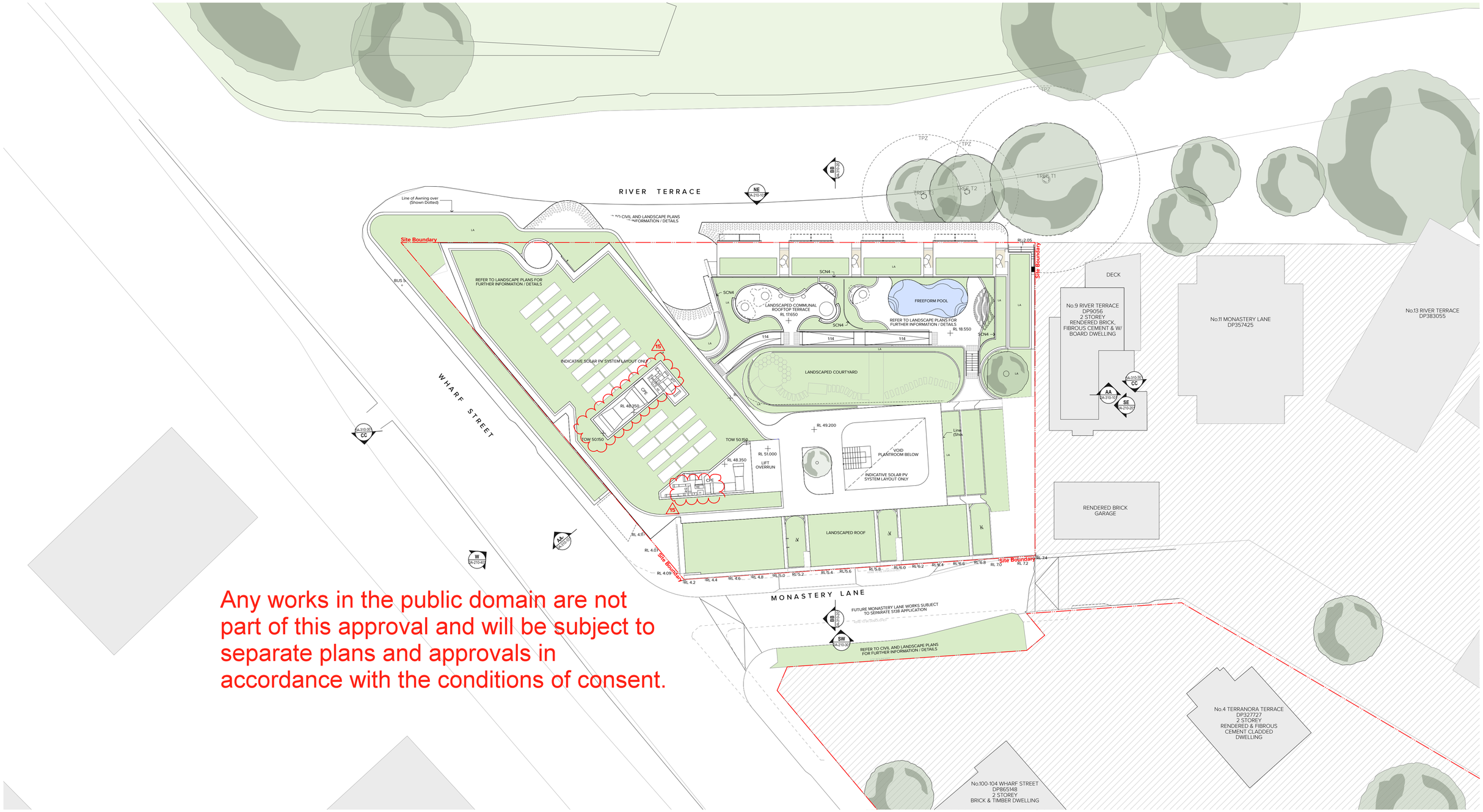

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Briscoe Hotel Group
160 Elizabeth Street Sydney NSW 2000
Australia

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Rev	Date	Approved by	Revision Notes
G	02.04.25	MP	Amended DA Submission

Project Title
3 - 7 River Terrace, Tweed Heads
3 - 7 River Terrace Tweed Heads NSW 2485 Australia

Drawing Title
Siteworks
Site Plan

Scale: **1:200 @A1, 50%@A3**
Project No.: **21036**
Drawn by: **MP,JW,CM**
North
Status: **For DA Submission**
Dwg No.: **DA-100-004**
Rev: **G**

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LEGEND

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ADP	Adaptable
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Setback Line
Site Boundary
Livable Apartment (silver level)
Adaptable Apartment
Accessible Parking Space

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Rev	Date	Approved by	Revision Notes
H	02.04.25	MP	Amended DA Submission

Project Title
3 - 7 River Terrace, Tweed Heads
3 - 7 River Terrace Tweed Heads NSW 2485 Australia

Drawing Title
GA Plans
Basement 03

Scale: **1:200 @A1, 50%@A3**
Project No.: **21036**
Drawn by: **MP,JW,CM**
North
Status: **For DA Submission**
Dwg No.: **DA-110-002**
Rev: **H**

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- Setback Line
- Site Boundary
- Livable Apartment (silver level)
- Adaptable Apartment
- Accessible Parking Space

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Rev.	Date	Approved by	Revision Notes
H	02.04.25	MP	Amended DA Submission

Project Title
3 - 7 River Terrace, Tweed Heads
3 - 7 River Terrace Tweed Heads NSW 2485 Australia

Drawing Title
GA Plans
Basement 02

Scale: **1:200 @A1, 50%@A3**
Status: **For DA Submission**
Project No.: **21036**
Dwg No.: **DA-110-003**
Drawn by: **MP,JW,CM**
Rev: **H**
North

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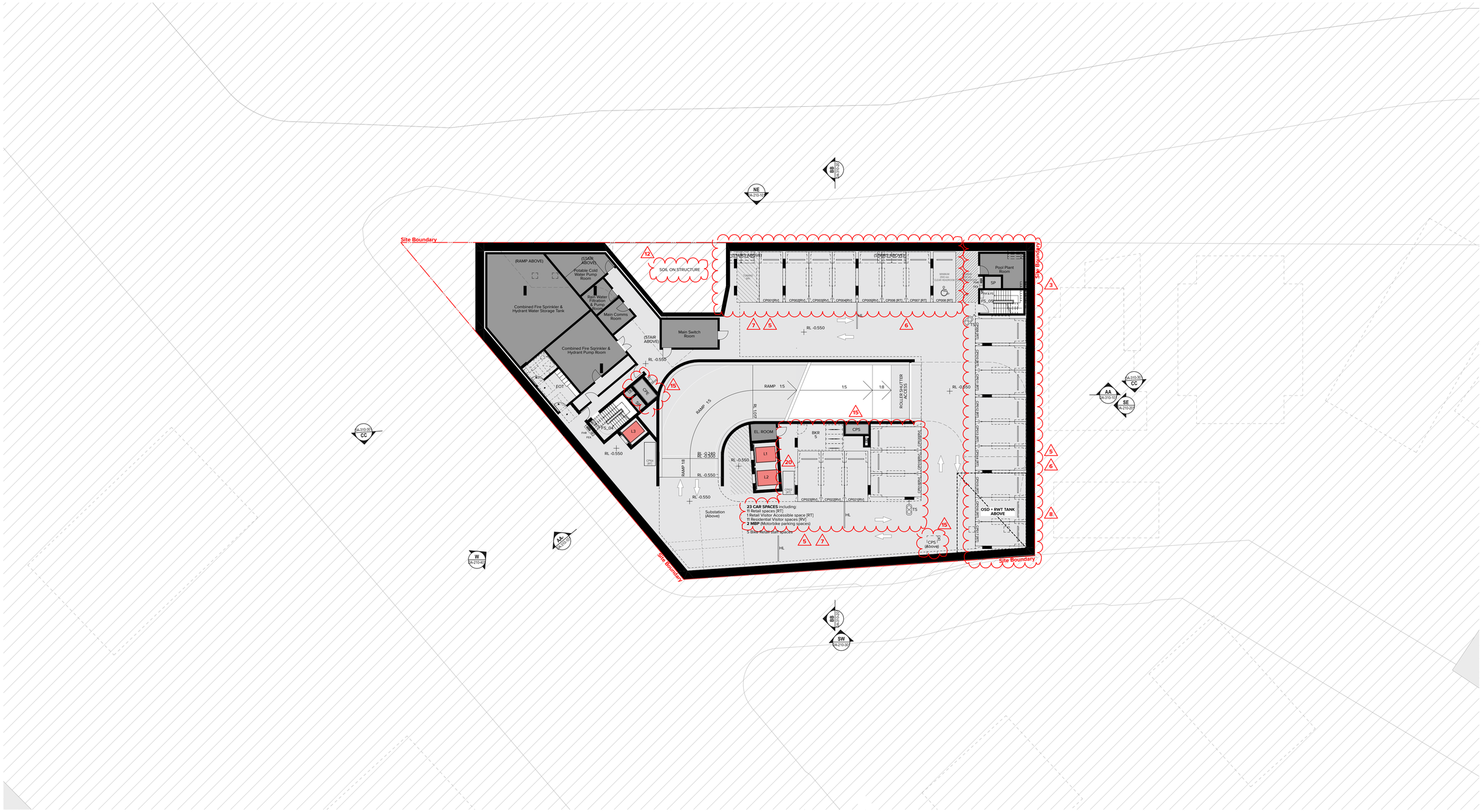

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Project Title
3 - 7 River Terrace, Tweed Heads
3 - 7 River Terrace Tweed Heads NSW 2485 Australia

Drawing Title
GA Plans
Basement 01

Scale: **1:200 @A1, 50%@A3**
Project No.: **21036**
Drawn by: **MP,JW,CM**
North
Status: **For DA Submission**
Dwg No.: **DA-110-004**
Rev: **H**

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Drawing Title
GA Plans
Ground Level

