

BASIX Assessment Report

Project:

**221- 291 Crown St, 216-238 Keira St, and 86-90
Burelli St, Wollongong NSW**

Project Number: 145-2599

Rev 2.0 – 13 August 2025



Eco Engineering Group

SUSTAINABILITY.

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Document Control

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1. Executive Summary

EEG has been commissioned to assess the interaction of the residential area of the proposed development at 221- 291 Crown St, 216-238 Keira St, and 86-90 Burelli St, Wollongong NSW, with the local environment in terms of BASIX compliance.

A BASIX Certificate is a regulatory requirement and demonstrates compliance with the NSW Government's sustainability targets. BASIX assessment and certification has been completed for this project (Tower 1 Certificate No. 1129669M_05, Tower 2 Certificate No. 1164163M_05, Tower 3 Certificate No. 1164300M_05).

Dwellings within the development have been assessed in terms of their passive energy design using the BASIX Thermal Comfort protocol. They have also been assessed in terms of their ability to conserve water and also to minimise energy consumption via appliances and hot water etc.

With the recommendations provided in the BASIX certificate, the development meets and exceeds the minimum requirements for all the following areas.

- Water Efficiency
- Energy Efficiency
- Thermal Comfort

Tower 1 achieves the following targets:

- Water Efficiency: 44% reduction (minimum requirements under BASIX: 40%).
- Energy Efficiency: 26% reduction (minimum requirements under BASIX: 25%).
- Thermal Comfort: Will pass the thermal performance requirements under BASIX.

Tower 2 achieves the following targets:

- Water Efficiency: 44% reduction (minimum requirements under BASIX: 40%).
- Energy Efficiency: 27% reduction (minimum requirements under BASIX: 25%).
- Thermal Comfort: Will pass the thermal performance requirements under BASIX.

Tower 3 achieves the following targets:

- Water Efficiency: 44% reduction (minimum requirements under BASIX: 40%).
- Energy Efficiency: 27% reduction (minimum requirements under BASIX: 25%).
- Thermal Comfort: Will pass the thermal performance requirements under BASIX.

2. Introduction

This BASIX report has been prepared by Eco Engineering Group on behalf of Wollongong Developments No.8 Pty Ltd ('the Applicant') supports a State Significant Development Application (SSDA) for an Infill Affordable Housing Development, SSD-76440958, for the site at 221-291 Crown Street, 216-238 Keira Street and 86-90 Burelli Street, Wollongong (the site).

Specifically, consent is sought for the following development in this SSDA:

- Demolition of existing structures on the site, retention of heritage facades, tree removal and site excavation for new basement.
- Construction of a new mixed-use development consisting of:
 - Four residential towers, ranging from 16 to 38 storeys and comprising 546 apartments including:
 - Approx. 414 market apartments.
 - Approx. 132 affordable apartments.
 - Residential lobbies and podium.
 - Communal open space.
 - A 10-storey commercial office building, an 8-storey hotel comprising 166 rooms, and numerous retail tenancies (including a supermarket) consisting of:
 - 10,009 sqm of commercial GFA.
 - 8,793 sqm of hotel GFA.
 - 3,781 sqm of retail GFA.
 - 1,510 sqm of retail supermarket GFA.
- Car, motorcycle and bicycle parking for residents, workers and visitors across two basement levels, mezzanine, lower ground and levels 1 and 2 including:
 - 774 car parking spaces, including:
 - 547 residential spaces (including accessible spaces).
 - 49 residential visitor spaces.
 - 63 commercial/retail/residential visitor spaces.
 - 25 commercial/retail (staff) spaces.
 - 10 hotel (staff only) spaces.
 - 80 retail (supermarket) spaces.
 - Five (5) loading bays.
 - 320 bicycle parking spaces.



Figure 1. Location – 221- 291 Crown st, 216-238 Keira st, and 86-90 Burelli st, Wollongong NSW 2500 – Source: Google Map

- 47 motorcycle parking spaces.
- New public open space including a new public plaza.
- Associated landscaping and public domain works.

Site Description

The site is situated at 221-291 Crown Street, 216-238 Keira Street and 86-90 Burelli Street, Wollongong, within the Wollongong Local Government Area (LGA).

The site forms part of the Wollongong City Centre Precinct, as identified in the Wollongong Local Environmental Plan 2009 (WLEP). It is well located, being approximately 280m from Wollongong Train Station which provides services within Wollongong and to the Sydney CBD. It is adjacent to Wollongong Central shopping centre, a major regional retail hub. The site has ample access to public open space being less than 50m from MacCabe Park.

The site comprises a significant landholding of approximately 13,088m² with frontages to Crown Street, Keira Street, Burelli Street and Atchison Street. The site is owned by Wollongong Developments No.8 Pty Ltd.

An aerial of the site is shown in Figure 2.

The site area and legal description is recorded in below.

Legal Description	Address
Lot 1 in DP 112417	216-222 Keira Street
Lot 100 in DP 774957	226-230 Keira Street
Lot 9 in DP 551157	232-234 Keira Street
Lot 8 in DP 546125	236-238 Keira Street
Lot 1 in DP 88455	86 Burelli Street
Lot 4 in DP 17979	
Lot 5 in DP 17979	
Lot B in DP 395330	90 Burelli Street
Lot 1 in DP 220513	221-229 Crown Street
Lot 3 in DP 17979	231 Crown Street
Lot 2 in DP 17979	233-235 Crown Street
Lot 1 in DP 17979	
Lot 7 in DP 878243	237-241 Crown Street
Lot 1 in DP 1135333	243-251 Crown Street
Lot 1 in DP 226374	253-259 Crown Street
Lot 1 in DP 183348	
Lot 2 in DP 226374	
Lot 3 in DP 319452	261 Crown Street
Lot 2 in DP 319452	269-271 Crown Street
Lot 1 in DP 319452	
Lot 2 in DP 181570	273-279 Crown Street
Lot 1 in DP 1116034	
Lot 1 in DP 82673	281-291 Crown Street

Lot 1 in DP 117019	
Lot 1 in DP 927806	
Lot 1 in DP 1198873	281-291 Burelli Street
Lot 1 in DP 1087986	



Figure 2 – Site aerial. Source: Nearmap, edits by Ethos Urban.

Background

An existing consent approved on 12 December 2022 (DA-2021/957) applies to the site. The consent was granted for the demolition of existing structures, retention of heritage facades, tree removal, excavation for basement car parking and construction of a mixed-use development at the street block bound by Crown, Keira, Burelli and Atchison Streets, comprising three (3) residential towers (shop top housing), one (1) commercial building, retail shops, entertainment facilities (cinema, exhibition/performance space) and a wellness centre (pool, gym, and health services).

Secretary's Environmental Assessment Requirements

This report has been prepared to respond to the Secretary's Environmental Assessment Requirements (SEARS) dated 8 October 2024 for SSD-76440958. Specifically, this report has been prepared to respond to those SEARS summarised in the table below.

BASIX is an NSW State Planning Policy Tool which assesses the environmental performance of new residential premises against a range water, energy and greenhouse gas emissions targets. The assessment has three core components, BASIX Thermal Comfort, BASIX Water and BASIX Energy.

The thermal comfort assessment requires that the thermal performance of dwellings is evaluated and measures put in place to ensure annual heating and cooling loads do not exceed pre-defined limits without compromising the occupant's thermal comfort. This assessment uses computer simulation to evaluate the estimated building fabric thermal performance and passive solar design features such as orientation and solar shading.

The energy section evaluates gas and electrical energy used for heating, cooling lighting, ventilation, and appliances. The BASIX Energy target requires the development to use 25% less energy than the NSW average.



The water assessment takes account of landscaping, stormwater management as well as water efficiency performance of fixtures and fitting such as taps and showers. The BASIX target for water requires that potable water consumption is at least 40% lower than the NSW average.

Note: this report is only a guide to the BASIX certificate, for full details of BASIX requirements please refer to the BASIX certificate.

