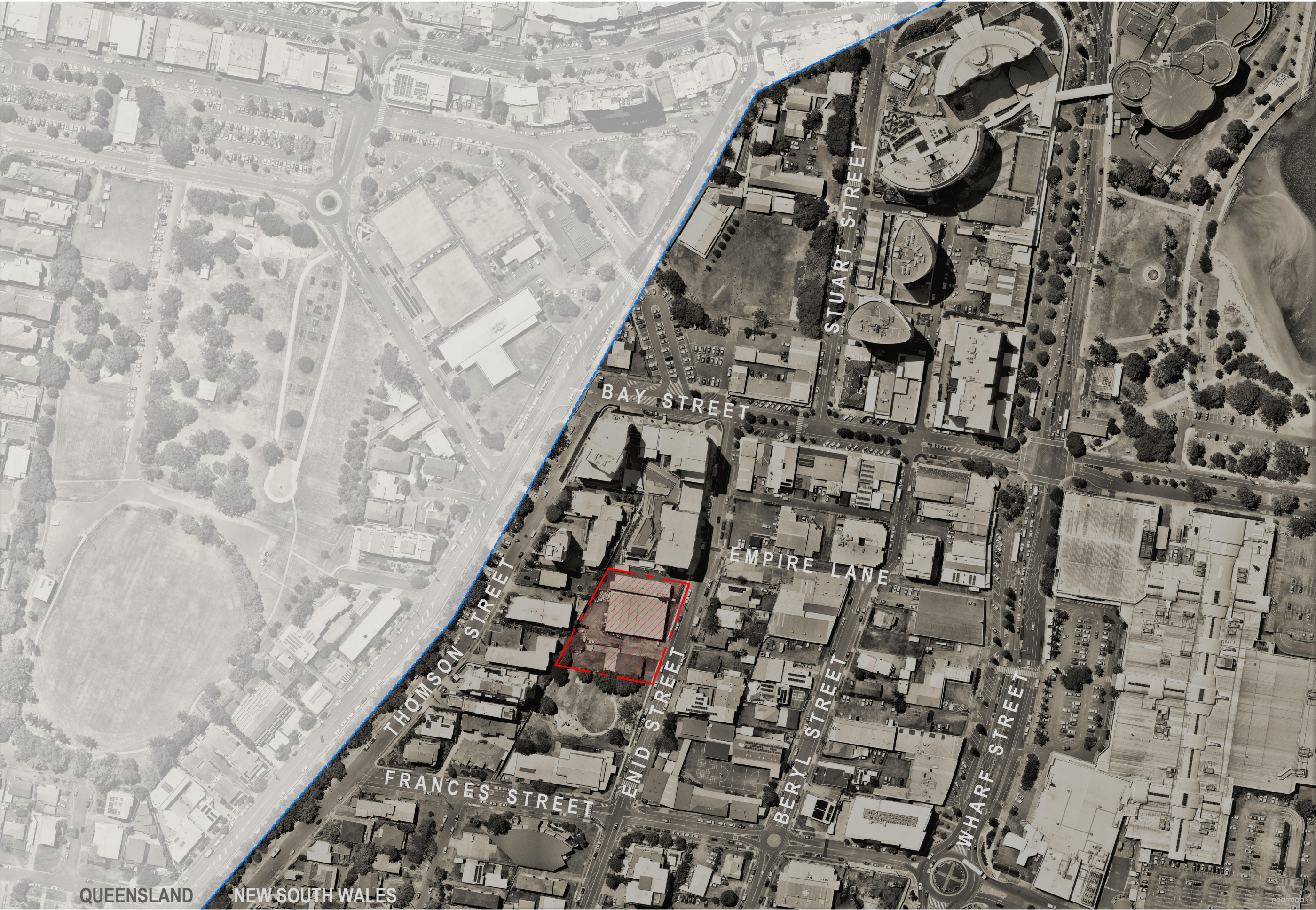


13-19 ENID STREET

ARCHITECTURE DRAWINGS - DEVELOPMENT APPLICATION FOR
13-19 ENID STREET, TWEED HEADS NSW 2485

DRAWING LIST

SHEET NO	SHEET NAME	CURRENT REV.	
DA-000	COVER SHEET	2	
DA-010	SITE ANALYSIS - SITE CONTEXT	2	
DA-100	SITE PLAN	1	
DA-101	SITE PLAN-STAGING	1	
DA-109	FLOOR PLAN - BASEMENT 1	2	
DA-110	FLOOR PLAN - LEVEL 01 (GROUND FLOOR)	2	
DA-111	FLOOR PLAN - LEVEL 02 (PODIUM)	2	
DA-113	LEVEL 03-04_NORTH TYPICAL	LEVEL 03-10_SOUTH TYPICAL	2
DA-115	LEVEL 05_NORTH TYPICAL	LEVEL 03-10_SOUTH TYPICAL	2
DA-116	LEVEL 06-10_NORTH TYPICAL	LEVEL 03-10_SOUTH TYPICAL	2
DA-121	LEVEL 11_NORTH TYPICAL	LEVEL 11_SOUTH TYPICAL	2
DA-122	ROOF PLAN	2	
DA-200	STREET ELEVATION	2	
DA-201	ELEVATIONS - 01	2	
DA-202	ELEVATIONS - 02	2	
DA-300	SECTIONS - 01	2	
DA-400	3D VIEW - NORTHERN STREET VIEW	2	
DA-401	3D VIEW - EASTERN STREET VIEW	2	
DA-402	3D VIEW - SOUTHERN STREET VIEW	2	
DA-403	3D VIEW - SOUTHERN PARK VIEW	2	
DA-404	3D VIEW - DETAIL VIEW	2	
DA-405	3D VIEW - DETAIL VIEW	1	
DA-406	3D VIEW - DETAIL VIEW	1	
DA-601	GFA AREA PLANS	2	
DA-602	DEEP SOIL & SITECOVER	2	
DA-603	COMMUNAL OPEN SPACE (COS)IMPERMEABLE SURFACE BREAKDOWN	2	
DA-650	APARTMENT YEILD / MIX & TYPOLOGY	2	
DA-651	ADAPTABLE APARTMENT LAYOUT	2	
DA-652	TYPICAL APT SOUTH	1	
DA-653	TYPICAL APT NORTH	1	
DA-654	TYPICAL APT NORTH_CONT	1	
DA-700	ADG COMPLIANCE	2	
DA-701	ADG COMPLIANCE - CROSS VENTILATION	2	
DA-702	ADG COMPLIANCE - CROSS VENTILATION	2	
DA-800	SHADOW DIAGRAMS SHEET 1	2	
DA-801	SHADOW DIAGRAMS SHEET 2	2	
DA-855	BUILDING HEIGHT PLANE DIAGRAM	2	



1 LOCATION PLAN

Amendments			
Rev.	Description	Issued By	Date
1	ISSUE FOR DA	KS	10/12/2021
2	ISSUE FOR REVISED DA	KS	17/06/2022

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Project
13-19 ENID STREET
TWEED HEADS NSW 2485

Drawing Title
COVER SHEET

Scale @ A1		Project Status	
NTS		REVISED DA	
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NOV 2021	DP	DH	KS/HD
Project No.	Discipline	Drawing Number	Revision
2021011	A	DA-000	2

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Amendments			
Rev.	Description	Issued By	Date
1	ISSUE FOR DA	KS	10/12/2021
A	ISSUE FOR INFORMATION/RESPONSE TO COUNCIL DRAFT ONLY	KS	01/02/2022
2	ISSUE FOR REVISED DA	KS	17/06/2022



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Project
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Drawing Title
SITE ANALYSIS - SITE
CONTEXT

Scale @ A1		Project Status	
NTS		REVISED DA	
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NOV 2021	DP	DH	KS/HD
Project No.	Discipline	Drawing Number	Revision
2021011	A	DA-010	2

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NOTE:
SETBACKS & BUILDING CLEARANCE VARIES READ IN CONJUNCTION
WITH DA 100 SERIES FOR BUILDING SEPARATION & TYPICAL
SETBACKS

REFER TO LANDSCAPE ARCHITECTS FOR LANDSCAPE CONCEPT

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Project

13-19 ENID STREET
TWEED HEADS NSW 2485

Drawing Title

SITE PLAN

Scale @ A1	Project Status		
1 : 400	REVISED DA		
Sheet Created	Checked By	Approved By	Drawn By
NOV 2021	DP	DH	KS
Project No.	Discipline	Drawing Number	Revision
2021011	A	DA-100	1

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*REQUIRED CARPARK TOTALS

TYPE	COUNT	PARKING RATE	PARKING REQUIRED
1 BED	10	1	10
2 BED	46	1	46
3 BED	52	1.5	78
4 BED	2	1.5	3
TOTAL	110		137

*REQUIRED VISITOR PARKING

APT TOT	VIS PARKING RATE	PARKING REQUIRED
110	10	11

*REQUIRED MOTORBIKES

TOTAL REQ PARKING	MOTORBIKE RATE	MOTORBIKE REQ
148	25	5.92

*REQUIRED BICYCLES PARKING

APT TOT	BICYCLE RATE	BICYCLE REQUIRED
110	2	220

CURRENT CARPARK TOTALS

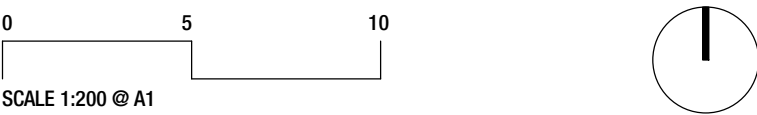
LEVEL	PARKING TYPE	NO.
LEVEL B1 - BASEMENT	SINGLE	57
LEVEL B1 - BASEMENT	SINGLE-SMALL	3
LEVEL B1 - BASEMENT	TANDEM	54
LEVEL B1 - BASEMENT		114
LEVEL 01 GROUND FLOOR	SINGLE	13
LEVEL 01 GROUND FLOOR	SINGLE-SMALL	6
LEVEL 01 GROUND FLOOR	TANDEM	48
LEVEL 01 GROUND FLOOR	VIS	10
LEVEL 01 GROUND FLOOR	VIS/PWD	1
LEVEL 01 GROUND FLOOR		78
TOTAL CAR PARKS		192

CURRENT MOTORBIKES TOTAL

LEVEL	PARKING TYPE	NO.
LEVEL B1 - BASEMENT	MB	1
LEVEL B1 - BASEMENT		1
LEVEL 01 GROUND FLOOR	MB	7
LEVEL 01 GROUND FLOOR		7
TOTAL CAR PARKS		8

CURRENT BICYCLE TOTALS

LEVEL	PARKING TYPE	NO.
LEVEL B1 - BASEMENT	BICYCLE-HORIZ	26
LEVEL B1 - BASEMENT	BICYCLE-VERT	72
LEVEL B1 - BASEMENT		98
LEVEL 01 GROUND FLOOR	BICYCLE-HORIZVIS	18
LEVEL 01 GROUND FLOOR	BICYCLE-VERT	104
LEVEL 01 GROUND FLOOR		122
TOTAL BICYCLES		220



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Project

13-19 ENID STREET
TWEED HEADS NSW 2485

Drawing Title

FLOOR PLAN - BASEMENT 1

Scale @ A1	Project Status
1 : 200	REVISED DA
Sheet Created	Checked By
NOV 2021	DP
Project No.	Discipline
2021011	A
Drawn By	Approved By
KS/HD	DH
Project No.	Drawing Number
2021011	DA-109
Revision	2

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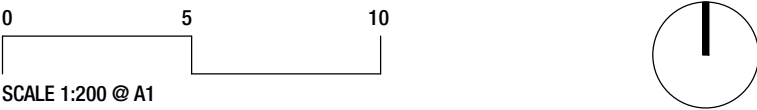
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Amendments			
Rev.	Description	Issued By	Date
1	ISSUE FOR DA	KS	10/12/2021
2	ISSUE FOR REVISED DA	KS	17/06/2022



- CARPARK BREAKDOWN
- TANDEM BAY
 - SINGLE BAY
 - SINGLE BAY - SMALL
 - VISITOR BAY / VIS BAY - SMALL
 - MOTOR BIKE BAY

NOTE:
• REFER TO LANDSCAPE ARCHITECTS FOR LANDSCAPE CONCEPT



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Project
13-19 ENID STREET
TWEED HEADS NSW 2485

Drawing Title
FLOOR PLAN - LEVEL 01
(GROUND FLOOR)

Scale @ A1		Project Status	
1 : 200		REVISED DA	
Sheet Created	Checked By	Approved By	Drawn By
NOV 2021	DP	DH	KS/HD
Project No.	Discipline	Drawing Number	Revision
2021011	A	DA-110	2

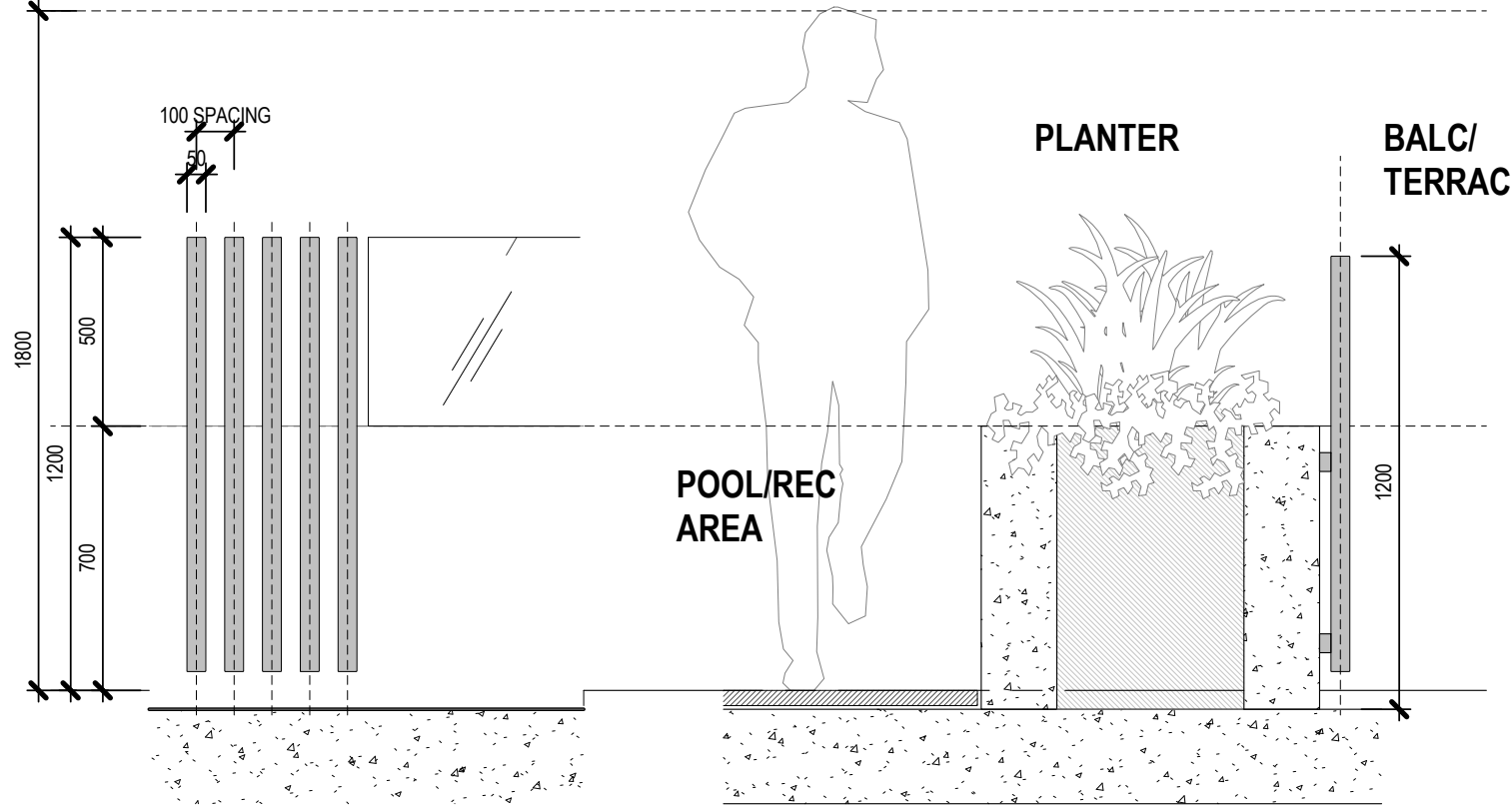
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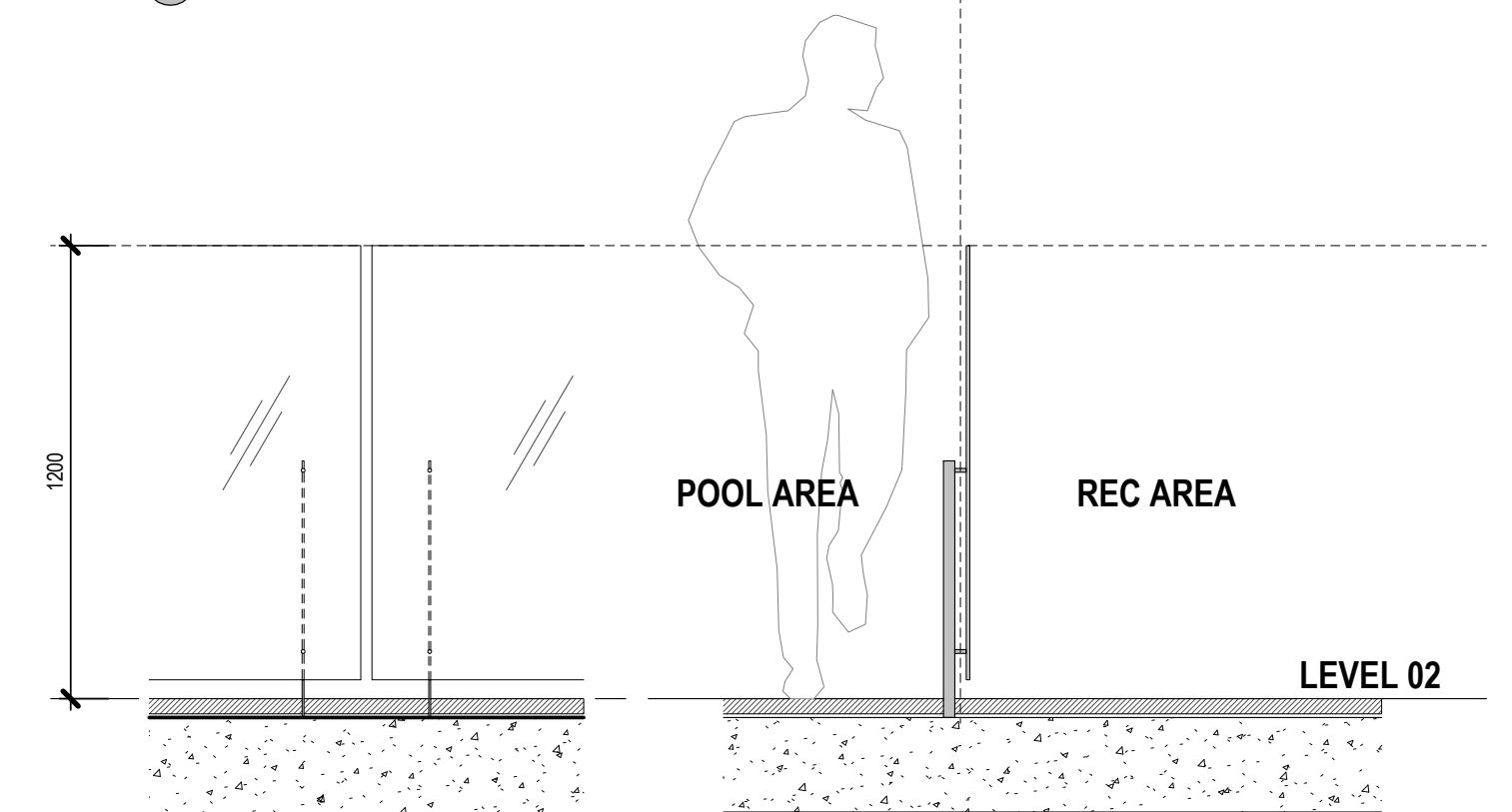
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1 POOL PERIMETER FENCE

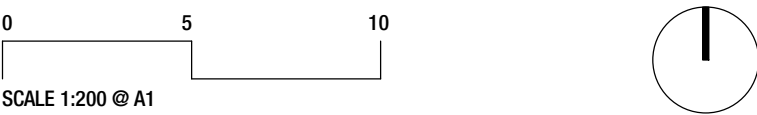


2 TOP MOUNTED GLASS POOL FENCE

NOTE:
ALL POOL FENCING TO BE IN ACCORDANCE WITH AS 1926.1

3 PROPOSED POOL PUMP & FILTRATION ENCLOSURE

NOTE:
FINAL LOCATION & SIZING SUBJECT TO SPECIALIST CONSULTANT INPUT



Client Logo



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Project

13-19 ENID STREET
TWEED HEADS NSW 2485

Drawing Title

FLOOR PLAN - LEVEL 02
(PODIUM)

Scale @ A1

As indicated

Project Status

REVISED DA

Sheet Created	Checked By	Approved By	Drawn By
NOV 2021	DP	DH	KS/HD

Project No.	Discipline	Drawing Number	Revision
2021011	A	DA-111	2

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READ IN CONJUNCTION WITH DA-650 FOR APARTMENT YIELD / MIX & TYPOLOGY

