

## Kalynda Chase



**Location**  
Bohle Plains,  
Queensland

**Client**  
Urbex

**Project Dates**  
2005 - 2016

**Project Value**  
\$600 million

**Design Fees**  
\$2.8 million

Over the past nine years, Empower Engineers & Project Managers have designed over 1,260 lots for this master planned community, with a total yield of 1,500 lots expected.

### Overview

Kalynda Chase is a 161 hectare master planned community that will ultimately consist of 1,500 housing lots and a range of community facilities. The design phase commenced in 2005 including accelerated preparation of development approval and design documentation with regulatory authorities in Townsville, including the culture of building long-term strong relationships. Construction started in 2006.

### Project scope

Empower prepared the detailed four phase subdivision layout plan, master planning for engineering infrastructure, detailed engineering design, documentation and contract administration, the appointment of superintendent role and certification of the civil construction phase.

### Outcomes

Empower designed innovative concepts including the design of:

- market leading soft road edge treatments, stormwater sensitive urban designed treatments and conveyance to meet the client's need to articulate a natural theme, respect open space and connectivity whilst maintaining ongoing infrastructure needs
- depressed spine road median to capture a larger volume of flood water which is integral to communities in the Northern region due to natural disasters.

This project demonstrates the value of the integrated development, design and construct model that the BMD Group can bring to a development.