3. Building Description

The proposed development will be located at 221- 291 Crown St, 216-238 Keira St, and 86-90 Burelli St, Wollongong NSW.

3.1. Information Used

The assessment is based on the following architectural drawings by DKO Architects in June 2025 (Table 1).

Table 1. Architectural drawing list.

Drawing Title	Drawing Number
Basement 02	DA2000
Basement 01	DA2001
Mezzanine Level	DA2002
Lower Ground Plan	DA2003
Ground Floor Plan	DA2004
Level 1 Plan	DA2005
Level 2 Plan	DA2006
Level 3 Plan	DA2007
Level 4 Plan	DA2008
Level 5 Plan	DA2009
Level 6 Plan	DA2010
Level 7 Plan	DA2011
Level 8 Plan	DA2012
Level 9 Plan	DA2013
Level 10 Plan	DA2014
Level 11 - 15 Plan	DA2015
Level 16 Plan	DA2016
Level 17 Plan	DA2017
Level 18 - 23 Plan	DA2018
Level 24 Plan	DA2019
Level 25 Plan	DA2020
Level 26 - 29 Plan	DA2021
Level 30 Plan	DA2022
Level 31 - 36 Plan	DA2023
Level 37 Plan	DA2024
Level 38 Plan	DA2025
Roof Level Plan	DA2026
BLD 1 - Elevations	DA3004
BLD 1 - Elevations	DA3005

4. BASIX Water Section

The water efficiency performance of the development has been assessed using the online BASIX Tool. The assessment has considered the common area and central system features including the landscape design, plant species, water catchment areas, rain water tank size and efficiency of preferred fixtures and fittings in the dwellings.

The proposed development will meet the mandatory BASIX water target of 40% as long as the water commitments detailed in Table 3 are installed. For details of the requirements necessary to achieve this target, please refer to the Tower 1 Certificate No. 1129669M_05, Tower 2 Certificate No. 1164163M_05, Tower 3 Certificate No. 1164300M_05.

Table 2. Water Commitments.

Common Areas and Central Systems	
Common areas	<ul style="list-style-type: none"> No common showerhead facility. No common toilet facility. 4-star (water-rated) taps. No common clothes washer facility.
Central systems	<p>Tower 1:</p> <ul style="list-style-type: none"> Fire sprinkler closed system: So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed. Indoor swimming pool volume: 150kLs. Rainwater tank (No.1) with capacity of minimum 10,000L (minimum), collecting run-off from minimum 775.23m² of roof area. Used for irrigation of common area landscape with minimum area of 1175.47m². <p>Tower 2:</p> <ul style="list-style-type: none"> Fire sprinkler closed system: So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed. Rainwater tank (No.1 for building 1 (B)) with capacity of minimum 3000L (minimum), collecting run-off from minimum 375m² of roof area. Used for irrigation of common area landscape with minimum area of 490m². Rainwater tank (No.2 for building 2 (C&D)) with capacity of minimum 3000L (minimum), collecting run-off from minimum 717m² of roof area. Used for irrigation of common area landscape with minimum area of 980m². Swimming pool volume: 312kLs <p>Tower 3:</p> <ul style="list-style-type: none"> Fire sprinkler closed system: So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed. Rainwater tank (No.1) with capacity of minimum 7,500L (minimum), collecting run-off from minimum 589.2m² of roof area. Used for irrigation of common area landscape with minimum area of 688.6m².
Private Dwellings	
Fixtures for apartments	<ul style="list-style-type: none"> 4-star (Water Rating) showerheads with a flow rate > 4.5 but <= 6 L/min. 4-star (Water Rating) toilets. 5-star (Water Rating) kitchen taps. 5-star (Water Rating) bathroom taps. 4-star (Water Rating) dishwashers. On-demand hot water recirculation or diversion.

5. BASIX Thermal Comfort Section

The preliminary thermal performance of the development has been evaluated using FirstRate5 software; this computer simulation of residential developments is used to assess the potential of a residential development to have low heating and cooling energy requirements once operational.

5.1. Modelling Assumptions

FirstRate5 software calculates the transient hourly heat gains and losses for each space inside a building taking into account the building's thermal storage, typical residential occupancy and operational profiles plus hourly weather data for the site.

Building geometry and orientation were modelled according to supplied drawings.

The "base-case" building fabric and estimated glazing and thermal performance requirements are described in Table 4 below. Please note the estimated requirements below are based on the nominated construction materials by the architect

Table 3. Building Fabric Requirements.

Element	Insulation/glazing
External walls	Minimum added R2.5 thermal insulation.
Internal walls	Party walls between units Walls to corridors, lifts, etc.: <ul style="list-style-type: none"> • Minimum added R1.5 thermal insulation. Any other Walls: <ul style="list-style-type: none"> • Stud, Plasterboard with no added insulation.
Floor	Where unconditioned area below: <ul style="list-style-type: none"> • Suspended Concrete Slab Floor with minimum added R2.5 thermal insulation. All other area: <ul style="list-style-type: none"> • Concrete Slab with no added insulation.
Ceiling	Where unconditioned area above: <ul style="list-style-type: none"> • Concrete slab with minimum added R3.5 thermal insulation.
Roof	Concrete with no added insulation (ceiling insulation).
Ceiling Penetrations	All Units: <ul style="list-style-type: none"> • Sealed LED downlights and exhaust fans.
Glazing	Maximum total system U-Value of 2.70 and SHGC of 0.30 \pm 5%.

Note:

The preliminary thermal insulation and glazing performance requirements outlined in this report nominate the estimated minimum BASIX requirements only. The specified performance values therefore do not consider requirements for any other disciplines such as Acoustics, Fire or Safety compliance. Where required, the development shall comply with any additional requirements related to the local council or other design disciplines in addition to the compliance requirements detailed in this report.

Compliance with the minimum BASIX requirements does not warrant thermal comfort. All services consultants and contractors shall design and construct the development to comply with the minimum requirements of the NCC Vol 1 & 2 and NSW Section J requirements.

6. BASIX Energy Section

The Energy performance of the development has been assessed using the online BASIX Tool. The assessment has considered Common Area and Central System features including the lifts, ventilation and lighting for common areas (corridors, lobbies, car park etc.), centralised domestic hot water and the efficiency of preferred lighting and appliances in the dwellings.

The proposed development will meet the mandatory BASIX Energy target of 25% as long as the energy commitments detailed in Table 5 are installed.

Table 5. Energy Commitments.

Component		Commitment
Common Areas of residential areas	Lifts	<p>Tower 1:</p> <ul style="list-style-type: none"> Quantity: 4, Permanent magnet synchronous motor (PMSM) and regenerative drive. <p>Tower 2- building 1 (B):</p> <ul style="list-style-type: none"> Quantity: 2, Permanent magnet synchronous motor (PMSM) and regenerative drive. <p>Tower 2- building 2 (C&D):</p> <ul style="list-style-type: none"> Quantity: 4, Permanent magnet synchronous motor (PMSM) and regenerative drive. <p>Tower 3:</p> <ul style="list-style-type: none"> Quantity: 2, Permanent magnet synchronous motor (PMSM) and regenerative drive.
	Swimming pool / Sauna	<p>Tower 1:</p> <ul style="list-style-type: none"> Swimming pool heating source: electric heat pump, to be controlled by timer. <p>Tower 2:</p> <ul style="list-style-type: none"> Swimming pool heating source: electric heat pump, to be controlled by timer.
	Ventilation	<ul style="list-style-type: none"> Carpark: ventilation (supply & exhaust). Controlled with carbon monoxide monitor and VSD fan. Switch room: ventilation (supply & exhaust), Thermostatically controlled. Garbage room: ventilation exhaust only. Plant or service rooms: ventilation (supply & exhaust). Thermostatically controlled. Ground floor lobby type: ventilation (supply & exhaust), Time clock or BMS controlled. Hallway/lobby type: ventilation (supply & exhaust), Time clock or BMS controlled. Community room: ventilation (supply & exhaust), Time clock or BMS controlled. Indoor swimming pool area for Tower 1: ventilation (supply & exhaust), Time clock or BMS controlled.
	Lighting	<ul style="list-style-type: none"> Carpark: LED lighting with motion sensors. Lifts: LED lighting, connected to the lift call button. Switch room: LED lighting with manual on / manual off. Garbage room: LED lighting with motion sensors. Plant or service rooms: LED lighting with manual on / manual off.

