

DMN Assessor #16/1742		27 <sup>th</sup> September 2023		Reference: 437/2023	
Evergreen Energy Consultants					
Email address: <a href="mailto:enquiries@evergreenec.com.au">enquiries@evergreenec.com.au</a>				Ph: 1300 584 010	
Important Note for Development Applicants:					
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If they vary from drawings or other specifications this Specification 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 whole project. If alternate specifications are detailed, the location and extent of the alternate specification must be detailed below and / or clearly indicated on referenced documentation.					
Once the development is approved by the consent authority, these specifications will become a condition of consent and must be included in the built works. If you do not want to include these requirements, the proposed construction varies to those detailed or need further information, please contact Evergreen Energy Consultants.					
This assessment has assumed that the BCA provisions for building sealing will be complied with at construction.					
Thermal Performance Specifications					
External Wall Construction		Insulation	Colour (Solar Absorbance)		Detail
Fibro Cavity Panel Direct Fix	Anti-glare foil with bulk no gap R2.5	Light			
Brick Veneer	Anti-glare foil with bulk no gap R2.5	Medium			
Internal Wall Construction		Insulation	Detail		
Cavity wall, direct fix plasterboard, single gap	None				
Party Walls – Brick	None				
Ceiling Construction		Insulation	Detail		
Plasterboard with Timber	Bulk insulation R3.0		External ceilings		
Timber above Plasterboard	None		Internal ceilings		
Roof Construction		Insulation	Colour (Solar Absorptance)	Detail	
Colorbond	Bulk, reflective side down, no air gap above R1.3	Surfmist – 0.32		3°, 20° & 25° pitch	
Floor Construction		Insulation	Covering		
Concrete Slab on Ground	None		Carpet and Tiles		
Suspended Timber	Bulk insulation in contact with floor R1.0		Carpet and Tiles		
Windows	Glass and frame type	U Value	SHGC	Area m2	
GJA-001-10 A Aluminium framed 5Clr Awning Windows Single Glazed		6.21	0.61		
GJA-011-12 A Aluminium framed 6Clr Fixed Windows Single Glazed		5.90	0.77		
GJA-013-16 A Aluminium framed 6Clr Sliding Windows Single Glazed		6.30	0.73		
GJA-070-16 A Aluminium framed 6Clr Sliding Doors Single Glazed		6.21	0.70		
Tubular Skylights – Single Glazed Clear					
U and SHGC values are according to NFRC. Alternate products may be used if the U value is lower and the SHGC is less than 5% higher or lower than the above figures.					
Fixed shading – Eaves		Width includes guttering, offset is distance above windows			
As drawn		Nominal only, refer to plan for detail			
Fixed shading – Other		Verandah to certain units only			
Shaded areas and shade devices as drawn, adjoining buildings and boundary fences					
For construction in NSW the BCA Vol 1 or 2 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 in accordance with Section J1.3(d) & 1.5(c) or Part 3.12.1.2(c) & 3.12.1.4(b)					
- Compensating for loss of ceiling insulation in accordance with Section J1.3(c) or Part 3.12.1.2(e)					
- Floor insulation in accordance with Section J1.6(c) & (d) or Part 3.12.1.5(a)(iii) or (c) & (d)					
- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.					