

AMENDMENT REGISTER		
ISSUE	DESCRIPTION	DATE
A	PRE-APPLICATION TO ULDA	25/01/11
B	CONCEPT DESIGN AFTER SURVEY AND SHALE SHUT OF DWELLINGS	08/07/11
C	DESIGN DEVELOPMENT	17/04/12
D	MCU APPLICATION FOR DEVELOPMENT APPROVAL	21/05/12
E		

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 8 / 8 / 12



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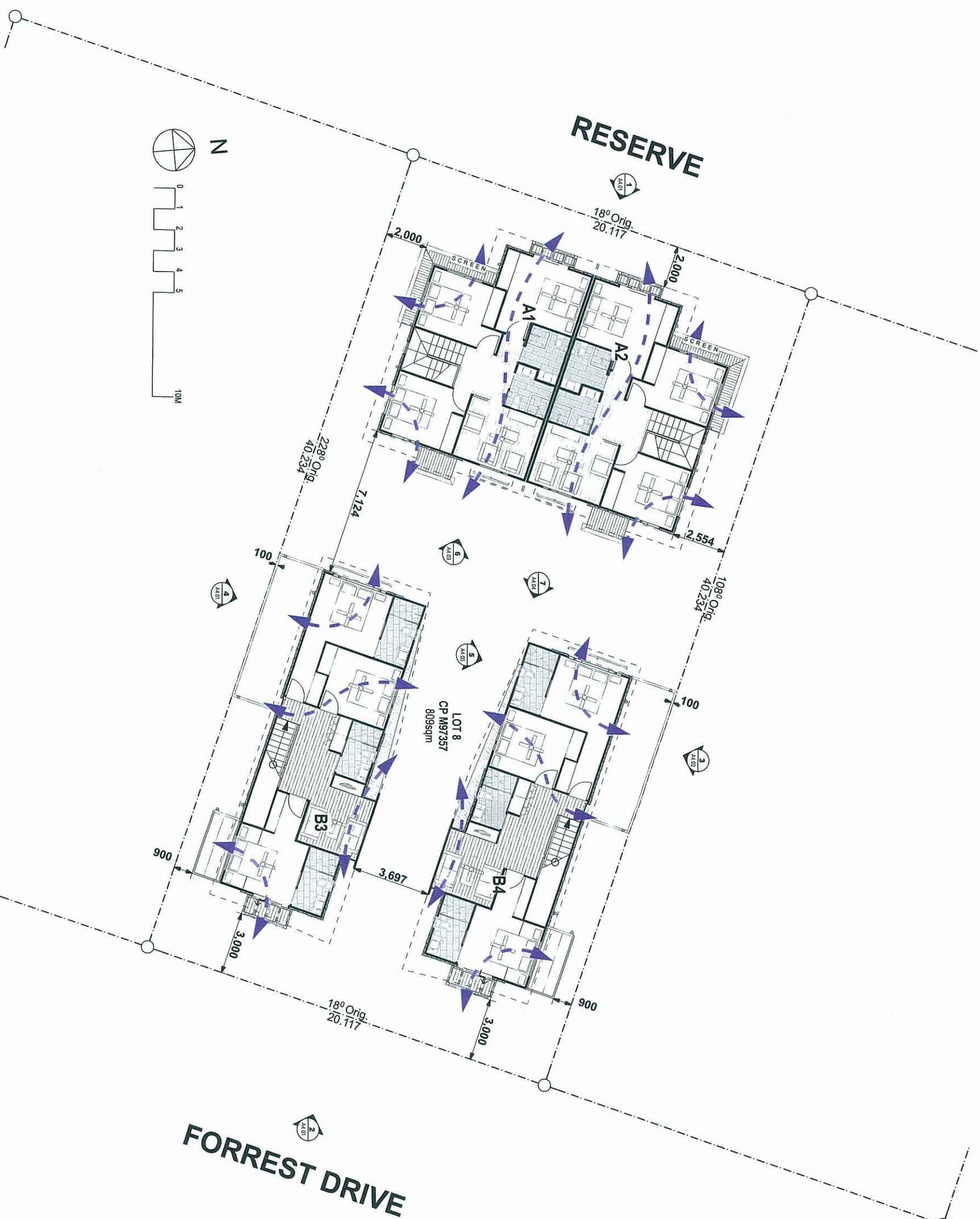
PROJECT
FORREST DR RESIDENCES
LOT 8 ON CP M97357

LOCATION
11 FORREST DRIVE
MORANBAH, Q. 4744

STAGE
MCU DEVELOPMENT APPLICATION

DRAWING TITLE
SITE PLAN_FIRST FLOOR

SCALE	DATE	DRAWN
1:100@A1	21 MAY 2012	JC
1:200@A3		
PROJECT NO	DRAWING NO	ISSUE
1118	A2.02	E
PLAT DATE		21/05/12



PROPOSED SITE PLAN : FIRST FLOOR

SCALE 1:200@A3

3 No. ATTACHED DWELLINGS (TOWNHOUSES)

The proposed built form with is unique entry court arrangement, allows cross ventilation to more rooms than a traditional townhouse thus enhancing the opportunity for energy reduction and healthier living. The language of balconies, rendered walls and weatherboard elements as character.

AMENDMENT REGISTER		
ISSUE	DESCRIPTION	DATE
A	PRE-APPLICATION TO LALA	26/09/11
B	CONCEPT DESIGN AFTER SURVEY AND NEW CLIENT REFERRAL - BEDS AND GARAGES	09/12/11
C	DESIGN DEVELOPMENT	17/04/12
D	DESIGN DEVELOPMENT	15/05/12
E	MCU APPLICATION FOR DEVELOPMENT APPROVAL	21/05/12

