

~ 1 AUG 2013

MEDCO



ADAMS CRESCENT

BOND AVENUE

NOTES:

- General
1. All development is to be undertaken in accordance with the Development Approval.
 2. The maximum height of buildings shall not exceed two (2) storeys.

Setbacks

3. Setbacks are as per the Plan of Development Table unless otherwise specified.
4. Built to boundary walls are optional. The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
5. Maximum length of built-to-boundary walls as a percentage of lot boundary length:
 - Lot width 10.0 to 12.4 = 70%
 - Lot width 12.5 to 14.9 = 65%
 - Lot width 15.0 to 19.9 = 60%
6. Boundary setbacks are measured to the outermost projection of wall or fascia.

Parking

7. A minimum of two (2) off street car parks are required per dwelling.
8. All garages to be setback behind the main face of the dwelling with doors articulated, comprising a mix of materials and colours, or staggered.
9. Double garages permitted on lots more than 10.0m and less than 12.5m wide where dwelling is more than one storey in height and where:
 - the garage is setback at least 1m behind the main face, excluding balconies, of the dwelling
 - the garage doors are articulated, comprise a mix of materials and colours, or are staggered.

Site Cover and Amenity

11. The maximum width of any garage door shall be no more than 40% of the lot frontage on any lot more than 12.5m wide.
12. The maximum width of a driveway, at the lot boundary, shall be 4.8 metres for a lot with a double garage and 3 metres for a lot with a single garage.
13. Site cover for each lot is not to exceed 70% of the lot except for traditional lots where the maximum is 80%.

14. Dwellings with their main living areas located at ground level should have a minimum area of private open space consisting of at least 10m² with a minimum width of 2.4 metres, preferably accessible from a living room.
15. Dwellings with their main living area above ground floor level should have a minimum area of private open space consisting of a balcony or roof area open to the sky, with a minimum area of 5m², and a minimum dimension of 1.2 metres, directly accessible from a living room.
16. All second storey windows are to have fixed external privacy screens or fixed opaque glazing at a sill height less than 1500mm above floor level.
17. Primary habitable rooms and principal private open space is to be generally oriented to the north.

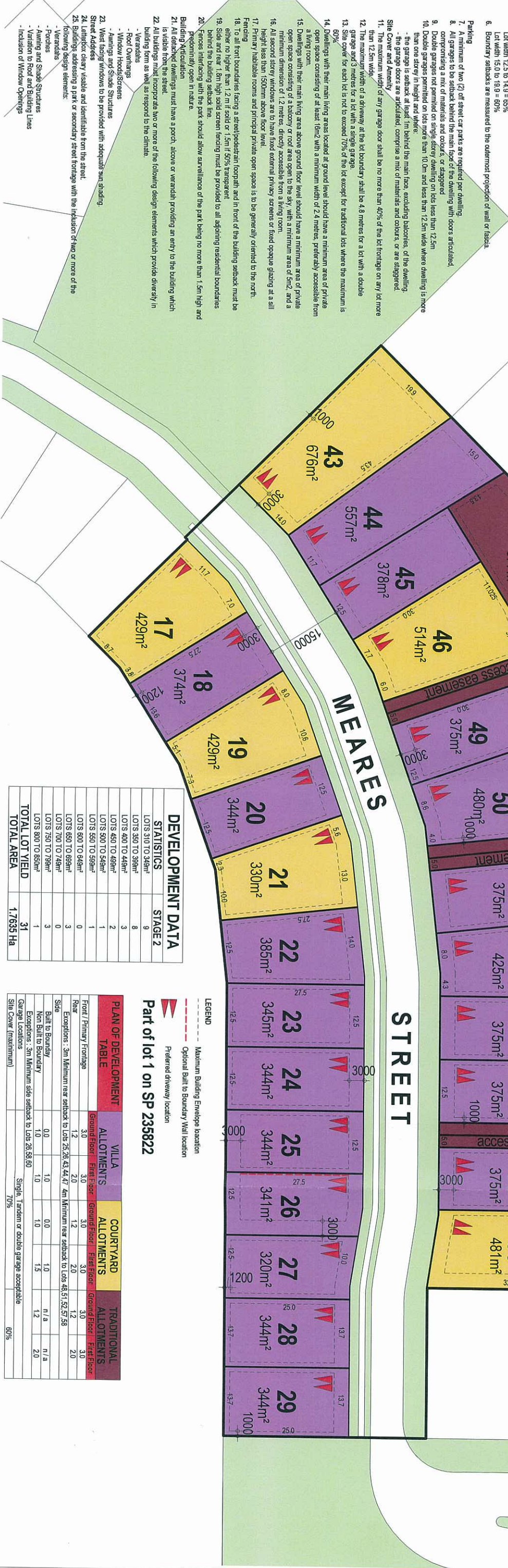
18. To all front boundaries facing a street/pedestrian footpath and in front of the building setback must be either no higher than 1.2m if solid or 1.5m if 50% transparent.
19. Side and rear 1.5m high solid screen fencing must be provided to all adjoining residential boundaries behind the building setback line.
20. Fences interfacing with the park should allow surveillance of the park being no more than 1.5m high and predominantly open in nature.

Building Articulation

21. All detached dwellings must have a porch, alcove or veranda providing an entry to the building which is visible from the street.
22. All buildings must incorporate two or more of the following design elements which provide diversity in building form as well as respond to the climate:
 - Roof Overhangs
 - Verandahs
 - Window Hood/Screens
 - Awnings and Shade Structures
23. West facing windows to be provided with adequate sun shading.

