

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



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ISSUE	DESCRIPTION	DATE	BY
H	REVISED O.A. SUBMISSION MOD 5	18_05_17	
I	REVISED O.A. SUBMISSION MOD 5	11_01_17	
J	LODGE WITH DOP	04.08.17	
K	REVISED LOGGEMENT WITH DOP	18.08.17	
N	ISSUE TO DOP	17.02.18	
Q	AMEND STAGE 3	28.5.18	

[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	ORIENTATION		
DRAWN Author			
CHECKED Checker			
APPROVED Approver			
PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A. HBG-BG 01.00		Q	

MODIFICATION 6

AREA SCHEDULE

SITE AREA: 5472 SQ
ALLOWED FSR: (4.5:1) = 24,624:5472 (ACHIEVED 22,091 SQM)
ALLOWED BUILDING HEIGHT: RL 49.5m + 10% bonus = RL 54.5 (PREVIOUS APPROVED RL 55.5)

CARS REQUIRED
(TWEED CITY CENTRE DCP 2008 - SECTION B2)

	STAGE 1	STAGE 2A	STAGE 3A
RESIDENTS	51	81.5	90
VISITORS	5.1	7.4	7.6
DISABLED	2	2	2
CAR WASH	3	3	4
COMMERCIAL	-	11.7	-
LOADING1	2	-	-
SUB TOTAL	63.1	105.6	103.6

TOTAL 268.6 REQUIRED SPACES

CARS PROVIDED

	STAGES 1	STAGE 2A	STAGE 3A
B	35	66	40
G	29	39	37
1	41	32	33
SUB TOTAL	105	137	110

TOTAL 299 PROVIDED SPACES (excl. tandems)

TOTAL 352 PROVIDED SPACES (incl. tandems)

COMMERCIAL GFA

	STAGE 1			STAGE 2B			STAGE 3B		
	GFA	NSA	BALC	GFA	NSA	BALC	GFA	NSA	BALC
G	-	-	-	348	348	-	120	120	-
1	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-
SUBTOTAL	-	-	-	348	348	-	120	120	-

RESIDENTIAL GFA

	STAGE 1			STAGE 2B			STAGE 3B		
	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) 21,222 SQ.M.

TOTAL (INCL BALCONIES) 25,394SQ.M.

TOTAL NSA (INCL BALCONIES) 23,041 SQ.M.

NO. OF APARTMENTS

	STAGE 1			STAGE 2B			STAGE 3B		
	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



BUILDING GROUP PTY. LTD.

p | 07 5528 0111a | 301/50 marine parade

f | 07 5528 0333southport qld 4215

e | enquiries@heran.com.au

w | www.heran.com.au

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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	
L	REVISIONS FOR TSC RESPONSE 1	30.10.17	
M	REVISED LODGEMENT WITH DOP	30.10.17	
N	ISSUE TO DOP	17.02.18	
Q	AMEND STAGE 3	28.5.18	

LEGENDS AND NOTES

PROJECT NAME



CLIENT NAME

Heran Building Group

ADDRESS & LOCATION

Bay Street, Tweed Heads

AREA SCHEDULE

PURPOSE

DA ISSUE

SHEET INFO

DESIGNED

Author

DRAWN

Author

CHECKED

Checker

APPROVED

Approver

ORIENTATION

DWG

PHASE

PROJECT NO.

SHEET NO.

ISSUE

D.A.