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 8/8/12



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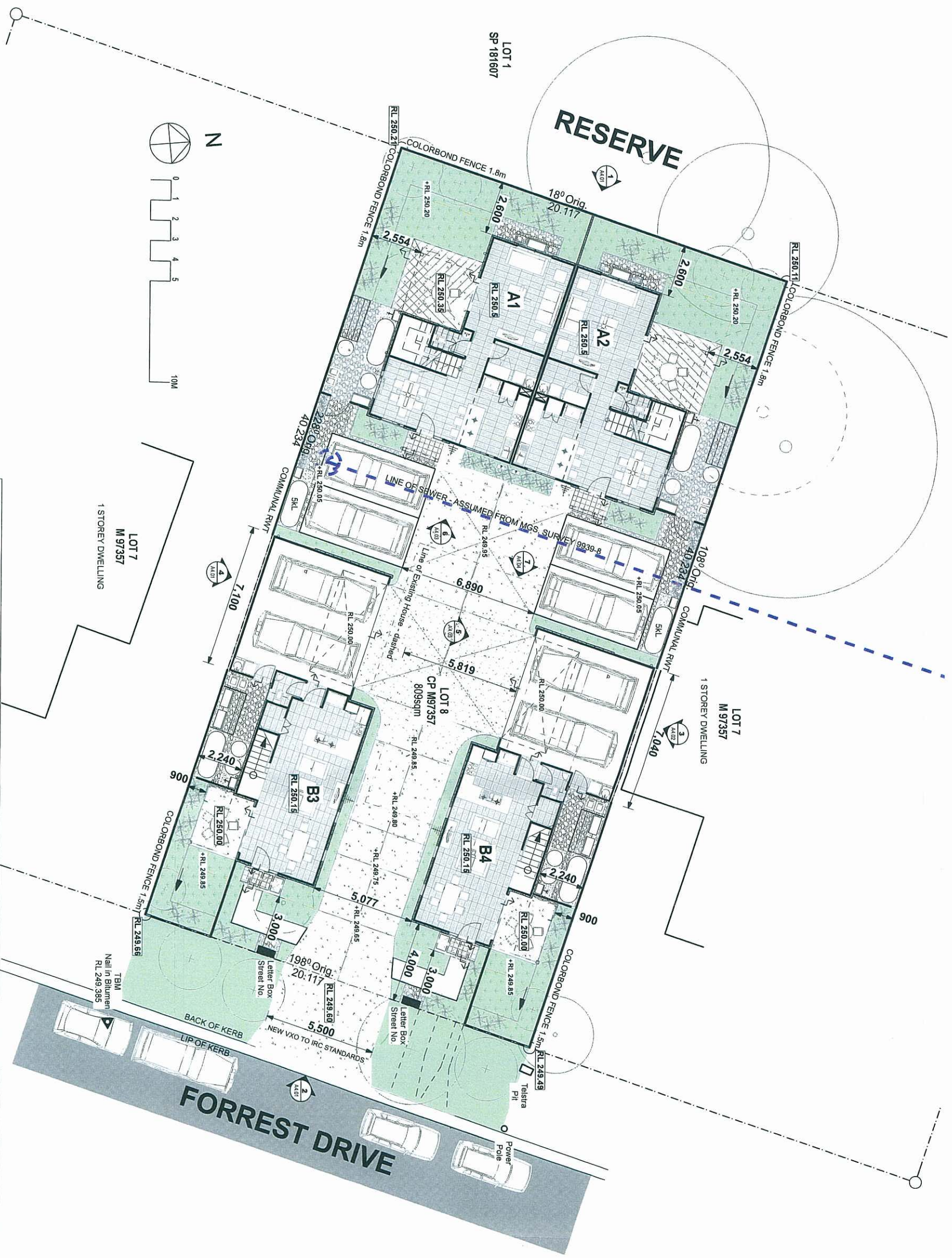
PROJECT
FORREST DR RESIDENCES
LOT 8 ON CP M97357

LOCATION
11 FORREST DRIVE
MORANBAH, Q 4744

STAGE
MCU DEVELOPMENT APPLICATION

DRAWING TITLE
SITE PLAN _GROUND FLOOR

SCALE	DATE	DRAWN
1:100@A1	21 MAY 2012	JC
1:200@A3		
PROJECT NO.	DRAWING NO.	ISSUE
1118	A2.01	E
PLOT DATE: 21/05/12		



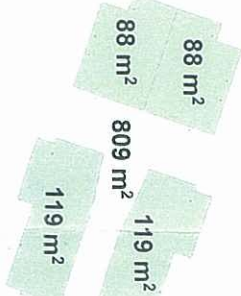
PROPOSED GROUND FLOOR PLAN

SCALE 1:200@A3

CLEARLY IDENTIFIABLE ENTRIES

Refer to Landscape Intent Plan & Civil Engineering Report for additional detail. For DA purposes not for Construction.

LOT DESCRIPTION	
LOT 8 ON CP M97357 ; RES ZONE: UDA PRECINCT 1 MORANBAH UDA & ISAAC REGIONAL COUNCIL	
EXISTING CONDITIONS OF THE SITE	
THE SITE CURRENTLY HAS ONE DWELLING WHICH IS TO BE REMOVE TO ALLOW FOR PROPOSAL.	
DEVELOPMENT SUMMARY	
SITE AREA	809 SQM
SITE COVER	414 SQM
SITE COVER	APPROX 51 %
INTENSITY + SCALE	
DENSITY	4 No DWELLINGS (49.5 dw PER Ha)
FORM	2 DETACHED & 2 DUPLEX TYPE
HEIGHT	2 STOREY
CARS	DOUBLE GARAGES & OPEN
BEDS	3 BED + STUDY HOMES
FLR AREA	NOM ENC. 625sqm
NOM. RATIO :	0.77
DRIVEWAY CROSSOVER	
TO BE CONSTRUCTED TO ISAAC COUNCIL SPECIFICATIONS.	



