

**NatHERS Thermal Performance Specifications (BASIX Thermal Comfort)  
3-5 Fingal Street, Brunswick Heads**

The NatHERS specifications are summarised below. Please refer to the NatHERS certificate(s) for full details. 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	Window types: awning, casement, hinged door – - Glazing generally
Default	Single glazed, low E high solar gain	Aluminium	5.4	0.58	Window types: sliding window/ door, fixed, louvre – - Glazing generally

\* 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, clear			4.2	0.72	Skylights on level 2 roof to have 20% operability

External walls	Construction	Added Insulation	Detail
Brick veneer (steel framing)		R 2.5	As per drawings
FC Cladding (steel framing)		R 2.5	As per drawings

Internal walls	Construction	Added Insulation	Detail
Plasterboard on studs		None	Walls within units
Plasterboard on studs		R 2.5	For internal walls adjoining roof spaces
Framed (steel framing)		None	Party walls between units

Floors	Construction	Added Insulation	Detail
Concrete		None	Level 1 – no insulation for floors over retails spaces
Concrete		R 1.5	Level 1 – insulation for floors over car park and unconditioned spaces
Framed (steel framing)		None	Level 2 – no insulation for floors over internal spaces
Framed (steel framing)		R 2.5	Level 2 – insulation for floors over external air

Ceilings	Construction	Added Insulation	Detail
Plasterboard		None	Ceilings below internal spaces
Plasterboard		R 4.0	Ceilings below roof and ceilings below roof spaces

Roof	Construction	Added Insulation	Detail
Framed (steel framing)		Reflective foil	

**Other Requirements**

**Building Sealing**

All vents, exhaust fans and downlights to be **sealed** to prevent air-infiltration

**Floor coverings**

Timber generally, carpet for bedrooms, tiles for wet areas

**Colours**

External walls and roof to have light colours – SA <= 0.30



**Certificate No. #HR-TXQ508-01**

Scan QR code or follow website link for rating details.

Assessor name Rob Mallidine

Accreditation No. DMN/12/1475

Property Address 3-5 Fingal Street, Brunswick Heads, NSW, 2483



<http://www.hero-software.com.au/pdf/HR-TXQ508-01>