

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 05 March 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate HR-MKQBVO-01.

Project summary		
Project name	10 Beverley Close Curl Curl	
Street address	10 BEVERLEY PLACE CURL CURL 2096	
Local Government Area	NORTHERN BEACHES	
Plan type and plan number	Deposited Plan: 1067150	
Lot No.	1	
Section no.	-	
No. of residential flat buildings	0	
Residential flat buildings: no. of dwellings	0	
Multi-dwelling housing: no. of dwellings	3	
No. of single dwelling houses	0	
Project score		
Water	41	Target 40
Thermal Performance	Pass	Target Pass
Energy	72	Target 72
Materials	-72	Target n/a

Certificate Prepared by		
Name / Company Name:	AENECC - Office: 02 9994 8906	
ABN (if applicable):		

Dwelling no.	Fixtures				Appliances			Individual pool			Individual spa			
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
DW1	4 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	-	-	-	20	no	outdoors	no	-	-	-
DW2	4 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	-	-	-	14	no	outdoors	no	-	-	-
All other dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	-	-	-	27.8	no	outdoors	no	-	-	-

Alternative water source									
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up	
DW1	Individual water tank (No. 1)	Tank size (min) 3000 liters	To collect run-off from at least: 142 square metres of roof area; 0 square metres of impervious area; 0 square metres of garden and lawn area; and 0.00 square metres of planter box area.	yes	no	yes	no	no	no
DW2	Individual water tank (No. 1)	Tank size (min) 3000 liters	To collect run-off from at least: 109 square metres of roof area; 0 square metres of impervious area; 0 square metres of garden and lawn area; and 0.00 square metres of planter box area.	yes	no	yes	no	no	no
All other dwellings	Individual water tank (No. 1)	Tank size (min) 3000 liters	To collect run-off from at least: 123 square metres of roof area; 0 square metres of impervious area; 0 square metres of garden and lawn area; and 0.00 square metres of planter box area.	yes	no	yes	no	no	no

Dwelling no.	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous - 5.5 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

Dwelling no.	Cooling		Heating		Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
DW3	3-phase airconditioning / EER 3.0 - 3.5	3-phase airconditioning / EER 3.0 - 3.5	3-phase airconditioning / EER 3.0 - 3.5	3-phase airconditioning / EER 3.0 - 3.5	1	yes
All other dwellings	3-phase airconditioning / EER 3.0 - 3.5	3-phase airconditioning / EER 3.0 - 3.5	3-phase airconditioning / EER 3.0 - 3.5	3-phase airconditioning / EER 3.0 - 3.5	2	yes

Dwelling no.	Individual pool		Individual spa		Appliances other efficiency measures					
	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	no heating	single speed-5 stars	yes	-	-	gas cooktop & electric oven	-	-	no	no

Alternative energy			
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)	Photovoltaic collector installation	Orientation inputs
All dwellings	between >0° to <=10° degree to the horizontal	1	N

Project Specification		Form # AE0.5		Australian Energy Efficiency Consulting E:info@aenecc.com.au P:0416 316 204		AENECC www.aenecc.com.au	
NatHERS Certification Number: HR-MKQBVO-01							
This Project Specification outlines ONLY some of the NatHERS commitments. For the full list of specifications and construction allocations, you must refer to the corresponding NatHERS document that has been provided.							
External Walls Specification:							
Type	Material	Added Insulation	Colour**	Detail			
Masonry	Dincell	none	light	As per drawings, BS garage			
Masonry	Dincell	R2.73	light	As per drawings, BS all other			
Masonry	Double Brick cavity	R1.79 50mmXPS	light	As per drawings			
Internal Walls Specification:							
Type	Material	Added Insulation	Colour**	Detail			
Timber Framed	PB	none	-	As per drawings, to garage			
Timber Framed	PB	none	-	As per drawings, all other			
Masonry	Double Brick cavity	none	-	As per drawings, partition walls			
Masonry	Dincell	none	-	As per drawings, Lift walls			
Floors Specification:							
Type	Material	Added Insulation	Covering	Detail			
Masonry	Concrete on Ground	none	-	Slab on ground, garage & unconditioned spaces			
Masonry	Concrete on Ground	R2.50	-	Slab on ground, all other			
Masonry	Concrete suspended	none	-	to garage, subfloor and plant internal			
Masonry	Concrete suspended	none	-	all other internal			
Masonry	Concrete suspended	R2.50	-	to outside air			
* Coverings exposed: garage, L1 plant tiles: wet areas carpet: Bedrooms timber: all other							
Roofs/Attic floor Specification:							
Type	Material	Added Insulation	Colour**	Detail			
Masonry	Concrete	none	light	As per drawings, over Garage			
Masonry	Concrete	R4.00	light	As per drawings			
Window Specification*							
Frame material	Glazing	Colour**	Detail				
Timber	As suitable	paperback(SA=0.43)	Refer to NatHERS for more info				
Skylights-Roof Windows*							
Type	Detail						
Vel-011-02W	Refer to NatHERS for more info						
Ceiling fans							
Refer to NatHERS for more info							
* NOTE: WINDOW PERFORMANCE IS DETERMINED BY U VALUE AND SHGC NOT THE SYSTEM DESCRIPTION. THESE PERFORMANCE FIGURES CAN BE ACHIEVED BY MULTIPLE WINDOW/DOOR SYSTEMS AND THEIR DESCRIPTION IN THE NATHERS IS SECONDARY. FOCUS OF THE PERFORMANCE VALUES.							
** LIGHT COLOR INSTALLATIONS HAVE SOLAR ABSORBANCE BEING LOWER THAN 0.475. MEDIUM COLOR INSTALLATIONS HAVE SOLAR ABSORBANCE BEING BETWEEN 0.475 AND 0.700. DARK COLOR INSTALLATIONS HAVE SOLAR ABSORBANCE BEING HIGHER THAN 0.701. IT IS ILLEGAL TO COPY/PASTE NATHERS STAMPS FROM STAMPED DRAWINGS TO ANOTHER DRAWING SET, EVEN IF THIS IS FOR THE SAME PROJECT. NATHERS CERTIFICATES ARE ISSUED FOR THE SPECIFIC DRAWING VERSION AND DATE OF ISSUE AND ARE VALID ONLY FOR THIS PARTICULAR VERSION. IF YOU UPDATE DRAWINGS, YOU MUST UPDATE THE NATHERS CERTIFICATE AS WELL.							

