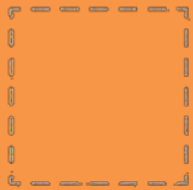


# APPENDIX C

Urban Design Report prepared by Solis Estudio

brazier motti



# Living Gems<sup>™</sup>

*Project:* PROPOSED NEW DEVELOPMENT

Harris Crossing – Hogarth Road, Townsville

August 2024

Development Application



# 1.01 Architectural Drawings

Drawing Register

Sheet No                      Description                      Scale on A3

## 1.0 Information

1.01                      Coversheet  
Drawing Register

## 2.0 Introduction

2.01                      Living Gems Community  
2.02                      Precinct Plan                      1:3000

## 3.0 Master Planning

3.01                      Aerial Context Plan  
3.02                      Area Calculations                      1:3000  
3.03                      Staging Plan                      1:3000  
3.04                      Waste Management                      1:3000

## 4.0 Precinct 1 - Club House

4.01                      Renders  
4.02                      Plan                      1:250  
4.03                      Elevations                      1:150  
4.04                      Elevations                      1:150

## 5.0 Precinct 5 - Summer House

5.01                      Renders  
5.02                      Plan                      1:250  
5.03                      Elevations                      1:150  
5.04                      Elevations                      1:150

## 6.0 Dwellings

6.01                      Type A  
6.02                      Type B  
6.03                      Type C  
6.04                      Type D

2.0

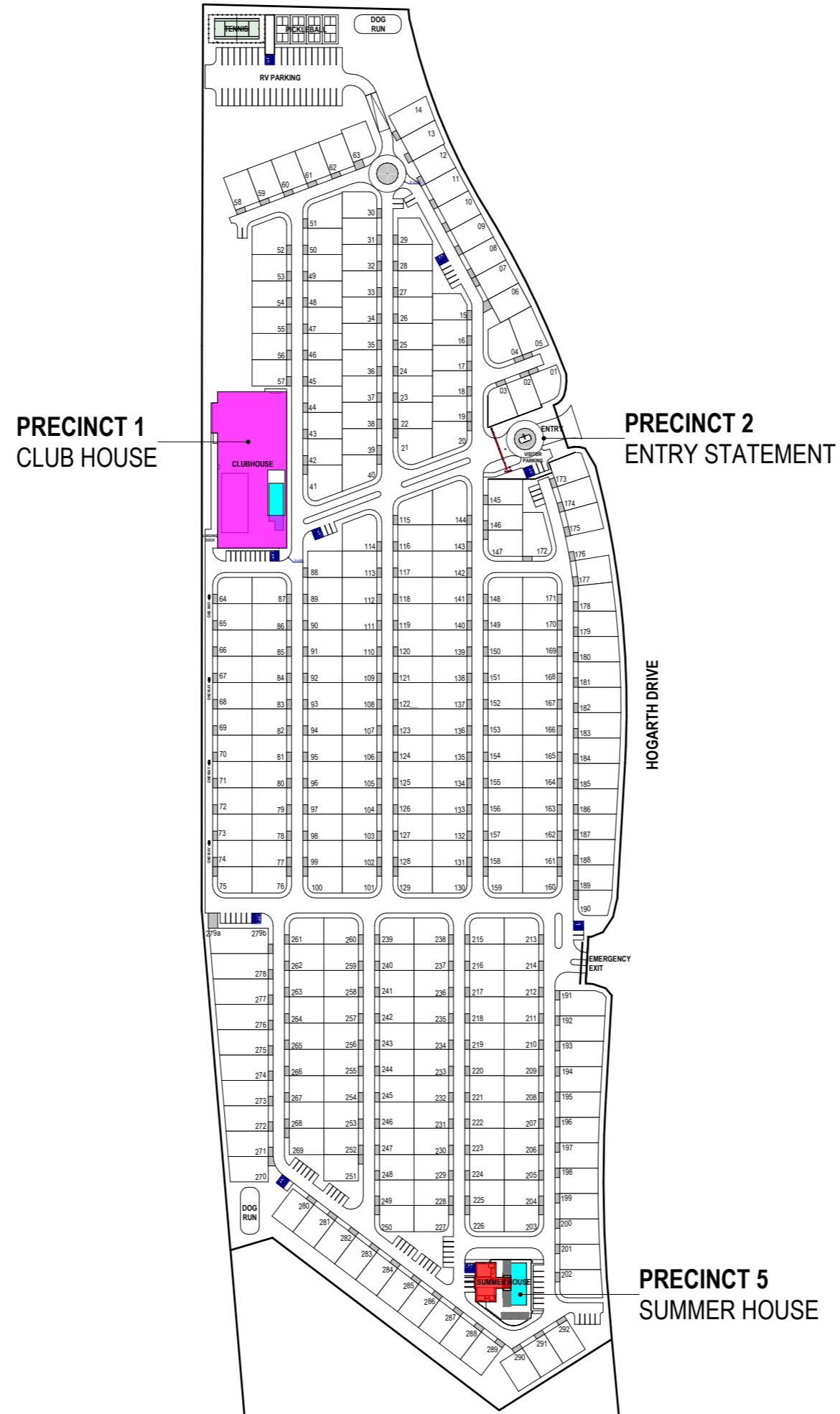
# *INTRODUCTION*



## *Living Gems*

This proposed master-planned resort exudes vibrance and sophistication, embodying a passion for the finer things in life. It's designed to bring people together in an atmosphere of elegance and community



