



HEROLDS BAY™

COUNTRY ESTATE



THE CLUSTERS - PLOT 104





- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6

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COUNTRY ESTATE
The Clusters



SITE PLAN

Unit Number	Erf Area	Unit Type
Unit 1	495m ²	Type Am
Unit 2	480m ²	Type A
Unit 3	500m ²	TypeAm
Unit 4	513m ²	Type A
Unit 5	515m ²	Type A
Unit 6	524m ²	TypeAm
Unit 7	504m ²	Type A
Unit 8	539m ²	Type A
Unit 9	608m ²	Type C
Unit 10	494m ²	Type E
Unit 11	481m ²	Type Bm
Unit 12	487m ²	Type B
Unit 13	499m ²	Type Bm
Unit 14	507m ²	Type B
Unit 15	533m ²	Type Bm
Unit 16	457m ²	Type B
Unit 17	494m ²	Type E
Unit 18	653m ²	Type D
Unit 19	475m ²	Type A
Unit 20	558m ²	Type A
Unit 21	519m ²	Type Am
Unit 22	635m ²	Type C
Unit 23	548m ²	Type Am
Unit 24	537m ²	Type A
Unit 25	611m ²	Type Am
Unit 26	594m ²	Type A
Unit 27	592m ²	Type F
TOTAL	14 338m²	
INTERNAL ROADS & COMMUNAL AREAS	2 359m²	
TOTAL ERF SIZE	16 697m²	








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TYPICAL VIEWS FROM UNITS 1-9





TYPICAL VIEWS FROM UNITS 10-16





TYPICAL VIEWS FROM UNITS 17-22





TYPICAL VIEWS FROM UNITS 23-27



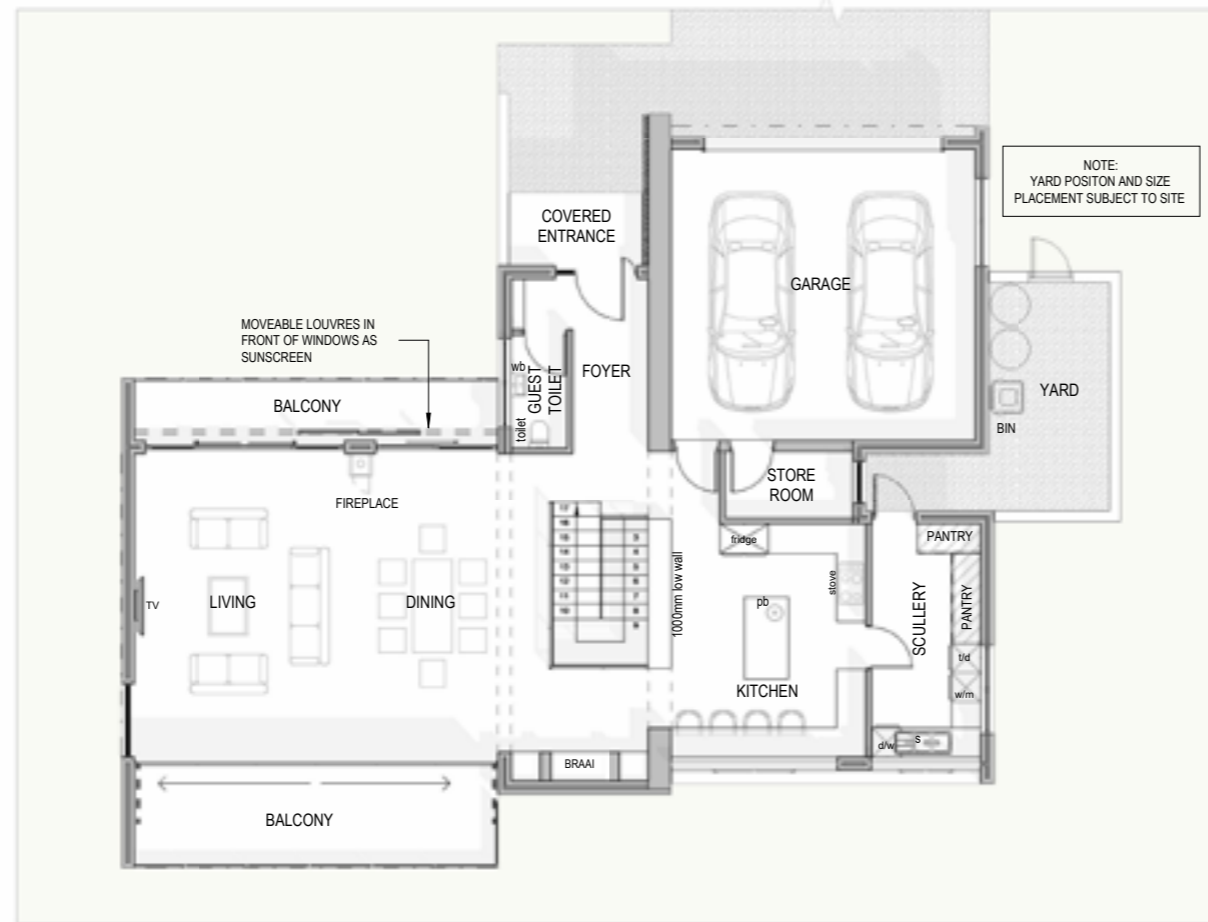
TYPE A - PLANS & ELEVATIONS

HEROLDS BAY COUNTRY ESTATE STAND 104

AREA SCHEDULE

COUNCIL AREAS	
LOWER GROUND FLOOR	103m ²
GROUND FLOOR AREA	125m ²
GARAGE	44m ²
COVERED PATIO	15m ²
TOTAL COUNCIL AREA	287m²