CAUTION – ALL OF THE ITEMS BELOW MUST BE ADHERED BY FOR NATHERS TO BE VALID

NOTES:

- ALL DOWNLIGHTS TO BE:
 - APPROVED NON-VENTILATED
 - WITH FIRE-RATED COVER/SHIELD TO ALLOW CONTINUOUS INSULATION LED TYPE. IF HALOGEN LIGHT ARE TO BE INSTALLED THIS CERTIFICATION IS NOT VALID
- ALL VENTS AND WALL OPENINGS INSTALLED TO BE "THE SEALED" TYPE
- ALL INSULATION IS TO BE INSTALLED IN ACCORDANCE NCC PART 3.12.1.1
 - CREATION OF CONTINUOUS THERMAL BARRIER
 - COMPLIANCE WITH AS4859
 - MAINTAINING THICKNESS OF BULK INSULATION AND AIR GAPS FOR REFLECTIVE INSULATION
- BUILDING SEALING AS PER NCC PART 3.12.3
 - WEATHER SEALS AND DRAFT EXCLUDERS
 - DRAFT STOPPER CAPS
- SERVICES AS RER NCC PART 3.12.5
 - INSULATION OF SERVICES, PIPING AND DUCTWORK

NOTE: CEILING FANS HAVE BEEN NOMINATED WHEN PERFORMED THE NATHERS CALCULATIONS AND EACH CERTIFICATION HAS BEEN ISSUED ACCORDINGLY. ENSURE THAT THE INSTALLATIONS ARE CARRIED OUT.

REFER TO CORRESPONDING NATHERS CERTIFICATE(S) FOR CORRECT WINDOW SPECIFICATIONS / ALLOCATIONS (SEE AE.05 FORM FOR DETAIL)

**Nationwide House Energy Rating Scheme®
Class 1 Summary
NatHERS® Certificate No. #HR-MKQBVO-01**
Generated on 05 Mar 2025 using Hero 4.1

Property
Address: 10 Beverley Close, Curl Curl, NSW, 2096
Lot/DP: 1/1067150
NatHERS climate zone: 56 - Mascot AMO



Accredited assessor

Name: Ioannis Fragkoulidis
Business name: AENECC-Trading as Wide Spectrum Pty Ltd
Email: yanni.aenecc@gmail.com
Phone: +61 452648288
Accreditation No.: 10002
Assessor Accrediting Organisation: HERA

Verification

To verify this certificate, scan the QR code or visit <http://www.hero-software.com.au/pdf/HR-MKQBVO-01>.
When using either link, ensure you are visiting <http://www.hero-software.com.au>



**Thermal performance
Star rating**



NATIONWIDE HOUSE ENERGY RATING SCHEME

The rating above is the minimum of all dwellings in this summary.

For more information on your dwelling's rating see: www.nathers.gov.au

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m².yr)	Cooling load (load limit) (MJ/m².yr)	Total load (MJ/m².yr)	Star Rating	Whole of Home Rating
HR-MHC4TQ-01	DW1	15.7 (25)	14.3 (18)	29.9	7.0	n/a
HR-UOATSA-01	DW2	19.6 (25)	10.3 (18)	30.0	7.0	n/a
HR-OXLZRB-01	DW3	20.6 (25)	8.2 (18)	28.8	7.1	n/a

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate or not completed for all dwellings.