

Aspire Sustainability Consulting BASIX Specifications		Certificate No:	1813521M
P199001 12-16 Florence Street, Tweed Heads, NSW 2485		Project Score	Compliance
Water	40	40	Pass
Energy	58	65	Pass
Thermal Comfort	Pass	Pass	Pass
Materials	N/A	N/A	N/A
Minimum Glazing Performance Requirements: Class 2 units			
Performance (Total System)	Description	Comment	Location
sU5.4, SHGC 0.45±5%	Single Glazed, Clear	Awning Glazing	All Units unless specified otherwise
sU5.9, SHGC 0.45±5%	Single Glazed, Clear	Hinged Doors Glazing	All Units unless specified otherwise
sU4.8, SHGC 0.49±5%	Single Glazed, Clear	Fixed Glazing	All Units unless specified otherwise
sU4.8, SHGC 0.50±5%	Single Glazed, Clear	Sliding Door	All Units unless specified otherwise
U3.1, SHGC 0.44±5%	Double Glazed, Clear	Hinged Doors Glazing	West kitchen/living windows of 01.01, 02.01, 03.01, 04.01; West bedroom windows of 06.01, 07.01, 08.01, 09.01, 10.01, 11.01; West living area window of 12.01; South kitchen/living window of 10.04, 11.04; West/south bedroom windows towards balcony of 05.01, & All kitchen/living windows of 01.07
sU3.1, SHGC0.50±5%	Double Glazed, Clear	Sliding Door	All kitchen/living windows of 01.07
Minimum Insulation Performance Requirements:			
Construction Element	Additional Insulation		
	Waterproof membrane		
Concrete Roof Medium Colour Roof	≥R4.00 with anti-reflective backing facing cavity/ceiling void ≥20mm Units: 12.01 ≥R2.50 with anti-reflective backing facing cavity/ceiling void ≥20mm Units: All other units on Level 4, 5 & 11 apartment ceilings to roof above		
External Walls Brick Veneer/Metal Cladding/Hebel - Light/Medium/Dark Colour (as shown on elevations)	≥R2.50		
Floor Slab Suspended Slab over Unconditioned spaces and Exposed Air	≥R2.50 in direct contact with Slab Soffit Units: 01.01, 12.01 ≥R2.00 in direct contact with Slab Soffit Units: 01.06, 01.07 ≥R1.00 in direct contact with Slab Soffit Units: 00.01, 01.02, 01.03, 02.06		
Internal Walls	No Insulation		
Interagency Walls & Walls to Corridor, Lifts & Fire Stairs	RVaries Per wall schedule on Pg 28 of document 250905_P199001_Stamped_Plans		
Floor Coverings	Tile to Wet Rooms Carpet and Underlay to Bedrooms Timber to All Other Areas		
Ceilings	Plasterboard Ceilings		
Ceiling Penetrations	No RCPs provided with current assessment. Following assumptions have been made: - 1 x LED Downlight allocated per 5m ² - 1 x Exhaust Fan per wet area and kitchen		