ADDITIONAL AREA	
COVERED ENTRANCE	5m ²
BALCONY 1	10m ²
BALCONY 2	15m ²
YARD	17m ²
GROSS BUILDING AREA	334m²



GROUND FLOOR PLAN - TYPE A

REV. A
20231025



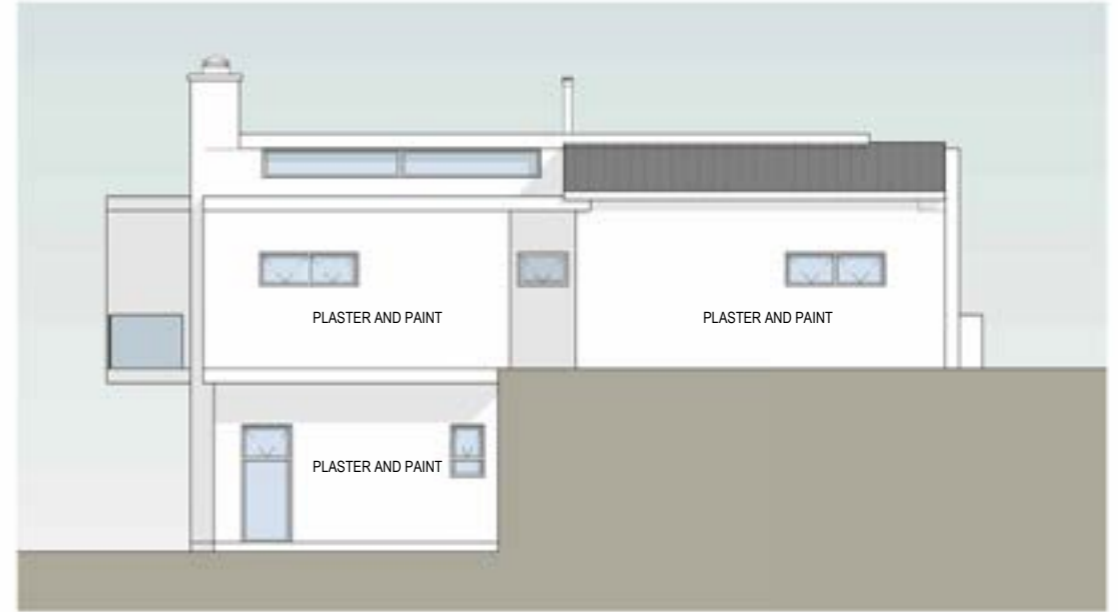
LOWER GROUND PLAN - TYPE A

REV. A
20231025



ELEVATION NORTH

Scale 1 : 100



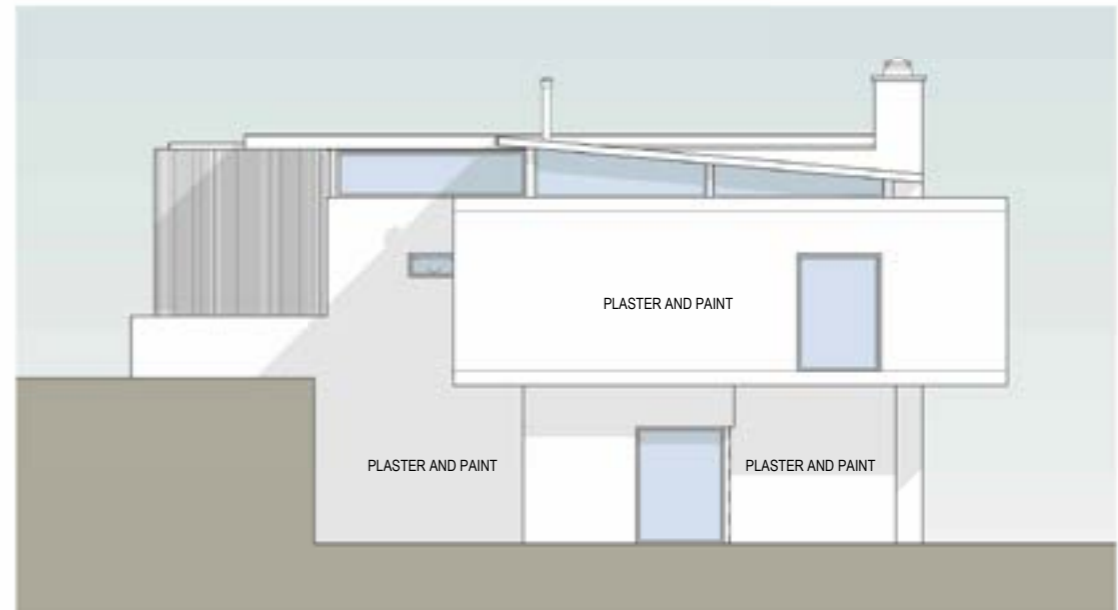
ELEVATION EAST

Scale 1 : 100



ELEVATION SOUTH

Scale 1 : 100



ELEVATION WEST

Scale 1 : 100

ELEVATIONS - TYPE A

REV. A
20231025

HEROLDS BAY COUNTRY ESTATE STAND 104

TYPE A MIRRORED - PLANS & ELEVATIONS

HEROLDS BAY COUNTRY ESTATE STAND 104

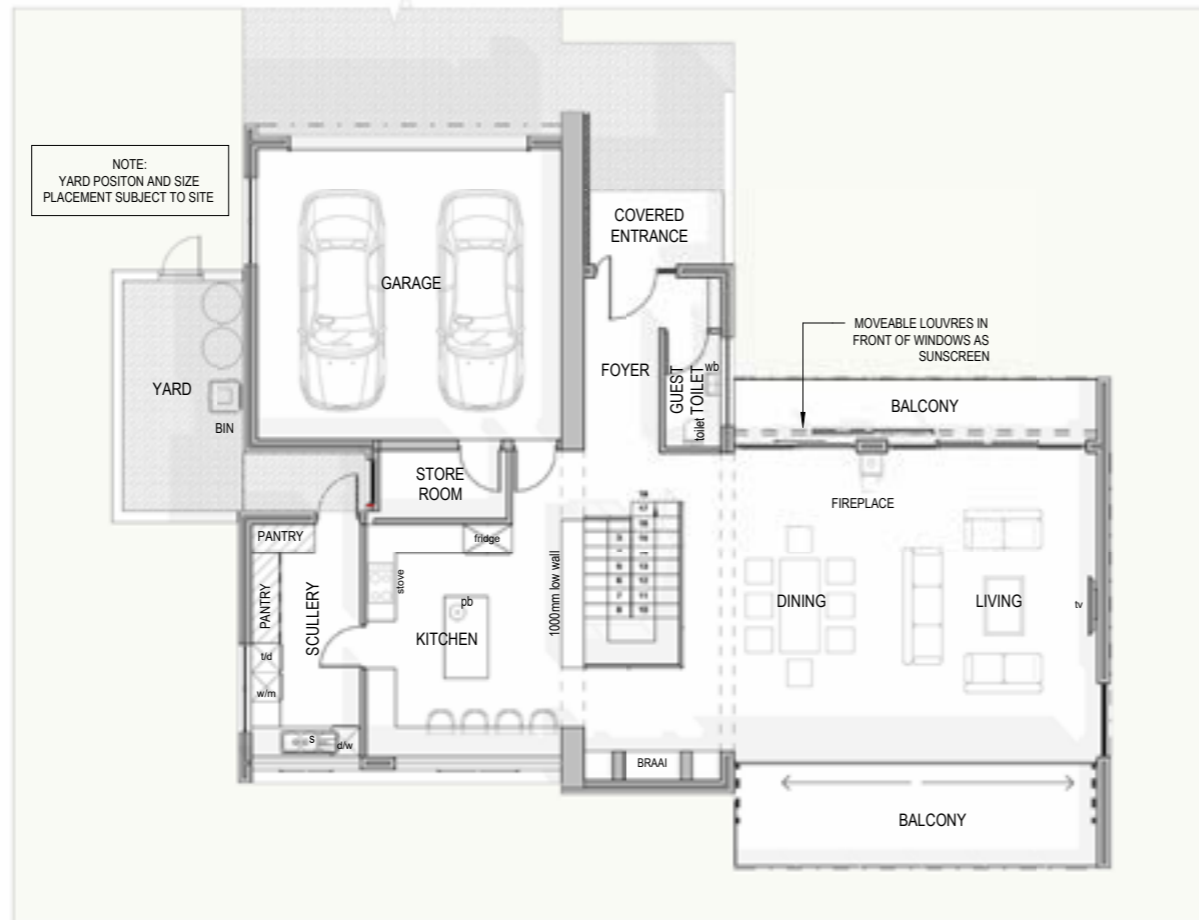
AREA SCHEDULE

COUNCIL AREAS

LOWER GROUND FLOOR	103m ²
GROUND FLOOR AREA	125m ²
GARAGE	44m ²
COVERED PATIO	15m ²
TOTAL COUNCIL AREA	287m²

ADDITIONAL AREA

COVERED ENTRANCE	5m ²
BALCONY 1	10m ²
BALCONY 2	15m ²
YARD	17m ²
GROSS BUILDING AREA	334m²



GROUND FLOOR PLAN - TYPE Am

REV. A
20231025



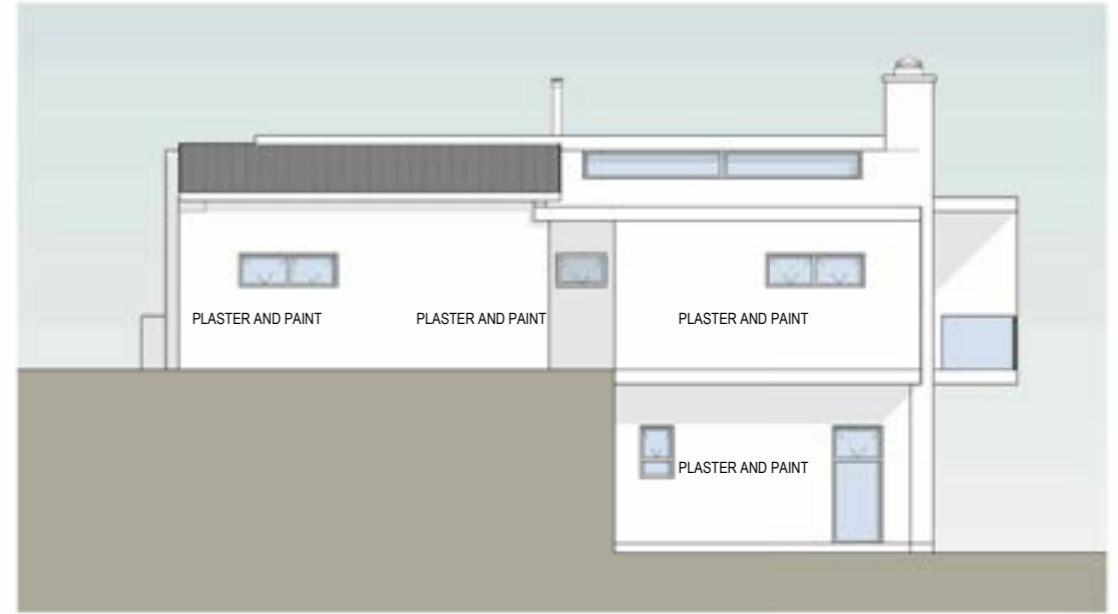
LOWER GROUND PLAN - TYPE Am

REV. A
20231025



ELEVATION NORTH

Scale 1 : 100



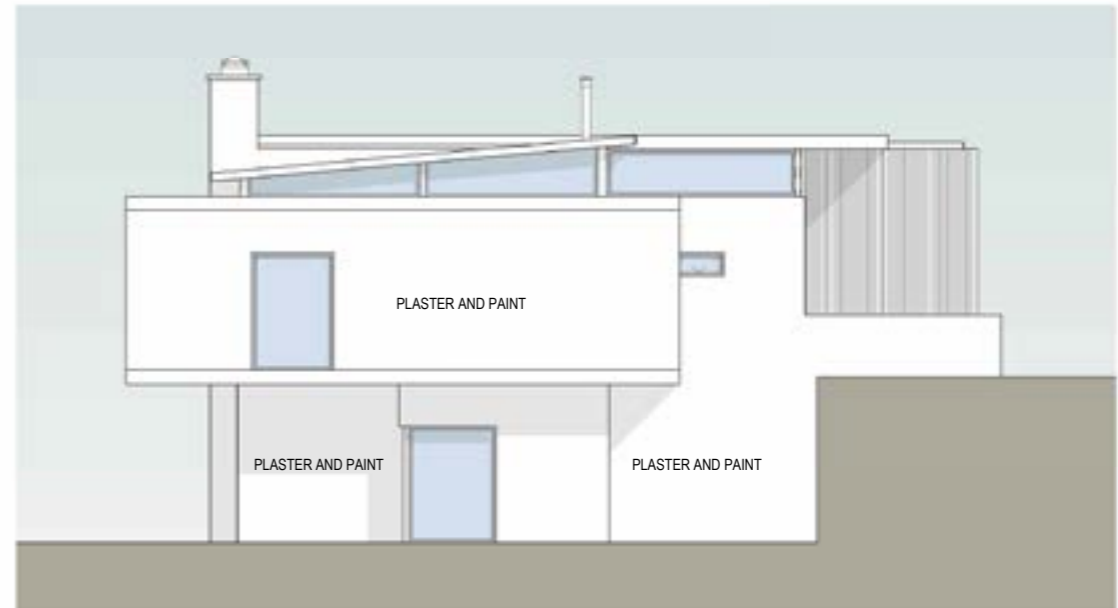
ELEVATION EAST