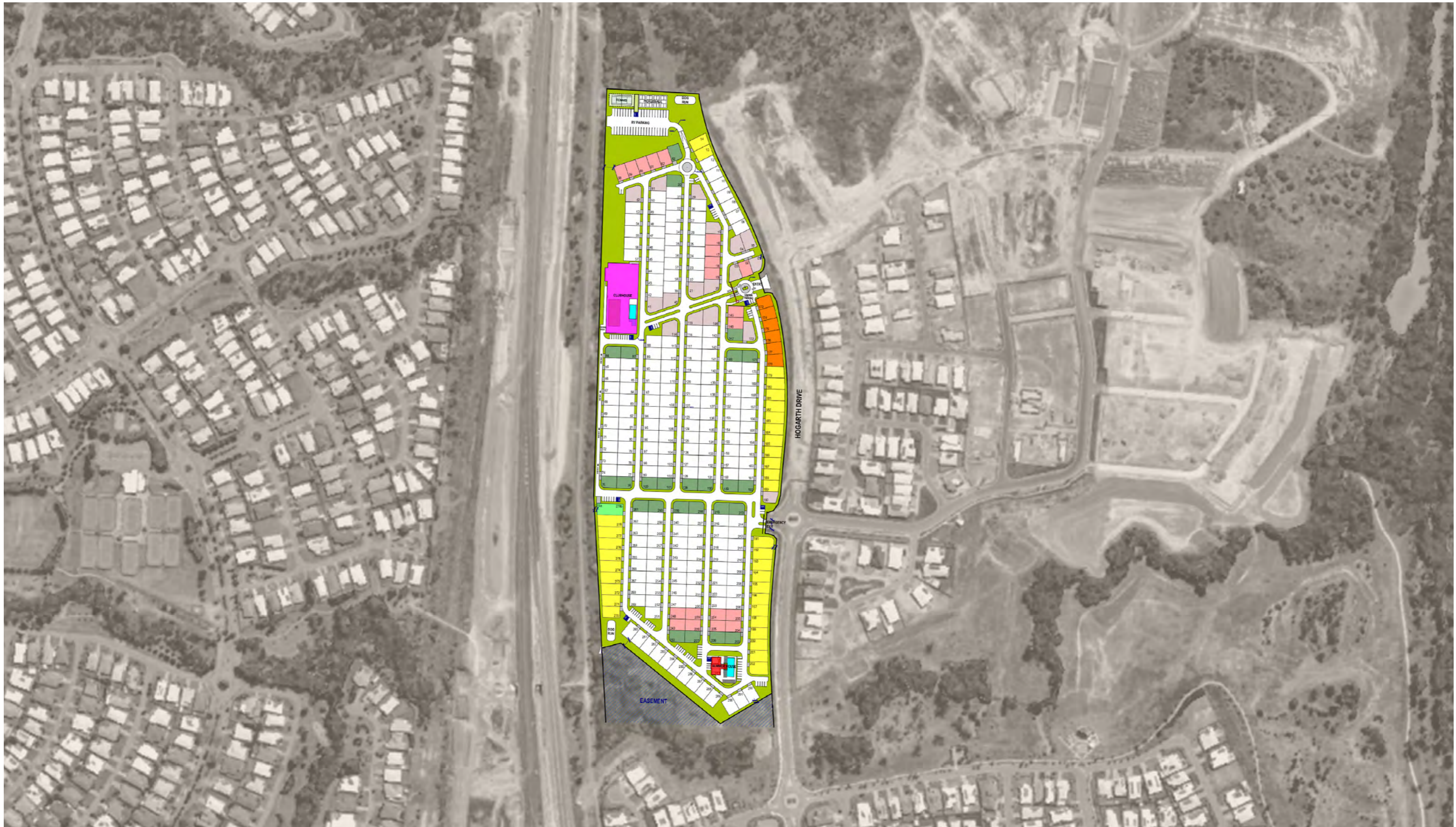


3.0

*MASTER PLANNING*

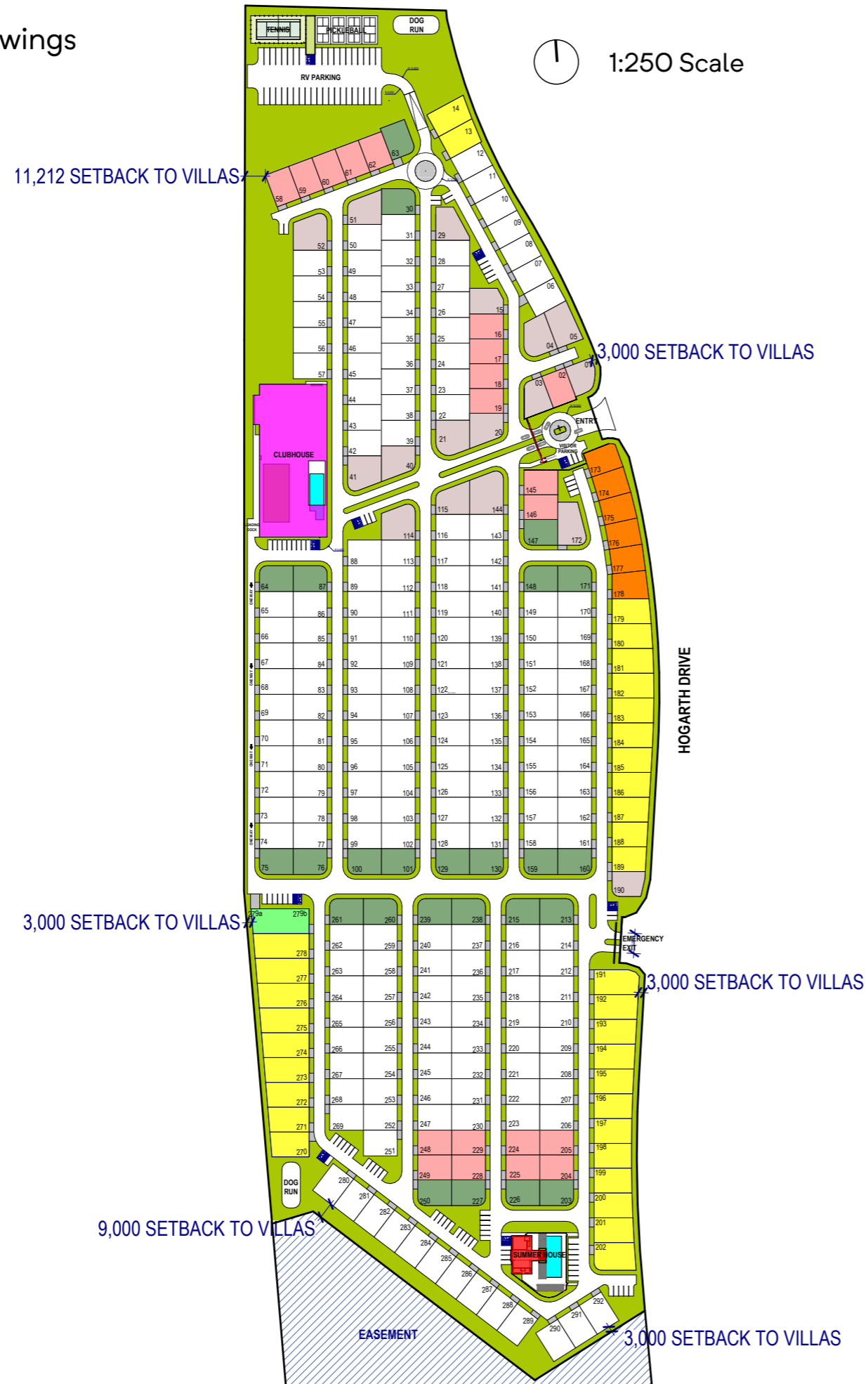
# 3.01 Architectural Drawings

Aerial Context Plan





1:250 Scale



## YIELD

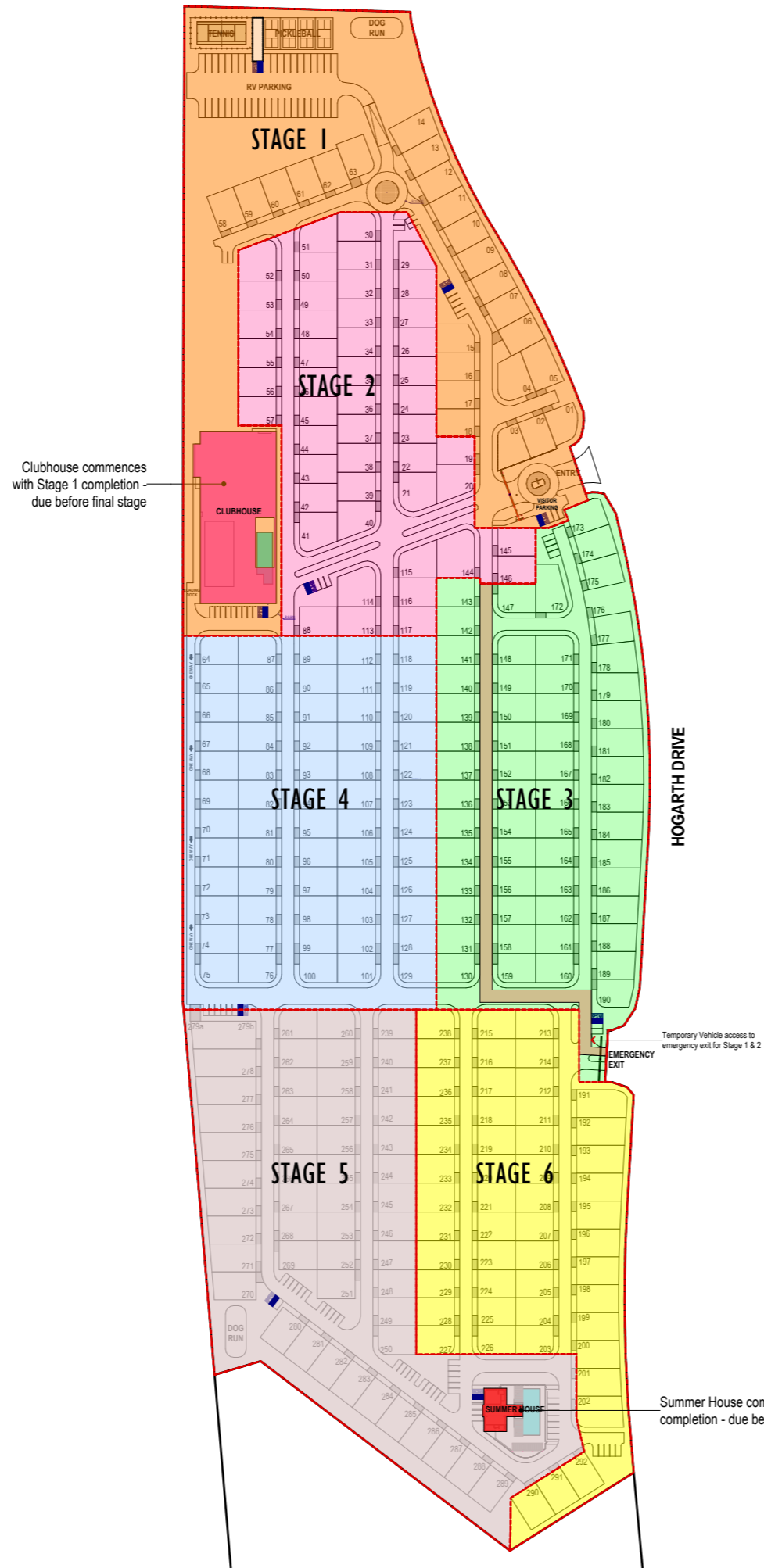
TOTAL NUMBER OF LOTS	<b>292</b>
<b>LOT SIZE</b>	
14.0m x 21.0m STANDARD LOTS	191
13.5m x 21.0m STANDARD LOTS	20
13.5m x 21.0m+ VARIOUS LENGTH LOTS	34
14m x 21.0m CORNER VILLA LOTS	25
13.5m x 21.0m SPLAYED LOTS	6
SPECIAL LOTS	17
DUPLEX LOT (279a & 279b)	1

