

From: "Anne Zareh" <Anne.Zareh@braziermotti.com.au>
Sent: Thu, 25 Sep 2025 11:07:30 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Cc: "Taryn Pace" <taryn.pace@townsville.qld.gov.au>
Subject: MCU25/0054 - Information Request Response -2 Treeline Drive, Rasmussen
Attachments: 43126-020-03 Response to RFI compiled.pdf

Your reference: MCU25/0054

Our reference: 43126-020-03

Good morning Development Assessment,

Reference is made to the above development application for which Council issued an information request on 18 September 2025.

The applicant has considered the request and provides a full response which is attached to this email.

We will provide details regarding public notification next week.

Kind regards
Anne



Anne Zareh
Senior Town Planner

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Our Ref: 43126-020-03
Your Ref: MCU25/0054

24 September 2025

Chief Executive Officer
Townsville City Council
PO Box 1268
Townsville QLD 4810

Attention: Development Assessment – Ms. Taryn Pace

Dear Taryn,

**RESPONSE TO INFORMATION REQUEST
DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE (MCU25/0054)
2 TREELINE DRIVE, RASMUSSEN**

Brazier Motti act on behalf of the applicant, Urbex Pty Ltd, with respect to the abovementioned development proposal, and refer to the Information Request (IR) issued by Townsville City Council ('the Council') on the 18th September 2025. The information and supporting documentation herein represent the applicant's full response to the IR.

Supporting information

This information request response has addressed the four (4) request items and is supported by the following additional information:

- **Appendix A:** Amended concept plans

Request item 1

The applicant is requested to provide additional information on the staging of the proposed Multiple Dwelling within the overall Somers and Hervey Estate. The subject site is located at the southern extent of Somers and Hervey, which is currently isolated from the existing and proposed open space network within the wider estate. In the event that the proposed Multiple dwelling is intended to be delivered prior to other stages of the estate (notably, Stages 3C to 4EE) and portions of Saltbush Boulevard, Bluewattle Boulevard and associated pathway network, the applicant is requested to demonstrate how the Multiple Dwelling will achieve appropriate levels of pedestrian connectivity to the footpath and open space networks.

Response to RFI Item 1

The applicant confirms that construction of stages 3C to 4EE and associated road network will be delivered prior to commencement of construction for the multiple dwelling units.



Urbex confirms the following delivery timeframes:

- Commence construction of stages 4A-E (and Stages 1B&C) by October 2025 (as a single construction contract).
- The following title delivery program is expected:
 - Stage 3C - approximately December 2025
 - Stages 4A&B - approximately April 2026
 - Stages 4C-E - approximately June 2026
- Landscape Construction across the above stages expected to be completed within approx. 3 months of title registration.

Construction of the multiple dwellings (over proposed Lot 163 - Stage 4A) will commence approximately July 2026 with a build program of approximately 18 months from commencement to completion.

In summary, it is confirmed that all infrastructure is expected to be completed before or in conjunction with the completion of the multiple dwellings.

Request item 2

The applicant is requested to provide amended plans demonstrating provision of additional communal open space to service the proposed development, inclusive of appropriate facilities/embellishments to create flexible, usable spaces for residents.

Response to RFI Item 2

The amended concept plans (Appendix A) show the inclusion on a covered seating and BBQ area. Further, the comments in the planning report with respect to connectivity to external open space areas are still relevant and should be considered as part of the assessment.

Request item 3

The applicant is requested to provide amended plans demonstrating:

- *Detail of any screening or screen landscaping to assist in privacy and improve usability of private open space proposed in the front of dwelling units;*
- *Solar access diagram/s demonstrating the proposed roof pitches and heights respond to the sun path to maximise shade and weather protection to windows, doors and covered open space. Additional smaller verandah roofs and/ or screening to these areas should also be considered;*
- *The location of any security gate/s to the driveway, if proposed. The location of any gate/s must ensure sufficient space is available onsite for vehicle queuing.*

Response to RFI Item 3

- No further screening is proposed. The units are separated by privacy screens.



- Solar diagrams have now been included in the amended concept plan package (**Appendix A**).
- Security gates are not proposed as part of this development.

Request item 4

The applicant is requested to provide a Waste Management Plan prepared in accordance with Development Manual Planning Scheme Policy SC6.4.22 - Waste management.

Response to RFI Item 4

The concept plan has been updated to include an amended bin storage area including a bin storage capacity of 10 x 1100l general waste and 6 x 1100l recycle bins. It has been confirmed by the operator that the storage capacity is compliant with the proposed residential density.

A detailed Waste Management Plan will be provided at future compliance stage. The following condition is anticipated: -

A waste management plan must be provided and prepared by a suitably qualified person and accepted by Council. The waste management plan must be implemented during construction and at commencement of the use.

Proceeding

We trust the above response provides Council sufficient information to satisfactorily proceed with the assessment of the application. We welcome the opportunity to work through any queries Council may have in order to expedite the assessment. In the meantime, we will now proceed with public notification.

Yours faithfully

ANNE ZAREH
Senior Planner
Brazier Motti Pty Ltd

APPENDIX A

Updated Concept Plans

brazier motti





Client: BMD

LOT 4/A _ SALT BUSH BOULEVARD, TOWNSVILLE

DA-1 - RFI A

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PLANNING SUMMARY

SITE AREA	13600 sqm
SITE COVER	4577 sqm (33.6%)

PROPOSED MIX

1 BED TYPE	28 HOUSES
2 BED TYPE	18 HOUSES
TOTAL 46 HOUSES	

PROPOSED CARS

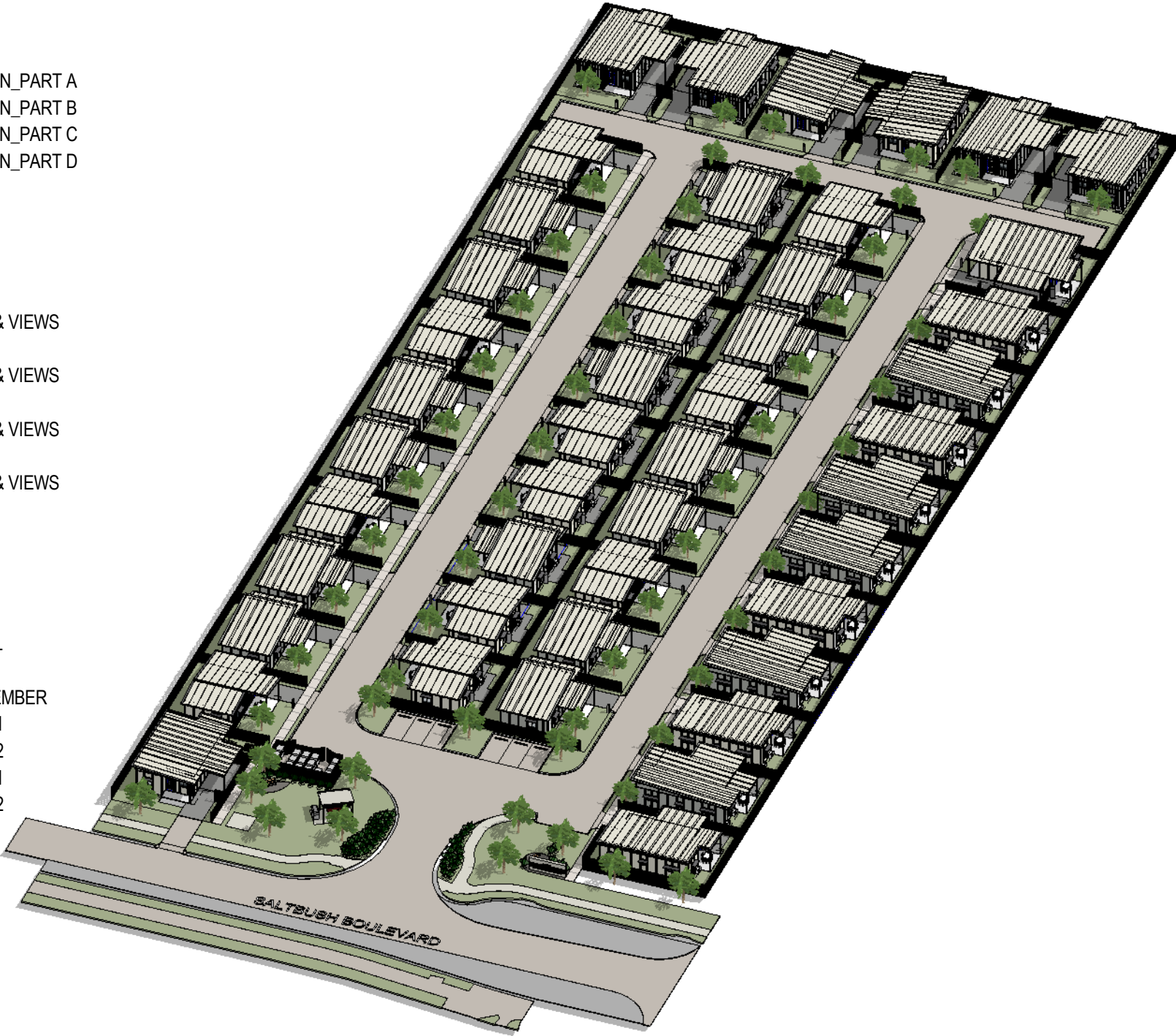
1 CAR / HOUSE (COVERED)	46 CARS
+ 1 CAR / HOUSE (UNCOVERED) (to be used for visitors)	46 CARS
EXTRA / VISITOR CARS	6 CARS
TOTAL 98 CARS	

PROPOSED LANDSCAPE

PRIVATE LANDSCAPE			
1 BED LOT	74 sqm x 28 Lots =	2072 sqm	
2 BED LOT	76 sqm x 5 Lots =	380 sqm	
	68 sqm x 11 Lots =	748 sqm	
	(LOT 1)	82 sqm	
	(LOT 12)	80 sqm	
TOTAL		3362 sqm	
PUBLIC LANDSCAPE			
In Ground		751 sqm	
TOTAL private + public		4113 sqm	

DA SHEETS

SHEET	SHEET NAME
SD000	COVER
SD001	PLANNING INFORMATION
SD002	CONTEXT PLAN 1
SD003	CONTEXT PLAN 2
SD050	ARTIST IMPRESSIONS
SD051	ARTIST IMPRESSIONS
SD052	ARTIST IMPRESSION
SD101	FLOOR PLAN
SD102	ROOF PLAN
SD103	GROUND FLOOR - DETAIL PLAN_PART A
SD104	GROUND FLOOR - DETAIL PLAN_PART B
SD105	GROUND FLOOR - DETAIL PLAN_PART C
SD106	GROUND FLOOR - DETAIL PLAN_PART D
SD200	OVERALL SECTIONS
SD300	ELEVATIONS
SD301	ELEVATIONS
SD302	ELEVATIONS
SD501	1 BED_TYPE 1 - PLANS
SD502	1 BED_TYPE 1 - ELEVATIONS & VIEWS
SD503	1 BED_TYPE 2 - PLANS
SD504	1 BED_TYPE 2 - ELEVATIONS & VIEWS
SD510	2 BED_TYPE 1 - PLANS
SD511	2 BED_TYPE 1 - ELEVATIONS & VIEWS
SD512	2 BED_TYPE 2 - PLANS
SD513	2 BED_TYPE 2 - ELEVATIONS & VIEWS
SD520	BINS ENCLOSURE
SD521	MAILBOXES
SD522	PAVILION
SD600	GFA
SD601	SITE COVER
SD700	SHADOW DIAGRAMS_15 APRIL
SD701	SHADOW DIAGRAMS_30 JUNE
SD702	SHADOW DIAGRAMS_31 DECEMBER
SD703	SHADOW DIAGRAMS_TYPE 1-1
SD704	SHADOW DIAGRAMS_TYPE 1-2
SD705	SHADOW DIAGRAMS_TYPE 2-1
SD706	SHADOW DIAGRAMS_TYPE 2-2



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IMAGE SOURCED FROM NEARMAP



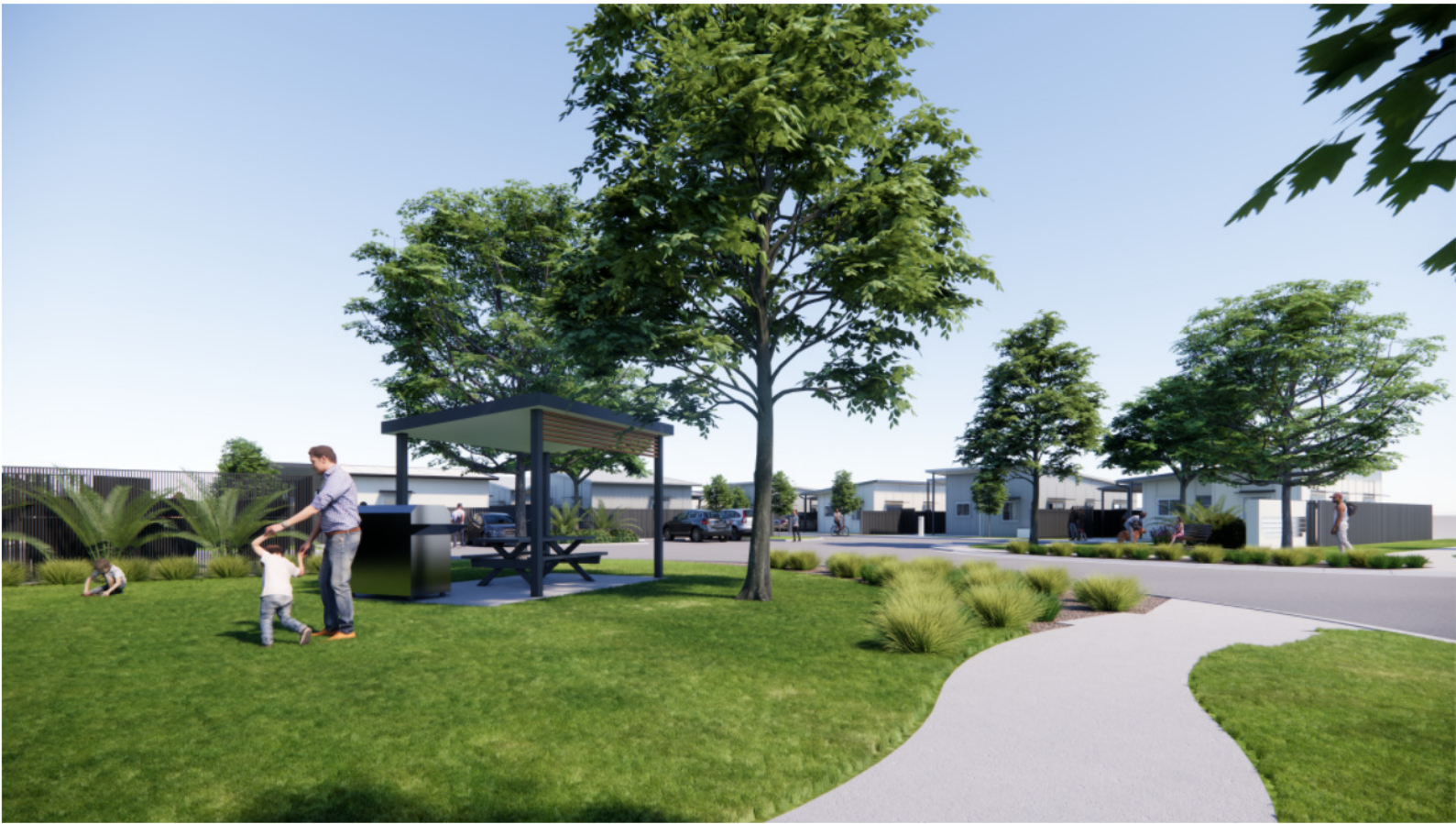
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IMAGE SOURCED FROM NEARMAP



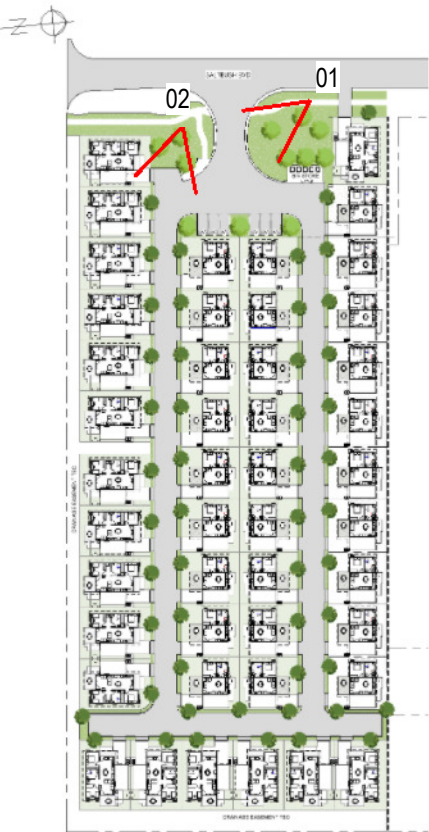
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ARTIST IMPRESSION 2



