

NatHERS Thermal Performance Specifications (BASIX Thermal Comfort)
9-11 Victoria Parade, Manly

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	For window types: awning, bi-fold, casement – Glazing generally
Default	Single glazed, clear	Aluminium	6.7	0.70	For window types: sliding window/ door, double hung, fixed – Glazing generally
Default	Single glazed, Low E (low solar gain)	Aluminium	5.6	0.41	For unit 13 – glazed walls for roof top stair enclosure

** 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 13 – skylights over bathrooms
Default	Double glazed, clear	Aluminium	4.2	0.72	For unit 13 – glazed roof for roof top stair enclosure

External walls	Construction	Added Insulation	Detail
Brick veneer		R 2.0	As per drawings
Hebel + stud		R 2.0	As per drawings
Framed		R 2.0	As per drawings
Concrete 180mm		R 1.0	As per drawings
Cavity brick		None	Existing walls forming part of unit 1

Internal walls	Construction	Added Insulation	Detail
Plasterboard on studs		None	Walls within units
Hebel + Stud		None	Walls between units, and walls separating units from common lobbies
Concrete		None	Walls separating units from lift shafts and stairwells

Floors	Construction	Added Insulation	Detail
Concrete		None	Floors generally
Concrete		R 1.0	For unit: 1

Ceilings	Construction	Added Insulation	Detail
Plasterboard		See roof details	
Plasterboard		R 3.5	For unit: 1 (ceiling below existing roof space)

Roof	Construction	Added Insulation	Detail
Concrete		R 1.0	For units: 2, 3, 7, 9, 10, 11
Concrete		R 2.5	For unit: 13
Tiles		R 1.0	For existing roof over unit 1

Other Requirements

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