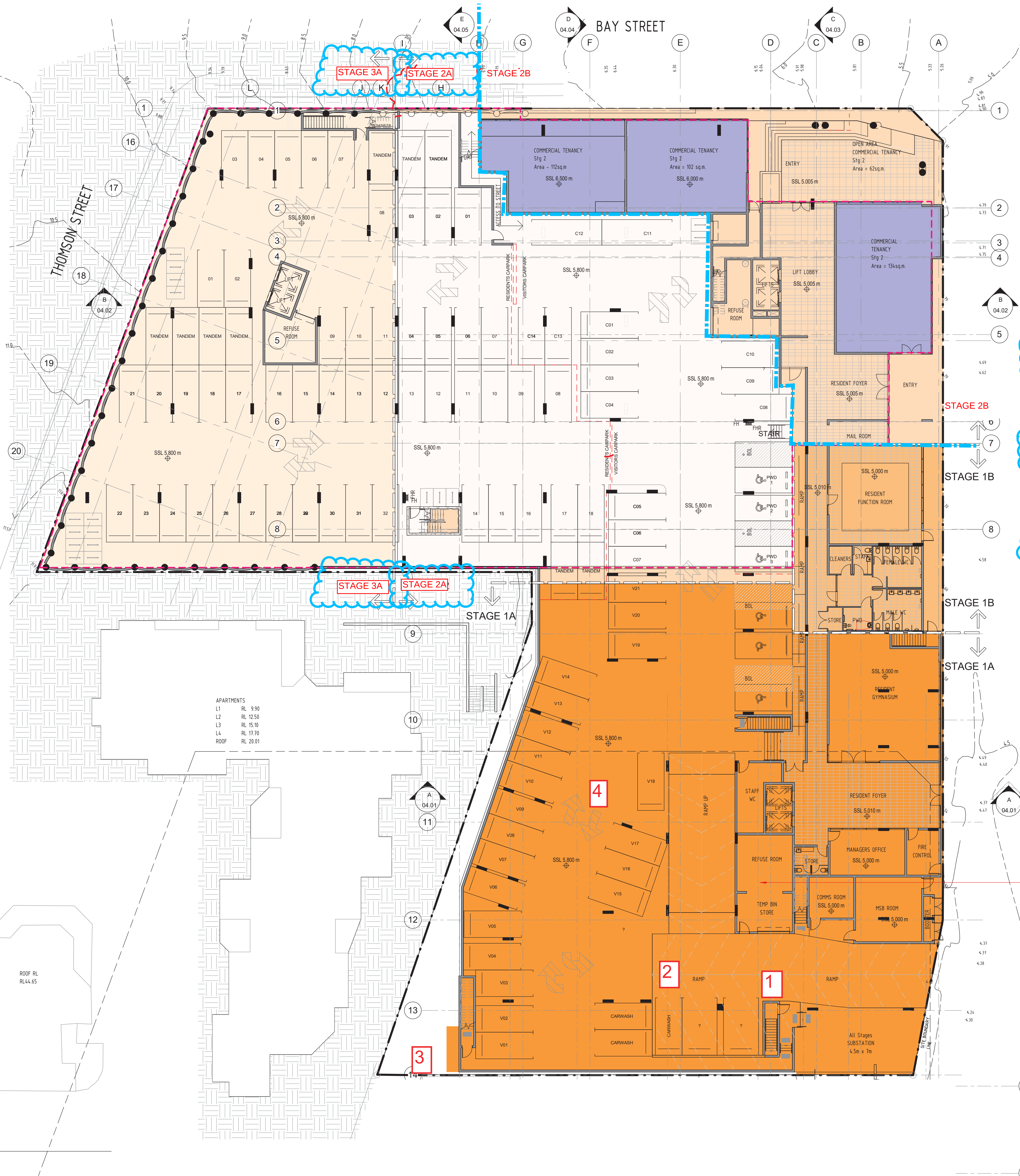
HGB-BG

01.01



PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	02.02	Q

MODIFICATION



STAGE 2A Requirements
(Tweed City Centre DCP 2008 – Section B2):-

Resident carparking	815
Resident Visitors	7.4
Disabled	2
Car wash	3 #
Commercial cars	8.7
	103 Required

STAGE 2A Provided
(Twined City Centre DCP – Section B2):-

	B	G	L1	TOTAL
Resident carparking	52	18	26	96
Tandem spaces	14	4	6	24
Resident visitors	-	0	-	0
Disabled	-	3	-	3
Commercial cars	-	14	-	14
Car wash	-	0	-	0
	137			Achieved

STAGE 3A Requirements:-
(Tweed City Centre DCP 2008 - Section B2):-

Resident carparking	90
Resident Visitors	7.6
Disabled	2
<u>Car wash</u>	<u>4 #</u>
	103.6 Required

STAGE 3A Provided

Tweed City Centre DCP - Section B2)-

	B	G	L1	TOTAL
Resident carparking	32	32	27	91
Tandem spaces	8	5	6	19
Resident visitors	-	-	-	-
Disabled	-	-	-	-
Commercial cars	-	-	-	-
Car wash	-	0	-	0
	110		Achieved	

Stage ONE A & Stage ONE B Requirements (Tweed City Centre DCP 2008 – Section B2):-	
Resident carparking	51
Resident visitors	5.1
Disabled	2
Car wash	3 #
Loading Bay	-
	61.1 Required

Stage ONE A Provided (Tweed City Centre DCP - Section B2):-				
	B	G	L1	TOTAL
Resident carparking	28	-	32	60
Tandem spaces	7	-	3	10
Resident visitors	-	21	-	21
Disabled	-	3	-	3
Commercial cars	-	-	-	-
Car wash	-	3	-	3
Loading Bay	-	2	-	2
			99	Achieved

Stage ONE B Provided (Tweed City Centre DCP – Section B2):-				
	B	G	L1	TOTAL
Resident carparking	-	-	6	6
Tandem spaces	-	-	-	-
Resident visitors	-	-	-	-
Disabled	-	-	-	-
Commercial cars	-	-	-	-
Car wash	-	-	-	-
Loading Bay	-	-	-	-
			6	Achieved

Minor changes to Stage 1 Ground Floor:

- 1- Fire escape location adjacent substation
- 2 - Carparking layout and carwash bays adjusted to suit structure.
- 3 - South west stair to be clear of Sewer easement as required by Tweed Shire Council.
- 4 - Middle bay layout adjusted for structure



