BENSON
McCORMACK
ARCHITECTURE

5 / 505 BALMAIN RD
LILYFIELD NSW 2040
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SSD SUBMISSION 01

PROPOSED RESIDENTIAL FLAT BUILDING WITH IN-FILL AFFORDABLE HOUSING

PROJECT:

12-16 FLORENCE STREET, TWEED HEADS NSW 2485
Lot 1 / DP 781624, Lot 1 / DP 419177, Lot 2 / DP 300515

CLIENT:

The Trustee for WAFI PROPERTY TRUST

6/37A KING ROAD
HORNSBY NSW 2077

DATE:

12/2/2026

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INDEX

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12-16 FLORENCE STREET, TWEED HEADS

SITE DETAILS Lot 1 / DP 781624, Lot 1 / DP 419177, Lot 2 / DP 300515

INFILL AFFORDABLE HOUSING SCHEME (HOUSING SEPP 2021) - SSD

PRELIM AREA AND ACCOMMODATION SCHEDULE

DATE : 11.02.2026

REV :

TWEED CITY CENTRE LEP2012

SITE AREA	1558.0	M²
MAX. FSR	3.25	:1
MAX. GFA	**5063.5**	M²
MAX. HEIGHT	**34.0**	M
ZONING	**R3**	
ACID SULPHATE	**CLASS 2**	

HOUSING SEPP (AFFORDABLE INFILL)

MAX. FSR (TLEP + 30% MAX)	4.23	:1			
MAX. GFA	**6582.6**	M²			
MAX. HEIGHT (TLEP +30% MAX)	**44.20**	M	**30.00%**		
LANDSCAPE AREA	**467.4**	M²	30% REQ	**1019.5** M²	65.4% PROVIDED
DEEP SOIL (>3M)	**233.7**	M²	15% REQ	**261.5** M²	16.8% PROVIDED
DEEP SOIL (MIN. 65% AT REAR)	**151.9**	M²		**199.6** M²	85.4% PROVIDED

ADG

COS	**389.5**	M²	25% REQ	**865.3** M²	55.5% PROVIDED
DEEP SOIL (>6M)	**109.1**	M²	7% REQ	**130.1** M²	8.4% PROVIDED
DEEP SOIL (<6M)	**233.7**	M²	15% REQ	**235.9** M²	15.1% PROVIDED

THDCP2021 (SECTION B2 - TWEED CITY CENTRE)

BOAT HARBOUR PRECINCT

SETBACKS

FLORENCE STREET	**0.0**	M
BOYD STREET	**4.0**	M

BUILDING FORM (STREET FORM D)

ABOVE 15-20M IN HEIGHT (STREETW	4.0	M

BUILDING DEPTH/FORM

MAX. BUILDING LENGTH	45.0	M
MAX. BUILDING DEPTH	18.0	M
MAX. GFA	700.0	M²
COMMUNAL OPEN SPACE	30.0	%
DEEP SOIL	25.0	% OF COS
STREET ADDRESS (ACTIVATION)		

PARKING

1-2 BEDROOMS	1.0	SPACES
3+ BEDROOMS	1.5	SPACES
VISITOR	0.2	SPACES/DW
BICYCLES	2.0	PER DWELLING
MOTORCYCLES	0.04	SPACES/CAR
LOADING	12.3 X 3.5M X 6.1 H	M
TRAVELLING HEIGHT	3.8	M

MIX

STUDIO / 1B	MIN. 10%
3B	MIN. 10%

WASTE

RED	80.00	L/WEEK
RECYCLE	40.00	L/WEEK
ORGANIC	240.00	L/FORTNIGHT

FLOODING	5.6M	PMF	
ADAPTABLE REQ.	**10.0**	%	REQ **5.9**

LEVEL	USE	FLR/FLR	AHD	GBA (M²)	GFA (M²)	STUDIO	1B	2B	3B	TOTAL	NLA (M²)	PARKING	COS M²	DEEP SOIL M²	LANDSCAPE M²	AFFORDABLE M² GFA
LIFT OVERRUN			27.40		0.0								170.3		108.0	
L12	COS	2.00	25.40		177.8	0	0	0	1	**1**	0.0		312.2		62.3	
L11	RES	3.20	41.40		504.0	0	0	1	3	**4**	0.0				4.9	
L10	RES	3.20	38.20		504.0	0	0	1	3	**4**	0.0				4.9	
L09	RES	3.20	35.00		504.0	0	0	1	3	**4**	0.0				4.9	
L08	RES	3.20	31.80		504.0	0	0	1	3	**4**	0.0				4.9	
L07	RES	3.20	28.60		504.0	0	0	1	3	**4**	0.0				4.9	
L06	RES	3.20	25.40		504.0	0	0	1	3	**4**	0.0				4.9	
L05	RES	3.20	22.20		531.9	0	0	2	2	**4**	0.0				30.2	
L04	PODIUM RES	3.20	19.00		661.7	0	3	2	2	**7**	0.0				30.2	
L03	PODIUM RES	3.20	15.80		661.7	0	3	2	2	**7**	0.0				30.2	
L02	PODIUM RES	3.20	12.60		661.7	0	3	2	2	**7**	0.0				30.2	196.7
L01	PODIUM RES	3.20	9.40		628.8	1	3	1	2	**7**	0.0		25.2		207.2	629.1
GROUND	LOBBY / RES	4.70	**4.70**		234.8	0	1	1	0	**2**	0.0	7	357.6	261.5	491.8	164.1
BASEMENT 1	PARKING	3.20	1.50		0.0							32				
BASEMENT 2	PARKING	3.00	-1.50		0.0							32				
TOTAL				0.0	**6582.4**	**1**	**13**	**16**	**29**	**59**	**0.0**	71	**865.3**	**261.5**	**1019.5**	**989.9**
				0.0% EFF.		**3.4%**	**22.0%**	**27.1%**	**49.2%**		0.0% EFF.		**55.5%**	**16.8%**	**65.4%**	**15.04%**

PROPOSED FSR **4.225** **:1 FSR**

INFILL AFFORDABLE HOUSING BONUS (%) **-0.2** **M² GFA**

MIN. AFFORDABLE HOUSING CONTRIBUTION (%) **30.00%**

MIN. AFFORDABLE HOUSING CONTRIBUTION (GFA) **15.00%**

AFFORDABLE HOUSING CONTRIBUTION (APTS) **987.3** **M² GFA**

	STUDIO	1B	2B	3B	TOTAL
	1	7	2	2	**12**

NUMBER OF BEDS

STUDIO	1B	2B	3B	VIS	BEDS
1	**13**	**32**	**87**	**133**	BEDS

PARKING	STUDIO	1B	2B	3B	VIS
HOUSING SEPP PARKING RATES (NON-AFFORDABLE DWELLINGS)	0.5	0.5	1.0	1.5	0.143
PARKING REQ.	**0.5**	**3.0**	**14.0**	**40.5**	**6.7**
HOUSING SEPP PARKING RATES (AFFORDABLE DWELLINGS)	0.4	0.4	0.5	1.0	0.000
PARKING REQ.	**0.4**	**2.8**	**1.0**	**2.0**	**0.0**
TDCP2021 BICYCLE PARKING RATES	2.0	2.0	2.0	2.0	0.000
BICYCLES REQ.	**2.0**	**26.0**	**32.0**	**58.0**	**0.0**
TDCP2021 MOTORCYCLE PARKING RATES					0.04
MOTORCYCLES REQ.					**2.6**

TOTAL REQUIRED				PROVIDED
	total resi		visitor	
58.0				**64**
	64.2	+	**6.7**	+
6.2				**7**
118.0				**116**
2.6				**3**

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CLIENT

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6/37A KING ROAD

HORNSBY NSW 2077 Country

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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
08	SSD SUBMISSION 02		GMC	12/2/2026

PROJECT

FIRENZE

12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No

2408A

PROJECT STATUS

SSD SUBMISSION 01

DRAWING TITLE

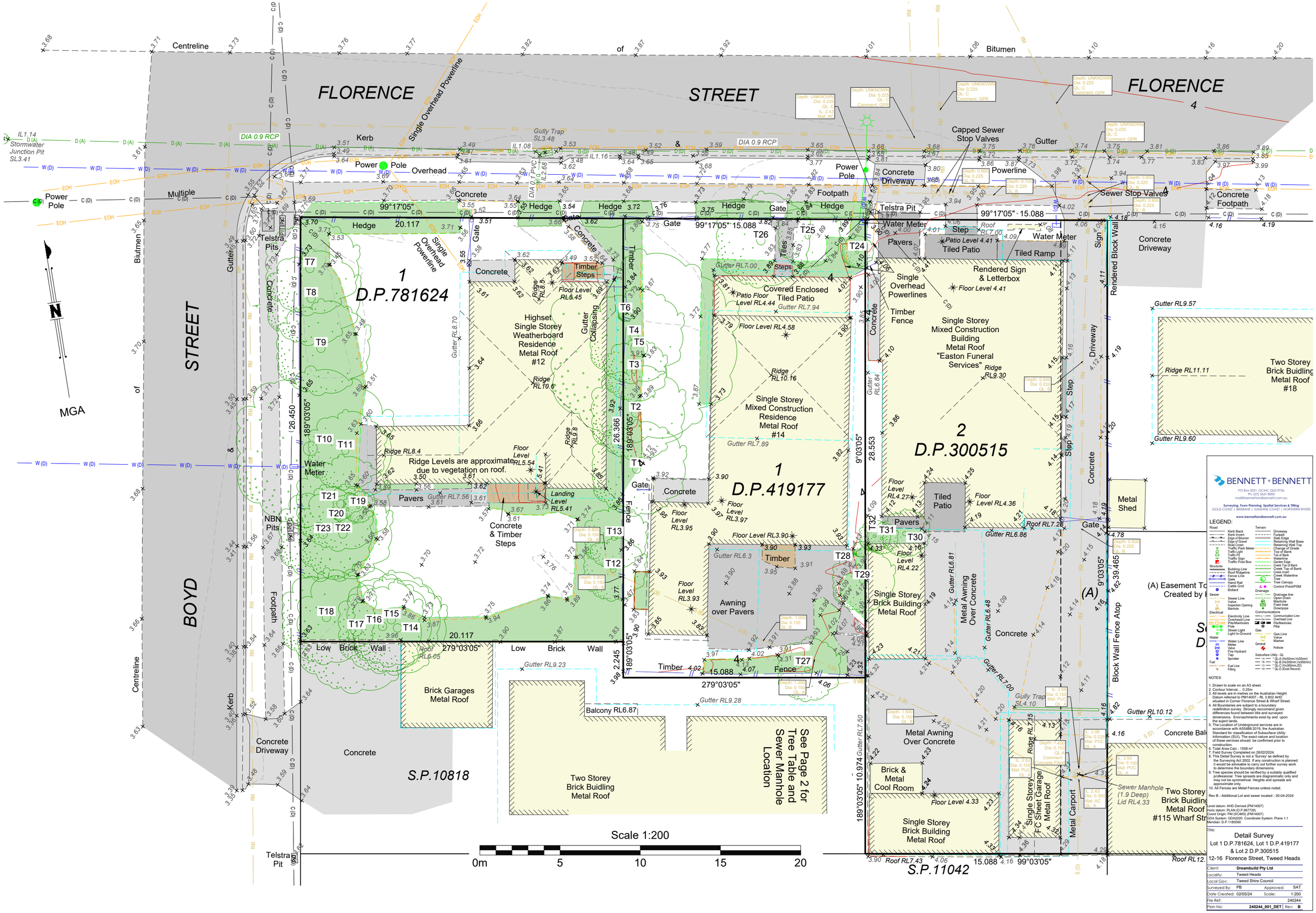
GENERAL

Project Compliance Summary

DRAWN SCALE NORTH

NTS @A3

DRAWING No **A-DA-000-003** REV **08**



BENNETT + BENNETT

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Surveying, Town Planning, Spatial Services & Titling
GOLD COAST | BRISBANE | SUNSHINE COAST | NORTHERN RIVERS

www.bennettandbennett.com.au

LEGEND:

Road: Kerb Back, Kerb Invert, Edge of Bitumen, Edge of Gravel, Road Crown, Traffic Park Meter, Traffic Light, Traffic Pit, Traffic Sign, Traffic Post Box
Structures: Building Line, Roof Ridgeline, Fence Line, Gate, Hand Rail, Cattle Grid, Bollard
Sewer: Sewer Line, Valve, Inspection Opening, Manhole
Electrical: Electricity Line, Overhead Line, Pits/Manholes, Pole, Street Light, Light In-Ground
Water: Water Line, Meter, Valve, Fire Hydrant, Tap, Sprinkler
Fuel: Fuel Line, Fitting
Terrain: Driveway, Footpath, Slab Edge, Retaining Wall Base, Retaining Wall Top, Change of Grade, Top of Bank, Toe of Bank, Waterline, Garden Edge, Creek Toe of Bank, Creek Top of Bank, Creek Waterline, Tree, Tree Canopy, Control Point/PSM
Drainage: Drainage line, Valve, Open Drain, Manhole, Field Inlet, Pits/Manholes, Downpipe
Communications: Communication Line, Overhead Line, Pits/Manholes, Pillar
Gas: Gas Line, Valve, General, Marker, Pothole
Subsurface Utility - QL: QL-A (Hs50mm,Vs50mm), QL-B (Hs300mm,Vs500mm), QL-C (Hs300mm,ZO), QL-D (Exist Record)

NOTES:

1. Drawn to scale on an A3 sheet.
2. Contour Interval... 0.25m
3. All levels are in metres on the Australian Height Datum referred to PM14007 - RL 3.602 AHD situated in Corner Florence Street & Wharf Street.
4. All Boundaries are subject to a boundary redefinition survey. Strongly recomend given differences found between title and surveyed dimensions. Encroachments exist by and upon the suject lands.
5. The Location of Underground services are in accordance with AS5488:2019, the Australian Standard for classification of Subsurface Utility Information (SUI). The exact nature and location of these services should be confirmed prior to construction.
6. Total Area Calc : 1558 m²
7. Field Survey Completed on 28/02/2024.
8. This Detail Survey is not a 'Survey' as defined by the Surveying Act 2002. If any construction is planned it would be advisable to carry out further survey work to determine the boundary dimensions.
9. Tree species should be verified by a suitably qualified professional. Tree spreads are diagrammatic only and may not be symmetrical. Heights and spreads are approximate only.
10. All Fences are Metal Fences unless noted.

Rev B - Additional Lot and sewer located - 30-04-2024

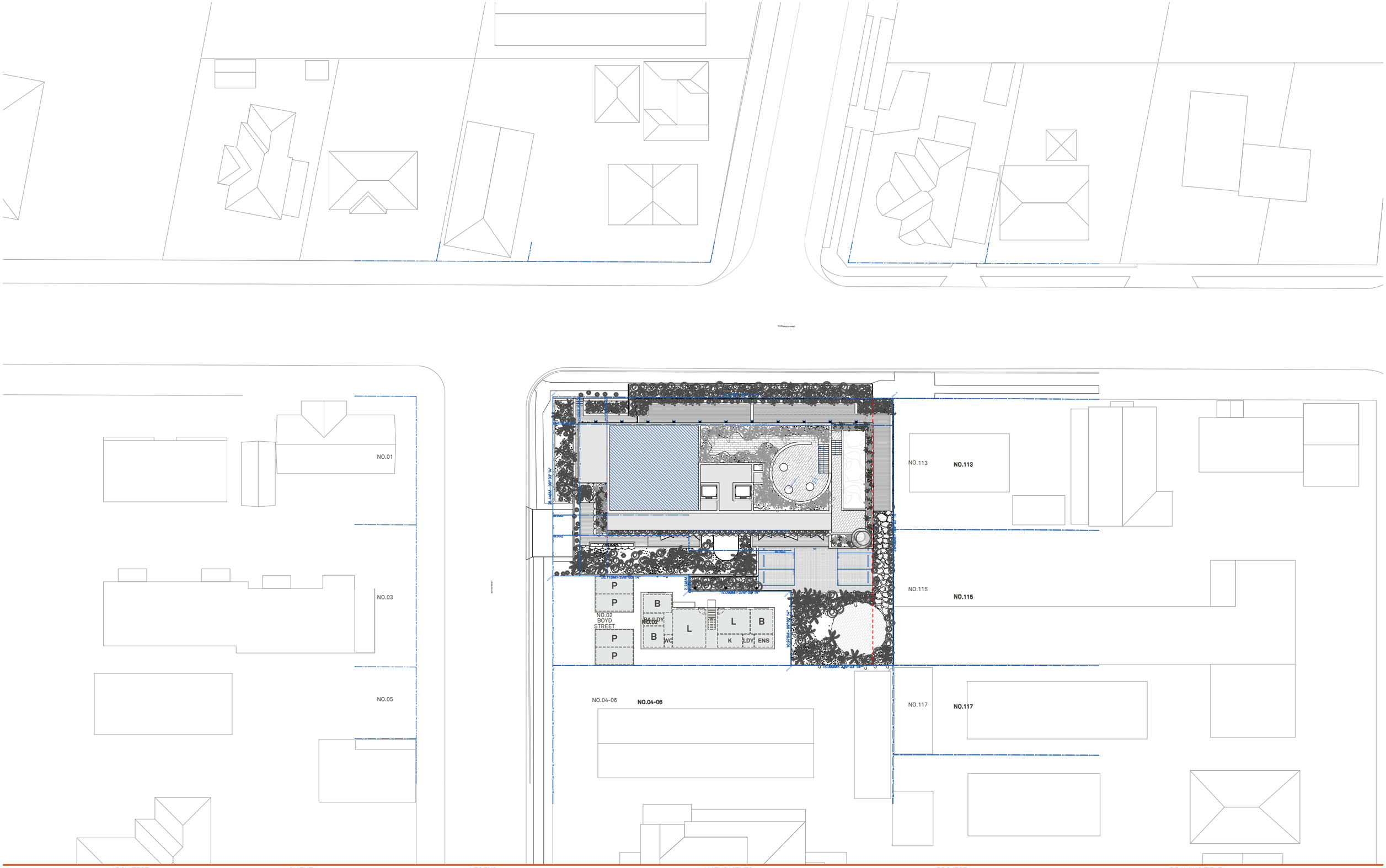
Level datum: AHD Derived (PM14007)
Horiz datum: PLAN (D.P.867728)
Coord Origin: PM (SCMB) (PM14007)
GDA System: GDA2020 Coordinate System: Plane 1:1
Meridian: D.P.1180590

Title:

Detail Survey

Lot 1 D.P.781624, Lot 1 D.P.419177 & Lot 2 D.P.300515
12-16 Florence Street, Tweed Heads

Client:	Dreambuild Pty Ltd		
Locality:	Tweed Heads		
Local Gov:	Tweed Shire Council		
Surveyed By:	PB	Approved:	SAT
Date Created:	02/05/24	Scale:	1:200
File Ref:			240244
Plan No:	240244_001_DET	Rev:	B



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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
03	SSD SUBMISSION 01	-	GMC	15/9/2025

PROJECT

FIRENZE

12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No

2408A

PROJECT STATUS

SSD SUBMISSION 01

DRAWING TITLE

SITE INFORMATION

Site Plan

DRAWN -

SCALE 1:500@A3

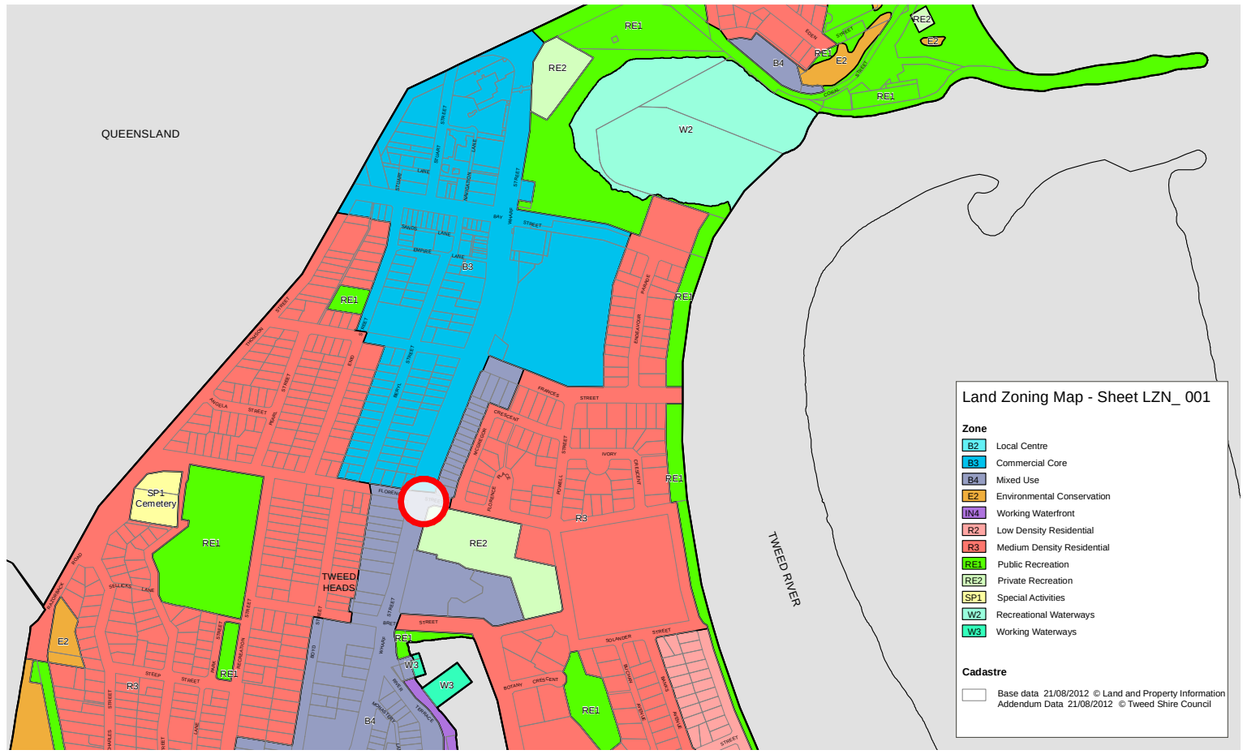
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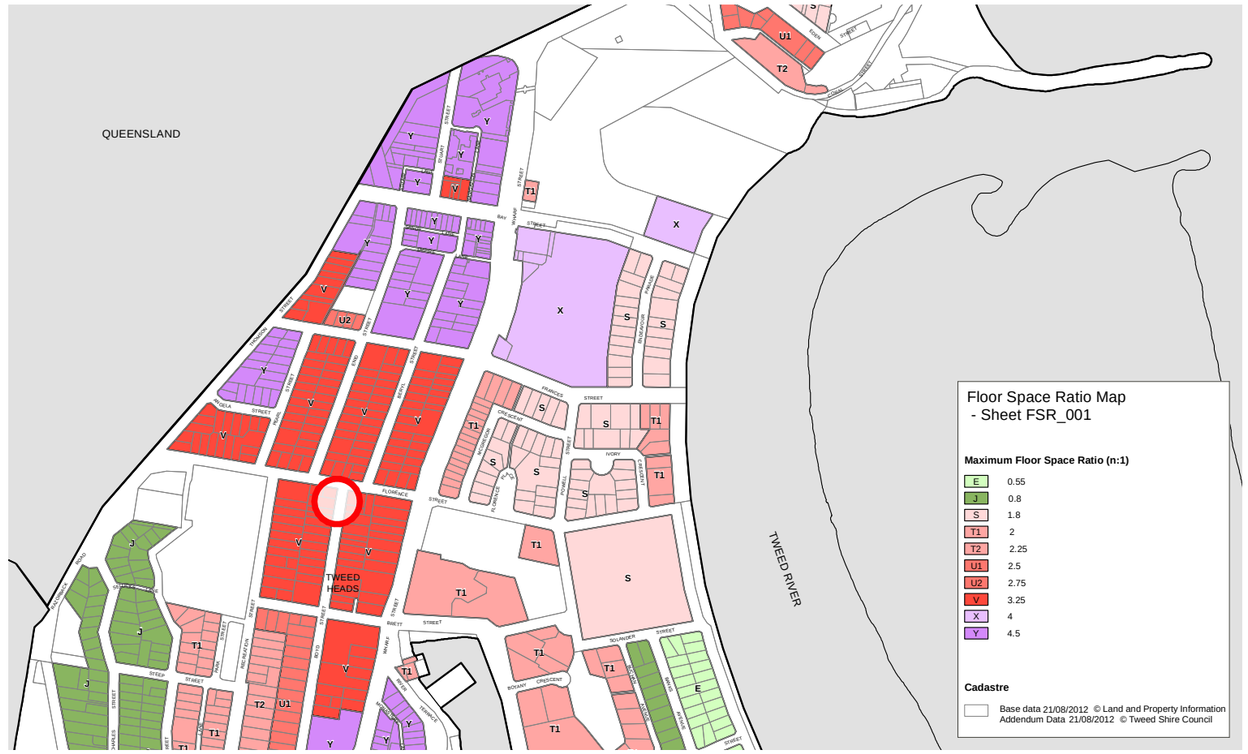
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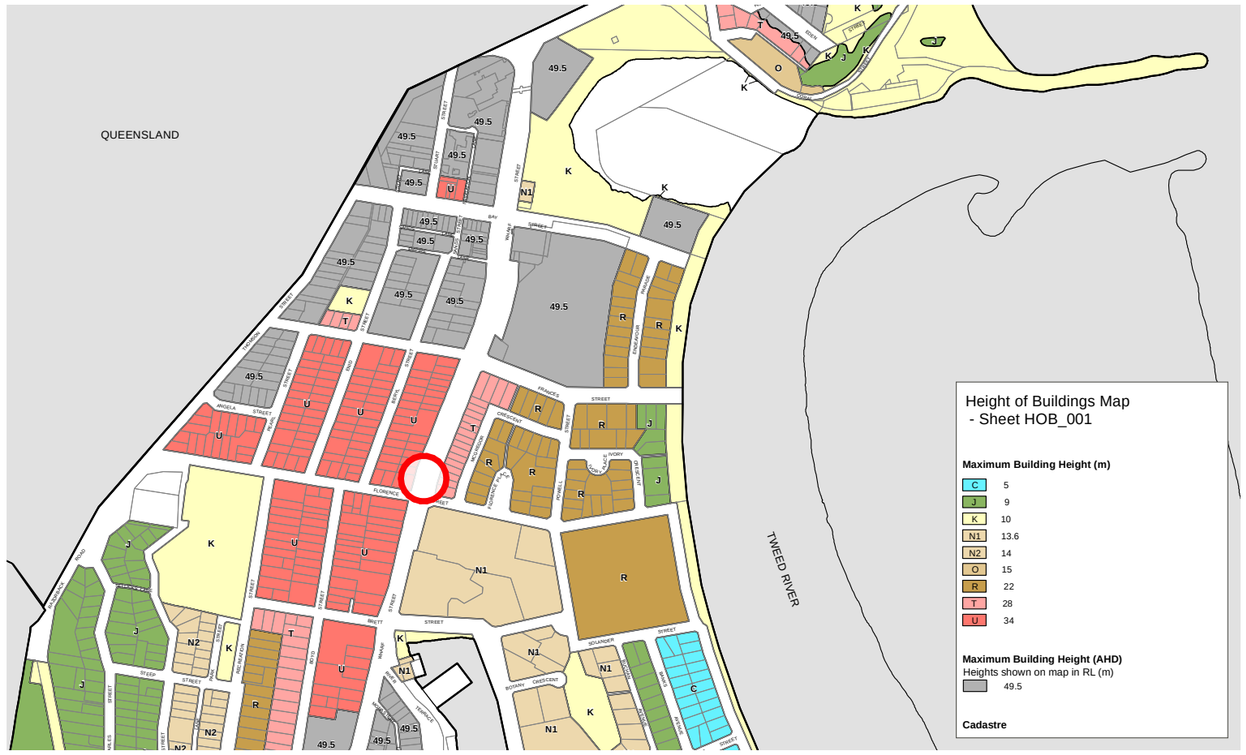
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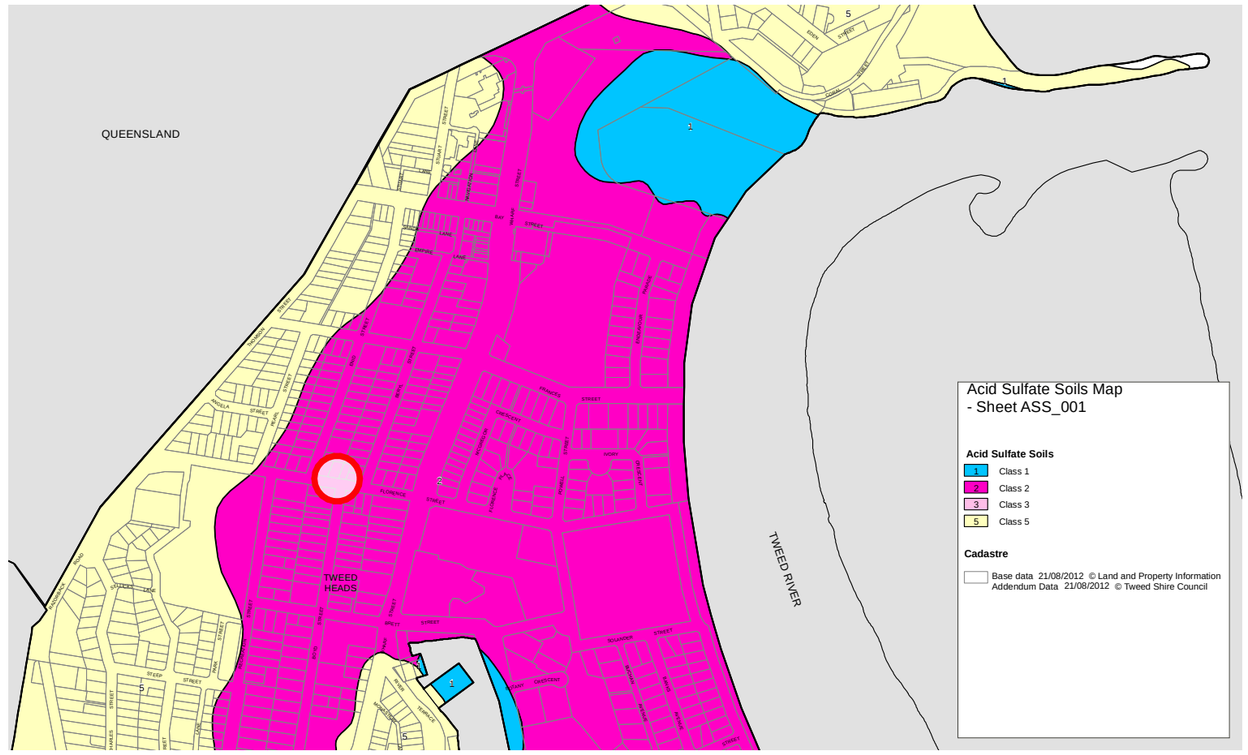
REV

03









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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
02	SDRP-02		AH	29/7/2025

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

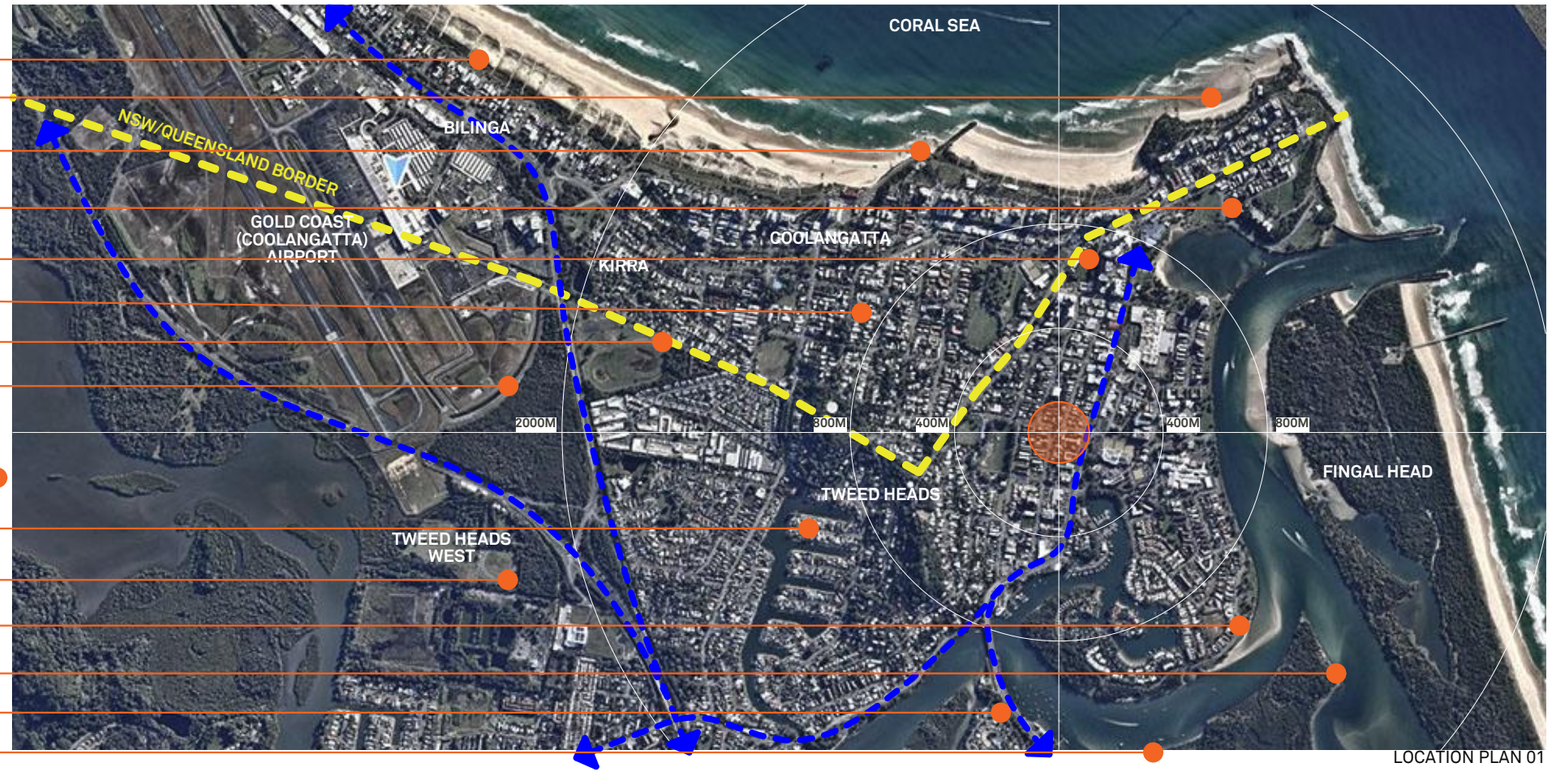
DRAWING TITLE
SITE INFORMATION
Site Controls

DRAWN | SCALE @A3 | NORTH

DRAWING No
A-DA-001-003

REV
02

NORTH KIRRA BEACH
POINT DANGER
COOLANGATTA / GREENMOUNT BEACH
DURANBAH BEACH / JOHN FOLLENT PARK
JACK EVANS BOAT HARBOUR
GOODWIN PARK
LEN PEAK OVAL
BORDER PARK RACEWAY
COBAKI BROADWATER
TOONGARABAH / RAZORBACK PLATEAU
PACIFIC HWY / M1 BYPASS
TWEED RIVER
LETITIA SPIT
TERRANORA CREEK / INLET
UKEREBAGH ISLAND

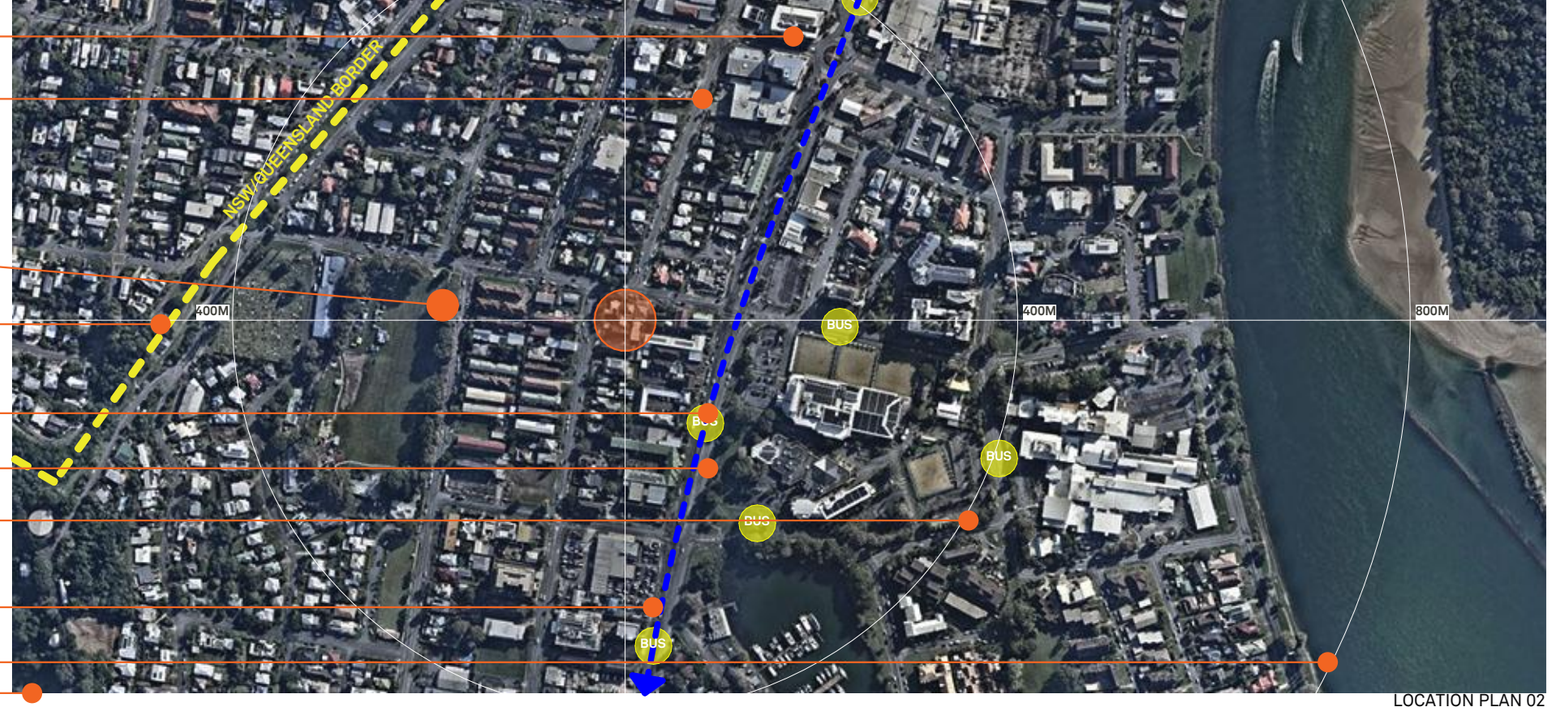


LOCATION PLAN 01

GOODWIN PARK
CENTRO TWEED MALL
WHARF STREET

THE SITE
12-16 FLORENCE STREET TWEED HEADS NSW 2485
BUNDJALUNG COUNTRY

TWEED HEADS CENTRAL CEMETERY
CLUB TWEED / BOWLING CLUB
COUNCIL OFFICES
TWEED HEADS DISTRICT HOSPITAL
TERRANORA INLET
TWEED RIVER
TOONGARABAH / RAZORBACK PLATEAU