## STATISTICS

VISITOR CAR PARKING	82
RV PARKING	40
SITE AREA	136,728 m <sup>2</sup>
SITE COVER	76%
TOTAL SITE COVER (LOTS + ROADS + FACILITIES)	104,500m <sup>2</sup>
OPEN SPACE (MIN.DIMENSION OF 2m)	32,165 m <sup>2</sup>
SITE PERIMETER	1.778 m <sup>2</sup>

## AREAS

CLUB HOUSE (UNDER ROOF)	3117m <sup>2</sup>
SUMMER HOUSE (INCL. WORKSHOP)	970m <sup>2</sup>
DOG RUN STRUCTURES	250m <sup>2</sup>
ENTRY STATEMENT & GATE HOUSE	20m <sup>2</sup>
TENNIS COURT	450m <sup>2</sup>
PICKLEBALL COURT	495m <sup>2</sup>

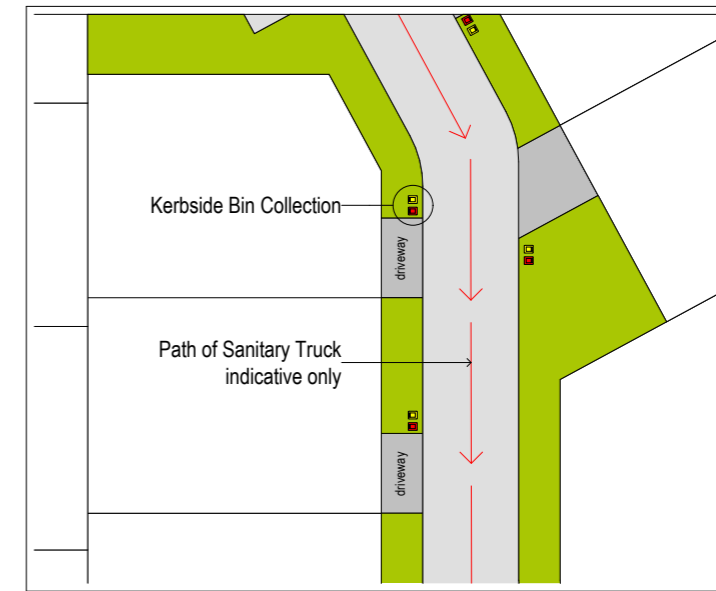
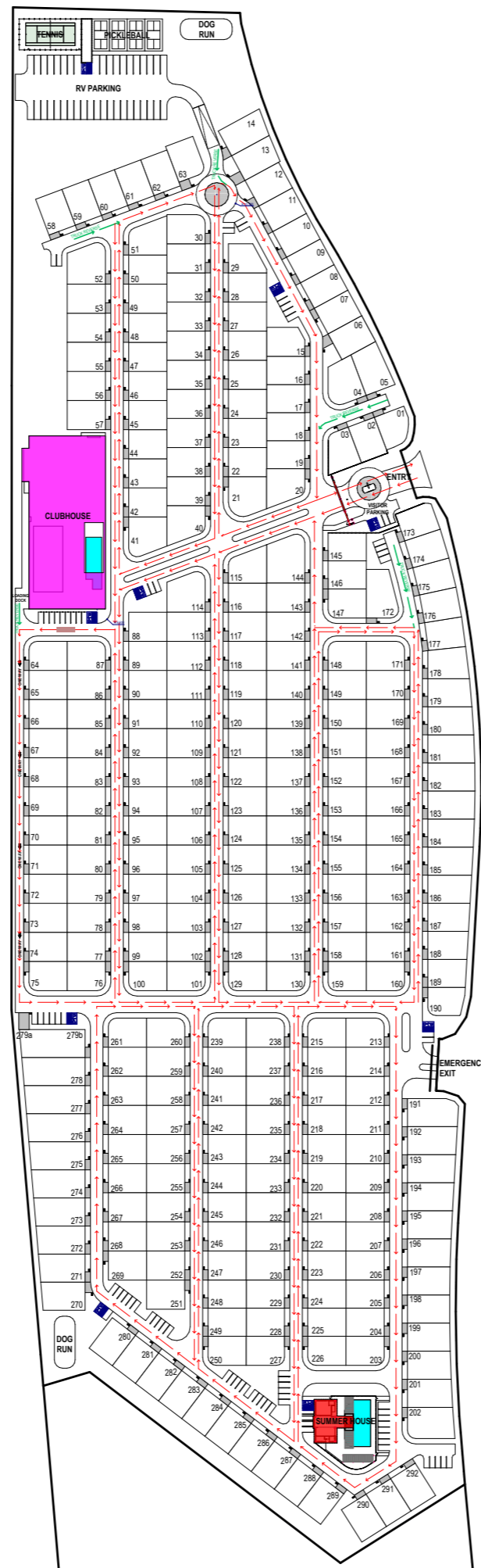


