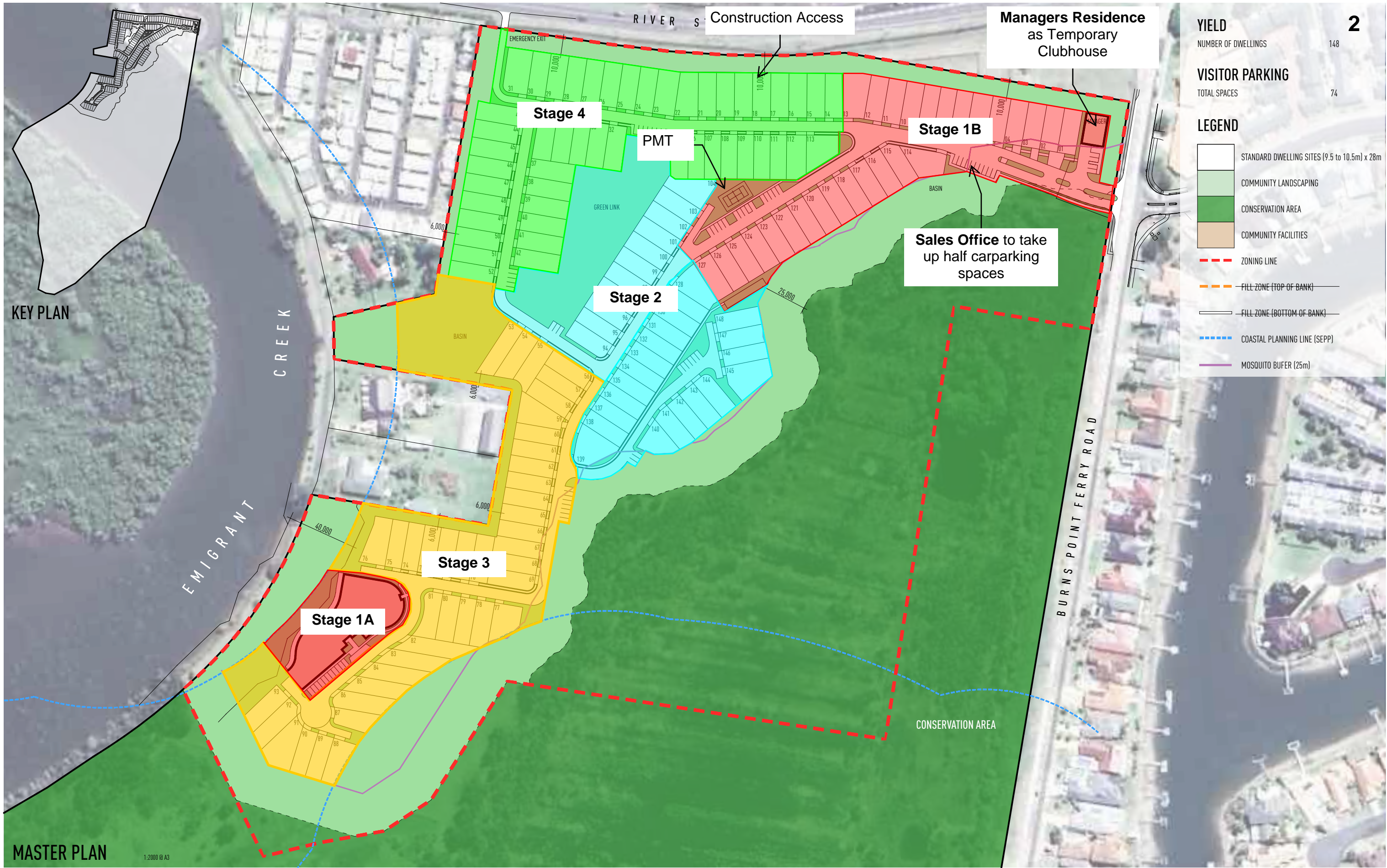


Attachment B – Architectural Plans



YIELD
NUMBER OF DWELLINGS
148

VISITOR PARKING
TOTAL SPACES
74

LEGEND

STANDARD DWELLING SITES (9.5 to 10.5m) x 28m

COMMUNITY LANDSCAPING

CONSERVATION AREA

COMMUNITY FACILITIES

ZONING LINE

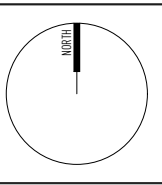
FILL ZONE (TOP OF BANK)

FILL ZONE (BOTTOM OF BANK)

COASTAL PLANNING LINE (SEPP)

MOSQUITO BUFER (25m)

ISSUE	DATE	DESCRIPTION
A	01.09.22	LAYOUT AMENDED
B	02.09.22	LAYOUT AMENDED
C	09.09.22	LAYOUT AMENDED
D	04.10.22	LAYOUT AMENDED
E	11.10.22	LAYOUT AMENDED
F	18.10.22	LAYOUT AMENDED
G	19.10.22	LAYOUT AMENDED
H	25.10.22	LAYOUT AMENDED
I	07.12.22	LAYOUT AMENDED



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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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ISLE OF CAPRI, QLD. 4217 AUSTRALIA
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EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU



DRAWING MASTER PLAN		DRAWING No. BP1073/SK/1.01	ISSUE 1
DRAWN CB	DATE FEB. 2019	SCALE 1:2000 @ A3	

POOLE



PROJECT: **PROPOSED NEW DEVELOPMENT**

AT: **BURNS POINT FERRY ROAD, BALLINA, NSW**

FOR **GEMPLIFE**

DRAWING REGISTER -

SHEET	DESCRIPTION	SCALE ON A3 SHEET	SHEET	DESCRIPTION	SCALE ON A3 SHEET
BP1073/SK/1.01	LOCATION PLAN	NTS	BP1073/SK/5.01	MANAGERS RESIDENCE - FLOOR PLAN	1 : 200
1.02	INDICATIVE SITE PERSPECTIVE	NTS	5.02	MANAGERS RESIDENCE - ELEVATIONS	1 : 200
1.03	MASTER PLAN	1 : 2000	5.03	MANAGERS RESIDENCE - ELEVATIONS	1 : 200
3.01	MATERIALS AND FINISHES	NTS	7.01	RESIDENTIAL DESIGNS	1 : 200
4.01	CLUB HOUSE - FLOOR PLAN	1 : 300	7.02	PLOTTING PLAN	1 : 200
4.02	CLUB HOUSE - FLOOR PLAN	1 : 300	2.1 - 2.9	RESIDENTIAL FLOOR PLAN A	1 : 100
4.03	CLUB HOUSE - ELEVATIONS	1 : 300	2.10 - 2.18	RESIDENTIAL FLOOR PLAN B	1 : 100
4.04	CLUB HOUSE - ELEVATIONS	1 : 300	2.19 - 2.25	RESIDENTIAL FLOOR PLAN C	1 : 100
4.01	ENTRY STATEMENT - FLOOR PLAN	1 : 200	2.26 - 2.28	RESIDENTIAL FLOOR PLAN D	1 : 100
4.02	ENTRY STATEMENT - ELEVATIONS	1 : 200			



ISSUE	DATE	DESCRIPTION

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DRAWING LOCATION	
DRAWN	CB
DATE	FEB. 2019
SCALE	@ A3

DRAWING No.
BP1073/SK/1.01

ISSUE

POOLE



INDICATIVE SITE PERSPECTIVE

ISSUE	DATE	DESCRIPTION
A	29.03.23	HELL-PAD NOTED

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

FOR
GEMLIFE



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DRAWING INDICATIVE SITE PERSPECTIVE	
DRAWN	CB
DATE	FEB. 2019
SCALE	@ A3

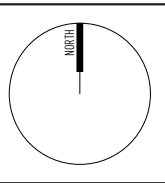
DRAWING No.
BP1073/SK/1.02

ISSUE
A

POOLE



ISSUE	DATE	DESCRIPTION
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C	09.09.22	LAYOUT AMENDED
D	04.10.22	LAYOUT AMENDED
E	11.10.22	LAYOUT AMENDED
F	18.10.22	LAYOUT AMENDED
G	19.10.22	LAYOUT AMENDED
H	25.10.22	LAYOUT AMENDED
I	07.12.22	LAYOUT AMENDED
J	29.03.23	HELL-PAD NOTED



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

FOR
GEMLIFE



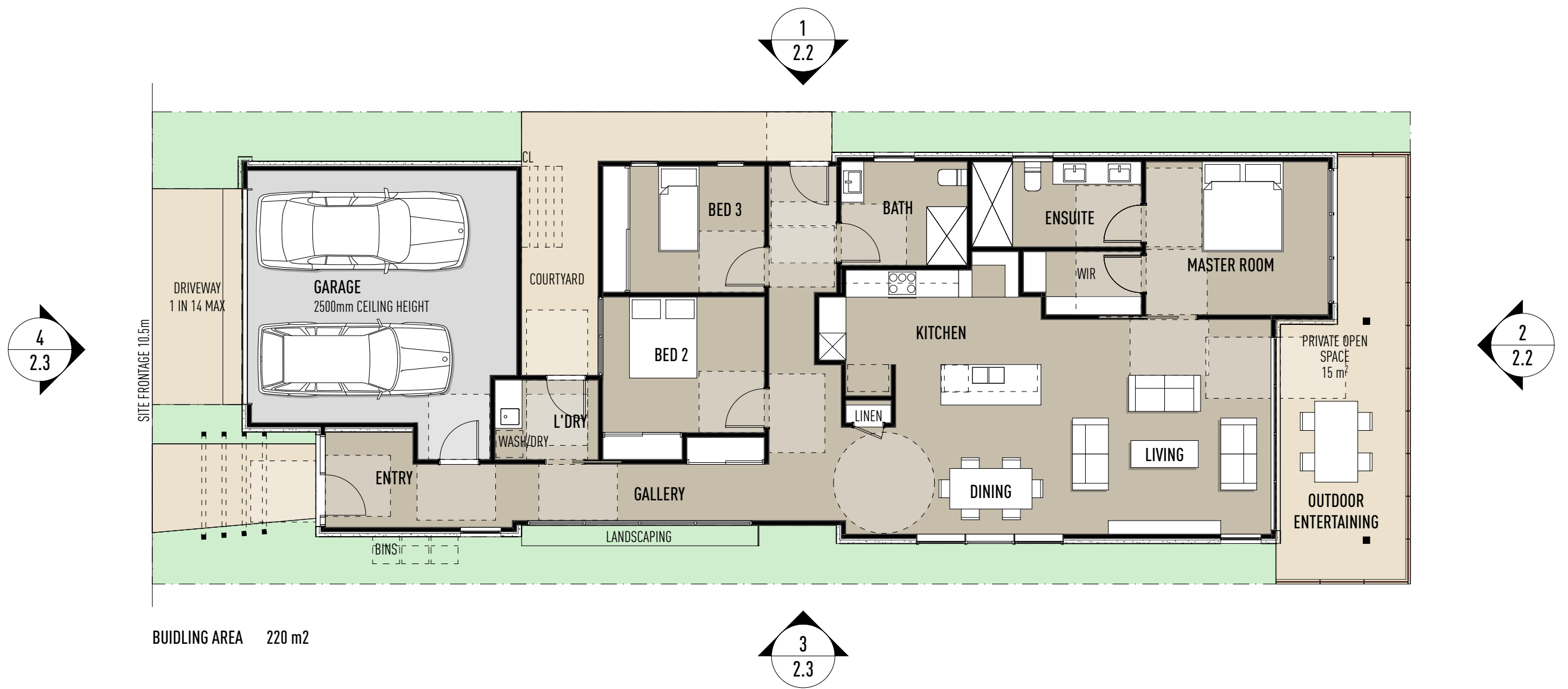
JAREDPOOLEDESIGN

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DRAWING		MASTER PLAN		DRAWING No. BP1073/SK/1.03		ISSUE J	
DRAWN	CB	DATE	FEB. 2019	SCALE	1:2000 @ A3		

POOLE



HOUSE TYPE A GROUND FLOOR PLAN 1:100 @ A3

ISSUE	DATE	DESCRIPTION
A	04.11.22	SKETCH PLANS ISSUED
B	10.11.22	SKETCH PLANS ISSUED - RESPONSE TO CLIENTS EMAIL 08.11.22
C	07.12.22	SKETCH PLANS ISSUED - CEILING HEIGHTS AMENDED
D	08.12.22	SKETCH PLANS ISSUED - PROVIDED MIRRORRED HANDINGS, HOUSE TYPE D ADDED
E	14.12.22	SKETCH PLANS ISSUED - WINDOW & DOOR TYPE AMENDMENTS

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

FOR
GEMLIFE



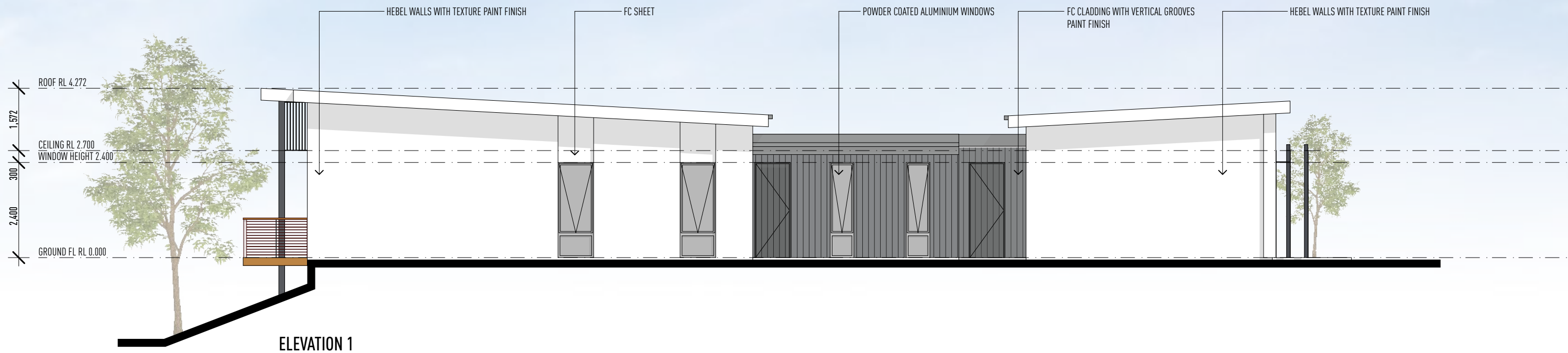
JAREDPOOLEDDESIGN

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WEB WWW.JPD.COM.AU



0.5m		2.5m		5.0m	
DRAWING HOUSE TYPE A GROUND FLOOR PLAN					
DRAWN GS					
DATE DECEMBER 2022					
SCALE 1:100 @ A3					
DRAWING No. BP1073/SK/2.1					ISSUE E

POOLE



HOUSE TYPE A ELEVATIONS - FACADE OPTION 1

1:100 @ A3

ISSUE	DATE	DESCRIPTION
A	04.11.22	SKETCH PLANS ISSUED
B	10.11.22	SKETCH PLANS ISSUED - RESPONSE TO CLIENTS EMAIL 08.11.22
C	07.12.22	SKETCH PLANS ISSUED - CEILING HEIGHTS AMENDED
D	08.12.22	SKETCH PLANS ISSUED - PROVIDED MIRRORRED HANDINGS, HOUSE TYPE D ADDED
E	14.12.22	SKETCH PLANS ISSUED - WINDOW & DOOR TYPE AMENDMENTS

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

FOR
GEMLIFE



JAREDPOOLEDESIGN

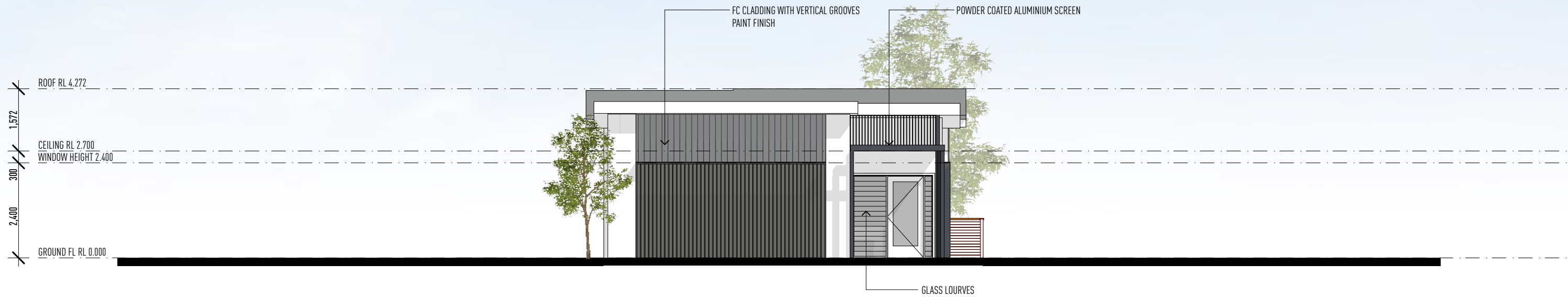
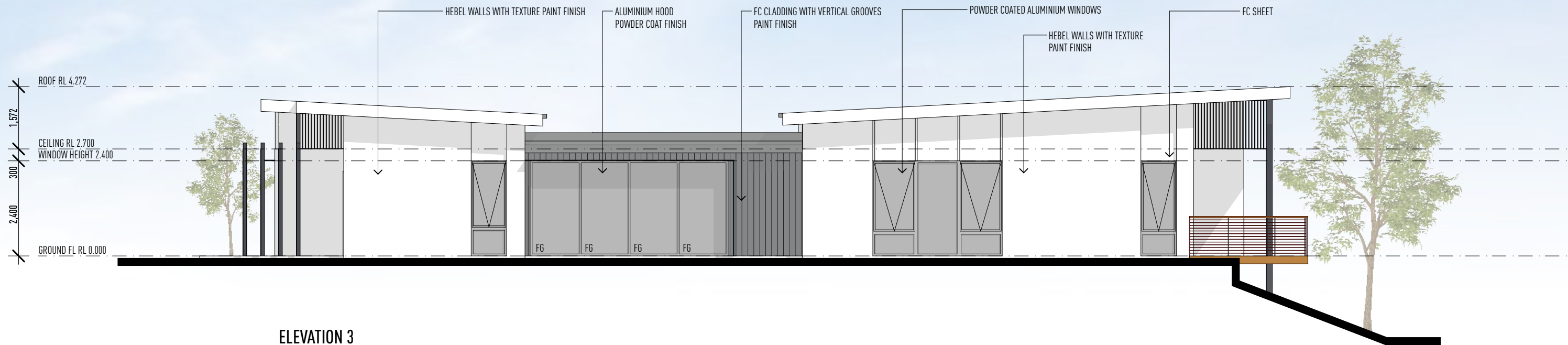
LEVEL 1 33 ELKHORN AVENUE
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WEB WWW.JPD.COM.AU