Rev	Date	Approved by	Revision Notes
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Scale: **1:200 @A1, 50%@A3**
Project No. **21036**
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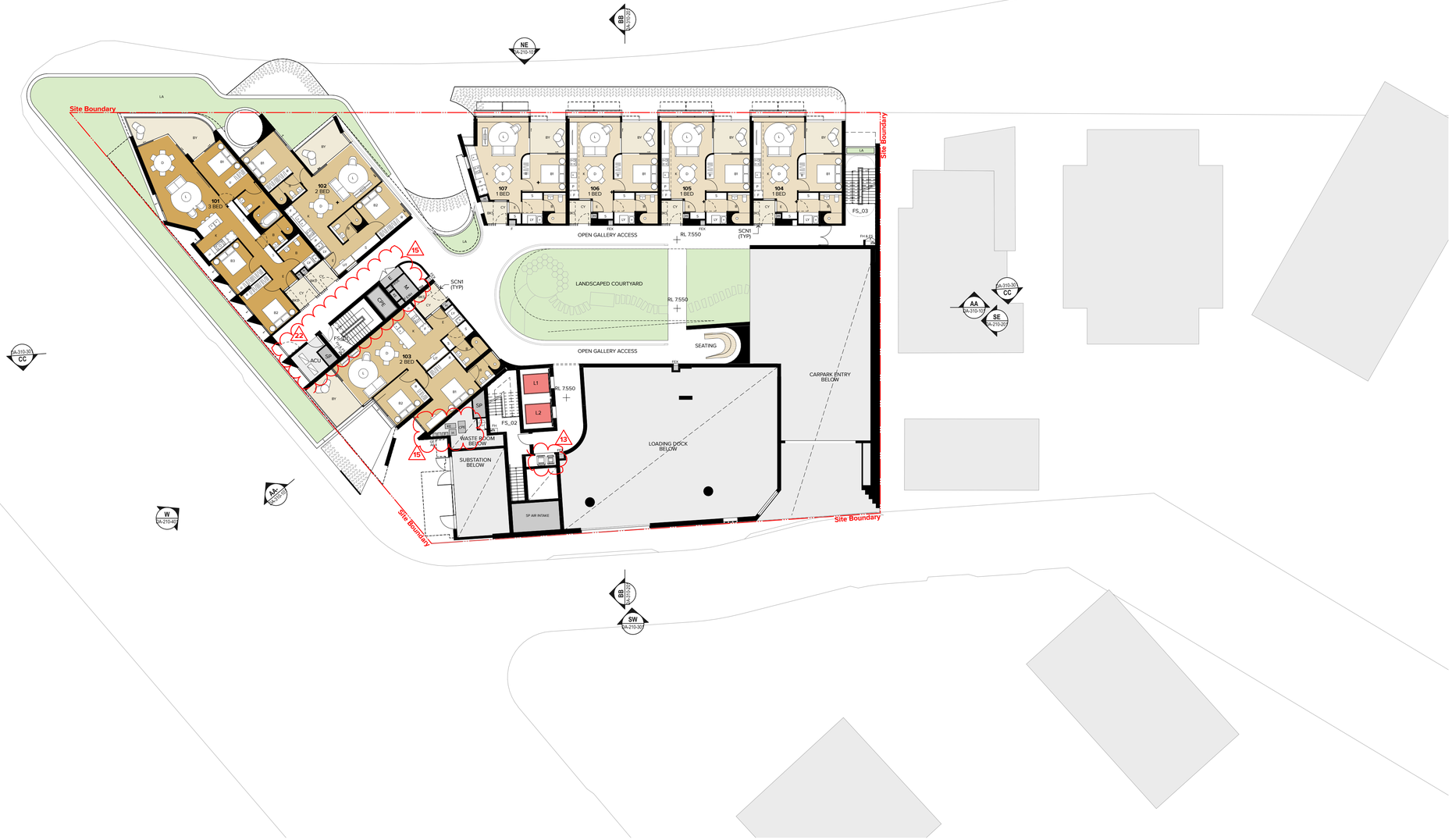

LEGEND

AC	Air Conditioning	CP	Carparking Space	FFL	Finished Floor Level	HL	Hold Line	MRV	Medium Rigid Vehicle	SCN	Screen	UG	Upper Ground
ACU	Air Conditioning Condenser Unit	CPD	Cupboard	FGL	Finished Ground Level	HWS	Hot Water Service	MSB	Main Switch Board Services incl. Main Distribution Board & Frame.	SHR	Shower	UNO	Unless Noted Otherwise
ACC	Accessible	CPE	Car Park Exhaust	FH	Fire Hydrant	HWU	Hot Water Unit			SKL	Skylight	UT	Utility Space
ADP	Adaptable	CPS	Car Park Supply	FH&FS	Combined Fire Hydrant & Fire Sprinkler Control Assembly Riser	IL	Invert Level	MTR	Meter	SP	Stair Pressurisation	V	Void
AE	Amenities Exhaust	CWB	Car Wash Bay			(INT)	Integrated Assembly	MV	Mechanical Vent	SPS	Sewer Pumpout Station	VIS	Visitor
AHD	Australian Height Datum	CWS	Cold Water Supply	FHR	Fire Hose Reel	K	Kitchen	NGL	Natural Ground Level	SRV	Small Ridged Vehicle	WC	WC
AH	Access Hatch	CY	Courtyard	FIP	Fire Indicator Panel	KB	Kerb	OSD	On Site Detention Tank	SSL	Structural Slab Level	WC_A	WC - Accessible
B	Bathroom	D	Dining	FPDE	Fire Pump Diesel Exhaust	KE	Kitchen Exhaust	OSR	On Site Retention Tank	ST_01,02...	Stair No.1, 2, etc.	WC_F	WC - Female
B1,2...	Bedroom 1, Bedroom 2, etc.	E	Entry	FS_01, 02...	Fire Stair No.1, 2, etc.	L_01, 02...	Lift No.1, 2, etc.	P	Pantry	STY	Study	WC_M	WC - Male
BGS	Boom Gate System	ELEC	Electrical Services					PDR	Powder Room	SWD	Stormwater Drain	WC_P	WC - Parents
BKR	Bicycle Rack	EN	Ensuite	GA_01, 02...	Grease Arrestor No.01, 02, etc.	L	Living	R	Robe	SWP	Stormwater Pit	WC_U	WC - Unisex
BKS	Bicycle Storage	EOT	End of Trip Facilities			LA	Landscape	RES	Residential	TCE	Terrace	WIR	Walk in Robe
BL	Bollard	(EX)	Existing	GBC	Garbage Chute	LG	Lower Ground	RF	Refrigerator	TD	Timber Deck	WM	Washing Machine
BOH	Back of House	EWIS	Emergency Warning &Intercom.System	GBR	Garbage Room	LY	Laundry	RL	Relative Level to AHD	TOW	Top of Wall	WS	Wheel Stop
BY	Balcony	EXH	Exhaust	GD	Grated Drain	M	Mechanical Services	RTL	Retail	TRA	Tenant Return Air	End.	
CLNR	Cleaner Store	F	Fire Services	GHR	Garbage Holding Room	MBP	Motor Bike Parking	RWT	Rainwater Tank	TSA	Tenant Supply Air		
COM	Commercial	FCR	Fire Control Room	GL	Ground Line	MBX	Mail Box Assembly	S	Storage	TS	Traffic Signal		
COMS	Communications Services	FEX	Fire Extinguisher	H	Hydraulic Services	MGB	Mobile Garbage Bin	SA	Supply Air	TYP	Typical		

15

- Setback Line
- Site Boundary
- Livable Apartment (silver level)
- Adaptable Apartment
- Accessible Parking Space

NOTES

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Briscoe Hotel Group
160 Elizabeth Street Sydney NSW 2000
Australia

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Rev	Date	Approved by	Revision Notes
G	02.04.25	MP	Amended DA Submission

Project Title
3 - 7 River Terrace, Tweed Heads
3 - 7 River Terrace Tweed Heads NSW 2485 Australia

Drawing Title
GA Plans
Level 01

Scale: **1:200 @A1, 50%@A3**
Status: **For DA Submission**
Project No.: **21036**
Dwg No.: **DA-110-010**
Drawn by: **MP,JW,CM**
Rev: **G**
North

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LEGEND

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ACU	Air Conditioning Condenser Unit
ACC	Accessible
ADP	Adaptable
AE	Amenities Exhaust
AHD	Australian Height Datum
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End.	

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G	02.04.25	MP	Amended DA Submission

Project Title
3 - 7 River Terrace, Tweed Heads
3 - 7 River Terrace Tweed Heads NSW 2485 Australia

Drawing Title
GA Plans
Level 02

Scale: **1:200 @A1, 50%@A3**
Status: **For DA Submission**
Project No.: **21036**
Dwg No.: **DA-110-020**
Drawn by: **MP,JW,CM**
Rev: **G**
North

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- Setback Line
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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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Rev	Date	Approved by	Revision Notes
G	02.04.25	MP	Amended DA Submission

Project Title
3 - 7 River Terrace, Tweed Heads
3 - 7 River Terrace Tweed Heads NSW 2485 Australia

Drawing Title
GA Plans
Level 03

Scale: **1:200 @A1, 50%@A3**
Project No.: **21036**
Drawn by: **MP,JW,CM**
North
Status: **For DA Submission**
Dwg No.: **DA-110-030**
Rev: **G**

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LEGEND

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Setback Line
Site Boundary
Livable Apartment (silver level)
Adaptable Apartment
Accessible Parking Space

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Rev	Date	Approved by	Revision Notes
G	02.04.25	MP	Amended DA Submission

Project Title
3 - 7 River Terrace, Tweed Heads
3 - 7 River Terrace Tweed Heads NSW 2485 Australia

Drawing Title
GA Plans
Level 04

Scale: **1:200 @A1, 50%@A3**
Status: **For DA Submission**
Project No.: **21036**
Dwg No.: **DA-110-040**
Drawn by: **MP,JW,CM**
Rev: **G**
North

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Briscoe Hotel Group
160 Elizabeth Street Sydney NSW 2000
Australia

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Rev	Date	Approved by	Revision Notes
G	02.04.25	MP	Amended DA Submission

Project Title
3 - 7 River Terrace, Tweed Heads
3 - 7 River Terrace Tweed Heads NSW 2485 Australia

Drawing Title
GA Plans
Level 05

Scale: **1:200 @A1, 50%@A3**
Project No.: **21036**
Drawn by: **MP,JW,CM**
North
Status: **For DA Submission**
Dwg No.: **DA-110-050**
Rev: **G**

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F +61 2 8668 0088
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- Setback Line
- Site Boundary
- Livable Apartment (silver level)
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G	02.04.25	MP	Amended DA Submission

Project Title
3 - 7 River Terrace, Tweed Heads
3 - 7 River Terrace Tweed Heads NSW 2485 Australia