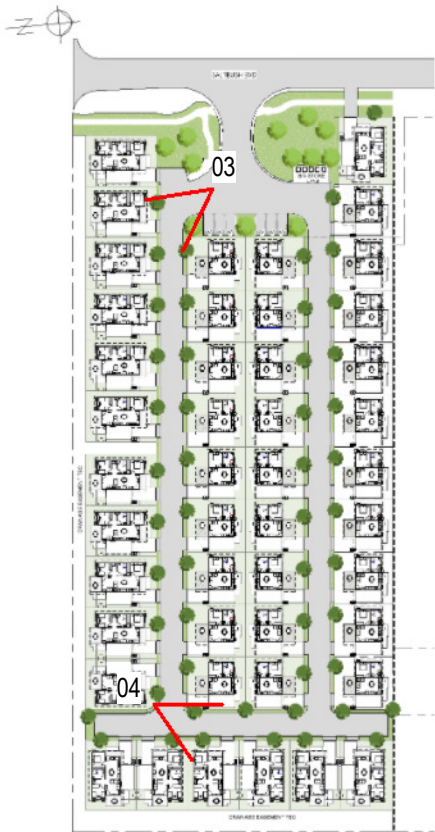
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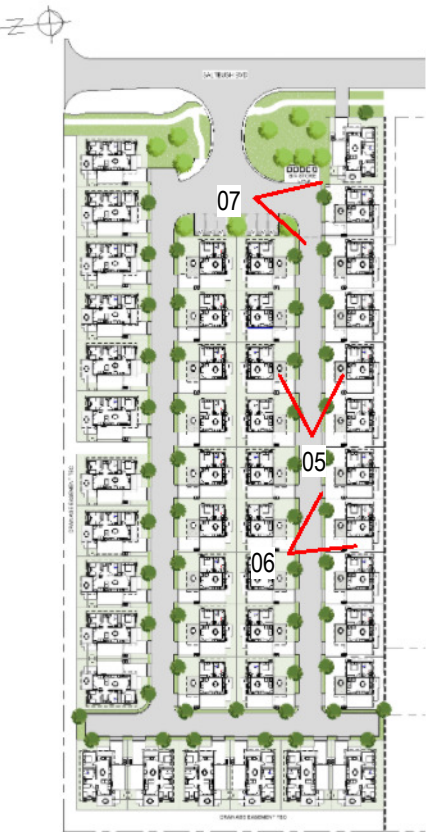
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ARTIST IMPRESSION 6



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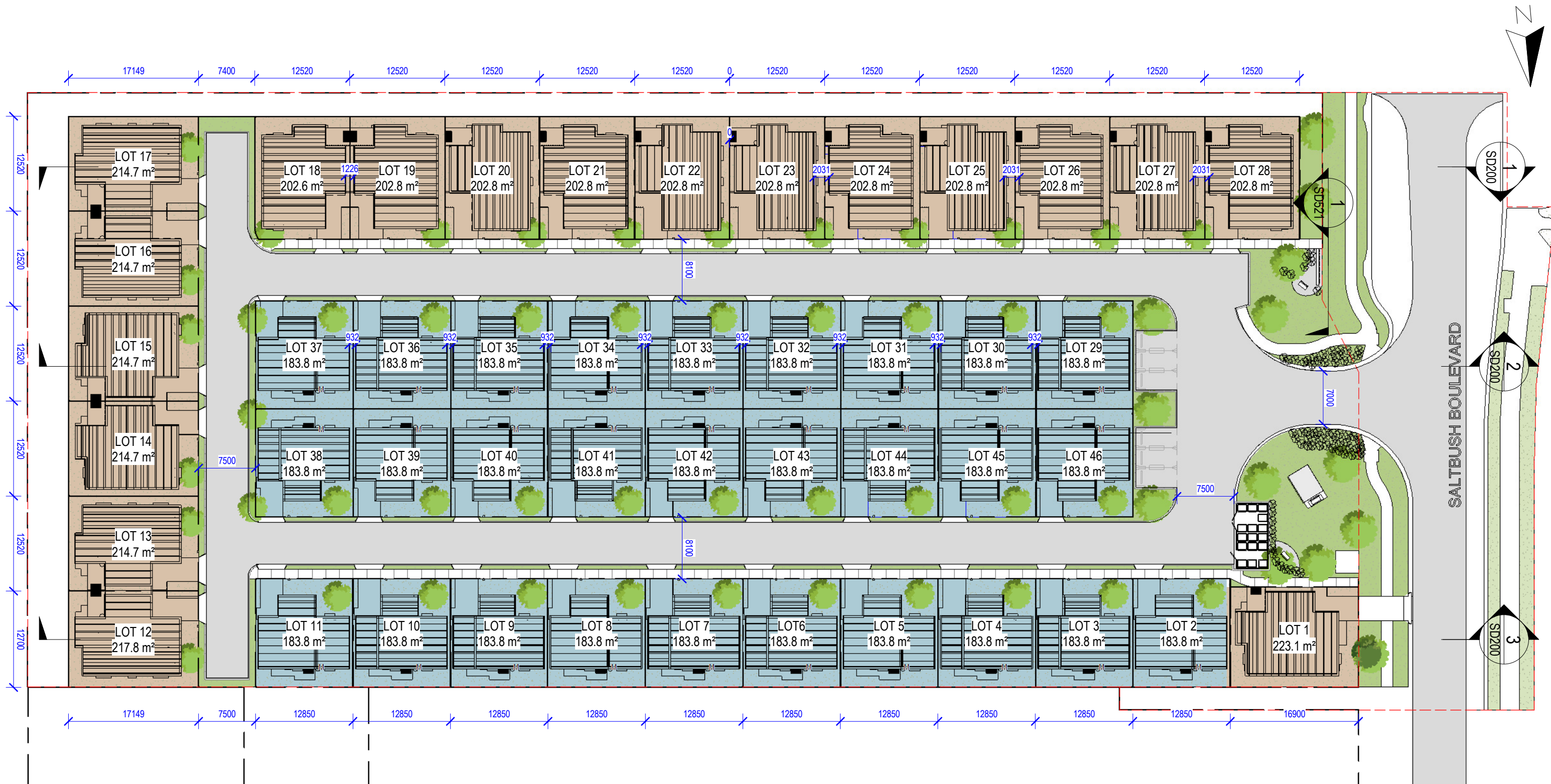
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STAGE 4/A

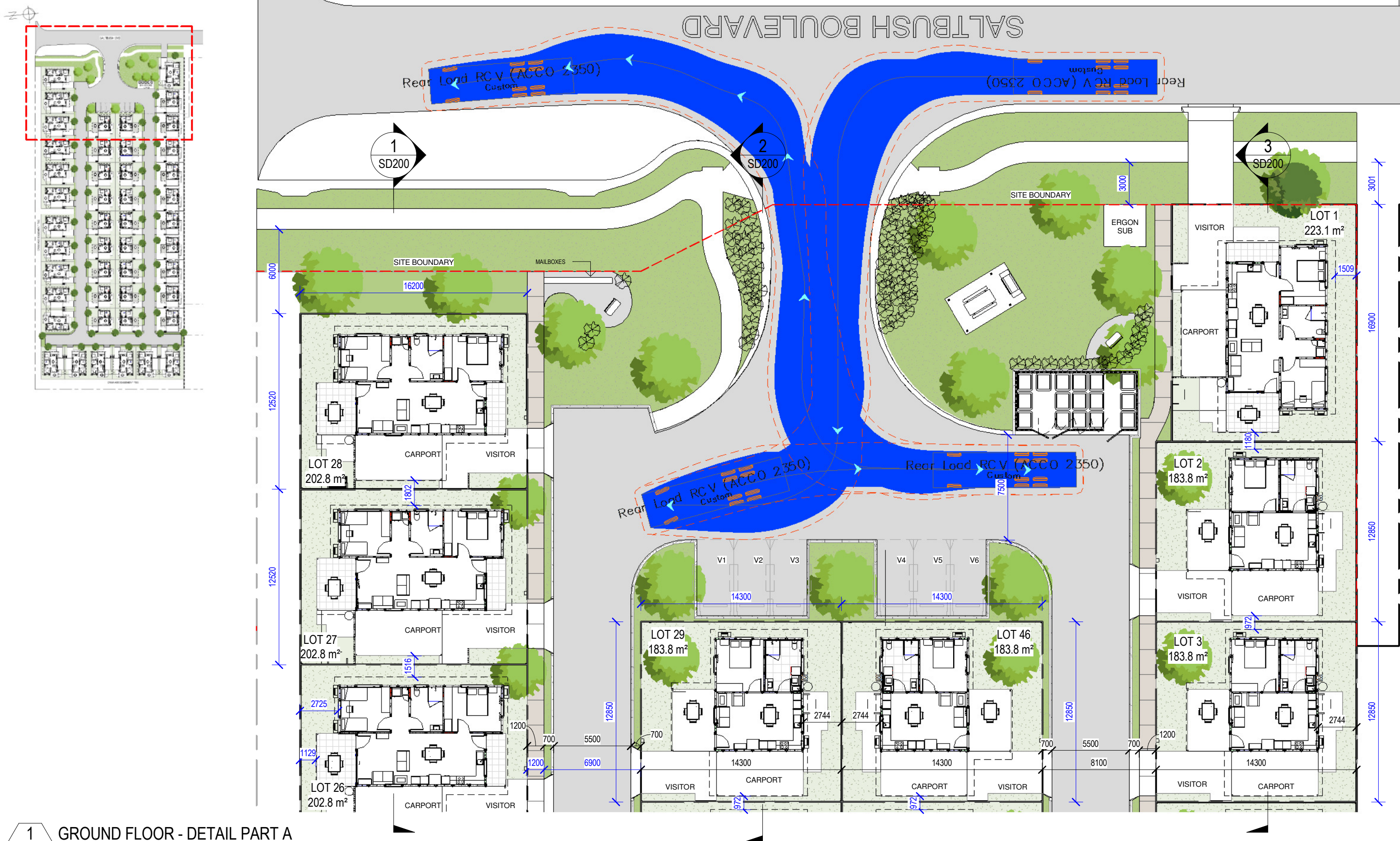


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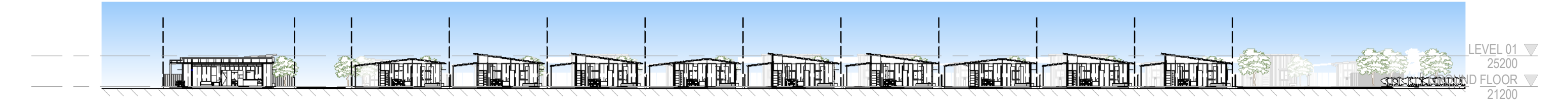


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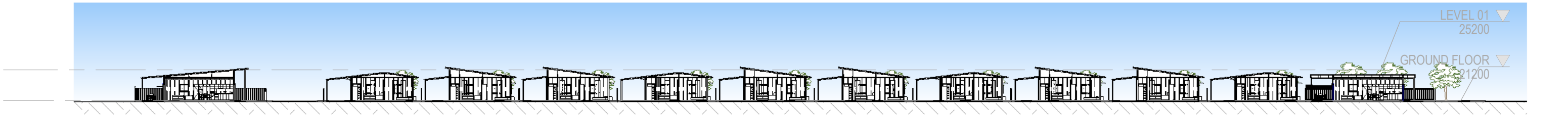
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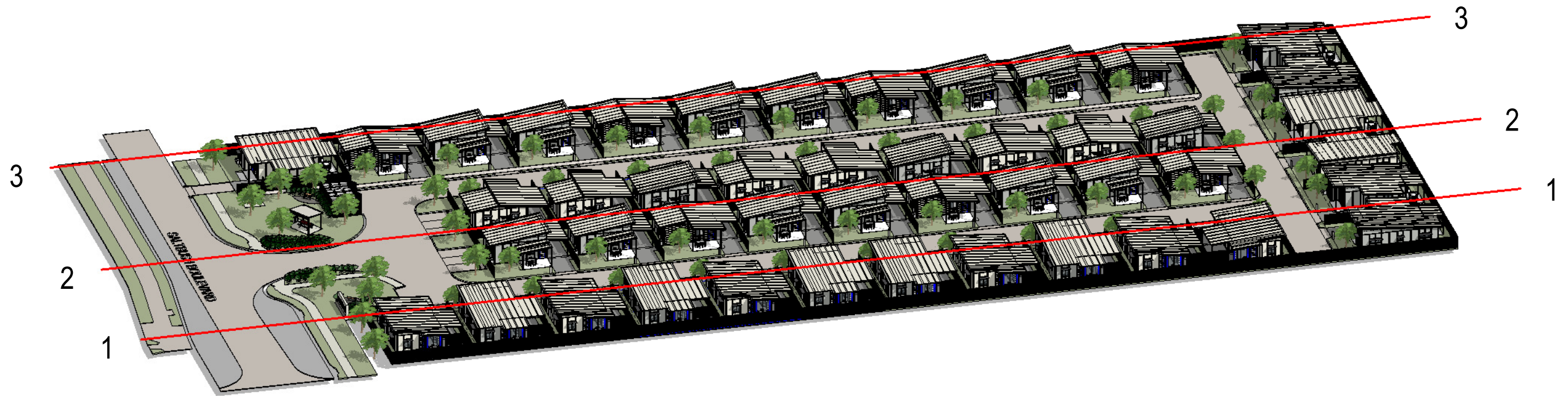
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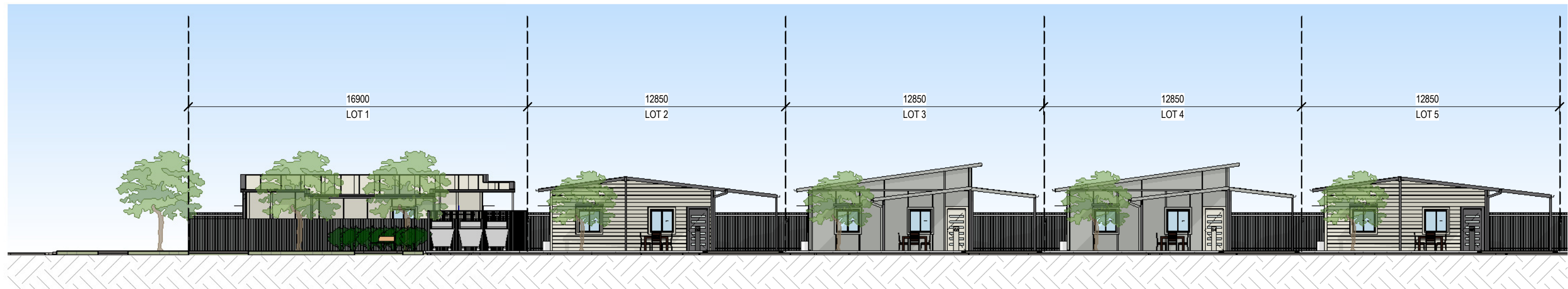
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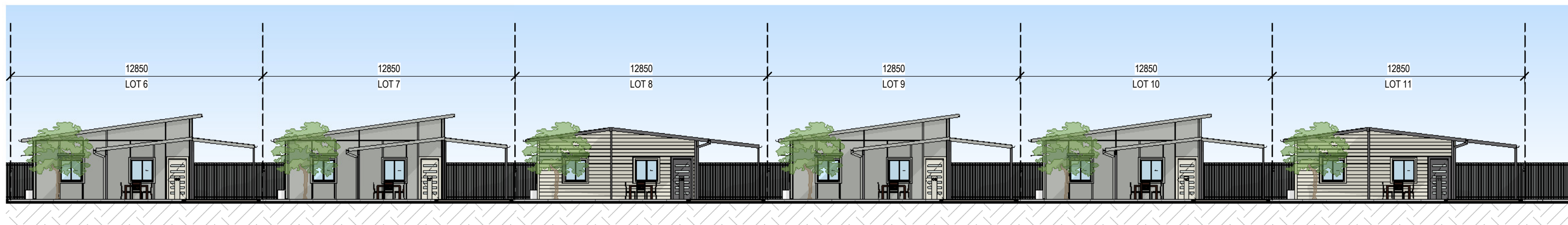
3 OVERALL SECTION 3
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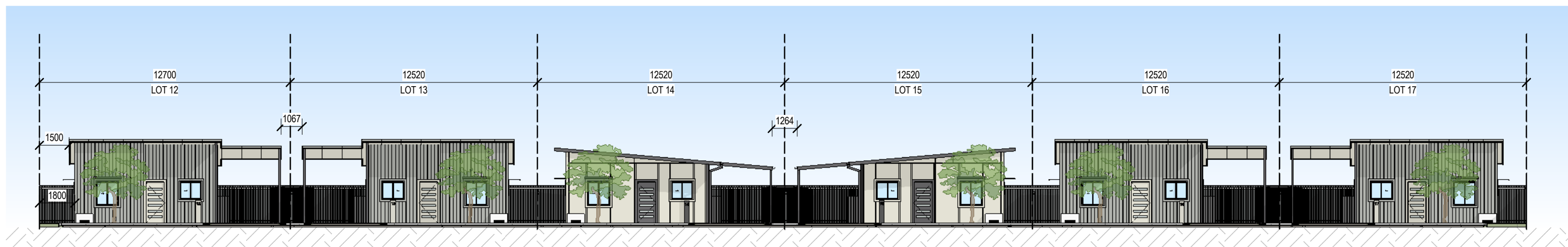
REVISION HISTORY			DRAWING NAME			PROJECT	01-25	ARCHITECT	ACN:110893493 Level 1, 70 Bay Terrace, WYNNUM QLD 4178 P.O. BOX 5129 MANLY QLD 4179 E-MAIL: enquiries@ttarchitects.com.au TELEPHONE: (07)3348 3727 MOBILE: 0412 087 196 thinktank architects www.thinktankarchitects.com.au
#	DESCRIPTION	-	OVERALL SECTIONS			STAGE 4/A	MICHAEL JULLYAN		
A	DA-1	25.07.2025	DWG NO.	SCALE	REVISION	ADDRESS	DRAWN BY		
B	DA-1_updates	01.08.2025	SD200	1 : 500 @ A3	D	SALTBUSH BVD, TOWNSVILLE	MP		
C	DA-1_RFI A	22.09.2025	ISSUE		ISSUE DATE	CLIENT	CHECKED BY		
D	DA-1_RFI A_additional shadow diagrams	23.09.2025	DA-1_RFI A		23.09.2025	BMD	MJ		
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D:\01.THINK THANK ARCHITECTS\BMD - SALT BUSH BLVD\3. LATEST REVIT FILE\20250923_BMD-SALT BUSH									
23/09/2025 18:14:52									



