



BRIGHT VALLEY

SUBMISSION B
REV A

SUBMISSION B

Urban Planning and
Design Studio

DECEMBER 2024



PROJECT TEAM

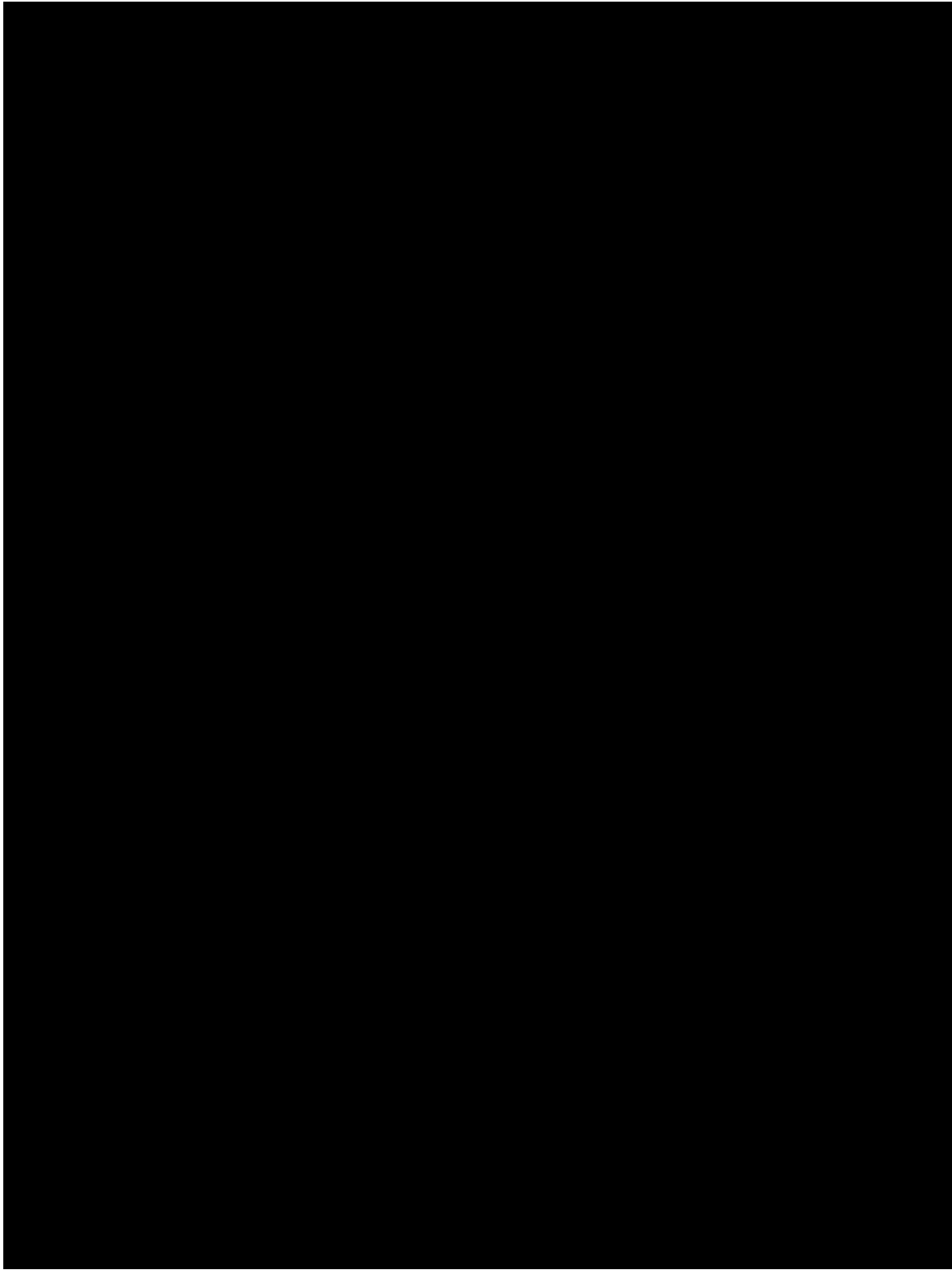
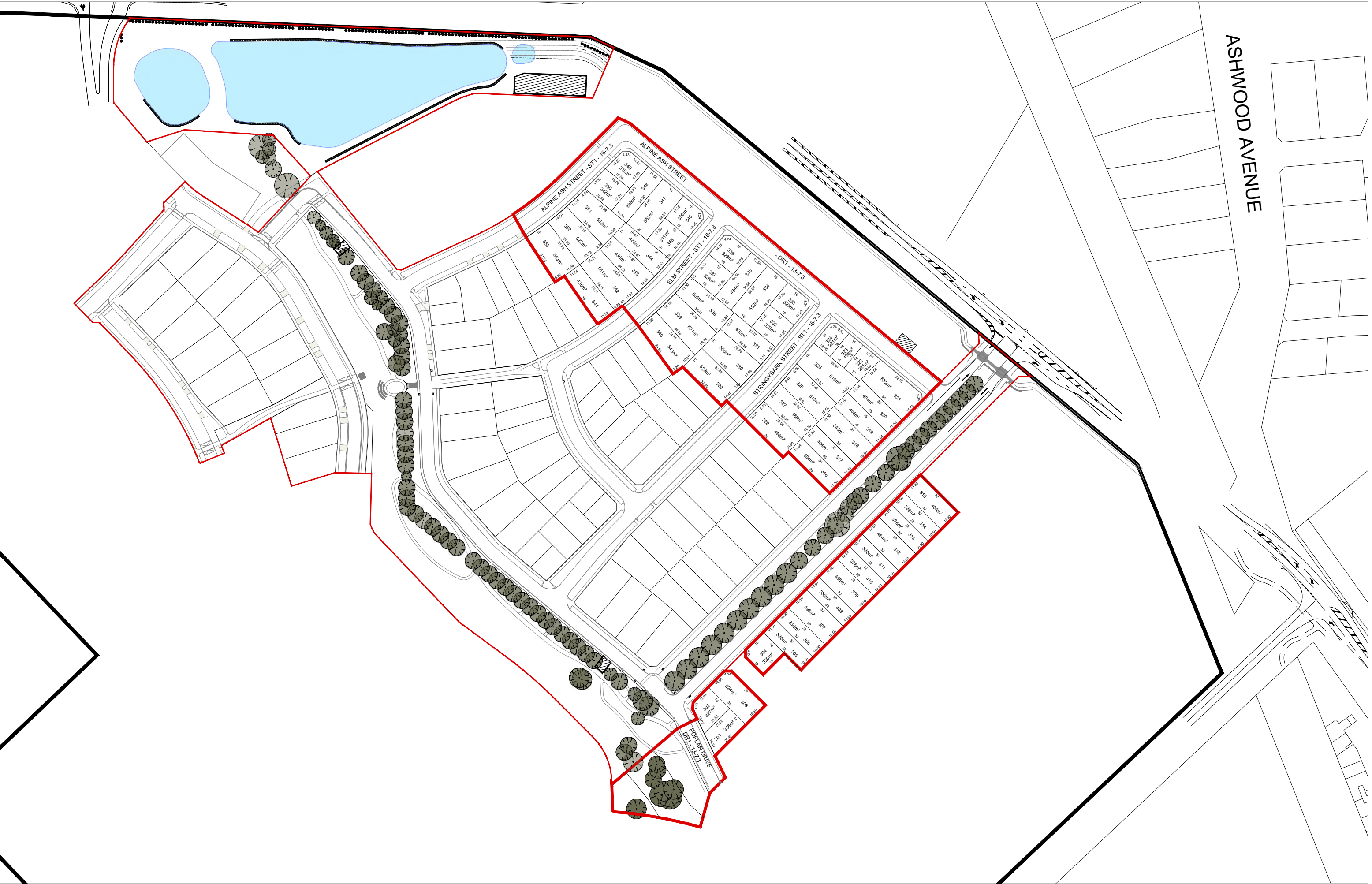