Ceiling Fans	1 x 1200mm ceiling fan required to Kitchen & Living: 02.01, 02.07, 03.07, 04.07, 05.02 No Ceiling Fan required for remaining units.		
Other Modelling Assumptions			
All modelled downlights are assumed to be Sealed LEDs, with insulation clearance of 50mm to either side of fixture All glazing where there is fall risk to have window restrictors installed.			
Summary of Requirements: Common Areas			
Category	Item	Comment	
Water	Fixtures	No common shower 4 star common toilets 4 star common taps	
	Appliances	No common laundry facility	
	Landscape - Common	317.5m ² Common area lawn (TBC) 317.5m ² Common area garden including 158.7m ² Area of indigenous or low water use species (TBC)	
	RW Tank	10kL RW tank Served by 187.5m ² roof area (50% of available roof area), 0m ² impervious area and 0m ² planter box area Serving 635m ² common landscape (TBC) and 0 car wash bay	
	Fire Sprinkler System	Re-use of fire system test water is not required	
	Pool	46.73kL Pool No shading	
Energy	Lighting Type	LED required throughout	
	Lighting Control		
	Ventilation	Please refer to BASIX Report for detailed requirements	
	Lifts	Gearless traction with VVVF motors required Capacity: ≥1,001 kg but ≤1,500 kg	
	Hot Water	Central Hot Water: Electric Heat Pump - Air Sourced R0.6 Piping insulation internal and external to building 3.5 < COP ≤ 4.0	
	Spa	No Spa	
	Pool	Heating System Type: Electric Heat Pump Pump with Timer Control	
	Solar PV	No PV required	
	Other	No BMS No indoor or outdoor drying line No common clothes dryer No common laundry facility	
Summary of Requirements: Residential Dwellings			
Category	Item	Comment	
Water	Fixtures	4 star showers (≥6 but ≤7.5 L/min) 5 star toilets 6 star taps kitchen taps 6 star taps bathroom taps No HW recirculation on demand	
	Appliances	4 star dishwasher No clothes washer specified	
	Landscape	Refer to BASIX Certificate	
Energy	Exhaust Fans	Bathroom fans individually ducted to façade or roof interlocked to light with timer off Kitchen & Laundry fans individually ducted to façade or roof manual on/off	
	HVAC	Individual cooling system - Living & Bedroom: 3-phase air conditioning EER 3.5-4.0 Individual heating system - Living & Bedroom: 3-phase air conditioning EER 3.5-4.0	
	Lighting	Sealed LED lighting throughout	
	Hot Water	Central Hot Water: Electric Heat Pump - Air Sourced	
	Appliances	Induction cooktop & electric oven 4 star dishwasher specified 2 star dryer specified	
	Other	Indoor clothes drying line provided No Private outdoor clothes drying line provided	