1 STREETScape - LOT 1-5
1 : 200

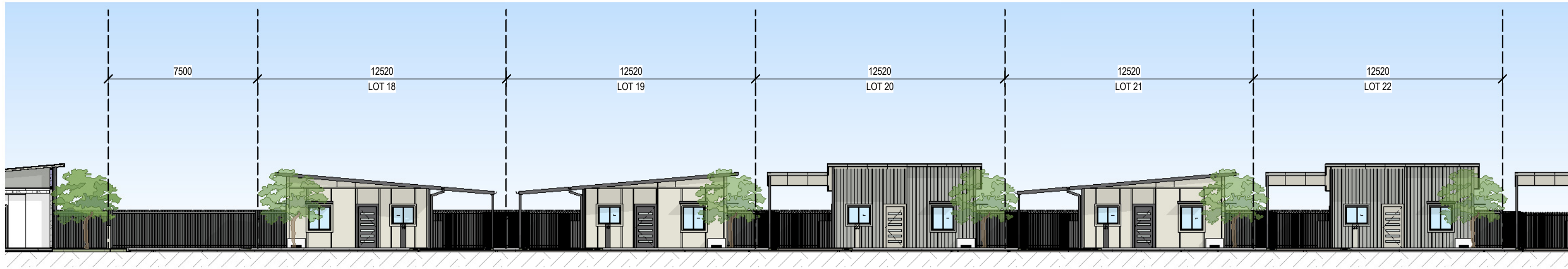


2 STREETScape - LOT 6-11
1 : 200

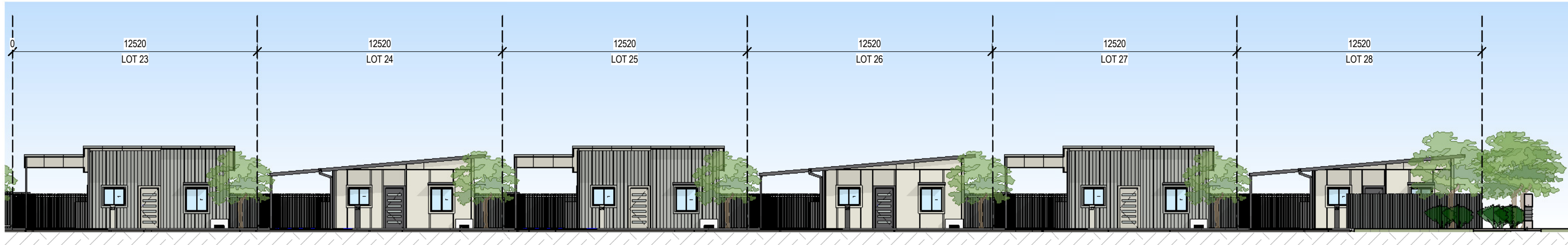


3 STREETScape - LOT 12-17
1 : 200

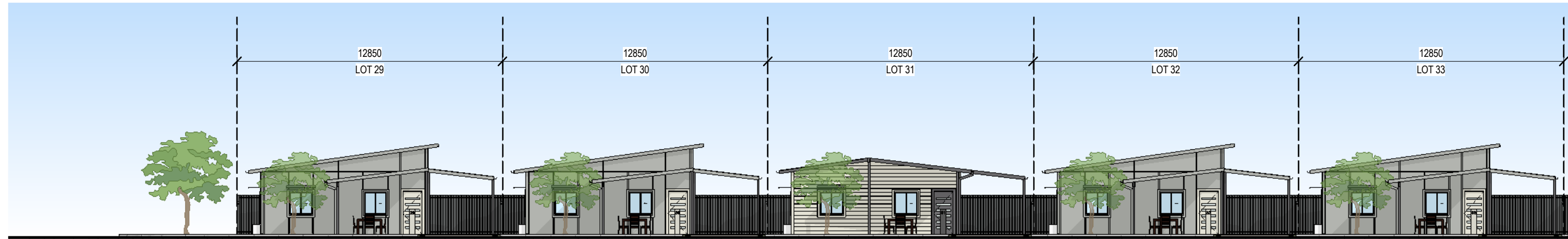
REVISION HISTORY			DRAWING NAME ELEVATIONS			PROJECT STAGE 4/A	01-25	ARCHITECT MICHAEL JULLYAN	ACN:110893493 Level 1, 70 Bay Terrace, WYNNUM QLD 4178 P.O. BOX 5129 MANLY QLD 4179 E-MAIL: enquiries@ttarchitects.com.au TELEPHONE: (07)3348 3727 MOBILE: 0412 087 196 These drawings are the copyright of THINKTANK Architects and are not to be reproduced in any way without the consent of THINKTANK Architects D:\01.THINK THANK ARCHITECTS\BMD - SALT BUSH BLVD\3. LATEST REVIT FILE\20250923_BMD-SALT BUSH 23/09/2025 18:14:57
#	DESCRIPTION		DWG NO.	SCALE	REVISION	ADDRESS		DRAWN BY	
A	DA-1	25.07.2025	SD300	1 : 200 @ A3	D	SALT BUSH BVD, TOWNSVILLE		MP	
B	DA-1_updates	01.08.2025							
C	DA-1_RFI A	22.09.2025	ISSUE	ISSUE DATE		CLIENT		CHECKED BY	
D	DA-1_RFI A_additional shadow diagrams	23.09.2025	DA-1_RFI A	23.09.2025		BMD		MJ	



2 STREETScape - LOT 18-22
1 : 200

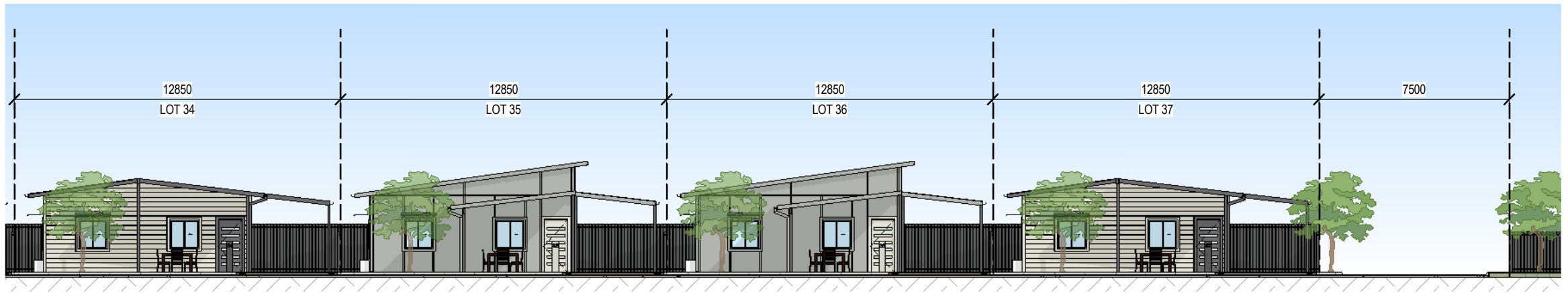


1 STREETScape - LOT 23-28
1 : 200

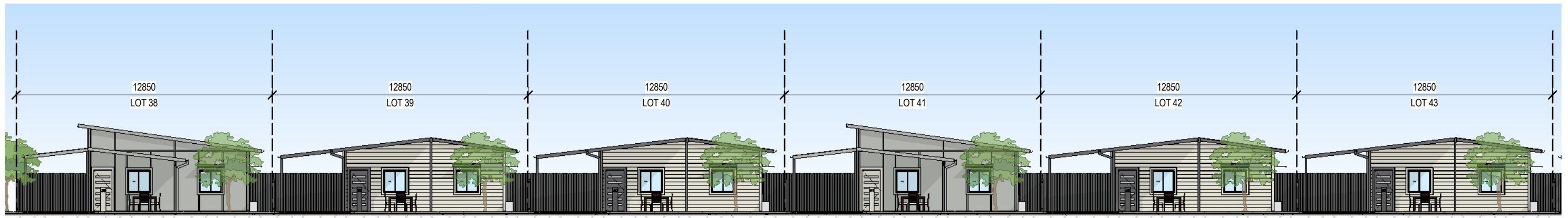


3 STREETScape - LOT 29-33
1 : 200

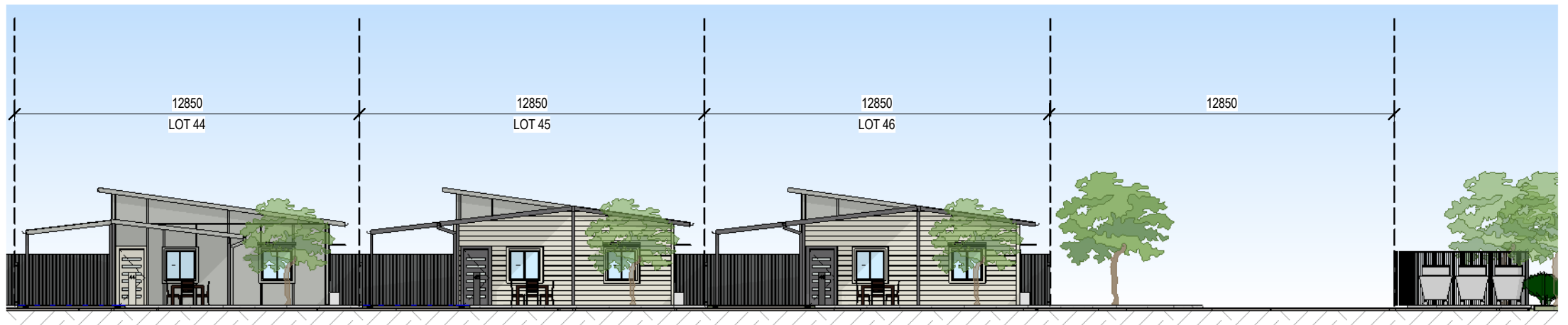
REVISION HISTORY			DRAWING NAME ELEVATIONS			PROJECT STAGE 4/A		01-25		ARCHITECT MICHAEL JULLYAN		ACN:110893493 Level 1, 70 Bay Terrace, WYNNUM QLD 4178 P.O. BOX 5129 MANLY QLD 4179 E-MAIL: enquiries@ttarchitects.com.au TELEPHONE: (07)3348 3727 MOBILE: 0412 087 196		thinktankarchitects www.thinktankarchitects.com.au	
#	DESCRIPTION	-	DWG NO.	SCALE	REVISION	ADDRESS SALT BUSH BVD, TOWNSVILLE			DRAWN BY MP						
A	DA-1	25.07.2025	SD301	1 : 200 @ A3	D	CLIENT BMD			CHECKED BY MJ			These drawings are the copyright of THINKTANK Architects and are not to be reproduced in any way without the consent of THINKTANK Architects D:\01.THINK THANK ARCHITECTS\BMD - SALT BUSH BLVD\3. LATEST REVIT FILE\20250923_BMD-SALT BUSH 23/09/2025 18:15:01			
B	DA-1_updates	01.08.2025													
C	DA-1_RFI A	22.09.2025													
D	DA-1_RFI A_additional shadow diagrams	23.09.2025													
ISSUE DA-1_RFI A			ISSUE DATE 23.09.2025												



2 STRETSCAPE - LOT 34-37
1 : 200



3 STREETScape - LOT 38-43
1 : 200



1 STREETScape - LOT 44-46
1 : 200

REVISION HISTORY			DRAWING NAME ELEVATIONS			PROJECT STAGE 4/A	01-25	ARCHITECT MICHAEL JULLYAN	ACN:110893493 Level 1, 70 Bay Terrace, WYNNUM QLD 4178 P.O. BOX 5129 MANLY QLD 4179 E-MAIL: enquiries@ttarchitects.com.au TELEPHONE: (07)3348 3727 MOBILE: 0412 087 196
#	DESCRIPTION		DWG NO.	SCALE	REVISION	ADDRESS		DRAWN BY	
A	DA-1	25.07.2025	SD302	1 : 200 @ A3	D	SALTBUSH BVD, TOWNSVILLE		MP	
B	DA-1_updates	01.08.2025							
C	DA-1_RFI A	22.09.2025							
D	DA-1_RFI A_additional shadow diagrams	23.09.2025							
			ISSUE DA-1_RFI A		ISSUE DATE 23.09.2025	CLIENT BMD		CHECKED BY MJ	These drawings are the copyright of THINKTANK Architects and are not to be reproduced in any way without the consent of THINKTANK Architects D:\01.THINK THANK ARCHITECTS\BMD - SALTBUSH BLVD\3. LATEST REVIT FILE\20250923_BMD-SALTBUSH 23/09/2025 18:15:06

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HOUSE 1_1 BED - TYPE 1



1 1 BED_TYPE 2 - GROUND PLAN
1 : 100

LEGEND

PRIVATE OPEN SPACE



2 1 BED_TYPE 2 - ROOF PLAN
1 : 100

AREAS

FECA 48 sqm

CARPORT 19.7 sqm

PRIVATE OPEN SPACE 90.9 sqm

CARPORT AND VISITOR BAY EXCLUDED

REVISION HISTORY		
#	DESCRIPTION	
A	DA-1	25.07.2025
B	DA-1_updates	01.08.2025
C	DA-1_RFI A	22.09.2025
D	DA-1_RFI A_additional shadow diagrams	23.09.2025

DRAWING NAME		
1 BED_TYPE 1 - PLANS		
DWG NO.	SCALE	REVISION
SD501	1 : 100 @ A3	D
ISSUE		ISSUE DATE
DA-1_RFI A		23.09.2025

PROJECT	01-25
STAGE 4/A	
ADDRESS	SALTBUSH BVD, TOWNSVILLE
CLIENT	BMD

ARCHITECT	MICHAEL JULLYAN
DRAWN BY	MP
CHECKED BY	MJ

ACN:110893493 Level 1, 70 Bay Terrace, WYNNUM QLD 4178 P.O. BOX 5129 MANLY QLD 4179 E-MAIL: enquiries@thinktankarchitects.com.au TELEPHONE: (07)3348 3727 MOBILE: 0412 087 196	thinktank architects www.thinktankarchitects.com.au
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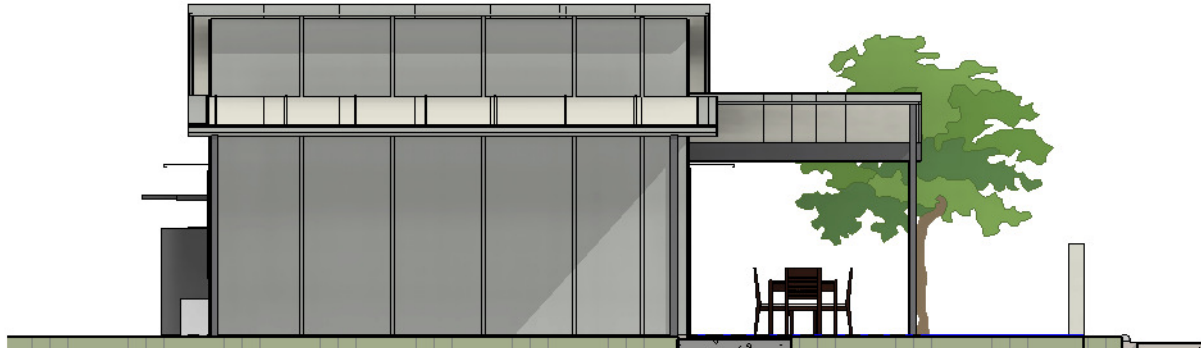
1 1 BED_2 NORTH
1 : 100