REFER TO LANDSCAPE ARCHITECTS FOR LANDSCAPE CONCEPT

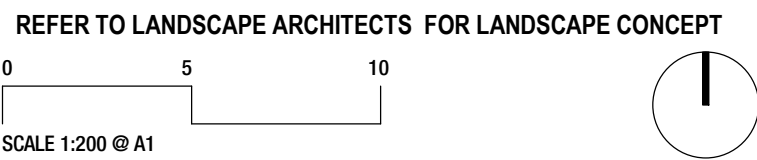
LEVEL 2 APARTMENT AREAS

APT NUMBER	APT TYPE	TOTAL APT AREA.
N-201	N-2A	145 m ²
N-202	N-1B	124 m ²
N-203	N-2B	120 m ²
N-204	N-3A	178 m ²
N-205	N-2C	128 m ²
N-206	N-2D	120 m ²
S-201	S-3A	105 m ²
S-202	S-2A	140 m ²
S-203	S-2B	137 m ²
S-204	S-2C	163 m ²
S-205	S-3C	160 m ²



LEVEL 3 APARTMENT AREAS		
APT NUMBER	APT TYPE	TOTAL APT AREA.
N 301	N-3C	147 m ²
N 302	N-1B	100 m ²
N 303	N-2B	122 m ²
N 304	N-3A	149 m ²
N 305	N-2C	134 m ²
N 306	N-2D	120 m ²
N 307	N-2E	143 m ²
S 301	S-3A	154 m ²
S 302	S-2A	116 m ²
S 303	S-2B	117 m ²
S 304	S-2B	162 m ²
S 305	S-3C	150 m ²

NOTE:
APARTMENT AREAS SHOWN ARE NOMINAL & MEASURED TO CENTERLINE OF WALLS / SOLID UPSTANDS OR EXTERNAL FACE OF OF GLAZED BALCONIES.
READ IN CONJUNCTION WITH DA-650 FOR APARTMENT YIELD / MIX & TYPOLOGY



SCALE 1:200 @ A1

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Project
**13-19 ENID STREET
TWEED HEADS NSW 2485**

Drawing Title
**LEVEL 03-04_NORTH TYPICAL
LEVEL 03-10_SOUTH TYPICAL**

Scale @ A1		Project Status	
1 : 200		REVISED DA	
Sheet Created	Checked By	Approved By	Drawn By
APR 2022	DP	DH	KS/HD
Project No.	Discipline	Drawing Number	Revision
2021011	A	DA-113	2

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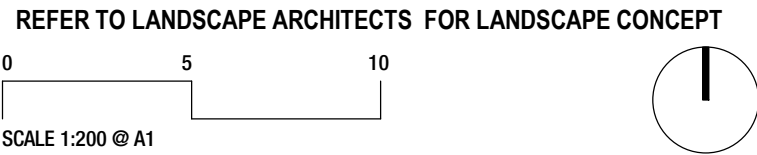
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LEVEL 5 APARTMENT AREAS		
APT NUMBER	APT TYPE	TOTAL APT AREA.
N 501	N-3C	147 m ²
N 502	N-1B	100 m ²
N 503	N-2B	122 m ²
N 504	N-3A	149 m ²
N 505	N-2C	134 m ²
N 506	N-3B	275 m ²
S 501	S-3A	154 m ²
S 502	S-2A	116 m ²
S 503	S-2B	117 m ²
S 504	S-3B	162 m ²
S 505	S-3C	150 m ²

NOTE:
APARTMENT AREAS SHOWN ARE NOMINAL & MEASURED TO CENTERLINE OF WALLS / SOLID UPSTANDS OR EXTERNAL FACE OF OF GLAZED BALCONIES.
READ IN CONJUNCTION WITH DA-650 FOR APARTMENT YIELD / MIX & TYPOLOGY



SCALE 1:200 @ A1

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Project
13-19 ENID STREET
TWEED HEADS NSW 2485

Drawing Title
LEVEL 05_NORTH TYPICAL
LEVEL 03-10_SOUTH TYPICAL

Scale @ A1		Project Status	
1 : 200		REVISED DA	
Sheet Created	Checked By	Approved By	Drawn By
NOV 2021	DP	DH	KS/HD
Project No.	Discipline	Drawing Number	Revision
2021011	A	DA-115	2

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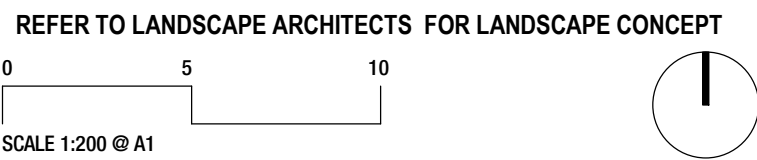
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LEVEL 6 APARTMENT AREAS		
APT NUMBER	APT TYPE	TOTAL APT AREA.
N 601	N-3C	147 m²
N 602	N-1B	100 m²
N 603	N-2B	122 m²
N 604	N-3A	147 m²
N 605	N-2C	121 m²
N 606	N-3B	144 m²
S 601	S-3A	154 m²
S 602	S-2A	116 m²
S 603	S-2B	117 m²
S 604	S-3B	162 m²
S 605	S-3C	150 m²

NOTE:
APARTMENT AREAS SHOWN ARE NOMINAL & MEASURED TO CENTERLINE OF WALLS / SOLID UPSTANDS OR EXTERNAL FACE OF OF GLAZED BALCONIES.
READ IN CONJUNCTION WITH DA-650 FOR APARTMENT YIELD / MIX & TYPOLOGY



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Project
**13-19 ENID STREET
TWEED HEADS NSW 2485**

Drawing Title
**LEVEL 06-10_NORTH TYPICAL
LEVEL 03-10_SOUTH TYPICAL**

Scale @ A1		Project Status	
1 : 200		REVISED DA	
Sheet Created	Checked By	Approved By	Drawn By
NOV 2021	DP	DH	KS/HD
Project No.	Discipline	Drawing Number	Revision
2021011	A	DA-116	2

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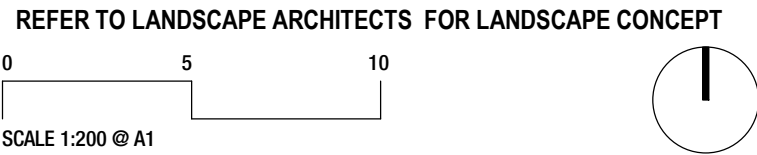
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Amendments			
Rev.	Description	Issued By	Date
1	ISSUE FOR DA	KS	10/12/2021
2	ISSUE FOR REVISED DA	KS	17/06/2022



LEVEL 11 APARTMENT AREAS		
APT NUMBER	APT TYPE	TOTAL APT AREA.
N 1101	N-3C	147 m ²
N 1102	N-1B	100 m ²
N 1103	N-2B	122 m ²
N 1104	N-4A	264 m ²
N 1105	N-3B	144 m ²
S 1101	S-3A	154 m ²
S 1102	S-2A	116 m ²
S 1103	S-2B	117 m ²
S 1104	S-4A	308 m ²

NOTE:
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Client
HERAN GROUP PTY LTD

Project
**13-19 ENID STREET
TWEED HEADS NSW 2485**

Drawing Title
**LEVEL 11_NORTH TYPICAL
LEVEL 11_SOUTH TYPICAL**

Scale @ A1		Project Status	
1 : 200		REVISED DA	
Sheet Created	Checked By	Approved By	Drawn By
NOV 2021	DP	DH	KS/HD
Project No.	Discipline	Drawing Number	Revision
2021011	A	DA-121	2

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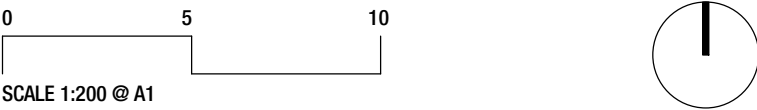
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Amendments			
Rev.	Description	Issued By	Date
1	KS ISSUE FOR DA	KS	10/12/2021
2	ISSUE FOR REVISED DA	KS	17/06/2022



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Project
**13-19 ENID STREET
TWEED HEADS NSW 2485**

Drawing Title
ROOF PLAN

Scale @ A1		Project Status	
1 : 200		REVISED DA	
Sheet Created	Checked By	Approved By	Drawn By
NOV 2021	DP	DH	KS/HD
Project No.	Discipline	Drawing Number	Revision
2021011	A	DA-122	2

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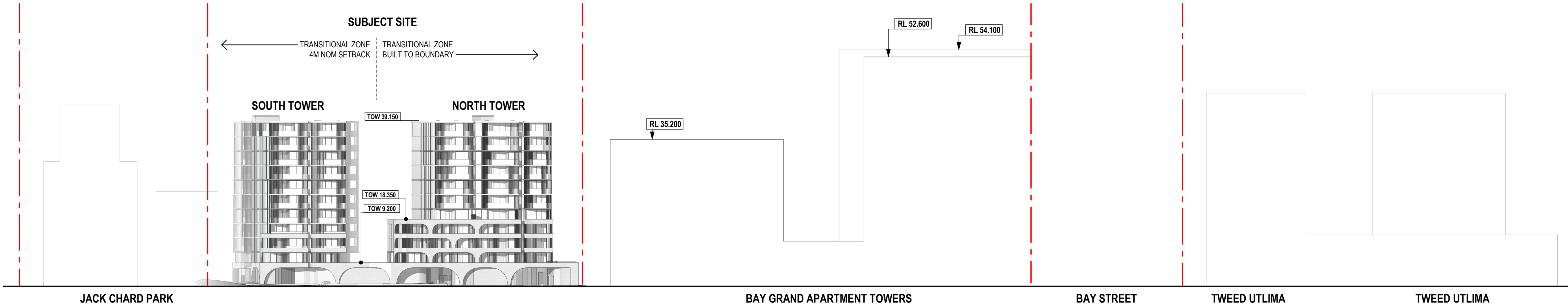
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Amendments			
Rev.	Description	Issued By	Date
1	ISSUE FOR DA	KS	10/12/2021
2	ISSUE FOR REVISED DA	KS	17/06/2022



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Client

HERAN GROUP PTY LTD

Project

13-19 ENID STREET
TWEED HEADS NSW 2485

Drawing Title

STREET ELEVATION

Scale @ A1		Project Status	
1 : 500		REVISED DA	
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NOV 2021	DP	DH	KS/HD
Project No.	Discipline	Drawing Number	Revision
2021011	A	DA-200	2

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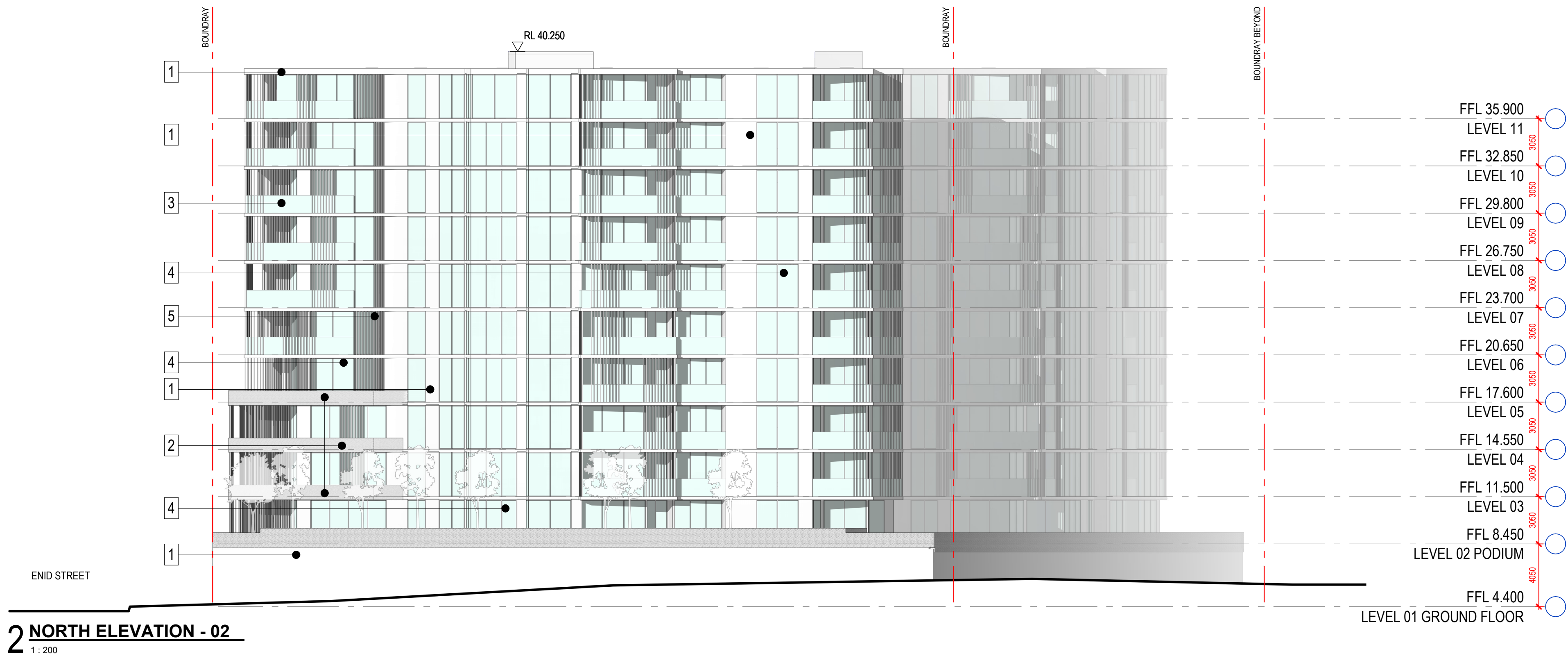
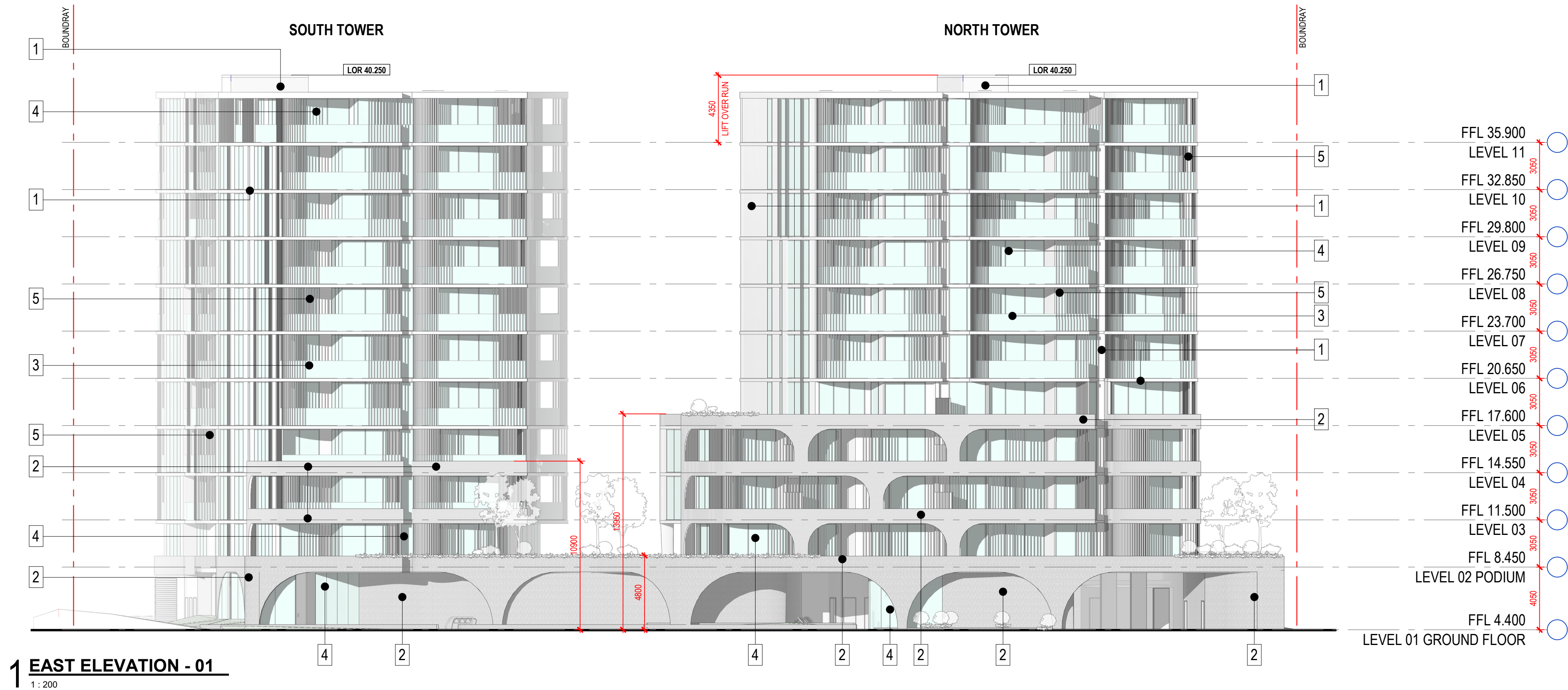
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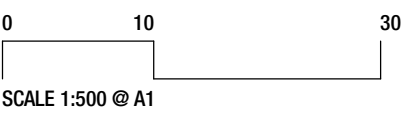
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NOTE:
READ IN CONJUNCTION WITH DA-855 FOR BUILDING HEIGHT PLANE DIAGRAM

REFER TO LANDSCAPE ARCHITECTS FOR LANDSCAPE CONCEPT



Client Logo

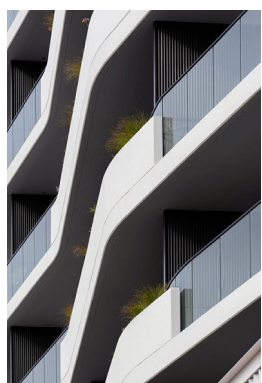


Client
HERAN GROUP PTY LTD

Project
**13-19 ENID STREET
TWEED HEADS NSW 2485**

Drawing Title
ELEVATIONS - 01

MATERIAL SPALETTE



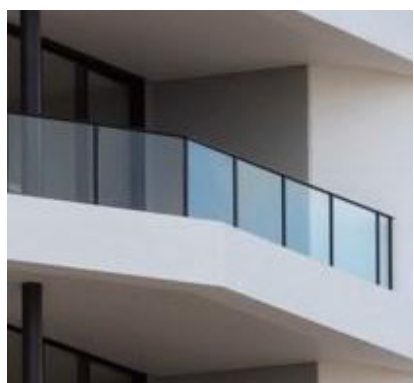
1 PAINTED FINISH

DULUX WHITE ON WHITE PAINT FINISH



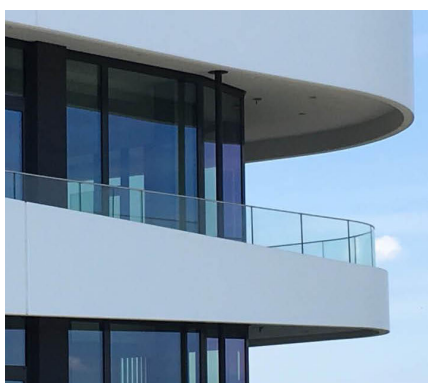
2 STONE FINISH

STONE CLADDING OR DULUX MASON GREY TEXTURED CONCRETE FINISH



3 GLASS BALUSTRADE

STAINLESS STEEL FRAMED GLASS BALUSTRADE



4 WINDOW GLAZING

PRE FINISHED ZEUS LUNAR GREY ALUMINIUM FRAMED GLAZING



5 SUNSHADE SCREEN

PRE FINISHED ALUMINIUM SCREENING, TO MATCH DULUX WHITE ON WHITE UPPER LEVELS PEARL GREY LOWER LEVELS

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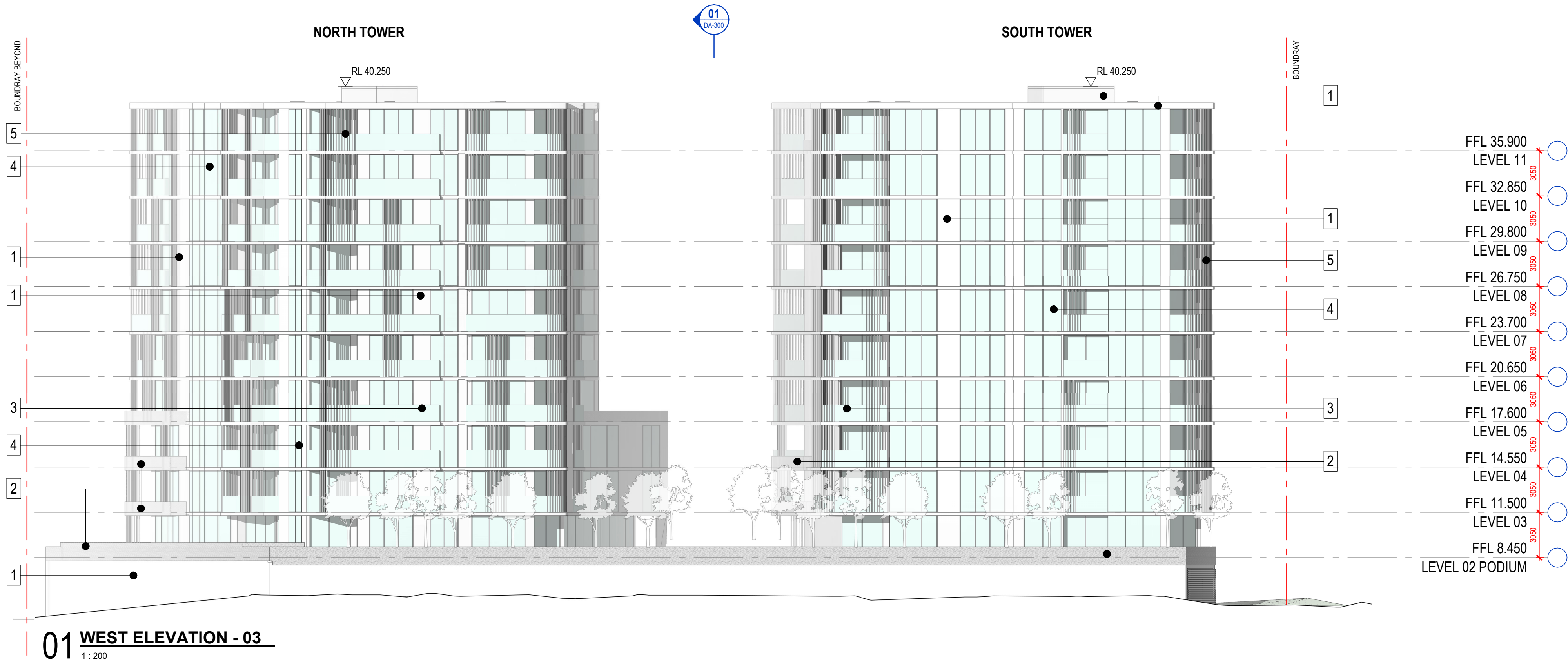
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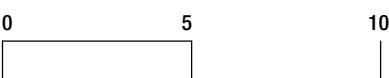
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NOTE:
READ IN CONJUNCTION WITH DA-855 FOR BUILDING HEIGHT PLANE
DIAGRAM

