

01.00	COVER SHEET
01.01	AREA SCHEDULE
01.02	SITE ANALYSIS PLAN
01.03	SITE CONTEXT SECTION
01.04	NOT USED
01.05	NOT USED
01.06	NOT USED
01.07	NOT USED
01.08	NOT USED
02.02	BASEMENT LEVEL PLAN
02.03	GROUND LEVEL PLAN
02.04	LEVEL 1 PLAN
02.05	LEVEL 2 PODIUM PLAN
02.06	LEVEL 3 PLAN
02.07	LEVEL 4 PLAN
02.08	LEVEL 5-9 PLAN
02.09	LEVEL 10-15 PLAN
02.10	LEVEL 16 PLAN
02.11	ROOF PLAN
03.01	STREET ELEVATION - EAST
03.02	STREET ELEVATION - NORTH
03.03	STREET ELEVATION - WEST
03.04	ELEVATION SOUTH - TOWER A
03.05	ELEVATION NORTH - TOWER A
03.06	ELEVATION SOUTH - TOWERS B & C
03.07	ELEVATION EAST - TOWERS C
03.08	ELEVATION WEST - TOWER A & B
04.01	SECTION A
04.02	SECTION B
04.03	SECTION C
04.04	SECTION D
04.05	SECTION E
05.01	3D PERSPECTIVES
05.02	3D PERSPECTIVES
05.03	3D PERSPECTIVES
05.04	3D PERSPECTIVES
05.05	3D PERSPECTIVES
05.06	3D PERSPECTIVES
05.07	3D PERSPECTIVES
05.08	3D PERSPECTIVES
05.09	3D PERSPECTIVES
05.10	3D PERSPECTIVES

06.00	CROSS VENT DIAGRAMS
06.01	CROSS VENT DIAGRAMS
06.02	CROSS VENT DIAGRAMS
06.03	CROSS VENT DIAGRAMS
07.01	SHADOW DIAGRAMS
07.02	SHADOW DIAGRAMS
07.03	SHADOW DIAGRAMS
07.04	SHADOW DIAGRAMS
07.05	SHADOW DIAGRAMS
07.06	SHADOW DIAGRAMS
07.07	SHADOW DIAGRAMS
07.08	SHADOW DIAGRAMS
07.09	SHADOW DIAGRAMS
07.10	SHADOW DIAGRAMS
07.11	SHADOW DIAGRAMS
07.12	SHADOW DIAGRAMS
07.13	SHADOW DIAGRAMS
07.14	SHADOW DIAGRAMS
07.15	SHADOW DIAGRAMS
07.16	SHADOW DIAGRAMS
07.17	SHADOW DIAGRAMS
07.18	SHADOW DIAGRAMS
07.19	SHADOW DIAGRAMS
07.20	SHADOW DIAGRAMS
07.21	SHADOW DIAGRAMS
07.22	SHADOW DIAGRAMS
08.01	SCHEDULE OF MATERIALS

[illegible]

PROJECT NAME
 BAY GRAND APARTMENTS TWEED HEADS
CLIENT NAME
Heran Building Group
ADDRESS & LOCATION
Bay Street, Tweed Heads

COVER SHEET

DA ISSUE	
DESIGNED	Designer
DRAWN	Author
CHECKED	Checker
APPROVED	Approver
ORIENTATION	

PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	01.00	K

ALLOWED BUILDING HEIGHT: RL 49.5m + 10% bonus = RL 54.5 (PREVIOUS APPROVED RL 55.5)

(TWEED CITY CENTRE DCP 2008 - SECTION B2)

	STAGE 1	STAGE 2	STAGE 3
RESIDENTS	51	81.5	90
VISITORS	5.1	7.4	7.6
DISABLED	2	2	2
CAR WASH	3	3	4
COMMERCIAL	-	9.1	-
LOADING 1	2	-	-
SUB TOTAL	63.1	103	103.6

TOTAL	268.6	REQUIRED SPACES
-------	-------	-----------------

	STAGES 1	STAGE 2	STAGE 3
B	35	54	37
G	29	38	37
1	41	32	37
SUB TOTAL	105	124	111

TOTAL	305 PROVIDED SPACES (excl. tandems)
-------	-------------------------------------

TOTAL	340 PROVIDED SPACES (incl. tandems)
-------	-------------------------------------

	STAGE 1			STAGE 2			STAGE 3		
	GFA	NSA	BALC	GFA	NSA	BALC	GFA	NSA	BALC
G	-	-	-	364	364	-	-	-	-
1	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-
SUBTOTAL	-	-	-	364	364	-	-	-	-

	STAGE 1			STAGE 2			STAGE 3		
	COMMON	NSA	BALC	COMMON	NSA	BALC	COMMON	NSA	BALC
G	426	-	-	138	-	-	-	-	-
1	-	-	-	135	385	66	-	-	-
2	91	642	124	65	655	144	87	486	172
3	81	631	152	63	655	126	45	564	142
4	52	549	112	63	655	123	45	564	142
5	52	549	112	43	464	96	45	564	142
6	52	549	112	43	464	96	45	564	142
7	52	549	112	43	464	96	45	564	142
8	52	549	112	43	464	96	45	564	142
9	52	549	112	43	464	96	45	564	142
10	-	-	-	39	380	78	38	402	93
11	-	-	-	39	380	78	38	402	93
12	-	-	-	39	380	78	38	402	93
13	-	-	-	39	380	78	38	402	93
14	-	-	-	39	380	78	38	402	93
15	-	-	-	39	380	78	38	402	93
16	-	-	-	-	-	-	38	402	93
ROOF	-	-	-	-	-	-	-	-	-
SUB TOTAL	910	4567	948	775	6950	1407	668	7248	1817

TOTAL GFA (EXCL BALCONIES) 21,118 SQ.M.

TOTAL (INCL BALCONIES)	25,290 SQ.M.
------------------------	--------------

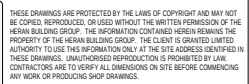
TOTAL NSA (INCL BALCONIES) 22,937 SQ.M.

	STAGE 1			STAGE 2			STAGE 3		
	1+	2+	3+	1+	2+	3+	1+	2+	3+
G	-	-	-	-	-	-	-	-	-
1	-	-	-	-	3	1	-	-	-
2 Podium	-	7	-	-	6	1	3	3	-
3	-	8	-	-	6	1	1	3	2
4	-	6	-	-	6	1	1	3	2
5	-	6	-	-	4	1	1	3	2
6	-	6	-	-	4	1	1	3	2
7	-	6	-	-	4	1	1	3	2
8	-	6	-	-	4	1	1	3	2
9	-	6	-	-	4	1	1	3	2
10	-	-	-	-	3	1	-	2	2
11	-	-	-	-	3	1	-	2	2
12	-	-	-	-	3	1	-	2	2
13	-	-	-	-	3	1	-	2	2
14	-	-	-	-	3	1	-	2	2
15	-	-	-	-	3	1	-	2	2
16	-	-	-	-	-	-	-	2	2
ROOF	-	-	-	-	-	-	-	-	-
SUB TOTAL	-	51	-	-	59	15	10	38	28

% MIX		100%			80%	20%	13%	50%	37%
-------	--	------	--	--	-----	-----	-----	-----	-----

TOTAL	51	74	76
-------	----	----	----

TOTAL	201 UNITS
-------	-----------

[illegible][illegible]

PROJECT NAME
 BAY GRAND APARTMENTS TWEED HEADS
CLIENT NAME
Heran Building Group
ADDRESS & LOCATION
Bay Street, Tweed Heads

AREA SCHEDULE

DA ISSUE	
DESIGNED	Designer
DRAWN	Author
CHECKED	Checker
APPROVED	Approver
ORIENTATION	

PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	01.01	K

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w | www.heran.com.au

VIEW CORRIDOR 1 & 2
THE VIEW CORRIDOR IS SHOWN TO BE
EMINATING FROM THE 4 STOREY BUILDING
TO THE SOUTH. THE 4 STOREY BUILDING VIEW
IS LIMITED TO THE FOREGROUND ONLY. IT'S VIEW
DOES NOT EXTEND TO THE BEACH.



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[illegible]

--

PROJECT NAME
 BAY GRAND APARTMENTS TWEED HEADS
CLIENT NAME
Heran Building Group
ADDRESS & LOCATION
Bay Street, Tweed Heads

SITE ANALYSIS PLAN

DA ISSUE	
DESIGNED	Designer
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	01.02	K

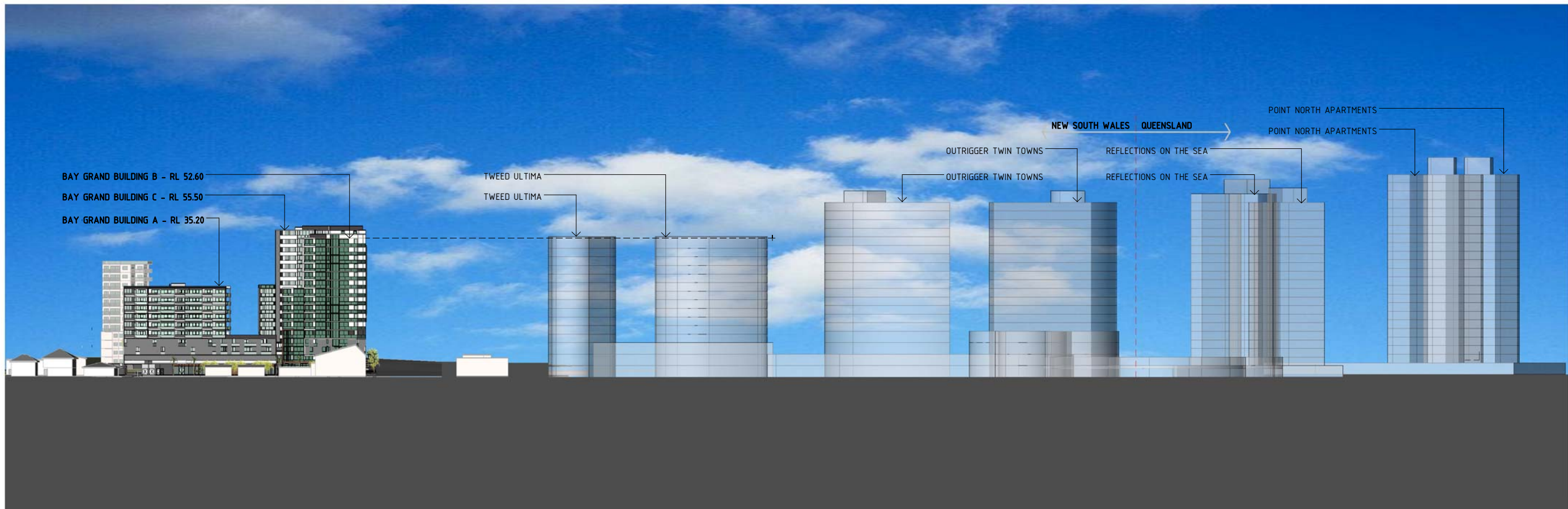
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[illegible]



PROJECT NAME



CLIENT NAME

Heran Building Group

ADDRESS & LOCATION

Bay Street, Tweed Heads

:

SITE CONTEXT SECTION

1

DATA ISSUE

610

DESIGNED	Designer
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

www.ck12.org

1

PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	01.03	K

08/2017 9:12:46 AM

MODIFICATION 5

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REVISION HISTORY

ISSUE	DESCRIPTION	DATE	BY
H	REVISED D.A. SUBMISSION MOD 5	18.05.17	
I	REVISED D.A. SUBMISSION MOD 5	11.07.17	
J	LODGE WITH DOP	04.08.17	
K	REVISED LODGEMENT WITH DOP	18.08.17	

NOTES:

REFER TO THE FOLLOWING DRAWING SERIES FOR DETAILED PLANS, ELEVATIONS, SECTIONS AND LEVELS:

A SITE PLANS	DWG01.XX
B FLOOR PLANS	DWG02.XX
C ELEVATIONS	DWG03.XX
D SECTIONS	DWG04.XX

REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR LANDSCAPE DESIGN. (LANDSCAPE SHOWN ON ARCHITECTS DRAWINGS IS INDICATIVE ONLY)

SYMBOLS:

RL 00.00

NEW SPOT LEVEL

RL 00.00

EXISTING SPOT LEVEL

SITE BOUNDARY

LINE OF BUILDING CANOPIES OVER

NEW WALLS

BICYCLE STORAGE

BICYCLE STORAGE OVERHEAD

FOOTPRINT OF MOD 4 BUILDINGS

LEGENDS AND NOTES

ABBREVIATIONS:

FS

FIRE STAIR

PL

PLANTER/LANDSCAPE

ST

RESIDENT STORAGE

V

RESIDENTIAL VISITOR PARKING

C

COMMERCIAL PARKING

PROJECT NAME

BAY GRAND APARTMENTS
TWEED HEADS

CLIENT NAME

Heran Building Group

ADDRESS & LOCATION

Bay Street, Tweed Heads

DRAWING NAME

BASEMENT LEVEL PLAN

PURPOSE

DA ISSUE

SHEET INFO

DESIGNED

Designer

DRAWN

Author

CHECKED

Checker

APPROVED

Approver

DWG

PHASE

PROJECT NO.

SHEET NO.