Street Address

24. Letterbox clearly visible and identifiable from the street.
25. Buildings addressing a park or secondary street frontage with the inclusion of two or more of the following design elements:
 - Verandahs
 - Porches
 - Awnings and Shade Structures
 - Variation to Roof and Building Lines
 - Inclusion of Window Openings



DEVELOPMENT DATA

STATISTICS	STAGE 2
LOTS 310 TO 349m ²	9
LOTS 350 TO 399m ²	8
LOTS 400 TO 449m ²	3
LOTS 450 TO 499m ²	2
LOTS 500 TO 549m ²	1
LOTS 550 TO 599m ²	1
LOTS 600 TO 649m ²	0
LOTS 650 TO 699m ²	3
LOTS 700 TO 749m ²	0
LOTS 750 TO 799m ²	3
LOTS 800 TO 859m ²	1
TOTAL LOT YIELD	31
TOTAL AREA	1,7655 Ha

-1 AUG 2013

NORTH

ADAMS CRESCENT

BOND AVENUE



Pantex P/L T/as Panorama Homes ABN: 32 010 563 470

Level 1 Norwinn Centre
15 Discovery Drive,
North Lakes QLD 4509
(PO Box 959
North Lakes QLD 4509)

Telephone 61 7 3482 0900
Facsimile 61 7 3482 0999
Email mail@partex.com.au

Description

Date	13/03/2013	Checked	PR
Scale	As Indicated	Drawn	PR

Use figured dimensions. **DO NOT SCALE.** Check all dimensions on site before starting.

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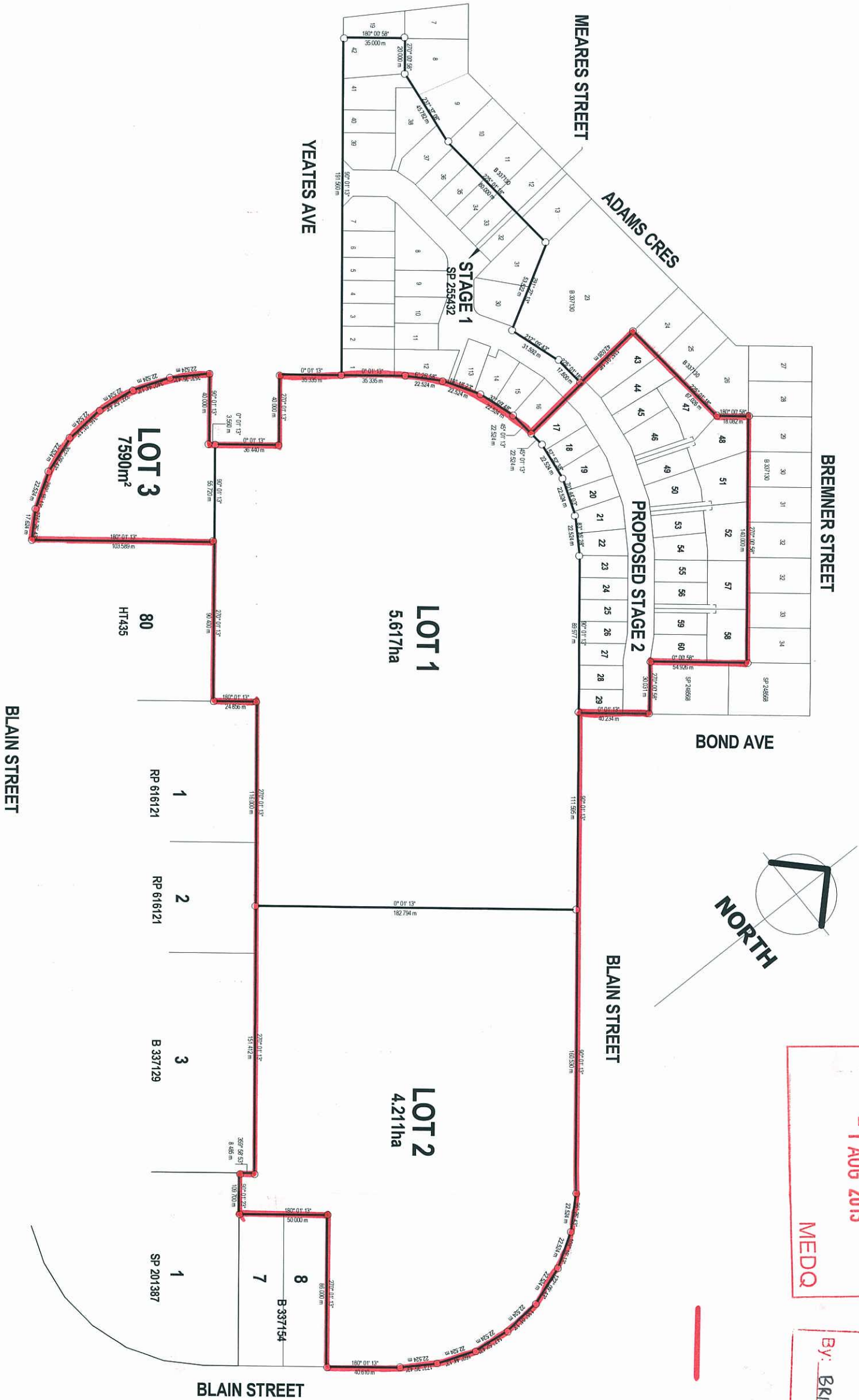
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PROPOSED SURVEY PLAN	
DRAWING NUMBER	
7068 - A001	