AA
130-001

CC
130-003

FLORENCE STREET

120-001
N

1 2 3 4 5 6 7 8

50.295M - 99° 17' 14"

A
B

A
B

NO.01

NO.113

C
D

C
D

BB
130-002

120-004
W

26.448M - 09° 03' 14"

E
120-002

BB
130-002

E

E

BOYD STREET

F

F

NO.03

NO.115

G

G

20.115M - 279° 03' 14"

S
120-003

2.245M
09° 03' 14"

15.090M - 279° 03' 14"

10.975M - 09° 03' 14"

NO.02

15.090M - 279° 03' 14"

AA
130-001

CC
130-003

NO.05

NO.117

1 2 3 4 5 6 7 8

NO.04-06

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The Trustee for WAFI PROPERTY TRUST
 6/37A KING ROAD
 HORNSBY NSW 2077 Country
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LEGEND

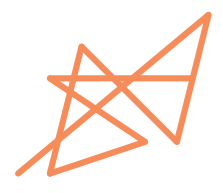
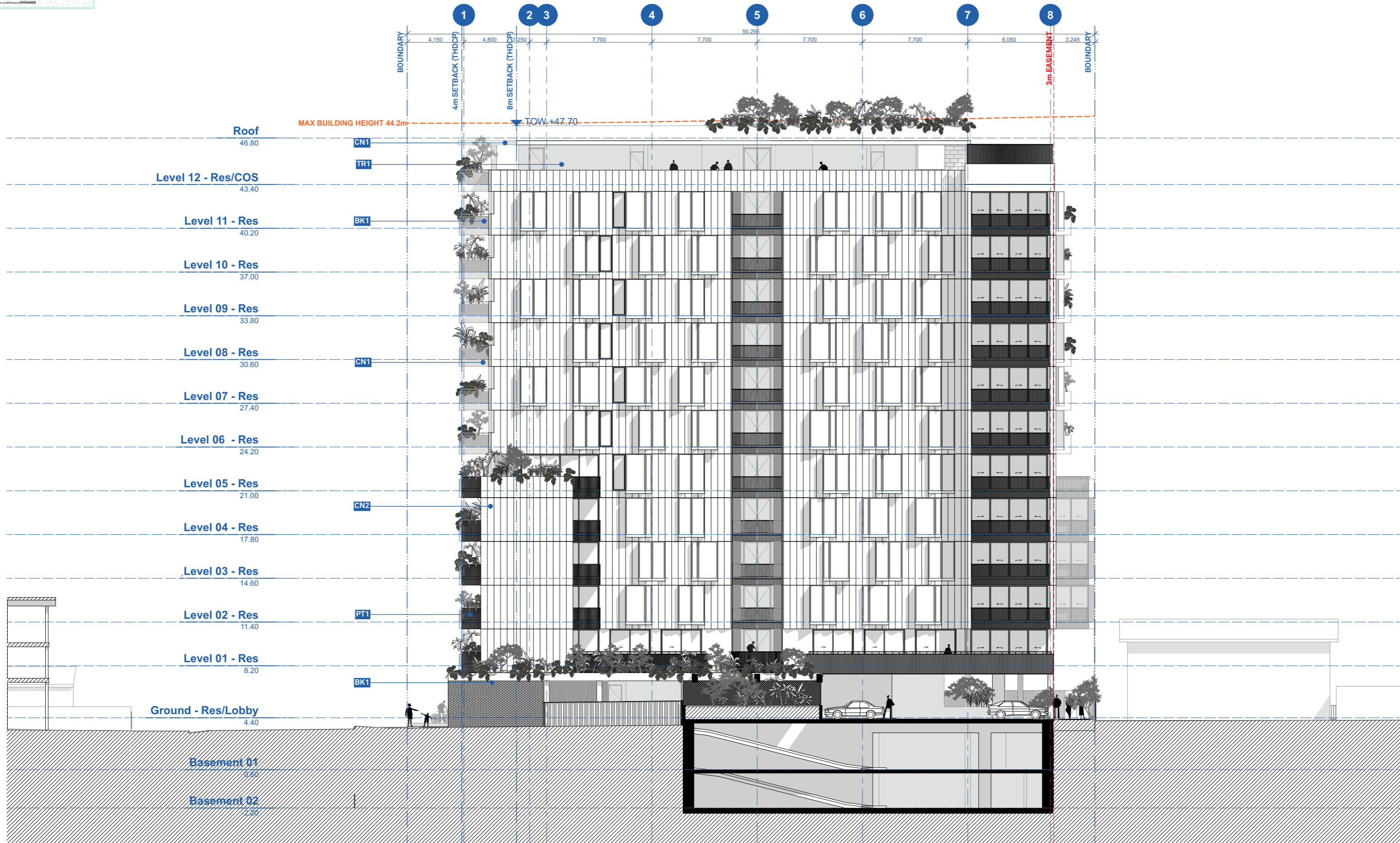
AMENDMENTS

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

PROJECT
FIRENZE
 12-16 FLORENCE STREET, TWEED HEADS NSW 2485
PROJECT No
 2408A
PROJECT STATUS
 SSD SUBMISSION 01

DRAWING TITLE
 GENERAL ARRANGEMENT PLANS
Roof GA
DRAWN SCALE NORTH
 AH 1:250@A3
DRAWING No
A-DA-110-130
 REV
07





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LEGEND

AMENDMENTS

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04	SSD SUBMISSION 01	AH	GMC	15/9/2025

