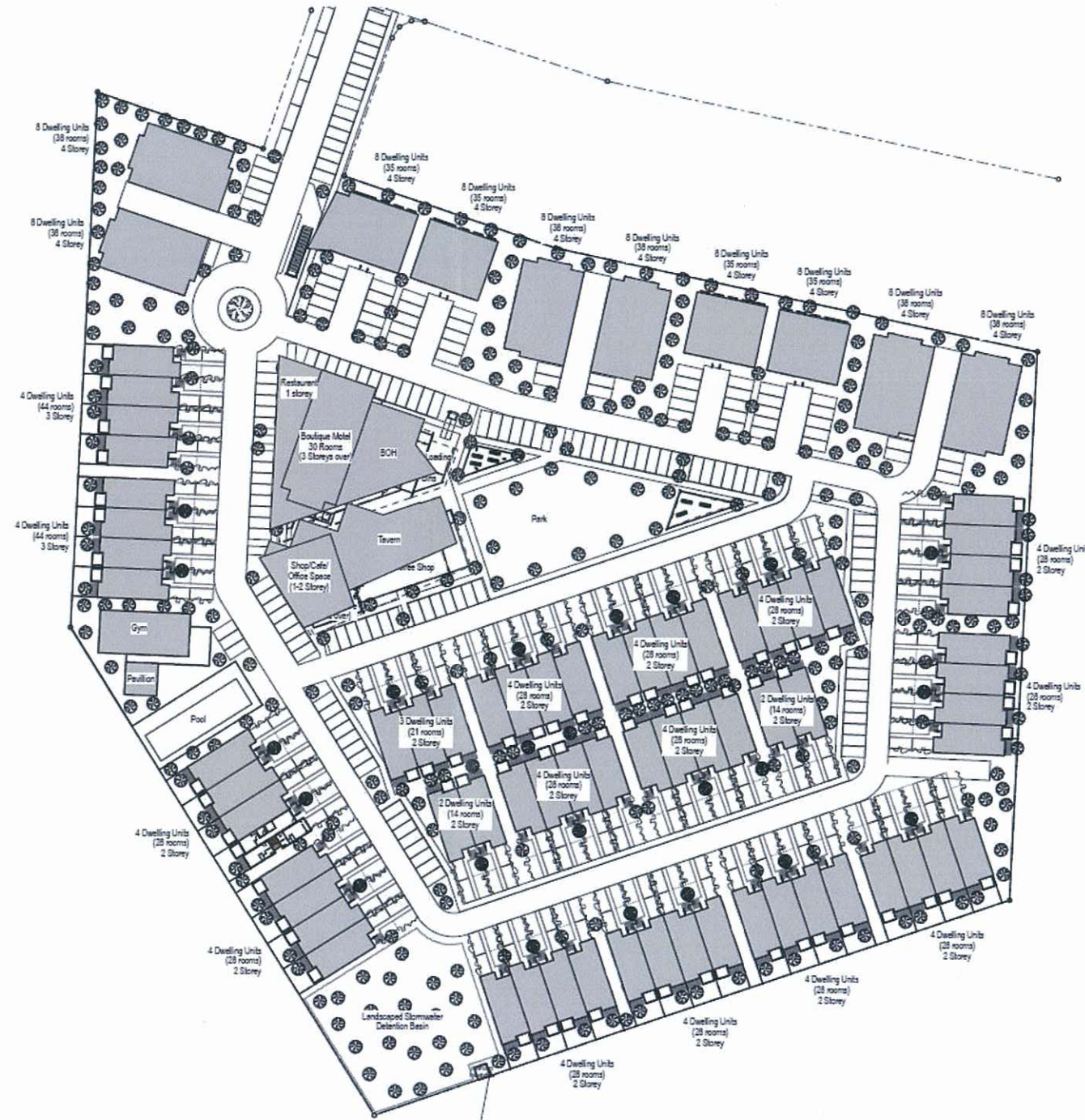


Site Plan



Development Summary

146 Dwelling Units + 30 Motel Rooms
(899 Accommodation Rooms)
420 Car Parks (2.9 per Dwelling, 0.47 per Room)

Site Cover = 31%
38700m² Site Area
6,500m² 2 Storey
900m² 3 Storey
2,900m² 4 Storey
1,700m² Commercial Space (Motel Over)
12,000m² Total Site Cover

Plot Ratio = 0.79

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

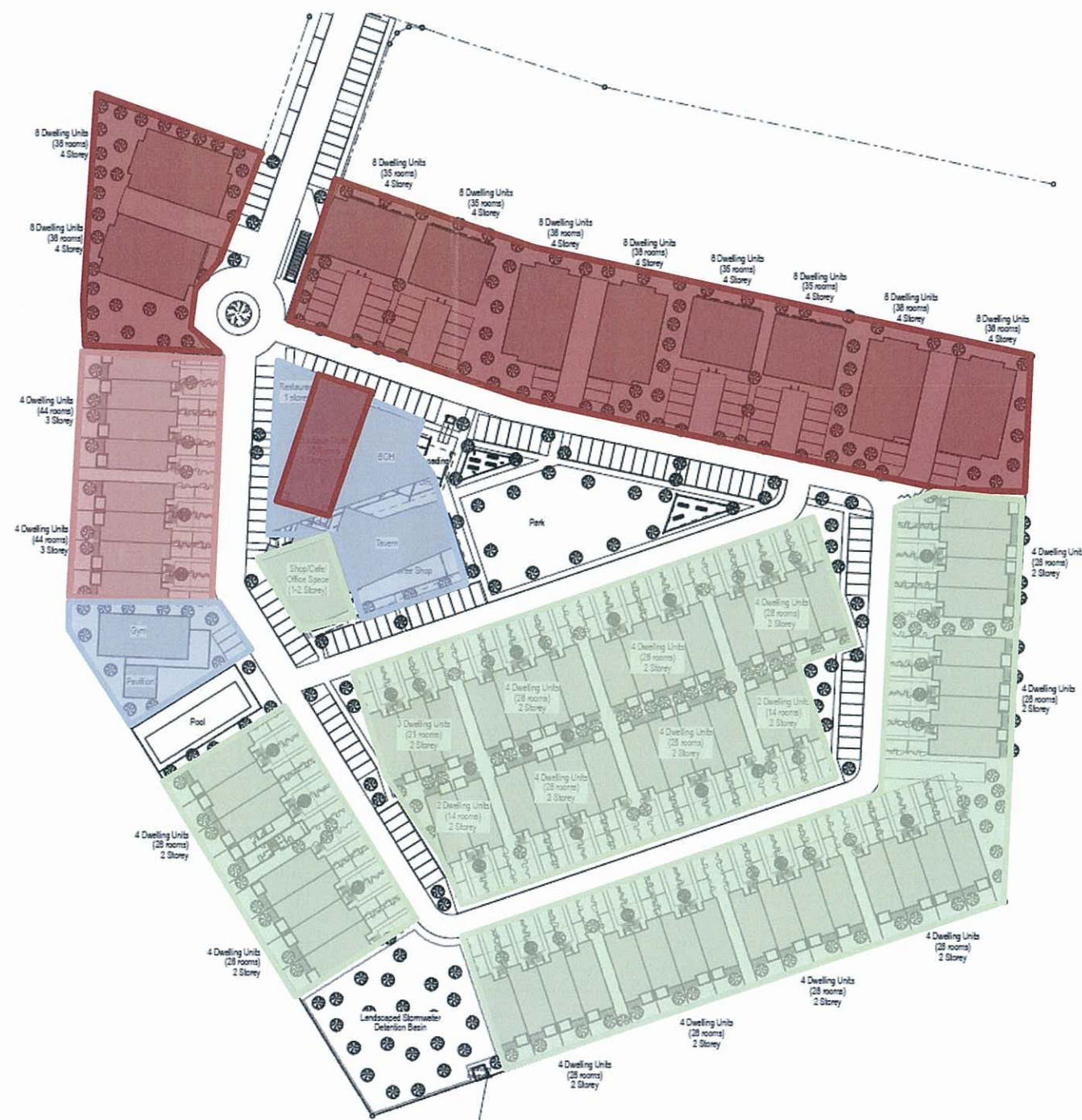
14 MAR 2013

MEDQ

Amended in Red
18.2.13
M



	Single Storey
	Two Storey
	Three Storey
	Four Storey



146 Dwelling Units + 30 Motel Rooms
(899 Accommodation Rooms)
420 Car Parks (2.9 per Dwelling, 0.47 per Room)

Site Cover = 31%
38700m² Site Area
6,500m² 2 Storey
900m² 3 Storey
2,900m² 4 Storey
1,700m² Commercial Space (Motel Over)
12,000m² Total Site Cover

Plot Ratio = 0.79

PLANS AND DOCUMENTS
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Amended in Red
18.2.13
17



The Realisation of an Adaptive Community

Land Use Plan

Mixed Residential

- Relocatable Home Park / Short Term Accommodation / Non-Resident Workers Accommodation
- Short Term Accommodation (Motel)
- Short Term Accommodation / Non-Resident Workers Accommodation