Scale 1 : 100



ELEVATION SOUTH

Scale 1 : 100



ELEVATION WEST

Scale 1 : 100

ELEVATIONS - TYPE Am

REV. A
20231025






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TYPE B - PLANS & ELEVATIONS

HEROLDS BAY COUNTRY ESTATE STAND 104

AREA SCHEDULE	
COUNCIL AREAS	
GROUND FLOOR	90m ²
FIRST FLOOR	159m ²
GARAGE	46m ²
COV. PATIO	14m ²
COV. BALCONY 1	14m ²
COV. BALCONY 2	14m ²
COV. BALCONY 3	21m ²
TOTAL COUNCIL AREA	358m²
ADDITIONAL AREA	
YARD	12m ²
COV. ENTRANCE	8m ²
GROSS BUILDING AREA	378m²



GROUND FLOOR PLAN - TYPE B

REV. A
20231025



FIRST FLOOR PLAN - TYPE B

REV. A
20231025



ELEVATION NORTH

Scale 1 : 100



ELEVATION EAST

Scale 1 : 100



ELEVATION SOUTH

Scale 1 : 100



ELEVATION WEST

Scale 1 : 100

ELEVATIONS - TYPE B

TYPE B MIRRORED - PLANS & ELEVATIONS

HEROLDS BAY COUNTRY ESTATE STAND 104

AREA SCHEDULE	
COUNCIL AREAS	
GROUND FLOOR	90m ²
FIRST FLOOR	159m ²
GARAGE	46m ²
COV. PATIO	14m ²
COV. BALCONY 1	14m ²
COV. BALCONY 2	14m ²
COV. BALCONY 3	21m ²
TOTAL COUNCIL AREA	358m²
ADDITIONAL AREA	
YARD	12m ²
COV. ENTRANCE	8m ²
GROSS BUILDING AREA	378m²



