

ABBREVIATIONS

BAL	BALUSTRADE	GLV	GLASS LIVING WINDOW
BD-G	BI-FOLD DOOR - GLASS	MRS	METAL ROOF SHEETING
BS	BENCH SEAT	OF/DP	OVER/LOW DOWNPIPE
BW	FACE BRICKWORK	PD	PANEL LIFT GARAGE DOOR
BW-PT	PAINTED BRICKWORK	PL-FT	PLASTERBOARD PAINT FINISH AS SPECIFIED
CR-PT	CEMENT RENDER WITH PAINT FINISH	RL	REDUCED LEVEL
DP	DOWNPIPE - REFER TO HYDRAULIC DOCUMENTATION	RV	ROOF VENT
EG	EAVES GUTTER - REFER TO HYDRAULIC DOCUMENTATION	SC	STONE CLADDING
FC1	FIBRE CEMENT SHEETING TYPE 1	SD-G	SLIDING DOOR - GLASS
FC2	FIBRE CEMENT SHEETING TYPE 2	SHR	SHOWER
FC3	FIBRE CEMENT SHEETING TYPE 3	SK	SKYLIGHT
FLL	FINISHED FLOOR LEVEL	SS	STAINLESS STEEL
GR	GRAB RAIL	TC	TIMBER CLADDING
GW	GLASS WINDOW	TP	TIMBERPOST
HB	HAND BASIN	UR	URNAL
HD	HINGED DOOR	WC	TOILET SUITE
HD-G	HINGED DOOR - GLASS		

NOTE:

Plans, elevations & sections are typical for dwelling type only. Refer to detail site plan for location of dwelling & for all contours & levels.

All ground lines have been approximated. Ground levels vary from dwelling to dwelling based on fill levels and natural ground levels. Please co-ordinate with site plan to confirm levels with each dwelling.



SITE COVERAGE CALCULATIONS

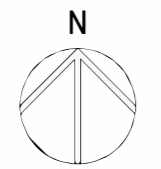
SITE AREA:	65,377m²
VILLAS:	15,066m ²
ROADS:	7,104m ²
POND:	4,815m ²
DRIVEWAY/PATHS:	3,097m ²
COMMUNITY CENTRE:	1,250m ²
SOFT LANDSCAPING:	34,045m ²
TOTAL IMPERVIOUS:	26,517 sqm
TOTAL SITE COVERAGE:	40.5%

YIELD TABLE - 71 DWELLINGS

SUMMARY OF PROPOSED DWELLINGS

- 1 TALLOWOOD - 2 BED
- 2 BLUEGUM - 2 BED
- 3 REDGUM - 2 BED
- 4 CEDAR - DUPLEX - 2 BED
- 5 BLACKBUTT - DUPLEX - 2 BED
- 6 IRONBARK - 3 BED
- 7 MERANTI - 3 BED
- 8 BRUSHBOX - DUPLEX - 3 BED
- 9 JARRAH - DUPLEX - 3 BED
- 10 MAHOGANY - 3 BED
- 11 TURPENTINE - 3 BED

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REV	DATE	COMMENTS	DRN	CHKD	WFVD
A	03.04.2017	PRELIMINARY ISSUE TO CLIENT	JY	BC	
B	13.04.2017	PRELIMINARY ISSUE TO CLIENT	JY	BC	
C	19.04.2017	PRELIMINARY ISSUE TO PLANNER	JY	BC	
D	17.05.2017	ISSUE FOR C01 APPLICATION	JY	BC	
E	23.05.2017	CONSULTANT ISSUE	JY	BC	
F	25.05.2017	S96 ISSUE	JY	BC	
G	31.05.2017	S96 ISSUE	JY	BC	
H	29.08.2017	AMENDED DRAWINGS TO LMCC	JY	BC	

PROJECT: COORANBONG GARDENS RETIREMENT VILLAGE
 SITE: 383 FREEMANS DRIVE COORANBONG NSW 2265
 CLIENT: THE FREEMANS UNIT TRUST PO BOX 5150, ELANORA HEIGHTS NSW, 2101
 DRAWING: PROPOSED SITE PLAN - MASTERPLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.
 FILENAME: 11657-S96-170529.dwg
 DRAWN: **BC, JY** DATE: **29.08.2017** SCALE: **1:1000@A1**
 PROJECT No: **11657** PHASE: **S96** DRAWING No: **DA04** REV: **H**