Food Premises

- Cafe, restaurant, coffee shop

First Floor

- Business and/or Medical Centre

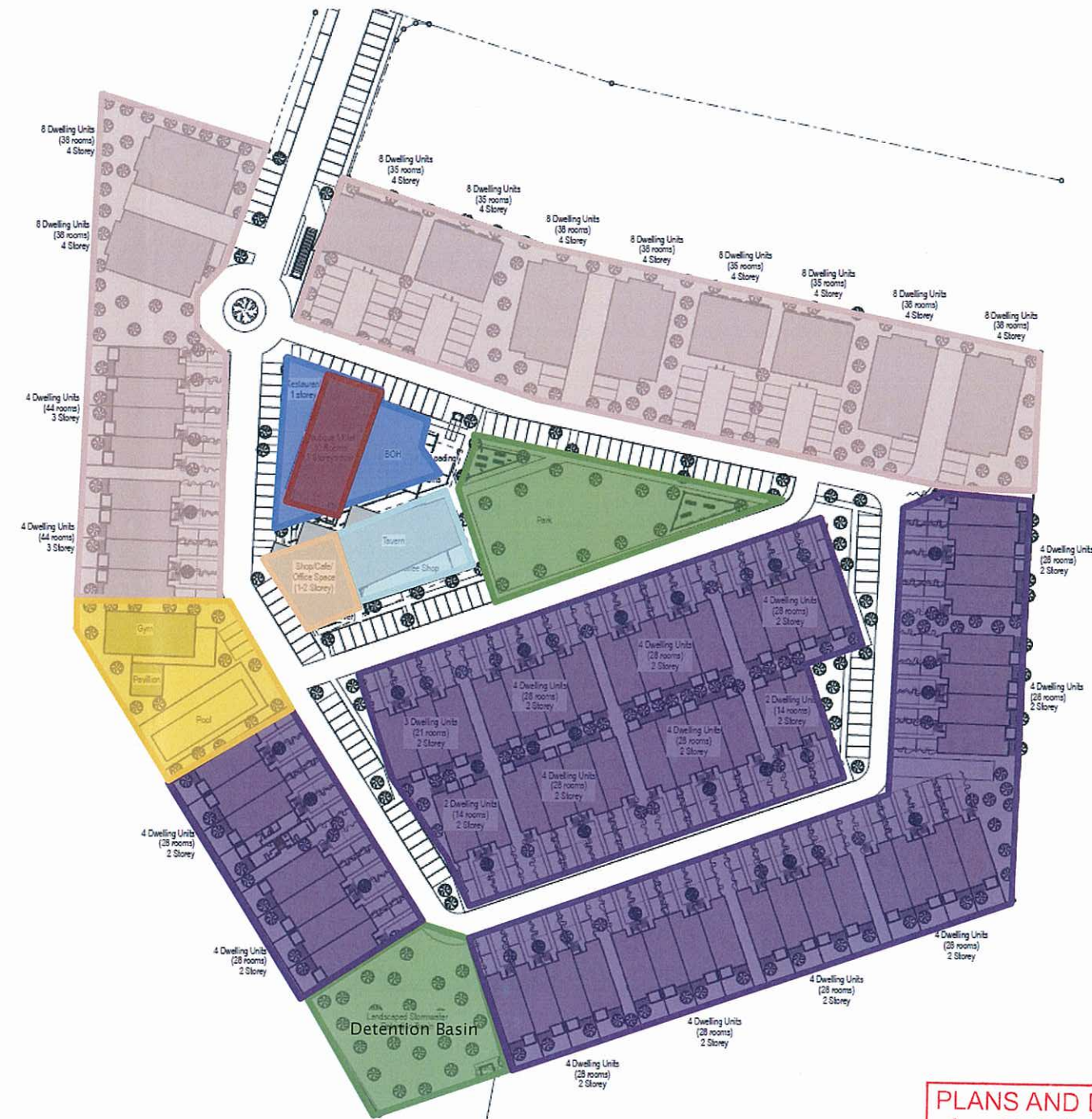
Ground Floor

- Food Premises (Cafe)
- (Shop (Ground Floor))

Indoor Recreation (Tavern)

Sport and Recreation Centre (Gymnasium)

Park



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

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MEDQ

*Amended in Red
18.2.13
M*

MORANBAH

PLAN OF DEVELOPMENT *Page 3 of 3*

Village
National



For



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Data Sources

Cadastral Boundaries Kyrinn
VN Moranbah MP15.dwg

Aerial Images Google Earth Pro

A	Original	15.11.2012	K5
No	Revisions	Date	Drawn

Scale: 1:1000@A3
Designed: KS
Drawn: KS
Checked: AC
Plot Date: 15 Nov, 2012
Computer File Ref: C5343-LP01-A.dwg

BRISBANE **MACKAY** **PROSERPINE**
(07) 3666 4700 (07) 4951 2911 (07) 4945 1722
Email mail@thg.com.au www.thg.com.au
ABN 55156210052 THG WSG Pty Ltd t/a THG Resource Strategists

Drawing No	Issue
25343-LP01 (2of2)	A



- 1 Shade Trees - Carparking
- 2 Park Planting
- 3 Accent Planting
- 4 Playground /Outdoor Gym
- 5 Private Gardens
- 6 Landscaped Stormwater Detention Basin
- 7 Pool
- 8 Buffer Planting
- 9 Fencing
- 10 Tree lined Road



MEDQ

50m 100m 150m
50 mm 100 mm 150 mm SCALE BAR

Landscape open space

The master plan incorporates an overall landscape strategy which is reflective of its location, climate, function and amenity. The open space can be broken up down to four distinct areas Tree lined boulevards, Communal open space, Accommodation green space and Landscape buffers.

Proposed Species Mix

Tree species

Eucalyptus papuana
Corymbia tessellaris
Leptospermum petersonii
Eucalyptus melanophylla
Wathousia floribunda
Cupaniopsis anacardioides
Eucalyptus melanophylla
Eucalyptus camaldulensis
Ficus microcarpa hillii
Melaleuca leucadena

Shrub species

Acacia conferta
Acacia harpophylla
Callistemon SP.
Eremophila 'Galba Red'
Grevillia 'Gin Gin Gem'
Grevillia 'Honey Gem'
Grevillia 'Moonlight'
Westringia Fruticosa
Eucalyptus 'Summer Red'
Acmena smithii
Syzygium Cascade
Syzygium Elite

Ground covers and grasses

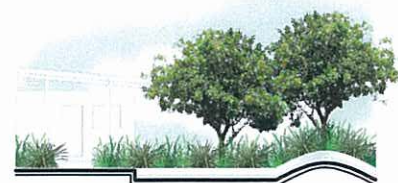
Maleleuca thymifolia
Themeda triandra
Dianella Little jess
Lomandra longifolia
Lomandra Hystrix
Liriope evergreen giant
Grevillia bronze Rambler
Myoporum parvifolium
Dieties grandiflora



Possible Outdoor Gym Equipment



Possible Outdoor Gym Equipment



Buffer planting



Tree lined Road



Lophostemon confertus



Tristanopsis laurina



Cupaniopsis anacardioides



Leptospermum petersonii



Grevillea bronze Rambler



Callistemon sp



Themeda australis



Myoporum parvifolium



Brachyscome multifida



Pennisetum nafray



Decorative gravel



Indicative Bio swale



Forest mulch



Bins



Table and bench settings



Table Seat

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
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Coal Country
Adaptive Community,
Moranbah

For



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Data Sources	
Cadastral Boundaries	Kyrinn VN Moranbah MP15.dwg
Aerial Images	Google Earth Pro

No	Revisions	Date	Drawn
A	Original	15.11.2012	KS

Scale: NTS
Designed: KS
Drawn: KS
Checked: AC
Plot Date: 15 Nov, 2012
Computer File Ref: C5343-LP01-A.dwg

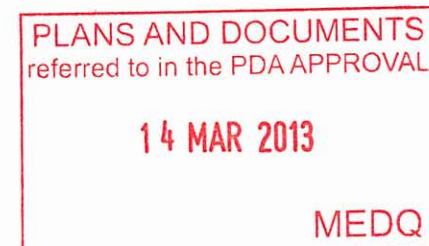
Landscape Intent
Plan



Drawing No 25343-LP01 (1of2) Issue A

146 Dwelling Units + 30 Motel Rooms
(899 Accommodation Rooms)
420 Car Parks (2.9 per Dwelling, 0.47 per Room)

Plot Ratio = 0.79



DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION



PROJECT:
Coal Country Adaptive Community

DRAWING:
Site Plan



JOB NO: -
DWG NO: DA00.01
ISSUE NO: B
CHECKED: GB



- Food Premises (Restaurant, Cafe, etc) = 750m²
- Ground Floor - Shop = 200m²
 Second Floor - Business and/or Medical Centre = 200m²
- Indoor Recreation (Tavern) = 350m²
- Sport and Recreation Centre (Gymnasium) = 270m²

1. Mixed Use Plans
1:500

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

14 MAR 2013

MEDQ

0 1 2 3 4 5 6 7 8 9 10



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CLIENT:
Village National Coal Country Properties Pty Ltd

