

FOR APPROVAL

NOT FOR CONSTRUCTION

POOLE



PROJECT: PROPOSED NEW DEVELOPMENT
 AT: LOT 2 & 3 MYALL STREET, COOROY, QLD
 FOR: GEMLIFE

DRAWING REGISTER -

SHEET	DESCRIPTION	SCALE ON A3 SHEET	SHEET	DESCRIPTION	SCALE ON A3 SHEET	SHEET	DESCRIPTION	SCALE ON A3 SHEET
LOCATION			SITE ANALYSIS			SUMMER HOUSE		
BP1074/SK/1.01	SITE LOCATION	NTS	BP1074/SK/4.01	SITE CONTEXT STUDY	NTS	BP1074/SK/7.01	SUMMER HOUSE - PLAN	1 : 200
1.02	AERIAL VIEW 1	NTS	4.02	SITE CONTEXT SECTIONS	NTS	7.02	SUMMER HOUSE - ELEVATIONS	1 : 200
1.03	AERIAL VIEW 2	NTS	4.03	SITE CONTEXT VIEW 4	NTS	7.03	SUMMER HOUSE - ELEVATIONS	1 : 200
1.04	PERSPECTIVE - CLUB HOUSE	NTS	4.04	SITE CONTEXT VIEW 5	NTS	MANAGERS WORKSHOP		
1.05	PERSPECTIVE - GOLF COURSE BUILDING	NTS	4.05	SITE CONTEXT VIEW 6	NTS	8.01	MANAGERS WORKSHOP - PLAN	1 : 200
SITE INFORMATION			4.06	SITE CONTEXT VIEW 7	NTS	8.02	MANAGERS WORKSHOP - ELEVATIONS	1 : 200
2.01	MASTER PLAN	1 : 1500	4.07	SITE CONTEXT VIEW 8	NTS	BOCCE COURT		
2.02	SITE PLAN - SETBACK & PLOTTING	1 : 1500	MANAGERS UNIT			9.01	BOCCE COURT - PLAN	1 : 200
2.03	STAGING PLAN	1 : 1500	5.01	MANAGERS UNIT - GROUND FLOOR PLAN	1 : 200	9.02	BOCCE COURT - ELEVATIONS	1 : 200
2.04	CPTED STUDY	1 : 1500	5.02	MANAGERS UNIT - FIRST FLOOR PLAN	1 : 200	TYPICAL RESIDENCES		
SITE BOUNDARY ANALYSIS			5.03	MANAGERS UNIT - ELEVATION	1 : 200	10.01	TYPICAL HOUSE DESIGN 1	1 : 100
3.01	SITE BOUNDARY EDGES STUDY	NTS	5.04	MANAGERS UNIT - ELEVATION	1 : 200	10.02	TYPICAL HOUSE DESIGN 2	1 : 100
3.02	SITE EDGE SECTIONS	NTS	CLUB HOUSE			10.03	TYPICAL HOUSE DESIGN 3	1 : 100
3.03	SITE EDGE SECTIONS	NTS	6.01	CLUB HOUSE - GROUND FLOOR PLAN	1 : 300			
3.04	SITE EDGE SECTIONS	NTS	6.02	CLUB HOUSE - FIRST FLOOR PLAN	1 : 300			
3.05	SITE EDGE SECTIONS	NTS	6.03	CLUB HOUSE - ELEVATIONS	1 : 300			
3.06	SITE EDGE SECTIONS	NTS	6.04	CLUB HOUSE - ELEVATIONS	1 : 300			
3.07	SITE EDGE VIEW 1	NTS						
3.08	SITE EDGE VIEW 2	NTS						
3.09	SITE EDGE VIEW 3	NTS						



Living Gems | Thakral Capital

JAREDPOOLEDESIGN



SUBJECT SITE

LOTS 2 & 3 on SP115864
MYALL ROAD
COOROY

COOROY GOLF COURSE

RAIL LINE

BRUCE HWY

NANDROYA ROAD

MASTER PLAN

ISSUE	DATE	DESCRIPTION
A	01.08.19	ISSUED FOR APPROVAL
B	03.12.19	SITE BOUNDARY AMENDED
C	03.03.20	DA SET UPDATED

THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS WHILE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING JARED POOLE DESIGN WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
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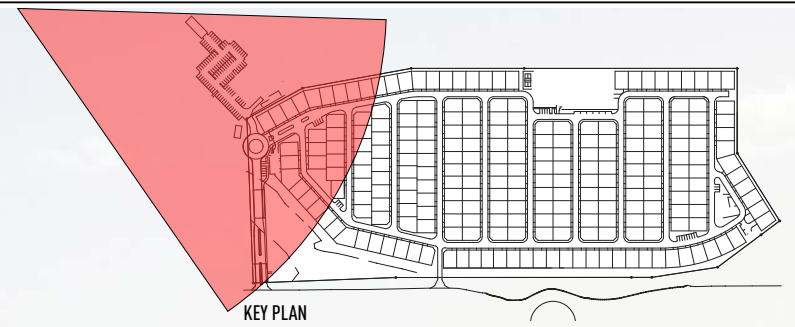


PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 2 & 3 MYALL STREET, COOROY, QLD
FOR
GEMLIFE

JAREDPOOLEDESIGN
LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, Q. 4217 AUSTRALIA
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA
TEL 07 5527 5300
EMAIL INFO@JPD.COM.AU
WWW.JPD.COM.AU

DRAWN	CB	DRAWING - SITE LOCATION	ISSUE
DATE	JAN. 2019	DRAWING No.	C
SCALE	@ A3	BP1074/SK1.01	

POOLE



AERIAL VIEW 1

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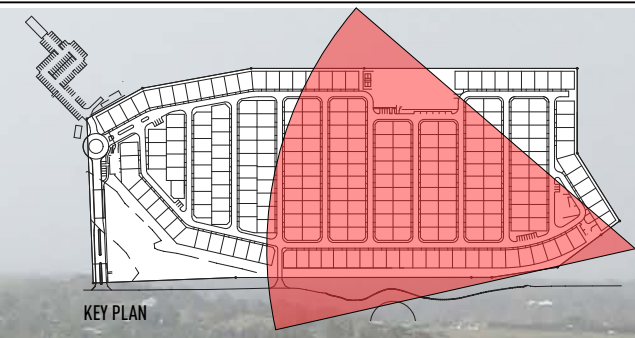


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DRAWN	CB	DRAWING - AERIAL VIEW 1	ISSUE
DATE	JAN. 2019	DRAWING No.	C
SCALE	1:1554.027 @ A3	BP1074/SK1.02	





PROPOSED GOLF CLUB HOUSE

ENTRY AND MANAGERS UNIT

CLUB HOUSE

SUMMER POOL HOUSE

COOROY GOLF COURSE

PROPOSED DEVELOPMENT

BRUCE HWY

NANDROYA ROAD

AERIAL VIEW 2

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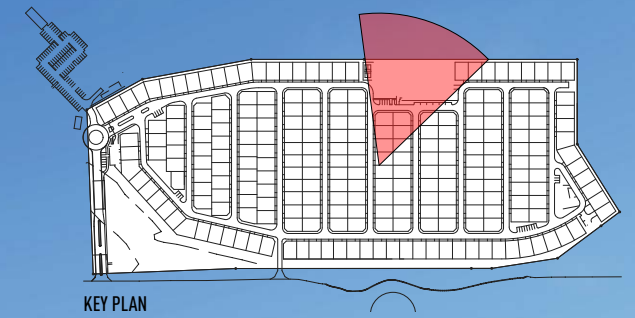


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SCALE	1:1554.027 @ A3	BP1074/SK1.03	





PERSPECTIVE - CLUB HOUSE

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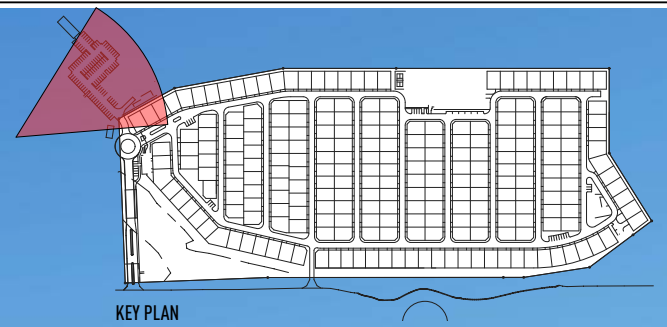


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DRAWN	CB	DRAWING - PERSPECTIVE - CLUB HOUSE	ISSUE
DATE	JAN. 2019	DRAWING No.	C
SCALE	1:552.615 @ A3	BP1074/SK1.04	





PERSPECTIVE - GOLF COURSE BUILDING

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DATE	JAN. 2019	DRAWING No.
SCALE	@ A3	BP1074/SK1.05





MASTER PLAN

1500 @ A3

PROPERTY DESCRIPTION

LOT 2 & 3 MYALL STREET COOROY QLD, 4563
 LOT 2 & 3 ON SP115864
 PARISH OF TEWANTIN
 COUNTY OF MARCH
 SITE AREA - 11.299 Ha
 SITE COVER - TBA%

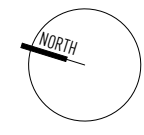
ISSUE	DATE	DESCRIPTION
L	10.05.19	LAYOUT UPDATED, LEVELS ADDED
M	04.06.19	LAYOUT UPDATED, CIVIL INFO ADDED
N	06.09.19	INTERNAL DRIVEWAY NETWORK UPDATED
O	15.11.19	RFI RESPONSE
P	19.11.19	LAYOUT AMENDED, SITE BOUNDARY AMENDED
Q	20.11.19	CARPARKING AMENDED
R	03.12.19	SITE BOUNDARY AMENDED
S	12.02.20	LAYOUT AMENDED
T	13.02.20	LAYOUT AMENDED

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DATE	JAN. 2019	DRAWING No.	T
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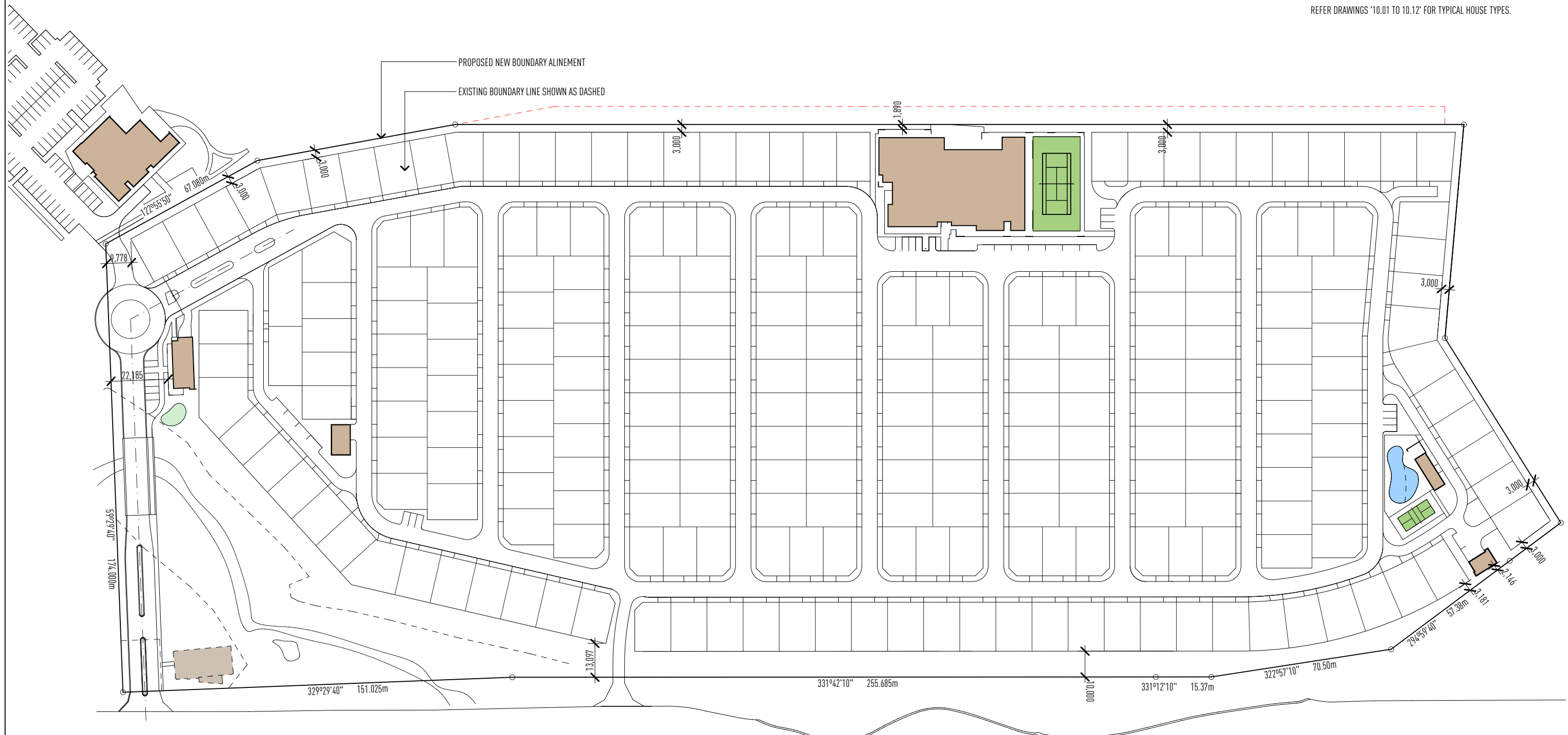
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PLOTTING RULES:

1. NO FACADE TO BE RE-USED WITHIN 5 LOTS.
2. ALL RESIDENCES TO SHARE A COMMON DRIVEWAY SETBACK WITHIN 1000mm
3. CORNER LOTS TO ADDRESS BOTH FRONTAGES.
4. FRONT DOOR TO ADDRESS THE STREET FRONTAGE

REFER DRAWINGS '10.01 TO 10.12' FOR TYPICAL HOUSE TYPES.



RESIDENCE PLOTTING:
NO RESIDENCE TO SHARE THE SAME FACADE WITHIN 5 LOTS OF ANOTH RESIDENCE.

SITE PLAN - SETBACK & PLOTTING

1:1500 @ A3

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DRAWN	CB	DRAWING - SITE PLAN - SETBACK & PLOTTING	ISSUE
DATE	JAN. 2019	DRAWING No.	C
SCALE	1:1500 @ A3	BP1074/SK2.02	