Drawing Title
GA Plans
Level 06

Scale: **1:200 @A1, 50%@A3**
Status: **For DA Submission**
Project No.: **21036**
Dwg No.: **DA-110-060**
Drawn by: **MP,JW,CM**
Rev: **G**
North

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
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G	02.04.25	MP	Amended DA Submission

Project Title
3 - 7 River Terrace, Tweed Heads
3 - 7 River Terrace Tweed Heads NSW 2485 Australia

Drawing Title
GA Plans
Level 07-09

Scale: **1:200 @A1, 50%@A3**
Status: **For DA Submission**
Project No.: **21036**
Dwg No.: **DA-110-070**
Drawn by: **MP,JW,CM**
Rev: **G**
North

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G	02.04.25	MP	Amended DA Submission

Project Title
3 - 7 River Terrace, Tweed Heads
3 - 7 River Terrace Tweed Heads NSW 2485 Australia

Drawing Title
GA Plans
Level 10

Scale: **1:200 @A1, 50%@A3**
Status: **For DA Submission**
Project No.: **21036**
Dwg No.: **DA-110-100**
Drawn by: **MP,JW,CM**
Rev: **G**
North

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Drawing Title
GA Plans
Level 11-12

Scale: **1:200 @A1, 50%@A3**
Status: **For DA Submission**
Project No.: **21036**
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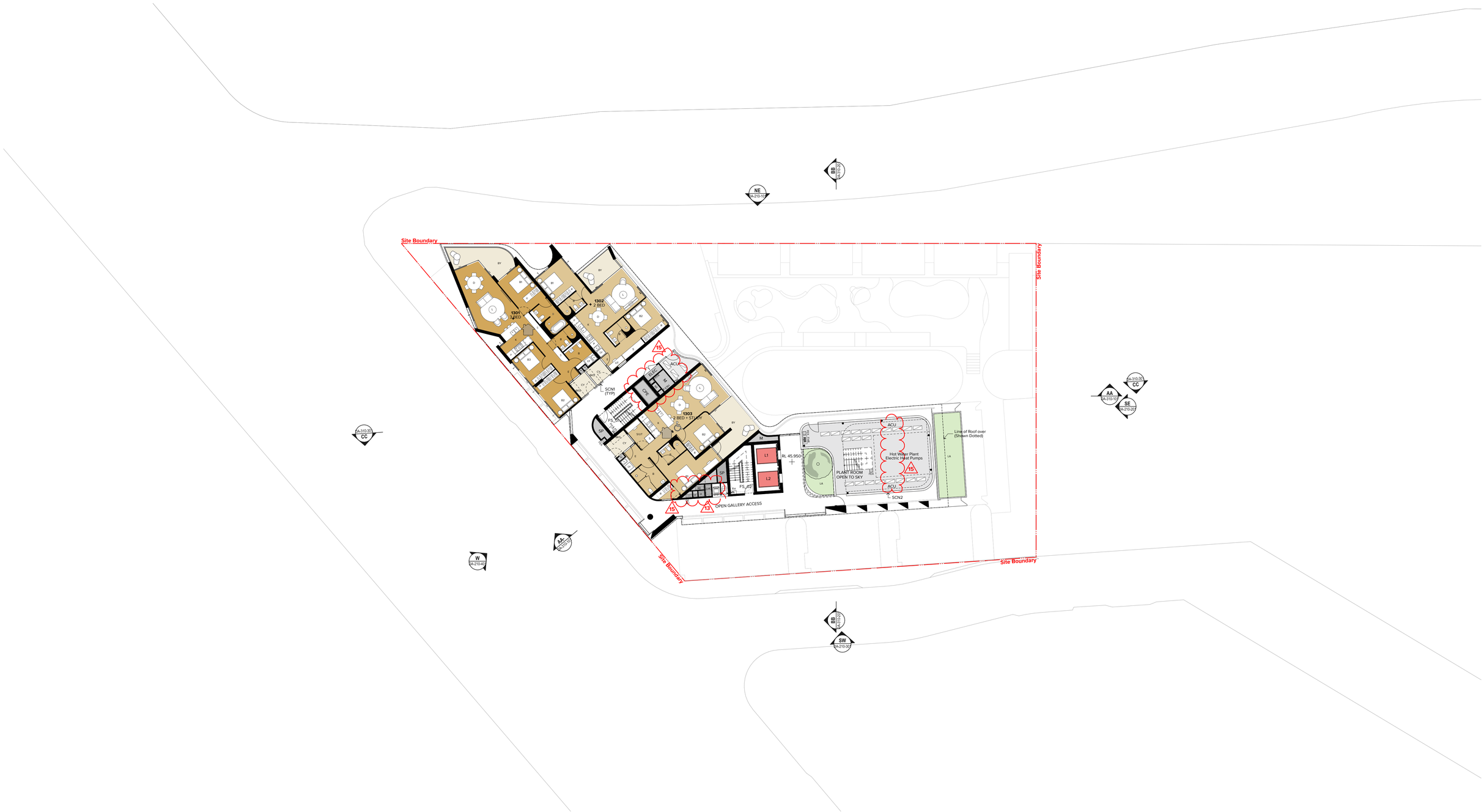

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CPS	Car Park Supply
CWB	Car Wash Bay
CWS	Cold Water Supply
CY	Courtyard
D	Dining
E	Entry
ELEC	Electrical Services
EN	Ensuite
EOT	End of Trip Facilities
(EX)	Existing
EWIS	Emergency Warning &Intercom.System
EXH	Exhaust
F	Fire Services
FCR	Fire Control Room
FEX	Fire Extinguisher
FFL	Finished Floor Level
FGL	Finished Ground Level
FH	Fire Hydrant
FH&FS	Combined Fire Hydrant & Fire Sprinkler Control Assembly Riser
FHR	Fire Hose Reel
FIP	Fire Indicator Panel
FPDE	Fire Pump Diesel Exhaust
FS_01, 02...	Fire Stair No.1, 2, etc.
GA_01, 02...	Grease Arrestor No.01, 02, etc.
GBC	Garbage Chute
GBR	Garbage Room
GD	Grated Drain
GHR	Garbage Holding Room
GL	Ground Line
H	Hydraulic Services
HL	Hold Line
HWS	Hot Water Service
HWU	Hot Water Unit
IL	Invert Level
(INT)	Integrated Assembly
K	Kitchen
KB	Kerb
KE	Kitchen Exhaust
L_01, 02...	Lift No.1, 2, etc.
L	Living
LA	Landscape
LG	Lower Ground
LY	Laundry
M	Mechanical Services
MBP	Motor Bike Parking
MBX	Mail Box Assembly
MGB	Mobile Garbage Bin
MRV	Medium Rigid Vehicle
MSB	Main Switch Board Services incl. Main Distribution Board & Frame.
MTR	Meter
MV	Mechanical Vent
NGL	Natural Ground Level
OSD	On Site Detention Tank
OSR	On Site Retention Tank
P	Pantry
PDR	Powder Room
R	Robe
RES	Residential
RF	Refrigerator
RL	Relative Level to AHD
RTL	Retail
RWT	Rainwater Tank
S	Storage
SA	Supply Air
SCN	Screen
SHR	Shower
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SRV	Small Ridged Vehicle
SSL	Structural Slab Level
ST_01,02...	Stair No.1, 2, etc.
STY	Study
SWD	Stormwater Drain
SWP	Stormwater Pit
TCE	Terrace
TD	Timber Deck
TOW	Top of Wall
TRA	Tenant Return Air
TSA	Tenant Supply Air
TS	Traffic Signal
TYP	Typical
UG	Upper Ground
UNO	Unless Noted Otherwise
UT	Utility Space
V	Void
VIS	Visitor
WC	WC
WC_A	WC - Accessible
WC_F	WC - Female
WC_M	WC - Male
WC_P	WC - Parents
WC_U	WC - Unisex
WIR	Walk in Robe
WM	Washing Machine
WS	Wheel Stop
End.	

15

- Setback Line
- Site Boundary
- Livable Apartment (silver level)
- Adaptable Apartment
- Accessible Parking Space

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Briscoe Hotel Group
160 Elizabeth Street Sydney NSW 2000
Australia

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Rev	Date	Approved by	Revision Notes
G	02.04.25	MP	Amended DA Submission

Project Title
3 - 7 River Terrace, Tweed Heads
3 - 7 River Terrace Tweed Heads NSW 2485 Australia

Drawing Title
GA Plans
Level 13

Scale: **1:200 @A1, 50%@A3**
Status: **For DA Submission**
Project No.: **21036**
Dwg No.: **DA-110-130**
Drawn by: **MP,JW,CM**
Rev: **G**
North

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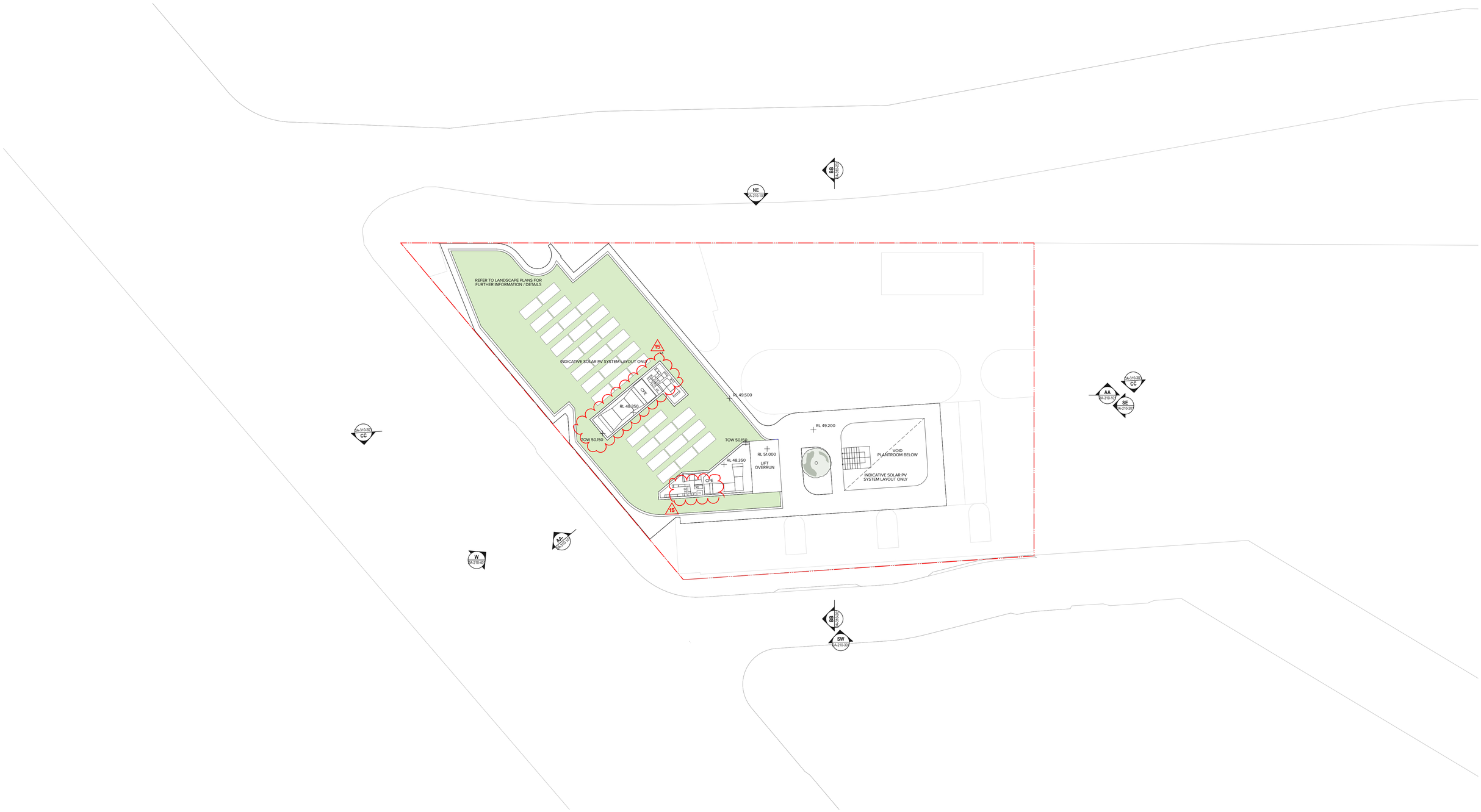

