



April 2025 BSA Reference: 20140
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Important Note

The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below then the Assessor and NethERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction. Be aware that BASIX does not over-ride the BCA and the NSW variations must be complied with.

Thermal Performance Specifications (does not apply to garage)

External Wall Construction	Added Insulation
Cavity Brick & Concrete - Plasterboard	R1.0
Lightweight (metal frames)	R2.5
Internal Wall Construction	Added Insulation
Plasterboard on metal studs (internal to units)	None
Concrete - Plasterboard (adjacent to lift and party walls)	None
Ceiling Construction	Added Insulation
Plasterboard	R5.0 to ceilings adjacent to roof and decks above
Roof Construction	Colour (Solar Absorbance)
Concrete	Medium
Concrete	None

Floor Construction	Covering (if not noted default values used)	Added Insulation
Concrete	As drawn	R1.0 to basement carpark below
Timber floor coverings to bedrooms & living areas.		

Windows	Glass and frame type	U value	SHGC Range	Area sq m
Performance Glazing Type A		4.80	0.48 - 0.54	As drawn
Performance Glazing Type B		4.80	0.56 - 0.62	As drawn

Type A windows are awning windows, bifolds, casements, tilt 'n' turn windows, entry doors, french doors					
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres					
Skylights	Glass and frame type	U	SHGC	Area sq m	Detail
VEL-011-01		2.58	0.24	As drawn	

U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified

Shade elements (eaves, verandahs, awnings etc)

All shade elements modelled as drawn

Ceiling Penetrations (downlights, exhaust fans, flues etc)

Downlights are modelled as IC rated with insulation fitted over the fixtures

All exhaust fans are modelled as sealed

Additional Notes

Ceiling fans in all bedrooms.

