# **BASIX** Certificate Building Sustainability Index www.basix.nsw.gov.au

#### Multi Dwelling

Certificate number: 1786163M

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 name	10 Beverley Close Curl Curl	
Street address	10 BEVERLEY PLACE CURL C	URL 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	550 () 	
Water	<b>✓</b> 41	Target 40
Thermal Performance	✓ Pass	Target Pas
Energy	<b>✓</b> 72	Target 72
Materials	<b>✓</b> -72	Target n/a

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

	Fixtures				Appli	Appliances Individual pool			Individual spa					
Dwelling no.	All shower- heads	All toilet flushing systems		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	-	70	-
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	
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	
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	

	Hot water	Bathroom ven	tilation system	Kitchen venti	ilation system	Laundry ventilation system		
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control	
The state of the s		individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof		individual fan, ducted to façade or roof	manual switch on/off	

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

	In	dividual pool	Individual sp	oa	Appliances other efficiency measures					
Dwelling no.	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

49		121 110	
		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 horizonta	1 1	N

Project Address: 10 Beverley Close Curl Curl NatHERS Certification Number: HR-MKGBVO-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:	Project Specification	Form # AE0.5	Austr E:info@aene	alian Energy Efficiency Co ec.com.au	nsulting P:0416 316 204	AENEC
NathERS Certification Number: HR-MKGBVO-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 Nasonry Dincell none light As per drawings, BS garage Masonry Dincell none light As per drawings, BS all other Masonry Double Brick cavity R1.79 90mmRPS light As per drawings, BS all other Insurance Masonry Double Brick cavity R1.79 90mmRPS light As per drawings, BS all other Insurance Masonry Double Brick cavity R1.79 90mmRPS light As per drawings, BS all other Insurance Masonry Double Brick cavity none . As per drawings, to garage Insurance PPB R2.00 . As per drawings, to garage Insurance PPB R2.00 . As per drawings, all other Insurance PPB R2.00 . As per drawings, puttion walls Asonry Double Brick cavity none . As per drawings, puttion walls Masonry Double Brick cavity none . As per drawings, puttion walls Masonry Dincell, none . As per drawings, Lit walls  Floors Specification:  Type Material Added Insulation Covering Sibon organud, garage & unconditioned spaces Masonry Concrete on Ground None . Sibon organud, garage & unconditioned spaces Masonry Concrete suspended R3.50 . Sibon organud, garage & unconditioned spaces Masonry Concrete suspended R9.250 . Sibon organud, garage & unconditioned spaces Masonry Concrete suspended R9.250 . Sibon organud, garage & unconditioned spaces Masonry Concrete suspended R9.250 . Sibon organud, garage & unconditioned spaces Masonry Concrete none . As per drawings, over Garage Masonry Concrete none . Skylights-Roof Windows Specification:  **Roofs/Attic floor Specification:**  **Coverings exposed: garage, L-1 plant   tiles: wet areas   carpet: Bedrooms   timber: all other internal Masonry Concrete none . As per drawings, over Garage Masonry Concrete none . Roofs/Attic floor Specification:  **Roofs/Attic floor Specification:**  **Coverings expos	Project Address:	10 Beverley Close Curl Curl	8		10 P	
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Roofs/Attic floor Specification:  [Ype 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 Fimber As suitable paperback(SA=0.43) Refer to NatHERS for more info  Skylights-Roof Windows*  [Ype Detail Refer to NatHERS for more info  Ceiling fans  Refer to NatHERS for more info  **Note: Window Performance is Detemined by U-Value and SHGC NOT THE SYSTEM DESCRIPTION. THESE PERFORMANCE FIGURES CAN BE ACHIEVED BY MULT WINDOW/DOOR SYSTEMS AND THEIR DESCRIPTION IN THE NATHERS IS SECONDARY, FOCUS OF THE PERFORMANCE VALUES.  **LIGHT COLOR INSTALLATIONS HAVE SOLAR ABSORBTANCE BEING LOWER THAN 0.475. MEDIUM COLOR INSTALLATIONS HAVE SOLAR ABSORBTANCE BEING BETWEEN AND 0.700. DARK COLOR INSTALLATIONS HAVE SOLAR ABSORBTANCE BEING BETWEEN AND 0.700. DARK COLOR INSTALLATIONS HAVE SOLAR ABSORBTANCE BEING BETWEEN AND 0.700. DARK COLOR INSTALLATIONS HAVE SOLAR ABSORBTANCE BEING BETWEEN AND 0.700. DARK COLOR INSTALLATIONS HAVE SOLAR ABSORBTANCE BEING BETWEEN AND 0.700. DARK COLOR INSTALLATIONS HAVE SOLAR ABSORBTANCE BEING BETWEEN AND 0.700. DARK COLOR INSTALLATIONS HAVE SOLAR ABSORBTANCE BEING BETWEEN AND 0.700. DARK COLOR INSTALLATIONS HAVE SOLAR ABSORBTANCE BEING BETWEEN AND 0.700. DARK COLOR INSTALLATIONS HAVE SOLAR ABSORBTANCE BEING BETWEEN AND 0.700. DARK COLOR INSTALLATIONS HAVE SOLAR ABSORBTANCE BEING BETWEEN AND 0.700. DARK COLOR INSTALLATIONS HAVE SOLAR ABSORBTANCE BEING BETWEEN AND 0.700. DARK COLOR INSTALLATIONS HAVE SOLAR ABSORBTANCE BEING BETWEEN AND 0.700. DARK COLOR INSTALLATIONS HAVE SOLAR ABSORBTANCE BEING BETWEEN AND 0.700. DARK COLOR INSTALLATIONS HAVE SOLAR ABSORBTANCE BEING BETWEEN AND 0.700. DARK COLOR INSTALLATIONS HAVE SOLAR ABSORBTANCE BEING BETWEEN AND 0.700. DARK COLOR INSTALLATIONS HAVE SOLAR ABSORBTANCE BEING BETWEEN AND 0.700. DARK COLOR INSTALLATIONS HAVE SOLAR ABSORBTANCE BEING BETWEEN AND 0.700. DARK COLOR INSTALLATIONS HAVE SOLAR ABSORBTANCE BEING				<del>-</del>		
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## CAUTION - ALL OF THE ITEMS BELOW MUST BE ADHERED BY FOR NATHERS TO BE VALID