0.5m	2.5m	5.0m
DRAWING	HOUSE TYPE A ELEVATIONS - FACADE OPTION 1	
DRAWN	GS	ISSUE E
DATE	DECEMBER 2022	
SCALE	1:100 @ A3	

DRAWING No. BP1073/SK/2.2

POOLE



HOUSE TYPE A ELEVATIONS - FACADE OPTION 1

1:100 @ A3

ISSUE	DATE	DESCRIPTION
A	04.11.22	SKETCH PLANS ISSUED
B	10.11.22	SKETCH PLANS ISSUED - RESPONSE TO CLIENTS EMAIL 08.11.22
C	07.12.22	SKETCH PLANS ISSUED - CEILING HEIGHTS AMENDED
D	08.12.22	SKETCH PLANS ISSUED - PROVIDED MIRRORED HANDINGS, HOUSE TYPE D ADDED
E	14.12.22	SKETCH PLANS ISSUED - WINDOW & DOOR TYPE AMENDMENTS

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

FOR
GEMLIFE



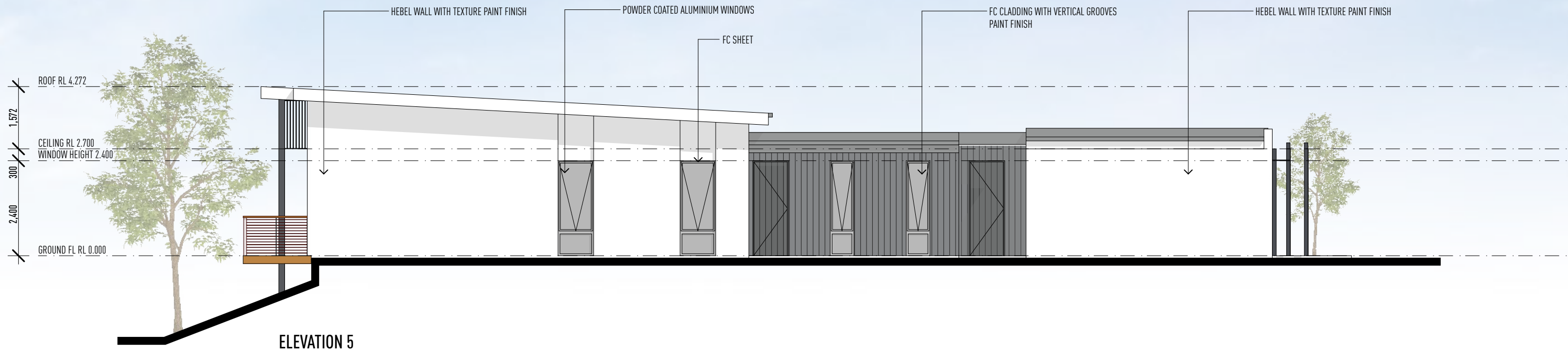
JAREDPOOLEDESIGN

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DRAWING		HOUSE TYPE A ELEVATIONS - FACADE OPTION 1		DRAWING No. BP1073/SK/2.3		ISSUE E	
DRAWN	GS	DATE	DECEMBER 2022	SCALE	1:100 @ A3		

POOLE



HOUSE TYPE A ELEVATIONS - FACADE OPTION 2

1:100 @ A3

ISSUE	DATE	DESCRIPTION
A	04.11.22	SKETCH PLANS ISSUED
B	10.11.22	SKETCH PLANS ISSUED - RESPONSE TO CLIENTS EMAIL 08.11.22
C	07.12.22	SKETCH PLANS ISSUED - CEILING HEIGHTS AMENDED
D	08.12.22	SKETCH PLANS ISSUED - PROVIDED MIRRORED HANDINGS, HOUSE TYPE D ADDED
E	14.12.22	SKETCH PLANS ISSUED - WINDOW & DOOR TYPE AMENDMENTS

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

FOR
GEMLIFE



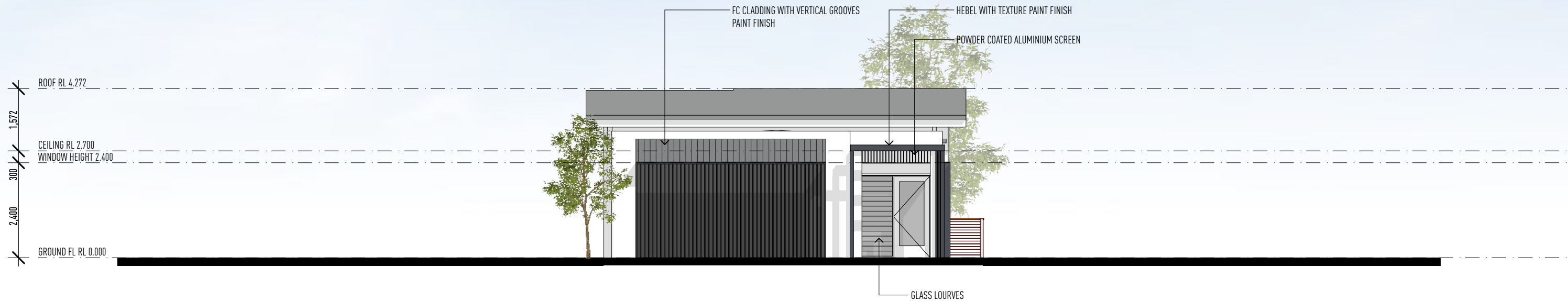
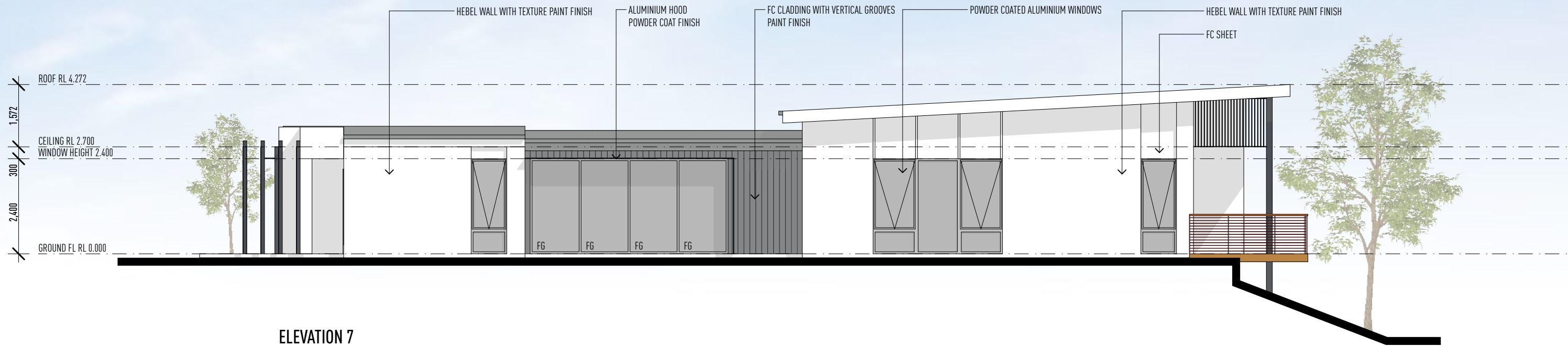
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0.5m	2.5m	5.0m
DRAWING	HOUSE TYPE A ELEVATIONS - FACADE OPTION 2	
DRAWN	GS	DRAWING No. BP1073/SK/2.4
DATE	DECEMBER 2022	ISSUE E
SCALE	1:100 @ A3	

POOLE



HOUSE TYPE A ELEVATIONS - FACADE OPTION 2

1:100 @ A3

ISSUE	DATE	DESCRIPTION
A	04.11.22	SKETCH PLANS ISSUED
B	10.11.22	SKETCH PLANS ISSUED - RESPONSE TO CLIENTS EMAIL 08.11.22
C	07.12.22	SKETCH PLANS ISSUED - CEILING HEIGHTS AMENDED
D	08.12.22	SKETCH PLANS ISSUED - PROVIDED MIRRORED HANDINGS, HOUSE TYPE D ADDED
E	14.12.22	SKETCH PLANS ISSUED - WINDOW & DOOR TYPE AMENDMENTS

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

FOR
GEMLIFE



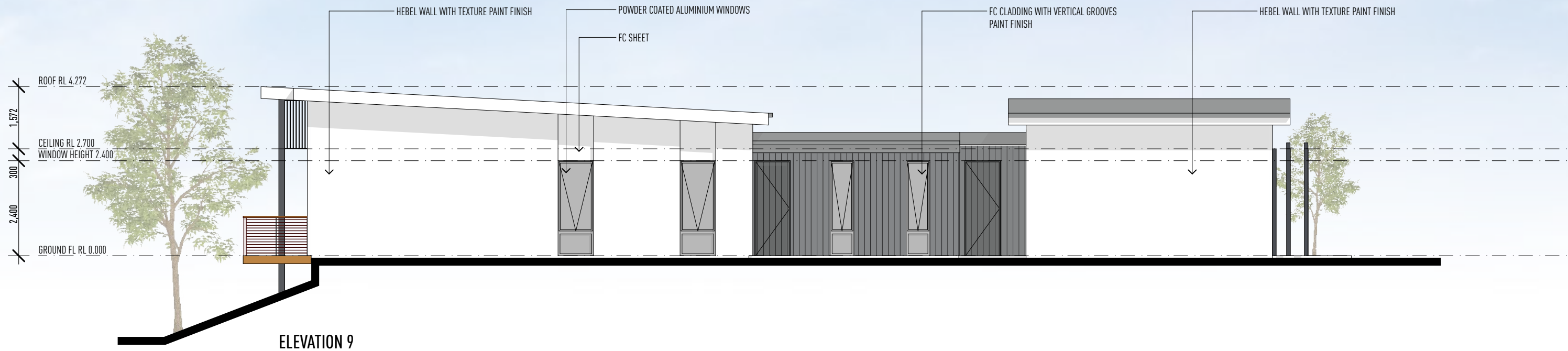
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0.5m	2.5m	5.0m
DRAWING	HOUSE TYPE A ELEVATIONS - FACADE OPTION 2	
DRAWN	GS	ISSUE E
DATE	DECEMBER 2022	DRAWING No. BP1073/SK/2.5
SCALE	1:100 @ A3	

POOLE



HOUSE TYPE A ELEVATIONS - FACADE OPTION 3

1:100 @ A3

ISSUE	DATE	DESCRIPTION
A	04.11.22	SKETCH PLANS ISSUED
B	10.11.22	SKETCH PLANS ISSUED - RESPONSE TO CLIENTS EMAIL 08.11.22
C	07.12.22	SKETCH PLANS ISSUED - CEILING HEIGHTS AMENDED
D	08.12.22	SKETCH PLANS ISSUED - PROVIDED MIRRORED HANDINGS, HOUSE TYPE D ADDED
E	14.12.22	SKETCH PLANS ISSUED - WINDOW & DOOR TYPE AMENDMENTS

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

FOR
GEMLIFE



JAREDPOOLEDESIGN

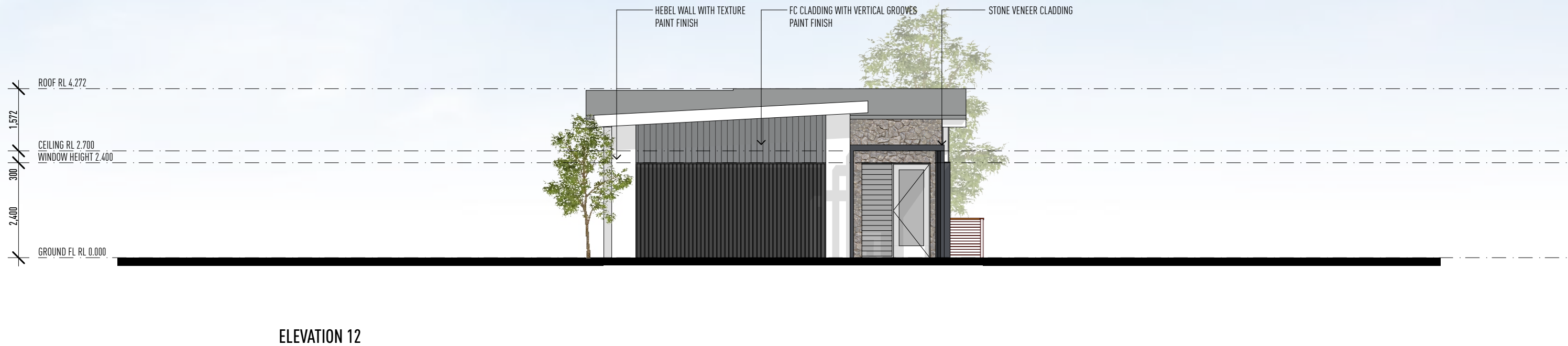
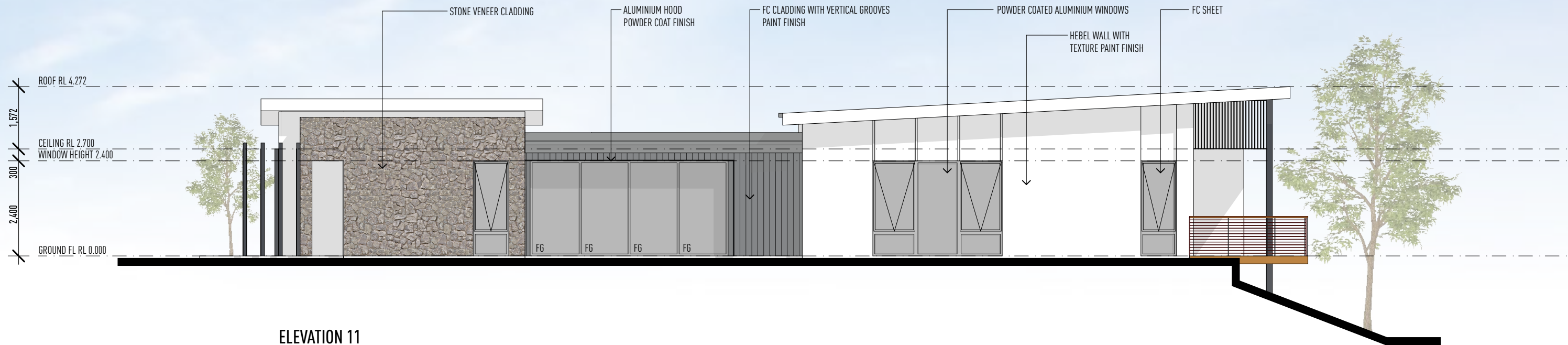
LEVEL 1 33 ELKHORN AVENUE
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TEL 07 5527 5300
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WEB WWW.JPD.COM.AU



0.5m	2.5m	5.0m
DRAWING	HOUSE TYPE A ELEVATIONS - FACADE OPTION 3	
DRAWN	GS	ISSUE E
DATE	DECEMBER 2022	
SCALE	1:100 @ A3	

DRAWING No. BP1073/SK/2.6

POOLE



HOUSE TYPE A ELEVATIONS - FACADE OPTION 3

1:100 @ A3

ISSUE	DATE	DESCRIPTION
A	04.11.22	SKETCH PLANS ISSUED
B	10.11.22	SKETCH PLANS ISSUED - RESPONSE TO CLIENTS EMAIL 08.11.22
C	07.12.22	SKETCH PLANS ISSUED - CEILING HEIGHTS AMENDED
D	08.12.22	SKETCH PLANS ISSUED - PROVIDED MIRRORRED HANDINGS, HOUSE TYPE D ADDED
E	14.12.22	SKETCH PLANS ISSUED - WINDOW & DOOR TYPE AMENDMENTS