LEGEND

AC	Air Conditioning
ACU	Air Conditioning Condenser Unit
ACC	Accessible
ADP	Adaptable
AE	Amenities Exhaust
AHD	Australian Height Datum
AH	Access Hatch
B	Bathroom
B1,2...	Bedroom 1, Bedroom 2, etc.
BGS	Boom Gate System
BKR	Bicycle Rack
BKS	Bicycle Storage
BL	Bollard
BOH	Back of House
BY	Balcony
CLNR	Cleaner Store
COM	Commercial
COMS	Communications Services
CP	Carparking Space
CPD	Cupboard
CPE	Car Park Exhaust
CPS	Car Park Supply
CWB	Car Wash Bay
CWS	Cold Water Supply
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G	02.04.25	MP	Amended DA Submission

Project Title
3 - 7 River Terrace, Tweed Heads
3 - 7 River Terrace Tweed Heads NSW 2485 Australia

Drawing Title
GA Plans
Roof Level

Scale: **1:200 @A1, 50%@A3**
Status: **For DA Submission**
Project No.: **21036**
Dwg No.: **DA-110-140**
Drawn by: **MP,JW,CM**
Rev: **G**
North

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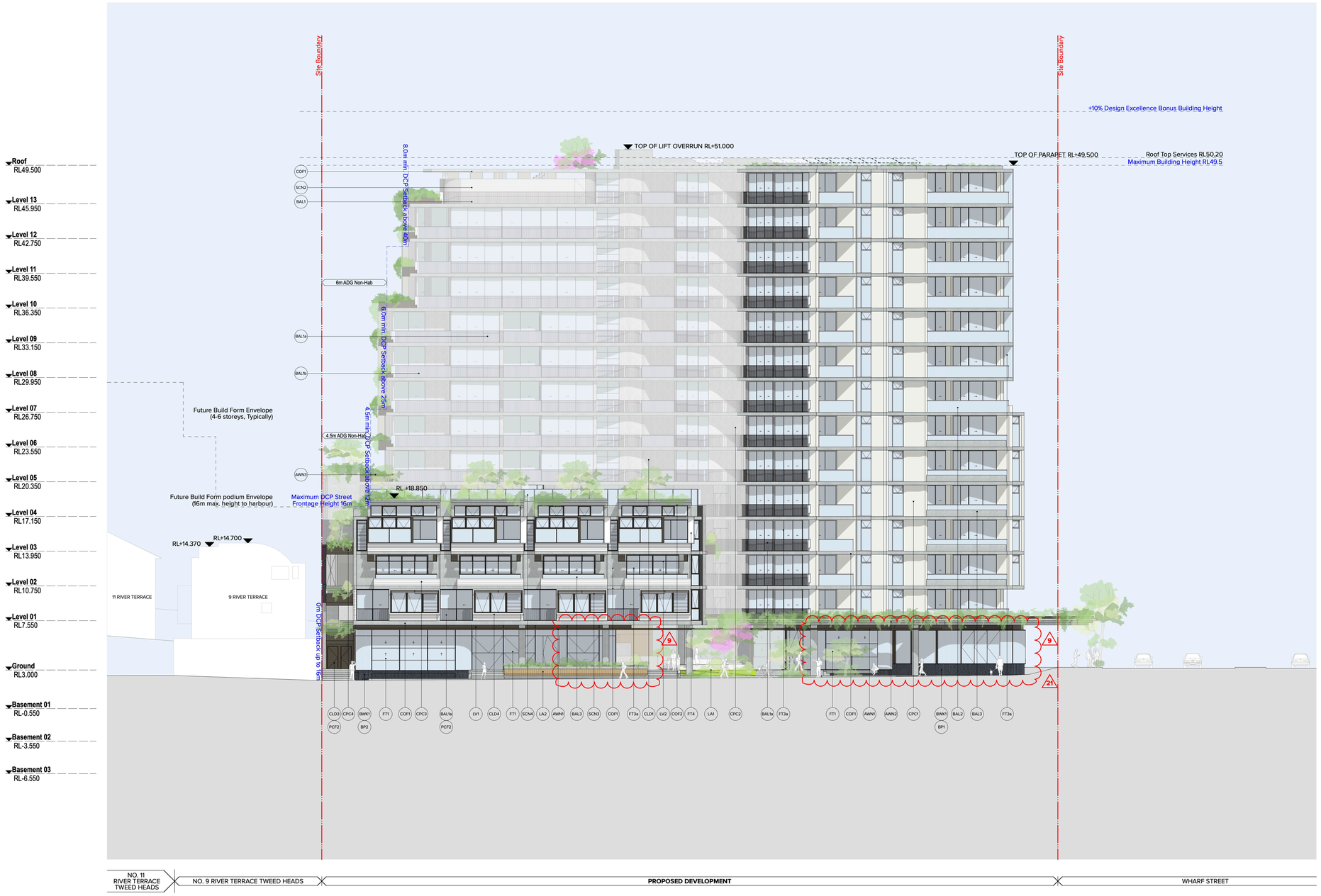

Materials & Finishes (Refer to Sample Board and Drawings for Further Information)

AWN1 Street level continuous steel awning with decorative motif laser cut into leading edge. Paint finish equal to PF2. Secondary reflective mirror finish soffit lining, natural stainless steel, mirror finish.

AWN2 Concrete off form awning with stepped profile leading edge, COF1 finish. Integrated GRC planters, colour and finish equal to CPC4.

AWN3 Pergola pavilion with louvred profile lining. Refer to landscape documentation for further detail.

BAL1a Vertical 18mm diam. steel baluster, with steel flat bar top and bottom rail. Sculptural steel plate returns. Powder coat finish, colour and finish to match PCF1.

BAL1b Vertical 18mm diam. steel baluster with integrated clear glass panel behind captured to top and bottom rail, steel flat bar top and bottom rail. Sculptural steel plate returns. Powder coat finish, colour and finish to match PCF1.

BAL2 'Semi-frameless' full height clear glass balustrade system with aluminium top rail and concealed/ recessed base channel system. Framing system, aluminium, powder coat finish. Colour to match PCF1.

BAL3 'Semi-frameless' clear glass balustrade system to top of three quarter height solid spandrel, pin fixed to inside face with aluminium top rail. Framing system, aluminium, powder coat finish, colour and finish to match adjacent primary PCF colour UNO.

BAL4 'Framed' clear glass balustrade system to top of three quarter height solid spandrel, pin fixed to inside face, with aluminium perimeter framing and top rail. Powder coat finish, colour and finish to match adjacent primary PCF colour UNO.

BAL5 Steel plate balustrade with decorative motif laser cut. Paint finish, colour and finish to match PF2.

BWK1 Brickwork, Dry pressed. Colour to be selected from dark colour range. 230x76mm 'standard format. Mortar colour to match brick colour or 'black'.

BP1 Decorative brick pattern Type 1: Soldier course. 230 x 76mm brick size.

BP2 Decorative brick pattern Type 2: Hit and miss Flemish bond pattern with 35% open area. 230 x 76mm brick size.

BP3 Decorative Brickwork pattern Type 3, Stretcher bond, tooled joint

CLD1 Corrugated metal wall cladding system equal to Lysaght 'Mini Orb' or 'Custom Orb' profile. Powdercoat finish, colour and finish to match PCF1.

CLD2 Metal cladding system with a timber look finish equal to DecoClad V-Groove system, vertical 'v' jointed 90mm wide. Service door integrated to match. Finish and colour equal to Coastal Spotted Gum in appearance.

CLD3 Metal cladding, cassette style panel system, express jointed with concealed fixings equal to Vitradual system. Prefinished coating system. Colour equal to PCF1.

CLD4 Projecting window reveal. Metal cladding cassette style system, express jointed with concealed fixings. Prefinished coating system. Colour equal to PCF1 and PCF2.

COF1 Off Form concrete. Natural, smooth board finish. Colour natural 'light and brite' concrete mix. Penetrating clear matte sealer over.

COF2 Off form concrete. Decorative profiled / stepped wall element, concrete off form finish. Profile depth varies. Natural, smooth board finish. Colour natural 'light and brite' concrete mix. Penetrating clear matte sealer over.

CPC1 Concrete precast smooth finish with white oxide concrete mix. Pigment stain finish equal to PCF1 (white). Penetrating clear matte sealer over.

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CPC3 Decorative precast concrete finish horizontal shiplap profile 150mm width with white oxide concrete mix. Pigment stain finish equal to PCF1 (white). Penetrating clear matte sealer over.

CPC4 GRC planter, natural concrete finish. Natural concrete mix with translucent pigment mineral stain (50% concentrate), colour to match PCF2, over. Refer to landscape documentation for further detail.