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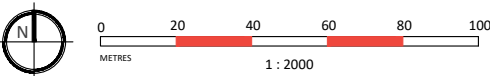
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PREPARED FOR:





Bright Valley - Stage 03 (Submission B)
Concept Plan of Subdivision



PROJECT INFORMATION
PROJECT NO: 12743
DRAWING NO: 001
VERSION NO: 05
DATE: 06.12.24
DRAFT: TK
CHECKED: RI

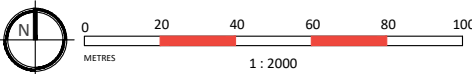
NOTES
• Boundaries based on Peak Surveyors Survey Data.
• Contour data intervals (if shown) are at 1m.



BRIGHT VALLEY - SUBMISSION B			
	AREA (Ha)	% SITE AREA	% NDA
TOTAL SITE AREA (TSA)	3.21		
OPEN SPACE			
Encumbered Open Space	0.09	3%	
Unencumbered Open Space	0.12	4%	
Total Open Space	0.21	6%	
NET DEVELOPABLE AREA (NDA)			
Standard Residential Area	2.18	68%	73%
Lots <300m²	0.07	2%	2%
Local Road	0.75	23%	25%
Net Developable Area (NDA)	3.00	94%	100%
	AREA (Ha)	NUMBER OF LOTS	AVG. LOT SIZE (m²)
RESIDENTIAL LOT SCHEDULE			
Standard Residential Area	2.18	50	436
Lots <300m²	0.07	3	217
Net Residential Area	2.25	53	424
Density (Dwellings per Dev.Ha)	17.67		
NOTE			
Numbers are rounded to two decimal places.			

Bright Valley - Stage 03 (Submission B)

Land Budget Plan



PROJECT INFORMATION
PROJECT NO: 12743
DRAWING NO: 002
VERSION NO: 05
DATE: 06.12.24
DRAFT: TK
CHECKED: RI

NOTES
• Boundaries based on Peak Surveyors Survey Data.
• Contour data intervals (if shown) are at 1m.

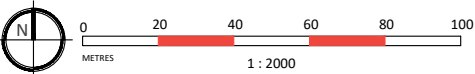
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xx	DESCRIPTION	xxx 00.00.00
REV	DESCRIPTION	CHK DATE



LOT MIX BY AREA		
AREA (m²)	NO. LOTS	%
100 - 200	1	2%
200 - 300	2	4%
300 - 400	19	36%
400 - 500	15	28%
500 - 600	13	25%
600 - 700	3	6%
OVER 700	0	0%
TOTAL	53	100%
53 LOTS @ 424 m² AVG.		
17.67 DWELLINGS PER Ha		

Bright Valley - Stage 03 (Submission B)