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

FOR
GEMLIFE



JAREDPOOLEDESIGN

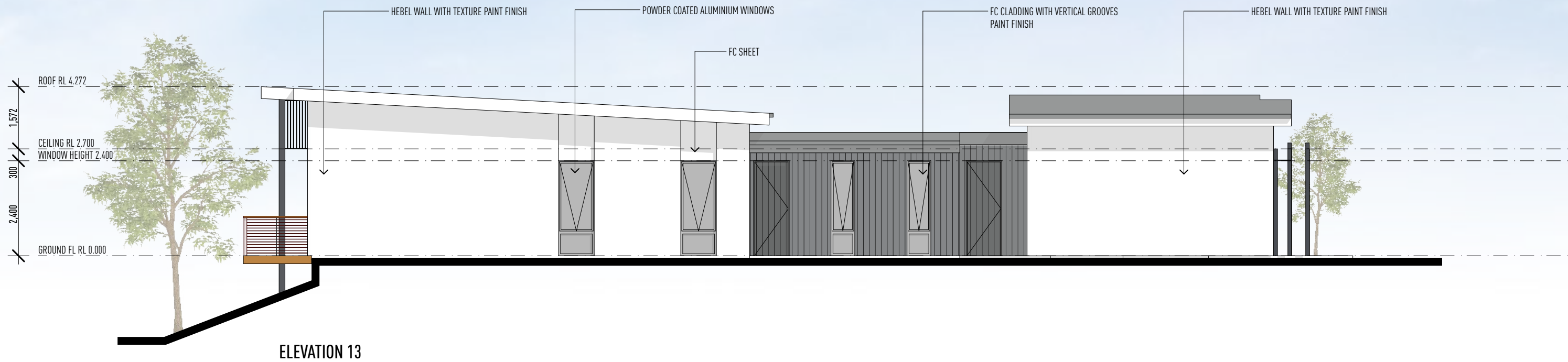
LEVEL 1 33 ELKHORN AVENUE
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WEB WWW.JPD.COM.AU



0.5m	2.5m	5.0m
DRAWING	HOUSE TYPE A ELEVATIONS - FACADE OPTION 3	
DRAWN	GS	ISSUE E
DATE	DECEMBER 2022	
SCALE	1:100 @ A3	

DRAWING No. BP1073/SK/2.7

POOLE



HOUSE TYPE A ELEVATIONS - FACADE OPTION 4

1:100 @ A3

ISSUE	DATE	DESCRIPTION
A	04.11.22	SKETCH PLANS ISSUED
B	10.11.22	SKETCH PLANS ISSUED - RESPONSE TO CLIENTS EMAIL 08.11.22
C	07.12.22	SKETCH PLANS ISSUED - CEILING HEIGHTS AMENDED
D	08.12.22	SKETCH PLANS ISSUED - PROVIDED MIRRORED HANDINGS, HOUSE TYPE D ADDED
E	14.12.22	SKETCH PLANS ISSUED - WINDOW & DOOR TYPE AMENDMENTS

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

FOR
GEMLIFE



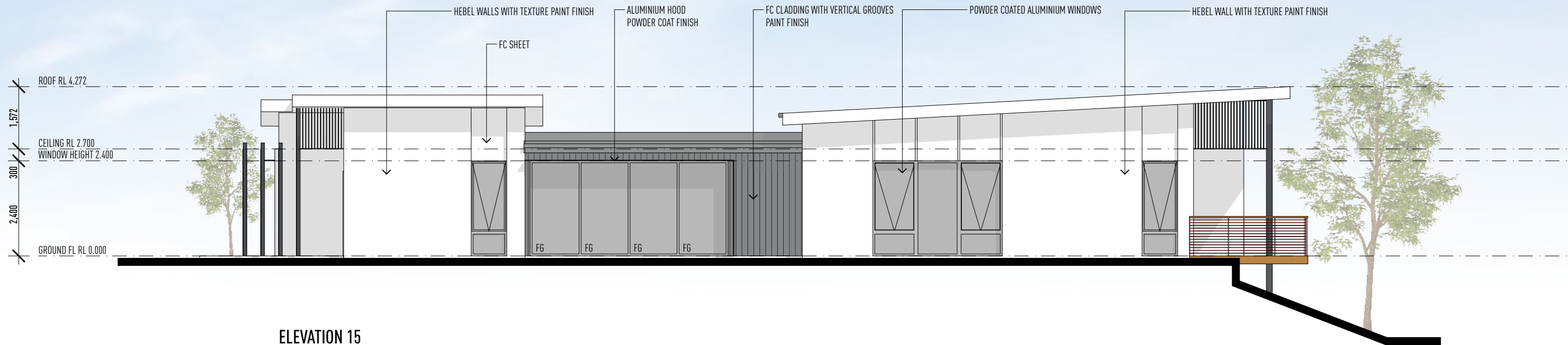
JAREDPOOLEDESIGN

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

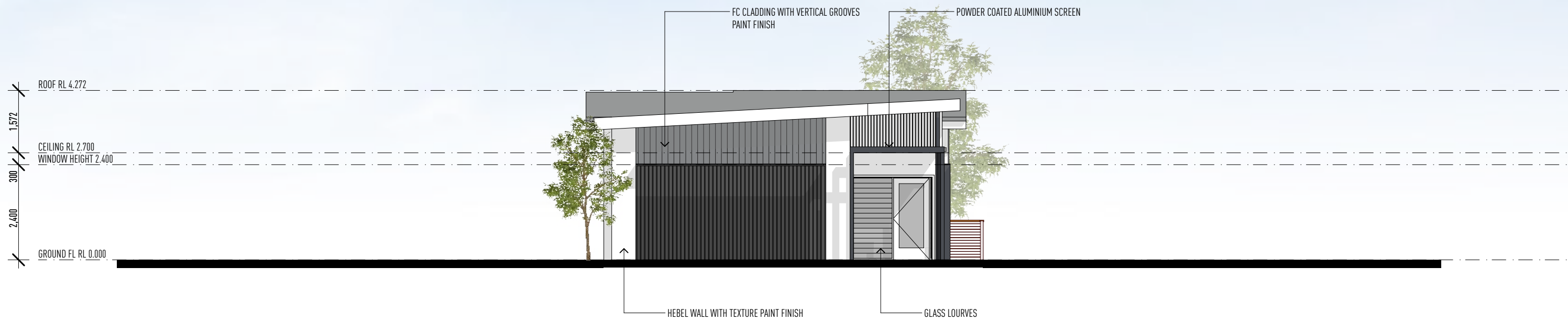


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DRAWING	HOUSE TYPE A ELEVATIONS - FACADE OPTION 4	
DRAWN	GS	DRAWING No. BP1073/SK/2.8
DATE	DECEMBER 2022	ISSUE E
SCALE	1:100 @ A3	

POOLE



ELEVATION 15



ELEVATION 16

HOUSE TYPE A ELEVATIONS - FACADE OPTION 4

1:100 @ A3

ISSUE	DATE	DESCRIPTION
A	04.11.22	SKETCH PLANS ISSUED
B	10.11.22	SKETCH PLANS ISSUED - RESPONSE TO CLIENTS EMAIL 08.11.22
C	07.12.22	SKETCH PLANS ISSUED - CEILING HEIGHTS AMENDED
D	08.12.22	SKETCH PLANS ISSUED - PROVIDED MIRRORRED HANDINGS, HOUSE TYPE D ADDED
E	14.12.22	SKETCH PLANS ISSUED - WINDOW & DOOR TYPE AMENDMENTS

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



0.5m	2.5m	5.0m
DRAWING	HOUSE TYPE A ELEVATIONS - FACADE OPTION 4	
DRAWN	GS	ISSUE E
DATE	DECEMBER 2022	
SCALE	1:100 @ A3	

DRAWING No. BP1073/SK/2.9

POOLE



TOTAL BUILDING AREA 178 m2

HOUSE TYPE B GROUND FLOOR PLAN

1:100 @ A3

ISSUE	DATE	DESCRIPTION
A	04.11.22	SKETCH PLANS ISSUED
B	10.11.22	SKETCH PLANS ISSUED - RESPONSE TO CLIENTS EMAIL 08.11.22
C	07.12.22	SKETCH PLANS ISSUED - CEILING HEIGHTS AMENDED
D	08.12.22	SKETCH PLANS ISSUED - PROVIDED MIRRORRED HANDINGS, HOUSE TYPE D ADDED
E	14.12.22	SKETCH PLANS ISSUED - WINDOW & DOOR TYPE AMENDMENTS

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

FOR
GEMLIFE



JAREDPOOLEDESIGN

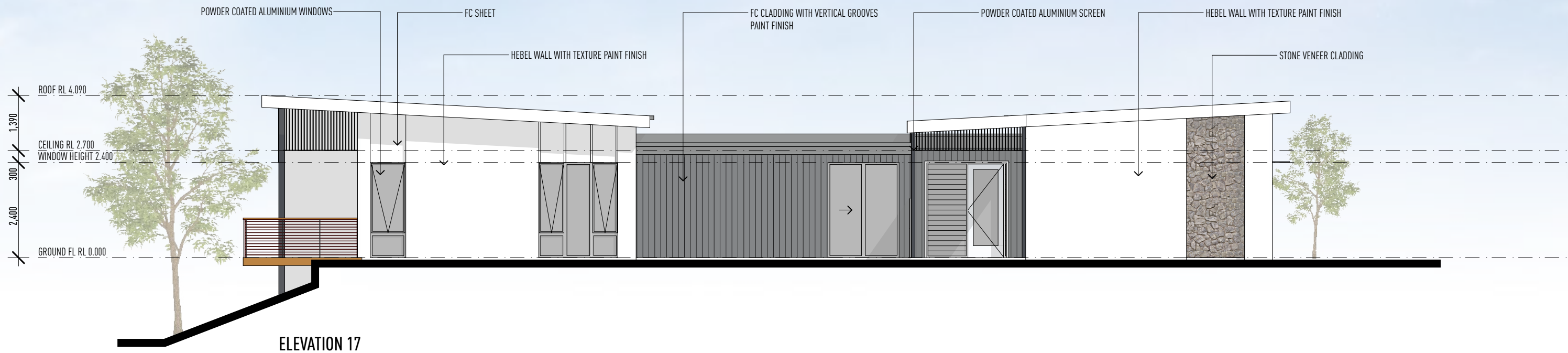
LEVEL 1 33 ELKHORN AVENUE
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DRAWING		HOUSE TYPE B GROUND FLOOR PLAN		DRAWING No. BP1073/SK/2.10		ISSUE E	
DRAWN	GS	DATE	DECEMBER 2022	SCALE		1:100 @ A3	

0.5m 2.5m 5.0m

POOLE



HOUSE TYPE B ELEVATIONS - FACADE OPTION 1

1:100 @ A3

ISSUE	DATE	DESCRIPTION
A	04.11.22	SKETCH PLANS ISSUED
B	10.11.22	SKETCH PLANS ISSUED - RESPONSE TO CLIENTS EMAIL 08.11.22
C	07.12.22	SKETCH PLANS ISSUED - CEILING HEIGHTS AMENDED
D	08.12.22	SKETCH PLANS ISSUED - PROVIDED MIRRORRED HANDINGS, HOUSE TYPE D ADDED
E	14.12.22	SKETCH PLANS ISSUED - WINDOW & DOOR TYPE AMENDMENTS

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

FOR
GEMLIFE



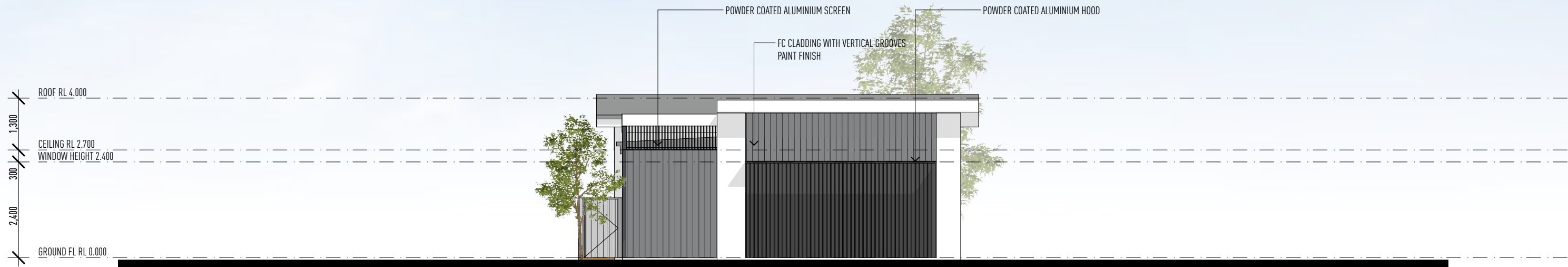
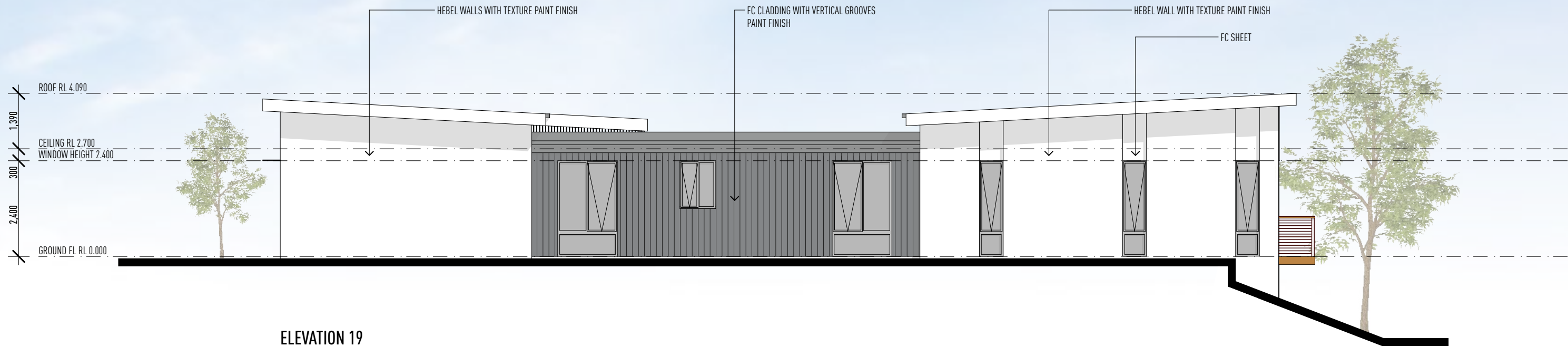
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0.5m	2.5m	5.0m
DRAWING	HOUSE TYPE B ELEVATIONS - FACADE OPTION 1	
DRAWN	GS	ISSUE E
DATE	DECEMBER 2022	DRAWING No. BP1073/SK/2.11
SCALE	1:100 @ A3	

POOLE



HOUSE TYPE B ELEVATIONS - FACADE OPTION 1

1:100 @ A3

ISSUE	DATE	DESCRIPTION
A	04.11.22	SKETCH PLANS ISSUED
B	10.11.22	SKETCH PLANS ISSUED - RESPONSE TO CLIENTS EMAIL 08.11.22
C	07.12.22	SKETCH PLANS ISSUED - CEILING HEIGHTS AMENDED
D	08.12.22	SKETCH PLANS ISSUED - PROVIDED MIRRORRED HANDINGS, HOUSE TYPE D ADDED
E	14.12.22	SKETCH PLANS ISSUED - WINDOW & DOOR TYPE AMENDMENTS

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

FOR
GEMLIFE



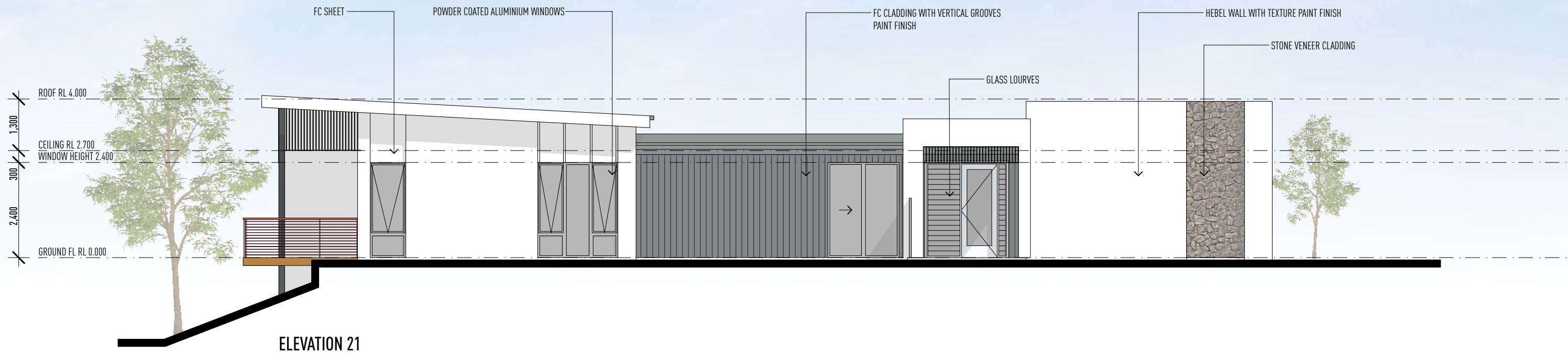
JAREDPOOLEDESIGN

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0.5m	2.5m	5.0m
DRAWING	HOUSE TYPE B ELEVATIONS - FACADE OPTION 1	DRAWING No. BP1073/SK/2.12
DRAWN	GS	ISSUE E
DATE	DECEMBER 2022	
SCALE	1:100 @ A3	

POOLE



HOUSE TYPE B ELEVATIONS - FACADE OPTION 2

1:100 @ A3

ISSUE	DATE	DESCRIPTION
A	04.11.22	SKETCH PLANS ISSUED
B	10.11.22	SKETCH PLANS ISSUED - RESPONSE TO CLIENTS EMAIL 08.11.22
C	07.12.22	SKETCH PLANS ISSUED - CEILING HEIGHTS AMENDED
D	08.12.22	SKETCH PLANS ISSUED - PROVIDED MIRRORRED HANDINGS, HOUSE TYPE D ADDED
E	14.12.22	SKETCH PLANS ISSUED - WINDOW & DOOR TYPE AMENDMENTS