LOCATION PLAN 02

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6/37A KING ROAD
HORNSBY NSW 2077 Country

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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
02	SDRP-02	-	AH	29/7/2025

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
2408A

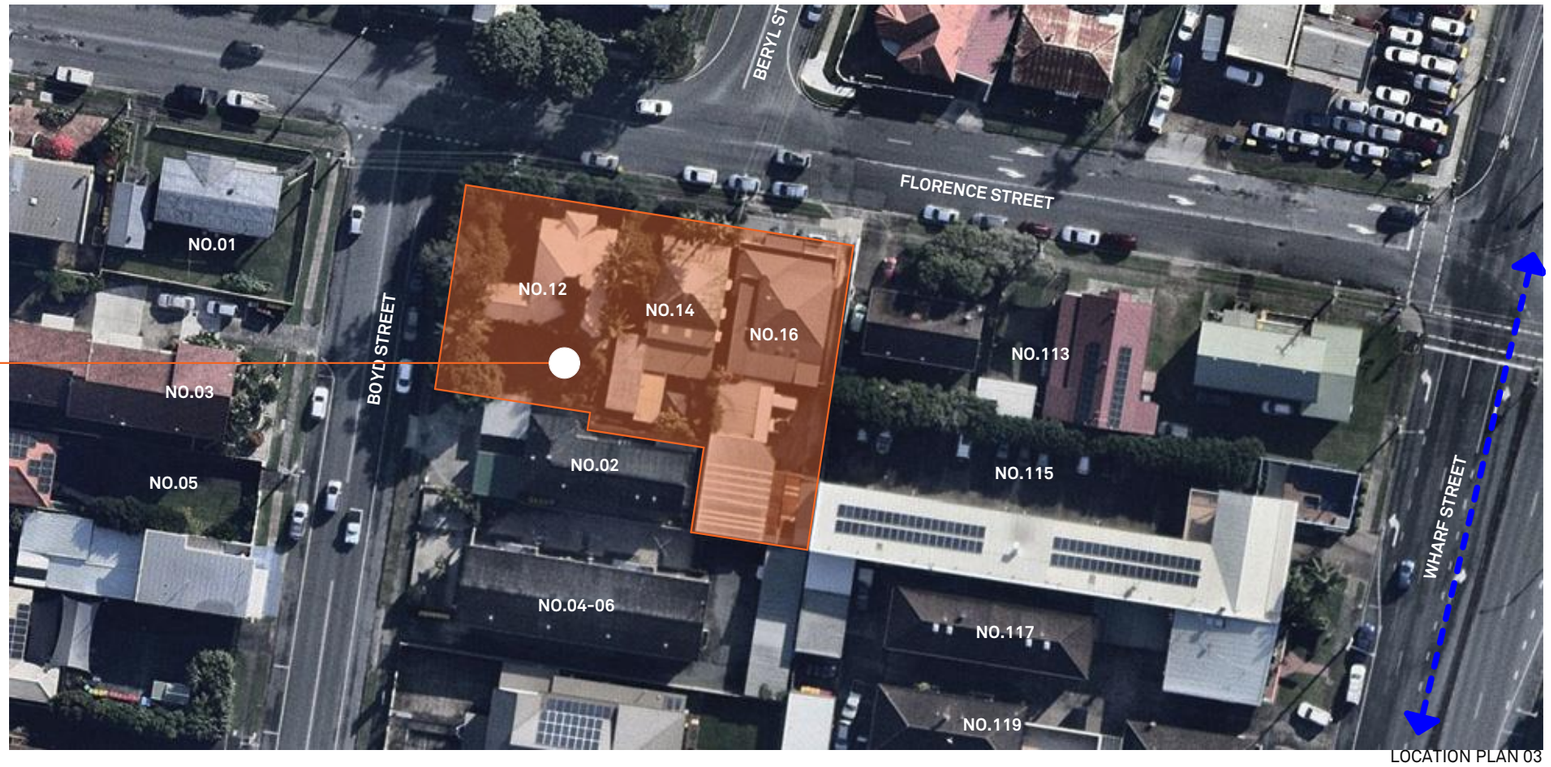
PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
SITE INFORMATION
Site Analysis - Site Location

DRAWN: -
SCALE: NTS @A3
NORTH

DRAWING No
A-DA-001-004

REV
02



THE SITE
12-16 FLORENCE STREET TWEED HEADS NSW 2485
BUNDJALUNG COUNTRY

LOCATION PLAN 03



RAINBOW BAY
KIRRA BEACH
COOLANGATTA/ GREENMOUNT BEACH
JOHN FOLLENT PARK
TWIN TOWNS SERVICES CLUB
BOWLING CLUB
GOODWIN PARK
TWEED RIVER
LEN PEAK OVAL

THE SITE
12-16 FLORENCE STREET TWEED HEADS NSW 2485
BUNDJALUNG COUNTRY

LOCATION PLAN - CIRCA 1972

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02	SDRP-02		AH	29/7/2025

PROJECT
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PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
SITE INFORMATION
Site Analysis - Site Context

DRAWN | SCALE @A3 | NORTH

DRAWING No
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REV
02







BOYD STREET FRONTAGE



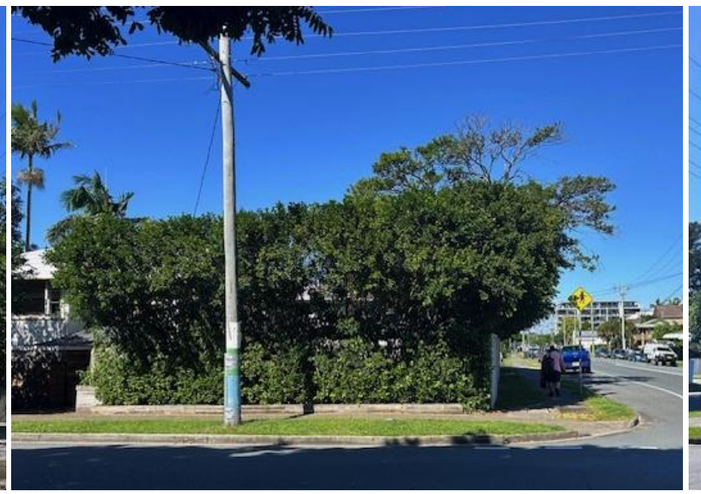




FLORENCE STREET FRONTAGE









NO.12 FLORENCE STREET

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AMENDMENTS

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02	SDRP-02		AH	29/7/2025

PROJECT

FIRENZE

12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No

2408A

PROJECT STATUS

SSD SUBMISSION 01

DRAWING TITLE

SITE INFORMATION

Site Analysis - Site Photos 01

DRAWN | SCALE @A3 | NORTH

DRAWING No

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NO.14 FLORENCE STREET









NO.16 FLORENCE STREET









NO.02 BOYD STREET

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PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
SITE INFORMATION
Site Analysis - Site Photos 02

DRAWN | SCALE @A3 | NORTH

DRAWING No
A-DA-001-007

REV
02

SITE CONSTRAINTS

In analysing the subject site and immediate context, BMA has identified a number of specific constraints that will guide the design. These include the following:

1

STATUTORY PLANNING CONSTRAINTS

THE SUBJECT SITE IS ZONED MEDIUM DENSITY RESIDENTIAL (R3), MAXIMUM ALLOWABLE DENSITY OF 3.25:1 FSR AND BUILDING HEIGHT OF 34.0M AND CLASS 2 ACID SULPHATE (TWEED CITY CENTRE LEP 2012). THE SITE ADJOINS A MIXED-USE ZONE (MU1 - PREVIOUSLY B4) OF EQUAL DENSITY AND HEIGHT PROVISIONS.

2

INFILL AFFORDABLE HOUSING (HOUSING SEPP 2021 - DIV. 1)

SECTION 16 DIVISION 1 - AFFORDABLE INFILL HOUSING PROVISIONS ARE PERMISSIBLE FOR THE SUBJECT DEVELOPMENT WITH POTENTIAL DENSITY AND BUILDING HEIGHT UPLIFT OF +30%.

3

NON-STATUTORY PLANNING CONSTRAINTS

THE SUBJECT SITE IS LOCATED IN THE 'BOAT HARBOUR' PRECINCT OF TWDCP, SECTION B2 - TWEED CITY CENTRE. ADDITIONAL DEVELOPMENT CONSTRAINTS INCLUDE BUILDING FORM, PEDESTRIAN AMENITY, ACCESS, PARKING, SERVICING, ENVIRONMENTAL MANAGEMENT AND RESIDENTIAL AMENITY.

4

SITE CONFIGURATION

THE SUBJECT SITE IS 1558M² IN AREA WITH DUAL STREET FRONTAGES (FLORENCE AND BOYD STREETS). THE SITE IS IRREGULAR IN SHAPE AT THE REAR WITH APPROX. 75M COMBINED STREET FRONTAGE. AN EXISTING 3M WIDE SEWER DRAINAGE EASEMENT ADJOINS THE EASTERN BOUNDARY.

5

BUILDING FORM - STREET FRONTAGES

PROVIDE NIL 'STREET ALIGNMENT' TO FLORENCE STREET AND 4M TO BOYD STREET FRONTAGES. 'STREET FRONTAGE HEIGHT D' PROVISIONS (ADDITIONAL 4M SETBACK ABOVE 15-20M) ARE APPLIED TO BOTH FRONTAGES.

6

VEHICULAR ACCESS

VEHICULAR ACCESS IS VIA THE BOYD STREET FRONTAGE BECAUSE ACCESS OPPOSITE INTERSECTION IN FLORENCE STREET NOT PERMISSIBLE.
ACCESS WILL BE FOR PASSENGER VEHICLES ONLY WITH GARBAGE COLLECTION KERB-SIDE ON FLORENCE STREET.

7

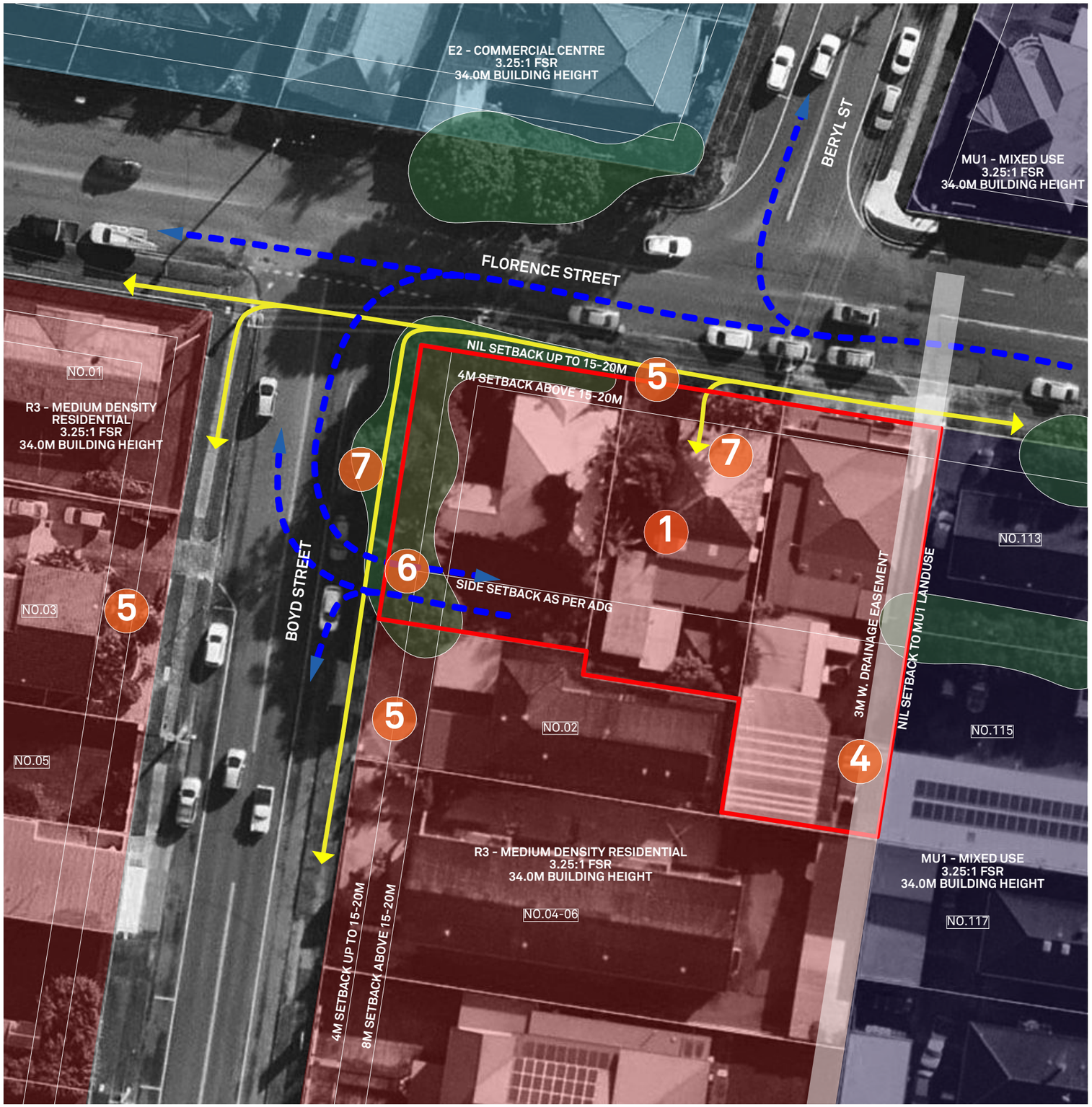
PEDESTRIAN ACCESS AND CONNECTIVITY

PEDESTRIAN ACCESS TO/FROM THE SUBJECT SITE IS VIA THE FLORENCE STREET FRONTAGE (NORTH). THE ROW LINKS THE BEATTIE STREET CARPARK AND DARLING STREET.
PEDESTRIAN CROSSING IN DARLING STREET ADJACENT TO THE SUBJECT SITE.

8

NATURAL SETTING (VEGETATION)

NO EXISTING SIGNIFICANT VEGETATION IS LOCATED WITHIN THE SUBJECT SITE ALTHOUGH DEEP SOIL PLANTING OPPORTUNITY FOR NEW CANOPY TREES IS ENCOURAGED.



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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
02	SDRP-02		AH	29/7/2025

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
SITE INFORMATION
Site Analysis - Constraints

DRAWN | SCALE @A3 | NORTH

DRAWING No
A-DA-001-008

REV
02

SITE OPPORTUNITIES

In analysing the subject site and constraints, BMA has identified a number of specific development opportunities to guide the design. These include the following:

1. **SOLAR ACCESS**
THE LONG FLORENCE STREET FRONTAGE ENJOYS A NORTHERLY ASPECT AND AS SUCH OPTIMISES GENEROUS SOLAR ACCESS FOR THE MAJORITY OF FUTURE DWELLINGS. DWELLINGS ORIENTATED TOWARDS BOYD STREET HAVE A NORTH BY NORTHWEST ORIENTATION, ALSO FAVOURABLE FOR AFTERNOON SOLAR ACCESS.

2. **PEDESTRIAN ACCESS AND CONNECTIVITY**
THE DUAL FRONTAGE OF THE SUBJECT SITE PROMOTES MULTIPLE POINTS OF PEDESTRIAN ACCESS TO/FROM THE PROPOSED DEVELOPMENT; PRIVATE AND PUBLIC. PEDESTRIAN ROUTES ADJACENT TO THE FRONTAGES ARE ENHANCED WITH PUBLIC/PRIVATE PEDESTRIAN ACCESS PRIORITISED FOR THE FLORENCE STREET FRONTAGE.

3. **VEHICULAR ACCESS AND CONNECTIVITY**
REMOVE EXISTING FLORENCE STREET VEHICULAR CROSSINGS. ALL FUTURE PASSENGER VEHICLES TO ACCESS FROM BOYD STREET FRONTAGE WITH WASTE COLLECTION KERB-SIDE (AS PER COUNCIL ADVICE).

4. **LANDSCAPING AND TREE CANOPY**
NO EXISTING SIGNIFICANT VEGETATION OCCURS WITHIN THE SUBJECT SITE. NEW OPPORTUNITIES FOR DEEP SOIL LANDSCAPING ZONES ARE WITHIN THE BOYD STREET FRONT SETBACK (4M) AND CORNER AT FLORENCE STREET. PLANTING FOR CANOPY TREES IS LOCATED AT THE REAR OF THE SUBJECT SITE TO SOFTEN THE INTERFACE BETWEEN NEW ADJOINING DEVELOPMENT.

5. **ACTIVE / TRANSPARENT STREETSCAPE**
CONTINUE THE 'STREET WALL' OF THE ADJOINING MIXED-USE PROPERTIES EAST OF THE SUBJECT SITE. OPTIMISE THE PROPORTION OF TRANSPARENT FACADE LENGTH ADDRESSING THE 2X STREET FRONTAGES.

6. **VIEWS AND SIGHT LINES**
CAPITALISE OF GENEROUS VIEW CORRIDORS IN MOST DIRECTIONS FROM THE SUBJECT SITE ESPECIALLY TO THE CORAL SEA, BEACHES, CITY CENTRE AND HINTERLAND. REFER TO 'SIGHT LINES (VIEWS)' ANALYSIS FOLLOWING.

7. **BOUNDARY INTERFACE**
ADOPT TDCP AND ADG SETBACKS /BUILDING SEPARATION REQUIREMENTS TO STREET FRONTAGES AND SIDE / REAR BOUNDARIES RESPECTIVELY. STREET SETBACKS TO FLORENCE STREET REFLECT THE MIXED-USE ALIGNMENTS OF NEIGHBOURING DEVELOPMENT WHILST SETBACKS TO BOYD STREET PROMOTE LANDSCAPING AT GROUND LEVEL. SETBACKS TO SIDE AND REAR BOUNDARIES ADOPT ADG REQUIREMENTS AND PROMOTE MITIGATION OF OVERSHADOWING TO SOUTHERN PROPERTIES.

8. **BUILDING ALIGNMENT /FORM**
CHALLENGE BUILDING ALIGNMENTS ESPECIALLY AT THE INTERSECTION OF FLORENCE AND BOYD STREET BUILDING FORMS. ENCOURAGE A SLENDER BUILDING FORM THAT BREAKS THE PODIUM AND ADDRESS THE CORNER LOCATION. CONTINUE THE STEET-WALL PODIUM FORM WITH THE NEIGHBOURING MIXED-USE LANDUSE AT FLORENCE STREET, ALBEIT ALLOWING FOR COUNCIL ENGINEERING REQUIREMENTS ASSOCIATED WITH THE DRAINAGE EASEMENT ADJOINING THE EASTERN BOUNDARY.



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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
02	SDRP-02		AH	29/7/2025

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
SITE INFORMATION
Site Analysis - Opportunities

DRAWN | SCALE @A3 | NORTH

DRAWING No
A-DA-001-009

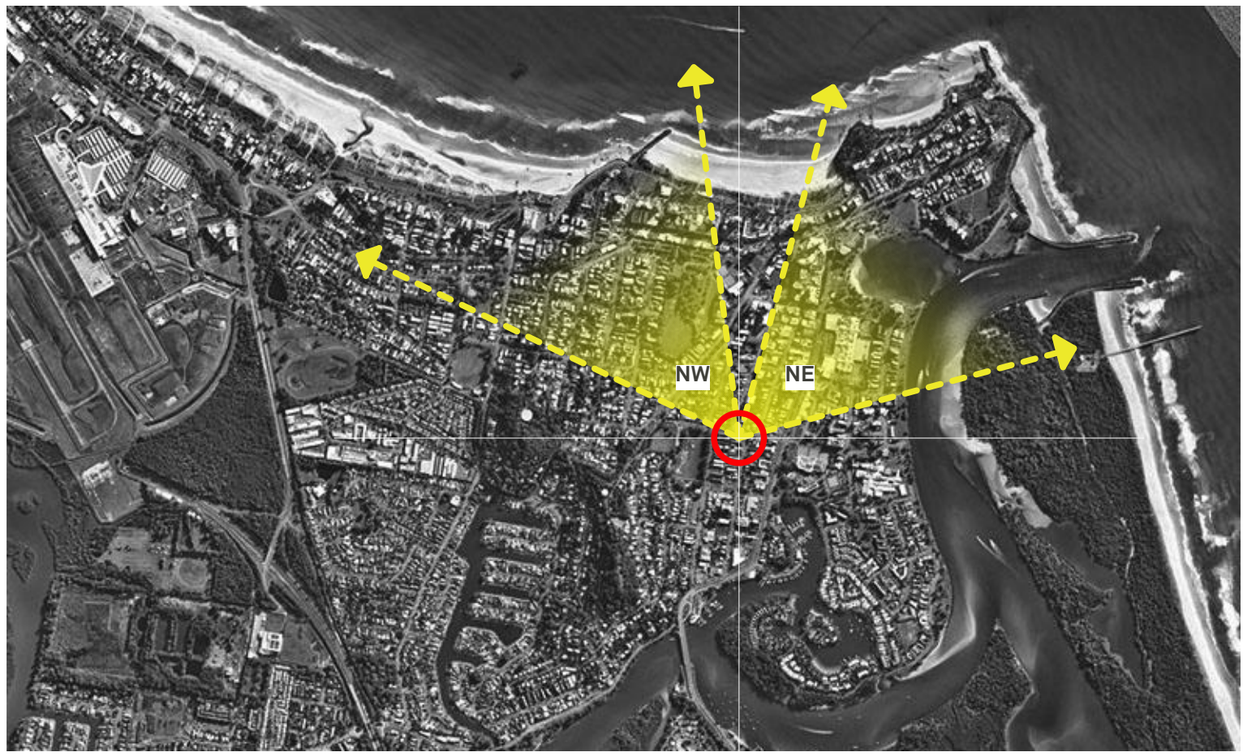
REV
02

SIGHT LINES 01 (VIEWS)

In analysing the subject site and constraints, BMA has identified a number of specific development opportunities to guide the design. These include the following:

1. TWEED RIVER
2. JACK EVANS BOAT HARBOUR
3. TWEED HEADS CITY CENTRE / COOLANGATTA
4. TWEED MALL SHOPPING CENTRE
5. POINT DANGER HEADLAND
6. COOLANGATTA / KIRRA BEACH
7. BILINGA / TUGUN / CURRUMBIN
8. GOLD COAST SKYLINE







NORTH WEST VIEW CORRIDOR (NE)

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02	SDRP-02		AH	29/7/2025

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
SITE INFORMATION
Sight Lines 01 (Views)

DRAWN | SCALE @A3 | NORTH

DRAWING No
A-DA-001-010

REV
02

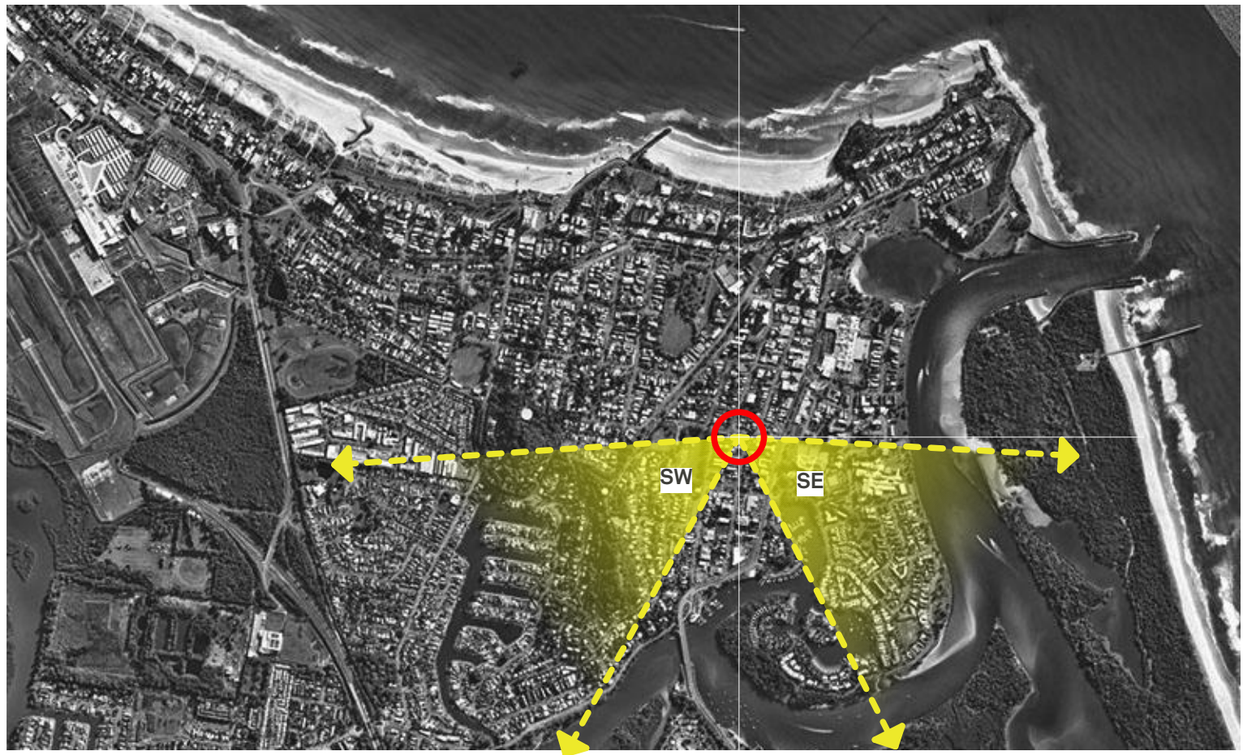
SIGHT LINES 02 (VIEWS)

In analysing the subject site and constraints, BMA has identified a number of specific development opportunities to guide the design. These include the following:

1. TWEED RIVER AND CORAL SEA
2. TWEED HEADS DISTRICT HOSPITAL
3. TERRANORA INLET
4. COUNCIL OFFICES / BOWLING CLUB
5. RAZORBACK PLATEAU / TOM BEATSON OUTLOOK
6. WOLLUMBIN / MOUNT WARNING



SOUTH EAST VIEW CORRIDOR (SE)





SOUTH WEST VIEW CORRIDOR (SW)

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PROJECT No
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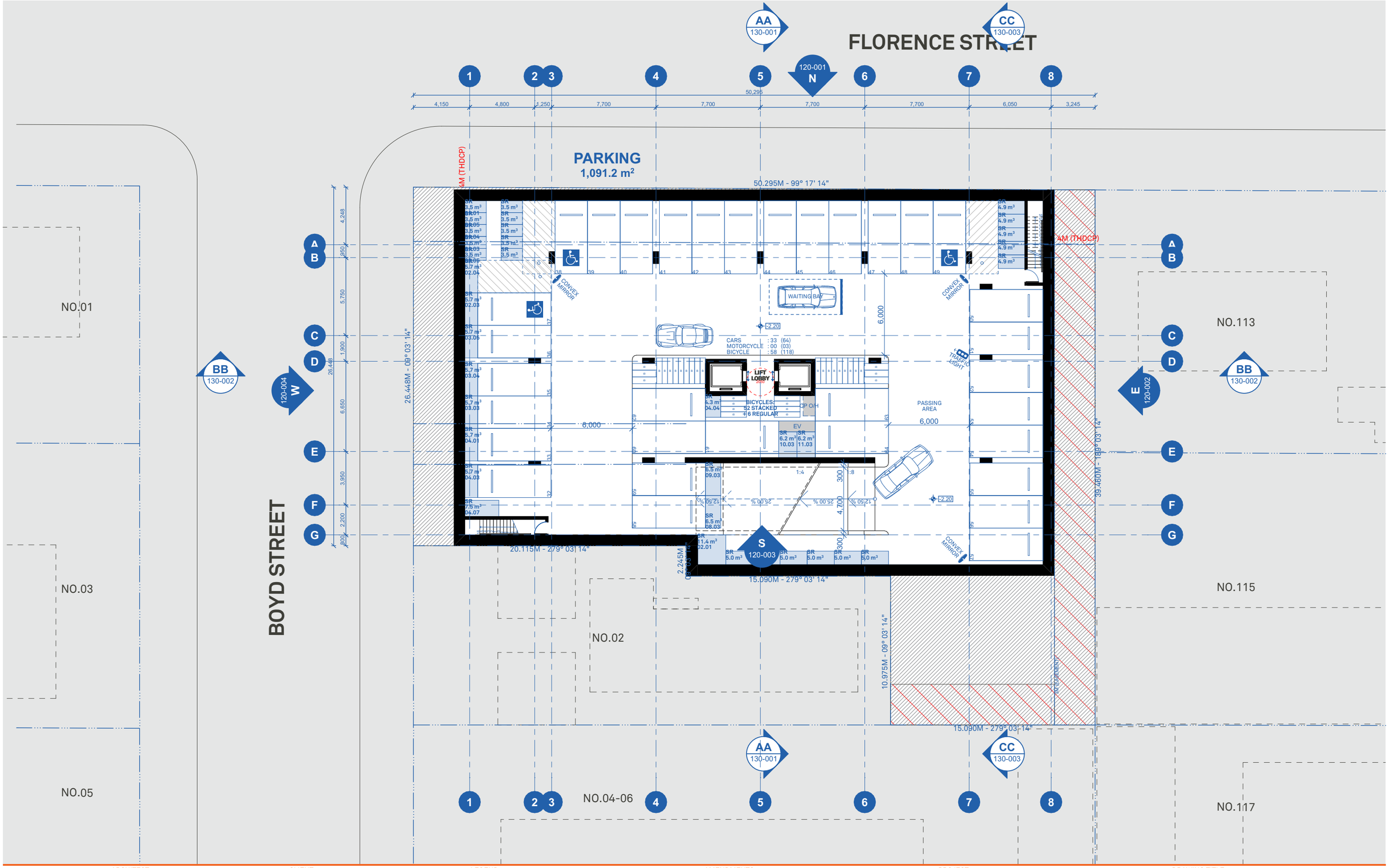
PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
SITE INFORMATION
Sight Lines 02 (Views)

DRAWN | SCALE @A3 | NORTH

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REV
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08	SSD SUBMISSION 02	AH	GMC	13/3/2026

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

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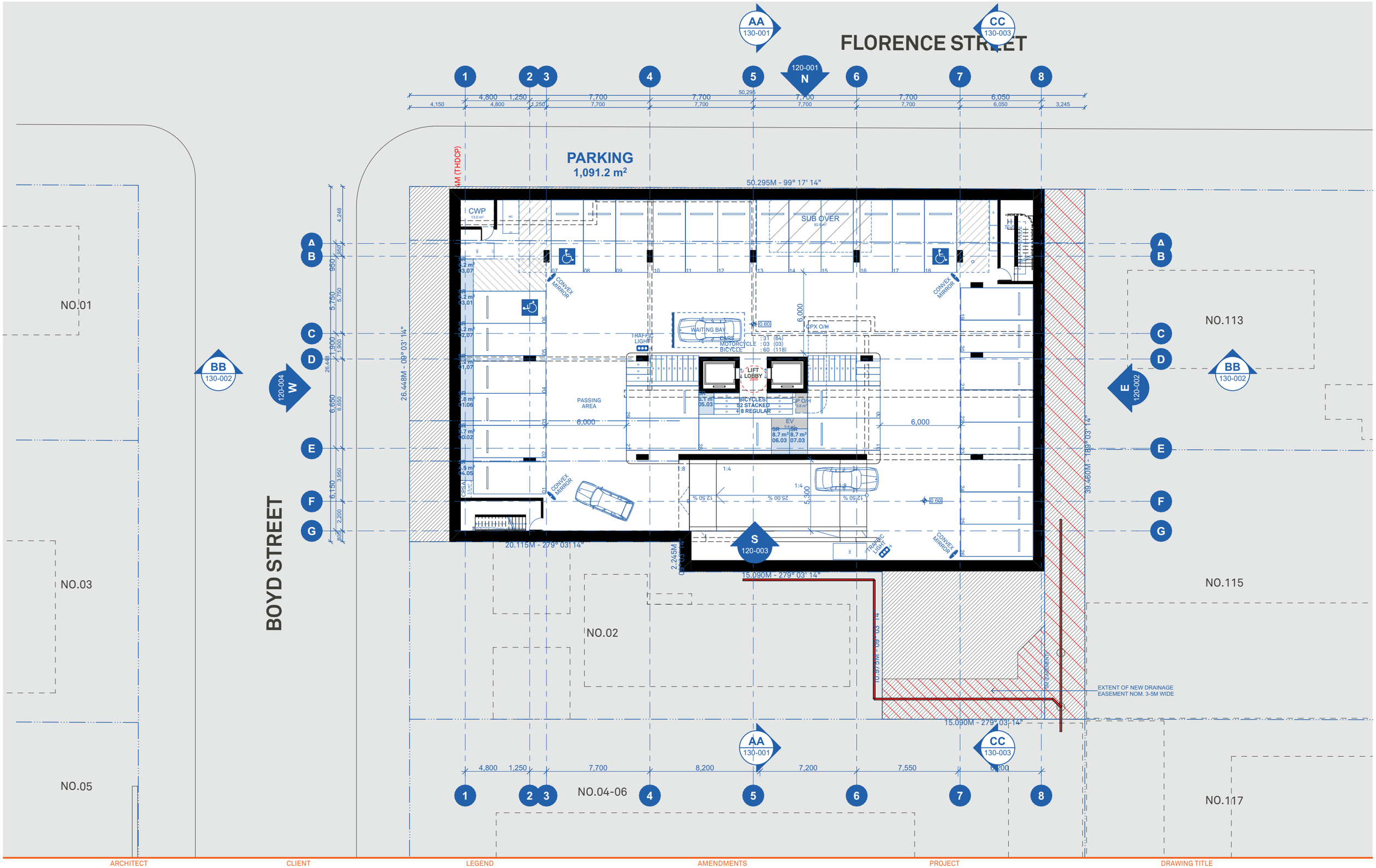
PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
GENERAL ARRANGEMENT PLANS
Basement 2 GA

DRAWN AH | SCALE 1:250@A3 | NORTH

DRAWING No
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12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
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PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE

GENERAL ARRANGEMENT PLANS
Basement 1 GA

DRAWN AH | SCALE 1:250@A3 | NORTH

DRAWING No
A-DA-110-007

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PROJECT
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12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
GENERAL ARRANGEMENT PLANS
Ground Level GA

DRAWN AH | SCALE 1:250@A3 | NORTH

DRAWING No
A-DA-110-008

REV
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LEGEND

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Rev	Description	By	Check	Date
09	SSD SUBMISSION 02	AH	GMC	12/2/2026

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
2408A

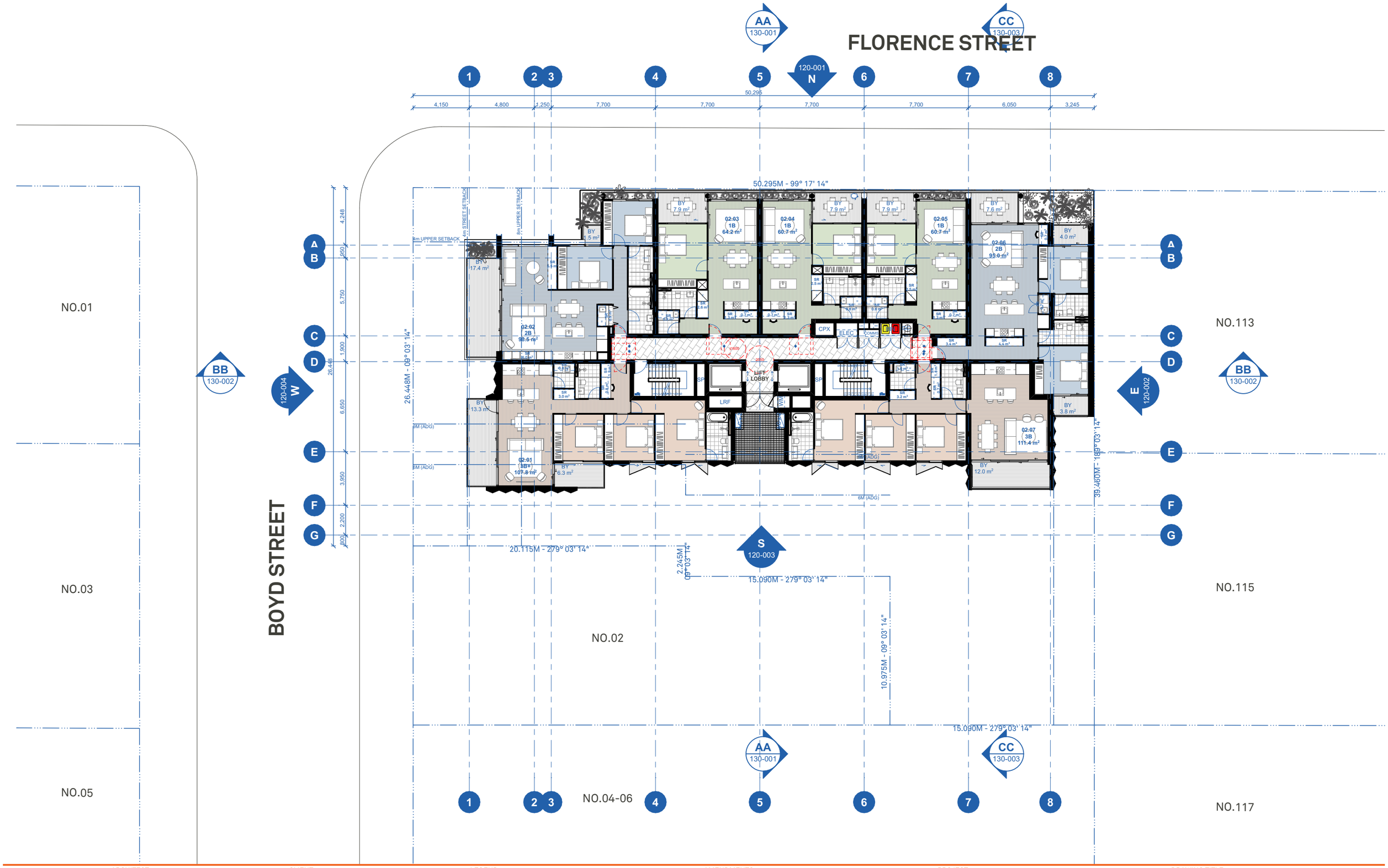
PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
GENERAL ARRANGEMENT PLANS
Level 01 GA