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

PROJECT No
 2408A

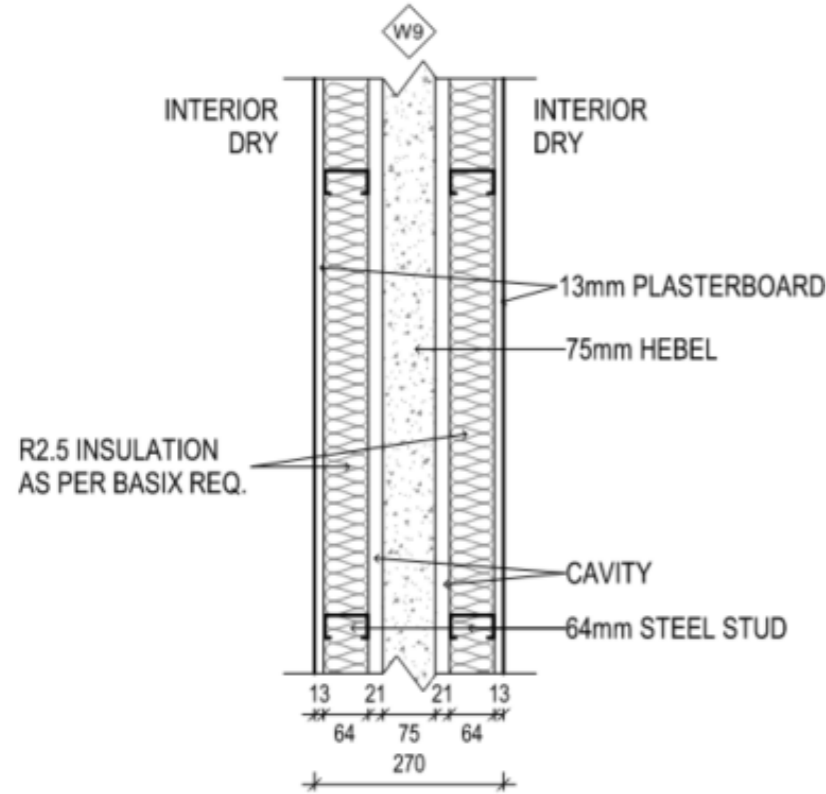
PROJECT STATUS
 SSD SUBMISSION 01

DRAWING TITLE
GENERAL ARRANGEMENT ELEVATIONS
South Elevation

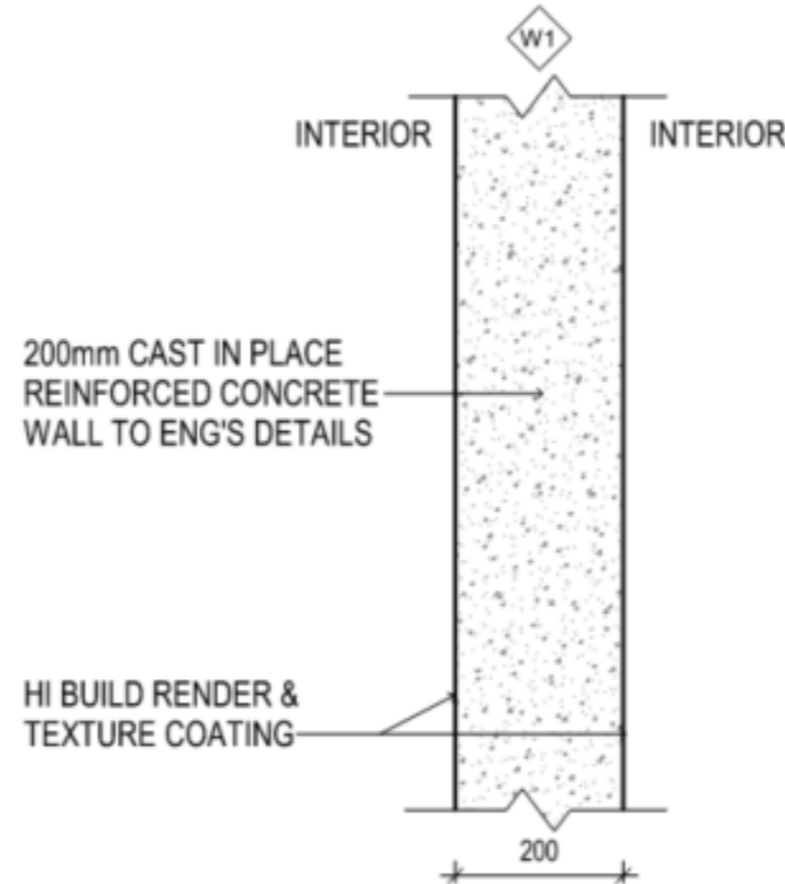
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 AH 1:250@A3