GROUND FLOOR PLAN - TYPE Bm

REV. A
20231025



FIRST FLOOR PLAN - TYPE Bm

REV. A
20231025



ELEVATION NORTH

Scale 1 : 100



ELEVATION WEST

Scale 1 : 100



ELEVATION SOUTH

Scale 1 : 100



ELEVATION EAST

Scale 1 : 100

ELEVATIONS - TYPE Bm



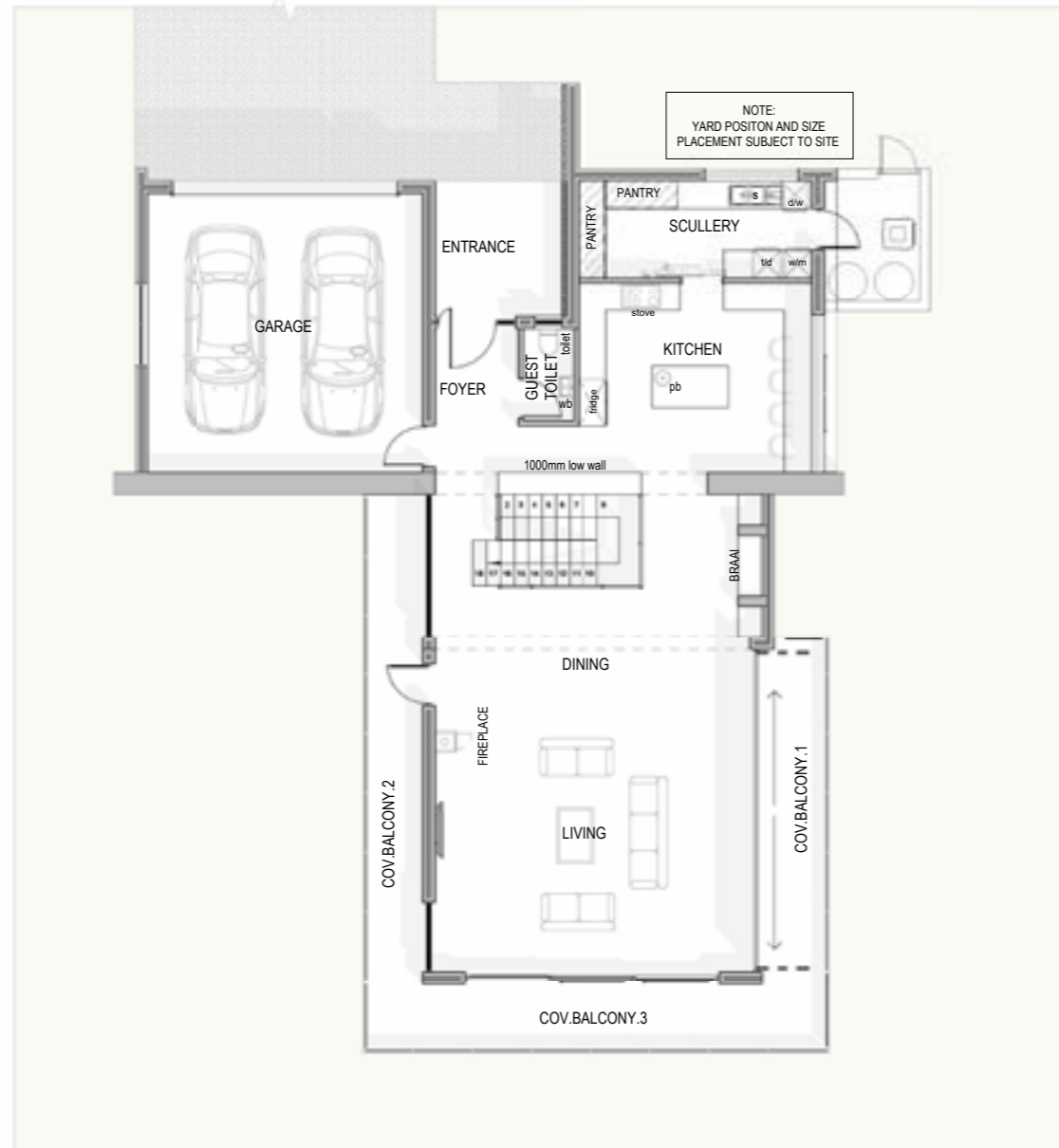



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TYPE C - PLANS & ELEVATIONS

HEROLDS BAY COUNTRY ESTATE STAND 104

AREA SCHEDULE	
COUNCIL AREAS	
LOWER GROUND FLOOR	110m ²
GROUND FLOOR	124m ²
GARAGE	44m ²
COV. PATIO	48m ²
COV. BALCONY	40m ²
TOTAL COUNCIL AREA	366m²
ADDITIONAL AREA	
YARD	7m ²
COV. ENTRANCE	8m ²
GROSS BUILDING AREA	381m²