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PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
- 1 AUG 2013
MEDQ

AMENDED IN RED
1 AUG 2013
By: BRIANNA FYFFE (name)
MEDQ

SUBJECT SITE



**PANORAMA
HOMES**

Level 1 Norwin Centre
15 Discovery Drive,
North Lakes QLD 4509
(PO Box 959
North Lakes QLD 4509)
Telephone 61 7 3482 0900
Facsimile 61 7 3482 0999
Email mail@panorama.com.au

Rev A
Date 01/08/2013
Description DA ISSUE

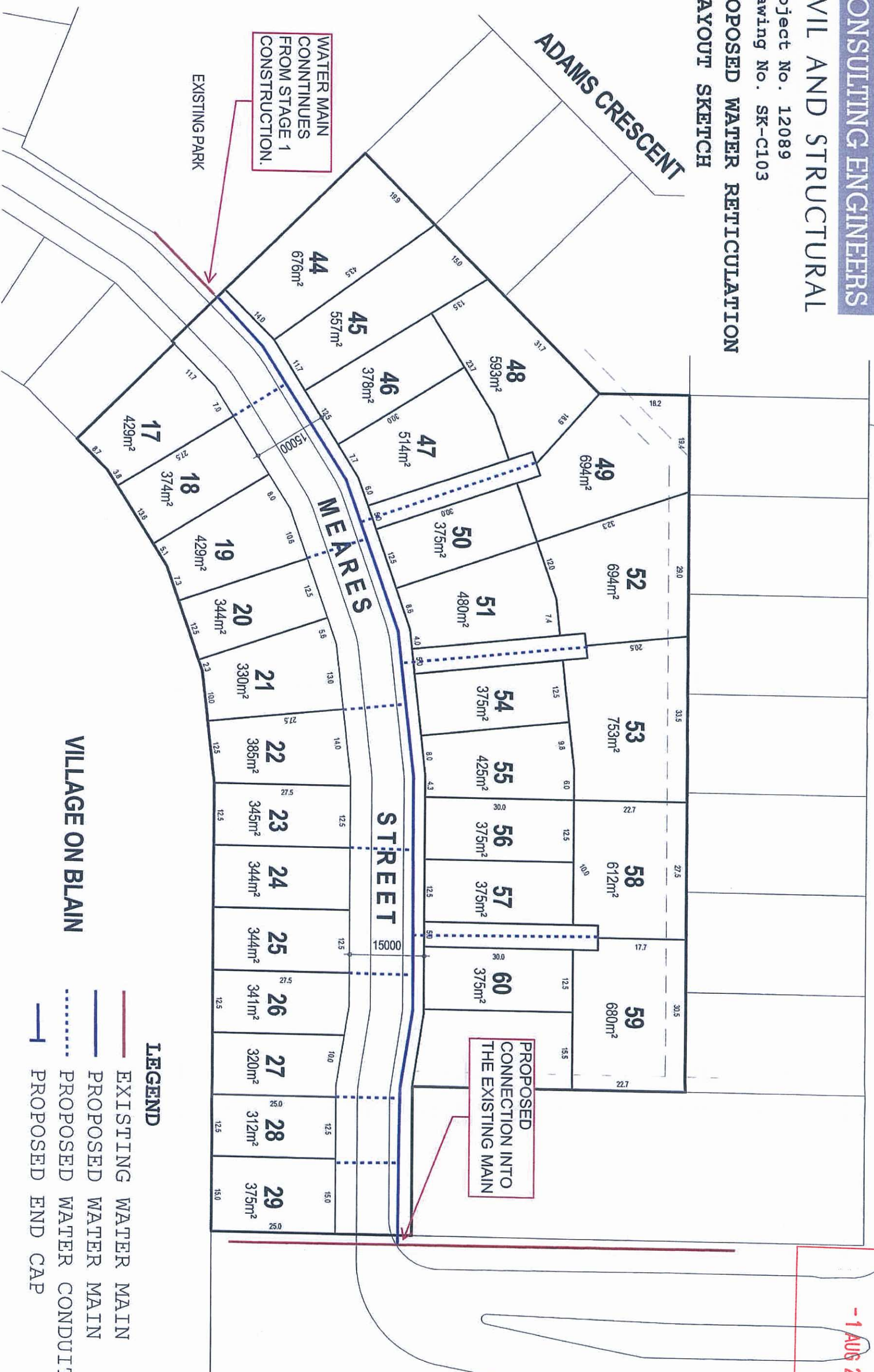
Description

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App. FR

STAGE 2 FOCUS			
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PROJECT	
YEATES AVENUE BLACKWATER	
CLIENT	PANTEX

DRAWING TITLE	
LOT RECONFIGURATION PLAN	
DRAWING NUMBER	7068 - A001
REV	A



Rev	Date	Issued	Description	By	Appr
A	13/02/13	ISSUED		PR	RW

Date	13/02/2013	Checked	PR
Scale	1:1750	Drawn	PR

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PROJECT	LOT LAYOUT FOR STAGE 2 FOCUS
CLIENT	BLACKWATER
THE BAY TRUST	