AMENDMENT REGISTER		
ISSUE	DESCRIPTION	DATE
A	PRE-APPLICATION TO ULDA	29/01/11
B	AND ENVIRONMENTAL IMPACT STATEMENT	08/12/11
C	AND SIMPLE PLAN OF DWELLINGS	JC
D	ENVIRONMENTAL IMPACT STATEMENT	17/04/12
E	CLIENT SIGN OFF FOR MCU DEVELOPMENT APPROVAL	21/05/12

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 08/12



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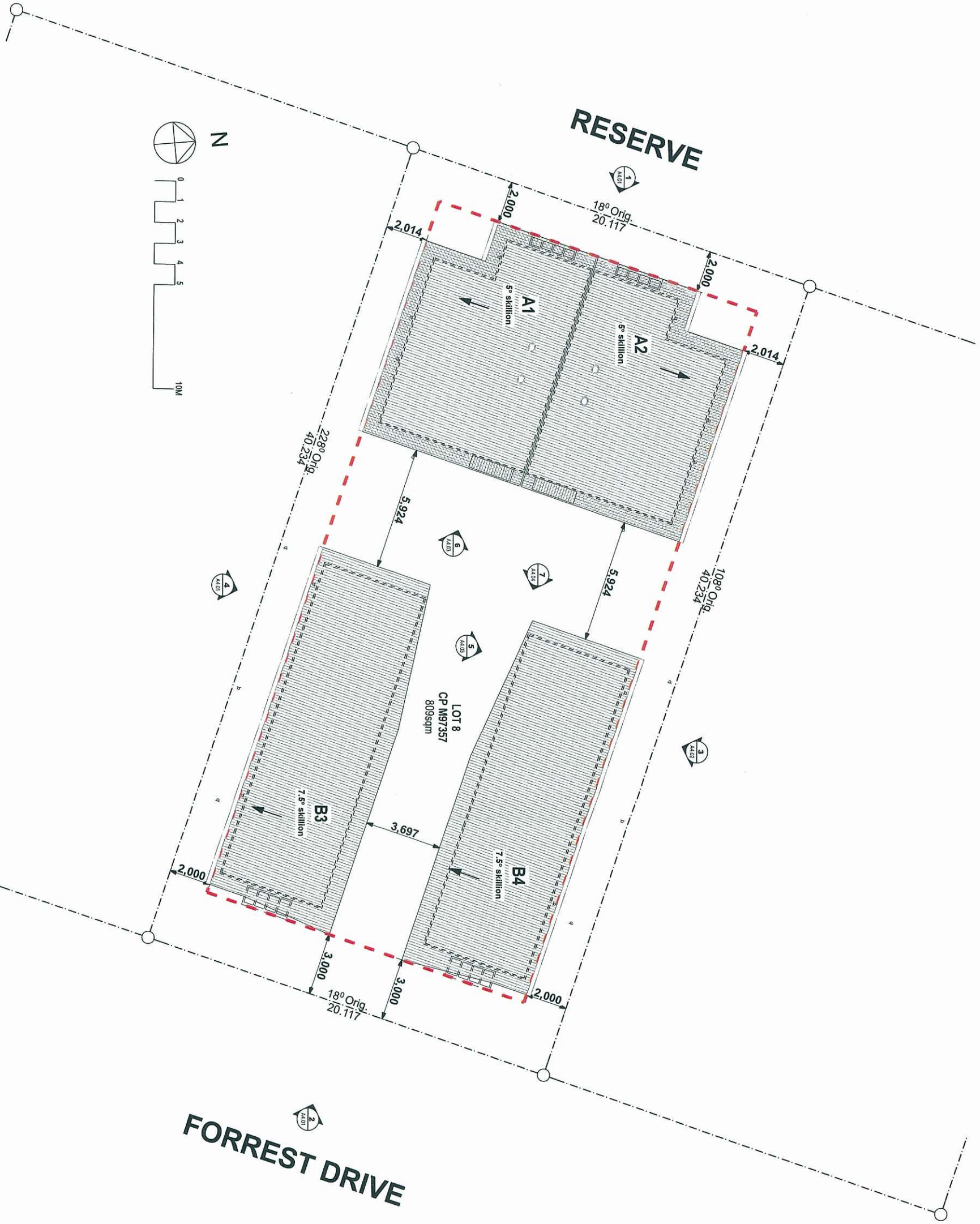
VERIFICATION
Verify all dimensions, sizes, window sizes, positioning, and setting out on site before construction commences. Amend drawings if necessary.

AUTHORISATION	
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CLIENT	
NIMBLE PTY LTD AS TTE & SELD PTY LTD AS TTE	
PROJECT	
FOREST DR RESIDENCES	
LOT 8 ON CP M97357	
LOCATION	
11 FORREST DRIVE	
MORANBAH, Q 4744	
STAGE	
MCU DEVELOPMENT APPLICATION	