DRAWN AH | SCALE 1:250@A3 | NORTH

DRAWING No
A-DA-110-010

REV
09



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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
08	SSD SUBMISSION 02	AH	GMC	12/2/2026

PROJECT

FIRENZE

12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No

2408A

PROJECT STATUS

SSD SUBMISSION 01

DRAWING TITLE

GENERAL ARRANGEMENT PLANS

Level 02 GA

DRAWN AH

SCALE 1:250@A3

NORTH

DRAWING No

A-DA-110-020

REV

08



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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
02	SSD SUBMISSION 02	AH	GMC	12/2/2026

PROJECT

FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

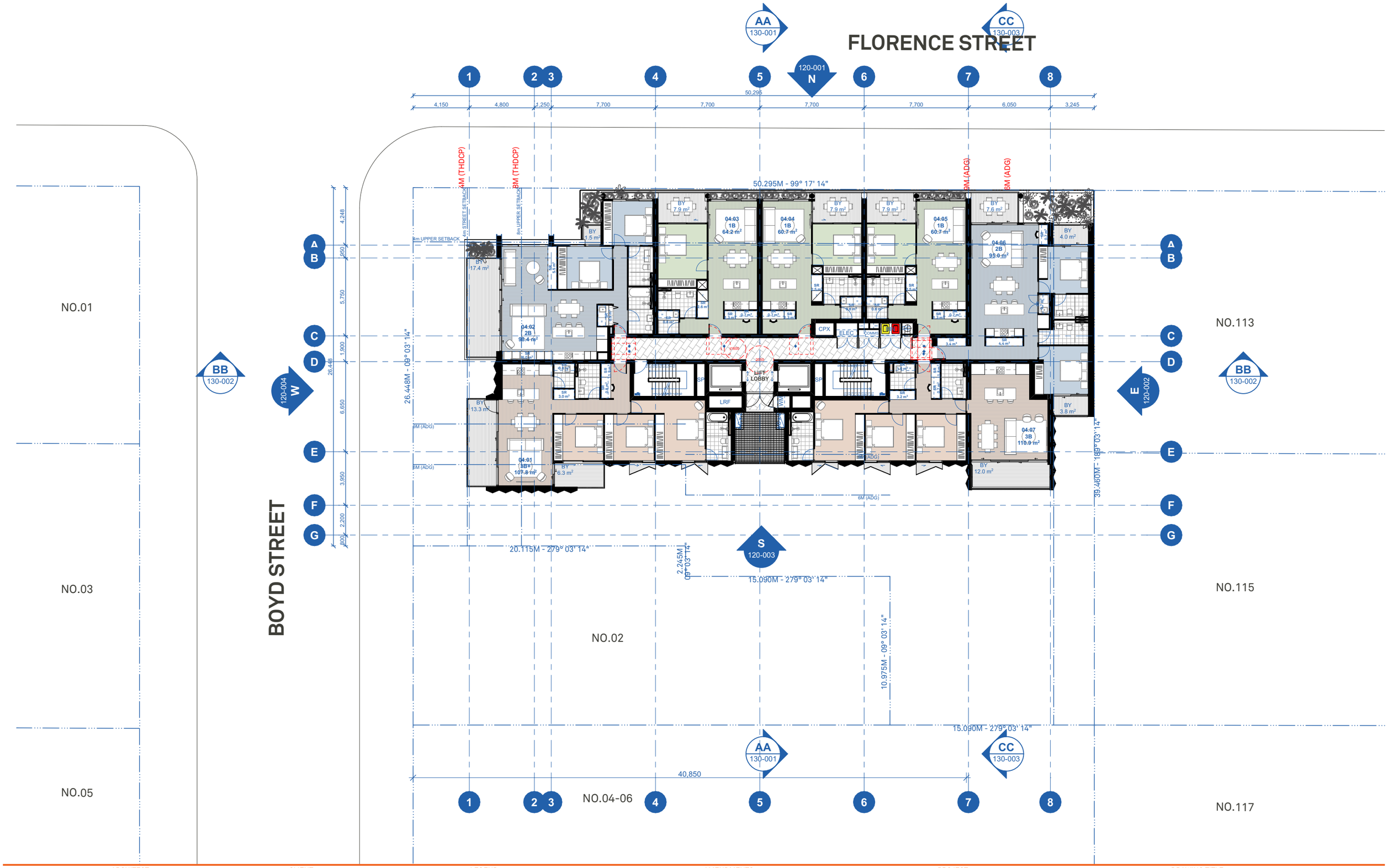
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GENERAL ARRANGEMENT PLANS
Level 03 GA

DRAWN AH | SCALE 1:250@A3 | NORTH

DRAWING No
A-DA-110-030

REV
02



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AMENDMENTS

Rev	Description	By	Check	Date
02	SSD SUBMISSION 02	AH	GMC	12/2/2026

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
2408A

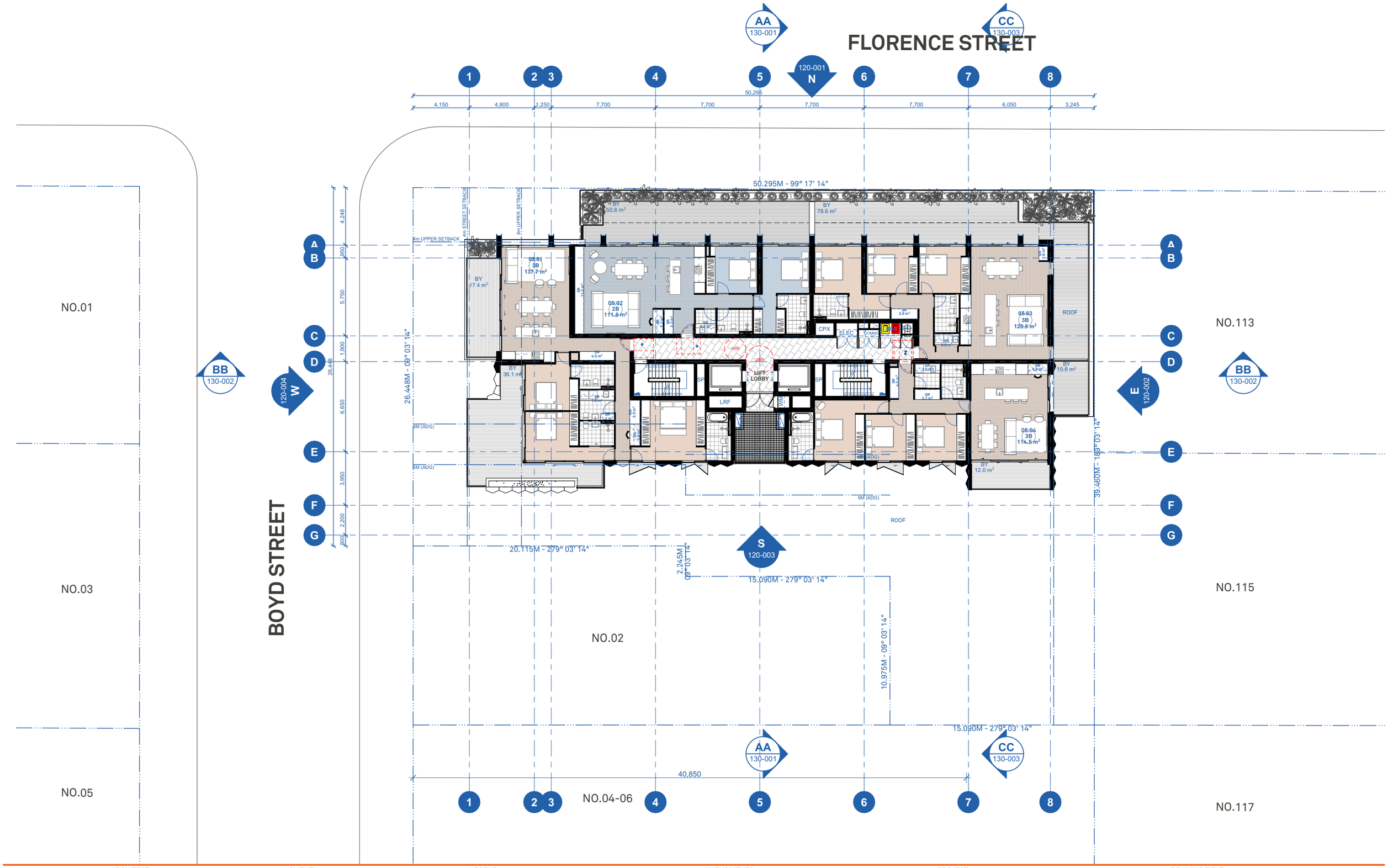
PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
GENERAL ARRANGEMENT PLANS
Level 04 GA

DRAWN AH
SCALE 1:250@A3
NORTH

DRAWING No
A-DA-110-040

REV
02



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AMENDMENTS

Rev	Description	By	Check	Date
08	SSD SUBMISSION 02	AH	GMC	12/2/2026

PROJECT

FIRENZE

12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No

2408A

PROJECT STATUS

SSD SUBMISSION 01

DRAWING TITLE

GENERAL ARRANGEMENT PLANS

Level 05 GA

DRAWN AH

SCALE 1:250@A3

NORTH

DRAWING No

A-DA-110-050

REV

08



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AMENDMENTS

Rev	Description	By	Check	Date
08	SSD SUBMISSION 02	AH	GMC	12/2/2026

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
GENERAL ARRANGEMENT PLANS
Level 06 GA

DRAWN AH
SCALE 1:250@A3
NORTH

DRAWING No
A-DA-110-060

REV
08



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AMENDMENTS

Rev	Description	By	Check	Date
08	SSD SUBMISSION 02	AH	GMC	12/2/2026

PROJECT

FIRENZE

12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No

2408A

PROJECT STATUS

SSD SUBMISSION 01

DRAWING TITLE

GENERAL ARRANGEMENT PLANS

Level 07 GA

DRAWN AH

SCALE 1:250@A3

NORTH

DRAWING No

A-DA-110-070

REV

08



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AMENDMENTS

Rev	Description	By	Check	Date
02	SSD SUBMISSION 02	AH	GMC	12/2/2026

PROJECT

FIRENZE

12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No

2408A

PROJECT STATUS

SSD SUBMISSION 01

DRAWING TITLE

GENERAL ARRANGEMENT PLANS

Level 08 GA

DRAWN AH

SCALE 1:250@A3

NORTH

DRAWING No

A-DA-110-080

REV

02



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AMENDMENTS

Rev	Description	By	Check	Date
02	SSD SUBMISSION 02	AH	GMC	12/2/2026

PROJECT

FIRENZE

12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No

2408A

PROJECT STATUS

SSD SUBMISSION 01

DRAWING TITLE

GENERAL ARRANGEMENT PLANS

Level 09 GA

DRAWN AH

SCALE 1:250@A3

NORTH

DRAWING No

A-DA-110-090

REV

02



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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
02	SSD SUBMISSION 02	AH	GMC	12/2/2026

PROJECT

FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE

GENERAL ARRANGEMENT PLANS
Level 10 GA

DRAWN AH
SCALE 1:250@A3
NORTH

DRAWING No
A-DA-110-100

REV
02



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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
02	SSD SUBMISSION 02	AH	GMC	12/2/2026

PROJECT

FIRENZE

12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No

2408A

PROJECT STATUS

SSD SUBMISSION 01

DRAWING TITLE

GENERAL ARRANGEMENT PLANS

Level 11 GA

DRAWN AH

SCALE 1:250@A3

NORTH

DRAWING No

A-DA-110-110

REV

02



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LEGEND
3.35 SURVEYED EXISTING RL

AMENDMENTS

Rev	Description	By	Check	Date
08	SSD SUBMISSION 02	AH	GMC	12/2/2026

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
2408A

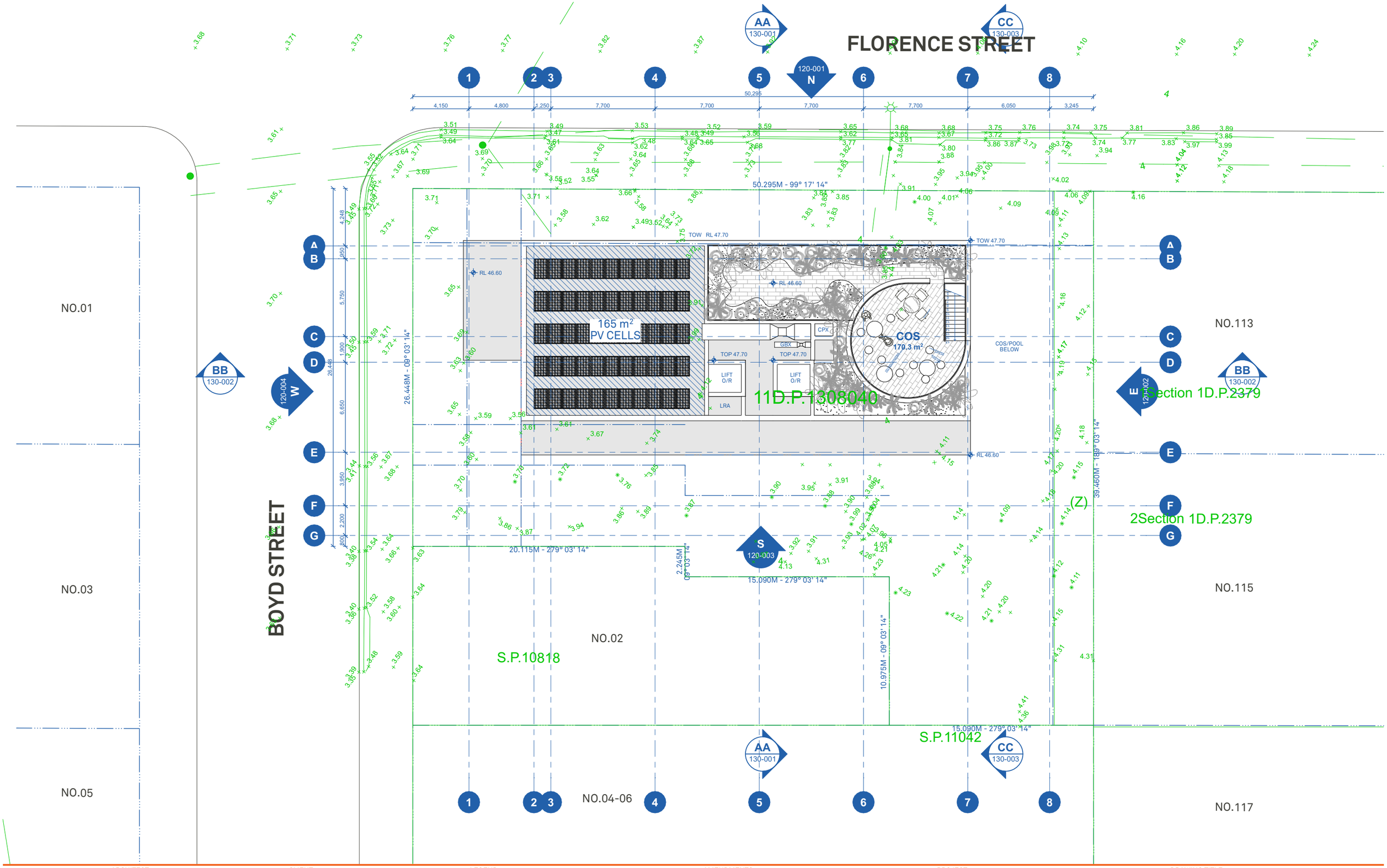
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SSD SUBMISSION 01

DRAWING TITLE
GENERAL ARRANGEMENT PLANS
Level 12 (COS) GA

DRAWN AH | SCALE 1:250@A3 | NORTH

DRAWING No
A-DA-110-120

REV
08



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LEGEND
3.35 SURVEYED EXISTING RL

AMENDMENTS

Rev	Description	By	Check	Date
07	SSD SUBMISSION 01	AH	GMC	15/9/2025

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

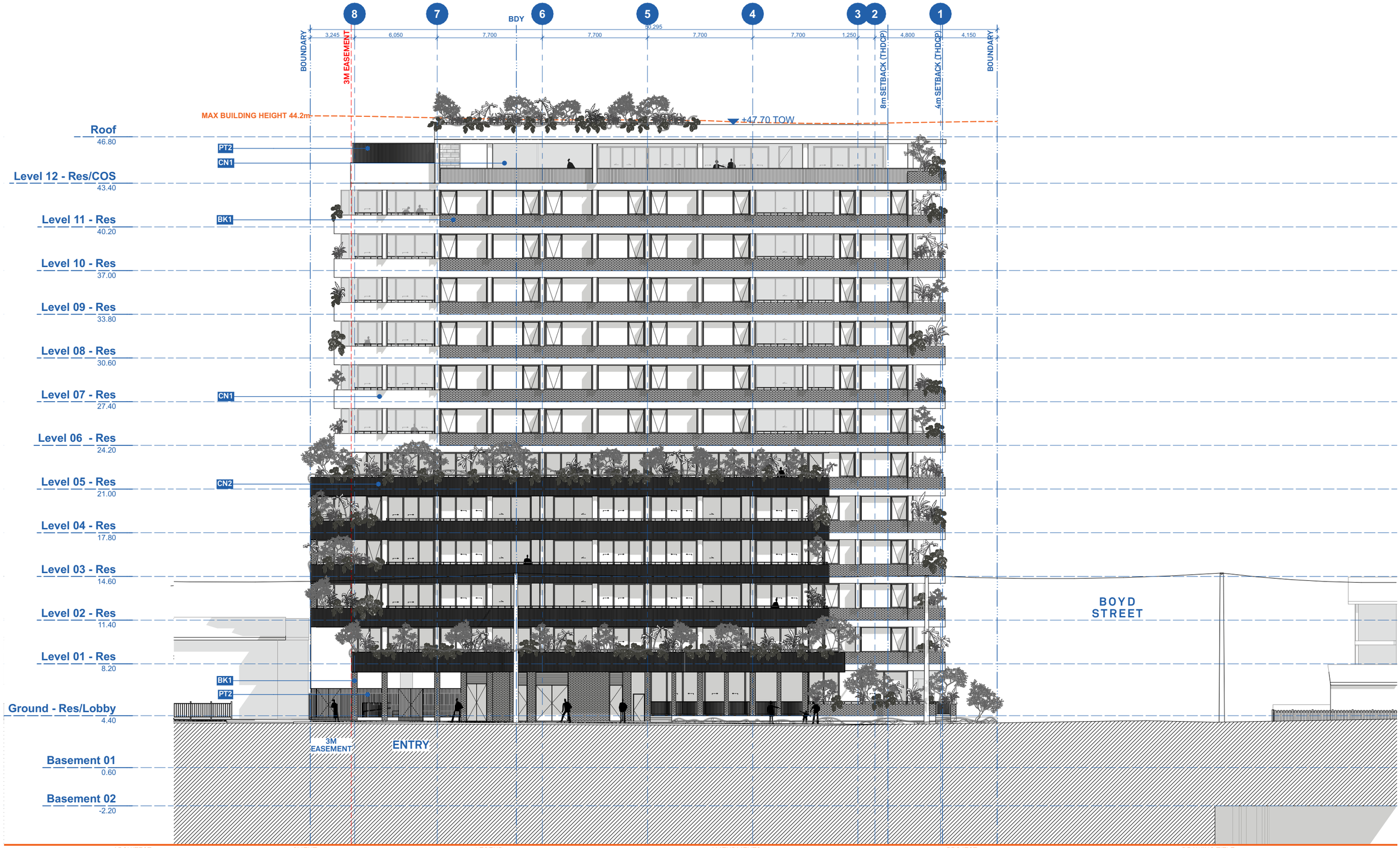
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2408A

PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
GENERAL ARRANGEMENT PLANS
Roof GA

DRAWN AH | SCALE 1:250@A3 | NORTH

DRAWING No **A-DA-110-130** | REV **07**



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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
04	SSD SUBMISSION 01	AH	GMC	15/9/2025

PROJECT

FIRENZE

12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No

2408A

PROJECT STATUS

SSD SUBMISSION 01

DRAWING TITLE

GENERAL ARRANGEMENT ELEVATIONS

North Elevation

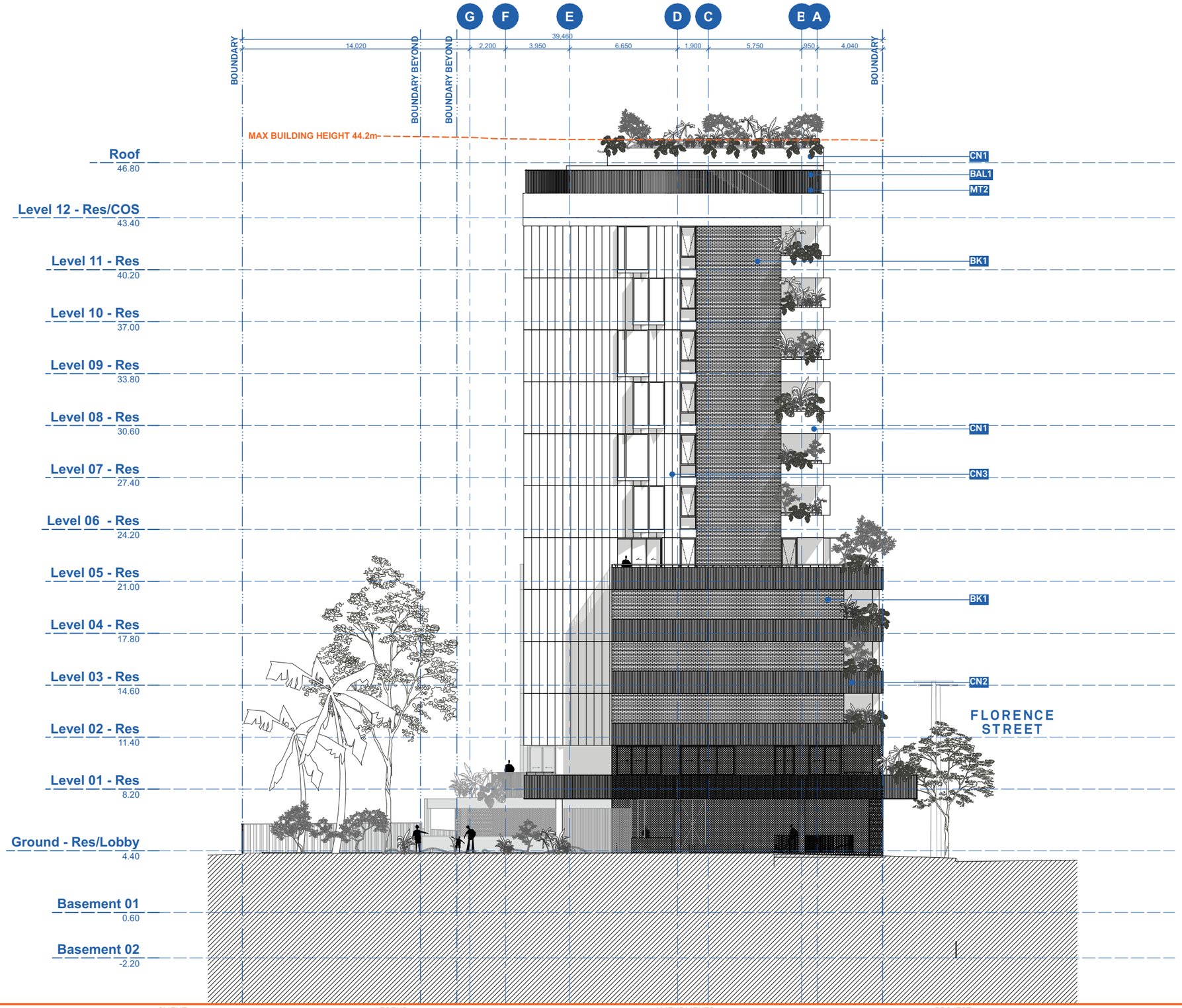
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SCALE 1:250@A3

NORTH

DRAWING No A-DA-120-001

REV 04



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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
04	SSD SUBMISSION 01	AH	GMC	15/9/2025

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

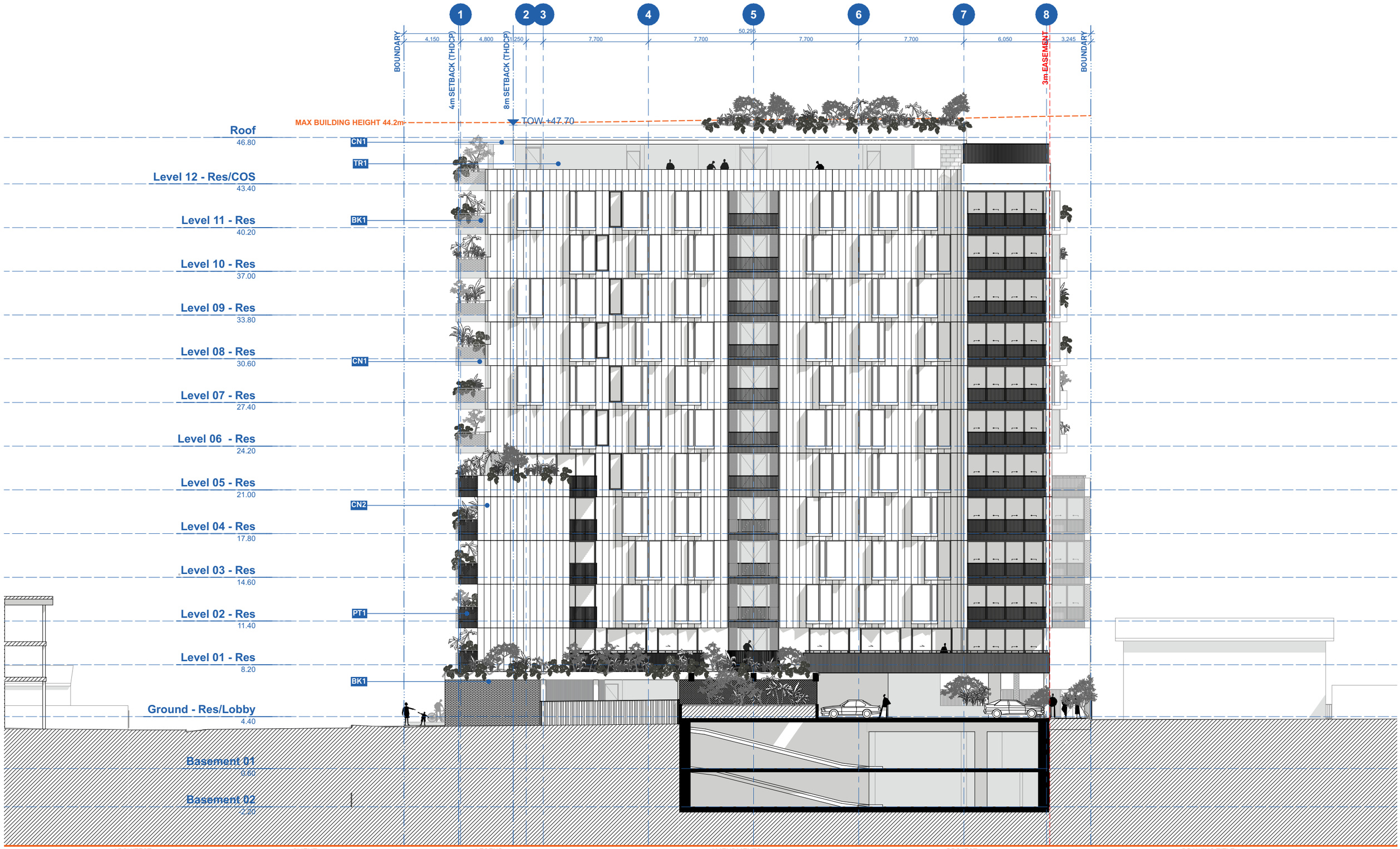
PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
GENERAL ARRANGEMENT ELEVATIONS
East Elevation

DRAWN: AH
SCALE: 1:250@A3
NORTH

DRAWING No: A-DA-120-002
REV: 04



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AMENDMENTS

Rev	Description	By	Check	Date
04	SSD SUBMISSION 01	AH	GMC	15/9/2025

PROJECT

FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

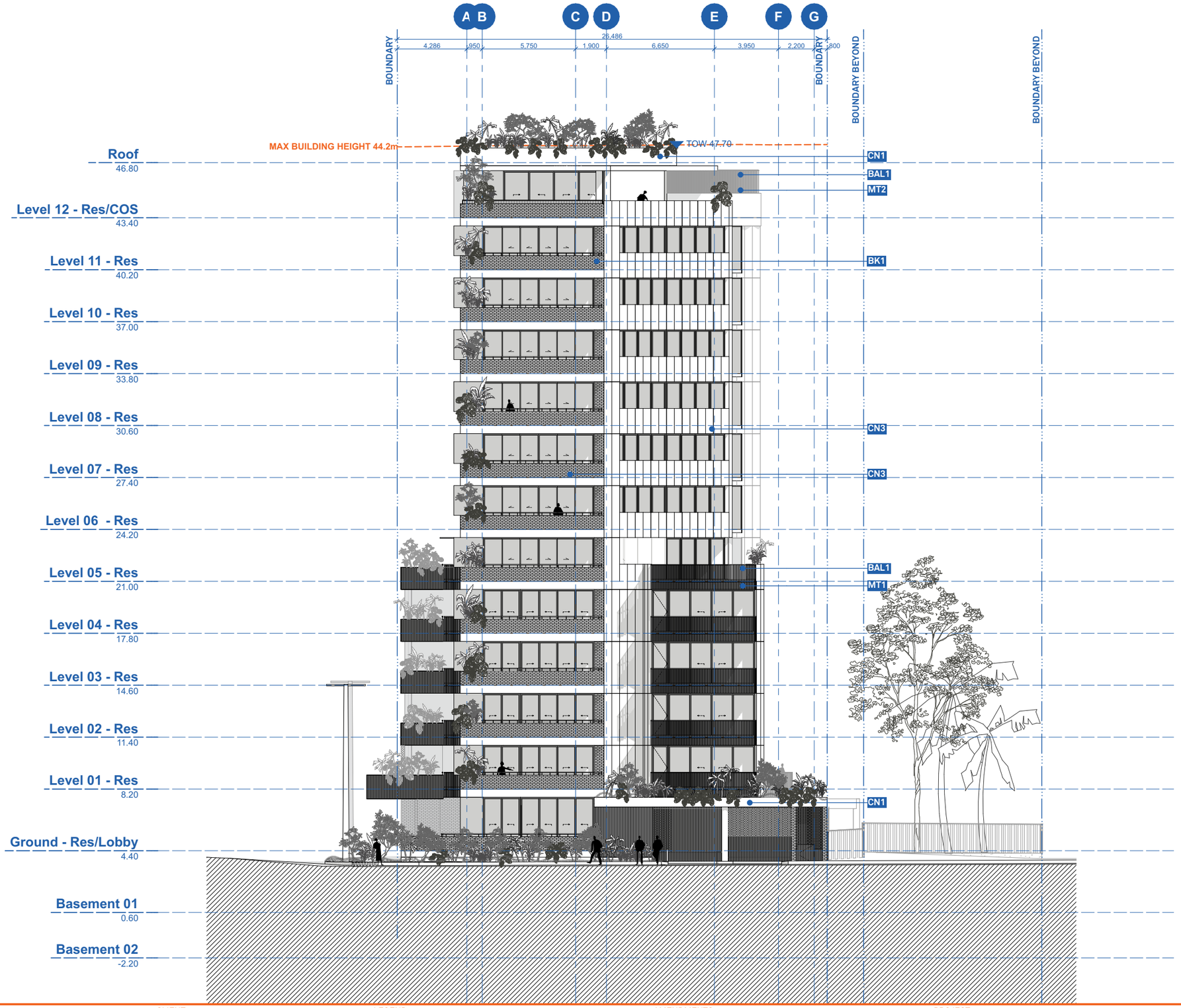
DRAWING TITLE

GENERAL ARRANGEMENT ELEVATIONS
South Elevation

DRAWN	SCALE	NORTH
AH	1:250@A3	

DRAWING No
A-DA-120-003

REV
04



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AMENDMENTS

Rev	Description	By	Check	Date
04	SSD SUBMISSION 01	AH	GMC	15/9/2025

PROJECT

FIRENZE

12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No

2408A

PROJECT STATUS

SSD SUBMISSION 01

DRAWING TITLE

GENERAL ARRANGEMENT ELEVATIONS

West Elevation

DRAWN AH

SCALE 1:250@A3

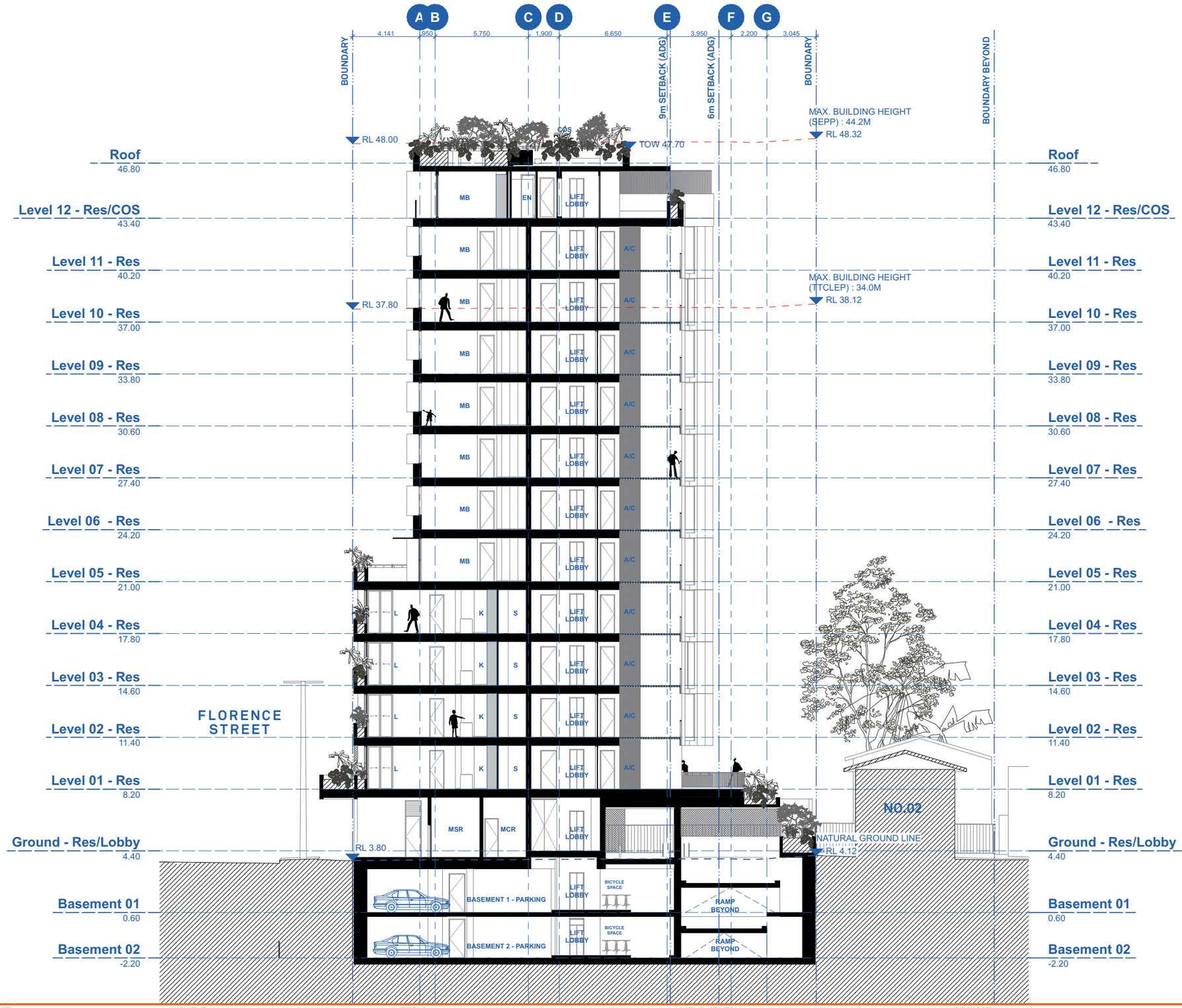
NORTH

DRAWING No

A-DA-120-004

REV

04



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Glenn McCormack (ARBNSW 7536)

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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
07	SSD SUBMISSION 02	-	GMC	12/2/2026

