

PROJECT: PALM LAKE RESORT EXTENSION

PLANSET: CIVIL WORKS

CLIENT: PALM LAKE WORKS

DRAWINGS LIST		
DWG NO.	REV	DWG TITLE
GENERAL		
PS01-A000	H	COVER SHEET
PS01-A010	H	VIEWPORT REFERENCE PLAN
PS01-A050	H	DEVELOPMENT OVERVIEW PLAN
PS01-A051	E	DEVELOPMENT OVERVIEW PLAN (LAYOUT 1)
PS01-A052	E	DEVELOPMENT OVERVIEW PLAN (LAYOUT 2)
PS01-A053	E	DEVELOPMENT OVERVIEW PLAN (LAYOUT 3)
PS01-A054	B	DEVELOPMENT OVERVIEW PLAN (LAYOUT 5 & 6)
PS01-A300	E	ARCHITECTURAL STAGING PLAN
PS01-A301	C	ARCHITECTURAL FINISHED FLOOR LEVEL PLAN



LOCALITY PLAN  
NOT TO SCALE

LGA: BALLINA SHIRE COUNCIL

120 NORTH CREEK RD, BALLINA NSW

LOT 11 DP 11245510

- GENERAL NOTES:
- 1


THIS PLAN IS FOR DEVELOPMENT APPLICATION PURPOSE AND NOT FOR CONSTRUCTION. DESIGN TO BE REVIEWED AND UPDATED FOR CONSTRUCTION CERTIFICATE.
- 2

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH, AND THESE NOTES ARE TO BE READ IN CONJUNCTION WITH THE RELEVANT AUSTRALIAN STANDARDS, COUNCIL SPECIFICATIONS, AND ALL PROJECT CONSULTANT'S PLANS AND REPORTS.
- 3

SURVEY INFORMATION SHOWN BASED ON SURVEY INFORMATION PROVIDED BY ANDREWS & HANSEN CONSULTING SURVEYORS.
- 4

LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD).
- 5

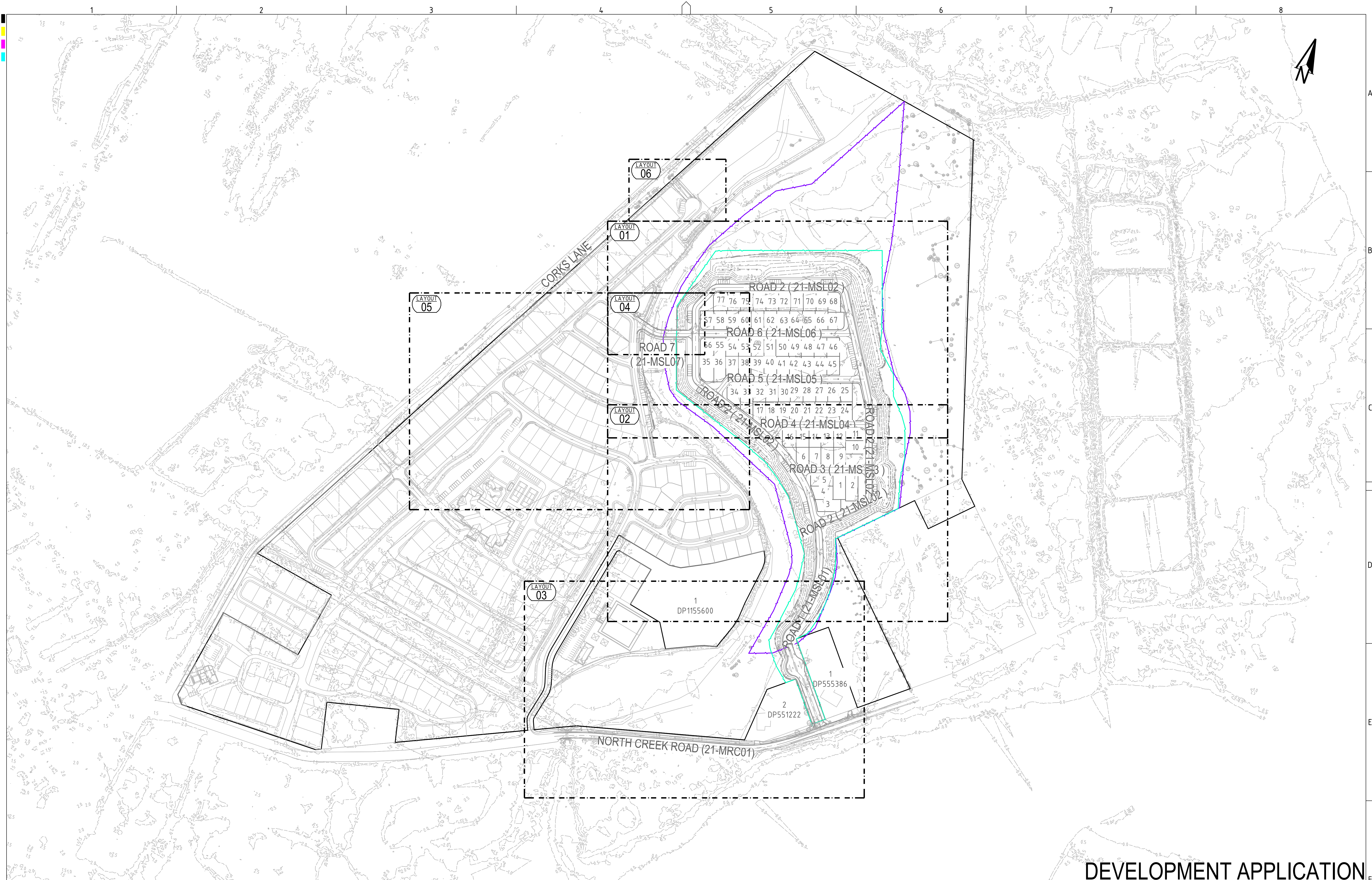
FINAL SURFACE CONTOURS ARE BASED ON PROPOSED AND EXISTING SURFACE.