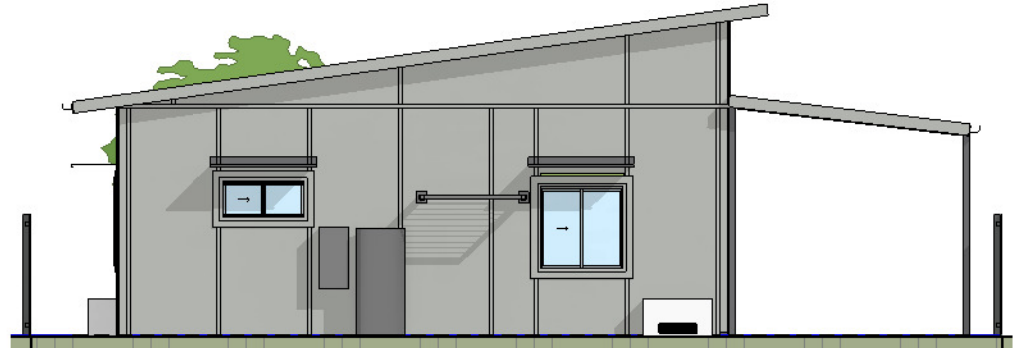
4 1 BED_2 WEST
1 : 100



2 1 BED_2 EAST
1 : 100



3 1 BED_2 SOUTH
1 : 100

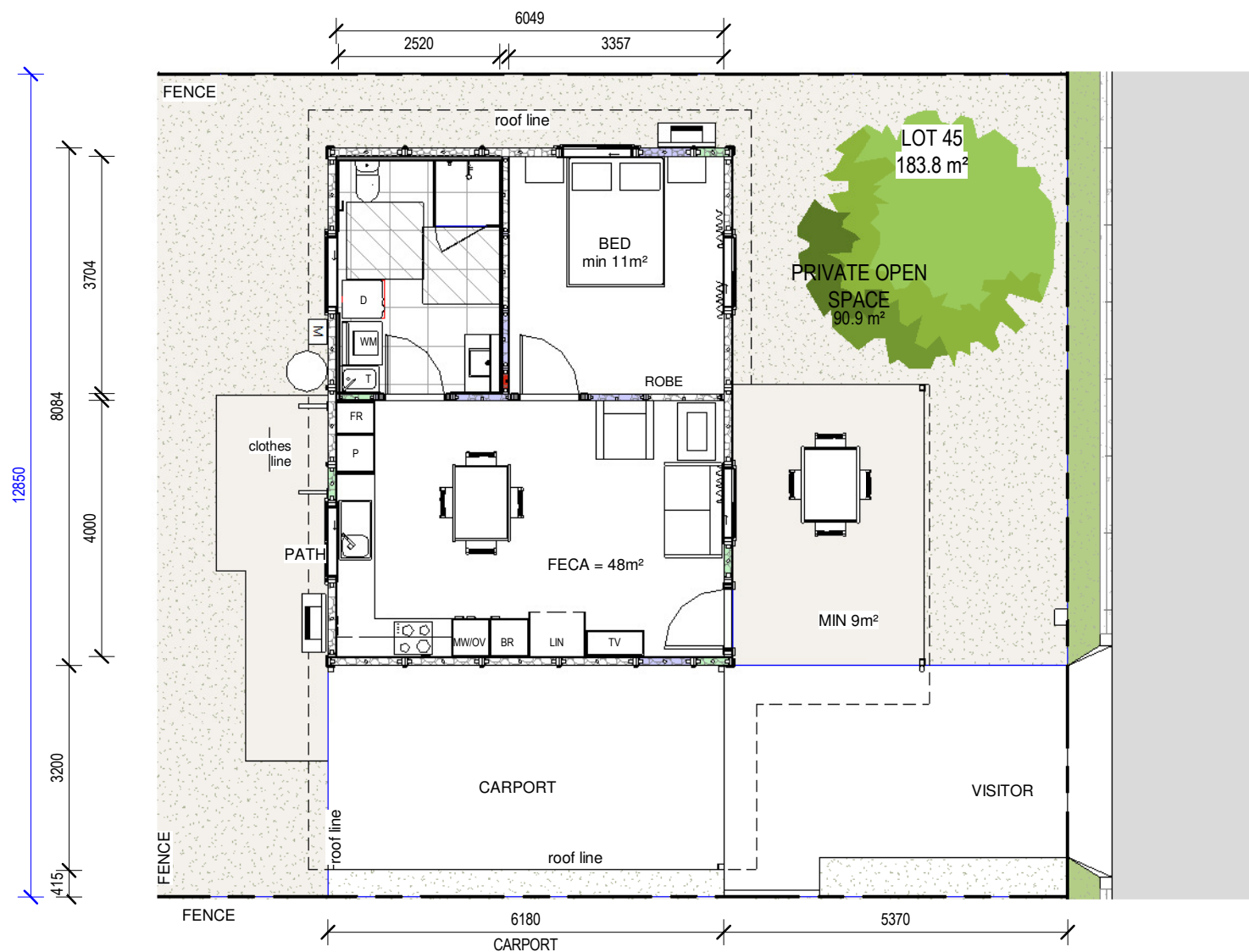


COLORS LEGEND		COLOR SCHEME 1
WALLS	Colorbond SHALE GREY	
FRONT DOOR	Colorbond SURFMIST	
WINDOWS	Colorbond SHALE GREY	
ROOF	Colorbond SURFMIST	
POSTS	Colorbond BASALT	
DOWNPIPE	Match Gutter/Fascia	
FENCE	Colorbond BASALT	
SCREENS	Colorbond BASALT	
SOFFIT	Colorbond SURFMIST	
GUTTER	Colorbond SHALE GREY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



REVISION HISTORY			DRAWING NAME			PROJECT	01-25	ARCHITECT	ACN:110893493 Level 1, 70 Bay Terrace, WYNNUM QLD 4178 P.O. BOX 5129 MANLY QLD 4179 E-MAIL: enquiries@ttarchitects.com.au TELEPHONE: (07)3348 3727 MOBILE: 0412 087 196 thinktank architects
#	DESCRIPTION		1 BED_TYPE 1 - ELEVATIONS & VIEWS			STAGE 4/A		MICHAEL JULLYAN	
A	DA-1	25.07.2025	DWG NO.	SCALE	REVISION	ADDRESS		DRAWN BY	
B	DA-1_updates	01.08.2025	SD502	1 : 100 @ A3	D	SALTBUSH BVD, TOWNSVILLE		MP	
C	DA-1_RFI A	22.09.2025	ISSUE		ISSUE DATE	CLIENT		CHECKED BY	These drawings are the copyright of THINKTANK Architects and are not to be reproduced in any way without the consent of THINKTANK Architects D:\01.THINK THANK ARCHITECTS\BMD - SALTBUSH BLVD\3. LATEST REVIT FILE\20250923_BMD-SALTBUSH 23/09/2025 18:15:09
D	DA-1_RFI A_additional shadow diagrams	23.09.2025	DA-1_RFI A		23.09.2025	BMD		MJ	

HOUSE 2_1 BED - TYPE 2



1 1 BED_TYPE 1 - GROUND PLAN
1 : 100

LEGEND

PRIVATE OPEN SPACE



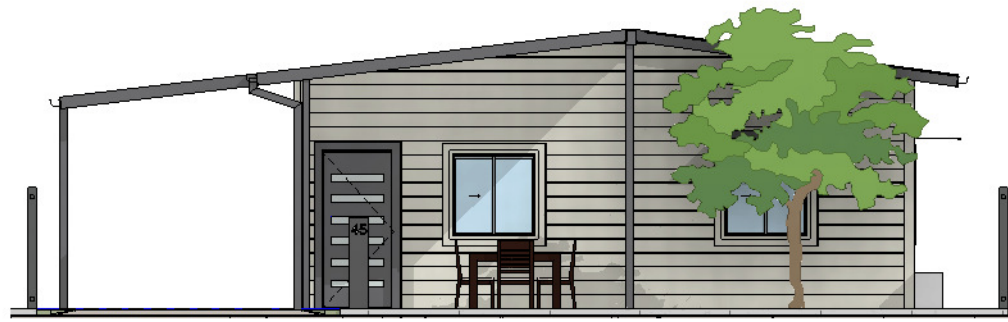
2 1 BED_TYPE 1 - ROOF PLAN
1 : 100

AREAS

FECA	48 sqm
CARPORT	19.7 sqm

PRIVATE OPEN SPACE 90.9 sqm
CARPORT AND VISITOR BAY EXCLUDED

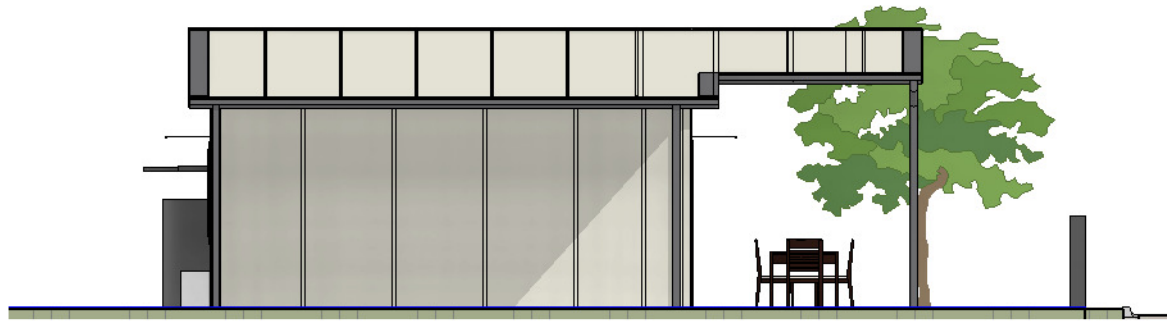
REVISION HISTORY			DRAWING NAME 1 BED_TYPE 2 - PLANS			PROJECT STAGE 4/A		01-25		ARCHITECT MICHAEL JULLYAN		ACN:110893493 Level 1, 70 Bay Terrace. WYNNUM QLD 4178 P.O. BOX 5129 MANLY QLD 4179 E-MAIL: enquiries@ttarchitects.com.au TELEPHONE: (07)3348 3727 MOBILE: 0412 087 196			
#	DESCRIPTION		DWG NO.	SCALE	REVISION	ADDRESS				DRAWN BY					
A	DA-1	25.07.2025	SD503	1 : 100 @ A3	D	SALTBUSH BVD, TOWNSVILLE				KP-MP					
B	DA-1_updates	01.08.2025													
C	DA-1_RFI A	22.09.2025	ISSUE DA-1_RFI A		ISSUE DATE 23.09.2025	CLIENT BMD				CHECKED BY MJ		These drawings are the copyright of THINKTANK Architects and are not to be reproduced in any way without the consent of THINKTANK Architects D:\01.THINK THANK ARCHITECTS\BMD - SALTBUSH BLVD\3. LATEST REVIT FILE\20250923_BMD_SALTBUSH 23/09/2025 18:15:10			
D	DA-1_RFI A_additional shadow diagrams	23.09.2025													



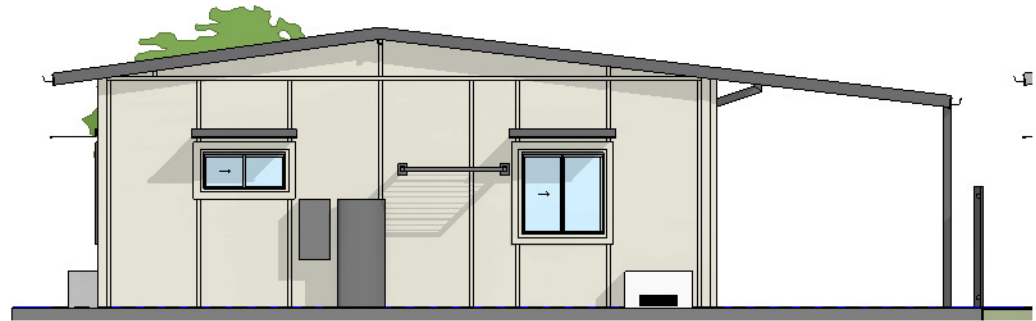
1 1 BED NORTH
1 : 100



4 1 BED WEST
1 : 100



2 1 BED EAST
1 : 100



3 1 BED SOUTH
1 : 100

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 HISTORY			DRAWING NAME			PROJECT	01-25	ARCHITECT	ACN:110893493 Level 1, 70 Bay Terrace, WYNNUM QLD 4178 P.O. BOX 5129 MANLY QLD 4179 E-MAIL: enquiries@ttarchitects.com.au TELEPHONE: (07)3348 3727 MOBILE: 0412 087 196 thinktank architects
#	DESCRIPTION		1 BED_TYPE 2 - ELEVATIONS & VIEWS			STAGE 4/A		MICHAEL JULLYAN	
A	DA-1	25.07.2025	DWG NO.	SCALE	REVISION	ADDRESS		DRAWN BY	
B	DA-1_updates	01.08.2025	SD504	1 : 100 @ A3	D	SALTBUSH BVD, TOWNSVILLE		KP-MP	
C	DA-1_RFI A	22.09.2025	ISSUE		ISSUE DATE	CLIENT		CHECKED BY	These drawings are the copyright of THINKTANK Architects and are not to be reproduced in any way without the consent of THINKTANK Architects D:\01.THINK THANK ARCHITECTS\BMD - SALTBUSH BLVD\3. LATEST REVIT FILE\20250923_BMD-SALTBUSH 23/09/2025 18:15:13
D	DA-1_RFI A_additional shadow diagrams	23.09.2025	DA-1_RFI A		23.09.2025	BMD		MJ	

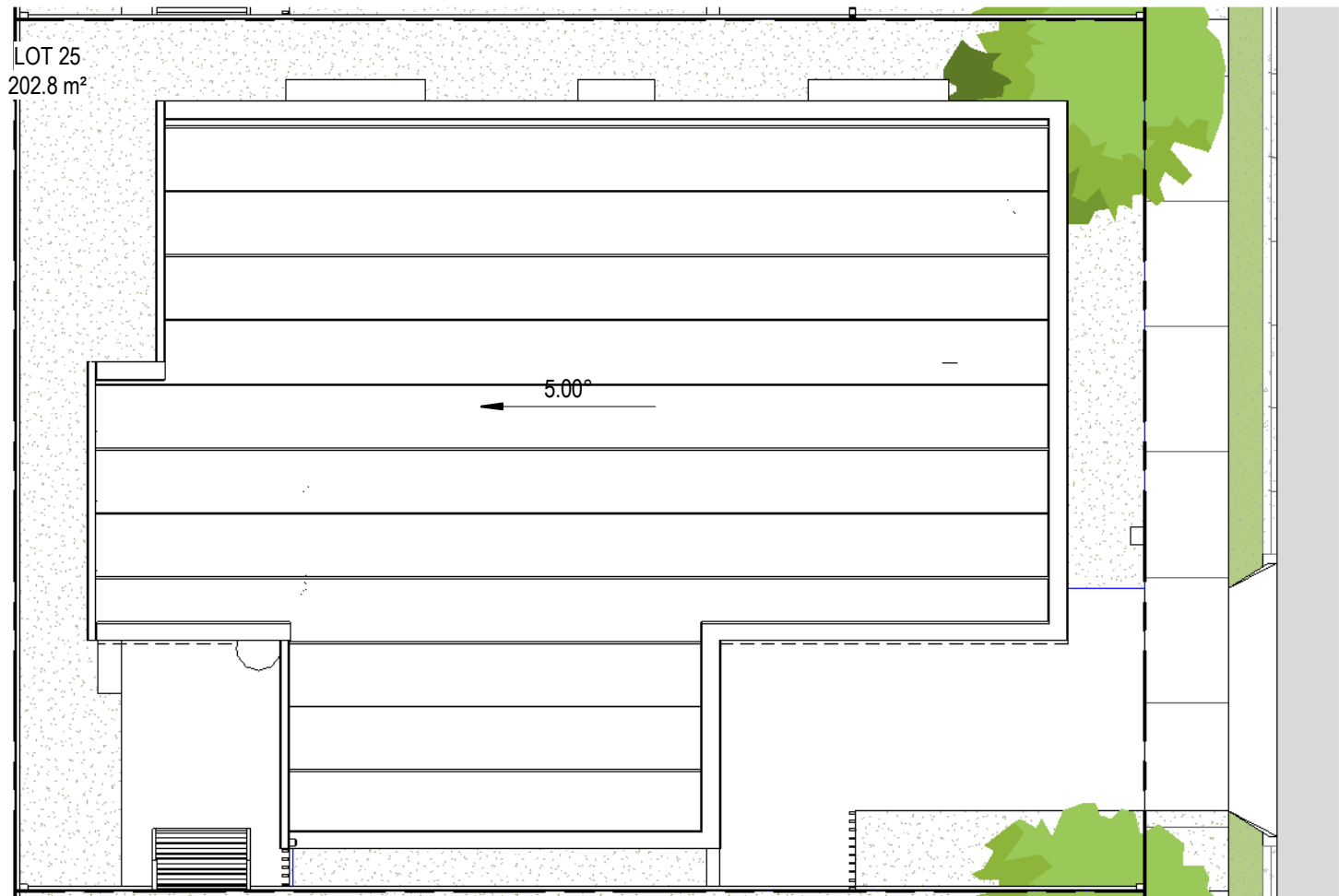
HOUSE 3_ 2 BED - TYPE 1



1 2 BED_TYPE 2 - GROUND PLAN
1 : 100

LEGEND

PRIVATE OPEN SPACE



2 2 BED_TYPE 2 - ROOF PLAN
1 : 100

AREAS	
FECA	70 sqm
CARPORT	19.7 sqm

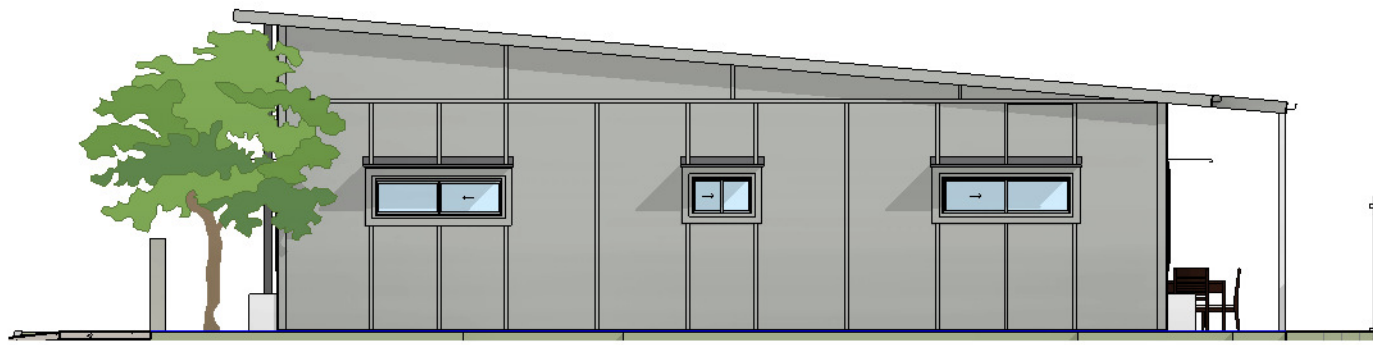
LOTS 12-17	PRIVATE OPEN SPACE	93.2 sqm
CARPORT AND VISITOR BAY EXCLUDED		