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
2408A

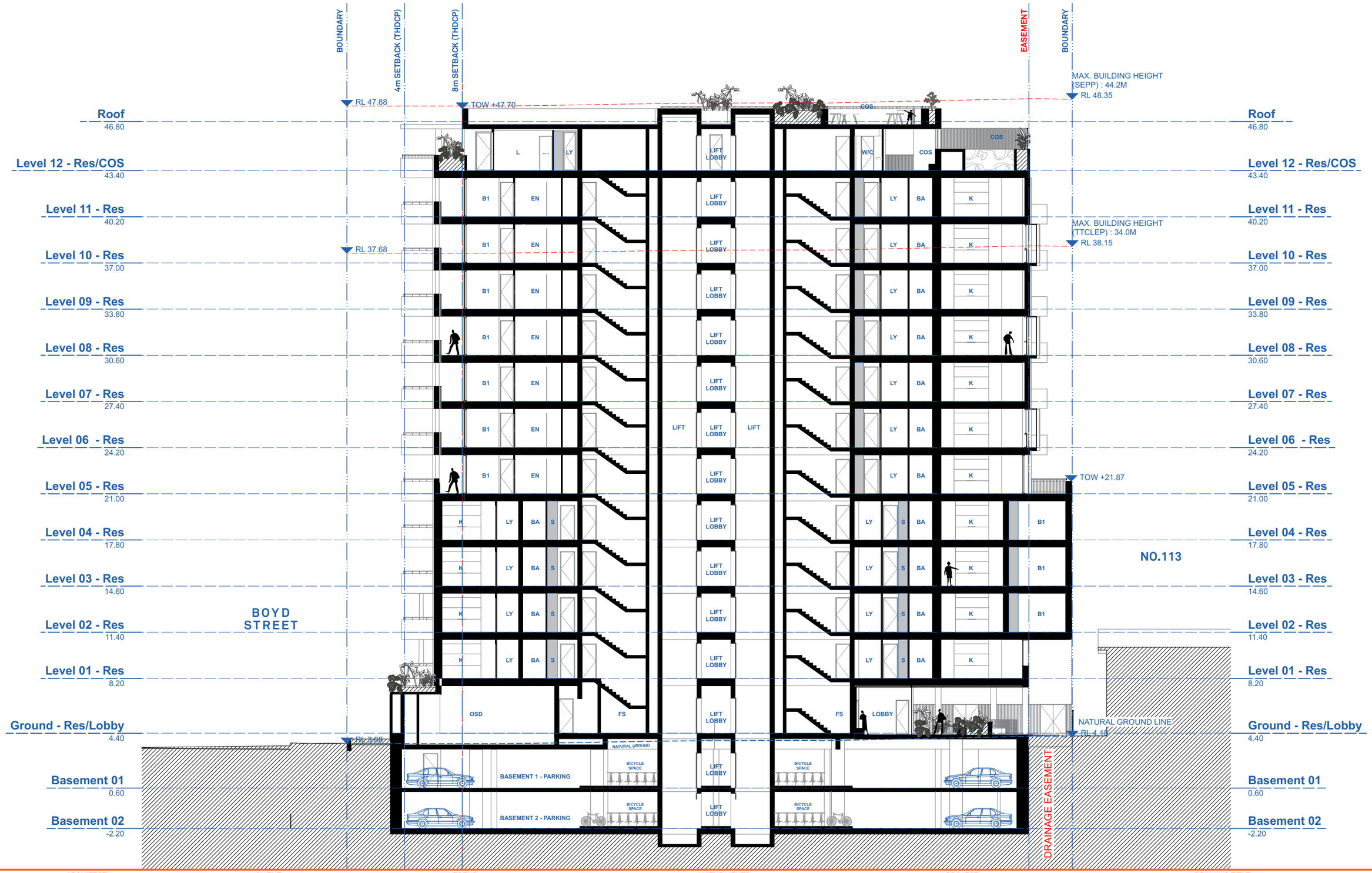
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SSD SUBMISSION 01

DRAWING TITLE
GENERAL ARRANGEMENT SECTIONS
Section AA

DRAWN: -
SCALE: 1:250@A3
NORTH:

DRAWING No
A-DA-130-001

REV
07



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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
07	SSD SUBMISSION 02	GMC	GMC	12/2/2026

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

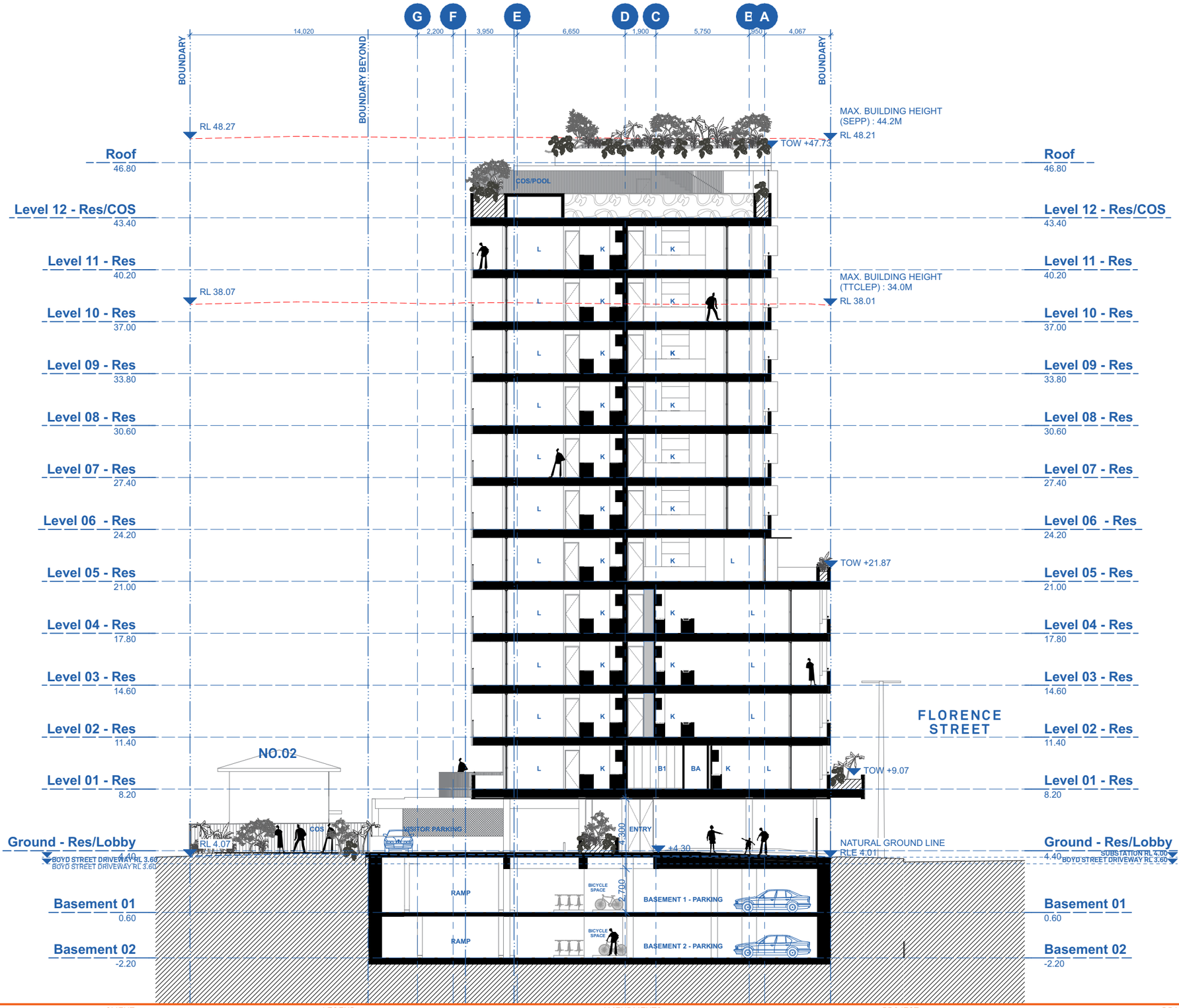
PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
GENERAL ARRANGEMENT SECTIONS
Section BB

DRAWN GMC | SCALE 1:250@A3 | NORTH

DRAWING No **A-DA-130-002** | REV **07**



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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
06	SSD SUBMISSION 02		GMC	12/2/2026

PROJECT

FIRENZE

12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No

2408A

PROJECT STATUS

SSD SUBMISSION 01

DRAWING TITLE

GENERAL ARRANGEMENT SECTIONS

Section CC

DRAWN | SCALE | NORTH

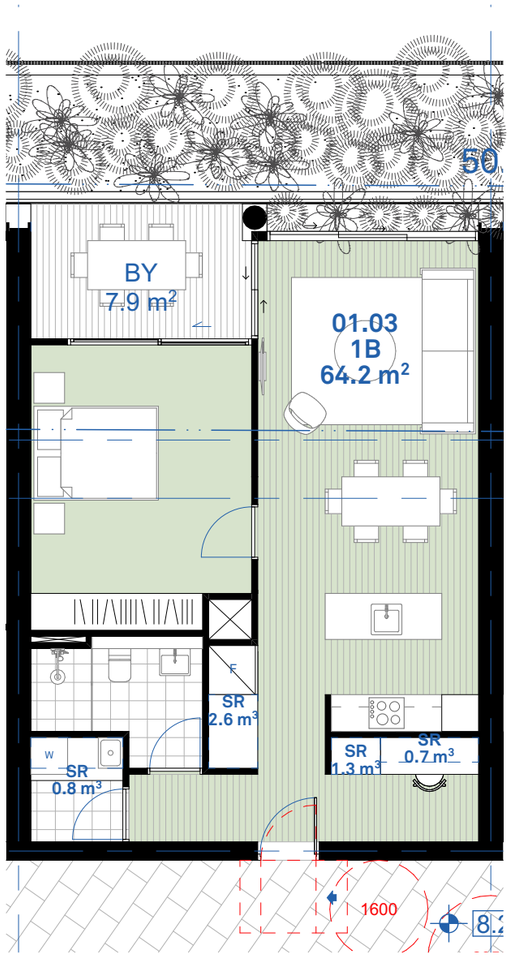
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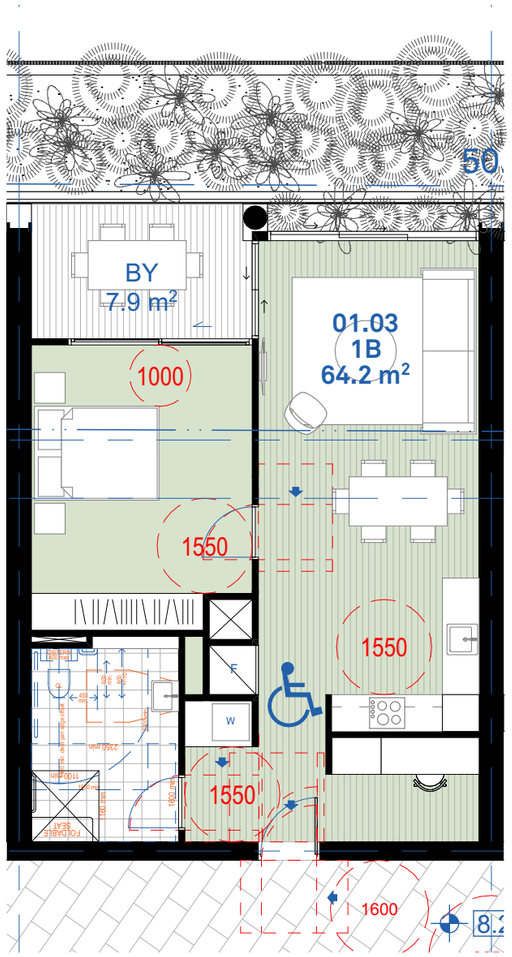
A-DA-130-003

REV

06



PRE-ADAPTABLE



POST-ADAPTABLE

1 ADAPTABLE AFH UNIT: 103

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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
01	SSD SUBMISSION 02	AH	GMC	12/2/2026

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
2408A

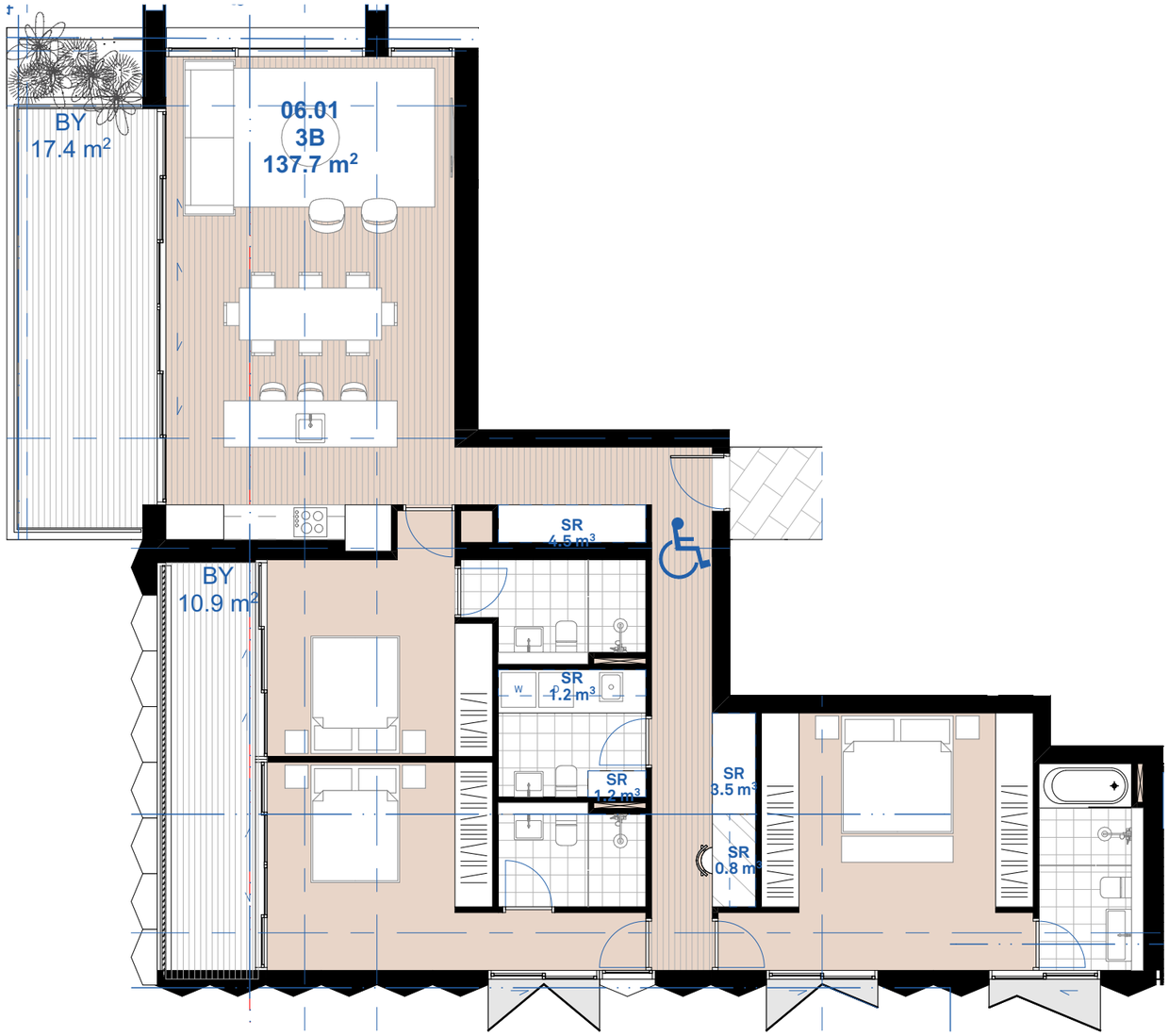
PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
ADAPTABLE APARTMENT PLANS
1B Type 01

DRAWN AH | SCALE 1:100@A3 | NORTH

DRAWING No
A-DA-612-101

REV
01



PRE-ADAPTABLE



POST-ADAPTABLE

5 ADAPTABLE UNITS:
601, 701, 801, 901, 1001

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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
02	SSD SUBMISSION 02	AH	GMC	12/2/2026

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
2408A

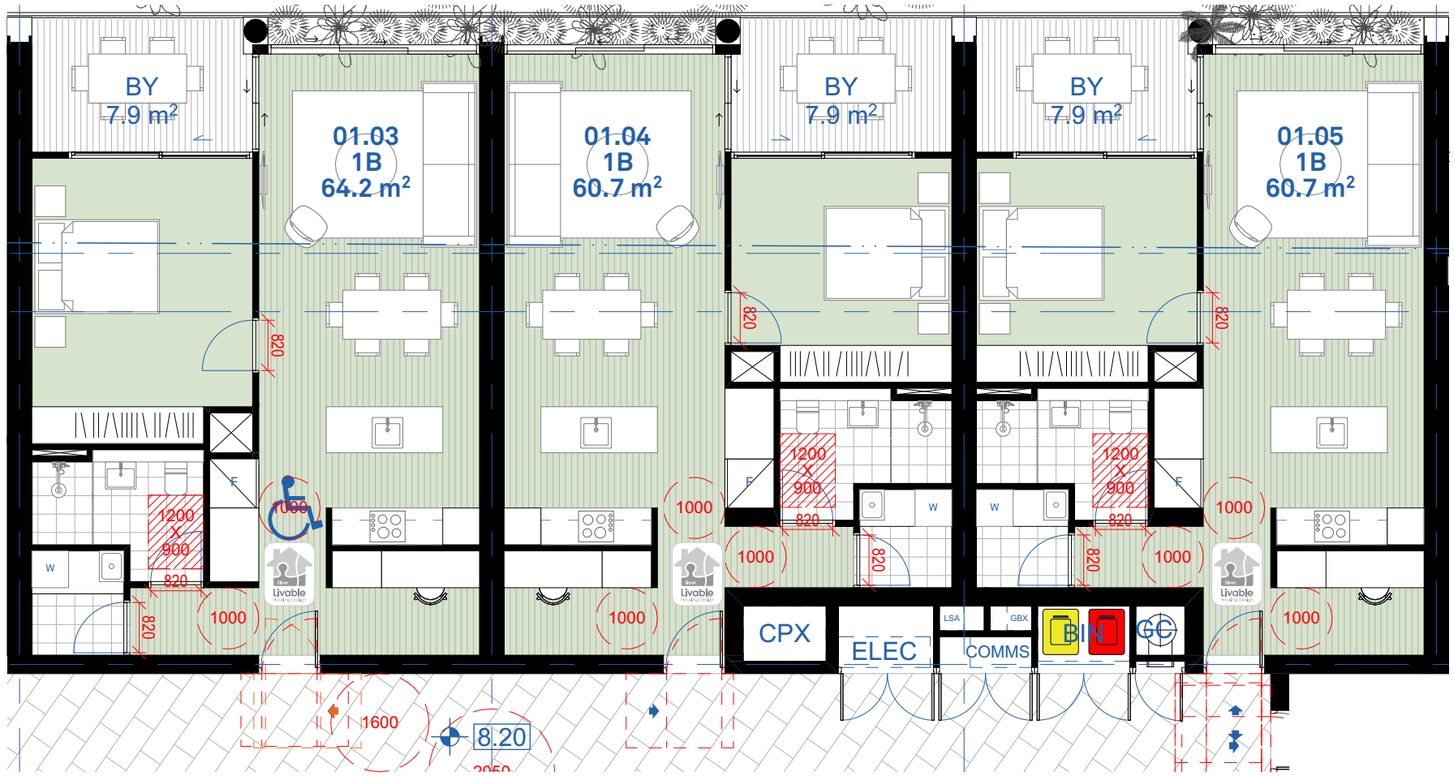
PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
ADAPTABLE APARTMENT PLANS
3B Type 01

DRAWN AH
SCALE 1:100@A3
NORTH

DRAWING No
A-DA-612-301

REV
02



20% of 59 = 12 x SILVER LIVING APARTMENTS REQUIRED.

32 x SILVER LIVING APARTMENTS PROVIDED (54%):

00.01	**01.02**	**02.02**	**03.02**	**04.02**	**05.01**	**06.01**	**07.01**	**08.01**	**09.01**	**10.01**	**11.01**	**12.01**
	01.03	**02.03**	**03.03**	**04.03**	**05.02**	**06.02**	**07.02**	**08.02**	**09.02**	**10.02**	**11.02**	
	01.04	**02.04**	**03.04**	**04.04**								
	01.05	**02.05**	**03.05**	**04.05**								

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AMENDMENTS

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01	SSD SUBMISSION 02	-	GMC	12/2/2026

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

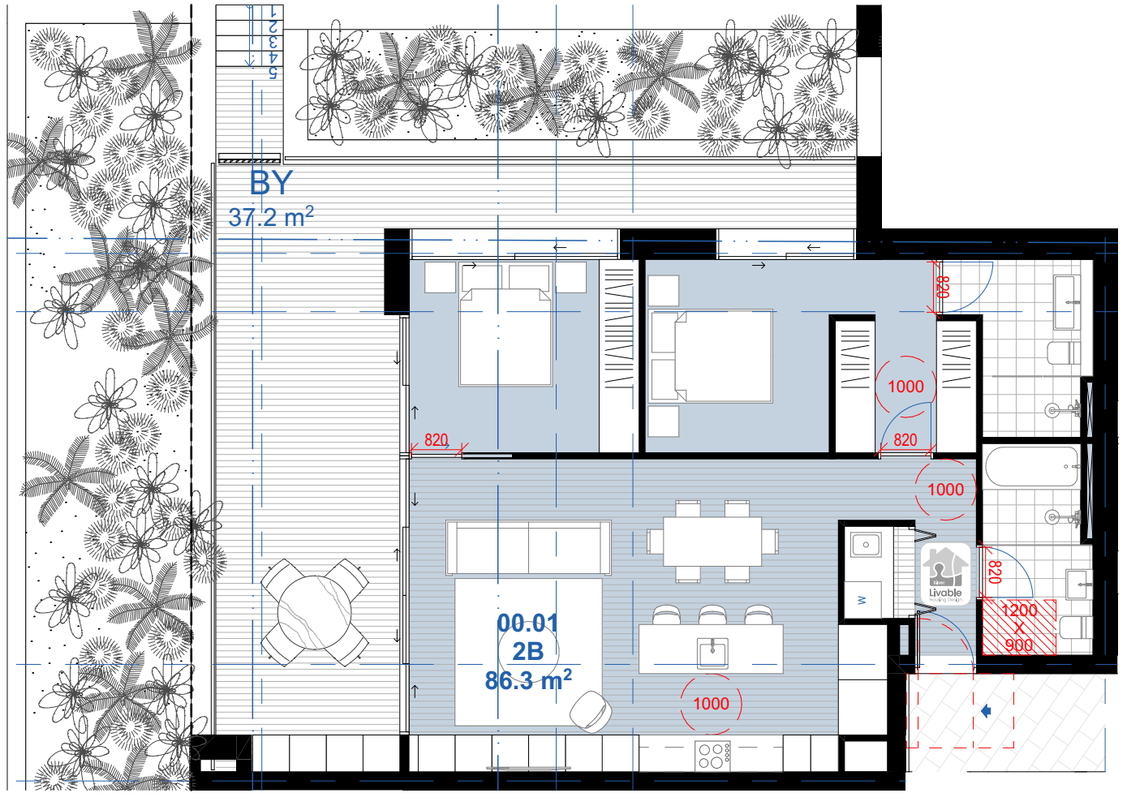
PROJECT No
2408A

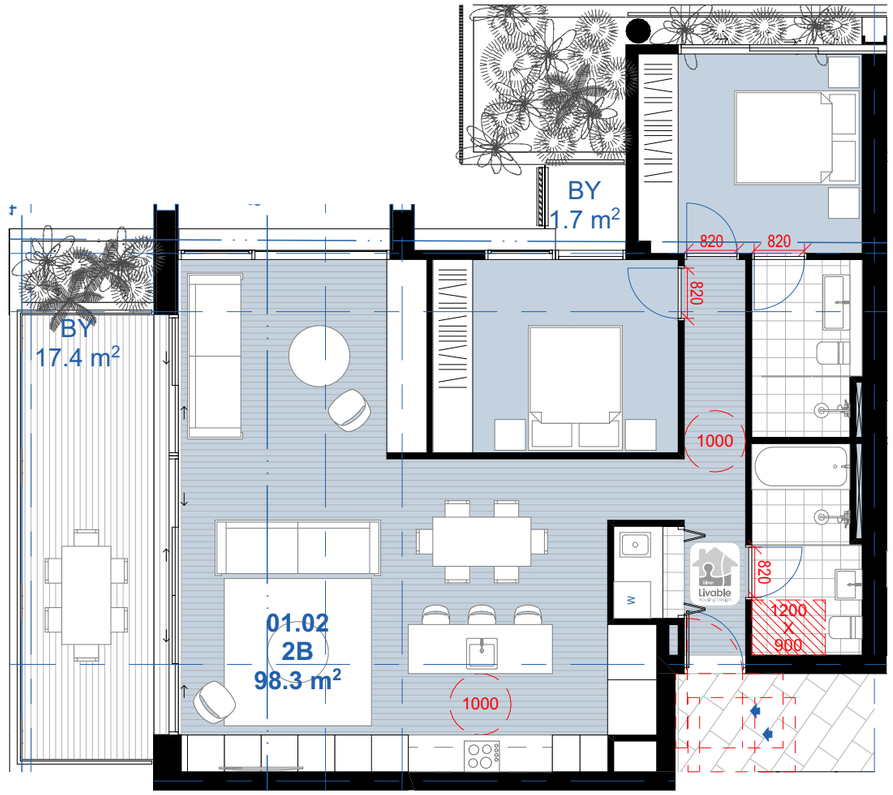
PROJECT STATUS
SSD SUBMISSION 01

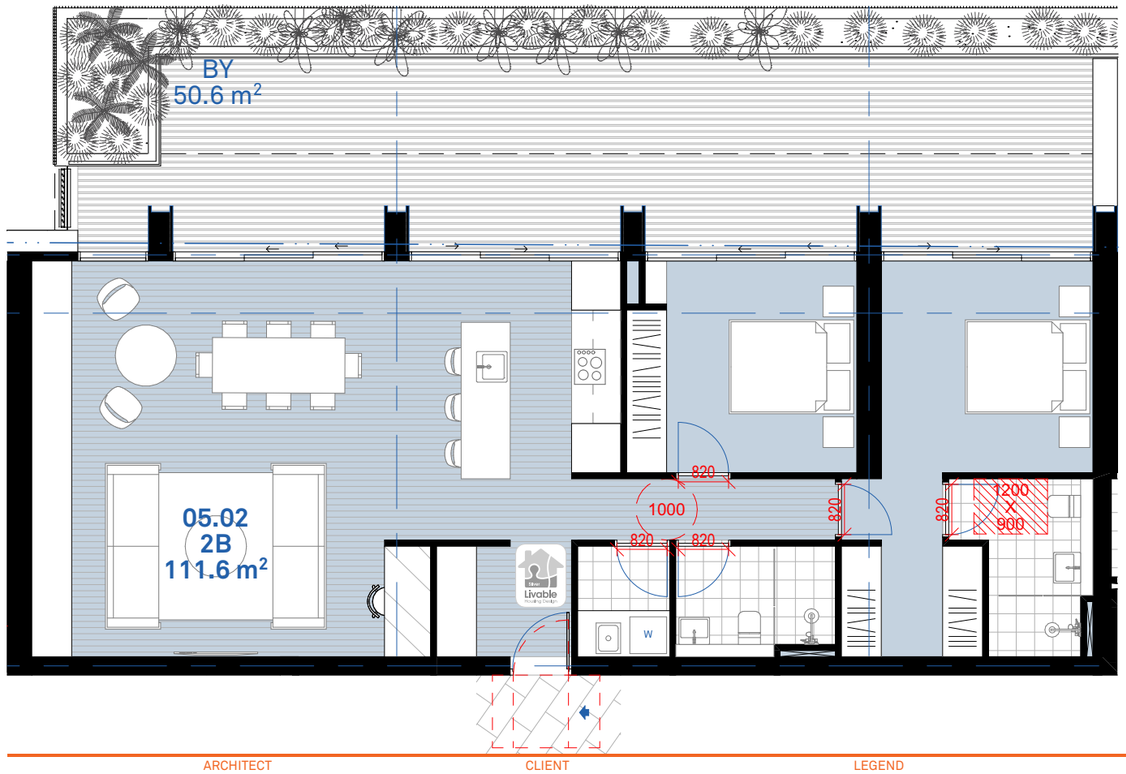
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SILVER LIVING APARTMENT PLANS
1B Type 01

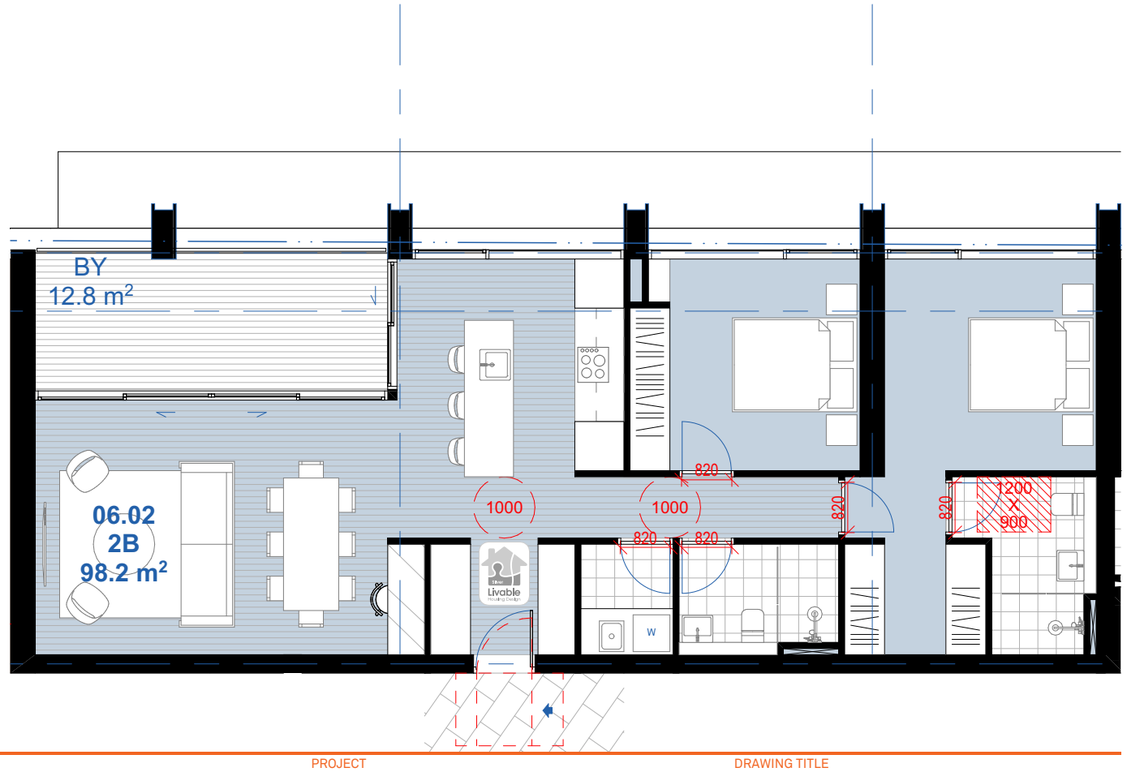
DRAWN: -
SCALE: 1:100@A3
NORTH

DRAWING No: **A-DA-613-101**
REV: **01**









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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
02	SSD SUBMISSION 02	-	GMC	12/2/2026

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
2408A

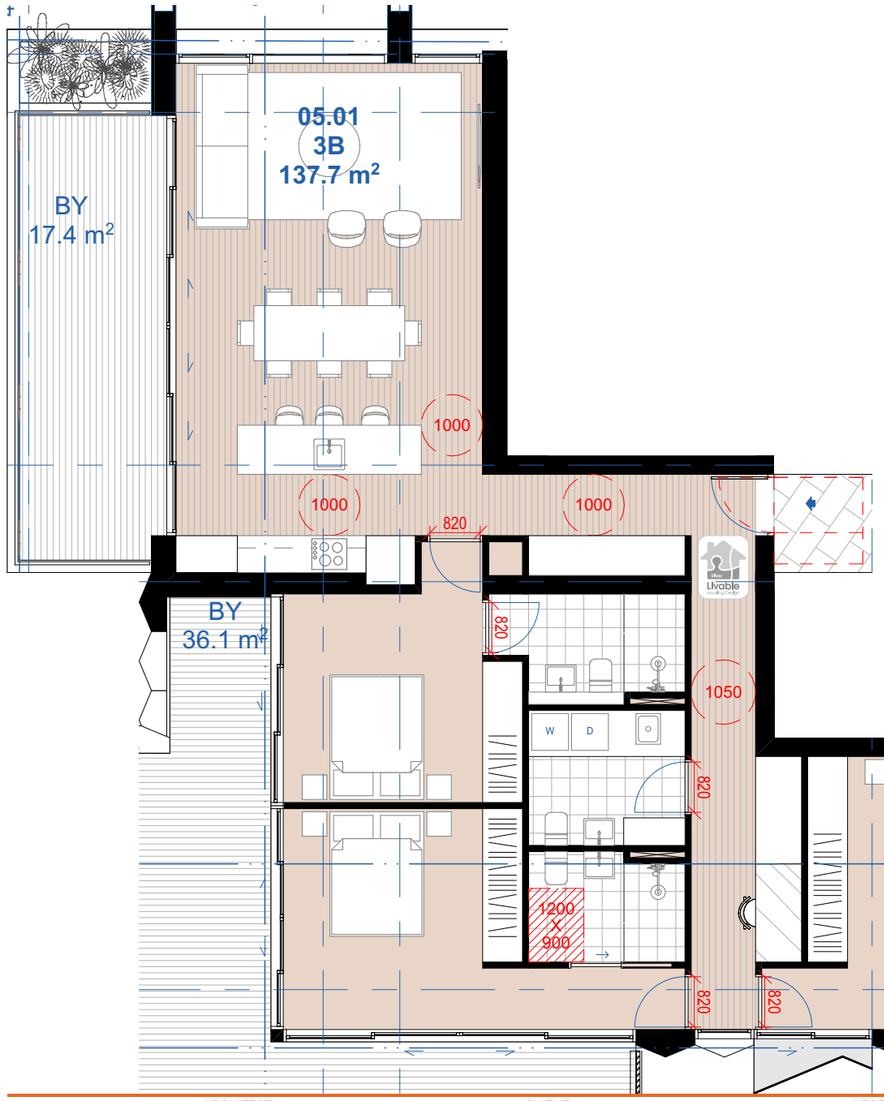
PROJECT STATUS
SSD SUBMISSION 01

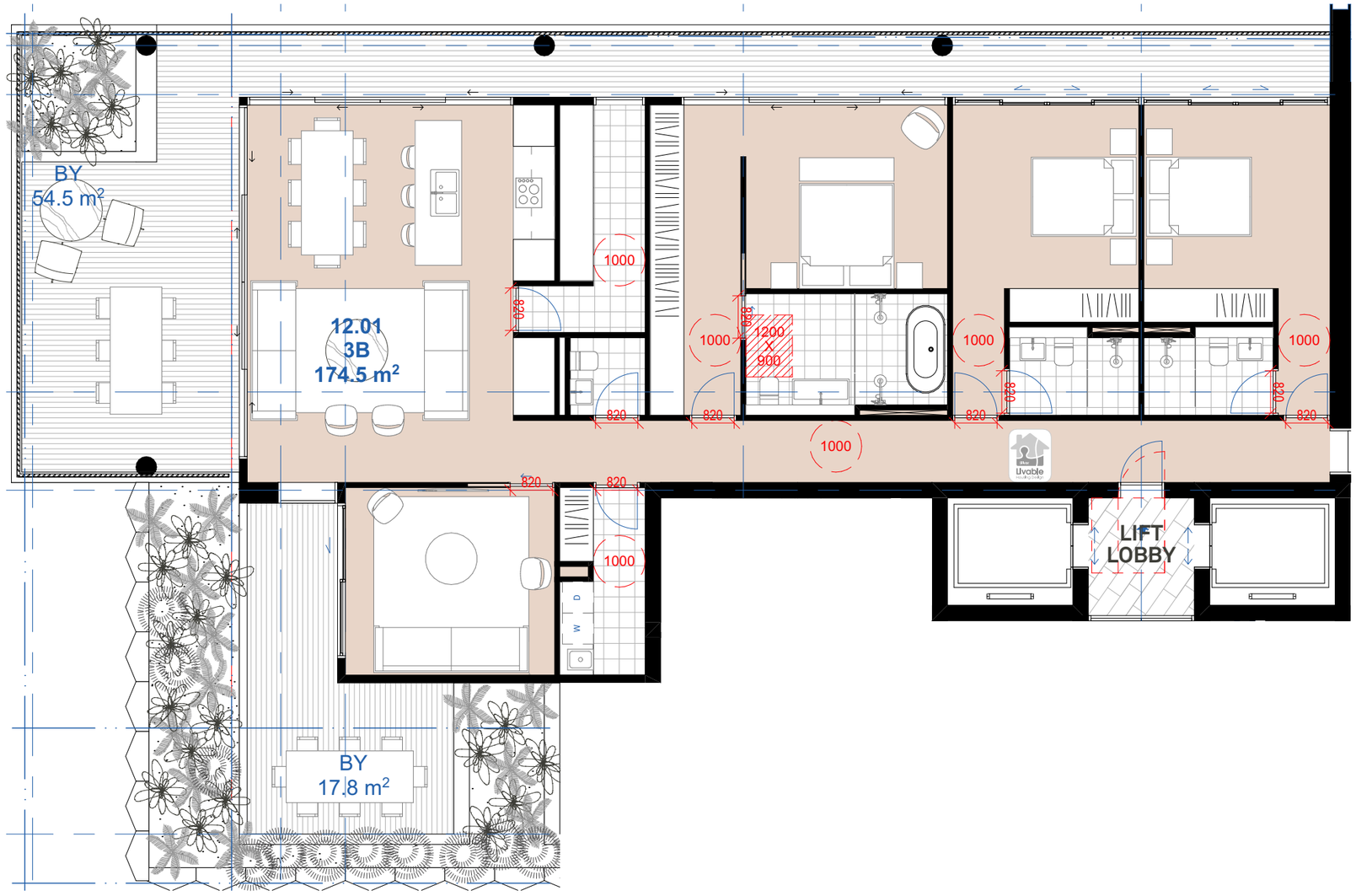
DRAWING TITLE
SILVER LIVING APARTMENT PLANS
2B Type 01