ISSUE

D.A. | HBG-BG

02.02

K

ORIENTATION

18/08/2017 1:16:32 PM

The plan shows a large rectangular building footprint divided into several sections. The top section is labeled 'STAGE 3' and contains a grid of parking spaces numbered 01 to 10. Below this is 'STAGE 2', which is further divided into 'STAGE 2A' and 'STAGE 2B'. 'STAGE 2A' contains a grid of parking spaces numbered 11 to 20. 'STAGE 2B' contains a grid of parking spaces numbered 21 to 30. The bottom section is labeled 'STAGE 1A' and contains a grid of parking spaces numbered 31 to 40. The plan also shows 'THOMSON STREET' to the west, 'BAY STREET' to the north, and 'END STREET' to the east. A 'SITE BOUNDARY' is indicated by a dashed line. A 'ROOF' area is shown to the south of the main building footprint. A 'LIFT LOBBY' is located near the center of the plan. A 'BICYCLE STORAGE' area is located near the bottom left. A 'BICYCLE STORAGE OVERHEAD' area is located near the bottom right. A 'FOOTPRINT OF MOD 4 BUILDINGS' is indicated by a dashed line. A 'NEW WALLS' area is indicated by a dashed line. A 'LINE OF BUILDING CANOPIES OVER' area is indicated by a dashed line. A 'NEW SPOT LEVEL' area is indicated by a dashed line. A 'EXISTING SPOT LEVEL' area is indicated by a dashed line. A 'SITE BOUNDARY' area is indicated by a dashed line. A 'LEGENDS AND NOTES' section is located on the right side of the plan. A 'PROJECT NAME' section is located on the right side of the plan. A 'CLIENT NAME' section is located on the right side of the plan. A 'ADDRESS & LOCATION' section is located on the right side of the plan. A 'DRAWING NAME' section is located on the right side of the plan. A 'PURPOSE' section is located on the right side of the plan. A 'SHEET INFO' section is located on the right side of the plan. A 'DWG' section is located on the right side of the plan. A 'PHASE' section is located on the right side of the plan. A 'PROJECT NO.' section is located on the right side of the plan. A 'SHEET NO.' section is located on the right side of the plan. A 'ISSUE' section is located on the right side of the plan. A 'ORIENTATION' section is located on the right side of the plan. A '18/08/2017 1:16:32 PM' section is located on the right side of the plan.

1 BASEMENT
1 : 200

NO CHANGES TO STAGE 1 PROPOSED

594 x 841 - ISO A1

C:\Users\user28\Documents\Bay Grand DA MOD 5_1 OF 4_17_08_17_twatson.nvt

MODIFICATION 5

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ISSUE	DESCRIPTION	DATE	BY
H	REVISED D.A. SUBMISSION MOD 5	18.05.17	
I	REVISED D.A. SUBMISSION MOD 5	11.07.17	
J	LODGE WITH DOP	04.08.17	
K	REVISED LODGEMENT WITH DOP	18.08.17	

NOTES:
REFER TO THE FOLLOWING DRAWING SERIES FOR DETAILED PLANS, ELEVATIONS, SECTIONS AND LEVELS:
A. SITE PLANS DWG01.XX
B. FLOOR PLANS DWG02.XX
C. ELEVATIONS DWG03.XX
D. SECTIONS DWG04.XX
REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR LANDSCAPE DESIGN (LANDSCAPE SHOWN ON ARCHITECTS DRAWINGS IS INDICATIVE ONLY)

SYMBOLS:
RL 00.00 NEW SPOT LEVEL
XRL 00.00 EXISTING SPOT LEVEL
SITE BOUNDARY
LINE OF BUILDING CANOPIES OVER
NEW WALLS
BICYCLE STORAGE
BICYCLE STORAGE OVERHEAD
FOOTPRINT OF MOD 4 BUILDINGS

ABBREVIATIONS:
FS FIRE STAIR
PL PLANTER/LANDSCAPE
ST RESIDENT STORAGE
V RESIDENT VISITOR PARKING
C COMMERCIAL PARKING

PROJECT NAME

BAY GRAND APARTMENTS
TWEED HEADS

CLIENT NAME

Heran Building Group

ADDRESS & LOCATION

Bay Street, Tweed Heads

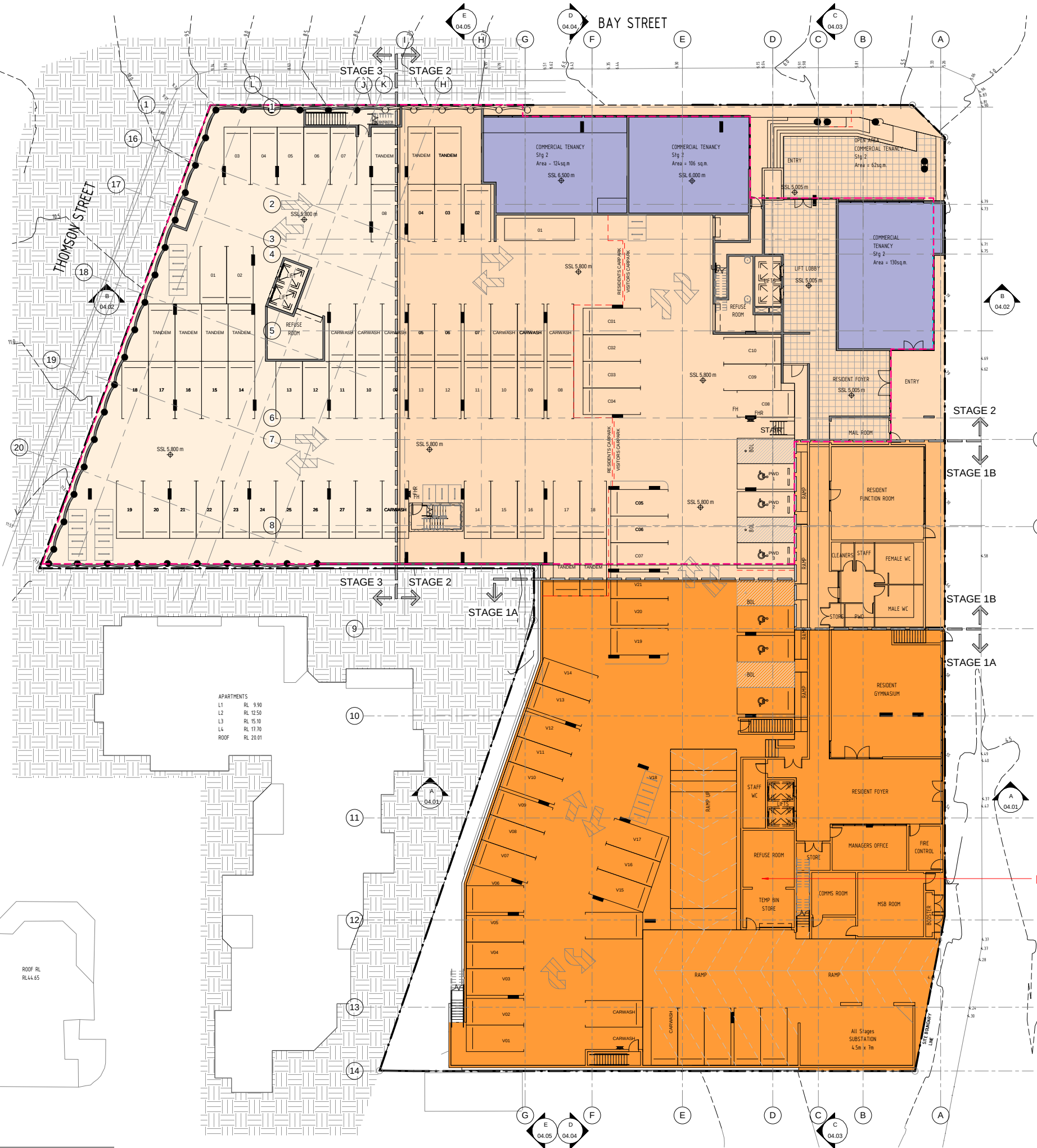
DRAWING NAME
GROUND LEVEL PLAN

DA ISSUE

DESIGNED Designer
DRAWN Author
CHECKED Checker
APPROVED Approver

PHASE PROJECT NO. SHEET NO. ISSUE
D.A. HBG-BG 02.03 K

NO CHANGES TO STAGE 1 PROPOSED



Stage TWO Requirements
(Tweed City Centre DCP 2008 - Section B2):-

Resident carparking	81.5
Resident Visitors	7.4
Disabled	2
Car wash	3 #
Commercial cars	9.1
	103 Required

Refer DA Administrative Conditions.
Car wash spaces included in totals.

Stage TWO Provided
(Tweed City Centre DCP - Section B2):-

	B	G	L1	TOTAL
Resident carparking	4.4	18	26	88
Tandem spaces	10	4	6	20
Resident visitors	-	0	-	0
Disabled	-	3	-	3
Commercial cars	-	10	-	10
Car wash	-	3	-	3
				124 Achieved

Refer DA Administrative Conditions.
Car wash and loading bay parking spaces included in totals.

Stage THREE Requirements:-
(Tweed City Centre DCP 2008 - Section B2):-

Resident carparking	90
Resident Visitors	7.6
Disabled	2
Car wash	4 #
	103.6 Required

Refer DA Administrative Conditions.
Car wash spaces included in totals.

Stage THREE Provided
(Tweed City Centre DCP - Section B2):-

	B	G	L1	TOTAL
Resident carparking	32	28	32	92
Tandem spaces	5	5	5	15
Resident visitors	-	-	-	-
Disabled	-	-	-	-
Commercial cars	-	-	-	-
Car wash	-	4	-	4
				111 Achieved

Refer DA Administrative Conditions.
Car wash and loading bay parking spaces included in totals.

1 GROUND
1 : 200

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[illegible]

NOTES:

REFER TO THE FOLLOWING DRAWING SERIES FOR
DETAILED PLANS, ELEVATIONS, SECTIONS AND LEVELS:

A.SITE PLANS	DWG01.XX
B.FLOOR PLANS	DWG02.XX
C.ELEVATIONS	DWG03.XX
D.SECTIONS	DWG04.XX

REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR
LANDSCAPE DESIGN. (LANDSCAPE SHOWN ON ARCHITECTS
DRAWINGS IS INDICATIVE ONLY)

SYMBOLS:

XRL 00.00 NEW SPOT LEVEL
 00.00 EXISTING SPOT LEVEL
 SITE BOUNDARY
 LINE OF BUILDING/CANOPIES OVER
 NEW WALLS
 BICYCLE STORAGE
 BICYCLE STORAGE OVERHEAD
 FOOTPRINT OF MOD 4 BUILDINGS

ABBREVIATIONS:

FS	FIRE STAIR
PL	PLANTER/LANDSCAPE
ST	RESIDENT STORAGE
V	RESIDENTIAL VISITOR PARKING
C	COMMERCIAL PARKING

Stage TWO Provided - Residential			
Apartment	Type	Area m2)	Balc
2.1.1	2 Bed	84	12
2.1.2	3 Bed	129	25
2.1.3	2 Bed	88	15
2.1.4	2 Bed	88	15
Total NSA per floor		389m2	
	1 Bed	2 Bed	3 Bed
LEVEL 1		3	1
Total 4 Units			

— NO CHANGES TO STAGE 1 PROPOSED

PROJECT NAME

BAY GRAND APARTMENTS
TWEED HEADS

CLIENT NAME

Heran Building Group

ADDRESS & LOCATION
Bay Street, Tweed Heads

L

LEVEL 1 PLAN

DA ISSUE

DESIGNED	Designer	ORIENTATION 
DRAWN	Author	
CHECKED	Checker	
APPROVED	Approver	

PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	02.04	K

Stage THREE Provided - Residential				
Apartment	Type	Area m2)	Balc	
3.2.1	2 Bed	107	22	
3.2.2	1 Bed	77	18	
3.2.3	2 Bed	85	25	
3.2.4	2 Bed	87	35	
3.2.5	1 Bed	71	34	
3.2.6	1 Bed	59	38	
Total NSA per floor		486m2		
		1 Bed	2 Bed	3 Bed
LEVEL 2	3		3	
Total 6 Units				



MODIFICATION 5

STAGE 1,2,3
RESIDENTIAL

Stage TWO Provided - Residential				
Apartment	Type	Area m2)	Balc	
2.2.1	2 Bed	84	22	
2.2.2	2 Bed	80	13	
2.2.3	3 Bed	121	33	
2.2.4	2 Bed	88	16	
2.2.5	2 Bed	88	16	
2.2.6	2 Bed	88	15	
2.2.7	2 Bed	106	29	
Total NSA per floor		655m2		
		1 Bed	2 Bed	3 Bed
LEVEL 2		6		1
Total 7 Units				

Stage ONE Provided - Residential				
Apartment	Type	Area m2)	Balc	
1.2.1	2 Bed	89	25	
1.2.3	2 Bed	89	13	
1.2.4	2 Bed	91	15	
1.2.5	2 Bed	90	15	
1.2.6	2 Bed	79	15	
1.2.7	2 Bed	93	15	
1.2.8	2 Bed	89	15	
Total NSA per floor		620m2		
		1 Bed	2 Bed	3 Bed
LEVEL 2			7	
Total 7 Units				

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ISSUE	DESCRIPTION	DATE	BY
1	REVISED D.A. SUBMISSION MOD 5	18.05.17	
2	REVISED D.A. SUBMISSION MOD 5	11.07.17	
3	LOGGED WITH DOP	04.08.17	
4	REVISED LODGEMENT WITH DOP	18.08.17	
5			
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20			

NOTES:

REFER TO THE FOLLOWING DRAWING SERIES FOR:
DETAILED PLANS, ELEVATIONS, SECTIONS AND LEVELS:
A SITE PLANS DWG01-XX
B FLOOR PLANS DWG02-XX
C ELEVATIONS DWG03-XX
D SECTIONS DWG04-XX

REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR LANDSCAPE DESIGN (LANDSCAPE SHOWN ON ARCHITECTS DRAWINGS IS INDICATIVE ONLY)

SYMBOLS:

RL 00.00 NEW SPOT LEVEL
RL 00.00 EXISTING SPOT LEVEL
SITE BOUNDARY
LINE OF BUILDING/CANOPIES OVER
NEW WALLS
BICYCLE STORAGE
BICYCLE STORAGE OVERHEAD
FOOTPRINT OF MOD 4 BUILDINGS

LEGENDS AND NOTES

ABBREVIATIONS:

FS FIRE STAIR
PL PLANTER/LANDSCAPE
ST RESIDENT STORAGE
V RESIDENTIAL VISITOR PARKING
C COMMERCIAL PARKING

PROJECT NAME

BAY GRAND APARTMENTS
TWEED HEADS

CLIENT NAME

Heran Building Group

ADDRESS & LOCATION

Bay Street, Tweed Heads

LEVEL 2 PODIUM PLAN

DA ISSUE

DESIGNED Designer
DRAWN Author
CHECKED Checker
APPROVED Approver

PHASE PROJECT NO. SHEET NO. ISSUE
D.A. | HBG-BG | 02.05 | K

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w | www.heran.com.au

Stage TWO Provided - Residential			
Apartment	Type	Area m2)	Balc
2.3.1	2 Bed	84	17
2.3.2	2 Bed	80	13
2.3.3	3 Bed	121	32
2.3.4	2 Bed	88	15
2.3.5	2 Bed	88	15
2.3.6	2 Bed	88	15
2.3.7	2 Bed	106	12
Total NSA per floor		655m2	
1 Bed		2 Bed	3 Bed
LEVEL 3		6	1
Total 7 Units			

Stage ONE Provided - Residential			
Apartment	Type	Area m2)	Balc
13.1	2 Bed	89	25
13.2	2 Bed	89	30
13.3	2 Bed	89	13
13.4	2 Bed	91	15
13.5	2 Bed	90	15
13.6	2 Bed	79	15
13.7	2 Bed	93	15
13.8	2 Bed	89	15
Total NSA per floor		709m2	
1 Bed		2 Bed	3 Bed
LEVEL 3		8	
Total 8 Units			

[illegible]

NOTES:

REFER TO THE FOLLOWING DRAWING SERIES FOR
DETAILED PLANS, ELEVATIONS, SECTIONS AND LEVELS:

A SITE PLAN R DWG02.XX
B FLOOR PLANS DWG03.XX
C ELEVATIONS DWG03.XX
D SECTIONS DWG04.XX

REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR
LANDSCAPE DESIGN. (LANDSCAPE SHOWN ON ARCHITECTS
DRAWINGS IS INDICATIVE ONLY)

SYMBOLS:

RL 00.00 NEW SPOT LEVEL
XL 00.00 EXISTING SPOT LEVEL

 SITE BOUNDARY

 LINE OF BUILDING/CANOPIES OVER

 NEW WALLS

 BICYCLE STORAGE

 BICYCLE STORAGE OVERHEAD

 FOOTPRINT OF MOD 4 BUILDINGS

ABBREVIATIONS:

FS FIRE STAIR
PL PLANTER/LANDSCAPE
ST RESIDENT STORAGE
V RESIDENTIAL VISITOR PARKING
C COMMERCIAL PARKING

PROJECT NAME	
CLIENT NAME	Heran Building Group
ADDRESS & LOCATION	Bay Street, Tweed Heads

LEVEL 3 PLAN			
DA ISSUE			
DESIGNED	Designer	ORIENTATION 	
DRAWN	Author		
CHECKED	Checker		
APPROVED	Approver		
(PHASE)	(PROJECT NO.)	(SHEET NO.)	(ISSUE)
D.A.	HBG-BG	02.06	K

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[illegible]

NOTES:

REFER TO THE FOLLOWING DRAWING SERIES FOR
DETAILED PLANS, ELEVATIONS, SECTIONS AND LEVELS:

A.SITE PLANS	DWG01.XX
B.FLOOR PLANS	DWG02.XX
C.ELEVATIONS	DWG03.XX
D.SECTIONS	DWG04.XX

REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR
LANDSCAPE DESIGN. (LANDSCAPE SHOWN ON ARCHITECTS
DRAWINGS IS INDICATIVE ONLY)

SYMBOLS:

RL 00.00
XRL 00.00

NEW SPOT LEVEL
EXISTING SPOT LEVEL

 SITE BOUNDARY

 LINE OF BUILDING/CANOPIES OVER

 NEW WALLS

 BICYCLE STORAGE

 BICYCLE STORAGE OVERHEAD

ABBREVIATIONS:

FS	FIRE STAIR
PL	PLANTER/LANDSCAPE
ST	RESIDENT STORAGE
V	RESIDENTIAL VISITOR PARKING
C	COMMERCIAL PARKING

PROJECT NAME



CLIENT NAME

Heran Building Group

ADDRESS & LOCATION
Bay Street, Tweed Heads

LEVEL 4 PLAN

DA ISSUE

DESIGNED	Designer	ORIENTATION 
DRAWN	Author	
CHECKED	Checker	
APPROVED	Approver	

PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	02.07	K

Stage THREE Provided - Residential			
Apartment	Type	Area m2)	Balc
3.4.1	3 Bed	122	22
3.4.2	3 Bed	117	18
3.4.3	2 Bed	85	25
3.4.4	2 Bed	90	31
3.4.5	1 Bed	71	20
3.4.6	2 Bed	79	26
Total NSA per floor		564m2	
	1 Bed	2 Bed	3 Bed
LEVEL 4	1	3	2
Total 6 Units			

Stage TWO Provided - Residential			
Apartment	Type	Area m2)	Balc
2.4.1	2 Bed	84	17
2.4.2	2 Bed	80	13
2.4.3	3 Bed	121	31
2.4.4	2 Bed	88	14
2.4.5	2 Bed	88	14
2.4.6	2 Bed	88	15
2.4.7	2 Bed	106	12
Total NSA per floor		655m2	
	1 Bed	2 Bed	3 Bed
LEVEL 4		6	1
Total 7 Units			

Stage ONE Provided - Residential			
Apartment	Type	Area m2)	Balc
14.1	2 Bed	89	25
14.2	2 Bed	89	30
14.3	2 Bed	89	13
14.4	2 Bed	91	15
14.5	2 Bed	90	15
14.6	2 Bed	90	15
Total NSA per floor		538m2	
1 Bed		2 Bed	3 Bed
LEVEL 4		6	
Total 6 Units			

STAGE 1,2,3
RESIDENTIAL

ENID STREET

- NO CHANGES TO STAGE 1 PROPOSED

LEVEL 4

1 : 200

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 STAGE 1,2,3 RESIDENTIAL	Stage TWO Provided - Residential			
	Apartment	Type	Area m2)	Balc
	2.10.2	2 Bed	80	13
	2.10.3	3 Bed	121	31
	2.10.4	2 Bed	88	14
	2.10.5	2 Bed	91	14
	Total NSA per floor		380m2	
		1 Bed	2 Bed	3 Bed
LEVEL 10		3	1	
Total 4 Units				

[illegible]

NOTES:

REFER TO THE FOLLOWING DRAWING SERIES FOR
DETAILED PLANS, ELEVATIONS, SECTIONS AND LEVELS:

- A SITE PLANS DWG01.XX
- B FLOOR PLANS DWG02.XX
- C ELEVATIONS DWG03.XX
- D SECTIONS DWG04.XX
- E SECTIONS DWG05.XX

REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR
LANDSCAPE DESIGN. (LANDSCAPE SHOWN ON ARCHITECTS
DRAWINGS IS INDICATIVE ONLY)

SYMBOLS:

RL 00.00	NEW SPOT LEVEL
XL 00.00	EXISTING SPOT LEVEL
	SITE BOUNDARY
	LINE OF BUILDING/CANOPIES OVER
	NEW WALLS
	BICYCLE STORAGE
	BICYCLE STORAGE OVERHEAD
	FOOTPRINT OF MOD 4 BUILDINGS

ABBREVIATIONS:

FS	FIRE STAIR
PL	PLANTER/LANDSCAPE
ST	RESIDENT STORAGE
V	RESIDENTIAL VISITOR PARKING
C	COMMERCIAL PARKING

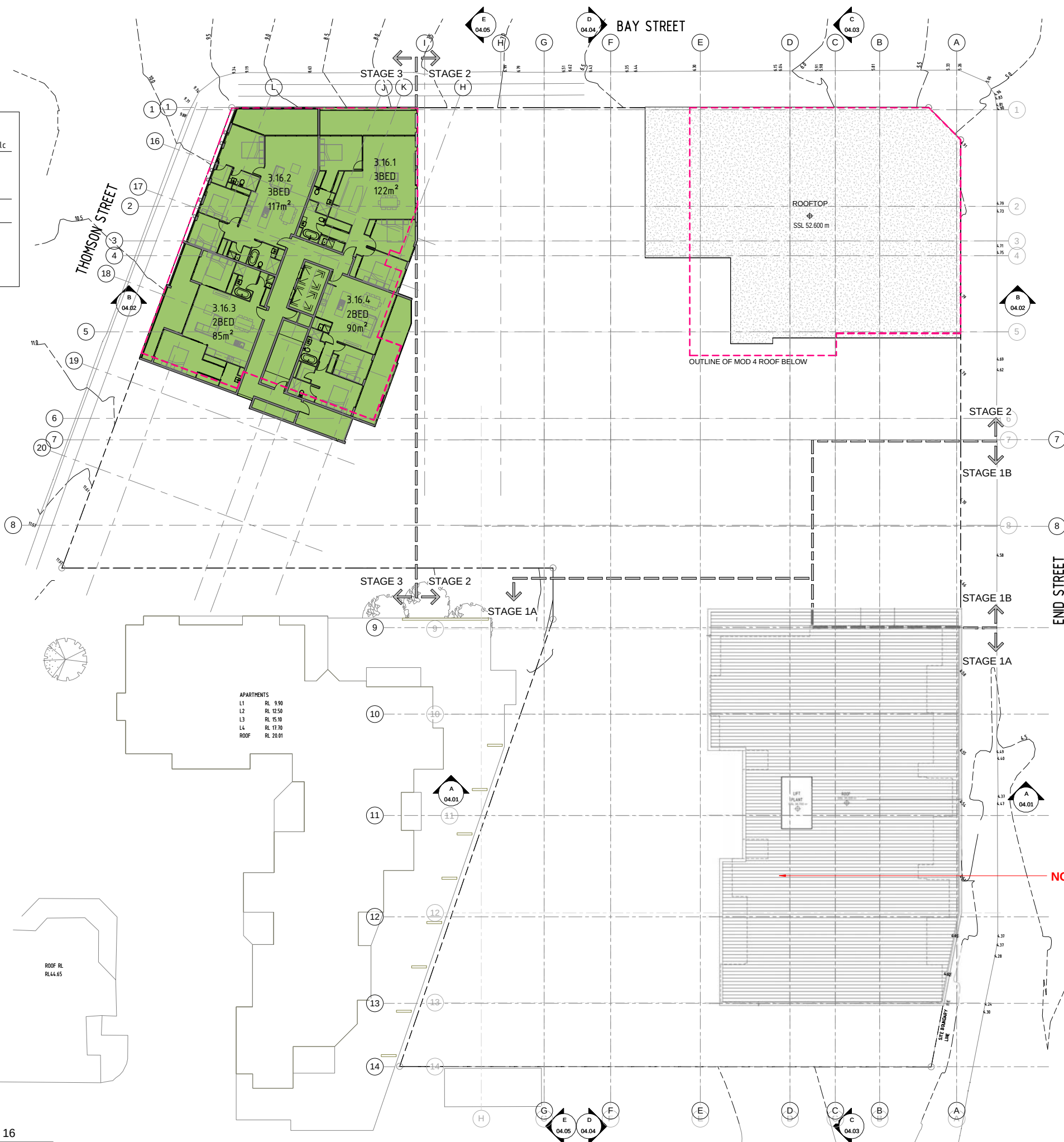
PROJECT NAME  BAY GRAND APARTMENTS TWEED HEADS									
CLIENT NAME Heran Building Group									
ADDRESS & LOCATION Bay Street, Tweed Heads									
LEVEL 10-15 PLAN									
DA ISSUE									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px; text-align: center;">DESIGNED</td> <td style="padding: 5px;">Designer</td> </tr> <tr> <td style="padding: 5px; text-align: center;">DRAWN</td> <td style="padding: 5px;">Author</td> </tr> <tr> <td style="padding: 5px; text-align: center;">CHECKED</td> <td style="padding: 5px;">Checker</td> </tr> <tr> <td style="padding: 5px; text-align: center;">APPROVED</td> <td style="padding: 5px;">Approver</td> </tr> </table>	DESIGNED	Designer	DRAWN	Author	CHECKED	Checker	APPROVED	Approver	ORIENTATION 
DESIGNED	Designer								
DRAWN	Author								
CHECKED	Checker								
APPROVED	Approver								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">PHASE</td> <td style="padding: 5px;">PROJECT NO.</td> </tr> <tr> <td style="padding: 5px; font-size: 1.2em;">D.A.</td> <td style="padding: 5px; font-size: 1.2em;">HBG-BG</td> </tr> </table>	PHASE	PROJECT NO.	D.A.	HBG-BG	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">SHEET NO.</td> <td style="padding: 5px;">ISSUE</td> </tr> <tr> <td style="padding: 5px; font-size: 1.2em;">02.09</td> <td style="padding: 5px; font-size: 1.2em;">K</td> </tr> </table>	SHEET NO.	ISSUE	02.09	K
PHASE	PROJECT NO.								
D.A.	HBG-BG								
SHEET NO.	ISSUE								
02.09	K								

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w | www.heran.com.au

Stage THREE Provided - Residential			
Apartment	Type	Area m2)	Balc
3.16.1	3 Bed	122	22
3.16.2	3 Bed	117	18
3.16.3	2 Bed	85	25
3.16.4	2 Bed	90	31
Total NSA per floor		414m2	
LEVEL 16	1 Bed	2 Bed	3 Bed
		2	2
Total 4 Units			

[illegible]

NOTES:

REFER TO THE FOLLOWING DRAWING SERIES FOR DETAILED PLANS, ELEVATIONS, SECTIONS AND LEVELS:

A SITE PLANS DWG02.XX
B FLOOR PLANS DWG02.XX
C ELEVATIONS DWG03.XX
D SECTIONS DWG03.XX

REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR LANDSCAPE DESIGN. LANDSCAPE SHOWN ON ARCHITECTS DRAWINGS IS INDICATIVE ONLY

