT 0.42bmt TRIMDEK PROFILE	COLORBOND	DULUX COLORBOND - DOVER WHITE
MWC	METAL WALL CLADDING	LYSAGHT 0.42bmt LONG LINE 305 PROFILE	COLORBOND	DULUX - DURALLOY DOVER WHITE
RB1	RENDERED BLOCK WORK	CORE FILLED BLOCKWORK WITH APPLIED RENDER FINISH	DULUX WEATHERSHEILD	DULUX - MANORBURN
RB2	RENDERED BLOCK WORK	CORE FILLED BLOCKWORK WITH APPLIED RENDER FINISH	DULUX WEATHERSHEILD	DULUX - DOMINO
SC	STRUCTURAL POST	STRUCTURAL STEEL CHS POST TO STRUCTURAL ENGINEER'S SPECIFICATION & POWDERCOAT FINISH	POWDERCOATED ALUMINIUM	DULUX - POWDERCOAT DUNE
SCR1	VERTICAL SCREEN	NOM 80x80 SHS SECTIONS AT 70mm CTRS	POWDERCOATED ALUMINIUM	DULUX - POWDERCOAT DUNE
SCR2	HORIZONTAL SCREEN	HORIZONTAL POWDER COATED ALUMINIUM SCREEN nom. 60 x 40mm RHS SECTIONS AT 60mm CTRS	POWDERCOATED ALUMINIUM	DULUX - DURALLOY DOVER WHITE
SCR3	VERTICAL SCREEN	VERTICAL POWDER COATED ALUMINIUM SCREEN nom. 60 x 10mm FLAT BAR AT 64mm CTRS	POWDERCOATED ALUMINIUM	DULUX - DURALLOY DOVER WHITE

## MATERIALS AND FINISHES LEGEND

PROPOSED TOWNHOUSE DEVELOPMENT ,  
10 POOLE WAY, BUSHLAND BEACH

POOLE WAY PTY LTD

FINISHES

PRELIMINARY

scale : not to scale

issue : 04 date : 22-10-25

7340-DA18

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PROPOSED TOWNHOUSE DEVELOPMENT ,  
10 POOLE WAY, BUSHLAND BEACH

POOLE WAY PTY LTD  
PERSPECTIVES

PRELIMINARY  
scale : not to scale  
issue : 04      date : 22-10-25  
7340-DA19

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