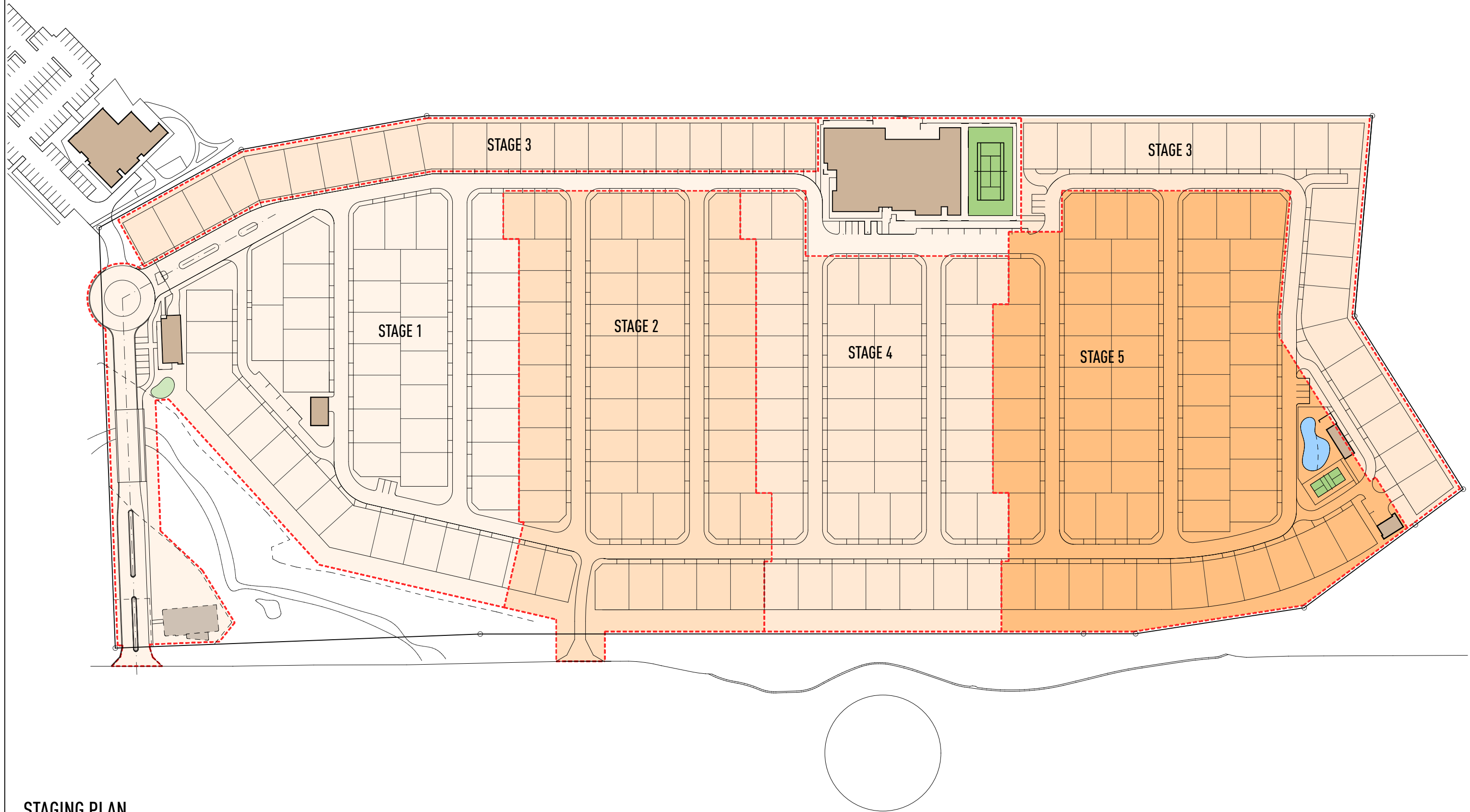


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LEGEND

--- STAGING LINE



STAGING PLAN

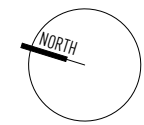
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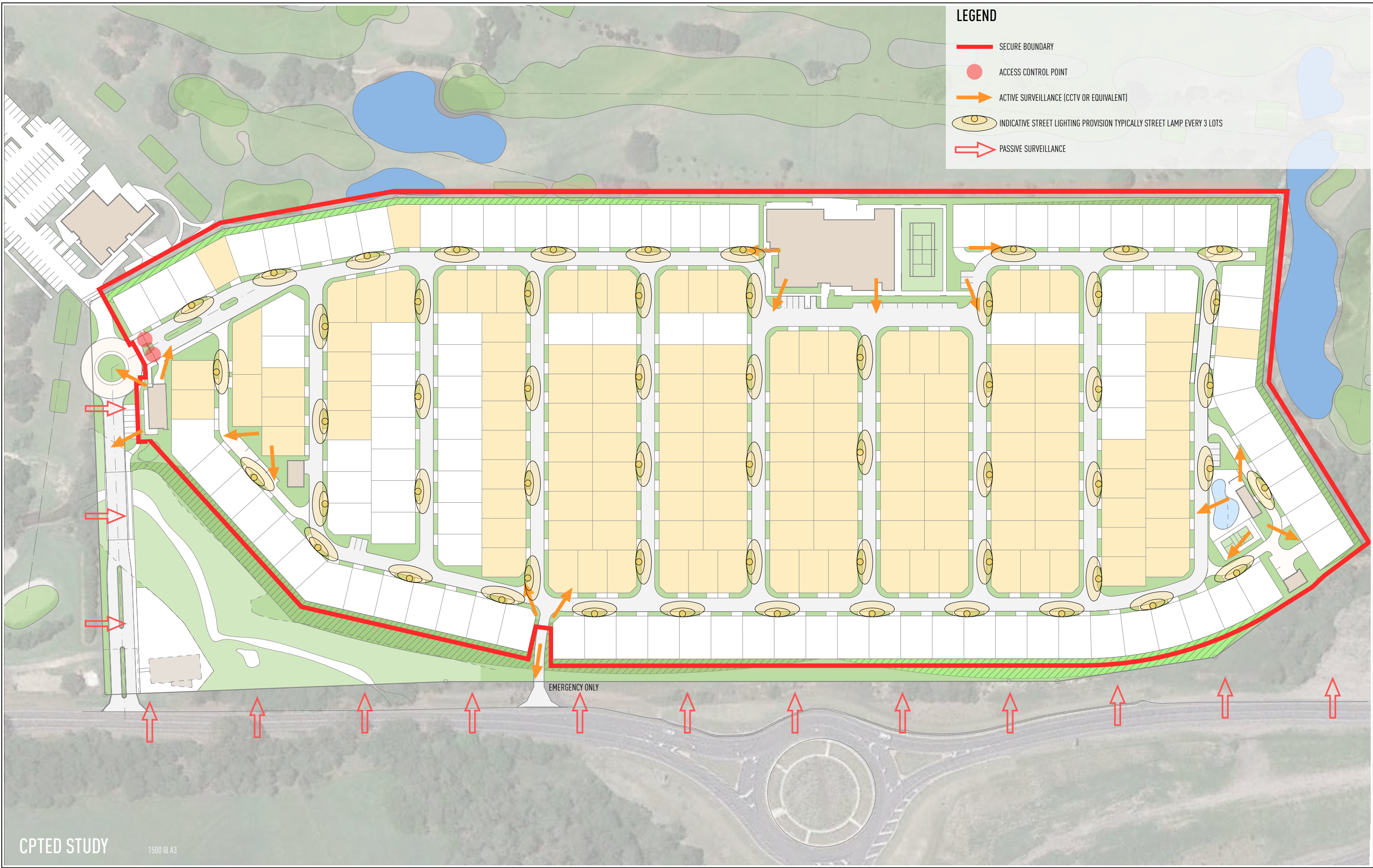
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DRAWN	CB	DRAWING - STAGING PLAN	ISSUE
DATE	JAN. 2019	DRAWING No.	C
SCALE	1:1500 @ A3	BP1074/SK2.03	

POOLE



LEGEND

- SECURE BOUNDARY
- ACCESS CONTROL POINT
- ACTIVE SURVEILLANCE (CCTV OR EQUIVALENT)
- INDICATIVE STREET LIGHTING PROVISION TYPICALLY STREET LAMP EVERY 3 LOTS
- ⇨ PASSIVE SURVEILLANCE

CPTED STUDY 1500 (B) A3

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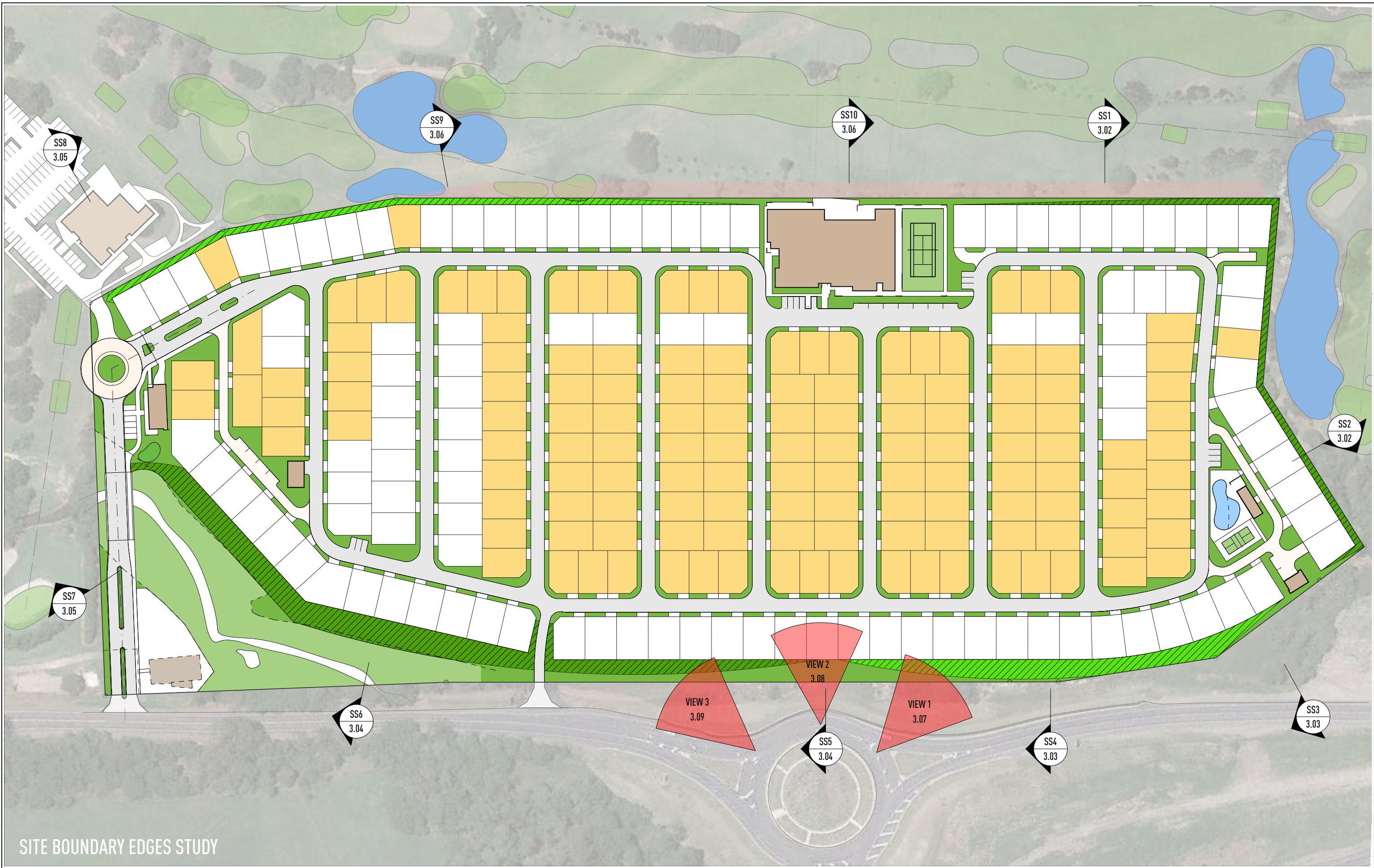


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DATE	JAN. 2019	DRAWING No.	C
SCALE	1:1500 (B) A3	BP1074/SK2.04	

POOLE



SITE BOUNDARY EDGES STUDY

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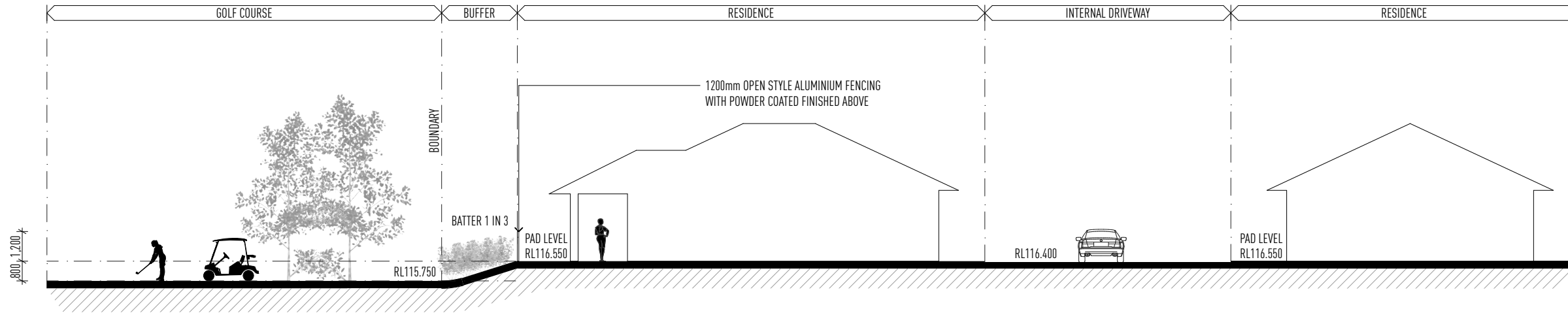
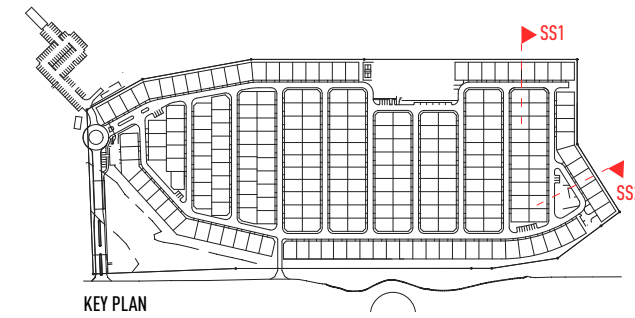
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DATE	JAN. 2019	DRAWING No.	C
SCALE	1:1500 @ A3	BP1074/SK3.01	



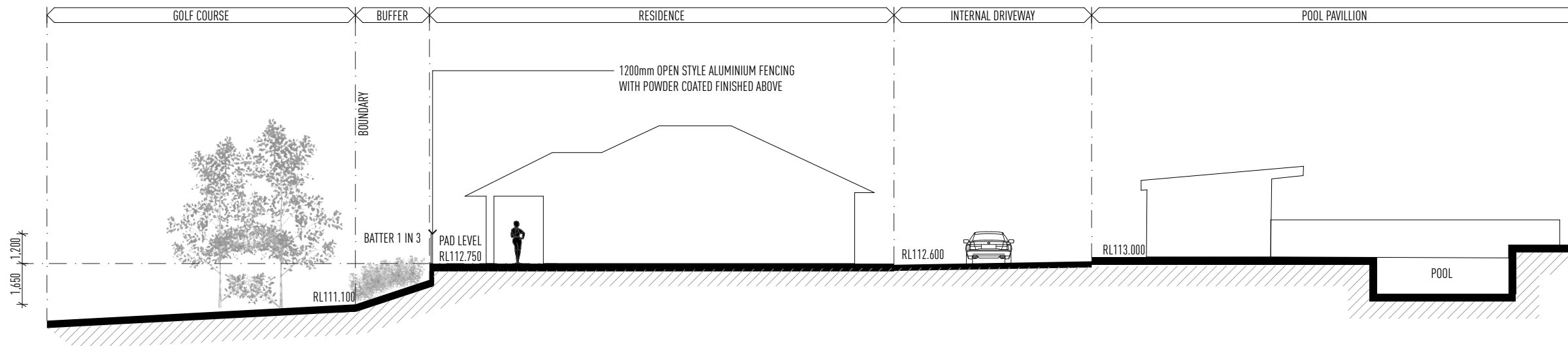
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SITE SECTION 1

SCALE 1:200



SITE SECTION 2

SCALE 1:200

SITE EDGE SECTIONS

1:200 @ A3

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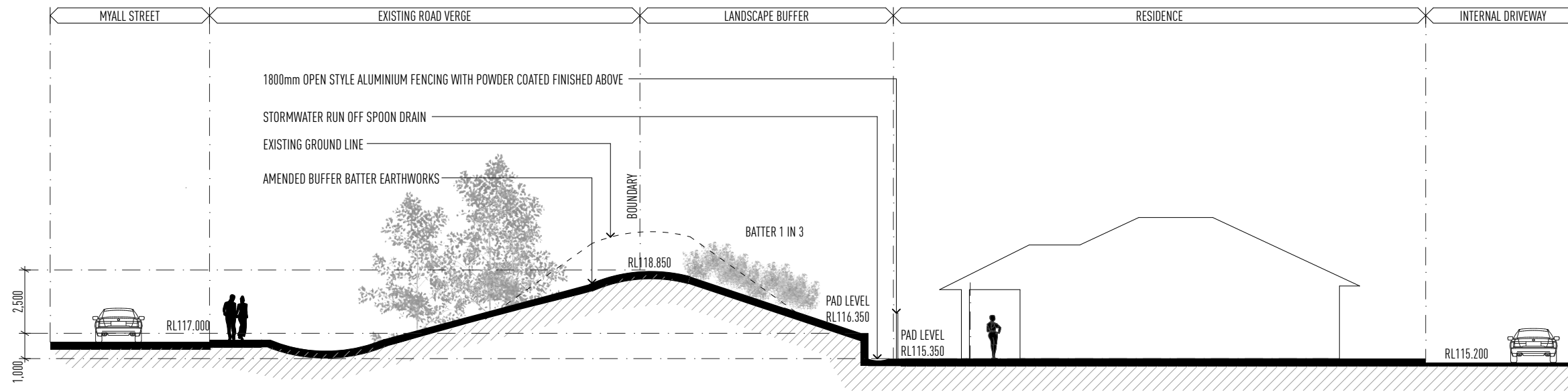
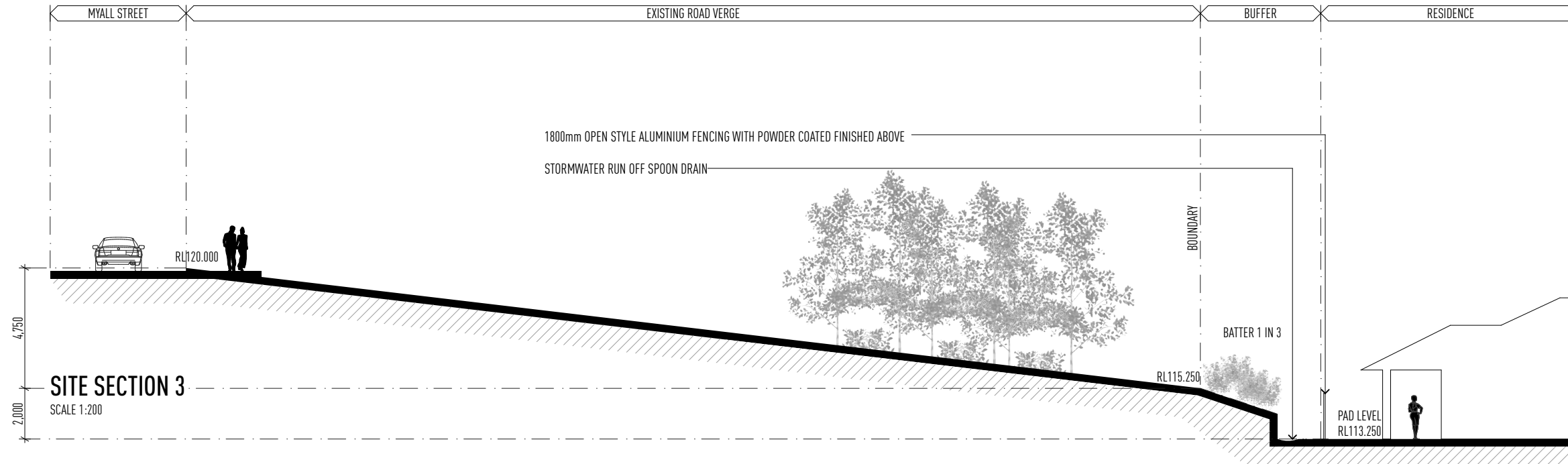
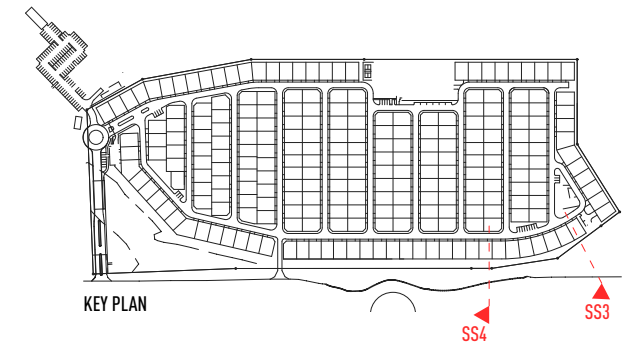
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SITE EDGE SECTIONS