		<ul style="list-style-type: none"> • Ground floor lobby type: LED lighting with time clock and motion sensors. • Hallway/lobby type: LED lighting with time clock and motion sensors. • Community room: LED lighting with motion sensors. • Indoor swimming pool area Tower 1: LED lighting with time clocks.
	Hot Water	<ul style="list-style-type: none"> • Electric heat pump- air sourced, with R1.0 insulation to the pipes.
	Pool Heating	<ul style="list-style-type: none"> • Electric heat pump, to be controlled by the timer for Tower 1 & 2.
	Alternative Energy Supply	<ul style="list-style-type: none"> • Tower 1: 193 kW Solar PV system. • Tower 2: 190 kW Solar PV system. • Tower 3: 74 kW Solar PV system.
Private Dwellings	Ventilation	<ul style="list-style-type: none"> • Kitchen Exhaust: Individual fan, ducted to façade or roof, manual on/off switch. • Bathroom & Laundry Exhaust: Individual fan, ducted to façade or roof, interlocked to light.
	Heating & Cooling To living and bedroom areas	<ul style="list-style-type: none"> • Heating: 1-phase air-conditioning / EER 3.5-4.0. • Cooling: 1-phase air-conditioning / EER 3.5-4.0.
	Lighting	<ul style="list-style-type: none"> • Fluorescent or LED lights with dedicated fittings.
	Appliances	<ul style="list-style-type: none"> • Induction cooktops and electric ovens. • 4.5-star (energy rating) dishwashers. • 4-star (energy rating) clothes washers. • 8.5-star (energy rating) clothes dryers. • Indoor clothes drying line. • Ventilated fridge spaces.

7. Disclaimer

This report is prepared using the information described above and inputs from other consultants. Whilst EEG has endeavoured to ensure the information used is accurate, no responsibility or liability to any third party is accepted for any loss or damage arising out of the use of this report by any third party. Any third party wishing to act upon any material contained in this report should first contact EEG for detailed advice which will take into account that party's particular requirements.

Computer performance assessment provides an estimate of building performance. This estimate is based on a necessarily simplified and idealised version of the building that does not and cannot fully represent all the intricacies of the building once built. As a result, simulation results only represent an interpretation of the potential performance of the building. Although great care has been taken to prepare this report, EEG does not make any representations or give any warranties or assurances as to the accuracy or completeness of the information contained in the report or that the report is free from errors or omissions. EEG and its employees and agents shall not be liable for any loss arising because of, any person using or relying on the report and whether caused by reason or error, negligent act or omission in the report. This draft BASIX assessment and certification have been prepared based on the preliminary architectural and building services design with the view to conducting a detailed assessment once the design is further developed.

Performance of the completed building may be significantly affected by the quality of construction; commissioning, ongoing management of the building, and the way the building is operated, monitored and maintained. Building fabric inputs require verifiable manufacturer data to confirm thermal properties.

This report is intended as a guide to assist with the application of BASIX. It should be read in conjunction with the BASIX and the NCC applicable to the development; specific applications may vary during the design development of the project.

8. Summary & Conclusion

The proposed development has been assessed in terms of its ability to conserve water and minimise energy consumption. Furthermore, the thermal performance (passive and fabric design) of the development will comply with the BASIX thermal comfort requirements.

Subject to the provisions of this report the proposed development will be able to achieve the BASIX requirements. For further details, please refer to the Tower 1 BASIX Certificate 1129669M_05, Tower 2 BASIX Certificate 1164163M_05, Tower 3 BASIX Certificate 1164300M_05 provided.

Appendix A – BASIX Certificate

BASIX™ Certificate

Building Sustainability Index

www.planningportal.nsw.gov.au/development-and-assessment/basix

Multi Dwelling

Certificate number: 1808156M

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.planningportal.nsw.gov.au/definitions

Secretary

Date of issue: Tuesday, 12 August 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 GTA0BUZJBC.

Project summary

Project name	WIN Grand Towers - Tower 1
Street address	281-289 BURELLI STREET WOLLONGONG 2500
Local Government Area	WOLLONGONG
Plan type and plan number	Deposited Plan DP82673
Lot no.	1
Section no.	-
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	222
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score

Water	✓ 44	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 67	Target 63
Materials	✓ -8	Target n/a

If any changes to this BASIX certificate are required, please contact EEG with following details:

- Project reference: 221-291 Crown St, 216-238 Keira St and 86-90 Burelli St, Wollongong NSW
- Contact number: 0430 108 801

Certificate Prepared by

Name / Company Name: Eco Engineering Group Pty Ltd

ABN (if applicable):

Description of project

Project address

Project name	WIN Grand Towers - Tower 1
Street address	281-289 BURELLI STREET WOLLONGONG 2500
Local Government Area	WOLLONGONG
Plan type and plan number	Deposited Plan DP82673
Lot no.	1
Section no.	-

Project type

No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	222
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Site details

Site area (m ²)	2658.33
Roof area (m ²)	969.04
Non-residential floor area (m ²)	-
Residential car spaces	238
Non-residential car spaces	-

Common area landscape

Common area lawn (m ²)	722.57
Common area garden (m ²)	452.9
Area of indigenous or low water use species (m ²)	0

Assessor details and thermal loads

Assessor number	DMN/12/1407
Certificate number	GTA0BUZJBC
Climate zone	56

Project score

Water	✔ 44	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 67	Target 63
Materials	✔ -8	Target n/a