Minor changes to Stage 1 Basement:
1- Carparking layout to suit structure and south west stair adjustment.
2 - Spaces excluded from Stage 1 Mod 4. Now included in Mod 5

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



STAGE 2B			
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
12.1	2 Bed	89	25
12.2	2 Bed	89	13
12.3	2 Bed	91	15
12.4	2 Bed	90	15
12.5	2 Bed	79	15
12.6	2 Bed	93	15
12.7	2 Bed	89	15
Total NSA per floor		620m2	
	1 Bed	2 Bed	3 Bed
LEVEL 2		7	
Total 7 Units			

STAGE 2B			
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
12.1	2 Bed	89	25
12.2	2 Bed	89	13
12.3	2 Bed	91	15
12.4	2 Bed	90	15
12.5	2 Bed	79	15
12.6	2 Bed	93	15
12.7	2 Bed	89	15
Total NSA per floor		620m2	
	1 Bed	2 Bed	3 Bed
LEVEL 2		7	
Total 7 Units			

DWG	PRICE	PROJECT NO.	SHEET NO.	SCALE
	D.A.	HBG-BG	02.05	Q

18/08/2017 1

No changes proposed Level 2-9,
unless noted otherwise

MODIFICATION

STAGE 3B		Provided - Residential	
Apartment	type	Area m2)	Balc
3.3.1	3 Bed	122	22
3.3.2	3 Bed	117	18
3.3.3	2 Bed	85	25
3.3.4	2 Bed	90	31
3.3.5	1 Bed	71	20
3.3.6	2 Bed	79	26
Total NSA per floor		564m2	
LEVEL 3	1 Bed 1	2 Bed 3	3 Bed 2
Total 6 Units			

STAGE 2B 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
1.3.1	2 Bed	89	25
1.3.2	2 Bed	89	30
1.3.3	2 Bed	89	13
1.3.4	2 Bed	91	15
1.3.5	2 Bed	90	15
1.3.6	2 Bed	79	15
1.3.7	2 Bed	93	15
1.3.8	2 Bed	89	15
Total NSA per floor		709m2	
	1 Bed	2 Bed	3 Bed
LEVEL 3	8		
Total 8 Units			

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	
N	ISSUE TO DOP	17.02.18	
Q	AMEND STAGE 3	28.5.18	

[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 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

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

LEVEL 3 PLAN

DA ISSUE

SHEET INFO	DESIGNED	Designer	ORIENTATION	
	DRAWN	Author		
	CHECKED	Checker		
	APPROVED	Approver		

DWG	PHASE	PROJECT NO.	SHEET NO.	ISSUE
	D.A.	HBG-BG	02.06	Q



STAGE 2B		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
1.4.1	2 Bed	89	25
1.4.2	2 Bed	89	30
1.4.3	2 Bed	89	13
1.4.4	2 Bed	91	15
1.4.5	2 Bed	90	15
1.4.6	2 Bed	90	15
Total NSA per floor		538m2	
	1 Bed	2 Bed	3 Bed
LEVEL 4	6		
Total 6 Units			

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

No changes proposed Level 2-9

MODIFICATION

STAGE 3B		Provided - Residential	
Apartment	Type	Area m2)	Balc
3.10.1	3 Bed	122	22
3.10.2	3 Bed	117	18
3.10.3	2 Bed	85	25
3.10.4	2 Bed	90	31
Total NSA per floor		414m2	
1 Bed		2 Bed	3 Bed
LEVEL 10-15		2	2
Total 4 Units			

STAGE 2B 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	21
Total NSA per floor		380m2	
	1 Bed	2 Bed	3 Bed
LEVEL 10		3	1
Total 4 Units			

[illegible]

1 LEVEL
1 : 200

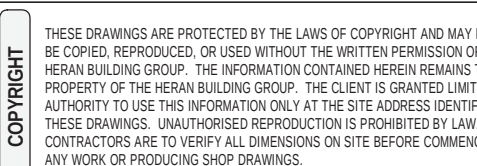
No changes proposed Level 2-9

18/08/2017 1:17:33 PM



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

SHEET INFO	DESIGNED	Designer	ORIENTATION	
	DRAWN	Author		
	CHECKED	Checker		
	APPROVED	Approver		

[illegible]

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

LEGENDS AND NOTATION

ABBREVIATIONS:

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

DWG	PHASE	PROJECT NO.	SHEET NO.	ISS
	D.A.	HBG-BG	04.01	Q



1

1 SECTION B - TOWERS B + C
1 : 150

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Q AMEND STAGE 3 28.5.18

NOTES:

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

A. SITE PLANS	DWG/G01.XX
B. FLOOR PLANS	DWG/G02.XX
C. ELEVATIONS	DWG/G03.XX
D. SECTIONS	DWG/G04.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

LEGENDS AND NOTATIONS

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

WING NAME SECTION B

DA ISSUE

SHEET INFO	DESIGNED	Designer	ORIENTATION
	DRAWN	Author	
	CHECKED	Checker	
	APPROVED	Approver	

