



THERMAL PERFORMANCE SPECIFICATIONS: (24539 – 26 Maitland Street)

The following specifications take precedence over other plan notations for the construction of this building.

NOTE: In addition to BASIX commitments; building compliance is required to comply with the 'New South Wales Additions' in the current edition of the NCC – Vol. 2, at the time of building. This includes New South Wales Parts 2.6 and 3.12.

- Specific mention is made of the following provisions:
- Building Fabric Thermal Insulation
 - (NOTE: If steel framing is used a thermal break may be required)
 - Building Sealing
 - Building Services

(NOTE: Ventilation requirements of Section 3.8.5.2 c (ii) (B) must also be complied with and this means bathrooms should not normally be exhausted into roofspaces.)

WINDOWS (total product specification – glass + frame)

- U-value 3.1 (or less than) & SHGC 0.48 (+/-5%) (Typically: 4ET single glazed Glass in TIM. frame) – Applies to New Group B (sliding, double hung and fixed glass)
- U-value 3.2 (or less than) & SHGC 0.46 (+/-5%) (Typically: 4ET single glazed Glass in TIM. frame) – Applies to New Group A (hinged) glazing
- U-value 3.7 (or less than) & SHGC 0.43 (+/-5%) (Typically: Low-e single glazed Glass in TIM. frame) – Applies to Existing awning windows
- U-value 3.2 (or less than) & SHGC 0.55 (+/-5%) (Typically: Low-e single glazed Glass in TIM. frame) – Applies to Existing double hung windows

EXTERNAL WALL (Dark colour)
Cavity Panel – R2.7 - 90mm thick Bulk insulation with vapour barrier

INTERNAL WALL
Cavity Panel – No Insulation (generally)

EXTERNAL FLOOR
Concrete Slab on Ground – No insulation

CEILING SPACE with ROOF ABOVE
Plasterboard – R5.0 bulk insulation (flat ceiling) / R3.5 bulk insulation (raked ceiling)

ROOF (Light colour) (Non-ventilated)
Sheet Metal Roofing – 60mm Reflective Foil Blanket

CEILING FANS
Nil

RATED either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation (ie: IC rated)

Refer to current HERS Certificate to validate these thermal specification



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	23/06/25 For DA & CC Submission	Site Address: 26 Maitland St, Uralla, New South Wales 2358	Drafting the New England N E Drafting	
		PH: 0421 087 574 E: kent.mayo@hotmail.com	PHONE: 0418 617 867 Email: info@newenglanddrafting.com	
		Reference No: 2025-011 DUAL OCCUPANCY (Shed Conversion)	Printed: 22/08/2025 Page: 5 DRAWN BY: S. SELBY	



SITE ANALYSIS IMAGE
SCALE: NOT TO SCALE

6.2

NATIONWIDE
HOUSE

119.1

10/24/25

www.nwstar.com.au

0012147583

26 Aug 2025

Assessor: John Marchant

Accreditation No: 101526

Address: 26 Maitland Street, Uralla, NSW, 2350

hstar.com.au

ABSA

Accreditation Period: 31/03/2025 - 31/03/2026

Assessor Name: Daniel Marchant

Assessor Number: 101526

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