

Nationwide House Energy Rating Scheme* — Class 2 summary



Certificate number: **0003667960**

Certificate Date: **07 Mar 2019**

★ Average Star rating: **6.3**

Assessor details

Accreditation

number: **VIC/BDAV/12/1475**

Name: **Robert Mallindine**

Organisation: **AGA Consultants Pty Ltd**

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Declaration
of interest: **No potential conflicts of interest to
declare**

Software: **AccuRate Sustainability V2.3.3.13 SP3**

AAO: **BDAV**

Dwelling details

Street: **396-402 Sydney Road**

Suburb: **Balgowlah**

State: **NSW**

Postcode: **2093**

Scan to access this
certificate online and
confirm this is valid.



Summary of all dwellings

Certificate Details

Certificate number	Unit number	Heating load	Cooling load	Total load	Star Rating
0003198959-01	101	40.0	8.0	48.0	6.3
0003198934-01	102	45.0	8.0	53.0	5.9
0003198942	103	27.0	9.0	35.0	7.3
0003198967	104	32.0	12.0	44.0	6.6
0003198983	105	35.0	11.0	47.0	6.4
0003198975-01	201	37.0	11.0	49.0	6.2
0003198991-01	202	30.0	9.0	40.0	6.9
0003199007	203	27.0	9.0	36.0	7.2
0003199023	204	23.0	12.0	35.0	7.3
0003199031	205	35.0	11.0	47.0	6.3
0003199056-01	301	39.0	29.0	68.0	4.9
0003199064-01	302	38.0	19.0	57.0	5.6
0003199072-01	303	42.0	8.0	50.0	6.1
0003199080-01	304	39.0	11.0	49.0	6.1
0003199098-01	305	44.0	13.0	57.0	5.6

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, clear	Aluminium	6.7	0.57	Generally for window types: Awning, bi-fold, casement, tilt 'n' turn
Default	Single glazed, clear	Aluminium	6.7	0.70	Generally for window types: Sliding window/ door, double hung, fixed, louvre
Default	Single glazed, low E high solar gain	Aluminium	5.4	0.58	To units: 102, 201, 303, 304 – all glazing 301 – west facing glazing 305 – north facing glazing
Default	Double glazed, low E high solar gain	Aluminium	4.3	0.53	To units: 101 – all glazing
Default	Double glazed, low E high solar gain	Aluminium thermally broken	3.1	0.49	To units: 301 – south facing glazing

Skylights	Glass	Frame	U value	SHGC	Detail
Default	Double glazed, clear	Aluminium	4.2	0.72	Unit 301 – skylight to be operable, and to have internal blind

External walls	Construction	Added Insulation	Detail
Off form concrete		R 2.0	As per drawings
Brick veneer		R 2.0	As per drawings

Internal walls	Construction	Added Insulation	Detail
Plasterboard on studs		None	Walls within units
Brick		None	Walls between units
Brick		R 2.0	Walls separating units from open lobbies / breezeways

Floors	Construction	Added Insulation	Detail
Concrete		None	Generally
Concrete		R 1.5	To level 1 floors over open air or non-conditioned spaces

Ceilings	Construction	Added Insulation	Detail
Plasterboard		See roof detail below	

Roof	Construction	Added Insulation	Detail
Concrete		R 1.0	To units: 201 and 202
Concrete		R 2.5	To units: 301, 302, 303, 304, 305

Other Requirements

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



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 Dwelling Address:
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 Balgowlah, NSW
 2093
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