DWG	PHASE	PROJECT NO.	SHEET NO.	ISSUE
	D.A.	HBG-BG	04.02	Q

1 SECTION C - TOWERS A + B
1 : 150

ISSUE	DESCRIPTION	DATE	BY
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	
N	ISSUE TO DOP	17.02.18	
Q	AMEND STAGE 3	28.5.18	

[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	NEW SPOT LEVEL
XRL 00.00	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	Q

Architectural floor plan showing renovation stages. The plan includes a grid system (A-G, 7-14) and various rooms. Key areas highlighted in blue include rooms 2.1.1 (2BED, 84m²), 2.1.2 (3BED, 129m²), 2.1.3 (2BED, 88m²), and 2.1.4 (2BED, 88m²). Red dashed arrows indicate the sequence of renovation stages: STAGE 1A, STAGE 1B, STAGE 2B, and STAGE 3B. A 'COMMERCIAL TENANCY BELOW' is noted for the upper section. A 'RAMP UP' is shown in the lower section. A compass rose and a scale bar (0 to 20m) are also present.

 Fresh Air Ducted ventilation grilles Cross Ventilation Path

DEVELOPMENT STANDARD		TOTAL NO. OF UNITS		NO. OF UNITS	NO. OF UNITS	PERCENTAGE	PERCENTAGE REQUIRED	DEVELOPMENT STANDARD		NO. OF UNITS		NO. OF UNITS	NO. OF UNITS	PERCENTAGE	PERCENTAGE REQUIRED	DEVELOPMENT STANDARD		NO. OF UNITS		NO. OF UNITS	NO. OF UNITS	PERCENTAGE	PERCENTAGE REQUIRED	
	Units with natural cross ventilation (dual aspect units)	STAGE 1	51	51		100%	Min. 60%		Single aspect units	STAGE 1	51	0		0	Max. 40%		Solar Access 3 hours	STAGE 1	51	42		84%	Min. 70%	
		STAGE 2B	74	74	100%	STAGE 2B				74	0		0	STAGE 2B				74	74					
		STAGE 3B	76	53	69%	STAGE 3B				76	23	30%	STAGE 3B	76				53						
	Kitchen with access to natural ventilation	STAGE 1	51		32	63%	Min. 25%		Single aspect units with southerly aspect	STAGE 1	51		0	0	Max. 10%		No Solar Access	STAGE 1	51		7		15%	Max. 15%
		STAGE 2B	74		72	97%				STAGE 2B	74		0	0				STAGE 2B	74		0			
		STAGE 3B	76		37	48%				STAGE 3B	76		0	0				STAGE 3B	76		23			

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ISSUE	DESCRIPTION	DATE	BY
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	
N	Issue to DOP	19.02.18	
O	Add Solas access & Issue to DOP	21.02.18	