REV	DESCRIPTION	DATE	DRAWN	DESIGNED	CHECKED	APPRVD	SCALE	GRID	DATUM	PROJECT MANAGER	CLIENT	<div><div>Consulting Engineers Environment Water Geotechnical Civil</div><div>Suite 201, 20 George St, Hornsby, NSW 2077 Australia Phone: (02) 9476 9999 Fax: (02) 9476 8767 Email: mail@martens.com.au Internet: www.martens.com.au</div></div>	DRAWING TITLE				
H	AMENDED ARCHITECTURAL LAYOUT	26/07/2019	RK	AW/EZ	MS	MS		---	---	TH	PALM LAKE WORKS		<div>PROJECT NAME/PLANSET TITLE PALM LAKE RESORT EXTENSION ENGINEERING WORKS 120 NORTH CREEK RD, BALLINA NSW LOT 11 DP 11245510</div>	COVER SHEET			
G	AMENDED AS PER OTHER CONSULTANTS FEEDBACK	03/06/2019	GM	AW/EZ	TH	DM											
F	AMENDED BASED ON CLIENTS INSTRUCTION	31/05/2019	GM	AW/EZ													
E	MINOR AMENDMENTS AND CLARIFICATIONS	24/05/2019	GM	AW/AVG	TH	DM											
D	REVISED AS PER MEDIATION MEETING (13/05/2019)	22/05/2019	GM	AW/AVG	DG												
C	REVISED LAYOUT	09/04/2019	GM	AW/AVG	TH	DM											
B	REVISED FOR SUBMISSION	27/03/2019	GM	AW/AVG	TH	DM											
A	INITIAL RELEASE	22/03/2019	GM	AW/AVG	DG												
A1 / 3 LANDSCAPE [A1L_C_002.0.00]													DRAWING ID: P1806905-PS01-R08-A000				

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DEVELOPMENT APPLICATION





# DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE	DRAWN	DESIGNED	CHECKED	APPRVD	SCALE	GRID	DATUM	PROJECT MANAGER	CLIENT	<div><div><div></div></div><div><b>martens</b></div><div>&amp; Associates Pty Ltd</div></div> <div>Consulting Engineers Environment Water Geotechnical Civil</div> <div>Suite 201, 20 George St, Hornsby, NSW 2077 Australia Phone: (02) 9476 9999 Fax: (02) 9476 8767 Email: mail@martens.com.au Internet: www.martens.com.au</div>	DRAWING TITLE			
H	AMENDED ARCHITECTURAL LAYOUT	26/07/219	RK	AW/EZ	MS	MS	0 20 40 60 80 100 120 140 160 180 200 A1 (A3) 1:2,000 (1:4,000) METRES	MGA	mAHD	TH	PALM LAKE WORKS		VIEWPORT REFERENCE PLAN			
G	AMENDED AS PER OTHER CONSULTANTS FEEDBACK	03/06/2019	GM	AW/EZ	TH	DM					DISCLAIMER & COPYRIGHT This plan must not be used for construction unless signed as approved by principal certifying authority. All measurements in millimetres unless otherwise specified. This drawing must not be reproduced in whole or part without prior written consent of Martens & Associates Pty Ltd. (C) Copyright Martens & Associates Pty Ltd		PROJECT NAME/PLANSET TITLE	PALM LAKE RESORT EXTENSION ENGINEERING WORKS		
F	AMENDED BASED ON CLIENTS INSTRUCTION	31/05/2019	GM	AW/EZ							120 NORTH CREEK RD, BALLINA NSW LOT 11 DP 11245510					
E	MINOR AMENDMENTS AND CLARIFICATIONS	24/05/2019	GM	AW/AVG	TH	DM										
D	REVISED AS PER MEDIATION MEETING (13/05/2019)	22/05/2019	GM	AW/AVG	DG											
C	REVISED LAYOUT	09/04/2019	GM	AW/AVG	TH	DM										
B	REVISED FOR SUBMISSION	27/03/2019	GM	AW/AVG	TH	DM										
A	INITIAL RELEASE	22/03/2019	GM	AW/AVG	DG											
A1 / A3 LANDSCAPE (A1/LC_V02.0.0)							DRAWING ID: P1806905-PS01-R08-A010									

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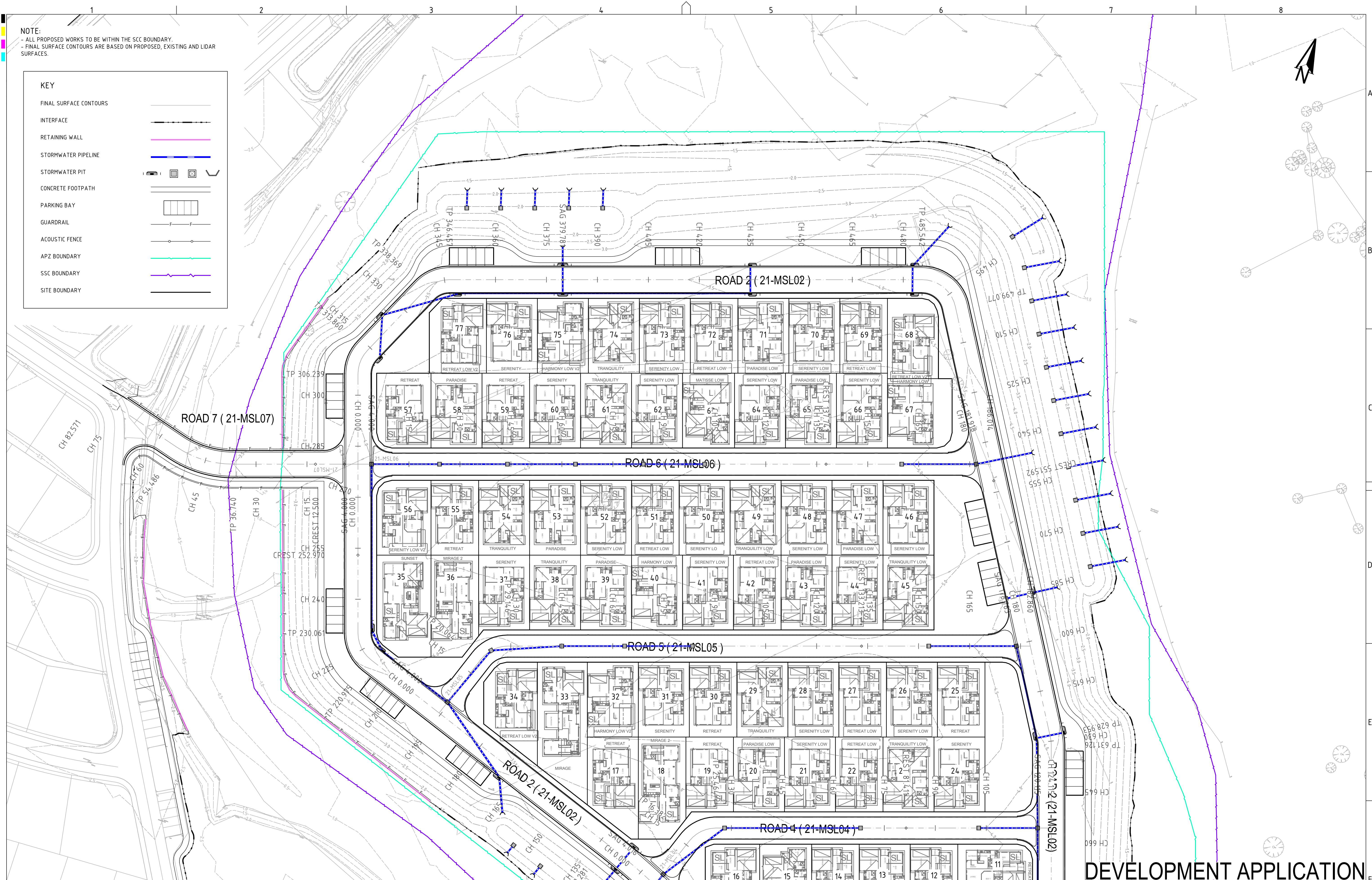
A1 / A3 LANDSCAPE (A1LC\_002.0.01)