DRAWING TITLE	
SITE PLAN _ROOF PLAN	

SCALE	
1:100@A1	21 MAY 2012
1:200@A3	JC
PROJECT NO.	
1118	A2.03
PLOT DATE	21/05/12

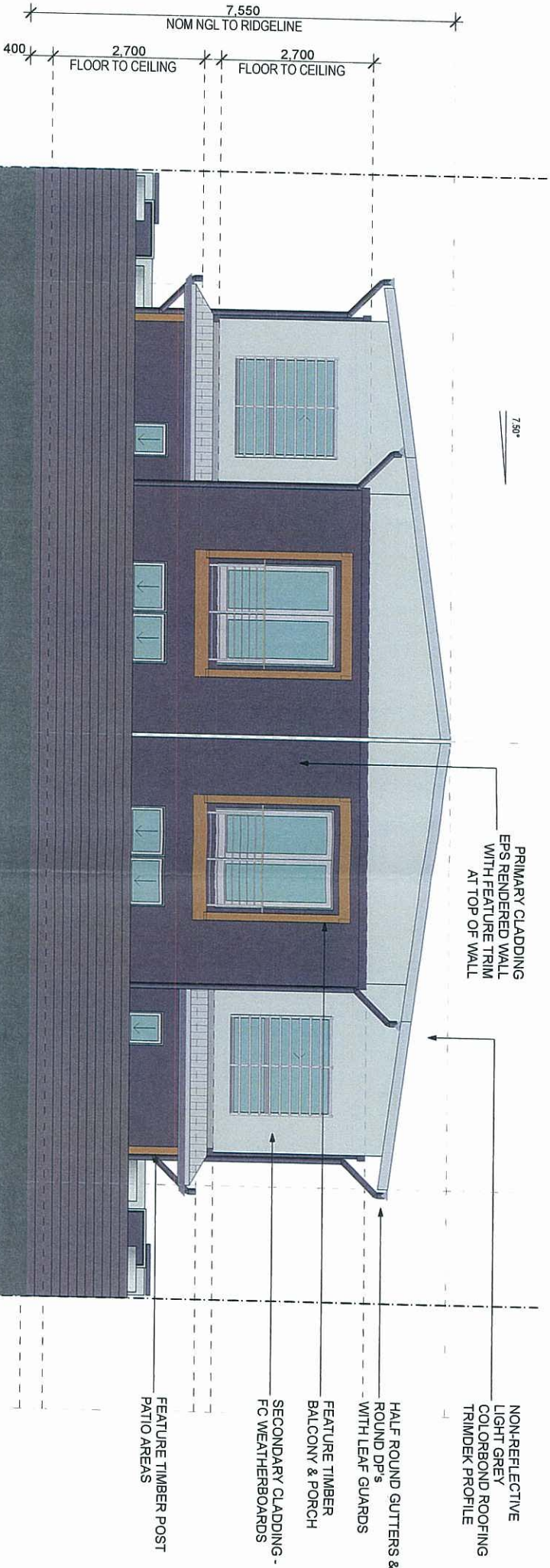


PROPOSED ROOF PLAN

SCALE 1:200@A3

SIMPLE ROOF FORMS

The proposed built form includes skillions and simple gable. The pitch of the roof forms compliment each other.



2.018 8.040 8.040 2.018

SETBACK TO OMP

SETBACKS ARE CONSISTENT WITH CHARACTER OF AREA, AND SINCE PRIVATE SPACES FACE THE OPEN SPACE & FOREST DR. RESERVE PRIVACY IS MAINTAINED

PLANS AND DOCUMENTS
referred to in the ULDA
Approval dated 8/8/12

AMENDMENT REGISTER		
ISSUE	DESCRIPTION	DATE
A	PRE-APPLICATION TO ULDA	22/01/11
B	CONCEPT DESIGN AFTER SURVEY AND SAMPLE SET-OUT OF DIMENSIONS	06/12/11
C	FINAL DIMENSIONS AND SAMPLE SET-OUT OF DIMENSIONS	11/04/12
D	CLIENT SIGN OFF FOR MCJ DEVELOPMENT APPROVAL	18/04/12
E	MCJ APPLICATION FOR DEVELOPMENT APPROVAL	21/05/12

WEST ELEVATION (OPEN SPACE)

SCALE 1:100@A3



900 7.310 3.697 7.310 900

SETBACK TO OMP

SETBACKS ARE CONSISTENT WITH CHARACTER OF AREA, AND SINCE PRIVATE SPACES FACE THE OPEN SPACE & FOREST DR. RESERVE PRIVACY IS MAINTAINED

EAST ELEVATION (FOREST DRIVE)

SCALE 1:150@A3



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SELD PTY LTD AS TTE

PROJECT
FOREST DR RESIDENCES
LOT 8 ON CP M97357

LOCATION
11 FOREST DRIVE
MORANBAH, Q 4744

STAGE
MCU DEVELOPMENT APPLICATION

DRAWING TITLE
ELEVATION RESERVES

SCALE	DATE	DRAWN
1:50@A1	21 MAY 2012	JC
1:100@A3		
PROJECT NO.	DRAWING NO.	ISSUE
1118	A4.01	E
PLOT DATE:		21/05/12

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 8/8/12



DRAWING TITLE	
ELEVATION SIDES	
SCALE	DATE
1:500@A1	21 MAY 2012
PROJECT NO.	DRAWING NO.
1118	A4.02
LOT DATE	ISSUE
	E
	21/06/12

SETBACKS ARE CONSISTENT WITH CHARACTER OF AREA, AND SINCE PRIVATE SPACES FACE THE OPEN SPACE & FOREST DR, RESERVE PRIVACY IS MAINTAINED

PRIMARY CLADDING EPS RENDERED WALL WITH FEATURE TRIM AT TOP OF WALL
PROJECTING ELEMENTS PRIVACY SCREENS

SECONDARY CLADDING - FC WEATHERBOARDS

FEATURE FRONT DOOR AND PORCHES EXPRESS ENTRY

SECONDARY CLADDING - FC WEATHERBOARDS

PRIMARY CLADDING EPS RENDERED WALL WITH FEATURE TRIM AT TOP OF WALL

NON-REFLECTIVE LIGHT GREY COLORBOND ROOFING TRIMDEK PROFILE
HALF ROUND GUTTERS & ROUND DIPS WITH LEAF GUARDS
FEATURE TIMBER BALCONY & PORCH

