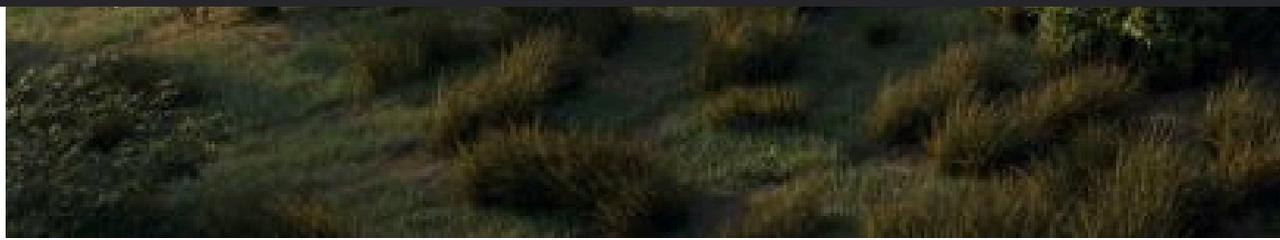




# Herolds Bay

COUNTRY ESTATE

34°02'46"S 22°24'14"E  
4 SMITH STREET





# RENDERS

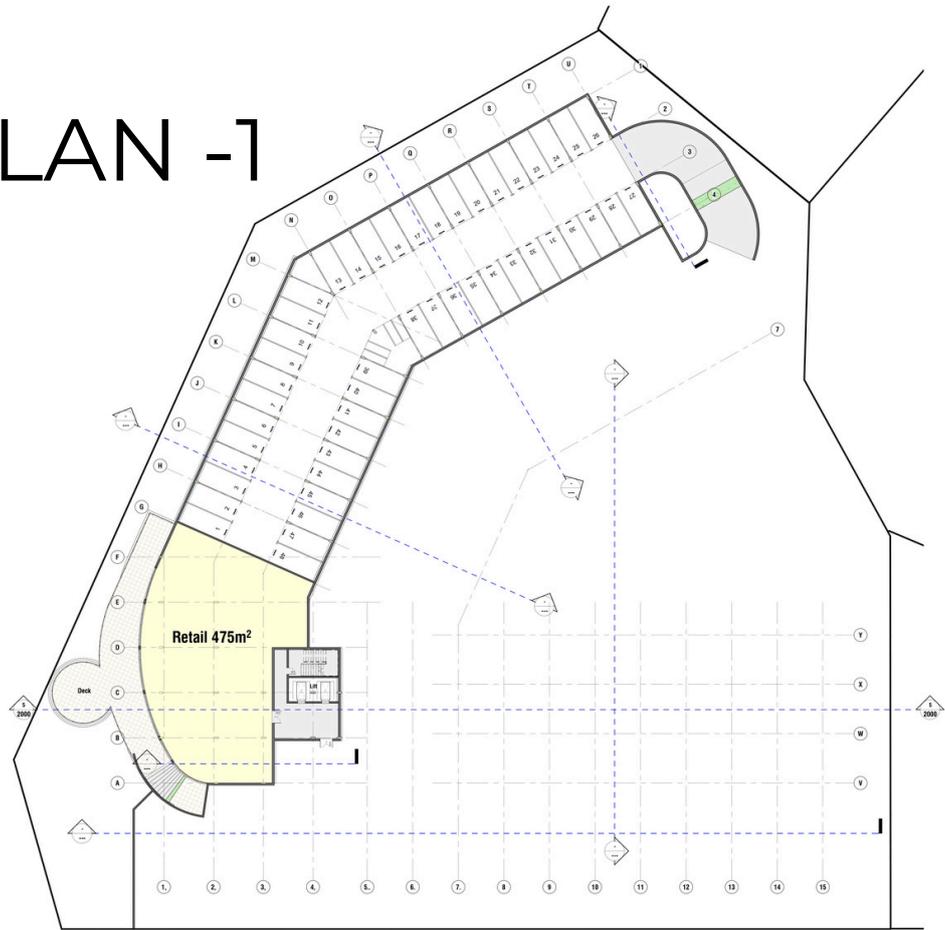


# FLOOR PLAN -1

## LOWER LEVEL

Building Area Schedule	
Site Area	8 659m <sup>2</sup>
GBA without Basement Parking	6 396m <sup>2</sup>
Coverage (2 818m <sup>2</sup> )	33%
FSR (5 068m <sup>2</sup> )	0.6
Parking Provided Basement	49 Parking Bays
Parking Provided Open	104 Parking Bays
<b>Total Parking Provided</b>	<b>152 Parking Bays</b>
Parking Required	152 Parking Bays
<b>Parking</b>	
Units	65 Units 1 x Bays per Units = 65 Parking bays
Total Retail	2 177m <sup>2</sup> 4 bays per 100m <sup>2</sup> = 87 Parking Bays
<b>Total Parking Bays Required</b>	<b>= 152 Parking Bays</b>