DRAWING ID: P1806905-PS01-R08-A010









REV	DESCRIPTION	DATE	DRAWN	DESIGNED	CHECKED	APPROVED	SCALE	GRID	DATUM	PROJECT MANAGER	CLIENT	DRAWING TITLE	PROJECT NO.	PLANSET NO.	RELEASE NO.	DRAWING NO.	REVISION
E	AMENDED ARCHITECTURAL LAYOUT	26/07/219	RK	AW/EZ	MS	MS	0 5 10 15 20 25 30 35 40 45 50 A1 (A3) 1:500 (1:1,000) METRES	MGA	mAHD	TH	PALM LAKE WORKS	DEVELOPMENT OVERVIEW PLAN (LAYOUT 1)	P1806905	PS01	R08	PS01-A051	E
D	AMENDED AS PER OTHER CONSULTANTS FEEDBACK	03/06/2019	GM	AW/EZ	TH	DM											
C	AMENDED BASED ON CLIENTS INSTRUCTION	31/05/2019	GM	AW/EZ													
B	MINOR AMENDMENTS AND CLARIFICATIONS	24/05/2019	GM	AW/AVG	TH	DM											
A	REVISED AS PER MEDIATION MEETING (13/05/2019)	22/05/2019	GM	AW/AVG	DG												

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PROJECT NAME/PLANSET TITLE

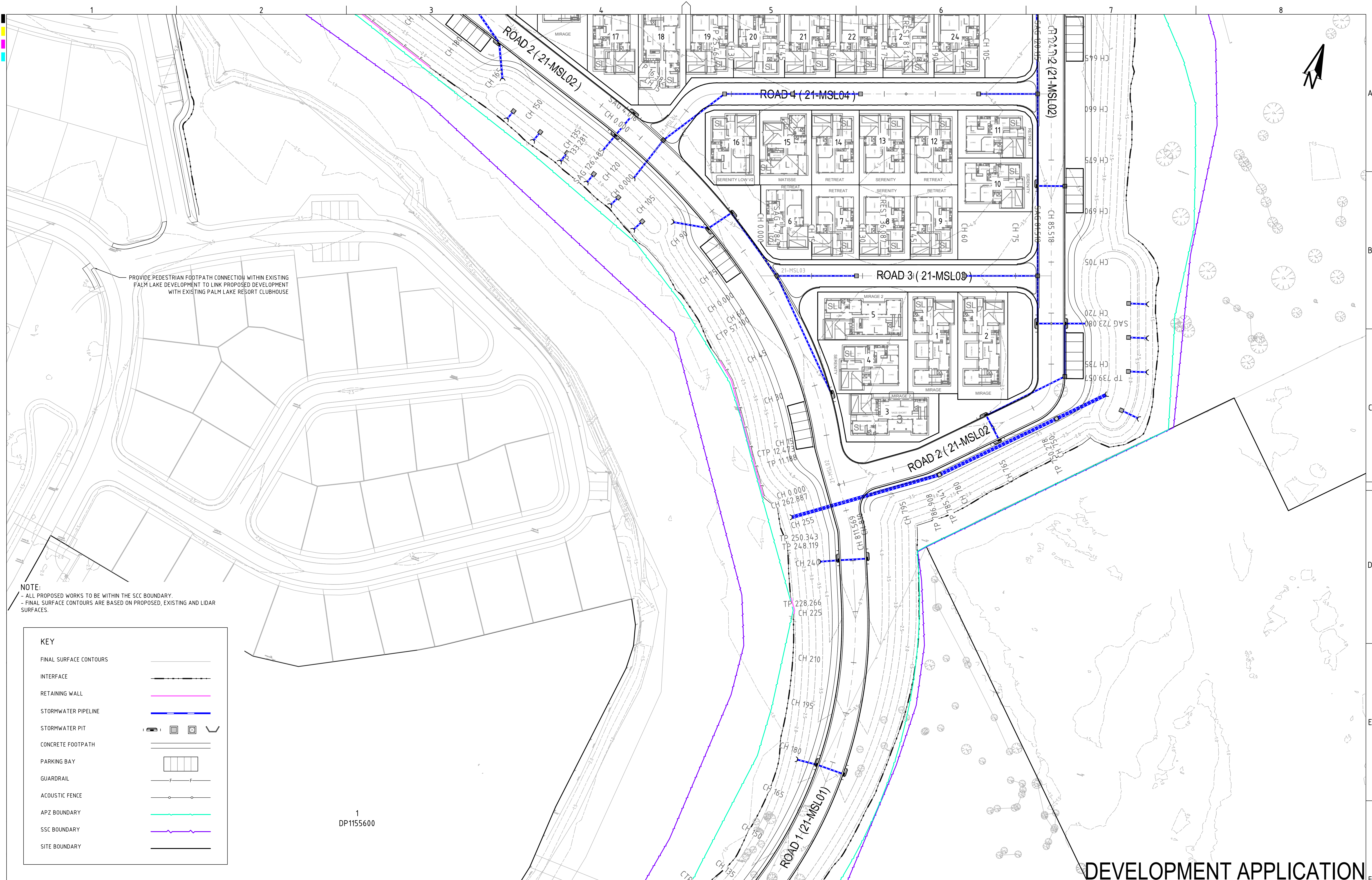
PALM LAKE RESORT EXTENSION  
ENGINEERING WORKS