SYMBOLS:

RL 00.00 NEW SPOT LEVEL
EX 00.00 EXISTING SPOT LEVEL

 SITE BOUNDARY

 LINE OF BUILDING/CANOPIES OVER

 NEW WALLS

 BICYCLE STORAGE

 BICYCLE STORAGE OVERHEAD

 FOOTPRINT OF MOD 4 BUILDINGS

ABBREVIATIONS:

FS FIRE STAIR

PL PLANTER/LANDSCAPE

ST RESIDENT STORAGE

V RESIDENTIAL PARKING

C COMMERCIAL PARKING

PROJECT NAME
 The logo features a stylized graphic of three wavy lines in shades of green and yellow, representing a beach or waves. Below this graphic, the text "BAY GRAND APARTMENTS" is written in a blue, serif font, and "TWEED HEADS" is written in a smaller, blue, sans-serif font to the right.
CLIENT NAME
Heran Building Group
ADDRESS & LOCATION
Bay Street, Tweed Heads

LEVEL 16 PLAN

DA ISSUE

DESIGNED	Designer	ORIENTATION 	
DRAWN	Author		
CHECKED	Checker		
APPROVED	Approver		
PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	02.10	K

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[illegible]

REFER TO THE FOLLOWING DRAWING SERIES FOR
DETAILED PLANS, ELEVATIONS, SECTIONS AND LEVELS:

A.SITE PLANS	DWG01.XX
B.FLOOR PLANS	DWG02.XX
C.ELEVATIONS	DWG03.XX
D.SECTIONS	DWG04.XX

REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR
LANDSCAPE DESIGN. (LANDSCAPE SHOWN ON ARCHITECTS
DRAWINGS IS INDICATIVE ONLY)

RL 00.00 NEW SPOT LEVEL
 XRL 00.00 EXISTING SPOT LEVEL
 SITE BOUNDARY
 LINE OF BUILDING/CANOPIES OVER
 NEW WALLS
 BICYCLE STORAGE
 BICYCLE STORAGE OVERHEAD
 FOOTPRINT OF MOD 4 BUILDINGS

FS	FIRE STAIR
PL	PLANTER/LANDSCAPE
ST	RESIDENT STORAGE
V	RESIDENTIAL VISITOR PARKING
C	COMMERCIAL PARKING



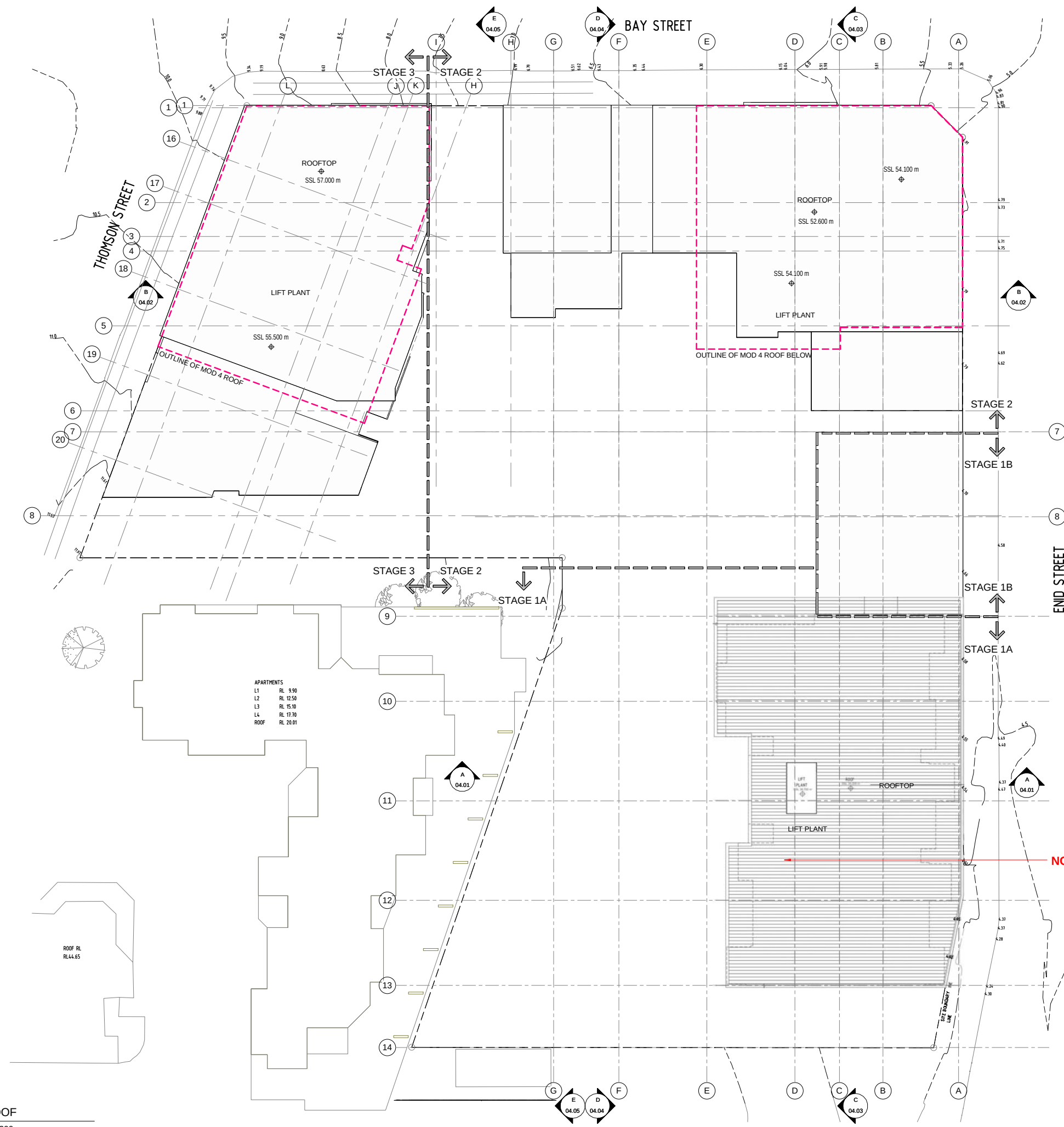
BAY GRAND APARTMENTS
TWEED HEADS

ADDRESS & LOCATION
Bay Street, Tweed Heads

DA ISSUE

DESIGNED	Designer	ORIENTATION 
DRAWN	Author	
CHECKED	Checker	
APPROVED	Approver	

PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	02.11	K



— NO CHANGES TO STAGE 1 PROPOSED

1 ROOF
1 : 200

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[illegible]

REFER TO THE FOLLOWING DRAWING SERIES FOR
DETAILED PLANS, ELEVATIONS, SECTIONS AND
LEVELS:

A.SITE PLANS	DWG01.XX
B.FLOOR PLANS	DWG02.XX
C.ELEVATIONS	DWG03.XX
D.SECTIONS	DWG04.XX

REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR
LANDSCAPE DESIGN. (LANDSCAPE SHOWN ON
ARCHITECTS DRAWINGS IS INDICATIVE ONLY)

FG	FLUX GLASS - EVERGREEN TWO PERFORMANCE GLASS
FS	FLUX LOUVER BLADES POWDER COAT ALUMINIUM COLOUR: CHARCOAL
FS	FLUX SCREEN POWDER COAT ALUMINIUM COLOUR: TIMBER
GB	GLAZED BALUSTRADE FRAMELESS WITH METAL: HANDRAIL COLOUR: CHARCOAL
GL	GLASS - SHIPPONIT
LS	LOUVER SLIDING PRIVACY SHUTTERS - TIMBER
MC	METAL CLADDING COLOUR: CHARCOAL
MS	PERFORATED METAL SCREEN FRODO POWDER COLOUR: WHITE, BAMBOO
OM	OBSCURED GLAZING
PM	PROFILED METAL WALLING COLOUR: WAYWARD GREY
PC1	PAINTED CONCRETE COLOUR: DULUX WAYWARD GREY
PC2	PAINTED CONCRETE COLOUR: DULUX ANTIQUE
PC3	TEXTURE PAINTED CONCRETE COLOUR: MUSHROOM GREY
PC4	TEXTURE PAINTED CONCRETE COLOUR: MUSHROOM GREY (3 TONES)
TC	TERRAZZO TILES - EXTERNAL, GARDEN
TBS	TIMBER BATTEN SCREEN

PROJECT NAME

CLIENT NAME
Heran Building Group

STREET ELEVATION - EAST

DESIGNED	Designer	ORIENTATION
DRAWN	Author	
CHECKED	Checker	
APPROVED	Approver	

PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	03.01	K

21/08/2017 9:55:14 AM

1 STREET ELEVATION (EAST)
1 : 150

594 x 841 - ISO A1

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[illegible]

REFER TO THE FOLLOWING DRAWING SERIES FOR
DETAILED PLANS, ELEVATIONS, SECTIONS AND
LEVELS:

A.SITE PLANS	DWG01.XX
B.FLOOR PLANS	DWG02.XX
C.ELEVATIONS	DWG03.XX
D.SECTIONS	DWG04.XX

REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR
LANDSCAPE DESIGN. (LANDSCAPE SHOWN ON
ARCHITECTS DRAWINGS IS INDICATIVE ONLY)

FL	FIXED GLASS - EVERGREEN TINTED PERFORMANCE GLASS
FS	FIXED GLASS BLADES POWDER COAT ALUMINIUM COLOUR: CHARCOAL
FS	FIXED GLASS POWDER COAT ALUMINIUM COLOUR: TIMBER
GB	GLAZED BALUSTRADE FRAMELESS WITH MILK PINKISH COLOUR CHARCOAL
GL	GLAZING - SHIPPORIT
LS	LOUNDED SLIDING PIRACY SHUTTERS - TIMBER
MC	METAL CLADDING COLOUR: CHARCOAL
MS	PERFORATED METAL SCREEN FROST POWDER COLOUR: WHITE, BAMBOO
OM5	OPENED GLAZING
PC1	POURED METAL WALLING COLOUR: CHARCOAL
PC2	PAINTED CONCRETE COLOUR: DULUX WAYWARD GREY
PC3	PAINTED CONCRETE COLOUR: DULUX ANTIQUE WHITE
PC4	TEXTURE PAINTED CONCRETE COLOUR: MUSHROOM GREY
PC4	TEXTURE PAINTED CONCRETE COLOUR: MUSH-ROOM GREY (3 TONES)
TC	TERRAZZOTA TILES - EXTERNAL, GRAB
TBS	TIMBER BATTEN SCREEN

OUTLINE OF MOD 4 ELEVATIONS



BAY GRAND APARTMENTS
TWEED HEADS

Heran Building Group

Bay Street, Tweed Heads

DA ISSUE

DESIGNED	Designer	ORIENTATION
DRAWN	Author	
CHECKED	Checker	
APPROVED	Approver	

PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	03.02	K

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[illegible]

REFER TO THE FOLLOWING DRAWING SERIES FOR
DETAILED PLANS, ELEVATIONS, SECTIONS AND
LEVELS:

A.SITE PLANS	DWG01.XX
B.FLOOR PLANS	DWG02.XX
C.ELEVATIONS	DWG03.XX
D.SECTIONS	DWG04.XX

REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR
LANDSCAPE DESIGN. (LANDSCAPE SHOWN ON
ARCHITECTS DRAWINGS IS INDICATIVE ONLY)

FG	FIXED GLASS - EVERGREEN TINTED PERFORMANCE GLASS
FL	FIXED LOWRISE BLANKS POWDER COAT ALUMINUM COLOUR: CHARCOAL
FS	FIXED SCREEN POWDER COAT ALUMINUM COLOUR: TIMBER
GB	GLAZED BALCONY GLAZE FRAMELESS WITH NATURAL COLOUR: CHARCOAL
GL	GLAZING - SHIPPORIT
LS	LOUVRED SLIDING PRIVACY SHUTTERS - TIMBER
MC	METAL CLADDING COLOUR: CHARCOAL
MS	PERFORATED METAL SCREEN PATTERN WITH NATURAL COLOUR: WHITE BAMBOO
OB6	OBSCURED GLAZING
PM	PROFILED METAL WALLING COLOUR: CHARCOAL
PC1	PAINTED CONCRETE COLOUR: DULUX WAYWARD GREY
PC2	PAINTED CONCRETE COLOUR: BIANCA ANTICO WHITE
PC3	TEXTURE PAINTED CONCRETE COLOUR: MUSHROOM GREY
PC4	TEXTURE PAINTED CONCRETE COLOUR: MUSHROOM GREY (3 TONES)
TC	TERRACOTTA TILES - EXTERNAL GRADE
TBS	TIMBER BATTEN SCREEN

PROJECT NAME

CLIENT NAME

Heran Building Group

ADDRESS & LOCATION

Bay Street, Tweed Heads

STREET ELEVATION -
WEST

DA ISSUE

DESIGNED	Designer	ORIENTATION
DRAWN	Author	
CHECKED	Checker	
APPROVED	Approver	

PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	03.03	K

21/08/2017 9:58:27 AM

1 STREET ELEVATION (WEST)
1 : 150

1 : 150

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[illegible]

REFER TO THE FOLLOWING DRAWING SERIES FOR
DETAILED PLANS, ELEVATIONS, SECTIONS AND
LEVELS:

A.SITE PLANS	DWG01.XX
B.FLOOR PLANS	DWG02.XX
C.ELEVATIONS	DWG03.XX
D.SECTIONS	DWG04.XX

REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR
LANDSCAPE DESIGN. (LANDSCAPE SHOWN ON
ARCHITECTS DRAWINGS IS INDICATIVE ONLY)

FG	FLUX GLASS - EVERGREEN TWO PERFORMANCE GLASS
FS	FLUX LOUVER BLADES POWDER COAT ALUMINIUM COLOUR: CHARCOAL
FS	FLUX SCREEN POWDER COAT ALUMINIUM COLOUR: TIMBER
GB	GLAZED BALUSTRADE FRAMELESS WITH METAL: HANDRAIL COLOUR: CHARCOAL
GL	GLASS - SHIPPONIT
LS	LOUVER SLIDING PRIVACY SHUTTERS - TIMBER
MC	METAL CLADDING COLOUR: CHARCOAL
MS	PERFORATED METAL SCREEN FROST PROOF COLOUR: WHITE, BAMBOO
OM	OBSCURED GLAZING
PM	PROFILED METAL WALLING COLOUR: WAYWARD GREY
PC1	PAINTED CONCRETE COLOUR: DULUX ANTIQUE
PC2	PAINTED CONCRETE COLOUR: DULUX ANTIQUE
PC3	TEXTURE PAINTED CONCRETE COLOUR: MUSHROOM GREY
PC4	TEXTURE PAINTED CONCRETE COLOUR: MUSHROOM GREY (3 TONES)
TC	TERRAZZO TILES - EXTERNAL, GRAY
TBS	TIMBER BATTEN SCREEN

— — — OUTLINE OF MOD 4 ELEVATIONS



BAY GRAND APARTMENTS
TWEED HEADS

Heran Building Group

ADDRESS & LOCATION
Bay Street, Tweed Heads

ELEVATION SOUTH -
TOWER A

DA ISSUE

DESIGNED	Designer
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	03.04	K

NOTE:
PLEASE NOTE MOD 4 VIEW DIRECTION WAS TAKEN FROM SOUTH-EAST.
MOD 5 IS FROM SOUTH WHICH IS WHY THE BUILDING JUXTAPOSITION
DIFFERS.