## LEGEND

- STAGE LINE
- STAGE 1 CLUBHOUSE / TENNIS / PICKLEBALL
- STAGE 2
- STAGE 3
- STAGE 4
- STAGE 5 SUMMER HOUSE
- STAGE 6

# 3.04 Architectural Drawings

## Waste Management

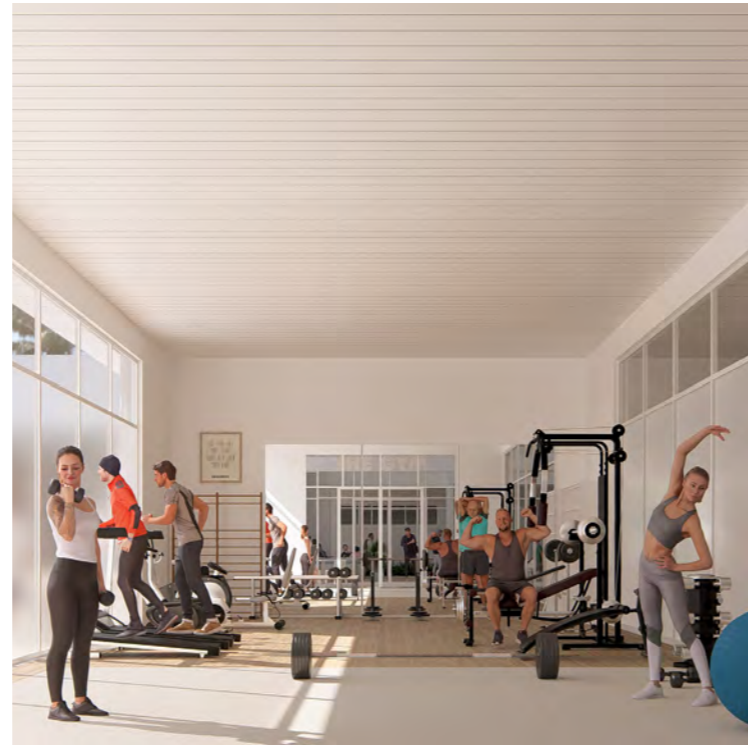


KERBSIDE BIN COLLECTION 1:500

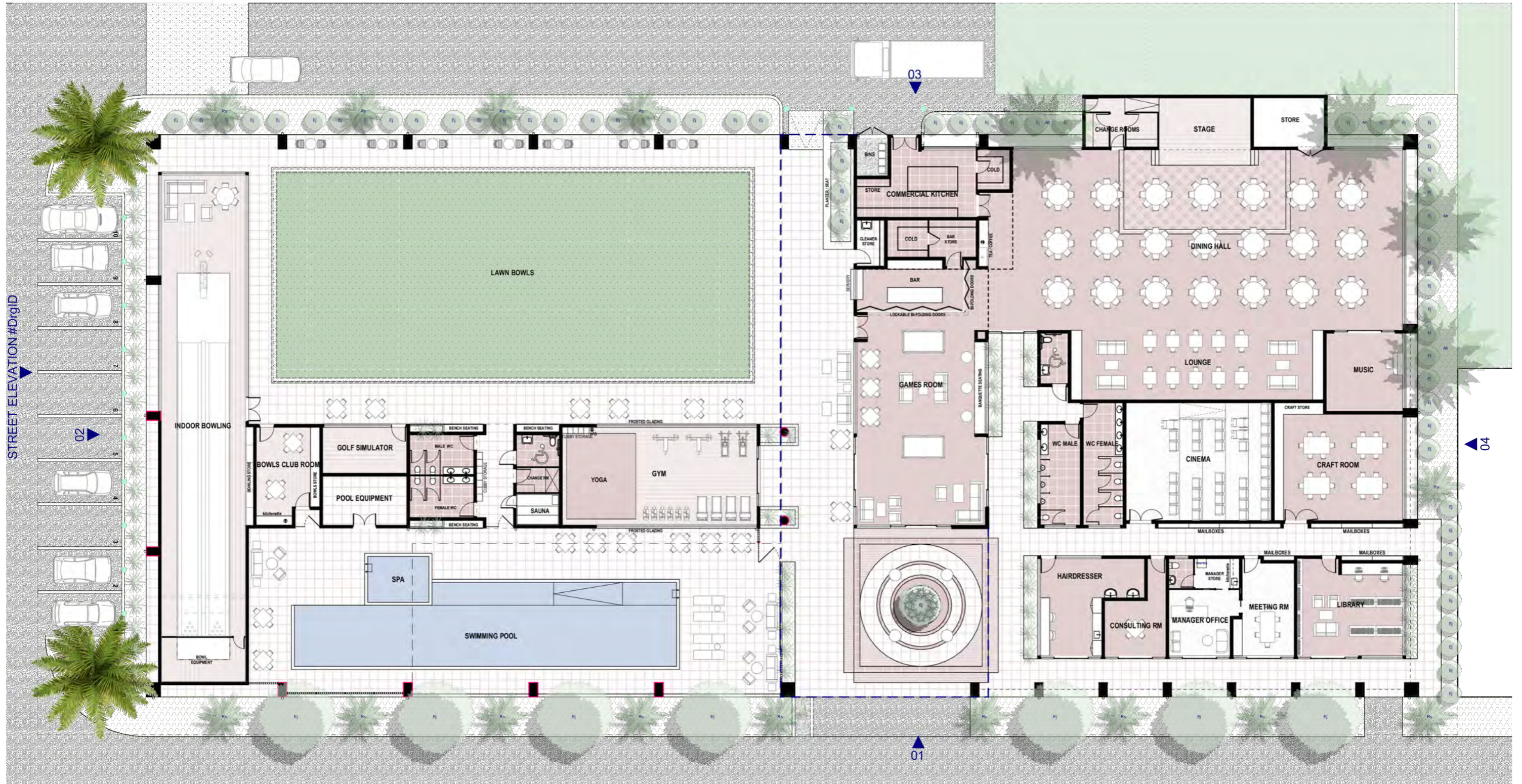
HOGARTH DRIVE

4.0

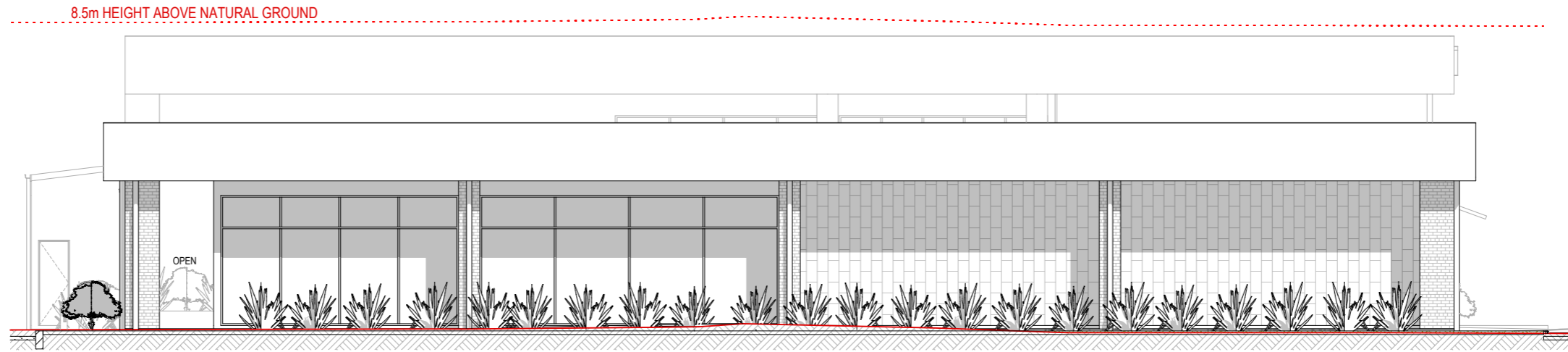
*PRECINCT 1 - CLUB HOUSE*



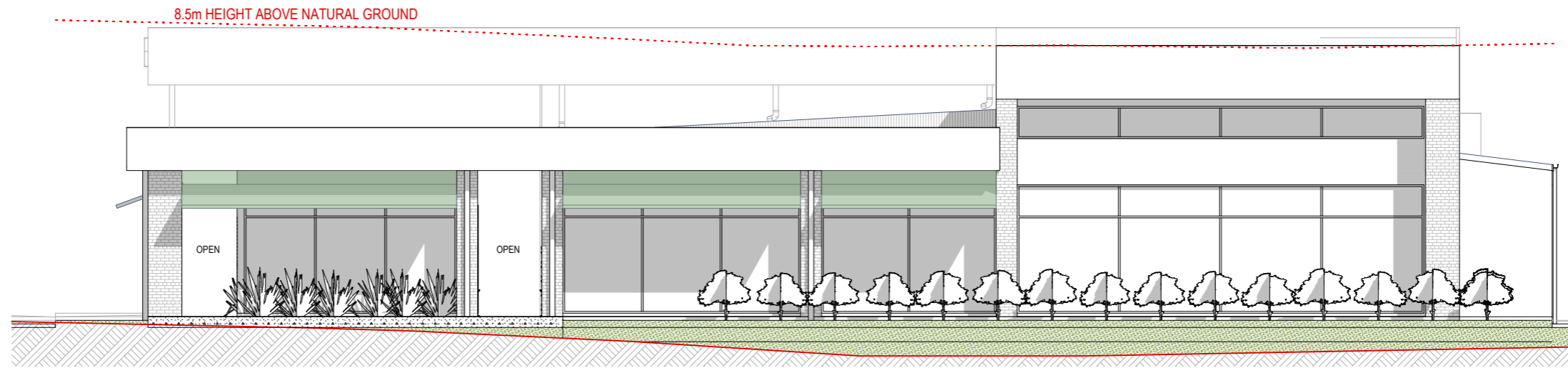