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

FOR
GEMLIFE



JAREDPOOLEDESIGN

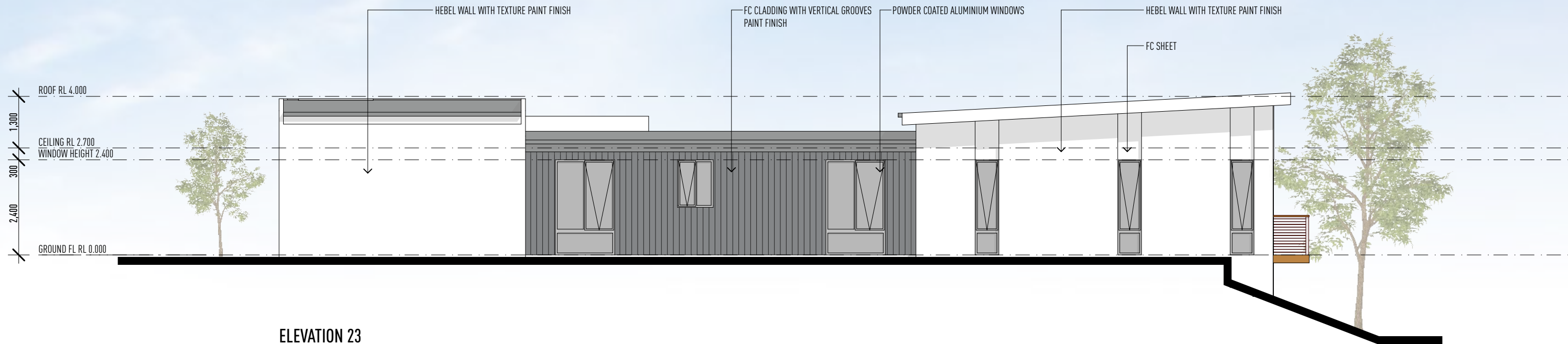
LEVEL 1 33 ELKHORN AVENUE
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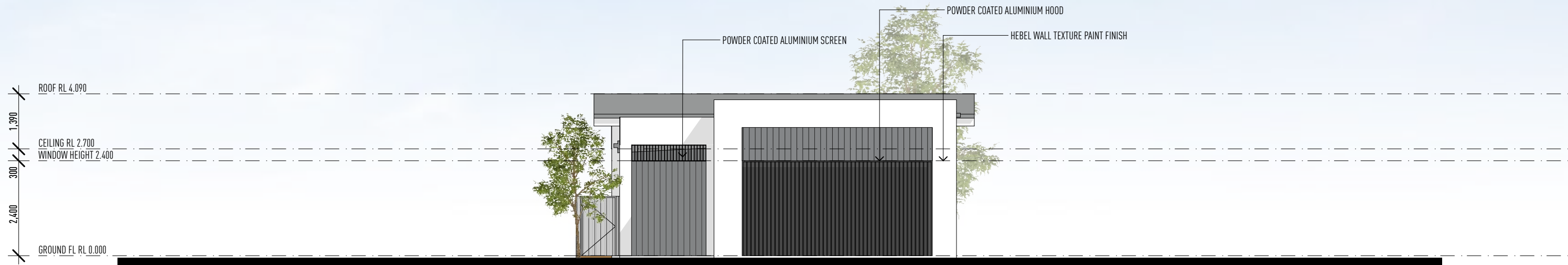
DRAWING		HOUSE TYPE B ELEVATIONS - FACADE OPTION 2		DRAWING No. BP1073/SK/2.13		ISSUE E	
DRAWN	GS						
DATE	DECEMBER 2022						
SCALE	1:100 @ A3						

0.5m 2.5m 5.0m

POOLE



ELEVATION 23



ELEVATION 24

HOUSE TYPE B ELEVATIONS - FACADE OPTION 2

1:100 @ A3

ISSUE	DATE	DESCRIPTION
A	04.11.22	SKETCH PLANS ISSUED
B	10.11.22	SKETCH PLANS ISSUED - RESPONSE TO CLIENTS EMAIL 08.11.22
C	07.12.22	SKETCH PLANS ISSUED - CEILING HEIGHTS AMENDED
D	08.12.22	SKETCH PLANS ISSUED - PROVIDED MIRRORRED HANDINGS, HOUSE TYPE D ADDED
E	14.12.22	SKETCH PLANS ISSUED - WINDOW & DOOR TYPE AMENDMENTS

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

FOR
GEMLIFE

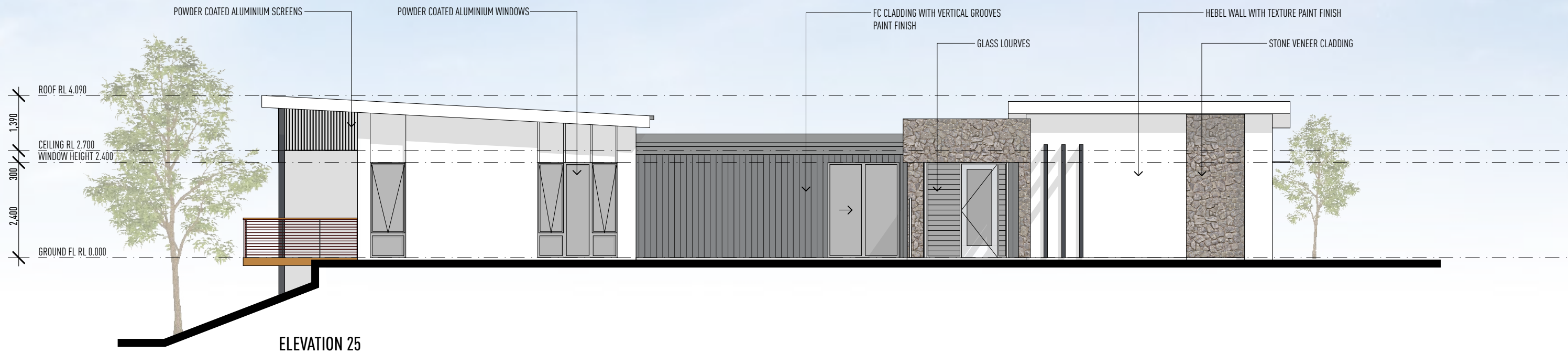


JAREDPOOLEDDESIGN

LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, QLD. 4217 AUSTRALIA
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WEB WWW.JPD.COM.AU



0.5m		2.5m		5.0m	
DRAWING HOUSE TYPE B ELEVATIONS - FACADE OPTION 2					
DRAWN GS		DATE DECEMBER 2022		SCALE 1:100 @ A3	
DRAWING No. BP1073/SK/2.14				ISSUE E	
POOLE					



HOUSE TYPE B ELEVATIONS - FACADE OPTION 3

1:100 @ A3

ISSUE	DATE	DESCRIPTION
A	04.11.22	SKETCH PLANS ISSUED
B	10.11.22	SKETCH PLANS ISSUED - RESPONSE TO CLIENTS EMAIL 08.11.22
C	07.12.22	SKETCH PLANS ISSUED - CEILING HEIGHTS AMENDED
D	08.12.22	SKETCH PLANS ISSUED - PROVIDED MIRRORED HANDINGS, HOUSE TYPE D ADDED
E	14.12.22	SKETCH PLANS ISSUED - WINDOW & DOOR TYPE AMENDMENTS

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

FOR
GEMLIFE



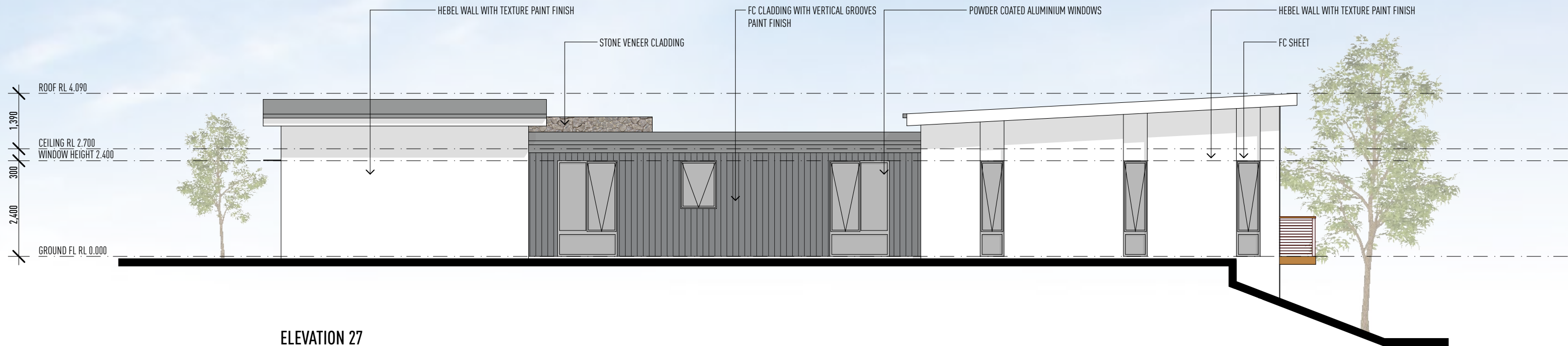
JAREDPOOLEDDESIGN

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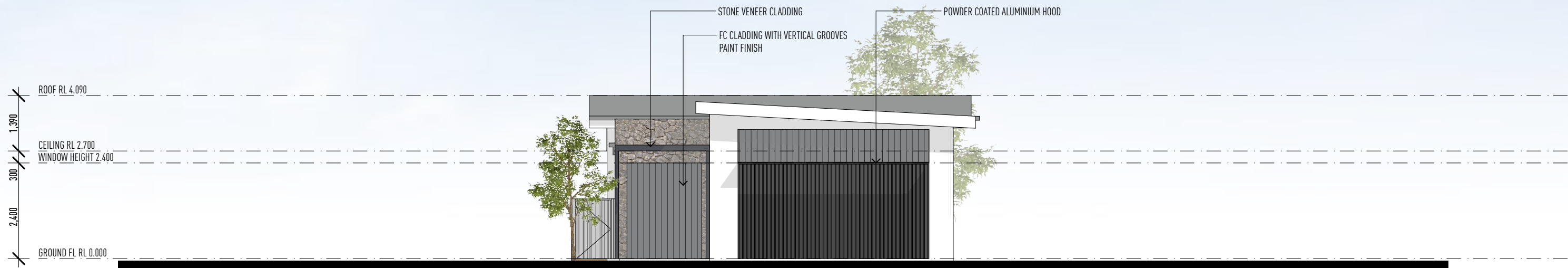


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DRAWING	HOUSE TYPE B ELEVATIONS - FACADE OPTION 3	DRAWING No. BP1073/SK/2.15
DRAWN	GS	ISSUE E
DATE	DECEMBER 2022	
SCALE	1:100 @ A3	

POOLE



ELEVATION 27



ELEVATION 28

HOUSE TYPE B ELEVATIONS - FACADE OPTION 3

1:100 @ A3

ISSUE	DATE	DESCRIPTION
A	04.11.22	SKETCH PLANS ISSUED
B	10.11.22	SKETCH PLANS ISSUED - RESPONSE TO CLIENTS EMAIL 08.11.22
C	07.12.22	SKETCH PLANS ISSUED - CEILING HEIGHTS AMENDED
D	08.12.22	SKETCH PLANS ISSUED - PROVIDED MIRRORRED HANDINGS, HOUSE TYPE D ADDED
E	14.12.22	SKETCH PLANS ISSUED - WINDOW & DOOR TYPE AMENDMENTS

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

FOR
GEMLIFE



JAREDPOOLEDESIGN

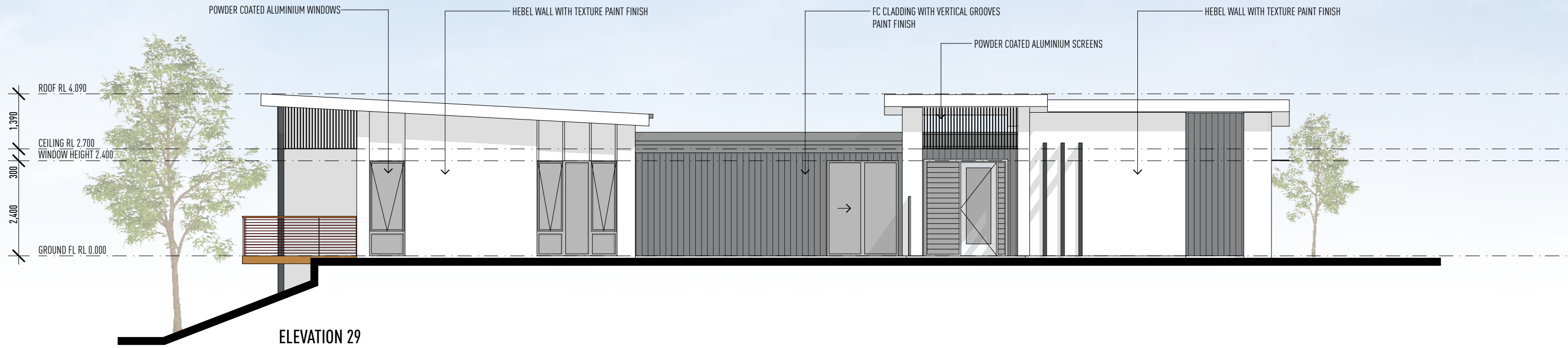
LEVEL 1 33 ELKHORN AVENUE
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WEB WWW.JPD.COM.AU



0.5m	2.5m	5.0m
DRAWING	HOUSE TYPE B ELEVATIONS - FACADE OPTION 3	
DRAWN	GS	ISSUE E
DATE	DECEMBER 2022	
SCALE	1:100 @ A3	

DRAWING No. BP1073/SK/2.16

POOLE



HOUSE TYPE B ELEVATIONS - FACADE OPTION 4

1:100 @ A3

ISSUE	DATE	DESCRIPTION
A	04.11.22	SKETCH PLANS ISSUED
B	10.11.22	SKETCH PLANS ISSUED - RESPONSE TO CLIENTS EMAIL 08.11.22
C	07.12.22	SKETCH PLANS ISSUED - CEILING HEIGHTS AMENDED
D	08.12.22	SKETCH PLANS ISSUED - PROVIDED MIRRORED HANDINGS, HOUSE TYPE D ADDED
E	14.12.22	SKETCH PLANS ISSUED - WINDOW & DOOR TYPE AMENDMENTS

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

FOR
GEMLIFE



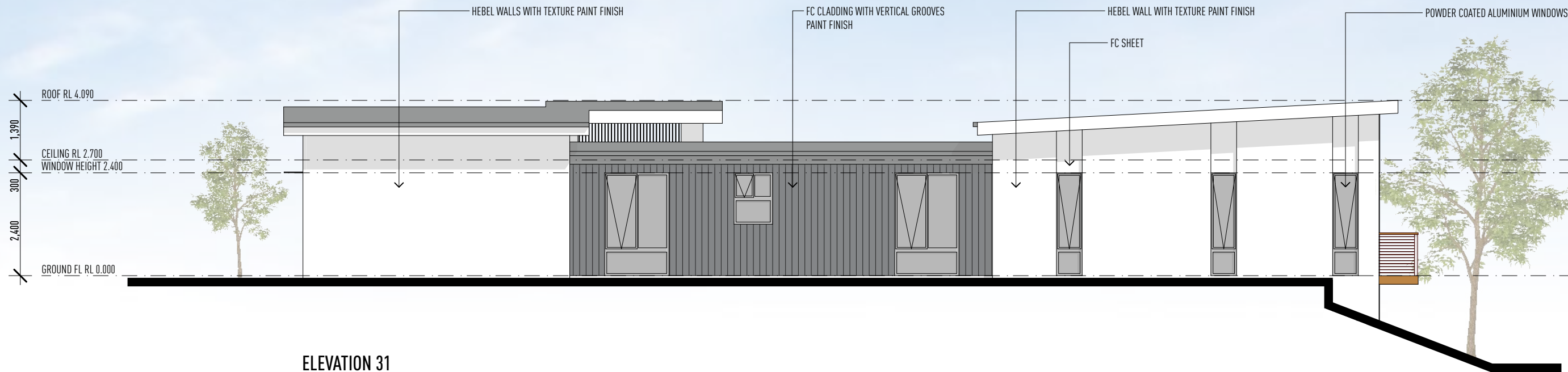
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0.5m	2.5m	5.0m
DRAWING	HOUSE TYPE B ELEVATIONS - FACADE OPTION 4	
DRAWN	GS	DRAWING No. BP1073/SK/2.17
DATE	DECEMBER 2022	ISSUE E
SCALE	1:100 @ A3	

POOLE



ELEVATION 31



ELEVATION 32

HOUSE TYPE B ELEVATIONS - FACADE OPTION 4

1:100 @ A3

ISSUE	DATE	DESCRIPTION
A	04.11.22	SKETCH PLANS ISSUED
B	10.11.22	SKETCH PLANS ISSUED - RESPONSE TO CLIENTS EMAIL 08.11.22
C	07.12.22	SKETCH PLANS ISSUED - CEILING HEIGHTS AMENDED
D	08.12.22	SKETCH PLANS ISSUED - PROVIDED MIRRORED HANDINGS, HOUSE TYPE D ADDED
E	14.12.22	SKETCH PLANS ISSUED - WINDOW & DOOR TYPE AMENDMENTS