LOTS 18-28	PRIVATE OPEN SPACE	79.8 sqm
CARPORT AND VISITOR BAY EXCLUDED		

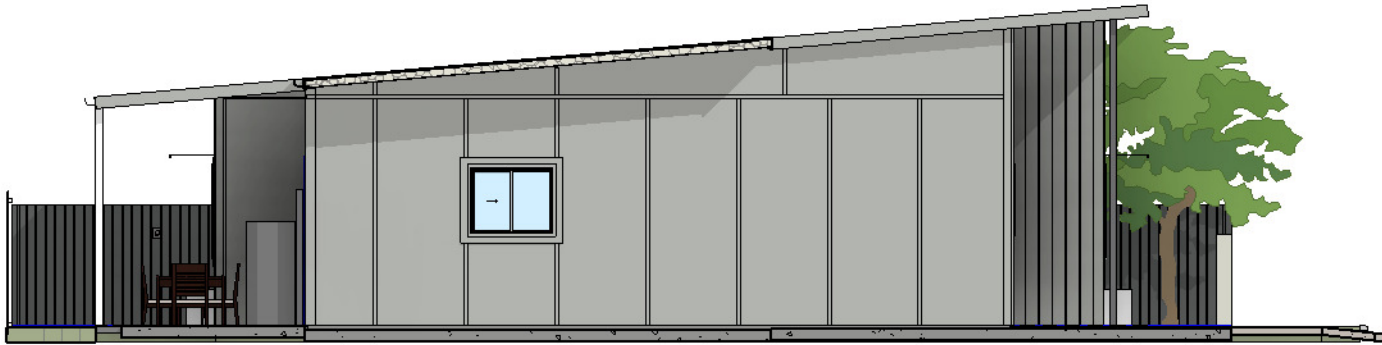
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#	DESCRIPTION	-	DWG NO.	SCALE	REVISION	ADDRESS			DRAWN BY						
A	DA-1	25.07.2025	SD510	1 : 100 @ A3	D	SALT BUSH BVD, TOWNSVILLE			KP-MP						
B	DA-1_updates	01.08.2025	ISSUE DA-1_RFI A			ISSUE DATE 23.09.2025			CLIENT BMD						
C	DA-1_RFI A	22.09.2025												CHECKED BY MJ	
D	DA-1_RFI A_additional shadow diagrams	23.09.2025													
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D:\01.THINK THANK ARCHITECTS\BMD - SALT BUSH BLVD\3. LATEST REVIT FILE\20250923_BMD-SALT BUSH 23/09/2025 18:15:14															



1 2 BED_2 NORTH
1 : 100



3 2 BED_2 WEST
1 : 100



2 2 BED_2 EAST
1 : 100



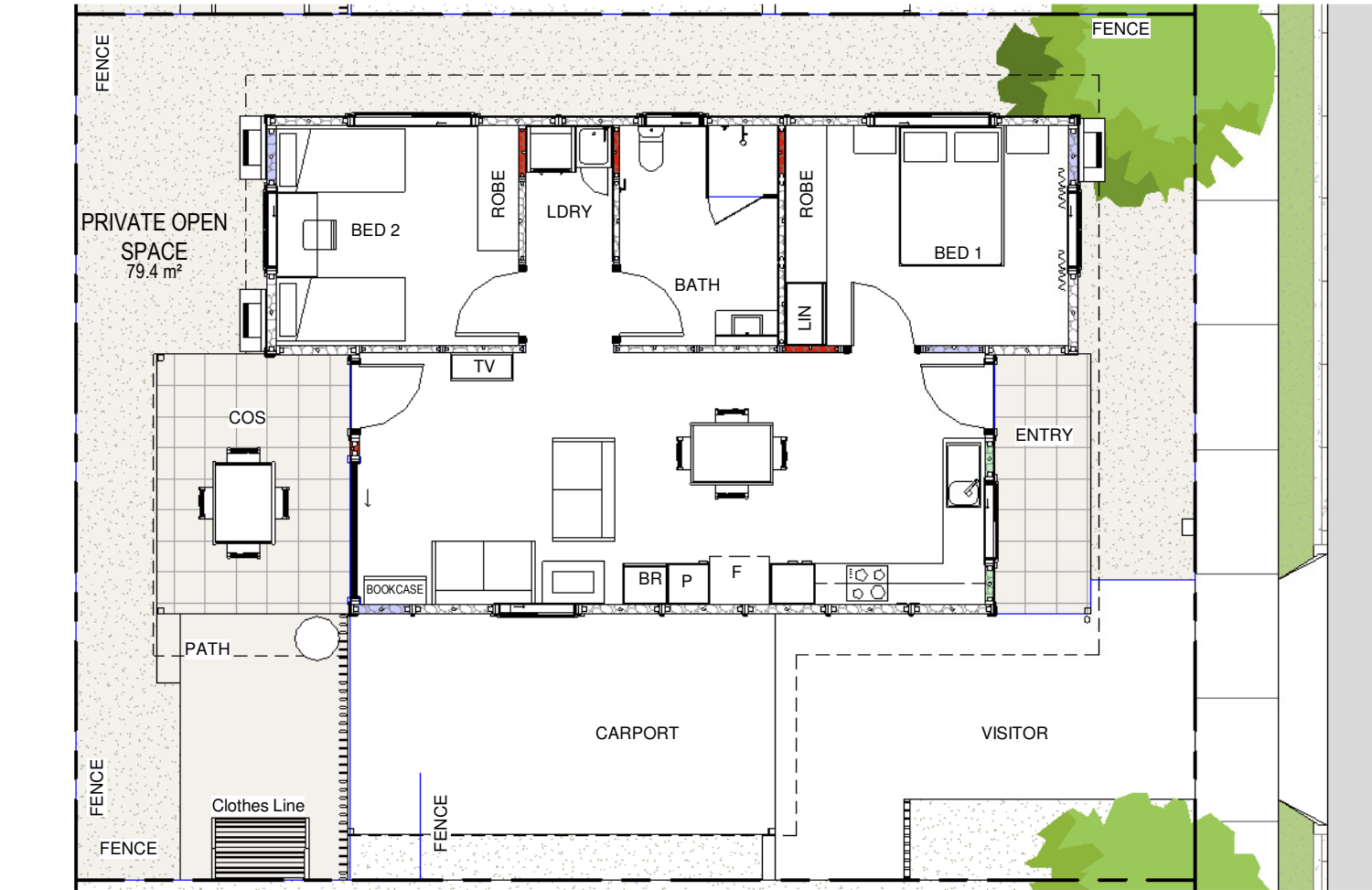
4 2 BED_2 SOUTH
1 : 100

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



REVISION HISTORY			DRAWING NAME 2 BED_TYPE 1 - ELEVATIONS & VIEWS			PROJECT STAGE 4/A	01-25	ARCHITECT MICHAEL JULLYAN	ACN:110893493 Level 1, 70 Bay Terrace, WYNNUM QLD 4178 P.O. BOX 5129 MANLY QLD 4179 E-MAIL: enquiries@ttarchitects.com.au TELEPHONE: (07)3348 3727 MOBILE: 0412 087 196 thinktankarchitects www.thinktankarchitects.com.au
#	DESCRIPTION	-	DWG NO.	SCALE	REVISION	ADDRESS SALTBUSH BVD, TOWNSVILLE		DRAWN BY KP-MP	
A	DA-1	25.07.2025	SD511	1 : 100 @ A3	D				
B	DA-1_updates	01.08.2025							
C	DA-1_RFI A	22.09.2025	ISSUE		ISSUE DATE	CLIENT		CHECKED BY	
D	DA-1_RFI A_additional shadow diagrams	23.09.2025	DA-1_RFI A		23.09.2025	BMD		MJ	
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D:\01.THINK THANK ARCHITECTS\BMD - SALTBUSH BLVD\3. LATEST REVIT FILE\20250923_BMD-SALTBUSH									
23/09/2025 18:15:17									

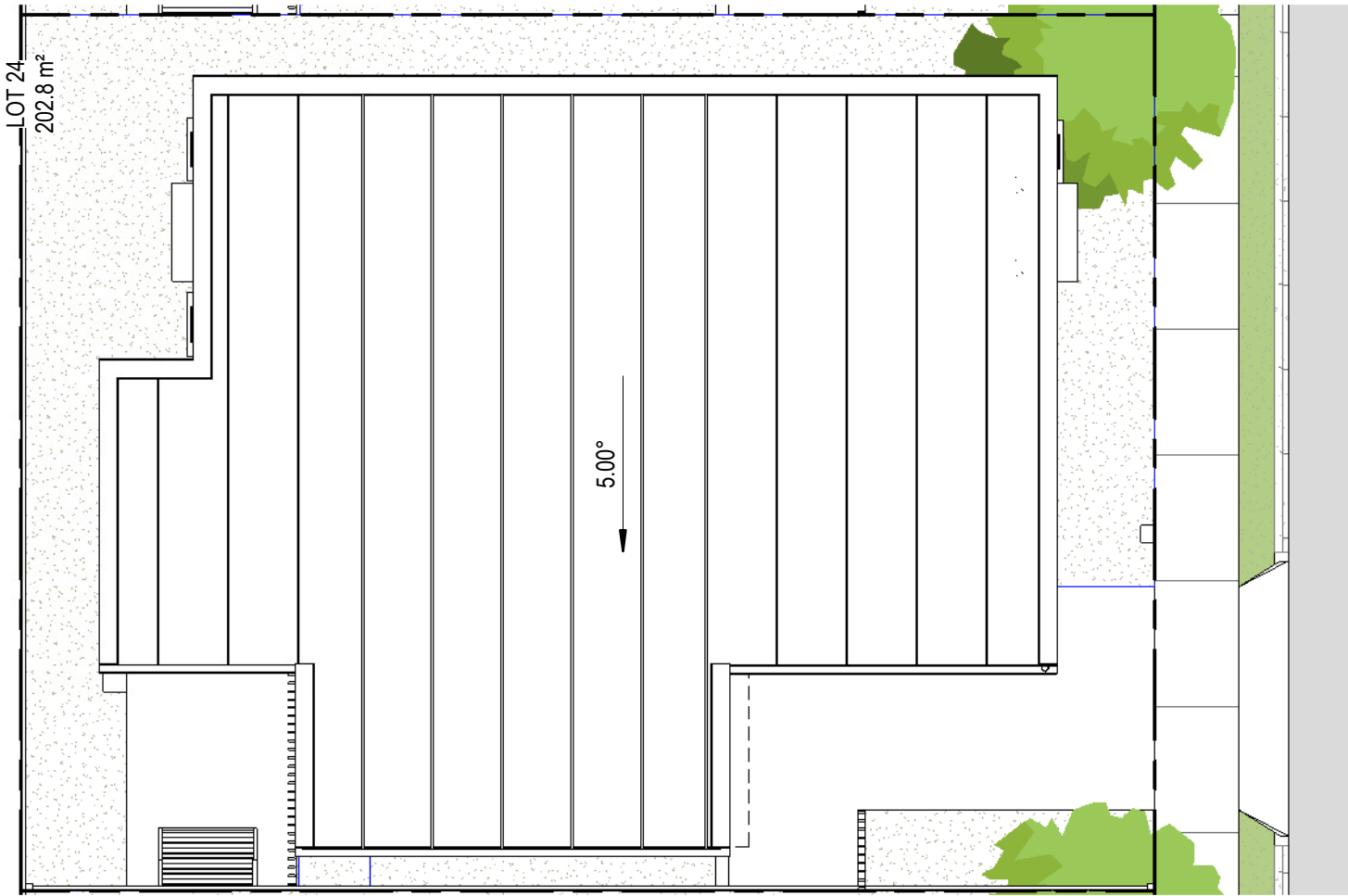
HOUSE 4_ 2 BED - TYPE 4



2 2 BED_TYPE 1 - GROUND PLAN
1 : 100

LEGEND

PRIVATE OPEN SPACE



1 2 BED_TYPE 1 - ROOF PLAN
1 : 100

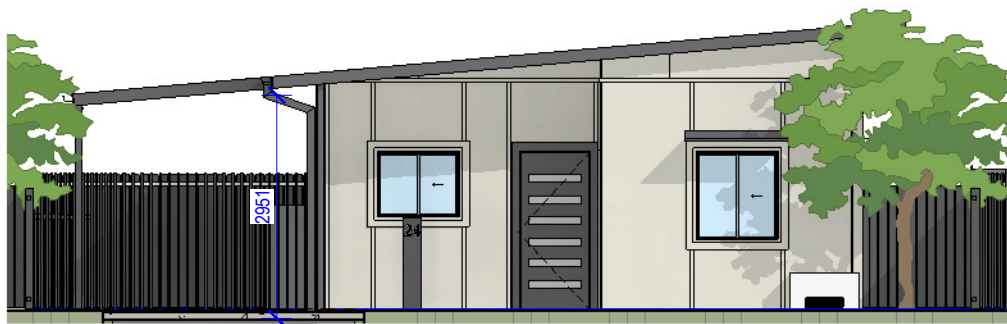
AREAS

FECA	70 sqm
CARPORT	19.7 sqm

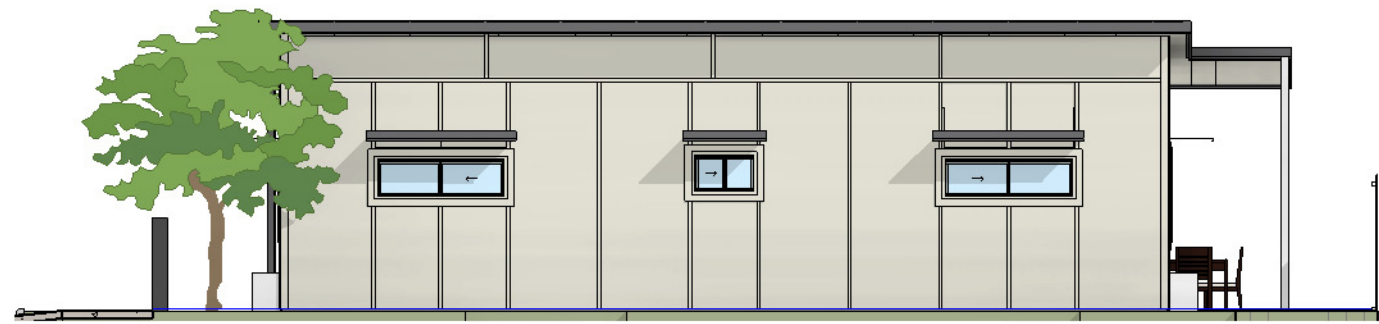
LOTS 12-17	PRIVATE OPEN SPACE	93.2 sqm
	CARPORT AND VISITOR BAY EXCLUDED	

LOTS 18-28	PRIVATE OPEN SPACE	83.6 sqm
	CARPORT AND VISITOR BAY EXCLUDED	

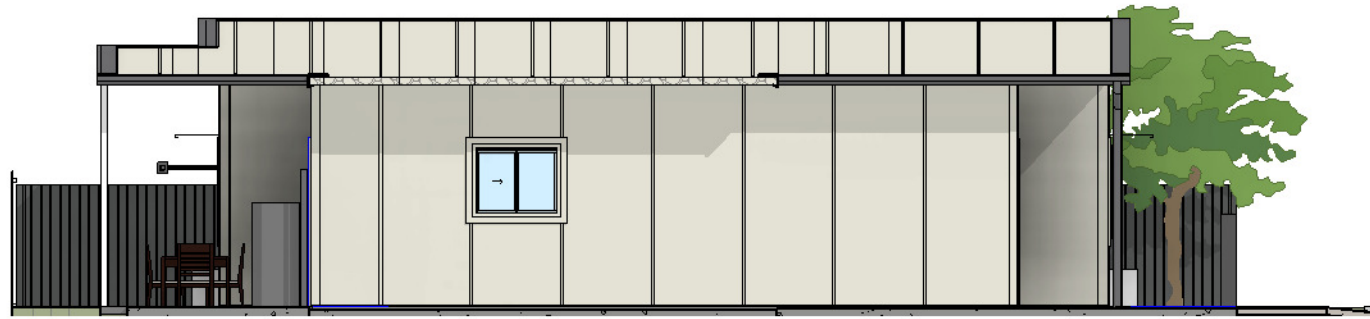
REVISION HISTORY			DRAWING NAME 2 BED_TYPE 2 - PLANS			PROJECT STAGE 4/A		01-25		ARCHITECT MICHAEL JULLYAN		ACN:110893493 Level 1, 70 Bay Terrace, WYNNUM QLD 4178 P.O. BOX 5129 MANLY QLD 4179 E-MAIL: enquiries@ttarchitects.com.au TELEPHONE: (07)3348 3727 MOBILE: 0412 087 196			
#	DESCRIPTION	-	DWG NO.	SCALE	REVISION	ADDRESS SALTBUSH BVD, TOWNSVILLE		DRAWN BY MP		CHECKED BY MJ		These drawings are the copyright of THINKTANK Architects and are not to be reproduced in any way without the consent of THINKTANK Architects D:\01.THINK THANK ARCHITECTS\BMD - SALTBUSH BLVD\3. LATEST REVIT FILE\20250923_BMD-SALTBUSH 23/09/2025 18:15:18			
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B	DA-1_updates	01.08.2025													
C	DA-1_RFI A	22.09.2025	ISSUE DA-1_RFI A		ISSUE DATE 23.09.2025										
D	DA-1_RFI A_additional shadow diagrams	23.09.2025													