Q AMEND STAGE 3 28.5.18

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

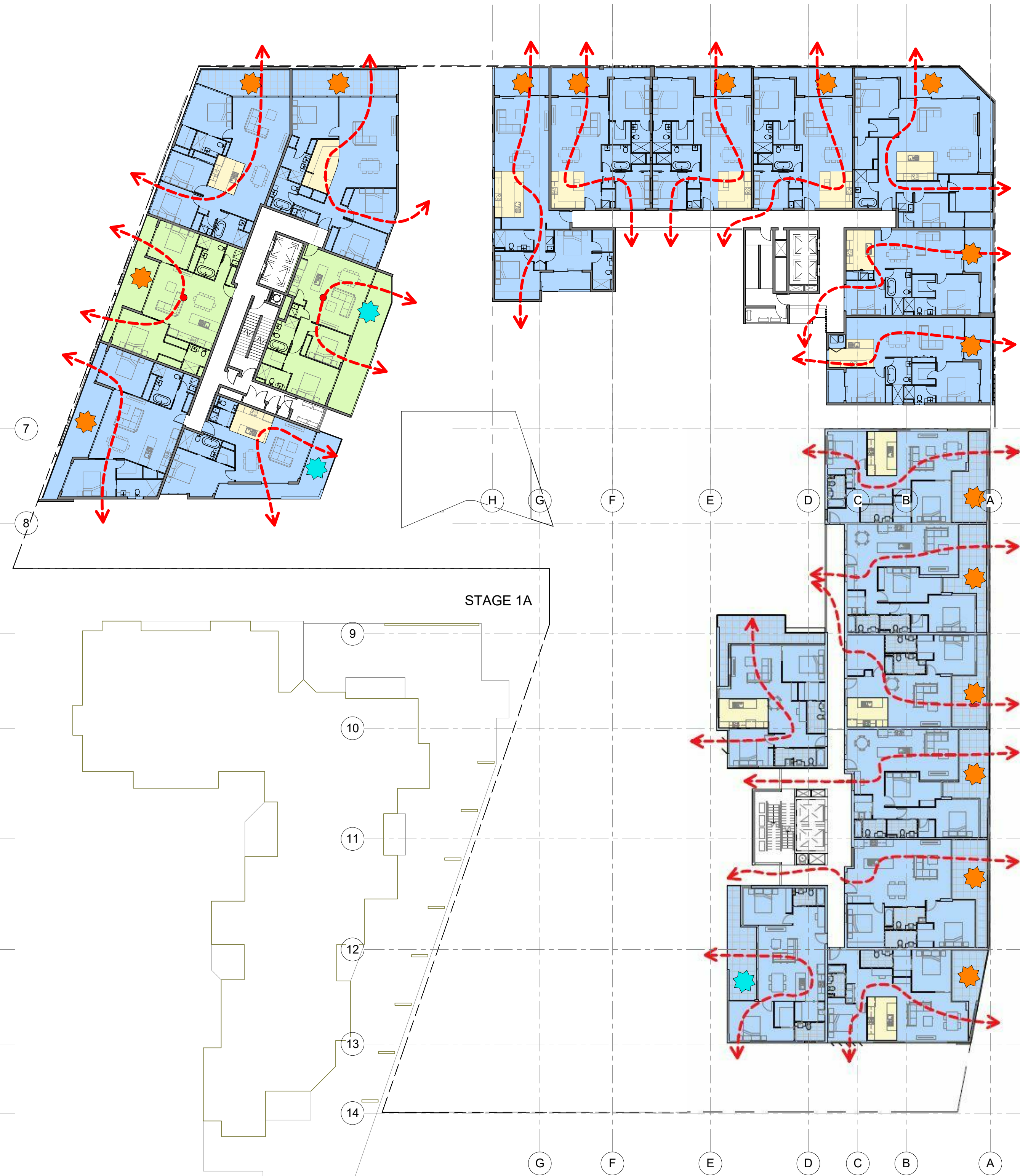
NATURAL CROSS VENTILATION AND DAYLIGHT ACCESS DIAGRAMS

DA ISSUE	
DESIGNED	Designer
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	06.01	Q



1 LEVEL 2 PODIUM - NCV AND DAD
1 : 250



2 LEVEL 3 - NCV AND DAD
1 : 250

 Fresh Air Ducted ventilation grilles  Cross Ventilation Path

DEVELOPMENT STANDARD		TOTAL NO. OF UNITS	NO. OF UNITS	NO. OF UNITS	PERCENTAGE	PERCENTAGE REQUIRED
	Units with natural cross ventilation (dual aspect units)	STAGE 1	51	51	100%	Min. 60%
		STAGE 2B	74	74	100%	
		STAGE 3B	76	53	69%	
	Kitchen with access to natural ventilation	STAGE 1	51	32	63%	Min. 25%
		STAGE 2B	74	72	97%	
		STAGE 3B	76	37	48%	

DEVELOPMENT STANDARD		NO. OF UNITS	NO. OF UNITS	NO. OF UNITS	PERCENTAGE	PERCENTAGE REQUIRED
Single aspect units	STAGE 1	51	0		0	Max. 40%
	STAGE 2B	74	0		0	
	STAGE 3B	76	23		30%	
	STAGE 1	51		0	0	
Single aspect units with southerly aspect	STAGE 2B	74		0	0	Max. 10%
	STAGE 3B	76		0	0	

DEVELOPMENT STANDARD		NO. OF UNITS	NO. OF UNITS	NO. OF UNITS	PERCENTAGE	PERCENTAGE REQUIRED
 Solar Access 3 hours	STAGE 1	51	42		84%	Min. 70%
	STAGE 2B	74	74			
	STAGE 3B	76	53			
 No Solar Access	STAGE 1	51		7	15%	Max. 15%
	STAGE 2B	74		0		
	STAGE 3B	76		23		

H:\HIGHRISE - Bay Grand, 2 Bay St, Tweed Heads\20 DA - OP WORKS - BA\20.1 DEVELOPMENT APPLICATIONS and APPROVALS\20.1.05 Architectural\FINAL ISSUE DO\ventilation and solar.rvt

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Q AMEND STAGE 3 28.5.18

[illegible]