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

FOR
GEMLIFE



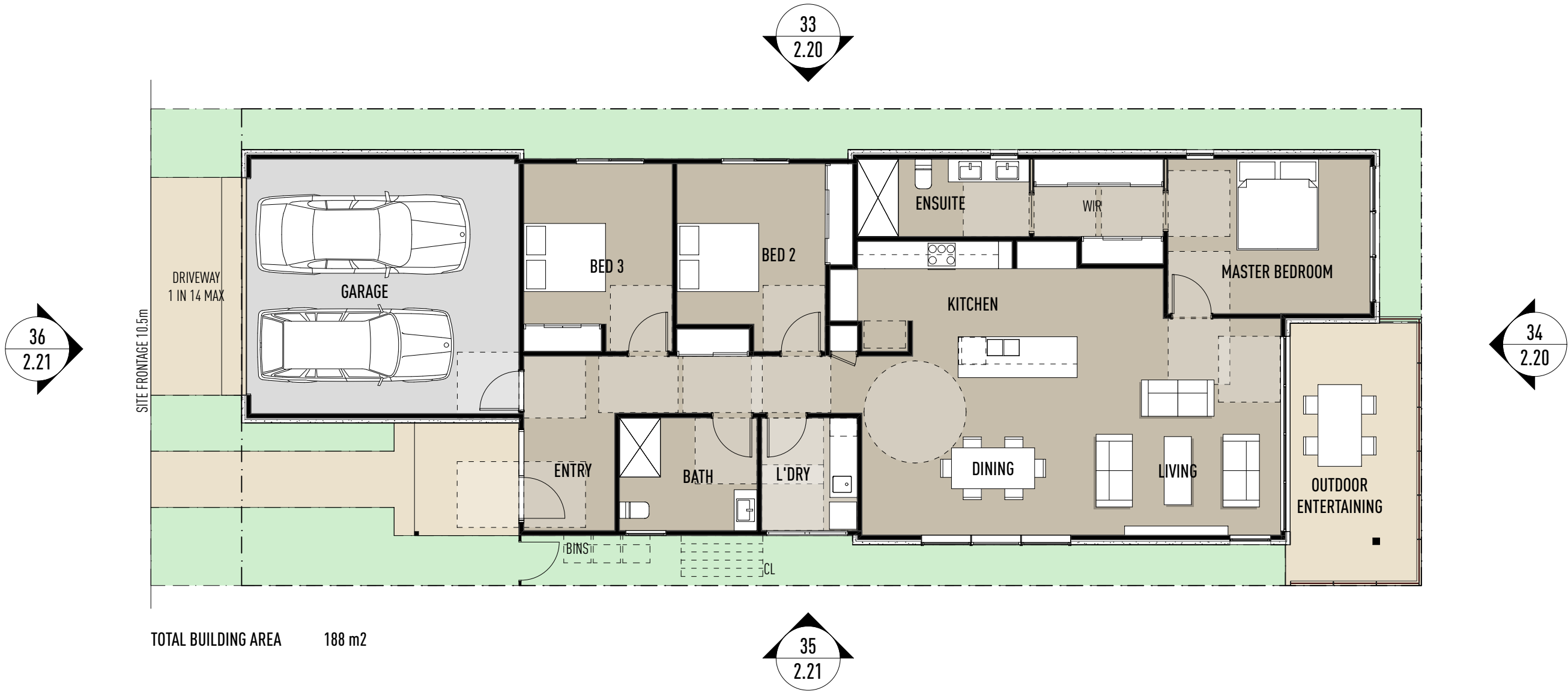
JAREDPOOLEDDESIGN

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0.5m	2.5m	5.0m
DRAWING HOUSE TYPE B ELEVATIONS - FACADE OPTION 4		DRAWING No. BP1073/SK/2.18
DRAWN GS	ISSUE E	
DATE DECEMBER 2022		
SCALE 1:100 @ A3		

POOLE



TOTAL BUILDING AREA 188 m2

HOUSE TYPE C GROUND FLOOR PLAN

1:100 @ A3

ISSUE	DATE	DESCRIPTION
A	04.11.22	SKETCH PLANS ISSUED
B	10.11.22	SKETCH PLANS ISSUED - RESPONSE TO CLIENTS EMAIL 08.11.22
C	08.12.22	SKETCH PLANS AMENDED - CEILING HEIGHTS AMENDED
D	08.12.22	SKETCH PLANS ISSUED - PROVIDED MIRRORRED HANDINGS, HOUSE TYPE D ADDED
E	14.12.22	SKETCH PLANS ISSUED - WINDOW & DOOR TYPE AMENDMENTS

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

FOR
GEMLIFE



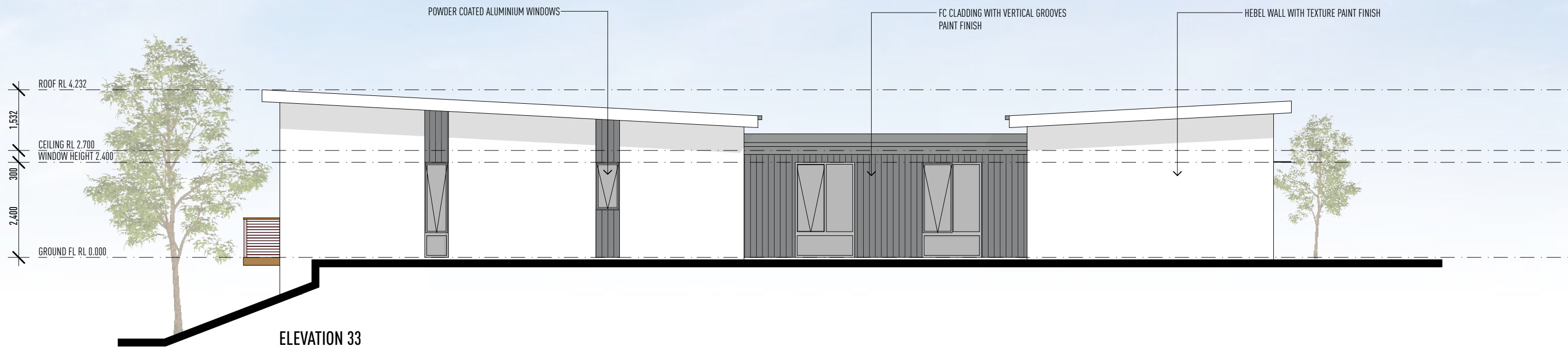
JAREDPOOLEDESIGN

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		HOUSE TYPE C GROUND FLOOR PLAN		DRAWING No. BP1073/SK/2.19		ISSUE E	
DRAWN	GS						
DATE	DECEMBER 2022						
SCALE	1:100 @ A3						

POOLE



HOUSE TYPE C ELEVATIONS - FACADE OPTION 1

1:100 @ A3

ISSUE	DATE	DESCRIPTION
A	04.11.22	SKETCH PLANS ISSUED
B	10.11.22	SKETCH PLANS ISSUED - RESPONSE TO CLIENTS EMAIL 08.11.22
C	07.12.22	SKETCH PLANS ISSUED - CEILING HEIGHTS AMENDED
D	08.12.22	SKETCH PLANS ISSUED - PROVIDED MIRRORRED HANDINGS, HOUSE TYPE D ADDED
E	14.12.22	SKETCH PLANS ISSUED - WINDOW & DOOR TYPE AMENDMENTS

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

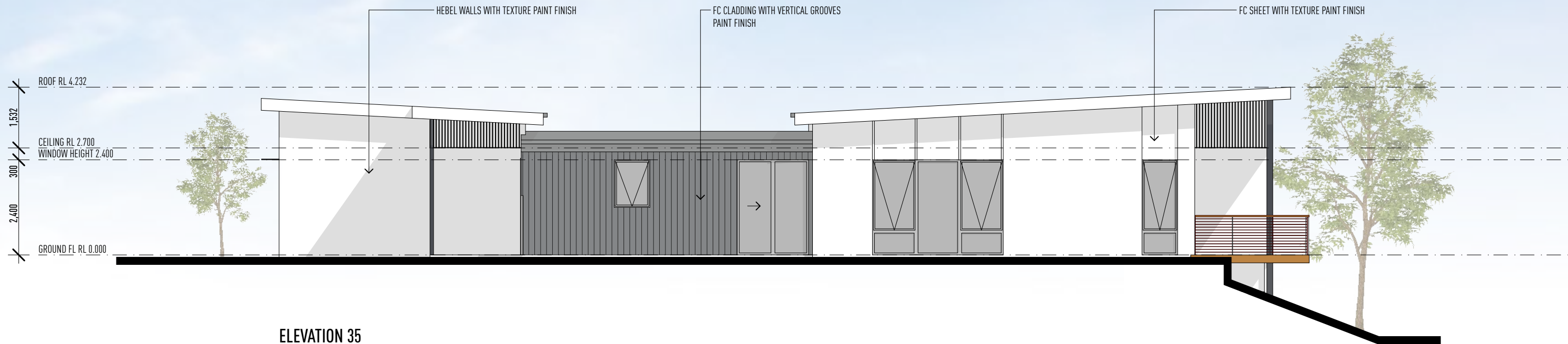
LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, QLD. 4217 AUSTRALIA
PO BOX 42
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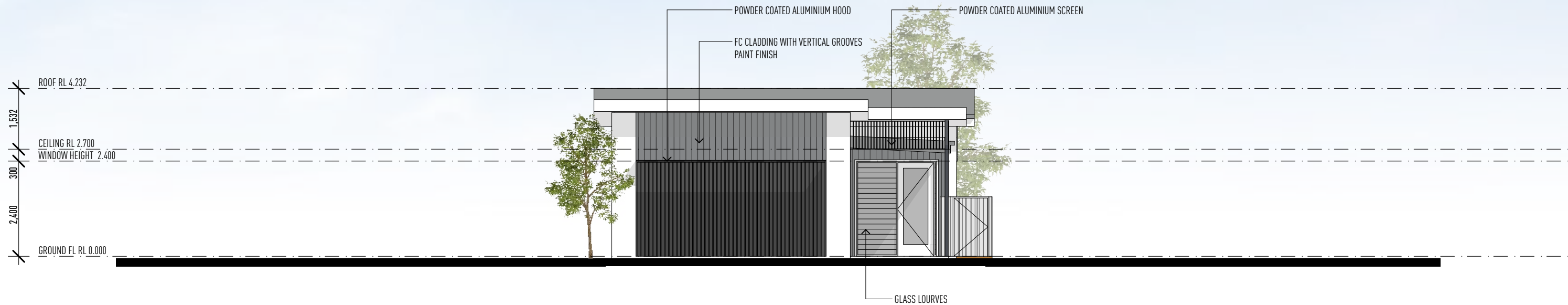
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DRAWING	HOUSE TYPE C ELEVATIONS - FACADE OPTION 1	
DRAWN	GS	ISSUE E
DATE	DECEMBER 2022	
SCALE	1:100 @ A3	

DRAWING No. BP1073/SK/2.20

POOLE



ELEVATION 35



ELEVATION 36

HOUSE TYPE C ELEVATIONS - FACADE OPTION 1

1:100 @ A3

ISSUE	DATE	DESCRIPTION
A	04.11.22	SKETCH PLANS ISSUED
B	10.11.22	SKETCH PLANS ISSUED - RESPONSE TO CLIENTS EMAIL 08.11.22
C	07.12.22	SKETCH PLANS ISSUED - CEILING HEIGHTS AMENDED
D	08.12.22	SKETCH PLANS ISSUED - PROVIDED MIRRORED HANDINGS, HOUSE TYPE D ADDED
E	14.12.22	SKETCH PLANS ISSUED - WINDOW & DOOR TYPE AMENDMENTS

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



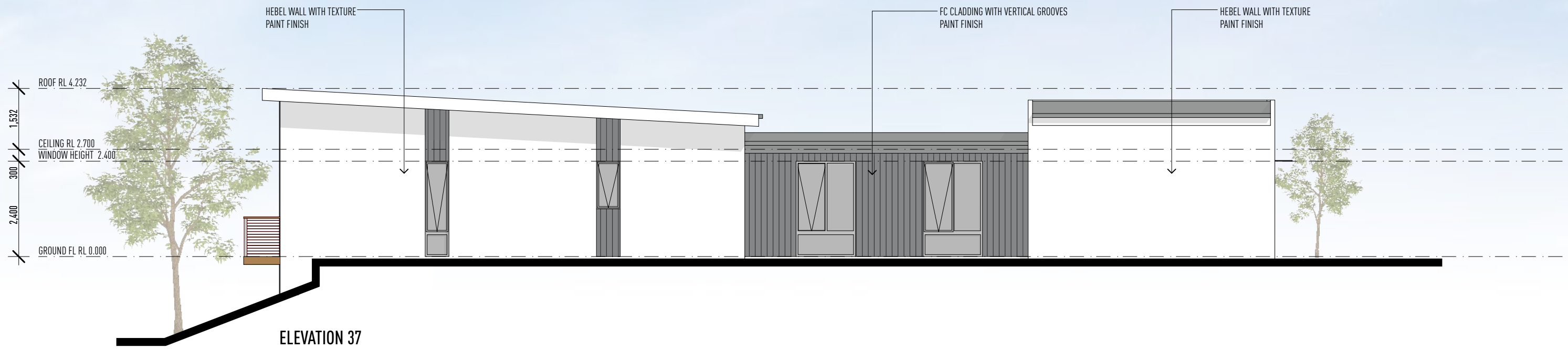
JAREDPOOLEDESIGN

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0.5m	2.5m	5.0m
DRAWING	HOUSE TYPE C ELEVATIONS - FACADE OPTION 1	
DRAWN	GS	DRAWING No. BP1073/SK/2.21
DATE	DECEMBER 2022	ISSUE E
SCALE	1:100 @ A3	

POOLE



HOUSE TYPE C ELEVATIONS - FACADE OPTION 2

1:100 @ A3

ISSUE	DATE	DESCRIPTION
A	04.11.22	SKETCH PLANS ISSUED
B	10.11.22	SKETCH PLANS ISSUED - RESPONSE TO CLIENTS EMAIL 08.11.22
C	07.12.22	SKETCH PLANS ISSUED - CEILING HEIGHTS AMENDED
D	08.12.22	SKETCH PLANS ISSUED - PROVIDED MIRRORED HANDINGS, HOUSE TYPE D ADDED
E	14.12.22	SKETCH PLANS ISSUED - WINDOW & DOOR TYPE AMENDMENTS

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

FOR
GEMLIFE



JAREDPOOLEDDESIGN

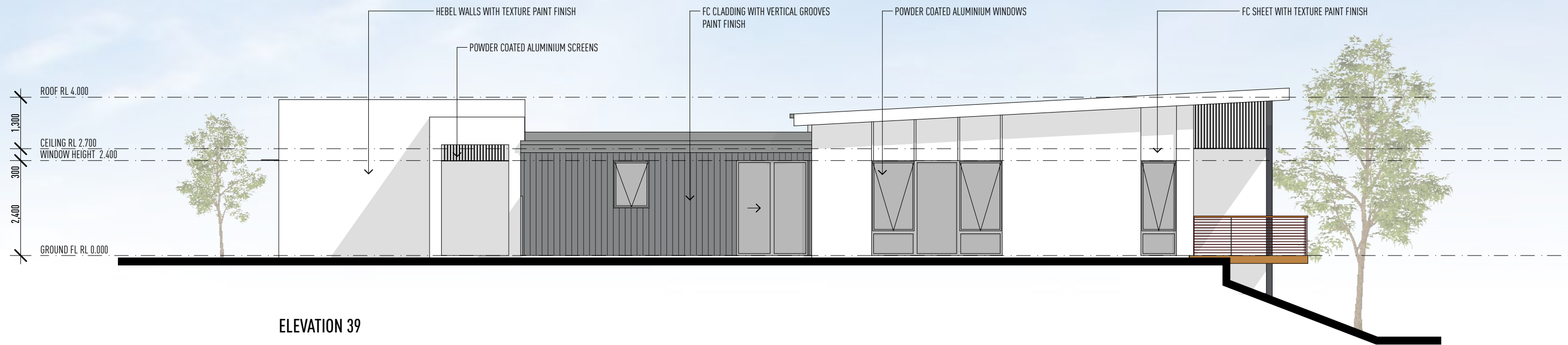
LEVEL 1 33 ELKHORN AVENUE
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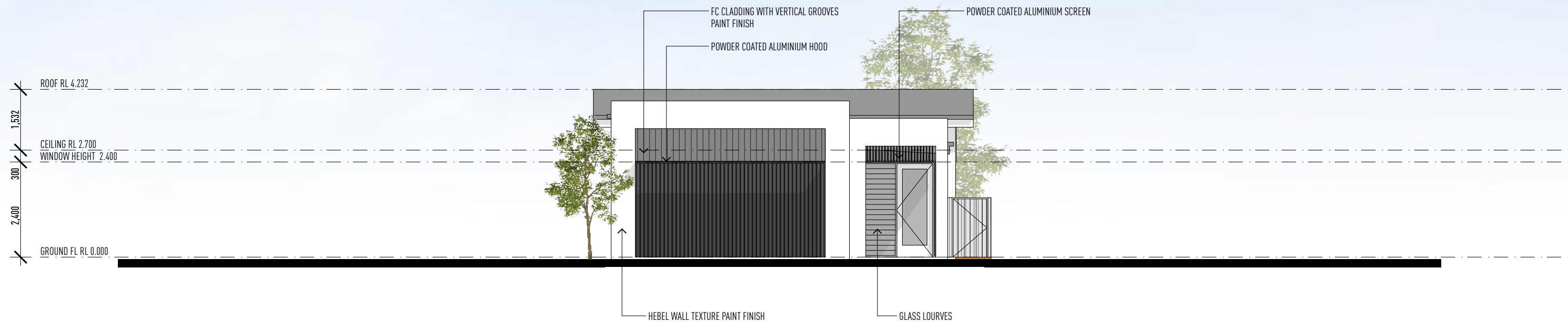
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DRAWING	HOUSE TYPE C ELEVATIONS - FACADE OPTION 2	
DRAWN	GS	ISSUE E
DATE	DECEMBER 2022	
SCALE	1:100 @ A3	