REFER TO LANDSCAPE ARCHITECTS FOR LANDSCAPE CONCEPT



SCALE 1:200 @ A1

Client Logo



Client

HERAN GROUP PTY LTD

Project

13-19 ENID STREET
TWEED HEADS NSW 2485

Drawing Title

ELEVATIONS - 02

Scale @ A1		Project Status	
NTS		REVISED DA	
Sheet Created	Checked By	Approved By	Drawn By
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Project No.	Discipline	Drawing Number	Revision
2021011	A	DA-202	2

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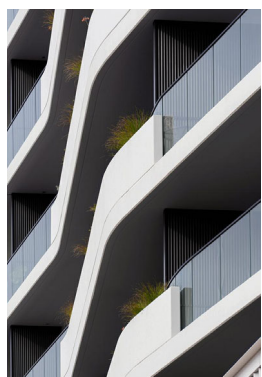
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MATERIAL SPALETTE



1 PAINTED FINISH

Plot Date: 17/06/2022 3:28:02 PM



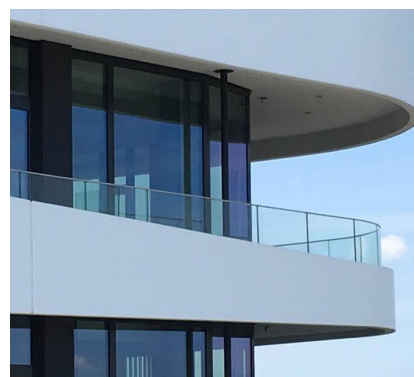
2 STONE FINISH

STONE CLADDING
OR DULUX "MASON GREY"
TEXTURED
CONCRETE FINISH



3 GLASS BALUSTRADE

STAINLESS STEEL
FRAMED GLASS
BALUSTRADE



4 WINDOW GLAZING

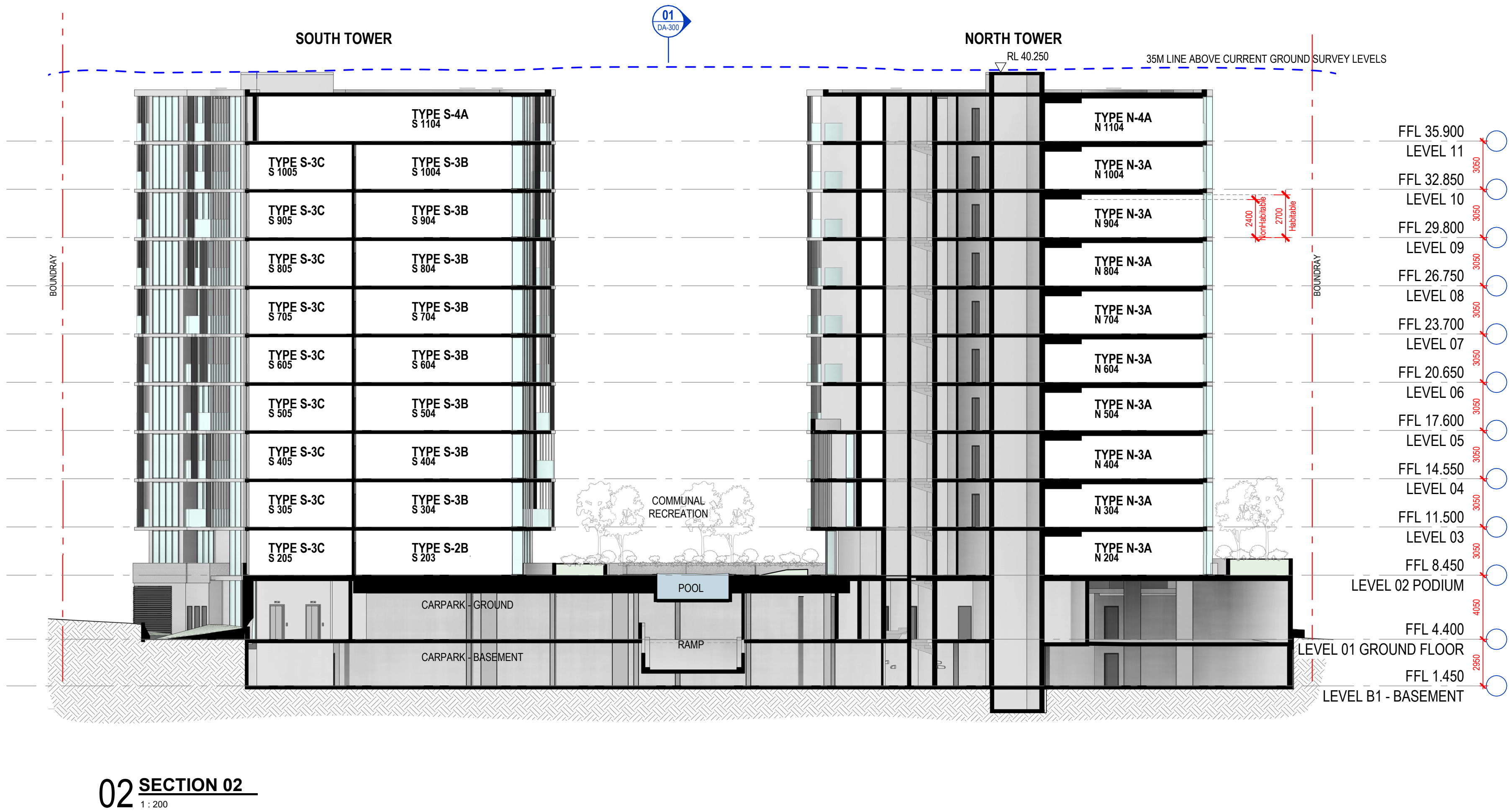
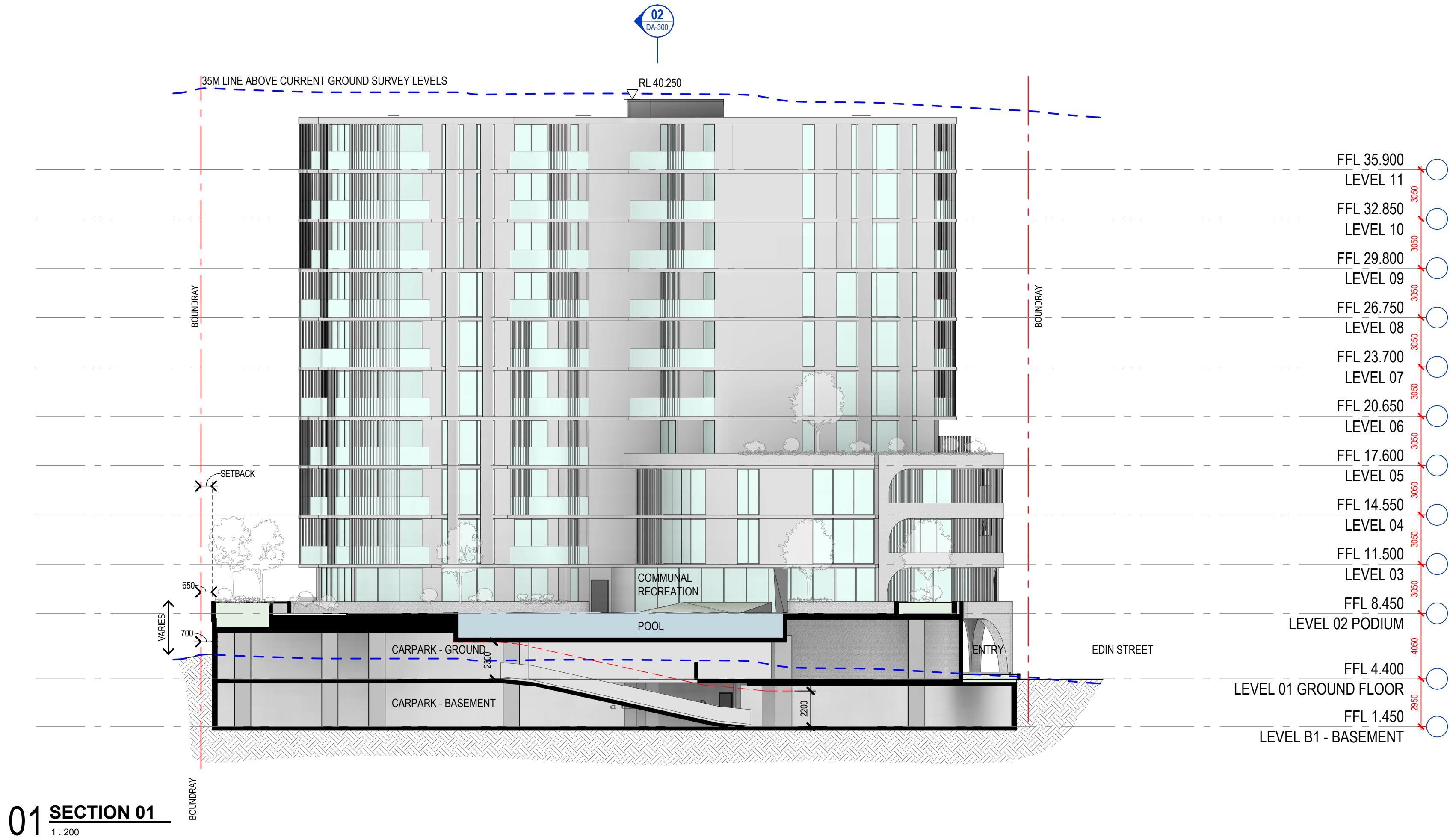
PRE FINISHED
"ZEUS LUNAR
GREY" ALUMINIUM
FRAMED GLAZING



5 SUNSHADE SCREEN

PRE FINISHED
ALUMINIUM
SCREENING, TO
MATCH DULUX
"WHITE ON WHITE"
UPPER LEVELS
"PEARL GREY"
LOWER LEVELS

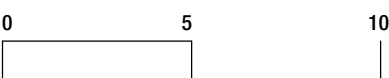
Amendments			
Rev.	Description	Issued By	Date
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2	ISSUE FOR REVISED DA	KS	17/06/2022



NOTE:
READ IN CONJUNCTION WITH DA-855 FOR BUILDING HEIGHT PLANE
DIAGRAM

REFER TO LANDSCAPE ARCHITECTS FOR LANDSCAPE CONCEPT

HABITABLE CEILING HEIGHTS 2700 / NON HABITABLE 2400



SCALE 1:200 @ A1

Client Logo



Client

HERAN GROUP PTY LTD

Project

13-19 ENID STREET
TWEED HEADS NSW 2485

Drawing Title

SECTIONS - 01

Scale @ A1		Project Status	
1 : 200		REVISED DA	
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2021011	A	DA-300	2

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Client Logo



Client

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Project

13-19 ENID STREET
TWEED HEADS NSW 2485

Drawing Title

3D VIEW - NORTHERN STREET
VIEW

Scale @ A1

NTS

Project Status

REVISED DA

Sheet Created

NOV 2021

Checked By

DP

Approved By

DH

Drawn By

KS/HD

Project No.

2021011

Discipline

A

Drawing Number

DA-400

Revision

2

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2	ISSUE FOR REVISED DA	KS	17/06/2022



Client Logo



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HERAN GROUP PTY LTD

Project
**13-19 ENID STREET
TWEED HEADS NSW 2485**

Drawing Title
**3D VIEW - EASTERN STREET
VIEW**

Scale @ A1		Project Status	
NTS		REVISED DA	
Sheet Created	Checked By	Approved By	Drawn By
NOV 2021	DP	DH	KS/HD
Project No.	Discipline	Drawing Number	Revision
2021011	A	DA-401	2

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Project
**13-19 ENID STREET
TWEED HEADS NSW 2485**

Drawing Title
**3D VIEW - SOUTHERN STREET
VIEW**

Scale @ A1		Project Status	
NTS		REVISED DA	
Sheet Created	Checked By	Approved By	Drawn By
NOV 2021	DP	DH	KS/HD
Project No.	Discipline	Drawing Number	Revision
2021011	A	DA-402	2

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Project

13-19 ENID STREET
TWEED HEADS NSW 2485

Drawing Title

3D VIEW - SOUTHERN PARK
VIEW

Scale @ A1

NTS

Project Status

REVISED DA

Sheet Created

NOV 2021

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Project No.

2021011

Discipline

A

Drawing Number

DA-403

Revision

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Project

13-19 ENID STREET
TWEED HEADS NSW 2485

Drawing Title

3D VIEW - DETAIL VIEW

Scale @ A1		Project Status	
NTS		REVISED DA	
Sheet Created	Checked By	Approved By	Drawn By
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Project No.	Discipline	Drawing Number	Revision
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13-19 ENID STREET
TWEED HEADS NSW 2485

Drawing Title

3D VIEW - DETAIL VIEW

Scale @ A1		Project Status	
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Project No.	Discipline	Drawing Number	Revision
2021011	A	DA-405	1

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Drawing Title
3D VIEW - DETAIL VIEW

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Rev.	Description	Issued By	Date
1	ISSUE FOR DA	KS	10/12/2021
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01 **GFA - LEVEL 01 (GROUND)**
1 : 400



02 **GFA - LEVEL 02 (PODIUM)**
1 : 400



03 **GFA - LEVEL 03 - 04**
1 : 400



04 **GFA - LEVEL 05**
1 : 400



05 **GFA - LEVEL 06 - 10**
1 : 400



06 **GFA - LEVEL 11**
1 : 400

GFA_ BREAKDOWN			
LEVEL	NAME	TYP LV	TOT. GFA
LEVEL 01 GROUND FLOOR	AUXILIARY & OR SURPLUS PARKING	1	20
LEVEL 01 GROUND FLOOR	AUXILIARY & OR SURPLUS PARKING	1	589
LEVEL 01 GROUND FLOOR	AUXILIARY & OR SURPLUS PARKING	1	86
AUXILIARY & OR SURPLUS PARKING			695
LEVEL 01 GROUND FLOOR	NORTH TOWER GFA	1	29
LEVEL 02 PODIUM	NORTH TOWER GFA	1	772
LEVEL 03	NORTH TOWER GFA	2	1588
LEVEL 05	NORTH TOWER GFA	1	695
LEVEL 06	NORTH TOWER GFA	5	3465
LEVEL 11	NORTH TOWER GFA	1	684
NORTH TOWER GFA			7233
LEVEL 01 GROUND FLOOR	SOUTH TOWER GFA	1	94
LEVEL 02 PODIUM	SOUTH TOWER GFA	1	628
LEVEL 03	SOUTH TOWER GFA	2	1264
LEVEL 05	SOUTH TOWER GFA	1	632
LEVEL 06	SOUTH TOWER GFA	5	3160
LEVEL 11	SOUTH TOWER GFA	1	616
SOUTH TOWER GFA			6394
TOTAL GFA			14322

FSR CALC			
SITE AREA	FSR RATE	COMPLIANT GFA	PROPOSED GFA
3630	4.5	16335	14322

LEGEND - GFA	
	AUXILIARY & OR SURPLUS PARKING
	NORTH TOWER
	SOUTH TOWER

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Project
**13-19 ENID STREET
TWEED HEADS NSW 2485**

Drawing Title
GFA AREA PLANS

Scale @ A1	Project Status		
As indicated	REVISED DA		
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Project No.	Discipline	Drawing Number	Revision
2021011	A	DA-601	2

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1	KS ISSUE FOR DA	KS	10/12/2021
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01 **LEVEL 01 GROUND LANDCAPING**
1 : 400



02 **LEVEL 02 PODIUM LANDCAPING**
1 : 400



03 **LEVEL 03 LANDCAPING**
1 : 400

*LANDSCAPE AREA DEEP PLANTING			
LANDSCAPE TYPE	SITE AREA	AREA	TOTAL %
DEEP PLANTING	3630 m²	274 m²	7.5
TOTAL		274 m²	7.5

*LANDSCAPE AREA PROVIDED		
LEVEL	LANDSCAPE TYPE	AREA
LEVEL 01 GROUND FLOOR	DEEP PLANTING	274 m²
LEVEL 01 GROUND FLOOR	LANDSCAPE PLANTING	243 m²
LEVEL 02 PODIUM	LANDSCAPE PLANTING	675 m²
LEVEL 03	LANDSCAPE PLANTING	8 m²
LEVEL 04	LANDSCAPE PLANTING	4 m²
LEVEL 05	LANDSCAPE PLANTING	48 m²
LEVEL 11	LANDSCAPE PLANTING	5 m²
TOTAL		1257 m²

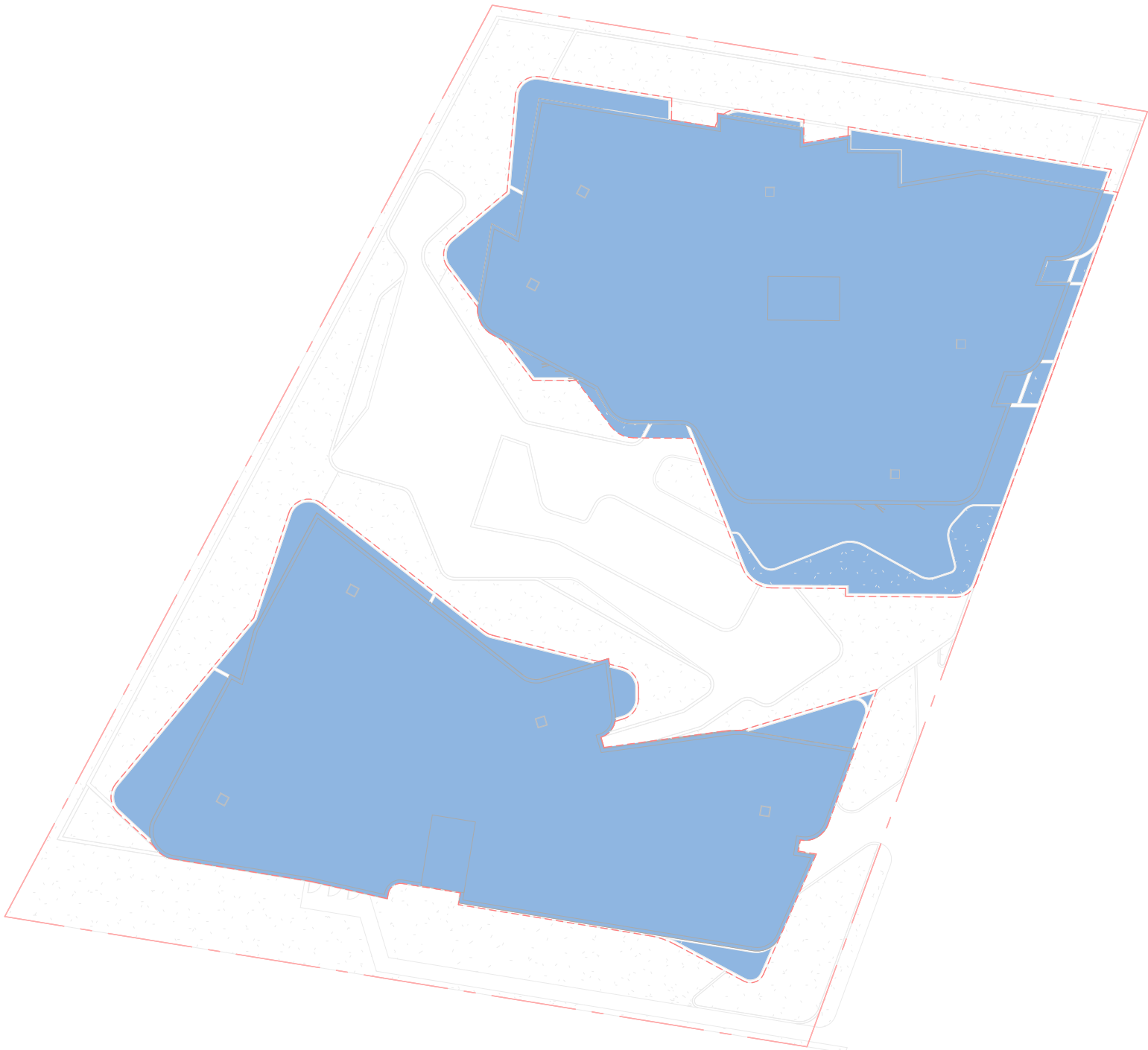
SITE COVERAGE			
SITE COVERAGE	SITE AREA	AREA	TOTAL %
SITE COVER	3630 m²	2036 m²	56
TOTAL		2036 m²	56