DRAWING TITLE	SITE PLAN
DRAWING NUMBER	7068 - A001
REV	A

BORNHORST + WARD

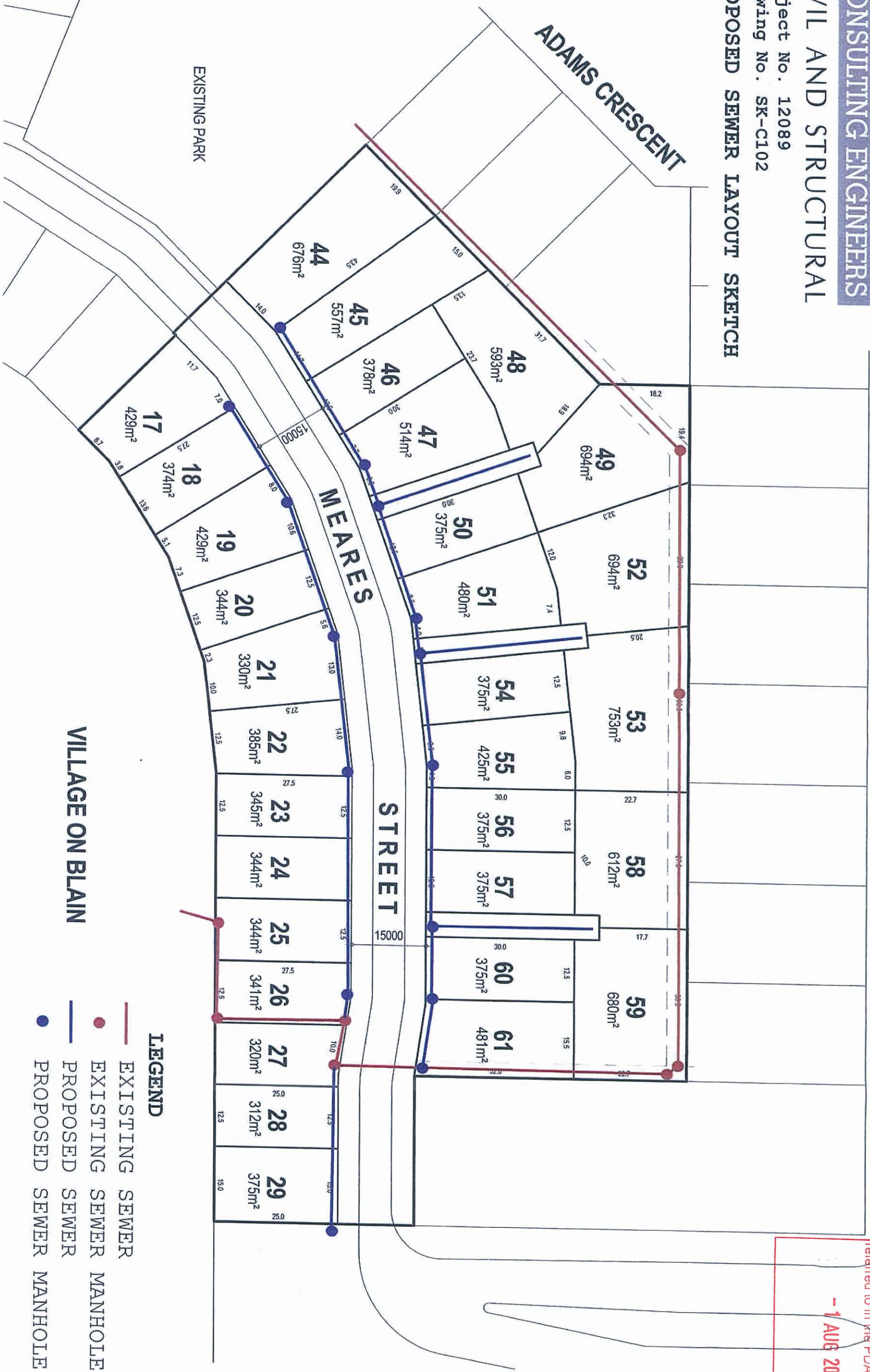
CONSULTING ENGINEERS

CIVIL AND STRUCTURAL

Project No. 12089

Drawing No. SK-C102

PROPOSED SEWER LAYOUT SKETCH



VILLAGE ON BLAIN

- LEGEND**
- EXISTING SEWER
 - EXISTING SEWER MANHOLE
 - PROPOSED SEWER
 - PROPOSED SEWER MANHOLE

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

- 1 AUG 2013

MEDQ



**PANORAMA
HOMES**

Panorama Homes ABN: 32 010 553 470

Level 1 Norwin Centre
15 Discovery Drive,
North Lakes QLD 4509
(PO Box 959)
North Lakes QLD 4509