DRAWN: -
SCALE: 1:100@A3
NORTH

DRAWING No
A-DA-613-201

REV
02





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AMENDMENTS

Rev	Description	By	Check	Date
02	SSD SUBMISSION 02	AH	GMC	12/2/2026

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
2408A

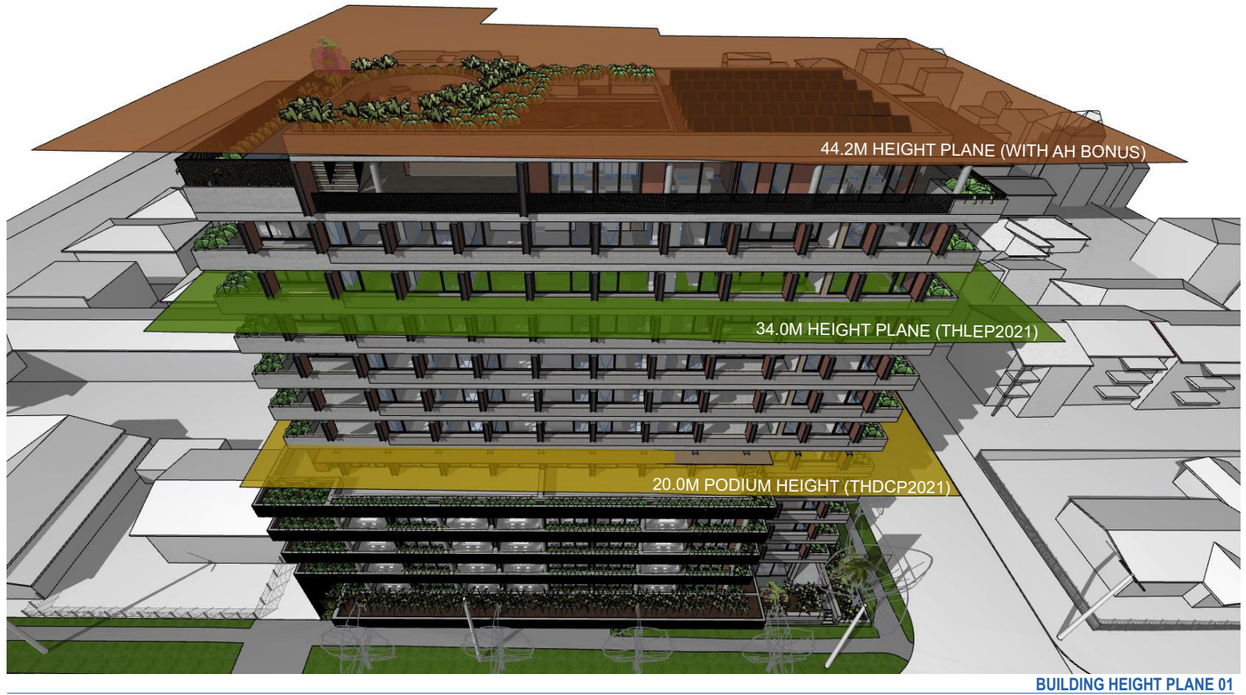
PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
SILVER LIVING APARTMENT PLANS
3B Type 01

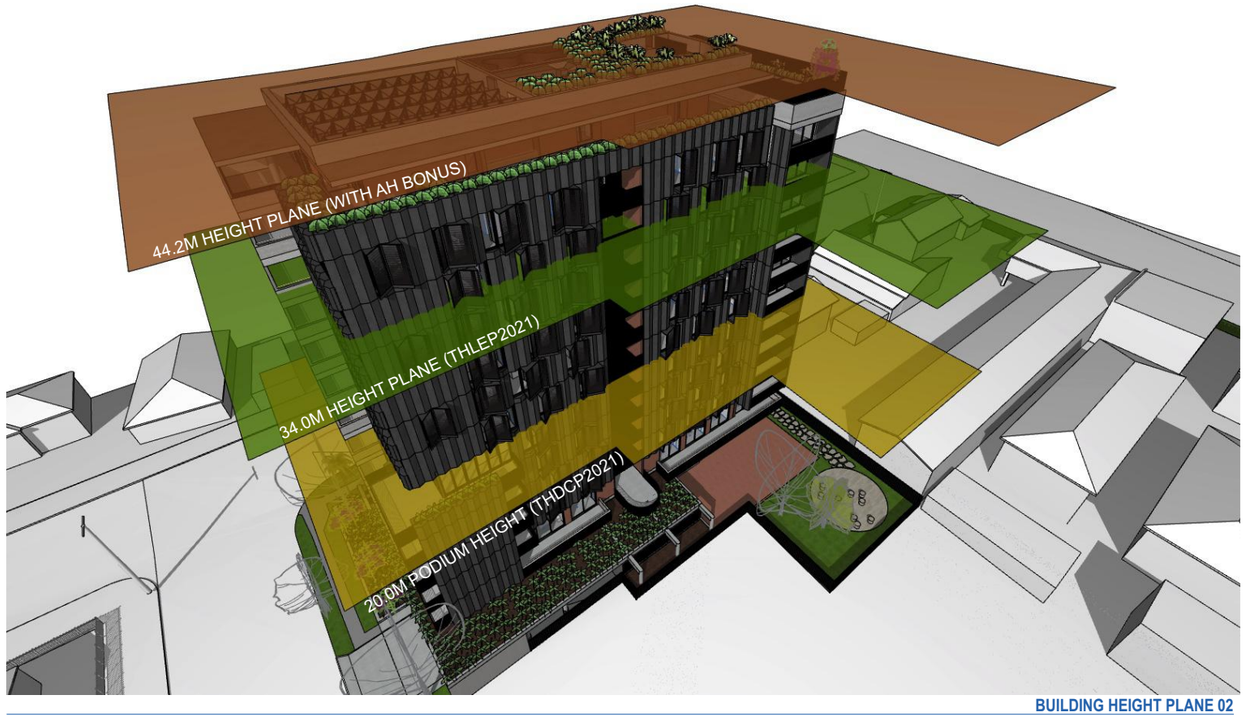
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SCALE 1:100@A3
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DRAWING No
A-DA-613-301

REV
02



BUILDING HEIGHT PLANE 01



BUILDING HEIGHT PLANE 02

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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
07	SSD SUBMISSION 01		GMC	15/9/2025

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
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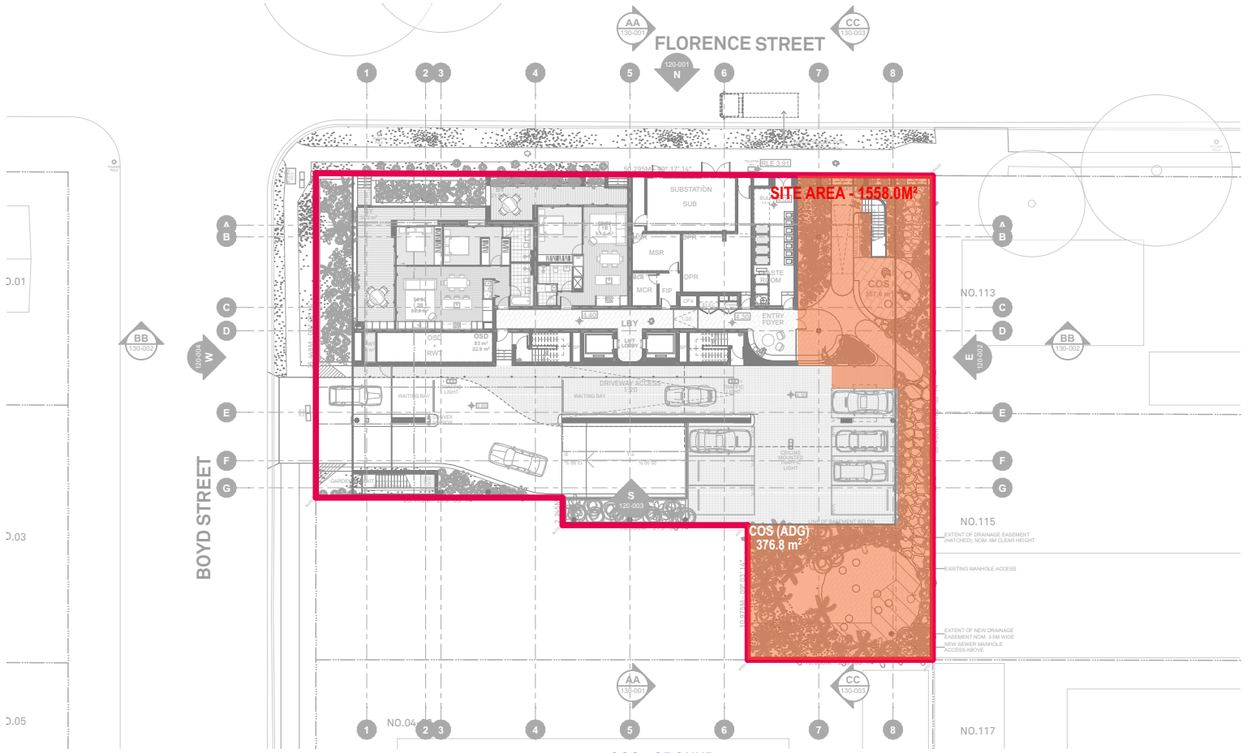
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SSD SUBMISSION 01

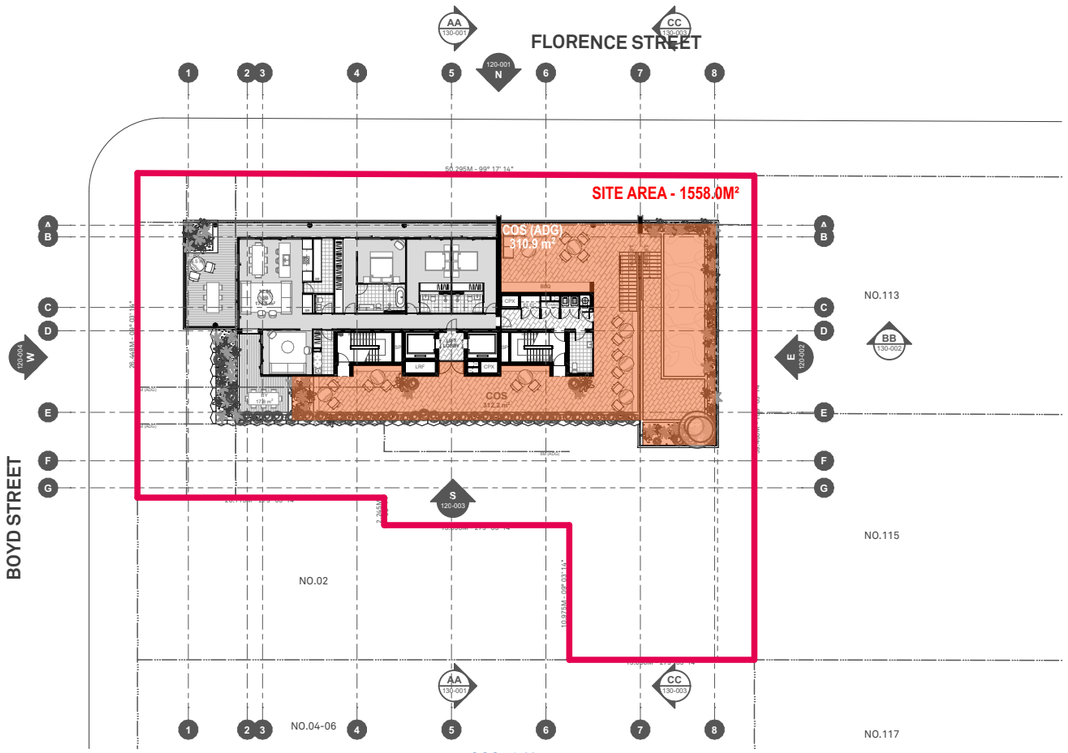
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BUILDING ENVELOPE
Sheet 01

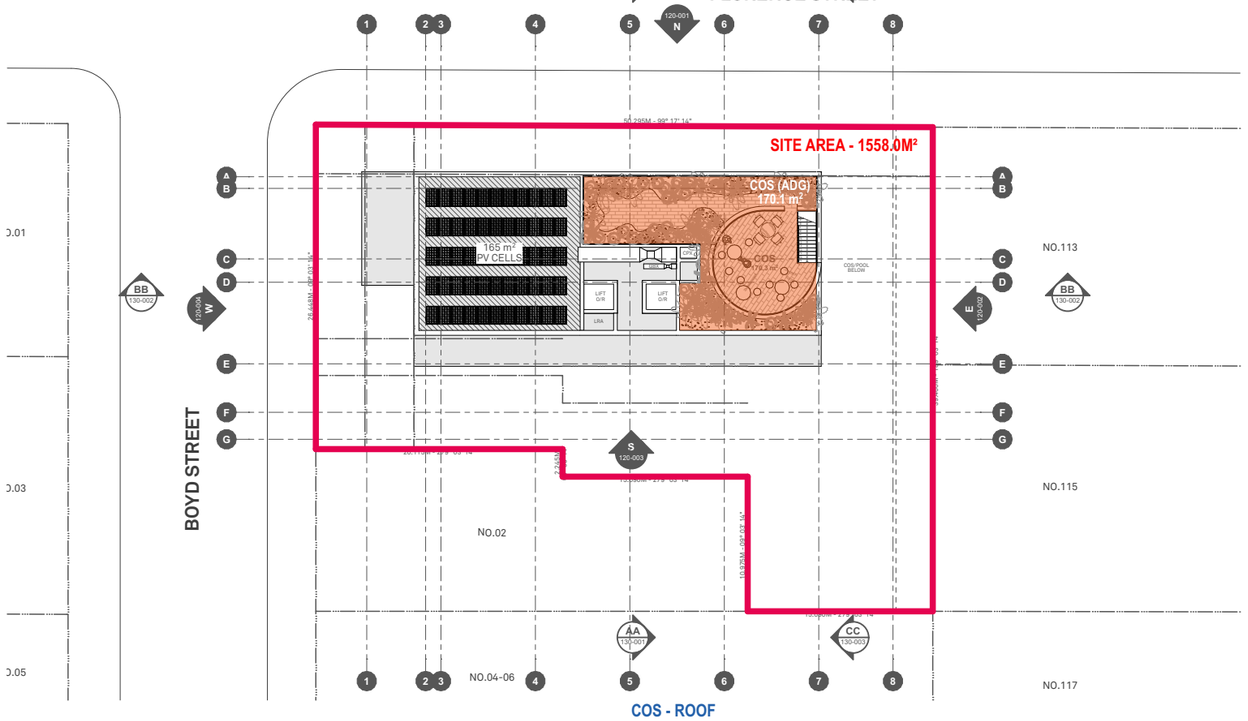
DRAWN | SCALE @A3 | NORTH

DRAWING No
A-DA-700-000

REV
07







12-16 FLORENCE STREET, TWEED HEADS

SITE DETAILS — Lot 1 / DP 781624, Lot 1 / DP 419177, Lot 2 / DP 30051

INFILL AFFORDABLE HOUSING SCHEME (HOUSING SEPP 2021) - SSD

PRELIM AREA AND ACCOMMODATION SCHEDULE

TWEED CITY CENTRE LEP2012					
SITE AREA	1558.0	M²			
MAX. FSR	3.25	:1			
MAX. GFA	**5063.5**	M²			
MAX. HEIGHT	**34.0**	M			
ZONING	**R3**				
ACID SULPHATE	**CLASS 2**				
HOUSING SEPP (AFFORDABLE INFILL)					
MAX. FSR (TLEP + 30% MAX)	4.23	:1			
MAX. GFA	**6582.6**	M²			
MAX. HEIGHT (TLEP +30% MAX)	**44.20**	M	**30.00%**		
LANDSCAPE AREA	**467.4**	M²	30% REQ	**1019.5** M²	65.4% PROVIDED
DEEP SOIL (>3M)	**233.7**	M²	15% REQ	**261.5** M²	16.8% PROVIDED
DEEP SOIL (MIN. 65% AT REAR)	**151.9**	M²		**199.6** M²	85.4% PROVIDED
ADG					
COS	**389.5**	M²	25% REQ	**865.3** M²	55.5% PROVIDED
DEEP SOIL (>6M)	**109.1**	M²	7% REQ	**130.1** M²	8.4% PROVIDED
DEEP SOIL (<6M)	**233.7**	M²	15% REQ	**235.9** M²	15.1% PROVIDED

LEVEL	USE	FLR/FLR	AHD	COS M²	DEEP SOIL M²	LANDSCAPE M²
LIFT OVERRUN			27.40			108.0
L12	COS	2.00	25.40	170.3		62.3
L11	RES	3.20	41.40	312.2		4.9
L10	RES	3.20	38.20			4.9
L09	RES	3.20	35.00			4.9
L08	RES	3.20	31.80			4.9
L07	RES	3.20	28.60			4.9
L06	RES	3.20	25.40			4.9
L05	RES	3.20	22.20			30.2
L04	PODIUM RES	3.20	19.00			30.2
L03	PODIUM RES	3.20	15.80			30.2
L02	PODIUM RES	3.20	12.60			30.2
L01	PODIUM RES	3.20	9.40	25.2		207.2
GROUND	LOBBY / RES	4.70	**4.70**	357.6	261.5	491.8
BASEMENT 1	PARKING	3.20	1.50			
BASEMENT 2	PARKING	3.00	-1.50			
TOTAL				**865.3**	**261.5**	**1019.5**
				55.5%	**16.8%**	**65.4%**

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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
05	SSD SUBMISSION 01	AH	GMC	15/9/2025

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
LANDSCAPE AND DEEP SOIL
Communal Open Space

DRAWN AH | SCALE 1:500@A3 | NORTH

DRAWING No
A-DA-701-000

REV
05



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6/37A KING ROAD
HORNSBY NSW 2077 Country

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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
06	SSD SUBMISSION 02-ADD-01	AH		19/2/2026

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

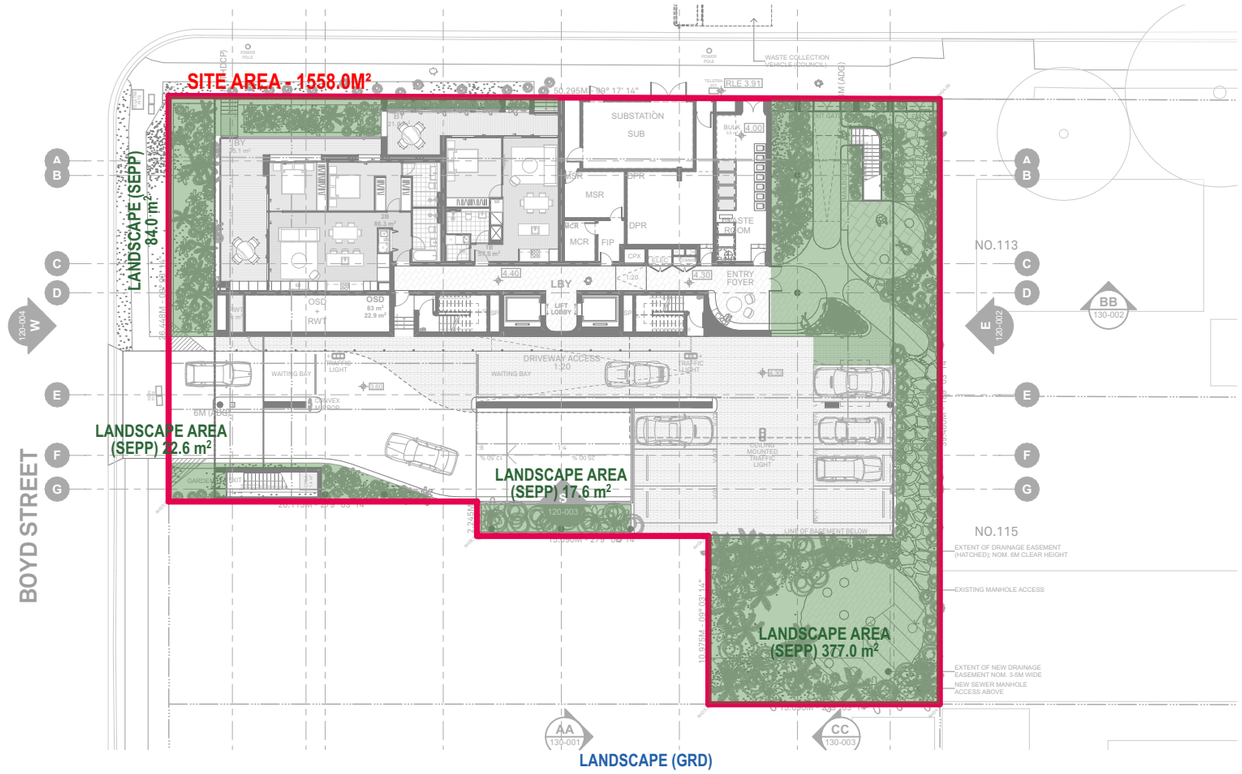
PROJECT No
2408A

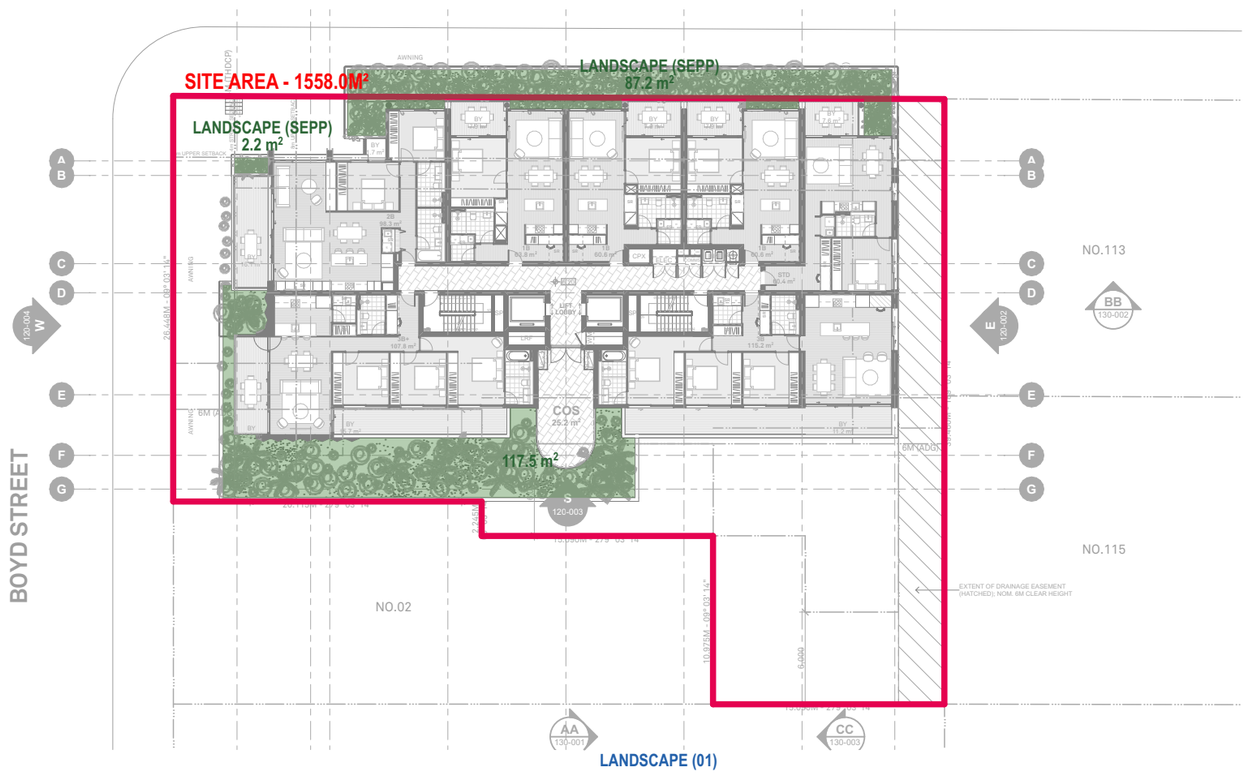
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SSD SUBMISSION 01

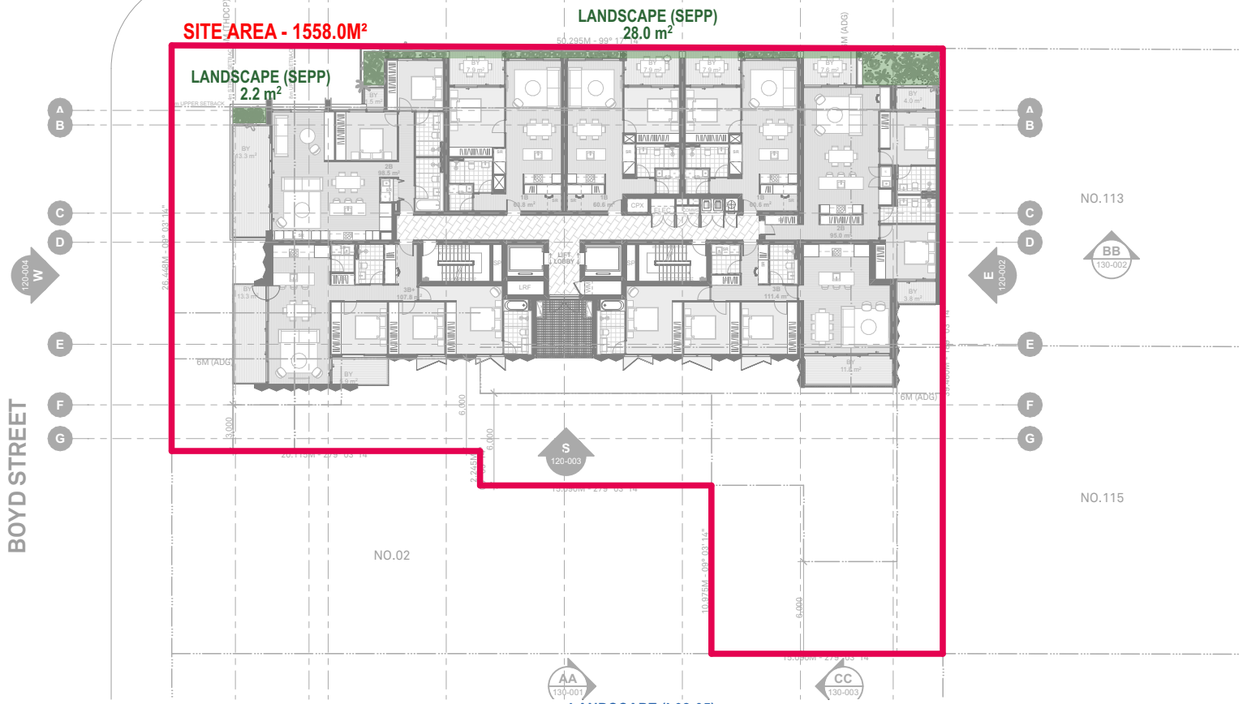
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LANDSCAPE AND DEEP SOIL
Deep Soil

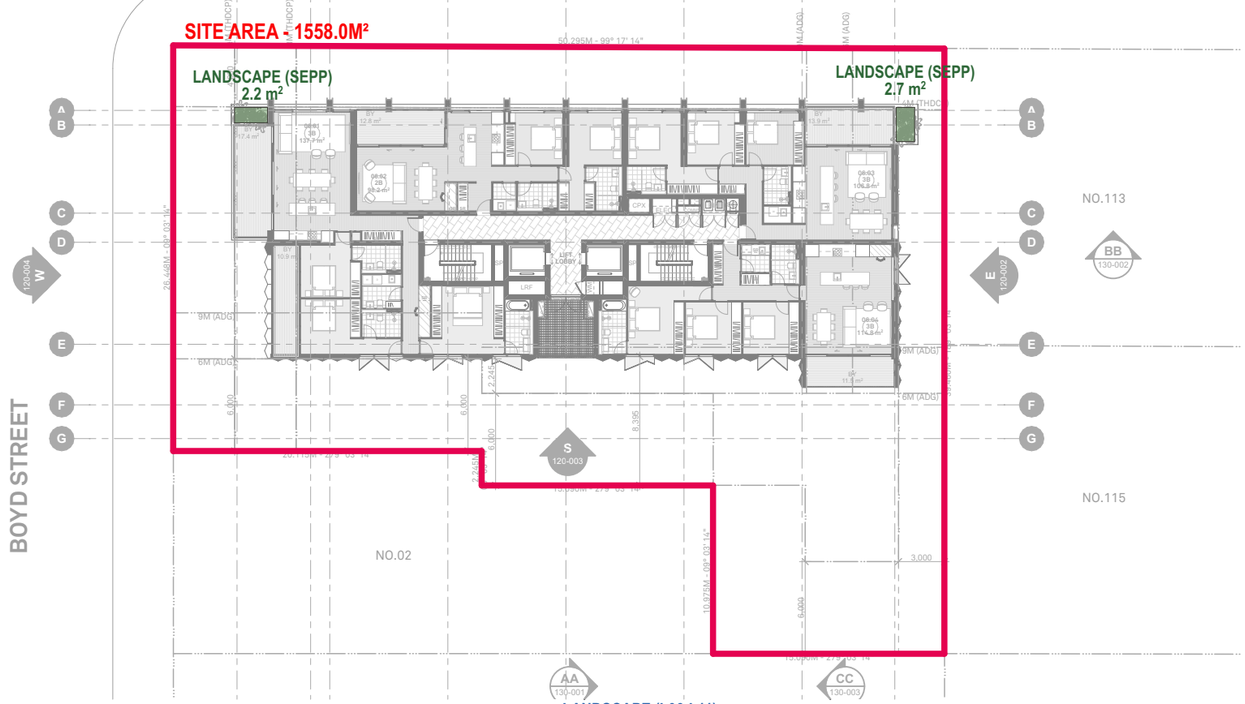
DRAWN AH | SCALE 1:250@A3 | NORTH

DRAWING No **A-DA-701-001** | REV **06**









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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
05	SSD SUBMISSION 01	AH	GMC	15/9/2025

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
2408A

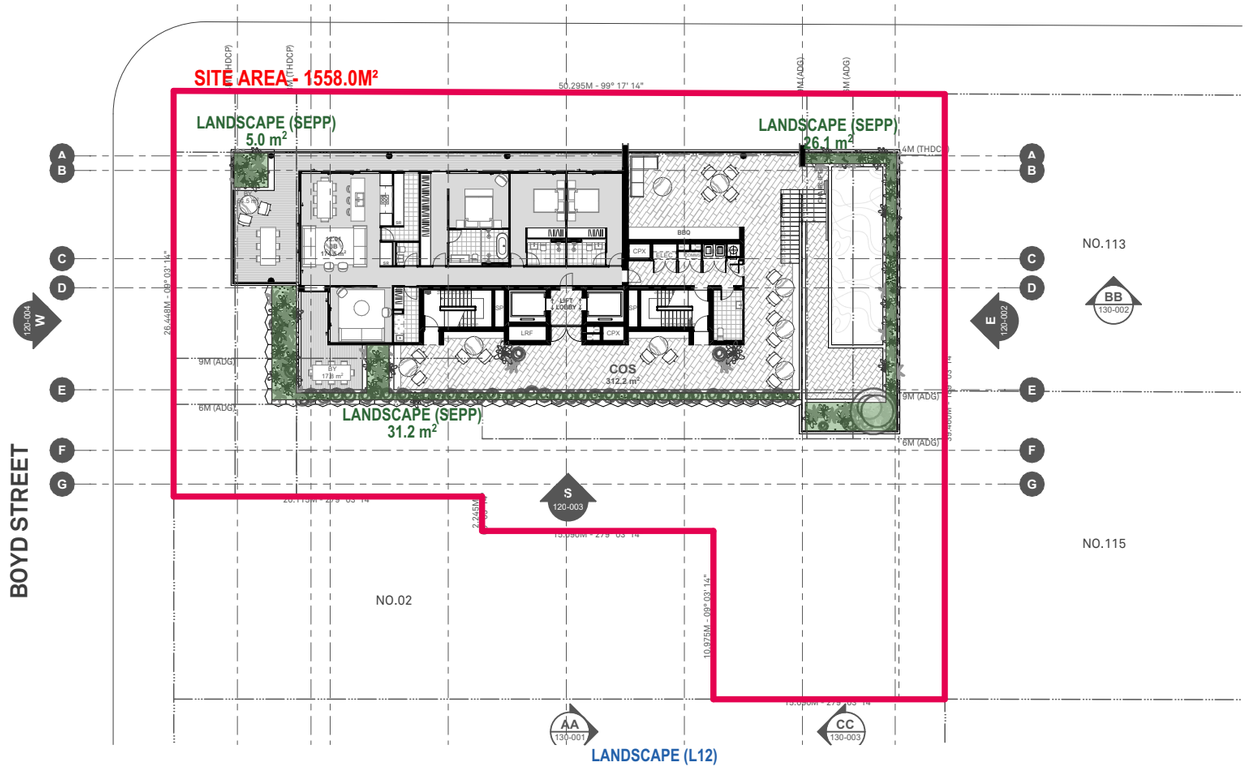
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SSD SUBMISSION 01

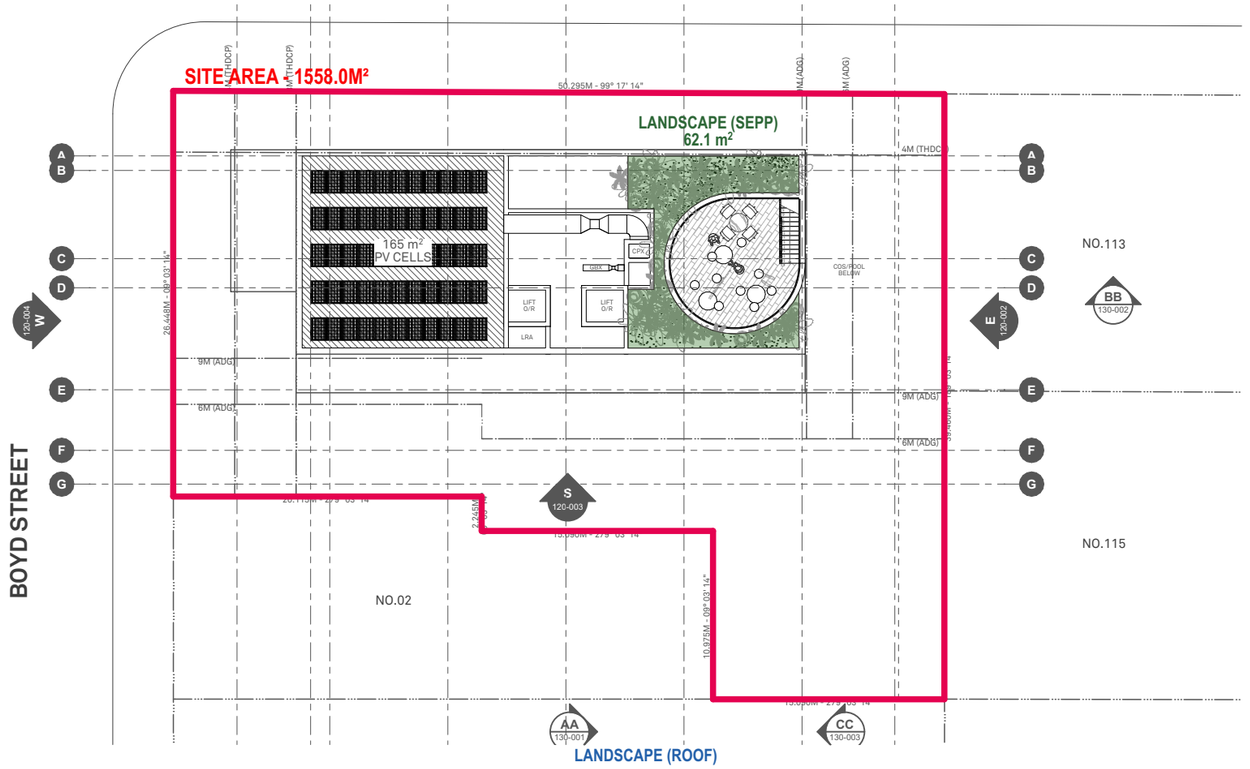
DRAWING TITLE
LANDSCAPE AND DEEP SOIL
Landscape (1 of 2)

DRAWN AH
SCALE 1:400@A3
NORTH

DRAWING No
A-DA-701-002

REV
05





12-16 FLORENCE STREET, TWEED HEADS

SITE DETAILS Lot 1 / DP 781624, Lot 1 / DP 419177, Lot 2 / DP 30051

INFILL AFFORDABLE HOUSING SCHEME (HOUSING SEPP 2021) - SSD

PRELIM AREA AND ACCOMMODATION SCHEDULE

TWEED CITY CENTRE LEP2012				
SITE AREA	1558.0	M²		
MAX. FSR	3.25	:1		
MAX. GFA	**5063.5**	M²		
MAX. HEIGHT	**34.0**	M		
ZONING	**R3**			
ACID SULPHATE	**CLASS 2**			
HOUSING SEPP (AFFORDABLE INFILL)				
MAX. FSR (TLEP + 30% MAX)	4.23	:1		
MAX. GFA	**6582.6**	M²		
MAX. HEIGHT (TLEP +30% MAX)	**44.20**	M	**30.00%**	
LANDSCAPE AREA	**467.4**	M²	30% REQ	**1019.5** M² 65.4% PROVIDED
DEEP SOIL (>3M)	**233.7**	M²	15% REQ	**261.5** M² 16.8% PROVIDED
DEEP SOIL (MIN. 65% AT REAR)	**151.9**	M²		**199.6** M² 85.4% PROVIDED
ADG				
COS	**389.5**	M²	25% REQ	**865.3** M² 55.5% PROVIDED
DEEP SOIL (>6M)	**109.1**	M²	7% REQ	**130.1** M² 8.4% PROVIDED
DEEP SOIL (<6M)	**233.7**	M²	15% REQ	**235.9** M² 15.1% PROVIDED

LEVEL	USE	FLR/FLR	AHD	COS M²	DEEP SOIL M²	LANDSCAPE M²
LIFT OVERRUN			27.40			
L12	COS	2.00	25.40	170.3		108.0
L11	RES	3.20	41.40	312.2		62.3
L10	RES	3.20	38.20			4.9
L09	RES	3.20	35.00			4.9
L08	RES	3.20	31.80			4.9
L07	RES	3.20	28.60			4.9
L06	RES	3.20	25.40			4.9
L05	RES	3.20	22.20			30.2
L04	PODIUM RES	3.20	19.00			30.2
L03	PODIUM RES	3.20	15.80			30.2
L02	PODIUM RES	3.20	12.60			30.2
L01	PODIUM RES	3.20	9.40	25.2		207.2
GROUND	LOBBY / RES	4.70	**4.70**	357.6	261.5	491.8
BASEMENT 1	PARKING	3.20	1.50			
BASEMENT 2	PARKING	3.00	-1.50			
TOTAL				**865.3**	**261.5**	**1019.5**
				55.5%	**16.8%**	**65.4%**