Description of project

The tables below describe the dwellings and common areas within the project

Residential flat buildings - WIN Grand Towers - Tower 1, 222 dwellings, 41 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A10.1	3	116.2	0	0	0
A10.5	1	54.8	0	0	0
A11.2	2	84	0	0	0
A11.6	2	80	0	0	0
A12.3	2	84	0	0	0
A12.7	3	96	0	0	0
A13.4	2	84	0	0	0
A14.1	3	116	0	0	0
A14.5	1	55	0	0	0
A15.2	2	84	0	0	0
A15.6	2	80	0	0	0
A16.3	2	84	0.00	0.00	0.00
A18.3	2	84	0.00	0.00	0.00
A18.7	3	96.3	0.00	0.00	0.00
A19.4	2	84	0.00	0.00	0.00
A20.1	3	116.2	0.00	0.00	0.00
A20.5	1	54.8	0.00	0.00	0.00
A21.2	2	84	0.00	0.00	0.00
A21.6	2	80.1	0.00	0.00	0.00
A22.3	2	84	0.00	0.00	0.00
A22.7	3	96.3	0.00	0.00	0.00
A10.2	2	84	0	0	0
A10.6	2	80.1	0	0	0
A11.3	2	84	0	0	0
A11.7	3	96	0	0	0
A12.4	2	84	0	0	0
A13.1	3	116	0	0	0
A13.5	1	55	0	0	0
A14.2	2	84	0	0	0
A14.6	2	80	0	0	0
A15.3	2	84	0	0	0
A15.7	3	96	0	0	0
A16.4	3	96.3	0.00	0.00	0.00
A18.4	2	84	0.00	0.00	0.00
A19.1	3	116.2	0.00	0.00	0.00
A19.5	1	54.8	0.00	0.00	0.00
A20.2	2	84	0.00	0.00	0.00
A20.6	2	71	4.8	0.00	0.00
A21.3	2	84	0.00	0.00	0.00
A21.7	3	96.3	0.00	0.00	0.00
A22.4	2	84	0.00	0.00	0.00
A23.1	3	116.2	0.00	0.00	0.00
A10.3	2	84	0	0	0
A10.7	3	96.3	0	0	0
A11.4	2	84	0	0	0
A12.1	3	116	0	0	0
A12.5	1	55	0	0	0
A13.2	2	84	0	0	0
A13.6	2	80	0	0	0
A14.3	2	84	0	0	0
A14.7	3	96	0	0	0
A15.4	2	84	0	0	0
A16.1	3	116.2	0.00	0.00	0.00
A18.1	3	116.2	0.00	0.00	0.00
A18.5	1	54.8	0.00	0.00	0.00
A19.2	2	84	0.00	0.00	0.00
A19.6	2	80.1	0.00	0.00	0.00
A20.3	2	84	0.00	0.00	0.00
A20.7	3	96.3	0.00	0.00	0.00
A21.4	2	84	0.00	0.00	0.00
A22.1	3	116.2	0.00	0.00	0.00
A22.5	1	54.8	0.00	0.00	0.00
A23.2	2	84	0.00	0.00	0.00
A10.4	2	84	0	0	0
A11.1	3	116	0	0	0
A11.5	1	55	0	0	0
A12.2	2	84	0	0	0
A12.6	2	80	0	0	0
A13.3	2	84	0	0	0
A13.7	3	96	0	0	0
A14.4	2	84	0	0	0
A15.1	3	116	0	0	0
A15.5	1	55	0	0	0
A16.2	2	84	0.00	0.00	0.00
A18.2	2	84	0.00	0.00	0.00
A18.6	2	70.8	4.8	0.00	0.00
A19.3	2	84	0.00	0.00	0.00
A19.7	3	96.3	0.00	0.00	0.00
A20.4	2	84	0.00	0.00	0.00
A21.1	3	116.2	0.00	0.00	0.00
A21.5	1	54.8	0.00	0.00	0.00
A22.2	2	84	0.00	0.00	0.00
A22.6	2	80.1	0.00	0.00	0.00
A23.3	2	84	0.00	0.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A23.4	2	84	0.00	0.00	0.00
A24.1	3	116.2	0.00	0.00	0.00
A24.5	1	54.8	0.00	0.00	0.00
A25.2	2	84	0.00	0.00	0.00
A25.6	2	80	0.00	0.00	0.00
A26.3	2	84	0.00	0.00	0.00
A26.7	3	96	0	0	0
A27.4	2	84	0.00	0.00	0.00
A28.1	3	116	0.00	0.00	0.00
A28.5	1	55	0.00	0.00	0.00
A29.2	2	84	0.00	0.00	0.00
A29.6	2	80	0.00	0.00	0.00
A30.3	2	84	0	0	0
A30.7	3	96.3	0.00	0.00	0.00
A31.4	2	84	0	0	0
A32.1	3	116.2	0	0	0
A32.5	1	54.8	0	0	0
A33.2	2	84	0	0	0
A33.6	2	80.1	0	0	0
A34.3	2	84	0	0	0
A34.7	3	96.3	0	0	0
A35.4	2	84	0	0	0
A36.1	3	106	4.7	0	0
A36.5	1	54.8	0	0	0
A37.2	2	84	0	0	0
A37.6	4+	186	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A23.5	1	54.8	0.00	0.00	0.00
A24.2	2	84	0	0	0
A24.6	2	80.1	0.00	0.00	0.00
A25.3	2	84	0.00	0.00	0.00
A25.7	3	96	0	0	0
A26.4	2	84	0.00	0.00	0.00
A27.1	3	116	0.00	0.00	0.00
A27.5	1	55	0.00	0.00	0.00
A28.2	2	84	0.00	0.00	0.00
A28.6	2	80	0.00	0.00	0.00
A29.3	2	77.7	4.2	0.00	0.00
A29.7	3	96	0	0	0
A30.4	2	84	0.00	0.00	0.00
A31.1	3	116.2	0	0	0
A31.5	1	54.8	0	0	0
A32.2	2	84	0	0	0
A32.6	2	80.1	0	0	0
A33.3	2	84	0	0	0
A33.7	3	96.3	0	0	0
A34.4	2	84	0	0	0
A35.1	3	116.2	0	0	0
A35.5	1	54.8	0	0	0
A36.2	2	76.6	4.6	0	0
A36.6	2	80.1	0	0	0
A37.3	1	52.6	4.1	0	0
A4.1	3	116.2	0.00	0.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A23.6	2	80.1	0.00	0.00	0.00
A24.3	2	84	0.00	0.00	0.00
A24.7	3	96.3	0.00	0.00	0.00
A25.4	2	84	0.00	0.00	0.00
A26.1	3	116	0.00	0.00	0.00
A26.5	1	55	0.00	0.00	0.00
A27.2	2	84	0.00	0.00	0.00
A27.6	2	80	0.00	0.00	0.00
A28.3	2	77.7	4.2	0.00	0.00
A28.7	3	96	0	0	0
A29.4	2	84	0.00	0.00	0.00
A30.1	3	116.2	0.00	0.00	0.00
A30.5	1	54.8	0.00	0.00	0.00
A31.2	2	84	0	0	0
A31.6	2	80.1	0	0	0
A32.3	2	84	0	0	0
A32.7	3	96.3	0	0	0
A33.4	2	84	0	0	0
A34.1	3	116.2	0	0	0
A34.5	1	54.8	0	0	0
A35.2	2	84	0	0	0
A35.6	2	80.1	0	0	0
A36.3	2	84	0	0	0
A36.7	3	96.3	0	0	0
A37.4	4+	178	0	0	0
A4.2	2	84	0.00	0.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A23.7	3	96.3	0.00	0.00	0.00
A24.4	2	84	0.00	0.00	0.00
A25.1	3	116	0.00	0.00	0.00
A25.5	1	55	0.00	0.00	0.00
A26.2	2	84	0.00	0.00	0.00
A26.6	2	80	0.00	0.00	0.00
A27.3	2	77.7	4.2	0.00	0.00
A27.7	3	96	0	0	0
A28.4	2	84	0.00	0.00	0.00
A29.1	3	116	0.00	0.00	0.00
A29.5	1	55	0.00	0.00	0.00
A30.2	2	84	0.00	0.00	0.00
A30.6	2	80.1	0.00	0.00	0.00
A31.3	2	84	0	0	0
A31.7	3	96.3	0	0	0
A32.4	2	84	0	0	0
A33.1	3	116.2	0	0	0
A33.5	1	54.8	0	0	0
A34.2	2	84	0	0	0
A34.6	2	80.1	0	0	0
A35.3	2	84	0	0	0
A35.7	3	96.3	0	0	0
A36.4	2	84	0	0	0
A37.1	3	106	4.7	0	0
A37.5	4+	160	0	0	0
A4.3	3	96.3	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A5.1	3	116.2	0.00	0.00	0.00
A5.5	1	54.8	0.00	0.00	0.00
A6.3	2	84	0.00	0.00	0.00
A6.7	3	96.3	0.00	0.00	0.00
A7.4	2	84	0.00	0.00	0.00
A8.1	3	116	0.00	0.00	0.00
A8.5	1	55	0.00	0.00	0.00
A9.2	2	84	0.00	0.00	0.00
A9.6	2	80	0.00	0.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A5.2	2	84	0.00	0.00	0.00
A5.6	3	96.3	0	0	0
A6.4	2	84	0.00	0.00	0.00
A7.1	3	116.2	0.00	0.00	0.00
A7.5	1	54.8	0.00	0.00	0.00
A8.2	2	84	0.00	0.00	0.00
A8.6	2	80	0.00	0.00	0.00
A9.3	2	84	0.00	0.00	0.00
A9.7	3	96.3	0.00	0.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A5.3	2	84	0.00	0.00	0.00
A6.1	3	116.2	0.00	0.00	0.00
A6.5	1	54.8	0.00	0.00	0.00
A7.2	2	84	0.00	0.00	0.00
A7.6	2	80.1	0.00	0.00	0.00
A8.3	2	84	0.00	0.00	0.00
A8.7	3	96	0.00	0.00	0.00
A9.4	2	84	0.00	0.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A5.4	2	84	0.00	0.00	0.00
A6.2	2	84	0.00	0.00	0.00
A6.6	2	80	0.00	0.00	0.00
A7.3	2	84	0.00	0.00	0.00
A7.7	3	96.3	0.00	0.00	0.00
A8.4	2	84	0.00	0.00	0.00
A9.1	3	116.2	0.00	0.00	0.00
A9.5	1	54.8	0.00	0.00	0.00