GROUND FLOOR PLAN TYPE C

REV. A
20231025



LOWER GROUND PLAN - TYPE C

REV. A
20231025

HEROLDS BAY COUNTRY ESTATE STAND 104



ELEVATION NORTH

Scale 1 : 100



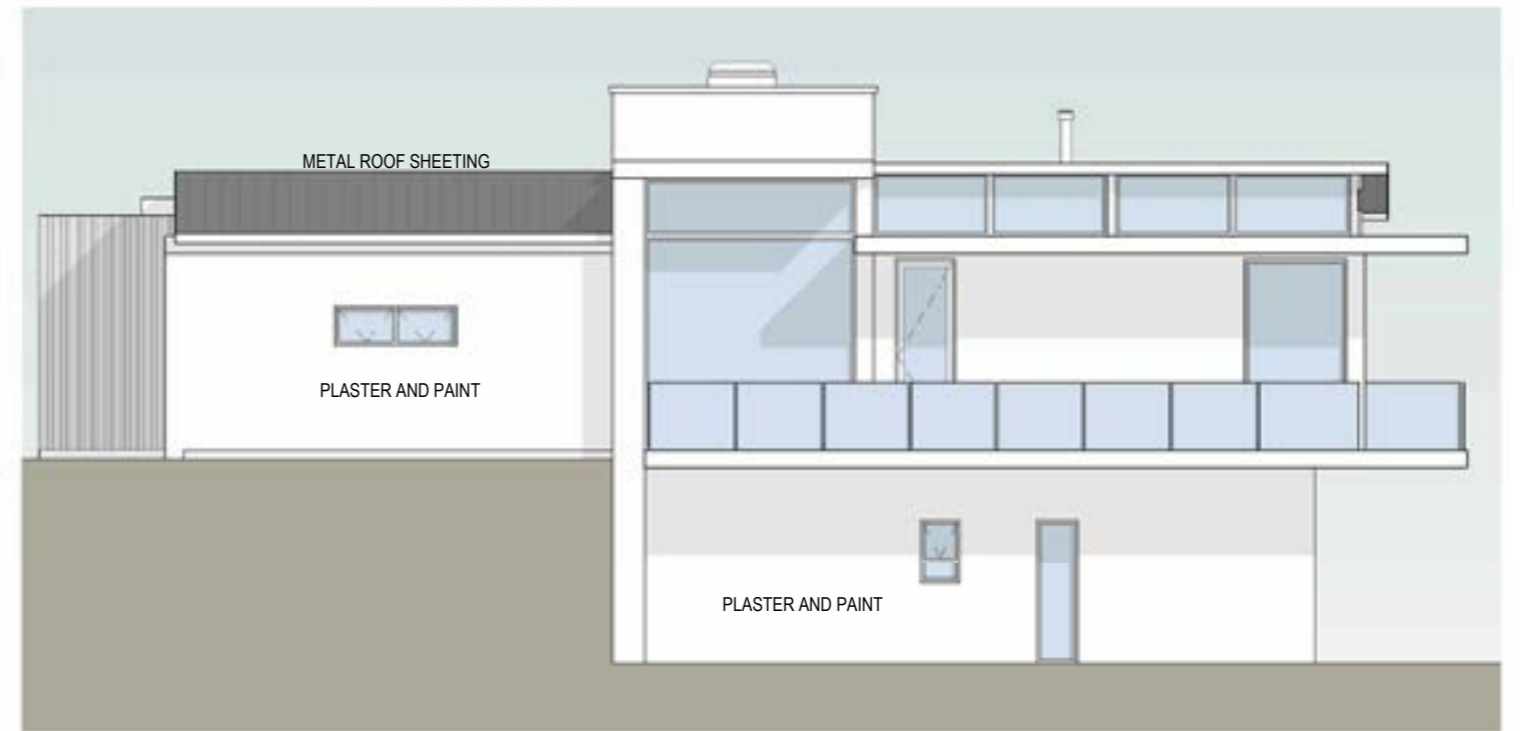
ELEVATION EAST

Scale 1 : 100



ELEVATION SOUTH

Scale 1 : 100



ELEVATION WEST

Scale 1 : 100

ELEVATIONS - TYPE C



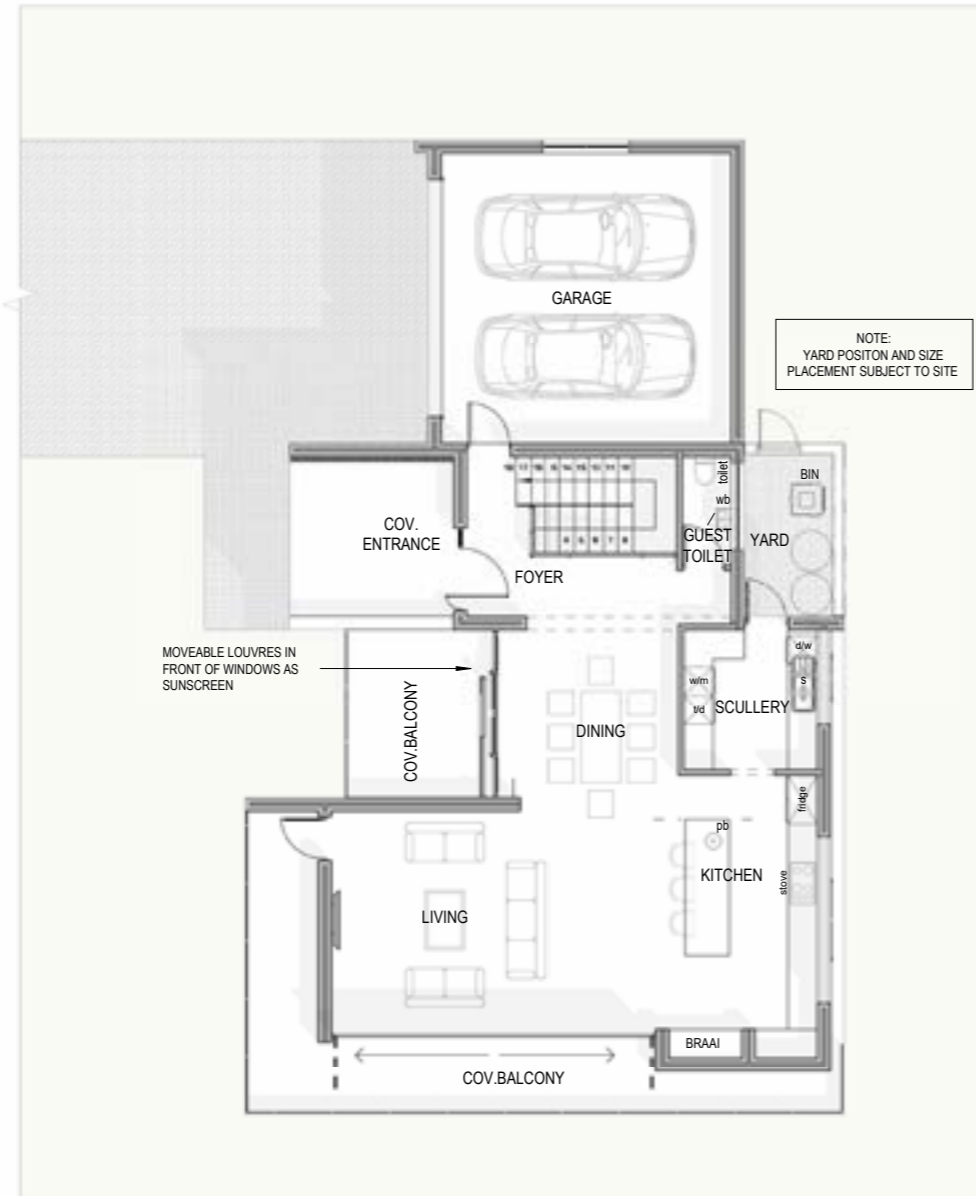



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TYPE D - PLANS & ELEVATIONS

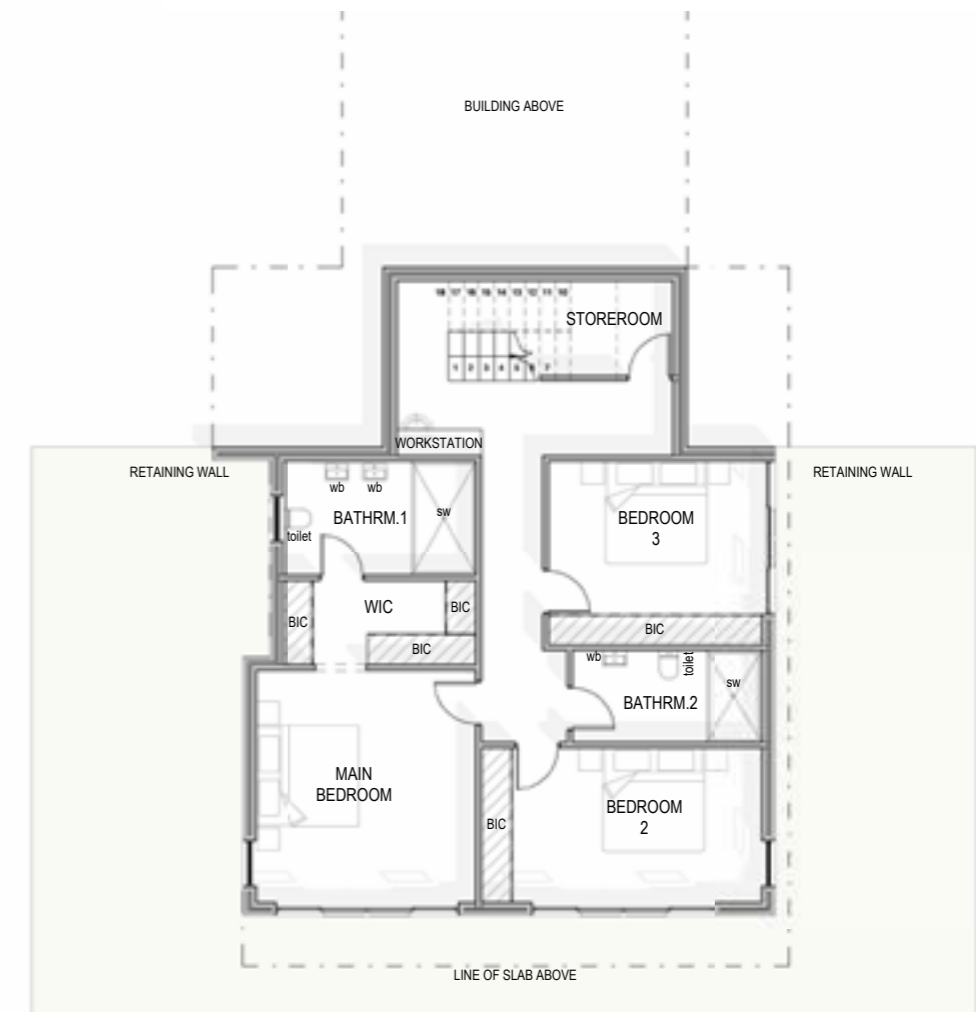
HEROLDS BAY COUNTRY ESTATE STAND 104

AREA SCHEDULE	
COUNCIL AREAS	
LOWER GROUND FLOOR	112m ²
GROUND FLOOR	93m ²
GARAGE	41m ²
COV. PATIO	16m ²
COV. BALCONY 1	7m ²
COV. BALCONY 2	15m ²
TOTAL COUNCIL AREA	284m²
ADDITIONAL AREA	
YARD	7m ²
COV. ENTRANCE	13m ²
GROSS BUILDING AREA	304m²