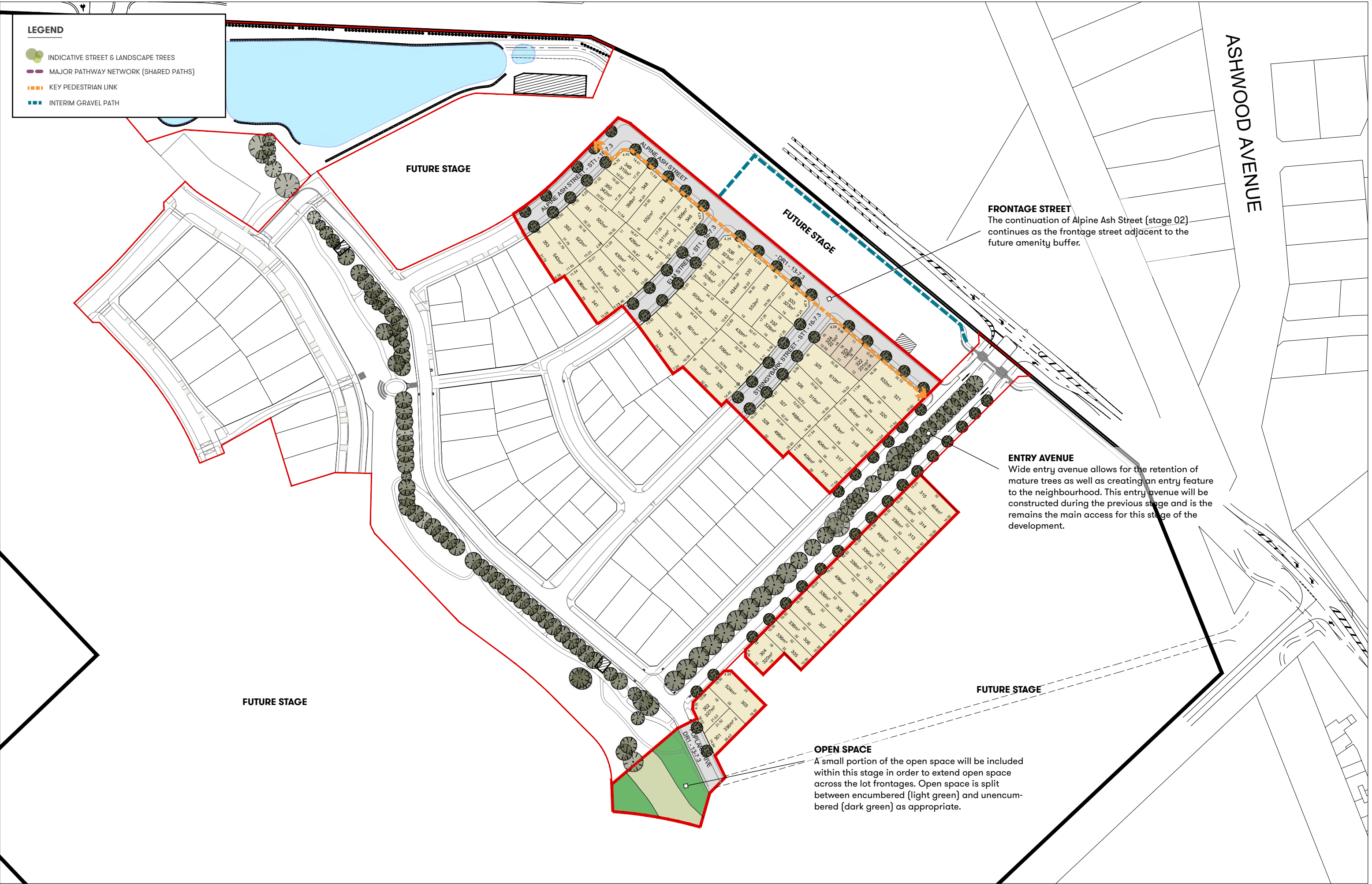
Lot Mix by Area Plan



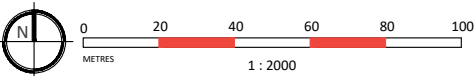
PROJECT INFORMATION
PROJECT NO: 12743
DRAWING NO: 003
VERSION NO: 05
DATE: 06.12.24
DRAFT: TK
CHECKED: RI

NOTES