Description of project

The tables below describe the dwellings and common areas within the project

Common areas of unit building - WIN Grand Towers - Tower 1

Common area	Floor area (m ²)	Common area	Floor area (m ²)	Common area	Floor area (m ²)
Indoor swimming pool and/or spa area (No. 1)	100	Car park area	9500	Switch room	80.83
Garbage room	280.04	Community room (No. 1)	549	Plant or service rooms	806.9
Ground floor lobby type	559	Hallway/lobby type	1461.5	Lift bank (No. 1)	-

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - WIN Grand Towers - Tower 1

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

2. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - WIN Grand Towers - Tower 1

(a) Buildings

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Floor types", "External wall types", "Internal wall types", "Ceiling and roof types", "Frames" and "Glazing" tables below.			✓
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✓	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the "Frames" and "Glazing" tables is permitted.	✓	✓	✓
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✓

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
concrete slab on ground, frame:	2000	-	none
suspended floor above enclosed subfloor, frame: suspended concrete slab	15000	-	-
floors above habitable rooms, frame: suspended concrete slab	15707.57	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete block/ plasterboard, frame: light steel frame	6000	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	8000	-

Reinforcement concrete frames/columns

Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
-	-	-

Ceiling and roof types

Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	969.04	-	-

Glazing types**Frame types**

Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
-	3000	-	3000	-	-	-	-

(b) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: <ul style="list-style-type: none"> (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling. 		✔ ✔	✔ ✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	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
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	5 star	On demand HW recirculation	not specified	4 star	-	-	-	-	-	-	-

Alternative water source								
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✓	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 1)	individual fan, ducted to façade or roof	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

Dwelling no.	Cooling		Heating		Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
A37.4, A37.5, A37.6	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	0	no
A10.5, A11.5, A12.5, A13.5, A14.5, A15.5, A18.5, A19.5, A20.5, A21.5, A22.5, A23.5, A24.5, A25.5, A26.5, A27.5, A28.5, A29.5, A30.5, A31.5, A32.5, A33.5, A34.5, A35.5, A36.5, A37.3, A5.5, A6.5, A7.5, A8.5, A9.5	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	0	no
A10.1, A10.7, A11.1, A11.7,	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	0	no

Dwelling no.	Cooling		Heating		Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
A12.1, A12.7, A13.1, A13.7, A14.1, A14.7, A15.1, A15.7, A16.1, A16.4, A18.1, A18.7, A19.1, A19.7, A20.1, A20.7, A21.1, A21.7, A22.1, A22.7, A23.1, A23.7, A24.1, A24.7, A25.1, A25.7, A26.1, A26.7, A27.1, A27.7, A28.1, A28.7, A29.1, A29.7, A30.1, A30.7, A31.1, A31.7, A32.1, A32.7, A33.1, A33.7, A34.1, A34.7, A35.1, A35.7, A36.1, A36.7, A37.1, A4.1, A4.3, A5.1, A5.6, A6.1, A6.7, A7.1, A7.7, A8.1, A8.7, A9.1, A9.7						

Dwelling no.	Cooling		Heating		Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All other dwellings	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	0	no

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
A10.1, A10.2, A10.3, A10.4, A10.5, A10.6, A10.7, A11.1, A11.2, A11.3, A11.4, A11.5, A11.6, A11.7, A12.1, A12.2, A12.3, A12.4, A12.5, A12.6, A12.7, A13.1, A13.2, A13.3, A13.4, A13.5, A13.6, A13.7, A24.2,	-	-	-	-	-	induction cooktop & electric oven	4.5 star	8.5 star	yes	no

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
A28.7, A29.7, A30.3, A33.2, A33.3, A33.4, A33.5, A33.6, A33.7, A34.1, A34.2, A34.3, A34.4, A34.5, A34.6, A34.7, A35.1, A35.2, A35.3, A35.4, A35.5, A35.6, A35.7, A36.1, A36.2, A36.3, A36.4, A36.5, A36.6, A36.7, A37.1, A37.2, A37.3, A37.4, A37.5, A37.6, A4.3, A5.6										

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 other dwellings	-	-	-	-	-	induction cooktop & electric oven	4.5 star	8.5 star	yes	no

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✓		

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

Thermal loads			
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
A10.2	14.00	14	28.000
A18.6	7.8	17.4	25.200
A20.6	7.7	16.9	24.600
A27.3	26.9	10.4	37.300
A28.3	26.8	10.6	37.400
A29.3	26.8	10.7	37.500
A36.1	8.50	10.8	19.300
A36.2	20.6	11.3	31.900
A37.1	16.9	12.9	29.800
A37.3	18.80	19.1	37.900
A10.1, A10.3	14	14	28.000
All other dwellings	15	15	30.000

(c) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	4 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Swimming pool (No. 1)	Volume: 150 kLs	Location: Indoor swimming pool and/or spa area (No. 1)	-
Central water tank - rainwater or stormwater (No. 1)	10000	To collect run-off from at least: - 775.23 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 1175.47 square metres of common landscaped area on the site
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Indoor swimming pool and/or spa area (No. 1)	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	time clocks	no
Car park area	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	no
Switch room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	no
Garbage room	ventilation exhaust only	-	light-emitting diode	motion sensors	no
Community room (No. 1)	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	no
Plant or service rooms	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	no
Ground floor lobby type	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no
Hallway/lobby type	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	no

Central energy systems	Type	Specification
Swimming pool (No. 1)	Heating source: electric heat pump	Pump controlled by timer: yes

Central energy systems	Type	Specification
Lift bank (No. 1)	permanent magnet synchronous motor (PMSM) and regenerative drive	Number of levels (including basement): 43 number of levels from the bottom of the lift shaft to the top of the lift shaft: 43 number of lifts: 4 lift load capacity: ≥ 1001 kg but ≤ 1500 kg
Central hot water system (No. 1)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm) (c) Unit Efficiency: $3.0 < COP \leq 3.5$

2. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	4 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 70 peak kW
Other	-	-

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

BASIX™ Certificate

Building Sustainability Index

www.planningportal.nsw.gov.au/development-and-assessment/basix

Multi Dwelling

Certificate number: 1808162M

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.planningportal.nsw.gov.au/definitions

Secretary

Date of issue: Tuesday, 12 August 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 98CR3P5UTH.