04 **LEVEL 04 LANDCAPING**
1 : 400



05 **LEVEL 05 LANDCAPING**
1 : 400



06 **ROOF PLAN-SITE COVERAGE**
1 : 400

LEGEND - LANDSCAPE / SITECOVER	
	LANDSCAPE - DEEP PLANTING
	LANDSCAPE - PLANTING
	SITE COVER

Client Logo



Client
HERAN GROUP PTY LTD

Project
**13-19 ENID STREET
TWEED HEADS NSW 2485**

Drawing Title
DEEP SOIL & SITECOVER

Scale @ A1	Project Status		
As indicated	REVISED DA		
Sheet Created	Checked By	Approved By	Drawn By
NOV 2021	DP	DH	KS/HD
Project No.	Discipline	Drawing Number	Revision
2021011	A	DA-602	2

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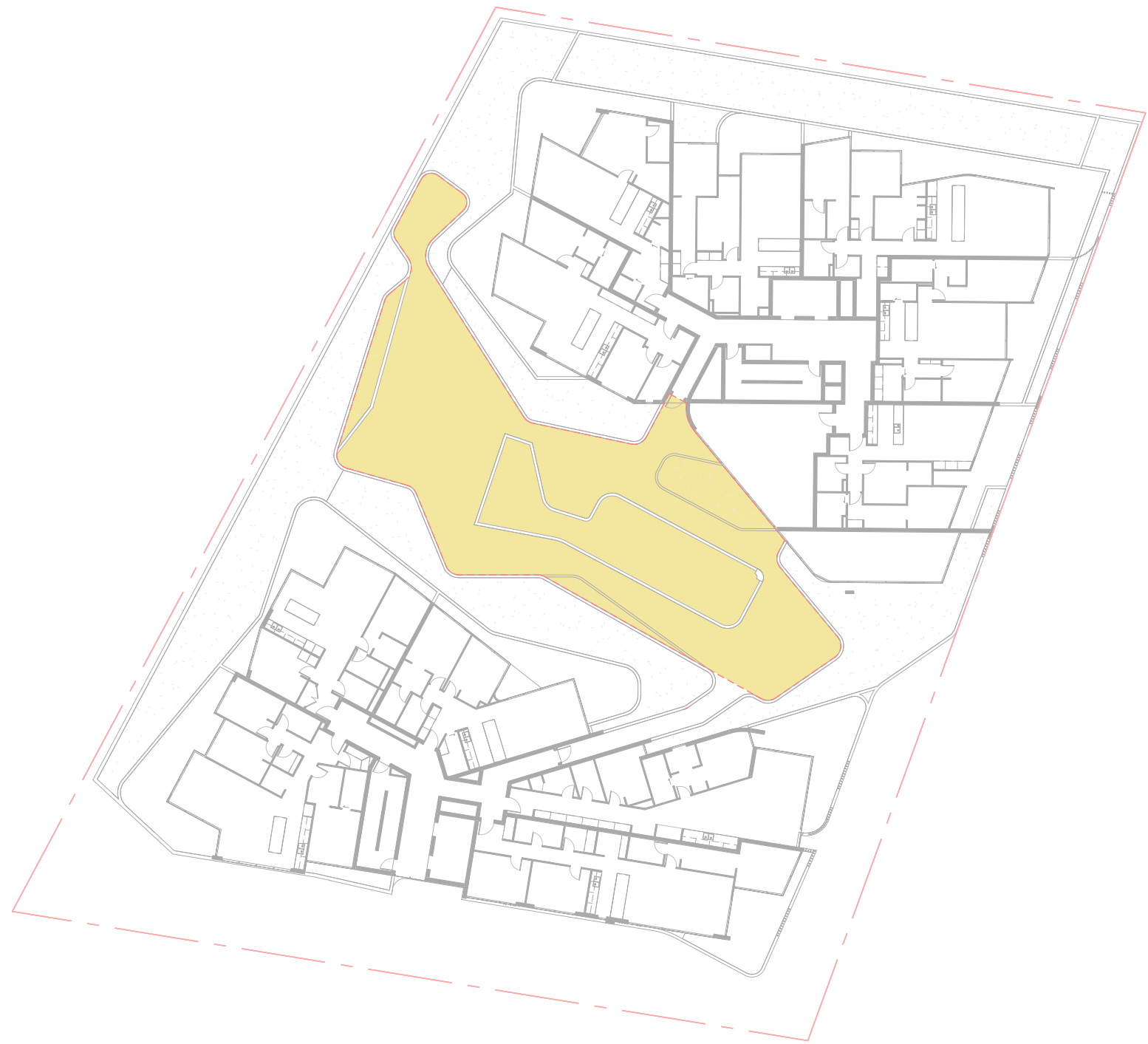
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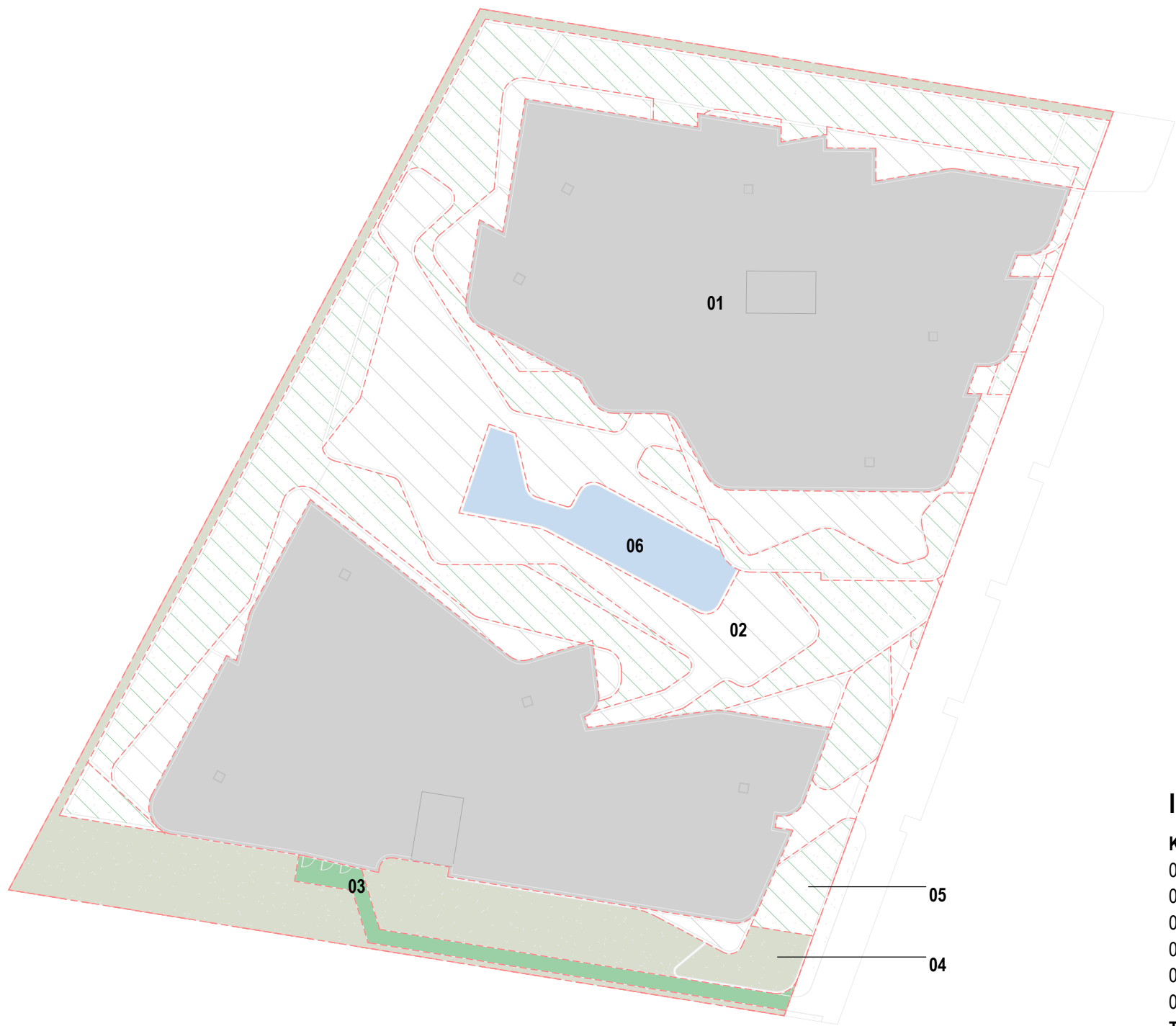
Amendments			
Rev.	Description	Issued By	Date
1	KS ISSUE FOR DA	KS	10/12/2021
2	ISSUE FOR REVISED DA	KS	17/06/2022



01 **COS - LEVEL 01 (GROUND)**



02 **COS - LEVEL 02 (PODIUM)**



IMPERMEABLE SURFACE BREAKDOWN

KEY	MATERIAL	SITE AREA	AREA	IMPERMEABLE FACTOR	TOTAL %
01	ROOF SURFACES	3630 m²	1677	1	46
02	CONC. PAVERS	3630 m²	670	1	19
03	POROUS PAVING	3630 m²	47	0.2	0.25
04	LANDSCAPING/VEGETATION	3630 m²	371	0	0
05	PLANTING ON STRUCTURE	3630 m²	781	1	22
06	SWIMMING POOL	3630 m²	94	0.5	1.25
TOTAL			3640		88.5

03 **IMPERMEABLE SURFACE BREAKDOWN**

COMMUNAL OPEN SPACE (COS)			
COS	SITE AREA	AREA	TOTAL %
COS GROUND	3630 m²	553 m²	15.25
COS PODIUM	3630 m²	474 m²	13
TOTAL		1027 m²	28.25

SITE COVERAGE			
SITE COVERAGE	SITE AREA	AREA	TOTAL %
SITE COVER	3630 m²	2036 m²	56
TOTAL		2036 m²	56

LEGEND - LANDSCAPE	
	COMMUNAL OPEN SPACE (COS)
	SITE COVER



Client
HERAN GROUP PTY LTD

Project
13-19 ENID STREET
TWEED HEADS NSW 2485

Drawing Title
COMMUNAL OPEN SPACE (COS)IMPERMEABLE SURFACE BREAKDOWN

Scale @ A1	Project Status
As indicated	REVISED DA
Sheet Created	Checked By
NOV 2021	DP
Project No.	Discipline
2021011	A
Approved By	Drawing Number
DH	DA-603
Drawn By	Revision
KS/HD	2

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01 LEVEL 02 PODIUM APT TYPES



02 LEVEL 03 APT TYPES



03 LEVEL 05 APT TYPES

APT TOTAL CONSOLIDATED		
TYPE	COUNT	PERCENTAGE
1 BED	10	9.1%
2 BED	46	41.8%
3 BED	52	47.3%
4 BED	2	1.8%
TOTAL	110	100.0%

APT TOTAL SOUTH		
TOWER	COUNT	TYPE
SOUTH_	21	2 BED
SOUTH_	27	3 BED
SOUTH_	1	4 BED
TOTAL	49	

APT TOTAL NORTH		
TOWER	COUNT	TYPE
NORTH_	10	1 BED
NORTH_	25	2 BED
NORTH_	25	3 BED
NORTH_	1	4 BED
TOTAL	61	

APT VARIANTS TOTAL		
APT TYPE	No.BED	QTY
N-1B	1 BED	10
N-2A	2 BED	1
N-2B	2 BED	10
N-2C	2 BED	9
N-2D	2 BED	3
N-2E	2 BED	2
N-3A	3 BED	9
N-3B	3 BED	7
N-3C	3 BED	9
N-4A	4 BED	1
NORTH_		61
S-2A	2 BED	10
S-2B	2 BED	10
S-2C	2 BED	1
S-3A	3 BED	10
S-3B	3 BED	8
S-3C	3 BED	9
S-4A	4 BED	1
SOUTH_		49
TOTAL		110



04 LEVEL 06 APT TYPES



05 LEVEL 11 APT TYPES

LEGEND - APT BDRM MIX	
1 BDRM	
2 BDRM	
3 BDRM	
4 BDRM	

Client Logo



Client
HERAN GROUP PTY LTD

Project
13-19 ENID STREET
TWEED HEADS NSW 2485

Drawing Title
APARTMENT YEILD / MIX &
TYPOLOGY

Scale @ A1		Project Status	
1 : 400		REVISED DA	
Sheet Created	Checked By	Approved By	Drawn By
NOV 2021	DP	DH	KS/HD
Project No.	Discipline	Drawing Number	Revision
2021011	A	DA-650	2

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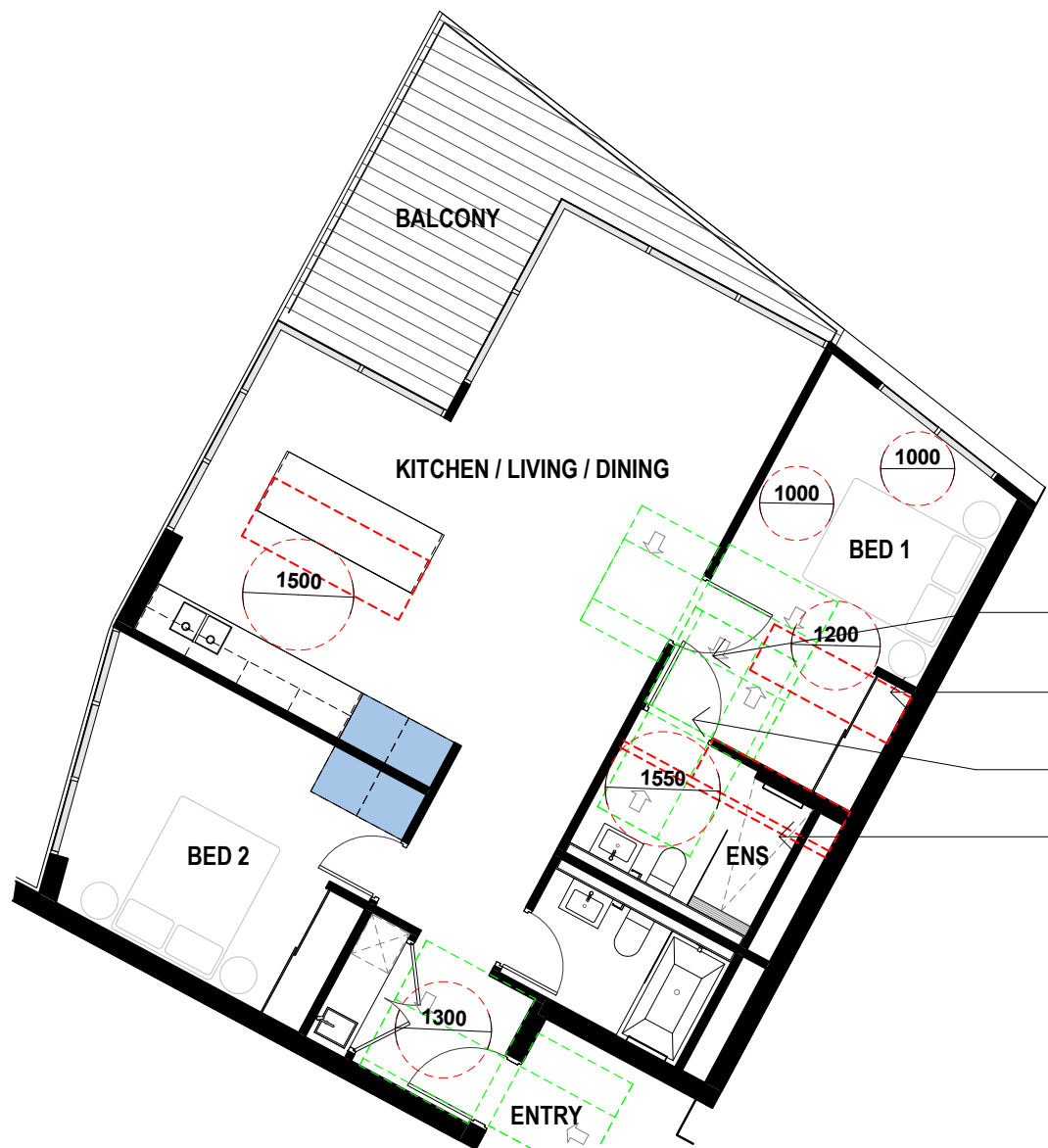
Brisbane Level 20, 344 Queen Street Brisbane, QLD 4000 Australia T +61 7 3236 2771 F +61 7 3236 2338 Nominated Architects Damian Barker (4465), Daniel Hudson (4261)	Sydney Lot 1, Pier B-9, 23 Hickson Road Sydney, NSW 2000 Australia T +61 2 9290 2722 F +61 2 9290 1150 sydney@jacksonteece.com	Jackson Teece (Queensland) Pty Ltd Trading as Jackson Teece ABN 87 113 377 012
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Amendments			
Rev.	Description	Issued By	Date
1	KS ISSUE FOR DA	KS	10/12/2021
A	ISSUE FOR INFORMATION/RESPONSE TO COUNCIL DRAFT ONLY	KS	01/02/2022
2	ISSUE FOR REVISED DA	KS	17/06/2022



01 APT S-2A - ORIGINAL LAYOUT
1 : 100

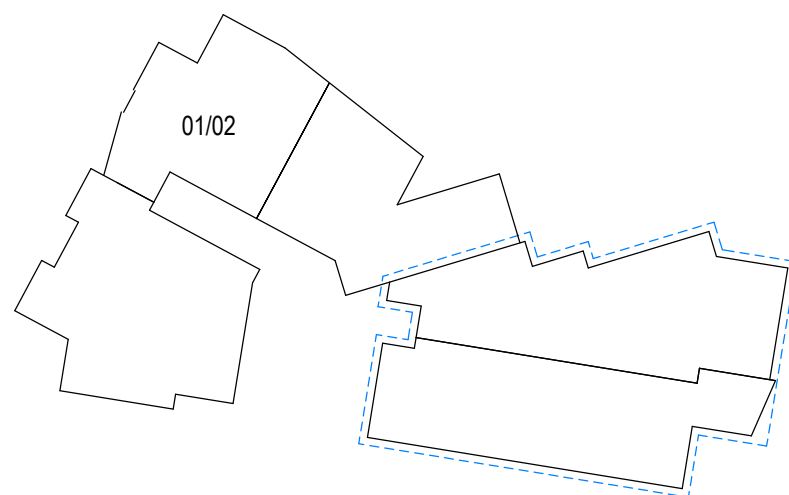


02 APT S-2A - POST ADAPTATION
1 : 100

- DOOR REPOSITIONED TO PROVIDE DOOR CLEARANCE
- EXISTING WALK ROBE TO BE DEMOLISHED AND REPOSITIONED
- DOOR SWING OUTWARDS FOR CLEARANCE
- ENLARGE ENSUITE SIZE

LEGEND / KEY PLAN

- APARTMENT STORAGE
- MIN BALCONY DEPTH/AREA
1 BED :2000/ 8m²
2 BED :2000/ 10m²
3 BED+ :2400/ 12m²
- INDICATIVE OF AREA MEASURED



Client Logo



Client

HERAN GROUP PTY LTD

Project

13-19 ENID STREET
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Drawing Title

ADAPTABLE APARTMENT
LAYOUT

Scale @ A1		Project Status	
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2021011	A	DA-651	2

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01 **APT S-3A**

1 : 100

02 **APT S-2A**

1 : 100

03 **APT S-2B**

1 : 100

04 **APT S-3B**

1 : 100

05 **APT S-3C**

1 : 100

06 **APT S-2C**

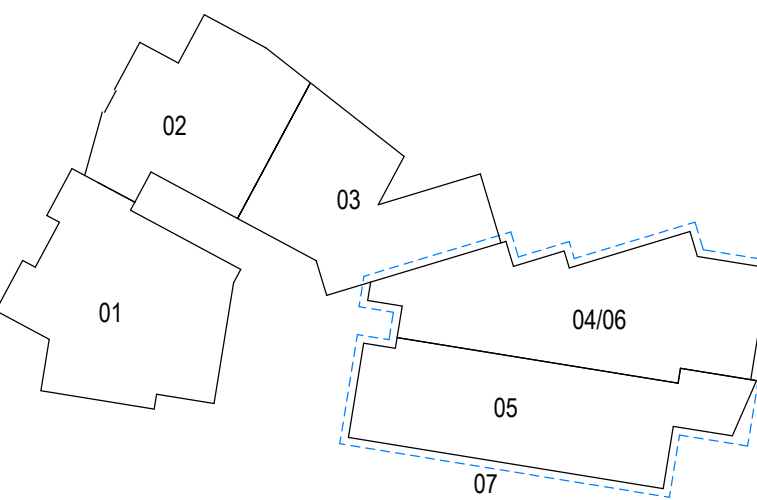
1 : 100

07 **APT S-4A**

1 : 100

LEGEND / KEY PLAN

- APARTMENT STORAGE
- MIN BALCONY DEPTH/AREA
 - 1 BED :2000/ 8m²
 - 2 BED :2000/ 10m²
 - 3 BED+ :2400/ 12m²
- INDICATIVE OF AREA MEASURED



Client Logo



Client

HERAN GROUP PTY LTD

Project

13-19 ENID STREET
TWEED HEADS NSW 2485

Drawing Title

TYPICAL APT SOUTH

Scale @ A1

As indicated

Project Status

REVISED DA

Sheet Created

NOV 2021

Checked By

DP

Approved By

DH

Drawn By

KS/HD

Project No.