GROUND FLOOR PLAN - TYPE D

REV. A
20231025



LOWER GROUND PLAN - TYPE D

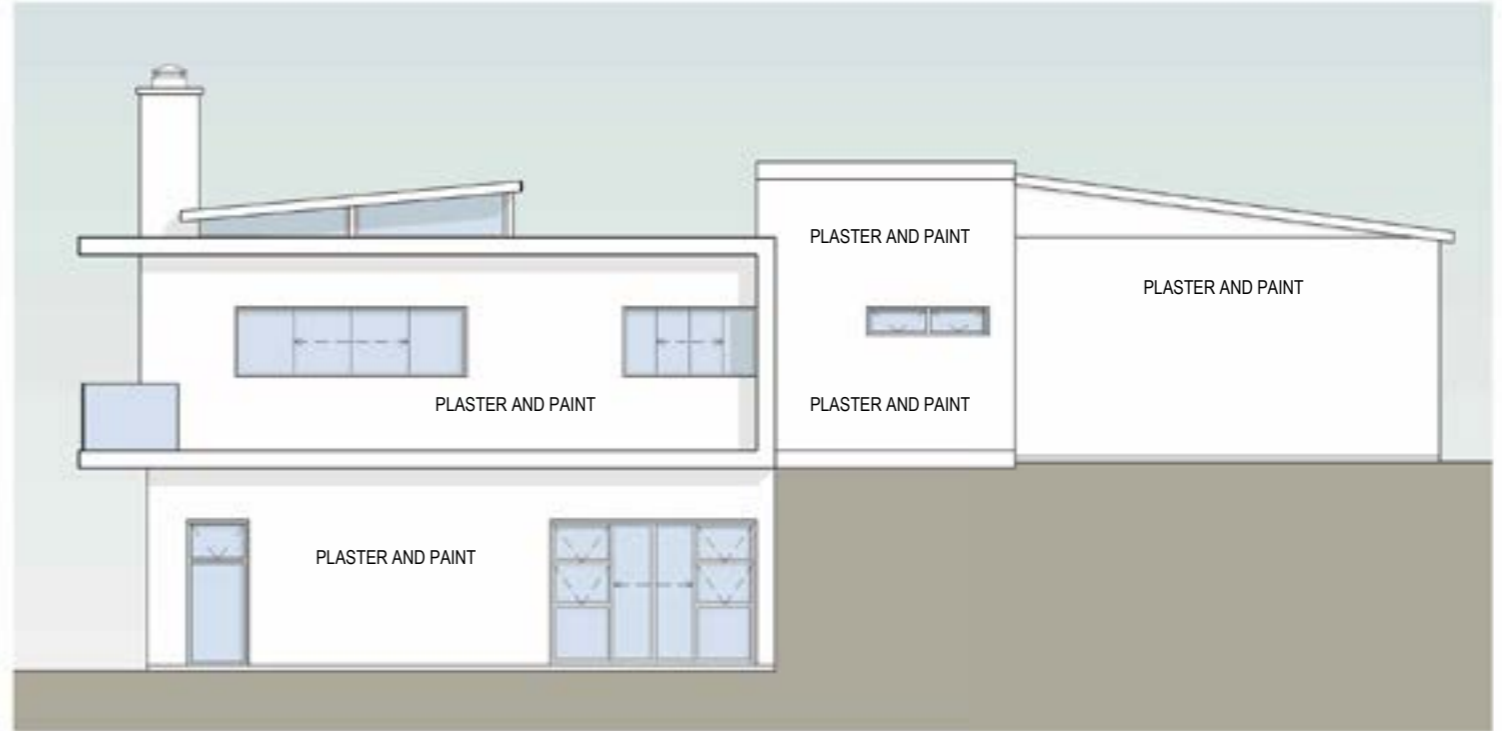
REV. A
20231025

HEROLDS BAY COUNTRY ESTATE STAND 104



ELEVATION NORTH

Scale 1 : 100



ELEVATION EAST

Scale 1 : 100



ELEVATION SOUTH

Scale 1 : 100



ELEVATION WEST

Scale 1 : 100

ELEVATIONS - TYPE D

REV. A
20231025




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TYPE E - PLANS & ELEVATIONS

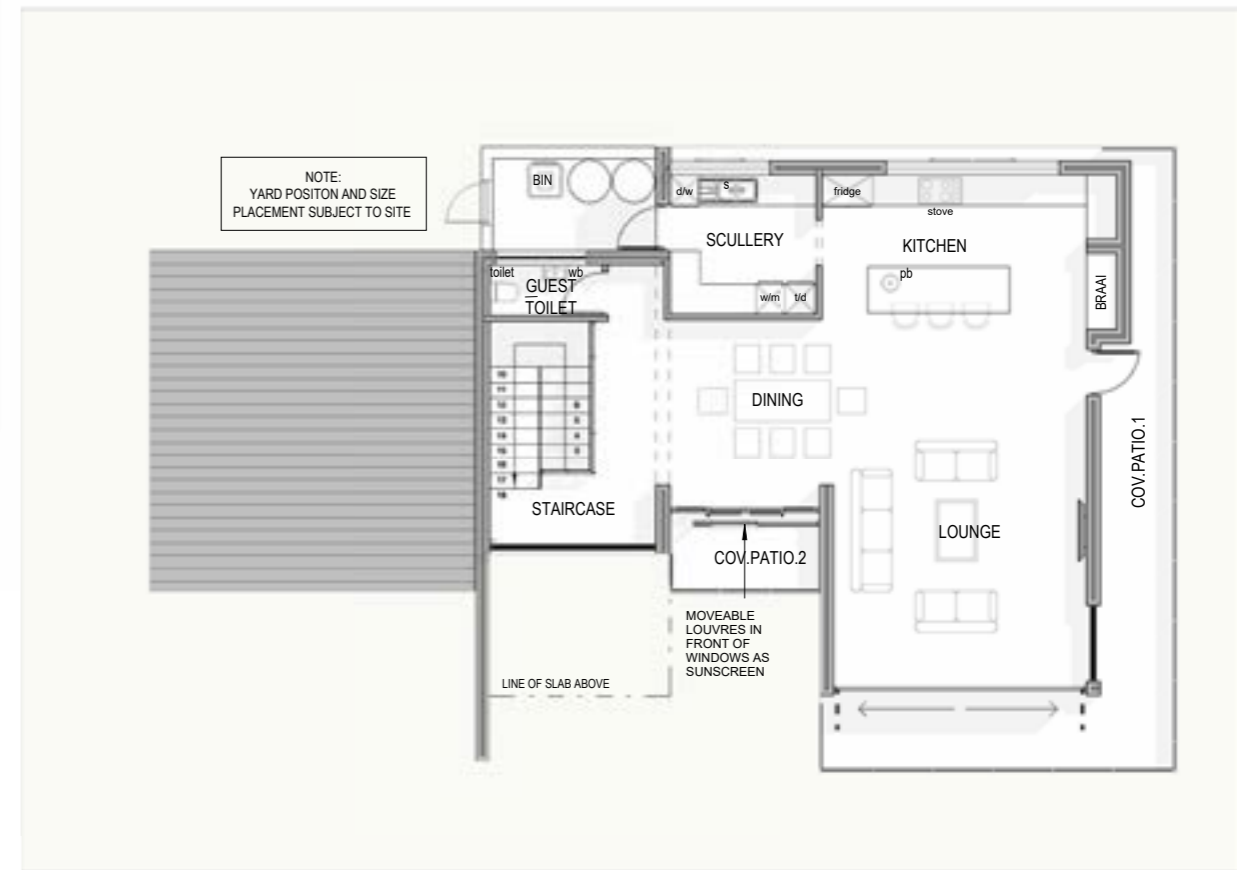
HEROLDS BAY COUNTRY ESTATE STAND 104

AREA SCHEDULE	
COUNCIL AREAS	
GROUND FLOOR	102m ²
FIRST FLOOR	97m ²
GARAGE	40m ²
COV. BALCONY 1	6m ²
COV. BALCONY 2	15m ²
COV. PATIO 1	16m ²
COV. PATIO 2	4m ²
TOTAL COUNCIL AREA	280m²
ADDITIONAL AREA	
YARD	7m ²