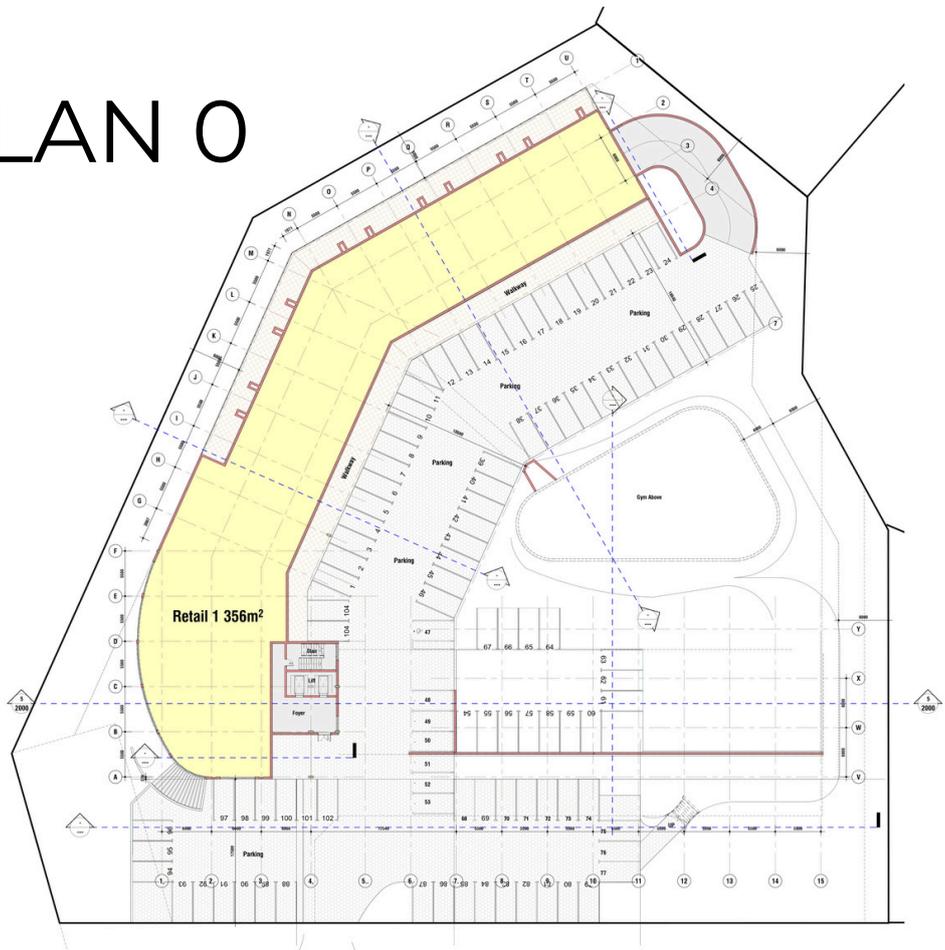
GBA	
GBA : Lower Ground Floor	569m <sup>2</sup>
GBA : Ground Floor	1 447m <sup>2</sup>
GBA : First Floor	2 873m <sup>2</sup>
GBA : Second Floor	872m <sup>2</sup>
GBA : Third Floor	421m <sup>2</sup>
<b>GBA : Total Gross Area</b>	<b>6 182m<sup>2</sup></b>



# FLOOR PLAN 0

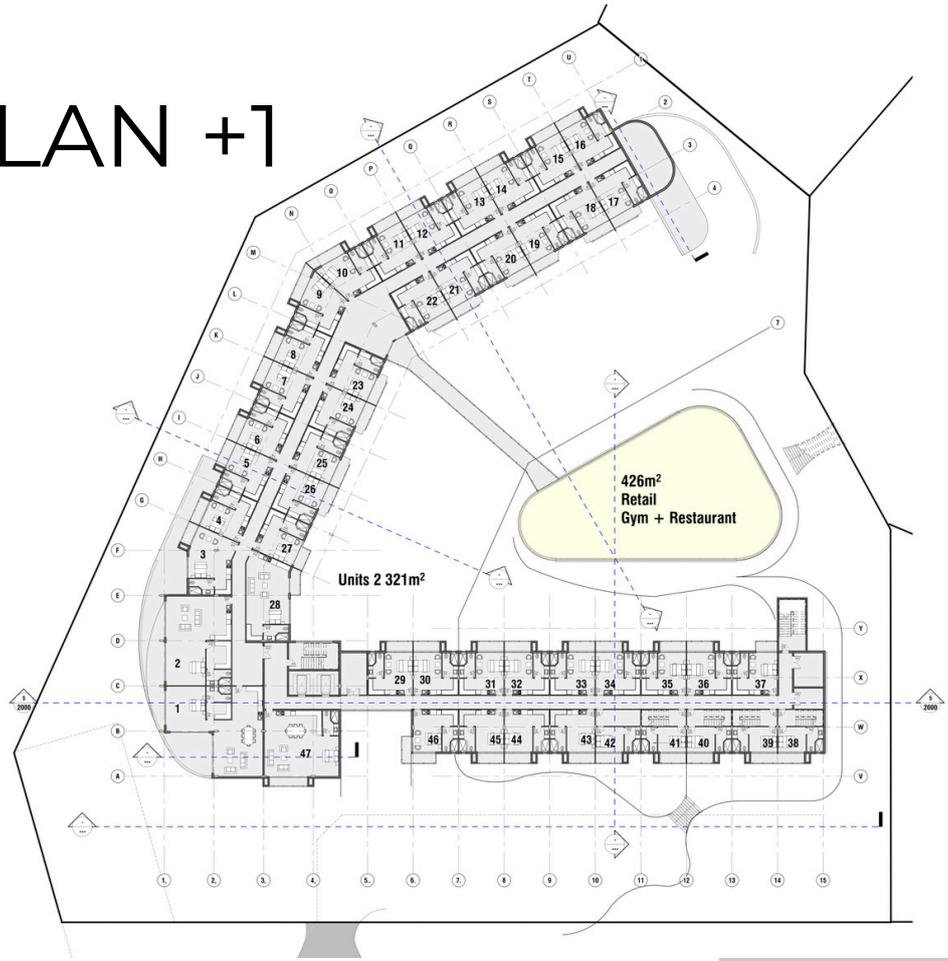
## GROUND LEVEL

GLA	
Lower Ground	547m <sup>2</sup>
Ground	1 155m <sup>2</sup>
First	2 168m <sup>2</sup>
Second	575m <sup>2</sup>
Third	402m <sup>2</sup>
<hr/>	
GLA : Units	2 669m <sup>2</sup>
GLA : Retail	2 178m <sup>2</sup>
<b>Total GLA</b>	<b>4 847m<sup>2</sup></b>
<hr/>	
GLA % = Units To Retail	
Retail %	45%
Units %	55%