2021011

Discipline

A

Drawing Number

DA-652

Revision

1

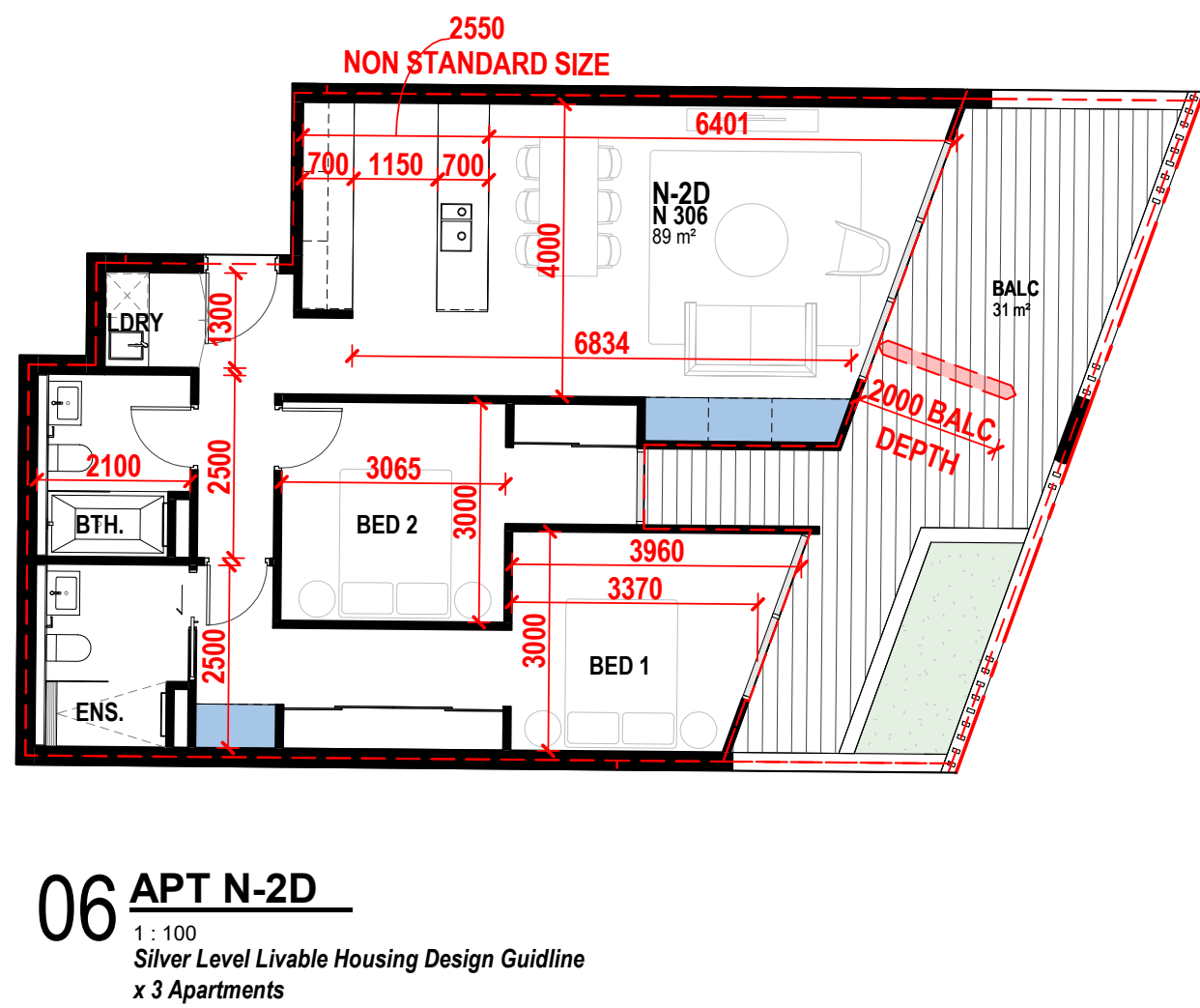
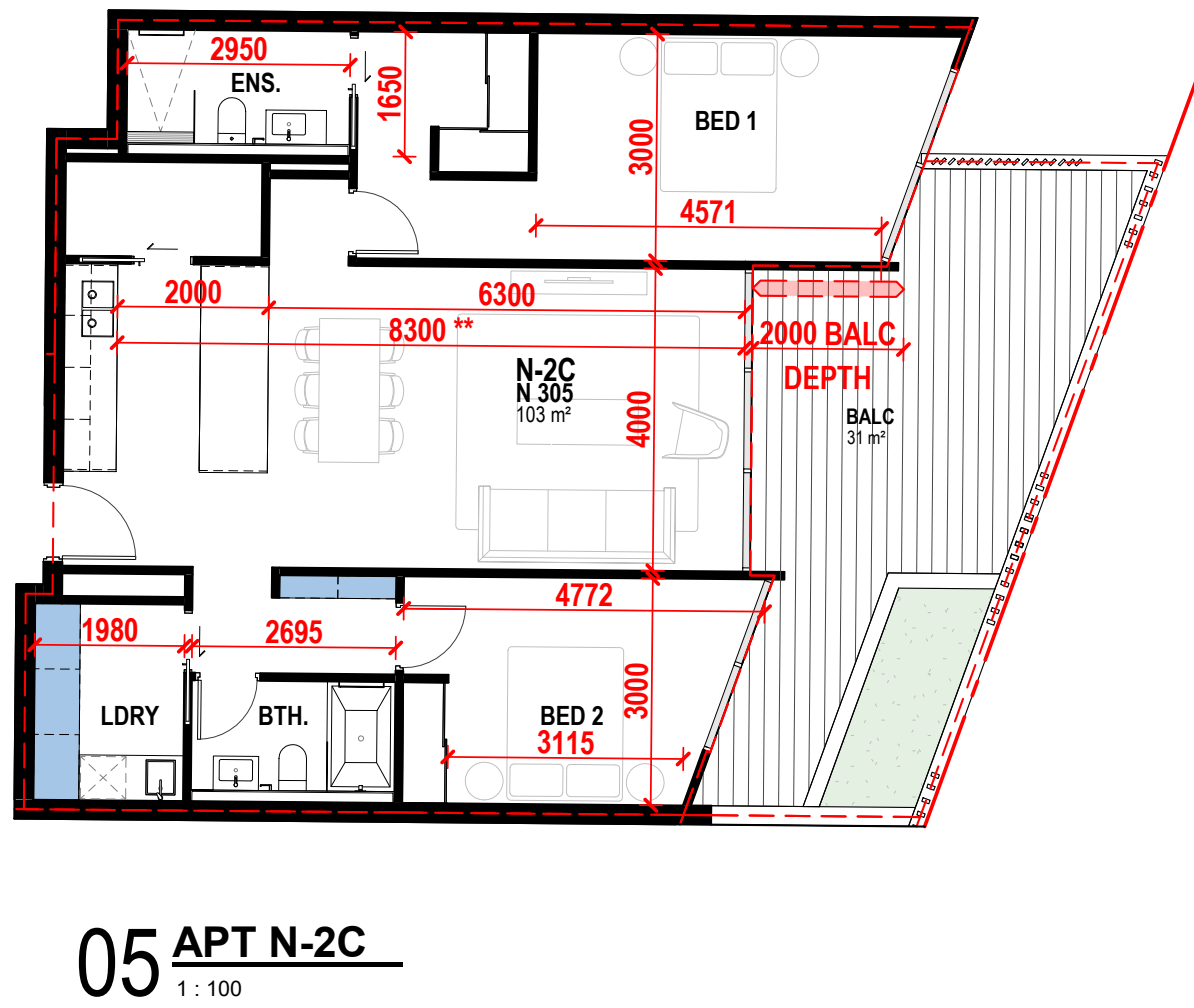
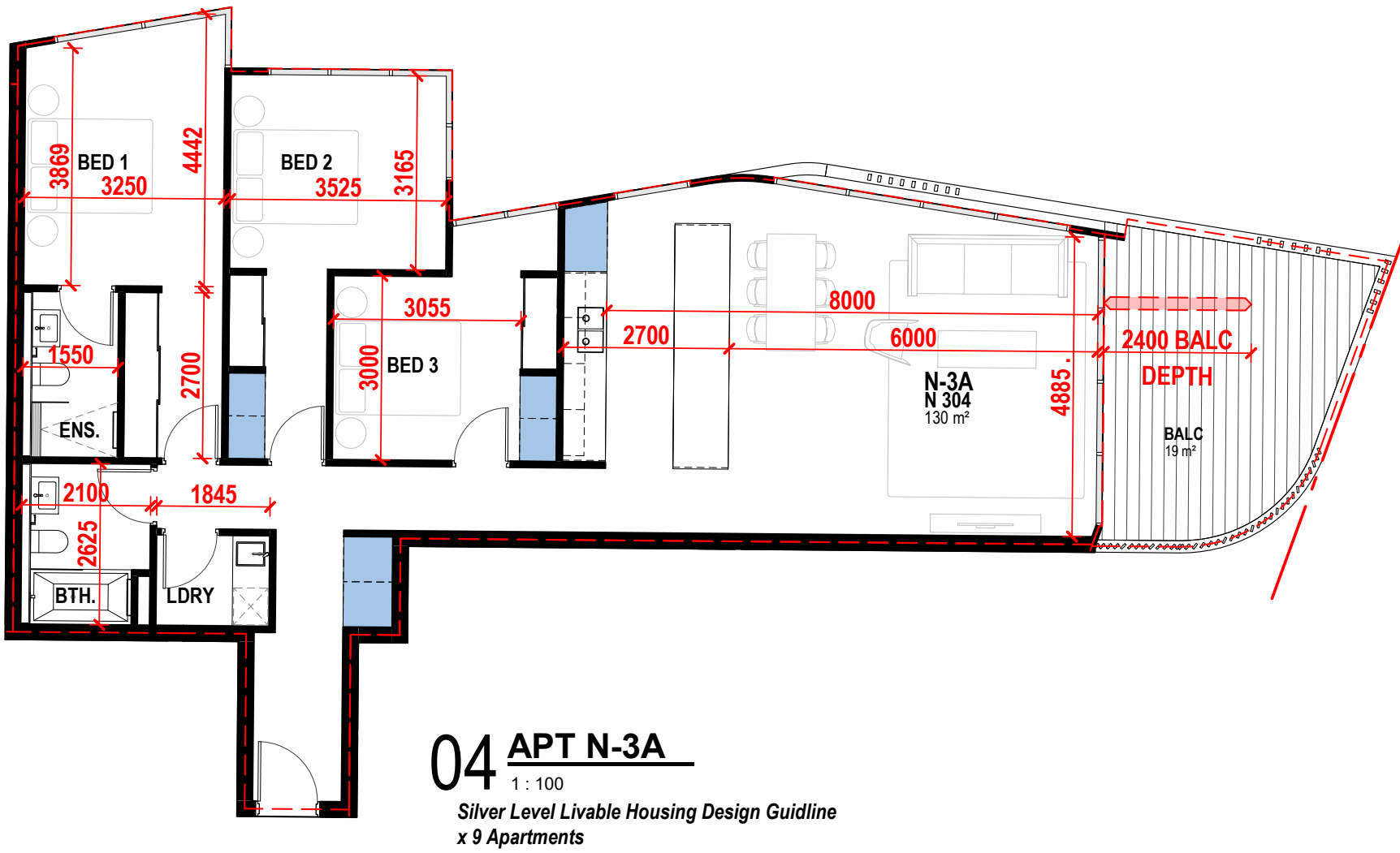
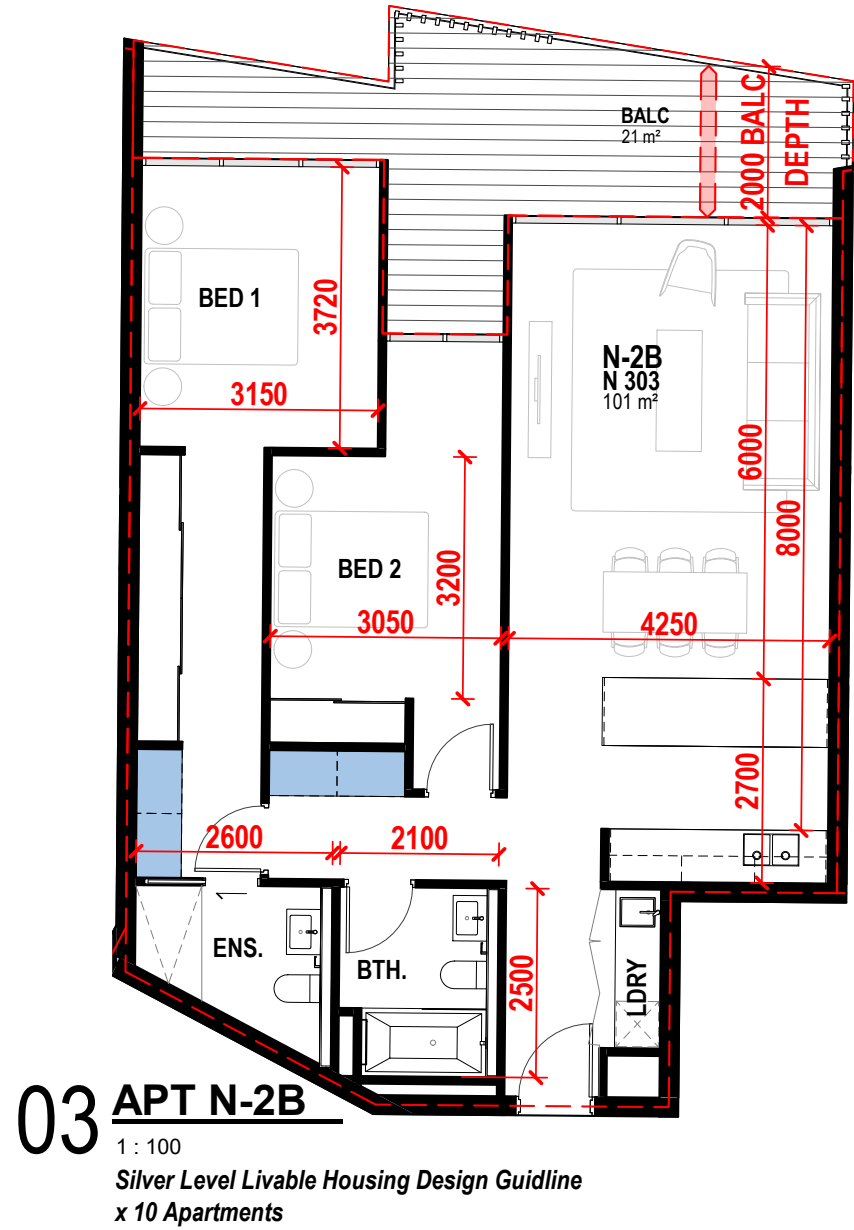
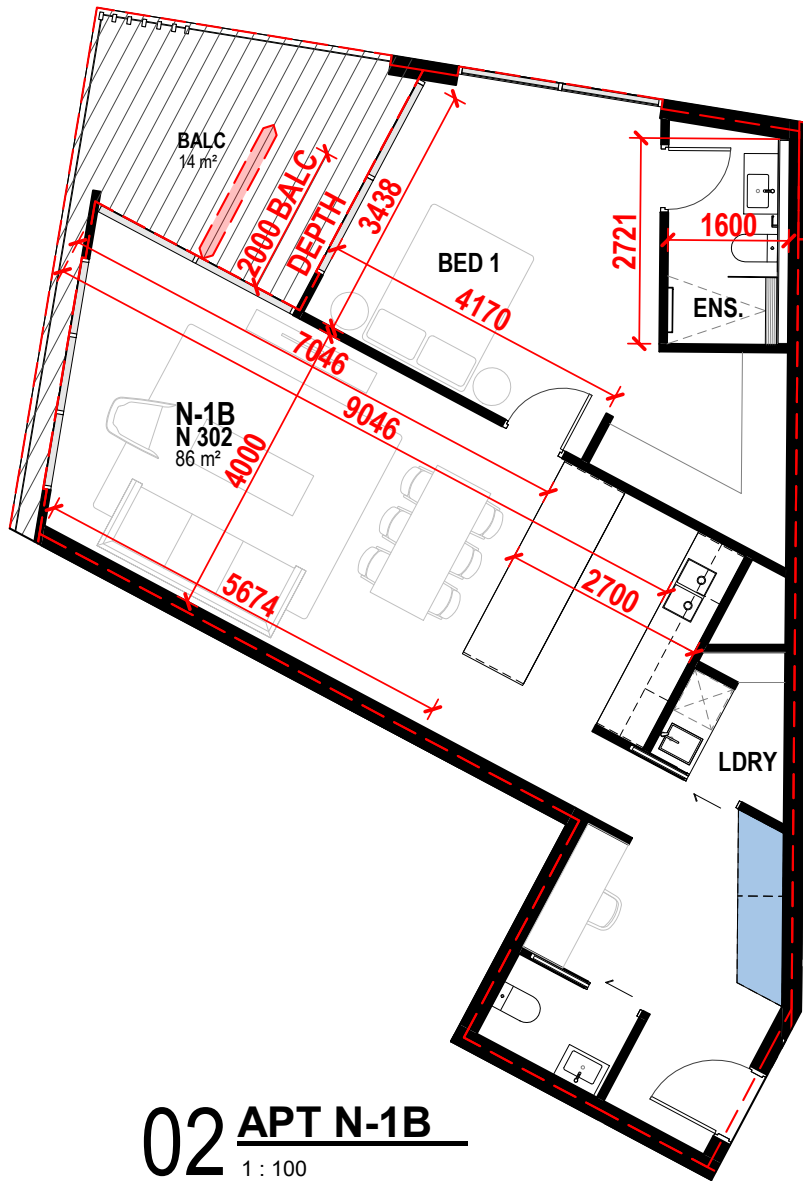
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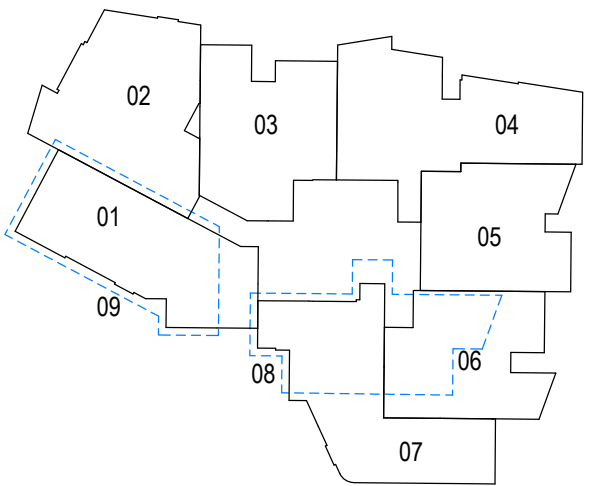
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- LEGEND / KEY PLAN
- APARTMENT STORAGE
 - MIN BALCONY DEPTH/AREA
 - 1 BED :2000/ 8m²
 - 2 BED :2000/ 10m²
 - 3 BED+ :2400/ 12m²
 - INDICATIVE OF AREA MEASURED



Client Logo



Client
HERAN GROUP PTY LTD

Project
13-19 ENID STREET
TWEED HEADS NSW 2485

Drawing Title
TYPICAL APT NORTH

Scale @ A1	Project Status
As indicated	REVISED DA
Sheet Created	Checked By
NOV 2021	DP
Project No.	Discipline
2021011	A
	Drawing Number
	DA-653
	Revision
	1