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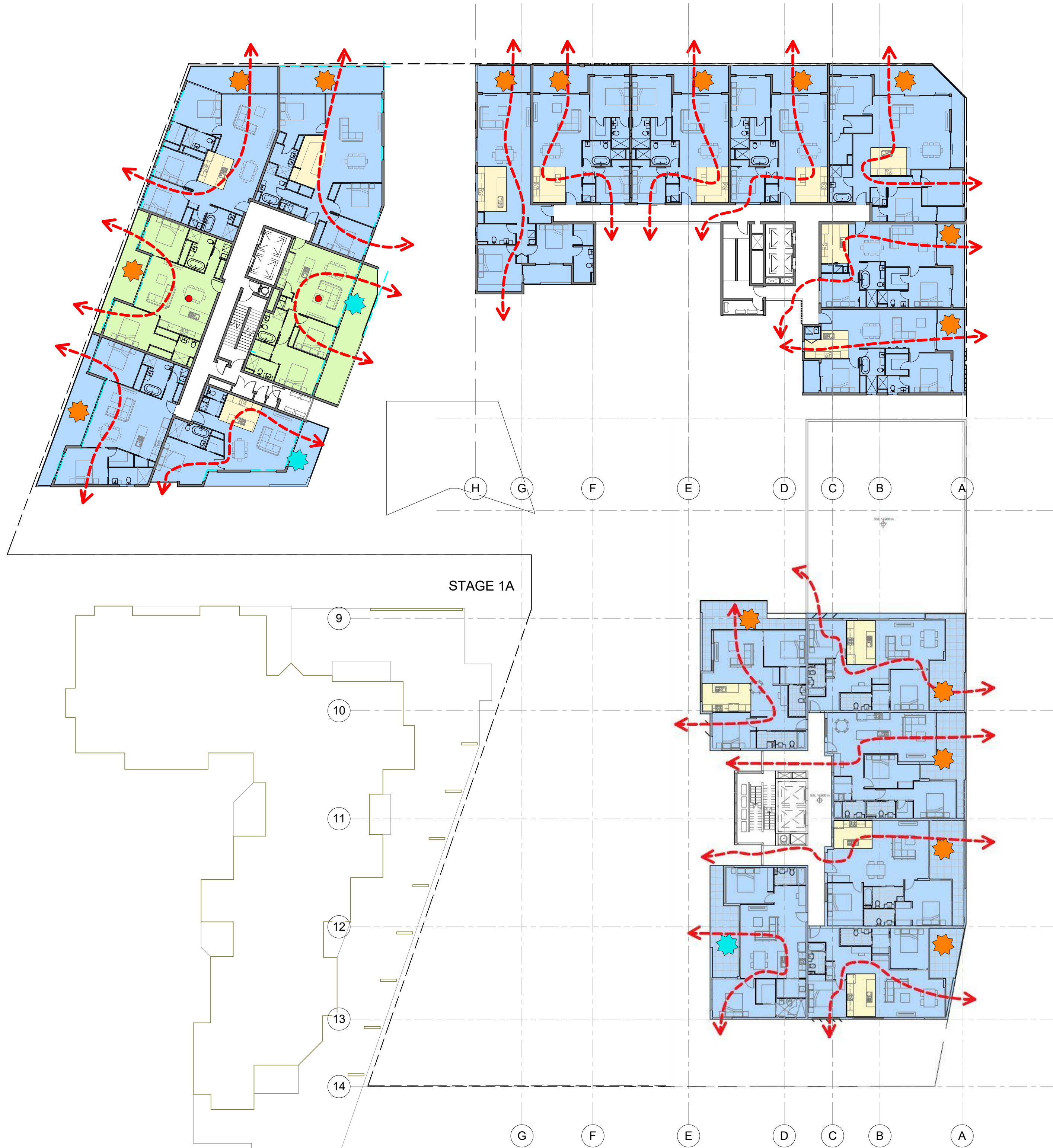
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ADDRESS & LOCATION
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NATURAL CROSS VENTILATION AND DAYLIGHT ACCESS DIAGRAMS