FEN1 Decorative vertical batten timber fence and gate system. Timber equal to Spotted Gum in appearance. Natural colour with pigmented oil finish. Structural supports where required to be integrated with fencing and gate system. Refer to landscape documentation for further detail.

FT1 Street Level Retail: Aluminium large span / format front glazed system with projecting decorative steel framed bay window elements. Fixed glazing with operable elements equal to 'Aneeta' sashless and panel lift window system. Glass type equal to GC1. Framing system, steel, paint finish. Colour to match PCF2.
Performance of overall system to meet ESD and façade engineer's requirements. Reflectivity to be less than 20%

FT2 Street Level Foyer and Common Areas: Aluminium framed large span / format front glazed façade glazing system, with integrated semi-frameless glazed pivot doors to lobby entry and fixed open glazed louvre elements to open galleries. Glass type, GC1. Framing system, aluminum, powder coat finish. Framing colour to match PCF2.
Performance of overall system to meet ESD and façade engineer's requirements. Reflectivity to be less than 20%.

FT3a Residential glazing, aluminium framed front faced glazing system. Clear glass equal to GC1 UNO. Awning windows, louvre windows, and sliding door systems. Clear glass wind screen to corner balconies integral to overall system. Aluminium frame to be powder coat finish, colour equal to PCF1. Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%.

FT3b Residential glazing, aluminium framed front faced glazing system. Clear glass equal to GC1 UNO. Awning windows, louvre windows, and sliding door systems. Aluminium frame to be powder coat finish, colour equal to PCF2. Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%.

FT4 Level 03 River Terrace frontage: Framing system, decorative steel frame with projecting bay window elements and vertical louvres, paint finish, colour equal to PFC1. Integrated residential glazing, aluminium framed front faced glazing system. Clear glass UNO. Awning windows and sliding door systems. Aluminium frame to be powder coat finish, colour equal to PCF2. Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%.

GC1 Glass Type 1, clear. Glazing integral to façade system i.e FT1,2, etc.

GC2 Glass type 2, translucent white with 40% visual light transmission. Glazing integral to façade system i.e FT1,2, etc.

GC3 Glass type 3, grey body tint. Glazing integral to façade system i.e FT1,2, etc.

GVL1 Decorative, free draining stone gravel to roof. Material and finish to match 30-40mm large format tumbled quartz. Selected colour to comply with BASIX requirements. Refer to landscape documentation for further detail.

HR1 Decorative handrail to street level interface. 32mm diam. Steel, finish to match adjacent primary PCF.

LA1 Landscaped planting area. Refer to Landscape Architects documentation for details.

LA2 Outdoor seating integral to building. Timber batten seat base and upstand 40x50mm at 10mm spacing. Timber species equal to 'Spotted Gum', oil finish. Refer to landscape documentation for further detail

LV1 Fixed horizontal weatherproof aluminium louvre system for mechanical services, 100mm profile with concealed frame and subframe support / allow for continuous louvre and express joints between. Colour and finish PCF2 including backpan elements. Where integral to a cladding or façade system the colour and finish to match the overall system.

LV2 Horizontal aluminium fin(s), thin edge profile, 600mm projection, concealed fixings. PCF, colour and finish to match PCF1.

PCF1 Powdercoat finish. Colour and finish match to Interpon 2525 'White Flat Matt' or equal.

PCF2 Powdercoat Finish. Colour and finish equal to Interpon 'Dark Bronze' or equal.

PF1 Paint Finish, Colour to match PCF1.

PF2 Paint Finish, Colour to match PCF2.

PV1 Paving Ground Level public domain and foyer areas. Refer to landscape Architect's documentation.

PV2 Paving Ground Level driveway and service access areas. Refer to landscape Architect's documentation.

PV3 Paving Roof terrace. Refer to landscape Architect's documentation.

RD1 Roller Shutter Door to Loading dock area, colour to match PCF2.

RD2 Panel lift door to Carpark Entry, colour to match PCF2.

SCN1 Perforated metal mesh decorative privacy screening system with integrated entry gate. Corrugated profile, 50% perforated. Fixings top and bottom. Powder coat finish. Colour and finish equal to PCF1.

SCN2 Perforated folded mesh screen façade system, with projecting aluminium vertical reveals, 50% perforated. Powder coat finish, colour and finish to match PCF1.

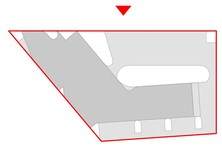
SCN3 Horizontal Bi-fold screens. Powder coat finish, colour and finish to match PCF2.

SCN4 Fixed glass perimeter screening with steel structural support. Glass type equal to GC1. Framing colour to match PCF1.

SGN1 Building identification signage zone for surface fixed signage. Extruded lettering.

TD1 Composite timber decking system equal to Biowood 'DBE14028'. Colour to match 'Spotted Gum' in appearance. Refer to landscape documentation for further detail.

Note Refer to Landscape documentation for public domain and landscape areas for further information regarding materials and finishes selection.



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Drawing Title
GA Elevations
North-East Elevation

Rev	Date	Approved by	Revision Notes
H	02.04.25	MP	Amended DA Submission

Scale: **1:200 @A1, 50%@A3**
Project No.: **21036**
Drawn by: **MP,JW,CM**
North
Status: **For DA Submission**
Dwg No.: **DA-210-101**
Rev: **H**

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FT3a Residential glazing, aluminium framed front faced glazing system. Clear glass equal to GC1 UNO. Awning windows, louvre windows, and sliding door systems. Clear glass wind screen to corner balconies integral to overall system. Aluminium frame to be powder coat finish, colour equal to PCF1. Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%.

FT3b Residential glazing, aluminium framed front faced glazing system. Clear glass equal to GC1 UNO. Awning windows, louvre windows, and sliding door systems. Aluminium frame to be powder coat finish, colour equal to PCF2. Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%.

FT4 Level 03 River Terrace frontage: Framing system, decorative steel frame with projecting bay window elements and vertical louvres, paint finish, colour equal to PFC1. Integrated residential glazing, aluminium framed front faced glazing system. Clear glass UNO. Awning windows and sliding door systems. Aluminium frame to be powder coat finish, colour equal to PCF2. Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%.

GC1 Glass Type 1, clear. Glazing integral to façade system i.e FT1,2, etc.

GC2 Glass type 2, translucent white with 40% visual light transmission. Glazing integral to façade system i.e FT1,2, etc.

GC3 Glass type 3, grey body tint. Glazing integral to façade system i.e FT1,2, etc.

GVL1 Decorative, free draining stone gravel to roof. Material and finish to match 30-40mm large format tumbled quartz. Selected colour to comply with BASIX requirements. Refer to landscape documentation for further detail.

HR1 Decorative handrail to street level interface. 32mm diam. Steel, finish to match adjacent primary PCF.

LA1 Landscaped planting area. Refer to Landscape Architects documentation for details.

LA2 Outdoor seating integral to building. Timber batten seat base and upstand 40x50mm at 10mm spacing. Timber species equal to 'Spotted Gum', oil finish. Refer to landscape documentation for further detail

LV1 Fixed horizontal weatherproof aluminium louvre system for mechanical services, 100mm profile with concealed frame and subframe support / allow for continuous louvre and express joints between. Colour and finish PCF2 including backpan elements. Where integral to a cladding or façade system the colour and finish to match the overall system.

LV2 Horizontal aluminium fin(s), thin edge profile, 600mm projection, concealed fixings. PCF, colour and finish to match PCF1.

PCF1 Powdercoat finish. Colour and finish match to Interpon 2525 'White Flat Matt' or equal.

PCF2 Powdercoat Finish. Colour and finish equal to Interpon 'Dark Bronze' or equal.

PF1 Paint Finish, Colour to match PCF1.

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SCN3 Horizontal Bi-fold screens. Powder coat finish, colour and finish to match PCF2.

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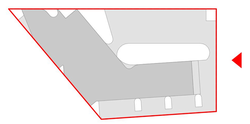
Note Refer to Landscape documentation for public domain and landscape areas for further information regarding materials and finishes selection.



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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
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160 Elizabeth Street Sydney NSW 2000
Australia

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Drawing Title
GA Elevations
South-East Elevation

Rev	Date	Approved by	Revision Notes
H	02.04.25	MP	Amended DA Submission

Scale: **1:200 @A1, 50%@A3**
Project No.: **21036**
Drawn by: **MP,JW,CM**
North
Status: **For DA Submission**
Dwg No.: **DA-210-201**
Rev: **H**

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Materials & Finishes (Refer to Sample Board and Drawings for Further Information)

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AWN2 Concrete off form awning with stepped profile leading edge, COF1 finish. Integrated GRC planters, colour and finish equal to CPC4.

AWN3 Pergola pavilion with louvred profile lining. Refer to landscape documentation for further detail.

BAL1a Vertical 18mm diam. steel baluster, with steel flat bar top and bottom rail. Sculptural steel plate returns. Powder coat finish, colour and finish to match PCF1.

BAL1b Vertical 18mm diam. steel baluster with integrated clear glass panel behind captured to top and bottom rail, steel flat bar top and bottom rail. Sculptural steel plate returns. Powder coat finish, colour and finish to match PCF1.

BAL2 'Semi-frameless' full height clear glass balustrade system with aluminium top rail and concealed/ recessed base channel system. Framing system, aluminium, powder coat finish. Colour to match PCF1.

BAL3 'Semi-frameless' clear glass balustrade system to top of three quarter height solid spandrel, pin fixed to inside face with aluminium top rail. Framing system, aluminium, powder coat finish, colour and finish to match adjacent primary PCF colour UNO.

BAL4 'Framed' clear glass balustrade system to top of three quarter height solid spandrel, pin fixed to inside face, with aluminium perimeter framing and top rail. Powder coat finish, colour and finish to match adjacent primary PCF colour UNO.

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CLD3 Metal cladding, cassette style panel system, express jointed with concealed fixings equal to Vitradual system. Prefinished coating system. Colour equal to PCF1.

CLD4 Projecting window reveal. Metal cladding cassette style system, express jointed with concealed fixings. Prefinished coating system. Colour equal to PCF1 and PCF2.

COF1 Off Form concrete. Natural, smooth board finish. Colour natural 'light and brite' concrete mix. Penetrating clear matte sealer over.

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CPC3 Decorative precast concrete finish horizontal shiplap profile 150mm width with white oxide concrete mix. Pigment stain finish equal to PCF1 (white). Penetrating clear matte sealer over.