DRAWING No. BP1073/SK/2.22

POOLE



ELEVATION 39



ELEVATION 40

HOUSE TYPE C ELEVATIONS - FACADE OPTION 2

1:100 @ A3

ISSUE	DATE	DESCRIPTION
A	04.11.22	SKETCH PLANS ISSUED
B	10.11.22	SKETCH PLANS ISSUED - RESPONSE TO CLIENTS EMAIL 08.11.22
C	07.12.22	SKETCH PLANS ISSUED - CEILING HEIGHTS AMENDED
D	08.12.22	SKETCH PLANS ISSUED - PROVIDED MIRRORED HANDINGS, HOUSE TYPE D ADDED
E	14.12.22	SKETCH PLANS ISSUED - WINDOW & DOOR TYPE AMENDMENTS

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

FOR
GEMLIFE



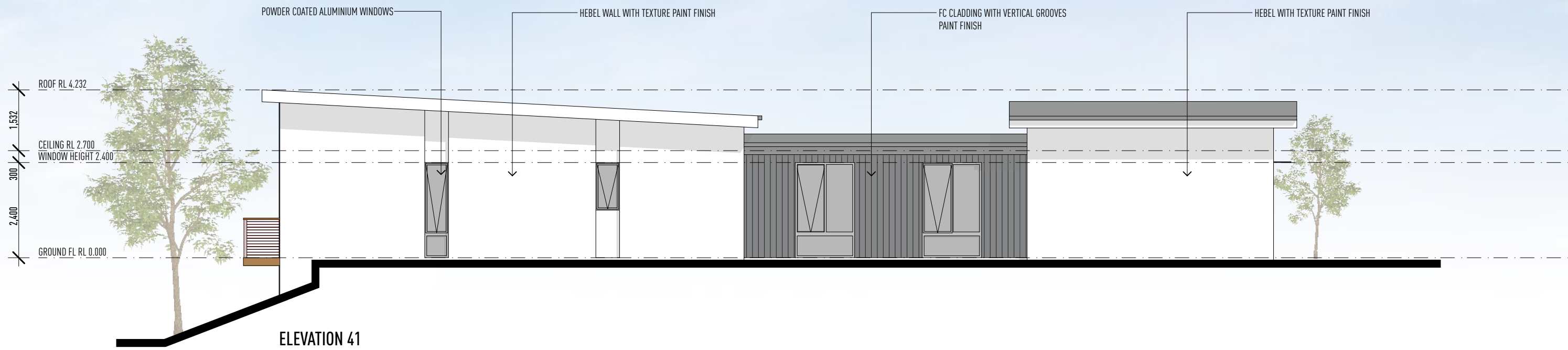
JAREDPOOLEDESIGN

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EMAIL INFO@JPD.COM.AU
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0.5m	2.5m	5.0m
DRAWING	HOUSE TYPE C ELEVATIONS - FACADE OPTION 2	
DRAWN	GS	DRAWING No. BP1073/SK/2.23
DATE	DECEMBER 2022	ISSUE E
SCALE	1:100 @ A3	

POOLE



HOUSE TYPE C ELEVATIONS - FACADE OPTION 3

1:100 @ A3

ISSUE	DATE	DESCRIPTION
A	04.11.22	SKETCH PLANS ISSUED
B	10.11.22	SKETCH PLANS ISSUED - RESPONSE TO CLIENTS EMAIL 08.11.22
C	07.12.22	SKETCH PLANS ISSUED - CEILING HEIGHTS AMENDED
D	08.12.22	SKETCH PLANS ISSUED - PROVIDED MIRRORRED HANDINGS, HOUSE TYPE D ADDED
E	14.12.22	SKETCH PLANS ISSUED - WINDOW & DOOR TYPE AMENDMENTS

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

FOR
GEMLIFE



JAREDPOOLEDDESIGN

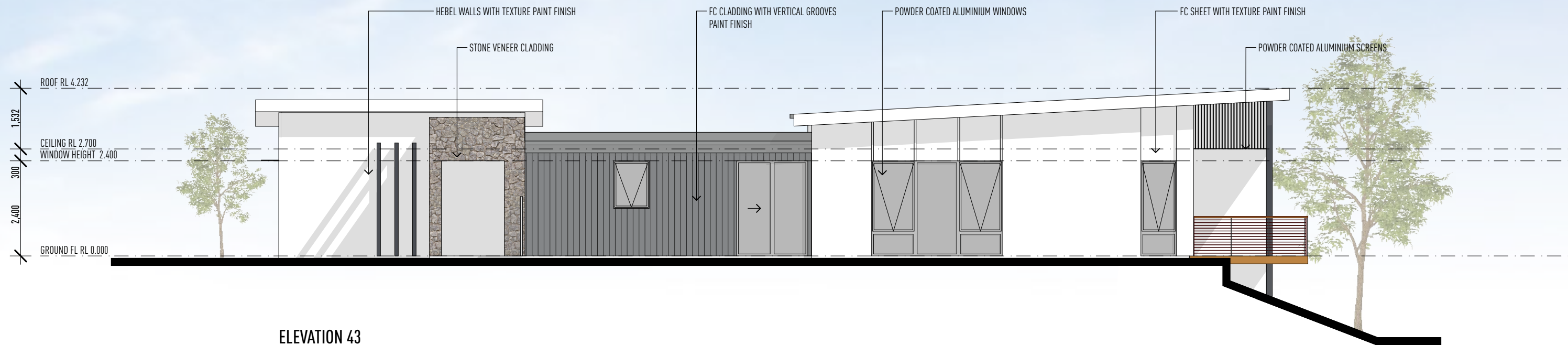
LEVEL 1 33 ELKHORN AVENUE
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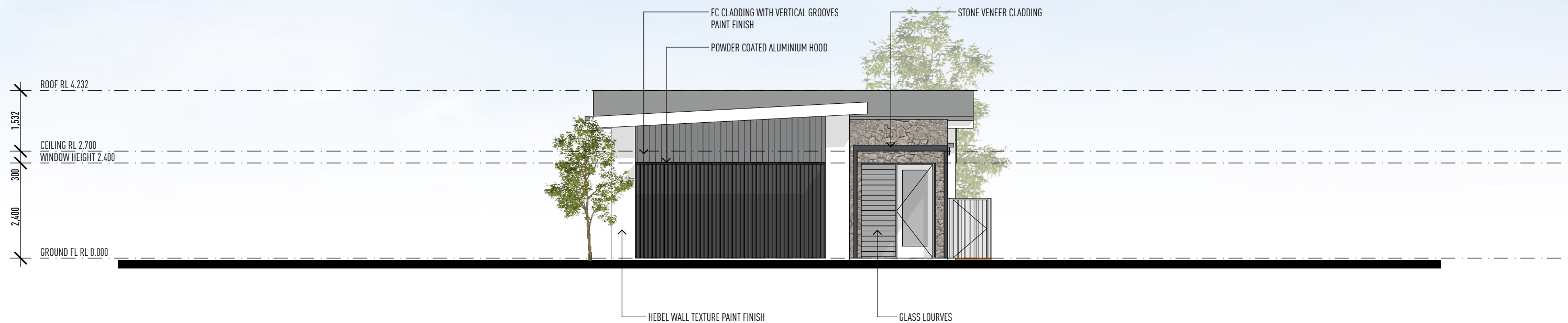
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DRAWING	HOUSE TYPE C ELEVATIONS - FACADE OPTION 3	
DRAWN	GS	ISSUE E
DATE	DECEMBER 2022	
SCALE	1:100 @ A3	

DRAWING No. BP1073/SK/2.24

POOLE



ELEVATION 43



ELEVATION 44

HOUSE TYPE C ELEVATIONS - FACADE OPTION 3

1:100 @ A3

ISSUE	DATE	DESCRIPTION
A	04.11.22	SKETCH PLANS ISSUED
B	10.11.22	SKETCH PLANS ISSUED - RESPONSE TO CLIENTS EMAIL 08.11.22
C	07.12.22	SKETCH PLANS ISSUED - CEILING HEIGHTS AMENDED
D	08.12.22	SKETCH PLANS ISSUED - PROVIDED MIRRORED HANDINGS, HOUSE TYPE D ADDED
E	14.12.22	SKETCH PLANS ISSUED - WINDOW & DOOR TYPE AMENDMENTS

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

FOR
GEMLIFE



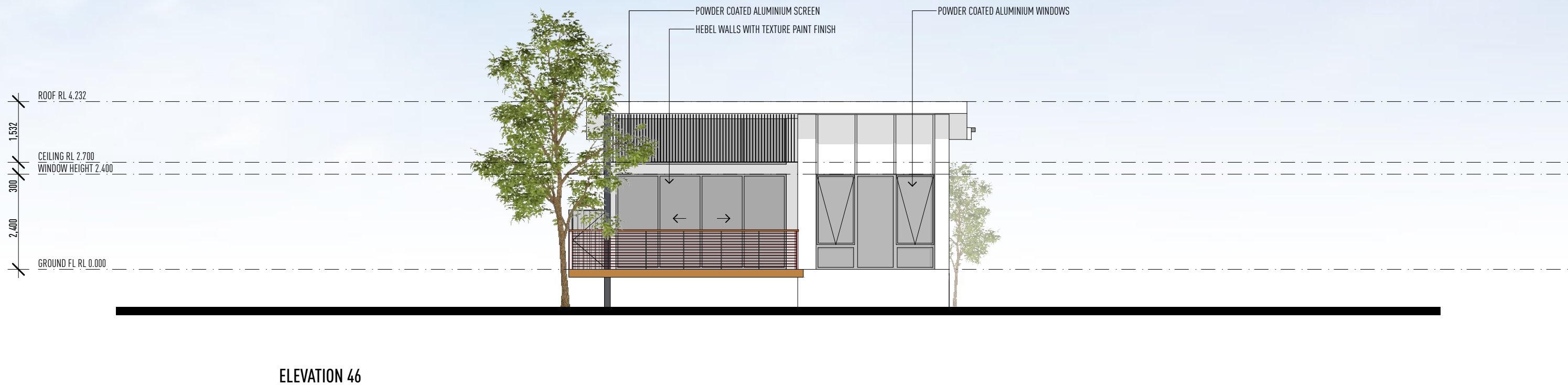
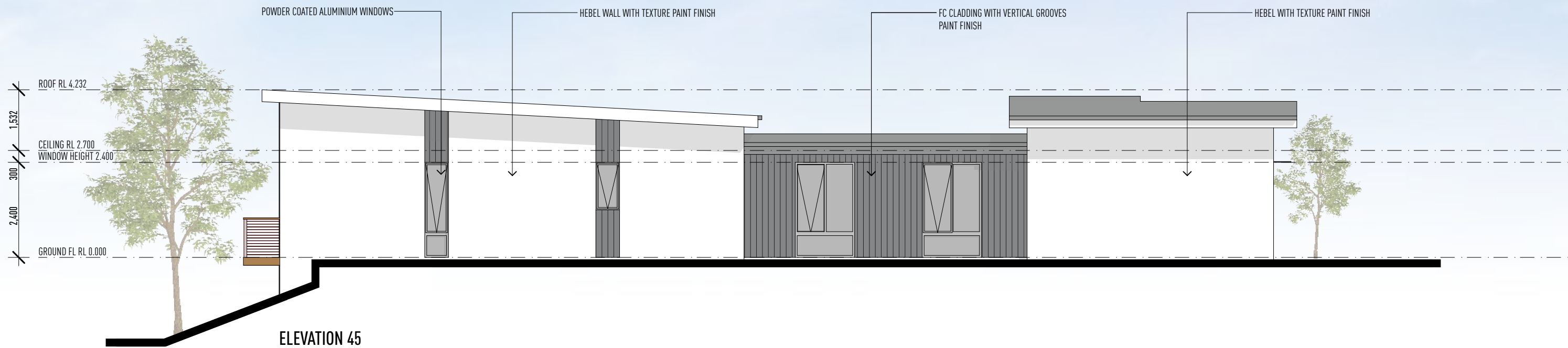
JAREDPOOLEDESIGN

LEVEL 1 33 ELKHORN AVENUE
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ISLE OF CAPRI, QLD. 4217 AUSTRALIA
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0.5m	2.5m	5.0m
DRAWING	HOUSE TYPE C ELEVATIONS - FACADE OPTION 3	
DRAWN	GS	DRAWING No. BP1073/SK/2.25
DATE	DECEMBER 2022	ISSUE E
SCALE	1:100 @ A3	

POOLE



HOUSE TYPE C ELEVATIONS - FACADE OPTION 4

1:100 @ A3

ISSUE	DATE	DESCRIPTION
A	04.11.22	SKETCH PLANS ISSUED
B	10.11.22	SKETCH PLANS ISSUED - RESPONSE TO CLIENTS EMAIL 08.11.22
C	07.12.22	SKETCH PLANS ISSUED - CEILING HEIGHTS AMENDED
D	08.12.22	SKETCH PLANS ISSUED - PROVIDED MIRRORRED HANDINGS, HOUSE TYPE D ADDED
E	14.12.22	SKETCH PLANS ISSUED - WINDOW & DOOR TYPE AMENDMENTS

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

FOR
GEMLIFE

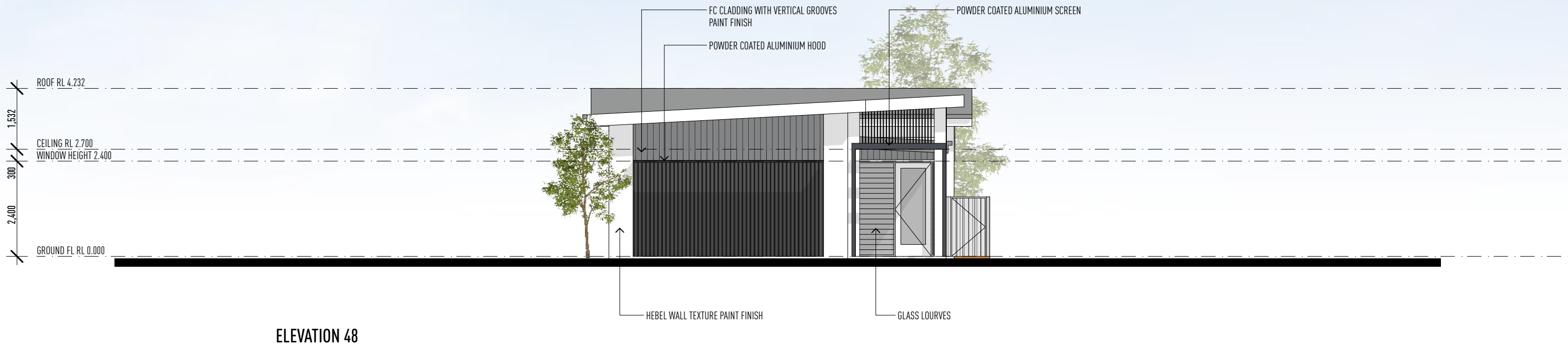
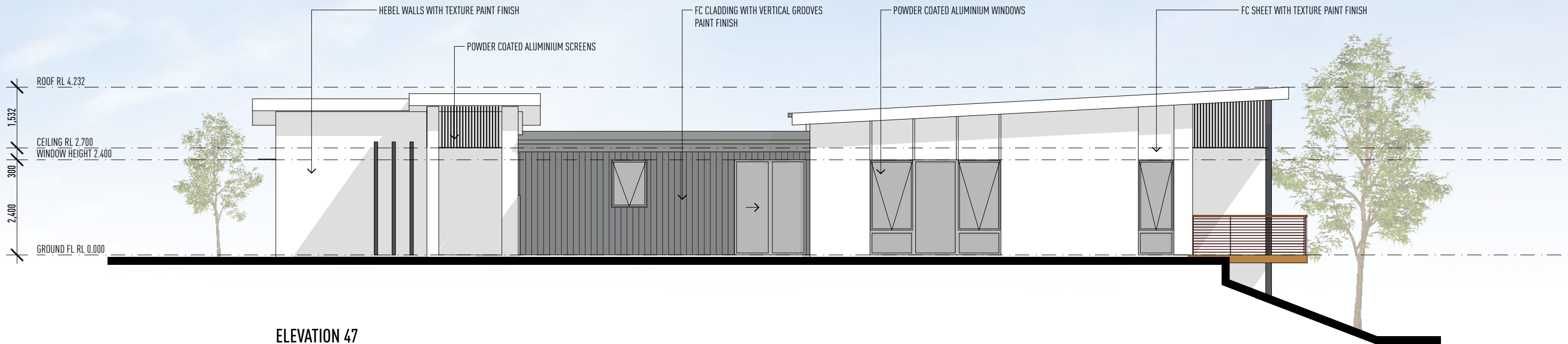


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WEB WWW.JPD.COM.AU



0.5m	2.5m	5.0m
DRAWING HOUSE TYPE C ELEVATIONS - FACADE OPTION 4		
DRAWN GS	DRAWING No. BP1073/SK/2.26	
DATE DECEMBER 2022	ISSUE E	
SCALE 1:100 @ A3	POOLE	