Project summary

Project name	WIN Grand Towers - Tower 2
Street address	273-279 CROWN STREET WOLLONGONG 2500
Local Government Area	WOLLONGONG
Plan type and plan number	Deposited Plan DP181570
Lot no.	2
Section no.	-
No. of residential flat buildings	2
Residential flat buildings: no. of dwellings	221
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score

Water	✓ 44	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 66	Target 63
Materials	✓ -100	Target n/a

If any changes to this BASIX certificate are required, please contact EEG with following details:

- Project reference: 221-291 Crown St, 216-238 Keira St and 86-90 Burelli St, Wollongong NSW
- Contact number: 0430 108 801

Certificate Prepared by

Name / Company Name: Eco Engineering Group Pty Ltd

ABN (if applicable):

Description of project

Project address

Project name	WIN Grand Towers - Tower 2
Street address	273-279 CROWN STREET WOLLONGONG 2500
Local Government Area	WOLLONGONG
Plan type and plan number	Deposited Plan DP181570
Lot no.	2
Section no.	-

Project type

No. of residential flat buildings	2
Residential flat buildings: no. of dwellings	221
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Site details

Site area (m ²)	4443.28
Roof area (m ²)	1780.45
Non-residential floor area (m ²)	-
Residential car spaces	238
Non-residential car spaces	-

Common area landscape

Common area lawn (m ²)	872
Common area garden (m ²)	598
Area of indigenous or low water use species (m ²)	0

Assessor details and thermal loads

Assessor number	DMN/12/1407
Certificate number	98CR3P5UTH
Climate zone	56

Project score

Water	✔ 44	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 66	Target 63
Materials	✔ -100	Target n/a

Description of project

The tables below describe the dwellings and common areas within the project

Residential flat buildings - Building 2 (C, D), 162 dwellings, 27 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
C1.1	1	79.9	0.00	0.00	0.00
C10.4	2	82.1	0.00	0.00	0.00
C11.4	2	82	0.00	0.00	0.00
C12.4	2	82	0.00	0.00	0.00
C13.4	2	82	0.00	0.00	0.00
C14.4	2	82	0.00	0.00	0.00
C15.4	2	82	0.00	0.00	0.00
C17.1	3	104	0.00	0.00	0.00
C18.2	2	80	0.00	0.00	0
C19.3	1	51.2	0.00	0.00	0
C20.1	3	104	0.00	0.00	0
C21.2	2	80	0.00	0.00	0
C22.3	1	51.2	0.00	0.00	0
C24.1	3	104	0.00	0.00	0
C3.2	1	52.2	0.00	0.00	0.00
C4.2	2	72.4	4.1	0.00	0.00
C5.2	2	80	0.00	0.00	0.00
C6.2	2	80	0.00	0.00	0.00
C7.2	2	80	0.00	0.00	0.00
C8.2	2	72.4	4.1	0.00	0.00
C9.2	2	80	0.00	0.00	0.00
C10.1	3	104	0.00	0.00	0.00
C11.1	3	104	0.00	0.00	0.00
C12.1	3	104	0.00	0.00	0.00
C13.1	3	104	0.00	0.00	0.00
C14.1	3	104	0.00	0.00	0.00
C15.1	3	104	0.00	0.00	0.00
C16.1	3	104	0.00	0.00	0.00
C17.2	2	80	0.00	0.00	0.00
C18.3	1	51.2	0.00	0.00	0
C2.1	1	79.9	0.00	0.00	0.00
C20.2	2	80	0.00	0.00	0
C21.3	1	51.2	0.00	0.00	0
C23.1	3	104	0.00	0.00	0
C24.2	2	80	0.00	0.00	0
C3.3	1	51.2	0.00	0.00	0.00
C4.3	1	51.2	0.00	0.00	0.00
C5.3	1	51.2	0.00	0.00	0.00
C6.3	1	51.2	0.00	0.00	0.00
C7.3	1	51.2	0.00	0.00	0.00
C8.3	1	51	0.00	0.00	0.00
C9.3	1	51.2	0.00	0.00	0.00
C10.2	2	80	0.00	0.00	0.00
C11.2	2	80	0.00	0.00	0.00
C12.2	2	80	0.00	0.00	0.00
C13.2	2	80	0.00	0.00	0.00
C14.2	2	80	0.00	0.00	0.00
C15.2	2	80	0.00	0.00	0.00
C16.2	2	80	0.00	0.00	0.00
C17.3	1	51	0.00	0.00	0.00
C19.1	3	104	0.00	0.00	0
C2.2	2	87	0.00	0.00	0.00
C20.3	1	51.2	0.00	0.00	0
C22.1	3	104	0.00	0.00	0
C23.2	2	80	0.00	0.00	0
C24.3	1	44.4	4.2	0.00	0
C3.4	2	73.2	4.9	0.00	0.00
C4.4	2	82.1	0.00	0.00	0.00
C5.4	2	82.1	0.00	0.00	0.00
C6.4	2	82.1	0.00	0.00	0.00
C7.4	2	82.1	0.00	0.00	0.00
C8.4	2	82	0.00	0.00	0.00
C9.4	2	82.1	0.00	0.00	0.00
C10.3	1	51.2	0.00	0.00	0.00
C11.3	1	51	0.00	0.00	0.00
C12.3	1	51	0.00	0.00	0.00
C13.3	1	51	0.00	0.00	0.00
C14.3	1	51	0.00	0.00	0.00
C15.3	1	51	0.00	0.00	0.00
C16.3	1	51.2	0.00	0.00	0.00
C18.1	3	93.8	4.7	0.00	0
C19.2	2	80	0.00	0.00	0
C2.3	2	80.4	0.00	0.00	0.00
C21.1	3	104	0.00	0.00	0
C22.2	2	80	0.00	0.00	0
C23.3	1	44.4	4.2	0.00	0
C3.1	3	104	0.00	0.00	0.00
C4.1	3	104	0.00	0.00	0.00
C5.1	3	104	0.00	0.00	0.00
C6.1	3	104	0.00	0.00	0.00
C7.1	3	104	0.00	0.00	0.00
C8.1	3	104	0.00	0.00	0.00
C9.1	3	104	0.00	0.00	0.00
CG01	1	79.9	0.00	0.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
D1.1	1	63.3	0.00	0.00	0.00
D10.2	2	89	0.00	0.00	0.00
D11.1	1	50.6	4.6	0.00	0.00
D11.5	1	51	0	0.00	0.00
D12.4	2	82	0	0.00	0.00
D13.3	2	78	0	0.00	0.00
D14.2	2	89	0	0.00	0.00
D15.1	1	58	0	0.00	0.00
D15.5	1	51	0	0.00	0.00
D17.1	1	50.6	4.6	0.00	0.00
D2.1	1	66.3	0.00	0.00	0.00
D3.3	1	51.2	0.00	0.00	0.00
D4.2	2	89	0.00	0.00	0.00
D5.1	1	57.50	0.00	0.00	0.00
D5.5	1	51.2	0	0.00	0.00
D6.4	2	81.5	0	0.00	0.00
D7.3	2	78.3	0.00	0.00	0.00
D8.2	2	89	0	0.00	0.00
D9.1	1	57.50	0.00	0.00	0.00
D9.5	1	51.2	0	0.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
D1.2	2	100.6	0.00	0.00	0.00
D10.3	2	78.3	0.00	0.00	0.00
D11.2	2	89	0	0.00	0.00
D12.1	1	58	0	0.00	0.00
D12.5	1	51	0	0.00	0.00
D13.4	2	82	0	0.00	0.00
D14.3	2	70.7	4.2	0.00	0.00
D15.2	2	89	0	0.00	0.00
D16.1	3	118.2	0	0.00	0.00
D17.2	3	118	0	0.00	0.00
D2.2	2	100.6	0.00	0.00	0.00
D3.4	2	81.5	0	0.00	0.00
D4.3	2	78.3	0.00	0.00	0.00
D5.2	2	89	0.00	0.00	0.00
D6.1	1	57.50	0.00	0.00	0.00
D6.5	1	51.2	0	0.00	0.00
D7.4	2	81.5	0	0.00	0.00
D8.3	2	78	0	0.00	0.00
D9.2	2	89	0.00	0.00	0.00
DG01	1	66.3	0.00	0.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
D1.3	2	87	2.6	0.00	0.00
D10.4	2	81.5	0	0.00	0.00
D11.3	2	78	0	0.00	0.00
D12.2	2	89	0	0.00	0.00
D13.1	1	58	0	0.00	0.00
D13.5	1	51	0	0.00	0.00
D14.4	2	82	0	0.00	0.00
D15.3	2	70.7	4.2	0.00	0.00
D16.2	2	81.5	0	0.00	0.00
D17.3	2	82	0	0.00	0.00
D3.1	1	50.6	4.6	0.00	0.00
D3.5	1	51.2	0	0.00	0.00
D4.4	2	81.5	0	0.00	0.00
D5.3	2	78.3	0.00	0.00	0.00
D6.2	2	89	0.00	0.00	0.00
D7.1	1	57.50	0.00	0.00	0.00
D7.5	1	51.2	0	0.00	0.00
D8.4	2	82	0	0.00	0.00
D9.3	2	78.3	0.00	0.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
D10.1	1	57.50	0.00	0.00	0.00
D10.5	1	51.2	0	0.00	0.00
D11.4	2	82	0	0.00	0.00
D12.3	2	78	0	0.00	0.00
D13.2	2	89	0	0.00	0.00
D14.1	1	58	0	0.00	0.00
D14.5	1	51	0	0.00	0.00
D15.4	2	82	0	0.00	0.00
D16.3	1	51.2	0	0.00	0.00
D17.4	1	51	0	0.00	0.00
D3.2	2	89	0.00	0.00	0.00
D4.1	1	57.50	0.00	0.00	0.00
D4.5	1	51.2	0	0.00	0.00
D5.4	2	81.5	0	0.00	0.00
D6.3	2	78.3	0.00	0.00	0.00
D7.2	2	89	0.00	0.00	0.00
D8.1	1	58	0	0.00	0.00
D8.5	1	51	0	0.00	0.00
D9.4	2	81.5	0	0.00	0.00