CPC4 GRC planter, natural concrete finish. Natural concrete mix with translucent pigment mineral stain (50% concentrate), colour to match PCF2, over. Refer to landscape documentation for further detail.

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LV2 Horizontal aluminium fin(s), thin edge profile, 600mm projection, concealed fixings. PCF, colour and finish to match PCF1.

PCF1 Powdercoat finish. Colour and finish match to Interpon 2525 'White Flat Matt' or equal.

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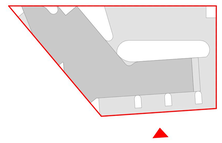

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
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Project Title
3 - 7 River Terrace, Tweed Heads
3 - 7 River Terrace Tweed Heads NSW 2485 Australia

Drawing Title
GA Elevations
South-West Elevation

Rev	Date	Approved by	Revision Notes
H	02.04.25	MP	Amended DA Submission

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	21036	MP,JW,CM	
Status	**Dwg No.**	**Rev**	
For DA Submission	DA-210-301	H	

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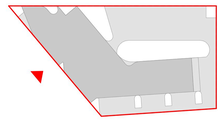

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Item 21 Planter removed
Item 22 Maintenance Access Door added

Rev	Date	Approved by	Revision Notes
H	02.04.25	MP	Amended DA Submission

Project Title
3 - 7 River Terrace, Tweed Heads
3 - 7 River Terrace Tweed Heads NSW 2485 Australia

Drawing Title
GA Elevations
West Elevation

Scale: **1:200 @A1, 50%@A3**
Project No.: **21036**
Drawn by: **MP,JW,CM**
North
Status: **For DA Submission**
Dwg No.: **DA-210-401**
Rev: **H**

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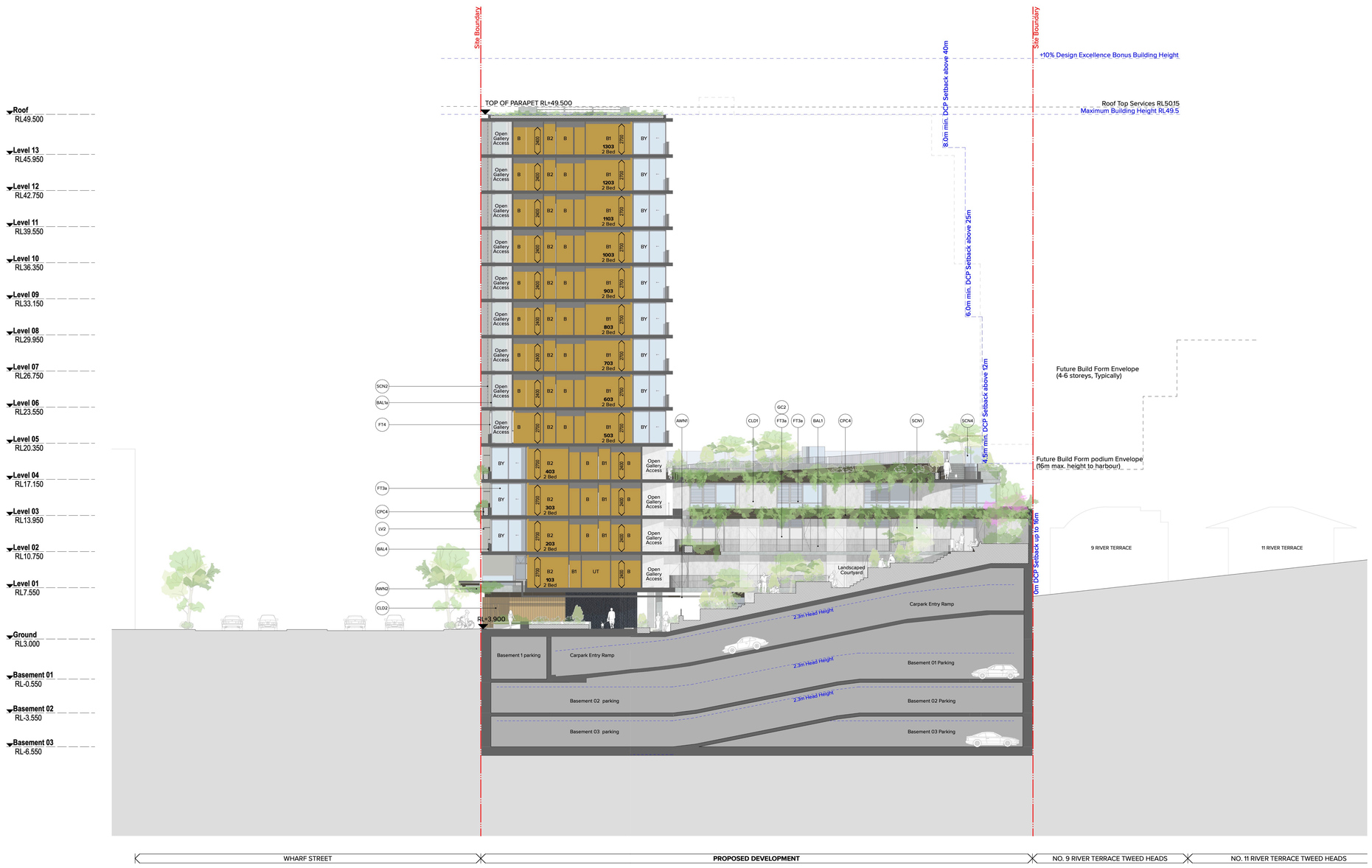


Materials & Finishes (Refer to Sample Board and Drawings for Further Information)

AWN1 Street level continuous steel awning with decorative motif laser cut into leading edge. Paint finish equal to PF2. Secondary reflective mirror finish soffit lining, natural stainless steel, mirror finish.

AWN2 Concrete off form awning with stepped profile leading edge, COF1 finish. Integrated GRC planters, colour and finish equal to CPC4.

AWN3 Pergola pavilion with louvred profile lining. Refer to landscape documentation for further detail.

BAL1a Vertical 18mm diam. steel baluster, with steel flat bar top and bottom rail. Sculptural steel plate returns. Powder coat finish, colour and finish to match PCF1.

BAL1b Vertical 18mm diam. steel baluster with integrated clear glass panel behind captured to top and bottom rail, steel flat bar top and bottom rail. Sculptural steel plate returns. Powder coat finish, colour and finish to match PCF1.

BAL2 'Semi-frameless' full height clear glass balustrade system with aluminium top rail and concealed/ recessed base channel system. Framing system, aluminium, powder coat finish. Colour to match PCF1.

BAL3 'Semi-frameless' clear glass balustrade system to top of three quarter height solid spandrel, pin fixed to inside face with aluminium top rail. Framing system, aluminium, powder coat finish, colour and finish to match adjacent primary PCF colour UNO.

BAL4 'Framed' clear glass balustrade system to top of three quarter height solid spandrel, pin fixed to inside face, with aluminium perimeter framing and top rail. Powder coat finish, colour and finish to match adjacent primary PCF colour UNO.

BAL5 Steel plate balustrade with decorative motif laser cut. Paint finish, colour and finish to match PF2.

BWK1 Brickwork, Dry pressed. Colour to be selected from dark colour range. 230x76mm 'standard format. Mortar colour to match brick colour or 'black'.

BP1 Decorative brick pattern Type 1: Soldier course. 230 x 76mm brick size.

BP2 Decorative brick pattern Type 2: Hit and miss Flemish bond pattern with 35% open area. 230 x 76mm brick size.

BP3 Decorative Brickwork pattern Type 3, Stretcher bond, tooled joint

CLD1 Corrugated metal wall cladding system equal to Lysaght 'Mini Orb' or 'Custom Orb' profile. Powdercoat finish, colour and finish to match PCF1.

CLD2 Metal cladding system with a timber look finish equal to DecoClad V-Groove system, vertical 'v' jointed 90mm wide. Service door integrated to match. Finish and colour equal to Coastal Spotted Gum in appearance.

CLD3 Metal cladding, cassette style panel system, express jointed with concealed fixings equal to Vitradual system. Prefinished coating system. Colour equal to PCF1.

CLD4 Projecting window reveal. Metal cladding cassette style system, express jointed with concealed fixings. Prefinished coating system. Colour equal to PCF1 and PCF2.

COF1 Off Form concrete. Natural, smooth board finish. Colour natural 'light and brite' concrete mix. Penetrating clear matte sealer over.

COF2 Off form concrete. Decorative profiled / stepped wall element, concrete off form finish. Profile depth varies. Natural, smooth board finish. Colour natural 'light and brite' concrete mix. Penetrating clear matte sealer over.

CPC1 Concrete precast smooth finish with white oxide concrete mix. Pigment stain finish equal to PCF1 (white). Penetrating clear matte sealer over.

CPC2 Decorative precast concrete finish with white oxide concrete mix. Pigment stain finish equal to PCF1 (white). Vertical radius profile, form liner finish, 30mm spacing, 32mm diam., 53mm depth equal to Reckli 2/94 'Orinoco' profile. Penetrating clear matte sealer over.

CPC3 Decorative precast concrete finish horizontal shiplap profile 150mm width with white oxide concrete mix. Pigment stain finish equal to PCF1 (white). Penetrating clear matte sealer over.

CPC4 GRC planter, natural concrete finish. Natural concrete mix with translucent pigment mineral stain (50% concentrate), colour to match PCF2, over. Refer to landscape documentation for further detail.

FEN1 Decorative vertical batten timber fence and gate system. Timber equal to Spotted Gum in appearance. Natural colour with pigmented oil finish. Structural supports where required to be integrated with fencing and gate system. Refer to landscape documentation for further detail.

FT1 Street Level Retail: Aluminium large span / format front glazed system with projecting decorative steel framed bay window elements. Fixed glazing with operable elements equal to 'Aneeta' sashless and panel lift window system. Glass type equal to GC1. Framing system, steel, paint finish. Colour to match PCF2.
Performance of overall system to meet ESD and façade engineer's requirements. Reflectivity to be less than 20%

FT2 Street Level Foyer and Common Areas: Aluminium framed large span / format front glazed façade glazing system, with integrated semi-frameless glazed pivot doors to lobby entry and fixed open glazed louvre elements to open galleries. Glass type, GC1. Framing system, aluminum, powder coat finish. Framing colour to match PCF2.
Performance of overall system to meet ESD and façade engineer's requirements. Reflectivity to be less than 20%.