2 2 BED_1 NORTH
1 : 100



4 2 BED_1 WEST
1 : 100



1 2 BED_1 EAST
1 : 100

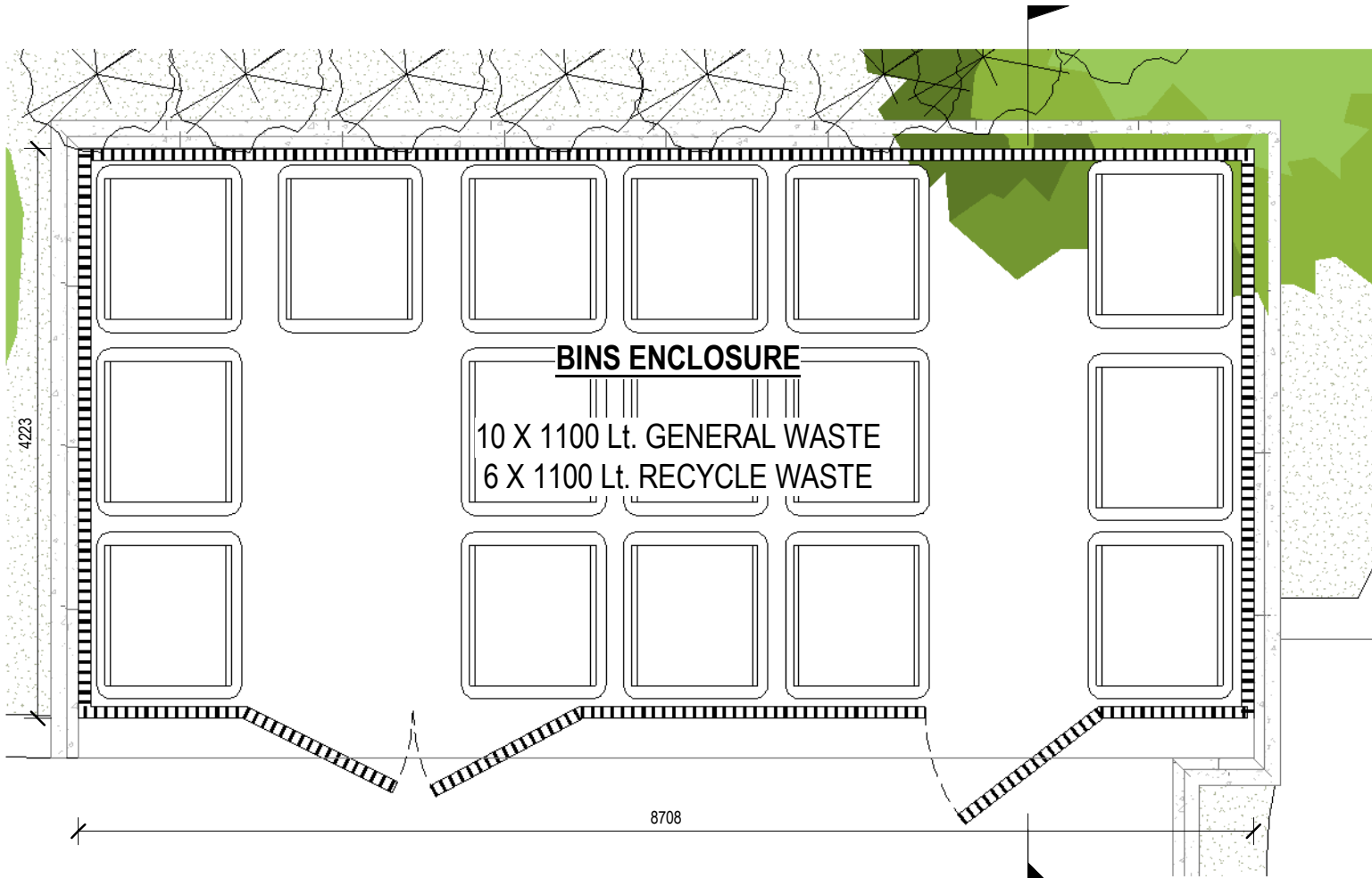


3 2 BED_1 SOUTH
1 : 100

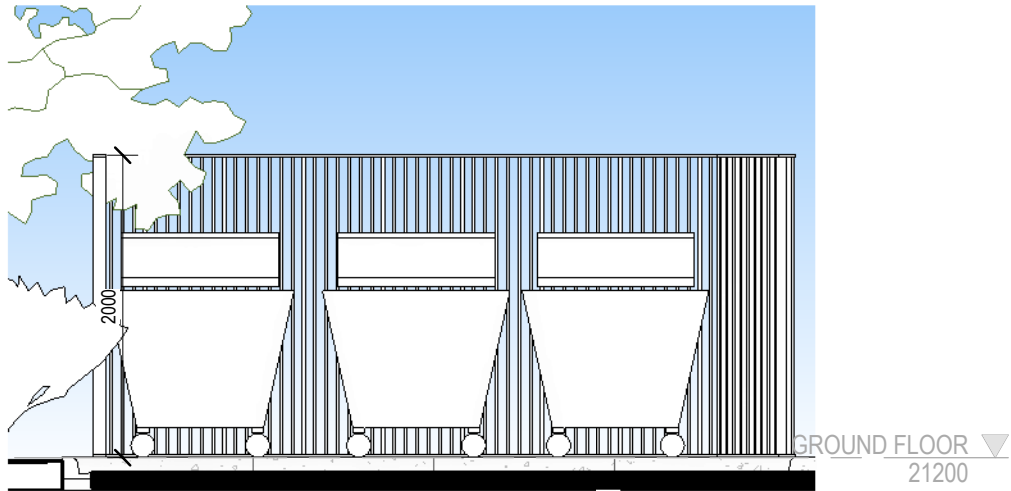
COLORS LEGEND		COLOR SCHEME 2
WALLS	Colorbond SURFMIST	
FRONT DOOR	Colorbond BASALT	
WINDOWS	Colorbond SURFMIST	
ROOF	Colorbond SURFMIST	
POSTS	Colorbond BASALT	
DOWNPIPE	Match Gutter/Fascia	
FENCE	Colorbond BASALT	
SCREENS	Colorbond BASALT	
SOFFIT	Colorbond SURFMIST	
GUTTER	Colorbond BASALT	
FASCIA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



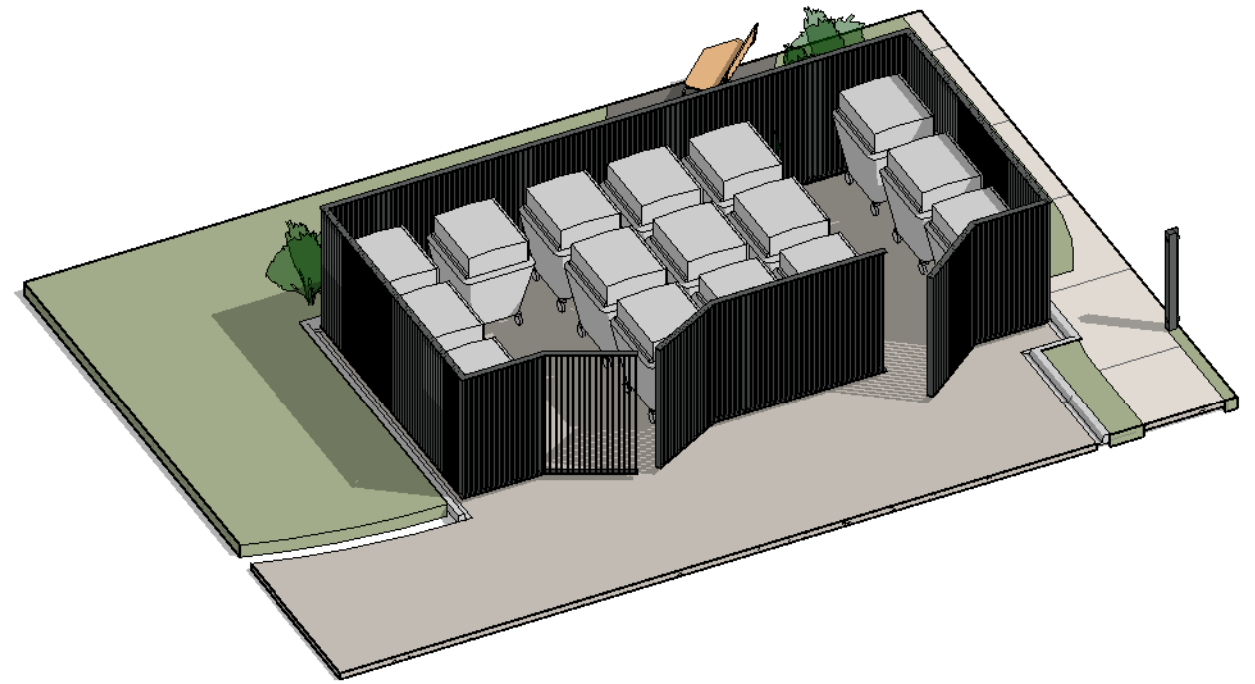
REVISION HISTORY			DRAWING NAME			PROJECT	01-25	ARCHITECT	ACN:110893493 Level 1, 70 Bay Terrace, WYNNUM QLD 4178 P.O. BOX 5129 MANLY QLD 4179 E-MAIL: enquiries@ttarchitects.com.au TELEPHONE: (07)3348 3727 MOBILE: 0412 087 196 thinktank architects
#	DESCRIPTION	-	2 BED_TYPE 2 - ELEVATIONS & VIEWS			STAGE 4/A		MICHAEL JULLYAN	
A	DA-1	25.07.2025	DWG NO.	SCALE	REVISION	ADDRESS		DRAWN BY	
B	DA-1_updates	01.08.2025	SD513	1 : 100 @ A3	D	SALTBUSH BVD, TOWNSVILLE		MP	
C	DA-1_RFI A	22.09.2025	ISSUE		ISSUE DATE	CLIENT		CHECKED BY	These drawings are the copyright of THINKTANK Architects and are not to be reproduced in any way without the consent of THINKTANK Architects D:\01.THINK THANK ARCHITECTS\BMD - SALTBUSH BLVD\3. LATEST REVIT FILE\20250923_BMD-SALTBUSH 23/09/2025 18:15:21
D	DA-1_RFI A_additional shadow diagrams	23.09.2025	DA-1_RFI A		23.09.2025	BMD		MJ	



2 BINS ENCLOSURE - PLAN
1 : 50

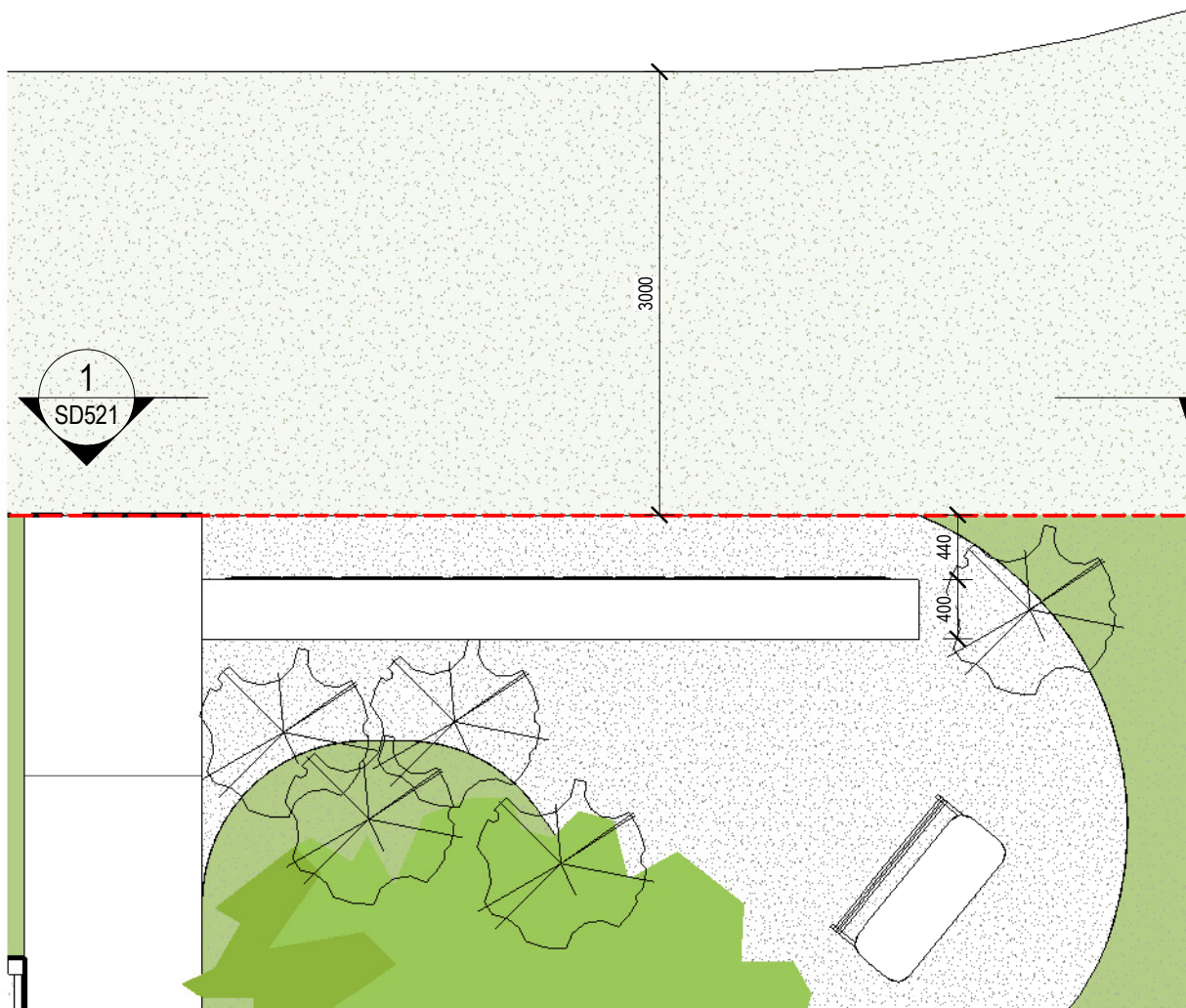


3 BINS ENCLOSURE - SECTION
1 : 50

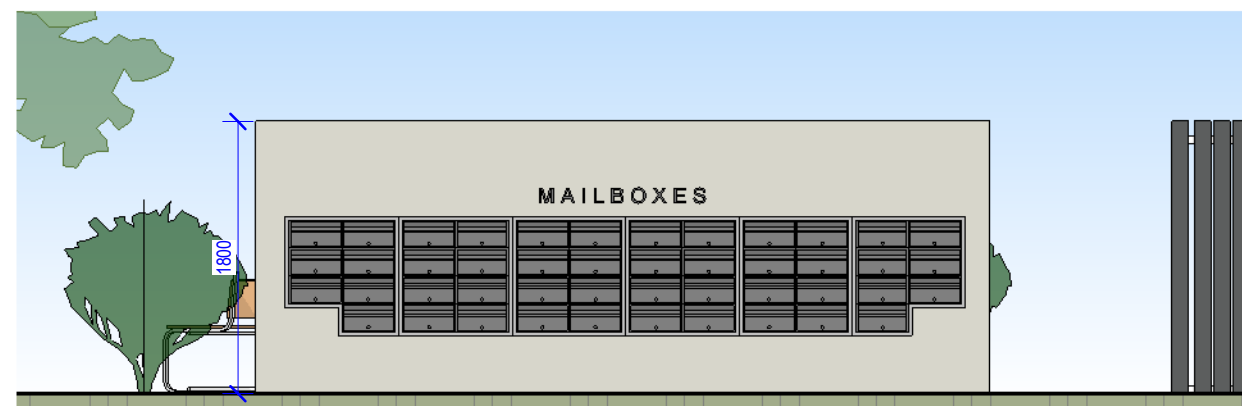


1 BINS AREA 3D

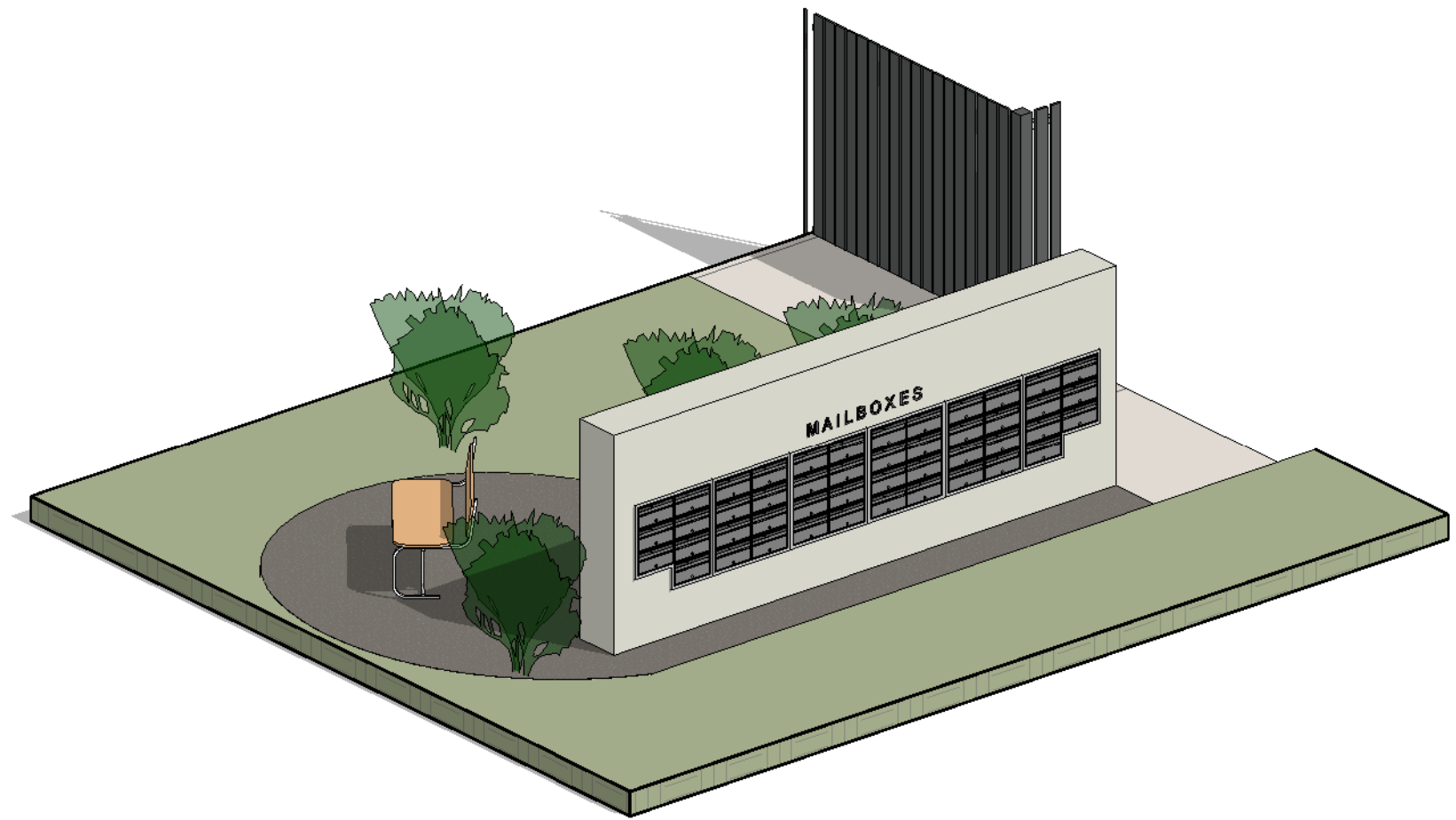
REVISION HISTORY			DRAWING NAME BINS ENCLOSURE			PROJECT STAGE 4/A		01-25	ARCHITECT MICHAEL JULLYAN	ACN:110893493 Level 1, 70 Bay Terrace, WYNNUM QLD 4178 P.O. BOX 5129 MANLY QLD 4179 E-MAIL: enquiries@ttarchitects.com.au TELEPHONE: (07)3348 3727 MOBILE: 0412 087 196			
#	DESCRIPTION	-	DWG NO.	SCALE	REVISION	ADDRESS			DRAWN BY	These drawings are the copyright of THINKTANK Architects and are not to be reproduced in any way without the consent of THINKTANK Architects D:\01.THINK THANK ARCHITECTS\BMD - SALTBUSH BLVD\3. LATEST REVIT FILE\20250923_BMD-SALTBUSH 23/09/2025 18:15:23			
A	DA-1	25.07.2025	SD520	1 : 50 @ A3	D	SALTBUSH BVD, TOWNSVILLE			MP				
B	DA-1_updates	01.08.2025											
C	DA-1_RFI A	22.09.2025	ISSUE		ISSUE DATE	CLIENT			CHECKED BY				
D	DA-1_RFI A_additional shadow diagrams	23.09.2025	DA-1_RFI A		23.09.2025	BMD			MJ				