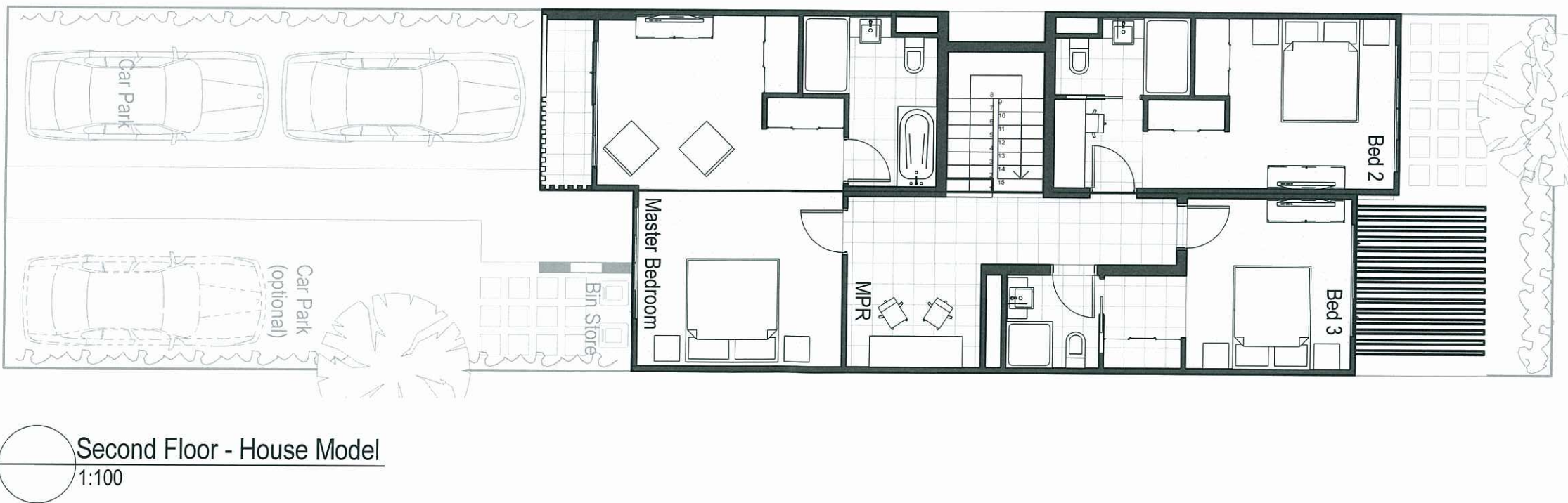
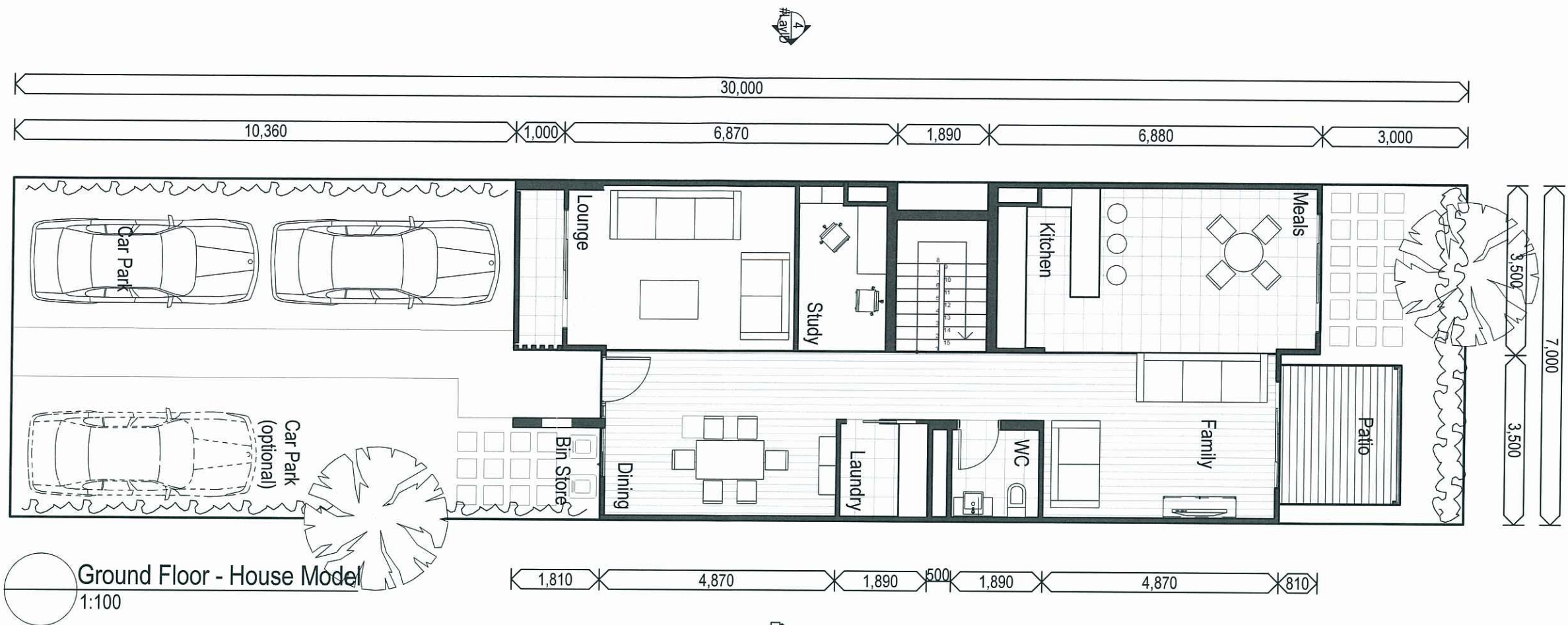
PROJECT:
Coal Country Adaptive Community

DRAWING:
Mixed Use Building Plans - Ground Floor
Restaurant, Tavern, Retail & Gym

SCALE: A3 @ 1:250, 1:500
DATE: 6/12/12
DESIGN: Nigel Tapper
DRAWN: -

JOB NO: -
DWG NO: DA 10.05
ISSUE NO: B
CHECKED: GB

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

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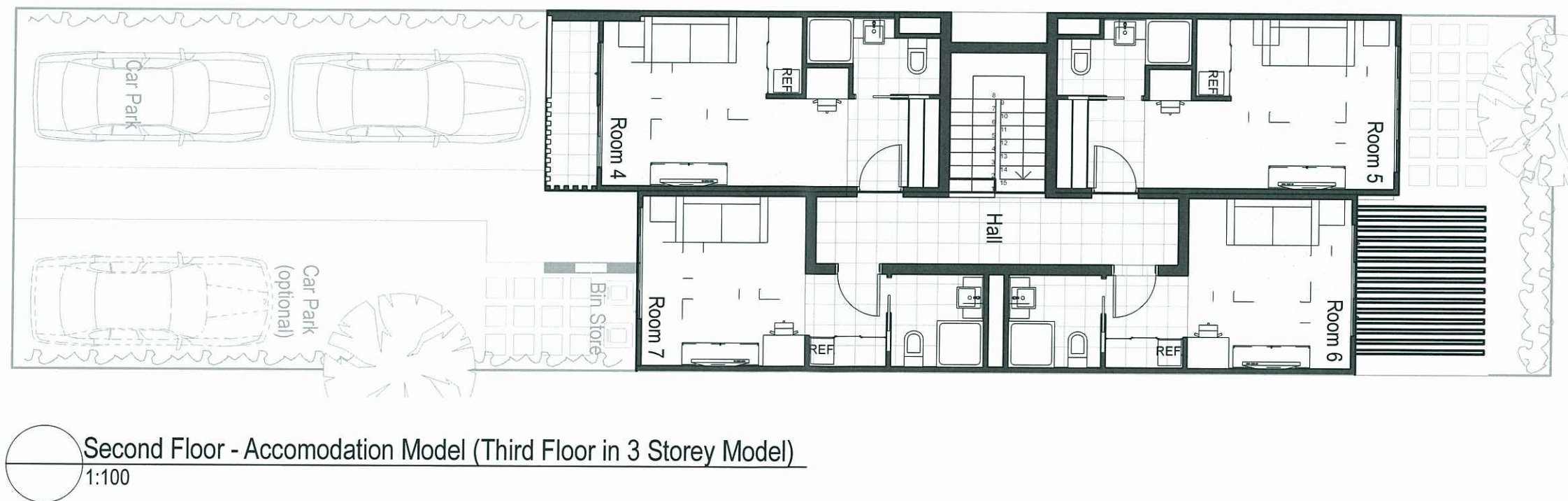
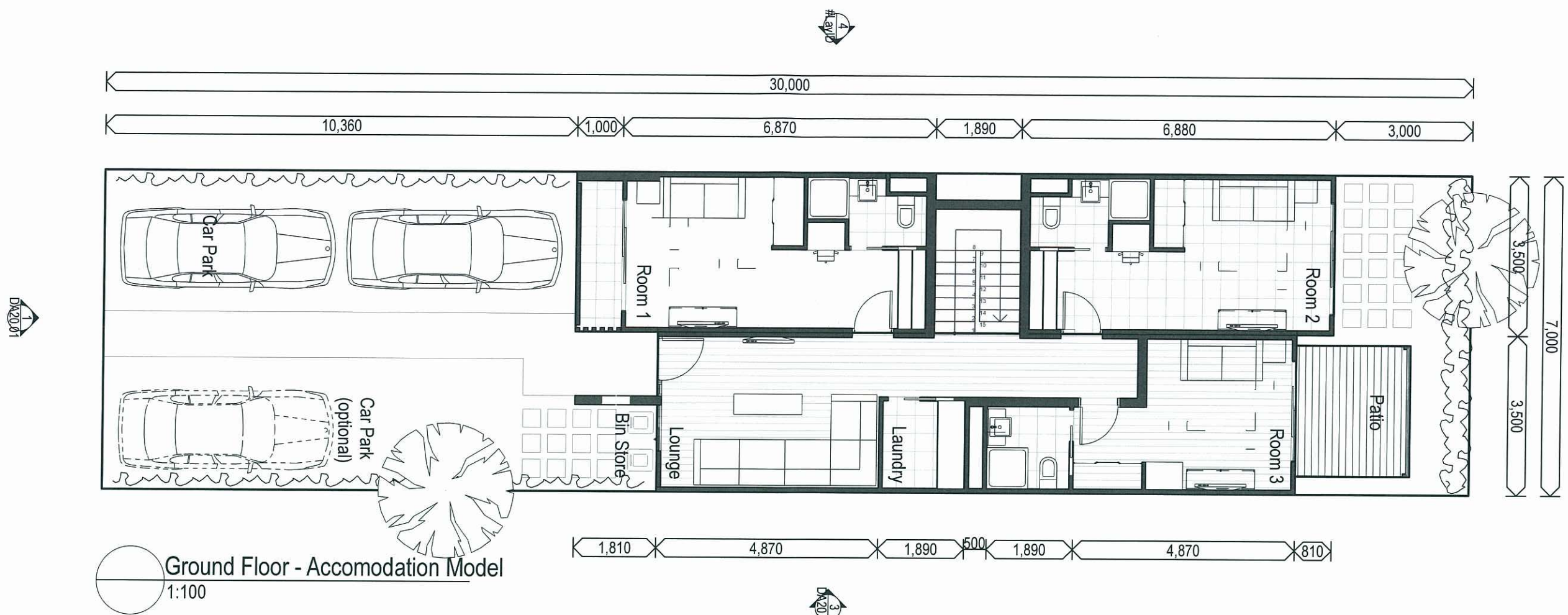
CLIENT:
Village National Properties Coal Country
Properties Pty Ltd

