

**NatHERS Thermal Performance Specifications (BASIX Thermal Comfort)**  
**396-402 Sydney Road, Balgowlah**

*These are the specifications upon which the NatHERS assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project.*

Windows	Glass	Frame	U value	SHGC	Detail
Default	Single glazed, low E high solar gain	Aluminium	5.4	0.49	Generally for window types: Awning, bi-fold, casement, tilt 'n' turn
Default	Single glazed, low E high solar gain	Aluminium	5.4	0.58	Generally for window types: Sliding window/ door, double hung, fixed, louvre
Default	Double glazed, low E high solar gain	Aluminium	4.3	0.47	<b>For unit 3.03</b> - window types: Awning, bi-fold, casement, tilt 'n' turn
Default	Double glazed, low E high solar gain	Aluminium	4.3	0.53	<b>For unit 3.03</b> - window types: Sliding window/ door, double hung, fixed, louvre

*\* The glass type and frame descriptions are indicative only. The U-value and SHGC performance figures must be met to achieve compliance*

Skylights	Glass	Frame	U value	SHGC	Detail
Default	Single glazed, clear	Aluminium	7.3	0.79	For unit 3.03

External walls	Construction	Added Insulation	Detail
Concrete + stud		R 2.0	As per drawings
Framed with metal cladding		R 2.0	As per drawings

Internal walls	Construction	Added Insulation	Detail
Hebel + stud		R 2.0	Walls separating units from open lobbies / breezeways
Concrete		R 1.0	Walls separating units from stairwells and lifts
Hebel + stud		None	Party walls
Plasterboard on studs		None	Walls within units

Floors	Construction	Added Insulation	Detail
Concrete		None	Generally
Concrete		R 1.5	For units 1.03 and 1.04 - floors over open air and non-conditioned areas

Ceilings	Construction	Added Insulation	Detail
Plasterboard		See roof detail below	

Roof	Construction	Added Insulation	Detail
Concrete		R 1.0	For units: 2.03 and 2.04
Concrete		R 2.5	For units: 3.01, 3.02, 3.03

**Other Requirements**

All vents, exhaust fans and downlights (if installed) to be **sealed** to prevent air-infiltration.



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