HOUSE TYPE C ELEVATIONS - FACADE OPTION 4

1:100 @ A3

ISSUE	DATE	DESCRIPTION
A	04.11.22	SKETCH PLANS ISSUED
B	10.11.22	SKETCH PLANS ISSUED - RESPONSE TO CLIENTS EMAIL 08.11.22
C	07.12.22	SKETCH PLANS ISSUED - CEILING HEIGHTS AMENDED
D	08.12.22	SKETCH PLANS ISSUED - PROVIDED MIRRORED HANDINGS, HOUSE TYPE D ADDED
E	14.12.22	SKETCH PLANS ISSUED - WINDOW & DOOR TYPE AMENDMENTS

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

FOR
GEMLIFE



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WEB WWW.JPD.COM.AU



0.5m	2.5m	5.0m
DRAWING HOUSE TYPE C ELEVATIONS - FACADE OPTION 4		DRAWING No. BP1073/SK/2.27
DRAWN GS	ISSUE E	
DATE DECEMBER 2022		
SCALE 1:100 @ A3		

POOLE



HOUSE TYPE D GROUND FLOOR PLAN

1:100 @ A3

ISSUE	DATE	DESCRIPTION
A	04.11.22	SKETCH PLANS ISSUED
B	10.11.22	SKETCH PLANS ISSUED - RESPONSE TO CLIENTS EMAIL 08.11.22
C	07.12.22	SKETCH PLANS ISSUED - CEILING HEIGHTS AMENDED
D	08.12.22	SKETCH PLANS ISSUED - PROVIDED MIRRORED HANDINGS, HOUSE TYPE D ADDED
E	14.12.22	SKETCH PLANS ISSUED - WINDOW & DOOR TYPE AMENDMENTS

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

FOR
GEMLIFE



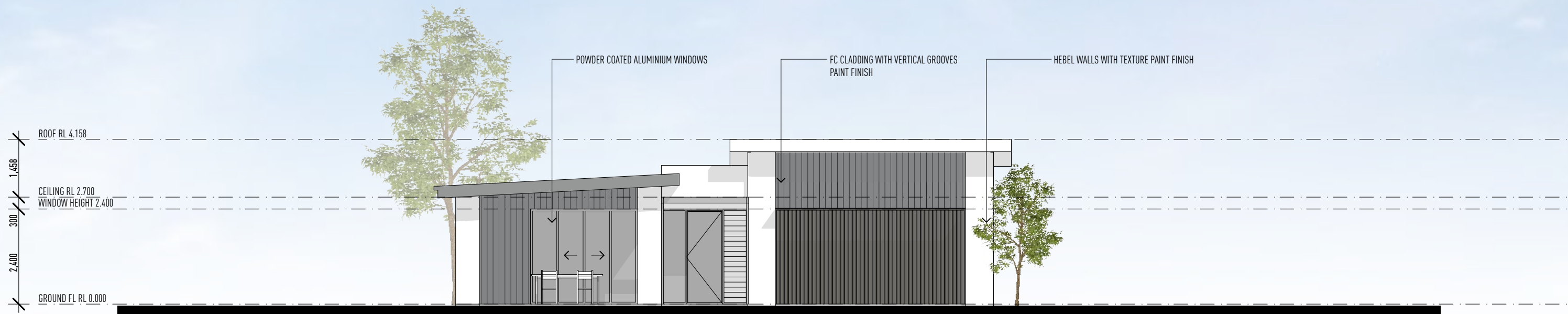
JAREDPOOLEDESIGN

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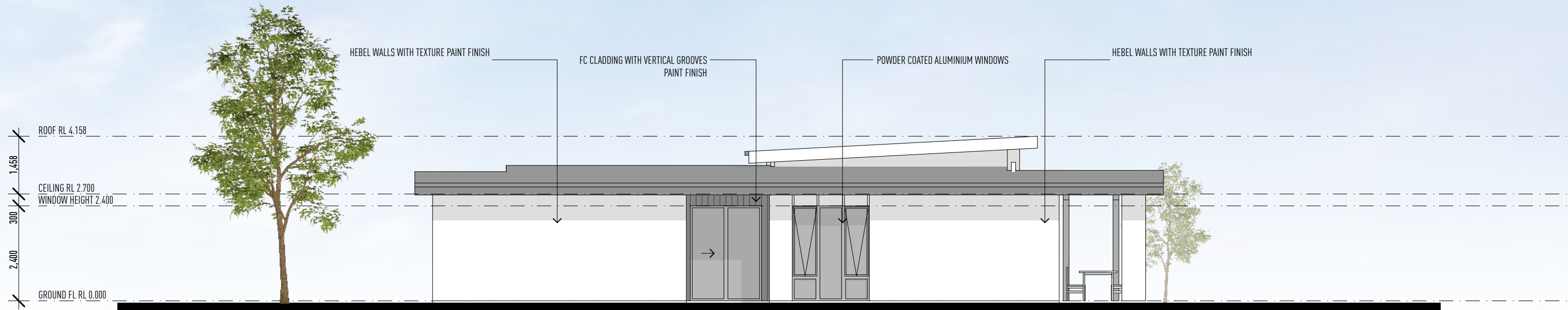


0.5m	2.5m	5.0m
DRAWING	HOUSE TYPE D GROUND FLOOR PLAN	
DRAWN	GS	ISSUE E
DATE	DECEMBER 2022	
SCALE	1:100 @ A3	

POOLE



ELEVATION 49



ELEVATION 50

HOUSE TYPE D ELEVATIONS

1:100 @ A3

ISSUE	DATE	DESCRIPTION
A	04.11.22	SKETCH PLANS ISSUED
B	10.11.22	SKETCH PLANS ISSUED - RESPONSE TO CLIENTS EMAIL 08.11.22
C	07.12.22	SKETCH PLANS ISSUED - CEILING HEIGHTS AMENDED
D	08.12.22	SKETCH PLANS ISSUED - PROVIDED MIRRORED HANDINGS, HOUSE TYPE D ADDED
E	14.12.22	SKETCH PLANS ISSUED - WINDOW & DOOR TYPE AMENDMENTS

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

FOR
GEMLIFE



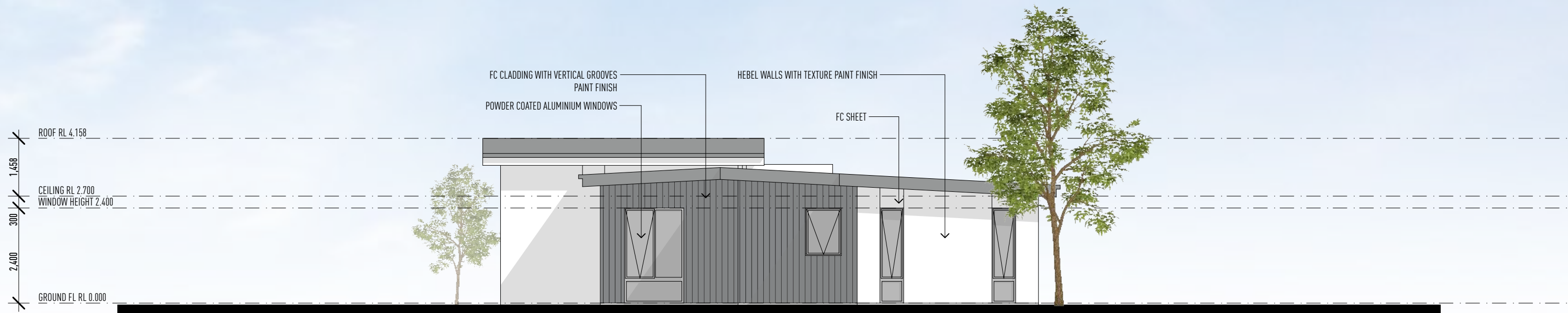
JAREDPOOLEDESIGN

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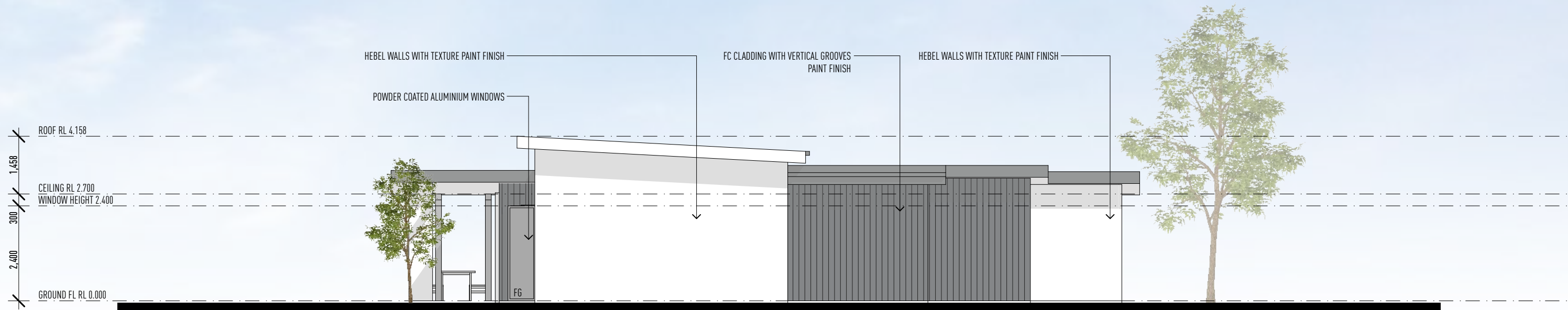


0.5m	2.5m	5.0m
DRAWING	HOUSE TYPE D ELEVATIONS	
DRAWN	GS	DRAWING No. BP1073/SK/2.27
DATE	DECEMBER 2022	ISSUE E
SCALE	1:100 @ A3	

POOLE



ELEVATION 51



ELEVATION 52

HOUSE TYPE D ELEVATIONS

1:100 @ A3

ISSUE	DATE	DESCRIPTION
A	04.11.22	SKETCH PLANS ISSUED
B	10.11.22	SKETCH PLANS ISSUED - RESPONSE TO CLIENTS EMAIL 08.11.22
C	07.12.22	SKETCH PLANS ISSUED - CEILING HEIGHTS AMENDED
D	08.12.22	SKETCH PLANS ISSUED - PROVIDED MIRRORRED HANDINGS, HOUSE TYPE D ADDED
E	14.12.22	SKETCH PLANS ISSUED - WINDOW & DOOR TYPE AMENDMENTS

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

FOR
GEMLIFE



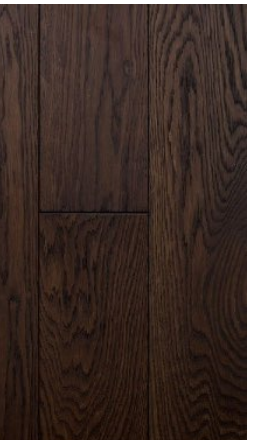
JAREDPOOLEDESIGN

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TEL 07 5527 5300
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WEB WWW.JPD.COM.AU



0.5m		2.5m	5.0m	DRAWING HOUSE TYPE D ELEVATIONS	DRAWING No. BP1073/SK/2.28	ISSUE E
DRAWN	GS			DATE	DECEMBER 2022	
SCALE	1:100 @ A3					

POOLE



MATERIALS AND FINISHES

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
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TEL 07 5527 5300
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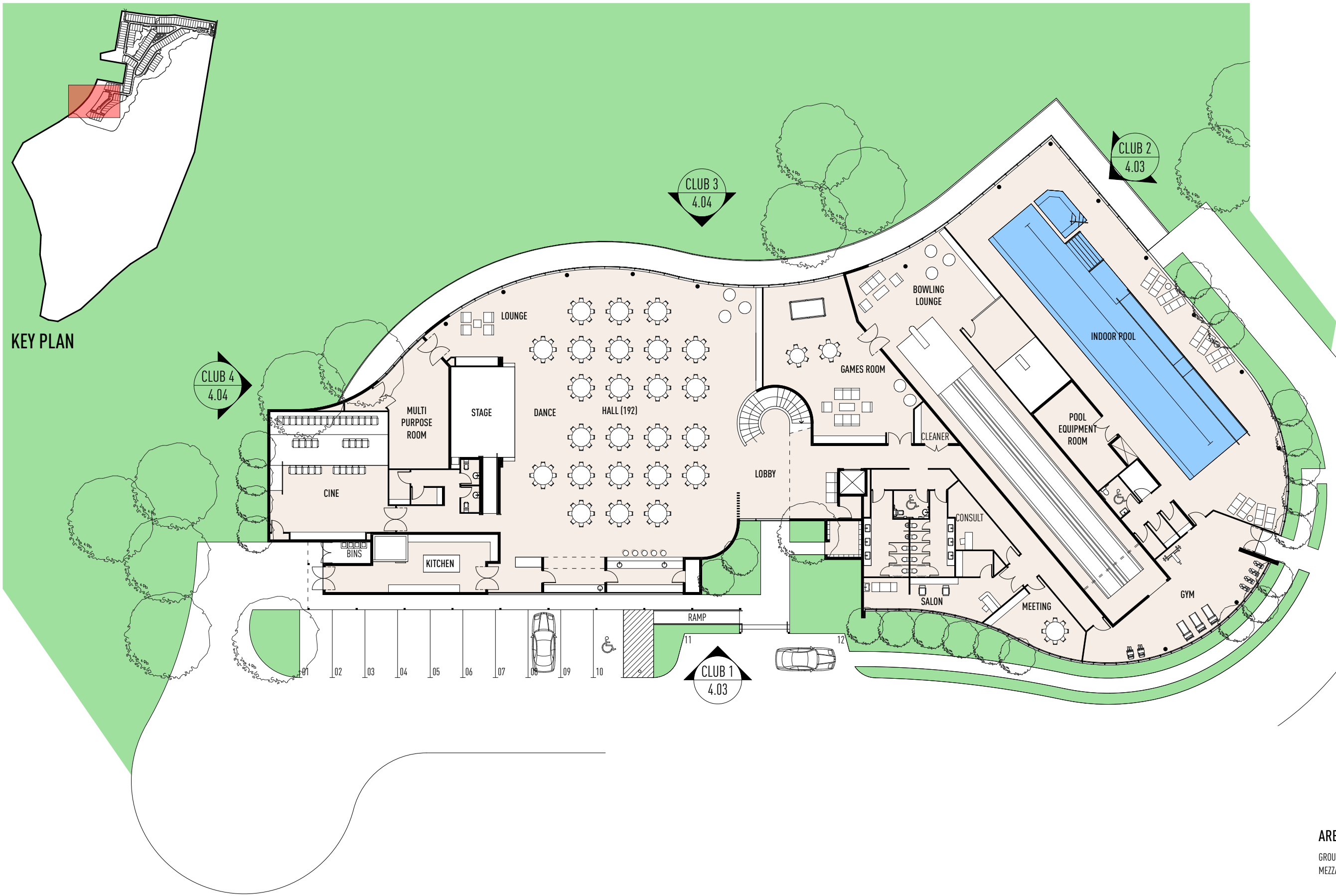


DRAWING MATERIALS AND FINISHES	
DRAWN	CB
DATE	FEB. 2019
SCALE	1:0.720 @ A3

DRAWING No.
BP1073/SK/3.01

ISSUE
A

POOLE



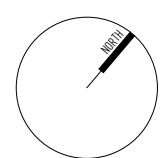
CLUB HOUSE - LOWER FLOOR PLAN

1:300 @ A3

AREA SCHEDULE

GROUND FLOOR PLAN	2,025.96
MEZZANINE FLOOR PLAN	176.49
	2,202.45 m ²

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	19.04.21	CLUB HOUSE LAYOUT AMENDED
E	01.06.21	CLUB HOUSE LAYOUT AMENDED
F	19.07.21	UPDATED LAYOUT
G	30.11.22	UPDATED LAYOUT