PROJECT:
Coal Country Adaptive Community

DRAWING:
Relocatable Home - Indicative Adaptive House
Plans - 3 Bed Home Unit Configuration

SCALE: A3 @ 1:100
DATE: 13/11/12
DESIGN: Nigel Tapper
DRAWN: -

JOB NO: -
DWG NO: DA10.01
ISSUE NO: A
CHECKED: GB



PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

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CLIENT:
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Properties Pty Ltd

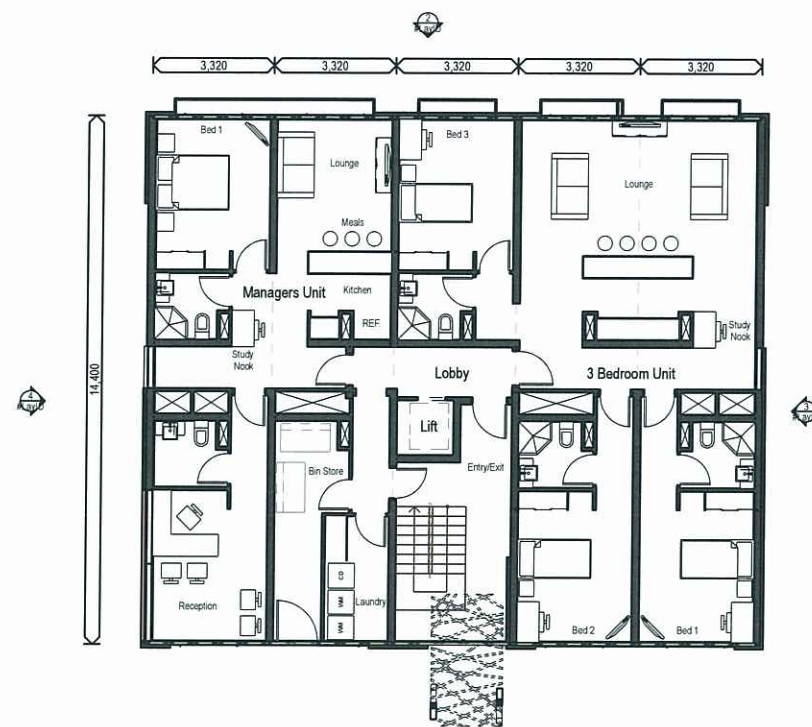
PROJECT:
Coal Country Adaptive Community

DRAWING:
Relocatable Home - Indicative Adaptive House
Plans - Single Accomodation Unit Plan
Configuration

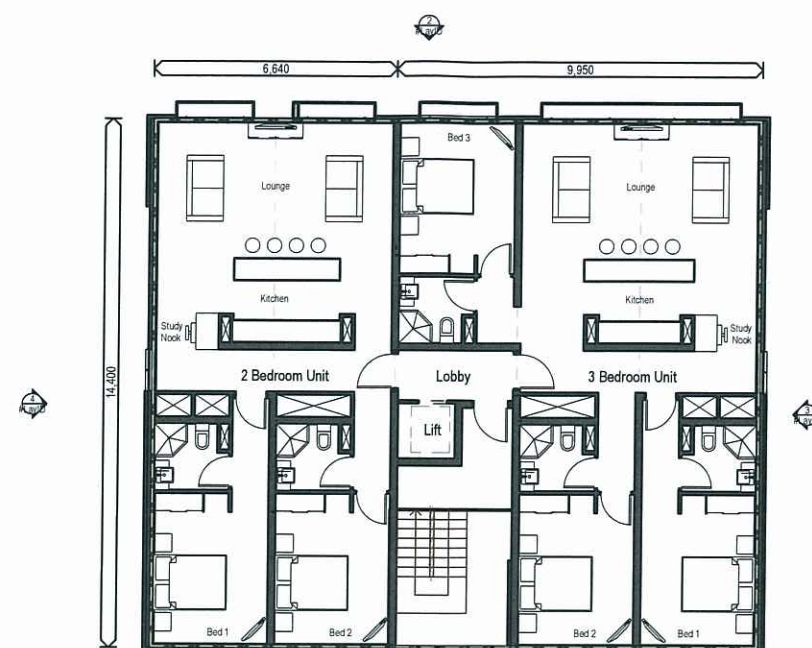
SCALE: A3 @ 1:100
DATE: 13/11/12
DESIGN: Nigel Tapper
DRAWN: -

JOB NO: -
DWG NO: DA10.02
ISSUE NO: A
CHECKED: GB

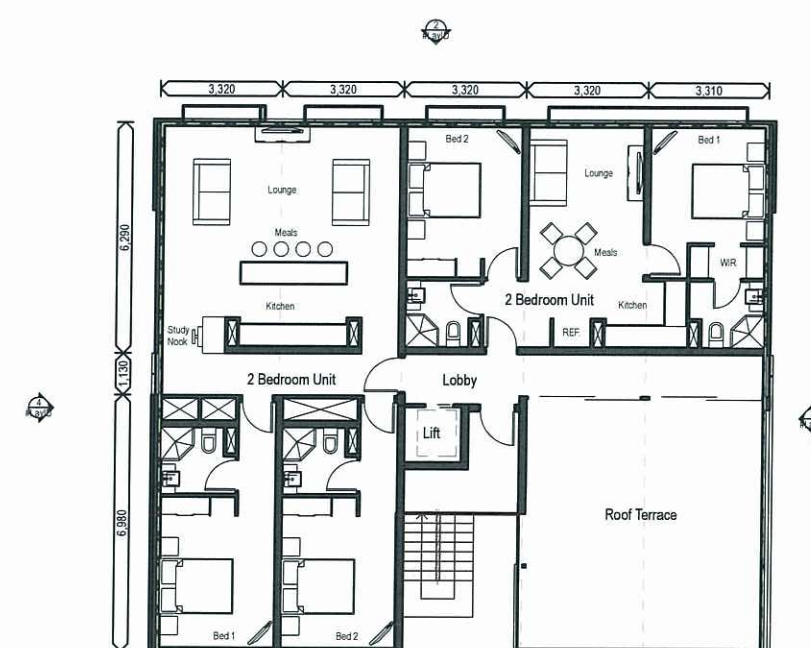
DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION



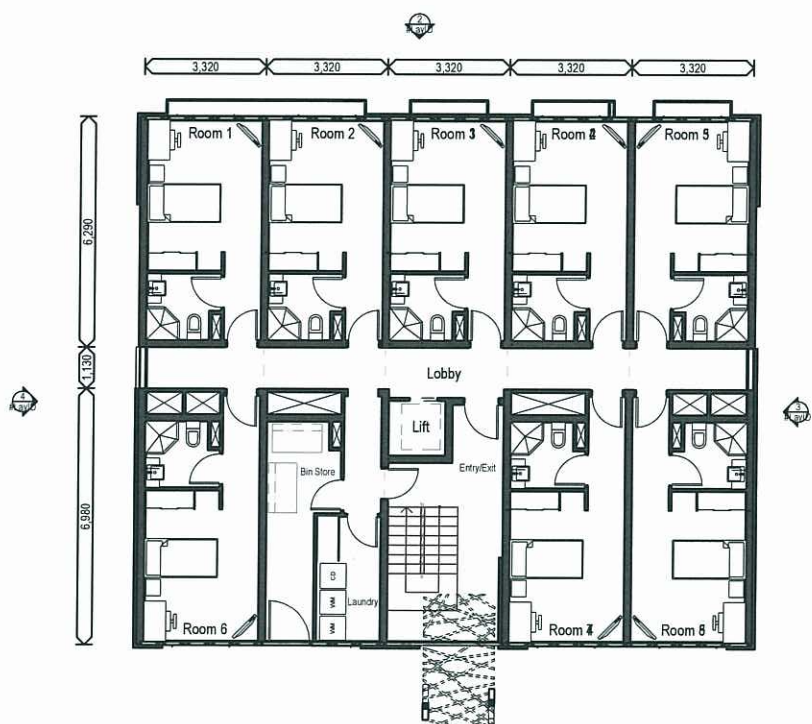
Ground Floor - Reception/Managers Unit + Home Unit
1:200