@ A3

ISSUE	DATE	DESCRIPTION
A	01.08.19	ISSUED FOR APPROVAL
B	03.12.19	SITE BOUNDARY AMENDED
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FOR
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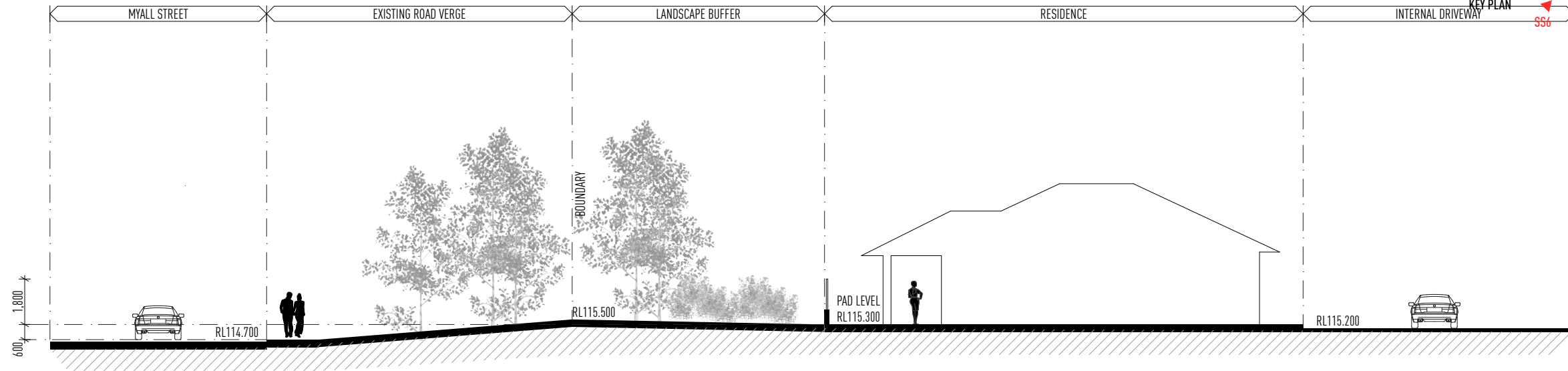
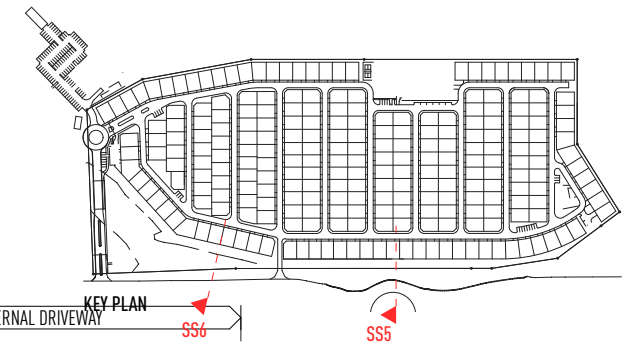
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POOLE

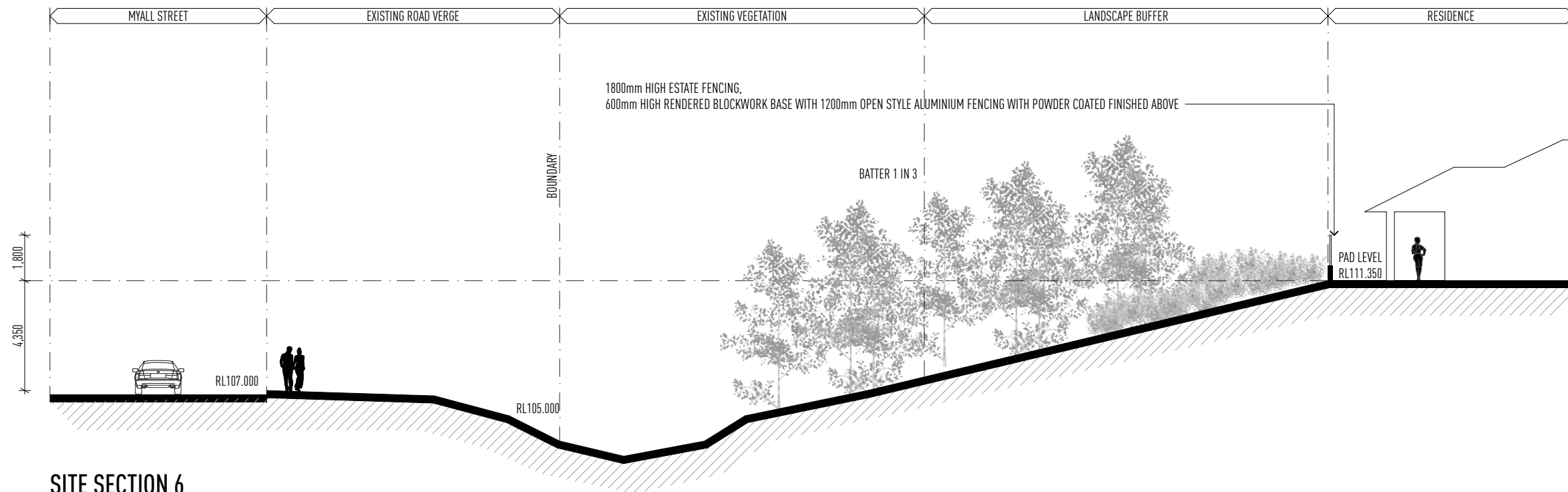
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SITE SECTION 5

SCALE 1:200



SITE SECTION 6

SCALE 1:200

SITE EDGE SECTIONS

1:200 @ A3

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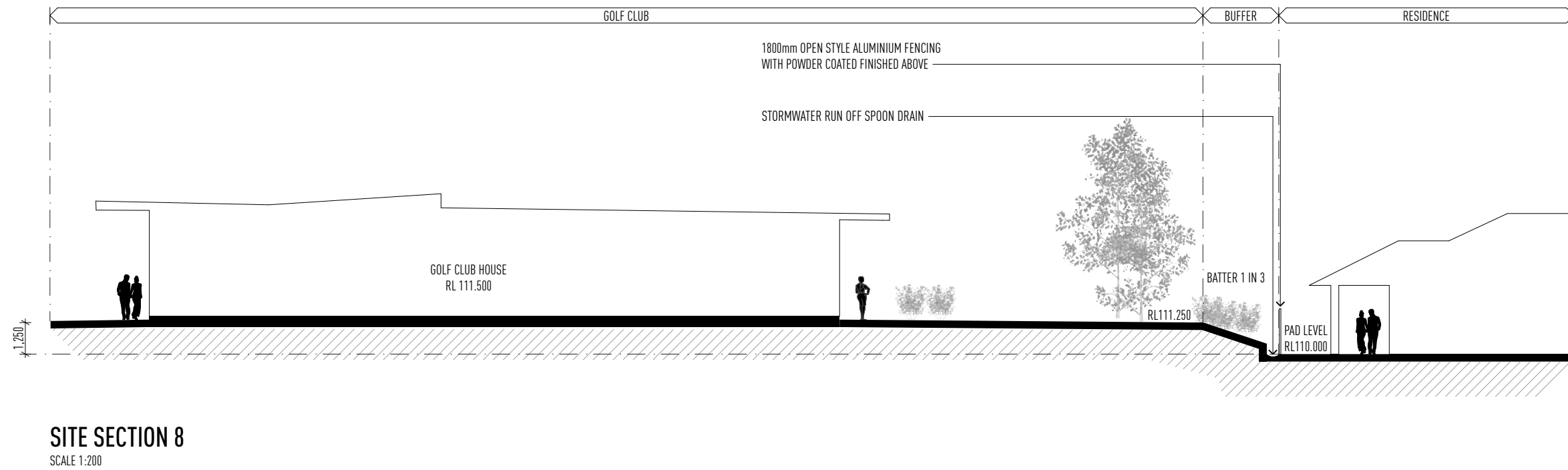
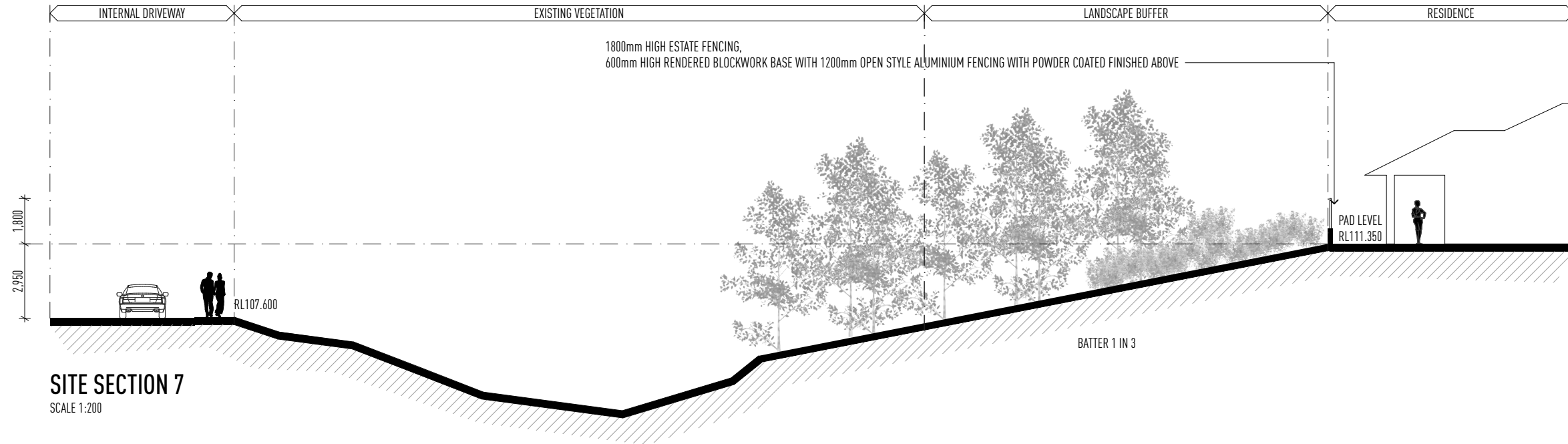
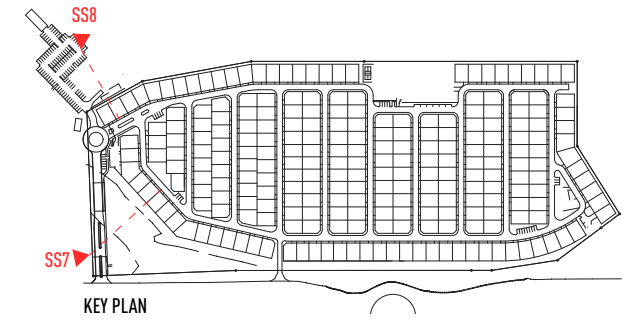
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SITE EDGE SECTIONS

1:200 @ A3

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AT
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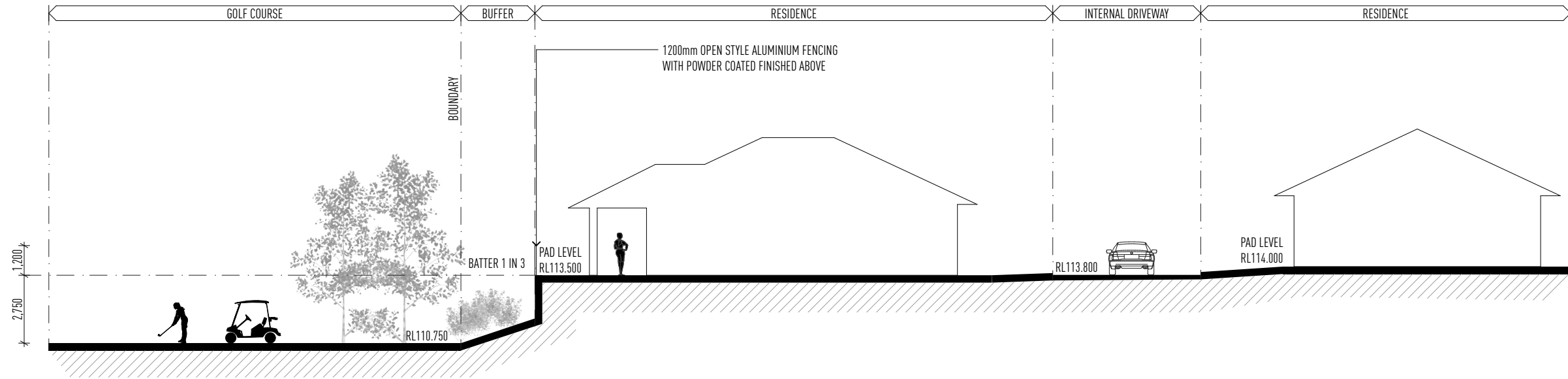
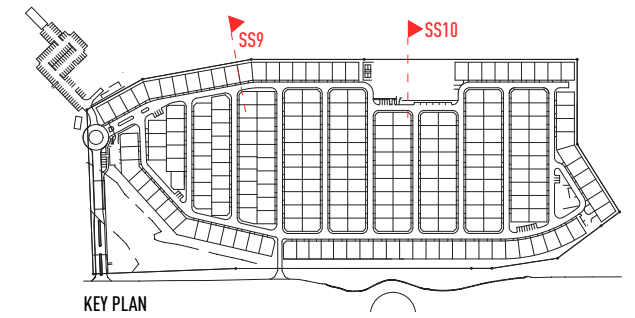
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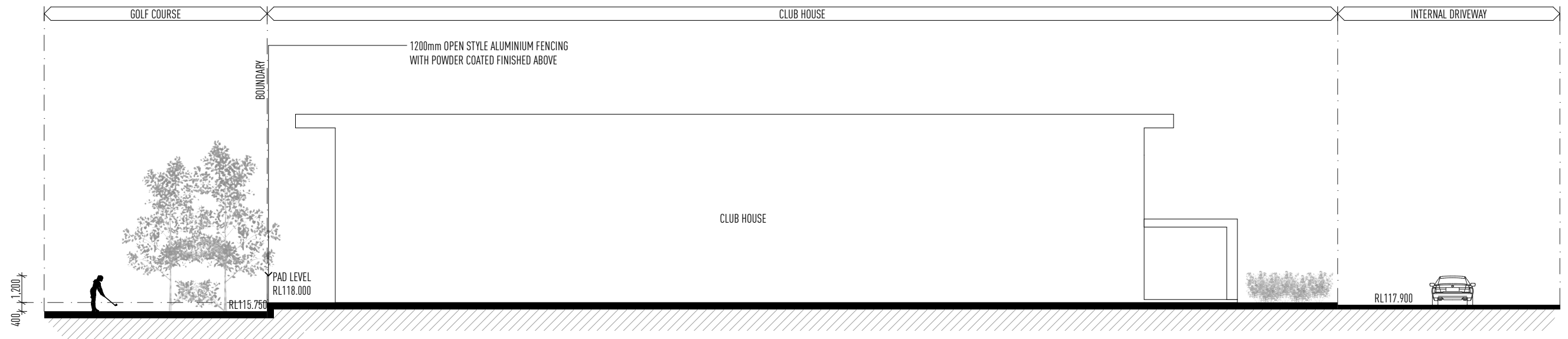
POOLE

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SITE SECTION 9
SCALE 1:200



SITE SECTION 10
SCALE 1:200

SITE EDGE SECTIONS

@ A3

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FOR
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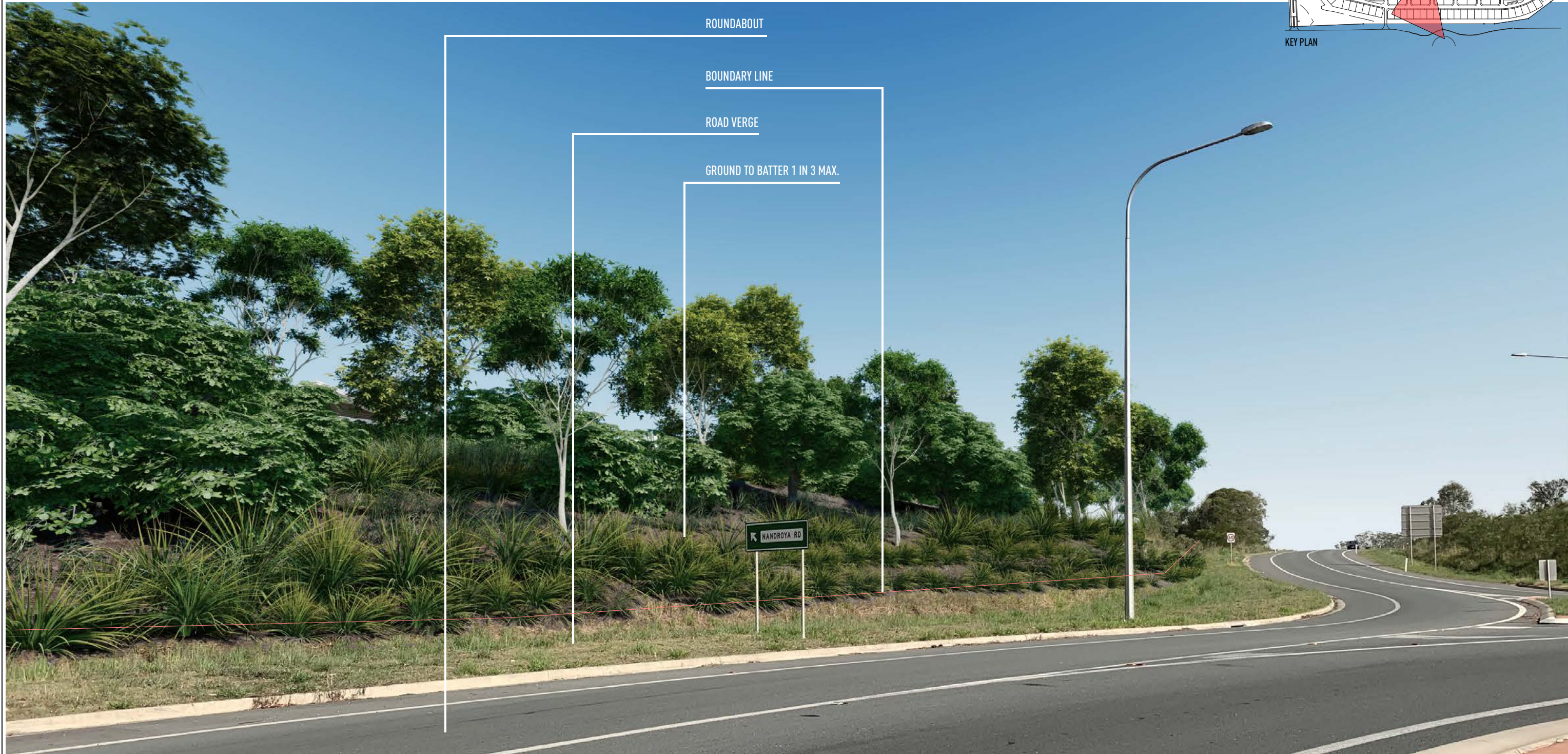
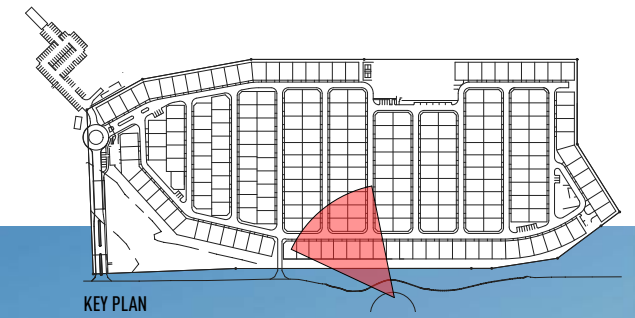
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SITE EDGE VIEW 1 (MYALL STREET ROUNDABOUT)