120 NORTH CREEK RD, BALLINA NSW  
LOT 11 DP 11245510

DRAWING NO. PS01-A051

REVISION E





NOTE:  
- ALL PROPOSED WORKS TO BE WITHIN THE SCC BOUNDARY.  
- FINAL SURFACE CONTOURS ARE BASED ON PROPOSED, EXISTING AND LIDAR SURFACES.

KEY

FINAL SURFACE CONTOURS

INTERFACE

RETAINING WALL

STORMWATER PIPELINE

STORMWATER PIT

CONCRETE FOOTPATH

PARKING BAY

GUARDRAIL

ACOUSTIC FENCE

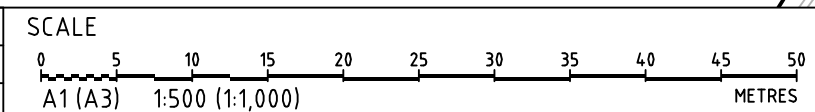
APZ BOUNDARY

SSC BOUNDARY

SITE BOUNDARY

1  
DP1155600

REV	DESCRIPTION	DATE	DRAWN	DESIGNED	CHECKED	APPRVD
E	AMENDED ARCHITECTURAL LAYOUT	26/07/219	RK	AW/EZ	MS	MS
D	AMENDED AS PER OTHER CONSULTANTS FEEDBACK	03/06/2019	GM	AW/EZ	TH	DM
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GRID	DATUM	PROJECT MANAGER	CLIENT
MGA	mAHD	TH	
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PROJECT NAME/PLANSET TITLE
PALM LAKE WORKS
PALM LAKE RESORT EXTENSION
ENGINEERING WORKS
120 NORTH CREEK RD, BALLINA NSW
LOT 11 DP 11245510

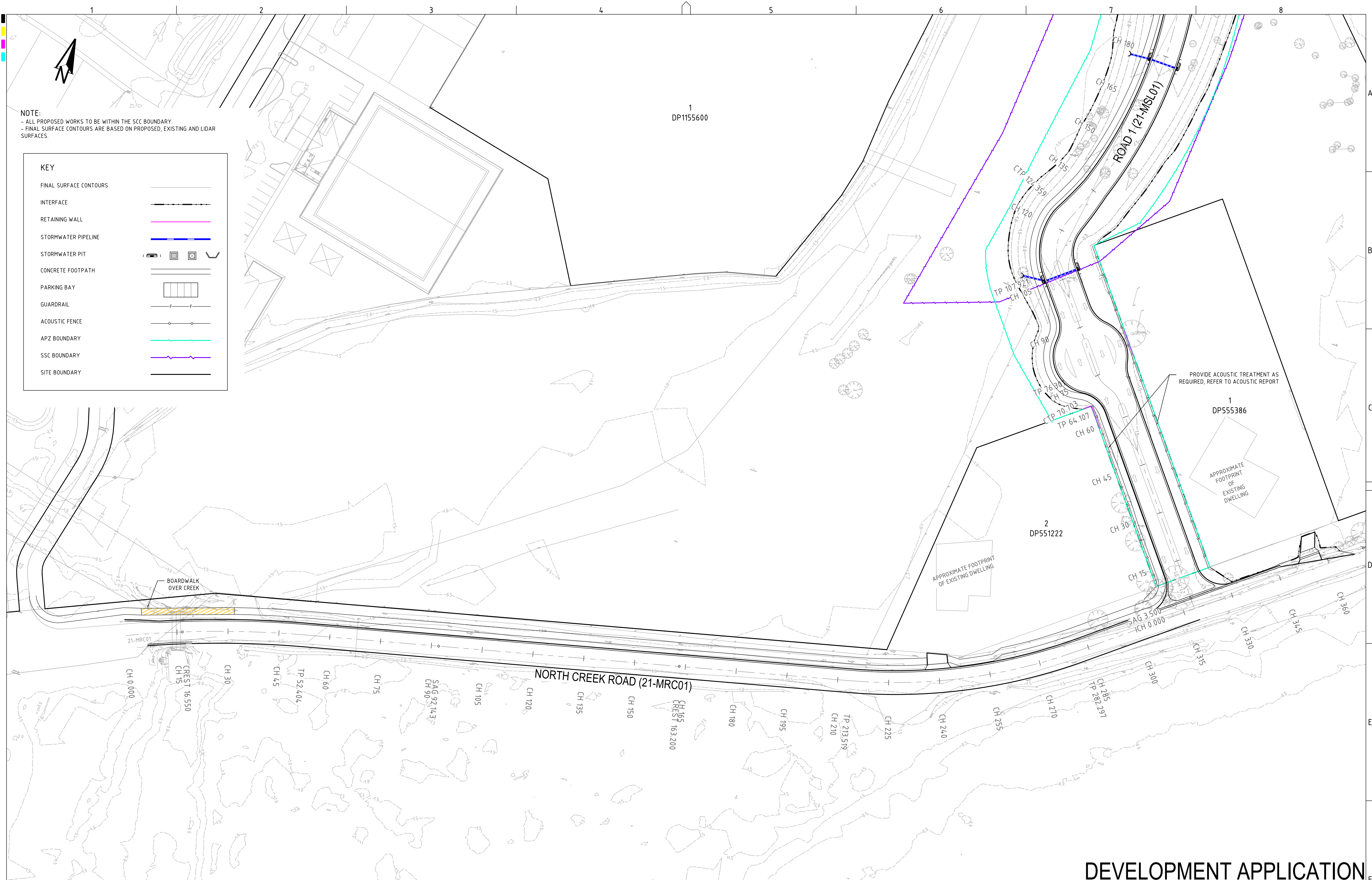
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DRAWING TITLE				
DEVELOPMENT OVERVIEW PLAN (LAYOUT 2)				
PROJECT NO.	PLANSET NO.	RELEASE NO.	DRAWING NO.	REVISION
P1806905	PS01	R08	PS01-A052	E

DEVELOPMENT APPLICATION





NOTE:  
- ALL PROPOSED WORKS TO BE WITHIN THE SCC BOUNDARY.  
- FINAL SURFACE CONTOURS ARE BASED ON PROPOSED, EXISTING AND LIDAR SURFACES.