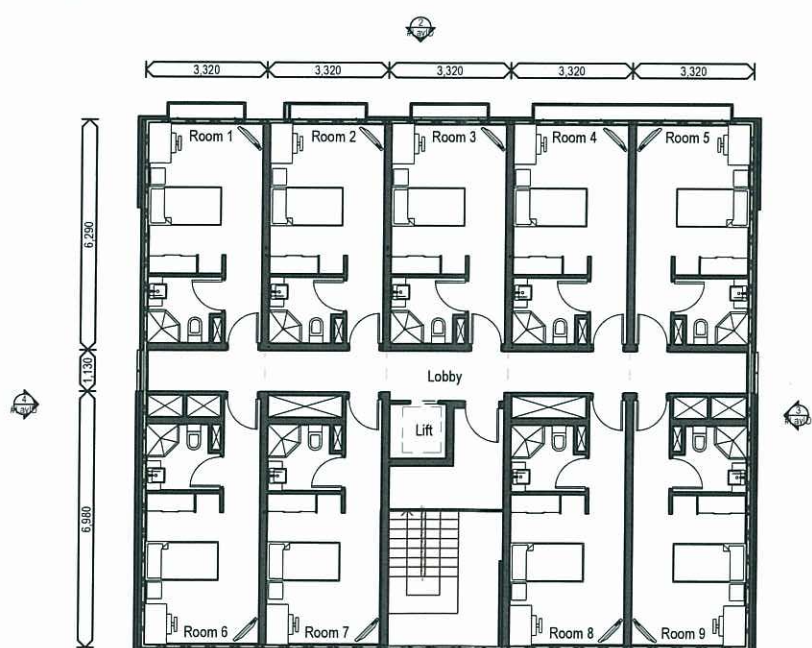
Typical Floor - Home Units
1:200



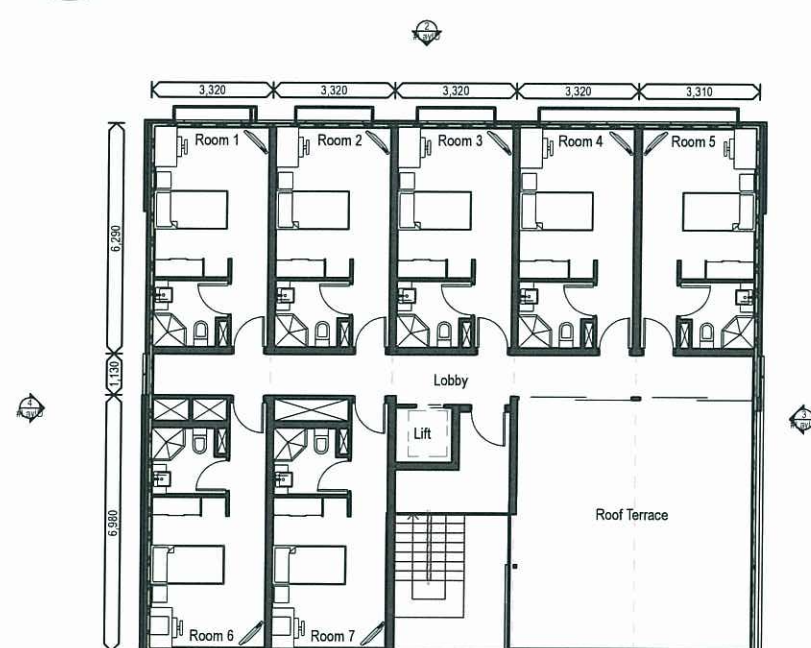
Fourth Floor - Home Units
1:200



Ground Floor - Accommodation
1:200



Typical Floor - Accommodation
1:200



Fourth Floor - Accommodation
1:200

PLANS AND DOCUMENTS
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CLIENT:
Village National Properties Coal Country
Properties Pty Ltd

PROJECT:
Coal Country Adaptive Community

DRAWING:
4 Storey Short Term Accommodation Building -
Indicative Adaptive 2-3 Bedroom Unit & Single
Accommodation Unit Plan Configurations

SCALE: A3 @ 1:200
DATE: 6/12/12
DESIGN: Nigel Tapper
DRAWN: -

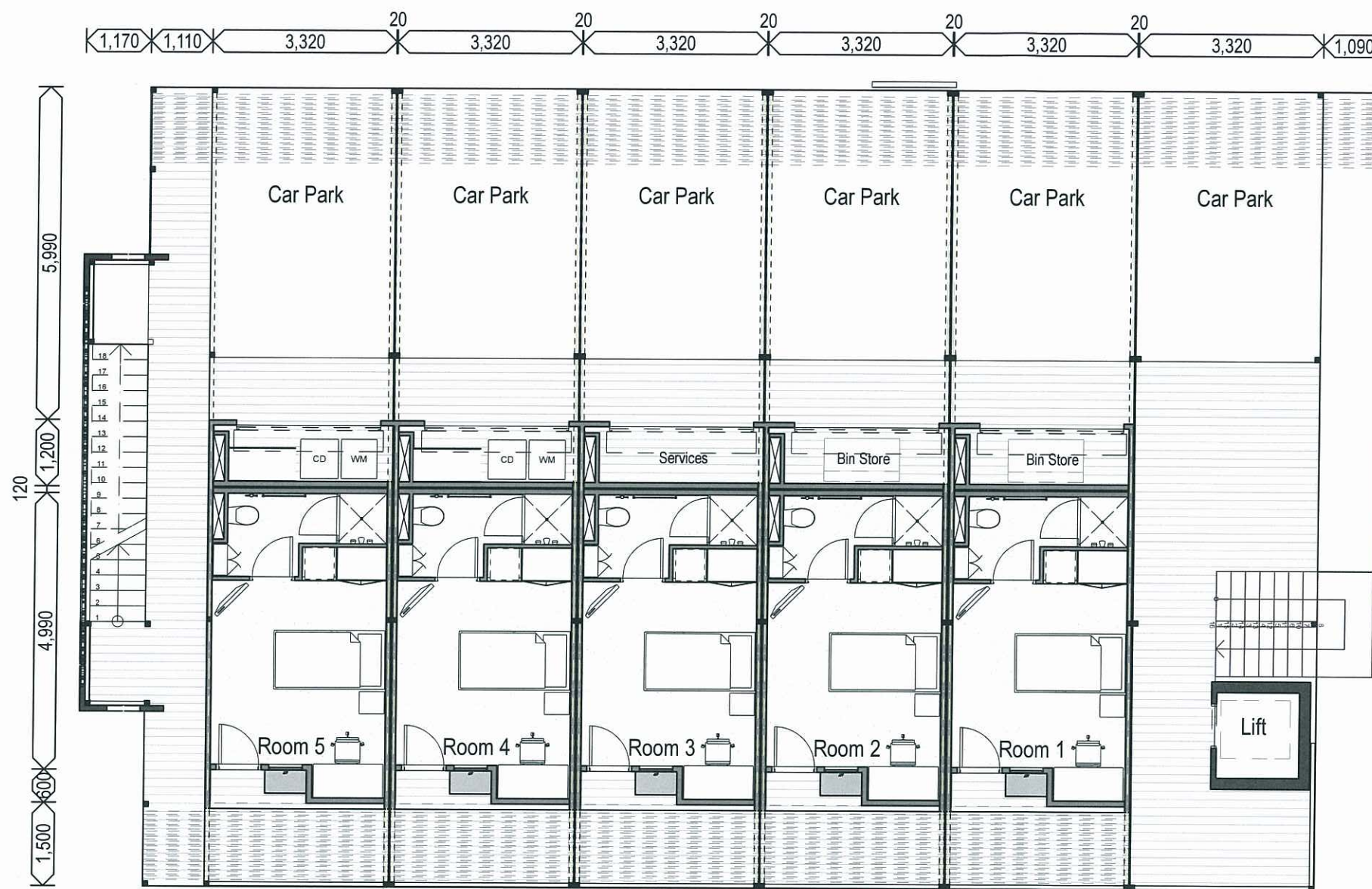
JOB NO: -
DWG NO: DA10.03
ISSUE NO: B
CHECKED: GB

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

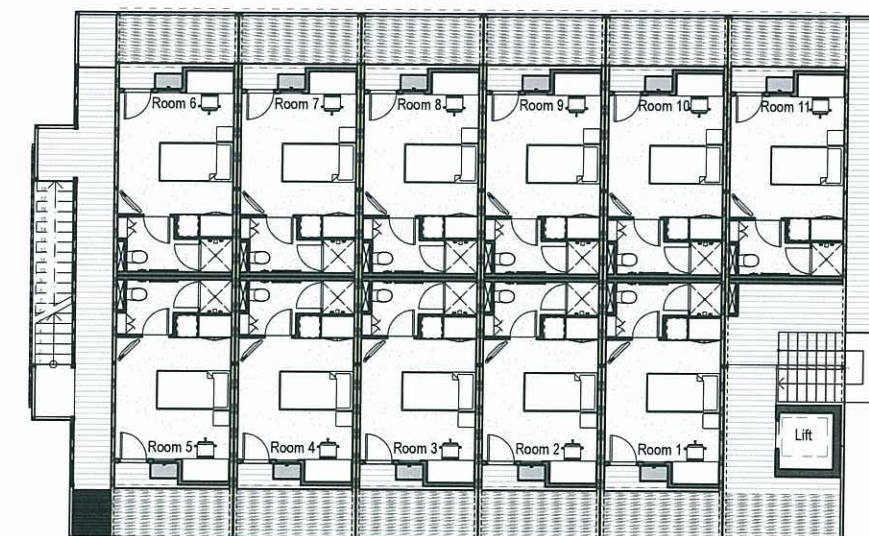
PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

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Ground Floor - Accommodation Units
1:100



Typical Floor - Accommodation Units
1:200

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CLIENT:
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Properties Pty Ltd

PROJECT:
Coal Country Adaptive Community

DRAWING:
4 Storey Short Term Accommodation Building -
Indicative Single Accommodation Units Plan
Configuration