• Boundaries based on Peak Surveyors Survey Data.
• Contour data intervals (if shown) are at 1m.

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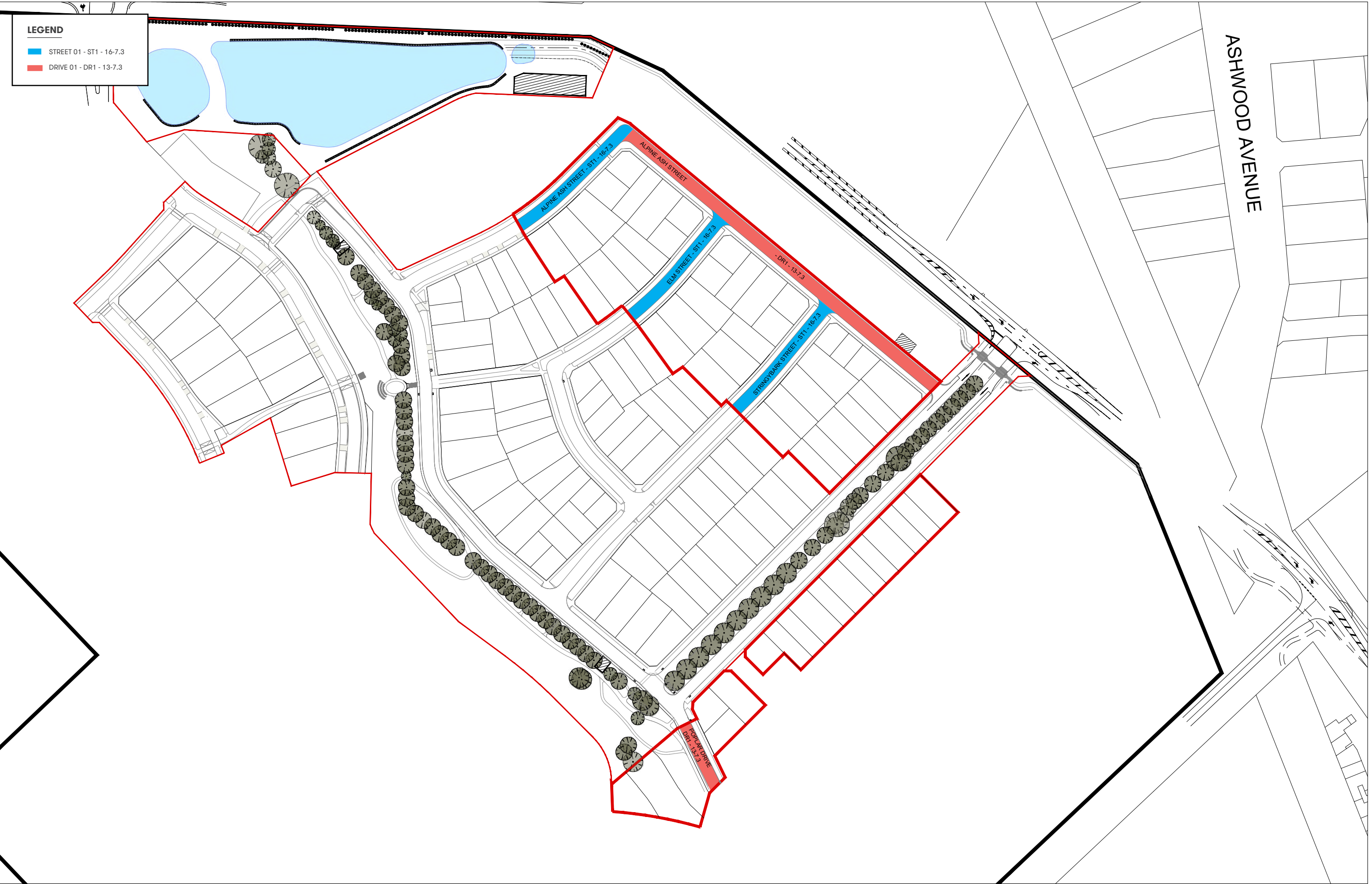
Bright Valley - Stage 03 (Submission B)
Design Response Plan