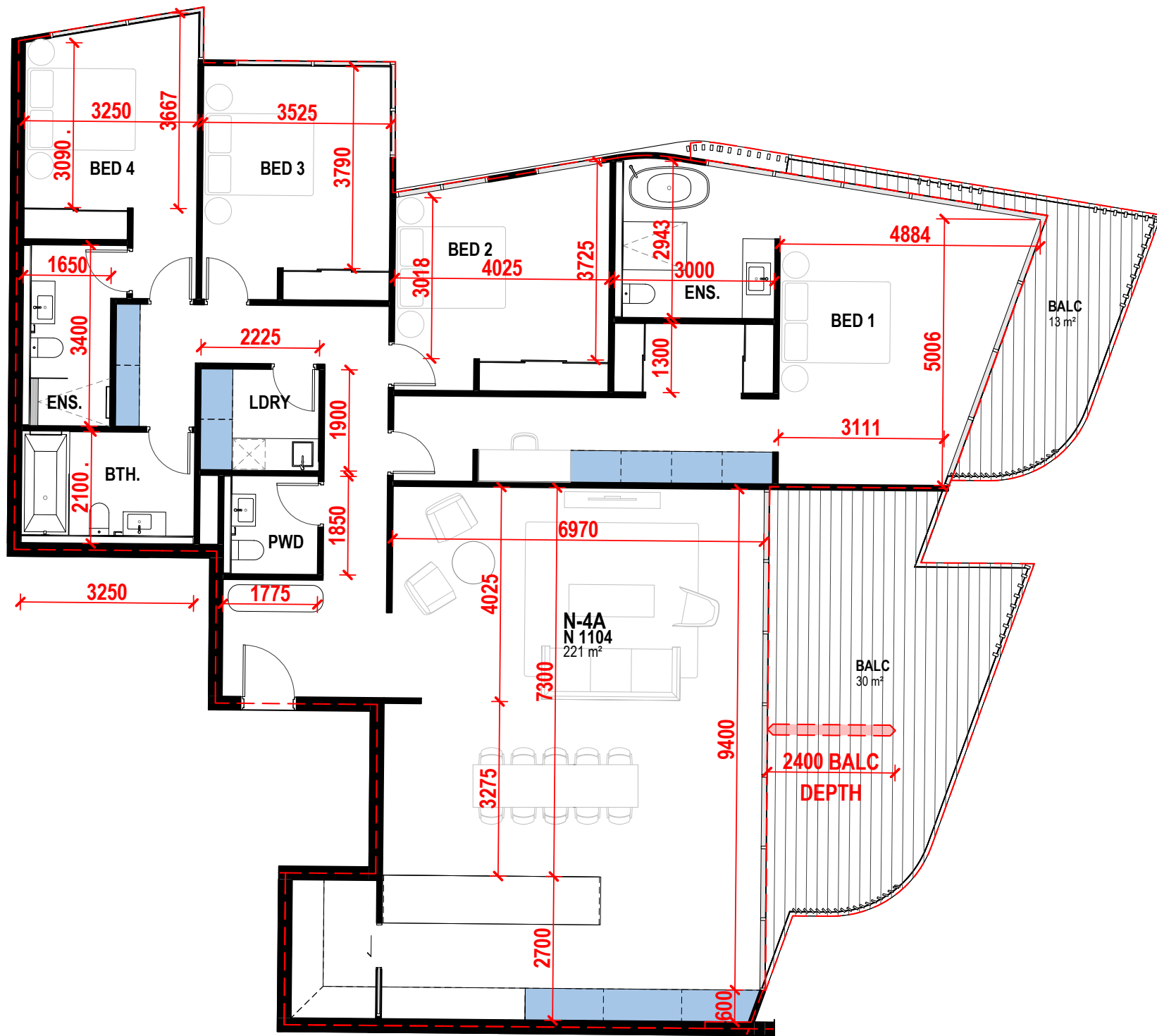
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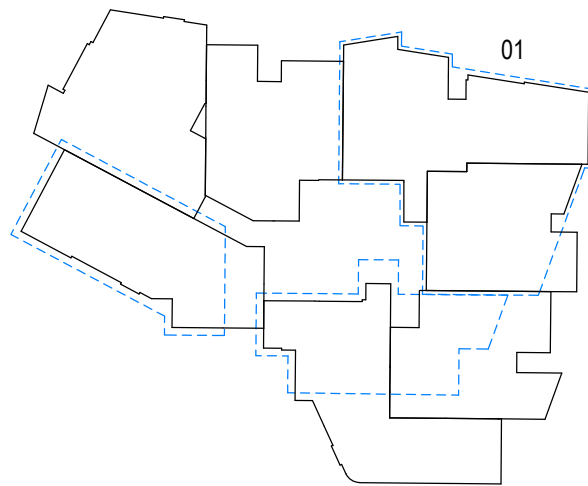
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01 APT N-4A
1 : 100

LEGEND / KEY PLAN

- APARTMENT STORAGE
- MIN BALCONY DEPTH/AREA
 - 1 BED :2000/ 8m²
 - 2 BED :2000/ 10m²
 - 3 BED+ :2400/ 12m²
- INDICATIVE OF AREA MEASURED



Client Logo



Client

HERAN GROUP PTY LTD

Project

13-19 ENID STREET
TWEED HEADS NSW 2485

Drawing Title

TYPICAL APT NORTH_CONT

Scale @ A1		Project Status	
As indicated		REVISED DA	
Sheet Created	Checked By	Approved By	Drawn By
NOV 2021	DP	DH	KS/HD
Project No.	Discipline	Drawing Number	Revision
2021011	A	DA-654	1

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APT TYPES/NUMBERS_TOTAL NORTH

LEVEL / APARTMENT NUMBER & TYPE			ORIENTATED TO SIGNIFICANT VIEWS	ADG COMPLIANCE (SOLAR ACCESS BY OTHERS)					CROSS VENTILATION
LEVEL	APT No.	APT TYPE		APT AREA (INTERNAL)	PRIVATE OPEN SPACE (POS)	BALCONY DEPTH	STORAGE		
LEVEL 02	N 201	N-2A		X	X	X	X	X	
LEVEL 02	N 202	N-1B		X	X	X	X	X	
LEVEL 02	N 203	N-2B		X	X	X	X		
LEVEL 02	N 204	N-3A		X	X	X	X	X	
LEVEL 02	N 205	N-2C	X	X	X	X	X		
LEVEL 02	N 206	N-2D	X	X	X	X	X		
LEVEL 03	N 301	N-3C		X	X	X	X	X	
LEVEL 03	N 302	N-1B		X	X	X	X	X	
LEVEL 03	N 303	N-2B		X	X	X	X		
LEVEL 03	N 304	N-3A		X	X	X	X	X	
LEVEL 03	N 305	N-2C	X	X	X	X	X		
LEVEL 03	N 306	N-2D	X	X	X	X	X		
LEVEL 03	N 307	N-2E	X	X	X	X	X	X	
LEVEL 04	N 401	N-3C		X	X	X	X	X	
LEVEL 04	N 402	N-1B		X	X	X	X	X	
LEVEL 04	N 403	N-2B		X	X	X	X		
LEVEL 04	N 404	N-3A		X	X	X	X	X	
LEVEL 04	N 405	N-2C	X	X	X	X	X		
LEVEL 04	N 406	N-2D	X	X	X	X	X		
LEVEL 04	N 407	N-2E	X	X	X	X	X	X	
LEVEL 05	N 501	N-3C		X	X	X	X	X	
LEVEL 05	N 502	N-1B		X	X	X	X	X	
LEVEL 05	N 503	N-2B		X	X	X	X		
LEVEL 05	N 504	N-3A		X	X	X	X	X	
LEVEL 05	N 505	N-2C	X	X	X	X	X		
LEVEL 05	N 506	N-3B	X	X	X	X	X	X	
LEVEL 06	N 601	N-3C		X	X	X	X	X	
LEVEL 06	N 602	N-1B		X	X	X	X	X	
LEVEL 06	N 603	N-2B		X	X	X	X		
LEVEL 06	N 604	N-3A		X	X	X	X	X	
LEVEL 06	N 605	N-2C	X	X	X	X	X		
LEVEL 06	N 606	N-3B	X	X	X	X	X	X	
LEVEL 07	N 701	N-3C		X	X	X	X	X	
LEVEL 07	N 702	N-1B		X	X	X	X	X	
LEVEL 07	N 703	N-2B		X	X	X	X		
LEVEL 07	N 704	N-3A		X	X	X	X	X	
LEVEL 07	N 705	N-2C	X	X	X	X	X		
LEVEL 07	N 706	N-3B	X	X	X	X	X	X	
LEVEL 08	N 801	N-3C		X	X	X	X	X	
LEVEL 08	N 802	N-1B		X	X	X	X	X	
LEVEL 08	N 803	N-2B		X	X	X	X		
LEVEL 08	N 804	N-3A		X	X	X	X	X	
LEVEL 08	N 805	N-2C	X	X	X	X	X		
LEVEL 08	N 806	N-3B	X	X	X	X	X	X	
LEVEL 09	N 901	N-3C		X	X	X	X	X	
LEVEL 09	N 902	N-1B		X	X	X	X	X	
LEVEL 09	N 903	N-2B		X	X	X	X		
LEVEL 09	N 904	N-3A		X	X	X	X	X	
LEVEL 09	N 905	N-2C	X	X	X	X	X		
LEVEL 09	N 906	N-3B	X	X	X	X	X	X	
LEVEL 10	N 1001	N-3C		X	X	X	X	X	
LEVEL 10	N 1002	N-1B		X	X	X	X	X	
LEVEL 10	N 1003	N-2B		X	X	X	X		
LEVEL 10	N 1004	N-3A		X	X	X	X	X	
LEVEL 10	N 1005	N-2C	X	X	X	X	X		
LEVEL 10	N 1006	N-3B	X	X	X	X	X	X	
LEVEL 11	N 1101	N-3C		X	X	X	X	X	
LEVEL 11	N 1102	N-1B		X	X	X	X	X	
LEVEL 11	N 1103	N-2B		X	X	X	X		
LEVEL 11	N 1104	N-4A		X	X	X	X	X	
LEVEL 11	N 1105	N-3B		X	X	X	X	X	

APT TYPES/NUMBERS_TOTAL SOUTH

LEVEL / APARTMENT NUMBER & TYPE			ORIENTATED TO SIGNIFICANT VIEWS	ADG COMPLIANCE (SOLAR ACCESS BY OTHERS)				
LEVEL	APT No.	APT TYPE		APT AREA (INTERNAL)	PRIVATE OPEN SPACE (POS)	BALCONY DEPTH	STORAGE	CROSS VENTILATION
LEVEL 02	S 201	S-3A		X	X	X	X	X
LEVEL 02	S 202	S-2A		X	X	X	X	X
LEVEL 02	S 203	S-2B	X	X	X	X	X	X
LEVEL 02	S 204	S-2C	X	X	X	X	X	X
LEVEL 02	S 205	S-3C	X	X	X	X	X	X
LEVEL 03	S 301	S-3A		X	X	X	X	X
LEVEL 03	S 302	S-2A		X	X	X	X	X
LEVEL 03	S 303	S-2B	X	X	X	X	X	X
LEVEL 03	S 304	S-3B	X	X	X	X	X	X
LEVEL 03	S 305	S-3C	X	X	X	X	X	X
LEVEL 04	S 401	S-3A		X	X	X	X	X
LEVEL 04	S 402	S-2A		X	X	X	X	X
LEVEL 04	S 403	S-2B	X	X	X	X	X	X
LEVEL 04	S 404	S-3B	X	X	X	X	X	X
LEVEL 04	S 405	S-3C	X	X	X	X	X	X
LEVEL 05	S 501	S-3A	X	X	X	X	X	X
LEVEL 05	S 502	S-2A		X	X	X	X	X
LEVEL 05	S 503	S-2B		X	X	X	X	X
LEVEL 05	S 504	S-3B	X	X	X	X	X	X
LEVEL 05	S 505	S-3C	X	X	X	X	X	X
LEVEL 06	S 601	S-3A		X	X	X	X	X
LEVEL 06	S 602	S-2A		X	X	X	X	X
LEVEL 06	S 603	S-2B		X	X	X	X	X
LEVEL 06	S 604	S-3B	X	X	X	X	X	X
LEVEL 06	S 605	S-3C	X	X	X	X	X	X
LEVEL 07	S 701	S-3A		X	X	X	X	X
LEVEL 07	S 702	S-2A		X	X	X	X	X
LEVEL 07	S 703	S-2B		X	X	X	X	X
LEVEL 07	S 704	S-3B		X	X	X	X	X
LEVEL 07	S 705	S-3C	X	X	X	X	X	X
LEVEL 08	S 801	S-3A		X	X	X	X	X
LEVEL 08	S 802	S-2A		X	X	X	X	X
LEVEL 08	S 803	S-2B		X	X	X	X	X
LEVEL 08	S 804	S-3B		X	X	X	X	X
LEVEL 08	S 805	S-3C	X	X	X	X	X	X
LEVEL 09	S 901	S-3A		X	X	X	X	X
LEVEL 09	S 902	S-2A		X	X	X	X	X
LEVEL 09	S 903	S-2B		X	X	X	X	X
LEVEL 09	S 904	S-3B		X	X	X	X	X
LEVEL 09	S 905	S-3C	X	X	X	X	X	X
LEVEL 10	S 1001	S-3A		X	X	X	X	X
LEVEL 10	S 1002	S-2A		X	X	X	X	X
LEVEL 10	S 1003	S-2B		X	X	X	X	X
LEVEL 10	S 1004	S-3B		X	X	X	X	X
LEVEL 10	S 1005	S-3C	X	X	X	X	X	X
LEVEL 11	S 1101	S-3A		X	X	X	X	X
LEVEL 11	S 1102	S-2A		X	X	X	X	X
LEVEL 11	S 1103	S-2B		X	X	X	X	X
LEVEL 11	S 1104	S-4A		X	X	X	X	X

Client Logo



Client
HERAN GROUP PTY LTD

Project
**13-19 ENID STREET
TWEED HEADS NSW 2485**

Drawing Title
ADG COMPLIANCE

Scale @ A1		Project Status	
		REVISED DA	
Sheet Created	Checked By	Approved By	Drawn By
NOV 2021	DP	DH	KS/HD
Project No.	Discipline	Drawing Number	Revision
2021011	A	DA-700	2

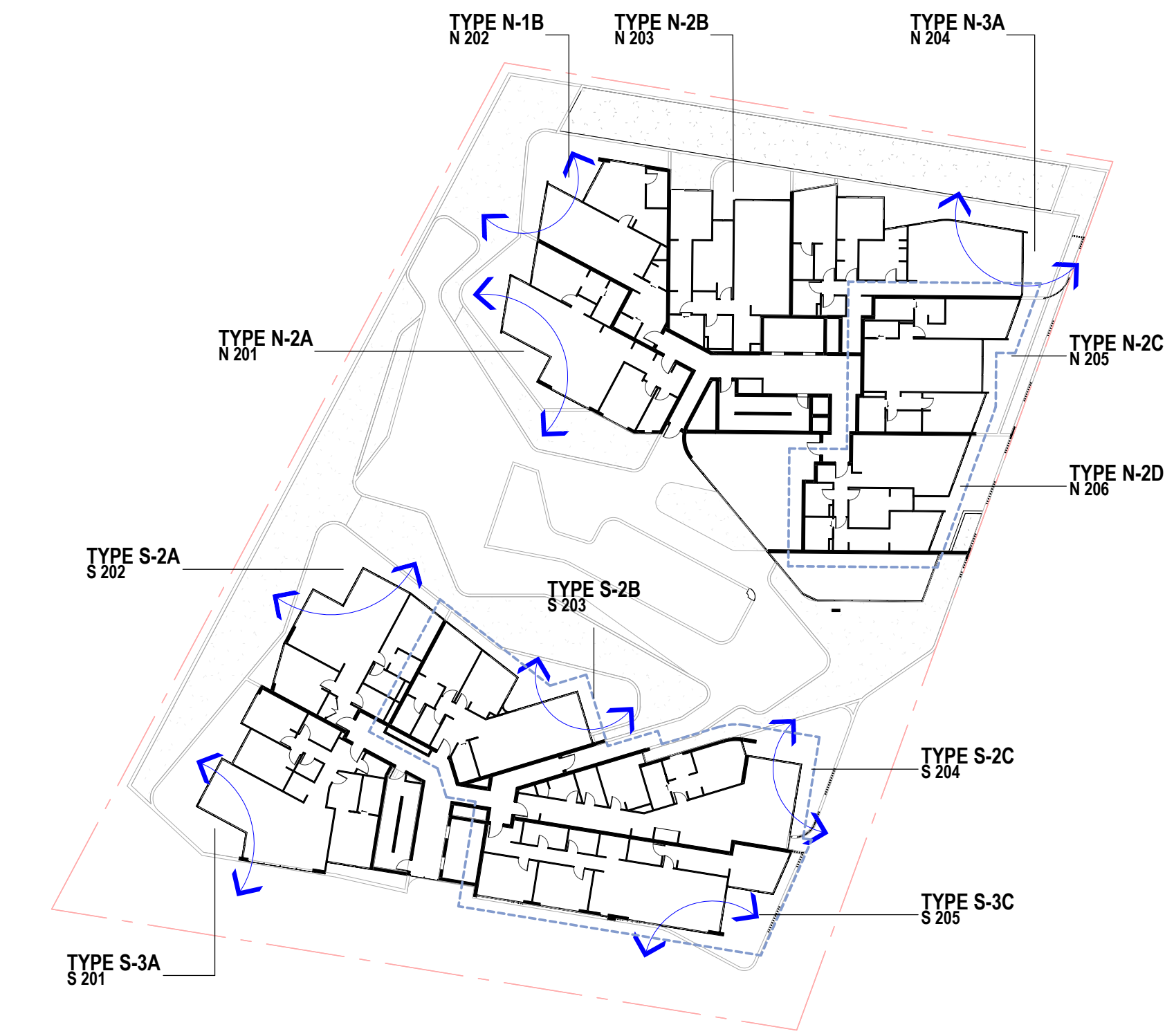
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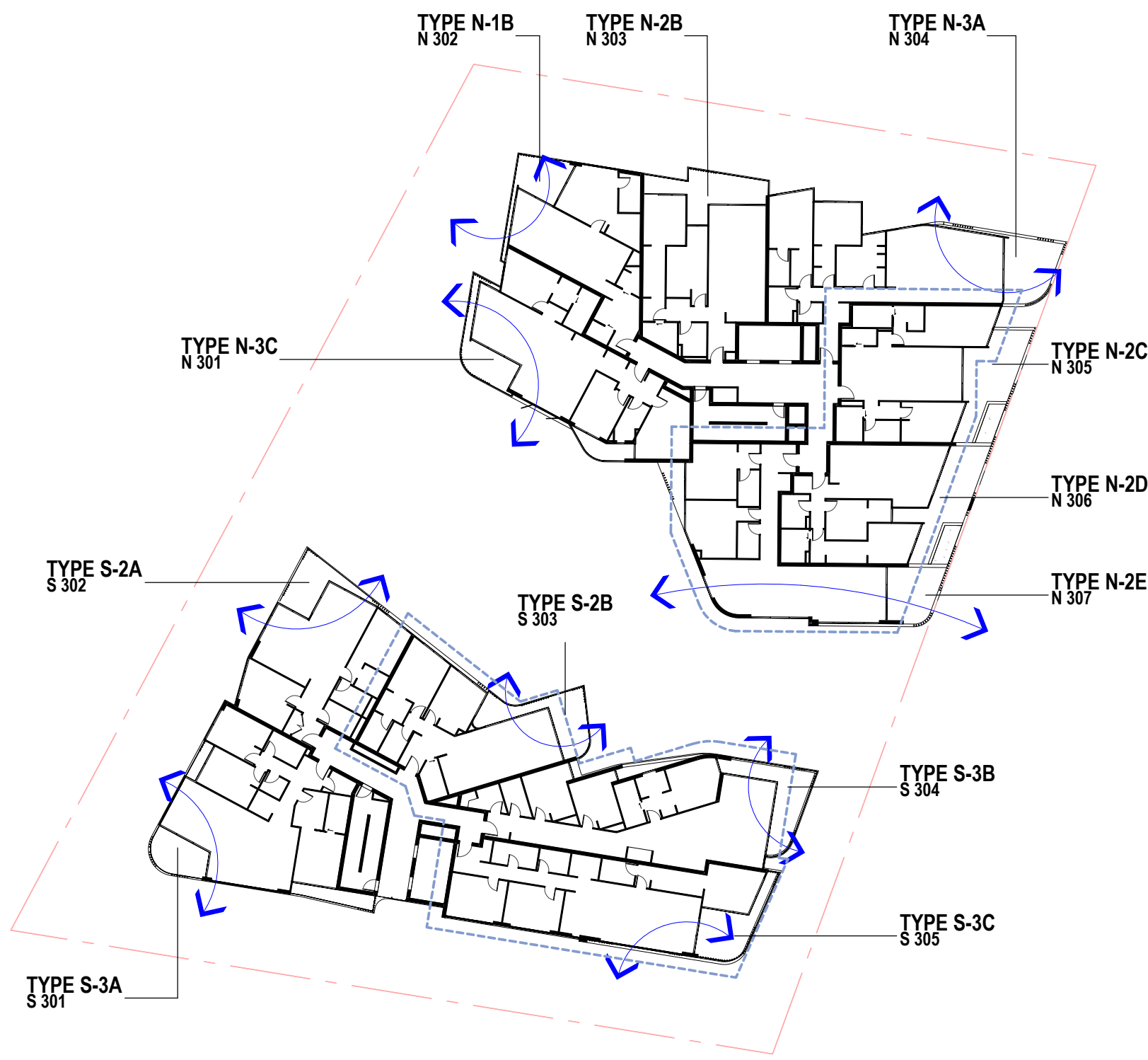
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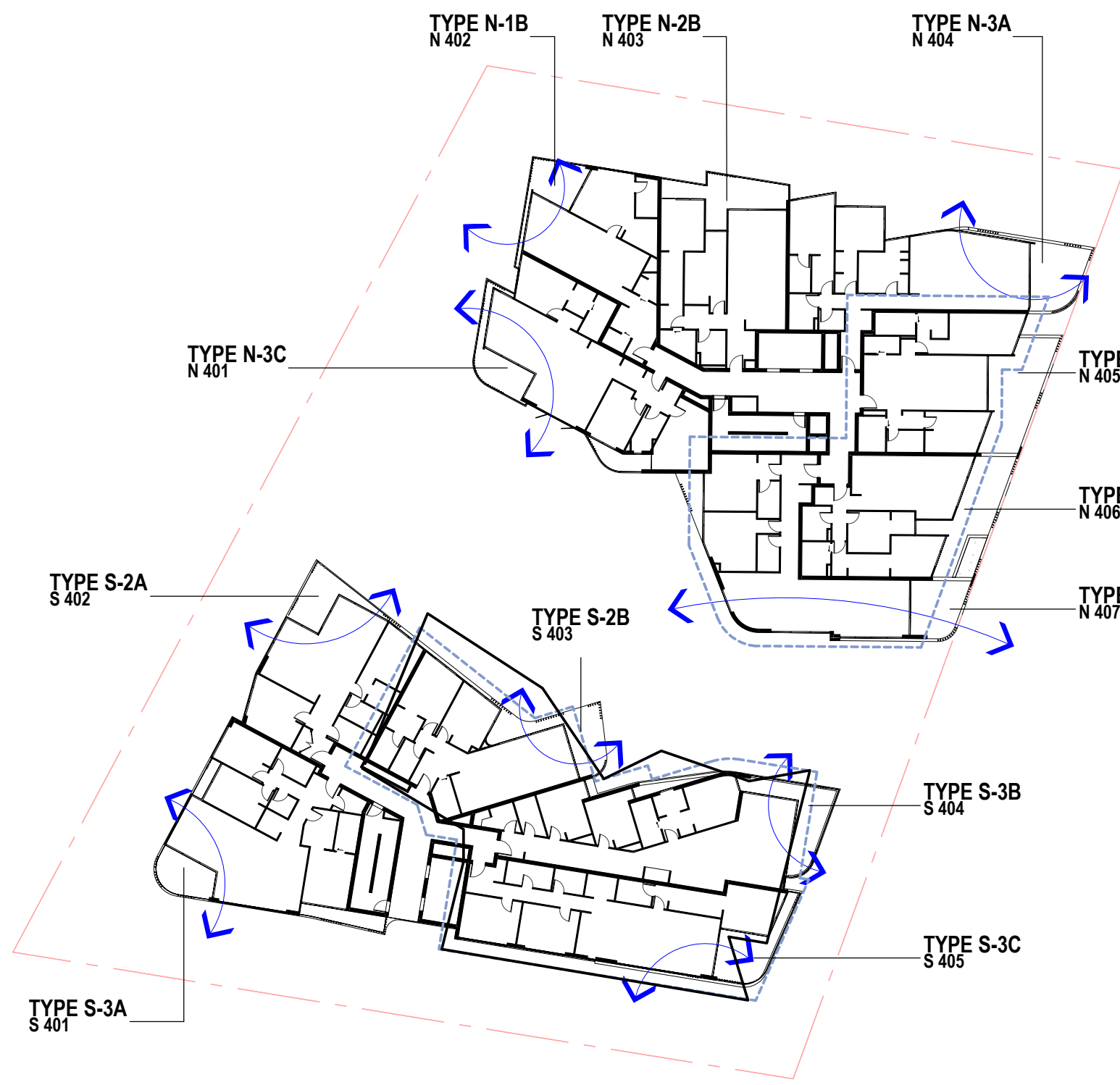
01 **LEVEL 02 (PODIUM)**