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21/08/2017 10:00:25 AM

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[illegible]

REFER TO THE FOLLOWING DRAWING SERIES FOR
DETAILED PLANS, ELEVATIONS, SECTIONS AND
LEVELS:

A.SITE PLANS	DWG01.XX
B.FLOOR PLANS	DWG02.XX
C.ELEVATIONS	DWG03.XX
D.SECTIONS	DWG04.XX

FG	FLUX GLASS - EVERGREEN TWO PERFORMANCE GLASS
FS	FLUX LOUVER BLADES POWDER COAT ALUMINIUM COLOUR: CHARCOAL
FS	FLUX SCREEN POWDER COAT ALUMINIUM COLOUR: TIMBER
GB	GLAZED BALUSTRADE FRAMELESS WITH METAL: HANDRAIL COLOUR: CHARCOAL
GL	GLASS - SHIPPOINT
LS	LOUVER SLIDING PRIVACY SHUTTERS - TIMBER
MC	METAL CLADDING COLOUR: CHARCOAL
MS	PERFORATED METAL SCREEN FROD POWDER COLOUR: WHITE, BAMBOO
PM	OBSCURED GLAZING
PR	PROFILED METAL WALLING COLOUR: WALLWAY GREY
PC1	PAINTED CONCRETE COLOUR: DULUX ANTIQUE GREY
PC2	PAINTED CONCRETE COLOUR: DULUX ANTIQUE GREY
PC3	TEXTURE PAINTED CONCRETE COLOUR: MUSHROOM GREY
PC4	TEXTURE PAINTED CONCRETE COLOUR: MUSHROOM GREY (3 TONES)
TC	TERRAZZO TILES - EXTERNAL GRADE
TBS	TIMBER BATTEN SCREEN

— — — OUTLINE OF MOD 4 ELEVATIONS



BAY GRAND APARTMENTS
TWEED HEADS

ADDRESS & LOCATION
Bay Street, Tweed Heads

DA ISSUE

DESIGNED	Designer	ORIENTATION
DRAWN	Author	
CHECKED	Checker	
APPROVED	Approver	

PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	03.05	K

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[illegible]

REFER TO THE FOLLOWING DRAWING SERIES FOR
DETAILED PLANS, ELEVATIONS, SECTIONS AND
LEVELS:

A.SITE PLANS	DWG01.XX
B.FLOOR PLANS	DWG02.XX
C.ELEVATIONS	DWG03.XX
D.SECTIONS	DWG04.XX

REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR
LANDSCAPE DESIGN. (LANDSCAPE SHOWN ON
ARCHITECTS DRAWINGS IS INDICATIVE ONLY)

FG	FIXED GLASS - EVERGREEN TINTED PERFORMANCE GLASS
FJ	FIXED LOUVER BLADES POWDER COAT ALUMINIUM COLOUR - CHARCOAL
FS	FIXED SCREEN POWDER COAT ALUMINIUM COLOUR - TIMBER
GB	GLAZED BALUSTRADE FRAMELESS WITH METAL HANDRAIL COLOUR - CHARCOAL
GL	GLASS DOOR - HOPKINS
LS	LOUVERED SLIDING PRIVACY SHUTTERS - TIMBER
MC	METAL CLADDING COLOUR - CHARCOAL
ME	PERFORATED METAL SCREEN FINE POWDER COAT COLOUR - WATTS BAMBOO
PM	PROFILED METAL WALLING COLOUR
PC1	PAINTED CONCRETE COLOUR: DULUX WARDWAY GREY
PC2	PAINTED CONCRETE COLOUR: DULUX ANTHRAKITE
PC3	TEXTURE PAINTED CONCRETE COLOUR: MUSHROOM GREY
PC4	TEXTURE PAINTED CONCRETE COLOUR: MUSHROOM GREY (3 TONES)
TC	TERRAZZOTA TILES - EXTERNAL GRADE
TBS	TIMBER BATTEN SCREEN

— — — OUTLINE OF MOD 4 ELEVATIONS



BAY GRAND APARTMENTS
TWEED HEADS

Heran Building Group

ADDRESS & LOCATION
Bay Street, Tweed Heads

ELEVATION SOUTH -
TOWERS B & C

DATA ISSUE

DESIGNED	Designer	ORIENTATION
DRAWN	Author	
CHECKED	Checker	
APPROVED	Approver	

PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	03.06	K

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[illegible]

REFER TO THE FOLLOWING DRAWING SERIES FOR
DETAILED PLANS, ELEVATIONS, SECTIONS AND
LEVELS:

A.SITE PLANS	DWG01.XX
B.FLOOR PLANS	DWG02.XX
C.ELEVATIONS	DWG03.XX
D.SECTIONS	DWG04.XX

REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR
LANDSCAPE DESIGN. (LANDSCAPE SHOWN ON
ARCHITECTS DRAWINGS IS INDICATIVE ONLY)

FG	FLUX GLASS - EVERGREEN TWO PERFORMANCE GLASS
FS	FLUX LOUVER BLADES POWDER COAT ALUMINIUM COLOUR: CHARCOAL
FS	FLUX SCREEN POWDER COAT ALUMINIUM COLOUR: TIMBER
GB	GLAZED BALUSTRADE FRAMELESS WITH METAL: HANDRAIL COLOUR: CHARCOAL
GL	GLASS - SHIPPONT
LS	LOUVER SLIDING PRIVACY SHUTTERS - TIMBER
MC	METAL CLADDING COLOUR: CHARCOAL
MS	PERFORATED METAL SCREEN FIBRE POWDER COLOUR: WHITE, BAMBOO
OM	OBSCURED GLAZING
PH	PROFILED METAL WALLING COLOUR: WAYWARD GREY
PC1	PAINTED CONCRETE COLOUR: DULUX ANTIQUE
PC2	PAINTED CONCRETE COLOUR: DULUX ANTIQUE
PC3	TEXTURE PAINTED CONCRETE COLOUR: MUSHROOM GREY
PC4	TEXTURE PAINTED CONCRETE COLOUR: MUSHROOM GREY (3 TONES)
TC	TERRAZZO TILES - EXTERNAL, GRAY
TBS	TIMBER BATTEN SCREEN

PROJECT NAME

CLIENT NAME
Heran Building Group

ADDRESS & LOCATION
Bay Street, Tweed Heads

DA ISSUE

DESIGNED	Designer
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	03.08	K

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[illegible]

NOTES:

REFER TO THE FOLLOWING DRAWING SERIES FOR
DETAILED PLANS, ELEVATIONS, SECTIONS AND LEVELS:

A.SITE PLANS	DWG01.XX
B.FLOOR PLANS	DWG02.XX
C.ELEVATIONS	DWG03.XX
D.SECTIONS	DWG04.XX

REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR
LANDSCAPE DESIGN. (LANDSCAPE SHOWN ON ARCHITECTS
DRAWINGS IS INDICATIVE ONLY)

SYMBOLS:

RL 00.00 XRL 00.00	NEW SPOT LEVEL EXISTING SPOT LEVEL
	SITE BOUNDARY
	LINE OF BUILDING/CANOPIES OVER
	NEW WALLS
	BICYCLE STORAGE
	BICYCLE STORAGE OVERHEAD

ABBREVIATIONS:

FS	FIRE STAIR
PL	PLANTER/LANDSCAPE
ST	RESIDENT STORAGE
V	RESIDENTIAL VISITOR PARKING
C	COMMERCIAL PARKING

PROJECT NAME

BAY GRAND APARTMENTS
TWEED HEADS

CLIENT NAME
Heran Building Group

ADDRESS & LOCATION
Bay Street, Tweed Heads

SECTION A

DA ISSUE

DESIGNED	Designer	ORIENTATION
DRAWN	Author	
CHECKED	Checker	
APPROVED	Approver	

PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	04.01	K

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21/08/2017 10:05:06 AM

1 SECTION A - TOWER A
1 : 150

594 x 841 - ISO A1

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[illegible]

NOTES:

REFER TO THE FOLLOWING DRAWING SERIES FOR
DETAILED PLANS, ELEVATIONS, SECTIONS AND LEVELS:

A. SITE PLANS	DWG01.XX
B. FLOOR PLANS	DWG02.XX
C. ELEVATIONS	DWG03.XX
D. SECTIONS	DWG04.XX

REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR
LANDSCAPE DESIGN. (LANDSCAPE SHOWN ON ARCHITECT
DRAWINGS IS INDICATIVE ONLY.)

SYMBOLS:

RL 00.00 NEW SPOT LEVEL
XRL 00.00 EXISTING SPOT LEVEL
SITE BOUNDARY
LINE OF BUILDING/CANOPIES OVER
NEW WALLS

 BICYCLE STORAGE BICYCLE STORAGE OVERHEAD

NOTE ABBREVIATIONS:

FS	FIRE STAIR
PL	PLANTER/LANDSCAPE
ST	RESIDENT STORAGE
V	RESIDENTIAL VISITOR PARKING
C	COMMERCIAL PARKING

PROJECT NAME

BAY GRAND APARTMENTS
TWEED HEADS

CLIENT NAME

Heran Building Group

ADDRESS & LOCATION

Bay Street, Tweed Heads

SECTION B

DA ISSUE

SHEET INFO	DESIGNED	Designer	ORIENTATION
	DRAWN	Author	
	CHECKED	Checker	
	APPROVED	Approver	

DWG	PHASE	PROJECT NO.	SHEET NO.	ISS
	DA	HBG-BG	04 02	

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1 SECTION B - TOWERS B + C
1 : 150

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[illegible]

NOTES:

REFER TO THE FOLLOWING DRAWING SERIES FOR
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A.SITE PLANS	DWG01.XX
B.FLOOR PLANS	DWG02.XX
C.ELEVATIONS	DWG03.XX
D.SECTIONS	DWG04.XX

REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR
LANDSCAPE DESIGN. (LANDSCAPE SHOWN ON ARCHITECTS
DRAWINGS IS INDICATIVE ONLY)

SYMBOLS:

RL 00.00
XRL 00.00

NEW SPOT LEVEL
EXISTING SPOT LEVEL

 SITE BOUNDARY

 LINE OF BUILDING/CANOPIES OVER

 NEW WALLS

 BICYCLE STORAGE

 BICYCLE STORAGE OVERHEAD

ABBREVIATIONS:

FS	FIRE STAIR
PL	PLANTER/LANDSCAPE
ST	RESIDENT STORAGE
V	RESIDENTIAL VISITOR PARKING
C	COMMERCIAL PARKING

PROJECT NAME



BAY GRAND APARTMENTS
TWEED HEADS

CLIENT NAME

ADDRESS & LOCATION
Bay Street, Tweed Heads

SECTION C

DA ISSUE

DESIGNED	Designer	ORIENTATION
DRAWN	Author	
CHECKED	Checker	
APPROVED	Approver	

PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	04.03	K

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[illegible]

NOTES:

REFER TO THE FOLLOWING DRAWING SERIES FOR
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A.SITE PLANS	DWG01.XX
B.FLOOR PLANS	DWG02.XX
C.ELEVATIONS	DWG03.XX
D.SECTIONS	DWG04.XX

REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR
LANDSCAPE DESIGN. (LANDSCAPE SHOWN ON ARCHITECTS
DRAWINGS IS INDICATIVE ONLY)

SYMBOLS:

RL 00.00 NEW SPOT LEVEL
XRL 00.00 EXISTING SPOT LEVEL

 SITE BOUNDARY

 LINE OF BUILDING/CANOPIES OVER

 NEW WALLS

 BICYCLE STORAGE

 BICYCLE STORAGE OVERHEAD

NOTE ABBREVIATIONS:

FS	FIRE STAIR
PL	PLANTER/LANDSCAPE
ST	RESIDENT STORAGE
V	RESIDENTIAL VISITOR PARKING
C	COMMERCIAL PARKING

PROJECT NAME



BAY GRAND APARTMENTS
TWEED HEADS

CLIENT NAME

Heran Building Group

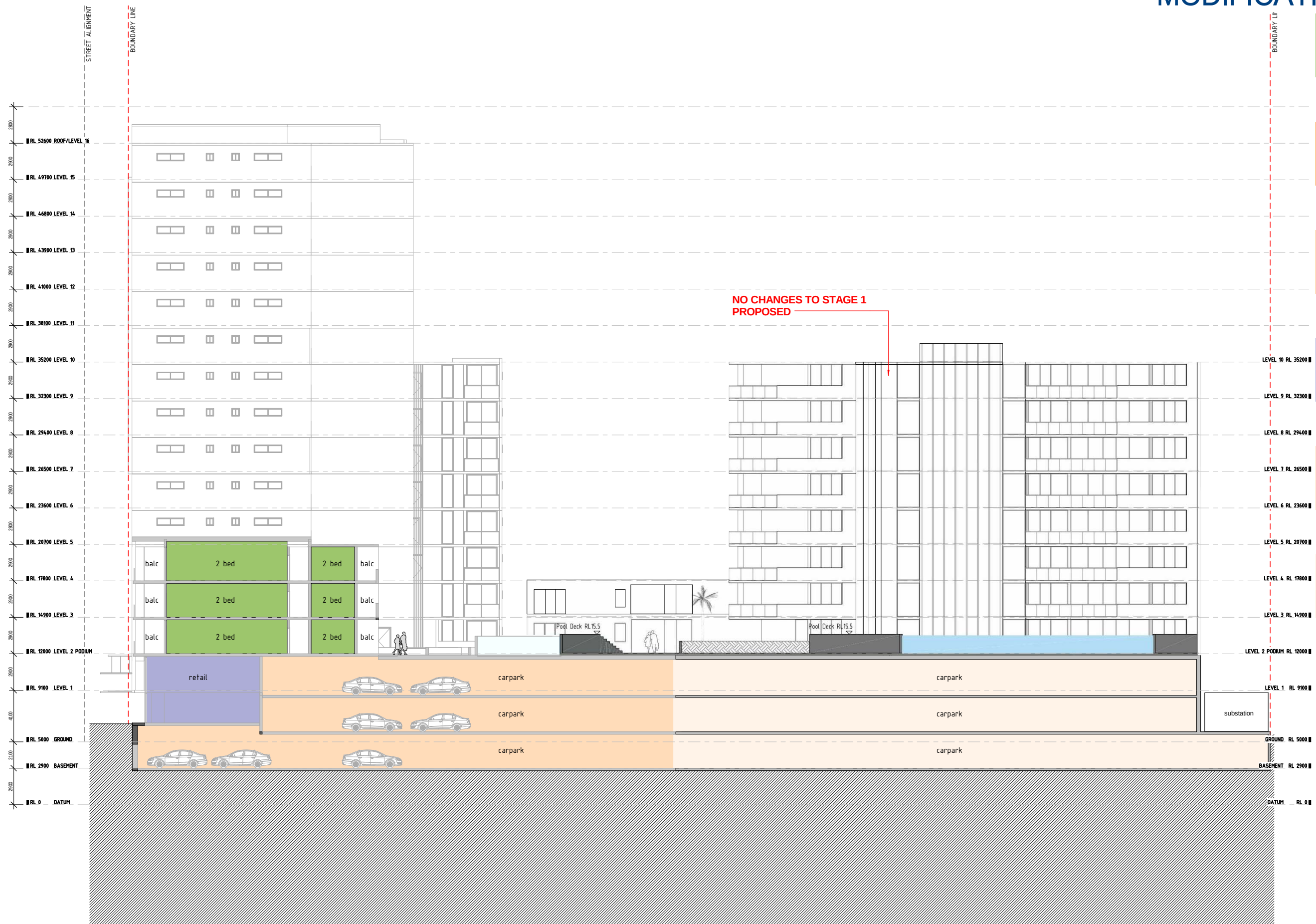
ADDRESS & LOCATION
Bay Street, Tweed Heads

SECTION D

DA ISSUE

SHEET INFO	DESIGNED	Designer	ORIENTATION
	DRAWN	Author	
	CHECKED	Checker	
	APPROVED	Approver	

DWG	PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	04.04	K	



1 SECTION D - TOWERS A + B
1 : 150



594 x 841 - ISO A1

MODIFICATION 5



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[illegible]

PROJECT NAME



CLIENT NAME

Heran Building Group

ADDRESS & LOCATION

Bay Street, Tweed Heads

3D PERSPECTIVES

DA ISSUE

DESIGNED	Designer	ORIENTATION
DRAWN	Author	
CHECKED	Checker	
APPROVED	Approver	

PHASE	PROJECT NO.	SHEET NO.	ISSUE
H	HBG-BG	05.02	J

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[illegible]

PROJECT NAME



CLIENT NAME

Heran Building Group

ADDRESS & LOCATION

Bay Street, Tweed Heads

3D PERSPECTIVES

DATA ISSUE

DESIGNED	Designer	ORIENTATION
DRAWN	Author	
CHECKED	Checker	
APPROVED	Approver	

PHASE	PROJECT NO.	SHEET NO.	ISSUE
H	HBG-BG	05.03	J



MODIFICATION 5



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[illegible]

PROJECT NAME



CLIENT NAME

Heran Building Group

ADDRESS & LOCATION

Bay Street, Tweed Heads

3D PERSPECTIVES

DA ISSUE

DESIGNED	Designer	ORIENTATION
DRAWN	Author	
CHECKED	Checker	
APPROVED	Approver	

PHASE	PROJECT NO.	SHEET NO.	ISSUE
H	HBG-BG	05.06	J

MODIFICATION 5



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[illegible]

PROJECT NAME



CLIENT NAME

Heran Building Group

ADDRESS & LOCATION

Bay Street, Tweed Heads

3D PERSPECTIVES

DA ISSUE

DESIGNED	Designer	ORIENTATION
DRAWN	Author	
CHECKED	Checker	
APPROVED	Approver	

PHASE	PROJECT NO.	SHEET NO.	ISSUE
H	HBG-BG	05.07	J

MODIFICATION 5



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[illegible]

PROJECT NAME



CLIENT NAME

Heran Building Group

ADDRESS & LOCATION

Bay Street, Tweed Heads

3D PERSPECTIVES

DA ISSUE

DESIGNED	Designer	ORIENTATION
DRAWN	Author	
CHECKED	Checker	
APPROVED	Approver	

PHASE	PROJECT NO.	SHEET NO.	ISSUE
H	HBG-BG	05.08	J

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[illegible]

PROJECT NAME



CLIENT NAME

Heran Building Group

ADDRESS & LOCATION

Bay Street, Tweed Heads

3D PERSPECTIVES

DA ISSUE

DESIGNED	Designer
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

ORIENTATION

PHASE	PROJECT NO.	SHEET NO.	ISSUE
H	HBG-BG	05 09	1

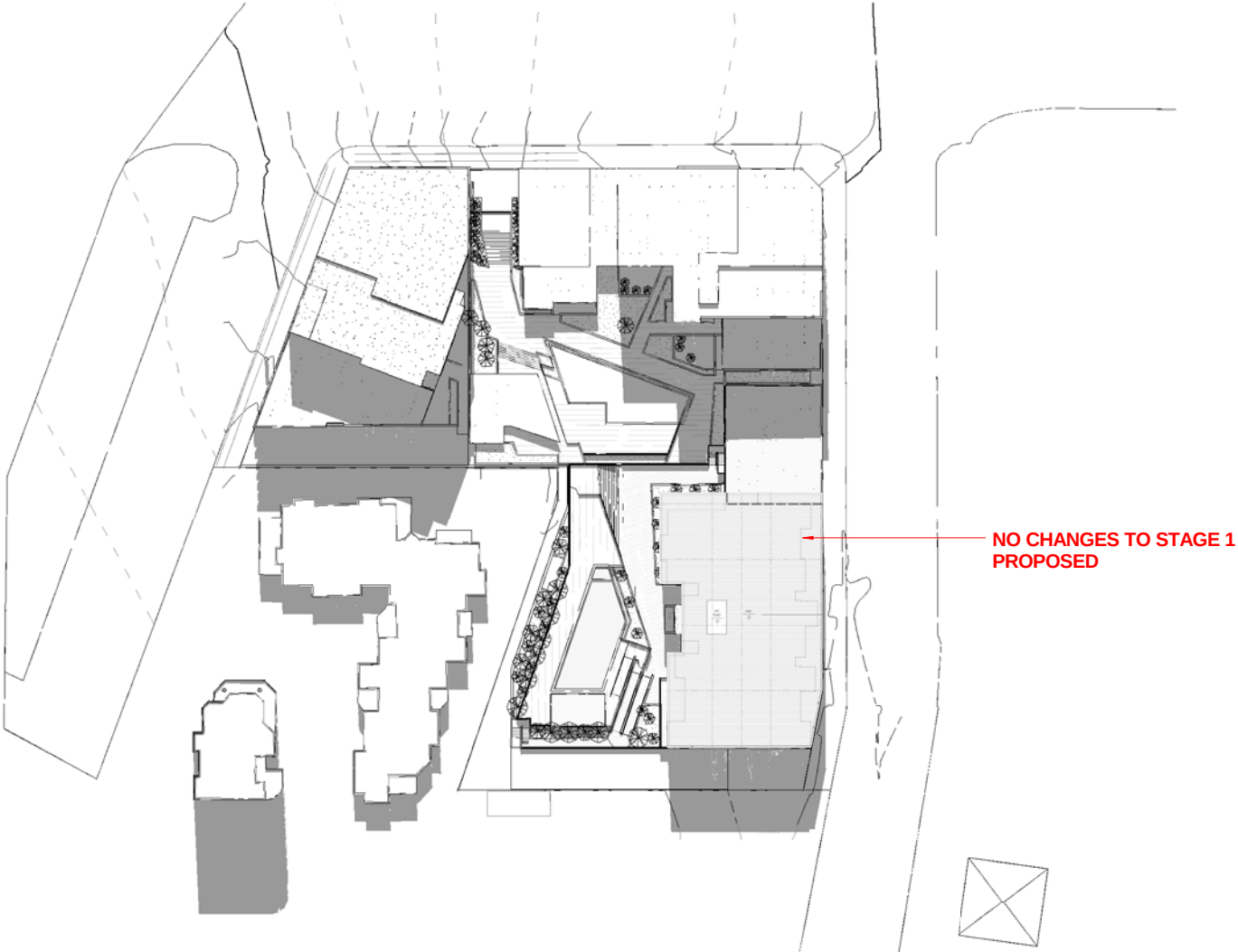
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[illegible][illegible]



1 SHADOW - 21 MAR 12pm
1 : 500

594 x 841 - ISO A1

PROJECT NAME



CLIENT NAME

Heran Building Group

ADDRESS & LOCATION

Bay Street, Tweed Heads

SHADOW DIAGRAMS -
MARCH

DA ISSUE

DESIGNED	Designer
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

ORIENTATION



PHASE	PROJECT NO.	SHEET NO.	ISS
D.A.	HBG-BG	07.02	J

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[illegible]

PROJECT NAME



CLIENT NAME

Heran Building Group

ADDRESS & LOCATION

Day Street, Tweed Heads

SM

SHADOW DIAGRAMS -
MARCH

1

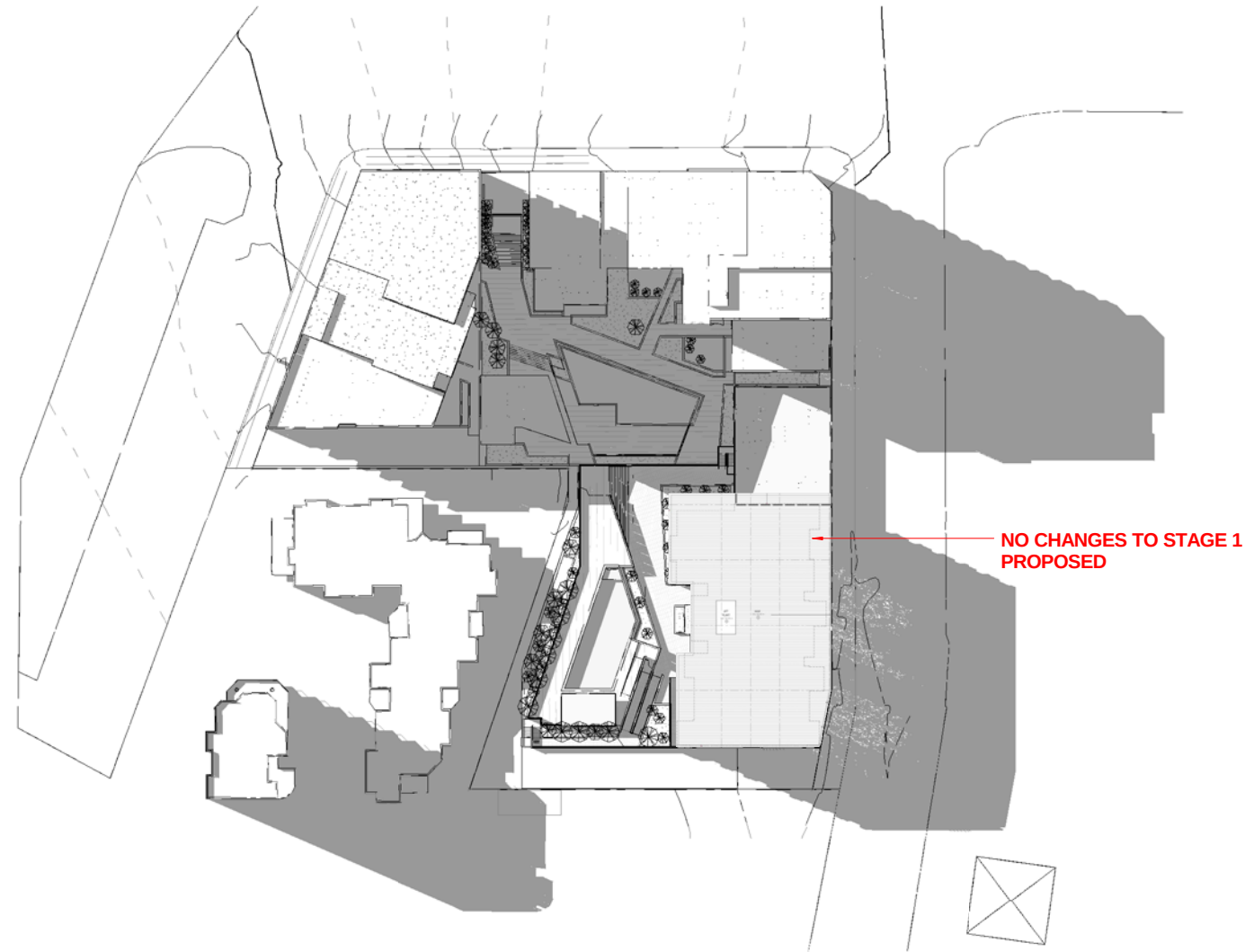
A ISSUE

DE
DR
CH
AR

DESIGNED	Designer
DRAWN	Author
CHECKED	Checker
APPROVED	Approver



PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	07.03	J



1 SHADOW - 21 MAR 3pm
1 : 500

HERAN
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[illegible]