COV. ENTRANCE	11m ²
GROSS BUILDING AREA	298m²



GROUND FLOOR PLAN - UNIT E

REV. A
20231025



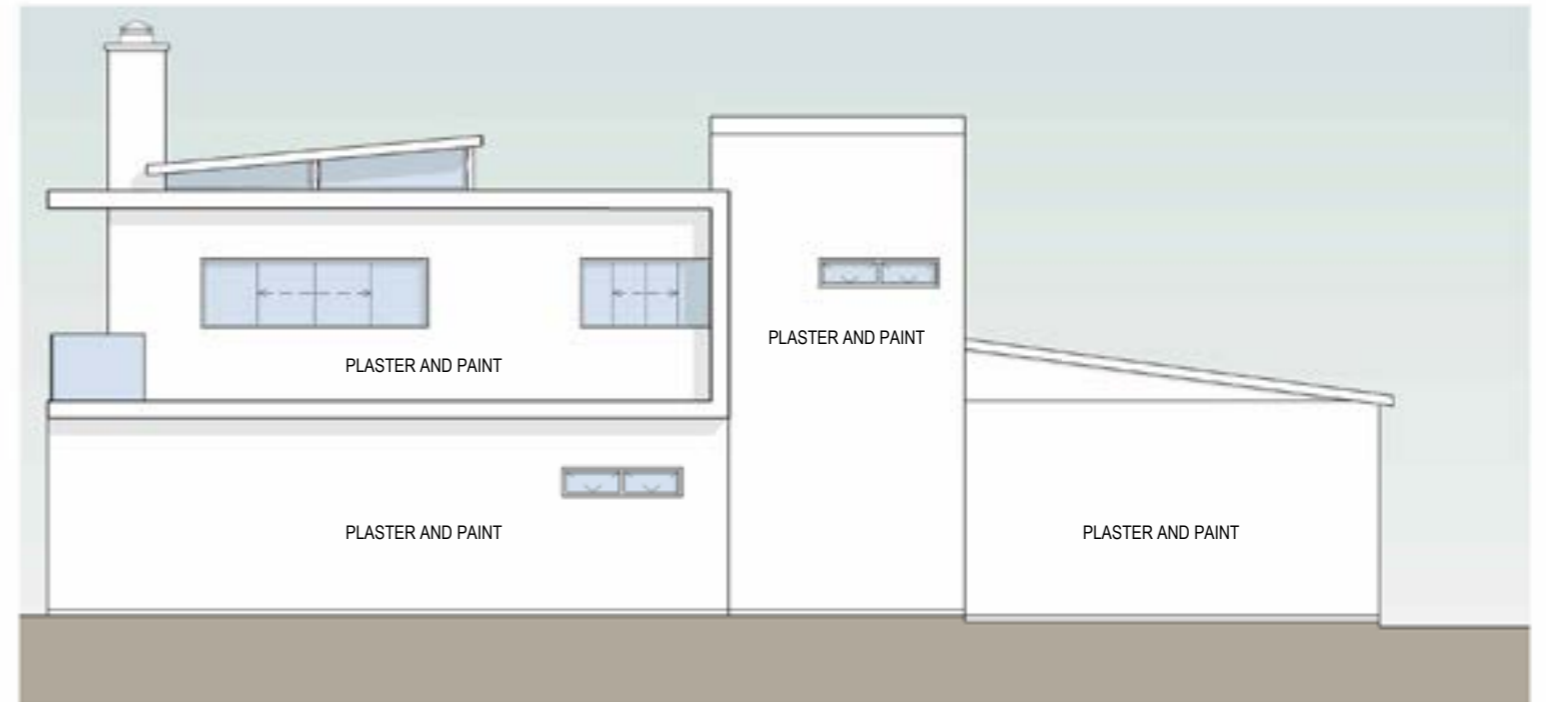
FIRST FLOOR PLAN - TYPE E

REV. A
20231025



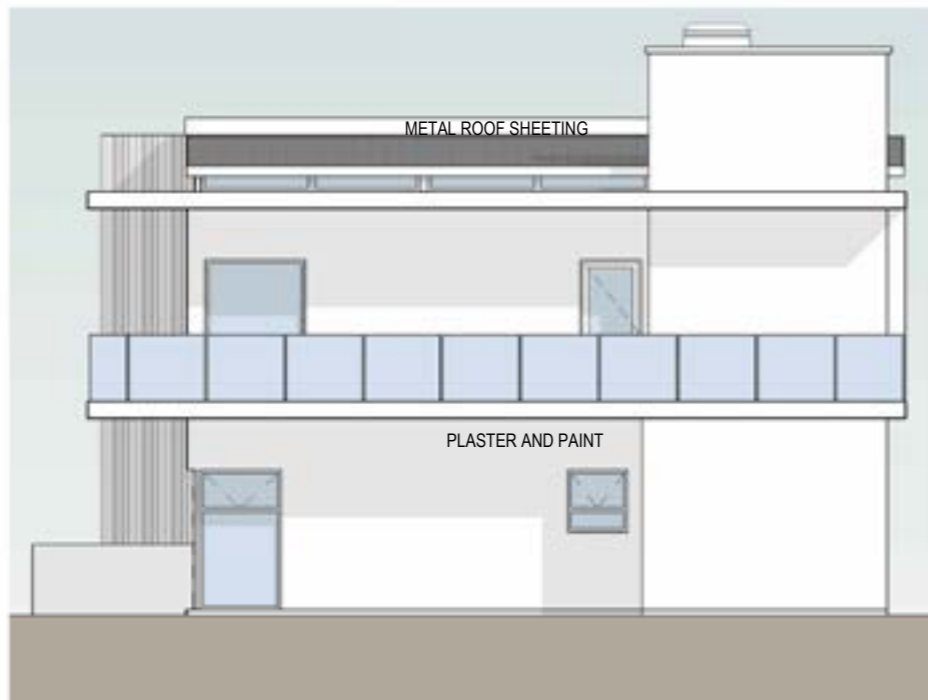
ELEVATION NORTH

Scale 1 : 100



ELEVATION EAST

Scale 1 : 100



ELEVATION SOUTH

Scale 1 : 100



ELEVATION WEST

Scale 1 : 100

ELEVATIONS - TYPE E






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TYPE F - PLANS & ELEVATIONS

HEROLDS BAY COUNTRY ESTATE STAND 104

AREA SCHEDULE	
COUNCIL AREAS	
LOWER GROUND FLOOR	115m ²
GROUND FLOOR AREA	127m ²
GARAGE	42m ²
COV. PATIO	45m ²
COV. BALCONY	38m ²
TOTAL COUNCIL AREA	367m²
ADDITIONAL AREA	
YARD	11m ²
COV. ENTRANCE	10m ²
GROSS BUILDING AREA	388m²