1 : 400



02 **LEVEL 03**

1 : 400



03 **LEVEL 04**

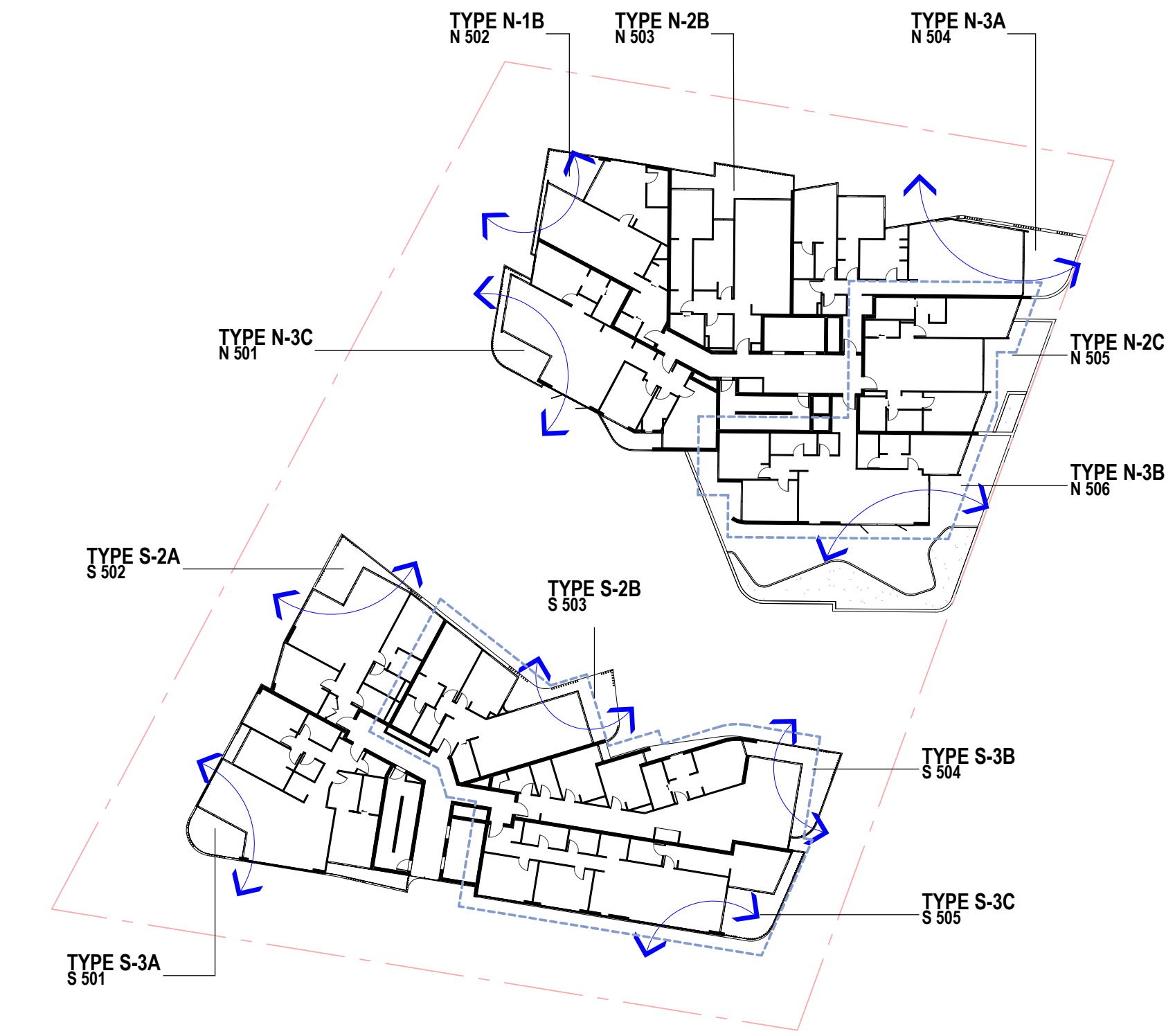
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LEGEND - CROSS VENTILATION

↔ CROSS VENTILATED

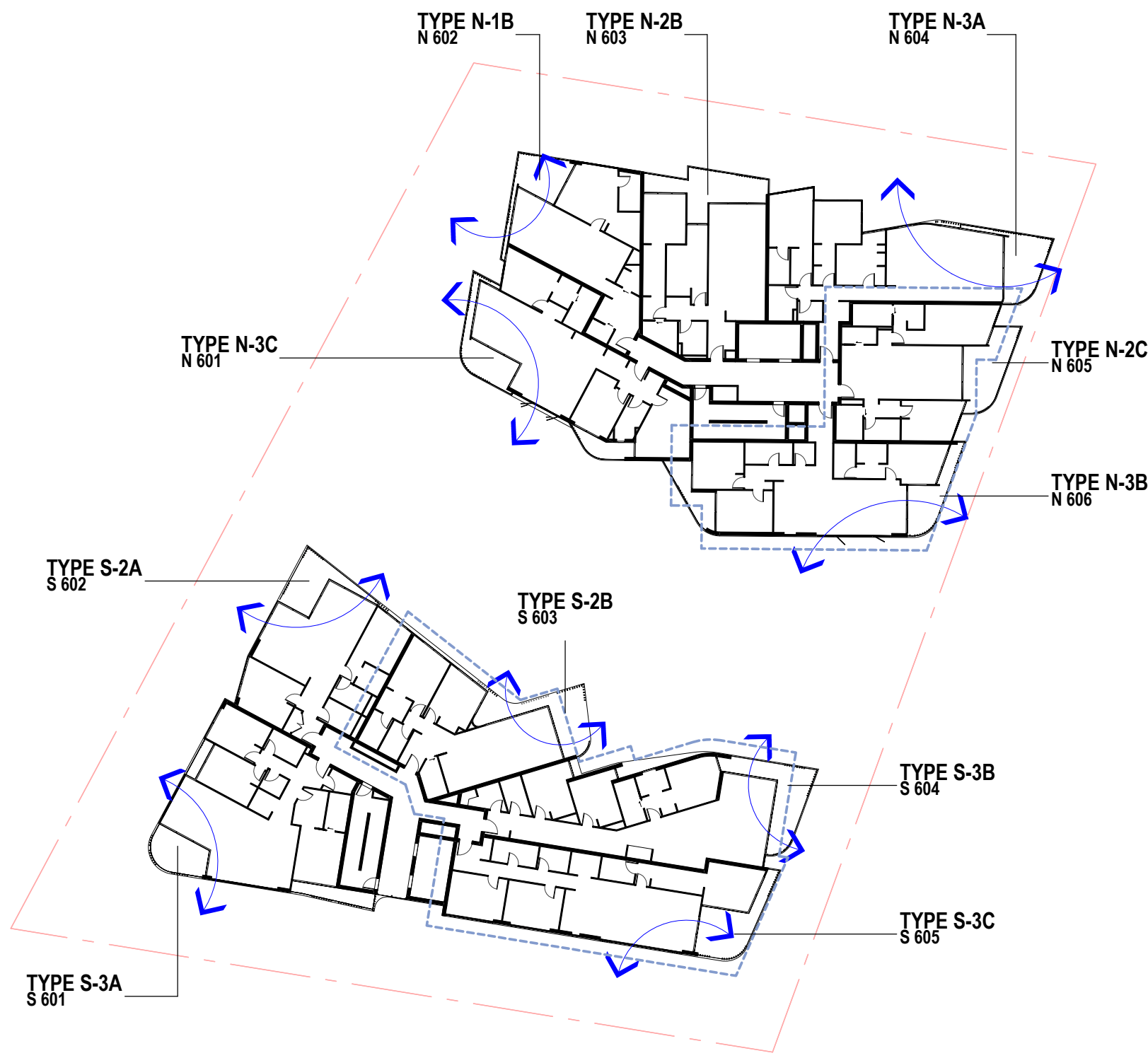
LEGEND -

APARTMENTS ORIENTATED TO SIGNIFICANT VIEW



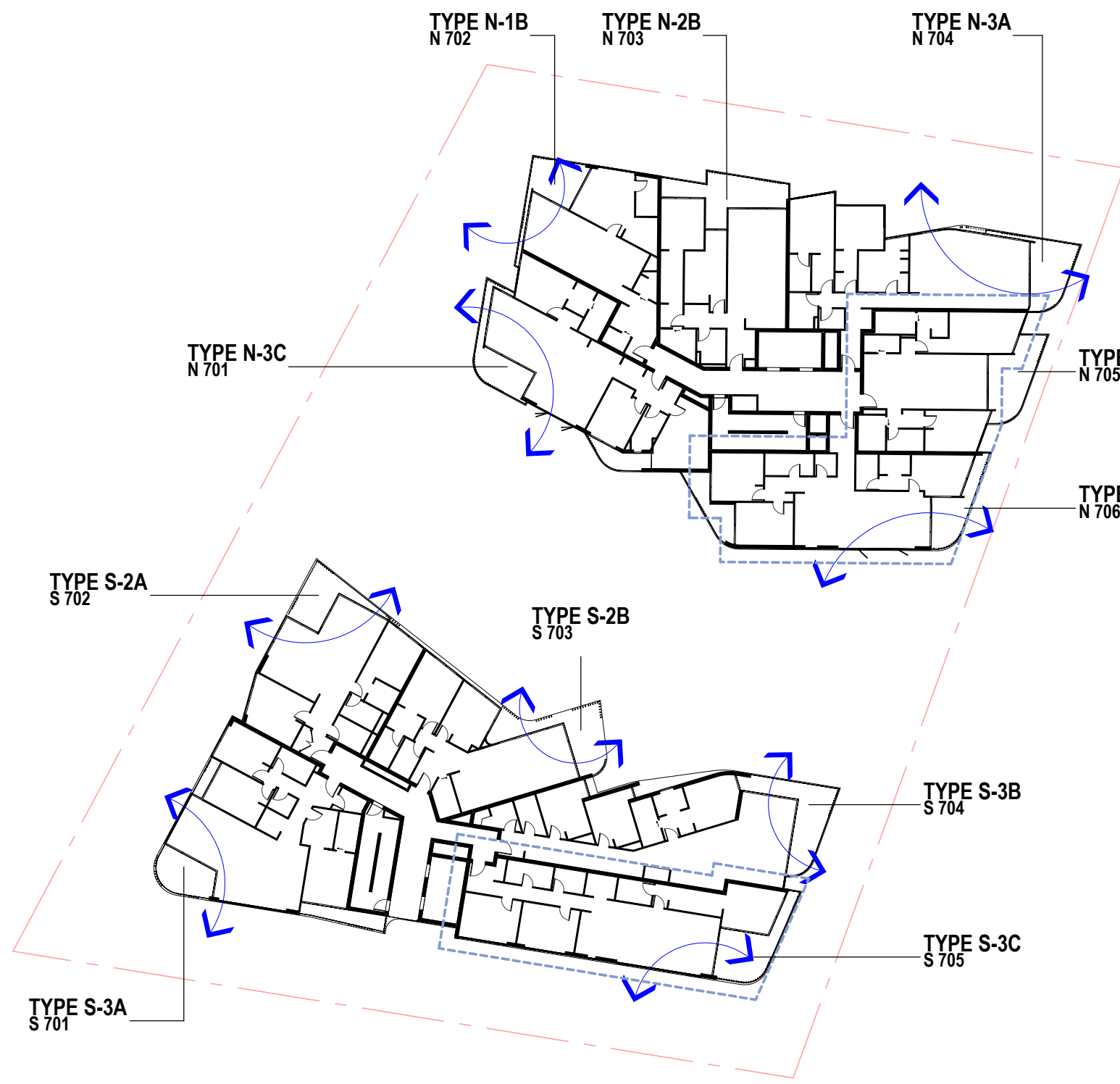
04 **LEVEL 05**

1 : 400



05 **LEVEL 06**

1 : 400



06 **LEVEL 07**

1 : 400

Client Logo



Client

HERAN GROUP PTY LTD

Project

13-19 ENID STREET
TWEED HEADS NSW 2485

Drawing Title

**ADG COMPLIANCE - CROSS
VENTILATION**

Scale @ A1

1 : 400

Project Status

REVISED DA

Sheet Created

NOV 2021

Checked By

DP

Approved By

DH

Drawn By

KS/HD

Project No.

2021011

Discipline

A

Drawing Number

DA-701

Revision

2

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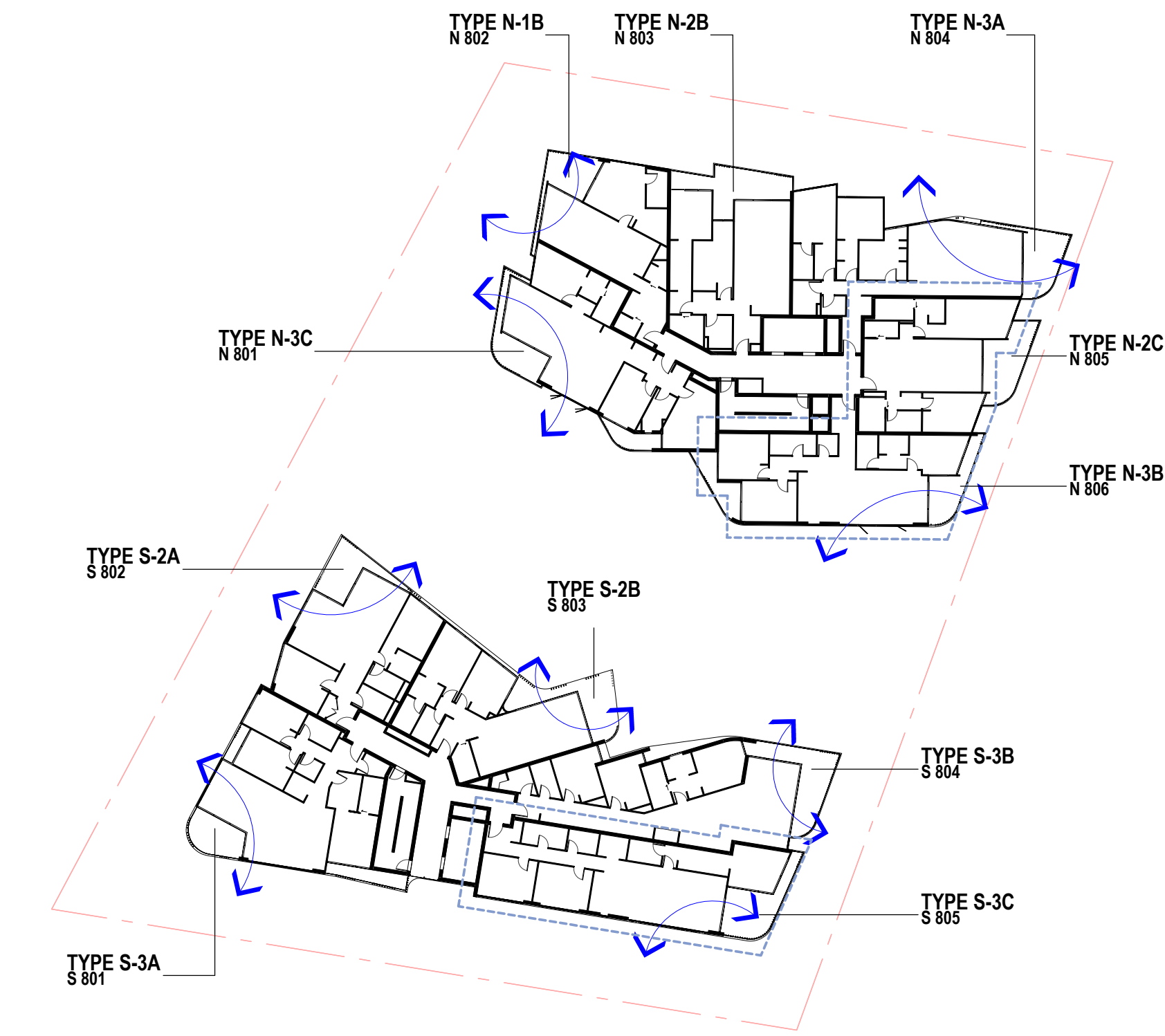
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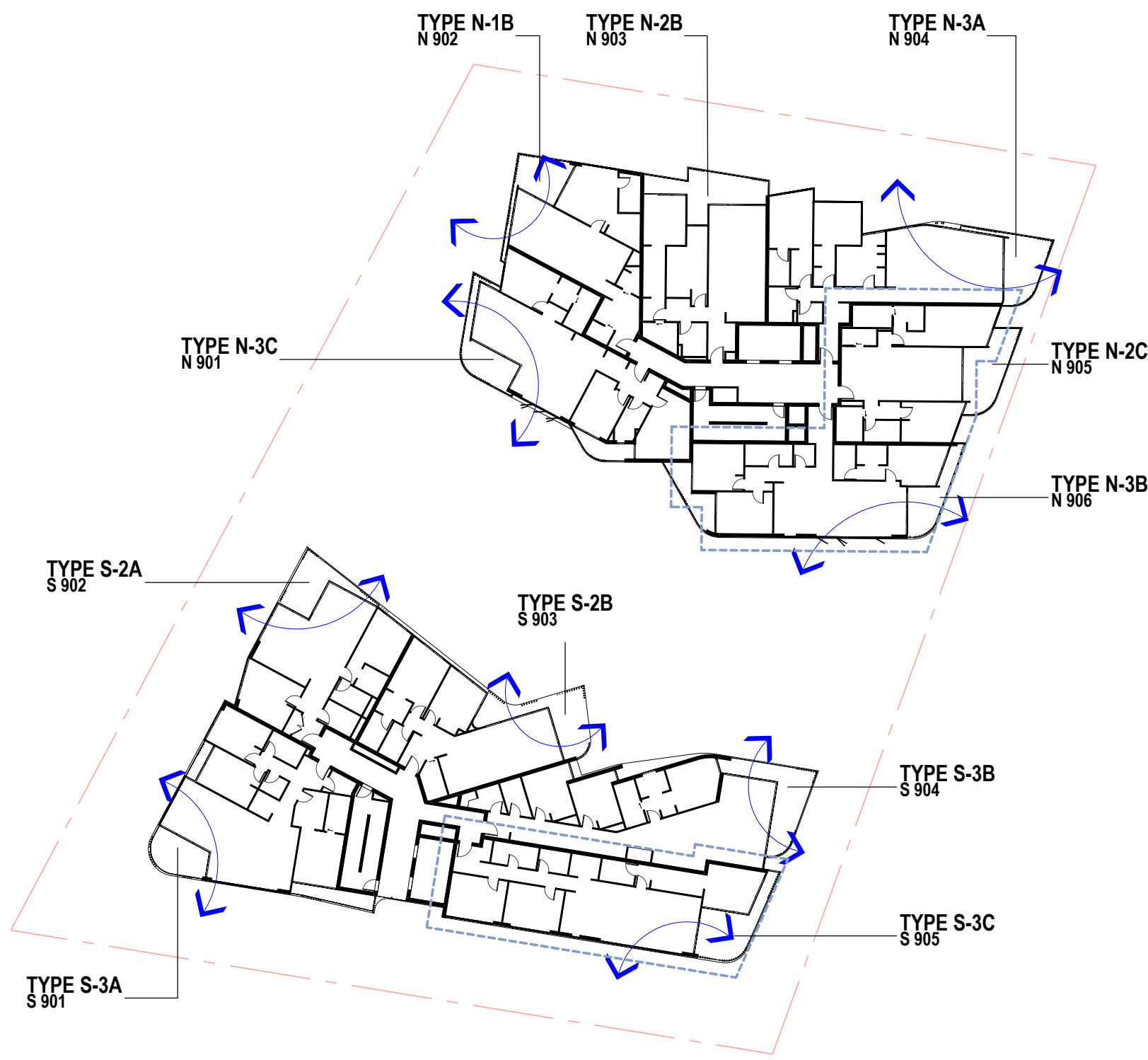
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Amendments			
Rev.	Description	Issued By	Date
1	ISSUE FOR DA	KS	10/12/2021
2	ISSUE FOR REVISED DA	KS	17/06/2022