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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
03	SSD SUBMISSION 01	AH	GMC	15/9/2025

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

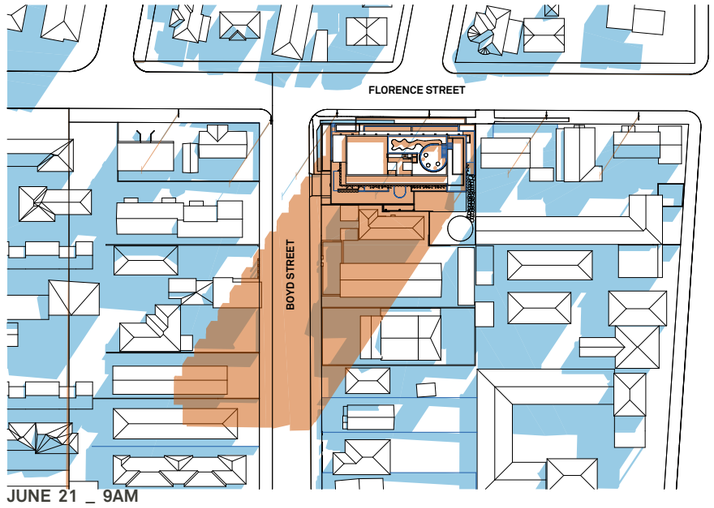
PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

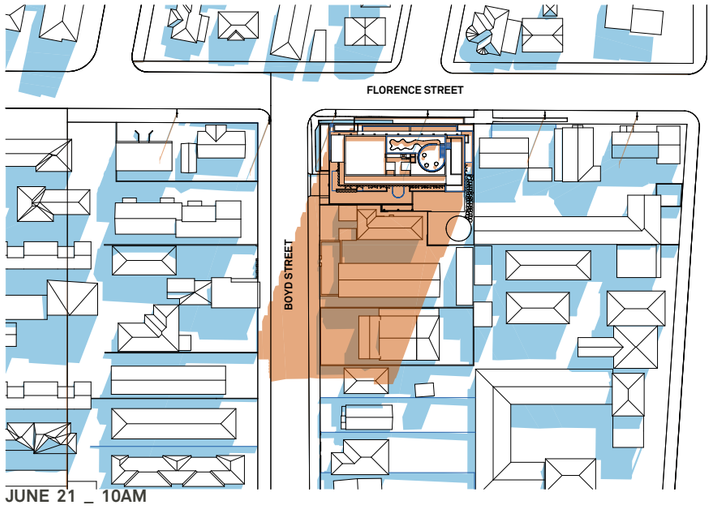
DRAWING TITLE
LANDSCAPE AND DEEP SOIL
Landscape (2 of 2)

DRAWN AH | SCALE 1:400@A3 | NORTH

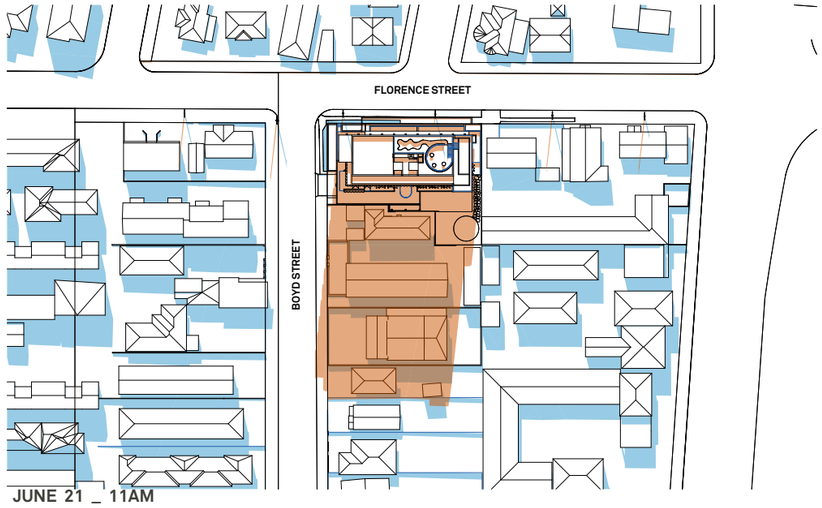
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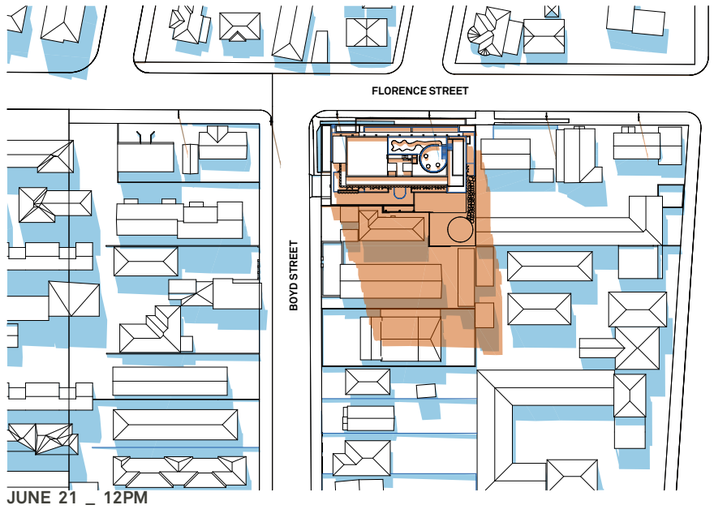
JUNE 21 _ 9AM



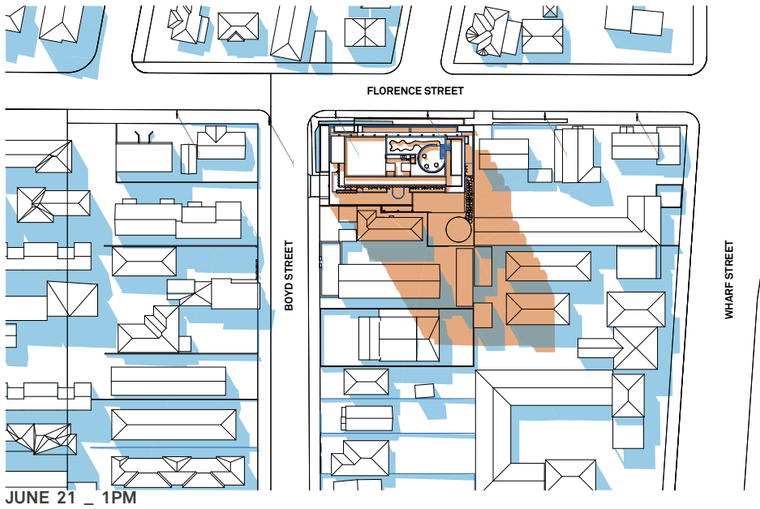
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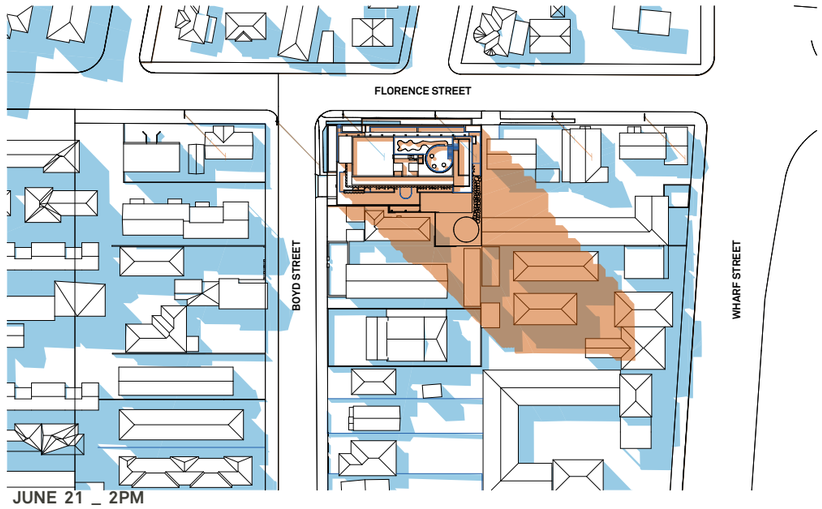
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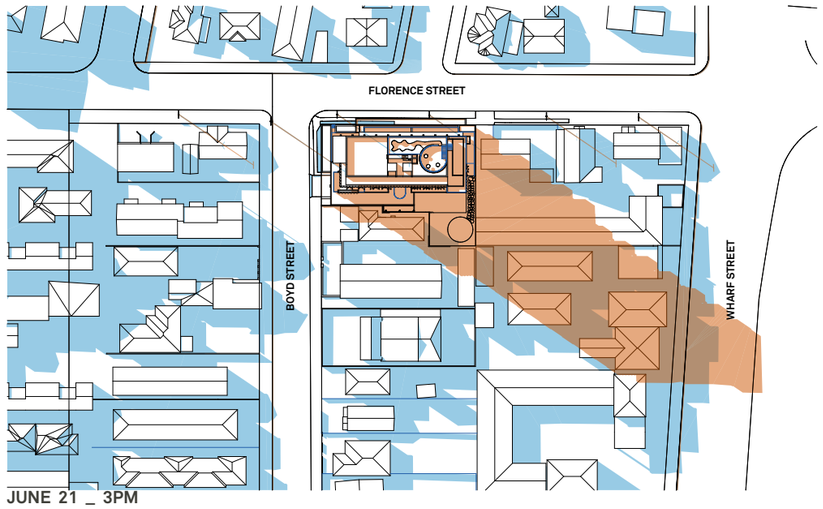
JUNE 21 _ 12PM



JUNE 21 _ 1PM



JUNE 21 _ 2PM



JUNE 21 _ 3PM

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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
05	SSD SUBMISSION 01	AH	GMC	15/9/2025

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
2408A

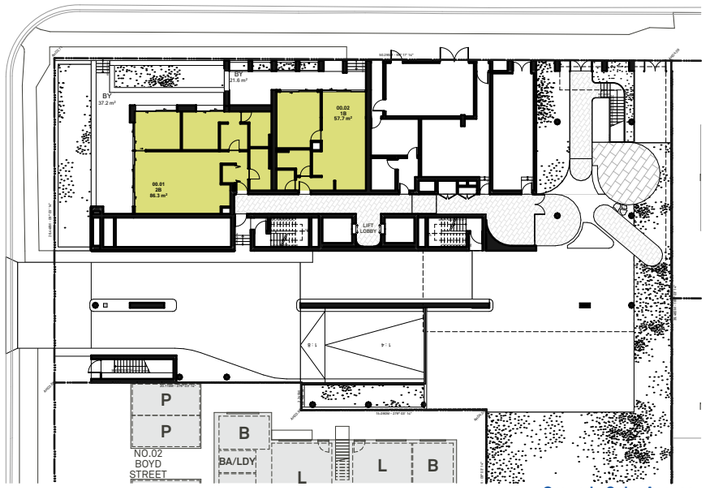
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SSD SUBMISSION 01

DRAWING TITLE
SHADOW DIAGRAMS
June 21 - 0900-1500

DRAWN AH | SCALE @A3 | NORTH

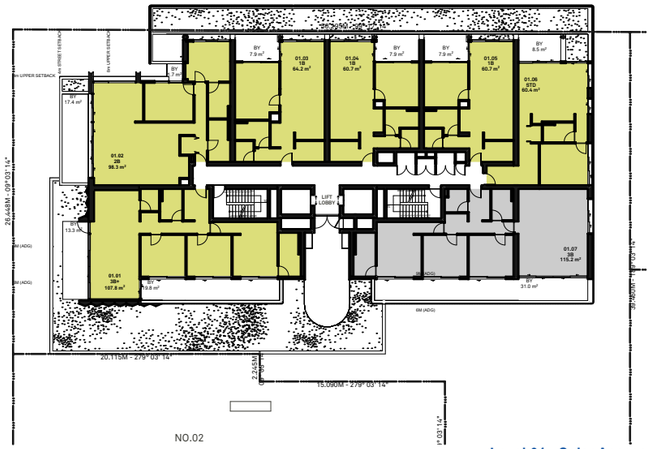
DRAWING No
A-DA-702-001

REV
05



Ground - Solar Access

BOYD STREET



Level 01 - Solar Access

BOYD STREET



Level 02-04 - Solar Access

BOYD STREET

Levels 05 - Solar Access

BOYD STREET

Levels 06-11 - Solar Access

BOYD STREET

Level 12 - Solar Access

SOLAR ACCESS DIAGRAMS

ADG OBJECTIVE 4A-1

DESIGN CRITERIA
1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.

3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.

COMPLIANCE

SOLAR ACCESS MIN. ADG REQUIREMENT (>3HRS MID-WINTER, 9AM-3PM)	>70.0%
PROPOSED SOLAR ACCESS (>3HRS)	= 71.2% 42 OF 59 APTS
NO SOLAR ACCESS MAX. ADG REQUIREMENT (>2HRS MID-WINTER, 9AM-3PM)	<15.0%
PROPOSED SOLAR ACCESS (NIL)	= 8.5% 5 OF 59 APTS

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LEGEND
- SOLAR ACCESS ≥2HR
- SOLAR ACCESS <2HR
- NO SOLAR ACCESS

AMENDMENTS

Rev	Description	By	Check	Date
06	SSD SUBMISSION 02	AH	GMC	12/2/2026

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
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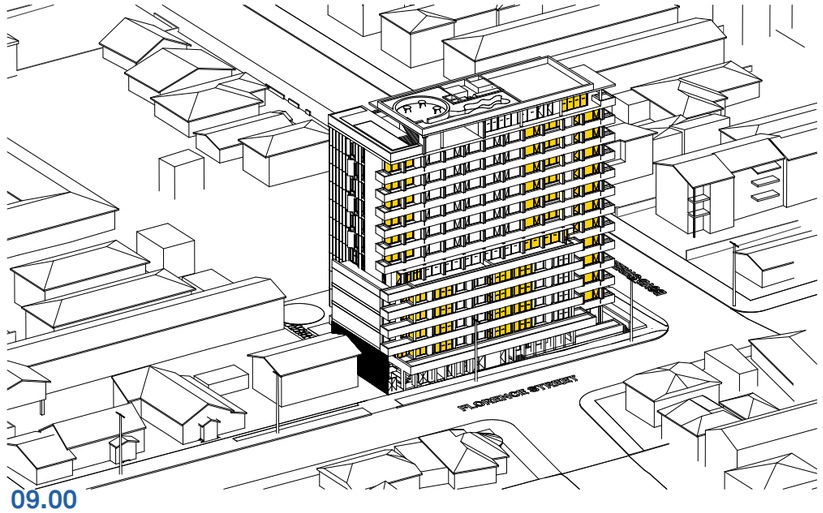
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SSD SUBMISSION 01

DRAWING TITLE
SOLAR ACCESS
Summary (ADG)

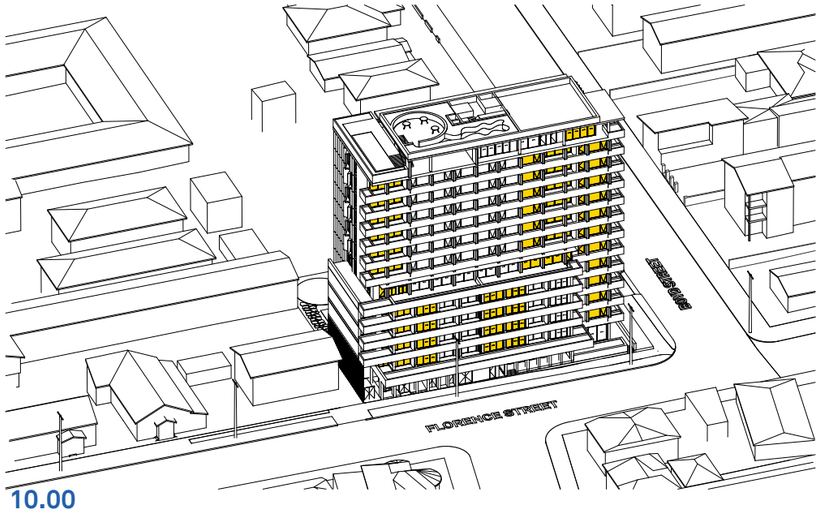
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DRAWING No
A-DA-703-000

REV
06



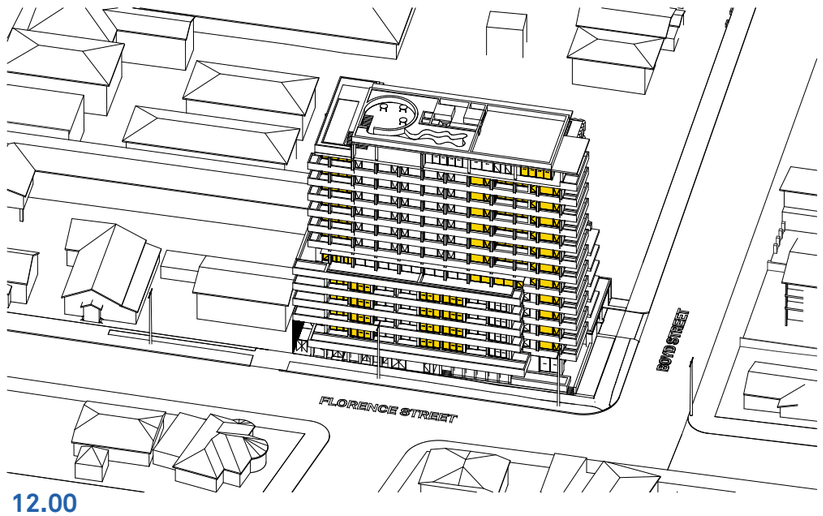
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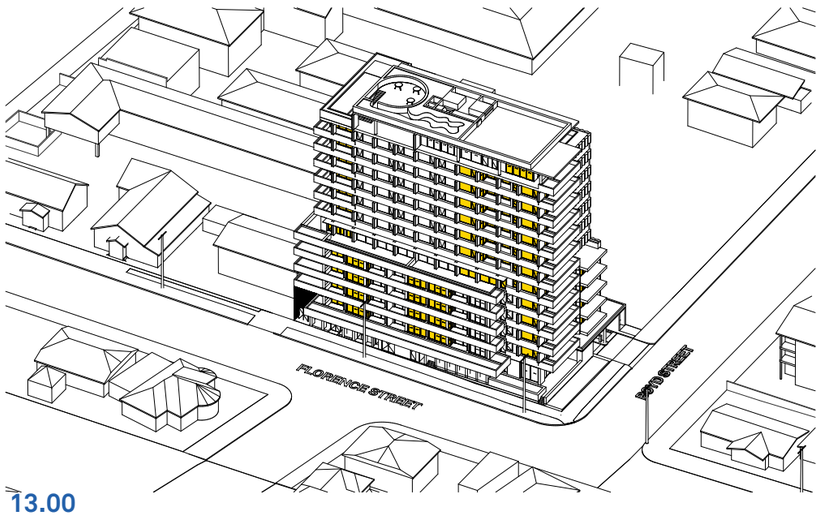
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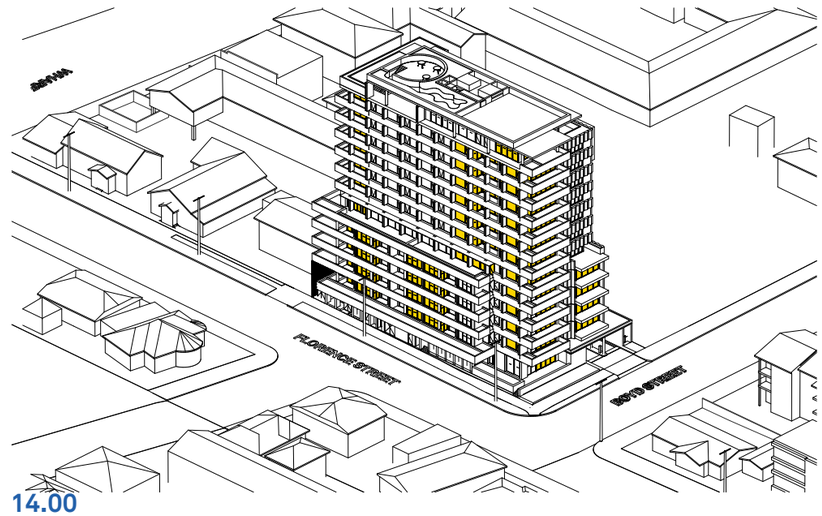
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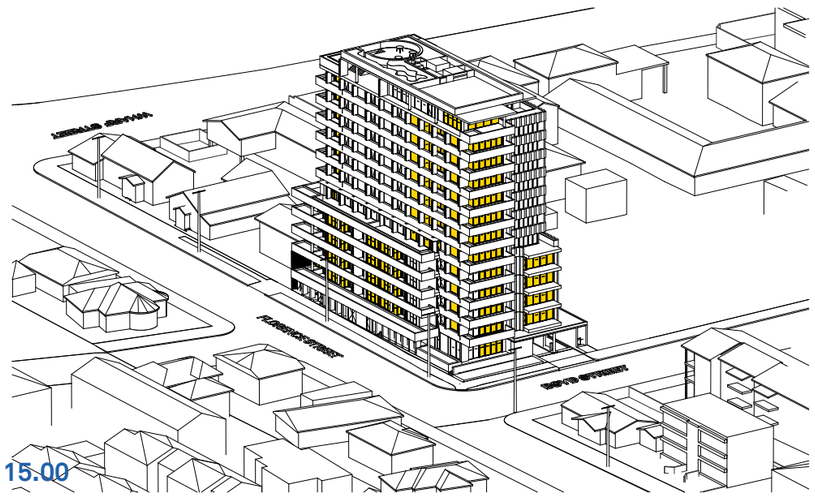
12.00



13.00



14.00



15.00

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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
05	SSD SUBMISSION 01	AH	GMC	15/9/2025

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
2408A

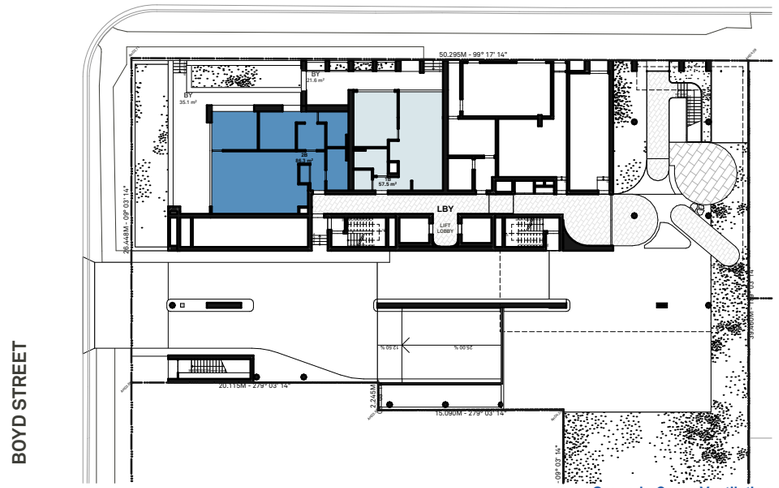
PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
SOLAR ACCESS
June 21

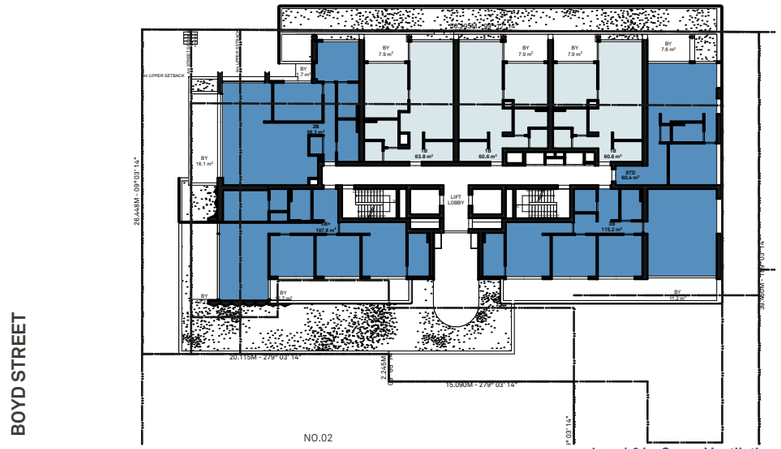
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DRAWING No
A-DA-703-001

REV
05



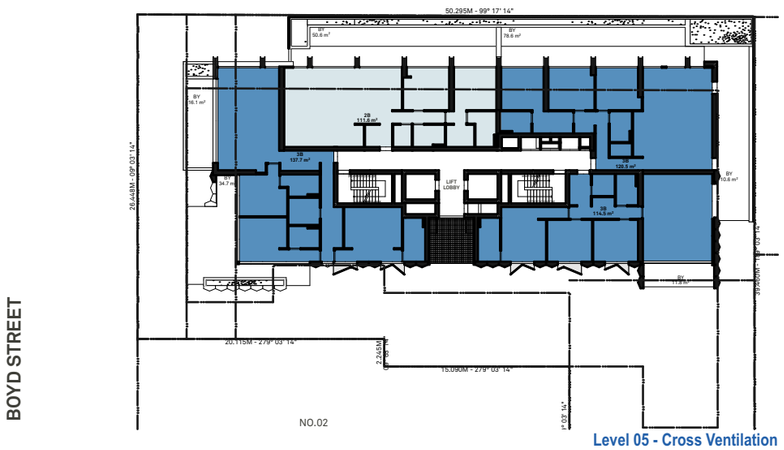
Ground - Cross Ventilation



Level 01 - Cross Ventilation



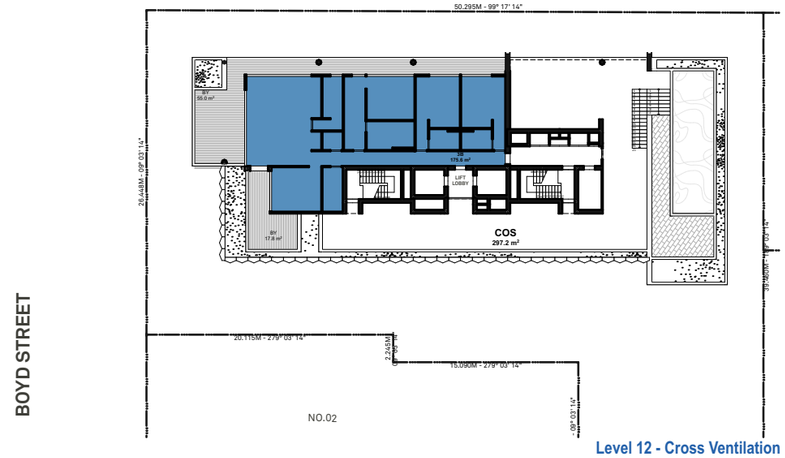
Level 02-04 - Cross Ventilation



Level 05 - Cross Ventilation



Levels 06-11 - Cross Ventilation



Level 12 - Cross Ventilation

CROSS VENTILATION DIAGRAMS

ADG OBJECTIVE 4B-3

DESIGN CRITERIA
1. At least 60% of apartments are naturally cross ventialted in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balcines at these levels allows adequate natural ventilation and cannot be fully enclosed.

COMPLIANCE

CROSS VENTILATION REQUIREMENT	>60.0%
CROSS VENTILATION PROPOSED	= 61% 36 OF 59 APTS

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LEGEND
- CROSS VENTILATED
- NOT CROSS-VENTILATED

AMENDMENTS

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PROJECT No
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PROJECT STATUS
SSD SUBMISSION 01

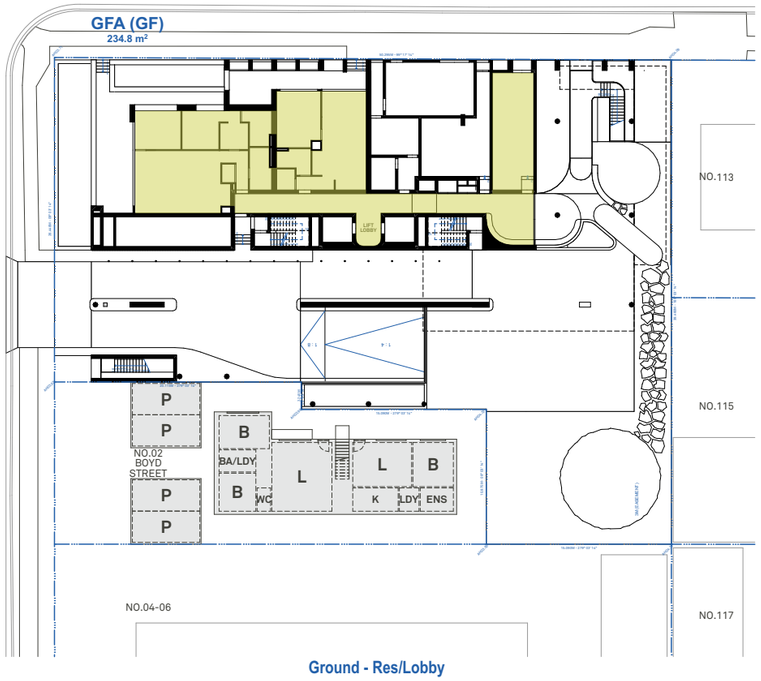
DRAWING TITLE
CROSS VENTILATION
Summary

DRAWN AH | SCALE 1:500@A3 | NORTH

DRAWING No
A-DA-704-000

REV
06

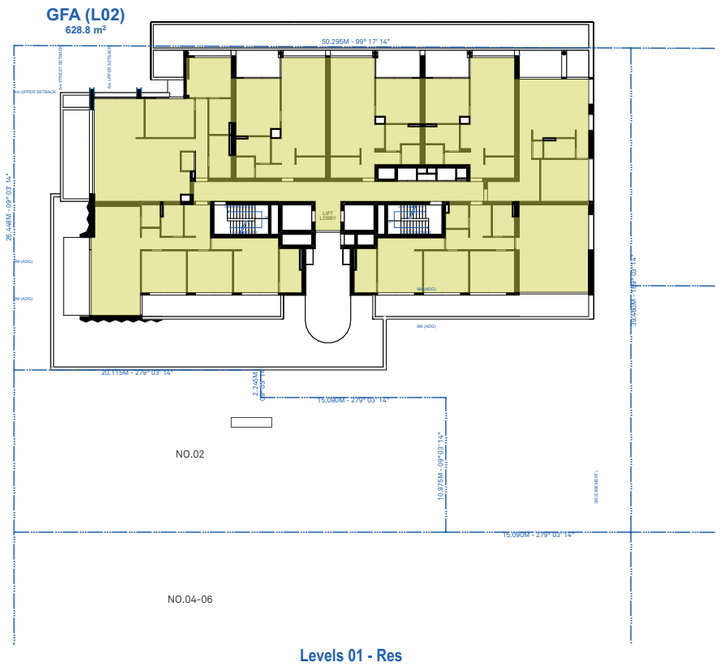
FLORENCE STREET



Ground - Res/Lobby

FLORENCE STREET

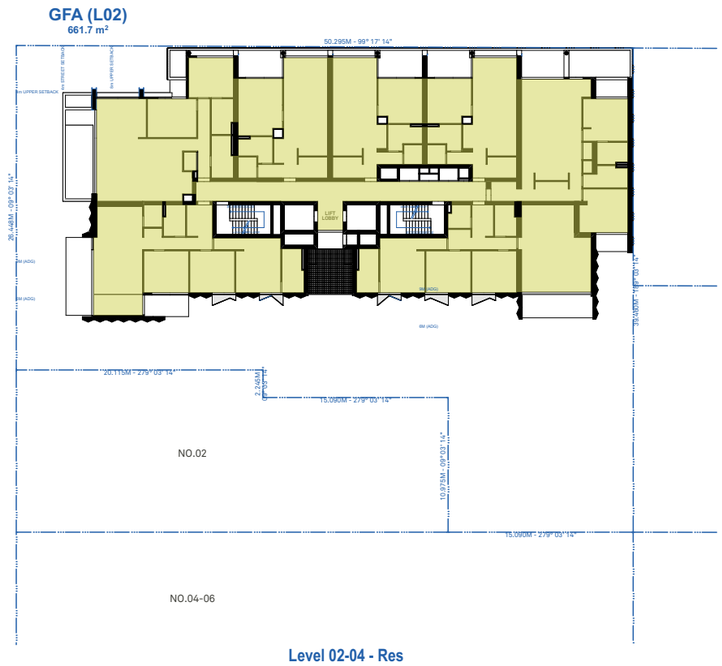
FLORENCE STREET



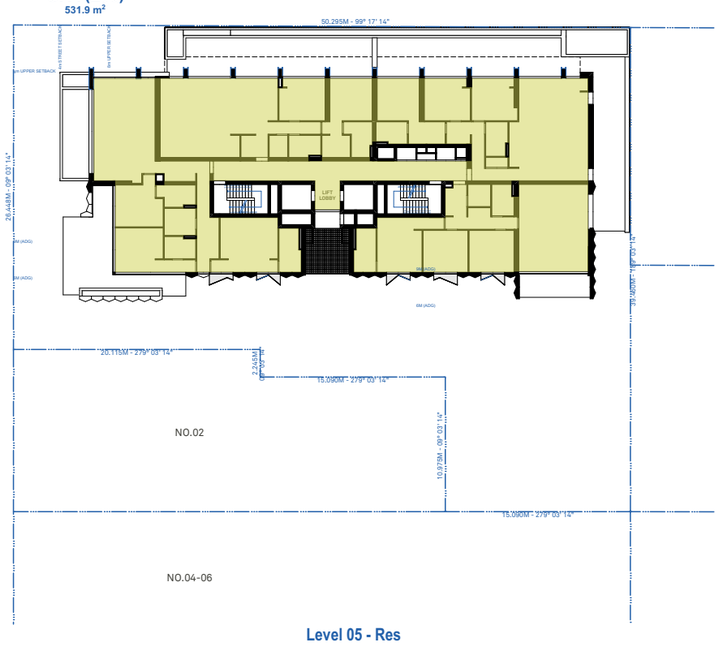
Levels 01 - Res

FLORENCE STREET

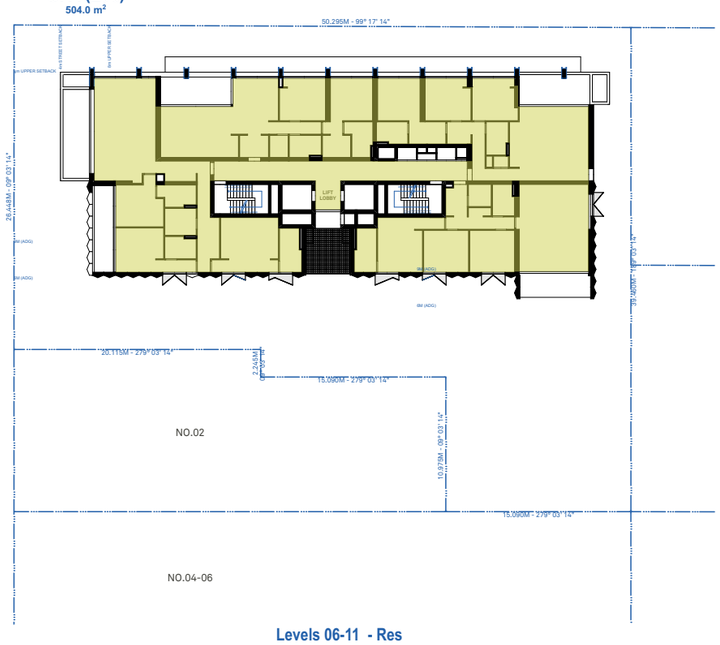
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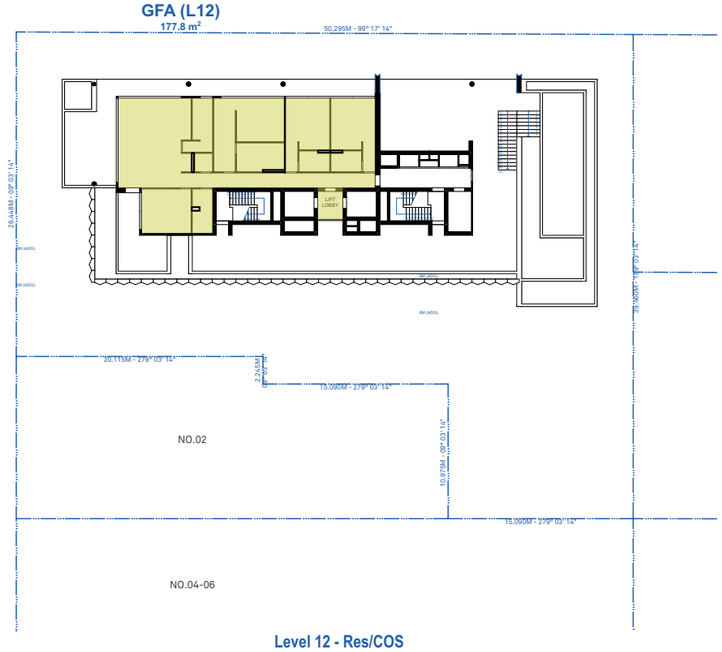
Level 02-04 - Res



Level 05 - Res



Levels 06-11 - Res



Level 12 - Res/COS

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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
06	SSD SUBMISSION 02	AH	GMC	12/2/2026

