



- PROJECT: PROPOSED NEW DEVELOPMENT
- AT: BURNS POINT FERRY ROAD, BALLINA, NSW
- FOR GEMLIFE

DRAWING REGISTER -

SHEET	DESCRIPTION	SCALE ON A3 SHEET	SHEET	DESCRIPTION	SCALE ON A3 SHEET	SHEET	DESCRIPTION
LOCATION			MANAGERS UNIT			BOOCE COURT	
BP1073/SK/0.01	THE GEMLIFE COMMUNITY	NTS	BP1073/SK/6.01	MANAGER UNIT & ENTRY - PLAN	1:200	BP1073/SK/9.05	BOCCE COURT - ELEVATIONS
0.02	THE GEMLIFE COMMUNITY	NTS	6.02	MANAGER UNIT & ENTRY - ELEVATIONS	1:200	9.06	BOCCE COURT - ELEVATIONS
SITE INFORMATION			6.03	MANAGER UNIT & ENTRY - ELEVATIONS	1:200	TYPICAL HOUSES	
1.01	MASTER PLAN (230 LOT SCHEME)	1 : 2500	CLUB HOUSE			10.01	TYPICAL HOUSE DESIGN 1
1.02	STAGING PLAN (230 LOT SCHEME)	1 : 2500	7.01	CLUB HOUSE - GROUND FLOOR PLAN	1:300	10.02	TYPICAL HOUSE DESIGN 1
1.03	RUBBISH COLLECTION POINT (230 LOT SCHEME)	1:2500	7.02	CLUB HOUSE - FIRST FLOOR PLAN	1:300	10.03	TYPICAL HOUSE DESIGN 1
1.04	CARPARKING AND DRIVEWAY SETOUT (230 LOT)	1 : 2500	7.03	CLUB HOUSE - ELEVATIONS	1:300	10.04	TYPICAL HOUSE DESIGN 1
1.05	OPEN SPACE ANALYSIS (230 LOT SCHEME)	1:2500	7.04	CLUB HOUSE - ELEVATIONS	1:300	10.05	TYPICAL HOUSE DESIGN 2
1.06	CPTED PLAN (230 LOT SCHEME)	1 : 2500	RV COMPOUND			10.06	TYPICAL HOUSE DESIGN 2
1.07	BAL - SITE PLAN (230 LOT SCHEME)	1:2500	8.01	RV COMPOUND - PLAN	1:300	10.07	TYPICAL HOUSE DESIGN 2
MATERIALS			SUMMER HOUSE			10.08	TYPICAL HOUSE DESIGN 2
3.01	MATERIALS	NTS	9.01	SUMMER HOUSE - PLAN	1:200	10.09	TYPICAL HOUSE DESIGN 3
ENTRY			9.02	SUMMER HOUSE - ELEVATIONS	1:200	10.10	TYPICAL HOUSE DESIGN 3
4.01	MAIN ENTRY STATEMENT - PLAN	1:200	9.03	SUMMER HOUSE - ELEVATIONS	1:200	10.11	TYPICAL HOUSE DESIGN 3
ENTRY 2			BOOCE COURT			10.12	TYPICAL HOUSE DESIGN 3
5.01	ENTRY STATEMENT 2 - PLAN	1 : 200	9.04	BOCCE COURT - PLAN	1 : 200		



POOLE

SCALE ON A3 SHEET

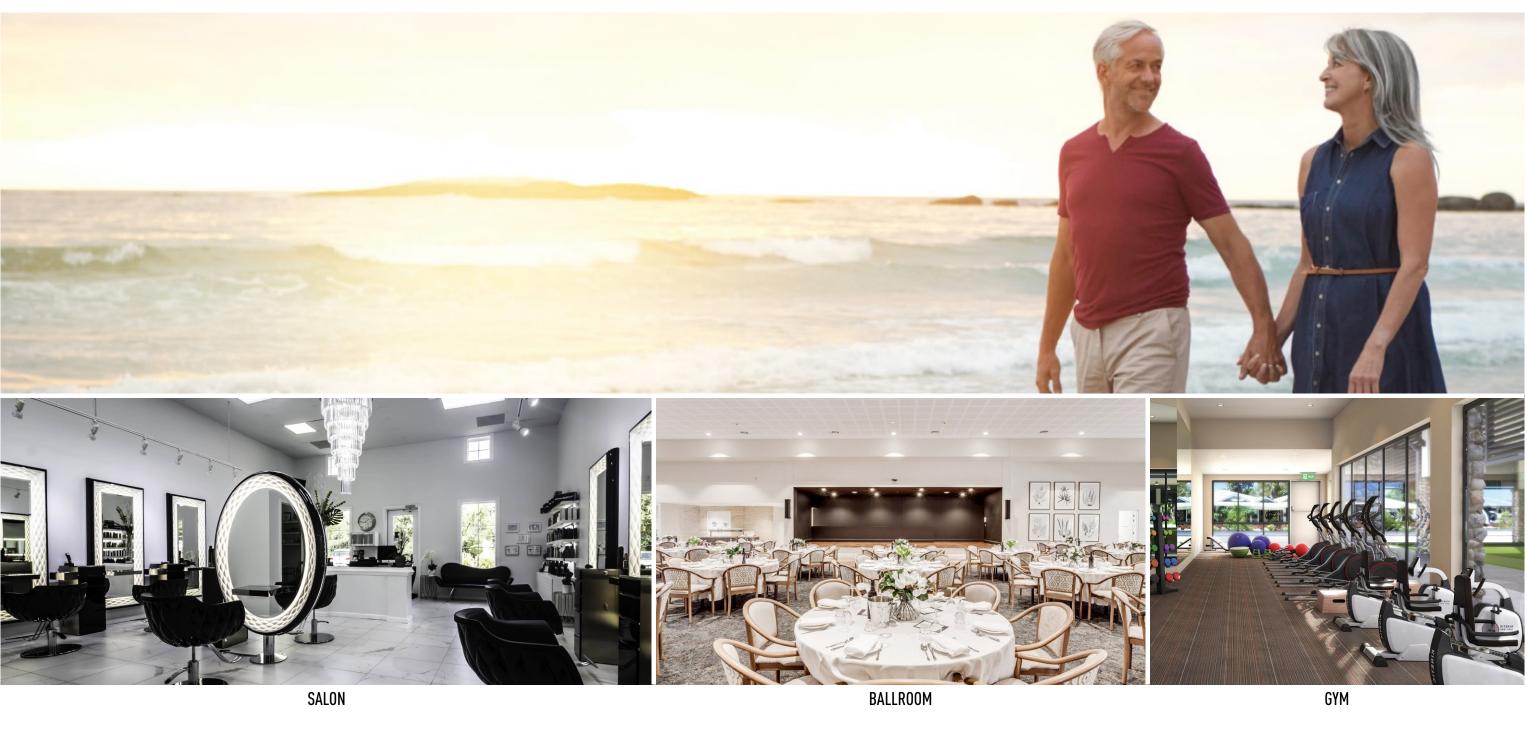
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JAREDPOOLEDESIGN

Peaceful coastal living and a haven for lovers of the white sands and sunshine.

Vibrance, sophistication and a passion for the finer things in life are in abundance at this proposed master planned resort designed to bring people together. Burns Point is GemLife's newest resort.



THE GEMLIFE COMMUNITY 1:1 0 A3

ISSUE		DESCRIPTION
A	19.07.21	PLAN FOR APPROVAL

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PROJECT PROPOSED NEW DEVELOPMENT

LOT 4, BURNS POINT FERRY ROAD, BALLINA, NSW

^{for} GEMLIFE

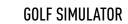


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LEVEL 1 33 ELKHORN AVENUE Surfers Paradise, Old. 4217 Australia Po BOX 42 ISLE OF CAPRI, OLD. 4217 Australia Tel 07 5527 5300 INFO@JPD.COM.AU WWW IPD COM ALL



MLIFE COMMUNITY	DRAWING No. BP1073/ SK /0.01
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FEB. 2019	
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THE GEMLIFE COMMUNITY 11 RA3

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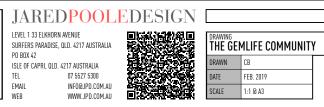
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^{for} GEMLIFE





INDOOR BOWLING

RESIDENCES WORKSHOP







ISSUE	DATE	DESCRIPTION	
F	09.04.21	ENTRY UPDATED, CARPARKING ADDED	
G	09.04.21	LAYOUT UPDATED	
H	27.04.21	DETENTION BASINS AMENDED	
1	29.04.21	DETENTION BASINS AMENDED	
J	01.06.21	DETENTION BASINS AND CLUB HOUSE AMENDED	
K	16.07.21	LAYOUT AMENDED	
L	16.07.21	NOTES UPDATED	
М	19.07.21	NOTES UPDATED	
N	20.07.21	NOTES UPDATED	

GEMLIFE

PROPOSED NEW DEVELOPMENT LOT 4, BURNS POINT FERRY ROAD, BALLINA, NSW



LEVEL 1 33 ELKHORN AVENUE SURFERS PARADISE, OLD. 4217 AUSTRALIA PO BOX 42 ISLE OF CAPRI, OLD. 4217 AUSTRALIA TEL 07 5527 5300 EMAIL INFO0JPD.COM.AU INFO@JPD.COM.AU WWW.JPD.COM.AU





DWELLING SITES - 13.6m to 14.6m x 21m

COMMUNITY LANDSCAPING

PERMEABLE PAVING

APZ LINE (8m to 10m)

MINIMUM MOSQUITO LINE (25m)

YIELD

TOTAL NUMBER OF LOTS

OPTIONS RELOCATABLE SALES SHOWROOM RV COMPOUND

VISITOR PARKING

TOTAL SPACES

230

GAIN/LOSS Ω Λ

58 SPACES (2 PWD SPACES)

MASTER PLAN (230 LOT SCHEME) DRAWN CB FEB. 2019

1:2500, 1:1 @ A3

DRAWING No. BP1073/**SK**/1.01



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	C	16.06.20	ISSUED FOR APPROVAL	
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	F	30.04.21	UPDATED LAYOUT	
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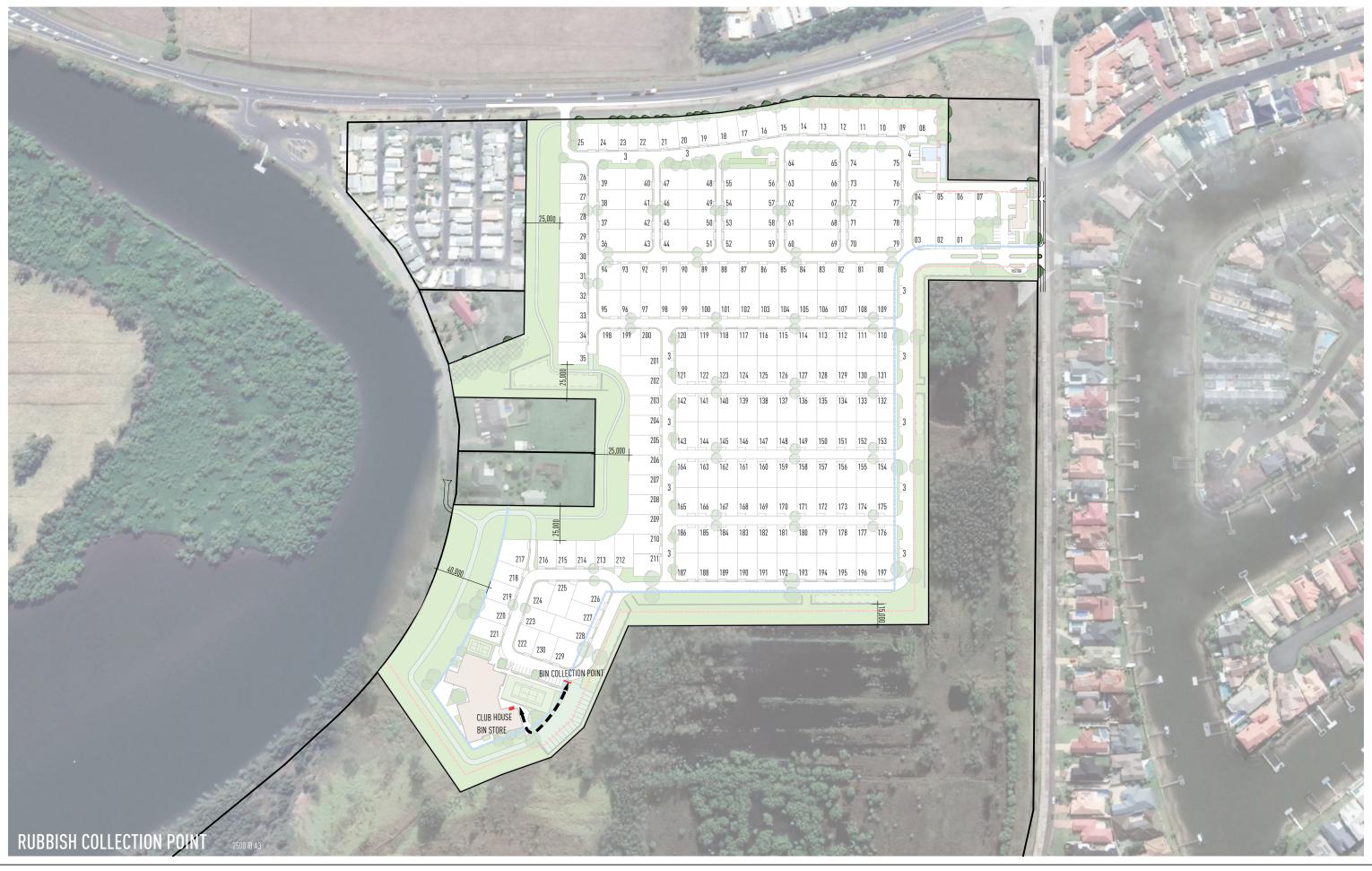
PROJECT PROPOSED NEW DEVELOPMENT ^{AT} LOT 4, BURNS POINT FERRY ROAD, BALLINA, NSW