# 4.02 Club House Plan



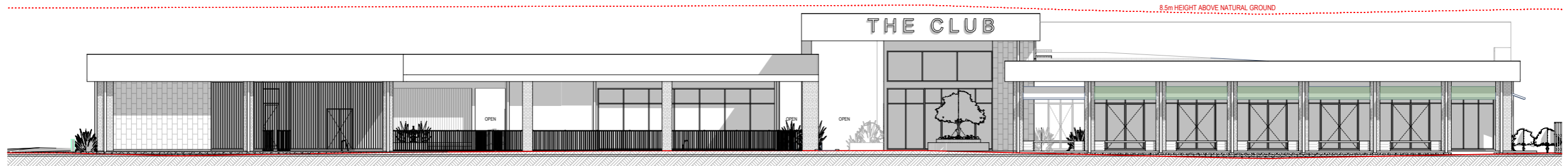
1:250 Scale



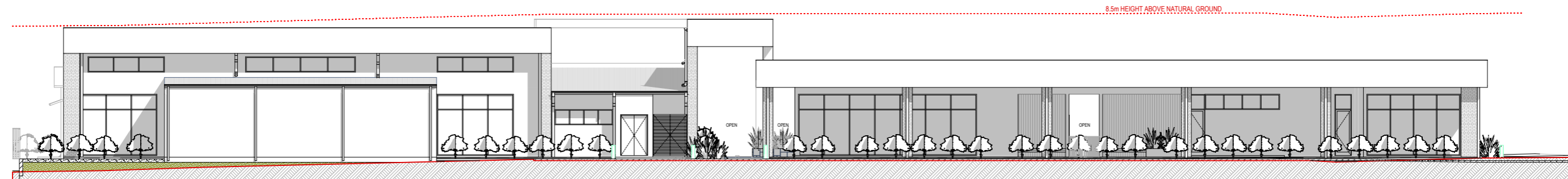
02 SOUTH ELEVATION  
1:150



04 NORTH ELEVATION  
1:150



01 EAST ELEVATION  
1:250



03 WEST ELEVATION  
1:250



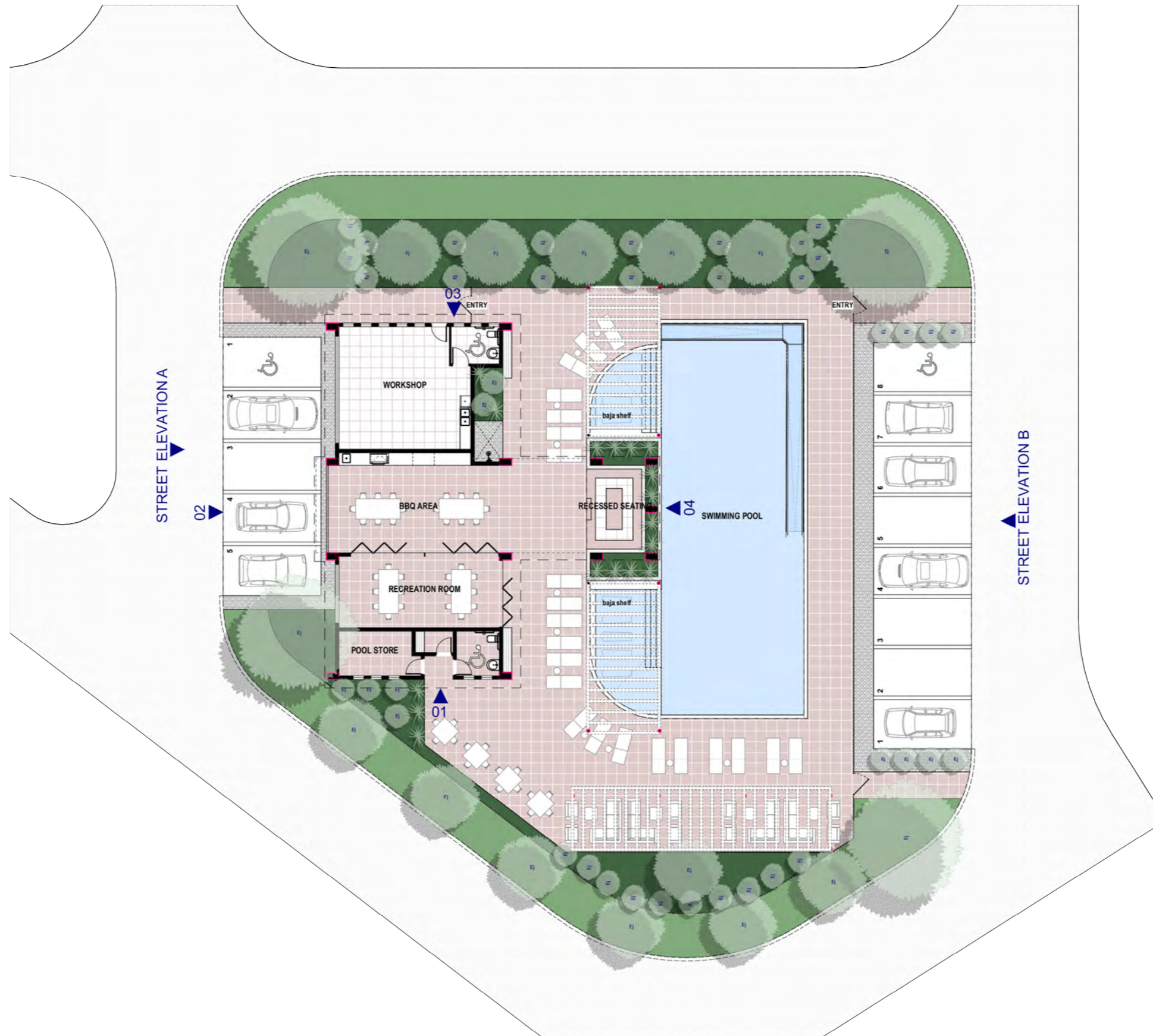
5.0

*PRECINCT 5 - SUMMER HOUSE*

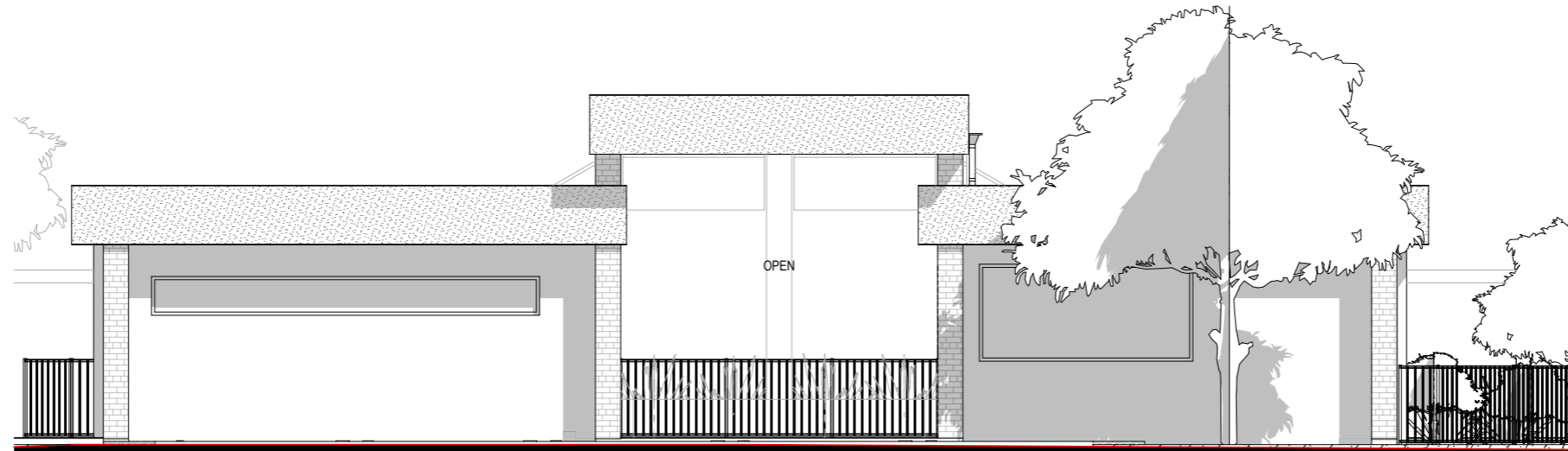
# 5.01 Summer House Renders



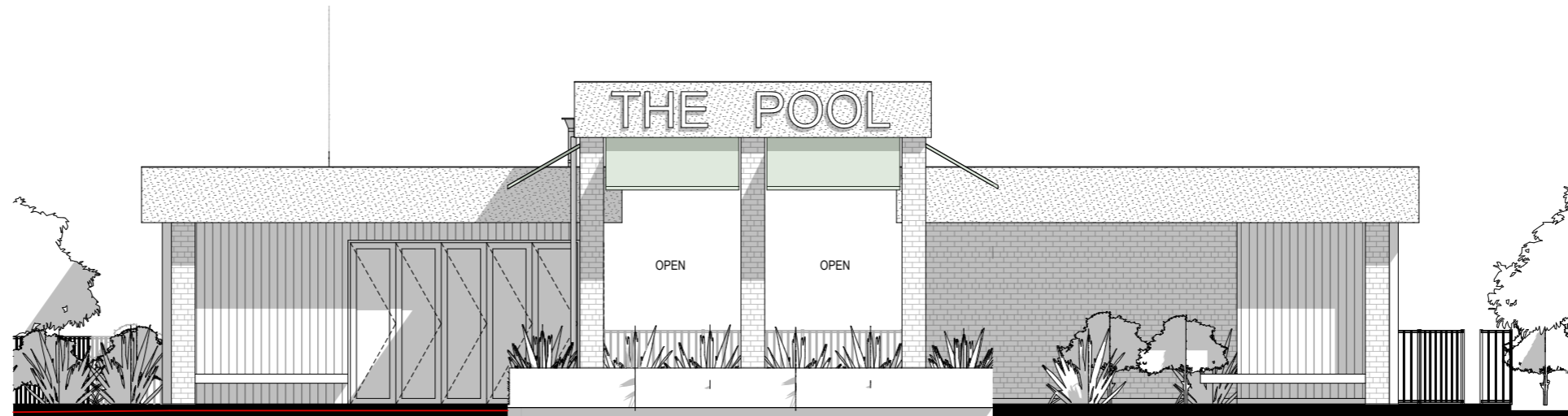
# 5.02 Summer House Plan



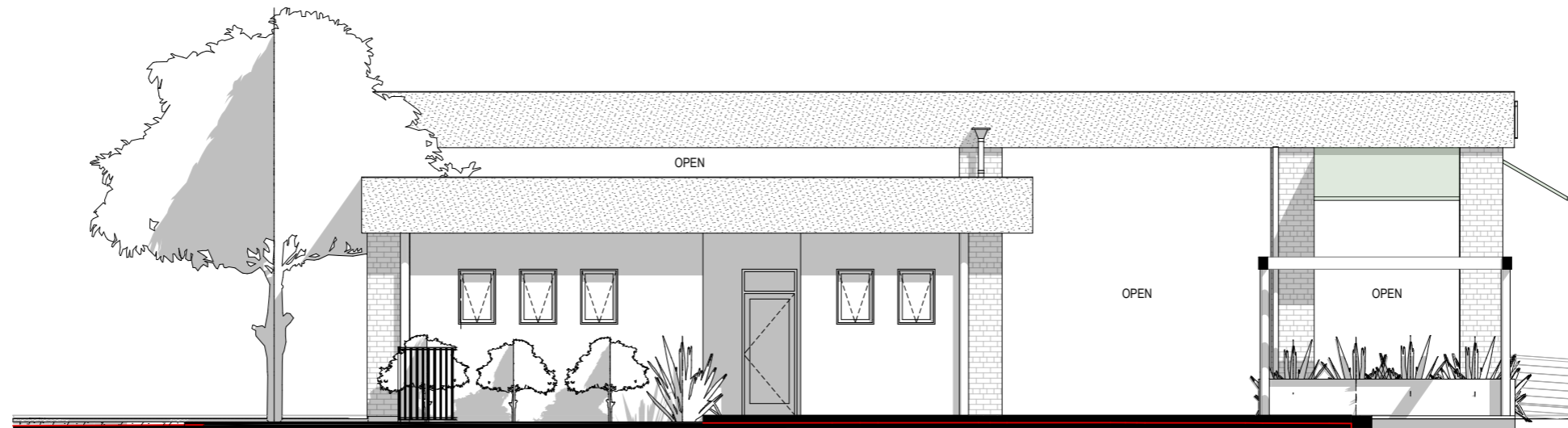