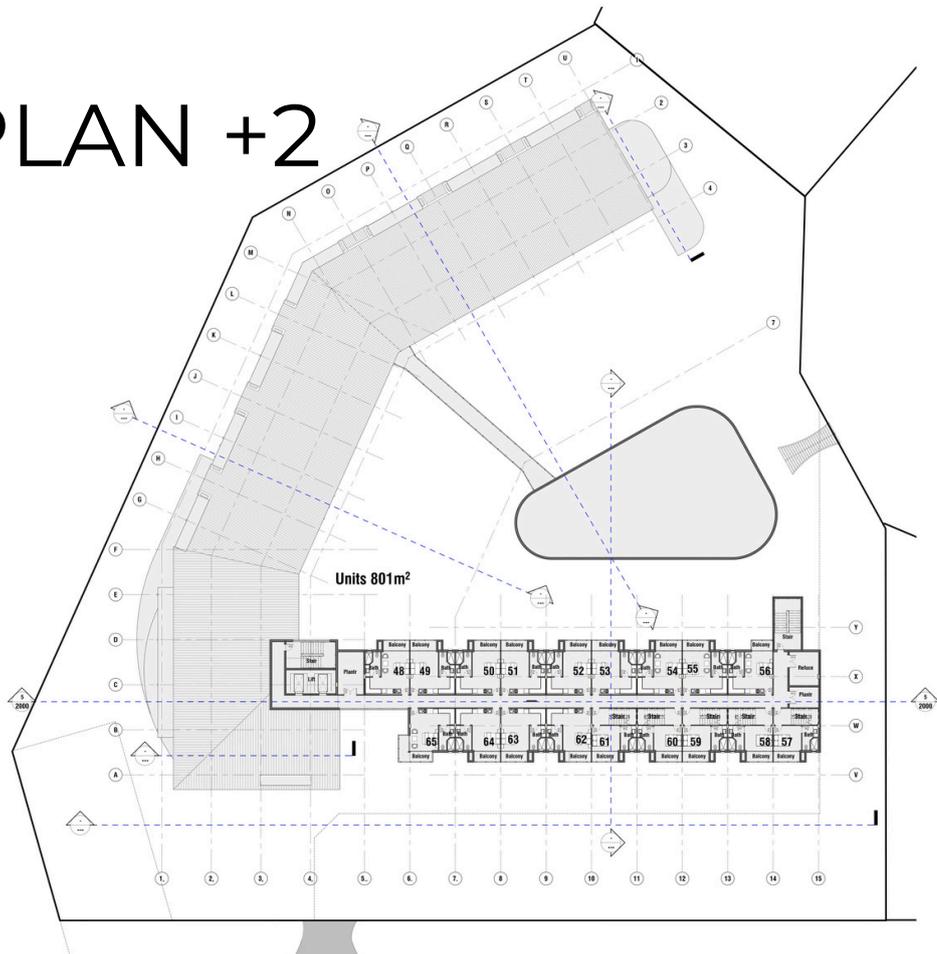
# FLOOR PLAN +1

UPPER LEVEL



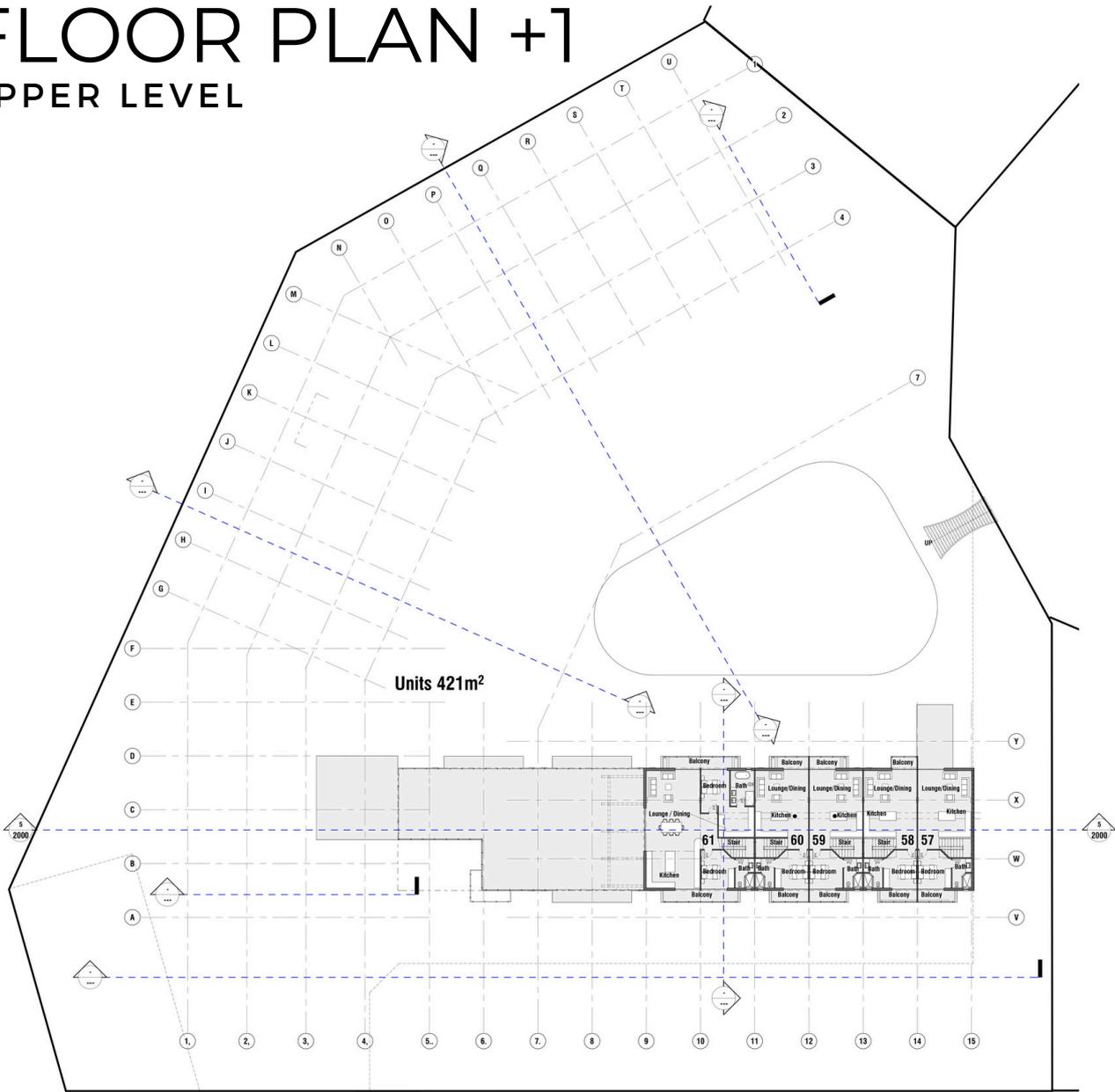
# FLOOR PLAN +2

UPPER LEVEL



# FLOOR PLAN +1

UPPER LEVEL



05 Third Floor  
SCALE: 1 : 200

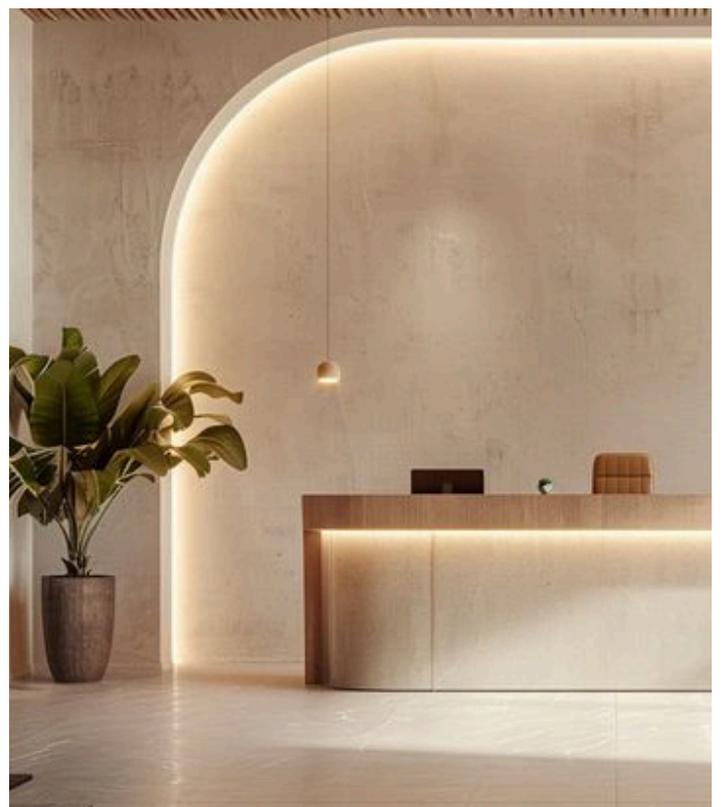