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

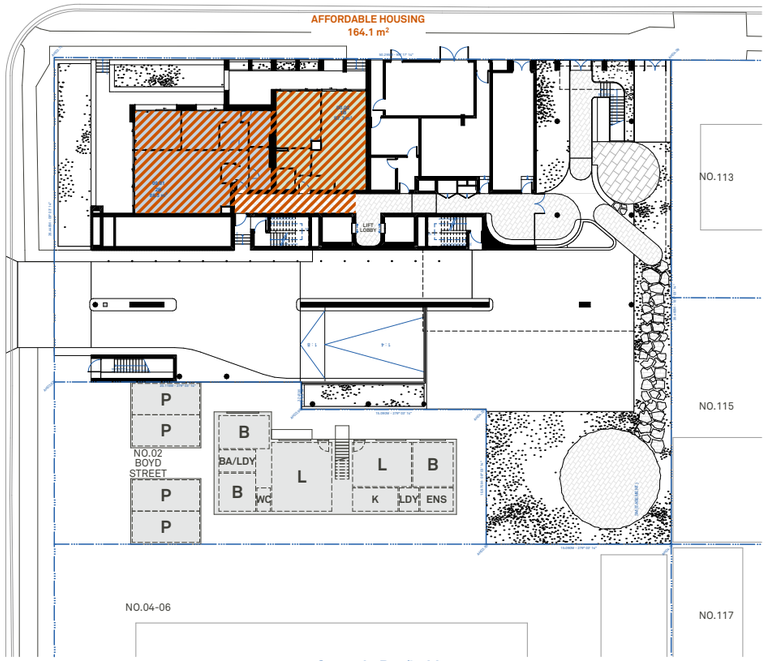
DRAWING TITLE
GFA DIAGRAMS
Summary

DRAWN AH | SCALE 1:500@A3 | NORTH

DRAWING No
A-DA-710-000

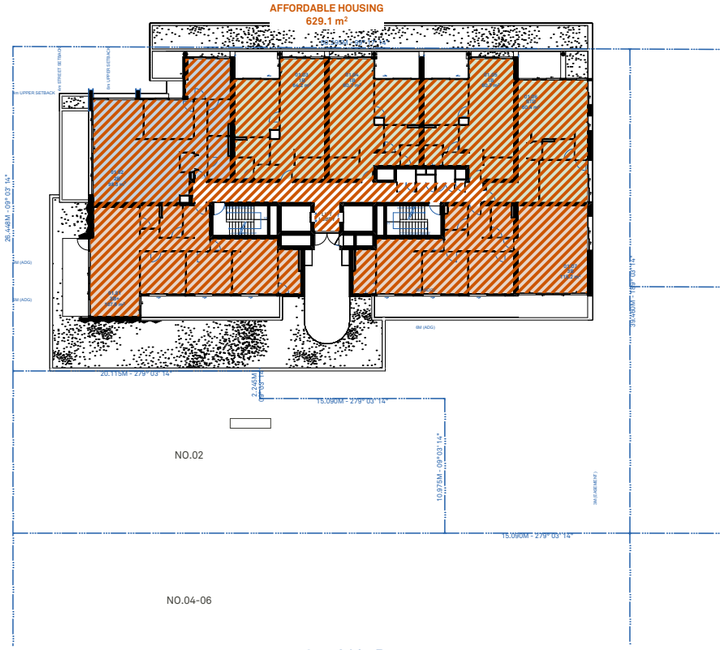
REV
06

FLORENCE STREET



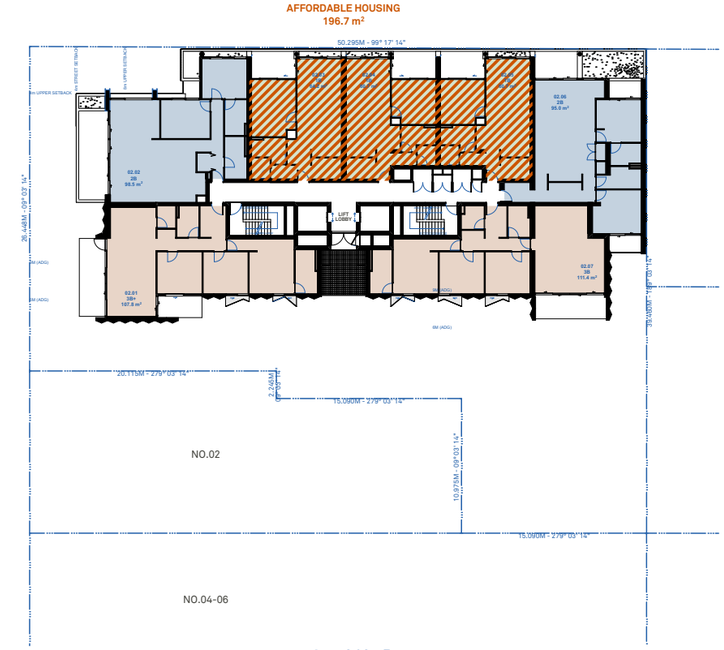
Ground - Res/Lobby

FLORENCE STREET



Level 01 - Res

FLORENCE STREET



Level 02 - Res

12-16 FLORENCE STREET, TWEED HEADS

SITE DETAILS Lot 1 / DP 781624, Lot 1 / DP 419177, Lot 2 / DP 30051

INFILL AFFORDABLE HOUSING SCHEME (HOUSING SEPP 2021) - SSD

PRELIM AREA AND ACCOMMODATION SCHEDULE

TWEED CITY CENTRE LEP2012		
SITE AREA	1558.0 M²	
MAX. FSR	3.25 :1	
MAX. GFA	**5063.5** M²	
MAX. HEIGHT	**34.0** M	
ZONING	**R3**	
ACID SULPHATE	**CLASS 2**	
HOUSING SEPP (AFFORDABLE INFILL)		
MAX. FSR (TLEP + 30% MAX)	4.23 :1	
MAX. GFA	**6582.6** M²	
MAX. HEIGHT (TLEP +30% MAX)	**44.20** M	**30.00%**

LEVEL	USE	FLR/FLR	AHD	GBA (M²)	GFA (M²)	AFFORDABLE M² GFA
LIFT OVERRUN			27.40		0.0	
L12	COS	2.00	25.40		177.8	
L11	RES	3.20	41.40		504.0	
L10	RES	3.20	38.20		504.0	
L09	RES	3.20	35.00		504.0	
L08	RES	3.20	31.80		504.0	
L07	RES	3.20	28.60		504.0	
L06	RES	3.20	25.40		504.0	
L05	RES	3.20	22.20		531.9	
L04	PODIUM RES	3.20	19.00		661.7	
L03	PODIUM RES	3.20	15.80		661.7	
L02	PODIUM RES	3.20	12.60		661.7	196.7
L01	PODIUM RES	3.20	9.40		628.8	629.1
GROUND	LOBBY / RES	4.70	**4.70**		234.8	164.1
BASEMENT 1	PARKING	3.20	1.50		0.0	
BASEMENT 2	PARKING	3.00	-1.50		0.0	
TOTAL				0.0	**6582.4**	**989.9**
				0.0%		**15.04%**

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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
02	SSD SUBMISSION 02	AH	GMC	12/2/2026

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
GFA DIAGRAMS (AFFORDABLE HOUSING)
Summary

DRAWN AH | SCALE 1:500@A3 | NORTH

DRAWING No **A-DA-711-000** | REV **02**





CN1

OFF-FORM CONCRETE-
LIGHT GREY COLOUR



MT1

METAL
MONUMENT GREY



MT2

METAL
CHAMPAGNE KINETIC



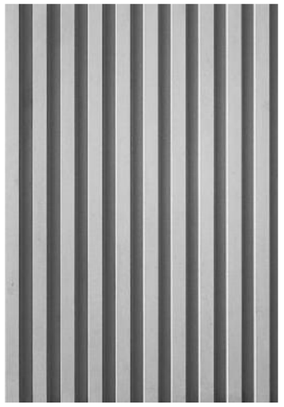
TR1

TERRACOTTA
RED



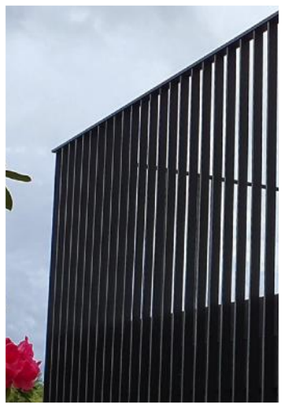
BK1

BRICK
LIGHT GREY / CREAM



CN2

RIBBED CONCRETE
LIGHT GREY COLOUR
OR SIMILAR



BAL1

METAL BALUSTRADE
MONUMENT GREY



BAL2

METAL BALUSTRADE
CHAMPAGNE KINETIC



WF1

RENDER & PAINT
TERRACOTTA RED



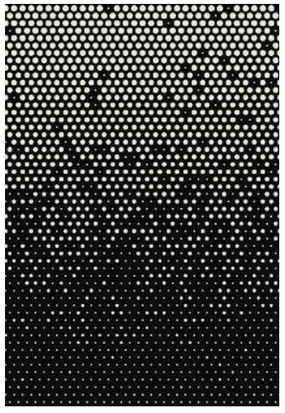
ST1

TRAVERTINE LOOK TILE
OR SIMILAR



CN3

OFF-FORM CONCRETE
MONUMENT GREY
OR SIMILAR



SC1

PERFORATED METAL
SCREEN
MONUMENT GREY

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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
01	SSD SUBMISSION 01	LS	GMC	15/9/2025

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
2408A

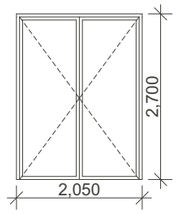
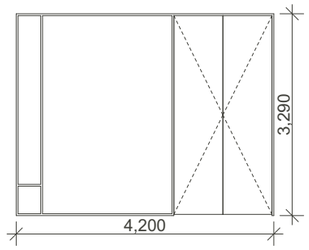
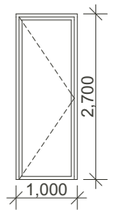
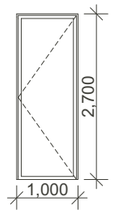
PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
EXTERNAL FINISHES
Sheet 1

DRAWN LS
SCALE @A3
NORTH

DRAWING No
A-DA-800-001

REV
01

View from Reveal Side				
DOOR TYPE	G11A	G11B	G61A	G61A
Height	2,700	3,290	2,700	2,700
Width	2,050	4,200	1,000	1,000
QUANTITY	12	1	4	1
TYPE	---	---	---	---
NOMINAL SIZE	2,050×2,700	4,200×3,290	1,000×2,700	1,000×2,700
W/D Nominal Sill Height	0	200	0	0
GLAZING				
a) TYPE/NOTES	REFER TO BASIX AND ACOUSTIC REPORTS	REFER TO BASIX AND ACOUSTIC REPORTS	REFER TO BASIX AND ACOUSTIC REPORTS	REFER TO BASIX AND ACOUSTIC REPORTS
b) U-VALUE				
c) GLAZING SHGC-VALUE				
FRAME				
a) TYPE				
STATUTORY REQUIREMENTS				

SCHEDULE TO BE READ IN CONJUNCTION WITH THE NCC, FIRE, ACOUSTIC, BASIX, SECTION J AND BUSHFIRE REPORTS; FACADE AND STRUCTURAL ENGINEERING REPORTS AND DRAWINGS.

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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
01	SSD SUBMISSION 01	AH	GMC	15/9/2025

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

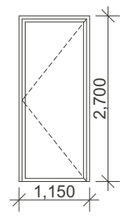
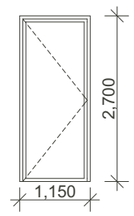
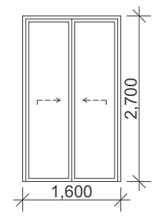
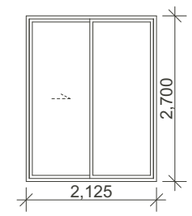
PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
GLAZING SCHEDULE
Sheet 1

DRAWN AH | SCALE @A3 | NORTH

DRAWING No **A-DA-804-001** | REV **01**

View from Reveal Side				
DOOR TYPE	G61B	G61B	G63A	G63B
Height	2,700	2,700	2,700	2,700
Width	1,150	1,150	1,600	2,125
QUANTITY	6	1	16	6
TYPE	---	---	---	---
NOMINAL SIZE	1,150×2,700	1,150×2,700	1,600×2,700	2,125×2,700
W/D Nominal Sill Height	0	0	0	0
GLAZING				
a) TYPE/NOTES	REFER TO BASIX AND ACOUSTIC REPORTS	REFER TO BASIX AND ACOUSTIC REPORTS	REFER TO BASIX AND ACOUSTIC REPORTS	GC1 (CLEAR GLASS); REFER TO BASIX AND ACOUSTIC REPORTS
b) U-VALUE				REFER TO BASIX REPORT
c) GLAZING SHGC-VALUE				REFER TO BASIX REPORT
FRAME				
a) TYPE				
STATUTORY REQUIREMENTS				

SCHEDULE TO BE READ IN CONJUNCTION WITH THE NCC, FIRE, ACOUSTIC, BASIX, SECTION J AND BUSHFIRE REPORTS; FACADE AND STRUCTURAL ENGINEERING REPORTS AND DRAWINGS.

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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
01	SSD SUBMISSION 01	AH	GMC	15/9/2025

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

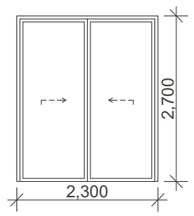
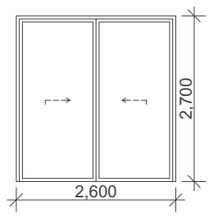
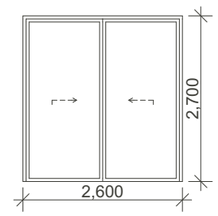
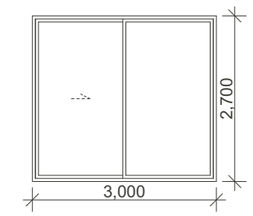
PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
GLAZING SCHEDULE
Sheet 1

DRAWN AH | SCALE @A3 | NORTH

DRAWING No **A-DA-804-002** | REV **01**

View from Reveal Side				
DOOR TYPE	G63C	G63D	G63D	G63E
Height	2,700	2,700	2,700	2,700
Width	2,300	2,600	2,600	3,000
QUANTITY	4	3	3	20
TYPE	---	---	---	---
NOMINAL SIZE	2,300×2,700	2,600×2,700	2,600×2,700	3,000×2,700
W/D Nominal Sill Height	0	0	0	0
GLAZING				
a) TYPE/NOTES	REFER TO BASIX AND ACOUSTIC REPORTS	REFER TO BASIX AND ACOUSTIC REPORTS	REFER TO BASIX AND ACOUSTIC REPORTS	GC1 (CLEAR GLASS); REFER TO BASIX AND ACOUSTIC REPORTS
b) U-VALUE				REFER TO BASIX REPORT
c) GLAZING SHGC-VALUE				REFER TO BASIX REPORT
FRAME				
a) TYPE				
STATUTORY REQUIREMENTS				

SCHEDULE TO BE READ IN CONJUNCTION WITH THE NCC, FIRE, ACOUSTIC, BASIX, SECTION J AND BUSHFIRE REPORTS; FACADE AND STRUCTURAL ENGINEERING REPORTS AND DRAWINGS.

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LEGEND

AMENDMENTS

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PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

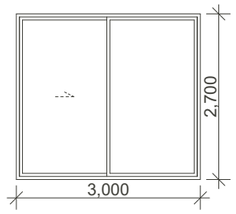
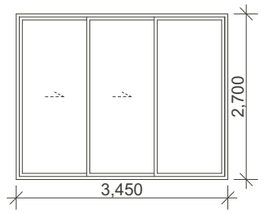
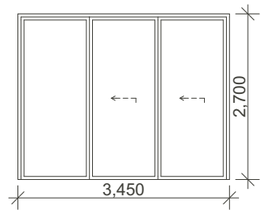
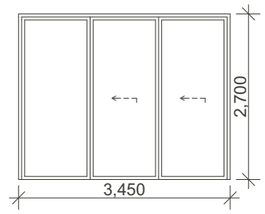
PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
GLAZING SCHEDULE
Sheet 1

DRAWN AH | SCALE @A3 | NORTH

DRAWING No **A-DA-804-003** | REV **01**

View from Reveal Side				
DOOR TYPE	G63E	G63F	G63F	G63F
Height	2,700	2,700	2,700	2,700
Width	3,000	3,450	3,450	3,450
QUANTITY	2	7	5	5
TYPE	---	---	---	---
NOMINAL SIZE	3,000×2,700	3,450×2,700	3,450×2,700	3,450×2,700
W/D Nominal Sill Height	0	0	0	0
GLAZING				
a) TYPE/NOTES	GC1 (CLEAR GLASS); REFER TO BASIX AND ACOUSTIC REPORTS	GC1 (CLEAR GLASS); REFER TO BASIX AND ACOUSTIC REPORTS	REFER TO BASIX AND ACOUSTIC REPORTS	REFER TO BASIX AND ACOUSTIC REPORTS
b) U-VALUE	REFER TO BASIX REPORT	REFER TO BASIX REPORT		
c) GLAZING SHGC-VALUE	REFER TO BASIX REPORT	REFER TO BASIX REPORT		
FRAME				
a) TYPE				
STATUTORY REQUIREMENTS				

SCHEDULE TO BE READ IN CONJUNCTION WITH THE NCC, FIRE, ACOUSTIC, BASIX, SECTION J AND BUSHFIRE REPORTS; FACADE AND STRUCTURAL ENGINEERING REPORTS AND DRAWINGS.

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AMENDMENTS

Rev	Description	By	Check	Date
01	SSD SUBMISSION 01	AH	GMC	15/9/2025

PROJECT
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12-16 FLORENCE STREET, TWEED HEADS NSW 2485

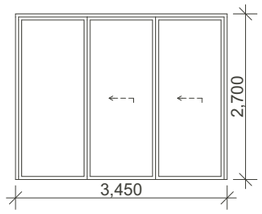
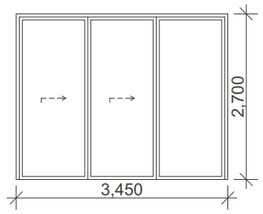
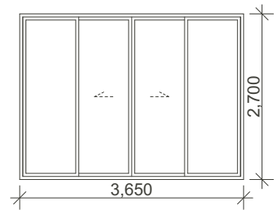
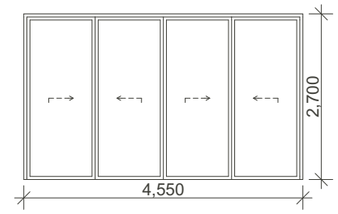
PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
GLAZING SCHEDULE
Sheet 1

DRAWN AH | SCALE @A3 | NORTH

DRAWING No **A-DA-804-004** | REV **01**

View from Reveal Side				
DOOR TYPE	G63F	G63F	G63G	G63H
Height	2,700	2,700	2,700	2,700
Width	3,450	3,450	3,650	4,550
QUANTITY	1	1	9	4
TYPE	---	---	---	---
NOMINAL SIZE	3,450×2,700	3,450×2,700	3,650×2,700	4,550×2,700
W/D Nominal Sill Height	0	0	0	0
GLAZING				
a) TYPE/NOTES	REFER TO BASIX AND ACOUSTIC REPORTS	REFER TO BASIX AND ACOUSTIC REPORTS	GC1 (CLEAR GLASS); REFER TO BASIX AND ACOUSTIC REPORTS	REFER TO BASIX AND ACOUSTIC REPORTS
b) U-VALUE			REFER TO BASIX REPORT	
c) GLAZING SHGC-VALUE			REFER TO BASIX REPORT	
FRAME				
a) TYPE				
STATUTORY REQUIREMENTS				

SCHEDULE TO BE READ IN CONJUNCTION WITH THE NCC, FIRE, ACOUSTIC, BASIX, SECTION J AND BUSHFIRE REPORTS; FACADE AND STRUCTURAL ENGINEERING REPORTS AND DRAWINGS.

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AMENDMENTS

Rev	Description	By	Check	Date
01	SSD SUBMISSION 01	AH	GMC	15/9/2025

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

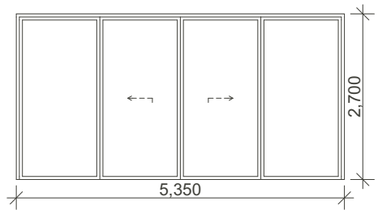
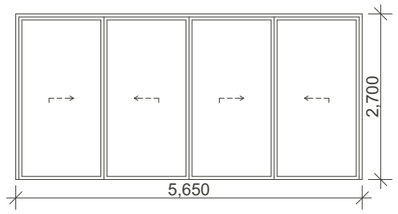
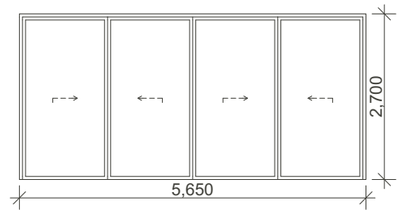
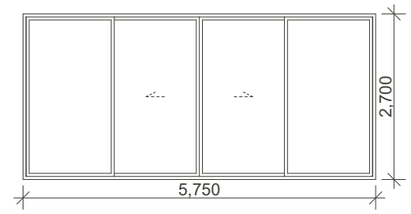
PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
GLAZING SCHEDULE
Sheet 1

DRAWN AH | SCALE @A3 | NORTH

DRAWING No **A-DA-804-005** | REV **01**

View from Reveal Side				
DOOR TYPE	G63J	G63K	G63K	G63L
Height	2,700	2,700	2,700	2,700
Width	5,350	5,650	5,650	5,750
QUANTITY	4	13	4	6
TYPE	---	---	---	---
NOMINAL SIZE	5,350×2,700	5,650×2,700	5,650×2,700	5,750×2,700
W/D Nominal Sill Height	0	0	0	0
GLAZING				
a) TYPE/NOTES	REFER TO BASIX AND ACOUSTIC REPORTS	REFER TO BASIX AND ACOUSTIC REPORTS	REFER TO BASIX AND ACOUSTIC REPORTS	GC1 (CLEAR GLASS); REFER TO BASIX AND ACOUSTIC REPORTS
b) U-VALUE				REFER TO BASIX REPORT
c) GLAZING SHGC-VALUE				REFER TO BASIX REPORT
FRAME				
a) TYPE				
STATUTORY REQUIREMENTS				

SCHEDULE TO BE READ IN CONJUNCTION WITH THE NCC, FIRE, ACOUSTIC, BASIX, SECTION J AND BUSHFIRE REPORTS; FACADE AND STRUCTURAL ENGINEERING REPORTS AND DRAWINGS.

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AMENDMENTS

Rev	Description	By	Check	Date
01	SSD SUBMISSION 01	AH	GMC	15/9/2025

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

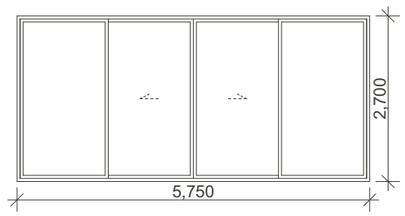
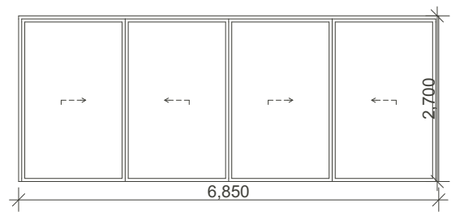
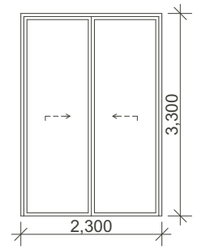
PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
GLAZING SCHEDULE
Sheet 1

DRAWN AH | SCALE @A3 | NORTH

DRAWING No **A-DA-804-006** | REV **01**

View from Reveal Side				
DOOR TYPE	G63L	G63M	G63M	G63N
Height	2,700	2,700	2,700	3,300
Width	5,750	6,850	6,850	2,300
QUANTITY	1	7	1	2
TYPE	---	---	---	---
NOMINAL SIZE	5,750×2,700	6,850×2,700	6,850×2,700	2,300×3,300
W/D Nominal Sill Height	0	0	0	0
GLAZING				
a) TYPE/NOTES	GC1 (CLEAR GLASS); REFER TO BASIX AND ACOUSTIC REPORTS	GC1 (CLEAR GLASS); REFER TO BASIX AND ACOUSTIC REPORTS	REFER TO BASIX AND ACOUSTIC REPORTS	REFER TO BASIX AND ACOUSTIC REPORTS
b) U-VALUE	REFER TO BASIX REPORT	REFER TO BASIX REPORT		
c) GLAZING SHGC-VALUE	REFER TO BASIX REPORT	REFER TO BASIX REPORT		
FRAME				
a) TYPE				
STATUTORY REQUIREMENTS				

SCHEDULE TO BE READ IN CONJUNCTION WITH THE NCC, FIRE, ACOUSTIC, BASIX, SECTION J AND BUSHFIRE REPORTS; FACADE AND STRUCTURAL ENGINEERING REPORTS AND DRAWINGS.

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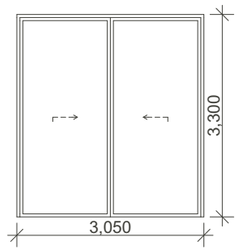
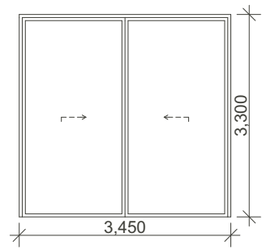
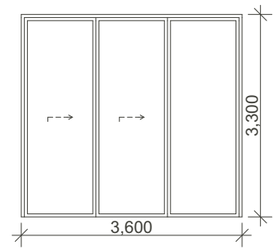
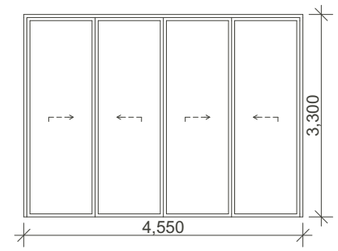
PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
GLAZING SCHEDULE
Sheet 1

DRAWN AH | SCALE @A3 | NORTH

DRAWING No **A-DA-804-007** | REV **01**

View from Reveal Side				
DOOR TYPE	G63O	G63P	G63Q	G63R
Height	3,300	3,300	3,300	3,300
Width	3,050	3,450	3,600	4,550
QUANTITY	1	1	1	1
TYPE	---	---	---	---
NOMINAL SIZE	3,050×3,300	3,450×3,300	3,600×3,300	4,550×3,300
W/D Nominal Sill Height	0	0	0	0
GLAZING				
a) TYPE/NOTES	REFER TO BASIX AND ACOUSTIC REPORTS	REFER TO BASIX AND ACOUSTIC REPORTS	REFER TO BASIX AND ACOUSTIC REPORTS	REFER TO BASIX AND ACOUSTIC REPORTS
b) U-VALUE				
c) GLAZING SHGC-VALUE				
FRAME				
a) TYPE				
STATUTORY REQUIREMENTS				

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AMENDMENTS

Rev	Description	By	Check	Date
01	SSD SUBMISSION 01	AH	GMC	15/9/2025

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PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
GLAZING SCHEDULE
Sheet 1

DRAWN AH | SCALE @A3 | NORTH

DRAWING No **A-DA-804-008** | REV **01**

View from Reveal Side	
DOOR TYPE	G63S
Height	2,700
Width	5,150
QUANTITY	2
TYPE	---
NOMINAL SIZE	5,150×2,700
W/D Nominal Sill Height	0
GLAZING	
a) TYPE/NOTES	REFER TO BASIX AND ACOUSTIC REPORTS
b) U-VALUE	
c) GLAZING SHGC-VALUE	
FRAME	
a) TYPE	
STATUTORY REQUIREMENTS	

SCHEDULE TO BE READ IN CONJUNCTION WITH THE NCC, FIRE, ACOUSTIC, BASIX, SECTION J AND BUSHFIRE REPORTS; FACADE AND STRUCTURAL ENGINEERING REPORTS AND DRAWINGS.

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Rev	Description	By	Check	Date
01	SSD SUBMISSION 01	AH	GMC	15/9/2025

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

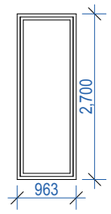
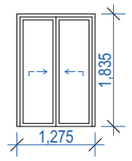
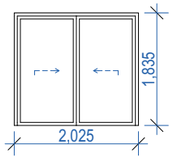
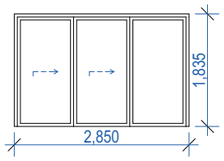
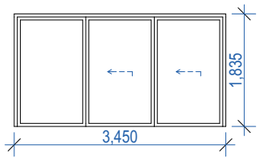
PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
GLAZING SCHEDULE
Sheet 1

DRAWN AH | SCALE @A3 | NORTH

DRAWING No **A-DA-804-009** | REV **01**

View from Reveal Side					
WINDOW TYPE	W60A	W63A	W63B	W63C	W63D
Height	2,700	1,835	1,835	1,835	1,835
Width	963	1,275	2,025	2,850	3,450
QUANTITY	7	1	1	1	1
TYPE	---	---	---	---	---
NOMINAL SIZE	963×2,700	1,275×1,835	2,025×1,835	2,850×1,835	3,450×1,835
W/D Nominal Sill Height	0	0	0	0	0
GLAZING					
a) TYPE/NOTES	GC1 (CLEAR GLASS); REFER TO BASIX AND ACOUSTIC REPORTS	REFER TO BASIX AND ACOUSTIC REPORTS	REFER TO BASIX AND ACOUSTIC REPORTS	REFER TO BASIX AND ACOUSTIC REPORTS	REFER TO BASIX AND ACOUSTIC REPORTS
b) U-VALUE	REFER TO BASIX REPORT				
c) GLAZING SHGC-VALUE	REFER TO BASIX REPORT				
FRAME					
a) TYPE					

SCHEDULE TO BE READ IN CONJUNCTION WITH THE NCC, FIRE, ACOUSTIC, BASIX, SECTION J AND BUSHFIRE REPORTS; FACADE AND STRUCTURAL ENGINEERING REPORTS AND DRAWINGS.

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AMENDMENTS

Rev	Description	By	Check	Date
01	SSD SUBMISSION 01	AH	GMC	15/9/2025

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

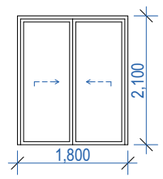
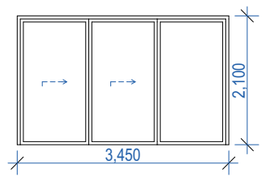
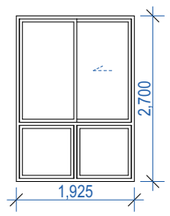
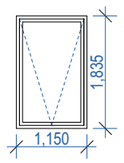
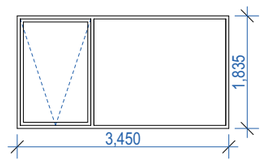
PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
GLAZING SCHEDULE
Sheet 1

DRAWN AH | SCALE @A3 | NORTH

DRAWING No **A-DA-804-010** | REV **01**

View from Reveal Side					
WINDOW TYPE	W63E	W63F	W63G	W66H	W66J
Height	2,100	2,100	2,700	1,835	1,835
Width	1,800	3,450	1,925	1,150	3,450
QUANTITY	1	16	65	14	47
TYPE	---	---	---	---	---
NOMINAL SIZE	1,800×2,100	3,450×2,100	1,925×2,700	1,150×1,835	3,450×1,835
W/D Nominal Sill Height	600	600	0	865	865
GLAZING					
a) TYPE/NOTES	REFER TO BASIX AND ACOUSTIC REPORTS	REFER TO BASIX AND ACOUSTIC REPORTS	GC1 (CLEAR GLASS); REFER TO BASIX AND ACOUSTIC REPORTS	GC1 (CLEAR GLASS); REFER TO BASIX AND ACOUSTIC REPORTS	GC1 (CLEAR GLASS); REFER TO BASIX AND ACOUSTIC REPORTS
b) U-VALUE			REFER TO BASIX REPORT	REFER TO BASIX REPORT	REFER TO BASIX REPORT
c) GLAZING SHGC-VALUE			REFER TO BASIX REPORT	REFER TO BASIX REPORT	REFER TO BASIX REPORT
FRAME					
a) TYPE					

SCHEDULE TO BE READ IN CONJUNCTION WITH THE NCC, FIRE, ACOUSTIC, BASIX, SECTION J AND BUSHFIRE REPORTS; FACADE AND STRUCTURAL ENGINEERING REPORTS AND DRAWINGS.

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AMENDMENTS

Rev	Description	By	Check	Date
01	SSD SUBMISSION 01	AH	GMC	15/9/2025

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

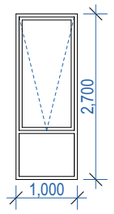
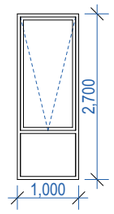
PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
GLAZING SCHEDULE
Sheet 1

DRAWN: AH
SCALE: @A3
NORTH:

DRAWING No: **A-DA-804-011**
REV: **01**

View from Reveal Side		
WINDOW TYPE	W66K	W66K
Height	2,700	2,700
Width	1,000	1,000
QUANTITY	6	2
TYPE	---	---
NOMINAL SIZE	1,000×2,700	1,000×2,700
W/D Nominal Sill Height	0	0
GLAZING		
a) TYPE/NOTES	GC1 (CLEAR GLASS); REFER TO BASIX AND ACOUSTIC REPORTS	GC1 (CLEAR GLASS); REFER TO BASIX AND ACOUSTIC REPORTS
b) U-VALUE	REFER TO BASIX REPORT	REFER TO BASIX REPORT
c) GLAZING SHGC-VALUE	REFER TO BASIX REPORT	REFER TO BASIX REPORT
FRAME		
a) TYPE		

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AMENDMENTS

Rev	Description	By	Check	Date
01	SSD SUBMISSION 01	AH	GMC	15/9/2025

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
GLAZING SCHEDULE
Sheet 1

DRAWN AH | SCALE @A3 | NORTH

DRAWING No **A-DA-804-012** | REV **01**

Apartment Number	Zone Category	Internal m2	Balcony m2	Storage m3	ADG Req'd	ADG Compliant	Adaptable	X-Vent	Solar
12.01									
	3 Bed Apartment	174.5	0.0	0.0		☒	-	✓	✓
	Balcony	0.0	72.3	0.0	BY: 12m2	☒	---	---	---
	Storage (Internal)	0.0	0.0	12.6	STR: 10m3	☒	---	---	---
		174.5 m²	**72.3 m²**	**12.6 m³**					
11.04									
	3 Bed Apartment	114.8	0.0	0.0		☒	-	✓	<2HR
	Balcony	0.0	11.9	0.0	BY: 12m2	☒	---	---	---
	Storage (Internal)	0.0	0.0	10.0	STR: 10m3	☒	---	---	---
		114.8 m²	**11.9 m²**	**10.0 m³**					
11.03									
	3 Bed Apartment	106.8	0.0	0.0		☒	-	✓	✓
	Balcony	0.0	13.9	0.0	BY: 12m2	☒	---	---	---
	Storage (Basement)	0.0	0.0	6.2		☒	---	---	---
	Storage (Internal)	0.0	0.0	5.4	STR: 10m3	☒	---	---	---
		106.8 m²	**13.9 m²**	**11.6 m³**					
11.02									
	2 Bed Apartment	98.2	0.0	0.0		☒	-	✗	✓
	Balcony	0.0	12.8	0.0	BY: 10m2	☒	---	---	---
	Storage (Internal)	0.0	0.0	7.7	STR: 8m3	☒	---	---	---
		98.2 m²	**12.8 m²**	**7.7 m³**					
11.01									
	3 Bed Apartment	137.7	0.0	0.0		☒	Adaptable	✓	✓
	Balcony	0.0	28.3	0.0	BY: 12m2	☒	---	---	---
	Storage (Internal)	0.0	0.0	11.2	STR: 10m3	☒	---	---	---
		137.7 m²	**28.3 m²**	**11.2 m³**					
10.04									
	3 Bed Apartment	114.8	0.0	0.0		☒	-	✓	<2HR
	Balcony	0.0	12.0	0.0	BY: 12m2	☒	---	---	---
	Storage (Internal)	0.0	0.0	10.0	STR: 10m3	☒	---	---	---
		114.8 m²	**12.0 m²**	**10.0 m³**					
10.03									
	3 Bed Apartment	106.8	0.0	0.0		☒	-	✓	✓
	Balcony	0.0	13.9	0.0	BY: 12m2	☒	---	---	---
	Storage (Basement)	0.0	0.0	6.2	STR: 10m3	☒	---	---	---
	Storage (Internal)	0.0	0.0	5.4	STR: 10m3	☒	---	---	---
		106.8 m²	**13.9 m²**	**11.6 m³**					
10.02									
	2 Bed Apartment	98.2	0.0	0.0		☒	-	✗	✓
	Balcony	0.0	12.8	0.0	BY: 10m2	☒	---	---	---
	Storage (Internal)	0.0	0.0	9.0	STR: 8m3	☒	---	---	---
		98.2 m²	**12.8 m²**	**9.0 m³**					
10.01									
	3 Bed Apartment	137.7	0.0	0.0		☒	Adaptable	✓	✓
	Balcony	0.0	28.3	0.0	BY: 12m2	☒	---	---	---
	Storage (Internal)	0.0	0.0	11.2	STR: 10m3	☒	---	---	---
		137.7 m²	**28.3 m²**	**11.2 m³**					
09.04									
	3 Bed Apartment	114.8	0.0	0.0		☒	-	✓	<2HR
	Balcony	0.0	12.0	0.0	BY: 12m2	☒	---	---	---
	Storage (Internal)	0.0	0.0	10.0	STR: 10m3	☒	---	---	---
		114.8 m²	**12.0 m²**	**10.0 m³**					
09.03									
	3 Bed Apartment	106.8	0.0	0.0		☒	-	✓	✓
	Balcony	0.0	13.9	0.0	BY: 12m2	☒	---	---	---
	Storage (Basement)	0.0	0.0	6.5	STR: 10m3	☒	---	---	---
	Storage (Internal)	0.0	0.0	5.4	STR: 10m3	☒	---	---	---
		106.8 m²	**13.9 m²**	**11.9 m³**					