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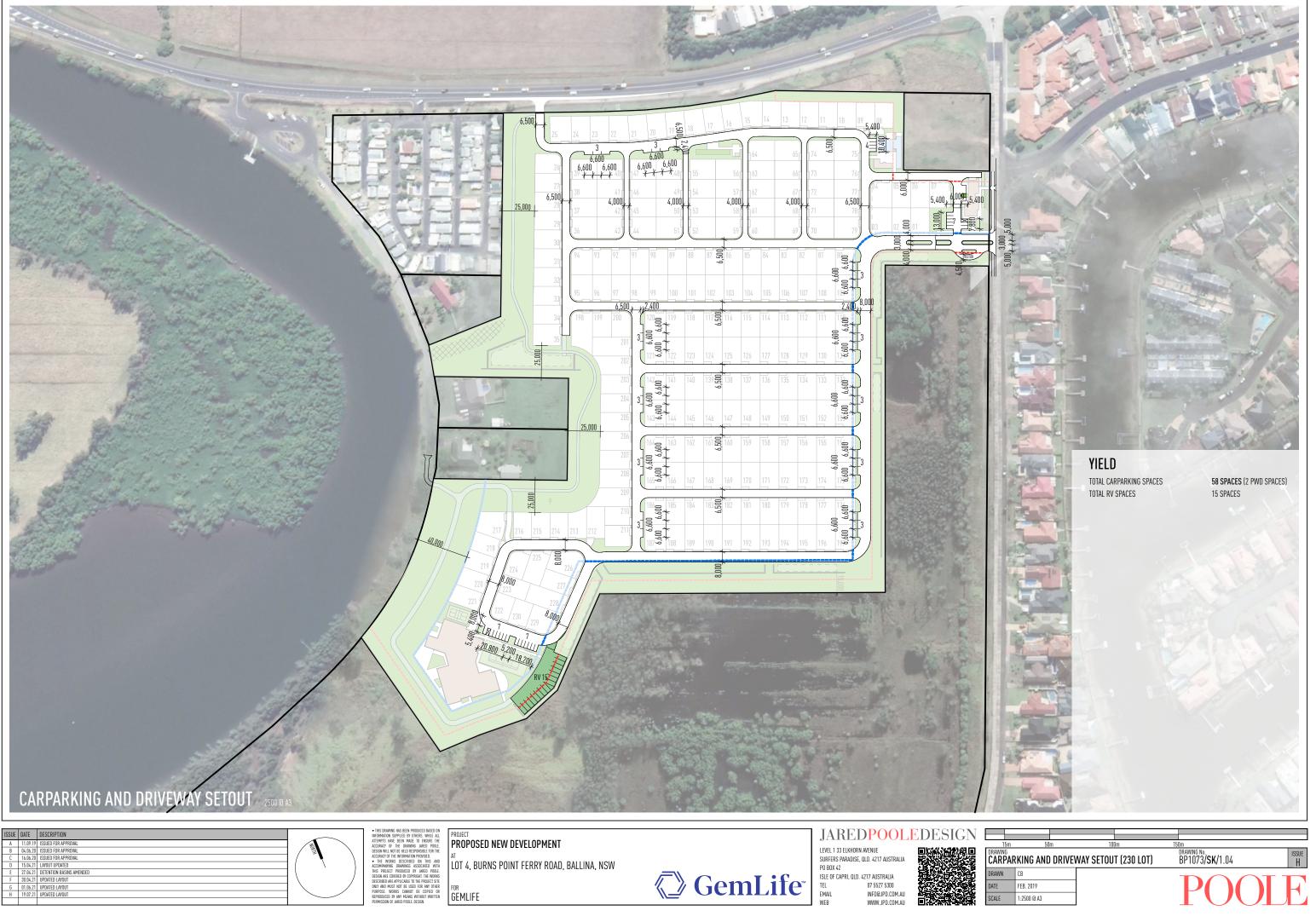
PROJECT PROPOSED NEW DEVELOPMENT LOT 4, BURNS POINT FERRY ROAD, BALLINA, NSW



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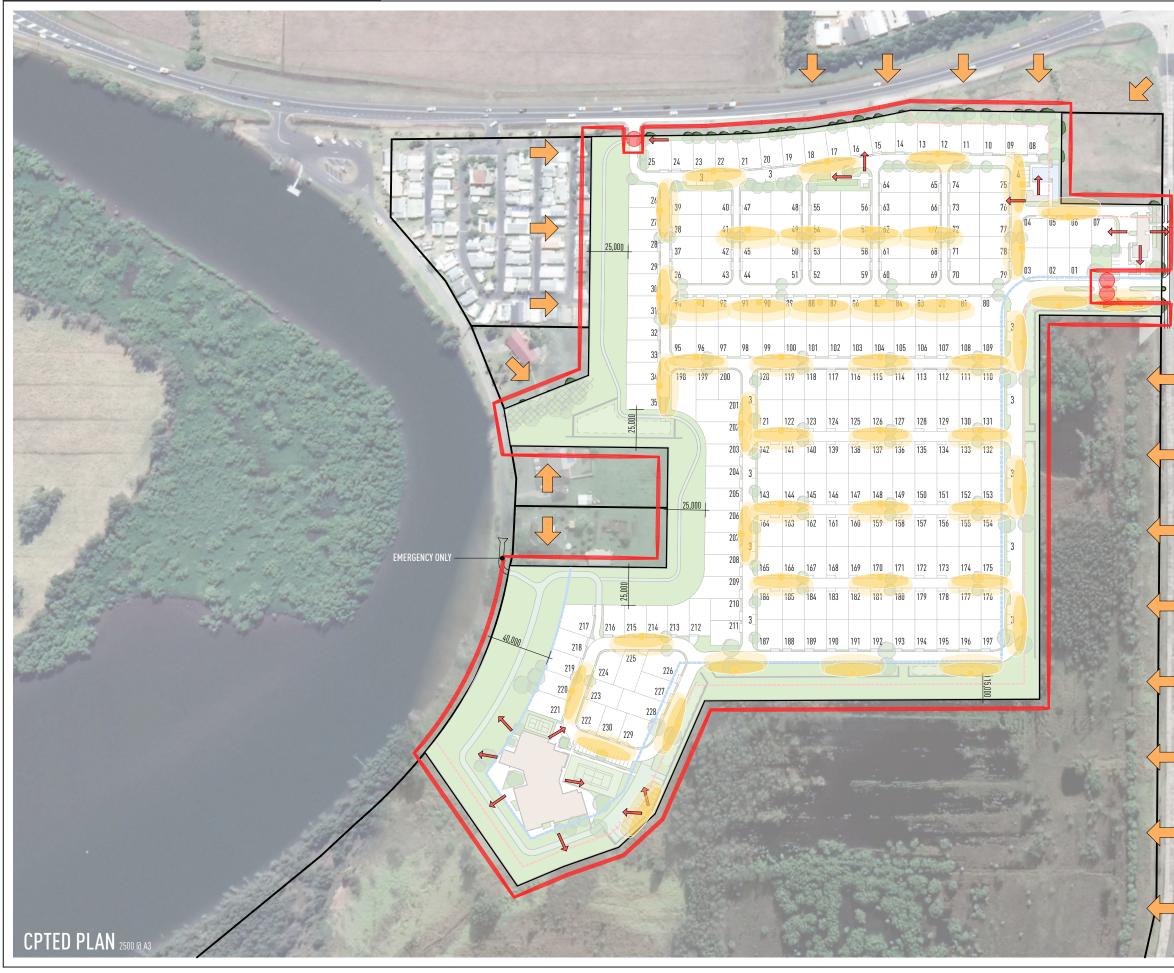


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PROPOSED NEW DEVELOPMENT LOT 4, BURNS POINT FERRY ROAD, BALLINA, NSW

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JAREDPOOLEDESIGN LEVEL 1 33 ELKHORN AVENUE



LEGEND

SECURE BOUNDARY



ACCESS CONTROL POINT

ACTIVE SURVEILLANCE (CCTV OR EQUIVALENT)



INDICATIVE STREET LIGHTING PROVISION TYPICALLY STREET LAMP EVERY 3 LOTS

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PROJECT PROPOSED NEW DEVELOPMENT

LOT 4, BURNS POINT FERRY ROAD, BALLINA, NSW







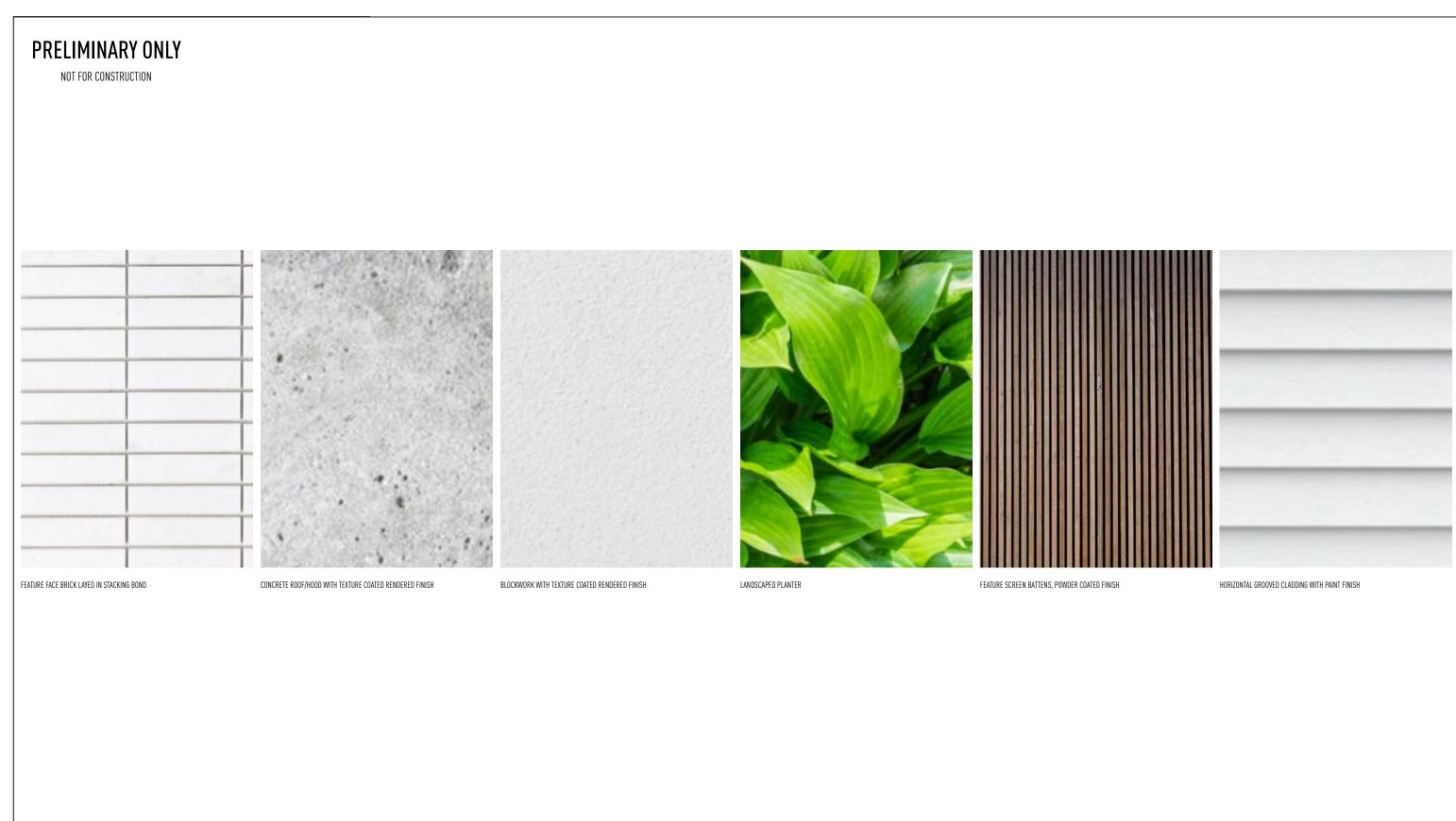
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BAL 29	GRASSLAND - 8 TO <12m = BAL29
BAL 19	GRASSLAND - 12 TO <17m = BAL19
BAL 12.5	GRASSLAND - 17 TO 50m = BAL12.5
BAL 12.5	FOREST - 25 TO <100m = BAL12.5

15m	50m	100
^{VING} L - S	ITE PLAN (230 LOT	SCHEME)
VN	CB	
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100m





MATERIALS (8 A3

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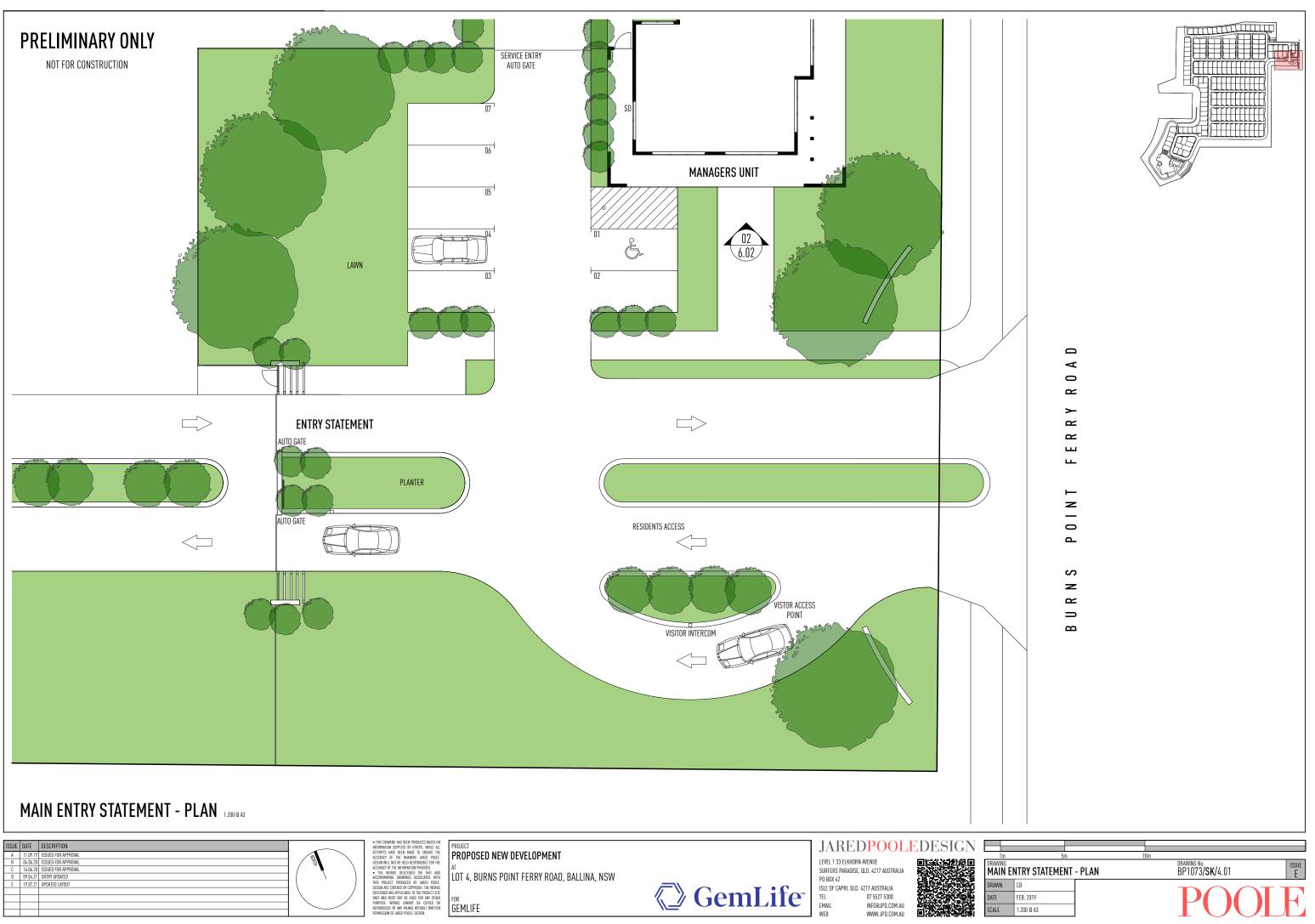


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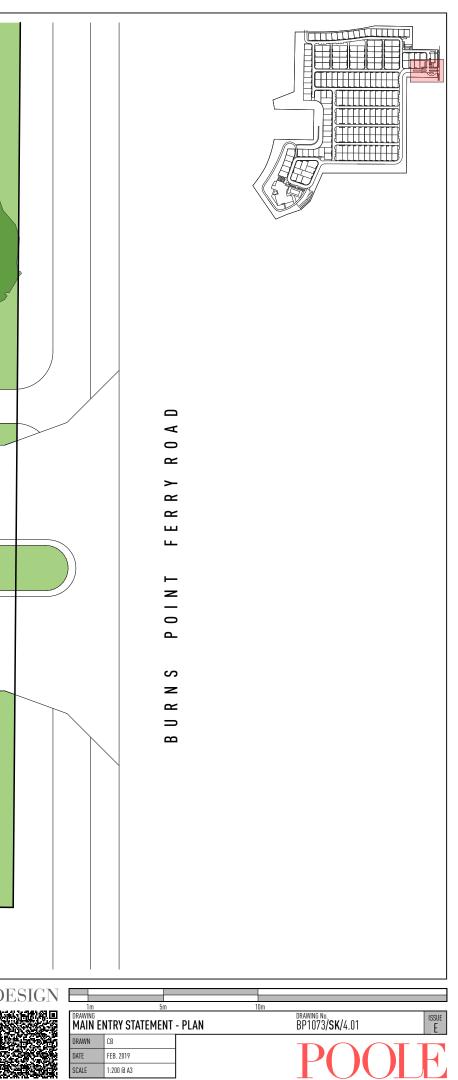
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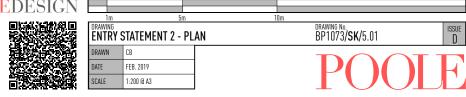
PROJECT PROPOSED NEW DEVELOPMENT LOT 4, BURNS POINT FERRY ROAD, BALLINA, NSW

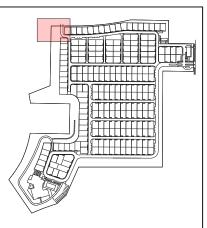
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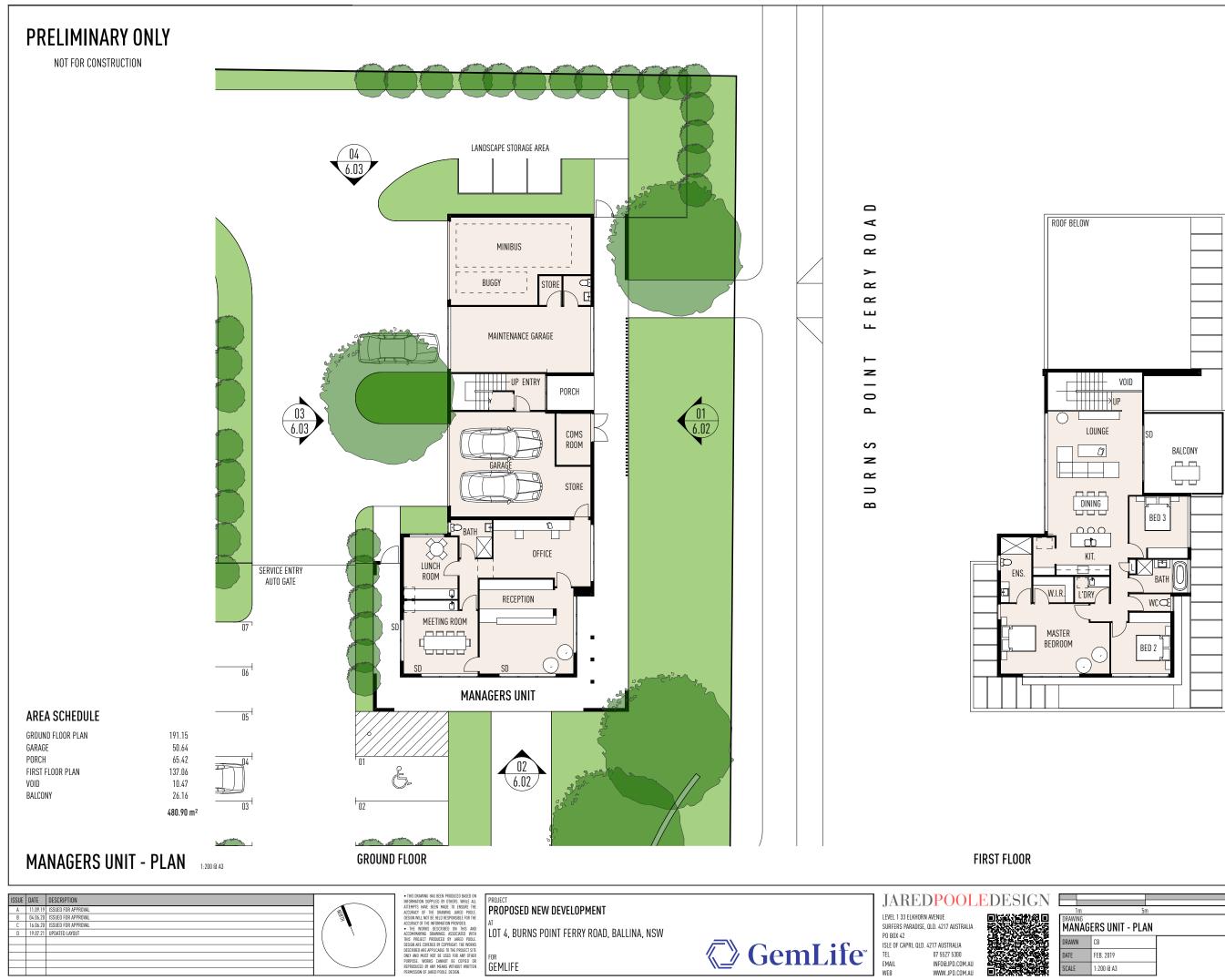




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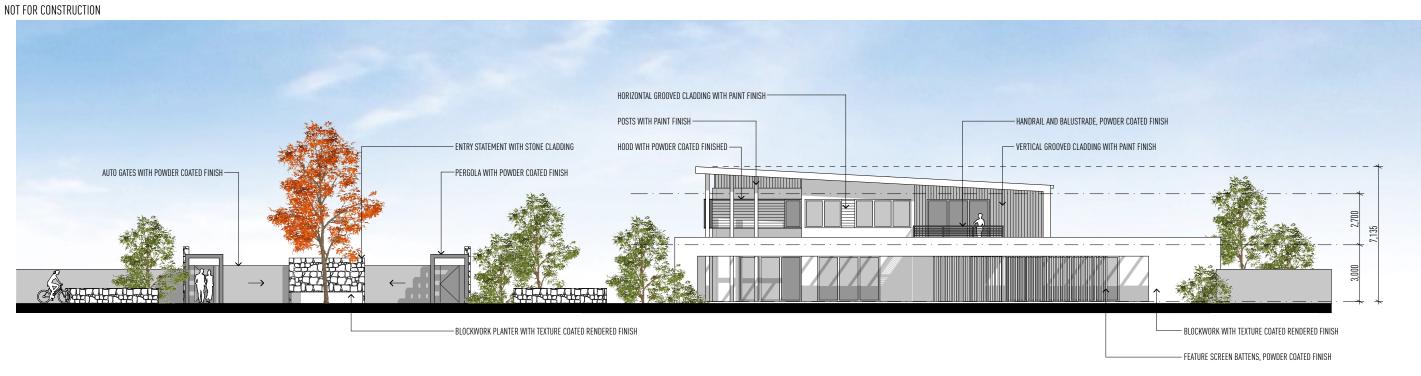




5m	10m
GERS UNIT - PLAI	BP1073/SK/6.01
CB	
FEB. 2019	
1:200 @ A3	
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ELEVATION 01



ELEVATION 02

MANAGERS UNIT - ELEVATIONS 1.200 B A3

ISSUE	DATE	DESCRIPTION	Γ
A	11.09.19	ISSUED FOR APPROVAL	1
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PROJECT PROPOSED NEW DEVELOPMENT

GEMLIFE

LOT 4, BURNS POINT FERRY ROAD, BALLINA, NSW



JAREDPOOLEDESIGN LEVEL 1 33 ELKHORN AVENUE

LEVEL I 30 ELATURIN AVENUE SURFERS PARADISE, OLD. 4217 AUSTRALIA PO BOX 42 ISLE OF CAPRI, OLD. 4217 AUSTRALIA TEL 07 5527 5300 EMAIL INFO0J/PD.COM.AU WWW IPD COM ALL





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/N	CB			
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NOT FOR CONSTRUCTION



ELEVATION 03



ELEVATION 04

MANAGERS UNIT - ELEVATIONS 1:200 G A3

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PROJECT PROPOSED NEW DEVELOPMENT

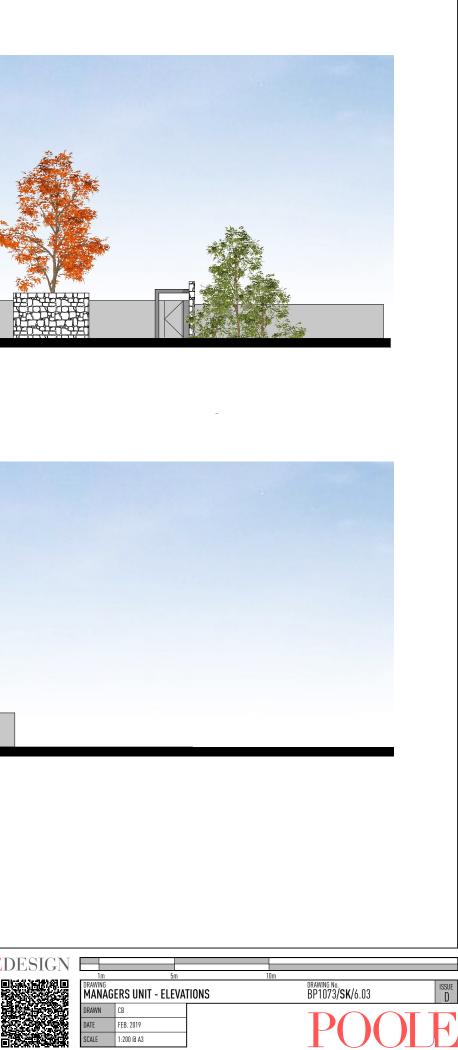
LOT 4, BURNS POINT FERRY ROAD, BALLINA, NSW

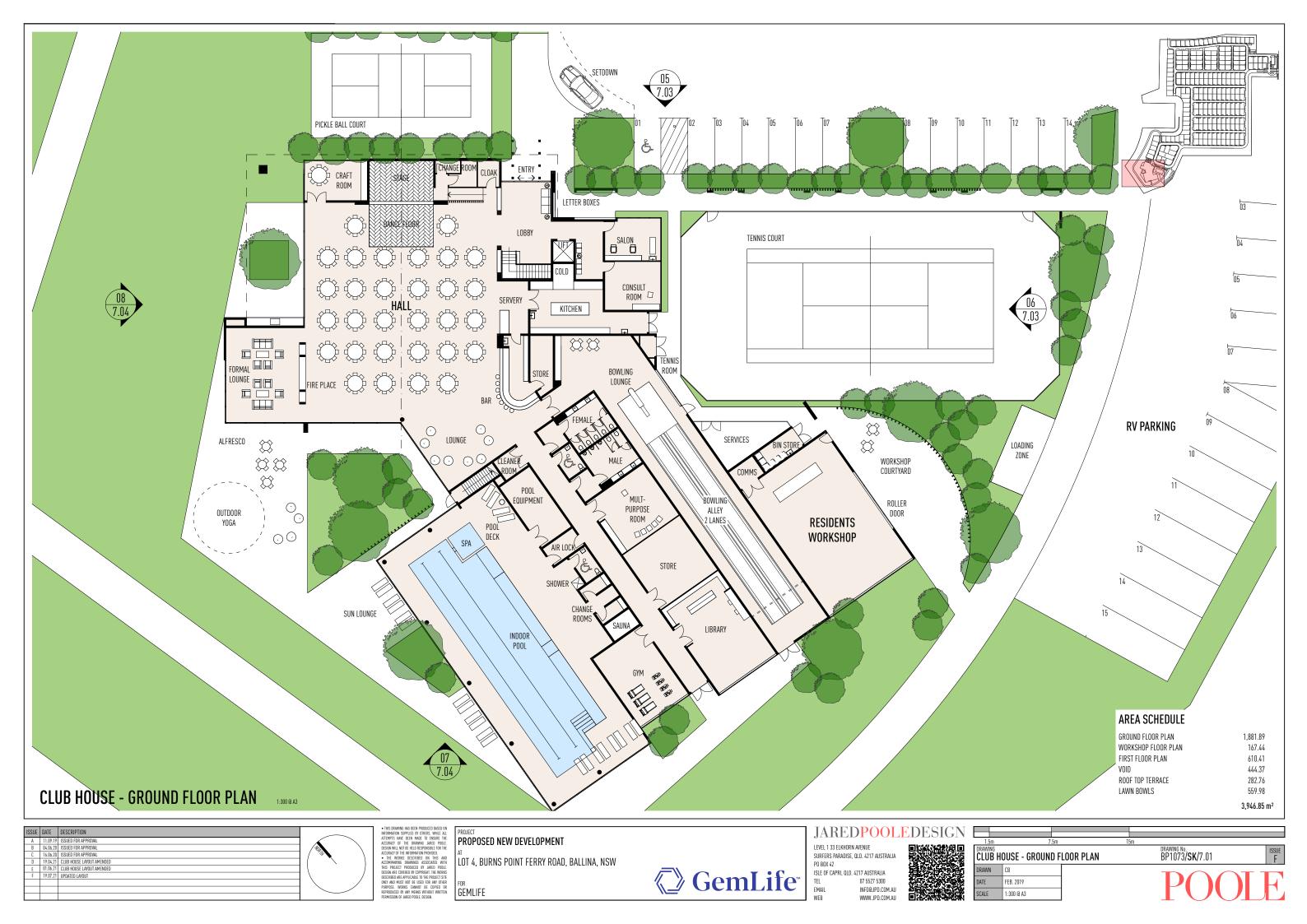
^{for} GEMLIFE

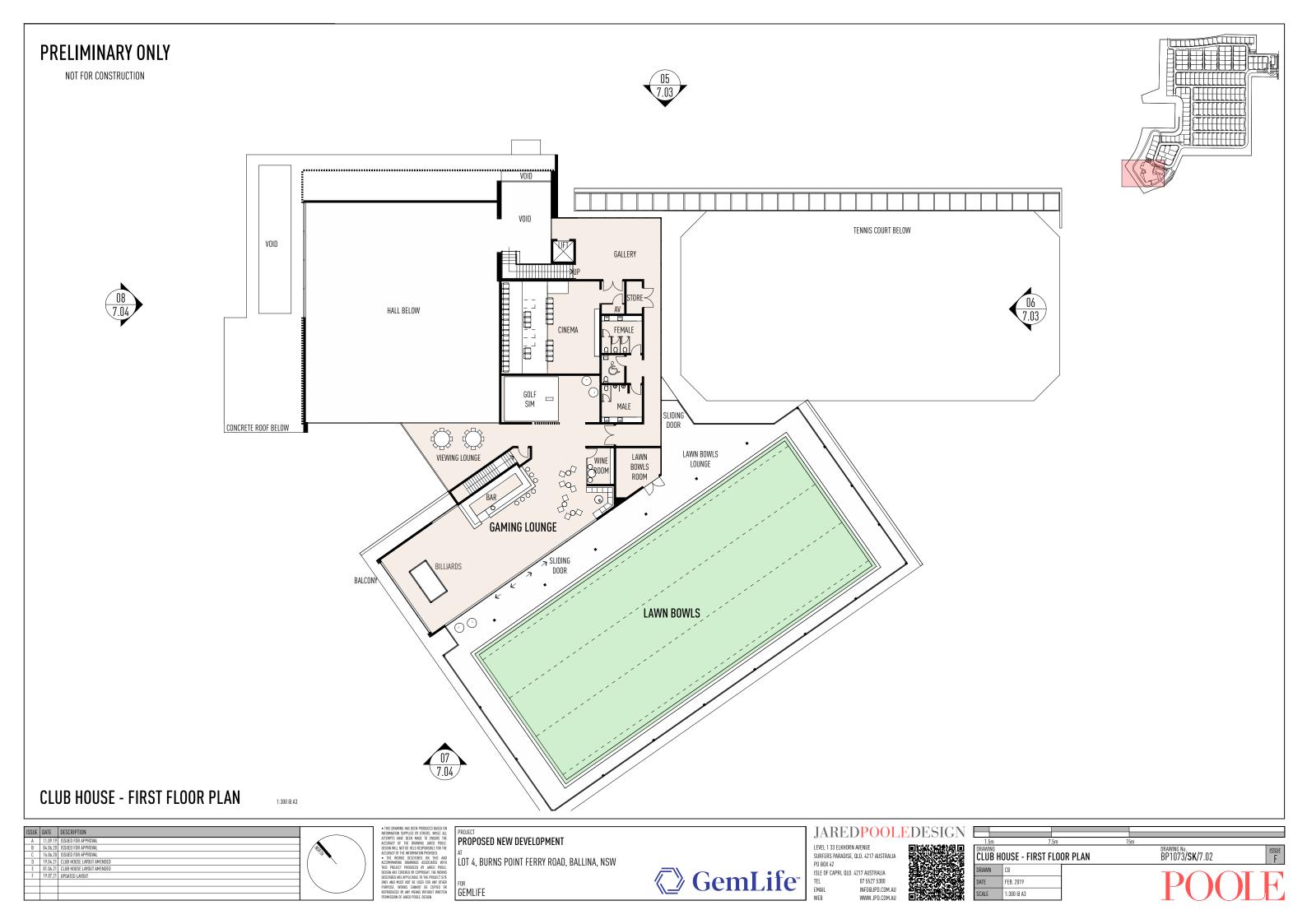


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ELEVATION 06

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CLUB HOUSE - ELEVATIONS 1:300 @ A3

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A	11.09.19	ISSUED FOR APPROVAL	
В	04.06.20	ISSUED FOR APPROVAL	
C	16.06.20	ISSUED FOR APPROVAL	
D	19.04.21	CLUB HOUSE LAYOUT AMENDED	
E	01.06.21	ELEVATION HEIGHTS AMENDED	
F	19.07.21	UPDATED LAYOUT	

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PROJECT PROPOSED NEW DEVELOPMENT

LOT 4, BURNS POINT FERRY ROAD, BALLINA, NSW

^{for} GEMLIFE

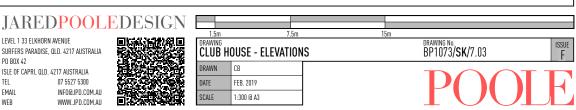


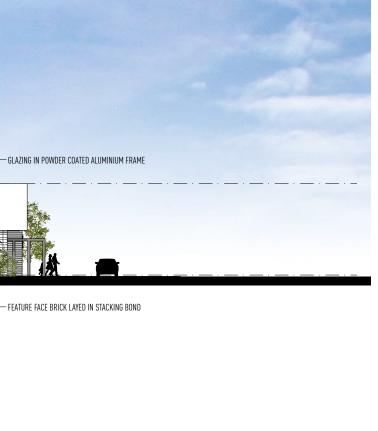
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LEVEL 1 33 ELKHORN AVENUE LEVEL I 30 ELANURIK AVENUE SURFERS PARADISE, OLD. 4217 AUSTRALIA PO BOX 42 ISLE OF CAPRI, OLD. 4217 AUSTRALIA TEL 07 5527 5300 EMAIL INFOIGJPD.COM.AU WWW IPD COM ALL

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ELEVATION 07



ELEVATION 08

CLUB HOUSE - ELEVATIONS

ISSUE	DATE	DESCRIPTION
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В	04.06.20	ISSUED FOR APPROVAL
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D	19.04.21	CLUB HOUSE LAYOUT AMENDED
E	01.06.21	ELEVATION HEIGHTS AMENDED
F	19.07.21	UPDATED LAYOUT

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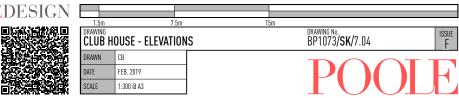
LOT 4, BURNS POINT FERRY ROAD, BALLINA, NSW

^{for} GEMLIFE

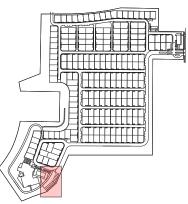


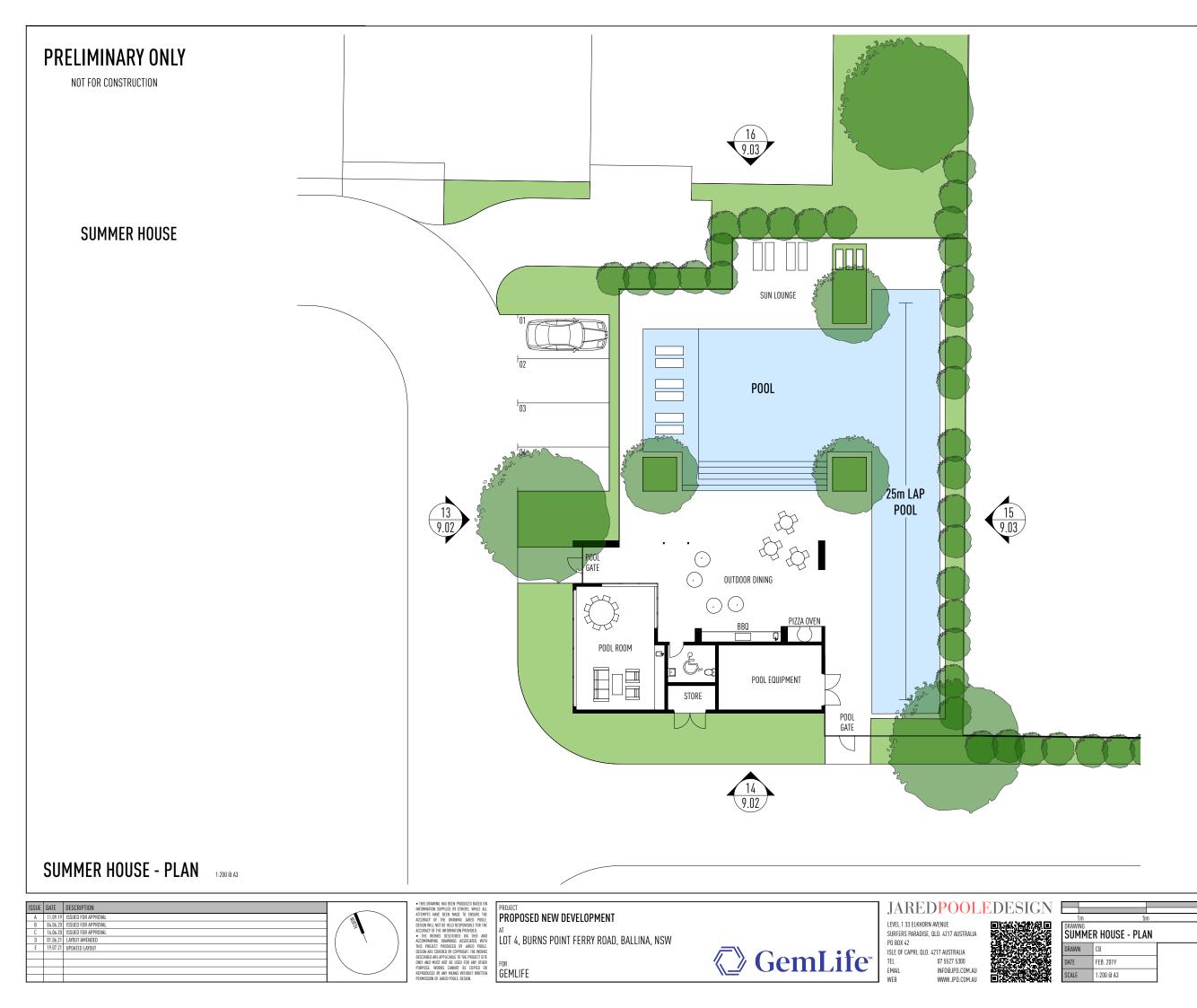
JAREDPOOLEDESIGN LEVEL 1 33 ELKHORN AVENUE

LEVEL I 30 ELATURIN AVENUE SURFERS PARADISE, OLD. 4217 AUSTRALIA PO BOX 42 ISLE OF CAPRI, OLD. 4217 AUSTRALIA TEL 07 5527 5300 EMAIL INFO0J/PD.COM.AU INFO@JPD.COM.AU WWW.JPD.COM.AU





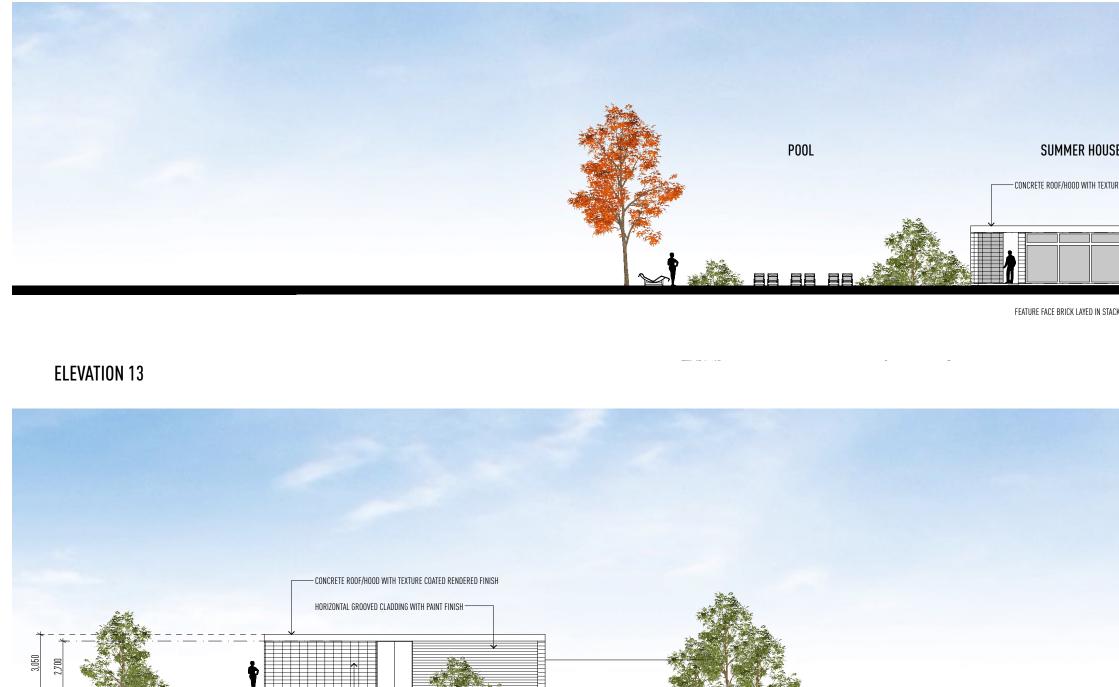




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DRAWING No. BP1073/**SK**/9.01

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FEATURE FACE BRICK LAYED IN STACKING BOND

ELEVATION 14

SUMMER HOUSE - ELEVATIONS 1:200 B A3

ISSUE	DATE	DESCRIPTION
A	11.09.19	ISSUED FOR APPROVAL
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E	19.07.21	UPDATED LAYOUT

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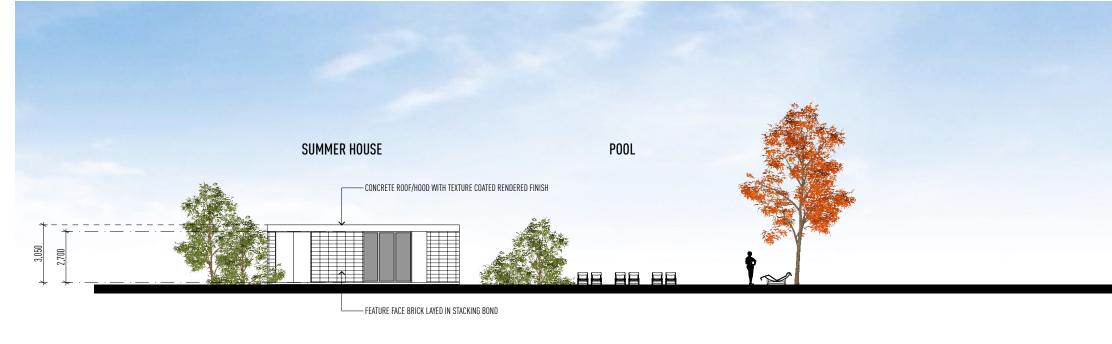
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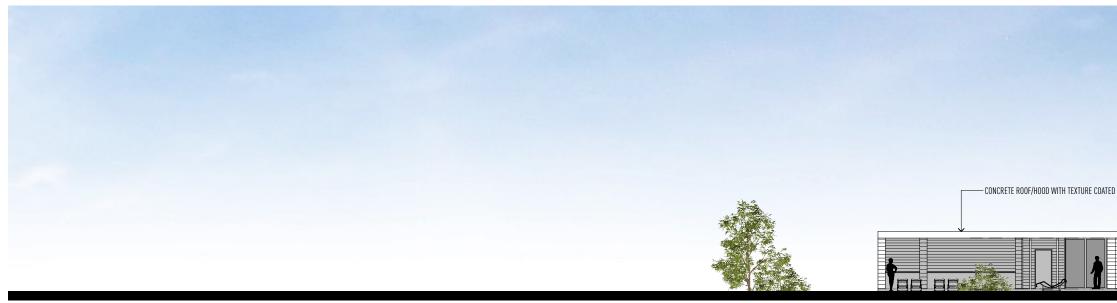


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FEATURE FACE BRICK LAYED IN STACKING BOND

ELEVATION 16

SUMMER HOUSE - ELEVATIONS 1:200 R A3

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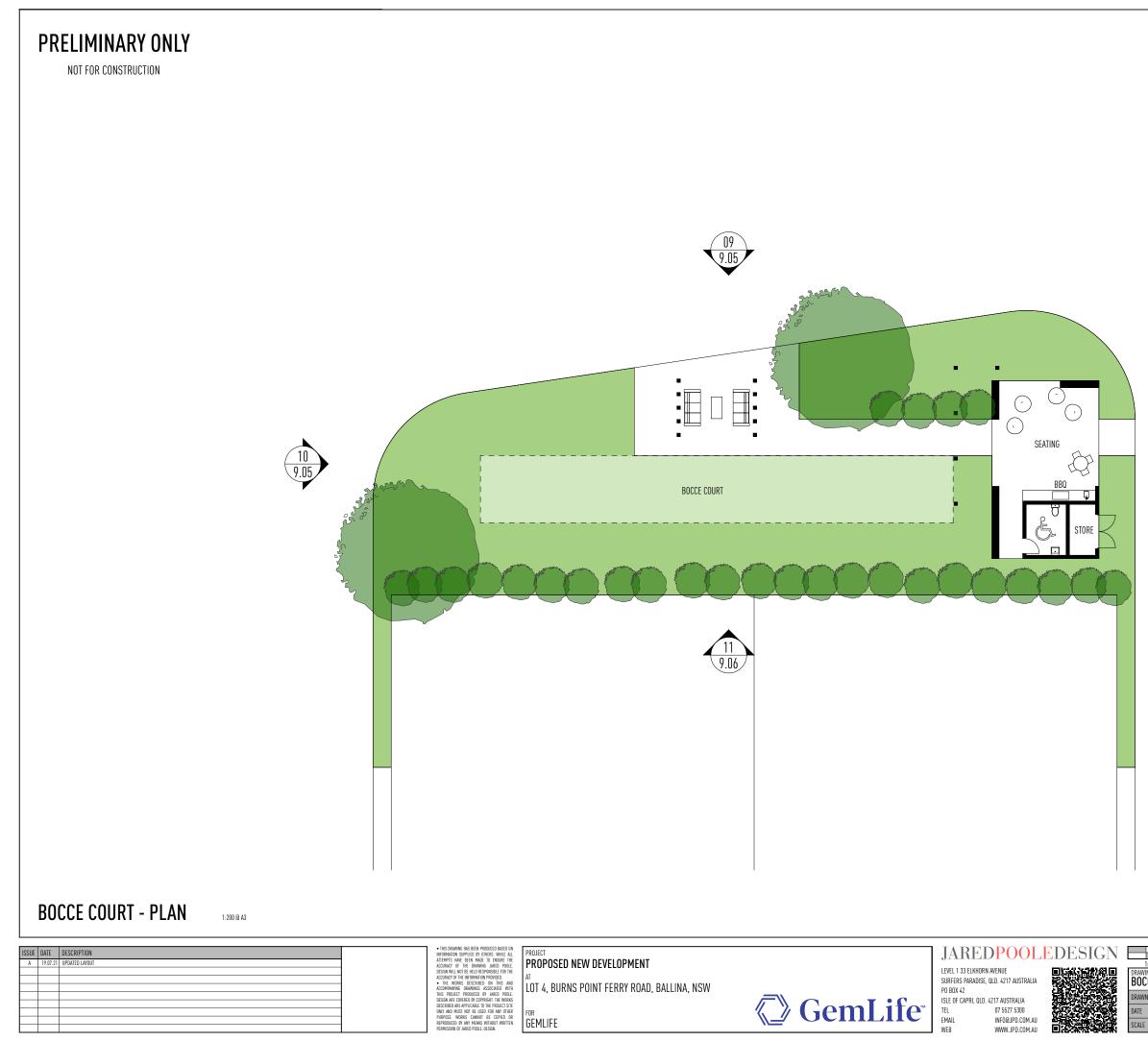
LOT 4, BURNS POINT FERRY ROAD, BALLINA, NSW

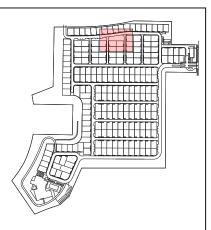


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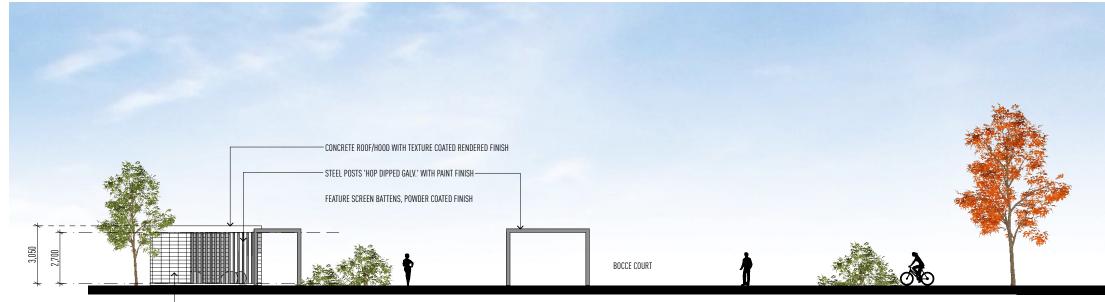






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FEATURE FACE BRICK LAYED IN STACKING BOND

ELEVATION 09



ELEVATION 10

BOCCE COURT - ELEVATIONS 1.200 (8 A3

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PROPOSED NEW DEVELOPMENT

LOT 4, BURNS POINT FERRY ROAD, BALLINA, NSW

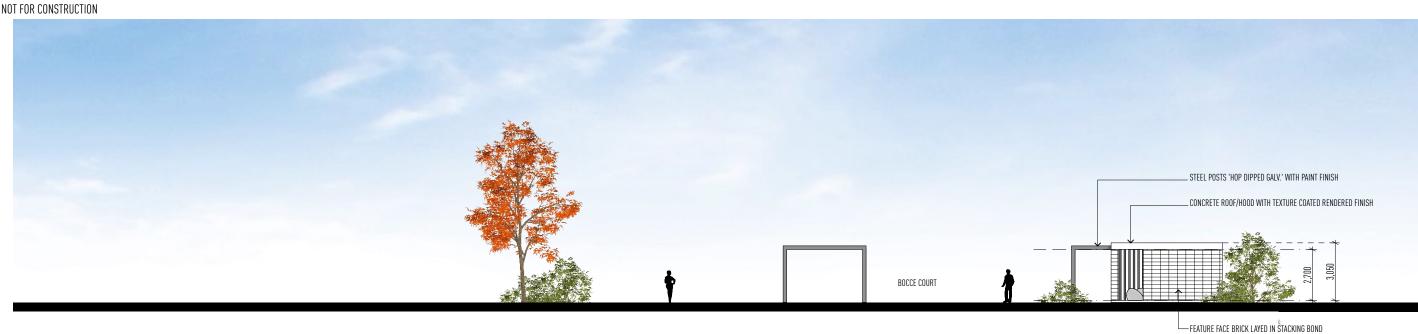
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ELEVATION 11



BOCCE COURT - ELEVATIONS 1:200 @ A3

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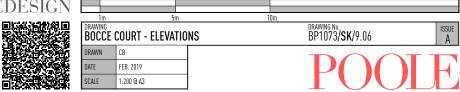
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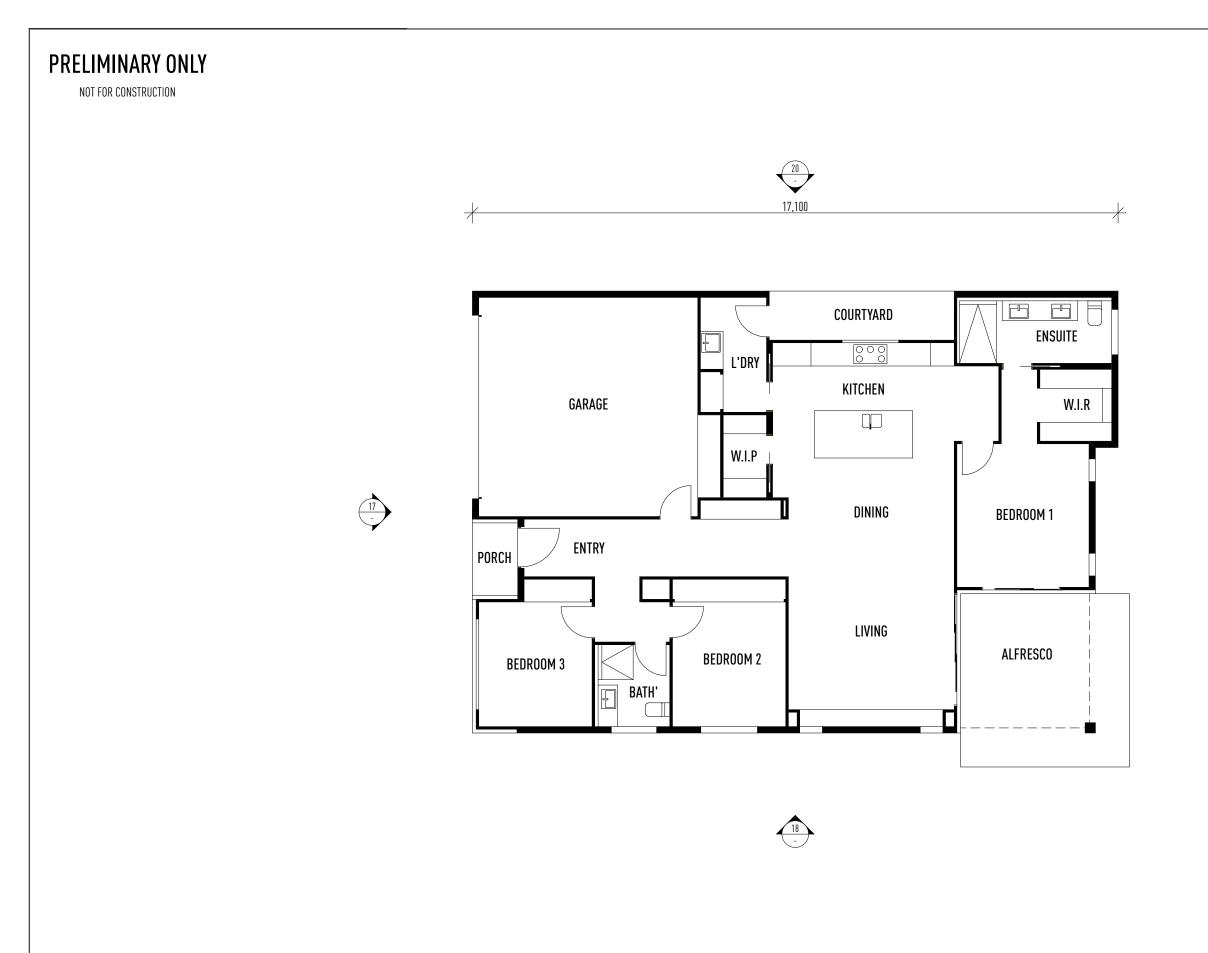
PROJECT PROPOSED NEW DEVELOPMENT LOT 4, BURNS POINT FERRY ROAD, BALLINA, NSW



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TYPICAL HOUSE DESIGN 1 - FLOOR PLAN

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PROJECT PROPOSED NEW DEVELOPMENT

^{for} GEMLIFE

LOT 4, BURNS POINT FERRY ROAD, BALLINA, NSW

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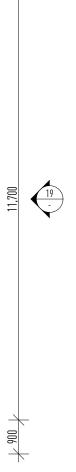


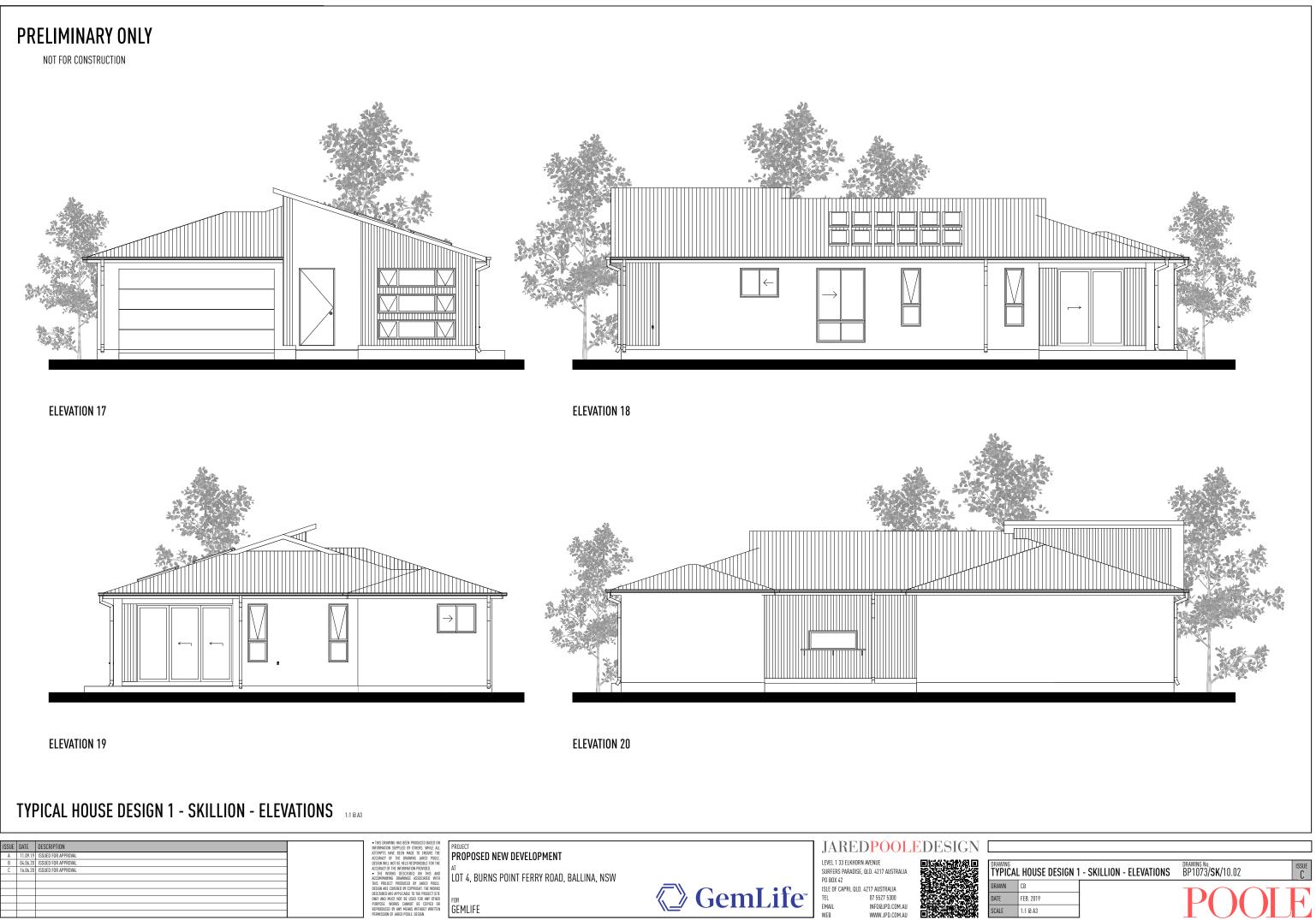
07 5527 5300 INFO@JPD.COM.AU WWW.JPD.COM.AU

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ISSUE	DATE	DESCRIPTION	
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^{for} GEMLIFE



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ELEVATION 20

TYPICAL HOUSE DESIGN 1 - HIP - ELEVATIONS 11 043

ISSUE	DATE	DESCRIPTION
A	11.09.19	ISSUED FOR APPROVAL
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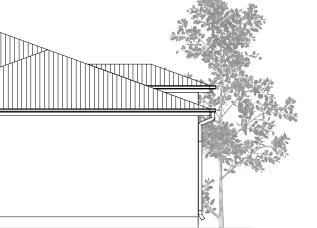
LOT 4, BURNS POINT FERRY ROAD, BALLINA, NSW

GEMLIFE

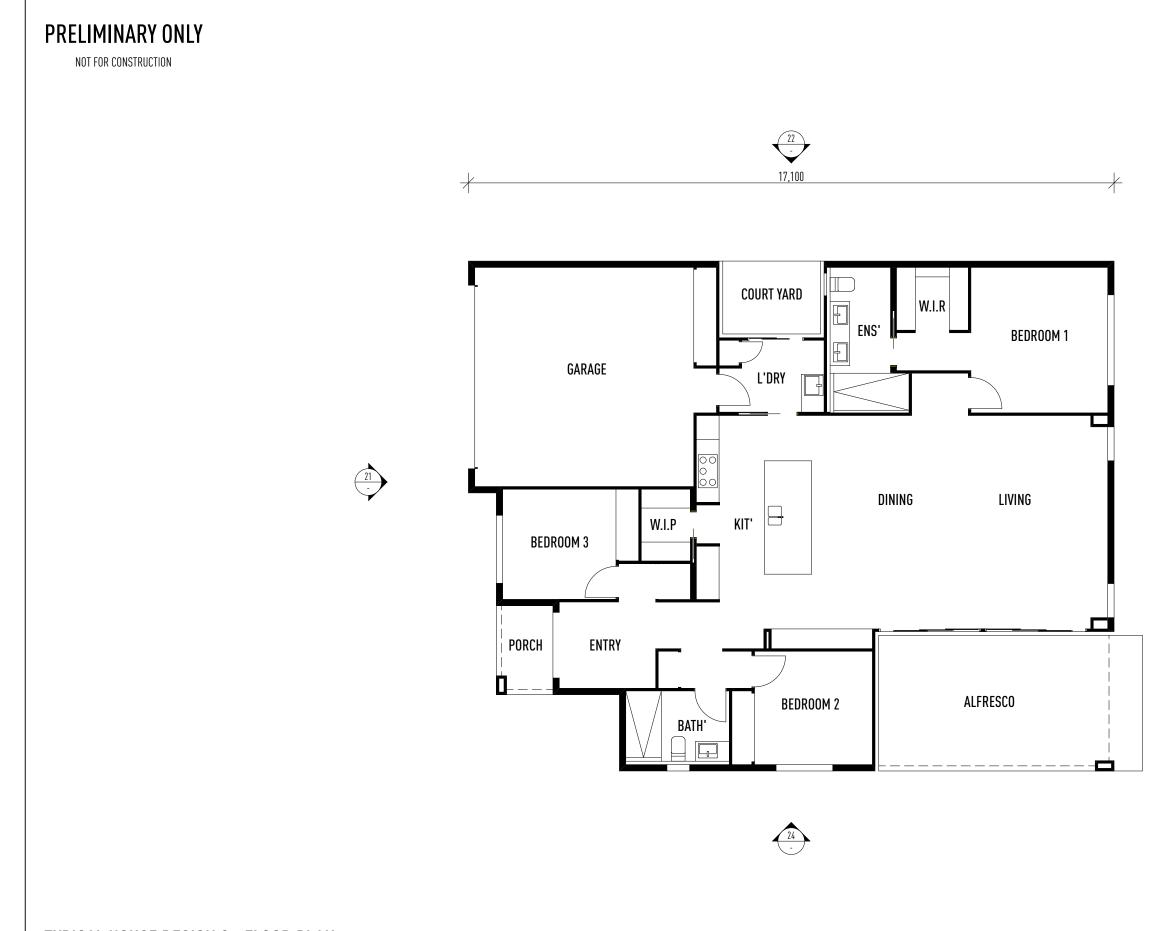


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TYPICAL HOUSE DESIGN 2 - FLOOR PLAN 1:1 @ A3

ISSUE	DATE	DESCRIPTION
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PROJECT PROPOSED NEW DEVELOPMENT

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LOT 4, BURNS POINT FERRY ROAD, BALLINA, NSW



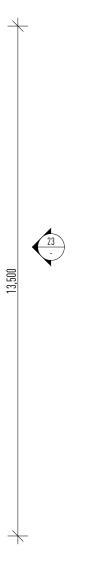
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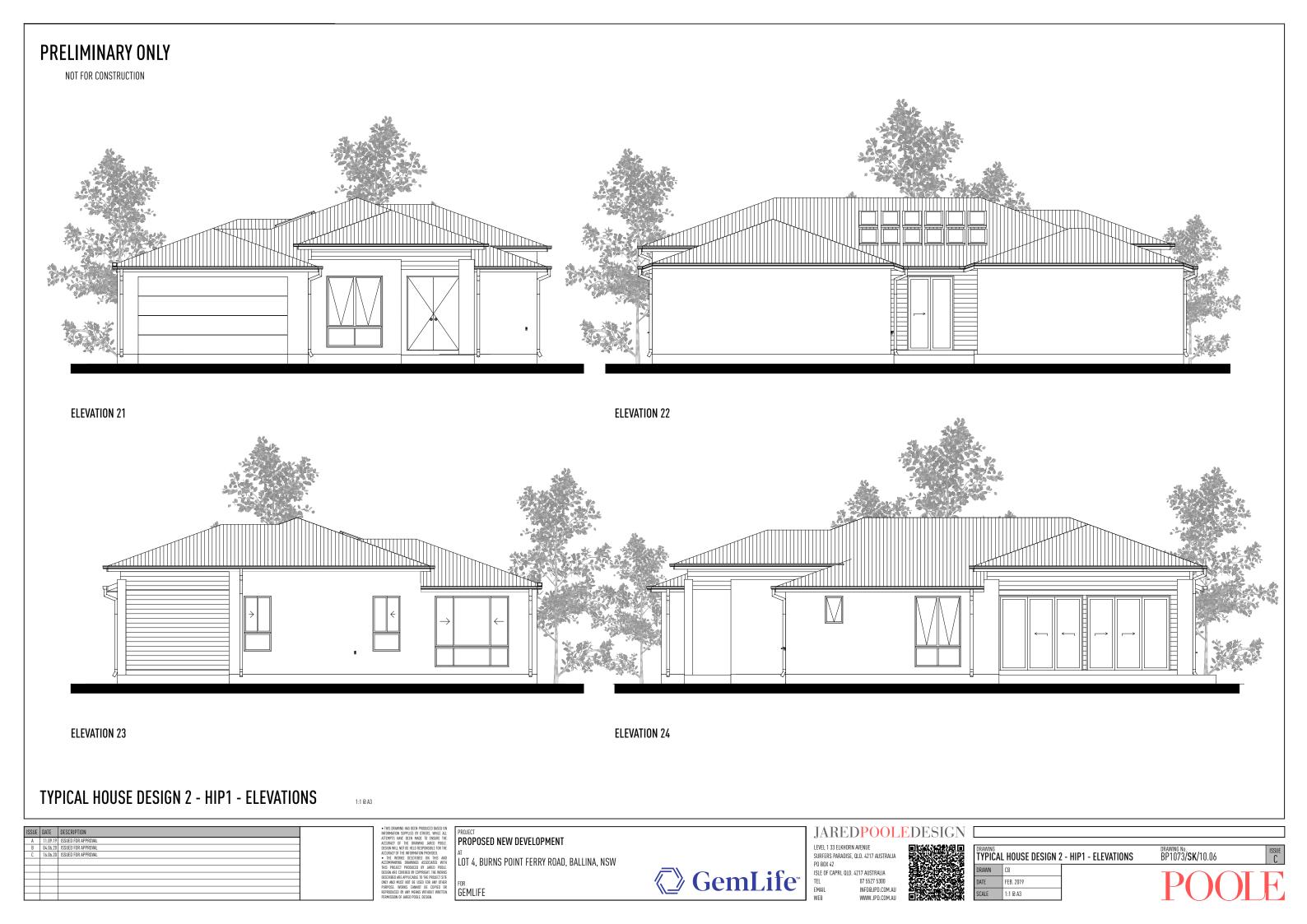
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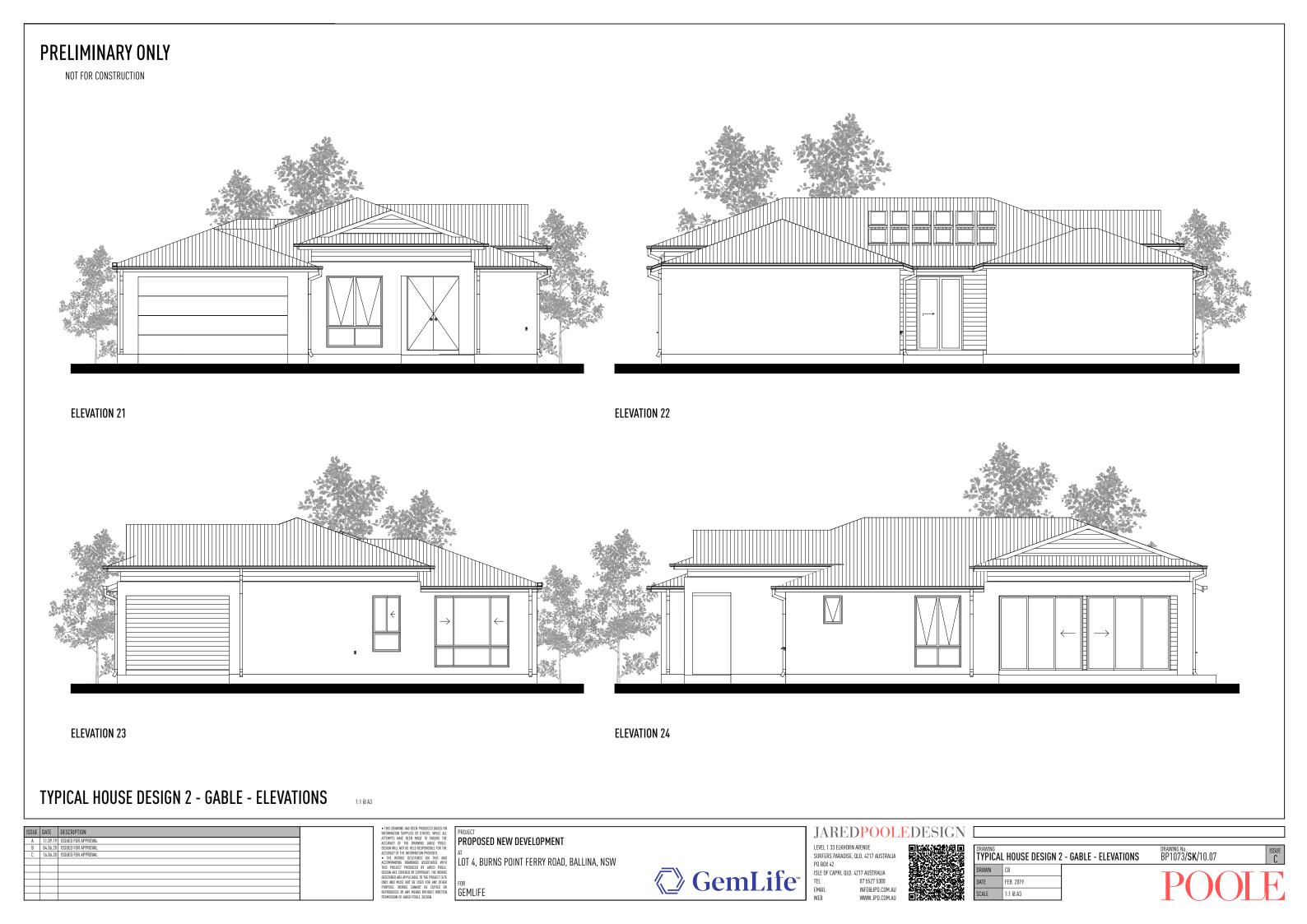
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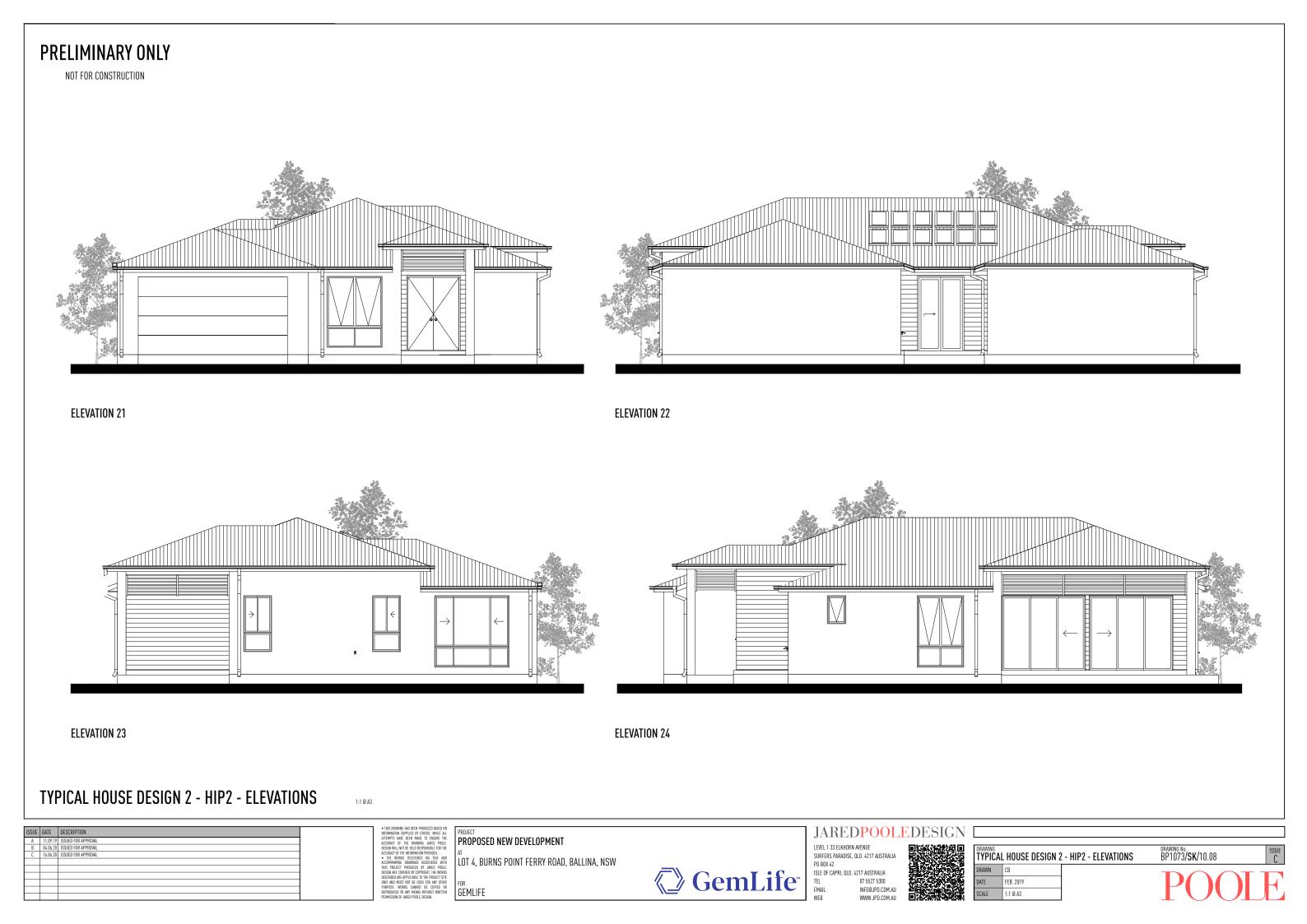


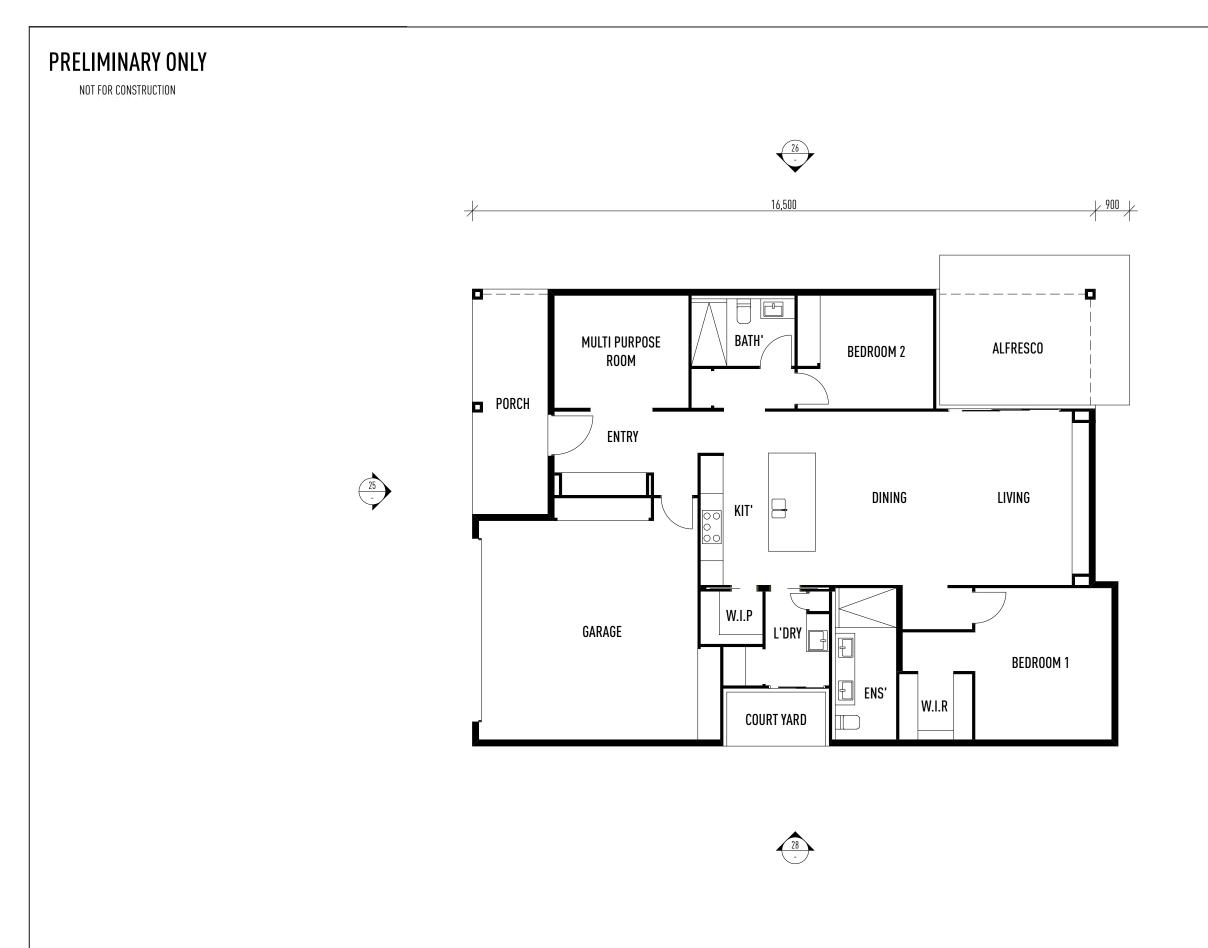
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TYPICAL HOUSE DESIGN 3 - FLOOR PLAN 1:1 @ A3

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LOT 4, BURNS POINT FERRY ROAD, BALLINA, NSW

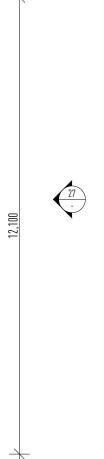


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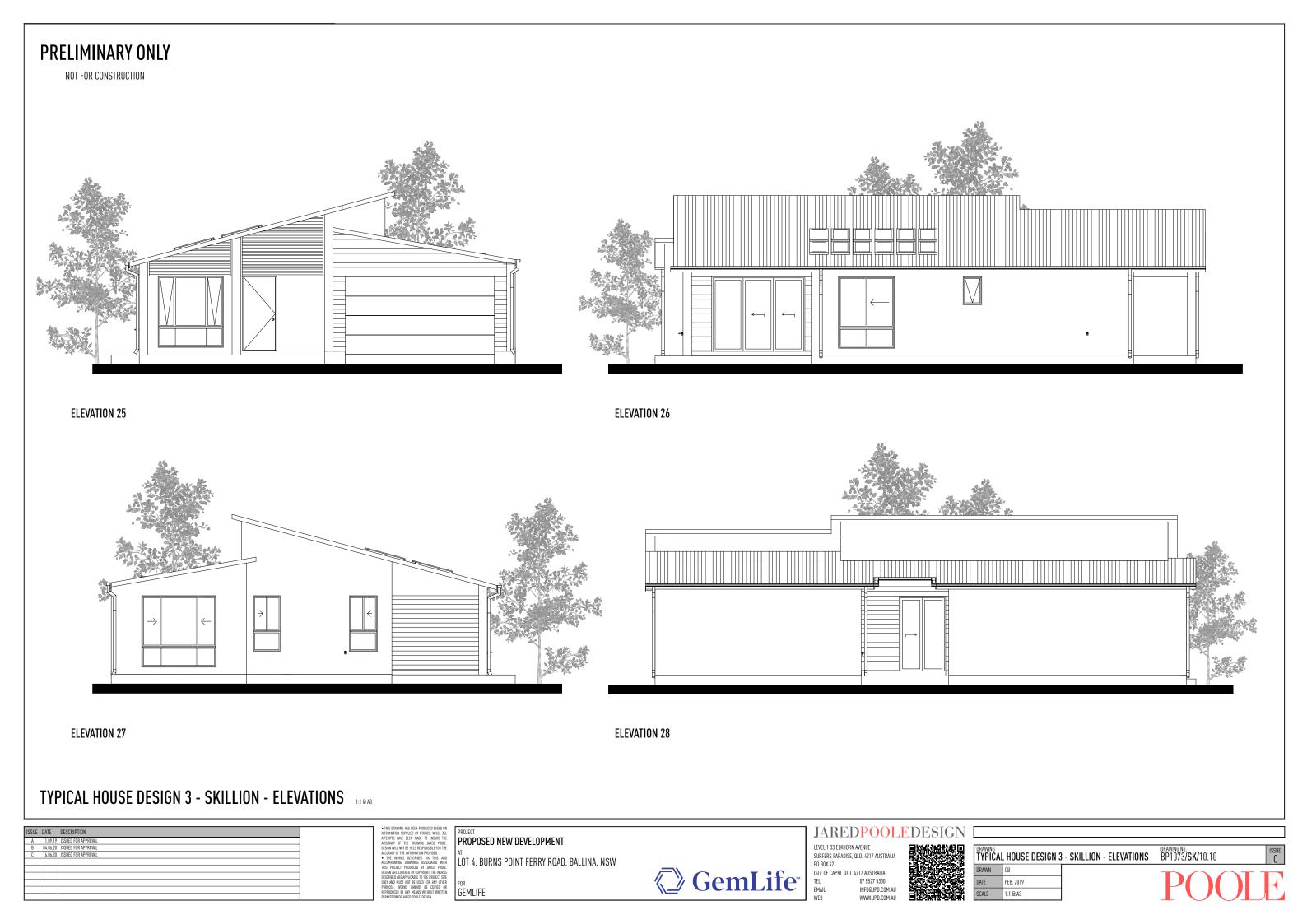
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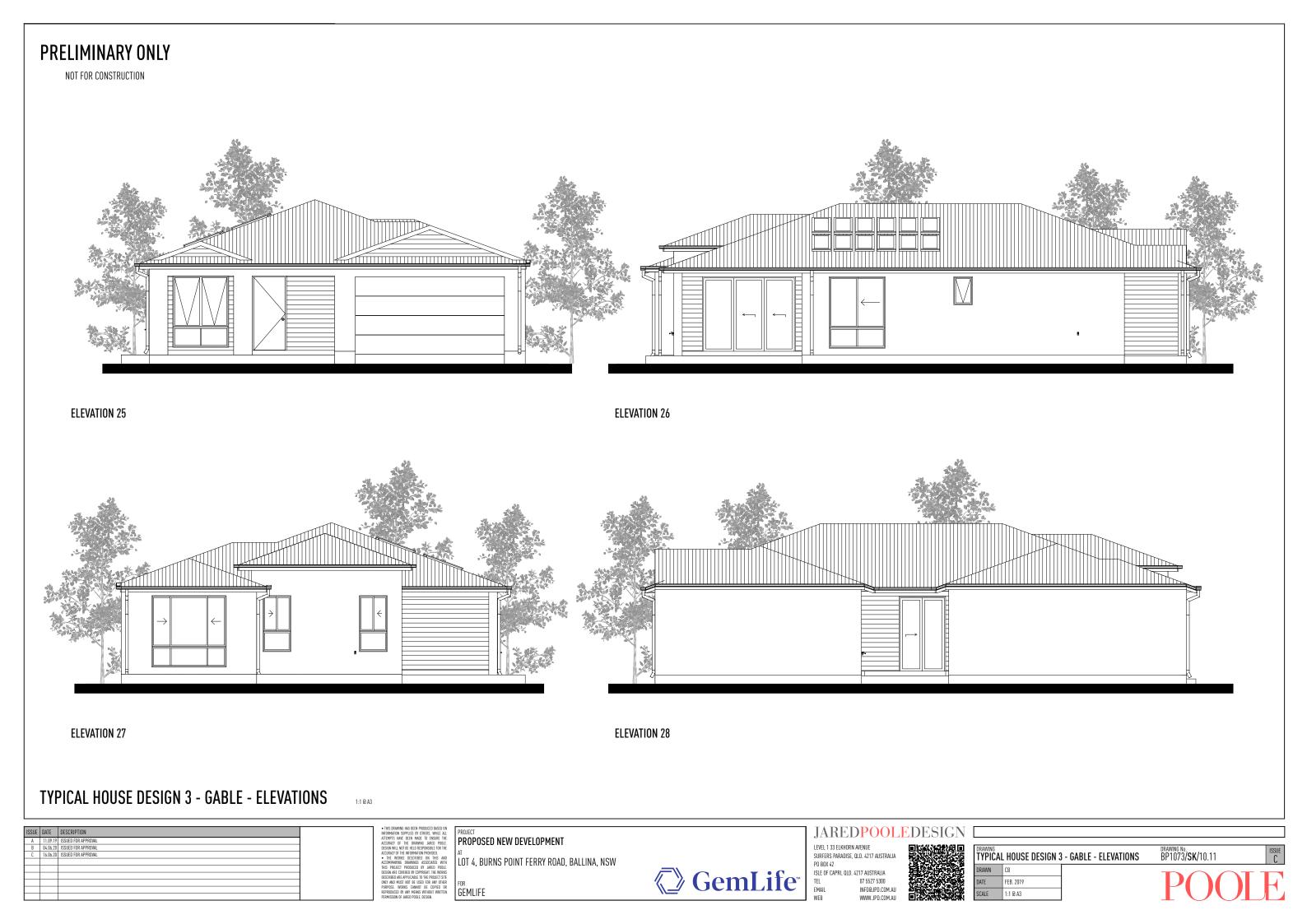


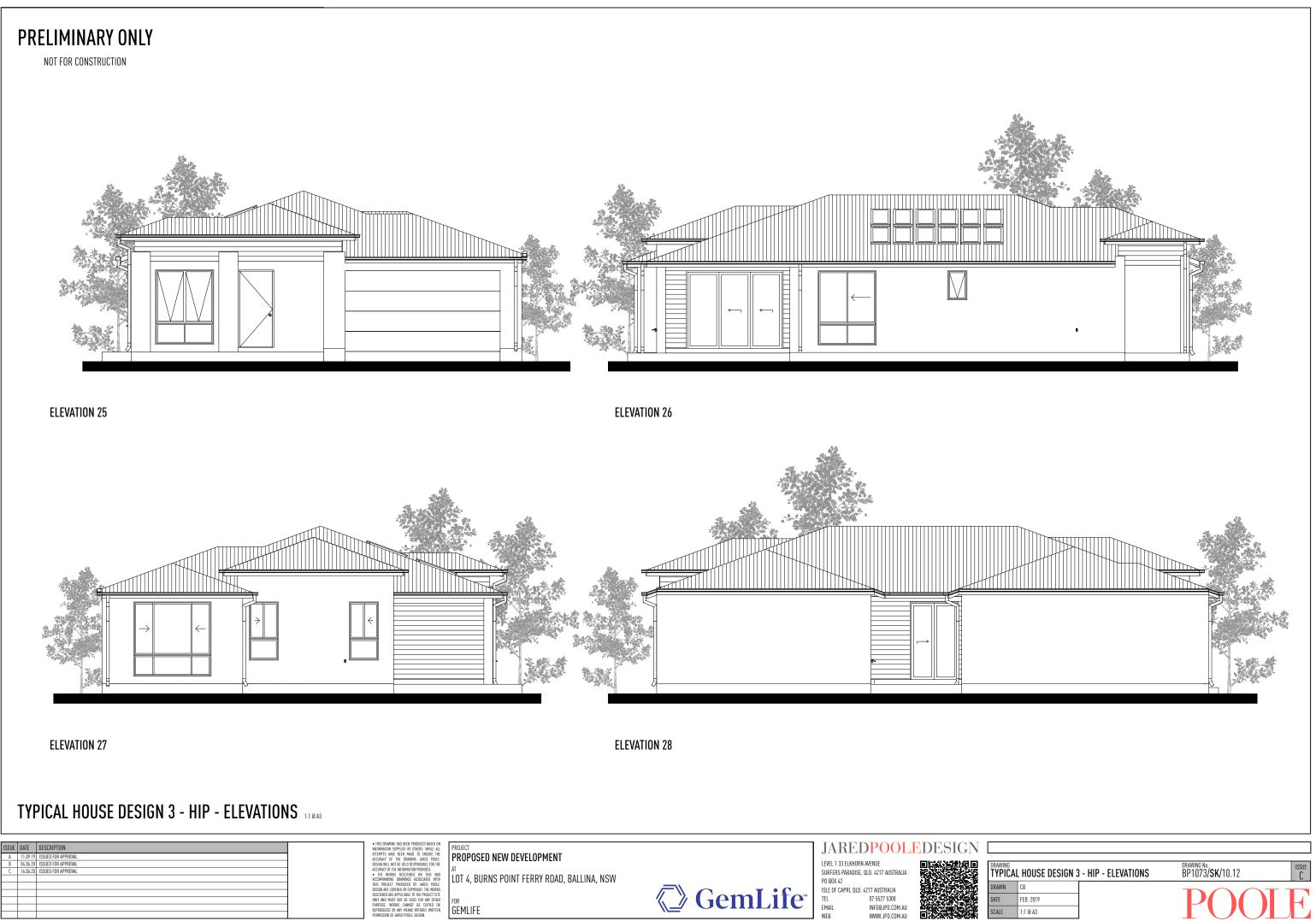
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