SCALE: A3 @ 1:100, 1:200
DATE: 13/11/12
DESIGN: Nigel Tapper
DRAWN: -

JOB NO: -
DWG NO: DA10.04
ISSUE NO: A
CHECKED: GB

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

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Ground Floor - Restaurant, Tavern, Retail
1:250

0 1 2 3 4 5 6 7 8 9 10



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CLIENT:
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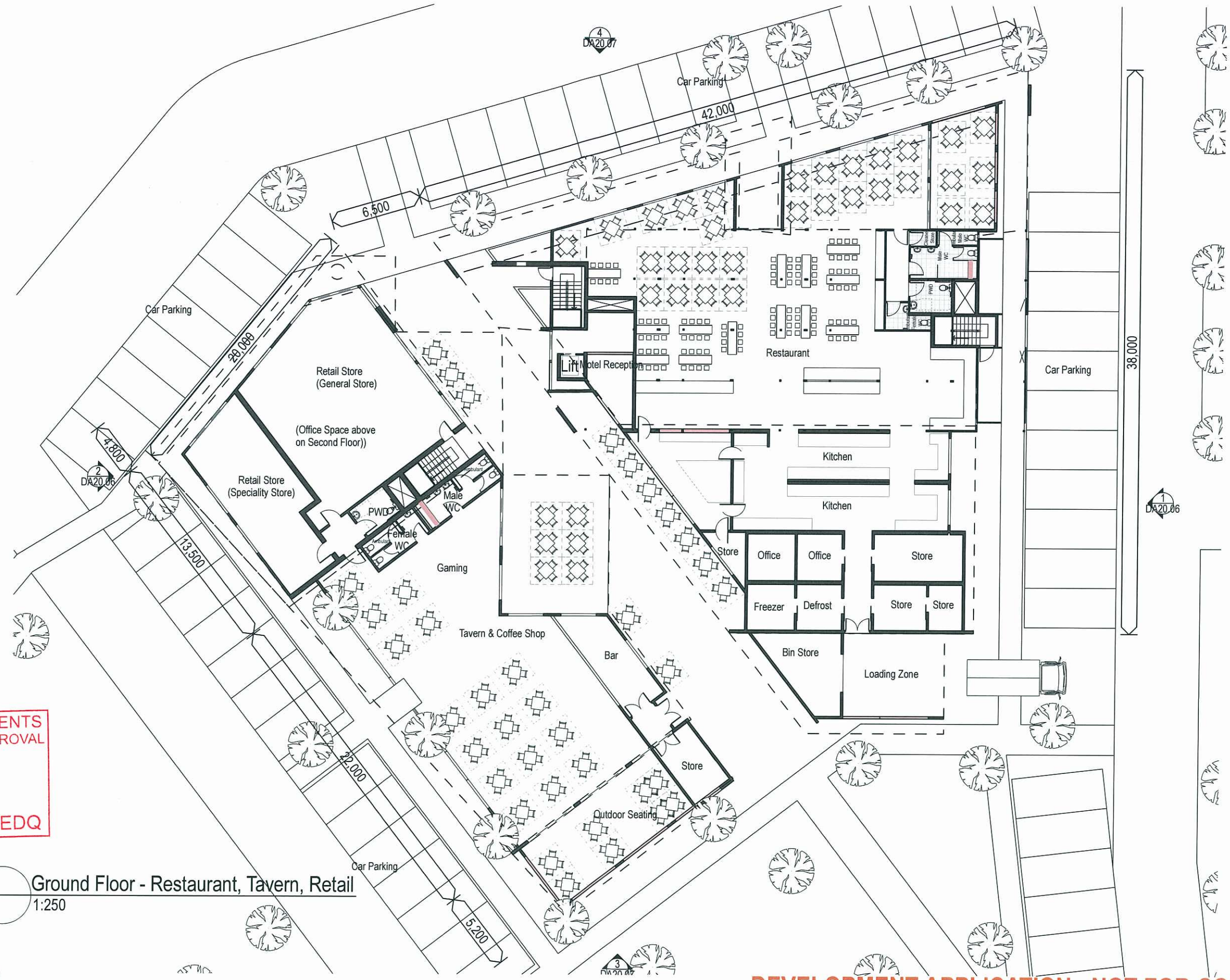
PROJECT:
Coal Country Adaptive Community

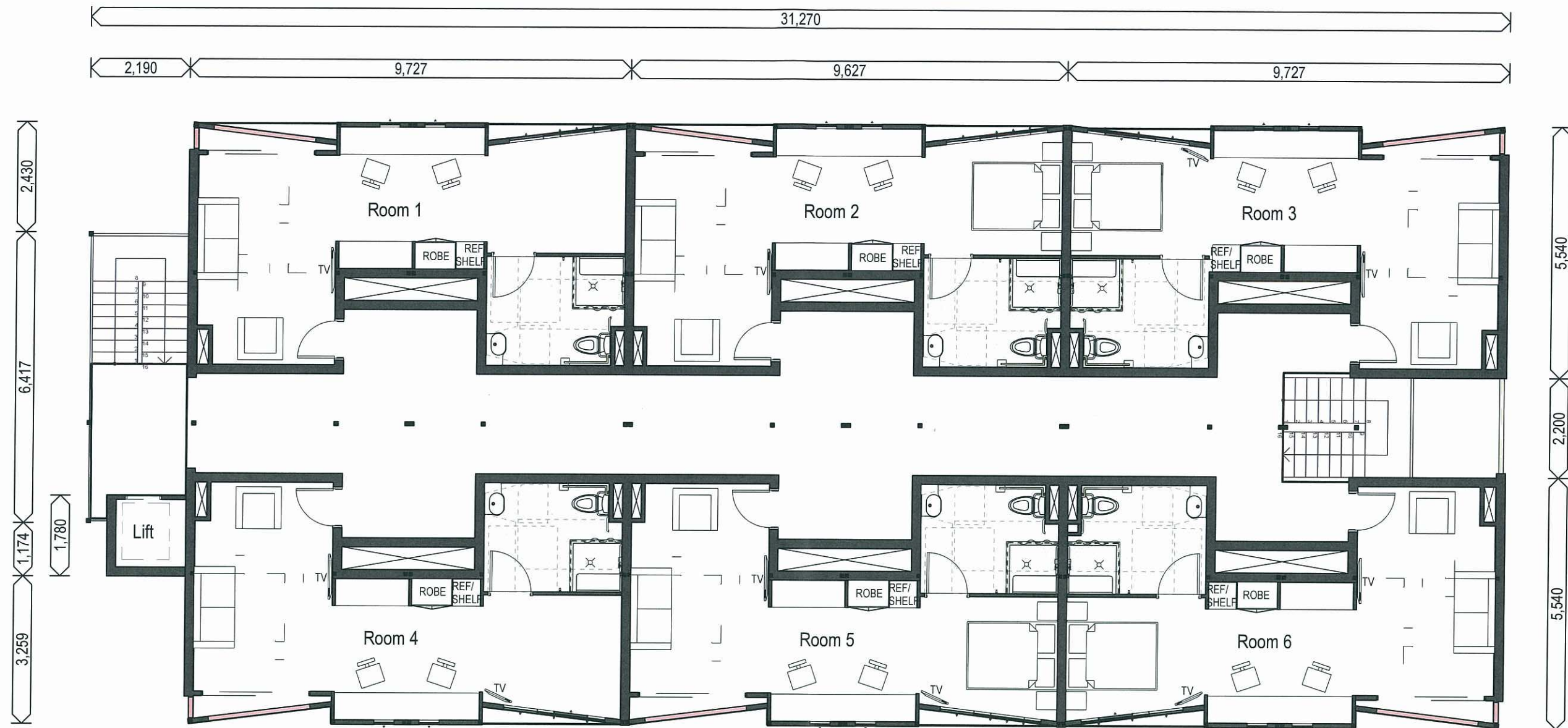
DRAWING:
4 Storey Mixed Use Building Plan - Ground Floor
Restaurant, Tavern, Retail

SCALE: A3 @ 1:250
DATE: 13/11/12
DESIGN: Nigel Tapper
DRAWN: -

JOB NO: -
DWG NO: DA10.05
ISSUE NO: A
CHECKED: GB

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION





Second Floor - Boutique Motel
1:100

PLANS AND DOCUMENTS
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0 1 2 3 4 5 6 7 8 9 10