#### NOTES:

- 1. ALL DOWNLIGHTS TO BE:

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

# 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

1/1067150 56 - Mascot AMO NatHERS climate zone



Phone

## Accredited assessor

**Business name** Email

yanni.aenec@gmail.com +61 452648288 10002

Ioannis Fragkoulidis

AENEC-Trading as Wide Spectrum Pty Ltd.

Accreditation No. 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

#### 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 Ra
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-0XLZR8-01	DW3	20.6 (25)	8.2 (18)	28.8	7,1	n/a

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

**P02 - Development Application** 

Thermal performance

Star rating

Minimum Rating

**NATIONWIDE** 

The rating above is the minimum

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

Whole of Home performance rating

No Whole of Home

performance rating

generated for this

certificate or not

completed for all

of all dwellings in this summary.

BASIX COMMITMENTS

CHECKED | SHEET NUMBER

SHEET REV STATUS

A-03.0001

without written permission.

REF

A-06.0001

A-10.0000

A-21.0100

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Certificate No. #HR-MKQBVO-01 P02 Development Application P01 Client Review

ISSUE DESCRIPTION

navigate this set. 06/11/24 Issued DATE STATUS ARCANARY for further instructions.

This Sheet is part of a set of Drawings issued for an specific intent. Each drawing must be read in conjunction with any other document, drawing, report or specification that belongs to the same Issue. Refer to Drawing Series "0" (Cover Page, Standards and Notes) for a list of documents, Issues and company standards, necessary to All Dimensions to be verifed on site.

10 Beverley Close 10.BVL.CL Number: 241029.1 Address: 10 Beverley Close, Curl Curl, NSW Account: Refine Living Pty Ltd Marcos G Puga In case of discrepancies, errors, omissions STOP works and contact | Description: Description

3/4/2025 12:14:26 PM