FT3a Residential glazing, aluminium framed front faced glazing system. Clear glass equal to GC1 UNO. Awning windows, louvre windows, and sliding door systems. Clear glass wind screen to corner balconies integral to overall system. Aluminium frame to be powder coat finish, colour equal to PCF1. Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%.

FT3b Residential glazing, aluminium framed front faced glazing system. Clear glass equal to GC1 UNO. Awning windows, louvre windows, and sliding door systems. Aluminium frame to be powder coat finish, colour equal to PCF2. Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%.

FT4 Level 03 River Terrace frontage: Framing system, decorative steel frame with projecting bay window elements and vertical louvres, paint finish, colour equal to PFC1. Integrated residential glazing, aluminium framed front faced glazing system. Clear glass UNO. Awning windows and sliding door systems. Aluminium frame to be powder coat finish, colour equal to PCF2. Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%.

GC1 Glass Type 1, clear. Glazing integral to façade system i.e FT1,2, etc.

GC2 Glass type 2, translucent white with 40% visual light transmission. Glazing integral to façade system i.e FT1,2, etc.

GC3 Glass type 3, grey body tint. Glazing integral to façade system i.e FT1,2, etc.

GVL1 Decorative, free draining stone gravel to roof. Material and finish to match 30-40mm large format tumbled quartz. Selected colour to comply with BASIX requirements. Refer to landscape documentation for further detail.

HR1 Decorative handrail to street level interface. 32mm diam. Steel, finish to match adjacent primary PCF.

LA1 Landscaped planting area. Refer to Landscape Architects documentation for details.

LA2 Outdoor seating integral to building. Timber batten seat base and upstand 40x90mm at 10mm spacing. Timber species equal to 'Spotted Gum', oil finish. Refer to landscape documentation for further detail

LV1 Fixed horizontal weatherproof aluminium louvre system for mechanical services, 100mm profile with concealed frame and subframe support / allow for continuous louvre and express joints between. Colour and finish PCF2 including backpan elements. Where integral to a cladding or façade system the colour and finish to match the overall system.

LV2 Horizontal aluminium fin(s), thin edge profile, 600mm projection, concealed fixings. PCF, colour and finish to match PCF1.

PCF1 Powdercoat finish. Colour and finish match to Interpon 2525 'White Flat Matt' or equal.

PCF2 Powdercoat Finish. Colour and finish equal to Interpon 'Dark Bronze' or equal.

PF1 Paint Finish, Colour to match PCF1.

PF2 Paint Finish, Colour to match PCF2.

PV1 Paving Ground Level public domain and foyer areas. Refer to landscape Architect's documentation.

PV2 Paving Ground Level driveway and service access areas. Refer to landscape Architect's documentation.

PV3 Paving Roof terrace. Refer to landscape Architect's documentation.

RD1 Roller Shutter Door to Loading dock area, colour to match PCF2.

RD2 Panel lift door to Carpark Entry, colour to match PCF2.

SCN1 Perforated metal mesh decorative privacy screening system with integrated entry gate. Corrugated profile, 50% perforated. Fixings top and bottom. Powder coat finish. Colour and finish equal to PCF1.

SCN2 Perforated folded mesh screen façade system, with projecting aluminium vertical reveals, 50% perforated. Powder coat finish, colour and finish to match PCF1.

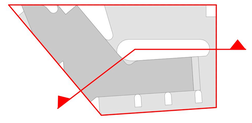
SCN3 Horizontal Bi-fold screens. Powder coat finish, colour and finish to match PCF2.

SCN4 Fixed glass perimeter screening with steel structural support. Glass type equal to GC1. Framing colour to match PCF1.

SGN1 Building identification signage zone for surface fixed signage. Extruded lettering.

TD1 Composite timber decking system equal to Blowood 'DBE14028'. Colour to match 'Spotted Gum' in appearance. Refer to landscape documentation for further detail.

Note Refer to Landscape documentation for public domain and landscape areas for further information regarding materials and finishes selection.



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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
Briscoe Hotel Group
160 Elizabeth Street Sydney NSW 2000
Australia

AMENDMENTS

Item 1 Car parking - additional Residential car space added
Item 2 Storage Cages relocated
Item 3 Stair pressurisation riser relocated, adjacent services amended
Item 4 Lift door opening relocated
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Item 9 Retail Area reduced
Item 10 Retail Area Use defined (Fitout and use subject to future DA approval)
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Item 14 Residential Waste Management - Bin kerbside collection area allocated
Item 15 Legend amended
Item 16 Additional window added
Item 17 Shadow diagram for 21 June - 12pm amended
Item 18 Solar Access Diagram amended, calculation updated
Item 19 Bus stop Bench added
Item 20 Retail Motorcycle parking space added
Item 21 Planter removed
Item 22 Maintenance Access Door added

Project Title
3 - 7 River Terrace, Tweed Heads
3 - 7 River Terrace Tweed Heads NSW 2485 Australia

Drawing Title
GA Sections
Section AA

Rev	Date	Approved by	Revision Notes
H	02.04.25	MP	Amended DA Submission

Scale: **1:200 @A1, 50%@A3**
Project No.: **21036**
Drawn by: **MP,JW,CM**
North
Status: **For DA Submission**
Dwg No.: **DA-310-101**
Rev: **H**

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Materials & Finishes (Refer to Sample Board and Drawings for Further Information)

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LV2 Horizontal aluminium fin(s), thin edge profile, 600mm projection, concealed fixings. PCF, colour and finish to match PCF1.

PCF1 Powdercoat finish. Colour and finish match to Interpon 2525 'White Flat Matt' or equal.

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SCN2 Perforated folded mesh screen façade system, with projecting aluminium vertical reveals, 50% perforated. Powder coat finish, colour and finish to match PCF1.

SCN3 Horizontal Bi-fold screens. Powder coat finish, colour and finish to match PCF2.

SCN4 Fixed glass perimeter screening with steel structural support. Glass type equal to GC1. Framing colour to match PCF1.

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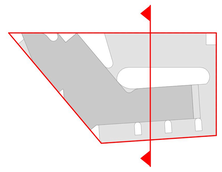

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

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Australia

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Rev	Date	Approved by	Revision Notes
H	02.04.25	MP	Amended DA Submission

Project Title
3 - 7 River Terrace, Tweed Heads
3 - 7 River Terrace Tweed Heads NSW 2485 Australia

Drawing Title
GA Sections
Section BB

Scale: **1:200 @A1, 50%@A3**
Project No.: **21036**
Drawn by: **MP,JW,CM**
North
Status: **For DA Submission**
Dwg No.: **DA-310-201**
Rev: **H**

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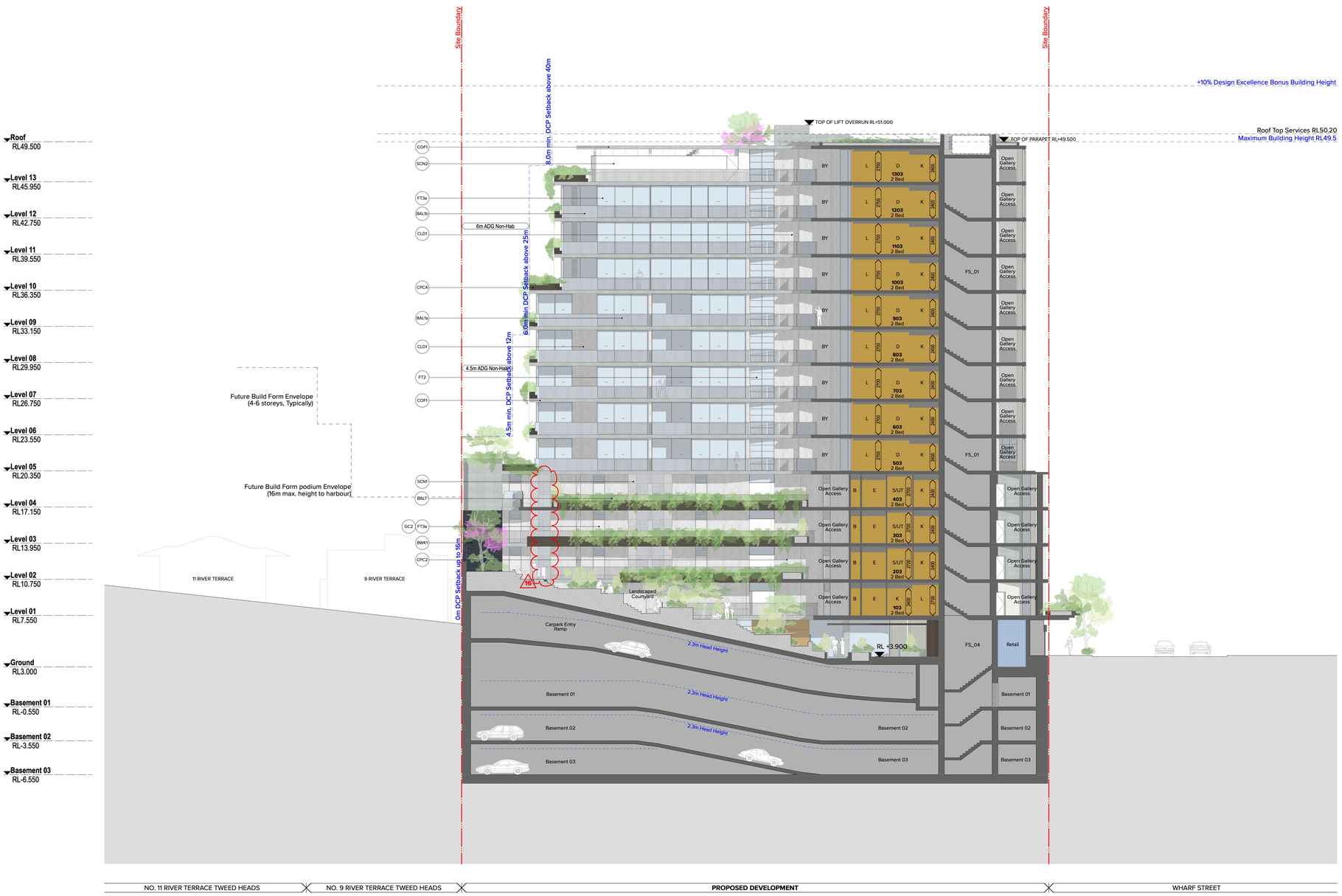

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FT2 Street Level Foyer and Common Areas:
Aluminium framed large span / format front glazed façade glazing system, with integrated semi-frameless glazed pivot doors to lobby entry and fixed open glazed louvre elements to open galleries. Glass type, GC1. Framing system, aluminum, powder coat finish. Framing colour to match PCF2.
Performance of overall system to meet ESD and façade engineer's requirements. Reflectivity to be less than 20%.