Telephone 61 7 3482 0900
Facsimile 61 7 3482 0999
Email mail@panorama.com.au

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Description

Rev	App.
PR	PR

Date	13/03/2013	Checked	PR
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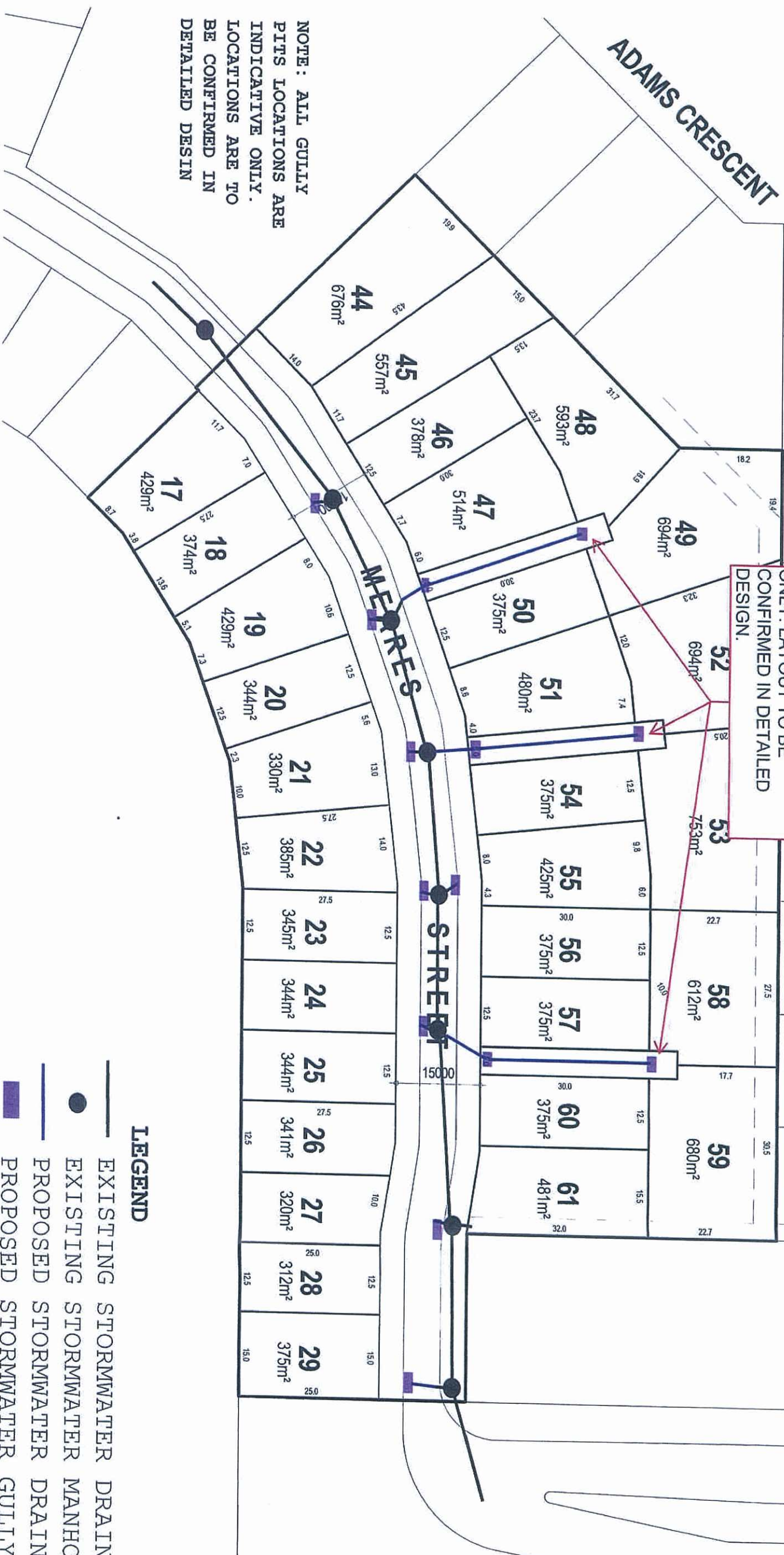
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PROJECT	LOT LAYOUT FOR STAGE 2 FOCUS
CLIENT	BLACKWATER
THE BAY TRUST	

DRAWING TITLE	SITE PLAN
DRAWING NUMBER	7068 - A001
REV	A

PROPOSED STORMWATER DRAINAGE LAYOUT SKETCH

SIZE AND LOCATION OF
STORMWATER PITS, WITHIN
DRIVEWAYS ARE INDICATIVE
ONLY. LAYOUT TO BE
CONFIRMED IN DETAILED
DESIGN.