Apartment Number	Zone Category	Internal m2	Balcony m2	Storage m3	ADG Req'd	ADG Compliant	Adaptable	X-Vent	Solar
09.02									
	2 Bed Apartment	98.2	0.0	0.0		☒	-	✗	✓
	Balcony	0.0	12.8	0.0	BY: 10m2	☒	---	---	---
	Storage (Internal)	0.0	0.0	9.0	STR: 8m3	☒	---	---	---
		98.2 m²	**12.8 m²**	**9.0 m³**					
09.01									
	3 Bed Apartment	137.7	0.0	0.0		☐	Adaptable	✓	✓
	Balcony	0.0	28.3	0.0	BY: 12m2	☒	---	---	---
	Storage (Internal)	0.0	0.0	11.2	STR: 10m3	☒	---	---	---
		137.7 m²	**28.3 m²**	**11.2 m³**					
08.04									
	3 Bed Apartment	114.8	0.0	0.0		☒	-	✓	<2HR
	Balcony	0.0	12.0	0.0	BY: 12m2	☒	---	---	---
	Storage (Internal)	0.0	0.0	10.0	STR: 10m3	☒	---	---	---
		114.8 m²	**12.0 m²**	**10.0 m³**					
08.03									
	3 Bed Apartment	106.8	0.0	0.0		☒	-	✓	✓
	Balcony	0.0	12.8	0.0	BY: 12m2	☒	---	---	---
	Storage (Basement)	0.0	0.0	6.5	BY: 12m2	☒	---	---	---
	Storage (Internal)	0.0	0.0	5.4	STR: 10m3	☒	---	---	---
		106.8 m²	**12.8 m²**	**11.9 m³**					
08.02									
	2 Bed Apartment	98.2	0.0	0.0		☒	-	✗	✓
	Balcony	0.0	12.8	0.0	BY: 10m2	☒	---	---	---
	Storage (Internal)	0.0	0.0	9.0	STR: 8m3	☒	---	---	---
		98.2 m²	**12.8 m²**	**9.0 m³**					
08.01									
	3 Bed Apartment	137.7	0.0	0.0		☒	Adaptable	✓	✓
	Balcony	0.0	28.3	0.0	BY: 12m2	☒	---	---	---
	Storage (Internal)	0.0	0.0	11.2	STR: 10m3	☒	---	---	---
		137.7 m²	**28.3 m²**	**11.2 m³**					
07.04									
	3 Bed Apartment	114.8	0.0	0.0		☒	-	✓	<2HR
	Balcony	0.0	12.0	0.0	BY: 12m2	☒	---	---	---
	Storage (Internal)	0.0	0.0	10.0	STR: 10m3	☒	---	---	---
		114.8 m²	**12.0 m²**	**10.0 m³**					
07.03									
	3 Bed Apartment	106.8	0.0	0.0		☒	-	✓	✓
	Balcony	0.0	13.9	0.0	BY: 12m2	☒	---	---	---
	Storage (Basement)	0.0	0.0	8.7	BY: 12m2	☒	---	---	---
	Storage (Internal)	0.0	0.0	5.4	STR: 10m3	☒	---	---	---
		106.8 m²	**13.9 m²**	**14.1 m³**					
07.02									
	2 Bed Apartment	98.2	0.0	0.0		☒	-	✗	✓
	Balcony	0.0	12.8	0.0	BY: 10m2	☒	---	---	---
	Storage (Internal)	0.0	0.0	9.0	STR: 8m3	☒	---	---	---
		98.2 m²	**12.8 m²**	**9.0 m³**					
07.01									
	3 Bed Apartment	137.7	0.0	0.0		☒	Adaptable	✓	✓
	Balcony	0.0	28.3	0.0	BY: 12m2	☒	---	---	---
	Storage (Internal)	0.0	0.0	11.2	STR: 10m3	☒	---	---	---
		137.7 m²	**28.3 m²**	**11.2 m³**					
06.04									
	3 Bed Apartment	114.8	0.0	0.0		☒	-	✓	<2HR
	Balcony	0.0	12.0	0.0	BY: 12m2	☒	---	---	---
	Storage (Internal)	0.0	0.0	10.0	STR: 10m3	☒	---	---	---
		114.8 m²	**12.0 m²**	**10.0 m³**					

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AMENDMENTS

Rev	Description	By	Check	Date
02	SSD SUBMISSION 02	AH	GMC	12/2/2026

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
APARTMENT SCHEDULE
Sheet 1

DRAWN: AH | SCALE: @A3 | NORTH

DRAWING No: **A-DA-811-001** | REV: **02**

Apartment Number	Zone Category	Internal m2	Balcony m2	Storage m3	ADG Req'd	ADG Compliant	Adaptable	X-Vent	Solar
06.03									
	3 Bed Apartment	106.8	0.0	0.0		☒	-	✓	✓
	Balcony	0.0	13.9	0.0	BY: 12m2	☒	---	---	---
	Storage (Basement)	0.0	0.0	8.7	STR: 10m3	☒	---	---	---
	Storage (Internal)	0.0	0.0	5.4	STR: 10m3	☒	---	---	---
		106.8 m²	**13.9 m²**	**14.1 m³**					
06.02									
	2 Bed Apartment	98.2	0.0	0.0		☒	-	✗	✓
	Balcony	0.0	12.8	0.0	BY: 10m2	☒	---	---	---
	Storage (Internal)	0.0	0.0	9.0	STR: 8m3	☒	---	---	---
		98.2 m²	**12.8 m²**	**9.0 m³**					
06.01									
	3 Bed Apartment	137.7	0.0	0.0		☒	Adaptable	✓	✓
	Balcony	0.0	28.3	0.0	BY: 12m2	☒	---	---	---
	Storage (Internal)	0.0	0.0	11.2	STR: 10m3	☒	---	---	---
		137.7 m²	**28.3 m²**	**11.2 m³**					
05.04									
	3 Bed Apartment	114.5	0.0	0.0		☒	-	✓	<2HR
	Balcony	0.0	12.0	0.0	BY: 12m2	☒	---	---	---
	Storage (Internal)	0.0	0.0	10.0	STR: 10m3	☒	---	---	---
		114.5 m²	**12.0 m²**	**10.0 m³**					
05.03									
	3 Bed Apartment	120.5	0.0	0.0		☒	-	✓	✓
	Balcony	0.0	78.6	0.0	BY: 12m2	☒	---	---	---
	Storage (Basement)	0.0	0.0	6.1	STR: 10m3	☒	---	---	---
	Storage (Internal)	0.0	0.0	6.6	STR: 10m3	☒	---	---	---
		120.5 m²	**78.6 m²**	**12.7 m³**					
05.02									
	2 Bed Apartment	111.6	0.0	0.0		☒	-	✗	✓
	Balcony	0.0	50.6	0.0	BY: 10m2	☒	---	---	---
	Storage (Internal)	0.0	0.0	17.4	STR: 8m3	☒	---	---	---
		111.6 m²	**50.6 m²**	**17.4 m³**					
05.01									
	3 Bed Apartment	137.7	0.0	0.0		☒	-	✓	✓
	Balcony	0.0	53.5	0.0	BY: 12m2	☒	---	---	---
	Storage (Internal)	0.0	0.0	11.2	STR: 10m3	☒	---	---	---
		137.7 m²	**53.5 m²**	**11.2 m³**					
04.07									
	3 Bed Apartment	110.9	0.0	0.0		☒	-	✗	✗
	Balcony	0.0	12.0	0.0	BY: 12m2	☒	---	---	---
	Storage (Basement)	0.0	0.0	7.5	STR: 10m3	☒	---	---	---
	Storage (Internal)	0.0	0.0	6.7	STR: 10m3	☒	---	---	---
		110.9 m²	**12.0 m²**	**14.2 m³**					
04.06									
	2 Bed Apartment	95.0	0.0	0.0		☒	-	✓	✓
	Balcony	0.0	15.4	0.0	BY: 10m2	☒	---	---	---
	Storage (Internal)	0.0	0.0	9.2	STR: 8m3	☒	---	---	---
		95.0 m²	**15.4 m²**	**9.2 m³**					
04.05									
	1 Bed Apartment	60.7	0.0	0.0		☒	-	✗	✓
	Balcony	0.0	7.9	0.0	BY: 8m2	☒	---	---	---
	Storage (Basement)	0.0	0.0	4.5	STR: 6m3	☒	---	---	---
	Storage (Internal)	0.0	0.0	5.3	STR: 6m3	☒	---	---	---
		60.7 m²	**7.9 m²**	**9.8 m³**					
04.04									
	1 Bed Apartment	60.7	0.0	0.0		☒	-	✗	✓
	Balcony	0.0	7.9	0.0	BY: 8m2	☒	---	---	---
	Storage (Basement)	0.0	0.0	4.3	STR: 6m3	☒	---	---	---
	Storage (Internal)	0.0	0.0	5.3	STR: 6m3	☒	---	---	---
		60.7 m²	**7.9 m²**	**9.6 m³**					

Apartment Number	Zone Category	Internal m2	Balcony m2	Storage m3	ADG Req'd	ADG Compliant	Adaptable	X-Vent	Solar
04.03									
	1 Bed Apartment	64.2	0.0	0.0		☒	-	✗	✓
	Balcony	0.0	7.9	0.0	BY: 8m2	☒	---	---	---
	Storage (Basement)	0.0	0.0	5.7	STR: 6m3	☒	---	---	---
	Storage (Internal)	0.0	0.0	5.4	STR: 6m3	☒	---	---	---
		64.2 m²	**7.9 m²**	**11.1 m³**					
04.02									
	2 Bed Apartment	98.4	0.0	0.0		☒	-	✓	✓
	Balcony	0.0	18.9	0.0	BY: 10m2	☒	---	---	---
	Storage (Internal)	0.0	0.0	12.4	STR: 8m3	☒	---	---	---
		98.4 m²	**18.9 m²**	**12.4 m³**					
04.01									
	3 Bed Apartment	107.8	0.0	0.0		☒	-	✓	✓
	Balcony	0.0	19.6	0.0	BY: 12m2	☒	---	---	---
	Storage (Basement)	0.0	0.0	5.7	STR: 10m3	☒	---	---	---
	Storage (Internal)	0.0	0.0	6.5	STR: 10m3	☒	---	---	---
		107.8 m²	**19.6 m²**	**12.2 m³**					
03.07									
	3 Bed Apartment	110.9	0.0	0.0		☒	-	✗	✗
	Balcony	0.0	12.0	0.0	BY: 12m2	☒	---	---	---
	Storage (Basement)	0.0	0.0	6.2	STR: 10m3	☒	---	---	---
	Storage (Internal)	0.0	0.0	6.7	STR: 10m3	☒	---	---	---
		110.9 m²	**12.0 m²**	**12.9 m³**					
03.06									
	2 Bed Apartment	95.0	0.0	0.0		☒	-	✓	✓
	Balcony	0.0	15.4	0.0	BY: 10m2	☒	---	---	---
	Storage (Internal)	0.0	0.0	9.2	STR: 8m3	☒	---	---	---
		95.0 m²	**15.4 m²**	**9.2 m³**					
03.05									
	1 Bed Apartment	60.7	0.0	0.0		☒	-	✗	✓
	Balcony	0.0	7.9	0.0	BY: 8m2	☒	---	---	---
	Storage (Basement)	0.0	0.0	5.7	STR: 6m3	☒	---	---	---
	Storage (Internal)	0.0	0.0	5.3	STR: 6m3	☒	---	---	---
		60.7 m²	**7.9 m²**	**11.0 m³**					
03.04									
	1 Bed Apartment	60.7	0.0	0.0		☒	-	✗	✓
	Balcony	0.0	7.9	0.0	BY: 8m2	☒	---	---	---
	Storage (Basement)	0.0	0.0	5.7	STR: 6m3	☒	---	---	---
	Storage (Internal)	0.0	0.0	5.3	STR: 6m3	☒	---	---	---
		60.7 m²	**7.9 m²**	**11.0 m³**					
03.03									
	1 Bed Apartment	64.2	0.0	0.0		☒	-	✗	✓
	Balcony	0.0	7.9	0.0	BY: 8m2	☒	---	---	---
	Storage (Basement)	0.0	0.0	5.7	STR: 6m3	☒	---	---	---
	Storage (Internal)	0.0	0.0	5.4	STR: 6m3	☒	---	---	---
		64.2 m²	**7.9 m²**	**11.1 m³**					
03.02									
	2 Bed Apartment	98.5	0.0	0.0		☒	-	✓	✓
	Balcony	0.0	18.9	0.0	BY: 10m2	☒	---	---	---
	Storage (Internal)	0.0	0.0	12.4	STR: 8m3	☒	---	---	---
		98.5 m²	**18.9 m²**	**12.4 m³**					
03.01									
	3 Bed Apartment	107.8	0.0	0.0		☒	-	✓	✓
	Balcony	0.0	19.6	0.0	BY: 12m2	☒	---	---	---
	Storage (Basement)	0.0	0.0	6.2	STR: 10m3	☒	---	---	---
	Storage (Internal)	0.0	0.0	7.8	STR: 10m3	☒	---	---	---
		107.8 m²	**19.6 m²**	**14.0 m³**					

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AMENDMENTS

Rev	Description	By	Check	Date
02	SSD SUBMISSION 02	AH	GMC	12/2/2026

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
APARTMENT SCHEDULE
Sheet 2

DRAWN: AH
SCALE: @A3
NORTH

DRAWING No
A-DA-811-002

REV
02

Apartment Number	Zone Category	Internal m2	Balcony m2	Storage m3	ADG Req'd	ADG Compliant	Adaptable	X-Vent	Solar
02.07									
	3 Bed Apartment	111.4	0.0	0.0		☒	-	✗	✗
	Balcony	0.0	12.0	0.0	BY: 12m2	☒	---	---	---
	Storage (Basement)	0.0	0.0	6.2	STR: 10m3	☒	---	---	---
	Storage (Internal)	0.0	0.0	6.7	STR: 10m3	☒	---	---	---
		111.4 m²	**12.0 m²**	**12.9 m³**					
02.06									
	2 Bed Apartment	95.0	0.0	0.0		☒	-	✓	✓
	Balcony	0.0	15.4	0.0	BY: 10m2	☒	---	---	---
	Storage (Internal)	0.0	0.0	9.2	STR: 8m3	☒	---	---	---
		95.0 m²	**15.4 m²**	**9.2 m³**					
02.05									
	1 Bed Apartment	60.7	0.0	0.0		☒	-	✗	✓
	Balcony	0.0	7.9	0.0	BY: 8m2	☒	---	---	---
	Storage (Basement)	0.0	0.0	3.5	STR: 6m3	☒	---	---	---
	Storage (Internal)	0.0	0.0	5.3	STR: 6m3	☒	---	---	---
		60.7 m²	**7.9 m²**	**8.8 m³**					
02.04									
	1 Bed Apartment	60.7	0.0	0.0		☒	-	✗	✓
	Balcony	0.0	7.9	0.0	BY: 8m2	☒	---	---	---
	Storage (Basement)	0.0	0.0	5.7	STR: 6m3	☒	---	---	---
	Storage (Internal)	0.0	0.0	5.3	STR: 6m3	☒	---	---	---
		60.7 m²	**7.9 m²**	**11.0 m³**					
02.03									
	1 Bed Apartment	64.2	0.0	0.0		☒	-	✗	✓
	Balcony	0.0	7.9	0.0	BY: 8m2	☒	---	---	---
	Storage (Basement)	0.0	0.0	5.7	STR: 6m3	☒	---	---	---
	Storage (Internal)	0.0	0.0	5.4	STR: 6m3	☒	---	---	---
		64.2 m²	**7.9 m²**	**11.1 m³**					
02.02									
	2 Bed Apartment	98.5	0.0	0.0		☒	-	✓	✓
	Balcony	0.0	18.9	0.0	BY: 10m2	☒	---	---	---
	Storage (Internal)	0.0	0.0	12.4	STR: 8m3	☒	---	---	---
		98.5 m²	**18.9 m²**	**12.4 m³**					
02.01									
	3 Bed Apartment	107.8	0.0	0.0		☒	-	✓	✓
	Balcony	0.0	19.6	0.0	BY: 12m2	☒	---	---	---
	Storage (Basement)	0.0	0.0	11.4	STR: 10m3	☒	---	---	---
	Storage (Internal)	0.0	0.0	6.5	STR: 10m3	☒	---	---	---
		107.8 m²	**19.6 m²**	**17.9 m³**					
01.07									
	3 Bed Apartment	115.2	0.0	0.0		☒	-	✓	✗
	Balcony	0.0	31.0	0.0	BY: 12m2	☒	---	---	---
	Storage (Basement)	0.0	0.0	7.2	STR: 10m3	☒	---	---	---
	Storage (Internal)	0.0	0.0	7.5	STR: 10m3	☒	---	---	---
		115.2 m²	**31.0 m²**	**14.7 m³**					
01.06									
	1 Bed Apartment	60.4	0.0	0.0		☒	-	✓	✓
	Balcony	0.0	8.5	0.0	BY: 8m2	☒	---	---	---
	Storage (Basement)	0.0	0.0	7.8	STR: 6m3	☒	---	---	---
	Storage (Internal)	0.0	0.0	4.7	STR: 6m3	☒	---	---	---
		60.4 m²	**8.5 m²**	**12.5 m³**					
01.05									
	1 Bed Apartment	60.7	0.0	0.0		☒	-	✗	✓
	Balcony	0.0	7.9	0.0	BY: 8m2	☒	---	---	---
	Storage (Basement)	0.0	0.0	3.5	STR: 6m3	☒	---	---	---
	Storage (Internal)	0.0	0.0	5.3	STR: 6m3	☒	---	---	---
		60.7 m²	**7.9 m²**	**8.8 m³**					

Apartment Number	Zone Category	Internal m2	Balcony m2	Storage m3	ADG Req'd	ADG Compliant	Adaptable	X-Vent	Solar
01.04									
	1 Bed Apartment	60.7	0.0	0.0		☒	-	✗	✓
	Balcony	0.0	7.9	0.0	BY: 8m2	☒	---	---	---
	Storage (Basement)	0.0	0.0	3.5	STR: 6m3	☒	---	---	---
	Storage (Internal)	0.0	0.0	5.3	STR: 6m3	☒	---	---	---
		60.7 m²	**7.9 m²**	**8.8 m³**					
01.03									
	1 Bed Apartment	64.2	0.0	0.0		☒	-	✗	✓
	Balcony	0.0	7.9	0.0	BY: 8m2	☒	---	---	---
	Storage (Basement)	0.0	0.0	3.5	STR: 6m3	☒	---	---	---
	Storage (Internal)	0.0	0.0	5.4	STR: 6m3	☒	---	---	---
		64.2 m²	**7.9 m²**	**8.9 m³**					
01.02									
	2 Bed Apartment	98.3	0.0	0.0		☒	-	✓	✓
	Balcony	0.0	19.1	0.0	BY: 10m2	☒	---	---	---
	Storage (Internal)	0.0	0.0	12.4	STR: 8m3	☒	---	---	---
		98.3 m²	**19.1 m²**	**12.4 m³**					
01.01									
	3 Bed Apartment	107.8	0.0	0.0		☒	-	✓	✓
	Balcony	0.0	13.3	0.0	BY: 12m2	☒	---	---	---
	Storage (Basement)	0.0	0.0	3.5	STR: 10m3	☒	---	---	---
	Storage (Internal)	0.0	0.0	6.5	STR: 10m3	☒	---	---	---
		107.8 m²	**13.3 m²**	**10.0 m³**					
00.02									
	1 Bed Apartment	57.7	0.0	0.0		☒	-	✗	✓
	Balcony	0.0	21.6	0.0	BY: 8m2	☒	---	---	---
	Storage (Basement)	0.0	0.0	8.7	STR: 6m3	☒	---	---	---
	Storage (Internal)	0.0	0.0	3.3	STR: 6m3	☐	---	---	---
		57.7 m²	**21.6 m²**	**12.0 m³**					
00.01									
	2 Bed Apartment	86.3	0.0	0.0		☒	-	✓	✓
	Balcony	0.0	37.2	0.0	BY: 10m2	☒	---	---	---
	Storage (Internal)	0.0	0.0	11.1	STR: 8m3	☒	---	---	---
		86.3 m²	**37.2 m²**	**11.1 m³**					

NOTE: 72.0 m³ OF ADDITIONAL & CURRENTLY UNALLOCATED STORAGE AVAILABLE IN BASEMENT FOR FUTURE DISTRIBUTION.

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AMENDMENTS

Rev	Description	By	Check	Date
02	SSD SUBMISSION 02	AH	GMC	12/2/2026

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
APARTMENT SCHEDULE
Sheet 3

DRAWN: AH | SCALE: @A3 | NORTH

DRAWING No: **A-DA-811-003** | REV: **02**



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AMENDMENTS

Rev	Description	By	Check	Date
01	SSD SUBMISSION 01	-	GMC	15/9/2025

PROJECT

FIRENZE

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PROJECT No

2408A

PROJECT STATUS

SSD SUBMISSION 01

DRAWING TITLE

PERSPECTIVES

North West on Florence

DRAWN: -

SCALE: @A3

NORTH

DRAWING No: **A-DA-900-001**

REV: **01**



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Rev	Description	By	Check	Date
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PROJECT
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PROJECT No
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PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
PERSPECTIVES
South on Boyd Day

DRAWN: -
SCALE: @A3
NORTH:

DRAWING No: **A-DA-900-002**
REV: **01**



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AMENDMENTS

Rev	Description	By	Check	Date
01	SSD SUBMISSION 01	-	GMC	15/9/2025

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PROJECT No
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PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
PERSPECTIVES
South on Boyd Dusk

DRAWN -
SCALE @A3
NORTH

DRAWING No
A-DA-900-003

REV
01



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AMENDMENTS

Rev	Description	By	Check	Date
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12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No

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PROJECT STATUS

SSD SUBMISSION 01

DRAWING TITLE

PERSPECTIVES

Florence Entry Gardens

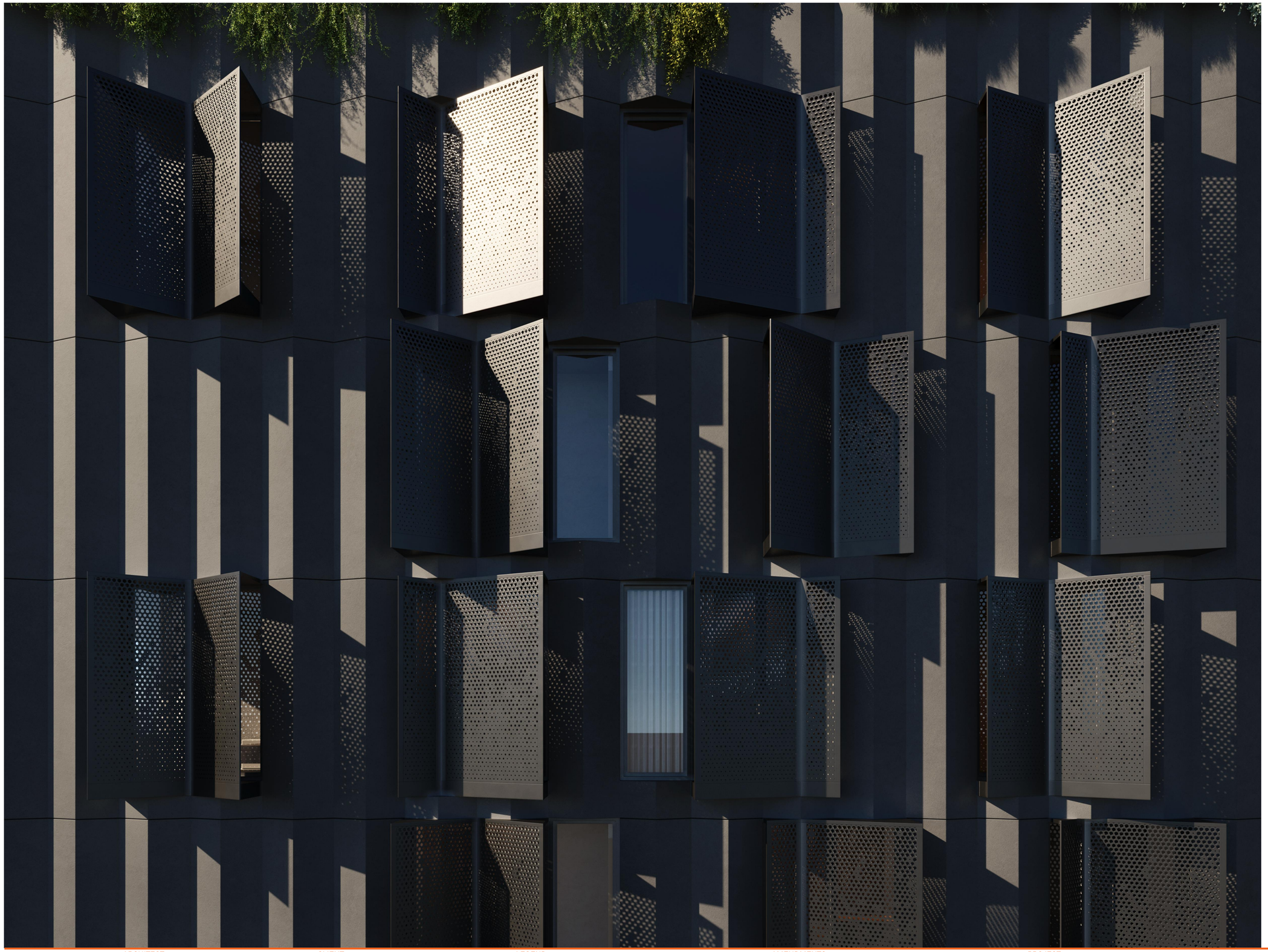
DRAWN: -

SCALE: @A3

NORTH

DRAWING No: **A-DA-900-004**

REV: **01**



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Rev	Description	By	Check	Date
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12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No

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PROJECT STATUS

SSD SUBMISSION 01

DRAWING TITLE

PERSPECTIVES

South Facade Detail

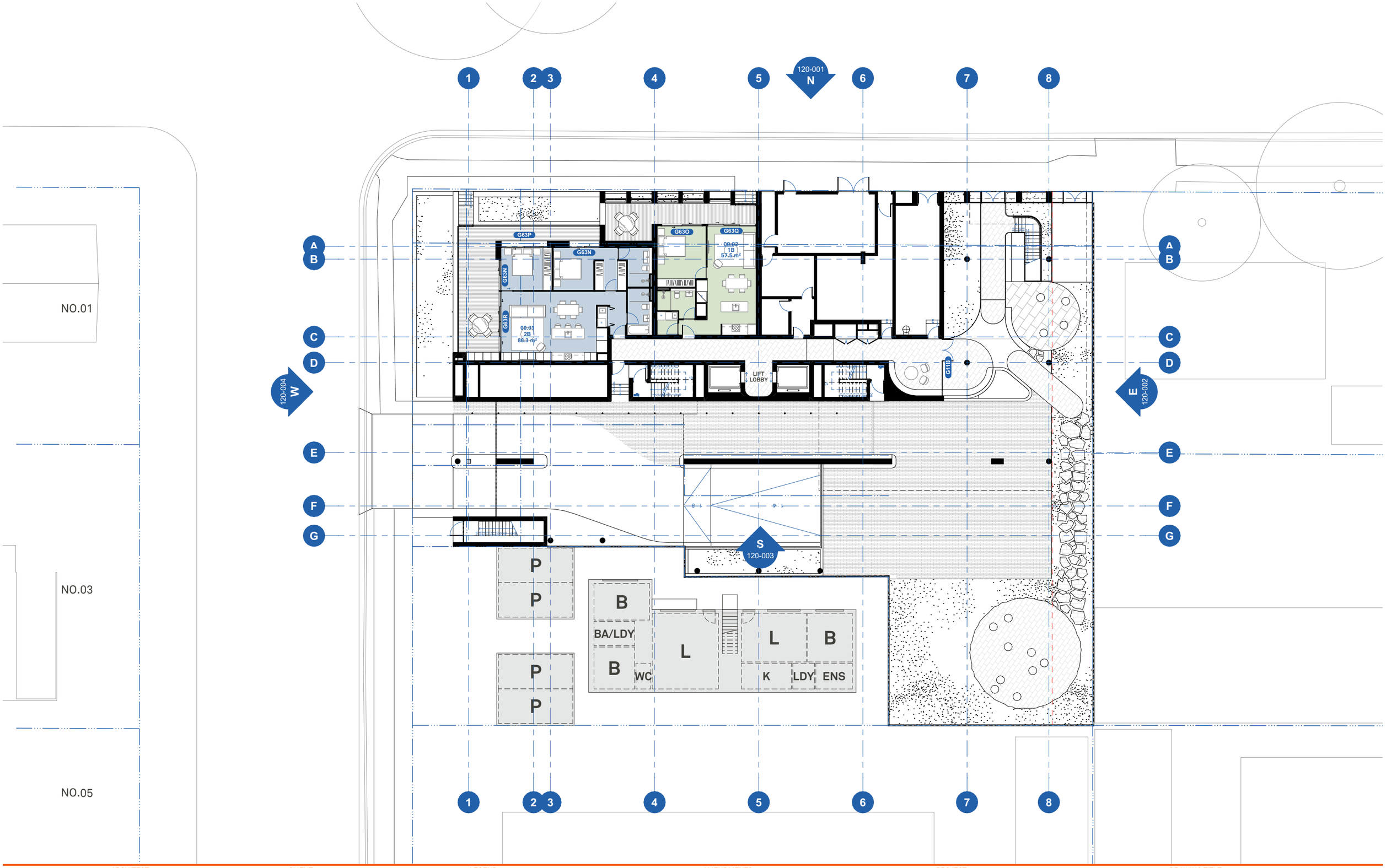
DRAWN	SCALE	NORTH
-	@A3	

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Rev	Description	By	Check	Date
01	SSD SUBMISSION 01	AH	GMC	15/9/2025

PROJECT

FIRENZE

12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No

2408A

PROJECT STATUS

SSD SUBMISSION 01

DRAWING TITLE

BASIX PLANS

Ground Level GA

DRAWN AH

SCALE 1:250@A3

NORTH

DRAWING No

A-DA-910-008

REV

01



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CLIENT

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6/37A KING ROAD

HORNSBY NSW 2077 Country

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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
01	SSD SUBMISSION 01	AH	GMC	15/9/2025

PROJECT

FIRENZE

12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No

2408A

PROJECT STATUS

SSD SUBMISSION 01

DRAWING TITLE

BASIX PLANS

Level 1 GA

DRAWN AH

SCALE 1:250@A3

NORTH

DRAWING No

A-DA-910-010

REV

01



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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
01	SSD SUBMISSION 01	AH	GMC	15/9/2025

PROJECT

FIRENZE

12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No

2408A

PROJECT STATUS

SSD SUBMISSION 01

DRAWING TITLE

BASIX PLANS

Levels 02 GA

DRAWN AH

SCALE 1:250@A3

NORTH

DRAWING No

A-DA-910-020

REV

01



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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
01	SSD SUBMISSION 01	AH	GMC	15/9/2025

PROJECT

FIRENZE

12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No

2408A

PROJECT STATUS

SSD SUBMISSION 01

DRAWING TITLE

BASIX PLANS

Levels 03 GA

DRAWN AH

SCALE 1:250@A3

NORTH

DRAWING No

A-DA-910-030

REV

01



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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
01	SSD SUBMISSION 01	AH	GMC	15/9/2025

PROJECT
FIRENZE
12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No
2408A

PROJECT STATUS
SSD SUBMISSION 01

DRAWING TITLE
BASIX PLANS
Levels 04 GA

DRAWN AH
SCALE 1:250@A3
NORTH

DRAWING No
A-DA-910-040

REV
01



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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
01	SSD SUBMISSION 01	AH	GMC	15/9/2025

PROJECT

FIRENZE

12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No

2408A

PROJECT STATUS

SSD SUBMISSION 01

DRAWING TITLE

BASIX PLANS

Level 05 GA

DRAWN AH

SCALE 1:250@A3

NORTH

DRAWING No

A-DA-910-050

REV

01



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LEGEND

AMENDMENTS

Rev	Description	By	Check	Date
01	SSD SUBMISSION 01	AH	GMC	15/9/2025

PROJECT

FIRENZE

12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No

2408A

PROJECT STATUS

SSD SUBMISSION 01

DRAWING TITLE

BASIX PLANS

Level 06 GA

DRAWN AH

SCALE 1:250@A3

NORTH

DRAWING No

A-DA-910-060

REV

01



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AMENDMENTS

Rev	Description	By	Check	Date
01	SSD SUBMISSION 01	AH	GMC	15/9/2025

PROJECT

FIRENZE

12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No

2408A

PROJECT STATUS

SSD SUBMISSION 01

DRAWING TITLE

BASIX PLANS

Levels 07 GA

DRAWN	SCALE	NORTH
AH	1:250@A3	

DRAWING No

A-DA-910-070

REV

01



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AMENDMENTS

Rev	Description	By	Check	Date
01	SSD SUBMISSION 01	AH	GMC	15/9/2025

PROJECT

FIRENZE

12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No

2408A

PROJECT STATUS

SSD SUBMISSION 01

DRAWING TITLE

BASIX PLANS

Levels 08 GA

DRAWN AH

SCALE 1:250@A3

NORTH

DRAWING No

A-DA-910-080

REV

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AMENDMENTS

Rev	Description	By	Check	Date
01	SSD SUBMISSION 01	AH	GMC	15/9/2025

PROJECT

FIRENZE

12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No

2408A

PROJECT STATUS

SSD SUBMISSION 01

DRAWING TITLE

BASIX PLANS

Levels 09 GA

DRAWN	SCALE	NORTH
AH	1:250@A3	

DRAWING No

A-DA-910-090

REV

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AMENDMENTS

Rev	Description	By	Check	Date
01	SSD SUBMISSION 01	AH	GMC	15/9/2025

PROJECT

FIRENZE

12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No

2408A

PROJECT STATUS

SSD SUBMISSION 01

DRAWING TITLE

BASIX PLANS

Levels 10 GA

DRAWN AH

SCALE 1:250@A3

NORTH

DRAWING No

A-DA-910-100

REV

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AMENDMENTS

Rev	Description	By	Check	Date
01	SSD SUBMISSION 01	AH	GMC	15/9/2025

PROJECT

FIRENZE

12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No

2408A

PROJECT STATUS

SSD SUBMISSION 01

DRAWING TITLE

BASIX PLANS

Levels 11 GA

DRAWN AH

SCALE 1:250@A3

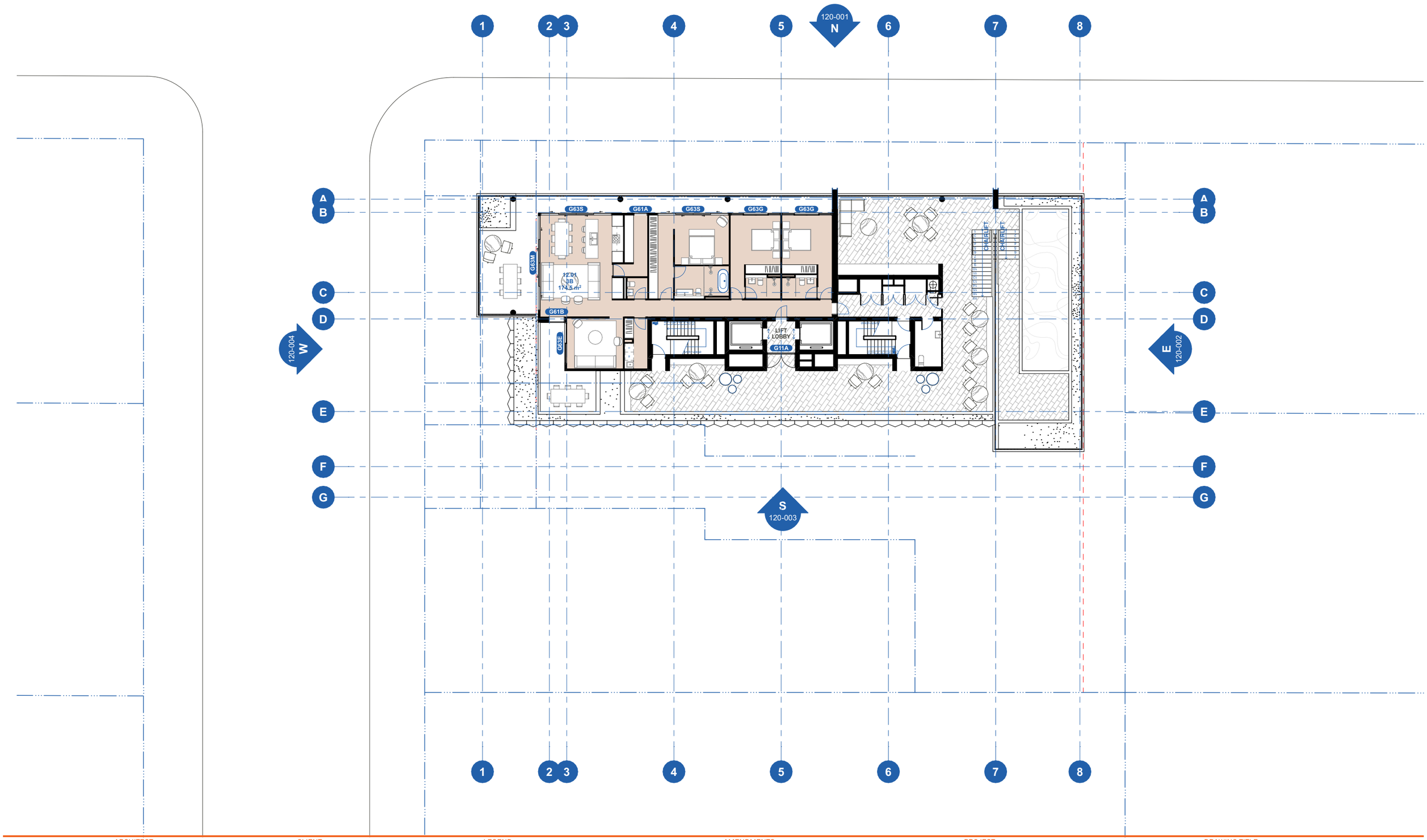
NORTH

DRAWING No

A-DA-910-110

REV

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AMENDMENTS

Rev	Description	By	Check	Date
01	SSD SUBMISSION 01	AH	GMC	15/9/2025

PROJECT

FIRENZE

12-16 FLORENCE STREET, TWEED HEADS NSW 2485

PROJECT No

2408A

PROJECT STATUS

SSD SUBMISSION 01

DRAWING TITLE

BASIX PLANS

Level 12 (COS) GA

DRAWN AH

SCALE 1:250@A3

NORTH

DRAWING No

A-DA-910-120

REV

01