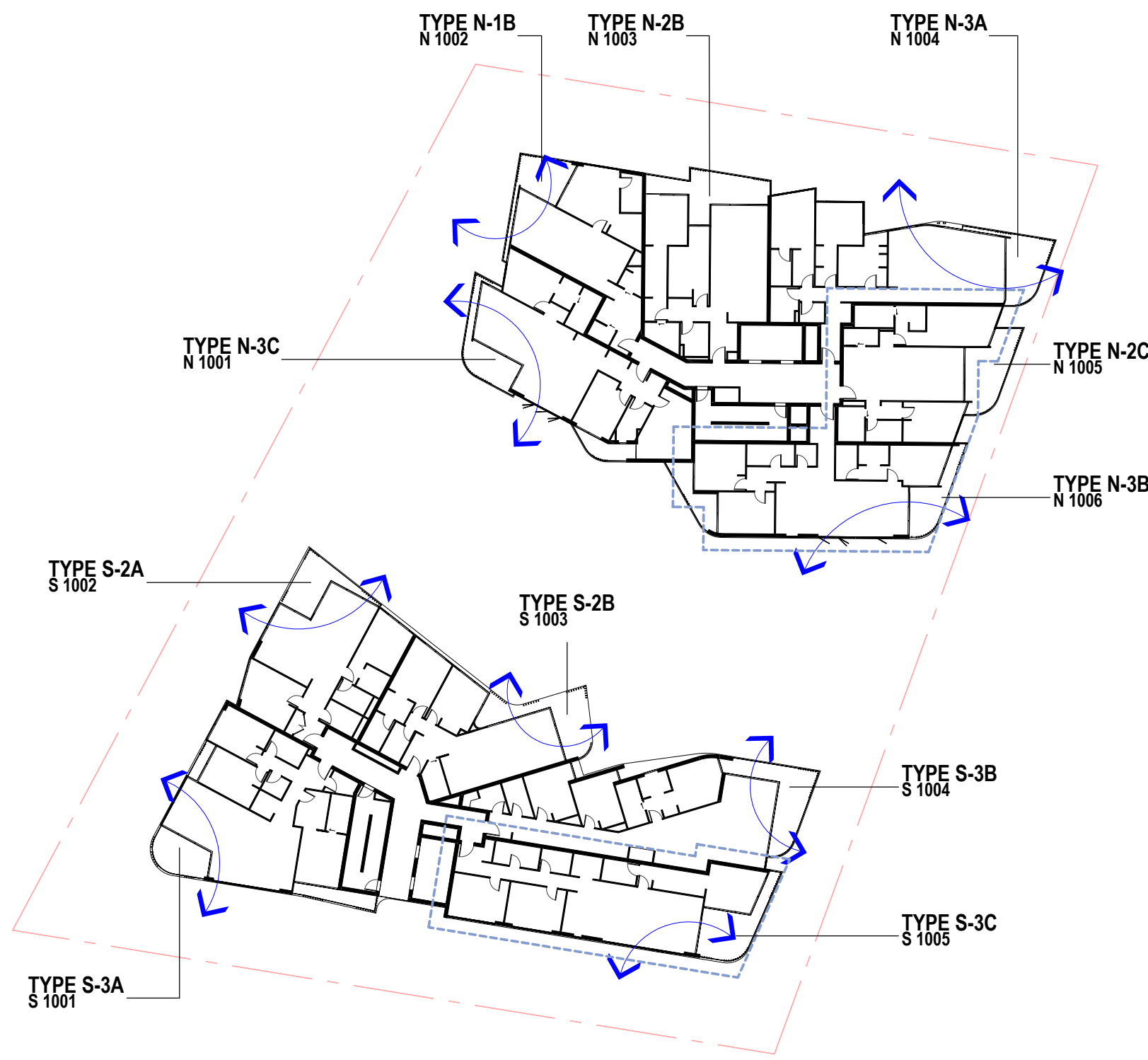
01 **LEVEL 08**

1 : 400



02 **LEVEL 09**

1 : 400



03 **LEVEL 10**

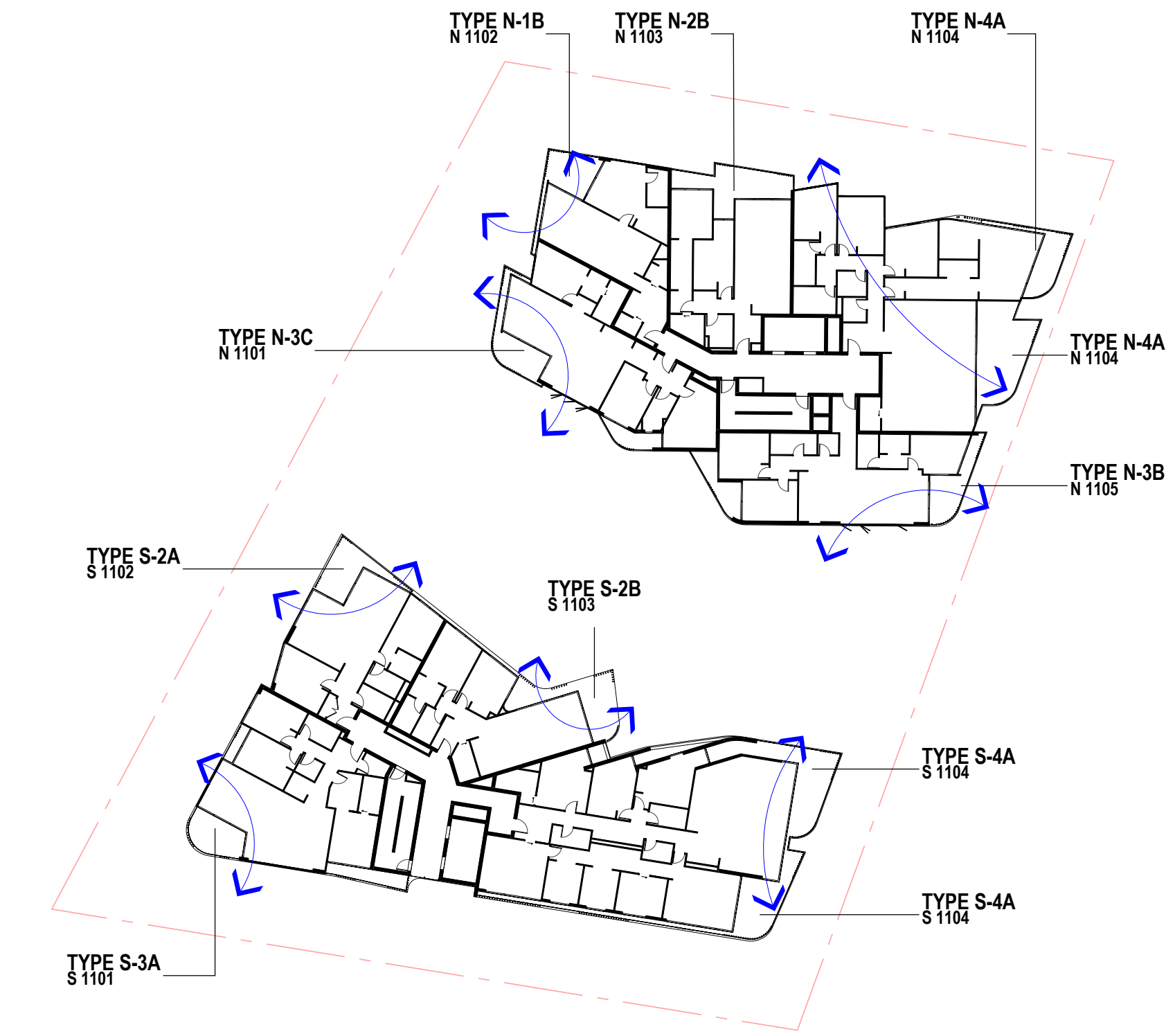
1 : 400

LEGEND - CROSS VENTILATION

 CROSS VENTILATED

LEGEND -

 APARTMENTS ORIENTATED TO SIGNIFICANT VIEW



04 **LEVEL 11**

1 : 400

Client Logo



Client

HERAN GROUP PTY LTD

Project

13-19 ENID STREET
TWEED HEADS NSW 2485

Drawing Title

**ADG COMPLIANCE - CROSS
VENTILATION**

Scale @ A1

1 : 400

Project Status

REVISED DA

Sheet Created

NOV 2021

Checked By

DP

Approved By

DH

Drawn By

KS/HD

Project No.

2021011

Discipline

A

Drawing Number

DA-702

Revision

2

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Amendments			
Rev.	Description	Issued By	Date
1	KS	KS	10/13/2021
A	ISSUE FOR DA	KS	01/02/2022
	ISSUE FOR INFORMATION/RESPONSE TO COUNCIL DRAFT ONLY		
2	ISSUE FOR REVISED DA	KS	17/06/2022



01 **21 JUNE 0900**
1 : 600



02 **21 JUNE 1200**
1 : 600



03 **21 JUNE 1500**
1 : 600



04 **21 SEP 0900**
1 : 600



05 **21 SEP 1200**
1 : 600



06 **21 SEP 1500**
1 : 600

LEGEND
----- SHADOW PROPOSED BUILDING OUTLINE

NOTE:
ALL SHADOWS ARE PROJECTED ONTO GROUND FLOOR & SURROUNDING SHADOW CONTEXT HAS BEEN TURNED OFF FOR BUILDING OUTLINE STUDY

Client Logo



Client
HERAN GROUP PTY LTD

Project
**13-19 ENID STREET
TWEED HEADS NSW 2485**

Drawing Title
SHADOW DIAGRAMS SHEET 1

Scale @ A1		Project Status	
1 : 600		REVISED DA	
Sheet Created	Checked By	Approved By	Drawn By
NOV 2021	DP	DH	KS/HD
Project No.	Discipline	Drawing Number	Revision
2021011	A	DA-800	2

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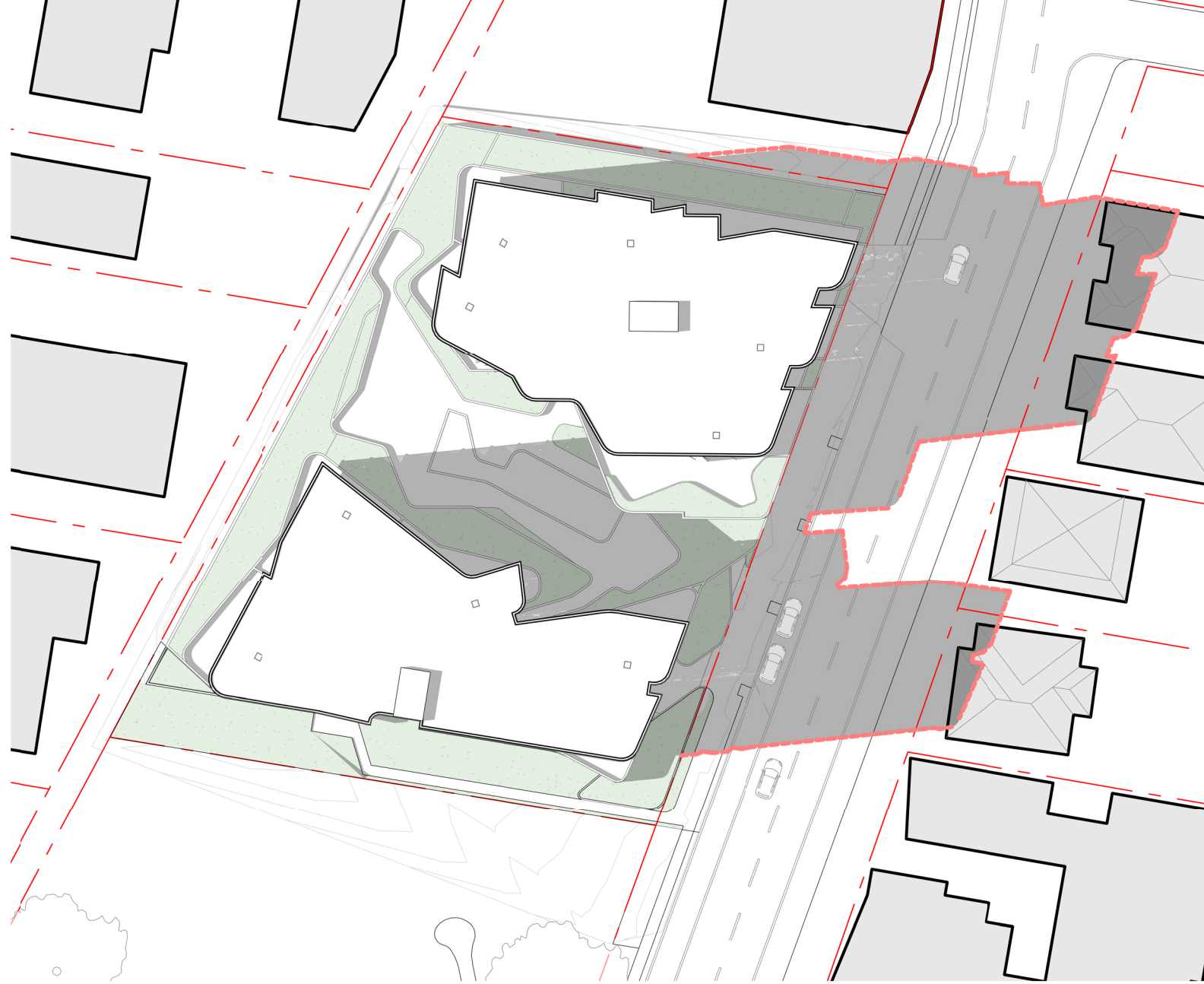
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01 21 DEC 0900
1 : 600



02 21 DEC 1200
1 : 600



03 21 DEC 1500
1 : 600

Amendments			
Rev.	Description	Issued By	Date
1	KS	KS	10/12/2021
A	ISSUE FOR INFORMATION/RESPONSE TO COUNCIL DRAFT ONLY	KS	01/02/2022
2	ISSUE FOR REVISED DA	KS	17/06/2022

LEGEND
----- SHADOW PROPOSED BUILDING OUTLINE

NOTE:
ALL SHADOWS ARE PROJECTED ONTO GROUND FLOOR & SURROUNDING SHADOW CONTEXT HAS BEEN TURNED OFF FOR BUILDING OUTLINE STUDY

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HERAN GROUP PTY LTD

Project
**13-19 ENID STREET
TWEED HEADS NSW 2485**

Drawing Title
SHADOW DIAGRAMS SHEET 2

Scale @ A1 1 : 600		Project Status REVISED DA	
Sheet Created NOV 2021	Checked By DP	Approved By DH	Drawn By KS/HD
Project No. 2021011	Discipline A	Drawing Number DA-801	Revision 2

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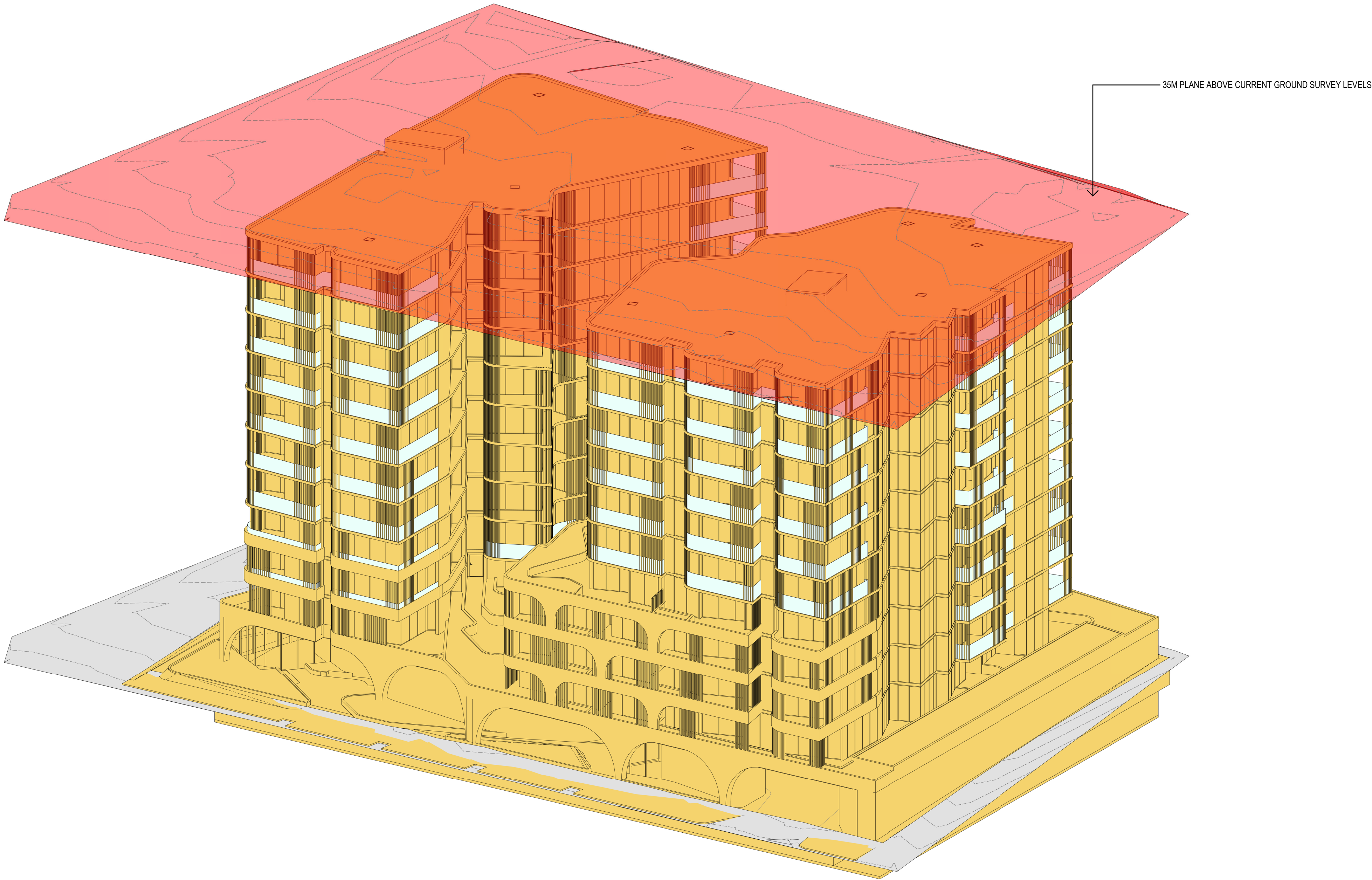
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1	KS ISSUE FOR DA	KS	10/12/2021
2	ISSUE FOR REVISED DA	KS	17/06/2022



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Project

13-19 ENID STREET
TWEED HEADS NSW 2485

Drawing Title

BUILDING HEIGHT PLANE
DIAGRAM

Scale @ A1

NTS

Project Status

REVISED DA

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NOV 2021	DP	DH	KS/HD

Project No.	Discipline	Drawing Number	Revision
2021011	A	DA-855	2

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