FT3a Residential glazing, aluminium framed front faced glazing system. Clear glass equal to GC1 UNO. Awning windows, louvre windows, and sliding door systems. Clear glass wind screen to corner balconies integral to overall system. Aluminium frame to be powder coat finish, colour equal to PCF1. Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%.

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FT4 Level 03 River Terrace frontage: Framing system, decorative steel frame with projecting bay window elements and vertical louvres, paint finish, colour equal to PFC1. Integrated residential glazing, aluminium framed front faced glazing system. Clear glass UNO. Awning windows and sliding door systems. Aluminium frame to be powder coat finish, colour equal to PCF2. Performance of overall system to comply with BASIX and façade engineer's requirements. Reflectivity to be less than 20%.

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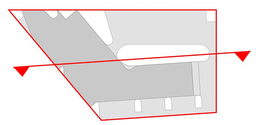

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
Briscoe Hotel Group
160 Elizabeth Street Sydney NSW 2000
Australia

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Item 21 Planter removed
Item 22 Maintenance Access Door added

Project Title
3 - 7 River Terrace, Tweed Heads
3 - 7 River Terrace Tweed Heads NSW 2485 Australia

Drawing Title
GA Sections
Section CC

Rev	Date	Approved by	Revision Notes
H	02.04.25	MP	Amended DA Submission

Scale: **1:200 @A1, 50%@A3**
Project No.: **21036**
Drawn by: **MP,JW,CM**
North
Status: **For DA Submission**
Dwg No.: **DA-310-301**
Rev: **H**

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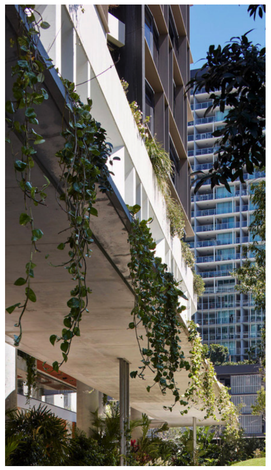
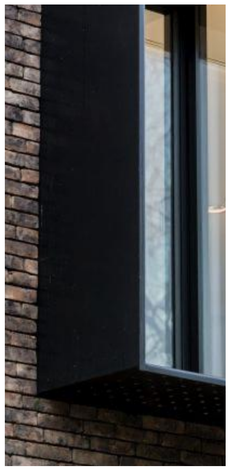
AWN1



AWN2



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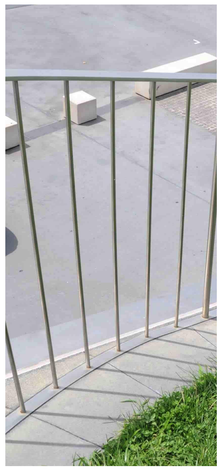

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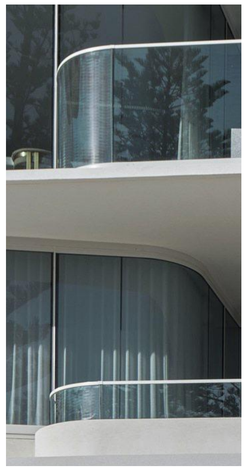

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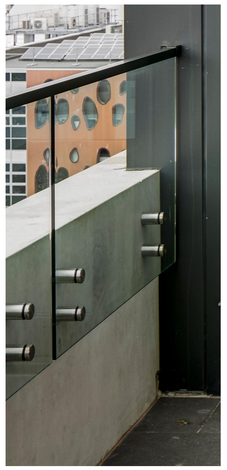
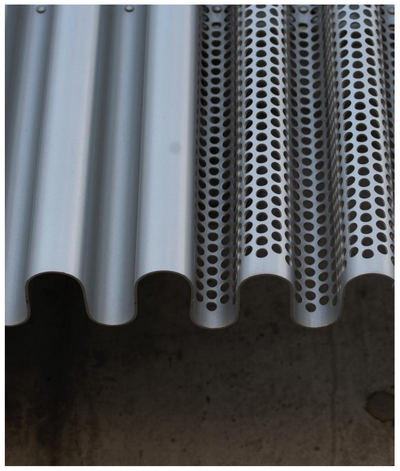


BAL3

BP1

BP2

BP3



CLD1

SCN1

CPC3

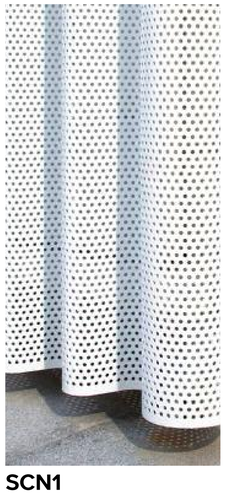
SGN1

COF1

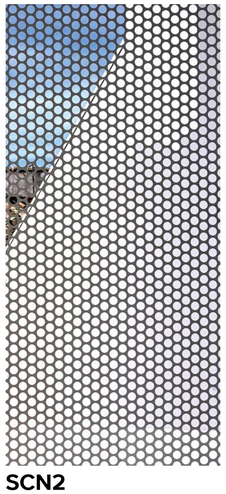
CPC1

CPC2

CPC4



SCN1



SCN2

Materials & Finishes

AWN1 Street level continuous steel awning with decorative motif laser cut into leading edge. Paint finish equal to PF2. Secondary reflective mirror finish soffit lining, natural stainless steel, mirror finish.

AWN2 Concrete off form awning with stepped profile leading edge, COF1 finish. Integrated GRC planters, colour and finish equal to CPC4.

AWN3 Pergola pavilion with louvred profile lining. Refer to landscape documentation for further detail.

BAL1a Vertical 18mm diam. steel baluster, with steel flat bar top and bottom rail. Sculptural steel plate returns. Powder coat finish, colour and finish to match PCF1.

BAL1b Vertical 18mm diam. steel baluster with integrated clear glass panel behind captured to top and bottom rail, steel flat bar top and bottom rail. Sculptural steel plate returns. Powder coat finish, colour and finish to match PCF1.

BAL2 'Semi-frameless' full height clear glass balustrade system with aluminium top rail and concealed/ recessed base channel system. Framing system, aluminium, powder coat finish. Colour to match PCF1.

BAL3 'Semi-frameless' clear glass balustrade system to top of three quarter height solid spandrel, pin fixed to inside face with aluminium top rail. Framing system, aluminium, powder coat finish, colour and finish to match adjacent primary PCF colour UNO.

BAL4 'Framed' clear glass balustrade system to top of three quarter height solid spandrel, pin fixed to inside face, with aluminium perimeter framing and top rail. Powder coat finish, colour and finish to match adjacent primary PCF colour UNO.

BAL5 Steel plate balustrade with decorative motif laser cut. Paint finish, colour and finish to match PF2.

BWK1 Brickwork, Dry pressed. Colour to be selected from dark colour range. 230x76mm 'standard format. Mortar colour to match brick colour or 'black'.

BP1 Decorative brick pattern Type 1: Soldier course. 230 x 76mm brick size.

BP2 Decorative brick pattern Type 2: Hit and miss Flemish bond pattern with 35% open area. 230 x 76mm brick size.

BP3 Decorative Brickwork pattern Type 3, Stretcher bond, tooled joint

CLD1 Corrugated metal wall cladding system equal to Lysaght 'Mini Orb' or 'Custom Orb' profile. Powdercoat finish, colour and finish to match PCF1.

CLD2 Metal cladding system with a timber look finish equal to DecoClad V-Groove system, vertical 'v' jointed 90mm wide. Service door integrated to match. Finish and colour equal to Coastal Spotted Gum in appearance.

CLD3 Metal cladding, cassette style panel system, express jointed with concealed fixings equal to Vitradual system, Prefinished coating system. Colour equal to PCF1.

CLD4 Projecting window reveal. Metal cladding cassette style system, express jointed with concealed fixings. Prefinished coating system. Colour equal to PCF1 and PCF2.

COF1 Off Form concrete. Natural, smooth board finish. Colour natural 'light and brite' concrete mix. Penetrating clear matte sealer over.

COF2 Off form concrete. Decorative profiled / stepped wall element, concrete off form finish, Profile depth varies. Natural, smooth board finish. Colour natural 'light and brite' concrete mix. Penetrating clear matte sealer over.

CPC1 Concrete precast smooth finish with white oxide concrete mix. Pigment stain finish equal to PCF1 (white). Penetrating clear matte sealer over.

CPC2 Decorative precast concrete finish with white oxide concrete mix. Pigment stain finish equal to PCF1 (white). Vertical radius profile, form liner finish, 30mm spacing, 32mm diam., 53mm depth equal to Reckli 2/94 'Orinoco' profile. Penetrating clear matte sealer over.

CPC3 Decorative precast concrete finish horizontal shiplap profile 150mm width with white oxide concrete mix. Pigment stain finish equal to PCF1 (white). Penetrating clear matte sealer over.

CPC4 GRC planter, natural concrete finish. Natural concrete mix with translucent pigment mineral stain (50% concentrate), colour to match PCF2, over. Refer to landscape documentation for further detail.

FEN1 Decorative vertical batten timber fence and gate system. Timber equal to Spotted Gum in appearance. Natural colour with pigmented oil finish. Structural supports where required to be integrated with fencing and gate system. Refer to landscape documentation for further detail.

FT1 Street Level Retail: Aluminium large span / format front glazed system with projecting decorative steel framed bay window elements. Fixed glazing with operable elements equal to 'Aneeta' sashless and panel lift window system. Glass type equal to GC1. Framing system, steel, paint finish. Colour to match PCF2.
Performance of overall system to meet ESD and façade engineer's requirements. Reflectivity to be less than 20%

FT2 Street Level Foyer and Common Areas: Aluminium framed large span / format front glazed façade glazing system, with integrated semi-frameless glazed pivot doors to lobby entry and fixed open glazed louvre elements to open galleries. Glass type, GC1. Framing system, aluminum, powder coat finish. Framing colour to match PCF2.
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Drawing Title
Materials & Finishes Board
Materials & Finishes

Scale: **@A1, 50%@A3**
Project No.: **21036**
Drawn by: **MP,JW,CM**
North
Status: **For DA Submission**
Dwg No.: **DA-890-001**
Rev: **G**

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