2,000
SETBACK TO OMP
PROPOSED DUPLEX
5,474
SETBACK TO OMP
PROPOSED HOUSE
3,000
SETBACK TO OMP

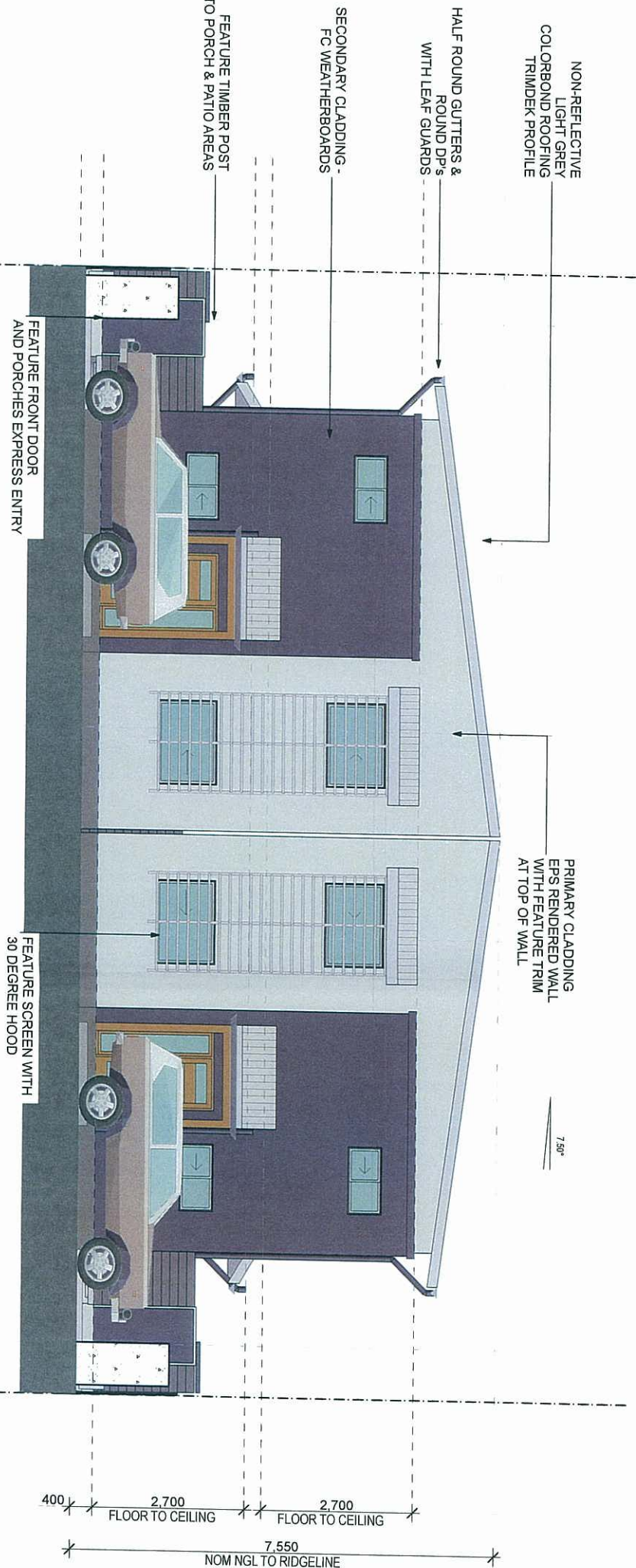
PLANS AND DOCUMENTS

referred to in the ULDA
APPROVAL dated 8/8/12

AMENDMENT REGISTER			DATE	NOTES
ISSUE	DESCRIPTION			
A	PRE-APPLICATION TO ULDA FOR CONSIDERATION OF THE PROPOSED DEVELOPMENT AND NEW CLIENT BRIEF FOR 4 BEDS AND 2 BATHS	25/01/11	JC	
B	REVISIONS TO THE PROPOSED DEVELOPMENT	08/07/11	JC	
C	DESIGN DEVELOPMENT CLIENT SIGN OFF FOR MCU	17/04/12	JC	
D	CLIENT SIGN OFF FOR MCU	15/04/12	JC	
E	REVISIONS TO THE PROPOSED DEVELOPMENT	21/05/12	JC	

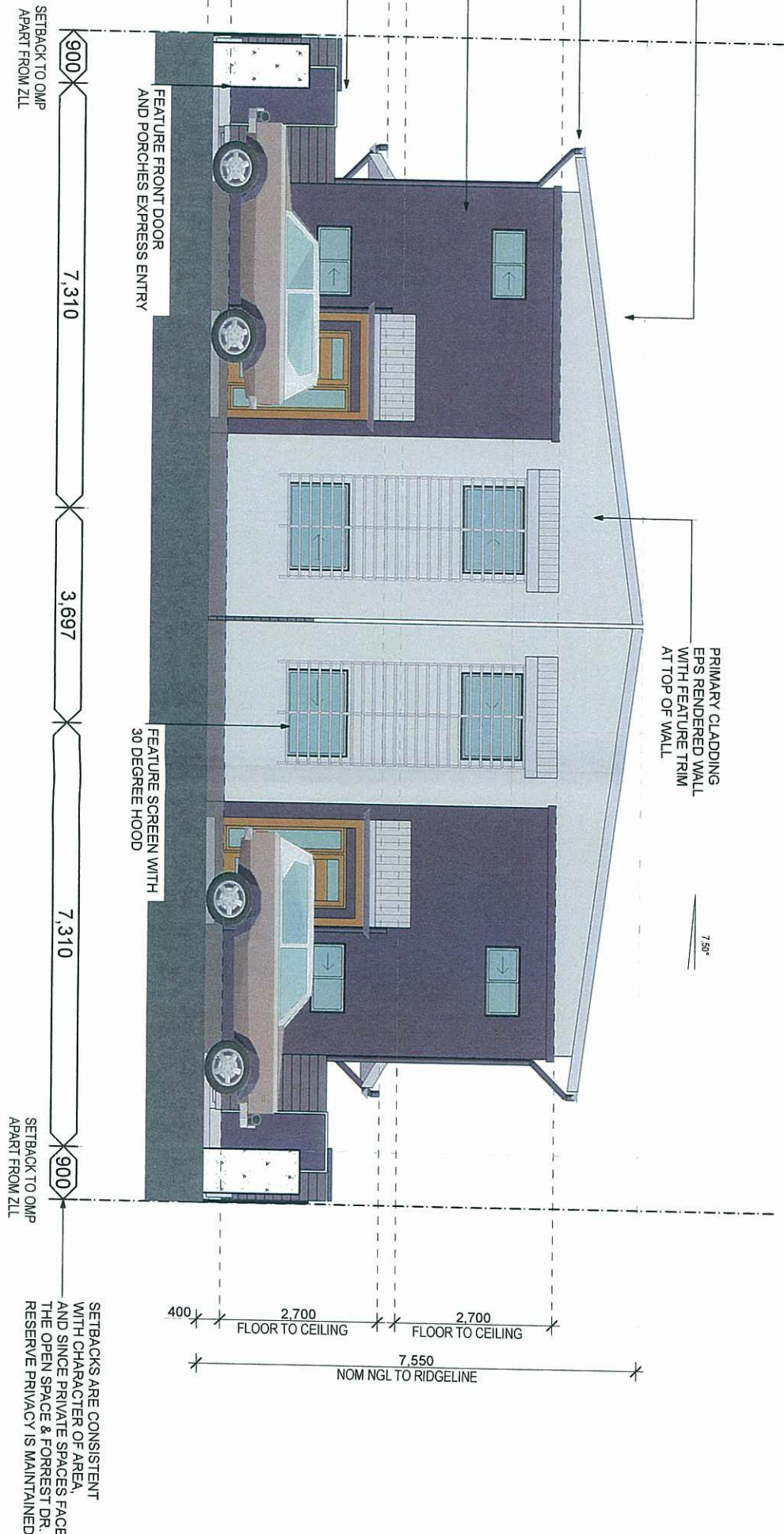
SOUTH ELEVATION (DRIVEWAY)