PROJECT NAME



CLIENT NAME

eran Building Group

ADDRESS & LOCATION

... Street, Tweed Heads

SJ

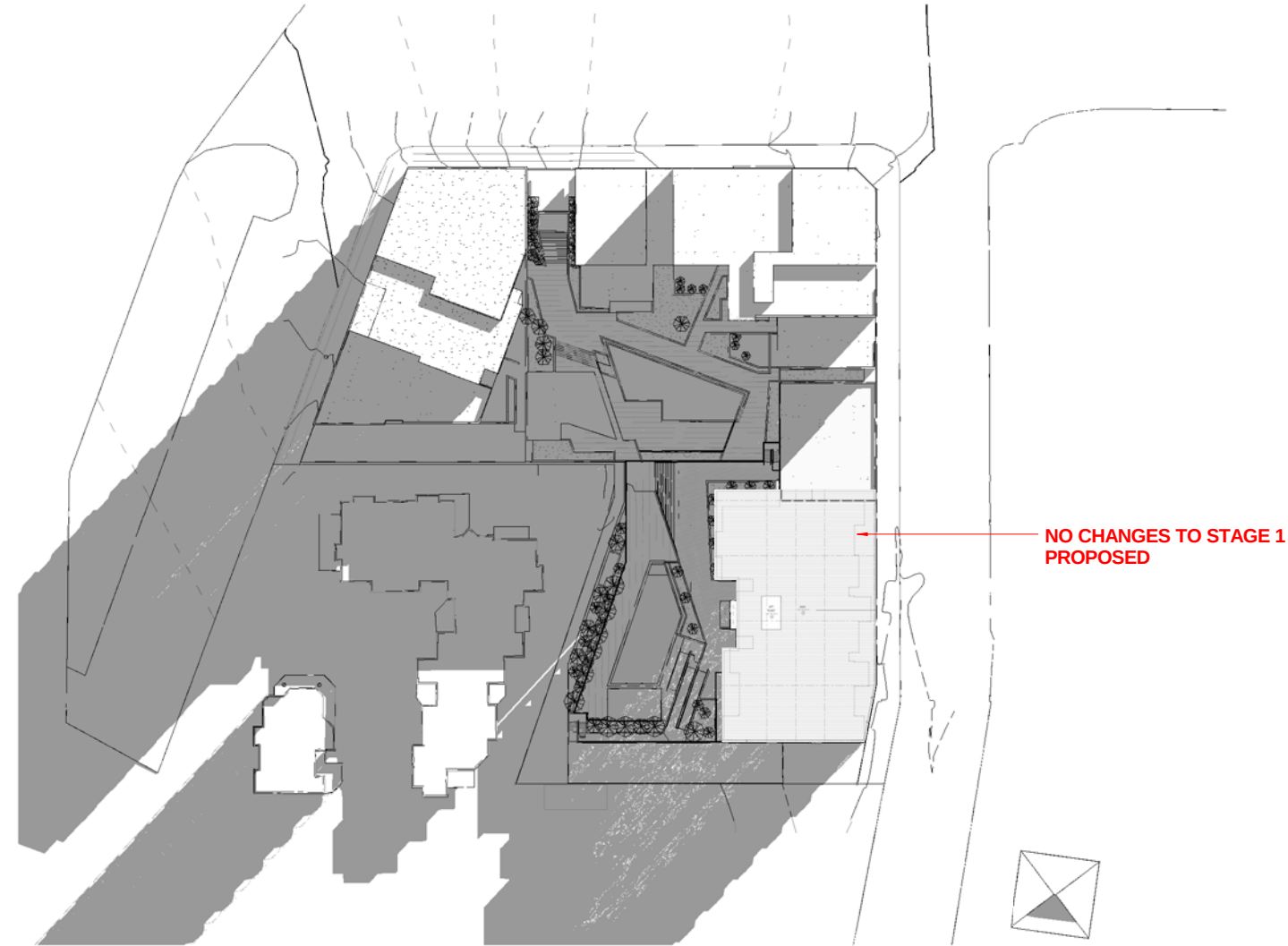
SHADOW DIAGRAMS - JUNE

1

A ISSUE

DESIGNED	Designer	ORIENTATION 
DRAWN	Author	
CHECKED	Checker	
APPROVED	Approver	

PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	07.04	J



1 SHADOW - 21 JUN 9am
1 : 500

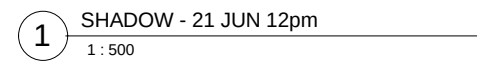
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[illegible]



594 x 841 - ISO A1

PROJECT NAME



CLIENT NAME

Heran Building Group

ADDRESS & LOCATION

Bay Street, Tweed Heads

SJ

SHADOW DIAGRAMS -
JUNE

1

DA ISSUE

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DESIGNED	Designer
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

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PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	07.05	J

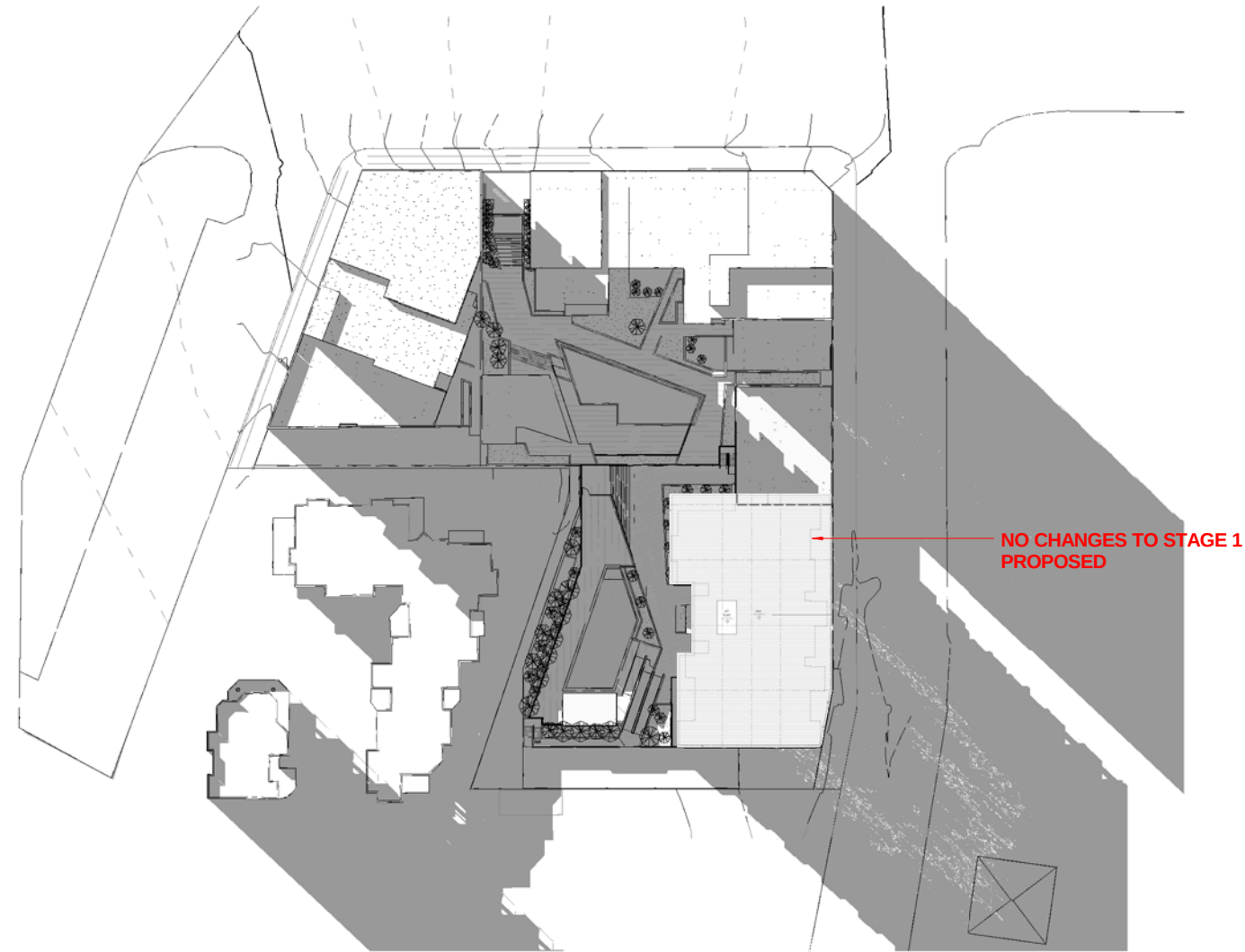
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[illegible]



1 SHADOW - 21 JUN 3pm
1 : 500

PROJECT NAME



CLIENT NAME

Heran Building Group

ADDRESS & LOCATION

Bay Street, Tweed Heads

SHADOW DIAGRAMS -
JUNE

DA ISSUE

DESIGNED	Designer
DRAWN	Author
CHECKED	Checker
APPROVED	Approver



PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	07.06	J

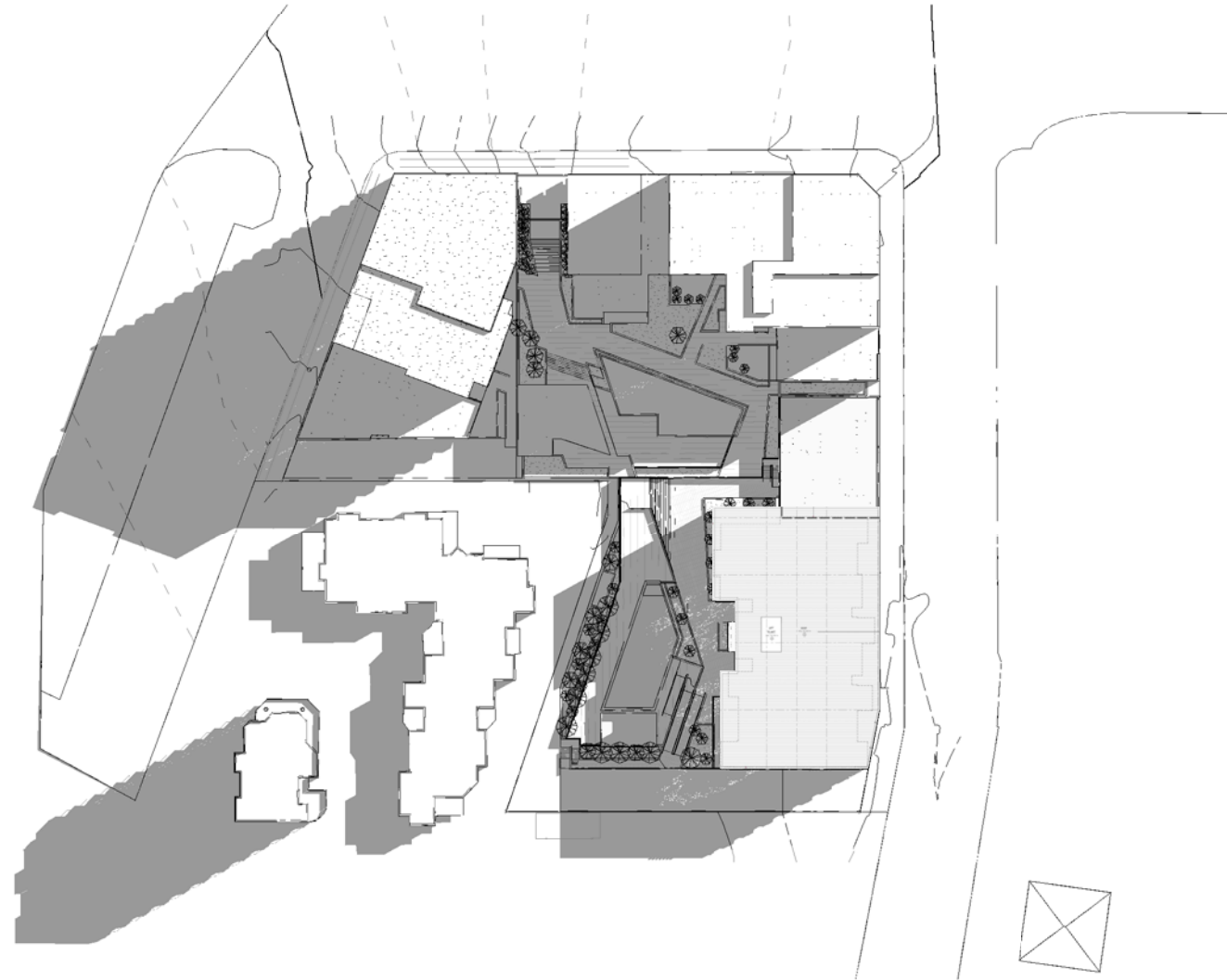
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[illegible]



1 SHADOW - 21 SEPT 9am
1 : 500

PROJECT NAME



CLIENT NAME

Heran Building Group

ADDRESS & LOCATION

Bay Street, Tweed Heads

S
SSHADOW DIAGRAMS -
SEPTEMBER

1

A ISSUE

DESIGNED	Designer	ORIENTATION 
DRAWN	Author	
CHECKED	Checker	
APPROVED	Approver	

PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	07.07	J

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[illegible]