1:250 Scale



02 WEST ELEVATION  
1:100



04 SOUTH ELEVATION  
1:100



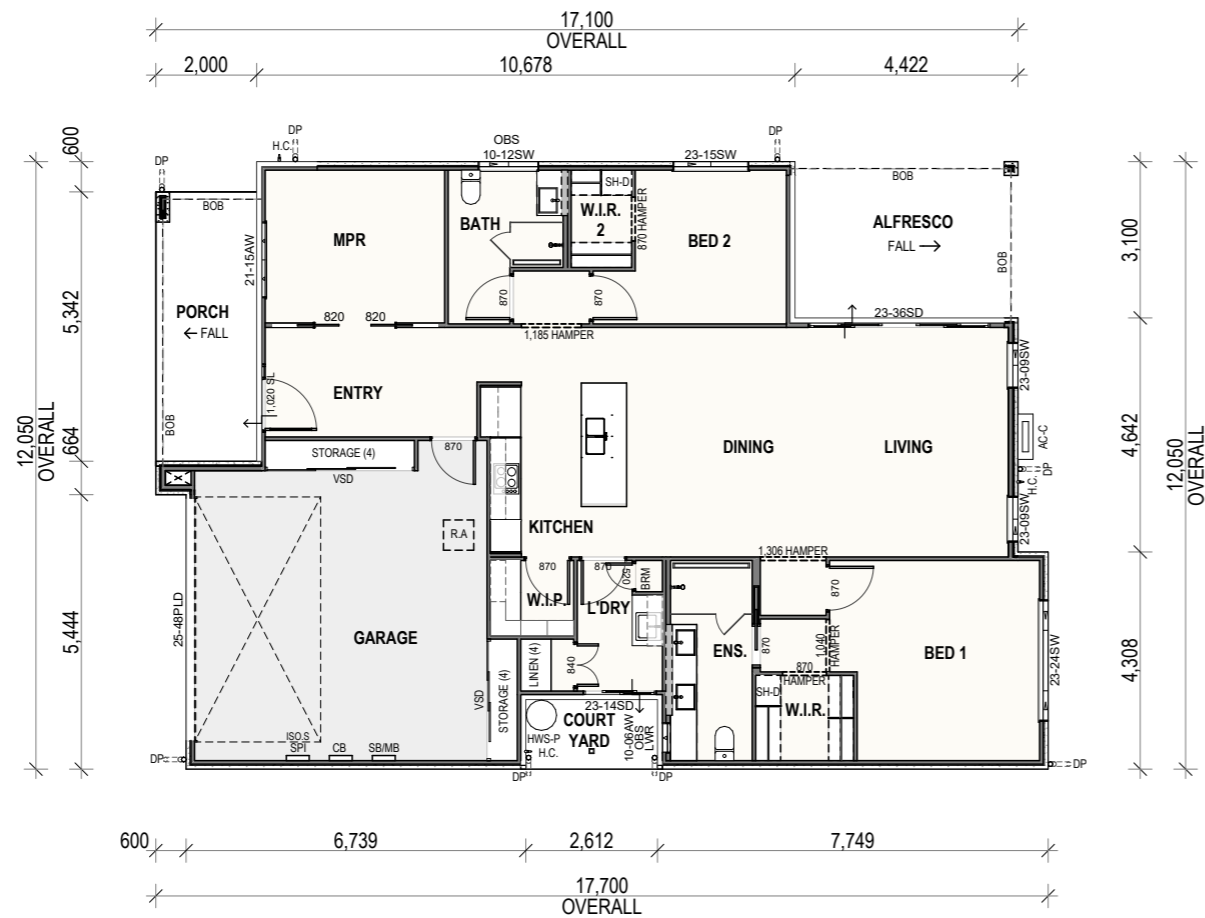
01 SOUTH ELEVATION  
1:100



03 NORTH ELEVATION  
1:100

6.0

*DWELLINGS*



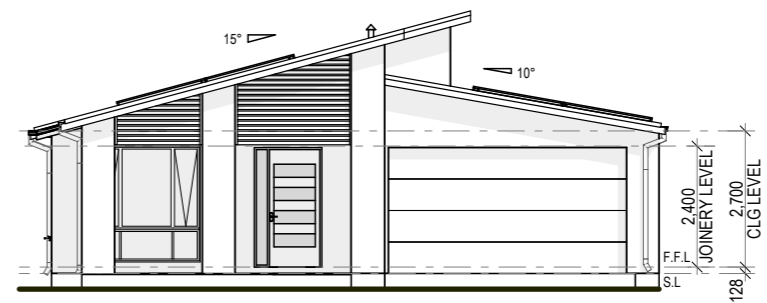
FLOOR PLAN

## DWELLINGS - TYPE - A

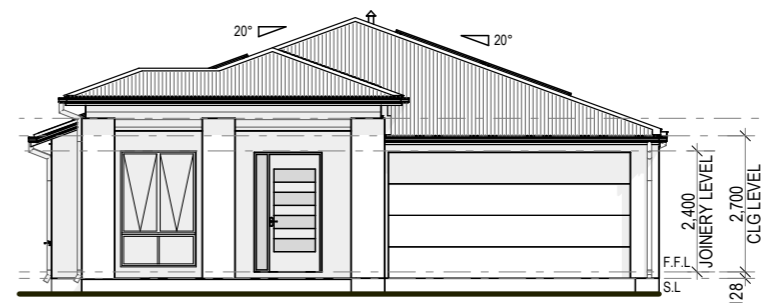
FLOOR AREAS	
AREA	SQ METERS
ALFRESCO	20.83
COURT YARD	3.60
GARAGE	40.52
LIVING	135.66
PORCH	10.68
<b>TOTAL</b>	<b>211.29 m<sup>2</sup></b>