# LOOK AND FEEL



# RECEPTION

INTERIOR DESIGN



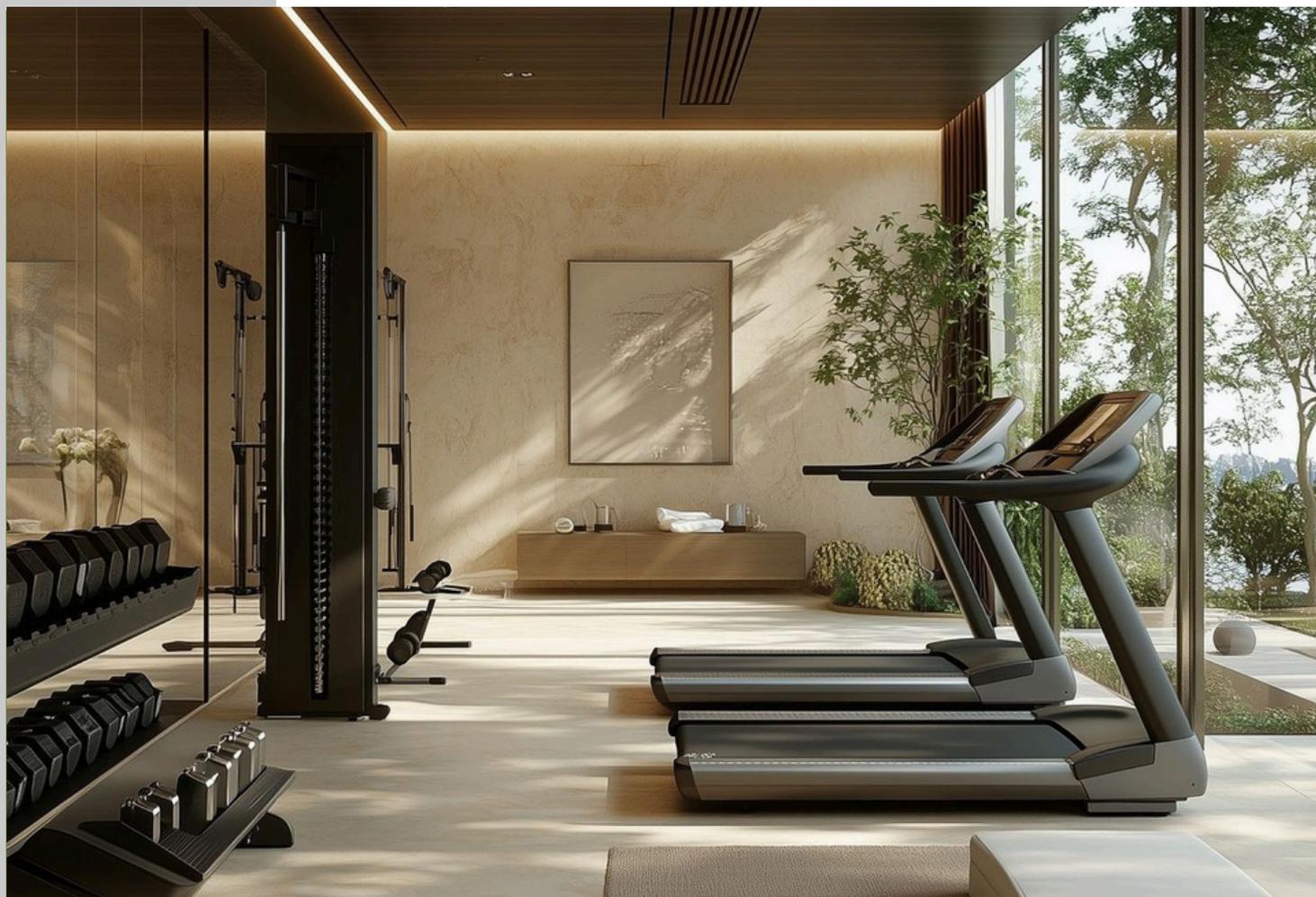


# DELI

INTERIOR DESIGN



LOOK AND  
FEEL



# GYM

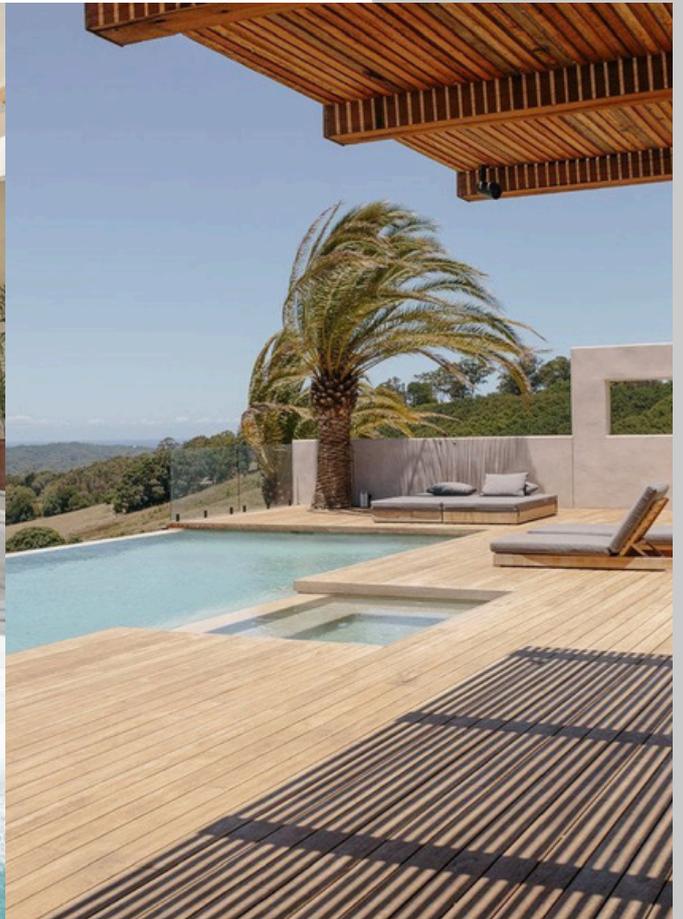
INTERIOR DESIGN

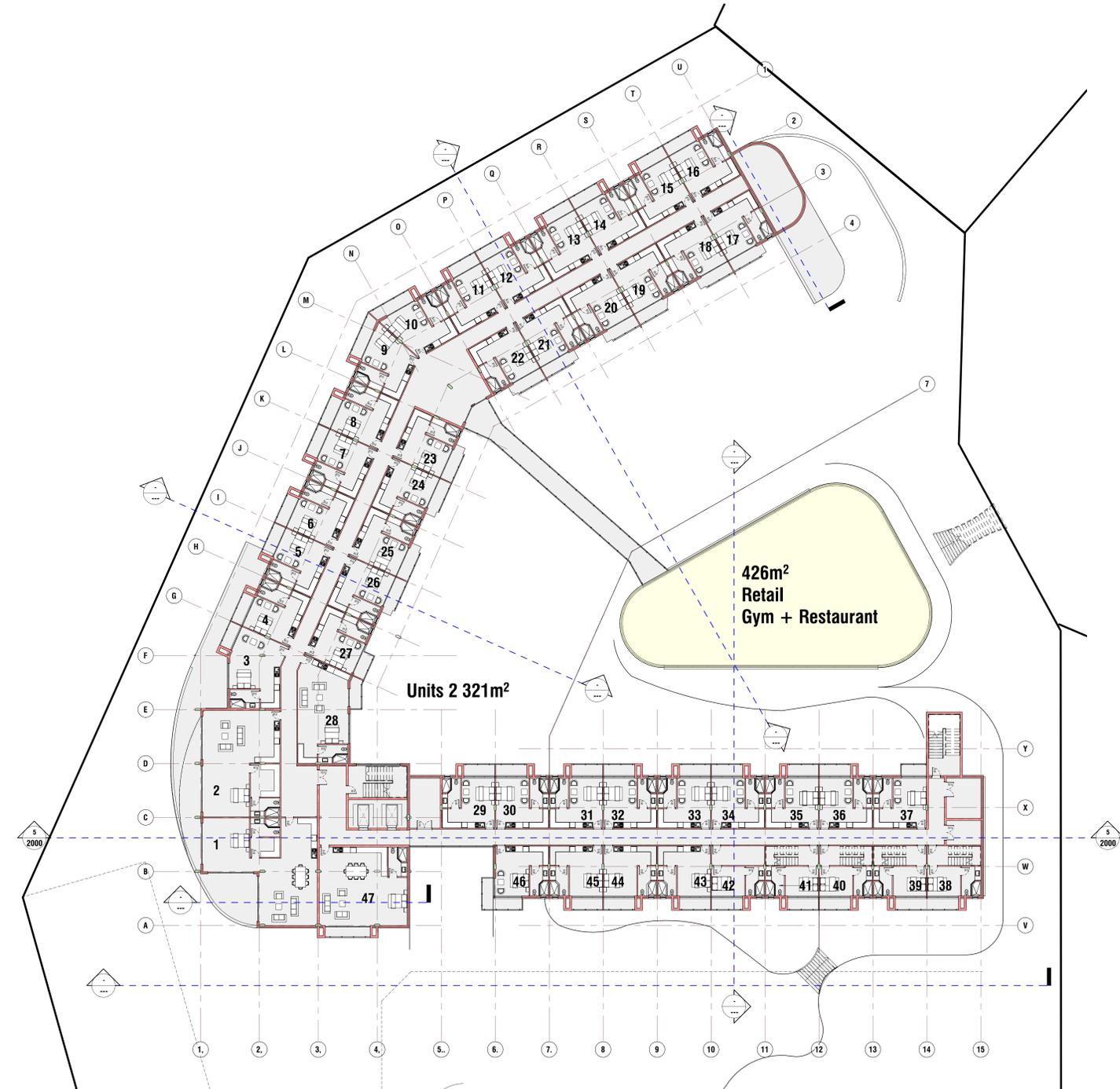




# POOL DECK

EXTERIOR DESIGN





**FIRST FLOOR PLAN**  
SCALE: 1 : 200

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  - All figures, levels and dimensions must be checked on site before commencement of work. Any discrepancies to be reported to the architect's office immediately.

No.	Date	Issued by	Description
A	09/09/2022	jmv	Prelim
B	25/09/2024	jmv	Sketch Plan
C	2025/07/26	jmv	Revised



Project Name	<b>NEW</b>		
Address	<b>Herolds Bay</b>		
Sheet	<b>First Floor</b>		
Project number	<b>2024/03/19</b>		
Date	2024	Drawn by	jmv
Rev. no.	<b>C</b>	Drawing no.	<b>1004</b>
Sheet Size	A0	Scale	1 : 200