NOTE: ALL GULLY
PITS LOCATIONS ARE
INDICATIVE ONLY.
LOCATIONS ARE TO
BE CONFIRMED IN
DETAILED DESIGN

LEGEND

- EXISTING STORMWATER DRAIN
- EXISTING STORMWATER MANHOLE
- PROPOSED STORMWATER DRAIN
- PROPOSED STORMWATER GULLY PIT

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

- 1 AUG 2013

MEDQ



**PANORAMA
HOMES**

Partners Pl. The Panorama Homes ABL 32 010 553 470

Level 1 Norwin Centre
15 Discovery Drive,
North Lakes QLD 4509
(PO Box 959)
Facsimile 61 7 3482 0999
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Telephone 61 7 3482 0900
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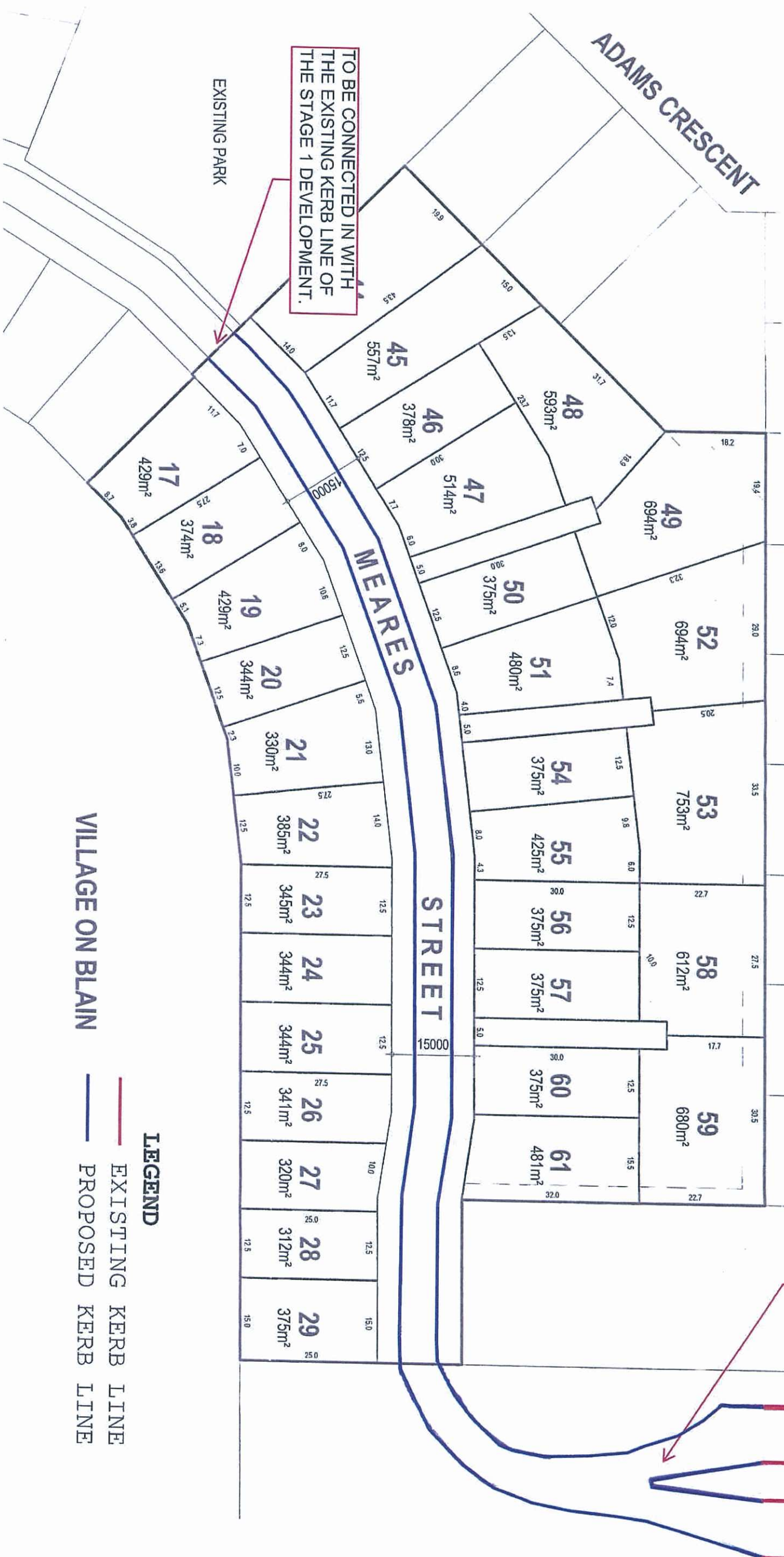
PROJECT	CLIENT	DRAWING NUMBER	REV
LOT LAYOUT FOR STAGE 2 FOCUS	THE BAY TRUST	7068 - A001	A

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

1 AUG 2013

MEDQ

THE EXACT LAYOUT
IS TO BE CONFIRMED
IN DETAILED DESIGN



LEGEND

VILLAGE ON BLAIN

EXISTING KERB LINE

PROPOSED KERB LINE



**PANORAMA
HOMES**

Level 1 Northern Centre
15 Discovery Drive,
North Lakes QLD 4509
(PO Box 839)
Telephone 61 7 3482 0900
Facsimile 61 7 3482 0999

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13/07/2013 ISSUED

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Date	13/07/2013	Checked	PR
Scale	1:150	Drawn	PR
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PROJECT	LOT LAYOUT FOR STAGE 2 FOCUS
CLIENT	BLACKWATER
THE BAY TRUST	

DRAWING TITLE	SITE PLAN
DRAWING NUMBER	7068 - A001

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PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