FACADE OPTION 1



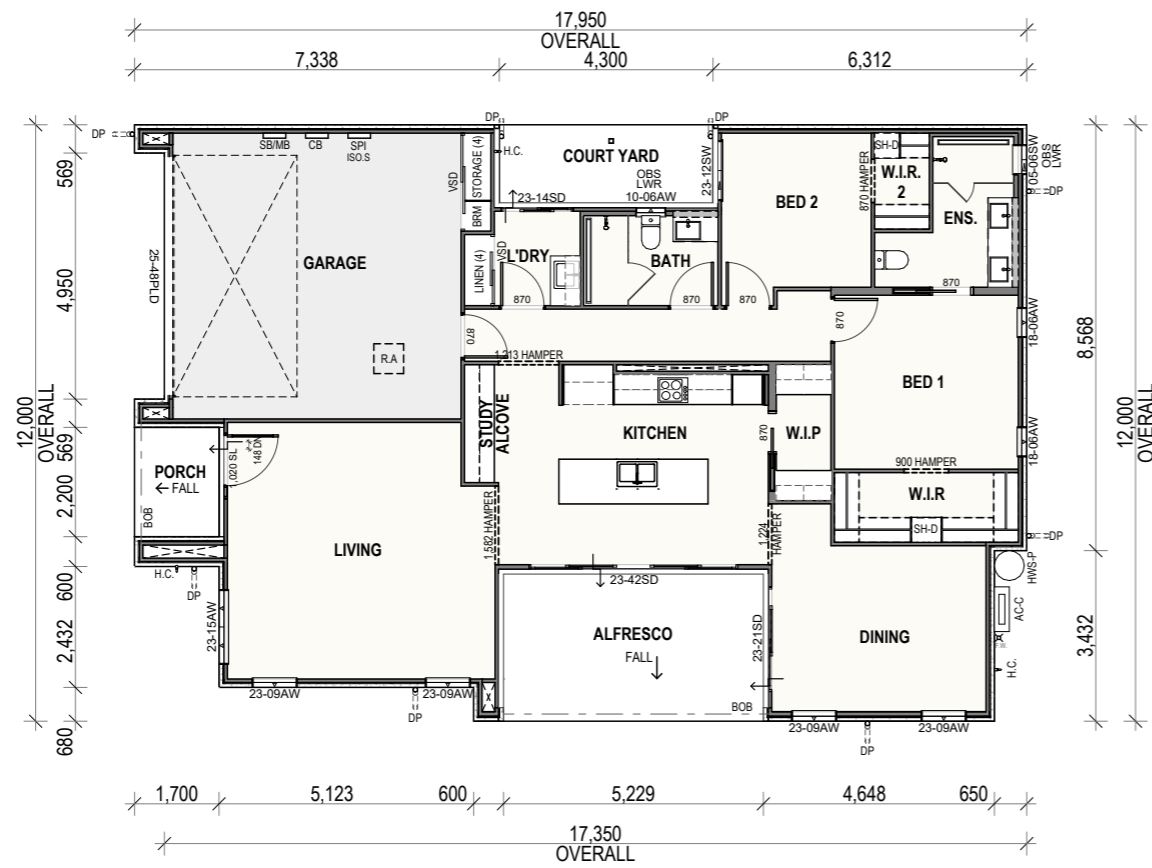
FACADE OPTION 2



FACADE OPTION 3

# 6.02 Dwellings

Type B



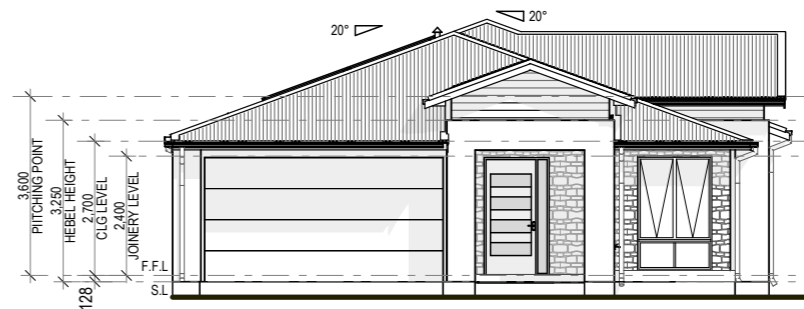
FLOOR PLAN

## DWELLINGS - TYPE - B

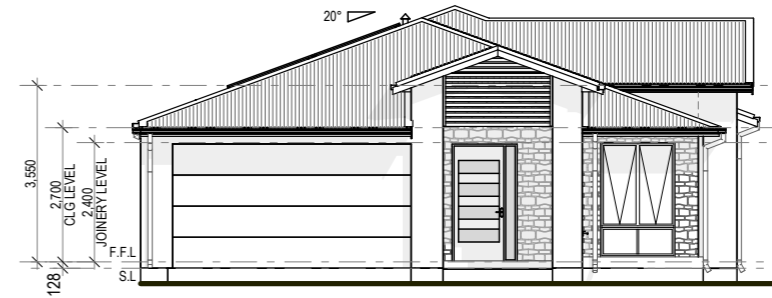
FLOOR AREAS	
AREA	SQ METERS
ALFRESCO	15.48
COURT YARD	6.75
GARAGE	37.75
LIVING	137.70
PORCH	3.74
<b>TOTAL</b>	<b>201.42 m<sup>2</sup></b>