@ A3

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PROJECT
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LOT 2 & 3 MYALL STREET, COOROY, QLD
 FOR
GEMLIFE

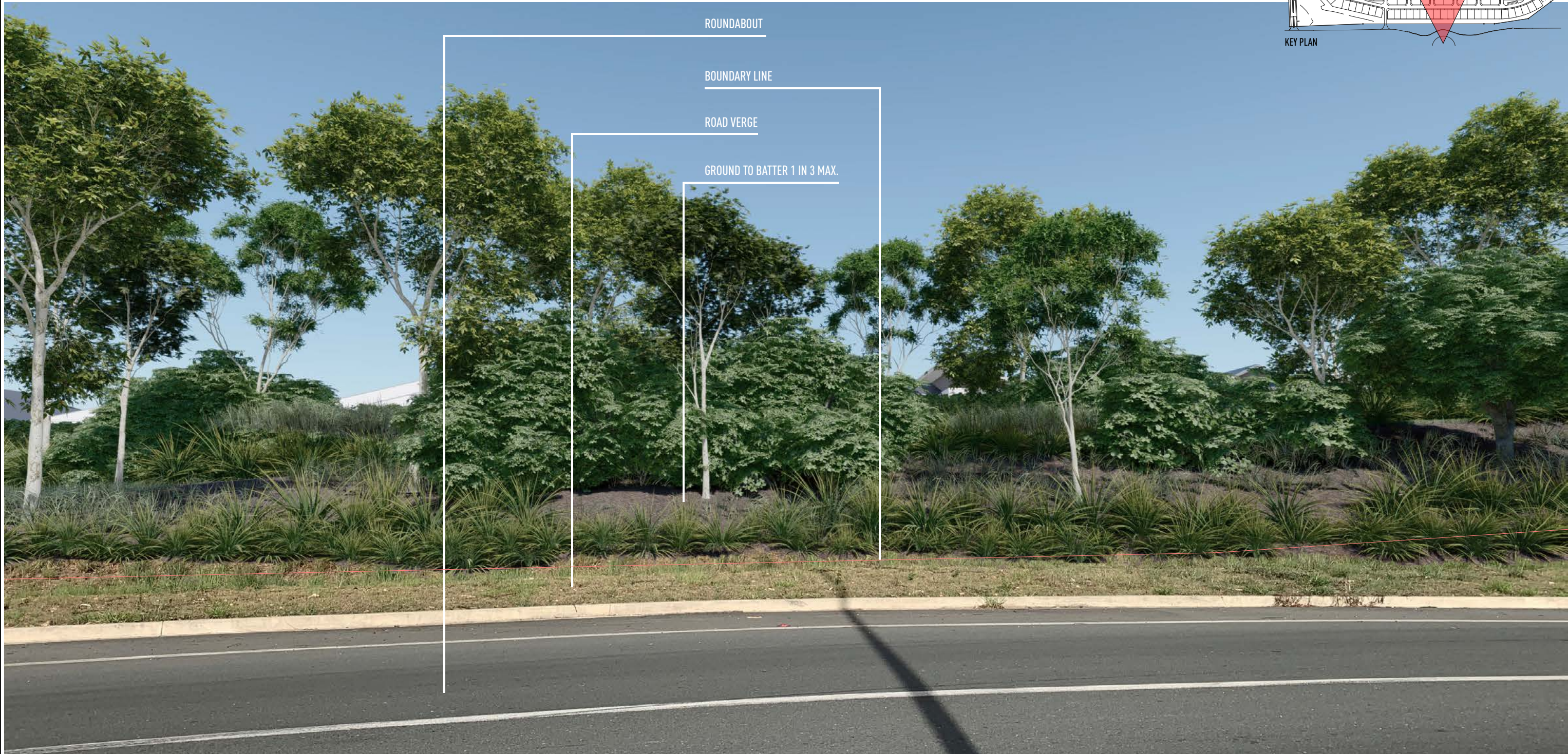
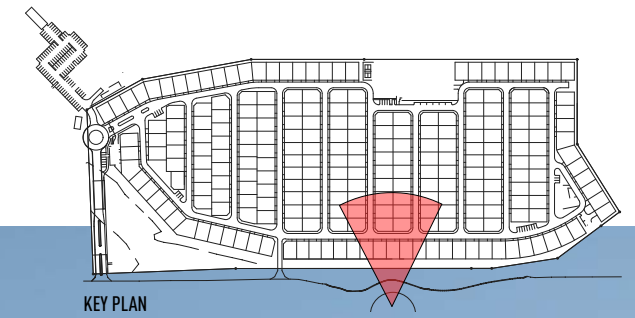
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SCALE	@ A3	BP1074/SK3.07	



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SITE EDGE VIEW 2 (MYALL STREET ROUNDABOUT)

1:702.420 @ A3

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PROJECT
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 AT
LOT 2 & 3 MYALL STREET, COOROY, QLD
 FOR
GEMLIFE

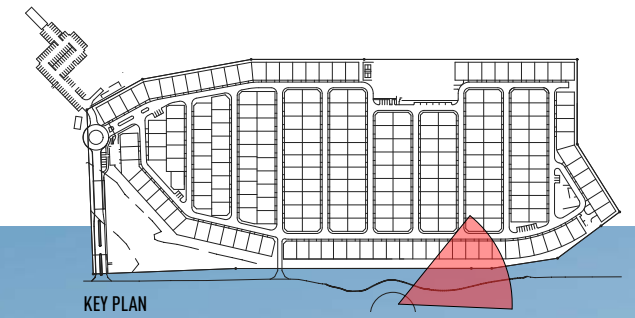
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DATE	JAN. 2019	DRAWING No.	C
SCALE	1:702.420 @ A3	BP1074/SK3.08	



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ROUNDBOUT

BOUNDARY LINE

ROAD VERGE



SITE EDGE VIEW 3 (MYALL STREET ROUNDABOUT)

@ A3

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POOLE



SITE CONTEXT STUDY

ISSUE	DATE	DESCRIPTION
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PROJECT
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 AT
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 FOR
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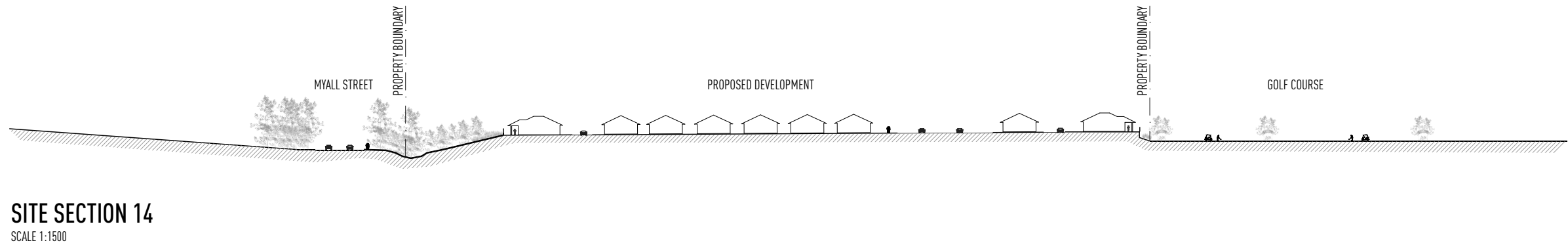
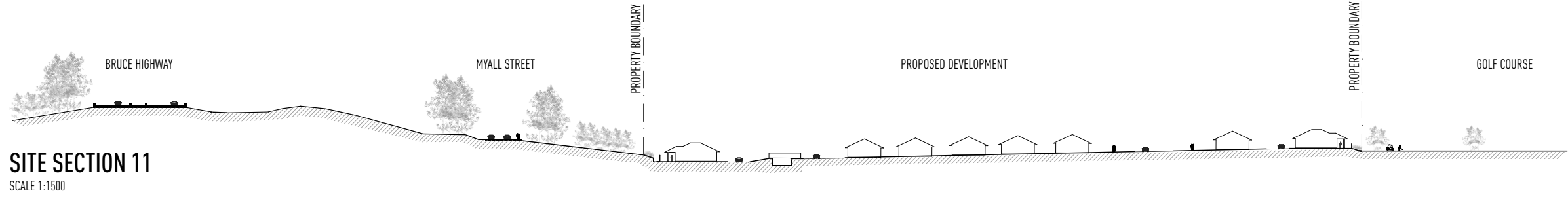
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SITE CONTEXT SECTIONS

1:1500 @ A3

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PROJECT
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 FOR
GEMLIFE

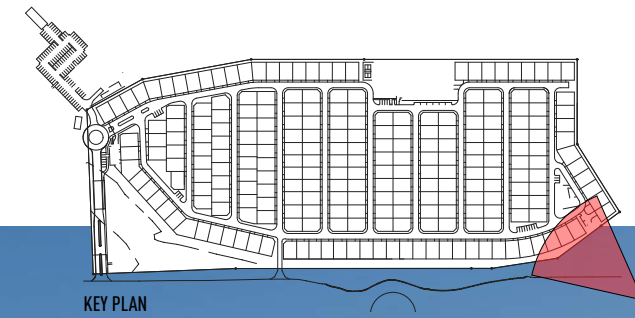
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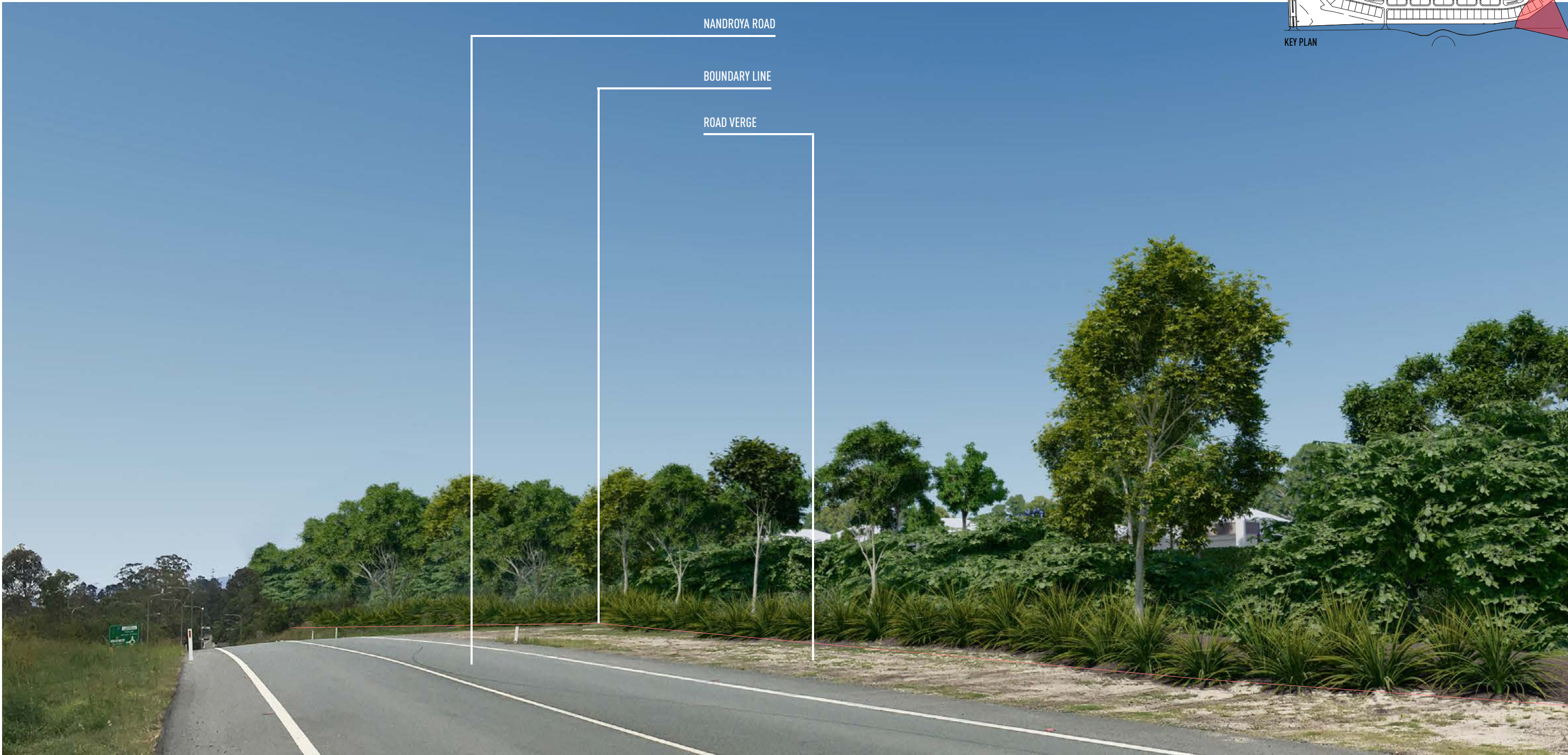


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KEY PLAN



NANDROYA ROAD

BOUNDARY LINE

ROAD VERGE

SITE CONTEXT VIEW 4 (NANDROYA ROAD)

@ A3

ISSUE	DATE	DESCRIPTION
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B	03.12.19	SITE BOUNDARY AMENDED
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PROJECT
PROPOSED NEW DEVELOPMENT
 AT
LOT 2 & 3 MYALL STREET, COOROY, QLD
 FOR
GEMLIFE

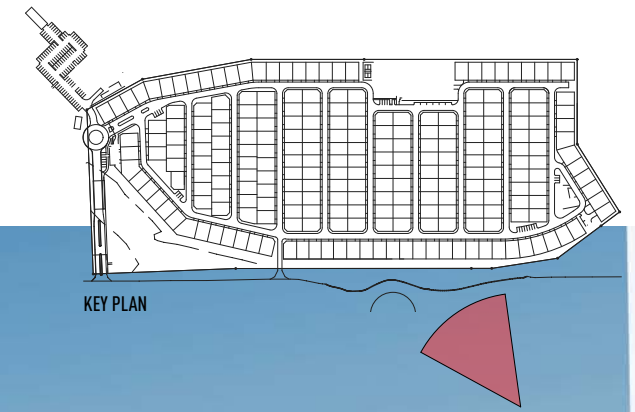
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KEY PLAN



ROUNDBABOUT

BOUNDARY LINE

ROAD VERGE

SITE CONTEXT VIEW 5 (HWY)

@ A3

ISSUE	DATE	DESCRIPTION
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PROJECT
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 FOR
GEMLIFE

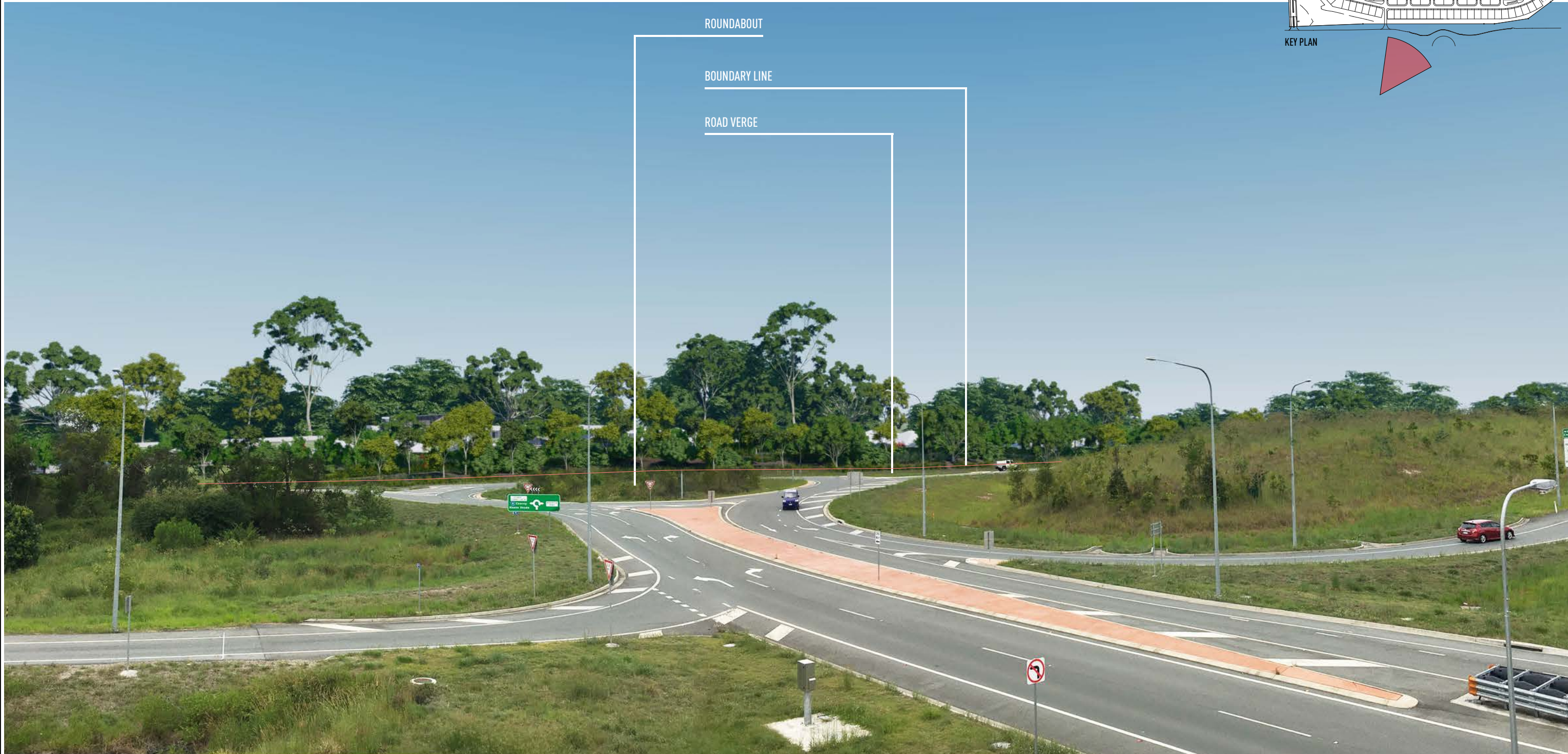
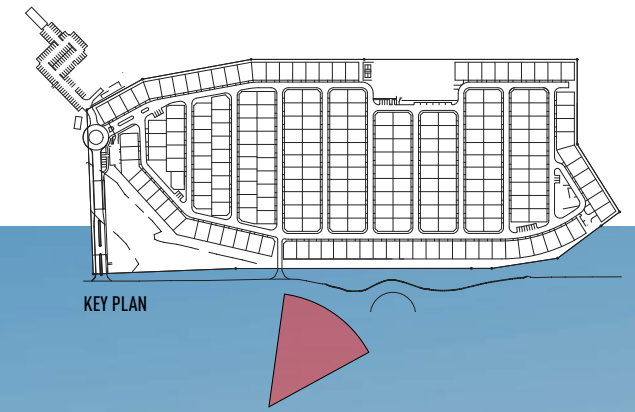
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SITE CONTEXT VIEW 6 (HWY)