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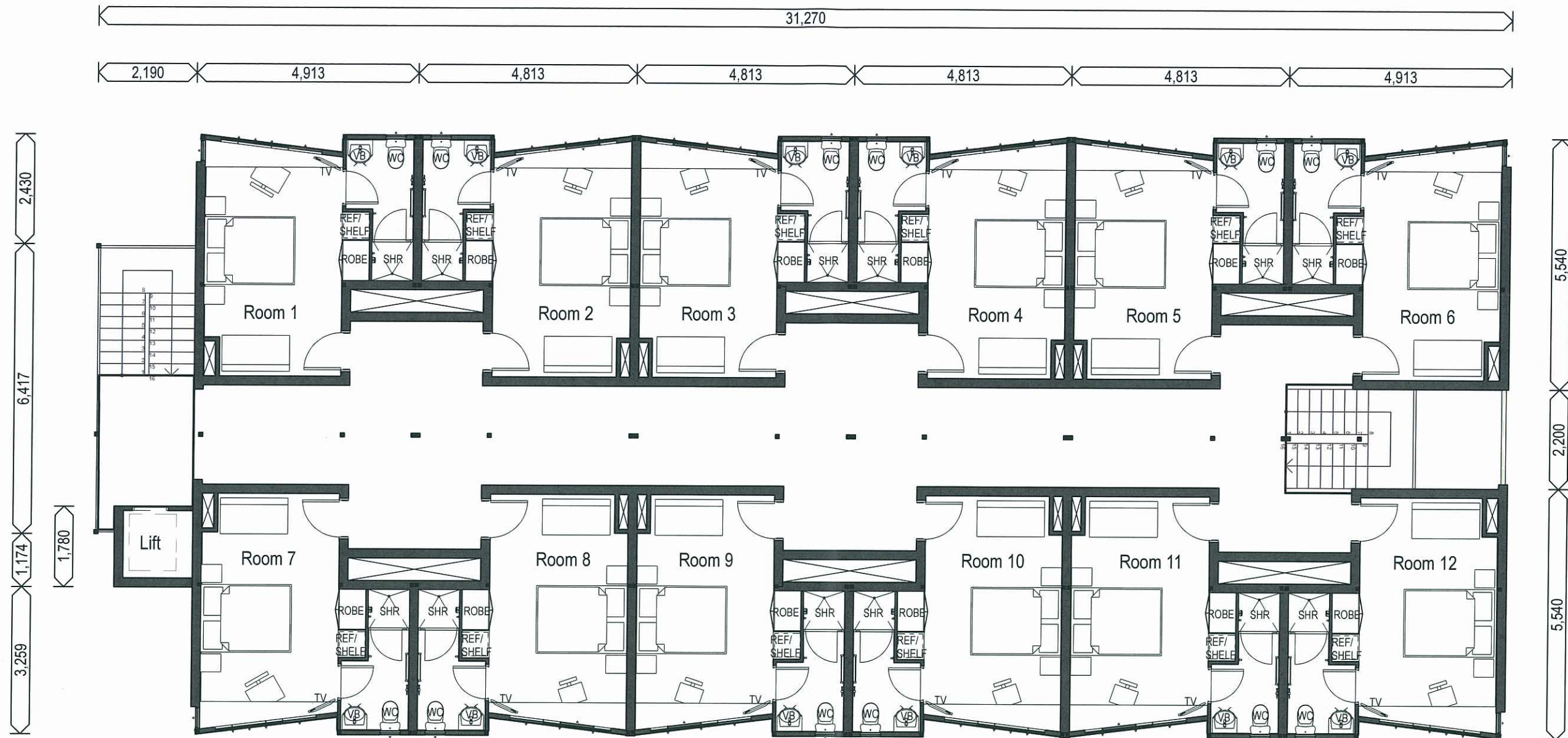
PROJECT:
Coal Country Adaptive Community

DRAWING:
4 Storey Mixed Use Building Plan - Second Floor
Boutique Motel Accessible/Executive Suites

SCALE: A3 @ 1:100
DATE: 13/11/12
DESIGN: Nigel Tapper
DRAWN: -

JOB NO: -
DWG NO: DA10.06
ISSUE NO: A
CHECKED: GB

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION



Second Floor - Boutique Motel
 1:100

PLANS AND DOCUMENTS
 referred to in the PDA APPROVAL
 14 MAR 2013
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0 1 2 3 4 5 6 7 8 9 10



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CLIENT:
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 Properties Pty Ltd

PROJECT:
 Coal Country Adaptive Community

DRAWING:
 4 Storey Mixed Use Building Plan - Third and
 Fourth Floor Boutique Motel Standard Rooms

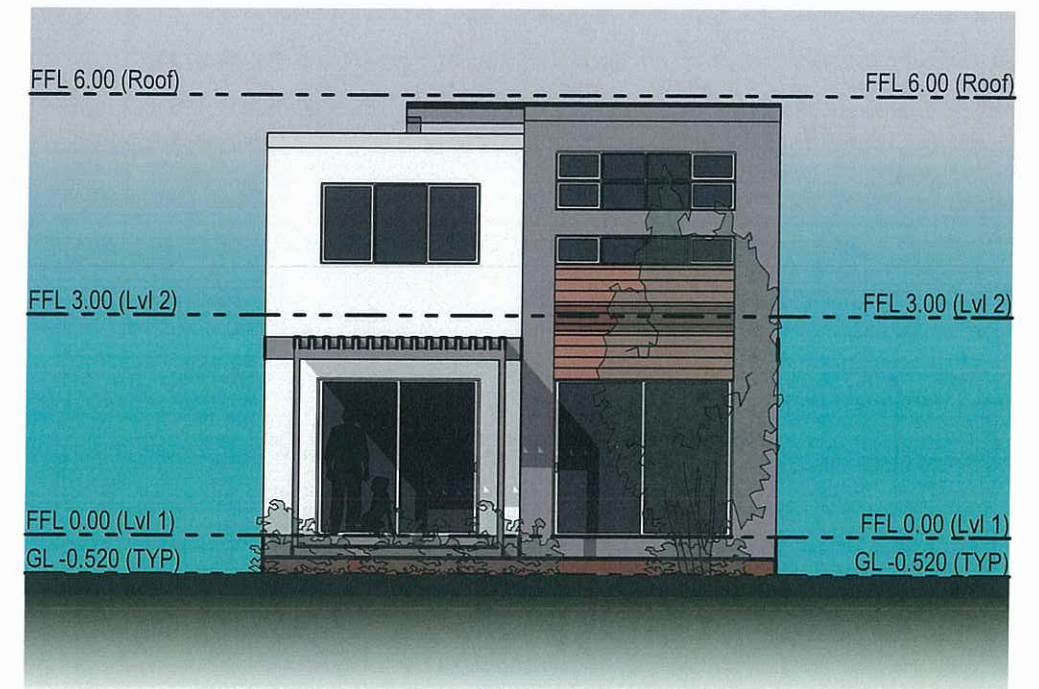
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 DESIGN: Nigel Tapper
 DRAWN: -

JOB NO: -
 DWG NO: DA10.07
 ISSUE NO: A
 CHECKED: GB

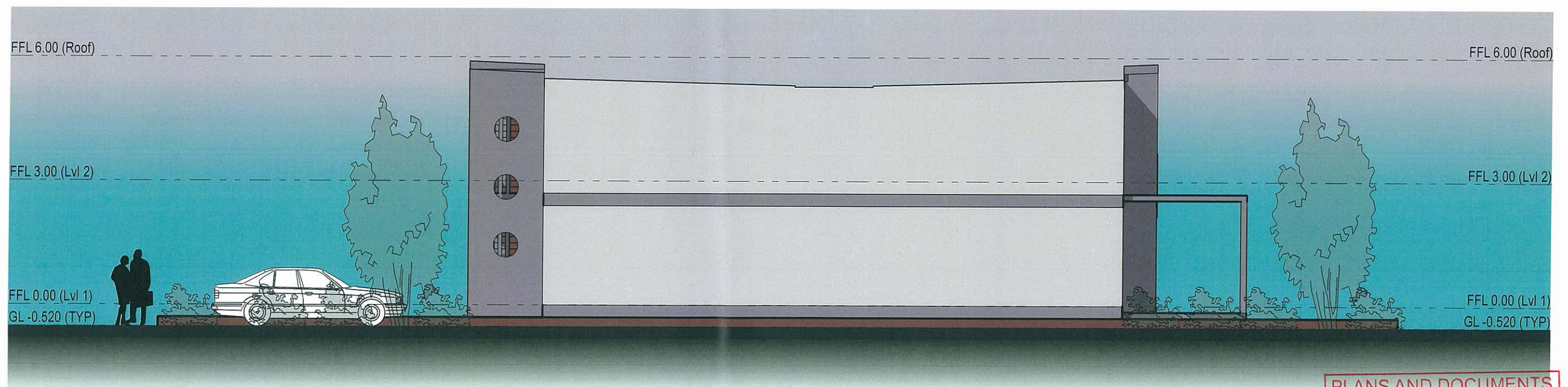
DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION



1 Front Elevation
1:100



2 Back Elevation
1:100



3 Side Elevation (Typical)
1:100

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CLIENT:
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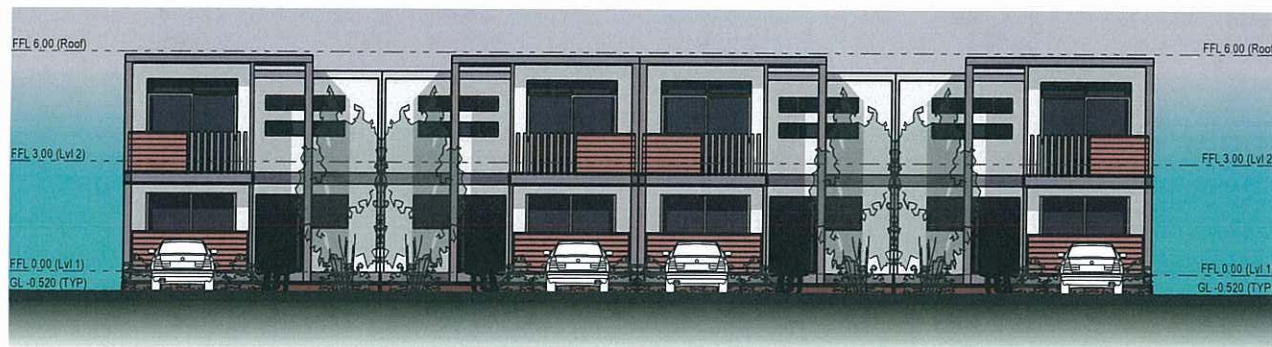
PROJECT:
Coal Country Adaptive Community