KEY	
FINAL SURFACE CONTOURS	
INTERFACE	
RETAINING WALL	
STORMWATER PIPELINE	
STORMWATER PIT	
CONCRETE FOOTPATH	
PARKING BAY	
GUARDRAIL	
ACOUSTIC FENCE	
APZ BOUNDARY	
SSC BOUNDARY	
SITE BOUNDARY	

REV	DESCRIPTION	DATE	DRAWN	DESIGNED	CHECKED	APPRVD
E	AMENDED ARCHITECTURAL LAYOUT	26/07/2019	RK	AW/EZ	MS	MS
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C	AMENDED BASED ON CLIENTS INSTRUCTION	31/05/2019	GM	AW/EZ		
B	MINOR AMENDMENTS AND CLARIFICATIONS	24/05/2019	GM	AW/AVG	TH	DM
A	REVISED AS PER MEDIATION MEETING (13/05/2019)	22/05/2019	GM	AW/AVG	DG	

SCALE	0 5 10 15 20 25 30 35 40 45 50 METRES
A1 (A3)	1:500 (1:1,000)

GRID	DATUM	PROJECT MANAGER	CLIENT
MGA	mAHD	TH	PALM LAKE WORKS

DISCLAIMER & COPYRIGHT	PROJECT NAME/PLANSET TITLE
This plan must not be used for construction unless signed as approved by principal certifying authority.	PALM LAKE RESORT EXTENSION
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DRAWING TITLE			
DEVELOPMENT OVERVIEW PLAN (LAYOUT 3)			
PROJECT NO.	PLANSET NO.	RELEASE NO.	DRAWING NO.
P1806905	PS01	R08	PS01-A053
			REVISION
			E