@ A3

ISSUE	DATE	DESCRIPTION
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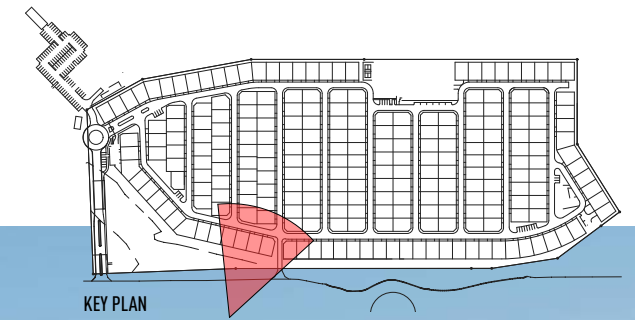
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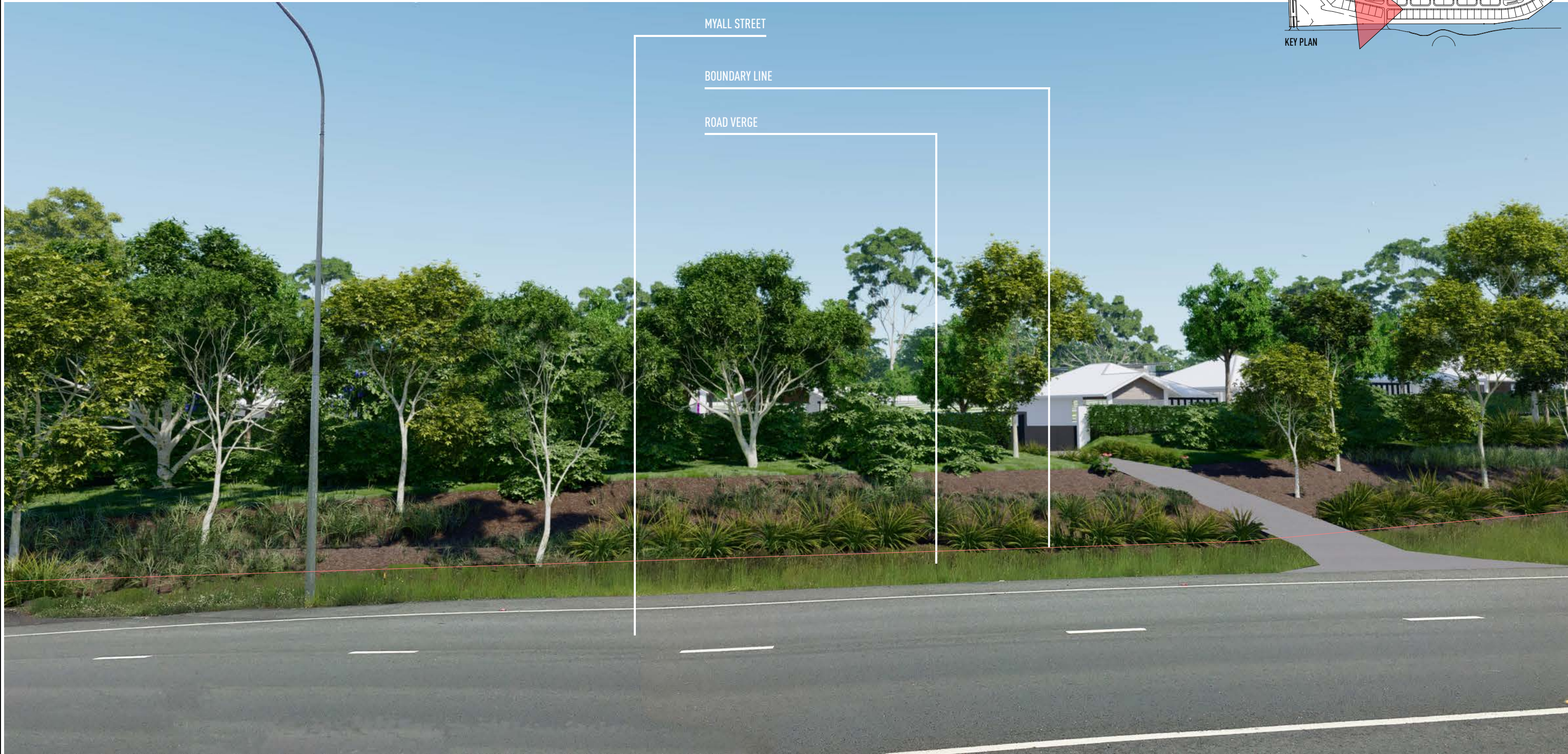


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KEY PLAN



MYALL STREET

BOUNDARY LINE

ROAD VERGE

SITE CONTEXT VIEW 7 (MYALL STREET) @ A3

ISSUE	DATE	DESCRIPTION
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C	03.03.20	DA SET UPDATED

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 AT
LOT 2 & 3 MYALL STREET, COOROY, QLD
 FOR
GEMLIFE

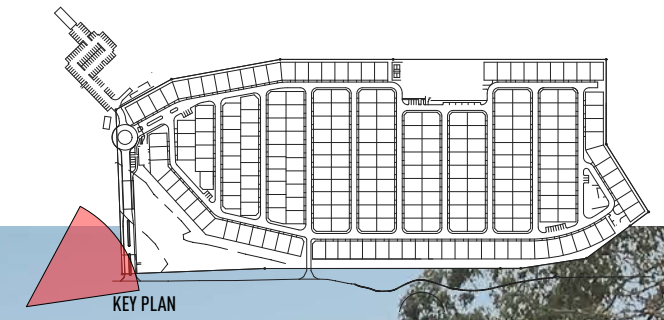
JAREDPPOOLEDESIGN
 LEVEL 1 33 ELKHORN AVENUE
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DATE	JAN. 2019	DRAWING No.	C
SCALE	@ A3	BP1074/SK4.06	



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MYALL STREET

BOUNDARY LINE

PROPOSED GOLF COURSE/DEVELOPMENT ENTRY



SITE CONTEXT VIEW 8 (MYALL STREET) @ A3

ISSUE	DATE	DESCRIPTION
A	01.08.19	ISSUED FOR APPROVAL
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PROJECT
PROPOSED NEW DEVELOPMENT
 AT
LOT 2 & 3 MYALL STREET, COOROY, QLD
 FOR
GEMLIFE

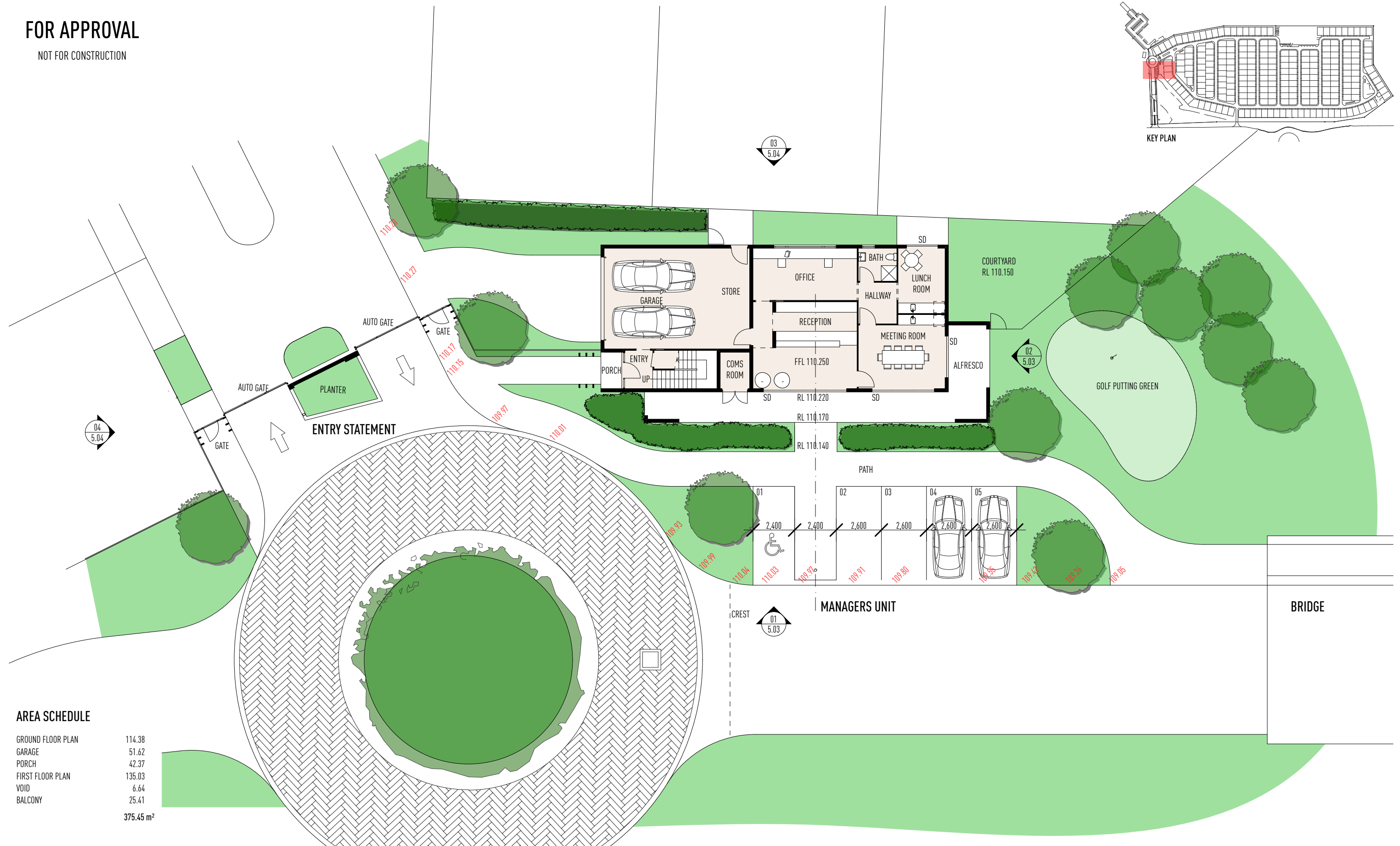
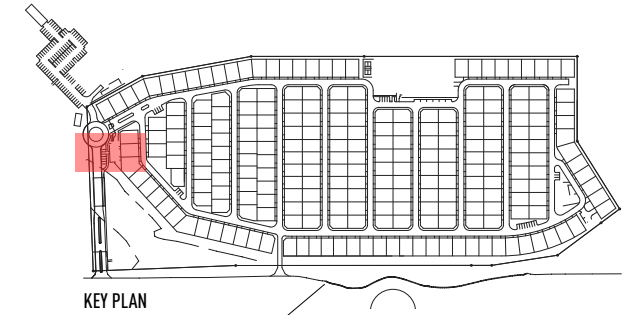
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DATE	JAN. 2019	DRAWING No.	C
SCALE	@ A3	BP1074/SK4.07	



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AREA SCHEDULE

GROUND FLOOR PLAN	114.38
GARAGE	51.62
PORCH	42.37
FIRST FLOOR PLAN	135.03
VOID	6.64
BALCONY	25.41
TOTAL	375.45 m²

MANAGERS UNIT - GROUND FLOOR PLAN

1:200 @ A3

ISSUE	DATE	DESCRIPTION
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PROJECT
PROPOSED NEW DEVELOPMENT
 AT
LOT 2 & 3 MYALL STREET, COOROY, QLD
 FOR
GEMLIFE

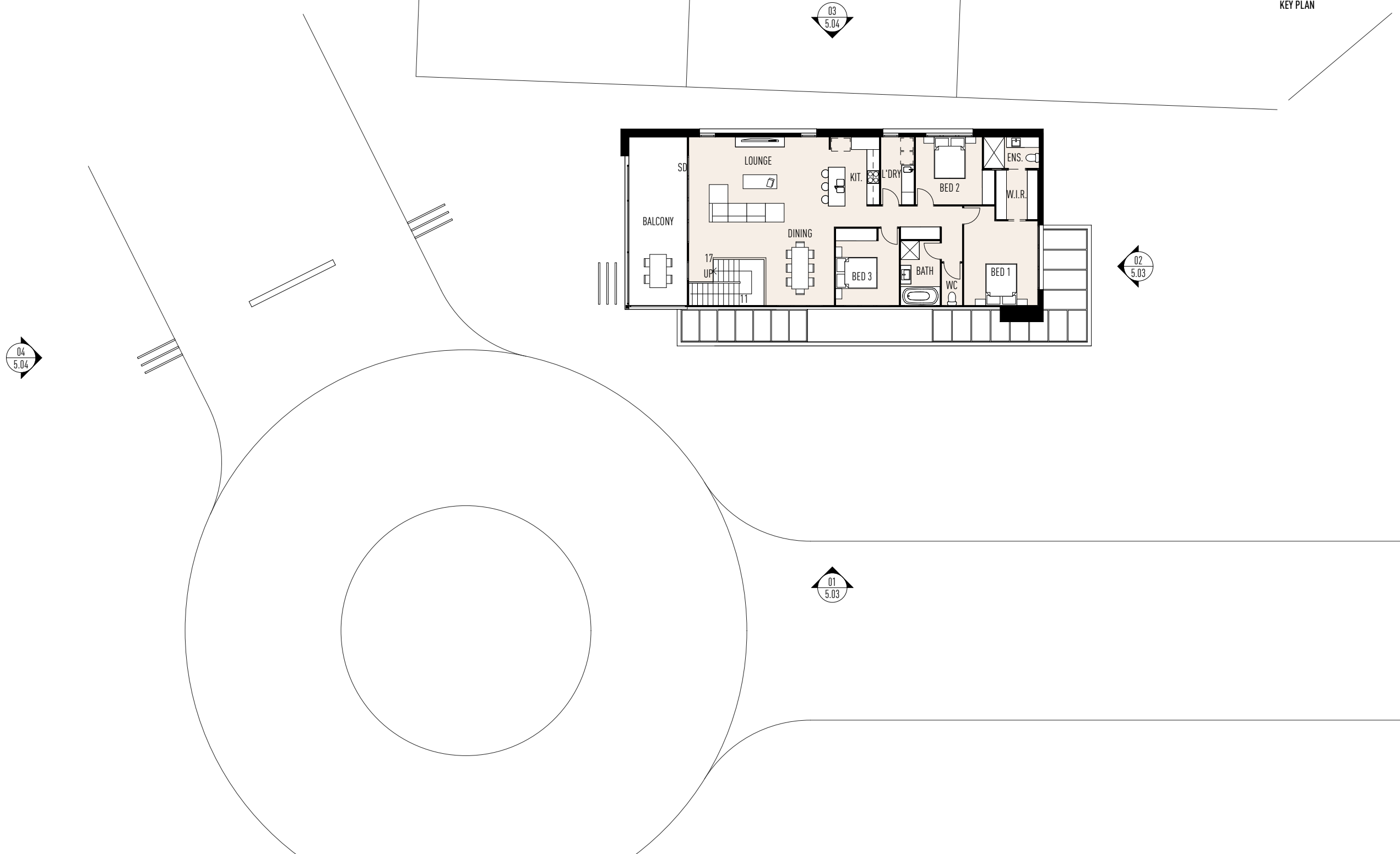
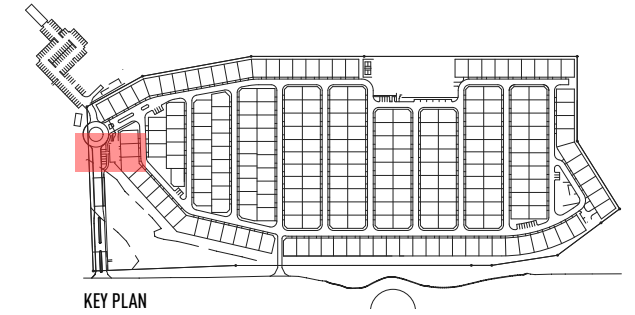
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DATE	JAN. 2019	DRAWING No.	C
SCALE	1:200 @ A3	BP1074/SK5.01	



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MANAGERS UNIT - FIRST FLOOR PLAN 1:200 @ A3

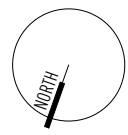
ISSUE	DATE	DESCRIPTION
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PROJECT
PROPOSED NEW DEVELOPMENT
 AT
LOT 2 & 3 MYALL STREET, COOROY, QLD
 FOR
GEMLIFE



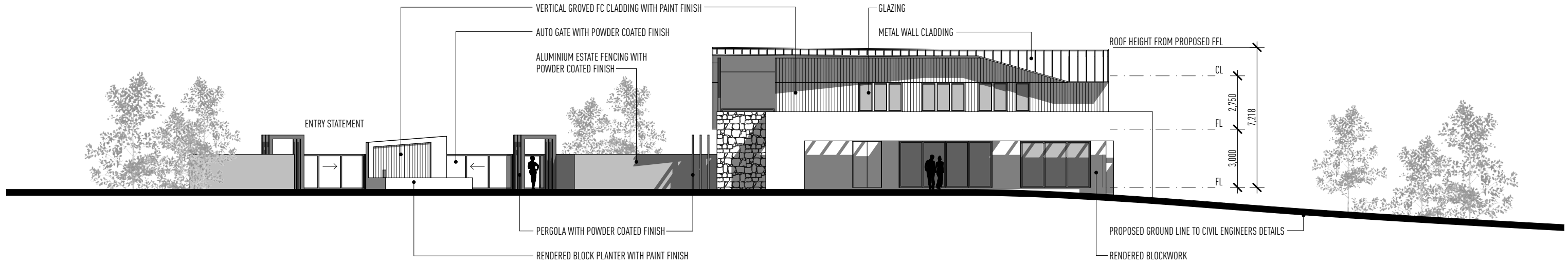
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DATE	JAN. 2019	DRAWING No.	C
SCALE	1:200 @ A3	BP1074/SK5.02	