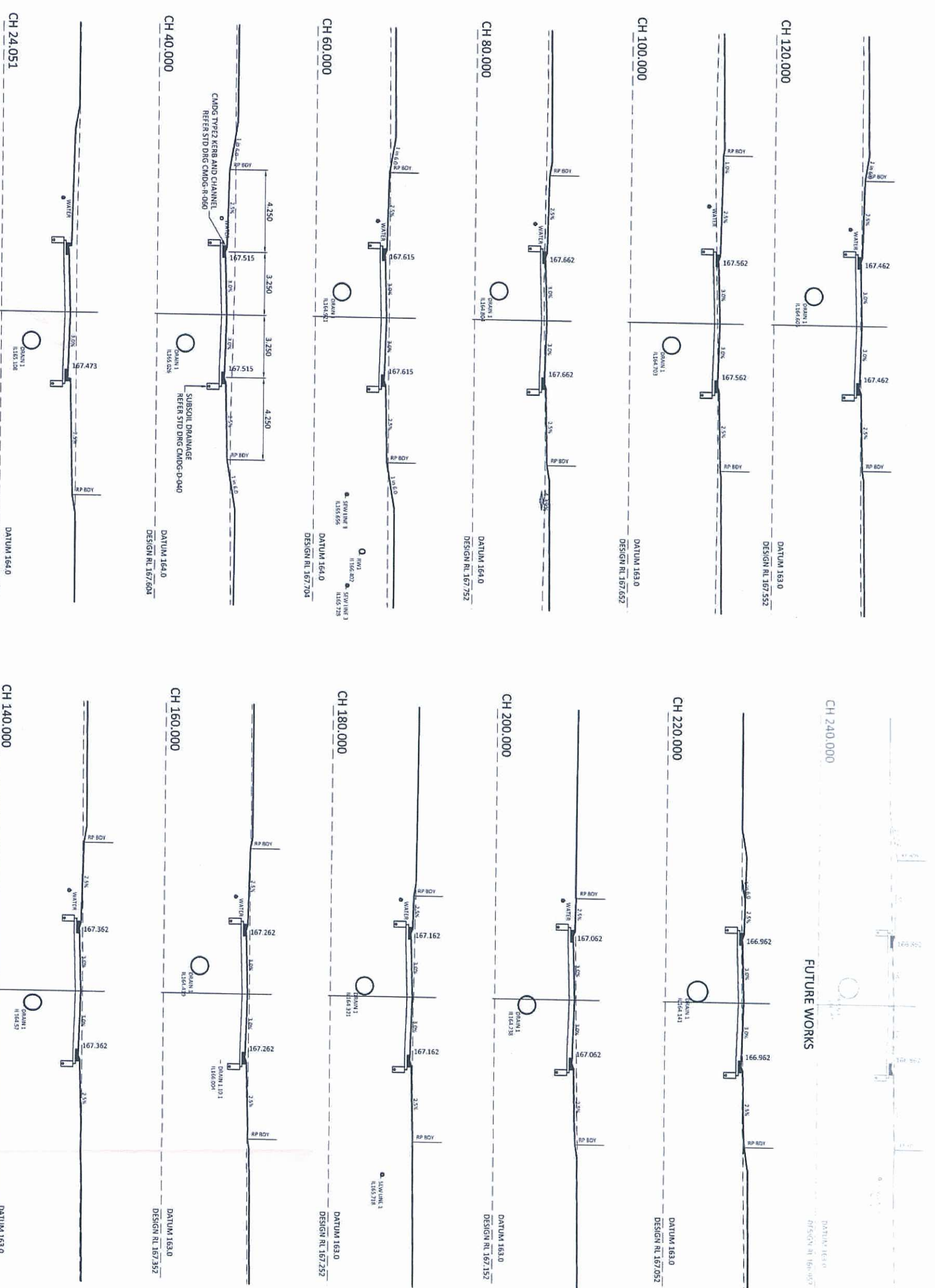
- 1 AUG 2013

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FOR CONSTRUCTION

COMPILED & REDESIGNED BY: BOORNHORST + WARD PTY LTD The document may only be used for the project and site as stated and is not to be re-distributed or used in any other project without the written consent of the firm. This document is not for construction purposes.										PROJECT NO: 12089 DRAWING NO: C042 REVISION: D									
APPROVED N. ROZIS 7/29 PREG										CHECKED N. ROZIS									
DATE: 12/7/12										DATE: 12/7/12									
BORNHORST + WARD CONSULTING ENGINEERS Level 4, 67 Astor Terrace, Spring Hill, QLD 4200 Phone: (07) 3013 4699 Fax: (07) 3013 4611 Email: info@bornhorstward.com.au Website: www.bornhorstward.com.au ABN: 62-61171111-12										CLIENT PANTEX PTY LTD YEATES AVENUE BLACKWATER STAGE 1									
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ROAD 1 CROSS SECTIONS
SCALE A

PROJECT No
12089

DRAWING No
CO42

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Context

Overall Context



Suggested Plant Palette

Located approximately 200km west of Rockhampton in Queensland is the developing town Blackwater. The town gained it's named from the colouring of the local water supply from Tea trees, which are common in the area. Currently there is a population of approximately 8,000 people, who predominately are employed within the nearby coal mining industry.

Key factors with designing the landscape for this area are local climate, soils and conditions. Extreme temperature changes and minimal rainfall drive are conditions that any selected plant species must endure.



Design Objectives

Community Context



- Provide interesting, accessible and usable streetscape for the residents.
- Create an identity for the Estate.
- Use landscape treatments and plant species that reflect the location of the site.
- Implementation of sustainable design principles with regard to water use, material selection and protection from the climate.
- Provide a cost effective, durable solution.
- Intergration with previous Stage 1.



Trees
Delonix regia - *Polnciana* (1)
Melaleuca leucadendra

Hibiscus tiliaceus - *Cotton Tree* (2)
Tabebuia argentea - *Trumpet Tree* (3)

Shrubs

Callistemon viminalis - *Weeping Bottlebrush* (4)
Hibiscus heterophyllus - *Native Rosella* (6)
Melaleuca linariifolia - *Tea Tree* (7)
Syzygium australe 'Capitan Cook'
Yucca elephantipes - *Soft-tipped Yucca*

Grevillea 'Honey Gem' (5)
Hibiscus rosa-sinensis 'Psyche'
Syzygium australe - *Lilly Pilly* (8)
Pennisetum alopecuroides 'Neray'

Groundcovers

Dianella caerulea - *Flax Lily* (9)
Callistemon "Little John"
Hibbertia scandens - *Golden Guinea vine*