DRAWING No **REV**
A-DA-120-003 **04**

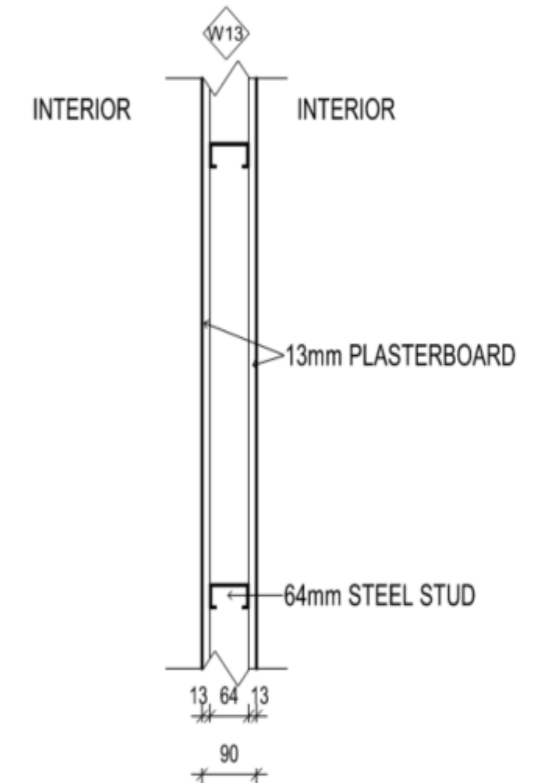
RESIDENTIAL INTERTENANCY WALL



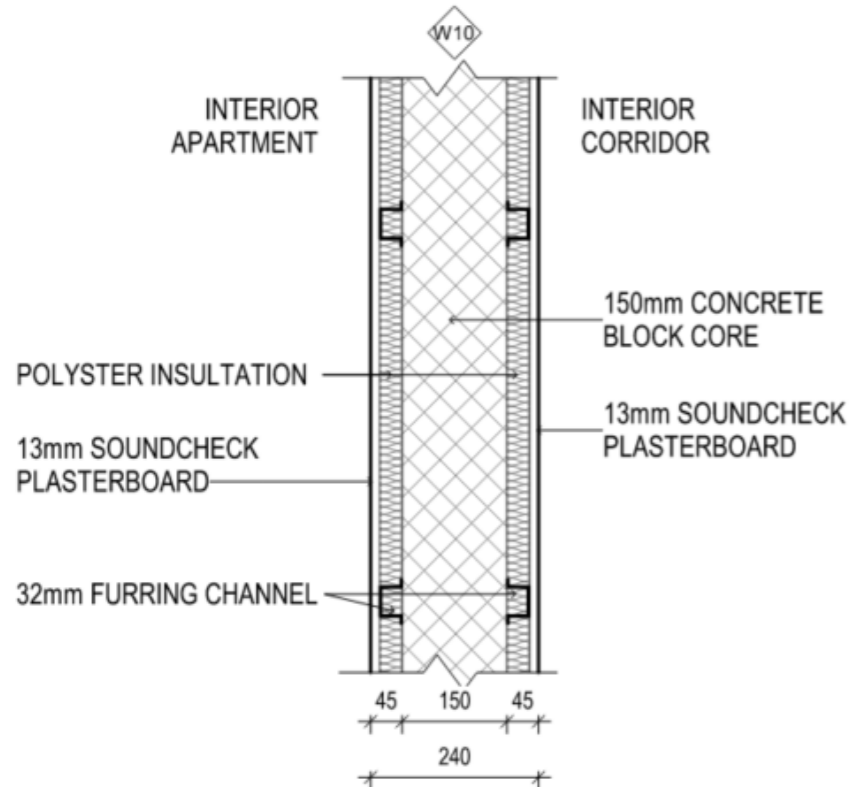
CARPARK WALL, LIFT SHAFT & FIRE STAIR SHAFT (W1, W1.1, W1.2)



INTERNAL WALL (NON STRUCTURAL)



CORRIDOR WALL TO APARTMENT



SCHEDULE - WALL - W1			
TAG	DESCRIPTION	FIRE RATING	ACOUSTIC REQ
W1	200mm CAST IN PLACE REINFORCED CONCRETE WALL TO STRUCTURAL ENG DETAIL	NO FRL	-
W1.1	200mm CAST IN PLACE REINFORCED CONCRETE WALL TO STRUCTURAL ENG DETAIL	120/-/-	-
W1.2	200mm CAST IN PLACE REINFORCED CONCRETE WALL TO STRUCTURAL ENG DETAIL	120/120/120	-
W1.3	200mm CAST IN PLACE REINFORCED CONCRETE WALL TO STRUCTURAL ENG DETAIL	180/180/180	-
W1.4	200mm CAST IN PLACE REINFORCED CONCRETE WALL TO ENG DETAIL	90/90/90	-

SCHEDULE - WALL - W13

DESCRIPTION	FIRE RATING	ACOUSTIC RATING
64MM STEED STUD WITH 13MM PLASTERBOARD (*AQUACHECK TO WET AREA)	-	-