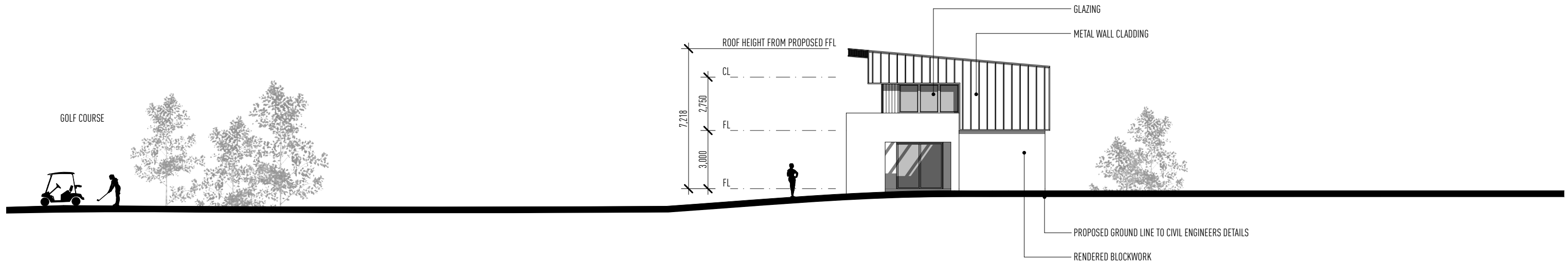


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ELEVATION 01



ELEVATION 02

MANAGERS UNIT - ELEVATIONS

1:200 @ A3

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A	01.08.19	ISSUED FOR APPROVAL
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PROJECT
 PROPOSED NEW DEVELOPMENT
 AT
 LOT 2 & 3 MYALL STREET, COOROY, QLD
 FOR
 GEMLIFE

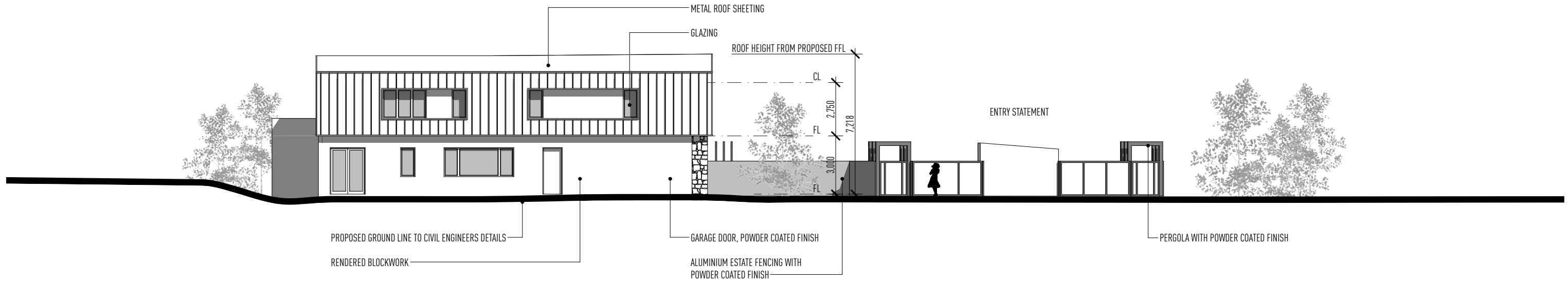
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DATE	JAN. 2019	DRAWING No.	C
SCALE	1:200 @ A3	BP1074/SK5.03	

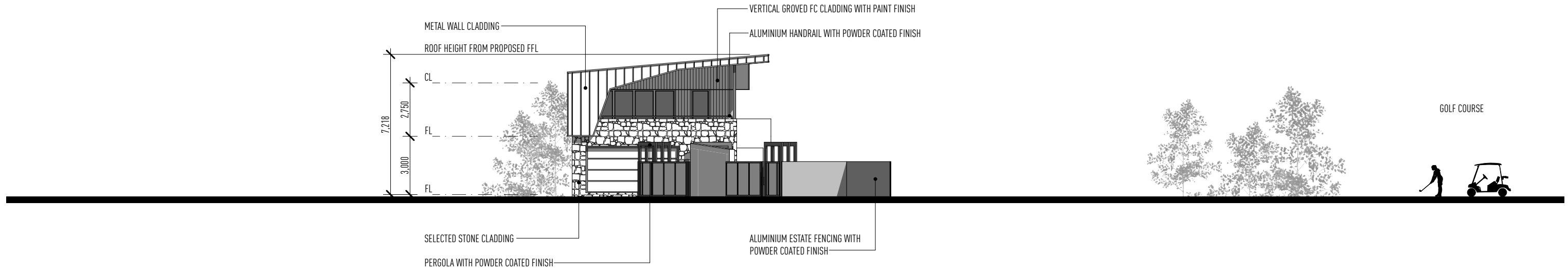
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ELEVATION 03



ELEVATION 04

MANAGERS UNIT - ELEVATIONS

1:200 @ A3

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PROJECT
PROPOSED NEW DEVELOPMENT
 AT
LOT 2 & 3 MYALL STREET, COOROY, QLD
 FOR
GEMLIFE

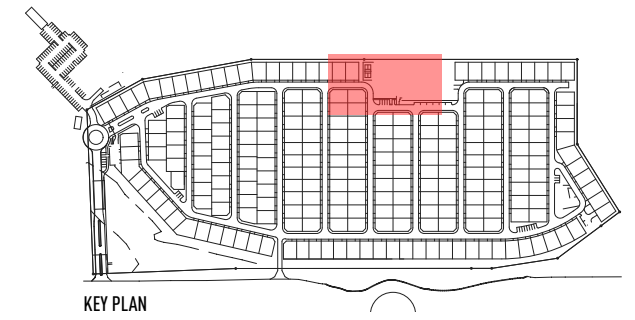
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DATE	JAN. 2019	DRAWING No.	C
SCALE	1:200 @ A3	BP1074/SK5.04	

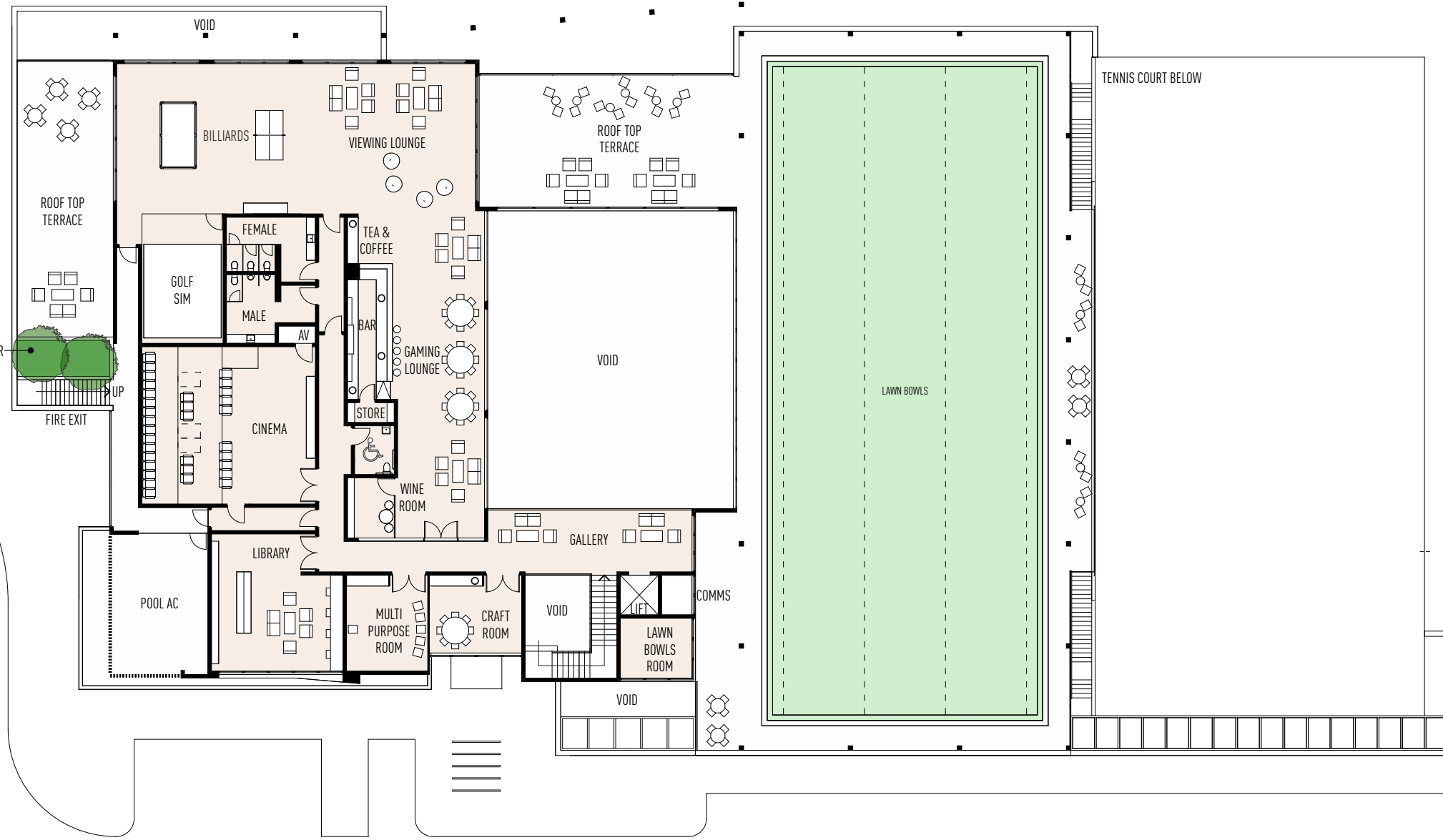


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07
6.04



08
6.04

06
6.03

05
6.03

AREA SCHEDULE

GROUND FLOOR PLAN	1,811.26
ALFRESCO 2	33.92
ALFRESCO	144.51
WORKSHOP FLOOR PLAN	112.66
FIRST FLOOR PLAN	718.32
VOID	254.61
ROOF TOP TERRACE	452.01
FIRE EXIT	60.78
LAWN BOWLS	559.98
SERVICES	72.97
TOTAL	4,221.02 m²

CLUB HOUSE - FIRST FLOOR PLAN

1:300, 1:8000 @ A3

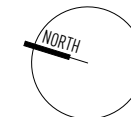
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PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 2 & 3 MYALL STREET, COOROY, QLD
FOR
GEMLIFE



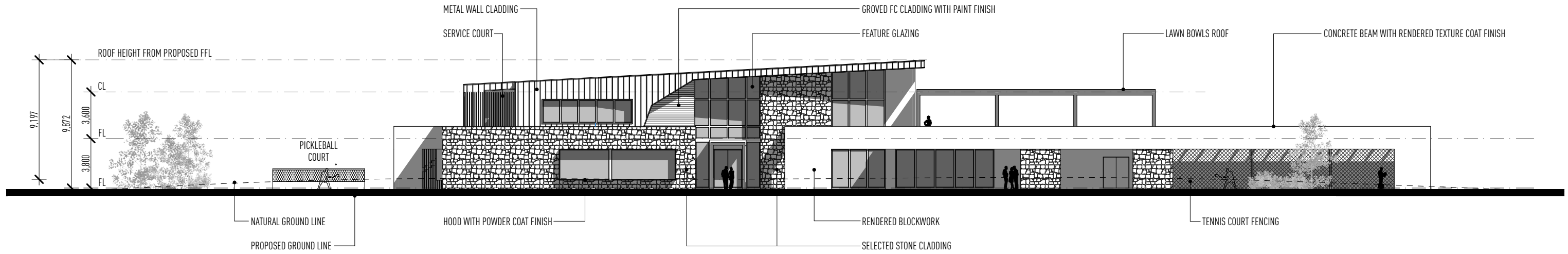
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DATE	JAN. 2019	DRAWING No.	C
SCALE	1:300, 1:8000 @ A3	BP1074/SK6.02	

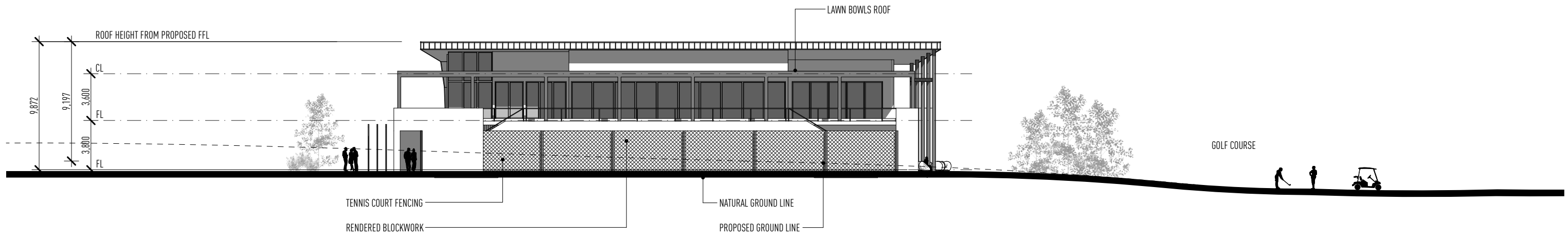
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ELEVATION 05



ELEVATION 06

CLUB HOUSE - ELEVATIONS

1:300 @ A3

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PROJECT
PROPOSED NEW DEVELOPMENT
 AT
LOT 2 & 3 MYALL STREET, COOROY, QLD
 FOR
GEMLIFE

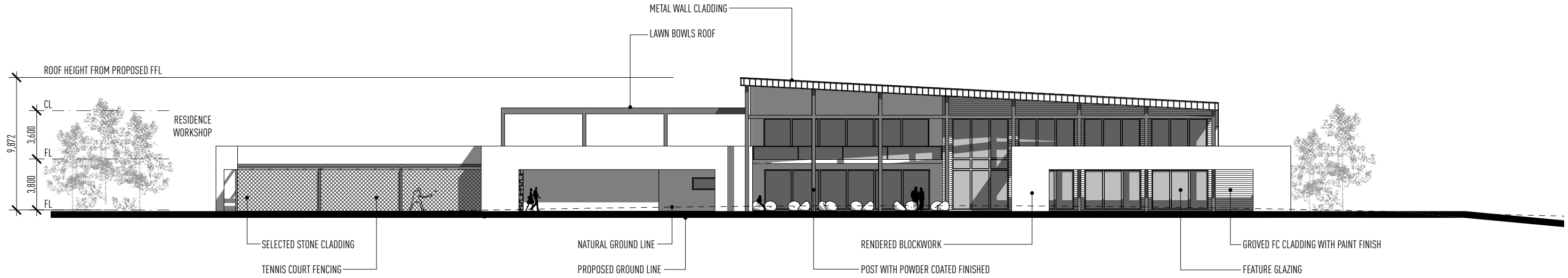
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DATE	JAN. 2019	DRAWING No.	C
SCALE	1:300 @ A3	BP1074/SK6.03	

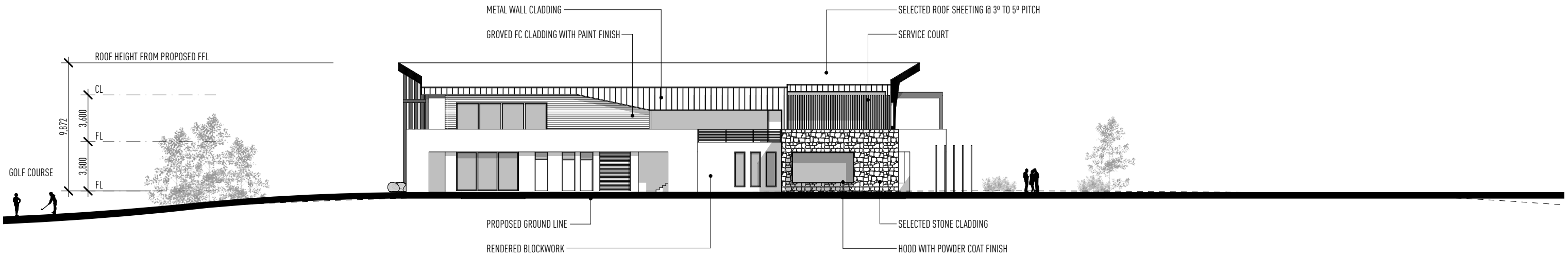


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ELEVATION 07



ELEVATION 08

CLUB HOUSE - ELEVATIONS

1:300 @ A3

ISSUE	DATE	DESCRIPTION
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PROJECT
PROPOSED NEW DEVELOPMENT
 AT
LOT 2 & 3 MYALL STREET, COOROY, QLD
 FOR
GEMLIFE