Residential flat buildings - Building 1 (B), 59 dwellings, 20 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B10.1	1	59.6	0	0	0
B11.1	1	52.6	4.7	0	0
B12.1	1	60	0	0	0
B13.1	1	60	0	0	0
B14.1	1	60	0	0	0
B15.1	1	60	0	0	0
B16.1	1	59.6	0	0	0
B17.1	1	52.6	4.7	0	0
B3.1	1	59.6	0	0	0
B4.2	2	87.9	0	0	0
B5.2	2	87.9	0	0	0
B6.2	2	87.9	0	0	0
B7.2	2	87.9	0	0	0
B8.2	2	88	0	0	0
B9.2	2	87.9	0	0	0
Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B10.2	2	87.9	0	0	0
B11.2	2	88	0	0	0
B12.2	2	88	0	0	0
B13.2	2	88	0	0	0
B14.2	2	88	0	0	0
B15.2	2	88	0	0	0
B16.2	2	87.9	0	0	0
B17.2	2	88	0	0	0
B3.2	2	87.9	0	0	0
B4.3	2	79.7	4.3	0	0
B5.3	2	87.9	0	0	0
B6.3	2	80.2	4.3	0	0
B7.3	2	87.9	0	0	0
B8.3	2	88	0	0	0
B9.3	2	87.9	0	0	0
Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B10.3	2	87.9	0	0	0
B11.3	2	88	0	0	0
B12.3	2	88	0	0	0
B13.3	2	88	0	0	0
B14.3	2	88	0	0	0
B15.3	2	88	0	0	0
B16.3	2	87.9	0	0	0
B17.3	2	88	0	0	0
B3.3	1	59.6	0	0	0
B4.4	1	59.6	0	0	0
B5.4	1	59.6	0	0	0
B6.4	1	59.6	0	0	0
B7.4	1	59.6	0	0	0
B8.4	1	60	0	0	0
B9.4	1	59.6	0	0	0
Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B10.4	1	59.6	0	0	0
B11.4	1	60	0	0	0
B12.4	1	60	0	0	0
B13.4	1	60	0	0	0
B14.4	1	60	0	0	0
B15.4	1	60	0	0	0
B16.4	1	59.6	0	0	0
B17.4	1	60	0	0	0
B4.1	1	59.6	0	0	0
B5.1	1	59.6	0	0	0
B6.1	1	59.6	0	0	0
B7.1	1	59.6	0	0	0
B8.1	1	60	0	0	0
B9.1	1	59.6	0	0	0

Description of project

The tables below describe the dwellings and common areas within the project

Common areas of unit building - Building 2 (C, D)

Common area	Floor area (m ²)
Hallway/lobby type (C, D)	1800.1

Common areas of unit building - Building 1 (B)

Common area	Floor area (m ²)	Common area	Floor area (m ²)	Common area	Floor area (m ²)
Hallway/lobby type (B)	517.5	Lift bank (No. 1)	-	Lift bank (No. 2)	-
Lift bank (No. 3)	-				

Common areas of the development (non-building specific)

Common area	Floor area (m ²)	Common area	Floor area (m ²)	Common area	Floor area (m ²)
Car park area	11540	Switch room	95.5	Garbage Rooms	396.12
Community Room	147	Plant or service rooms	31.89	Ground floor lobby type	600

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building 2 (C, D)

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

2. Commitments for Residential flat buildings - Building 1 (B)

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

3. Commitments for common areas and central systems/facilities for the development (non-building specific)

(a) Buildings 'Other'

(i) Materials

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building 2 (C, D)

(a) Buildings

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Floor types", "External wall types", "Internal wall types", "Ceiling and roof types", "Frames" and "Glazing" tables below.			✓
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✓	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the "Frames" and "Glazing" tables is permitted.	✓	✓	✓
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✓

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
concrete slab on ground, frame:	2000	-	none
suspended floor above enclosed subfloor, frame: suspended concrete slab	6060.15	-	-
floors above habitable rooms, frame: suspended concrete slab	6047.8	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete block/ plasterboard,frame:light steel frame	11000	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	14000	-

Reinforcement concrete frames/columns

Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
-	-	-

Ceiling and roof types

Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	593.48	-	-

Glazing types**Frame types**

Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
-	1000	-	1000	-	-	-	-

(b) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: <ul style="list-style-type: none"> (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling. 		✔ ✔	✔ ✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	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
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	5 star	On demand HW recirculation	not specified	4 star	-	-	-	-	-	-	-

Alternative water source								
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✓	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 2)	individual fan, ducted to façade or roof	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

Dwelling no.	Cooling		Heating		Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
C10.1, C11.1, C12.1, C13.1, C14.1, C15.1, C16.1, C17.1, C18.1, C19.1, C20.1, C21.1, C22.1, C23.1, C24.1, C3.1, C4.1, C5.1, C6.1, C7.1, C8.1, C9.1, D16.1, D17.2	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	0	no
C1.1, C10.3, C11.3, C12.3, C13.3, C14.3, C15.3, C16.3, C17.3, C18.3, C19.3, C2.1, C20.3, C21.3, C22.3, C23.3, C24.3, C3.2,	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	0	no

Dwelling no.	Cooling		Heating		Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
C3.3, C4.3, C5.3, C6.3, C7.3, C8.3, C9.3, CG01, D1.1, D10.1, D10.5, D11.1, D11.5, D12.1, D12.5, D13.1, D13.5, D14.1, D14.5, D15.1, D15.5, D16.3, D17.1, D17.4, D2.1, D3.1, D3.3, D3.5, D4.1, D4.5, D5.1, D5.5, D6.1, D6.5, D7.1, D7.5, D8.1, D8.5, D9.1, D9.5, DG01						
All other dwellings	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	0	no

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
C18.1, C18.2, C18.3, C19.1, C19.2, C19.3, C20.1, C20.2, C20.3, C21.1, C21.2, C21.3,	-	-	-	-	-	induction cooktop & electric oven	4.5 star	8.5 star	yes	no

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
C22.1, C22.2, C22.3, C23.1, C23.2, C23.3, C24.1, C24.2, C24.3, D10.4, D10.5, D11.1, D11.2, D11.3, D11.4, D11.5, D12.1, D12.2, D12.3, D12.4, D12.5, D13.1, D13.2, D13.3, D13.4, D13.5, D14.1, D14.2, D14.3, D14.4, D14.5, D15.1, D15.2, D15.3, D15.4, D15.5, D16.1, D16.2,										