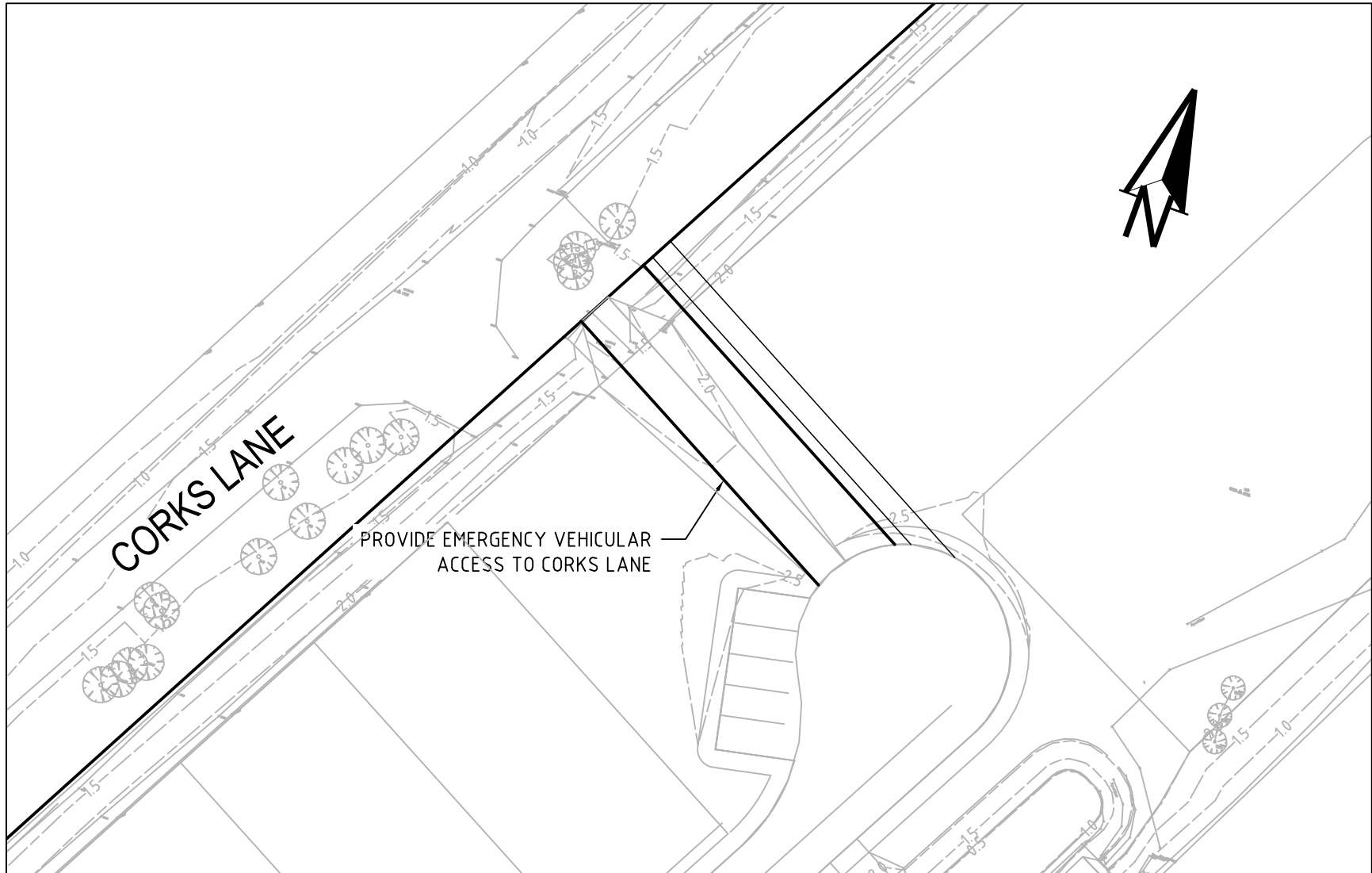
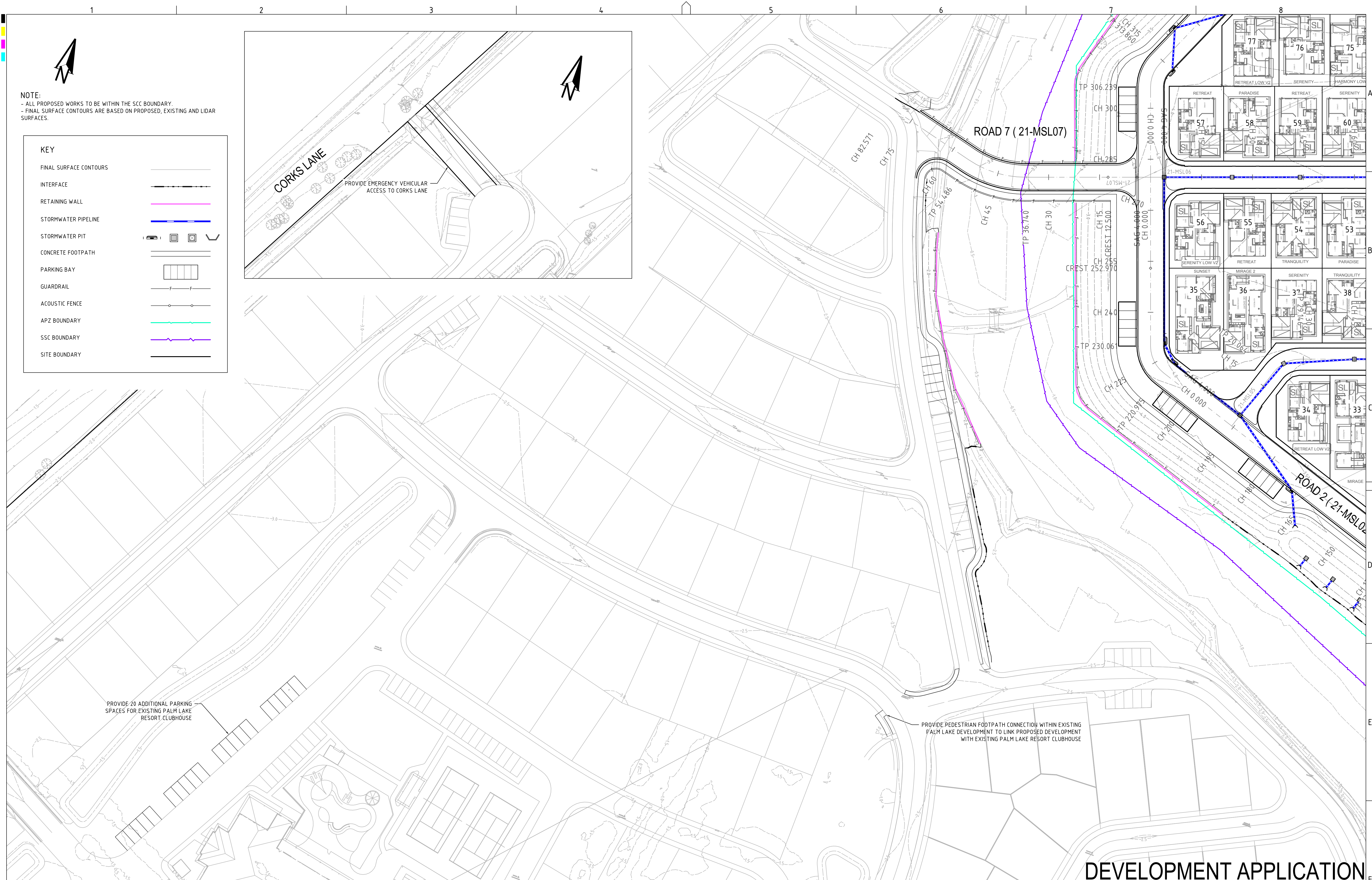
PRINTED: 11/08/2019 11:00 AM

AT 1 / A3 LANDSCAPE (A1L0\_02.0.01)

DRAWING ID: P1806905-PS01-R08-A053

# DEVELOPMENT APPLICATION





NOTE:  
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KEY	
FINAL SURFACE CONTOURS	
INTERFACE	
RETAINING WALL	
STORMWATER PIPELINE	
STORMWATER PIT	
CONCRETE FOOTPATH	
PARKING BAY	
GUARDRAIL	
ACOUSTIC FENCE	
APZ BOUNDARY	
SSC BOUNDARY	
SITE BOUNDARY	

PROVIDE 20 ADDITIONAL PARKING SPACES FOR EXISTING PALM LAKE RESORT CLUBHOUSE

PROVIDE PEDESTRIAN FOOTPATH CONNECTION WITHIN EXISTING PALM LAKE DEVELOPMENT TO LINK PROPOSED DEVELOPMENT WITH EXISTING PALM LAKE RESORT CLUBHOUSE

## DEVELOPMENT APPLICATION

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B	AMENDED ARCHITECTURAL LAYOUT	26/07/219	RK	AW/EZ	MS	MS
A	AMENDED AS PER OTHER CONSULTANTS FEEDBACK	03/06/2019	GM	AW/EZ	TH	DM

SCALE  
0 5 10 15 20 25 30 35 40 45 50  
A1 (A3) 1:500 (1:1,000) METRES

GRID	DATUM	PROJECT MANAGER	CLIENT
MGA	mAHD	TH	
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PALM LAKE WORKS	
PROJECT NAME/PLANSET TITLE	
PALM LAKE RESORT EXTENSION	
ENGINEERING WORKS	
120 NORTH CREEK RD, BALLINA NSW	
LOT 11 DP 11245510	



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DRAWING TITLE				
DEVELOPMENT OVERVIEW PLAN (LAYOUT 5 & 6)				
PROJECT NO.	PLANSET NO.	RELEASE NO.	DRAWING NO.	REVISION
P1806905	PS01	R08	PS01-A054	B

