



November 2022		BSA Reference: 18152		
Building Sustainability Assessments		Ph: (02) 4962 3439		
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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 than the Assessor and NatHERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction.				
In NSW both BASIX & the BCA variations must be complied with, in particular the following:				
- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1				
- Thermal breaks for Class 1 dwellings in accordance with Part 3.12.1.2(c) & 3.12.1.4(d)				
- Floor insulation for Class 1 dwellings as per Part 3.12.1.5(a)(ii), (iii) & (e) or (c), (d) & (e)				
- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.				
Thermal Performance Specifications (does not apply to garage)				
External Wall Construction		Added Insulation		
Brick Veneer & Lightweight		R2.5 to U3		
Brick Veneer & Lightweight		R2.0 to all other UNO		
Internal Wall Construction		Added Insulation		
Plasterboard on studs		R2.0 to walls adjacent to roofspace		
Plasterboard + studs + shaft liner + studs + Plasterboard (party walls)		R2.0 + R2.0		
Ceiling Construction		Added Insulation		
Plasterboard		R5.0 to ceilings adjacent to roof space to U3		
Plasterboard		R3.5 to ceilings adjacent to roof space to all other UNO		
Roof Construction	Colour (Solar Absorptance)	Added Insulation		
Metal	Any	Foil + R1.0 blanket		
Floor Construction	Covering (if not noted default values used)	Added Insulation		
Concrete	As drawn	R2.0 to floors adjacent to basement carpark		
Timber	As drawn	None		
Windows	Glass and frame type	U value	SHGC Range	Area sq m
Performance glazing Type A		4.90	0.3 - 0.36	As drawn
Performance glazing Type B		4.90	0.3 - 0.36	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				
Double glazed in aluminium frames		4.20	0.72	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)		
Modelled as drawn and/or to comply with the ventilation and sealing requirements of the BCA				
Ducting is modelled at 150mm. No insulation losses from downlighting have been modelled.				
Additional Notes				
Nil				