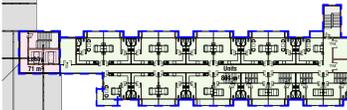




# GBA



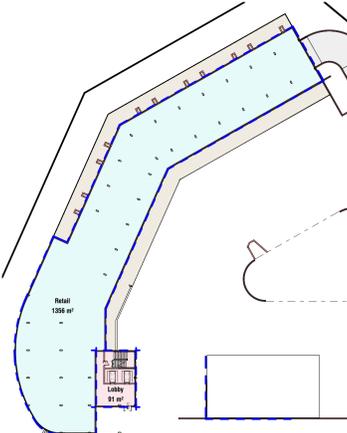
**05 Third Floor**  
SCALE: 1 : 500



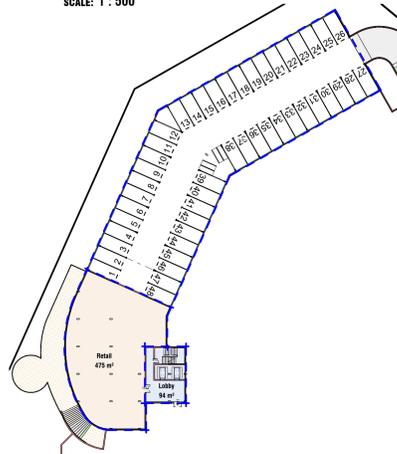
**04 Second Floor**  
SCALE: 1 : 500



**03 First Floor**  
SCALE: 1 : 500



**02 Ground Floor**  
SCALE: 1 : 500



**01 Lower Ground Floor**  
SCALE: 1 : 500

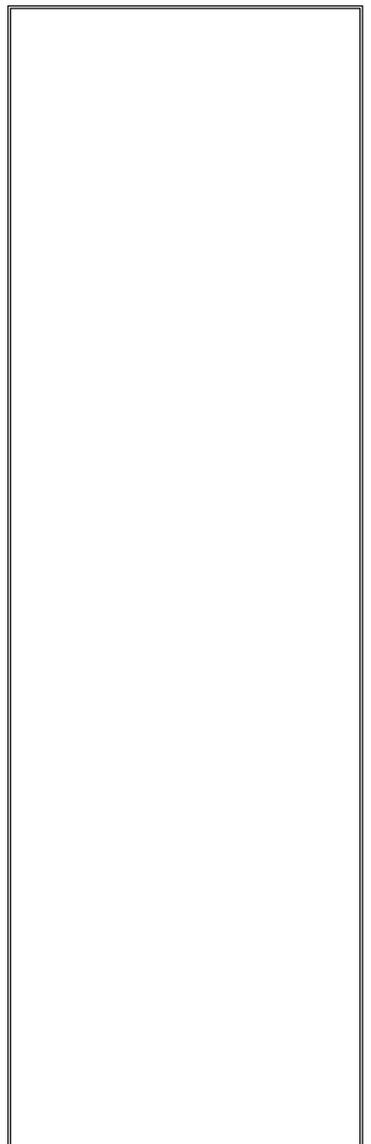
Building Area Schedule	
Site Area	8 659m <sup>2</sup>
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Coverage (2 818m <sup>2</sup> )	33%
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<b>Total Parking Provided</b>	<b>152 Parking Bays</b>
Parking Required	152 Parking Bays
Parking	
Units	65 Units 1 x Bays per Units = 65 Parking bays
Total Retail	2 177m <sup>2</sup> 4 bays per 100m <sup>2</sup> = 87 Parking Bays
<b>Total Parking Bays Required</b>	<b>= 152 Parking Bays</b>

GBA	
GBA : Lower Ground Floor	569m <sup>2</sup>
GBA : Ground Floor	1447m <sup>2</sup>
GBA : First Floor	2 873m <sup>2</sup>
GBA : Second Floor	872m <sup>2</sup>
GBA : Third Floor	421m <sup>2</sup>
<b>GBA : Total Gross Area</b>	<b>6 182m<sup>2</sup></b>

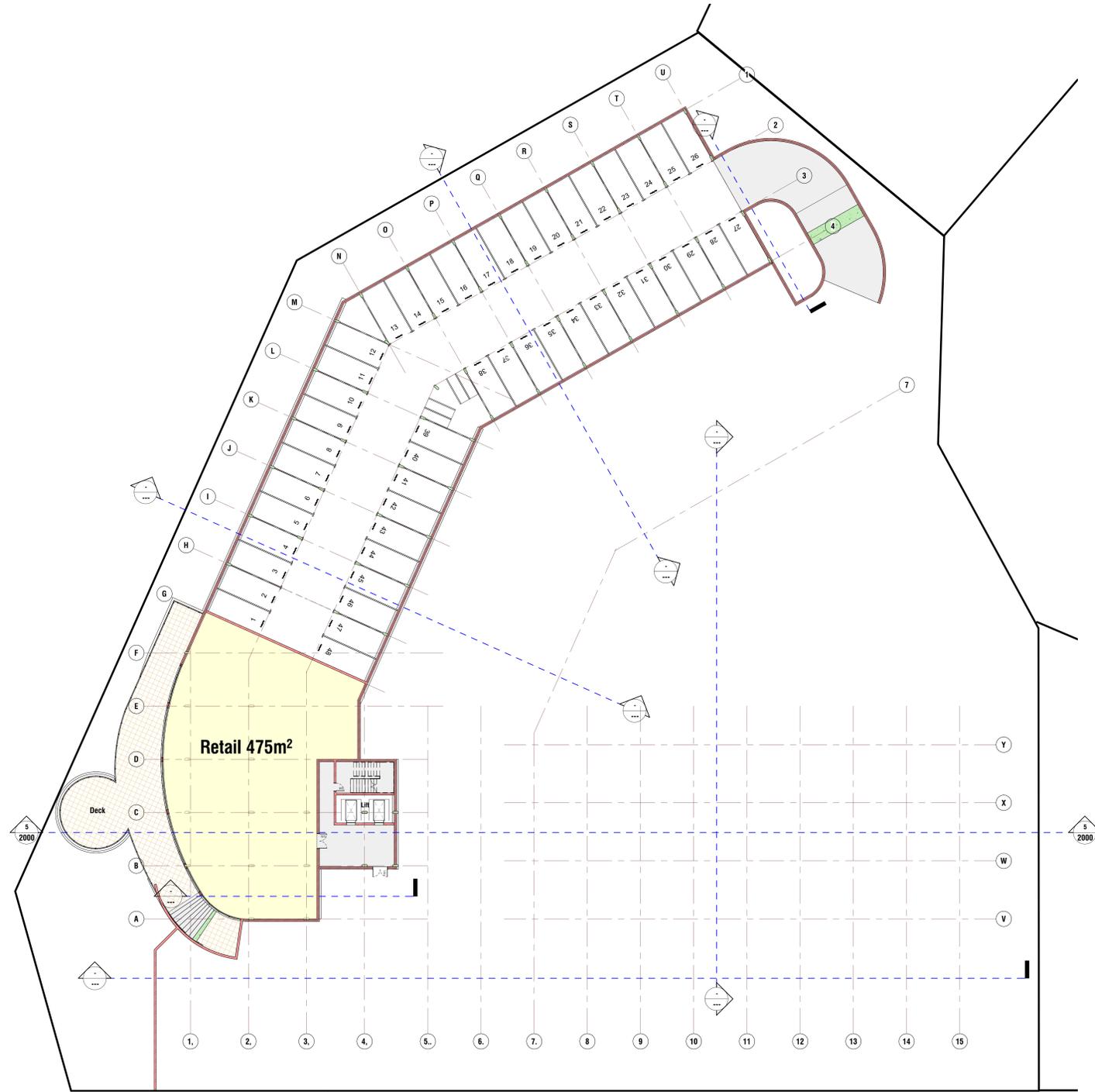
GLA	
Lower Ground	547m <sup>2</sup>
Ground	1155m <sup>2</sup>
First	2168m <sup>2</sup>
Second	575m <sup>2</sup>
Third	402m <sup>2</sup>
<b>GLA : Units</b>	<b>2 669m<sup>2</sup></b>
<b>GLA : Retail</b>	<b>2 178m<sup>2</sup></b>
<b>Total GLA</b>	<b>4 847m<sup>2</sup></b>
GLA % = Units To Retail	
Retail %	45%
Units %	55%

