

NatHERS Thermal Performance Specifications (BASIX Thermal Comfort)
31-41 Anzac Parade, Kensington

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
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	For units 505, 605, 705, 805: window types: awning, casement
Default	Double glazed, low e high solar gain	Aluminium	4.3	0.53	For units 505, 605, 705, 805: window types: sliding window/ door, fixed
Default	Double glazed, low e high solar gain	Aluminium thermally broken	3.1	0.39	For units 902: window types: awning, casement
Default	Double glazed, low e high solar gain	Aluminium thermally broken	3.1	0.49	For units 902: window types: sliding window/ door, fixed

* 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
Double glazed - Velux, or equivalent			2.5	0.21	Location as per drawings

External walls	Construction	Added Insulation	Detail
Concrete / AFS		R 1.5	All external walls

Internal walls	Construction	Added Insulation	Detail
Plasterboard on studs		None	Walls within units
Concrete / AFS		None	Walls between units
Concrete / AFS		R 1.0	Walls separating units from common lobbies/ corridors, stairwells

Floors	Construction	Added Insulation	Detail
Concrete		None	Coverings: timber generally; carpet bedrooms; tiles for wet areas
Concrete		R 1.5	For level 1 units with floors over car park and non-conditioned spaces

Ceilings	Construction	Added Insulation	Detail
Plasterboard		See roof detail below	

Roof	Construction	Added Insulation	Detail
Concrete		R 1.5	For units: 304, 305, 306, 307, 308, 403
Concrete		R 2.5	For units: 804, 805, 806, 901, 902, 903

Other Requirements

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



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