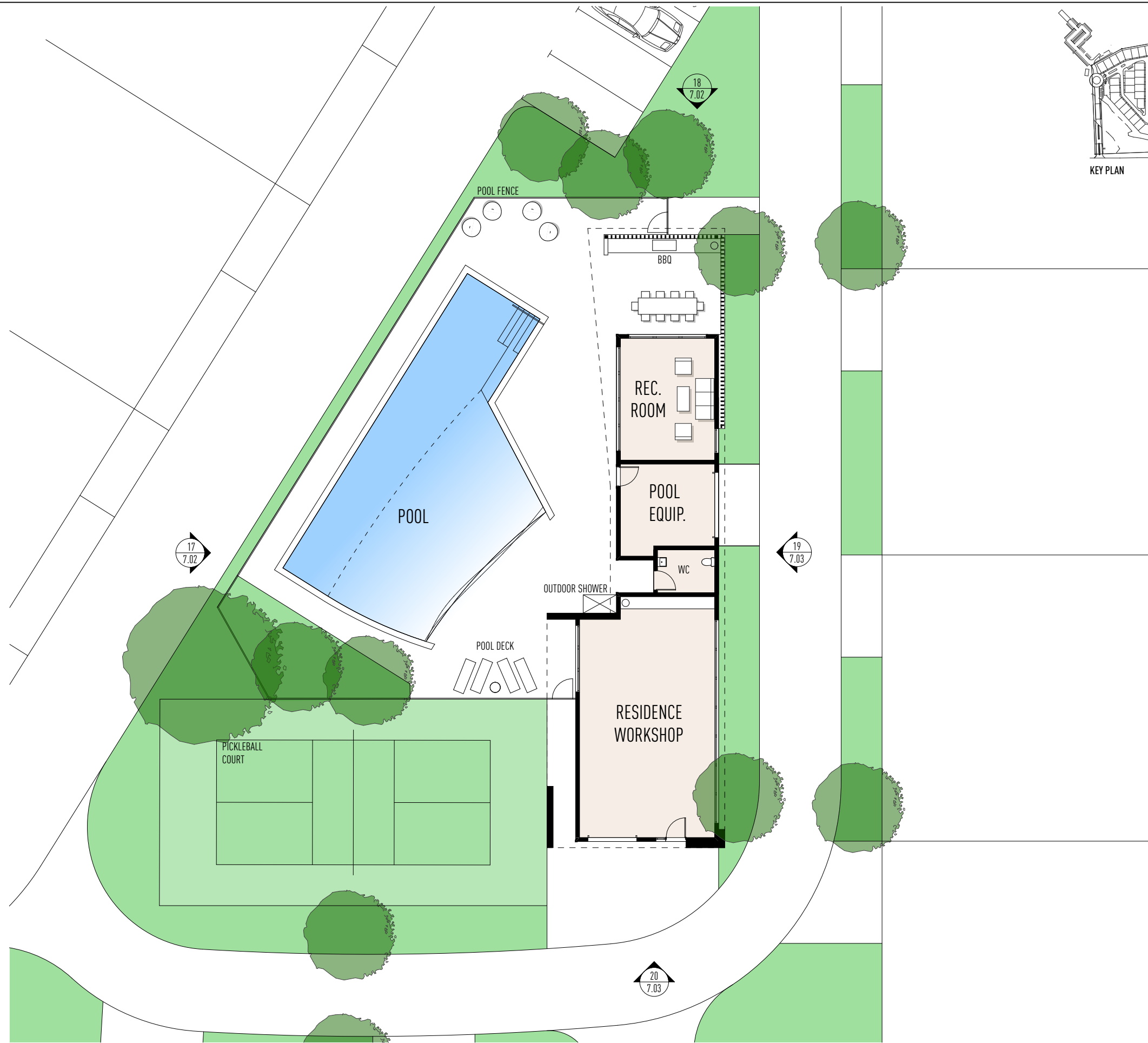
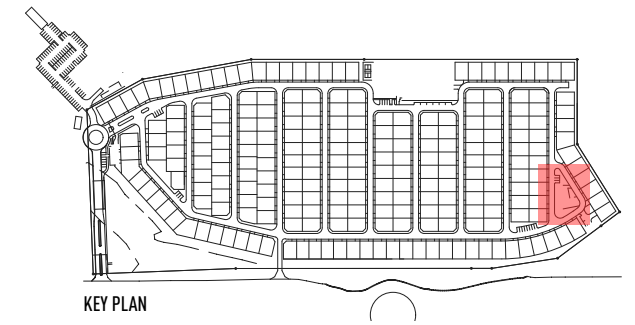
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DATE	JAN. 2019	DRAWING No.	C
SCALE	1:300 @ A3	BP1074/SK6.04	

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SUMMER HOUSE - PLAN

1:200 @ A3

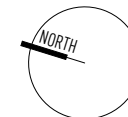
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PROJECT
PROPOSED NEW DEVELOPMENT
 AT
LOT 2 & 3 MYALL STREET, COOROY, QLD
 FOR
GEMLIFE



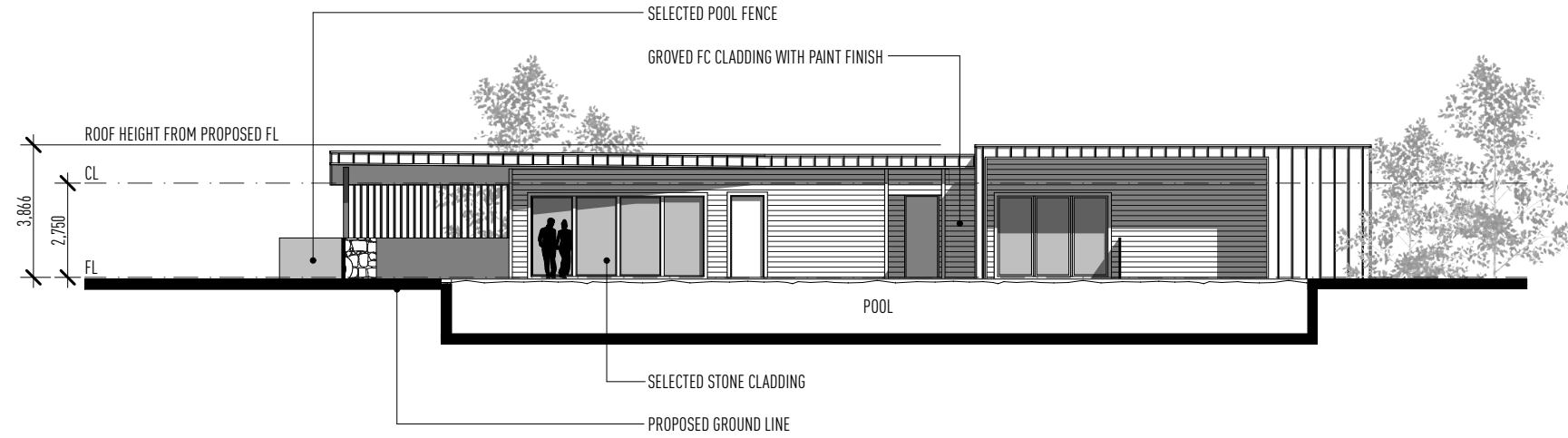
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DATE	JAN. 2019	DRAWING No.	C
SCALE	1:200 @ A3	BP1074/SK7.01	

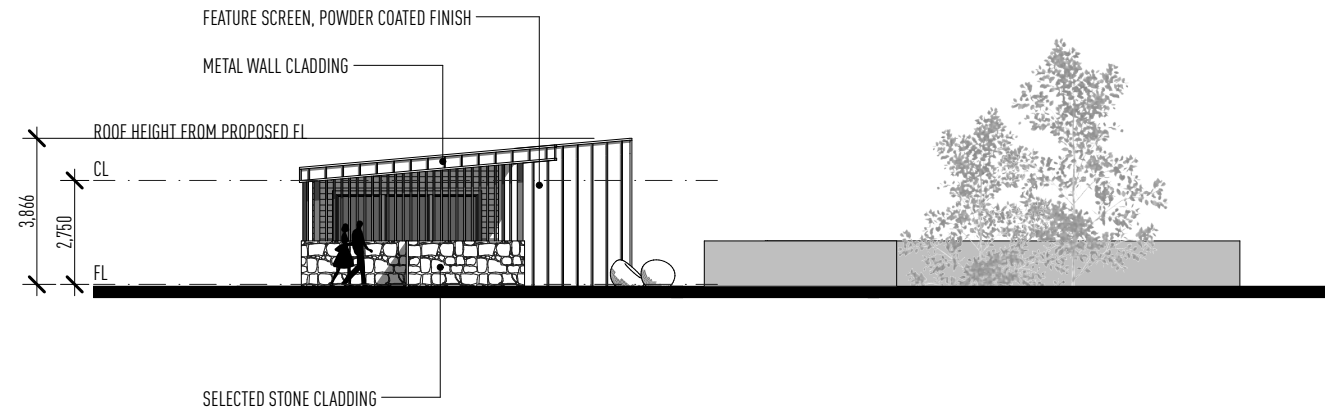
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ELEVATION 17



ELEVATION 18

SUMMER HOUSE - ELEVATIONS

1:200 @ A3

ISSUE	DATE	DESCRIPTION
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PROJECT
PROPOSED NEW DEVELOPMENT
 AT
LOT 2 & 3 MYALL STREET, COOROY, QLD
 FOR
GEMLIFE

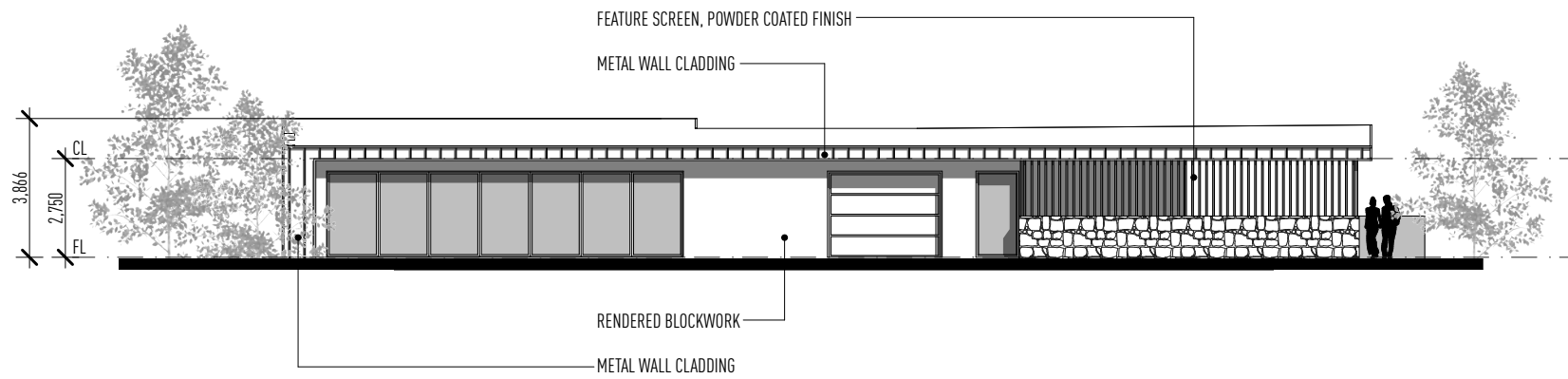
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DATE	JAN. 2019	DRAWING No.	C
SCALE	1:200 @ A3	BP1074/SK7.02	

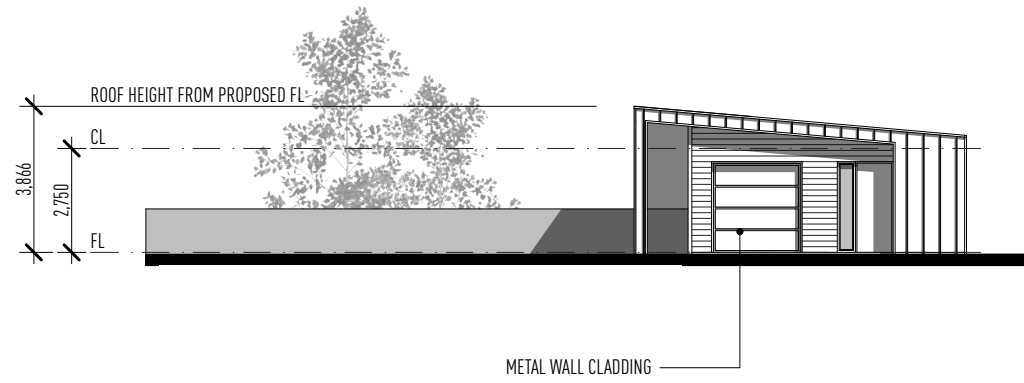
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ELEVATION 19



ELEVATION 20

SUMMER HOUSE - ELEVATIONS

1:200 @ A3

ISSUE	DATE	DESCRIPTION
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 FOR
GEMLIFE

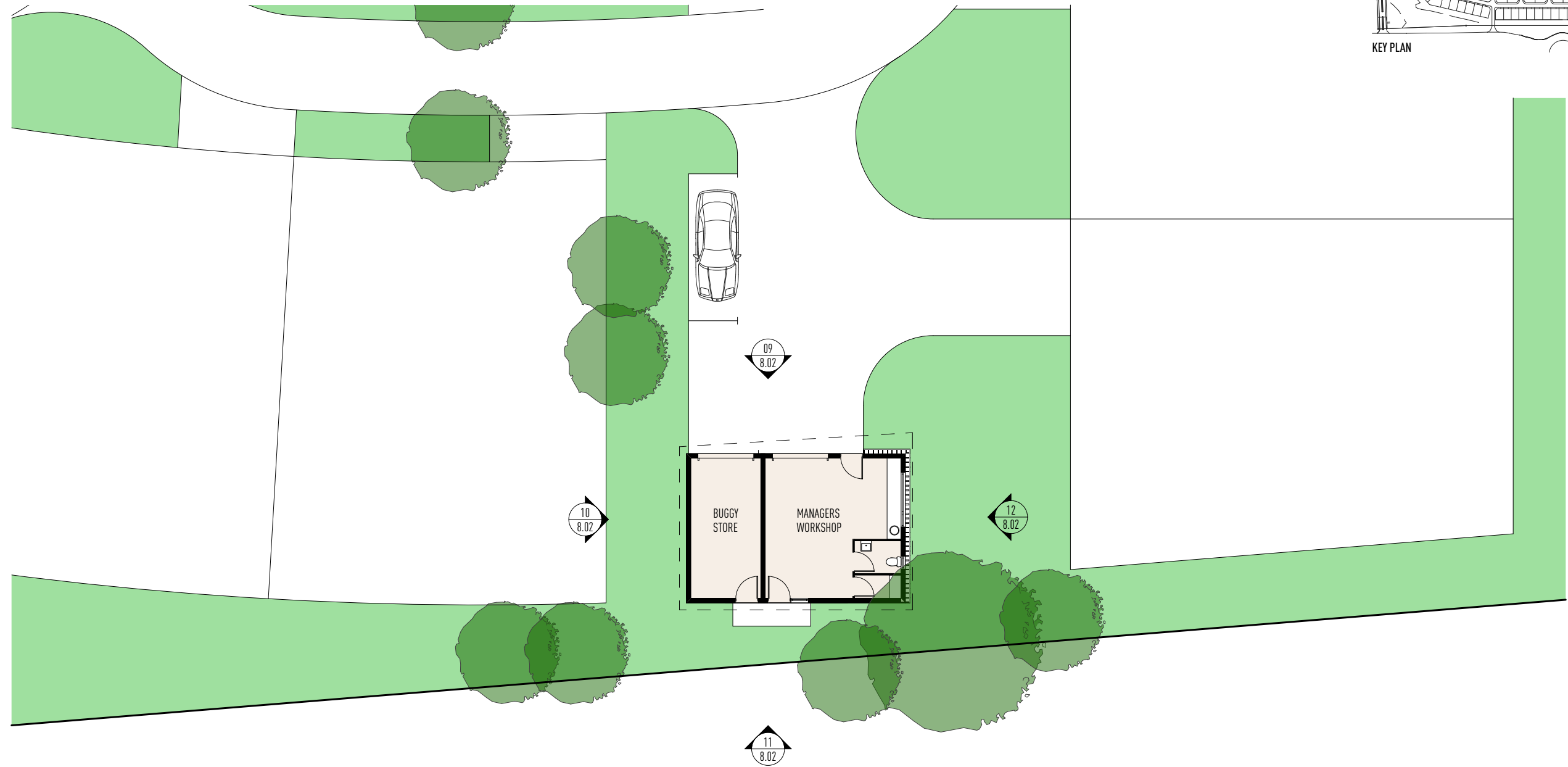
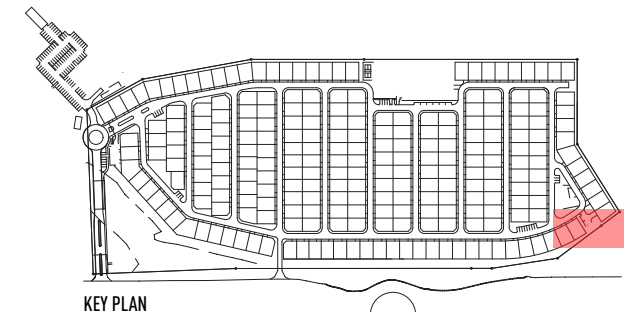
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DATE	JAN. 2019	DRAWING No.	C
SCALE	1:200 @ A3	BP1074/SK7.03	

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MANAGERS WORKSHOP - PLAN 1:200 @ A3

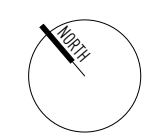
ISSUE	DATE	DESCRIPTION
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B	03.12.19	SITE BOUNDARY AMENDED
C	03.03.20	DA SET UPDATED

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PROJECT
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 FOR
GEMLIFE



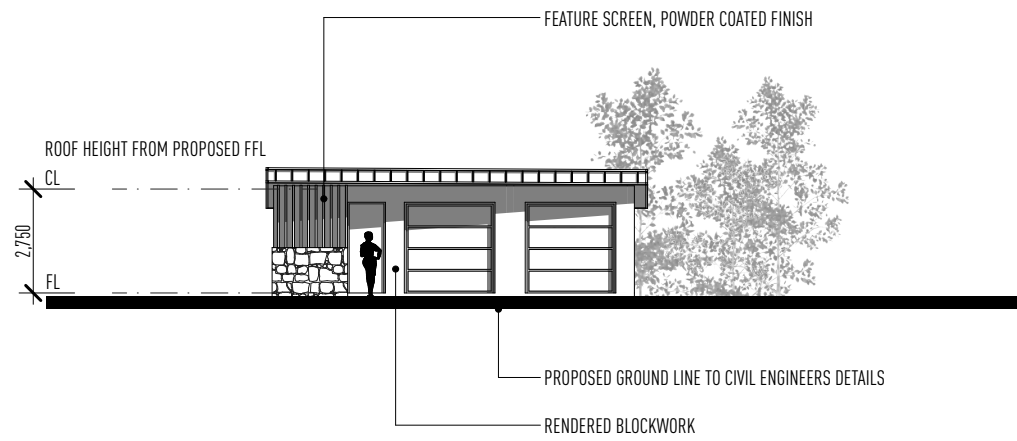
JAREDPPOOLEDESIGN
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DATE	JAN. 2019	DRAWING No.	C
SCALE	1:200 @ A3	BP1074/SK8.01	