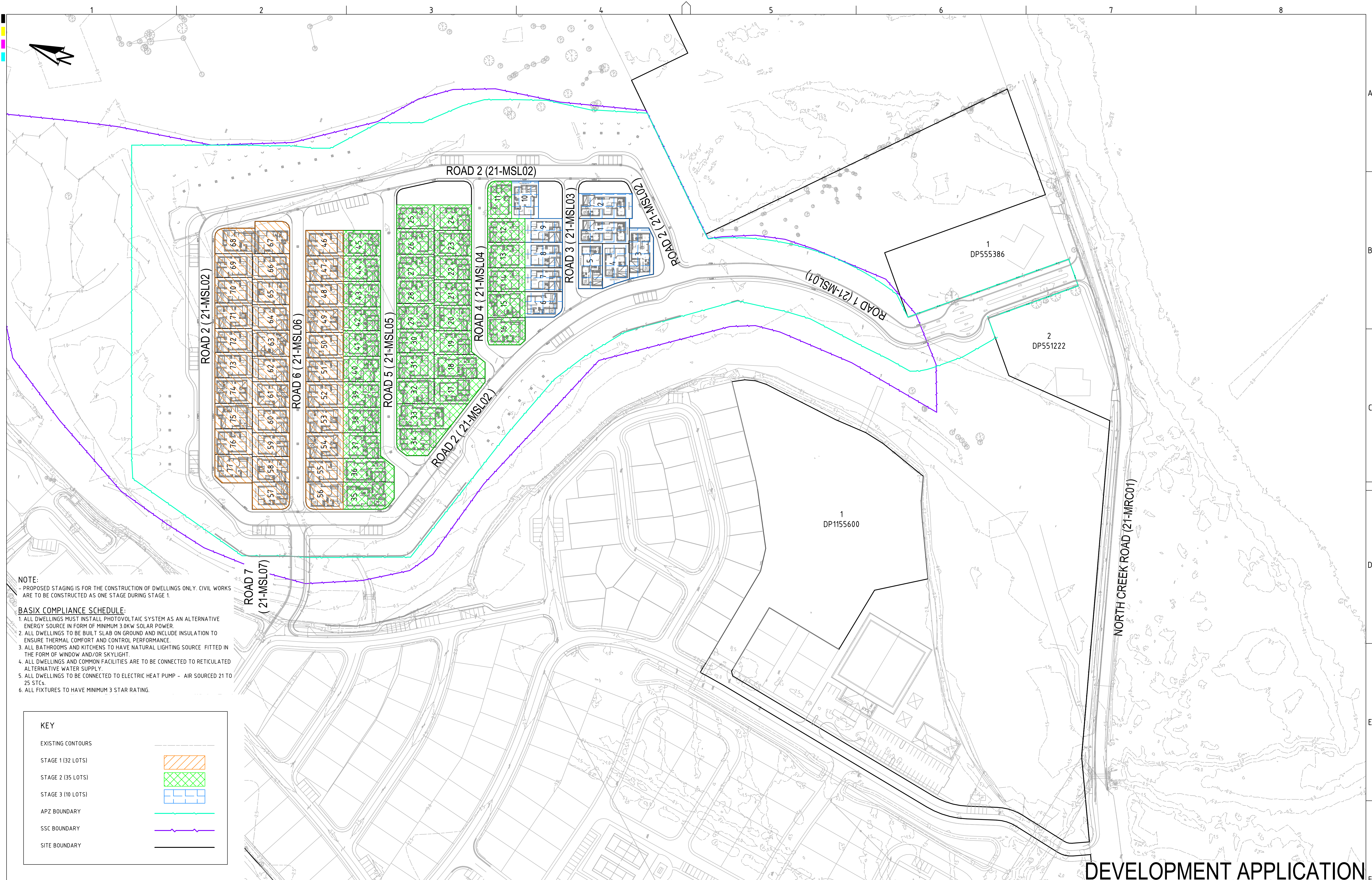
PRINTED: 11:00 AM 26/07/2019

A1 / A3 LANDSCAPE (A1LC\_02.0.01)

DRAWING ID: P1806905-PS01-R08-A054

0 5 10 15 20 25 30 35 40 45 50 METRES





NOTE:  
- PROPOSED STAGING IS FOR THE CONSTRUCTION OF DWELLINGS ONLY. CIVIL WORKS ARE TO BE CONSTRUCTED AS ONE STAGE DURING STAGE 1.

- BASIX COMPLIANCE SCHEDULE:**
1. ALL DWELLINGS MUST INSTALL PHOTOVOLTAIC SYSTEM AS AN ALTERNATIVE ENERGY SOURCE IN FORM OF MINIMUM 3.0KW SOLAR POWER.
  2. ALL DWELLINGS TO BE BUILT SLAB ON GROUND AND INCLUDE INSULATION TO ENSURE THERMAL COMFORT AND CONTROL PERFORMANCE.
  3. ALL BATHROOMS AND KITCHENS TO HAVE NATURAL LIGHTING SOURCE FITTED IN THE FORM OF WINDOW AND/OR SKYLIGHT.
  4. ALL DWELLINGS AND COMMON FACILITIES ARE TO BE CONNECTED TO RETICULATED ALTERNATIVE WATER SUPPLY.
  5. ALL DWELLINGS TO BE CONNECTED TO ELECTRIC HEAT PUMP - AIR SOURCED 21 TO 25 STCs.
  6. ALL FIXTURES TO HAVE MINIMUM 3 STAR RATING.