2 MAILBOXES LOCATION
1 : 50



1 MAILBOXES - ELEVATION
1 : 50

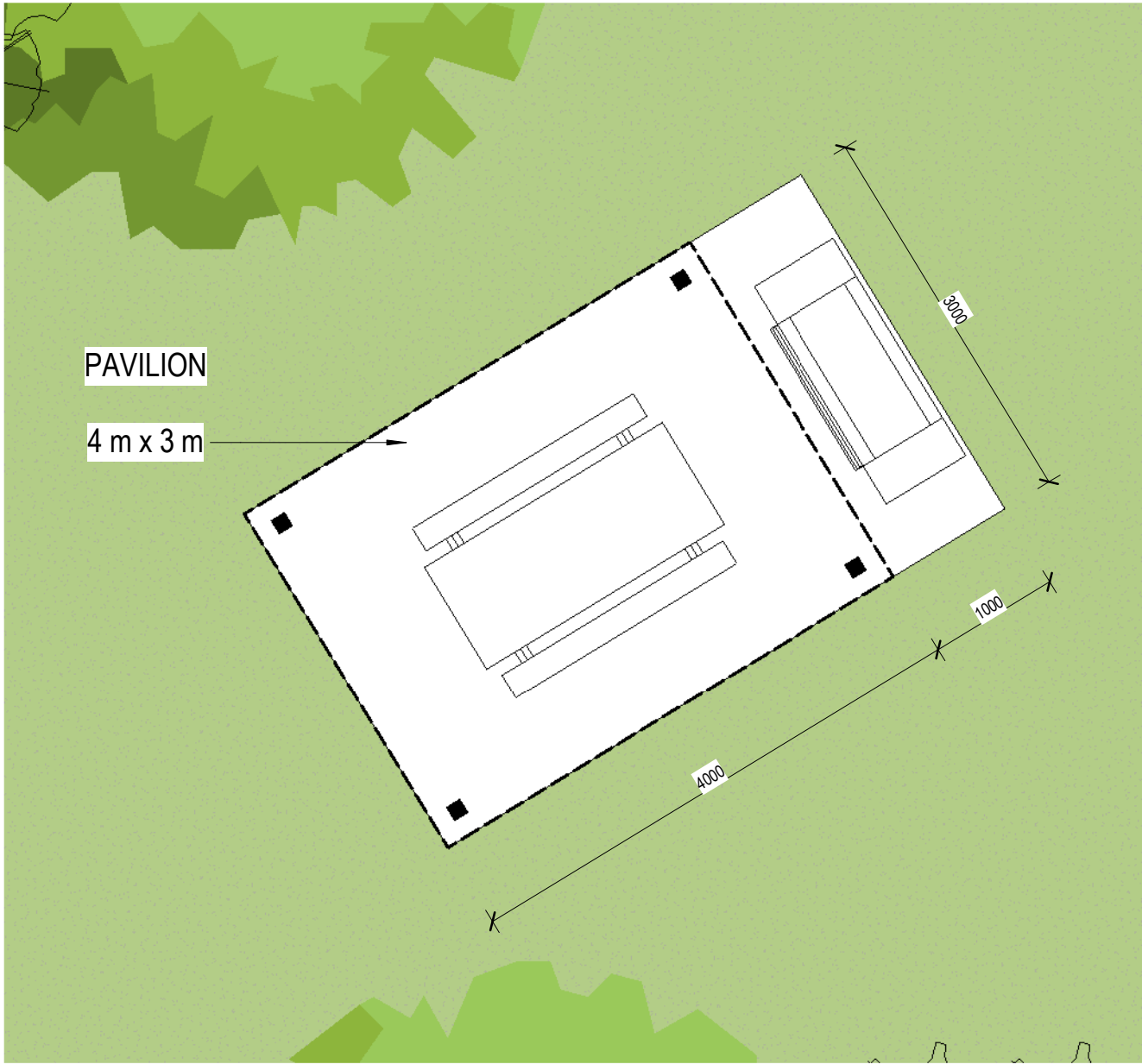


3 MAILBOXES

REVISION HISTORY			DRAWING NAME			PROJECT		01-25		ARCHITECT		ACN:110893493 Level 1, 70 Bay Terrace, WYNNUM QLD 4178 P.O. BOX 5129 MANLY QLD 4179 E-MAIL: enquiries@ttarchitects.com.au TELEPHONE: (07)3348 3727 MOBILE: 0412 087 196 thinktankarchitects www.thinktankarchitects.com.au
#	DESCRIPTION	-	MAILBOXES			STAGE 4/A		MICHAEL JULLYAN				
A	DA-1	25.07.2025	DWG NO.	SCALE	REVISION	ADDRESS		DRAWN BY				
B	DA-1_updates	01.08.2025	SD521	1 : 50 @ A3	D	SALTBUSH BVD, TOWNSVILLE		MP				
C	DA-1_RFI A	22.09.2025	ISSUE		ISSUE DATE	CLIENT		CHECKED BY				
D	DA-1_RFI A_additional shadow diagrams	23.09.2025	DA-1_RFI A		23.09.2025	BMD		MJ				
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D:\01.THINK THANK ARCHITECTS\BMD - SALTBUSH BLVD\3. LATEST REVIT FILE\20250923_BMD-SALTBUSH												
23/09/2025 18:15:25												

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23/09/2025 18:15:25



1 PAVILION - PLAN
1 : 50

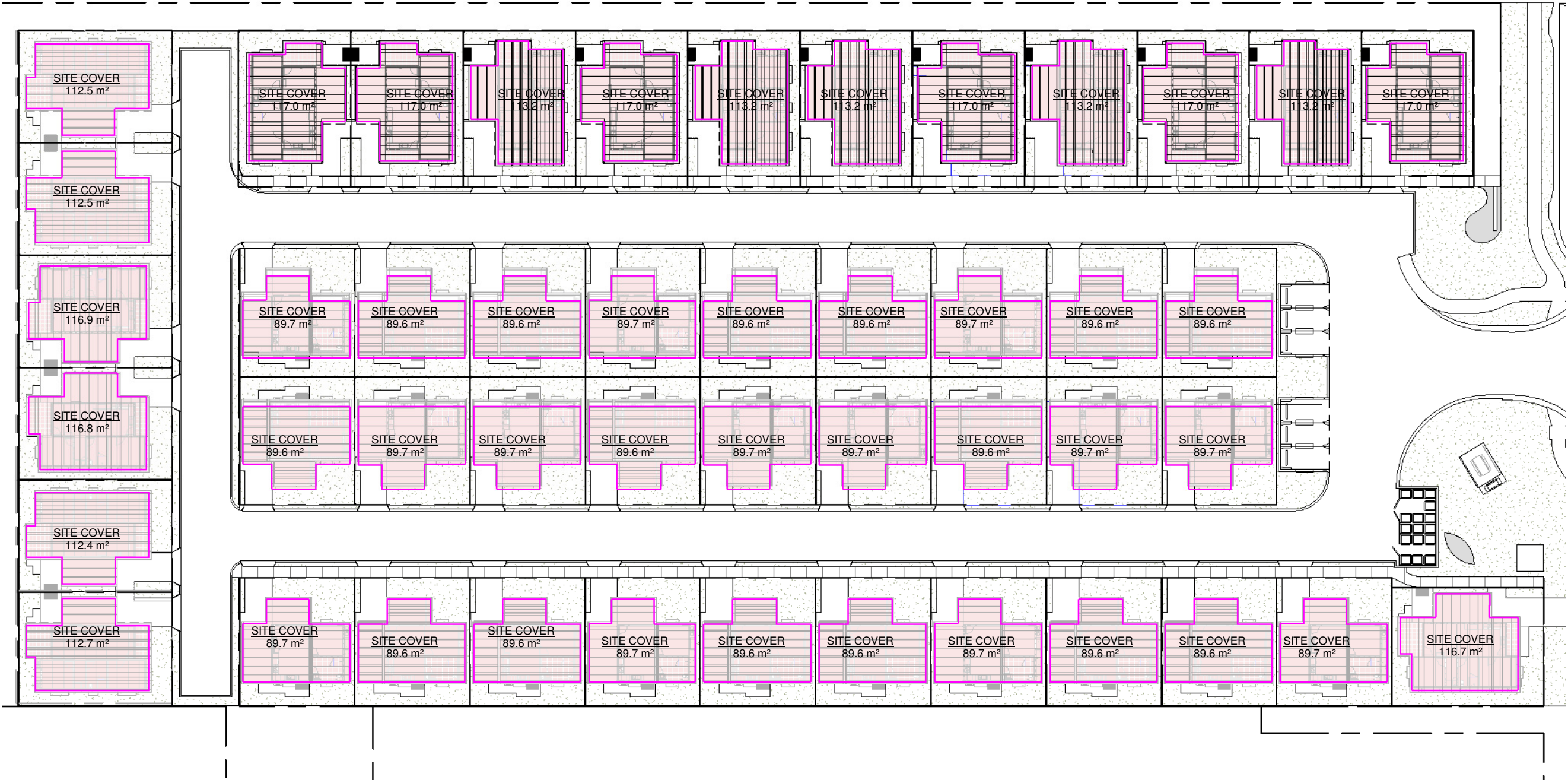


2 PAVILION 1



3 PAVILION 2

REVISION HISTORY			DRAWING NAME PAVILION			PROJECT STAGE 4/A		01-25		ARCHITECT MICHAEL JULLYAN		ACN:110893493 Level 1, 70 Bay Terrace, WYNNUM QLD 4178 P.O. BOX 5129 MANLY QLD 4179 E-MAIL: enquiries@ttarchitects.com.au TELEPHONE: (07)3348 3727 MOBILE: 0412 087 196 thinktankarchitects www.thinktankarchitects.com.au
#	DESCRIPTION	-	DWG NO.	SCALE	REVISION	ADDRESS			DRAWN BY			
A	DA-1	25.07.2025	SD522	1 : 50 @ A3	D	SALT BUSH BVD, TOWNSVILLE			MP			
B	DA-1_updates	01.08.2025	ISSUE		ISSUE DATE	CLIENT			CHECKED BY			
C	DA-1_RFI A	22.09.2025	DA-1_RFI A		23.09.2025	BMD			MJ			
D	DA-1_RFI A_additional shadow diagrams	23.09.2025										These drawings are the copyright of THINKTANK Architects and are not to be reproduced in any way without the consent of THINKTANK Architects D:\01.THINK THANK ARCHITECTS\BMD - SALT BUSH BLVD\3. LATEST REVIT FILE\20250923_BMD-SALT BUSH 23/09/2025 18:15:28



Area Schedule (SITE...	
Name	Area
SITE COVER	117.0 m²
SITE COVER	113.2 m²
SITE COVER	117.0 m²
SITE COVER	113.2 m²
SITE COVER	117.0 m²
SITE COVER	113.2 m²
SITE COVER	113.2 m²
SITE COVER	117.0 m²
SITE COVER	113.2 m²
SITE COVER	117.0 m²
SITE COVER	112.5 m²
SITE COVER	112.5 m²
SITE COVER	116.9 m²
SITE COVER	116.8 m²
SITE COVER	112.4 m²
SITE COVER	112.7 m²
SITE COVER	89.7 m²
SITE COVER	89.6 m²
SITE COVER	89.7 m²
SITE COVER	89.7 m²
SITE COVER	89.7 m²
SITE COVER	89.6 m²
SITE COVER	89.6 m²
SITE COVER	89.6 m²
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SITE COVER	89.6 m²
SITE COVER	89.6 m²
SITE COVER	89.7 m²
SITE COVER	89.6 m²
SITE COVER	89.6 m²
SITE COVER	89.7 m²
SITE COVER	89.6 m²
SITE COVER	89.6 m²
SITE COVER	89.7 m²
SITE COVER	116.7 m²
Grand total: 46	4578.0 m²

REVISION HISTORY			DRAWING NAME SITE COVER			PROJECT STAGE 4/A	01-25	ARCHITECT MICHAEL JULLYAN	ACN:110893493 Level 1, 70 Bay Terrace, WYNNUM QLD 4178 P.O. BOX 5129 MANLY QLD 4179 E-MAIL: enquiries@ttarchitects.com.au TELEPHONE: (07)3348 3727 MOBILE: 0412 087 196	 www.thinktankarchitects.com.au
#	DESCRIPTION	-	DWG NO.	SCALE	REVISION	ADDRESS	DRAWN BY			
A	DA-1	25.07.2025	SD601	1 : 500 @ A3	D	SALTBUSH BVD, TOWNSVILLE	MP			
B	DA-1_updates	01.08.2025								
C	DA-1_RFI A	22.09.2025	ISSUE		ISSUE DATE	CLIENT	CHECKED BY			
D	DA-1_RFI A_additional shadow diagrams	23.09.2025	DA-1_RFI A		23.09.2025	BMD	MJ			
									These drawings are the copyright of THINKTANK Architects and are not to be reproduced in any way without the consent of THINKTANK Architects D:\01.THINK THANK ARCHITECTS\BMD - SALT BUSH BLVD\3. LATEST REVIT FILE\20250923_BMD-SALT BUSH 23/09/2025 18:15:35	



1 S.D._ 15 APRIL_9 AM
1 : 1500



2 S.D._ 15 APRIL_12 PM
1 : 1500



3 S.D._ 15 APRIL_3 PM
1 : 1500



REVISION HISTORY			DRAWING NAME SHADOW DIAGRAMS_15 APRIL			PROJECT STAGE 4/A		01-25		ARCHITECT MICHAEL JULLYAN		ACN:110893493 Level 1, 70 Bay Terrace. WYNNUM QLD 4178 P.O. BOX 5129 MANLY QLD 4179 E-MAIL: enquiries@ttarchitects.com.au TELEPHONE: (07)3348 3727 MOBILE: 0412 087 196		thinktankarchitects www.thinktankarchitects.com.au	
#	DESCRIPTION	-	DWG NO. SD700	SCALE 1 : 1500@ A3	REVISION D	ADDRESS SALT BUSH BVD, TOWNSVILLE			DRAWN BY MP		These drawings are the copyright of THINKTANK Architects and are not to be reproduced in any way without the consent of THINKTANK Architects D:\01.THINK THANK ARCHITECTS\BMD - SALT BUSH BLVD\3. LATEST REVIT FILE\20250923_BMD-SALT BUSH 23/09/2025 18:15:45				
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B	DA-1_updates	01.08.2025													
C	DA-1_RFI A	22.09.2025													
D	DA-1_RFI A_additional shadow diagrams	23.09.2025													



1 S.D. 30 JUNE 9 AM
1 : 1500



2 S.D. 30 JUNE 12 PM
1 : 1500



3 S.D. 30 JUNE 3 PM
1 : 1500



REVISION HISTORY			DRAWING NAME			PROJECT	01-25	ARCHITECT	ACN:110893493 Level 1, 70 Bay Terrace, WYNNUM QLD 4178 P.O. BOX 5129 MANLY QLD 4179 E-MAIL: enquiries@ttarchitects.com.au TELEPHONE: (07)3348 3727 MOBILE: 0412 087 196 www.thinktankarchitects.com.au thinktankarchitects
#	DESCRIPTION	-	SHADOW DIAGRAMS_30 JUNE			STAGE 4/A		MICHAEL JULLYAN	
A	DA-1	25.07.2025	DWG NO.	SCALE	REVISION	ADDRESS		DRAWN BY	
B	DA-1_updates	01.08.2025	SD701	1 : 1500@ A3	D	SALTBUSH BVD, TOWNSVILLE		Author	
C	DA-1_RFI A	22.09.2025	ISSUE		ISSUE DATE	CLIENT		CHECKED BY	
D	DA-1_RFI A_additional shadow diagrams	23.09.2025	DA-1_RFI A		23.09.2025	BMD		MJ	
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D:\01.THINK THANK ARCHITECTS\BMD - SALT BUSH BLVD\3. LATEST REVIT FILE\20250923_BMD-SALT BUSH 23/09/2025 18:15:55									