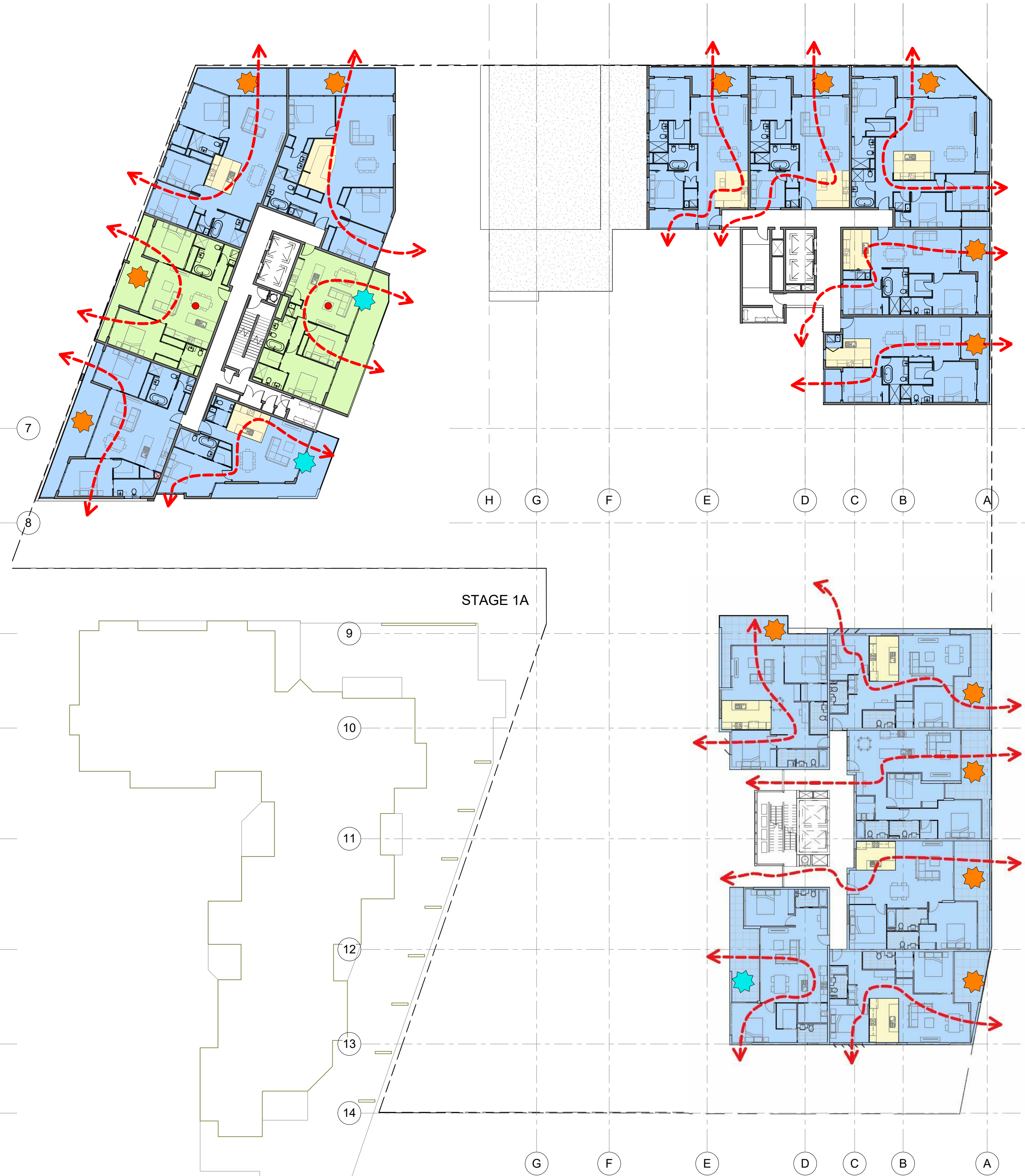
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PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	06.02	Q



1 LEVEL 4 - NCV AND DAD
1 : 250



2 LEVEL 5-9 - NCV AND DAD
1 : 250

 Fresh Air Ducted ventilation grilles Cross Ventilation Path

DEVELOPMENT STANDARD		TOTAL NO. OF UNITS	NO. OF UNITS	NO. OF UNITS	PERCENTAGE	PERCENTAGE REQUIRED
Units with natural cross ventilation (dual aspect units)	STAGE 1	51	51		100%	Min. 60%
	STAGE 2B	74	74		100%	
	STAGE 3B	76	53		69%	
	STAGE 1	51		32	63%	
Kitchen with access to natural ventilation	STAGE 2B	74		72	97%	Min. 25%
	STAGE 3B	76		37	48%	

DEVELOPMENT STANDARD	
	Single aspect units
	Single aspect units with southerly aspect

NO. OF UNITS		NO. OF UNITS	NO. OF UNITS	PERCENTAGE	PERCENTAGE REQUIRED
STAGE 1	51	0		0	Max. 40%
STAGE 2B	74	0		0	
STAGE 3B	76	23		30%	
STAGE 1	51		0	0	Max. 10%
STAGE 2B	74		0	0	
STAGE 3B	76		0	0	

DEVELOPMENT STANDARD	
	Solar Access 3 hours
	No Solar Access

	NO. OF UNITS	NO. OF UNITS	NO. OF UNITS	PERCENTAGE	PERCENTAGE REQUIRED
STAGE 1	51	42		84%	Min. 70%
STAGE 2B	74	74			
STAGE 3B	76	53			
STAGE 1	51		7	15%	Max. 15%
STAGE 2B	74		0		
STAGE 3B	76		23		