SCALE 1:150@A3



EAST ELEVATION (DRIVEWAY)

SCALE 1:100@A3



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CLIENT
NIMBLE PTY LTD AS TTE & SELD PTY LTD AS TTE

PROJECT
**FOREST DR RESIDENCES
LOT 8 ON CP M97357**

LOCATION
**11 FOREST DRIVE
MORANBAH, Q 4744**

STAGE
MCU DEVELOPMENT APPLICATION

DRAWING TITLE
ELEVATIONS DRIVE

SCALE	DATE	DOING
1:50@A1	21 MAY 2012	JC
1:100@A3		
PROJECT NO.	DRAWING NO.	ISSUE
1118	A4.03	E
PLOT DATE		21/05/12

AMENDMENT REGISTER		
ISSUE	DESCRIPTION	DATE INITIALS
A	PRE APPLICATION TO UDA	25/09/11 JC
B	CONCEPT DESIGN SURVEY AND NEW CLIENT BRIEF FOR 4 BEDS AND SINGLE SPLIT OF DWELLINGS, EVEN NUMBERS	09/12/11 JC
C	DESIGN DEVELOPMENT	17/06/12 JC
D	CLIENT SIGN OFF FOR MCU	19/06/12 JC
E	MCU APPLICATION FOR DEVELOPMENT APPROVAL	21/09/12 JC

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 08/12



WEST ELEVATION
(DRIVE)
SCALE 1:100@A3



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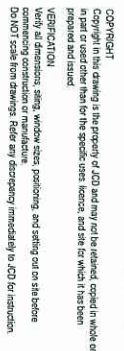
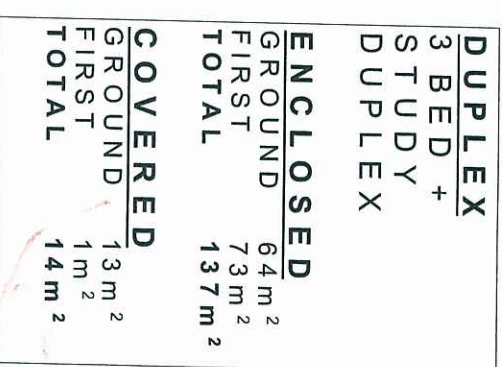
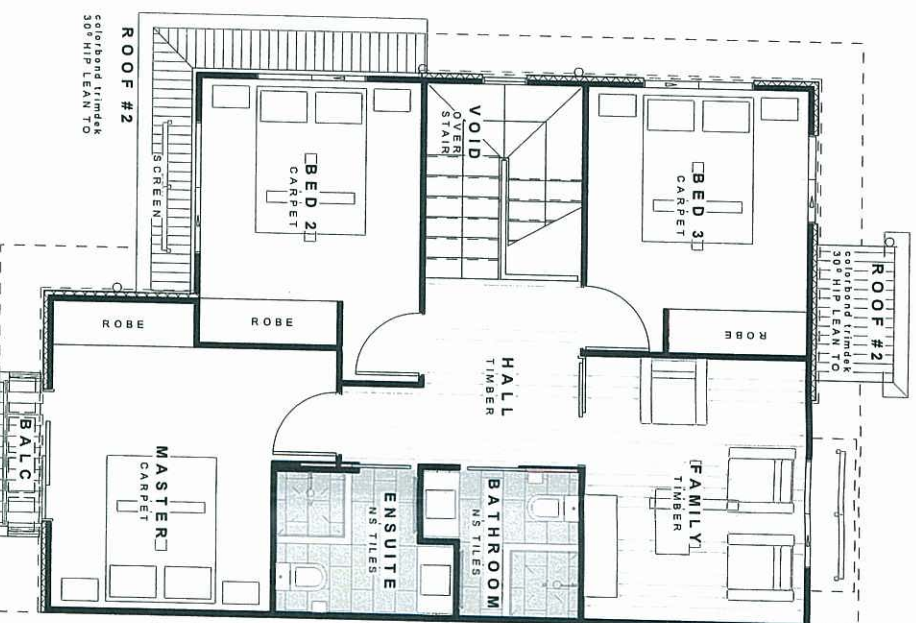
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NORTH
KEY PLAN

CLIENT
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SELD PTY LTD AS TTE
PROJECT
FOREST DR RESIDENCES
LOT 8 ON CP M97357
LOCATION
11 FOREST DRIVE
MORANBAH, Q 4744
STAGE
MCU DEVELOPMENT APPLICATION
DRAWING TITLE
ELEVATIONS DRIVE

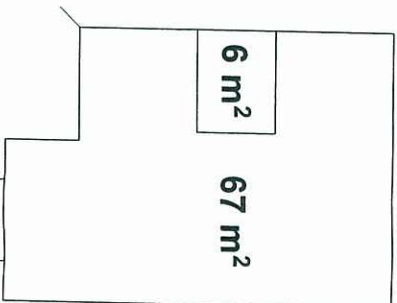
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1:100@A3		
PROJECT NO	DRAWING NO	ISSUE
1118	A4.04	E
PLOT DATE		21/09/12

PLANS AND DOCUMENTS		AMENDMENT REGISTER	
ISSUE	DESCRIPTION	DATE	INITIALS
A	PRE-APPLICATION TO LIAISON	29/10/11	JC
B	CONCEPT DESIGN AND SURVEY	08/12/11	JC
C	DESIGN DEVELOPMENT	12/02/12	JC
D	DESIGN DEVELOPMENT	12/02/12	JC
E	DESIGN DEVELOPMENT	12/02/12	JC
F	DESIGN DEVELOPMENT	12/02/12	JC
G	DESIGN DEVELOPMENT	12/02/12	JC
H	DESIGN DEVELOPMENT	12/02/12	JC
I	DESIGN DEVELOPMENT	12/02/12	JC
J	DESIGN DEVELOPMENT	12/02/12	JC
K	DESIGN DEVELOPMENT	12/02/12	JC
L	DESIGN DEVELOPMENT	12/02/12	JC
M	DESIGN DEVELOPMENT	12/02/12	JC
N	DESIGN DEVELOPMENT	12/02/12	JC
O	DESIGN DEVELOPMENT	12/02/12	JC
P	DESIGN DEVELOPMENT	12/02/12	JC
Q	DESIGN DEVELOPMENT	12/02/12	JC
R	DESIGN DEVELOPMENT	12/02/12	JC
S	DESIGN DEVELOPMENT	12/02/12	JC
T	DESIGN DEVELOPMENT	12/02/12	JC
U	DESIGN DEVELOPMENT	12/02/12	JC
V	DESIGN DEVELOPMENT	12/02/12	JC
W	DESIGN DEVELOPMENT	12/02/12	JC
X	DESIGN DEVELOPMENT	12/02/12	JC
Y	DESIGN DEVELOPMENT	12/02/12	JC
Z	DESIGN DEVELOPMENT	12/02/12	JC