— NO CHANGES TO STAGE 1 PROPOSED

PROJECT NAME



CLIENT NAME

Heran Building Group

ADDRESS & LOCATION

Bay Street, Tweed Heads

SHADOW DIAGRAMS -
SEPTEMBER

DA ISSUE

DESIGNED	Designer	ORIENTATION 
DRAWN	Author	
CHECKED	Checker	
APPROVED	Approver	

PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	07.08	J

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PROJECT NAME



CLIENT NAME

Heran Building Group

ADDRESS & LOCATION

Bay Street, Tweed Heads

99

SHADOW DIAGRAMS -
SEPTEMBER

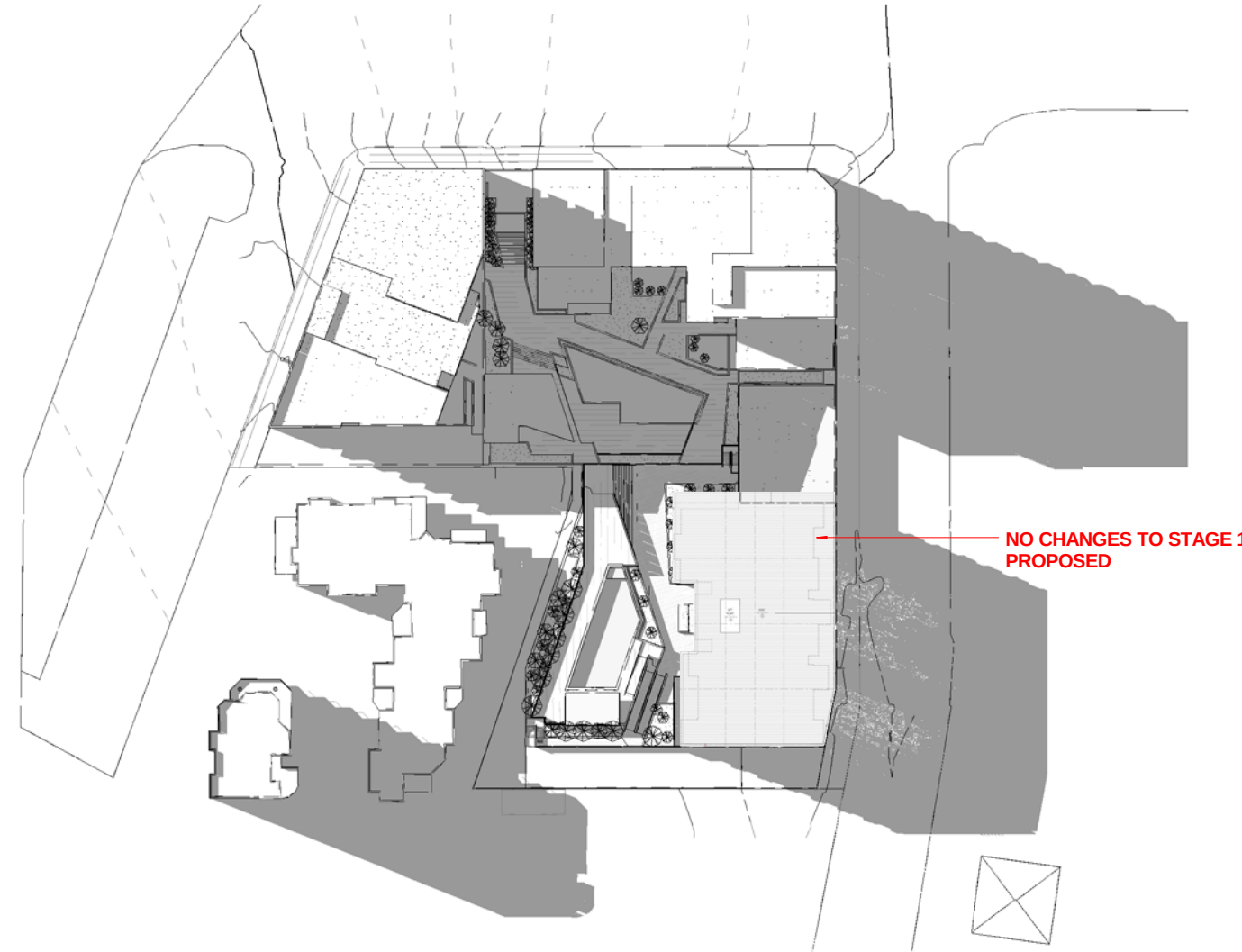
DA ISSUE

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DESIGNED	Designer
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

P

PHASE	PROJECT NO.	SHEET NO.	ISSUE
DA	HBG-BG	07 09	1



1 SHADOW - 21 SEPT 3pm
1 : 500

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[illegible]

1 SHADOW - 21 DEC 9am
1 : 500

594 x 841 - ISO A1

PROJECT NAME



CLIENT NAME

Heran Building Group

ADDRESS & LOCATION

Day Street, Tweed Heads

SH
DESHADOW DIAGRAMS -
DECEMBER

1

A ISSUE

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DESIGNED	Designer
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	07.10	J

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[illegible]

PROJECT NAME



CLIENT NAME

Heran Building Group

ADDRESS & LOCATION

Bay Street, Tweed Heads

25

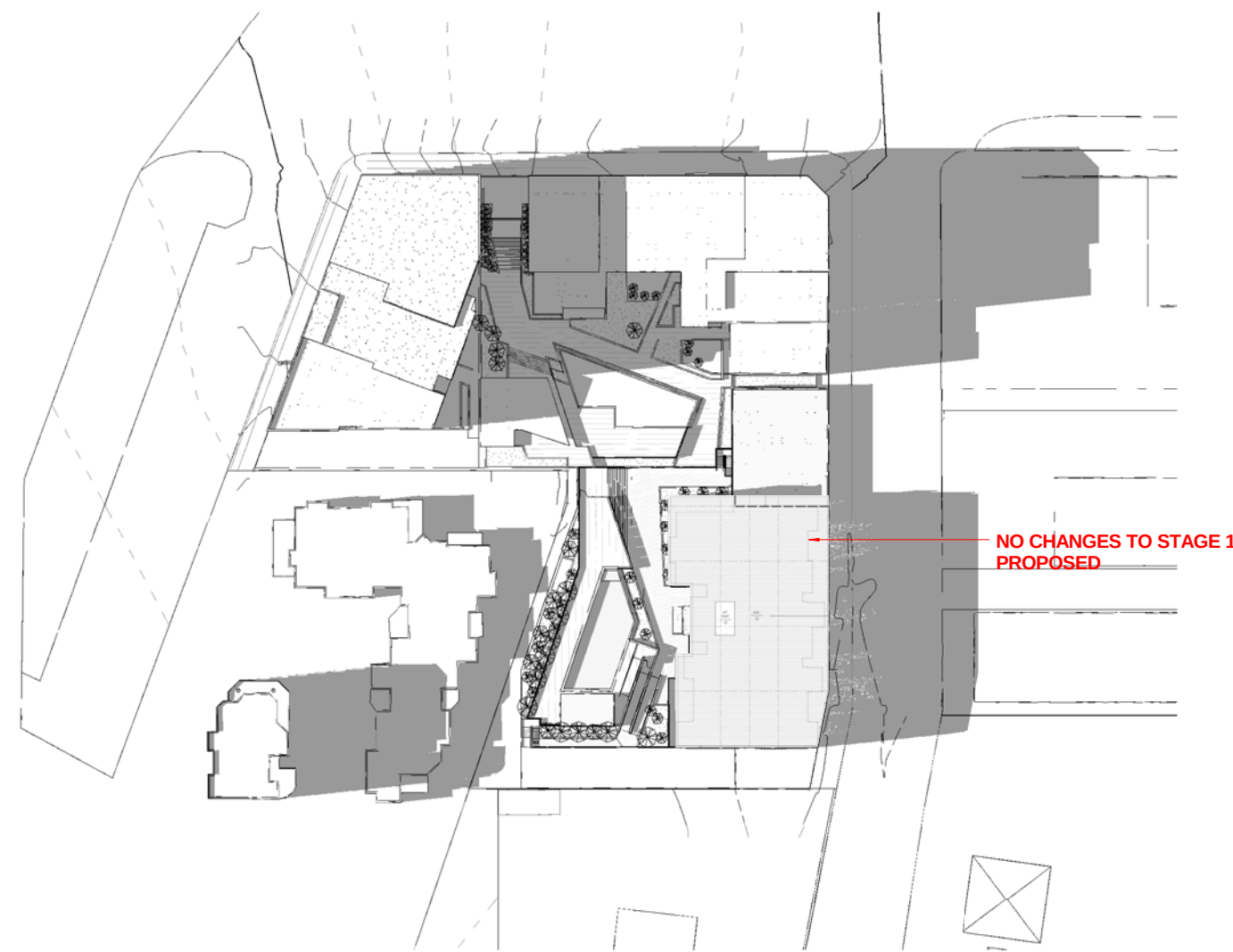
SHADOW DIAGRAMS -
DECEMBER

1

DATA ISSUE

DESIGNED	Designer	ORIENTATION 
DRAWN	Author	
CHECKED	Checker	
APPROVED	Approver	

PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	07.12	J



NO CHANGES TO STAGE 1 PROPOSED

1 SHADOW - 21 DEC 3pm
1 : 500

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[illegible][illegible]



1 3D1 - 21 JUN 9am

PROJECT NAME



CLIENT NAME

Heran Building Group

ADDRESS & LOCATION

Day Street, Tweed Heads

SHADOW DIAGRAMS - 3D1 -
JUNE

DA ISSUE

DESIGNED	Designer	ORIENTATION
DRAWN	Author	
CHECKED	Checker	
APPROVED	Approver	

PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	07.13	J

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[illegible]



1 3D1 - 21 JUN 3pm

1

PROJECT NAME



CLIENT NAME

Heran Building Group

ADDRESS & LOCATION

Bay Street, Tweed Heads

SHADOW DIAGRAMS - 3D1 -
JUNE

DA ISSUE

DESIGNED	Designer	ORIENTATION
DRAWN	Author	
CHECKED	Checker	
APPROVED	Approver	

PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	07.15	J

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3D2 - 21 JUNE 9am

PROJECT NAME



BAY GRAND APARTMENTS
TWEED HEADS

CLIENT NAME

Heran Building Group

ADDRESS & LOCATION

Day Street, Tweed Heads

SJ

SHADOW DIAGRAMS - 3D2 -
JUNE

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DESIGNED	Designer
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

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PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	07.16	J

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NO CHANGES TO STAGE 1
PROPOSED

1 3D2 - 21 JUNE 12pm

1

PROJECT NAME



BAY GRAND APARTMENTS
TWEED HEADS

CLIENT NAME

Heran Building Group

ADDRESS & LOCATION

Day Street, Tweed Heads

SJ

SHADOW DIAGRAMS - 3D2 -
JUNE

1

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DESIGNED	Designer
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

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PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	07.17	J

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[illegible]

1 3D2 - 21 JUNE 3pm

PROJECT NAME



CLIENT NAME

Heran Building Group

ADDRESS & LOCATION

Bay Street, Tweed Heads

SHADOW DIAGRAMS - 3D2 -
JUNE

DA ISSUE

DESIGNED	Designer
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	07.18	J

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2 3D3 - 21 JUNE 9am



3 3D3 - 21 JUNE 12pm



1 3D3 - 21 JUNE 3pm

[illegible]

PROJECT NAME
 BAY GRAND APARTMENTS TWEED HEADS
CLIENT NAME
Heran Building Group
ADDRESS & LOCATION
Bay Street, Tweed Heads

SHADOW DIAGRAMS - 3D3 -
JUNE

DA ISSUE

DESIGNED	Designer	ORIENTATION
DRAWN	Author	
CHECKED	Checker	
APPROVED	Approver	

PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	07.19	J

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CHANGES FOR STAGE 1
PROPOSED

①

An architectural rendering of a multi-story building, likely a residential or commercial structure. The building features a complex facade with numerous windows and balconies. A red line points from the text "CHANGES FOR STAGE 1" to a specific section of the building's facade, indicating a proposed change or a specific area of interest. The building is surrounded by landscaping, including trees and shrubs, and is situated on a street with a sidewalk.

2

An architectural rendering of a modern, multi-story residential building. The building features a complex, angular design with multiple levels of balconies and large windows. A red line originates from the text 'CHANGES FOR STAGE 1' and points to a specific section of the building's facade. The building is set against a white background with some landscaping at the base.

3

[illegible]

PROJECT NAME



BAY GRAND APARTMENTS
TWEED HEADS

CLIENT NAME

eran Building Group

ADDRESS & LOCATION

ay Street, Tweed Heads

SHADOW DIAGRAMS - 3D4 -
JUNE

DA ISSUE

DESIGNED	Designer	ORIENTATION
DRAWN	Author	
CHECKED	Checker	
APPROVED	Approver	

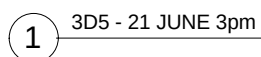
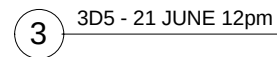
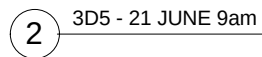
PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	07.20	J

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[illegible]

PROJECT NAME



CLIENT NAME

Heran Building Group

ADDRESS & LOCATION

Bay Street, Tweed Heads

SJ

SHADOW DIAGRAMS - 3D5 -
JUNE

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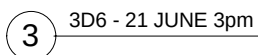
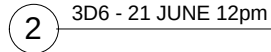
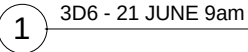
07.

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PROJECT NAME



STUDENT NAME

eran Building Group

ADDRESS & LOCATION

y Street, Tweed Heads

S
J

SHADOW DIAGRAMS - 3D6 -
JUNE

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A ISSUE

DESIGNED	Designer	ORIENTATION
DRAWN	Author	
CHECKED	Checker	
APPROVED	Approver	

PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	07.22	J