**KEY**

EXISTING CONTOURS

STAGE 1 (32 LOTS)

STAGE 2 (35 LOTS)

STAGE 3 (10 LOTS)

APZ BOUNDARY

SSC BOUNDARY

SITE BOUNDARY

REV	DESCRIPTION	DATE	DRAWN	DESIGNED	CHECKED	APPRVD
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SCALE  
0 10 20 30 40 50 60 70 80 90 100  
A1 (A3) 1:1,000 (1:2,000) METRES

GRID  
MGA  
DATUM  
mAHd  
PROJECT MANAGER  
TH  
CLIENT  
PALM LAKE WORKS  
PALM LAKE RESORT EXTENSION  
ENGINEERING WORKS  
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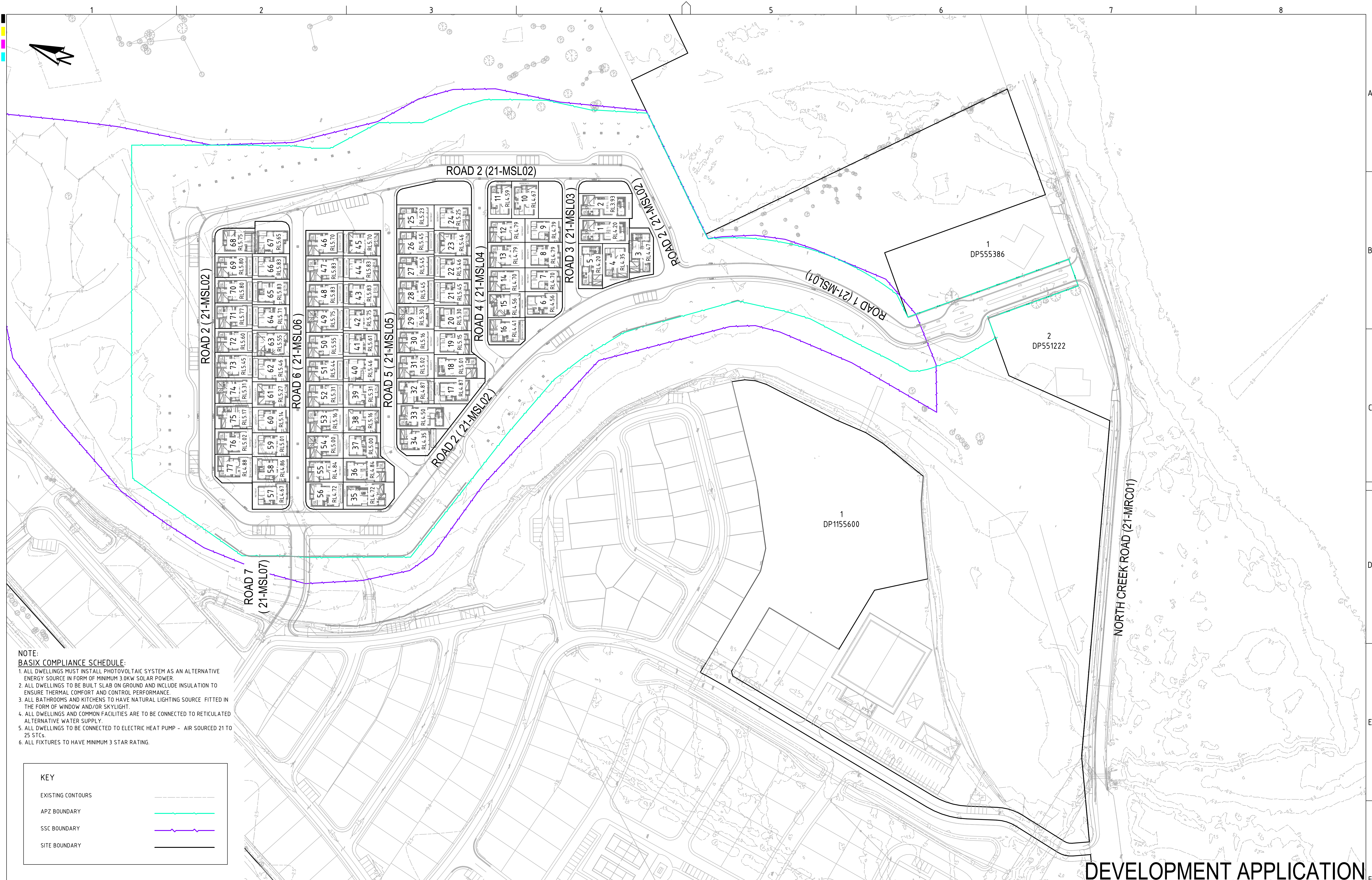
PROJECT NAME/PLANSET TITLE  
PALM LAKE RESORT EXTENSION  
ENGINEERING WORKS  
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LOT 11 DP 11245510

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DRAWING TITLE				
ARCHITECTURAL STAGING PLAN				
PROJECT NO.	PLANSET NO.	RELEASE NO.	DRAWING NO.	REVISION
P1806905	PS01	R08	PS01-A300	E

DEVELOPMENT APPLICATION

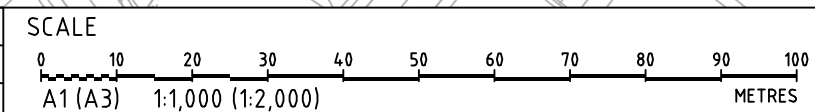




- NOTE:  
**BASIX COMPLIANCE SCHEDULE:**
- 1. ALL DWELLINGS MUST INSTALL PHOTOVOLTAIC SYSTEM AS AN ALTERNATIVE ENERGY SOURCE IN FORM OF MINIMUM 3.0KW SOLAR POWER.
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  - 5. ALL DWELLINGS TO BE CONNECTED TO ELECTRIC HEAT PUMP - AIR SOURCED 21 TO 25 STCs.
  - 6. ALL FIXTURES TO HAVE MINIMUM 3 STAR RATING.

- KEY
- EXISTING CONTOURS
  - APZ BOUNDARY
  - SSC BOUNDARY
  - SITE BOUNDARY

REV	DESCRIPTION	DATE	DRAWN	DESIGNED	CHECKED	APPROV
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A	AMENDED BASED ON CLIENTS INSTRUCTION	31/05/2019	GM	AW/EZ		



GRID  
MGA

DATUM  
mAH

PROJECT MANAGER  
TH

CLIENT  
PALM LAKE WORKS

PROJECT NAME/PLANSET TITLE  
PALM LAKE RESORT EXTENSION  
ENGINEERING WORKS

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DRAWING TITLE				
ARCHITECTURAL FINISHED FLOOR LEVEL PLAN				
PROJECT NO. P1806905	PLANSET NO. PS01	RELEASE NO. R08	DRAWING NO. PS01-A301	REVISION C

# DEVELOPMENT APPLICATION

PRINTED: 11:45 AM 26/07/2019

A1 / A3 LANDSCAPE (A1LC\_v02.0.01)

DRAWING ID: P1806905-PS01-R08-A301

0 10 20 30 40 50 60 70 80 90 100 METRES