PROJECT INFORMATION
PROJECT NO: 12743
DRAWING NO: 004
VERSION NO: 05
DATE: 06.12.24
DRAFT: TK
CHECKED: RI

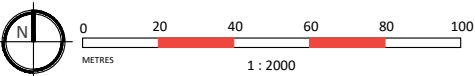
- NOTES
- Boundaries based on Peak Surveyors Survey Data.
 - Contour data intervals (if shown) are at 1m.

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REV	DESCRIPTION	CHK	DATE



Bright Valley - Stage 03 (Submission B)

Street Typology Plan



PROJECT INFORMATION

PROJECT NO: 12743

DRAWING NO: 005

VERSION NO: 05

DATE: 06.12.24

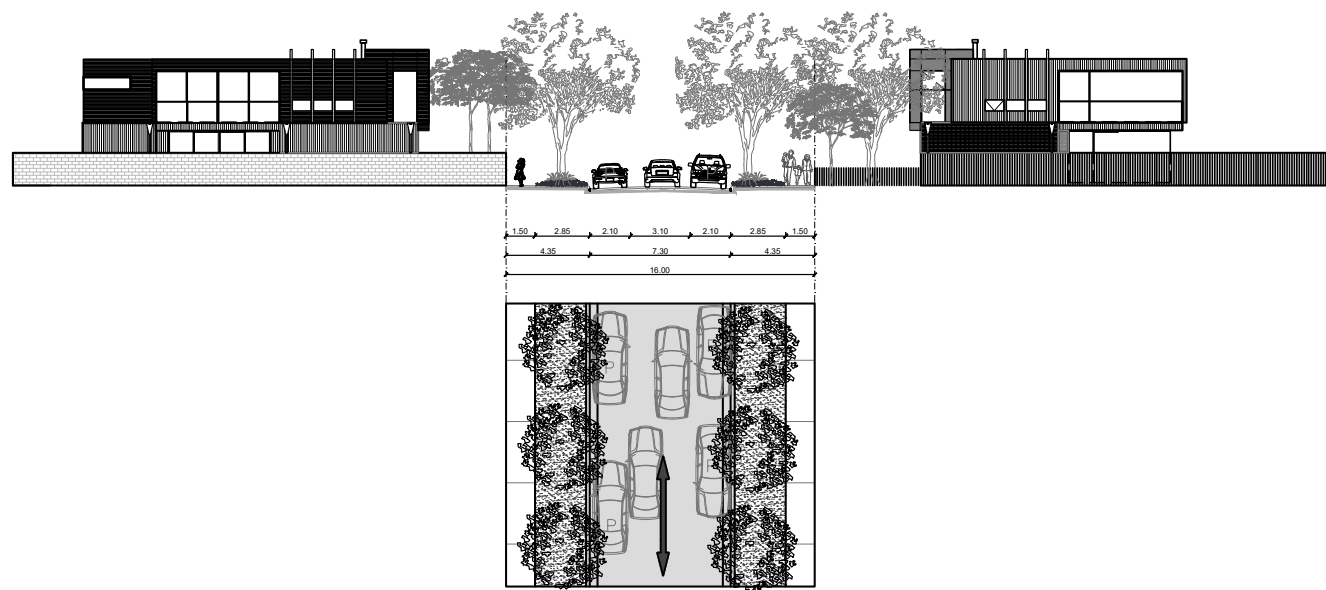
DRAFT: TK

CHECKED: RI

- NOTES
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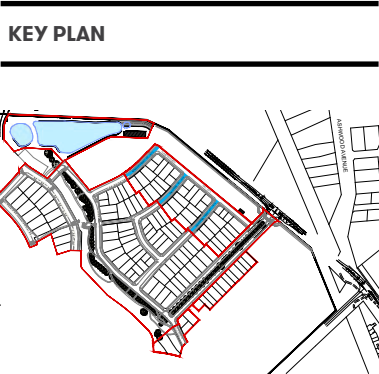
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REV	DESCRIPTION	CHK	DATE

STREET 01 - ST1 - 16M - 7.3M

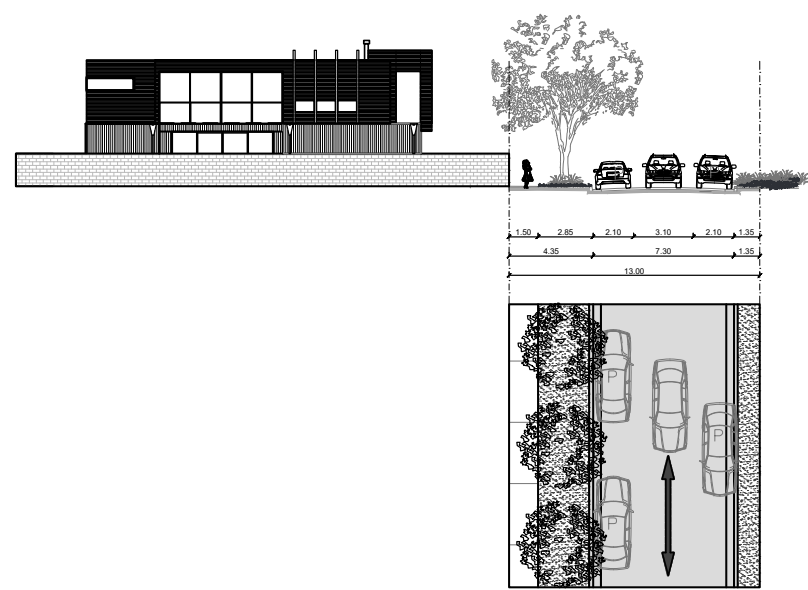


STREET 01 - ST1 - 16.0M - 7.3M			
STREET TYPOLOGY SUMMARY			
Road Reserve Width Street Pavement Width	16m	7.3m	
Typical Speed Traffic Movement	Slow	Yield	
DP Categorisation	Local Access		
Pedestrian Crossing Time	4.9sec		
STREET PAVEMENT ASSEMBLY			
Travel Lanes Marking	One	No	
Parking Lanes Marking Disposition	Two	No	Parallel
Dedicated Cycling Path	N/A		
Median	N/A		
Kerb Type Corner Radius Effective Turning Radius	Rolllover - SM2-M	8.0m	12.5m
STREETSCAPE			
Verge Width Footpath Width	4.35m	1.5m	
Street Tree Planting Location Disposition	Naturestrip	Formal	
Street Tree Type Preferred Species	Large Canopy	TBC	

NOTES/ OTHERS:
Understory lawn replacement details to be provided in landscape plans.



DRIVE 01 - DR1 - 13M - 7.3M



DRIVE 01 - DR1 - 13M - 7.3M

STREET TYPOLOGY SUMMARY			
Road Reserve Width Street Pavement Width	13m	7.3m	
Typical Speed Traffic Movement	Slow	Yield	
DP Categorisation	Local Access		
Pedestrian Crossing Time	4.9sec		
STREET PAVEMENT ASSEMBLY			
Travel Lanes Marking	One	No	
Parking Lanes Marking Disposition	Two	No	Parallel
Dedicated Cycling Path	N/A		
Median	N/A		
Kerb Type Corner Radius Effective Turning Radius	Rolllover - SM2-M	8.0m	12.5m
STREETSCAPE			
Verge Width Footpath Width	4.35m 1.35m	1.5m (one side)	
Street Tree Planting Location Disposition	Naturestrip	Formal	
Street Tree Type Preferred Species	Large Canopy	TBC	
NOTES / OTHERS			

NOTES/ OTHERS:
Understory lawn replacement details to be provided in landscape plans.