GROUND FLOOR PLAN - TYPE F

REV. A
20231025



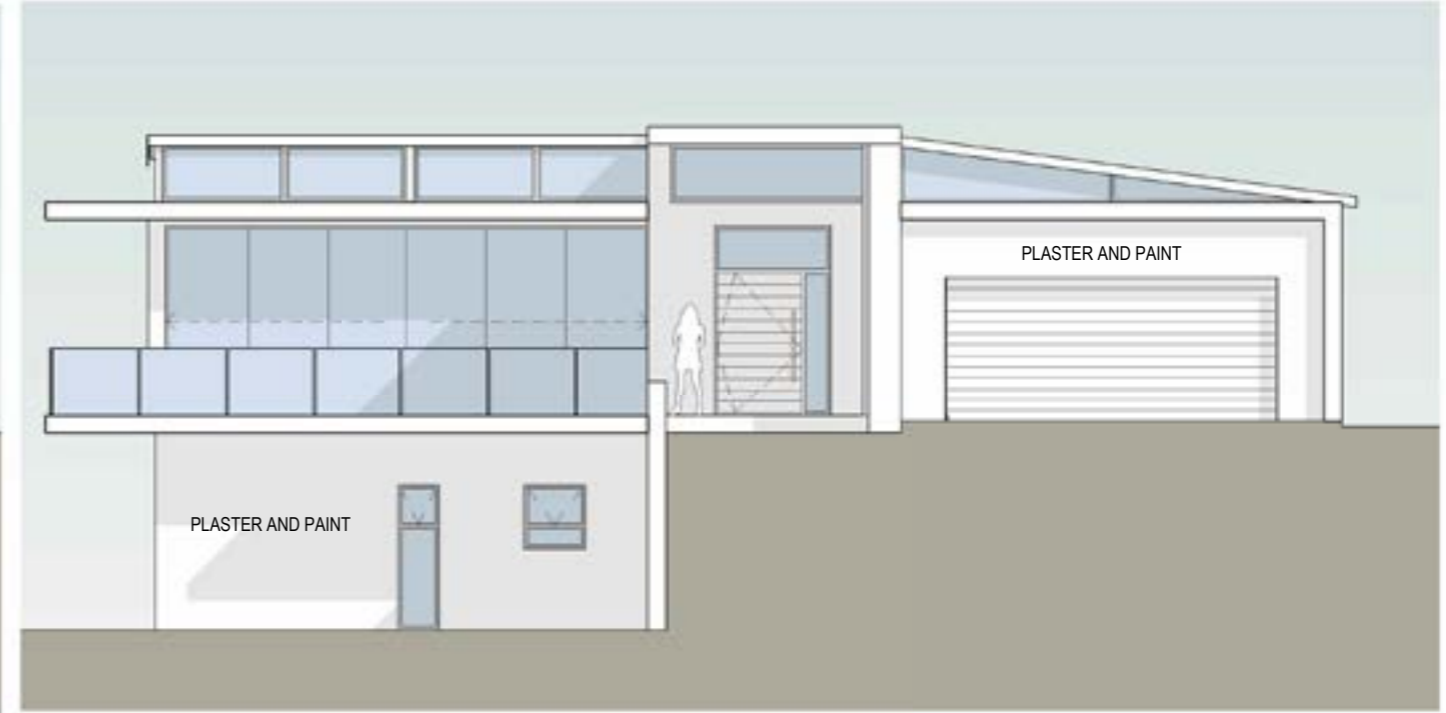
LOWER GROUND PLAN - TYPE F

REV. A
20231025

HEROLDS BAY COUNTRY ESTATE STAND 104



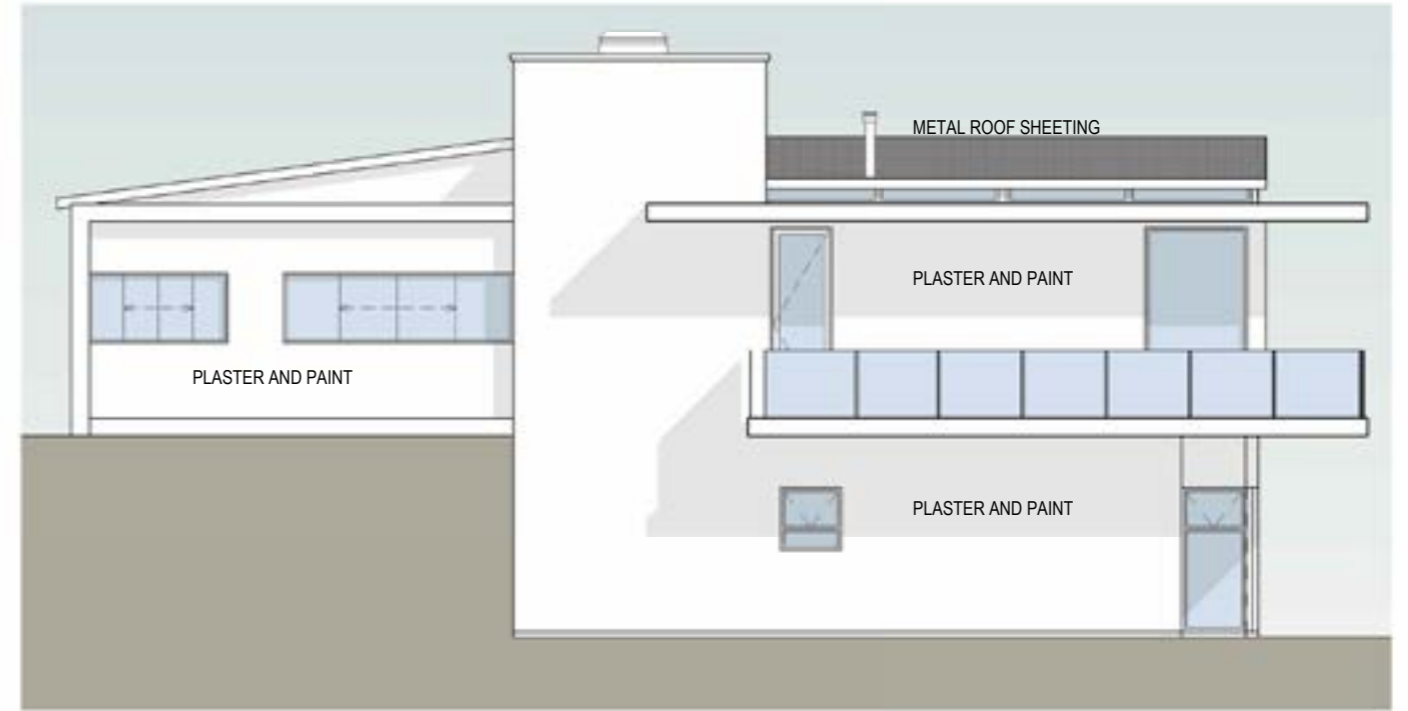
ELEVATION NORTH
Scale 1 : 100



ELEVATION EAST
Scale 1 : 100



ELEVATION SOUTH
Scale 1 : 100



ELEVATION WEST
Scale 1 : 100

ELEVATIONS - TYPE F




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