2 S.D._ 31 DECEMBER_9 AM
1 : 1500



3 S.D._ 31 DECEMBER_12 PM
1 : 1500



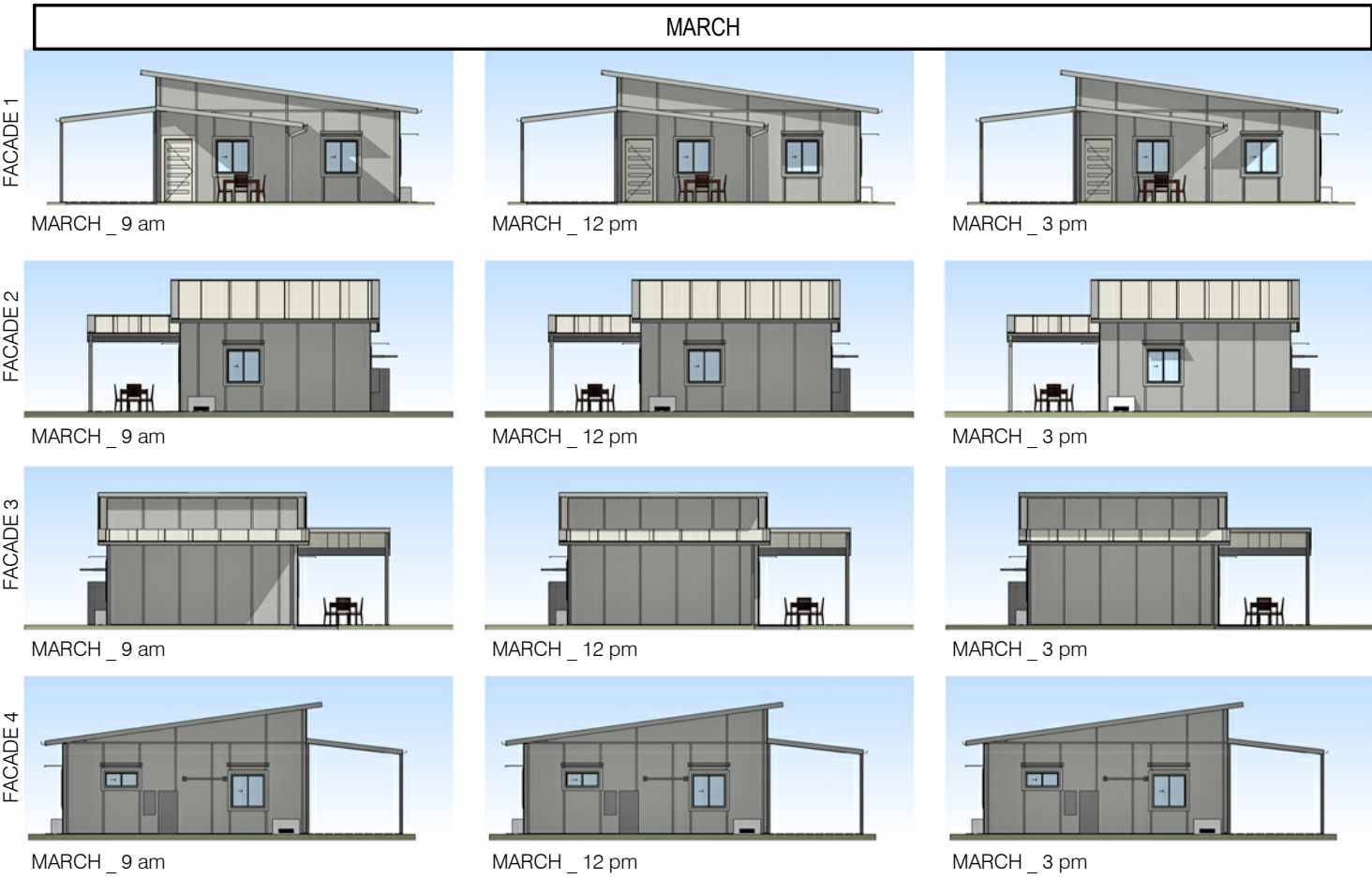
1 S.D._ 31 DECEMBER_3 PM
1 : 1500



REVISION HISTORY			DRAWING NAME			PROJECT STAGE 4/A	01-25	ARCHITECT MICHAEL JULLYAN	ACN:110893493 Level 1, 70 Bay Terrace, WYNNUM QLD 4178 P.O. BOX 5129 MANLY QLD 4179 E-MAIL: enquiries@ttarchitects.com.au TELEPHONE: (07)3348 3727 MOBILE: 0412 087 196	thinktank architects www.thinktankarchitects.com.au
#	DESCRIPTION		DWG NO.	SCALE	REVISION					
A	DA-1	25.07.2025	SD702	1 : 1500@ A3	D	ADDRESS SALT BUSH BVD, TOWNSVILLE		DRAWN BY MP		
B	DA-1_updates	01.08.2025								
C	DA-1_RFI A	22.09.2025	ISSUE DA-1_RFI A		ISSUE DATE 23.09.2025	CLIENT BMD		CHECKED BY MJ		
D	DA-1_RFI A_additional shadow diagrams	23.09.2025								

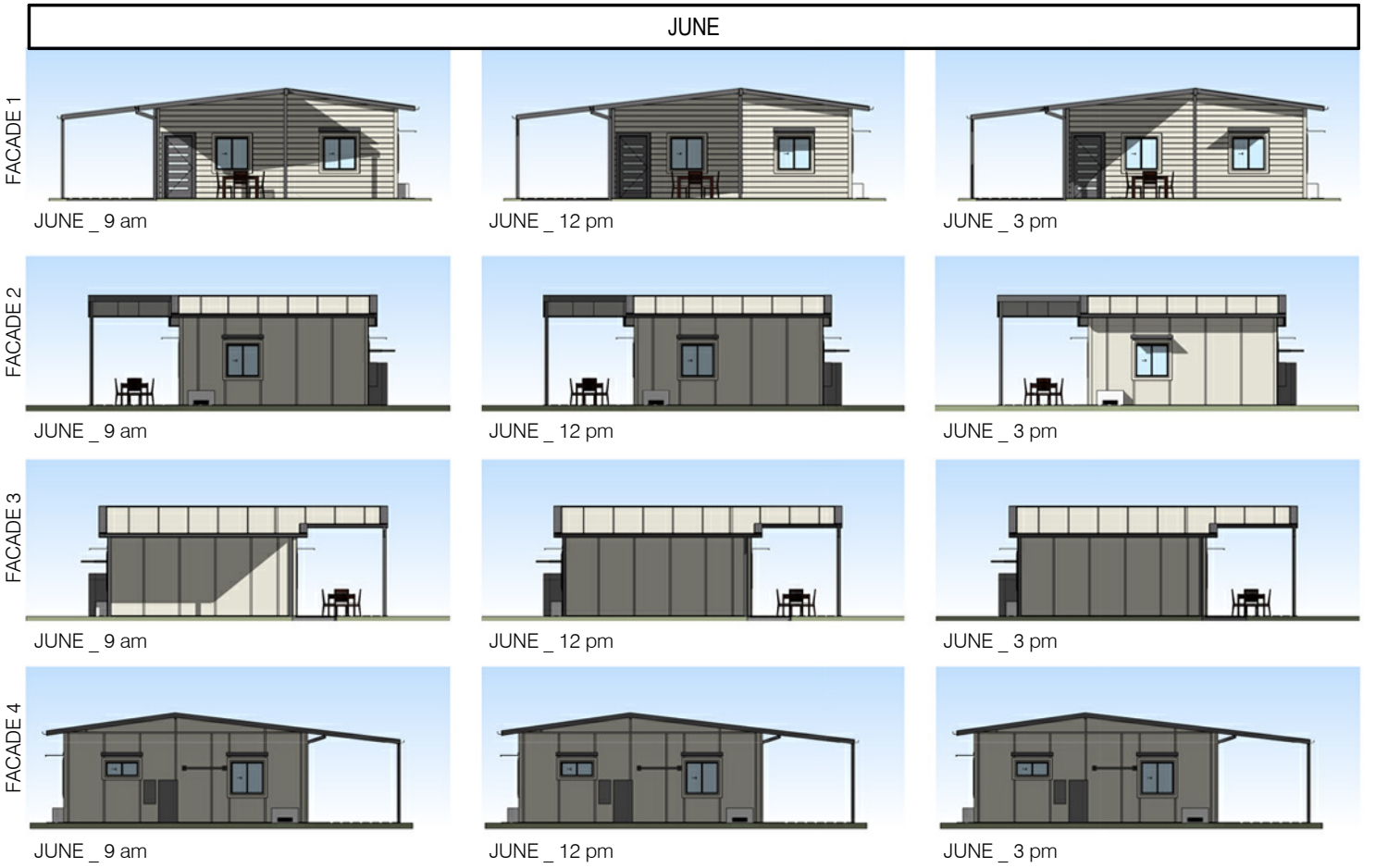
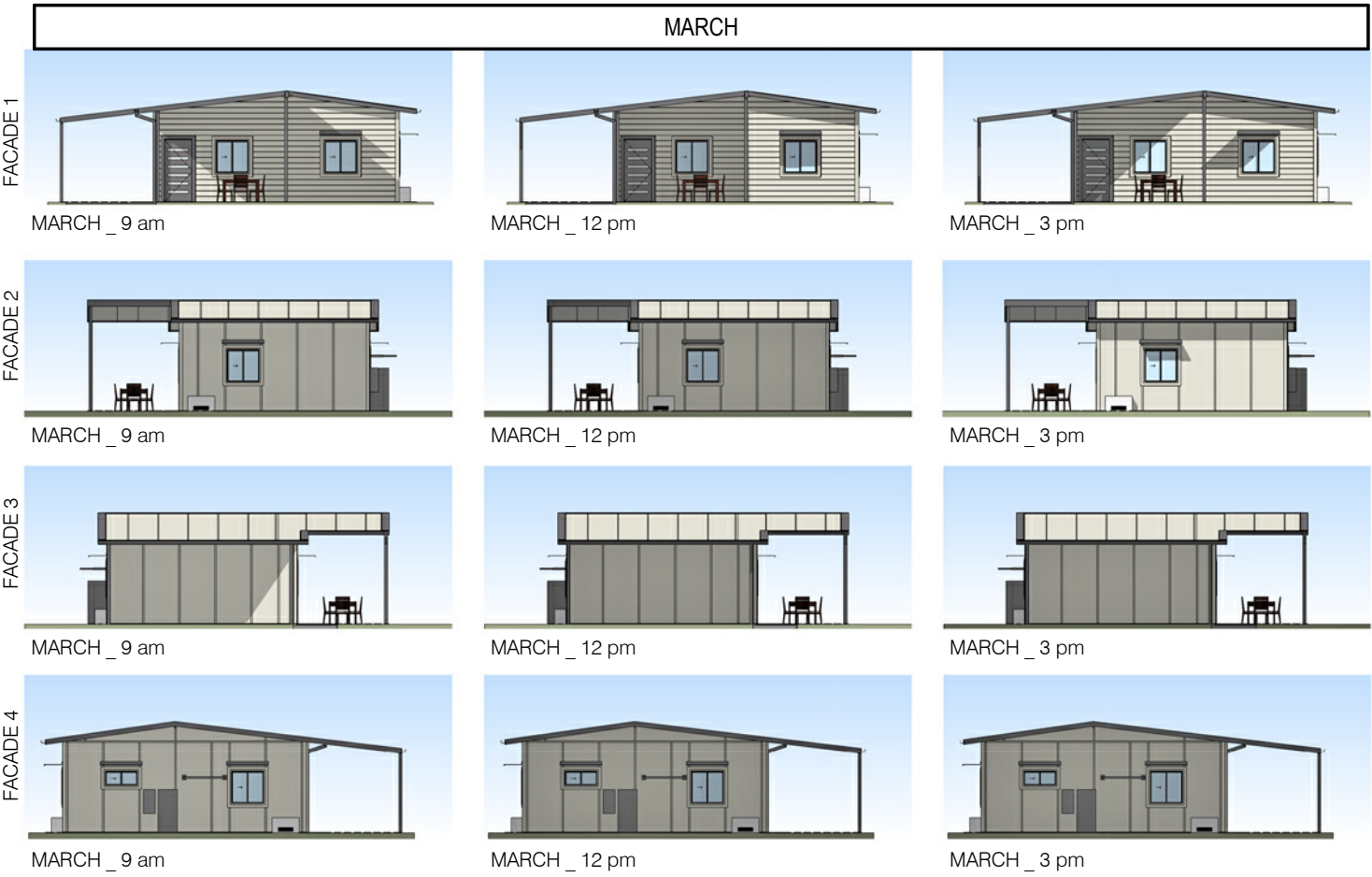
Document Set ID: 27591750
Version: 1, Version Date: 25/09/2025

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23/09/2025 18:16:05



HOUSE TYPE 1 - 1

REVISION HISTORY			DRAWING NAME			PROJECT	01-25	ARCHITECT	ACN:110893493 Level 1, 70 Bay Terrace, WYNNUM QLD 4178 P.O. BOX 5129 MANLY QLD 4179 E-MAIL: enquiries@ttarchitects.com.au TELEPHONE: (07)3348 3727 MOBILE: 0412 087 196	
#	DESCRIPTION	-	SHADOW DIAGRAMS_TYPE 1-1			STAGE 4/A	MICHAEL JULLYAN			
A	DA-1	25.07.2025	DWG NO.	SCALE	REVISION	ADDRESS	DRAWN BY			
B	DA-1_updates	01.08.2025	SD703	@ A3	D	SALTBUSH BVD, TOWNSVILLE	MP			
C	DA-1_RFI A	22.09.2025	ISSUE		ISSUE DATE	CLIENT	CHECKED BY			
D	DA-1_RFI A_additional shadow diagrams	23.09.2025	DA-1_RFI A		23.09.2025	BMD	MJ	These drawings are the copyright of THINKTANK Architects and are not to be reproduced in any way without the consent of THINKTANK Architects		
D:\01.THINK THANK ARCHITECTS\BMD - SALTBUSH BLVD\3. LATEST REVIT FILE\20250923_BMD-SALTBUSH										
23/09/2025 18:16:05										



HOUSE TYPE 1 - 2

REVISION HISTORY			DRAWING NAME SHADOW DIAGRAMS_TYPE 1-2			PROJECT STAGE 4/A	01-25	ARCHITECT MICHAEL JULLYAN	ACN:110893493 Level 1, 70 Bay Terrace, WYNNUM QLD 4178 P.O. BOX 5129 MANLY QLD 4179 E-MAIL: enquiries@ttarchitects.com.au TELEPHONE: (07)3348 3727 MOBILE: 0412 087 196	 www.thinktankarchitects.com.au
#	DESCRIPTION	-	DWG NO.	SCALE	REVISION	ADDRESS		DRAWN BY		
A	DA-1	25.07.2025	SD704	@ A3	D	SALT BUSH BVD, TOWNSVILLE		MP		
B	DA-1_updates	01.08.2025								
C	DA-1_RFI A	22.09.2025								
D	DA-1_RFI A_additional shadow diagrams	23.09.2025	ISSUE DA-1_RFI A		ISSUE DATE 23.09.2025	CLIENT BMD		CHECKED BY MJ	These drawings are the copyright of THINKTANK Architects and are not to be reproduced in any way without the consent of THINKTANK Architects D:\01.THINK THANK ARCHITECTS\BMD - SALT BUSH BLVD\3. LATEST REVIT FILE\20250923_BMD-SALT BUSH 23/09/2025 18:16:05	



HOUSE TYPE 2 - 1

REVISION HISTORY			DRAWING NAME			PROJECT	01-25	ARCHITECT	ACN:110893493 Level 1, 70 Bay Terrace, WYNNUM QLD 4178 P.O. BOX 5129 MANLY QLD 4179 E-MAIL: enquiries@ttarchitects.com.au TELEPHONE: (07)3348 3727 MOBILE: 0412 087 196	 www.thinktankarchitects.com.au
#	DESCRIPTION	-	SHADOW DIAGRAMS_TYPE 2-1			STAGE 4/A	MICHAEL JULLYAN			
A	DA-1	25.07.2025	DWG NO.	SCALE	REVISION	ADDRESS	DRAWN BY			
B	DA-1_updates	01.08.2025	SD705	@ A3	D	SALTBUSH BVD, TOWNSVILLE	MP			
C	DA-1_RFI A	22.09.2025	ISSUE		ISSUE DATE	CLIENT	CHECKED BY			
D	DA-1_RFI A_additional shadow diagrams	23.09.2025	DA-1_RFI A		23.09.2025	BMD	MJ			
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HOUSE TYPE 2 - 2

REVISION HISTORY			DRAWING NAME SHADOW DIAGRAMS_TYPE 2-2			PROJECT STAGE 4/A	01-25	ARCHITECT MICHAEL JULLYAN	ACN:110893493 Level 1, 70 Bay Terrace, WYNNUM QLD 4178 P.O. BOX 5129 MANLY QLD 4179 E-MAIL: enquiries@ttarchitects.com.au TELEPHONE: (07)3348 3727 MOBILE: 0412 087 196	 www.thinktankarchitects.com.au
#	DESCRIPTION	-	DWG NO.	SCALE	REVISION	ADDRESS	DRAWN BY			
A	DA-1	25.07.2025	SD706	@ A3	D	SALTBUSH BVD, TOWNSVILLE	MP			
B	DA-1_updates	01.08.2025								
C	DA-1_RFI A	22.09.2025								
D	DA-1_RFI A_additional shadow diagrams	23.09.2025								
			ISSUE DA-1_RFI A		ISSUE DATE 23.09.2025	CLIENT BMD	CHECKED BY MJ	These drawings are the copyright of THINKTANK Architects and are not to be reproduced in any way without the consent of THINKTANK Architects		
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