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No.	Date	Issued by	Description



Project Name	<b>NEW</b>
Address	<b>Herolds Bay</b>
Sheet	<b>Area Plan</b>
Project number	<b>2024/03/19</b>
Date	2024
Rev. no.	1
Drawn by	jmv
Drawing no.	<b>6000</b>
Sheet Size	A0
Scale	<b>1 : 500</b>



**01 Lower Ground Floor**  
SCALE: 1 : 200

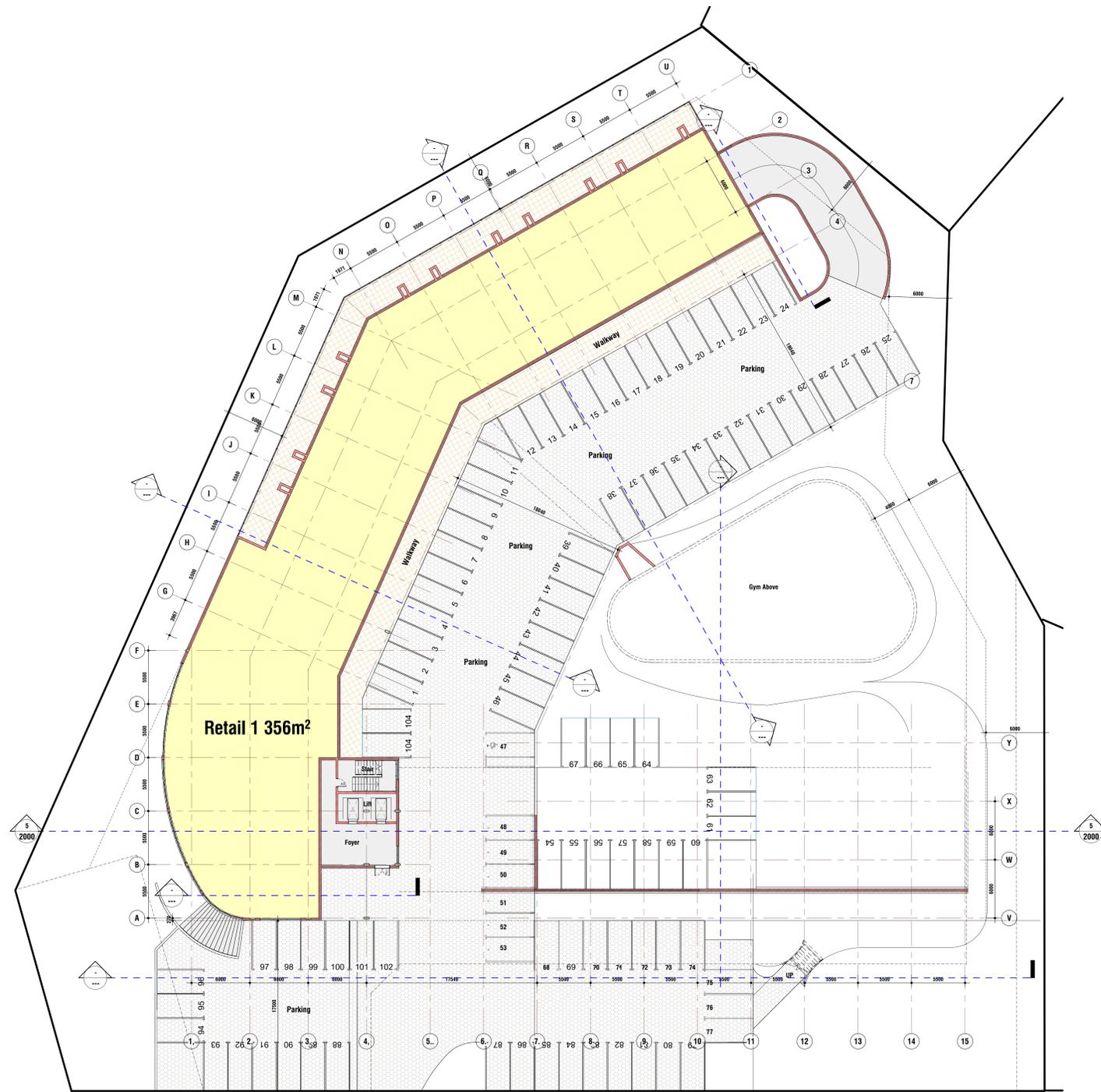
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No.	Date	Issued by	Description
A	00/00/00	jmv	Practm
B	25/09/2024	jmv	Sketch Plan
C	2025/07/26	jmv	Revised



Project Name	<b>NEW</b>		
Address	<b>Herolds Bay</b>		
Sheet	<b>Lower Ground Floor</b>		
Project number	<b>2024/03/19</b>		
Date	2024	Drawn by	jmv
Rev. no.	<b>C</b>	Drawing no.	<b>1002</b>
Sheet Size	A0	Scale	<b>1 : 200</b>

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**02 Ground Floor**  
SCALE: 1 : 200

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No.	Date	Issued by	Description
A	08/09/2022	jmv	Practm
B	25/09/2024	jmv	Sketch Plan
C	2025/07/26	jmv	Revised



Project Name	<b>NEW</b>
Address	<b>Herolds Bay</b>
Sheet	<b>Ground Floor</b>
Project number	<b>2024/03/19</b>
Date	2024 Drawn by jmv
Rev. no.	<b>C</b> Drawing no. <b>1003</b>
Sheet Size	A0 Scale <b>1 : 200</b>

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