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

FOR
GEMLIFE



JAREDPOOLEDDESIGN

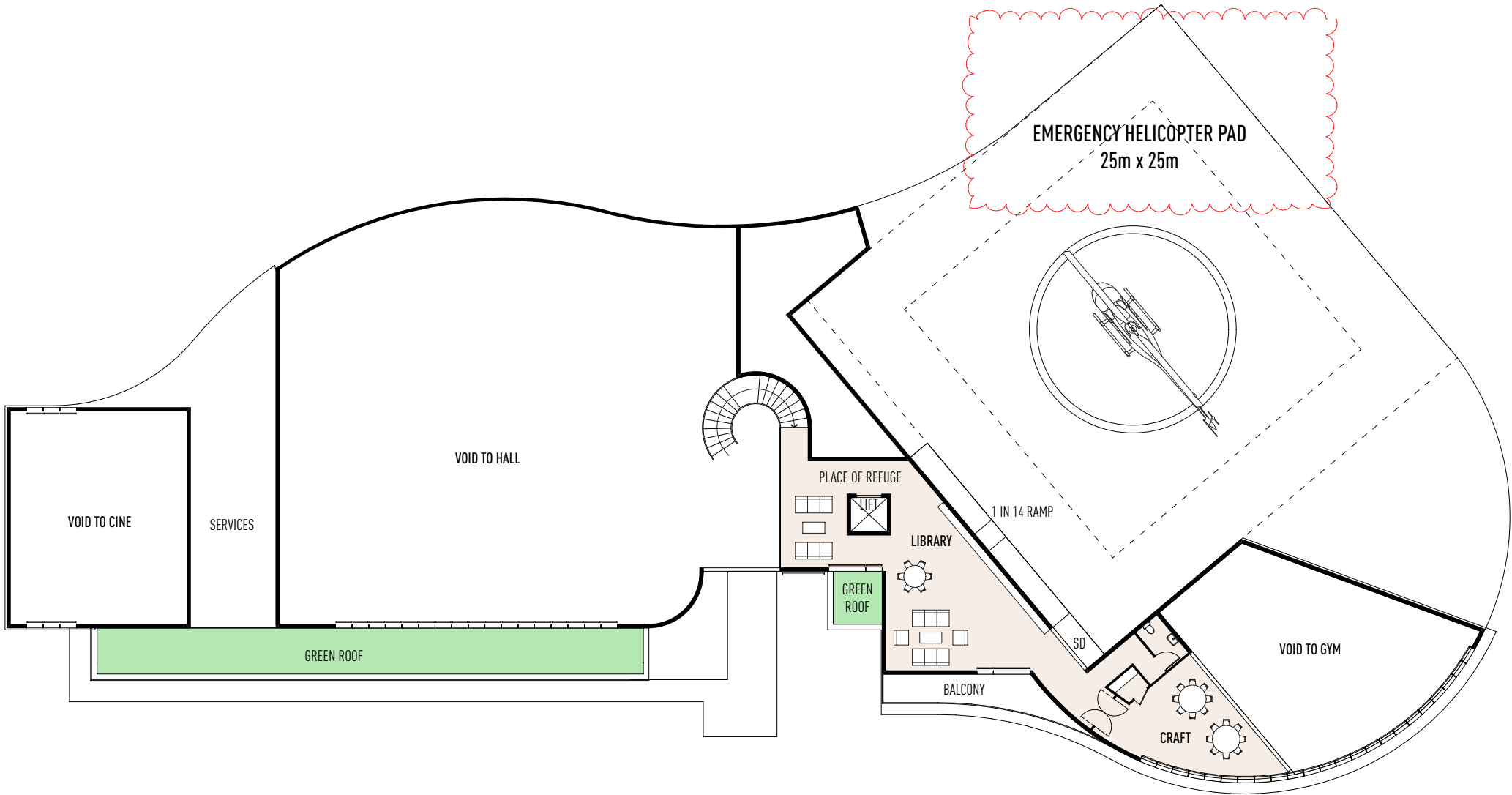
LEVEL 1 33 ELKHORN AVENUE
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1.5m 7.5m 15m		DRAWING No. BP1073/SK/4.01		ISSUE G	
CLUB HOUSE - LOWER FLOOR PLAN					
DRAWN CB					
DATE FEB. 2019					
SCALE 1:300 @ A3					

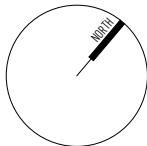
POOLE

KEY PLAN



CLUB HOUSE - MEZZANINE FLOOR PLAN @ A3

ISSUE	DATE	DESCRIPTION
B	27.03.23	EMERGENCY HELI-PAD ADDED



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

FOR
GEMLIFE



JAREDPOOLEDESIGN
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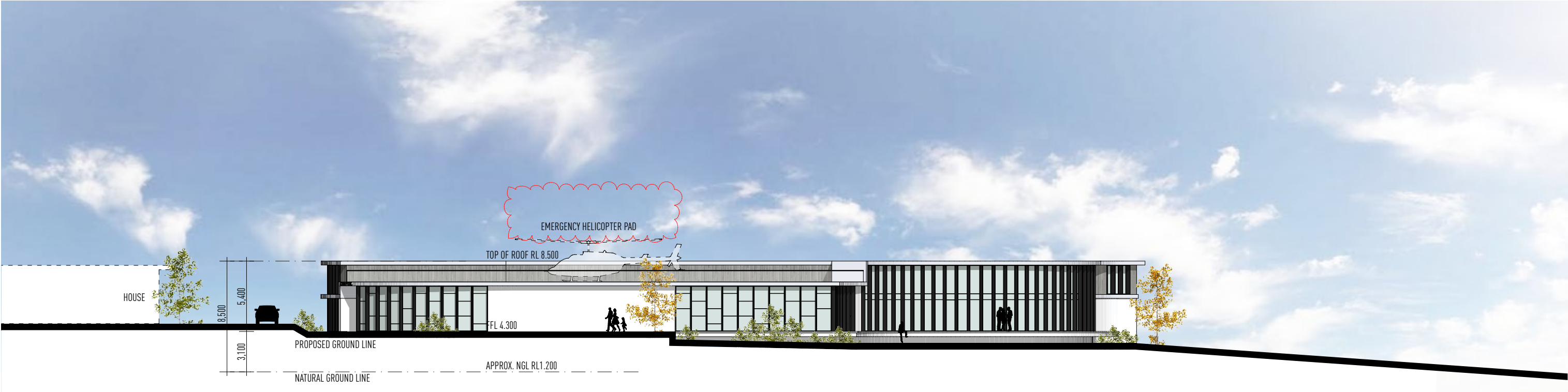
DRAWING CLUB HOUSE - MEZZANINE FLOOR PLAN	
DRAWN	CB
DATE	FEB. 2019
SCALE	@ A3

DRAWING No.
BP1073/SK/4.02
ISSUE
B

POOLE



ELEVATION 'CLUB 01'



ELEVATION 'CLUB 02'

CLUB HOUSE - ELEVATIONS

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
D	19.04.21	CLUB HOUSE LAYOUT AMENDED
E	01.06.21	ELEVATION HEIGHTS AMENDED
F	19.07.21	UPDATED LAYOUT
G	27.03.23	EMERGENCY HELI-PAD NOTE ADDED

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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 CLUB HOUSE - ELEVATIONS		DRAWING No. BP1073/SK/4.03		ISSUE G
DRAWN CB	DATE FEB. 2019	SCALE 1:300 @ A3		

1.5m 7.5m 15m

POOLE



CLUB HOUSE - ELEVATIONS

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
D	19.04.21	CLUB HOUSE LAYOUT AMENDED
E	01.06.21	ELEVATION HEIGHTS AMENDED
F	19.07.21	UPDATED LAYOUT
G	27.03.23	EMERGENCY HELI-PAD NOTE ADDED

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

FOR
GEMLIFE



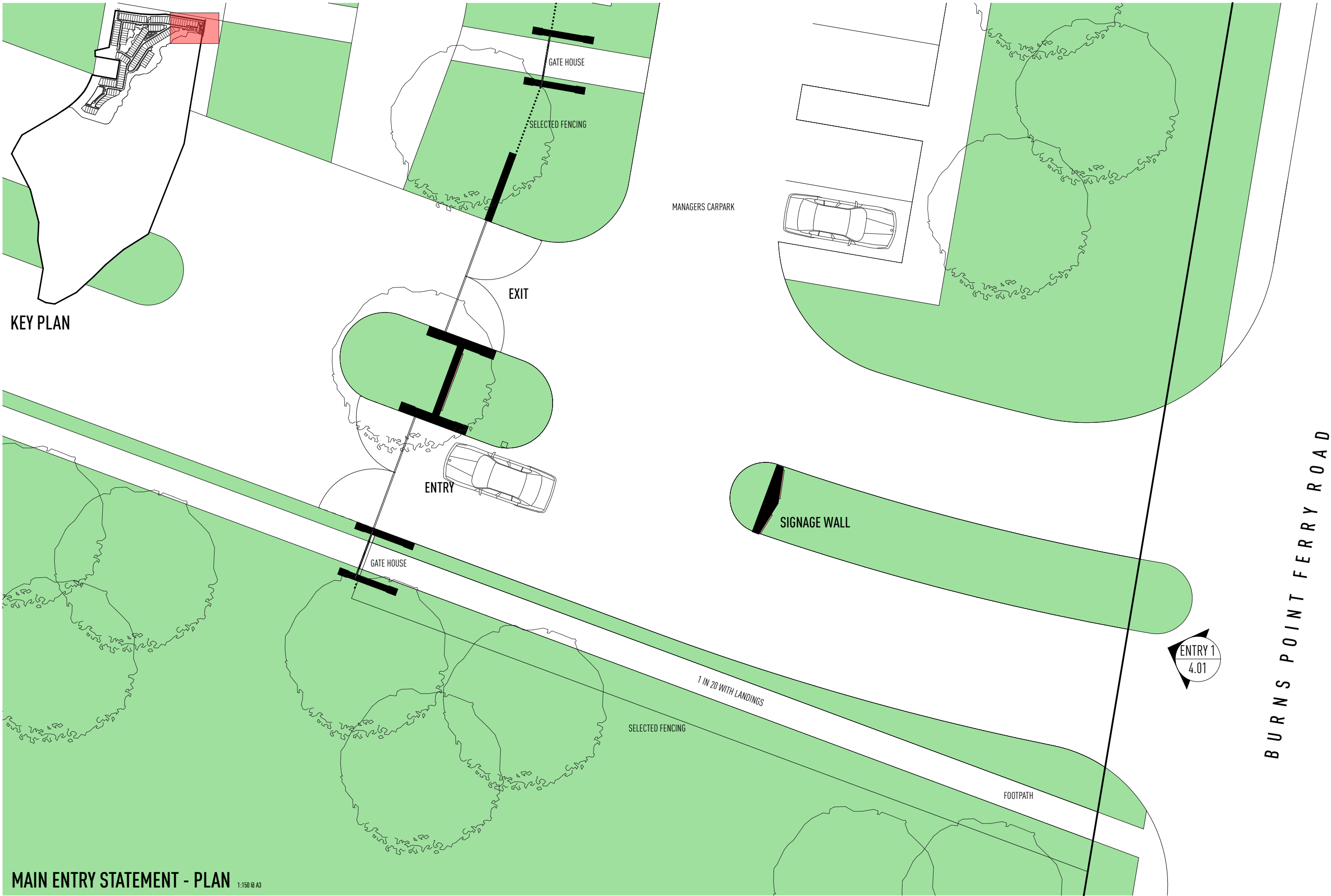
JAREDPOOLEDESIGN

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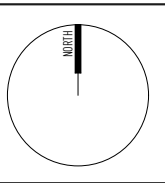
1.5m	7.5m	15m
DRAWING	CLUB HOUSE - ELEVATIONS	DRAWING No. BP1073/SK/4.04
DRAWN	CB	ISSUE G
DATE	FEB. 2019	
SCALE	1:300 @ A3	

POOLE



MAIN ENTRY STATEMENT - PLAN 1:150 @ 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	09.04.21	ENTRY UPDATED
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



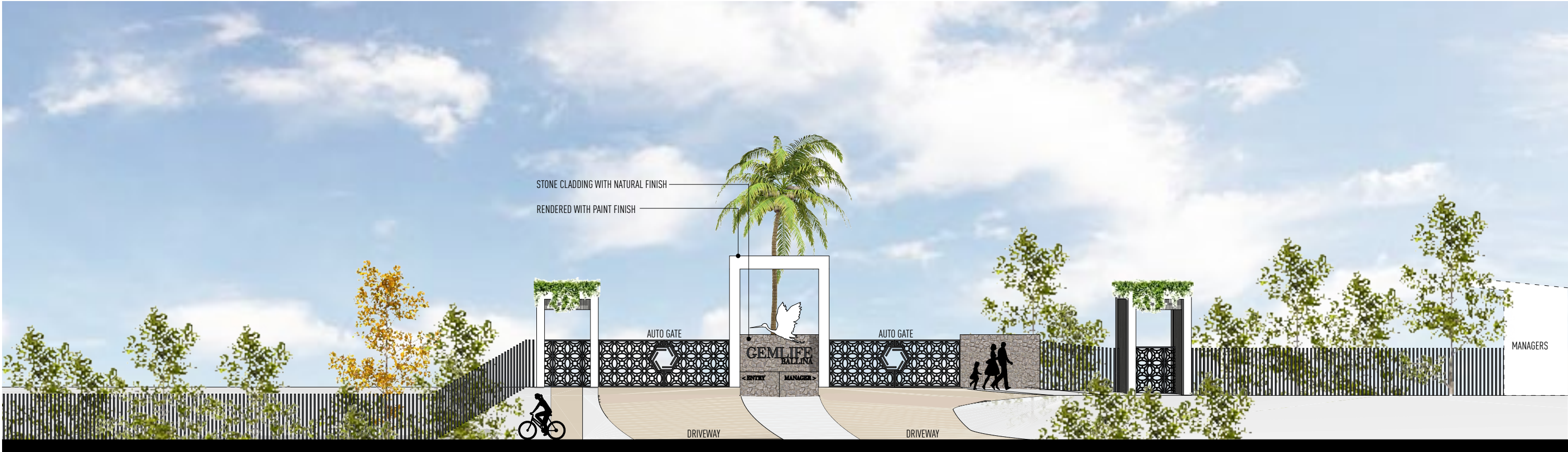
JAREDPOOLEDESIGN

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1m 5m 10m		DRAWING No. BP1073/SK/4.01	ISSUE E
MAIN ENTRY STATEMENT - PLAN			
DRAWN	CB		
DATE	FEB. 2019		
SCALE	1:150 @ A3		

POOLE



ELEVATION 'ENTRY 01'

ENTRY STATEMENT - ELEVATIONS

1:150 @ 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

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DRAWING		ENTRY STATEMENT - ELEVATIONS		DRAWING No. BP1073/SK/4.01		ISSUE D	
DRAWN	CB						
DATE	FEB. 2019						
SCALE	1:150 @ A3						

POOLE



ISSUE	DATE	DESCRIPTION

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

FOR
GEMLIFE



JAREDPOOLEDESIGN

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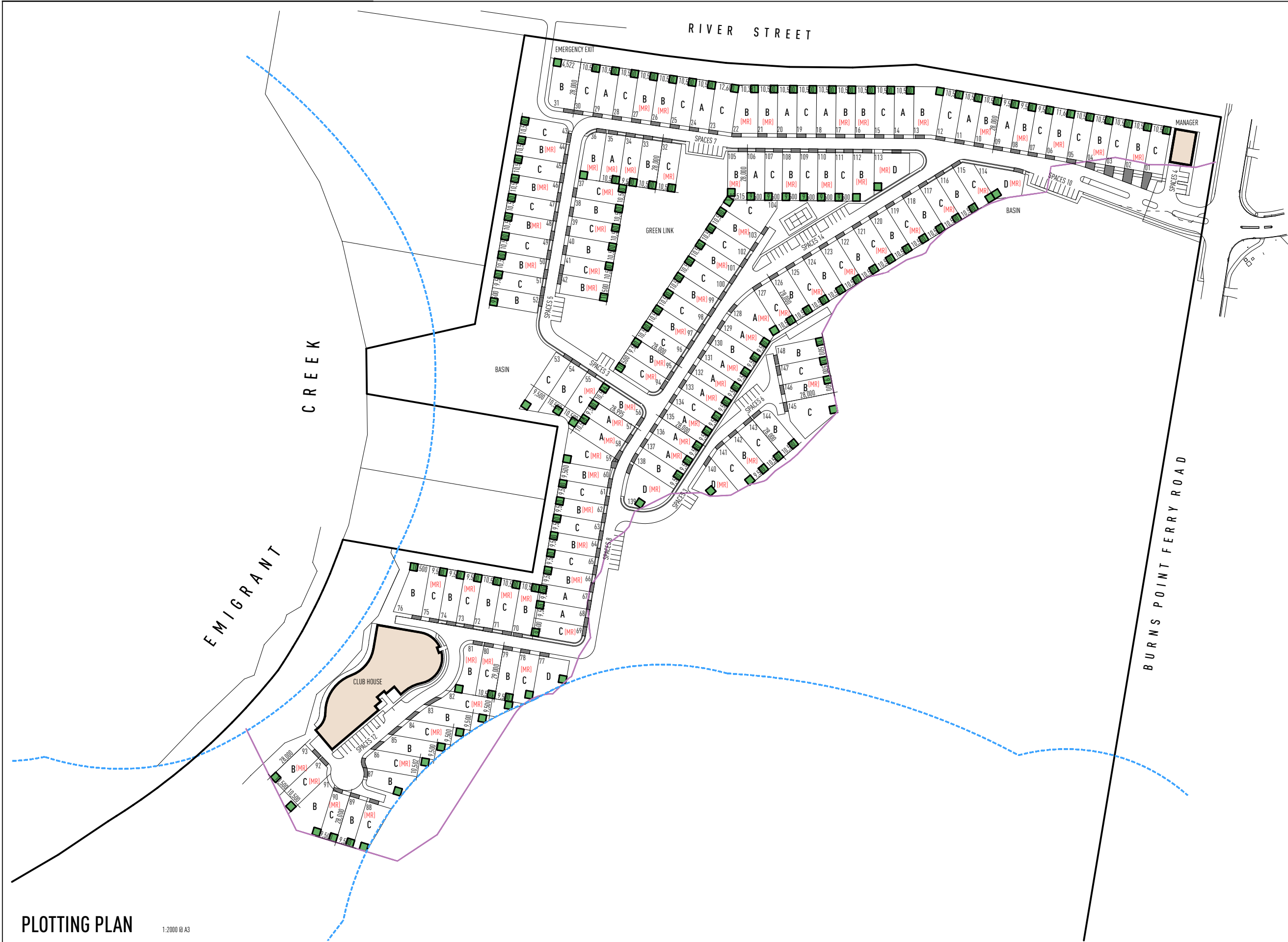


DRAWING RESIDENTIAL DESIGNS	
DRAWN	CB
DATE	FEB. 2019
SCALE	1@ A3

DRAWING No.
BP1073/SK/7.01

ISSUE

POOLE



PLOTTING PLAN

1:2000 @ A3

[illegible]

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



JARED POOLE DESIGN

LEVEL 1 33 ELKHORN AVENUE
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A square QR code located in the bottom right corner of the advertisement, which likely links to the company's website or contact information.

DRAWING PLOTTING PLAN	
DRAWN	CB
DATE	FEB. 2019
SCALE	1:2000 @ A3

DRAWING No.
BP1073/SK/7.02

ISSUE
B

POOLE