MCU DEVELOPMENT APPLICATION

GROUND FLOOR PLAN
ATTACHED (3 BED & STUDY)



FIRST FLOOR PLAN 1 m²

DATE	DATE	DRAWN
118	21 MAY 2012	JC
A.A.2.01		E

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 8/8/12

AMENDMENT REGISTER			DATE	INITIALS
ISSUE	DESCRIPTION			
A	PRE-APPLICATION TO ULDA		26/09/11	JC
B	CONCEPT DESIGN AFTER SURVEY AND NEW CLIENT BRIEF FOR 3 BEDS		09/12/11	JC
C	REVISIONS TO CONCEPT DESIGN AND ENVIRONMENTAL IMPACT STATEMENT			
D	DESIGN DEVELOPMENT		19/04/12	JC
E	REVISIONS TO DESIGN DEVELOPMENT AND ENVIRONMENTAL IMPACT STATEMENT		26/05/12	JC
F	MCU APPLICATION FOR DEVELOPMENT APPROVAL			

HOUSE	
3 BED + STUDY DETACHED	
ENCLOSED	
GROUND	88 m ²
FIRST	86 m ²
TOTAL	174 m ²
COVERED	
GROUND	12 m ²
FIRST	2 m ²
TOTAL	13 m ²



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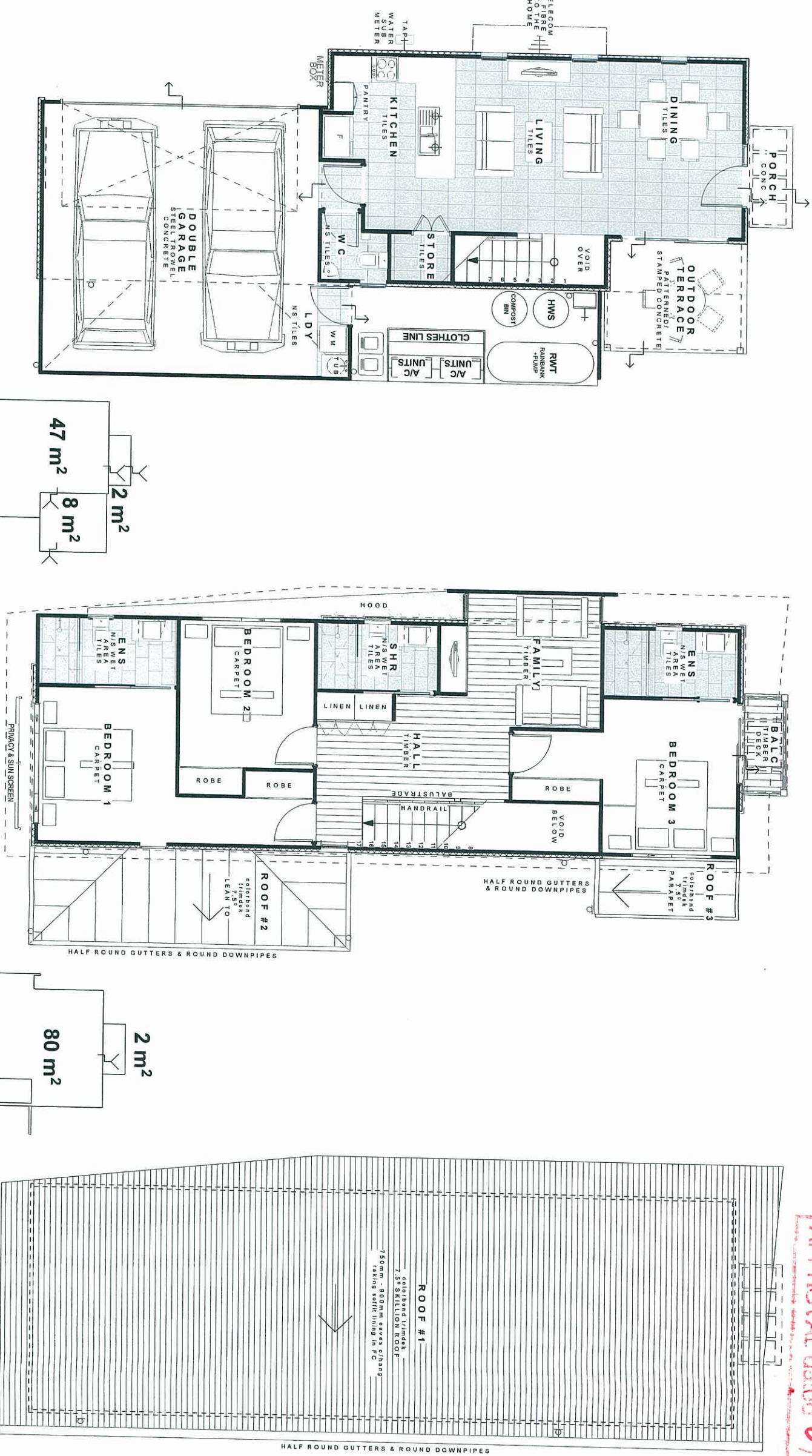
PROJECT
**FORREST DR RESIDENCES
LOT 8 ON CP M97357**