Callistemon 'Capitan Cook'
Lomandra longifolia - *Mat Rush* (10)
Vitex ovata - *Creeping Vitex* (11)

Blackwater 'Focus' Development - Stage 2
Landscape Concept

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

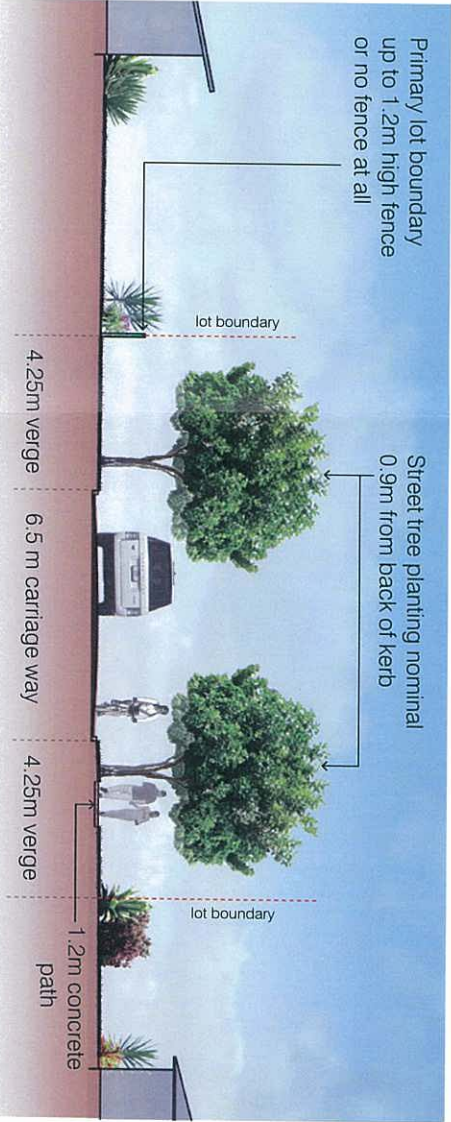
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MEDQ



LEGEND

- 1 Site boundary.
- 2 Pedestrian connectivity - 1.2m wide footpath with broom-finished concrete treatment integrated to match Stage 1 and terminate at site boundary with Bond Avenue.
- 3 Street tree planting - selection of site specific tree species that will ensure survival and provide shade protection whilst creating identity for the residents.
- 4 Lots.
- 5 Existing open space - not a part of these works.
- 6 Shared driveway access to battleaxe lots including passing bay nominal 6.5m long x 5m wide.
- 7 Fencing to be agreed with adjoining existing resident/landowner.
- 8 Street lights.

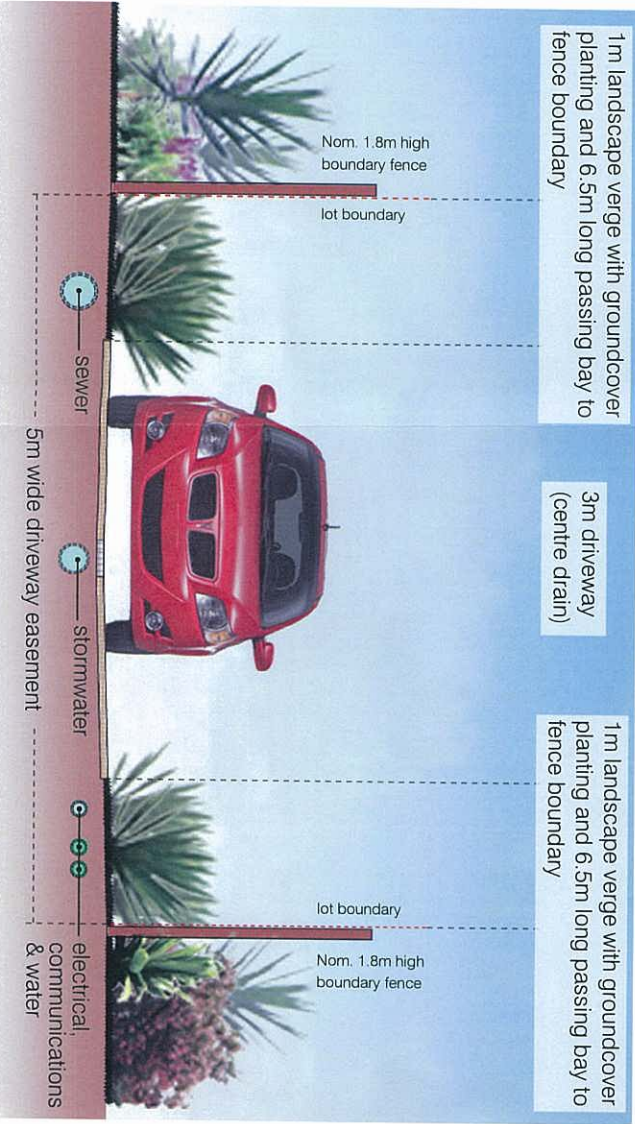


Section A-A

Typical Street Character

1:100@A1; 1:200@A3

Note: Services are indicative - refer to Engineer's drawings



Section B-B

Typical Shared Driveway

1:50@A1; 1:100@A3

Note: For services & easements refer to Engineer's report
For building envelopes & lot dimensions refer to POD drawings

Blackwater 'Focus' Development - Stage 2
Landscape Concept