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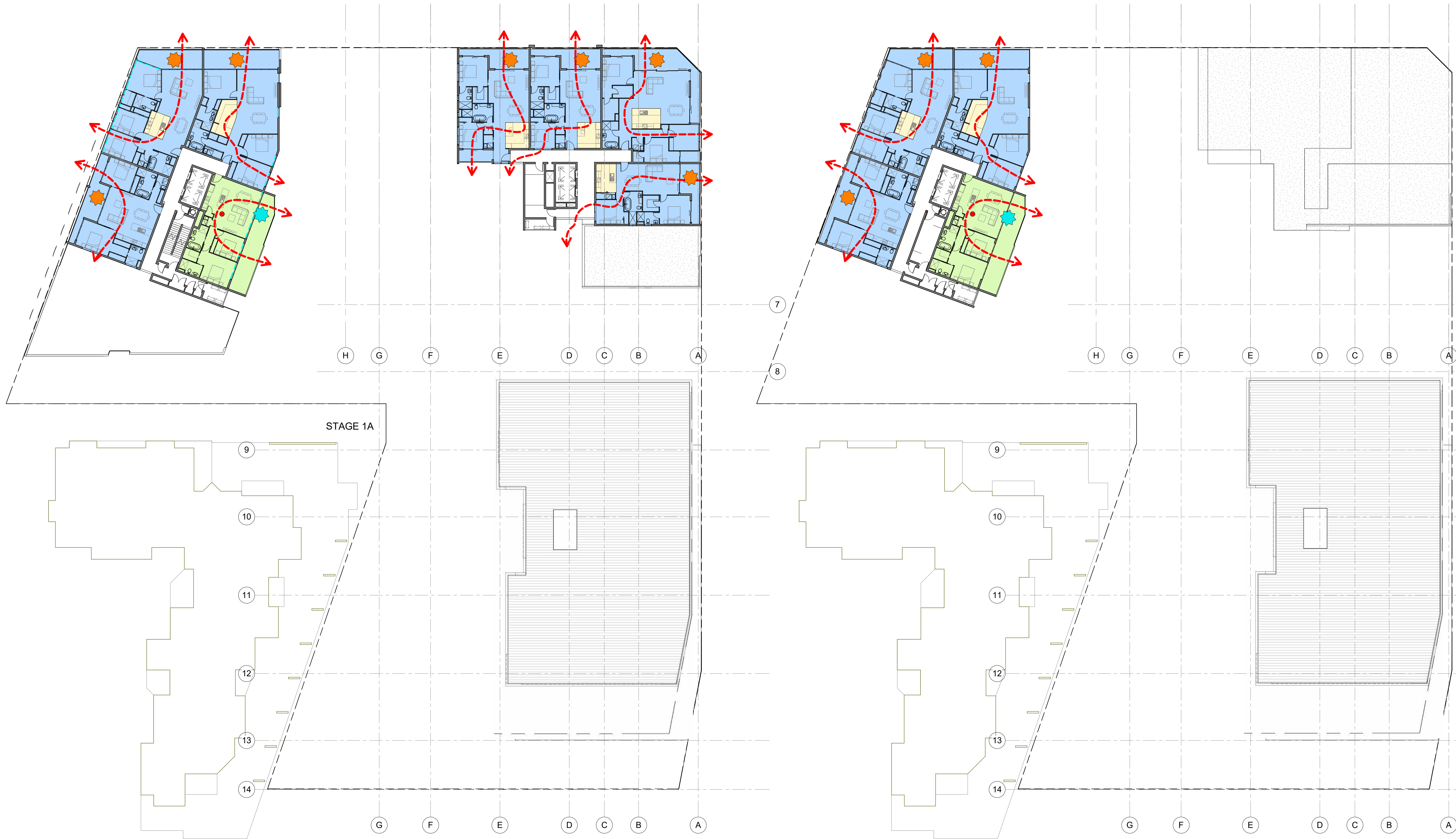
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APPROVED	Approver

PHASE	PROJECT NO.	SHEET NO.	ISSUE
D.A.	HBG-BG	06.03	Q



1 LEVEL 10-15 - NCV AND DAD
1 : 250

2 ROOF/LEVEL 16 - NCV AND DAD
1 : 250

 Fresh Air Ducted ventilation grilles  Cross Ventilation Path

DEVELOPMENT STANDARD		TOTAL NO. OF UNITS	NO. OF UNITS	NO. OF UNITS	PERCENTAGE	PERCENTAGE REQUIRED	DEVELOPMENT STANDARD	NO. OF UNITS	NO. OF UNITS	NO. OF UNITS	PERCENTAGE	PERCENTAGE REQUIRED	DEVELOPMENT STANDARD	NO. OF UNITS	NO. OF UNITS	NO. OF UNITS	PERCENTAGE	PERCENTAGE REQUIRED			
	Units with natural cross ventilation (dual aspect units)	STAGE 1	51	51	100%	Min. 60%		Single aspect units	STAGE 1	51	0	0	Max. 40%		Solar Access 3 hours	STAGE 1	51	42	84%	Min. 70%	
		STAGE 2B	74	74	100%				STAGE 2B	74	0	0				STAGE 2B	74	74			
		STAGE 3B	76	53	69%				STAGE 3B	76	23	30%				STAGE 3B	76	53			
	Kitchen with access to natural ventilation	STAGE 1	51		32	63%	Min. 25%		Single aspect units with southerly aspect	STAGE 1	51	0	0	Max. 10%		No Solar Access	STAGE 1	51	7	15%	Max. 15%
		STAGE 2B	74		72	97%				STAGE 2B	74	0	0				STAGE 2B	74	0		
		STAGE 3B	76		37	48%				STAGE 3B	76	0	0				STAGE 3B	76	23		

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