DRAWING:
Relocatable Home - Indicative Adaptive House
Elevations

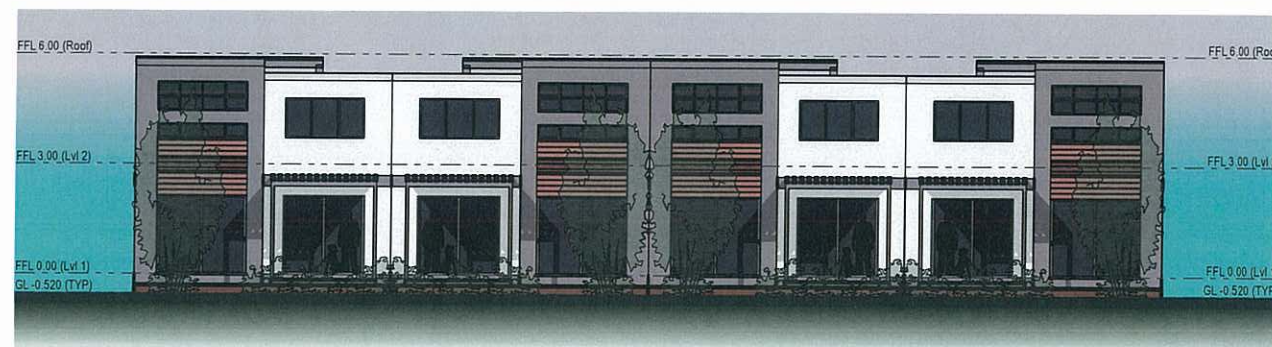
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JOB NO: -
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ISSUE NO: A
CHECKED: GB

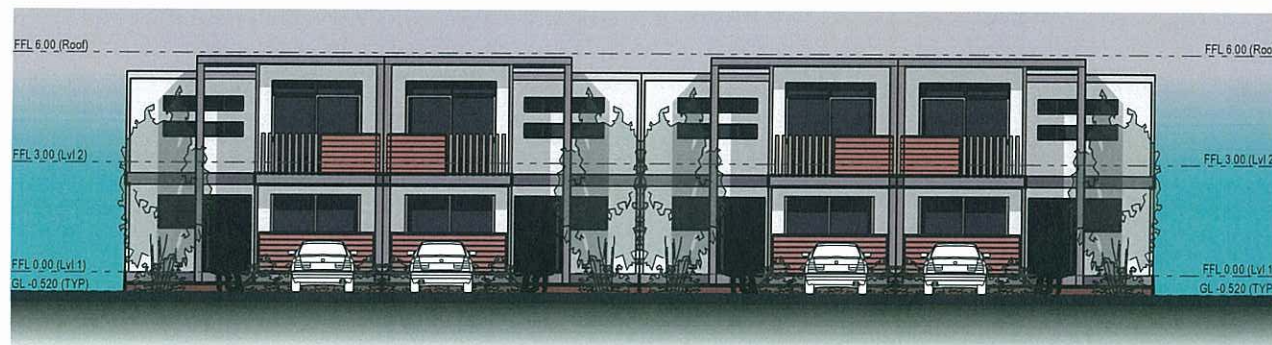
DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION



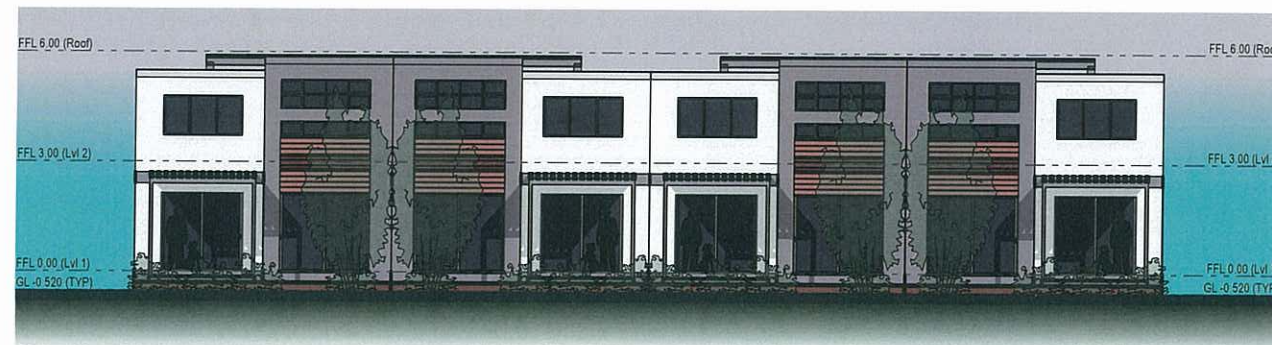
Streetscape Elevation - Cluster Type 1
1:200



Back Elevation - Cluster Type 1
1:200



Streetscape Elevation - Cluster Type 2
1:200



Back Elevation - Cluster Type 2
1:200

PLANS AND DOCUMENTS
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0 1 2 3 4 5



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CLIENT:
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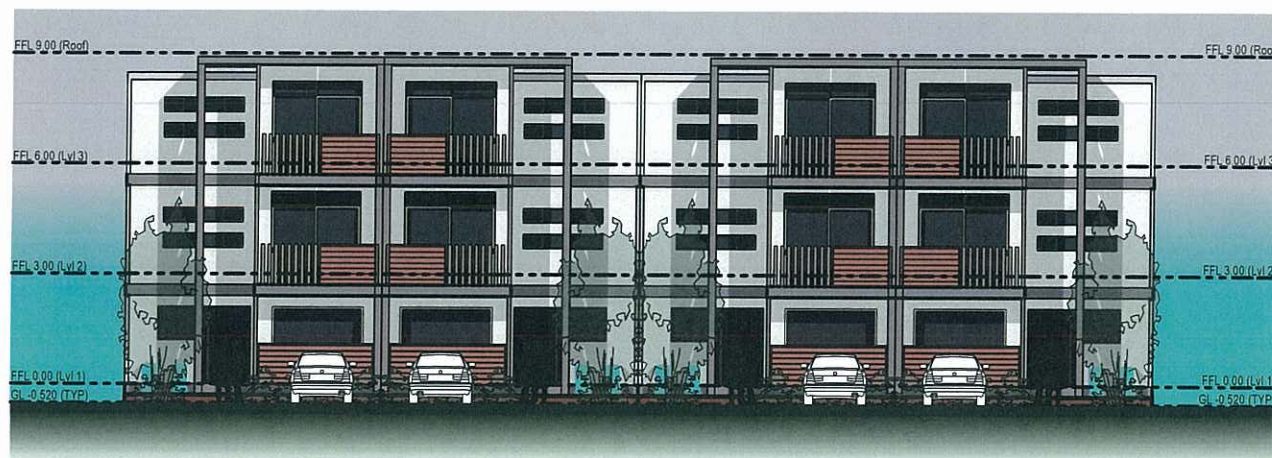
PROJECT:
Coal Country Adaptive Community

DRAWING:
Relocatable Home - Indicative Adaptive House
Cluster Elevations

SCALE: A3 @ 1:200
DATE: 13/11/12
DESIGN: Nigel Tapper
DRAWN: -

JOB NO: -
DWG NO: DA20.02
ISSUE NO: A
CHECKED: GB

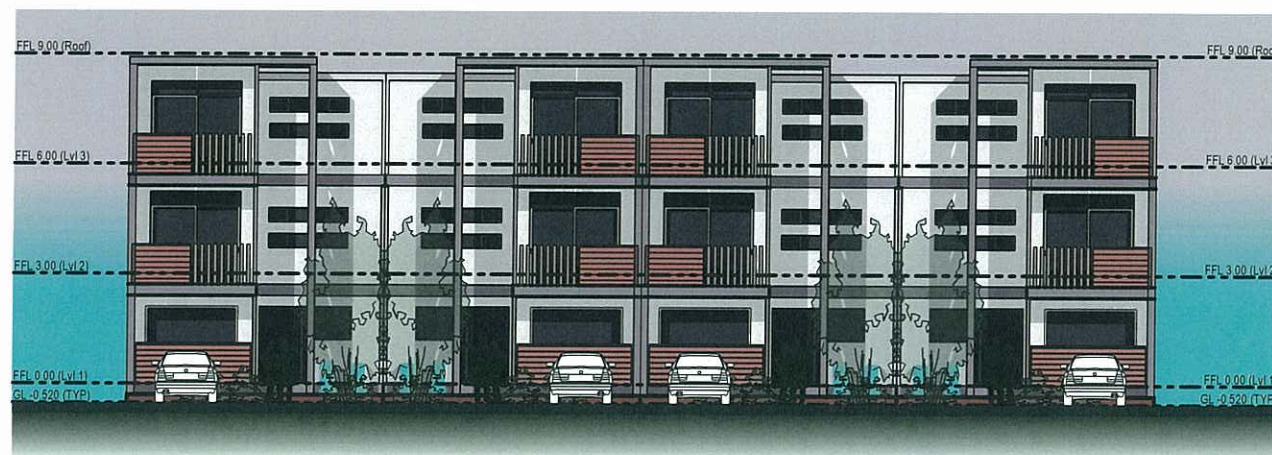
DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION



Streetscape Elevation - Cluster Type 1
1:200



Back Elevation - Cluster Type 1
1:200



Streetscape Elevation - Cluster Type 2
1:200



Back Elevation - Cluster Type 2
1:200

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

14 MAR 2013

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0 1 2 3 4 5



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CLIENT:
Village National Properties Coal Country
Properties Pty Ltd

PROJECT:
Coal Country Adaptive Community

DRAWING:
3 Storey Short Term Accommodation - Indicative
Building Elevations

SCALE: A3 @ 1:200
DATE: 13/11/12
DESIGN: Nigel Tapper
DRAWN: -

JOB NO: -
DWG NO: DA20.03
ISSUE NO: A
CHECKED: GB

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION