



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	SCALE ON A3 SHEET
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	1 : 200
0.02	THE GEMLIFE COMMUNITY	NTS	6.02	MANAGER UNIT & ENTRY - ELEVATIONS	1 : 200	9.06	BOCCE COURT - ELEVATIONS	1 : 200
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 : 100
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 : 100
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 : 100
1.04	CARPARKING AND DRIVEWAY SETOUT (230 LOT)	1 : 2500	7.03	CLUB HOUSE - ELEVATIONS	1 : 300	10.04	TYPICAL HOUSE DESIGN 1	1 : 100
1.05	OPEN SPACE ANALYSIS (230 LOT SCHEME)	1 : 2500	7.04	CLUB HOUSE - ELEVATIONS	1 : 300	10.05	TYPICAL HOUSE DESIGN 2	1 : 100
1.06	CPTED PLAN (230 LOT SCHEME)	1 : 2500	RV COMPOUND			10.06	TYPICAL HOUSE DESIGN 2	1 : 100
1.07	BAL - SITE PLAN (230 LOT SCHEME)	1 : 2500	8.01	RV COMPOUND - PLAN	1 : 300	10.07	TYPICAL HOUSE DESIGN 2	1 : 100
MATERIALS			SUMMER HOUSE			10.08	TYPICAL HOUSE DESIGN 2	1 : 100
3.01	MATERIALS	NTS	9.01	SUMMER HOUSE - PLAN	1 : 200	10.09	TYPICAL HOUSE DESIGN 3	1 : 100
ENTRY			9.02	SUMMER HOUSE - ELEVATIONS	1 : 200	10.10	TYPICAL HOUSE DESIGN 3	1 : 100
4.01	MAIN ENTRY STATEMENT - PLAN	1 : 200	9.03	SUMMER HOUSE - ELEVATIONS	1 : 200	10.11	TYPICAL HOUSE DESIGN 3	1 : 100
ENTRY 2			BOOCE COURT			10.12	TYPICAL HOUSE DESIGN 3	1 : 100
5.01	ENTRY STATEMENT 2 - PLAN	1 : 200	9.04	BOCCE COURT - PLAN	1 : 200			

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.



SALON



BALLROOM



GYM

THE GEMLIFE COMMUNITY 1:1 @ A3

ISSUE	DATE	DESCRIPTION
A	19.07.21	PLAN FOR APPROVAL

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 4, BURNS POINT FERRY ROAD, BALLINA, NSW

FOR
GEMLIFE



JAREDPOOLEDESIGN

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



DRAWING THE GEMLIFE COMMUNITY	
DRAWN	CB
DATE	FEB. 2019
SCALE	1:1 @ A3

DRAWING No.
BP1073/SK/0.01

ISSUE
A

POOLE

GOLF SIMULATOR



SPA



BAR



INDOOR BOWLING



CINEMA



TENNIS COURT



RESIDENCES WORKSHOP

THE GEMPLIFE COMMUNITY

1:1 @ A3

ISSUE	DATE	DESCRIPTION
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DRAWING THE GEMPLIFE COMMUNITY	
DRAWN	CB
DATE	FEB. 2019
SCALE	1:1 @ A3

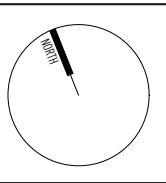
DRAWING No.
BP1073/SK/0.02

ISSUE
A

POOLE



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



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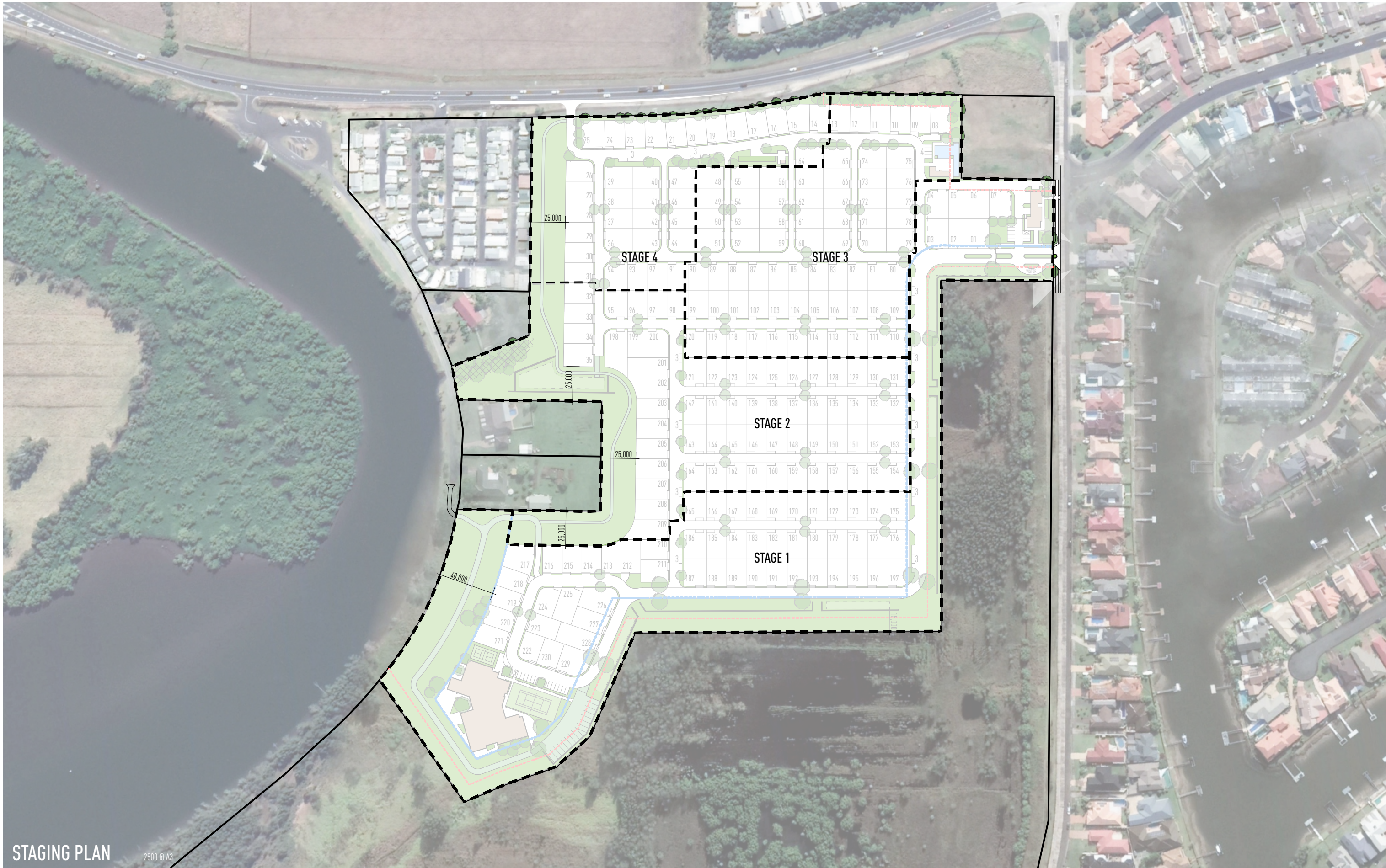
JAREDPOOLEDDESIGN

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DRAWING	MASTER PLAN (230 LOT SCHEME)	DRAWING No.	BP1073/SK/1.01	ISSUE	N
DRAWN	CB				
DATE	FEB. 2019				
SCALE	1:2500, 1:1 @ A3				

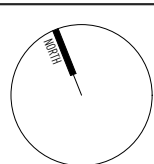




STAGING PLAN

2500 @ A3

ISSUE	DATE	DESCRIPTION
A	11.09.19	ISSUED FOR APPROVAL
B	04.06.20	ISSUED FOR APPROVAL
C	14.06.20	ISSUED FOR APPROVAL
D	15.04.21	LAYOUT UPDATED
E	27.04.21	DEFENTION BASINS AMENDED
F	30.04.21	UPDATED LAYOUT
G	01.06.21	UPDATED LAYOUT
H	19.07.21	UPDATED LAYOUT



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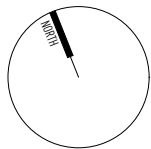
DRAWING STAGING PLAN (230 LOT SCHEME)		DRAWING No. BP1073/SK/1.02		ISSUE H
DRAWN	CB	DATE	FEB. 2019	
SCALE	1:2500 @ A3			

POOLE



RUBBISH COLLECTION POINT 2500 @ A3

ISSUE	DATE	DESCRIPTION
A	11.09.19	ISSUED FOR APPROVAL
B	04.06.20	ISSUED FOR APPROVAL
C	14.06.20	ISSUED FOR APPROVAL
D	15.04.21	LAYOUT UPDATED
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F	30.04.21	UPDATED LAYOUT
G	01.06.21	UPDATED LAYOUT
H	19.07.21	UPDATED LAYOUT



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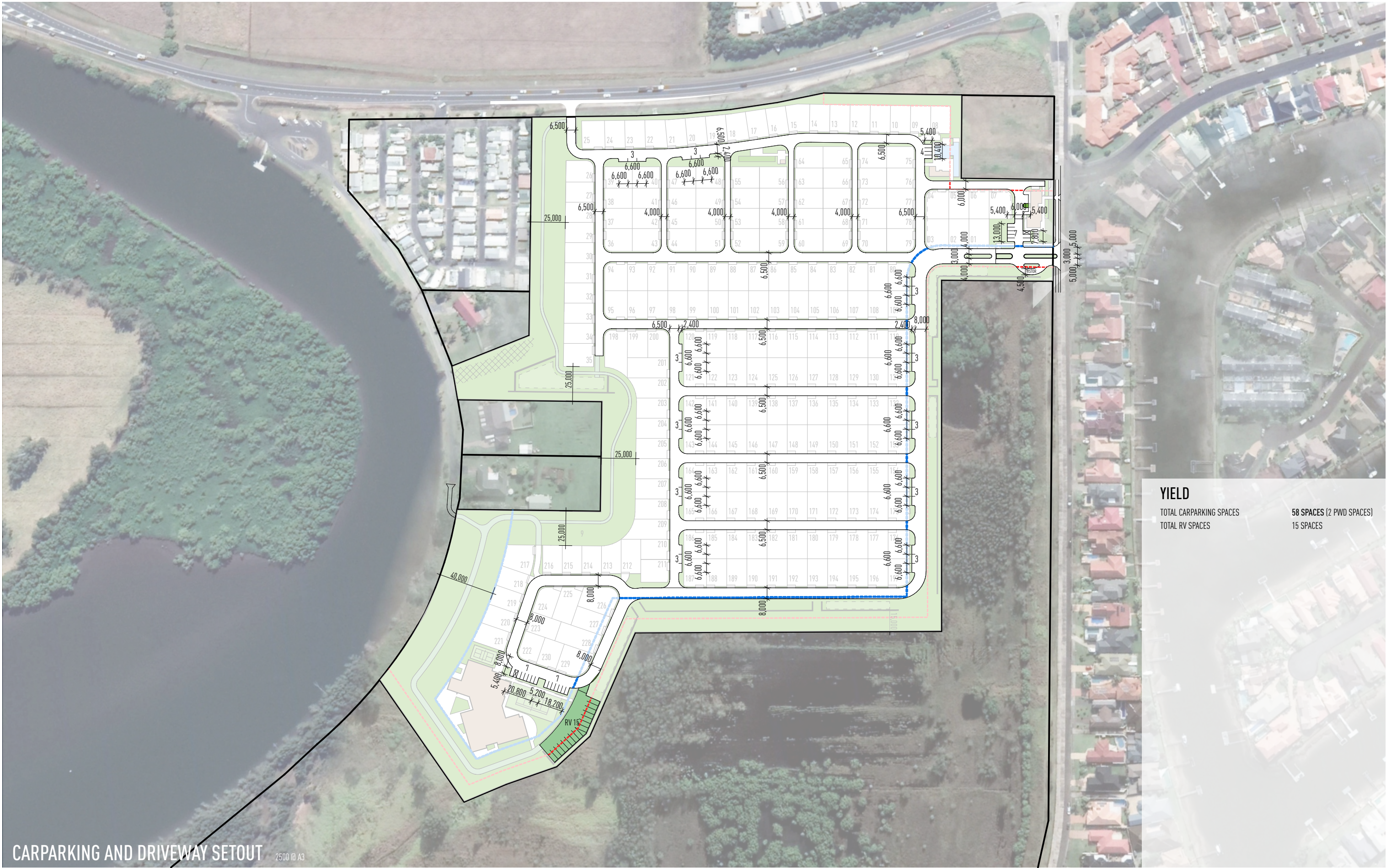


JAREDPOOLEDDESIGN

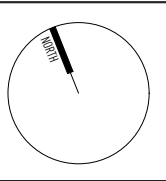
LEVEL 1 33 ELKHORN AVENUE
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15m 50m 100m 150m			
DRAWING	RUBBISH COLLECTION POINT (230 LOT SCHEME)		
DRAWN	CB	DRAWING No.	BP1073/SK/1.03
DATE	FEB. 2019	ISSUE	H
SCALE	1:2500 @ A3	POOLE	



ISSUE	DATE	DESCRIPTION
A	11.09.19	ISSUED FOR APPROVAL
B	04.06.20	ISSUED FOR APPROVAL
C	16.06.20	ISSUED FOR APPROVAL
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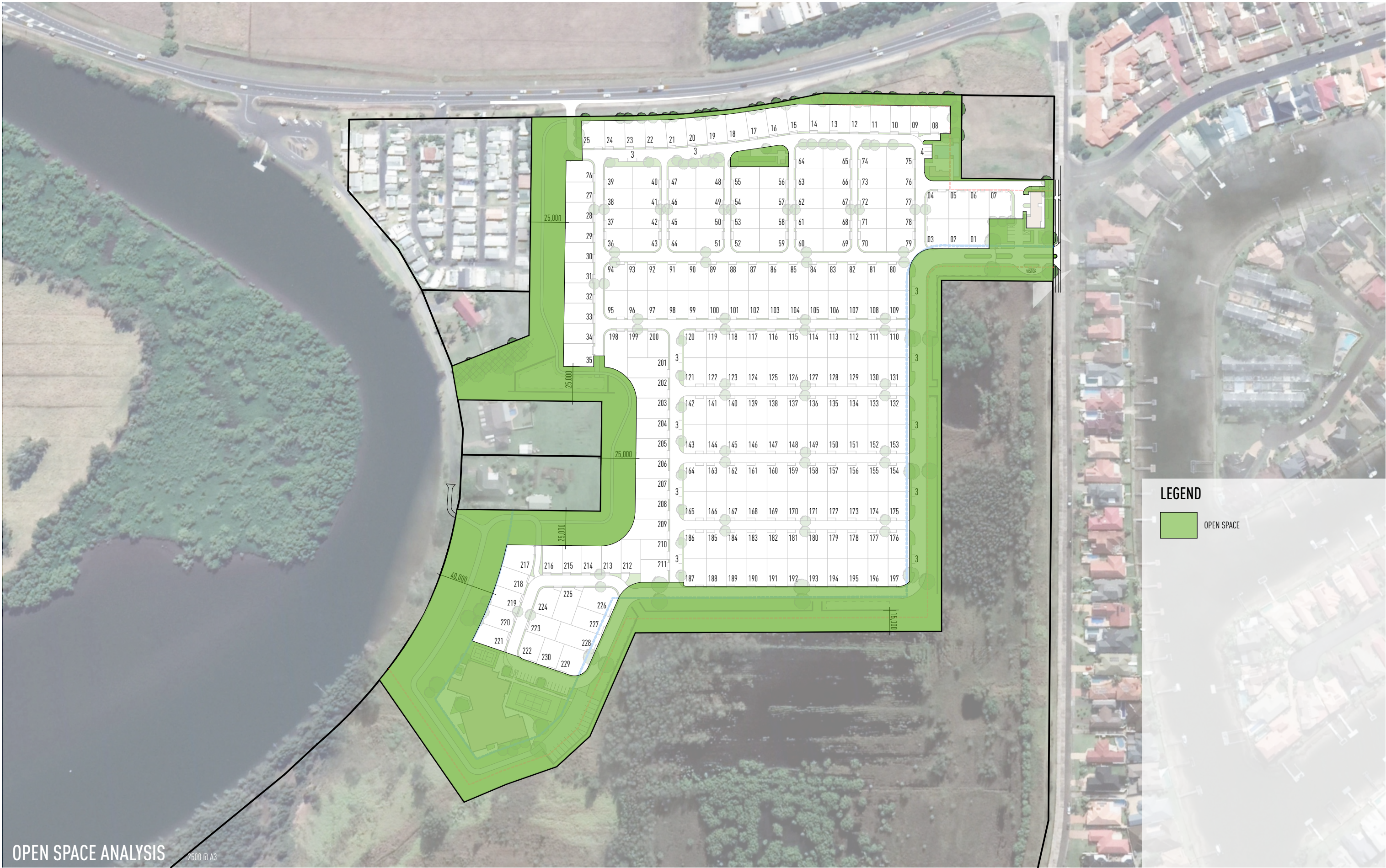
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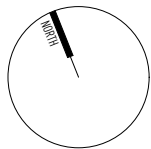
15m	50m	100m	150m
DRAWING	CARPARKING AND DRIVEWAY SETOUT (230 LOT)		
DRAWN	CB	DRAWING No.	BP1073/SK/1.04
DATE	FEB. 2019	ISSUE	H
SCALE	1:2500 @ A3	POOLE	



OPEN SPACE ANALYSIS

2500 @ A3

ISSUE	DATE	DESCRIPTION
A	11.09.19	ISSUED FOR APPROVAL
B	04.06.20	ISSUED FOR APPROVAL
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F	30.04.21	UPDATED LAYOUT
G	01.06.21	UPDATED LAYOUT
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GEMLIFE



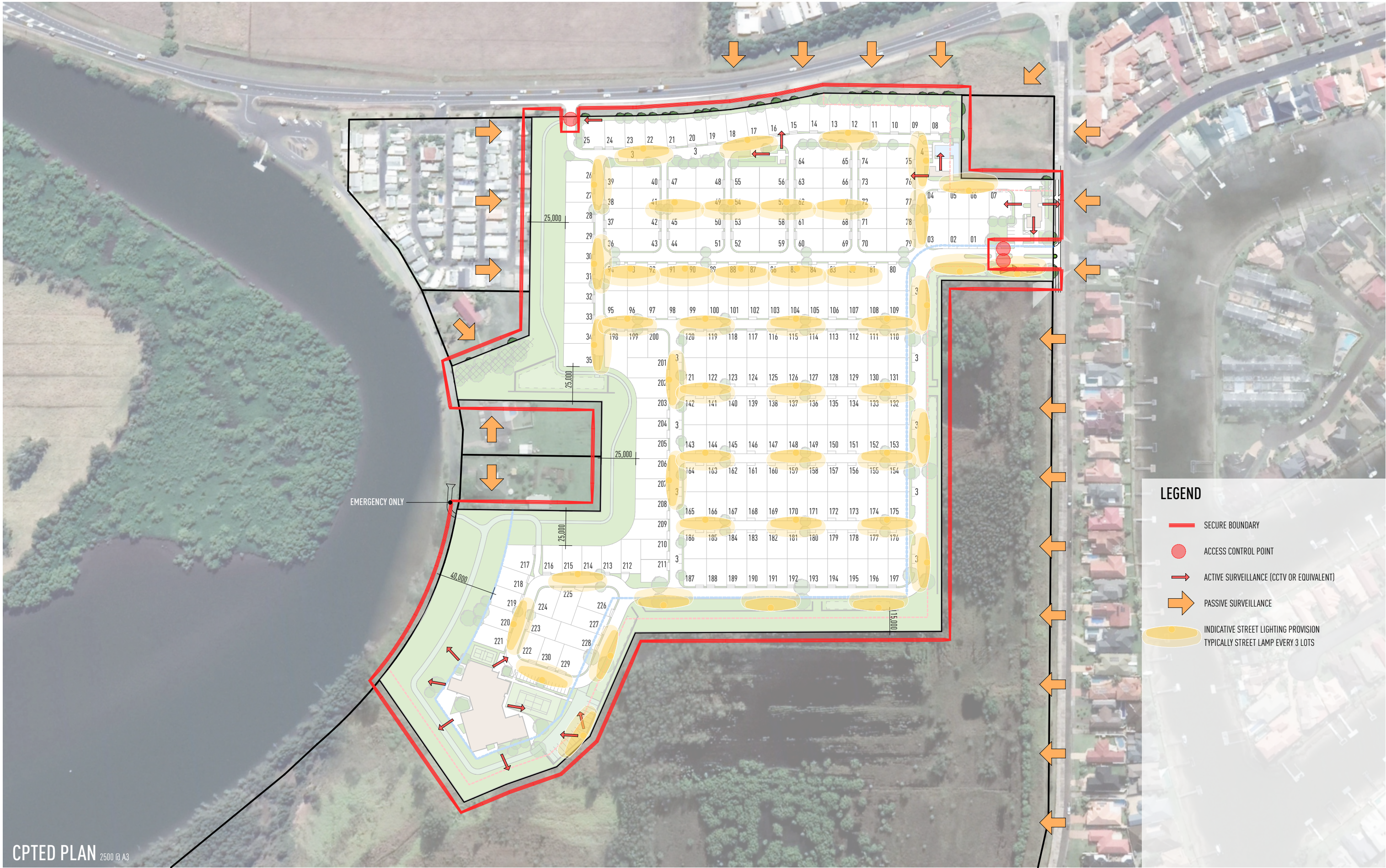
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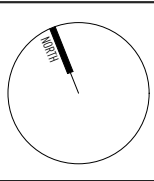
DRAWING	OPEN SPACE ANALYSIS (230 LOT SCHEME)	DRAWING No.	BP1073/SK/1.05	ISSUE	H
DRAWN	CB	DATE	FEB. 2019	SCALE	1:2500 @ A3

POOLE



CPTED PLAN 2500 @ A3

ISSUE	DATE	DESCRIPTION
A	11.09.19	ISSUED FOR APPROVAL
B	04.06.20	ISSUED FOR APPROVAL
C	14.06.20	ISSUED FOR APPROVAL
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LOT 4, BURNS POINT FERRY ROAD, BALLINA, NSW

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GEMLIFE



JAREDPOOLEDDESIGN

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DRAWING CPTED PLAN (230 LOT SCHEME)		DRAWING No. BP1073/SK/1.06		ISSUE H
DRAWN CB	DATE FEB. 2019	SCALE 1:2500 @ A3		

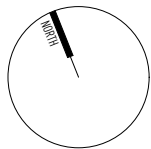
POOLE



BAL - SITE PLAN

2500 @ A3

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GEMLIFE




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15m		50m		100m		150m	
DRAWING BAL - SITE PLAN (230 LOT SCHEME)				DRAWING No. BP1073/SK/1.07			ISSUE H
DRAWN	CB						
DATE	FEB. 2019						
SCALE	1:2500 @ A3						

POOLE

PRELIMINARY ONLY

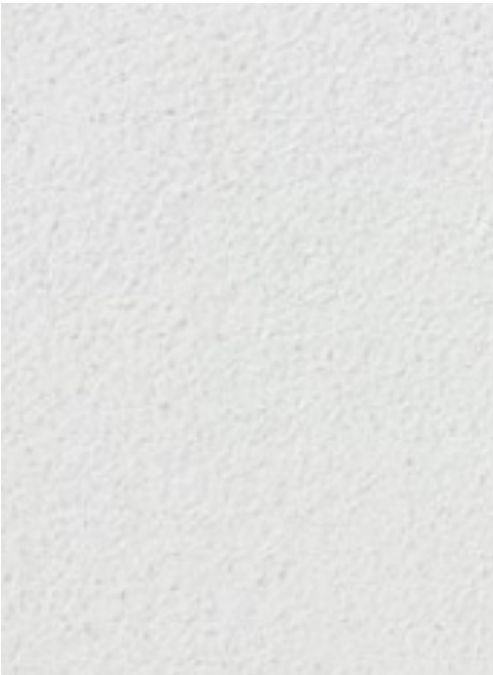
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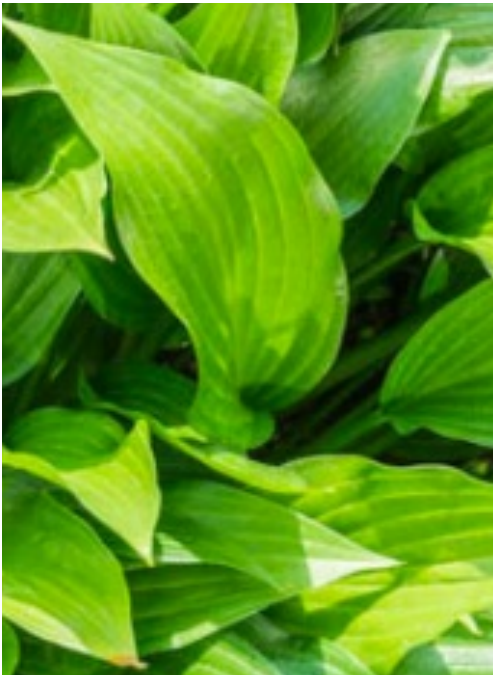
FEATURE FACE BRICK LAYED IN STACKING BOND



CONCRETE ROOF/HOOD WITH TEXTURE COATED RENDERED FINISH



BLOCKWORK WITH TEXTURE COATED RENDERED FINISH



LANDSCAPED PLANTER



FEATURE SCREEN BATTENS, POWDER COATED FINISH



HORIZONTAL GROOVED CLADDING WITH PAINT FINISH

MATERIALS

@ A3

ISSUE	DATE	DESCRIPTION
A	19.07.21	UPDATED LAYOUT

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DRAWING MATERIALS	
DRAWN	CB
DATE	FEB. 2019
SCALE	@ A3

DRAWING No.
BP1073/SK/3.01

ISSUE
A

POOLE

PRELIMINARY ONLY

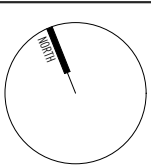
NOT FOR CONSTRUCTION



MAIN ENTRY STATEMENT - PLAN

1:200 @ A3

ISSUE	DATE	DESCRIPTION
A	11.09.19	ISSUED FOR APPROVAL
B	04.06.20	ISSUED FOR APPROVAL
C	16.06.20	ISSUED FOR APPROVAL
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WEB WWW.JPD.COM.AU

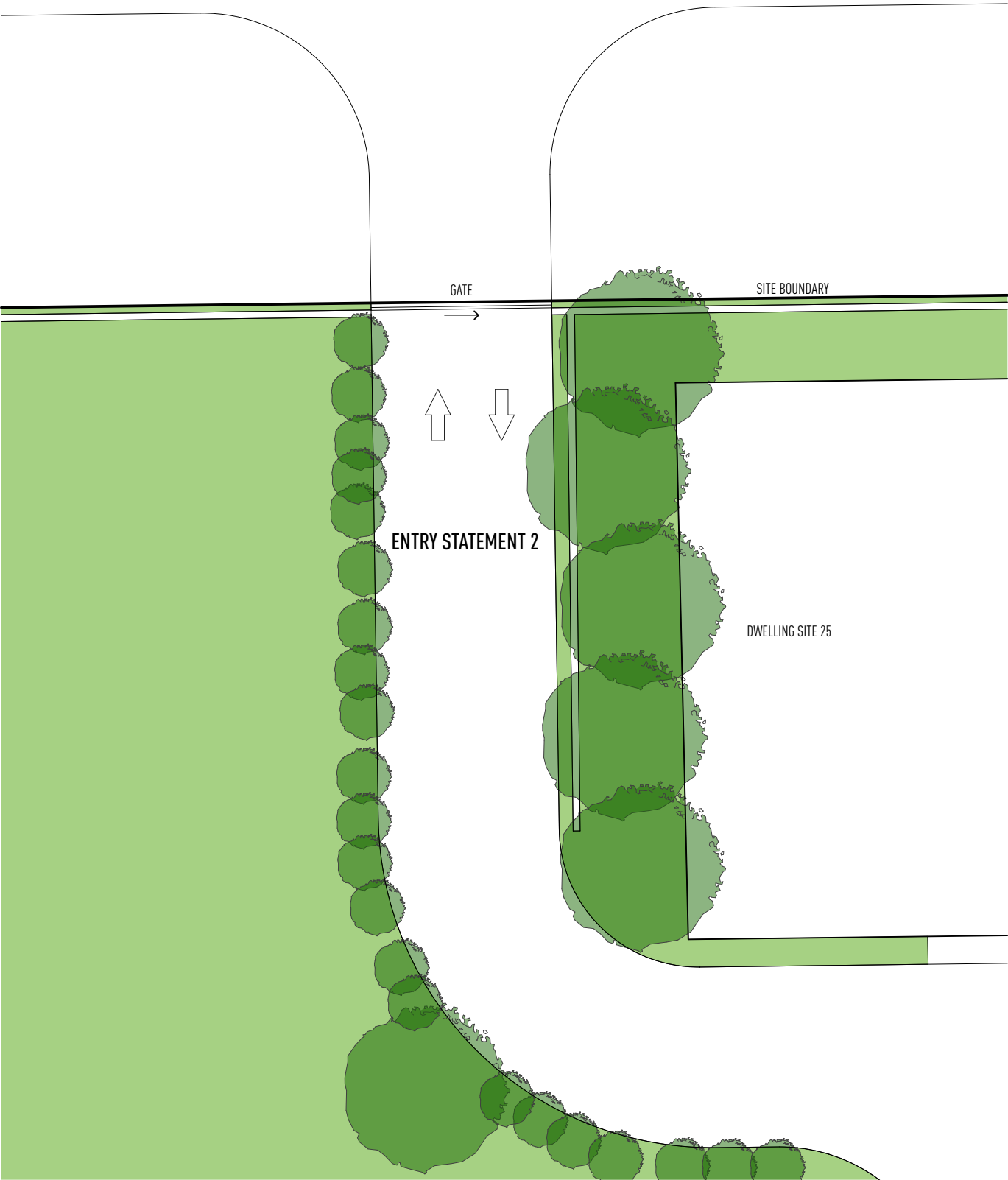
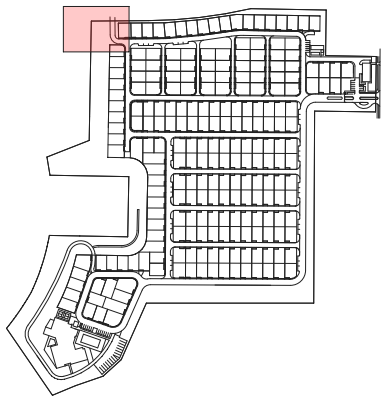


DRAWING MAIN ENTRY STATEMENT - PLAN		DRAWING No. BP1073/SK/4.01		ISSUE E
DRAWN CB	DATE FEB. 2019	SCALE 1:200 @ A3		

POOLE

PRELIMINARY ONLY

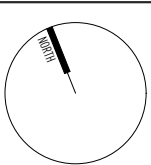
NOT FOR CONSTRUCTION



ENTRY STATEMENT 2 - PLAN

1:200 @ A3

ISSUE	DATE	DESCRIPTION
A	11.09.19	ISSUED FOR APPROVAL
B	04.06.20	ISSUED FOR APPROVAL
C	16.06.20	ISSUED FOR APPROVAL
D	19.07.21	UPDATED LAYOUT



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

FOR
GEMLIFE



JAREDPOOLEDESIGN

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



1m5m10m		DRAWING No. BP1073/SK/5.01	ISSUE D
ENTRY STATEMENT 2 - PLAN			
DRAWN	CB		
DATE	FEB. 2019		
SCALE	1:200 @ A3		

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AREA SCHEDULE

GROUND FLOOR PLAN	191.15
GARAGE	50.64
PORCH	65.42
FIRST FLOOR PLAN	137.06
VOID	10.47
BALCONY	26.16

480.90 m²

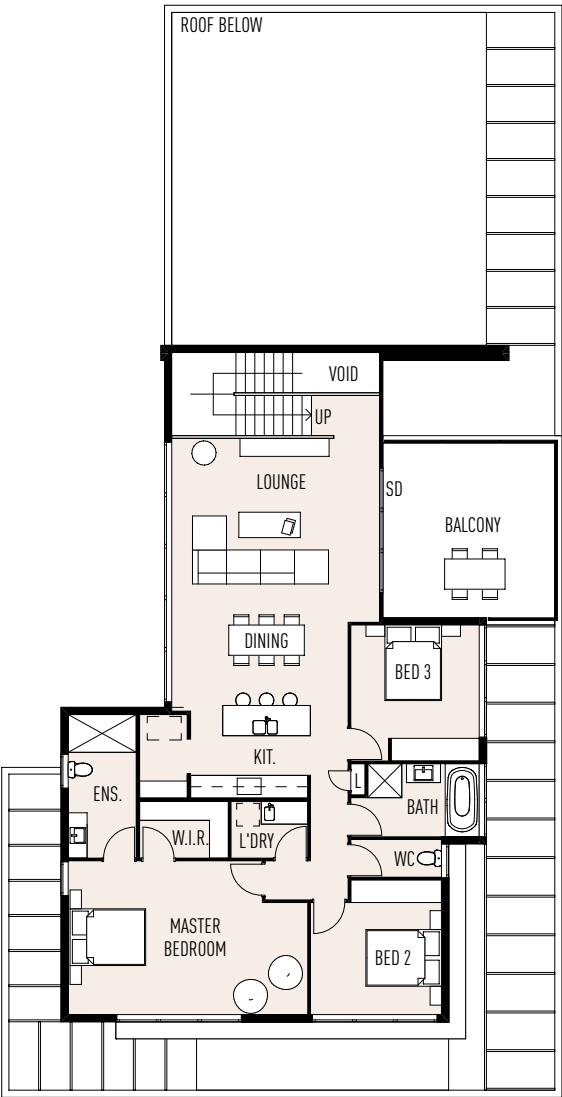
MANAGERS UNIT - PLAN

1:200 @ A3

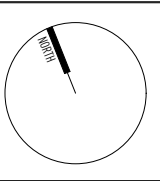
GROUND FLOOR

BURNS POINT FERRY ROAD

FIRST FLOOR



ISSUE	DATE	DESCRIPTION
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PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 4, BURNS POINT FERRY ROAD, BALLINA, NSW

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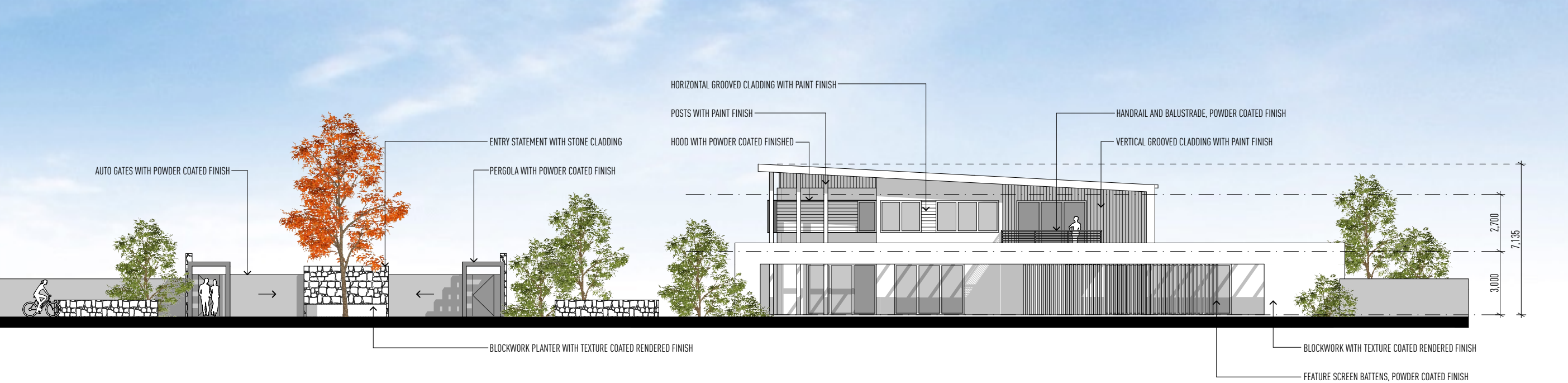


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MANAGERS UNIT - PLAN			
DRAWN	CB		
DATE	FEB. 2019		
SCALE	1:200 @ A3		

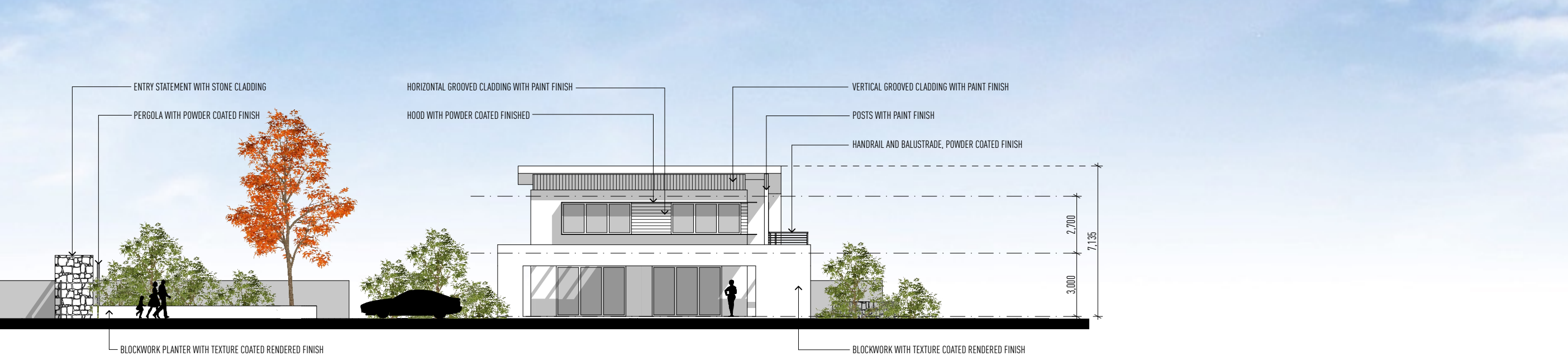


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ELEVATION 01



ELEVATION 02

MANAGERS UNIT - ELEVATIONS

1:200 @ A3

ISSUE	DATE	DESCRIPTION
A	11.09.19	ISSUED FOR APPROVAL
B	04.06.20	ISSUED FOR APPROVAL
C	16.06.20	ISSUED FOR APPROVAL
D	19.07.21	UPDATED LAYOUT

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

FOR
GEMLIFE



JAREDPOOLEDDESIGN

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DRAWING		MANAGERS UNIT - ELEVATIONS		DRAWING No. BP1073/SK/6.02		ISSUE D	
DRAWN	CB	DATE	FEB. 2019	SCALE	1:200 @ A3		

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ELEVATION 03



ELEVATION 04

MANAGERS UNIT - ELEVATIONS

1:200 @ A3

ISSUE	DATE	DESCRIPTION
A	11.09.19	ISSUED FOR APPROVAL
B	04.06.20	ISSUED FOR APPROVAL
C	16.06.20	ISSUED FOR APPROVAL
D	19.07.21	UPDATED LAYOUT

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

FOR
GEMLIFE



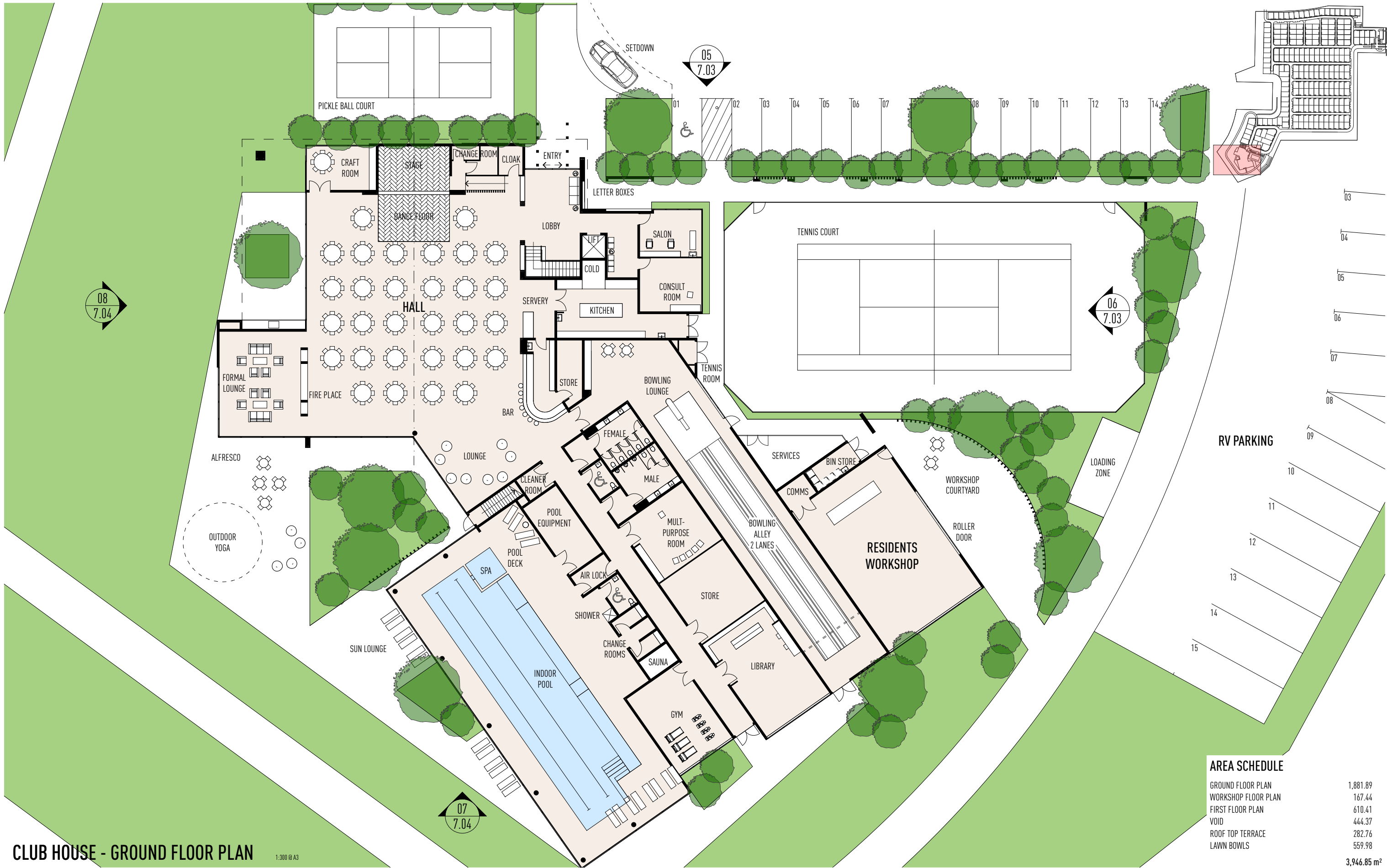
JAREDPOOLEDESIGN

LEVEL 1 33 ELKHORN AVENUE
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TEL 07 5527 5300
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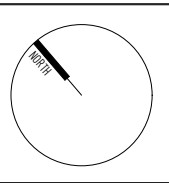


DRAWING			MANAGERS UNIT - ELEVATIONS		DRAWING No. BP1073/SK/6.03	ISSUE D
DRAWN	CB					
DATE	FEB. 2019					
SCALE	1:200 @ A3					





ISSUE	DATE	DESCRIPTION
A	11.09.19	ISSUED FOR APPROVAL
B	04.06.20	ISSUED FOR APPROVAL
C	14.06.20	ISSUED FOR APPROVAL
D	19.04.21	CLUB HOUSE LAYOUT AMENDED
E	01.06.21	CLUB HOUSE LAYOUT AMENDED
F	19.07.21	UPDATED LAYOUT



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

FOR
GEMLIFE



JAREDPOOLEDDESIGN

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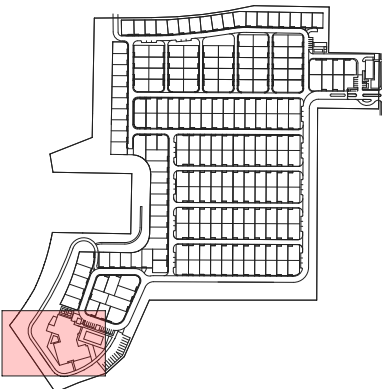


DRAWING	CLUB HOUSE - GROUND FLOOR PLAN	DRAWING No.	BP1073/SK/7.01	ISSUE	F
DRAWN	CB				
DATE	FEB. 2019				
SCALE	1:300 @ A3				



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CLUB HOUSE - FIRST FLOOR PLAN

1:300 @ A3

ISSUE	DATE	DESCRIPTION
A	11.09.19	ISSUED FOR APPROVAL
B	04.06.20	ISSUED FOR APPROVAL
C	14.06.20	ISSUED FOR APPROVAL
D	19.04.21	CLUB HOUSE LAYOUT AMENDED
E	01.06.21	CLUB HOUSE LAYOUT AMENDED
F	19.07.21	UPDATED LAYOUT



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

FOR
GEMLIFE



JAREDPOOLEDDESIGN

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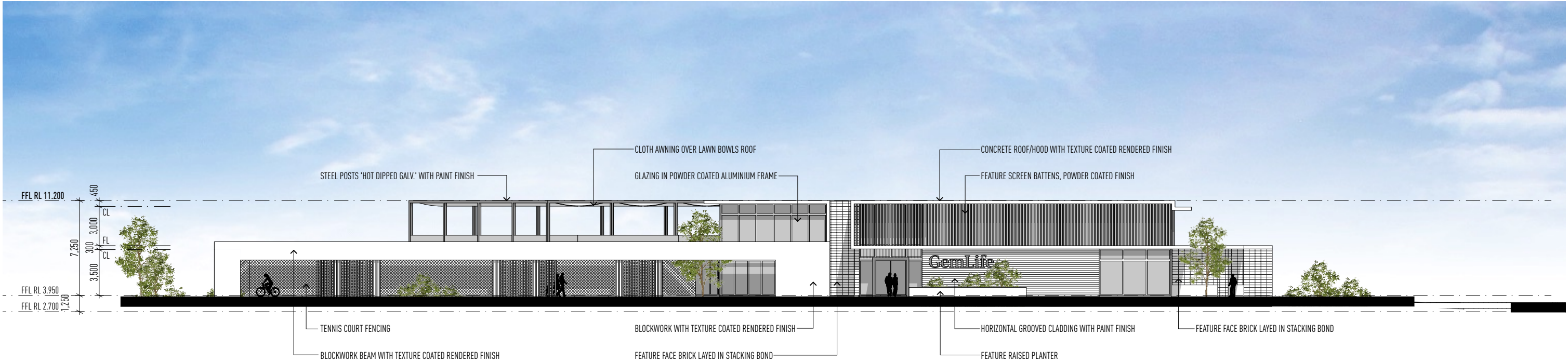


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DRAWING	CLUB HOUSE - FIRST FLOOR PLAN	DRAWING No. BP1073/SK/7.02
DRAWN	CB	ISSUE F
DATE	FEB. 2019	
SCALE	1:300 @ A3	

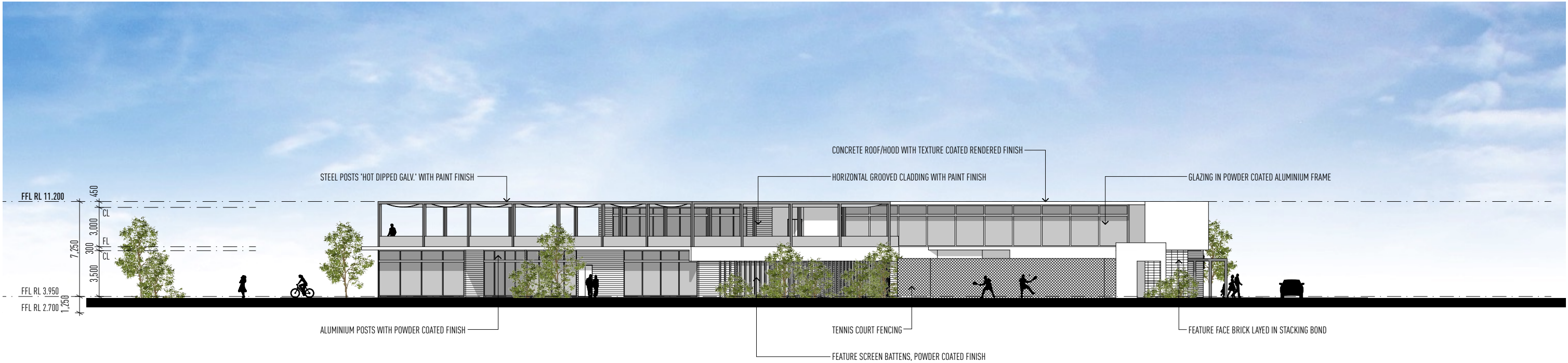
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ELEVATION 05



ELEVATION 06

CLUB HOUSE - ELEVATIONS

1:300 @ A3

ISSUE	DATE	DESCRIPTION
A	11.09.19	ISSUED FOR APPROVAL
B	04.06.20	ISSUED FOR APPROVAL
C	14.06.20	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
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LOT 4, BURNS POINT FERRY ROAD, BALLINA, NSW

FOR
GEMLIFE



JAREDPOOLEDESIGN

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1.5m	7.5m	15m
DRAWING	CLUB HOUSE - ELEVATIONS	DRAWING No. BP1073/SK/7.03
DRAWN	CB	ISSUE F
DATE	FEB. 2019	
SCALE	1:300 @ A3	

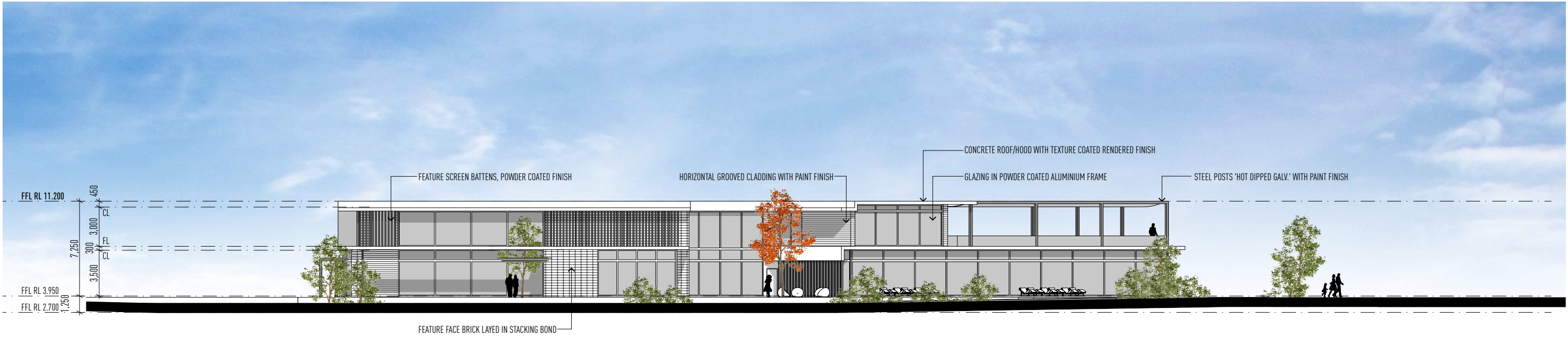
POOLE

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ELEVATION 07



ELEVATION 08

CLUB HOUSE - ELEVATIONS

1:300 @ A3

ISSUE	DATE	DESCRIPTION
A	11.09.19	ISSUED FOR APPROVAL
B	04.06.20	ISSUED FOR APPROVAL
C	14.06.20	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
AT
LOT 4, BURNS POINT FERRY ROAD, BALLINA, NSW

FOR
GEMLIFE



JAREDPOOLEDDESIGN

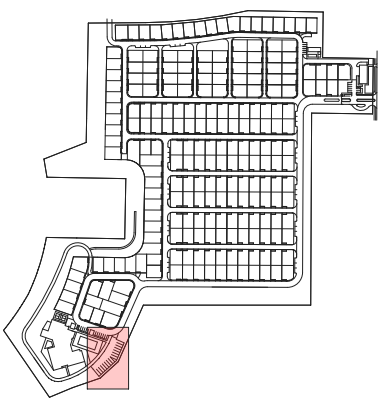
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SURFERS PARADISE, QLD. 4217 AUSTRALIA
PO BOX 42
ISLE OF CAPRI, QLD. 4217 AUSTRALIA
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1.5m		7.5m		15m	
DRAWING CLUB HOUSE - ELEVATIONS					
DRAWN	CB	DRAWING No. BP1073/SK/7.04			
DATE	FEB. 2019	ISSUE F			
SCALE	1:300 @ A3	POOLE			

PRELIMINARY ONLY

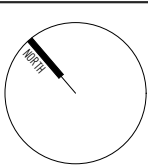
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RV COMPOUND - PLAN

1:300 @ A3

ISSUE	DATE	DESCRIPTION
A	11.09.19	ISSUED FOR APPROVAL
B	04.06.20	ISSUED FOR APPROVAL
C	16.06.20	ISSUED FOR APPROVAL
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E	19.07.21	UPDATED LAYOUT



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

FOR
GEMLIFE



JAREDPOOLEDESIGN

LEVEL 1 33 ELKHORN AVENUE
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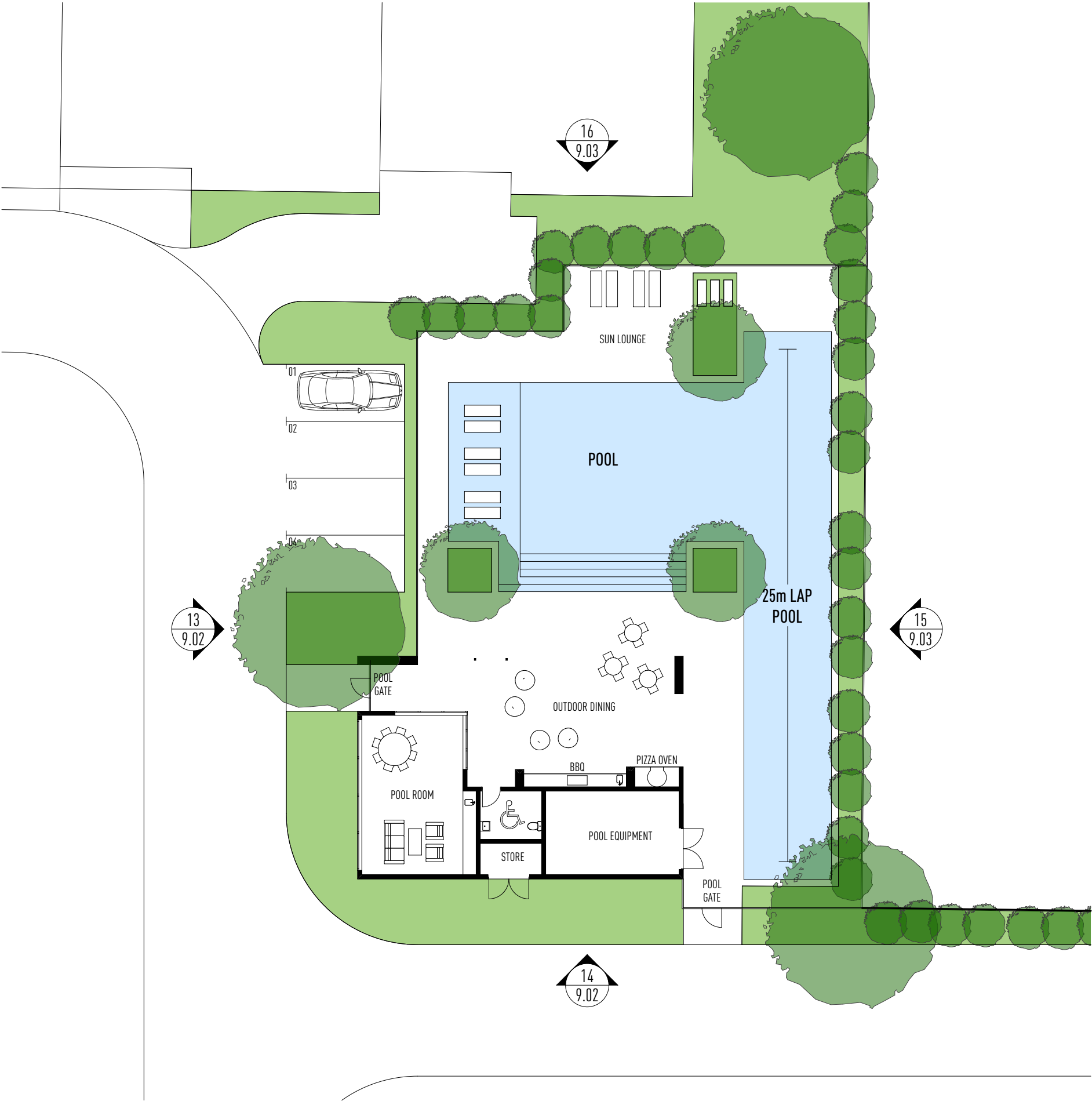
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RV COMPOUND - PLAN					
DRAWN	CB				
DATE	FEB. 2019				
SCALE	1:300 @ A3				

POOLE

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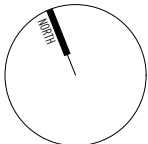
SUMMER HOUSE



SUMMER HOUSE - PLAN

1:200 @ A3

ISSUE	DATE	DESCRIPTION
A	11.09.19	ISSUED FOR APPROVAL
B	04.06.20	ISSUED FOR APPROVAL
C	16.06.20	ISSUED FOR APPROVAL
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PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 4, BURNS POINT FERRY ROAD, BALLINA, NSW

FOR
GEMLIFE



JAREDPOOLEDDESIGN

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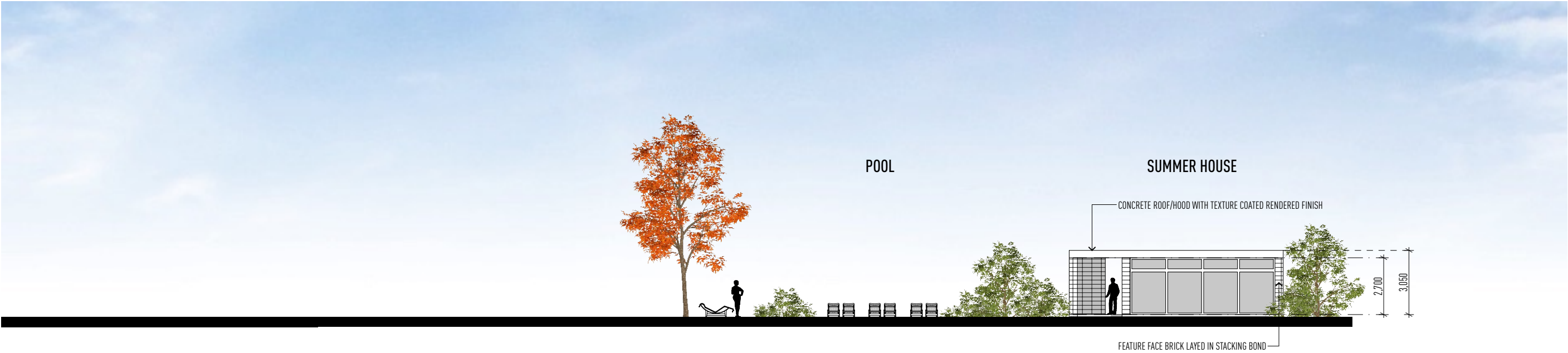


1m	5m	10m
DRAWING	SUMMER HOUSE - PLAN	
DRAWN	CB	DRAWING No. BP1073/SK/9.01
DATE	FEB. 2019	ISSUE E
SCALE	1:200 @ A3	

POOLE

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ELEVATION 13



ELEVATION 14

SUMMER HOUSE - ELEVATIONS

1:200 @ A3

ISSUE	DATE	DESCRIPTION
A	11.09.19	ISSUED FOR APPROVAL
B	04.06.20	ISSUED FOR APPROVAL
C	14.06.20	ISSUED FOR APPROVAL
D	01.06.21	LAYOUT AMENDED
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PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 4, BURNS POINT FERRY ROAD, BALLINA, NSW

FOR
GEMLIFE



JAREDPOOLEDESIGN

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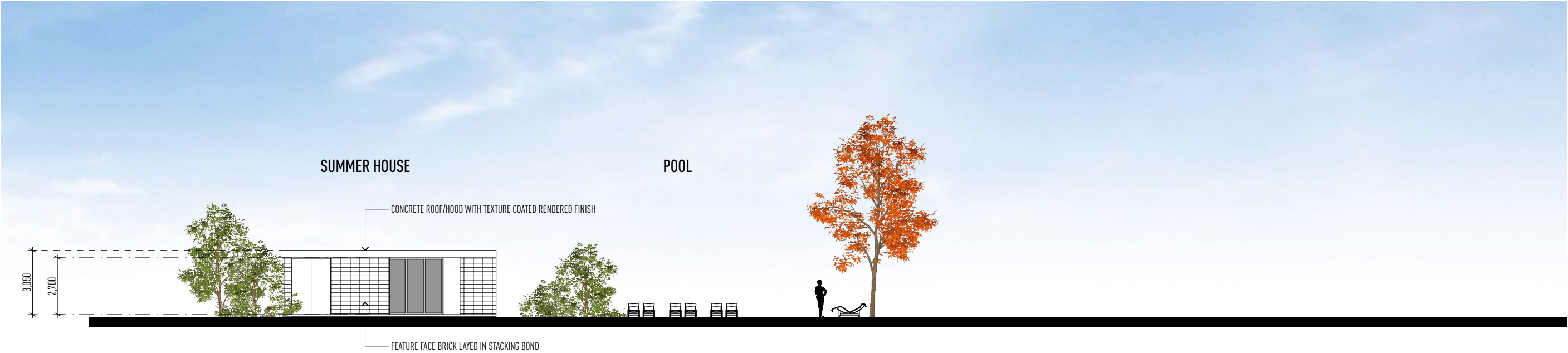


DRAWING SUMMER HOUSE - ELEVATIONS		DRAWING No. BP1073/SK/9.02		ISSUE E
DRAWN CB	DATE FEB. 2019	SCALE 1:200 @ A3		



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ELEVATION 15



ELEVATION 16

SUMMER HOUSE - ELEVATIONS

1:200 @ A3

ISSUE	DATE	DESCRIPTION
A	19.07.21	UPDATED LAYOUT

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PROJECT
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LOT 4, BURNS POINT FERRY ROAD, BALLINA, NSW

FOR
GEMLIFE



JAREDPOOLEDDESIGN

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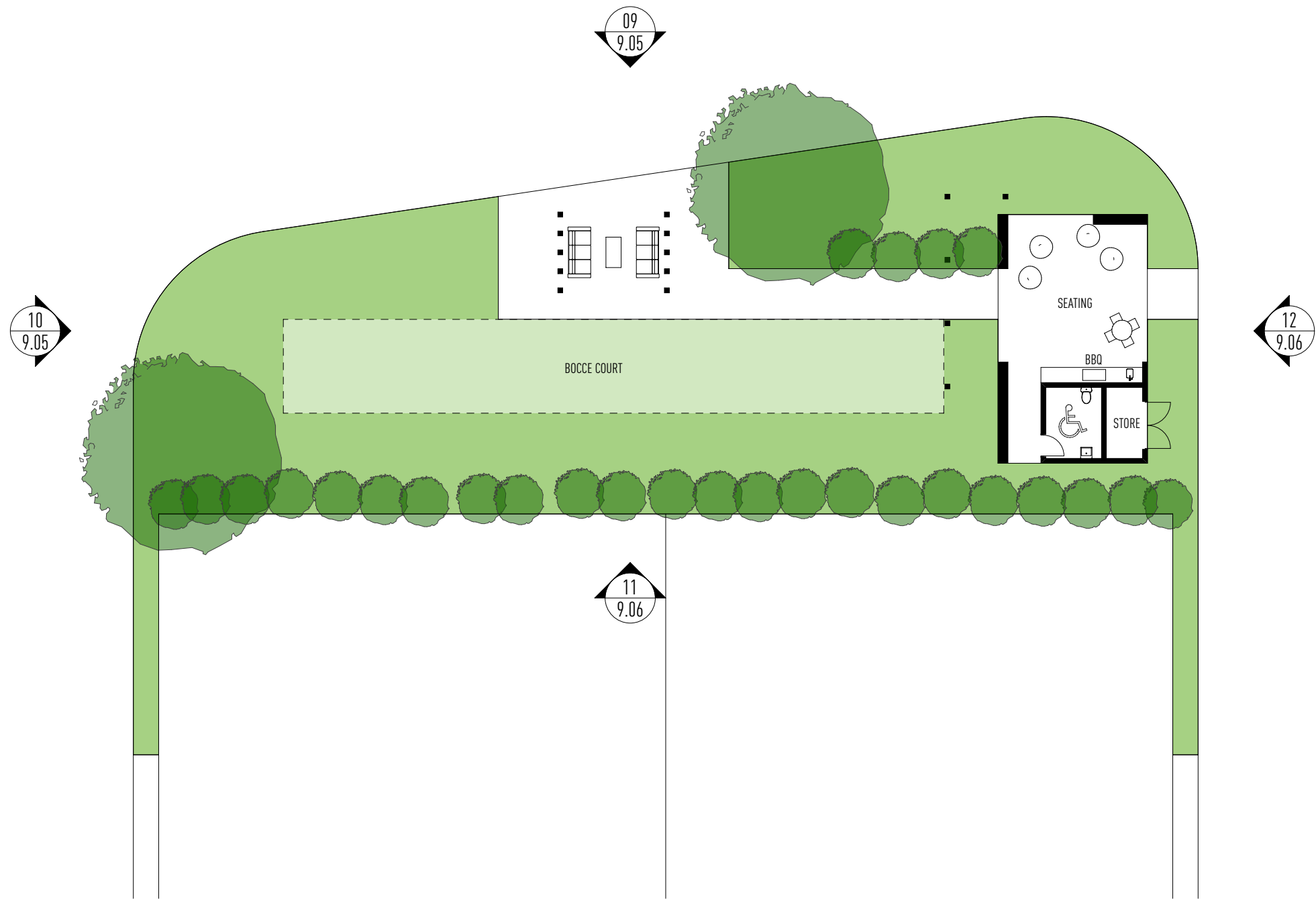
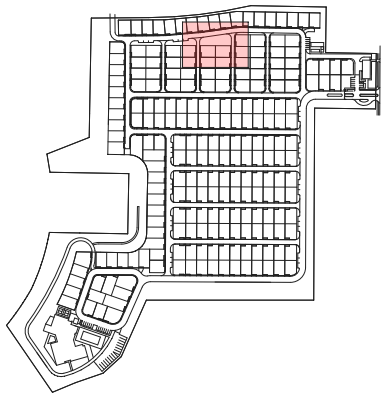
DRAWING SUMMER HOUSE - ELEVATIONS	
DRAWN	CB
DATE	FEB. 2019
SCALE	1:200 @ A3

DRAWING No.
BP1073/SK/9.03

ISSUE
A

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BOCCE COURT - PLAN

1:200 @ A3

ISSUE	DATE	DESCRIPTION
A	19.07.21	UPDATED LAYOUT

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

FOR
GEMLIFE



JAREDPOOLEDDESIGN

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

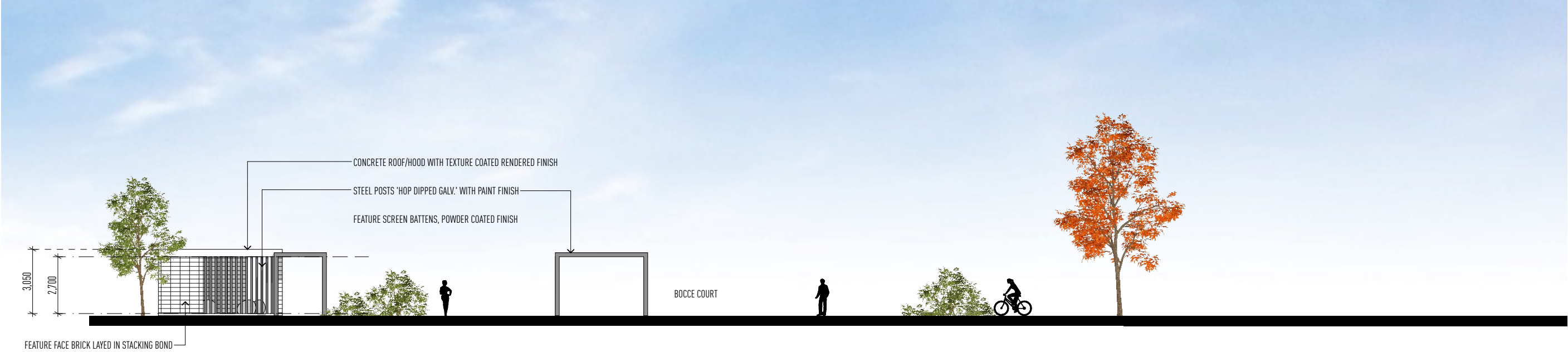


DRAWING BOCCE COURT - PLAN		DRAWING No. BP1073/SK/9.04	ISSUE A
DRAWN CB	DATE FEB. 2019	SCALE 1:200 @ A3	



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ELEVATION 09



ELEVATION 10

BOCCE COURT - ELEVATIONS

1:200 @ A3

ISSUE	DATE	DESCRIPTION
A	19.07.21	UPDATED LAYOUT

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

FOR
GEMLIFE



JAREDPOOLEDDESIGN

LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, QLD. 4217 AUSTRALIA
PO BOX 42
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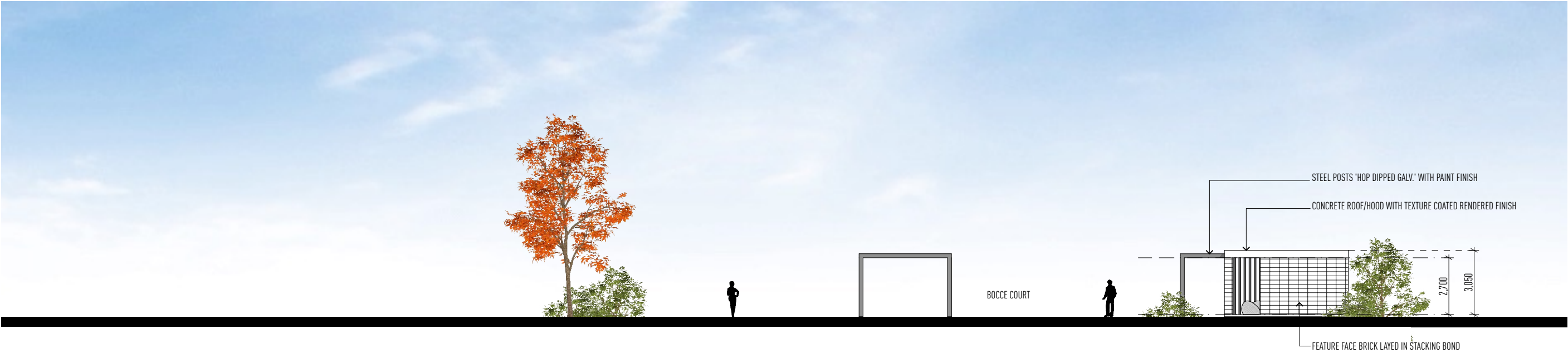


DRAWING BOCCE COURT - ELEVATIONS		DRAWING No. BP1073/SK/9.05		ISSUE A
DRAWN CB	DATE FEB. 2019	SCALE 1:200 @ A3		



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ELEVATION 11



ELEVATION 12

BOCCE COURT - ELEVATIONS

1:200 @ A3

ISSUE	DATE	DESCRIPTION
A	19.07.21	UPDATED LAYOUT

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

FOR
GEMLIFE



JAREDPOOLEDESIGN

LEVEL 1 33 ELKHORN AVENUE
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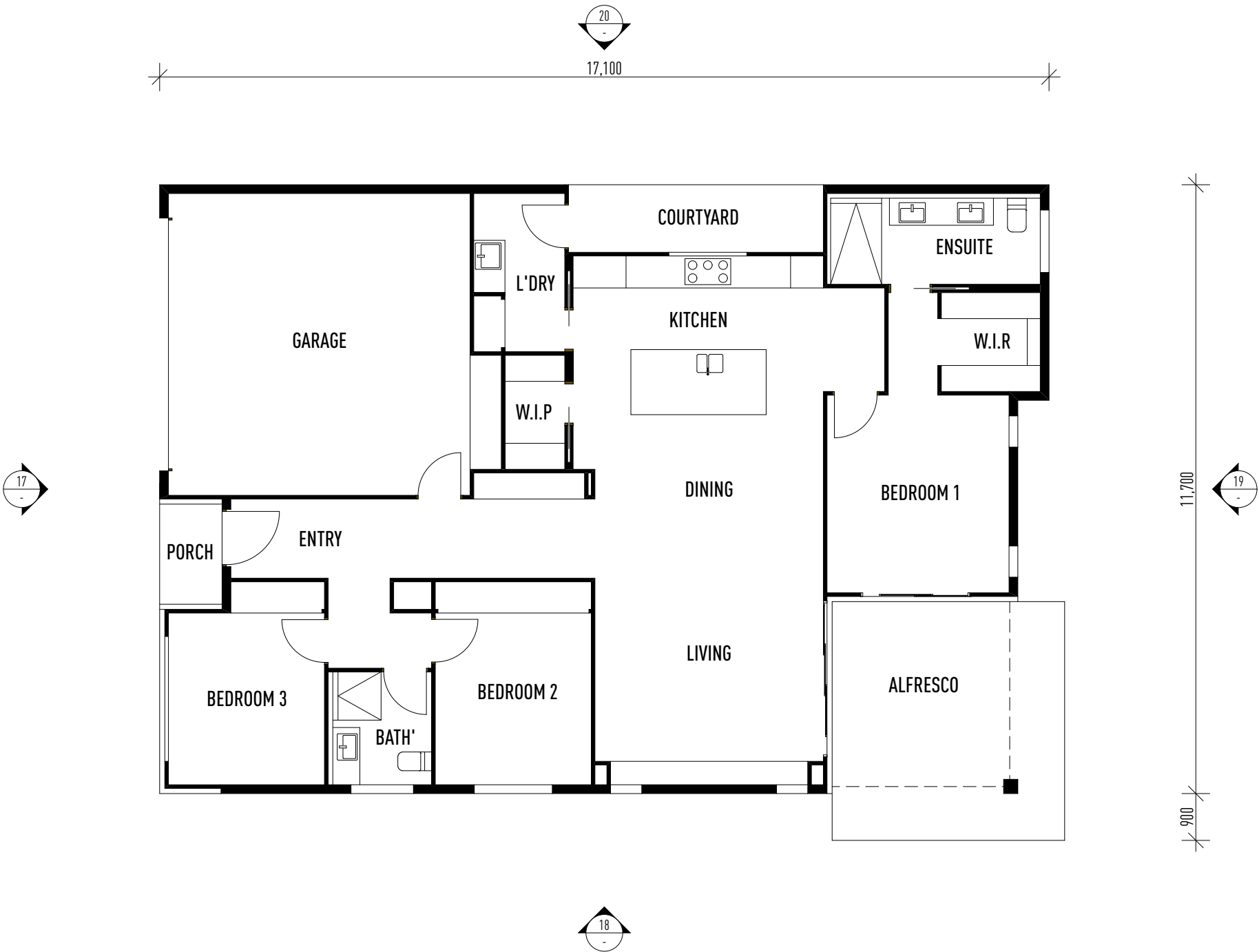


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DRAWING BOCCE COURT - ELEVATIONS		DRAWING No. BP1073/SK/9.06
DRAWN CB	ISSUE A	
DATE FEB. 2019		
SCALE 1:200 @ A3		

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TYPICAL HOUSE DESIGN 1 - FLOOR PLAN

@ A3

ISSUE	DATE	DESCRIPTION
A	11.09.19	ISSUED FOR APPROVAL
B	04.06.20	ISSUED FOR APPROVAL
C	16.06.20	ISSUED FOR APPROVAL

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PROJECT
PROPOSED NEW DEVELOPMENT

AT
LOT 4, BURNS POINT FERRY ROAD, BALLINA, NSW

FOR
GEMLIFE

JAREDPOOLEDDESIGN

LEVEL 1 33 ELKHORN AVENUE
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EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU

DRAWING
TYPICAL HOUSE DESIGN 1 - FLOOR PLAN

DRAWN	CB
DATE	FEB. 2019
SCALE	@ A3

DRAWING No.
BP1073/SK/10.01

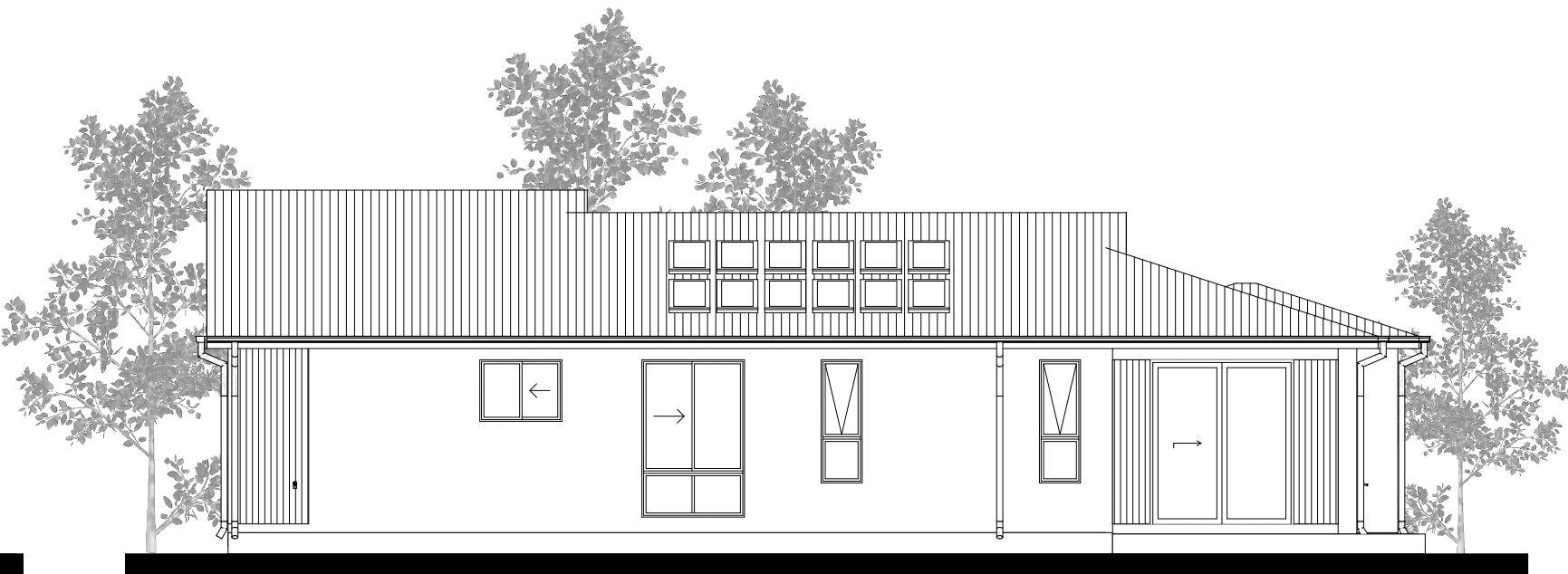
ISSUE
C

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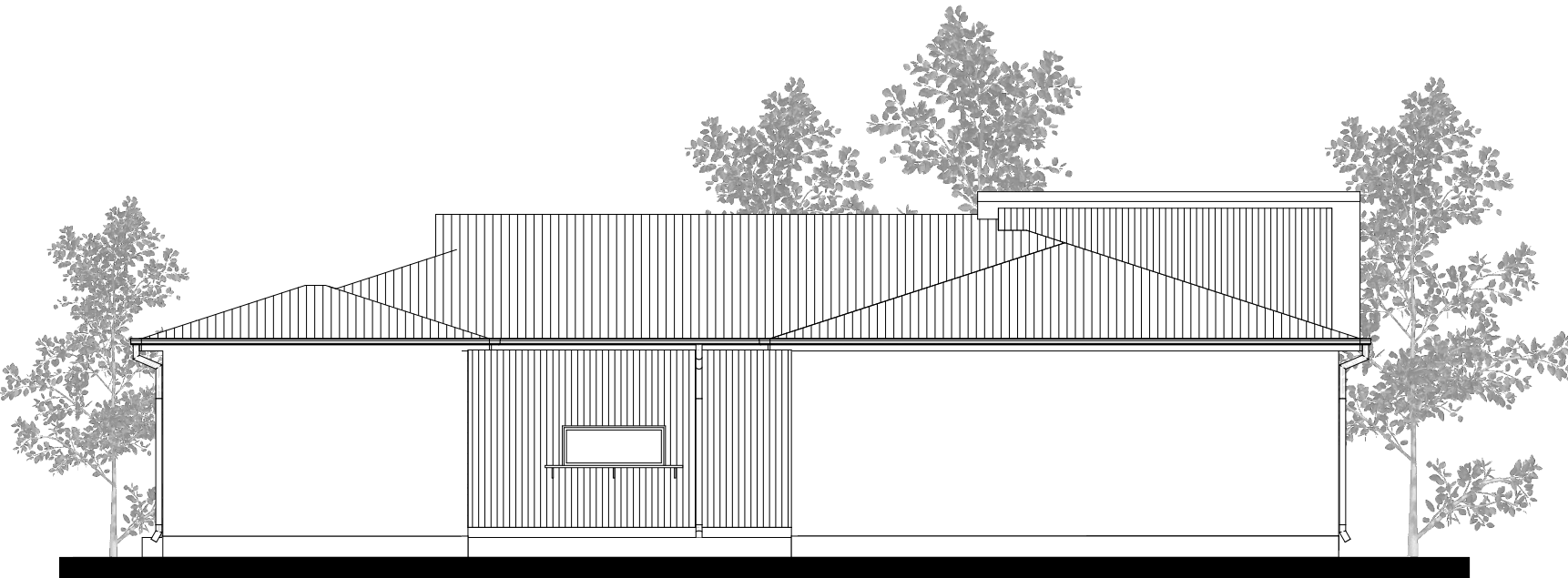
ELEVATION 17



ELEVATION 18



ELEVATION 19



ELEVATION 20

TYPICAL HOUSE DESIGN 1 - SKILLION - ELEVATIONS

1:1 @ A3

ISSUE	DATE	DESCRIPTION
A	11.09.19	ISSUED FOR APPROVAL
B	04.06.20	ISSUED FOR APPROVAL
C	16.06.20	ISSUED FOR APPROVAL

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

FOR
GEMLIFE



JAREDPOOLEDDESIGN

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DRAWING	TYPICAL HOUSE DESIGN 1 - SKILLION - ELEVATIONS	DRAWING No.	BP1073/SK/10.02	ISSUE	C
DRAWN	CB				
DATE	FEB. 2019				
SCALE	1:1 @ A3				



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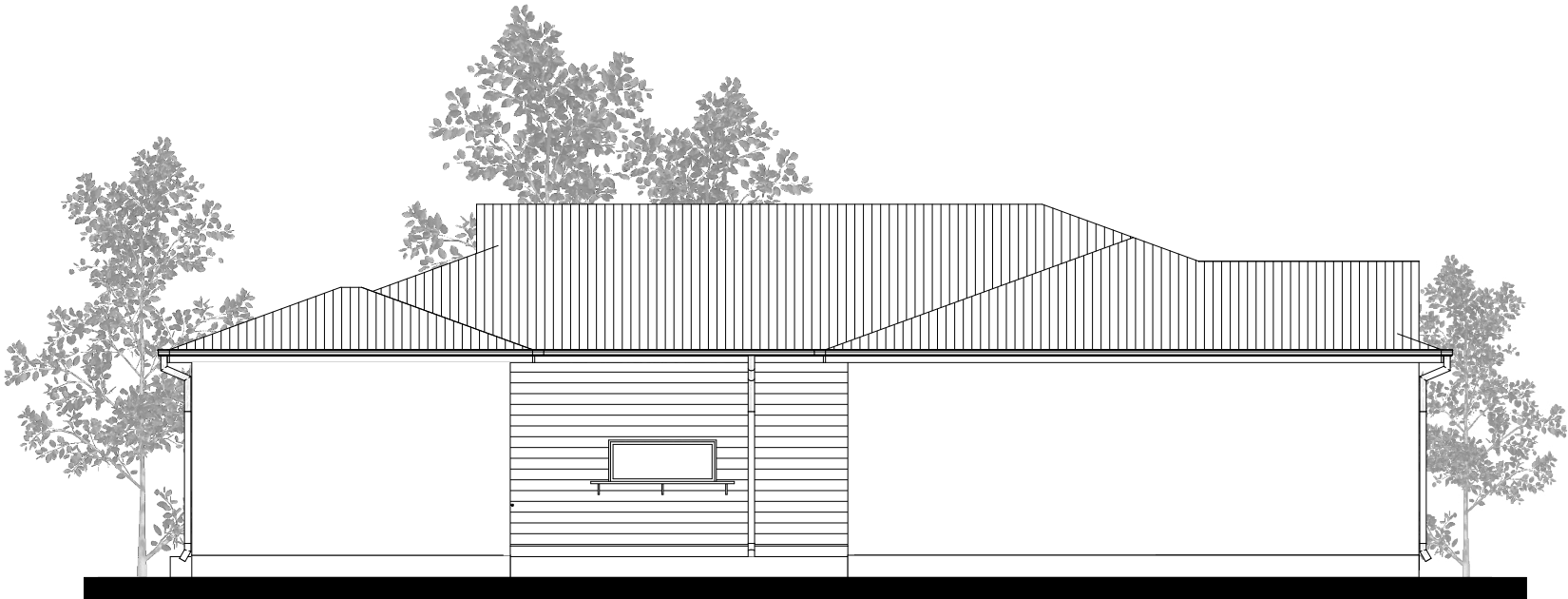
ELEVATION 17



ELEVATION 18



ELEVATION 19



ELEVATION 20

TYPICAL HOUSE DESIGN 1 - GABLE -ELEVATIONS

1:1 @ A3

ISSUE	DATE	DESCRIPTION
A	11.09.19	ISSUED FOR APPROVAL
B	04.06.20	ISSUED FOR APPROVAL
C	16.06.20	ISSUED FOR APPROVAL

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

FOR
GEMLIFE



JAREDPOOLEDESIGN

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DRAWING TYPICAL HOUSE DESIGN 1 - GABLE -ELEVATIONS		DRAWING No. BP1073/SK/10.03	ISSUE C
DRAWN CB			
DATE FEB. 2019			
SCALE 1:1 @ A3			

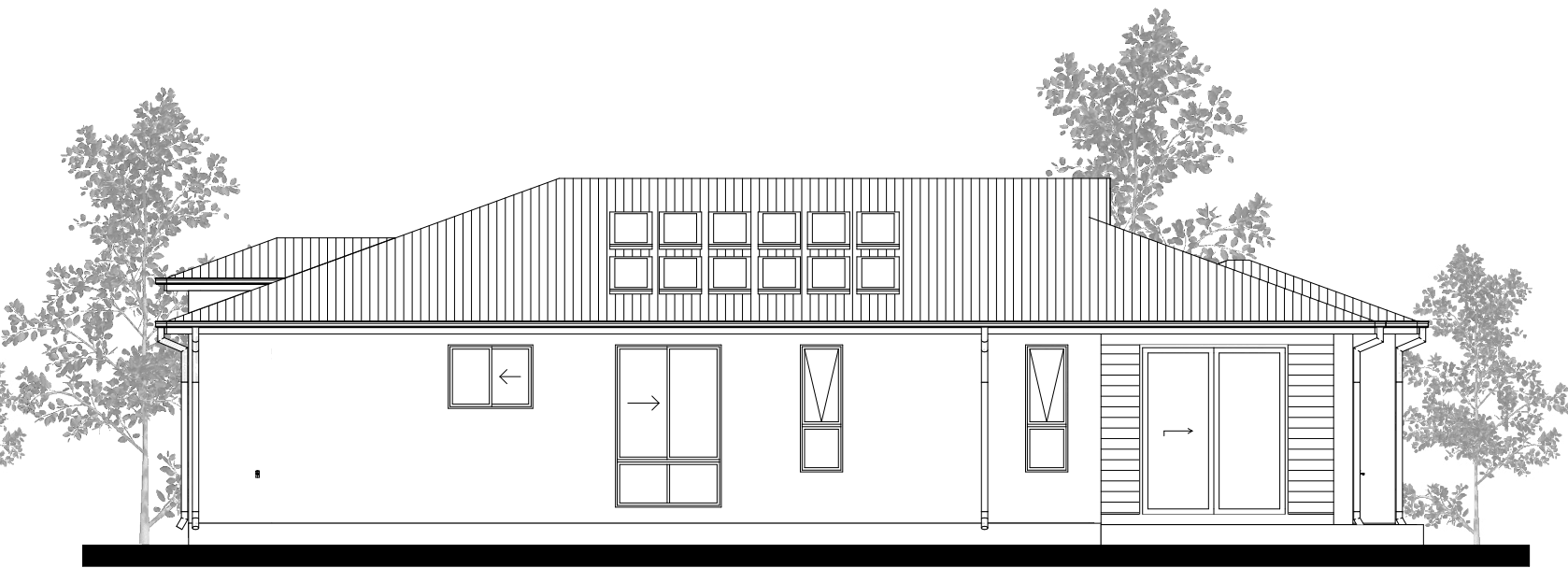


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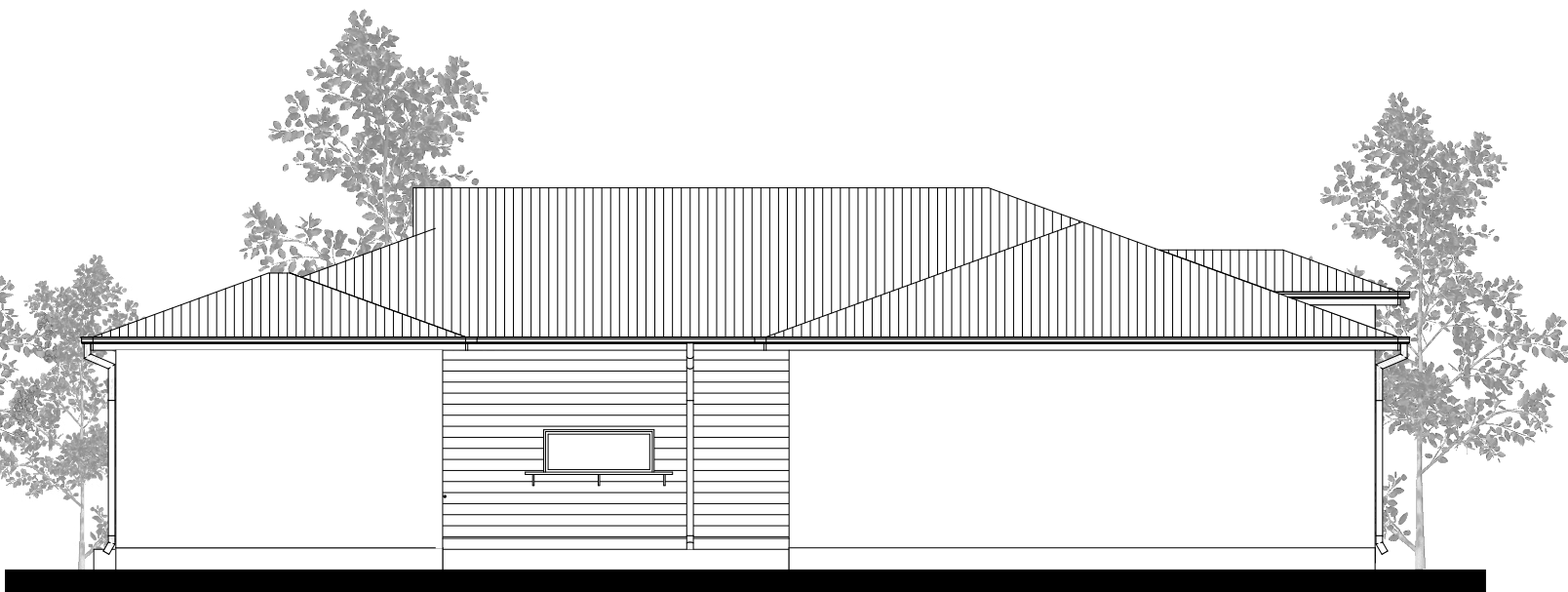
ELEVATION 17



ELEVATION 18



ELEVATION 19



ELEVATION 20

TYPICAL HOUSE DESIGN 1 - HIP - ELEVATIONS

1:1 @ A3

ISSUE	DATE	DESCRIPTION
A	11.09.19	ISSUED FOR APPROVAL
B	04.06.20	ISSUED FOR APPROVAL
C	16.06.20	ISSUED FOR APPROVAL

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

FOR
GEMLIFE



JAREDPOOLEDDESIGN

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EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU



DRAWING	TYPICAL HOUSE DESIGN 1 - HIP - ELEVATIONS
DRAWN	CB
DATE	FEB. 2019
SCALE	1:1 @ A3

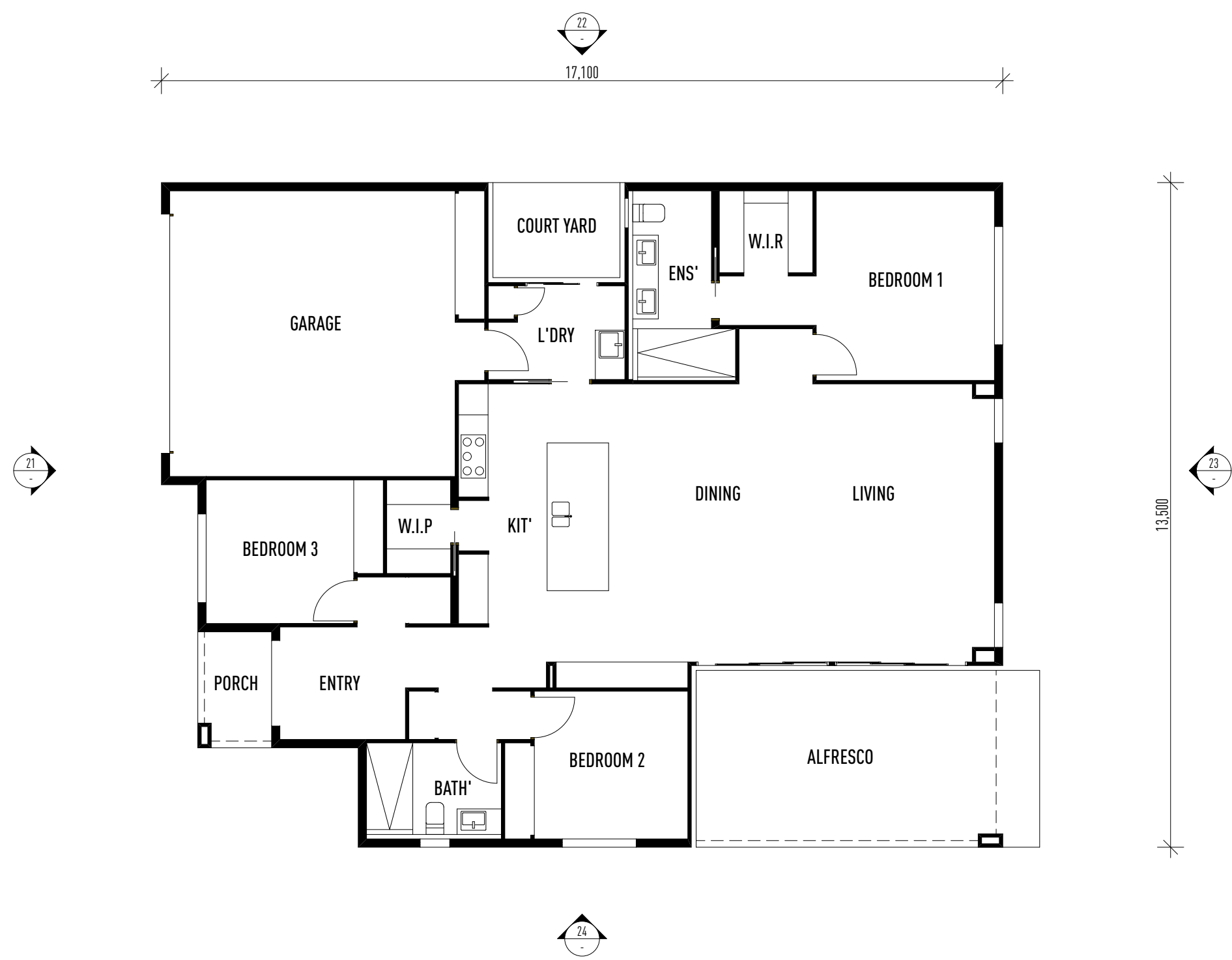
DRAWING No.
BP1073/SK/10.04

ISSUE
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TYPICAL HOUSE DESIGN 2 - FLOOR PLAN


1:1 @ A3

ISSUE	DATE	DESCRIPTION
A	11.09.19	ISSUED FOR APPROVAL
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C	16.06.20	ISSUED FOR APPROVAL

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

FOR
GEMLIFE

 **GemLife™**

JAREDPOOLEDDESIGN

LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, QLD. 4217 AUSTRALIA
PO BOX 42
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DRAWING TYPICAL HOUSE DESIGN 2 - FLOOR PLAN	
DRAWN	CB
DATE	FEB. 2019
SCALE	1:1 @ A3

DRAWING No.
BP1073/SK/10.05

ISSUE
C

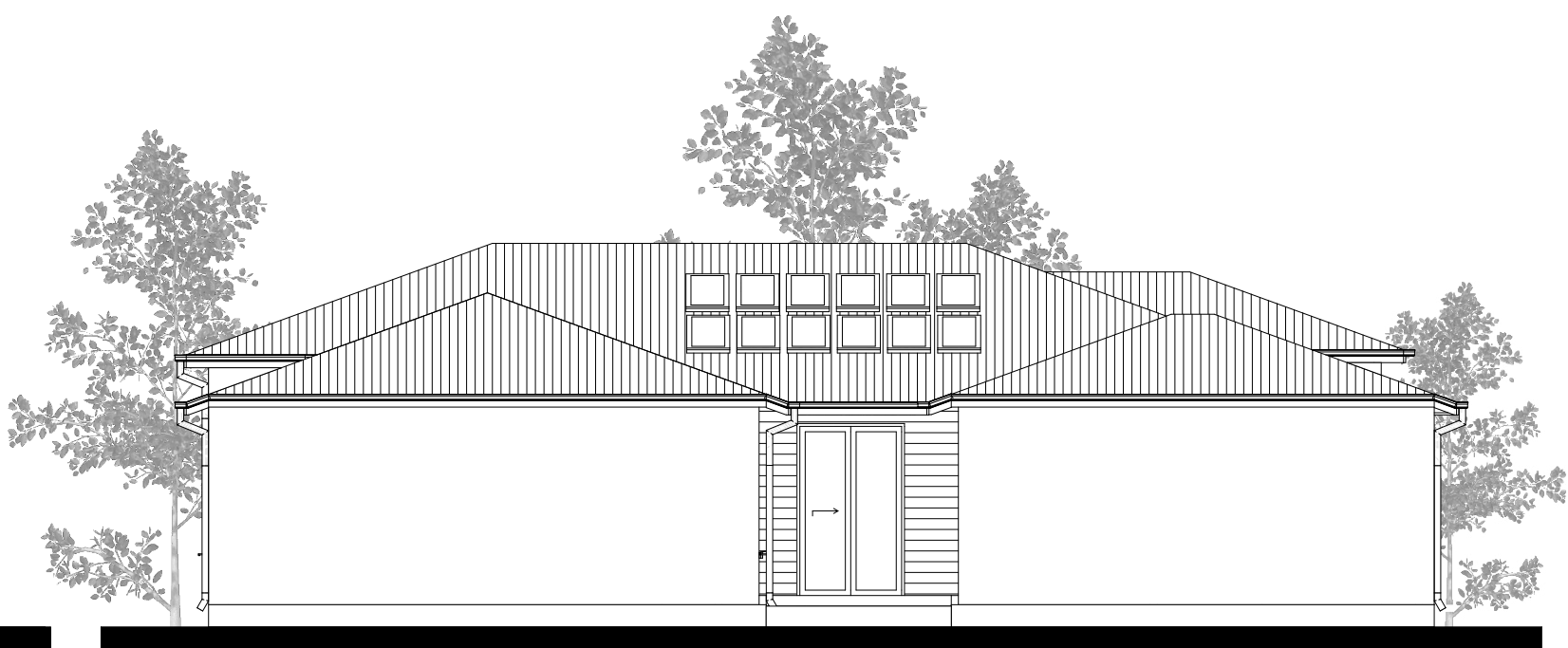


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ELEVATION 21



ELEVATION 22



ELEVATION 23



ELEVATION 24

TYPICAL HOUSE DESIGN 2 - HIP1 - ELEVATIONS

1:1 @ A3

ISSUE	DATE	DESCRIPTION
A	11.09.19	ISSUED FOR APPROVAL
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C	16.06.20	ISSUED FOR APPROVAL

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

FOR
GEMLIFE



JAREDPOOLEDESIGN

LEVEL 1 33 ELKHORN AVENUE
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DRAWING TYPICAL HOUSE DESIGN 2 - HIP1 - ELEVATIONS	
DRAWN	CB
DATE	FEB. 2019
SCALE	1:1 @ A3

DRAWING No.
BP1073/SK/10.06

ISSUE
C

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ELEVATION 21



ELEVATION 22



ELEVATION 23



ELEVATION 24

TYPICAL HOUSE DESIGN 2 - GABLE - ELEVATIONS

1:1 @ A3

ISSUE	DATE	DESCRIPTION
A	11.09.19	ISSUED FOR APPROVAL
B	04.06.20	ISSUED FOR APPROVAL
C	16.06.20	ISSUED FOR APPROVAL

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PROJECT
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AT
LOT 4, BURNS POINT FERRY ROAD, BALLINA, NSW

FOR
GEMLIFE



JAREDPOOLEDESIGN

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DRAWING TYPICAL HOUSE DESIGN 2 - GABLE - ELEVATIONS		DRAWING No. BP1073/SK/10.07		ISSUE C
DRAWN	CB			
DATE	FEB. 2019			
SCALE	1:1 @ A3			

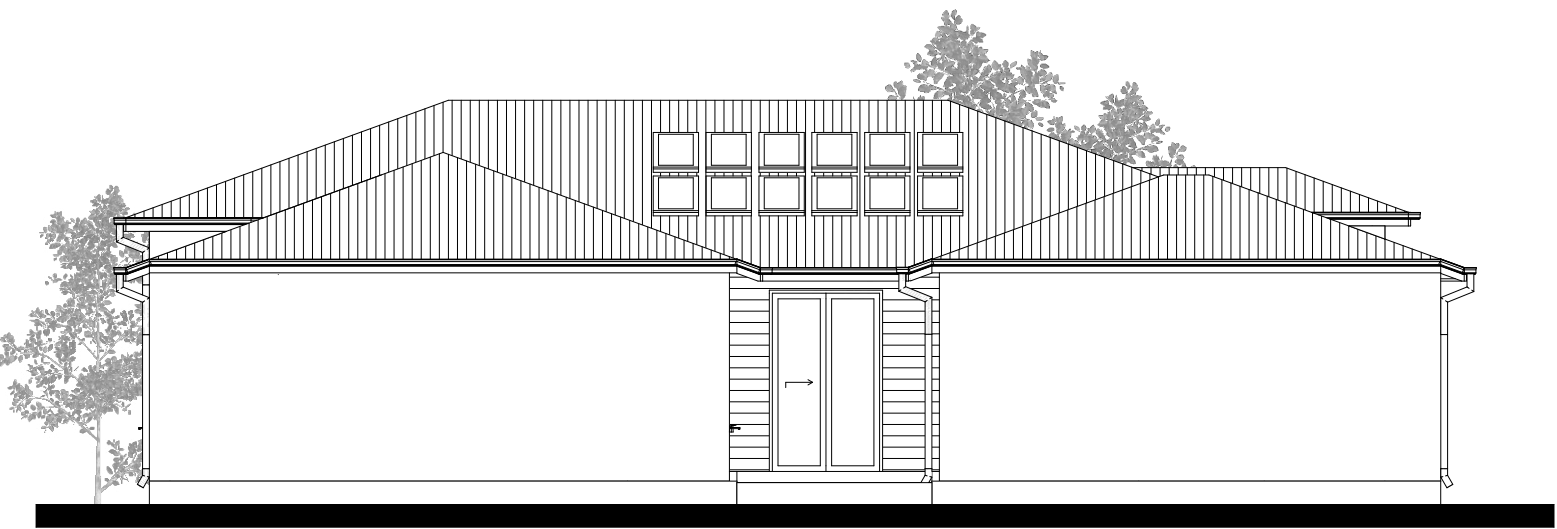


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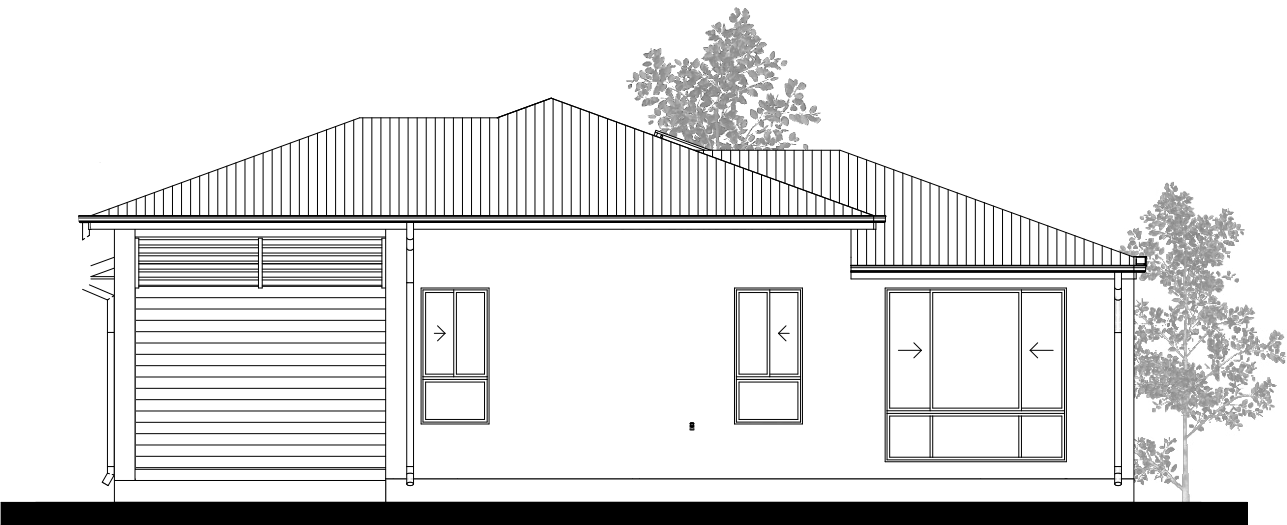
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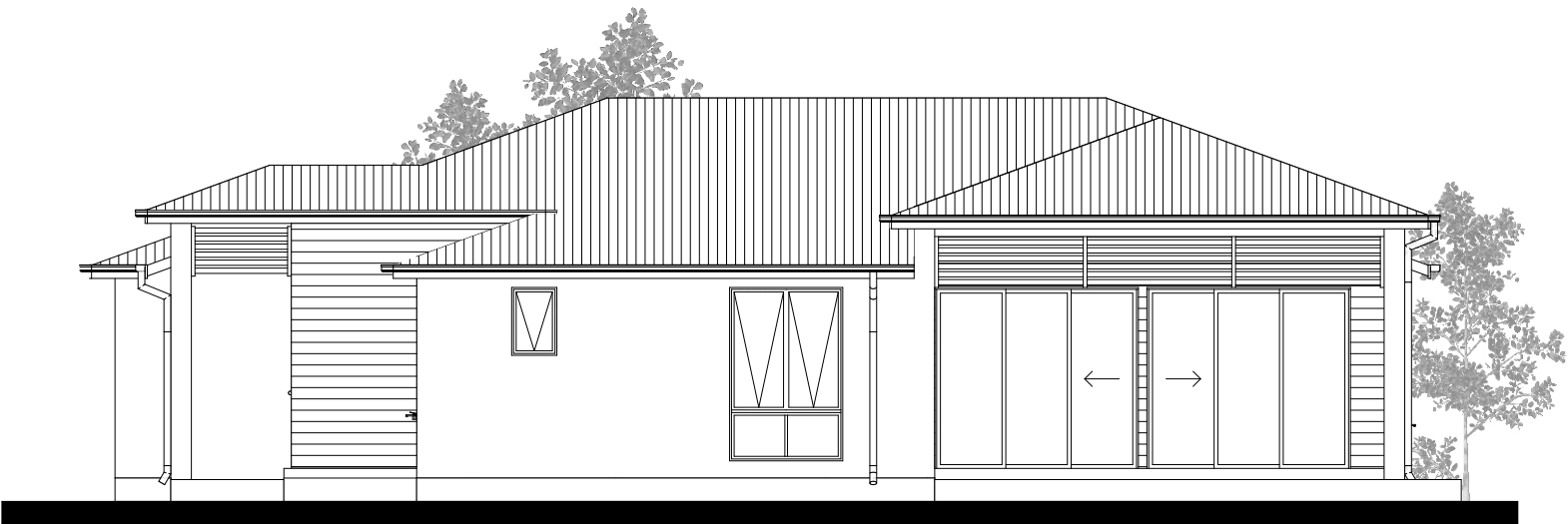
ELEVATION 21



ELEVATION 22



ELEVATION 23



ELEVATION 24

TYPICAL HOUSE DESIGN 2 - HIP2 - ELEVATIONS

1:1 @ A3

ISSUE	DATE	DESCRIPTION
A	11.09.19	ISSUED FOR APPROVAL
B	04.06.20	ISSUED FOR APPROVAL
C	16.06.20	ISSUED FOR APPROVAL

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

FOR
GEMLIFE



JAREDPOOLEDDESIGN

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DRAWING	TYPICAL HOUSE DESIGN 2 - HIP2 - ELEVATIONS
DRAWN	CB
DATE	FEB. 2019
SCALE	1:1 @ A3

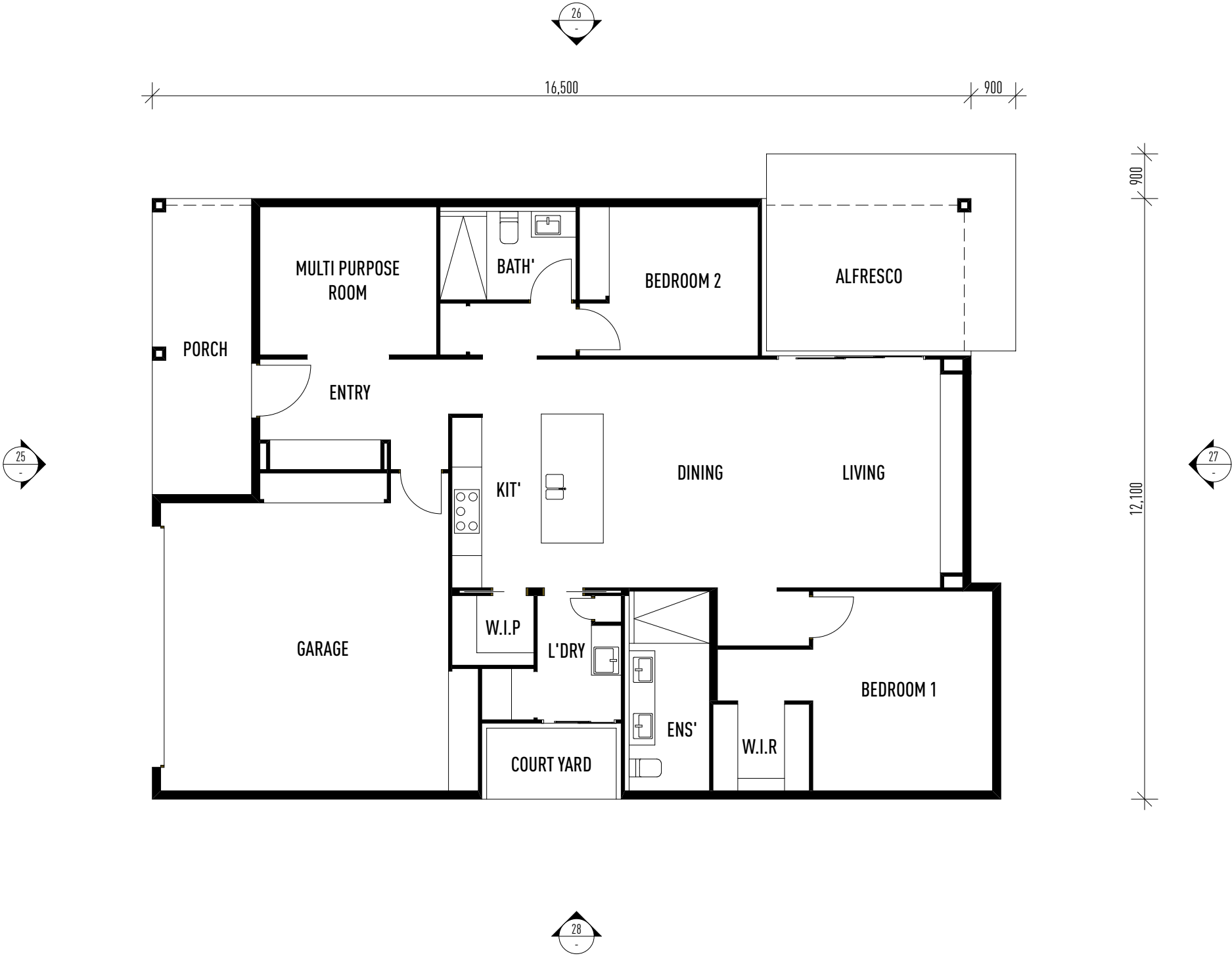
DRAWING No.
BP1073/SK/10.08

ISSUE
C

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TYPICAL HOUSE DESIGN 3 - FLOOR PLAN

1:1 @ A3

ISSUE	DATE	DESCRIPTION
A	11.09.19	ISSUED FOR APPROVAL
B	04.06.20	ISSUED FOR APPROVAL
C	16.06.20	ISSUED FOR APPROVAL

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

FOR
GEMLIFE

JAREDPOOLEDESIGN

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TEL 07 5527 5300
EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU

DRAWING
TYPICAL HOUSE DESIGN 3 - FLOOR PLAN

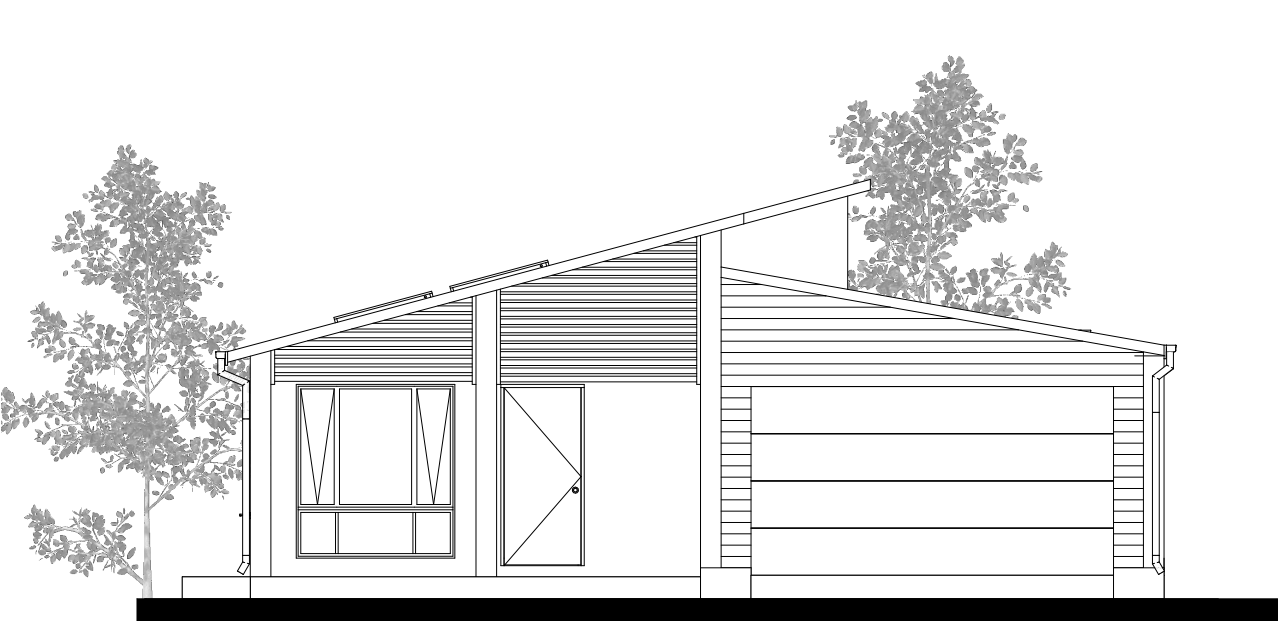
DRAWN	CB
DATE	FEB. 2019
SCALE	1:1 @ A3

DRAWING No.
BP1073/SK/10.09

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ELEVATION 25



ELEVATION 26



ELEVATION 27



ELEVATION 28

TYPICAL HOUSE DESIGN 3 - SKILLION - ELEVATIONS

1:1 @ A3

ISSUE	DATE	DESCRIPTION
A	11.09.19	ISSUED FOR APPROVAL
B	04.06.20	ISSUED FOR APPROVAL
C	16.06.20	ISSUED FOR APPROVAL

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LOT 4, BURNS POINT FERRY ROAD, BALLINA, NSW

FOR
GEMLIFE



JAREDPOOLEDESIGN

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DRAWING TYPICAL HOUSE DESIGN 3 - SKILLION - ELEVATIONS		DRAWING No. BP1073/SK/10.10		ISSUE C
DRAWN	CB			
DATE	FEB. 2019			
SCALE	1:1 @ A3			

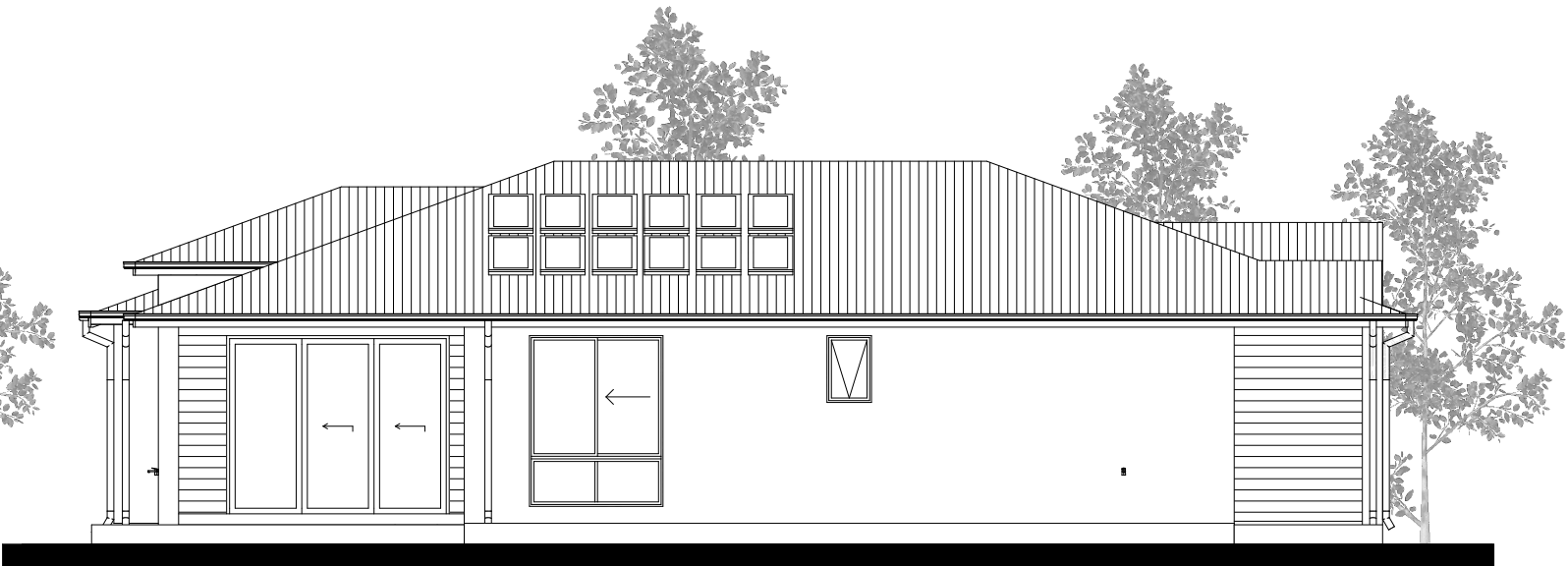


PRELIMINARY ONLY

NOT FOR CONSTRUCTION



ELEVATION 25



ELEVATION 26



ELEVATION 27



ELEVATION 28

TYPICAL HOUSE DESIGN 3 - GABLE - ELEVATIONS

1:1 @ A3

ISSUE	DATE	DESCRIPTION
A	11.09.19	ISSUED FOR APPROVAL
B	04.06.20	ISSUED FOR APPROVAL
C	16.06.20	ISSUED FOR APPROVAL

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

FOR
GEMLIFE



JAREDPOOLEDDESIGN

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DRAWING TYPICAL HOUSE DESIGN 3 - GABLE - ELEVATIONS		DRAWING No. BP1073/SK/10.11		ISSUE C
DRAWN	CB	DATE	FEB. 2019	SCALE
SCALE	1:1 @ A3			

POOLE

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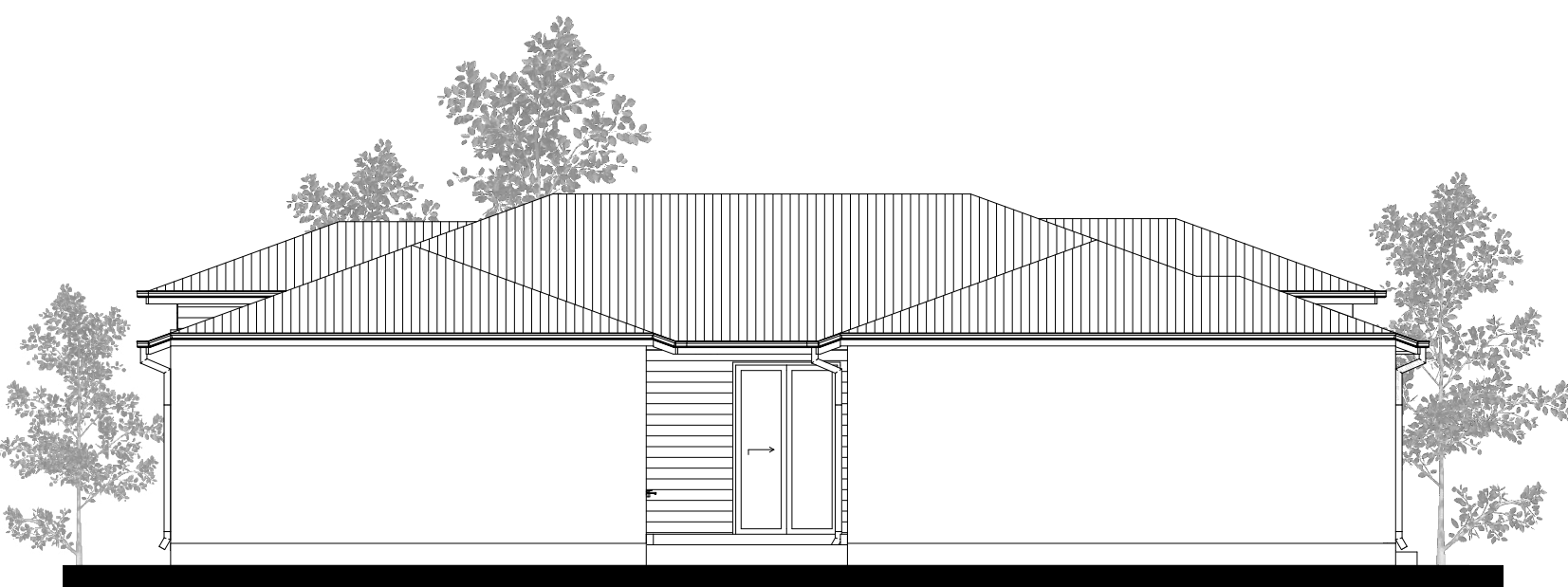
ELEVATION 25



ELEVATION 26



ELEVATION 27



ELEVATION 28

TYPICAL HOUSE DESIGN 3 - HIP - ELEVATIONS

1:1 @ A3

ISSUE	DATE	DESCRIPTION
A	11.09.19	ISSUED FOR APPROVAL
B	04.06.20	ISSUED FOR APPROVAL
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DRAWING TYPICAL HOUSE DESIGN 3 - HIP - ELEVATIONS		DRAWING No. BP1073/SK/10.12		ISSUE C
DRAWN	CB			
DATE	FEB. 2019			
SCALE	1:1 @ A3			