FACADE OPTION 1



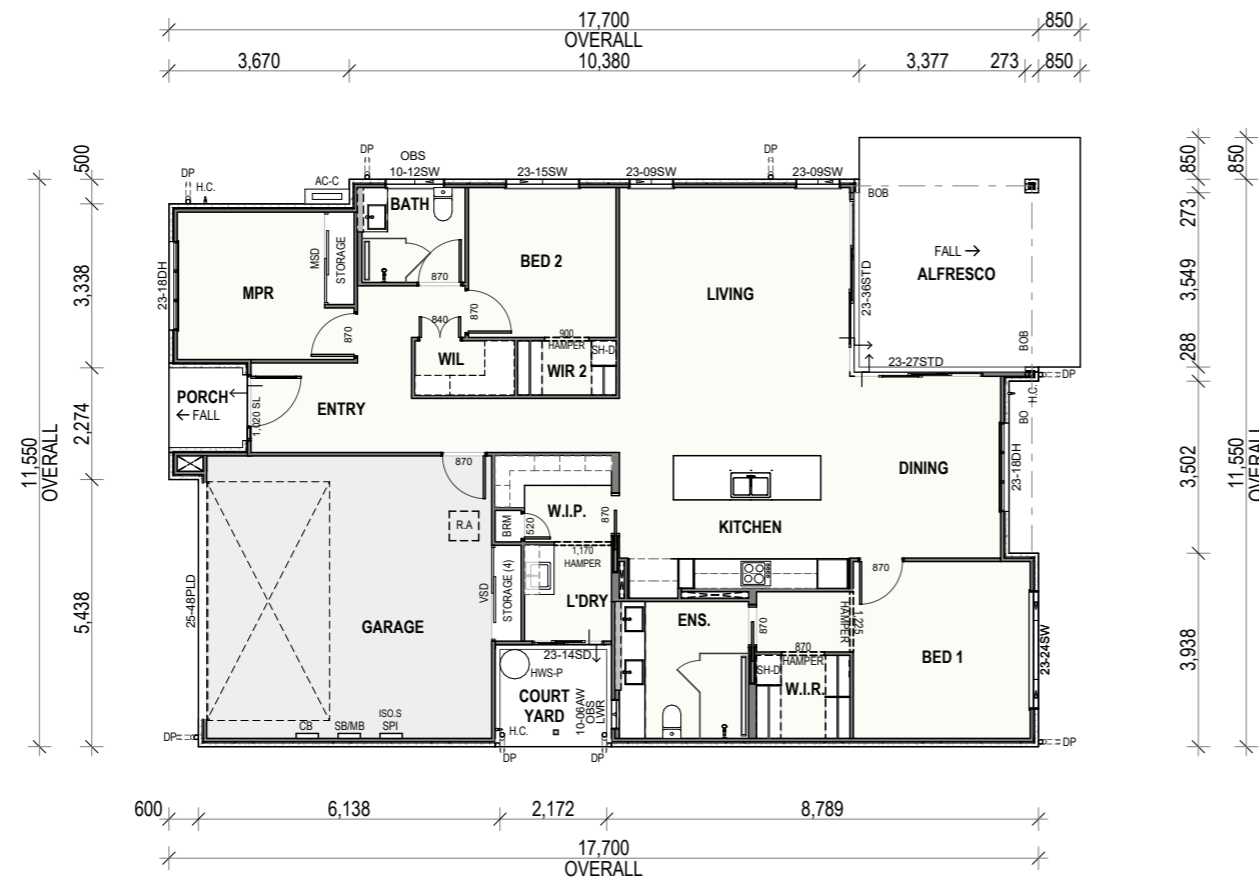
FACADE OPTION 2



FACADE OPTION 3



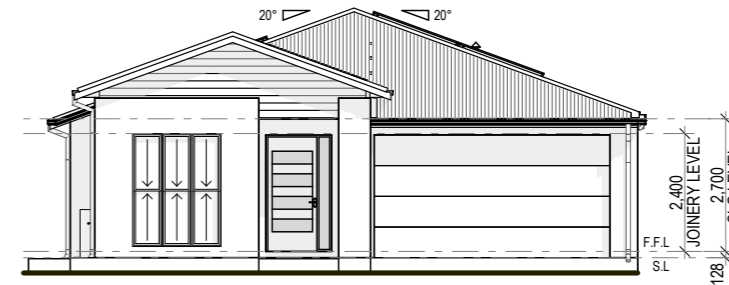
# 6.03 Dwellings Type C



FLOOR PLAN

## DWELLINGS - TYPE - C

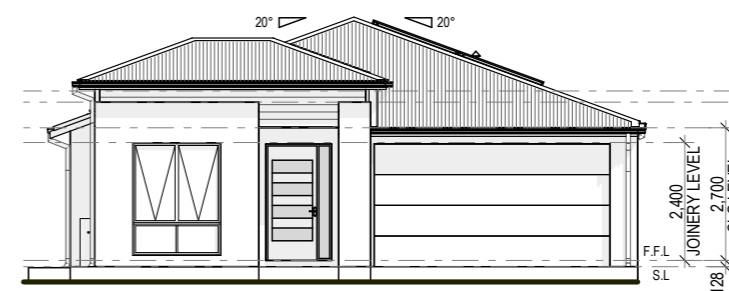
FLOOR AREAS	
AREA	SQ METERS
ALFRESCO	21.02
COURT YARD	4.30
GARAGE	37.48
LIVING	139.07
PORCH	2.44
	204.31 m <sup>2</sup>



FACADE OPTION 1



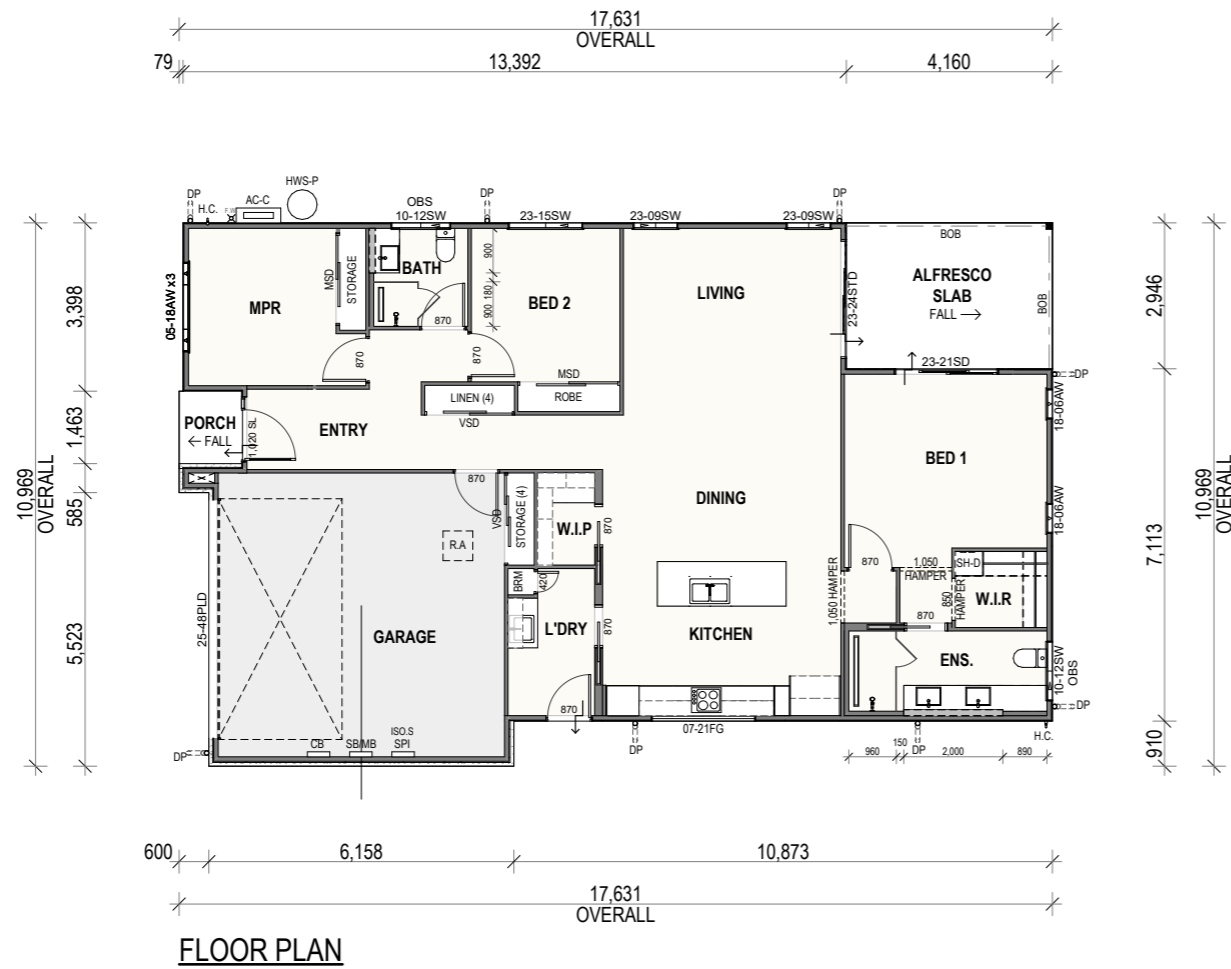
FACADE OPTION 2



FACADE OPTION 3

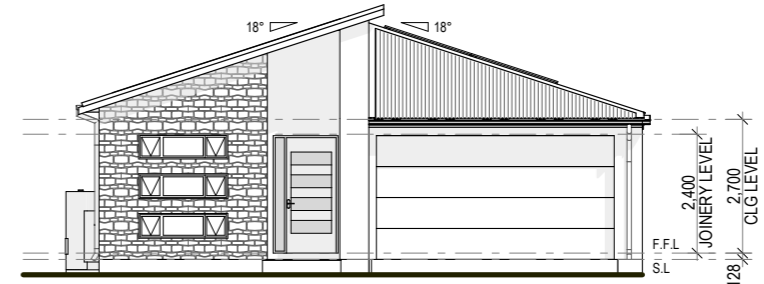
# 6.04 Dwellings

Type D



## DWELLINGS - TYPE - D

FLOOR AREAS	
AREA	SQ METERS
ALFRESCO	12.29
GARAGE	37.10
LIVING	128.73
PORCH	1.84
<b>TOTAL =</b>	<b>179.96 m<sup>2</sup></b>



**FACADE OPTION 1**



**FACADE OPTION 2**



**FACADE OPTION 3**



DISCLAIMER: Images/concept drawings included in this document are provided as visual tools and are illustrative only. Colours and finishes are not a true representation of the selections due to printer & monitor settings & variances.