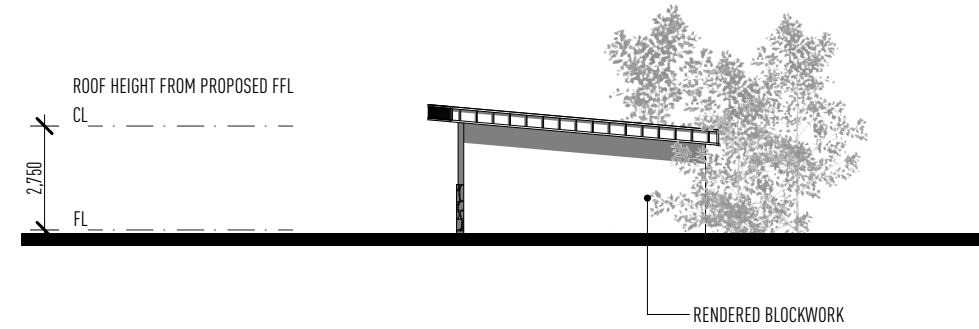


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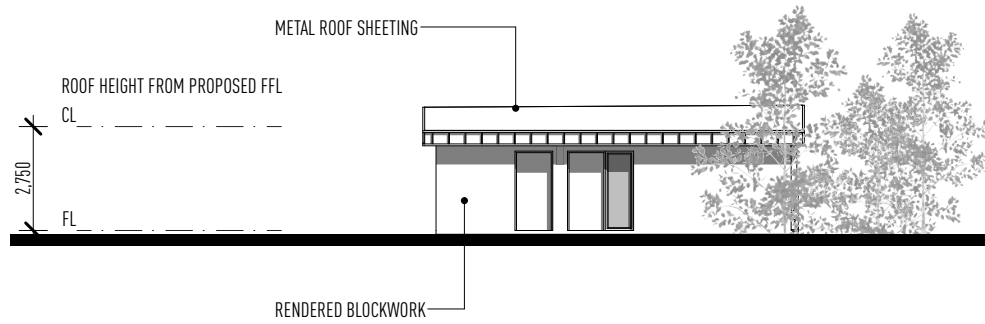
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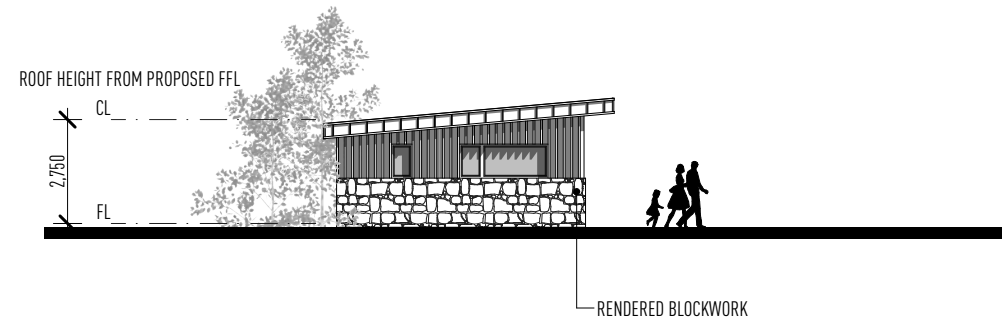
ELEVATION 09



ELEVATION 10



ELEVATION 11



ELEVATION 12

MANAGERS WORKSHOP - ELEVATIONS 1:200 @ A3

ISSUE	DATE	DESCRIPTION
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PROJECT
PROPOSED NEW DEVELOPMENT
 AT
LOT 2 & 3 MYALL STREET, COOROY, QLD
 FOR
GEMLIFE

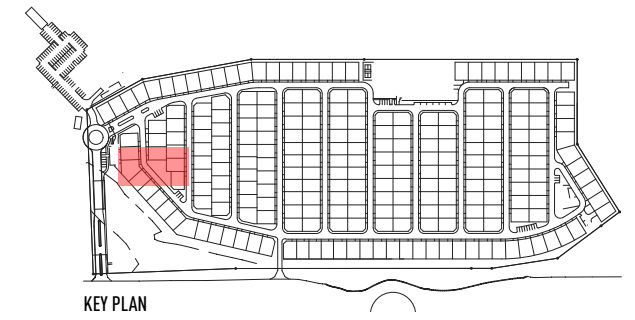
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BOCCE COURT - PLAN

1:200 @ A3

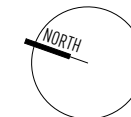
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PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 2 & 3 MYALL STREET, COOROY, QLD
FOR
GEMLIFE



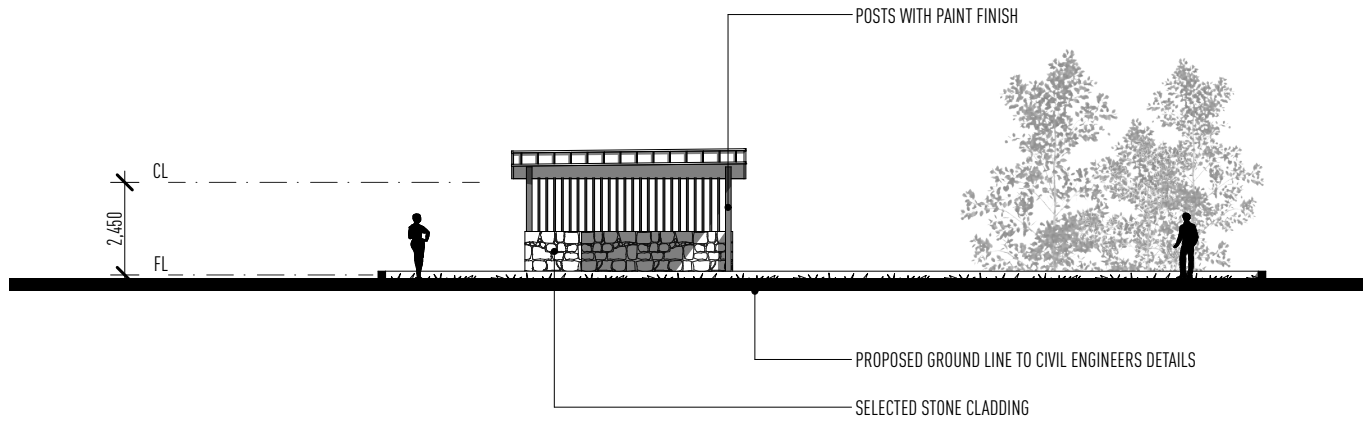
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DRAWN	CB	DRAWING - BOCCE COURT - PLAN	ISSUE
DATE	JAN. 2019	DRAWING No.	C
SCALE	1:200 @ A3	BP1074/SK9.01	

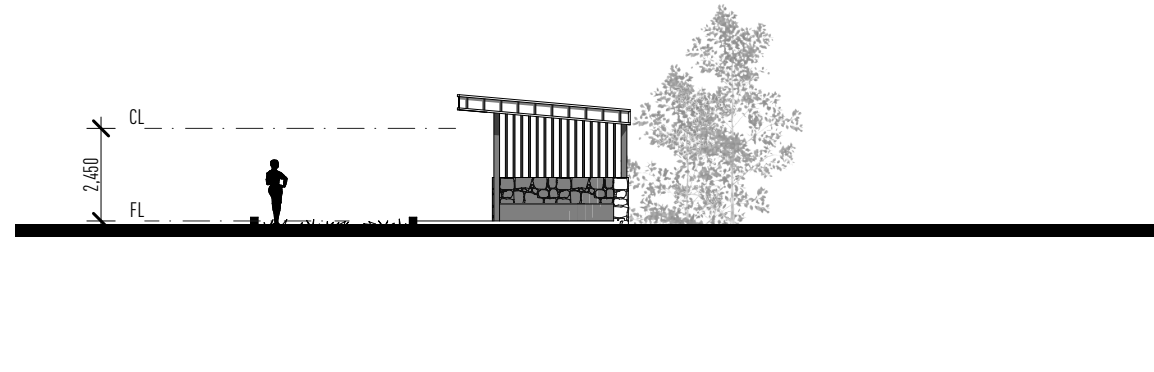
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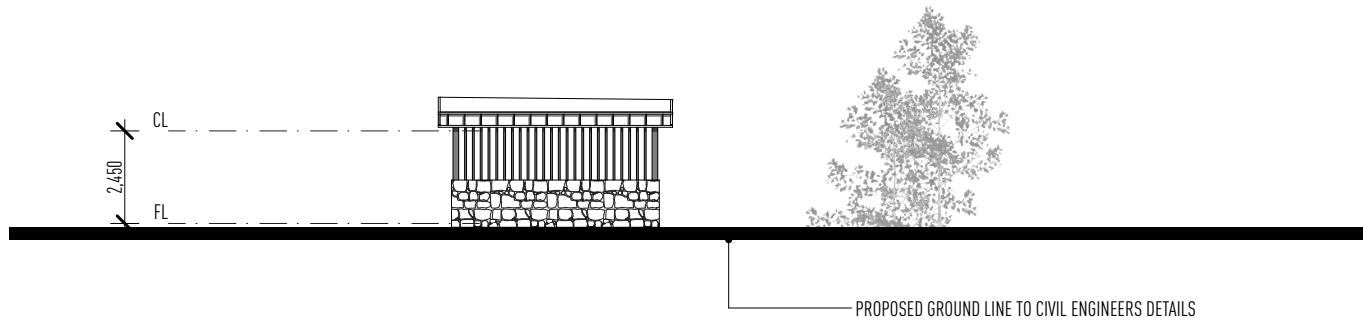
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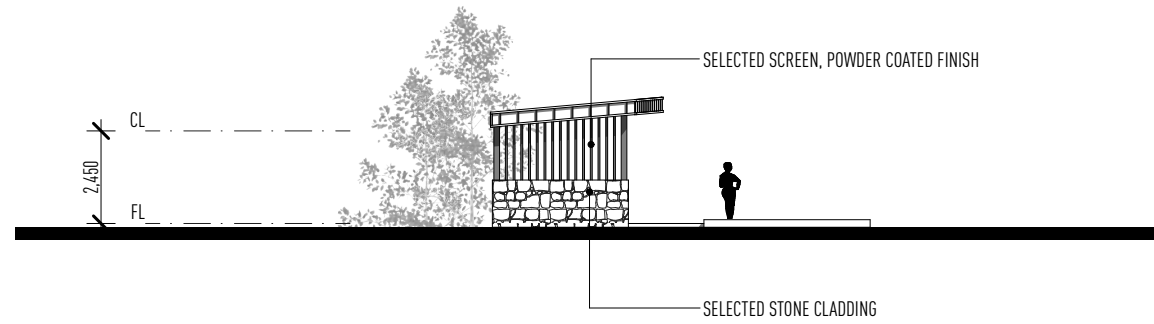
ELEVATION 13



ELEVATION 14



ELEVATION 15



ELEVATION 16

BOCCE COURT - ELEVATIONS

1:200 @ A3

ISSUE	DATE	DESCRIPTION
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 FOR
GEMLIFE

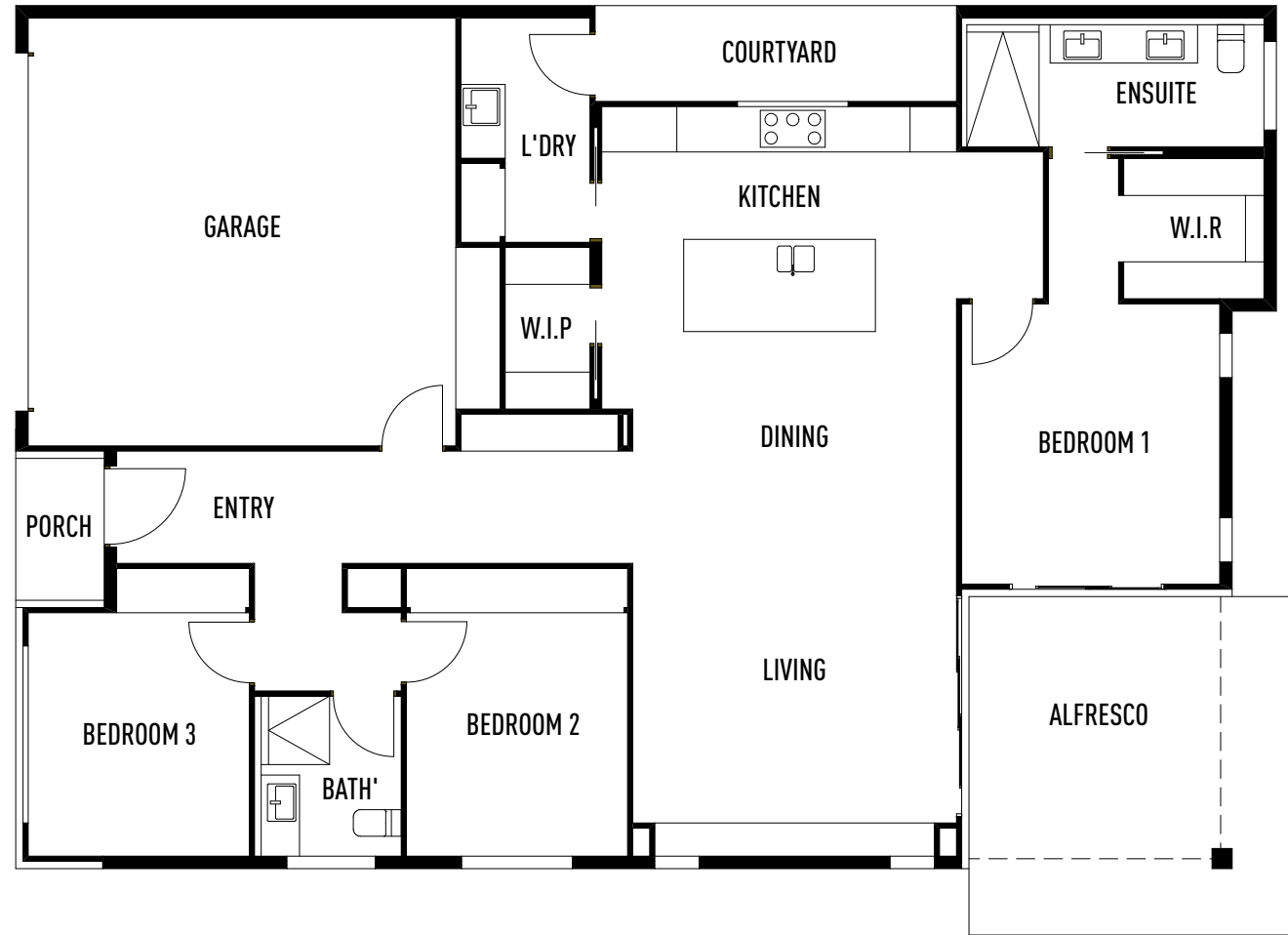
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DATE	JAN. 2019	DRAWING No.	C
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PLAN

TYPICAL HOUSE DESIGN 1

1:100 @ A3

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PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 2 & 3 MYALL STREET, COOROY, QLD
FOR
GEMLIFE

JAREDPOOLEDESIGN

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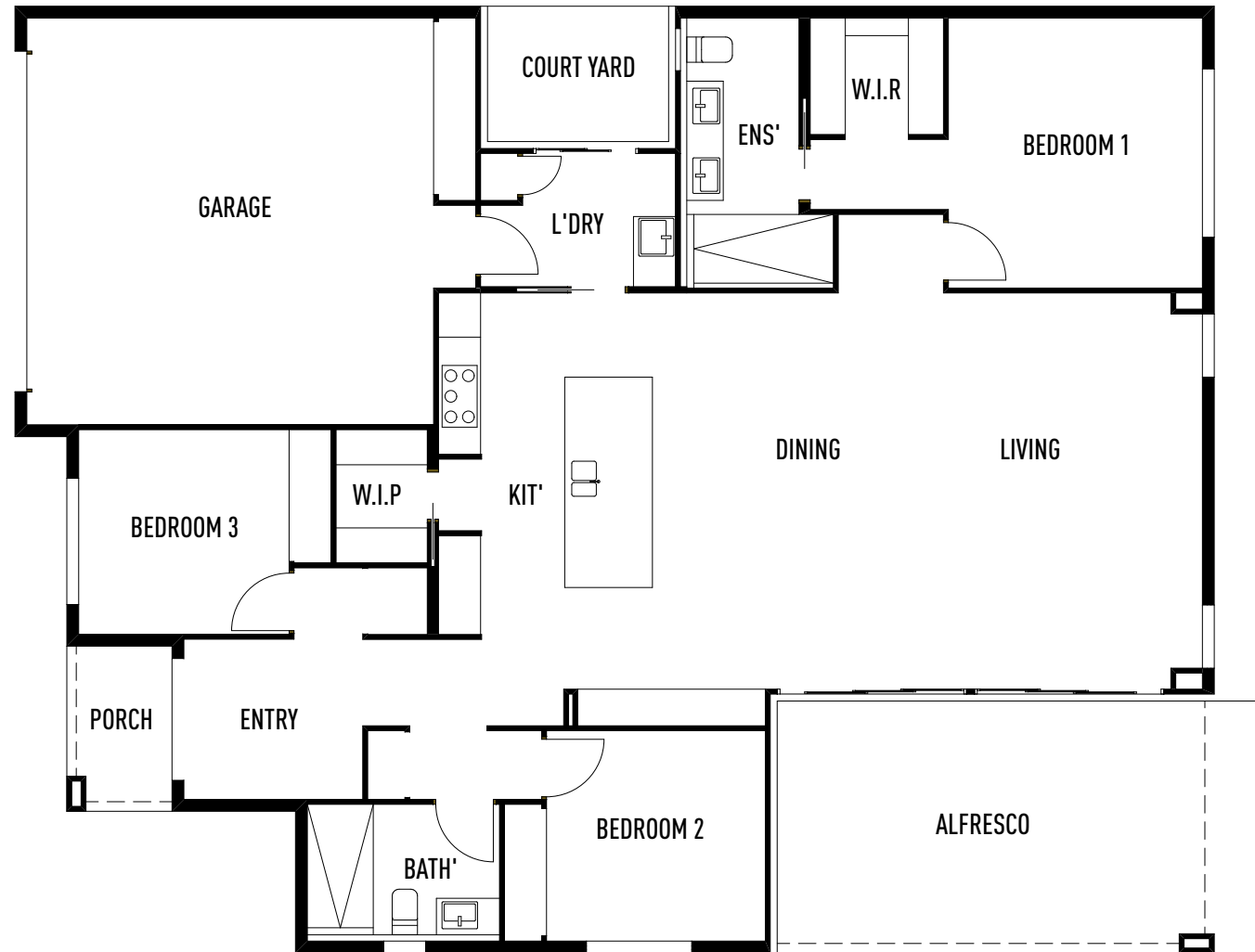
DRAWN	CB	DRAWING - TYPICAL HOUSE DESIGN 1	ISSUE
DATE	JAN. 2019	DRAWING No.	C
SCALE	1:100 @ A3	BP1074/SK10.01	

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PLAN

TYPICAL HOUSE DESIGN 2 1:100 @ A3

ISSUE	DATE	DESCRIPTION
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PROJECT
PROPOSED NEW DEVELOPMENT
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LOT 2 & 3 MYALL STREET, COOROY, QLD
 FOR
GEMLIFE

JAREDPPOOLEDESIGN
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DATE	JAN. 2019	DRAWING No.	C
SCALE	1:100 @ A3	BP1074/SK10.02	



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PLAN

TYPICAL HOUSE DESIGN 3 1:100 @ A3

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 FOR
GEMLIFE

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DATE	JAN. 2019	DRAWING No.	C
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