LOCATION
**11 FORREST DRIVE
MORANBAH, Q 4744**

STAGE
MCU DEVELOPMENT APPLICATION

DRAWING TITLE
FLOOR PLANS DETACHED

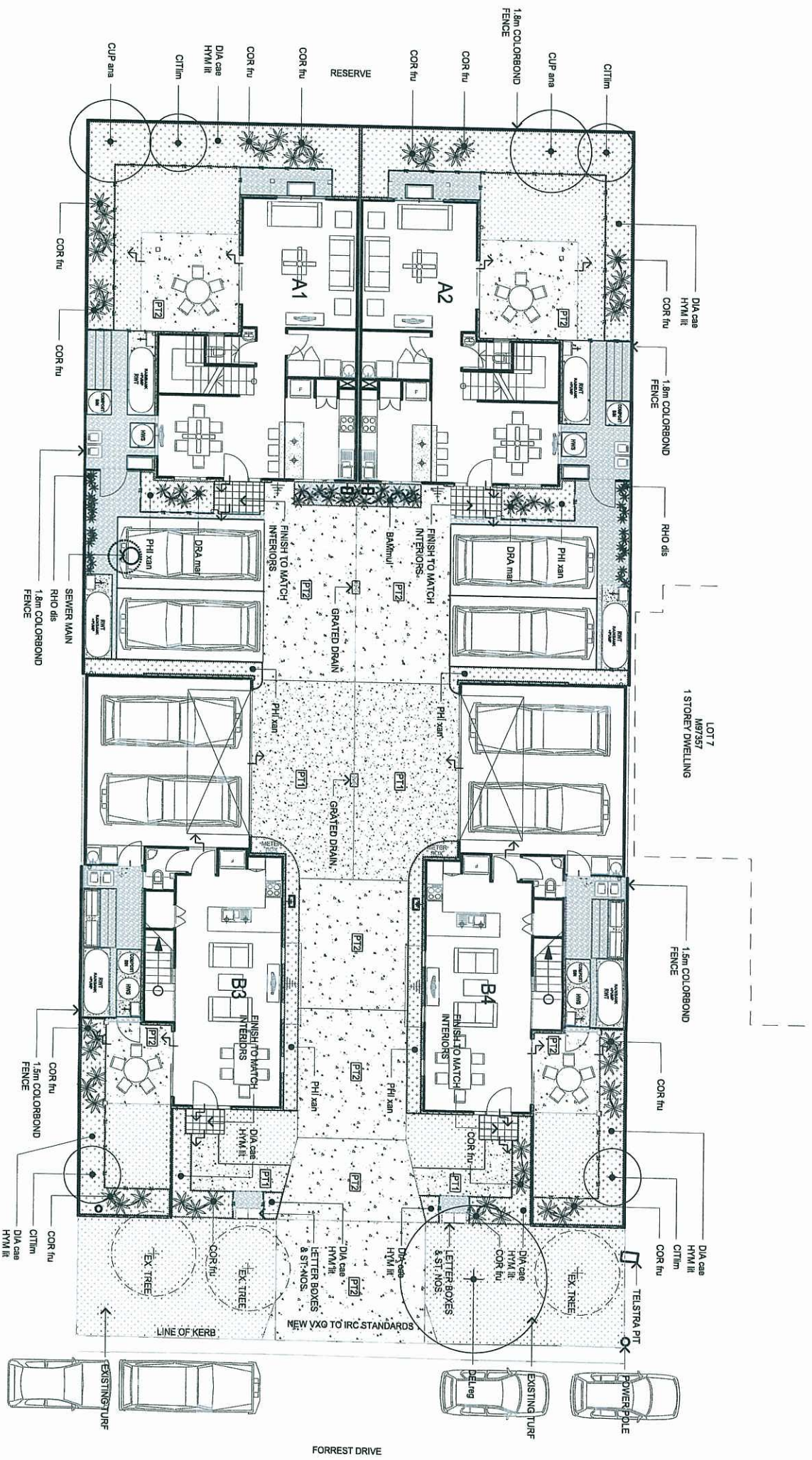
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1:50@A1	21 MAY 2012	JC
1:100@A3		
PROJECT NO.	DRAWING NO.	ISSUE
1118	B.A2.01	E
PILOT DATE		20/05/12



GROUND FLOOR PLAN
DETACHED (3 BED & STUDY)

FIRST FLOOR PLAN
DETACHED (3 BED & STUDY)

ROOF PLAN



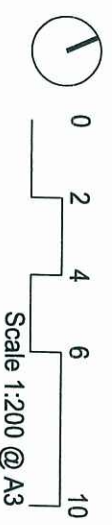
LEGEND

	MASS PLANTING
	FEATURE PLANTS
	TREES
	EXISTING TREES TO BE RETAINED
	LIGHTLY EXPOSED AGGREGATE CONCRETE
	BROOK FINISHED CONCRETE
	GRAVEL
	TURF
	TIMBER EDGE

NOT FOR CONSTRUCTION

11 Forest Dept. Morangh			
Planting Schedule			
Based on Landscape Insect Plan			
Code	Botanical Name	Common Name	Density
Groundcover			
DIC. cin	DALECHIA candana (little peas)	Bany Blue	5m ² 7m ²
RHO. dia	RHOEO. diazola	Pinko	7m ²
SH. xan			
BALMORH. mul	BALMORH. multiplex cv. 'Gold-striped'	Bamboo	ss shown
COR. nu	CORODIUM nudicaule	Concholine	ss shown
DRA. nap	DROSER. nappula	Dragon Ties	ss shown
PH. xan	PHENICALLUS xanthus	Spider Lily	5m ²
PH. xan	PH. OENIDION xanthus	Xanadu	3m ²
Trees			
CITRUS	CITRUS limon 'Eureka'	Lemon tree	ss shown
CUP. ANOSIS	CUPANOSIS antiochioides	Tuckeroo	ss shown
DELONIX	DELONIX regia	Pinkoraia	ss shown

DROUGHT TOLERANT / HARDY PLANTS HAVE BEEN SELECTED TO SUIT THE TYPICAL BROWN LOAMY SAND SURFACE SOIL HORIZON. SUCH SOILS ARE TYPICALLY FAST DRAINING AND HAVE A LOW MOISTURE CONTENT.



NIMBLE PTY LTD AS TTE & SELD PTY LTD AS TTE | 11 FORREST DRIVE | LANDSCAPE INTENT PLAN

scale: 1:200 @ A3 | date: 11 MAY 2012 | design: GM/MJM | drawn: MJM | approved: GM | drawing no: SP121901-001 | issue: B
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