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
D16.3, D17.1, D17.2, D17.3, D17.4										
All other dwellings	-	-	-	-	-	induction cooktop & electric oven	4.5 star	8.5 star	yes	no

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

Thermal loads			
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
C18.1	26.60	5.8	32.400
C23.3	13.6	10.9	24.500
C24.3	23.10	12.6	35.700
C3.4	9.20	5	14.200
C4.2	19	7	26.000
C8.2	20.2	6.7	26.900
D1.3	19.8	9.6	29.400
D11.1	26.9	6.9	33.800
D14.3	6	5.8	11.800
D15.3	5.20	6.3	11.500
D17.1	29.8	8.1	37.900
D3.1	29.20	6.8	36.000
All other dwellings	15	15	30.000

(c) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	4 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 2)	3000	To collect run-off from at least: - 717 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 980 square metres of common landscaped area on the site
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Hallway/lobby type (C, D)	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no

Central energy systems	Type	Specification
Lift bank (No. 1)	permanent magnet synchronous motor (PMSM) and regenerative drive	Number of levels (including basement): 29 number of levels from the bottom of the lift shaft to the top of the lift shaft: 29 number of lifts: 2 lift load capacity: ≥ 1001 kg but ≤ 1500 kg
Lift bank (No. 2)	permanent magnet synchronous motor (PMSM) and regenerative drive	Number of levels (including basement): 22 number of levels from the bottom of the lift shaft to the top of the lift shaft: 22 number of lifts: 2 lift load capacity: ≥ 1001 kg but ≤ 1500 kg
Central hot water system (No. 2)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm) (c) Unit Efficiency: $3.0 < COP \leq 3.5$

2. Commitments for Residential flat buildings - Building 1 (B)

(a) Buildings

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Floor types", "External wall types", "Internal wall types", "Ceiling and roof types", "Frames" and "Glazing" tables below.			✓
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✓	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the "Frames" and "Glazing" tables is permitted.	✓	✓	✓
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✓

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
concrete slab on ground, frame:	1000	-	none
suspended floor above enclosed subfloor, frame: suspended concrete slab	1861	-	-
floors above habitable rooms, frame: suspended concrete slab	2000	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete block/ plasterboard,frame:light steel frame	9000	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	14000	-

Reinforcement concrete frames/columns

Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
-	-	-

Ceiling and roof types

Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	593.48	-	-

Glazing types

Frame types

Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
-	1000	-	1000	-	-	-	-

(b) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: <ul style="list-style-type: none"> (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling. 		✔ ✔	✔ ✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	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
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	5 star	On demand HW recirculation	not specified	4 star	-	-	-	-	-	-	-

Alternative water source								
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✓	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 1)	individual fan, ducted to façade or roof	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

Dwelling no.	Cooling		Heating		Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
B10.2, B10.3, B11.2, B11.3, B12.2, B12.3, B13.2, B13.3, B14.2, B14.3, B15.2, B15.3, B16.2, B16.3, B17.2, B17.3, B3.2, B4.2, B4.3, B5.2, B5.3, B6.2, B6.3, B7.2, B7.3, B8.2, B8.3, B9.2, B9.3	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	0	no
All other dwellings	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	0	no

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	-	-	-	-	-	induction cooktop & electric oven	4.5 star	8.5 star	yes	no

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✓		

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.			

Thermal loads			
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
B11.1	25.1	11.5	36.600
B17.1	26.4	11.3	37.700
B4.3	31.1	6.9	38.000
B6.3	30.30	7.4	37.700
All other dwellings	15	15	30.000

(c) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	4 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	3000	To collect run-off from at least: - 375 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 490 square metres of common landscaped area on the site

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Hallway/lobby type (B)	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 3)	-	-	light-emitting diode	connected to lift call button	no

Central energy systems	Type	Specification
Lift bank (No. 3)	permanent magnet synchronous motor (PMSM) and regenerative drive	Number of levels (including basement): 22 number of levels from the bottom of the lift shaft to the top of the lift shaft: 22 number of lifts: 2 lift load capacity: ≥ 1001 kg but ≤ 1500 kg
Central hot water system (No. 1)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm) (c) Unit Efficiency: $3.0 < COP \leq 3.5$

3. Commitments for common areas and central systems/facilities for the development (non-building specific)

(a) Buildings 'Other'

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Floor types", "External wall types", "Internal wall types", "Ceiling and roof types", "Frames" and "Glazing" tables below.			✓
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✓	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the "Frames" and "Glazing" tables is permitted.	✓	✓	✓
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✓

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
concrete slab on ground, frame:	2000	-	none
suspended floor above enclosed subfloor, frame: suspended concrete slab	4819.51	-	-
floors above habitable rooms, frame: suspended concrete slab	6000	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete block/ plasterboard,frame:light steel frame	7000	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	5000	-

Reinforcement concrete frames/columns

Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
-	-	-

Ceiling and roof types

Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	593.48	-	-

Glazing types

Frame types

Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
-	100	-	100	-	-	-	-

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	4 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Swimming pool (No. 1)	Volume: 312 kLs	Location: Other Pool shaded: no	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Car park area	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	no
Switch room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	no
Garbage Rooms	ventilation exhaust only	-	light-emitting diode	motion sensors	no
Community Room	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	no
Plant or service rooms	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	no
Ground floor lobby type	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no

Central energy systems	Type	Specification
Swimming pool (No. 1)	Heating source: electric heat pump	Pump controlled by timer: yes
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 89 peak kW
Other	-	-

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

BASIX™ Certificate

Building Sustainability Index

www.planningportal.nsw.gov.au/development-and-assessment/basix

Multi Dwelling

Certificate number: 1808164M

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.planningportal.nsw.gov.au/definitions

Secretary

Date of issue: Tuesday, 12 August 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 43Z4SID0XI.

Project summary

Project name	WIN Grand Towers - Tower 3
Street address	243-251 CROWN STREET WOLLONGONG 2500
Local Government Area	WOLLONGONG
Plan type and plan number	Deposited Plan DP1135333
Lot no.	1
Section no.	-
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	103
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score

Water	✓ 44	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 68	Target 60
Materials	✓ -74	Target n/a

If any changes to this BASIX certificate are required, please contact EEG with following details:

- Project reference: 221-291 Crown St, 216-238 Keira St and 86-90 Burelli St, Wollongong NSW
- Contact number: 0430 108 801

Certificate Prepared by

Name / Company Name: Eco Engineering Group Pty Ltd

ABN (if applicable):

Description of project

Project address

Project name	WIN Grand Towers - Tower 3
Street address	243-251 CROWN STREET WOLLONGONG 2500
Local Government Area	WOLLONGONG
Plan type and plan number	Deposited Plan DP1135333
Lot no.	1
Section no.	-

Project type

No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	103
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Site details

Site area (m ²)	2833.26
Roof area (m ²)	737.4
Non-residential floor area (m ²)	-
Residential car spaces	120
Non-residential car spaces	-





Common area landscape

Common area lawn (m ²)	529.7
Common area garden (m ²)	158.9
Area of indigenous or low water use species (m ²)	0

Assessor details and thermal loads

Assessor number	DMN/12/1407
Certificate number	43Z4SID0XI
Climate zone	56

Project score

Water	 44	Target 40
Thermal Performance	 Pass	Target Pass
Energy	 68	Target 60
Materials	 -74	Target n/a

Description of project

The tables below describe the dwellings and common areas within the project

Residential flat buildings - WIN Grand Towers - Tower 3, 103 dwellings, 19 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
E1.1	2	96	0.00	0.00	0.00
E10.2	2	78.9	0	0	0
E10.6	2	81.2	0	0	0
E11.3	1	51	0	0	0
E11.7	1	57	0	0	0
E12.4	1	51	0	0	0
E13.1	2	79	0.00	0.00	0.00
E13.5	2	79	0	0	0
E14.2	2	79	0.00	0.00	0.00
E14.6	2	81	0	0	0
E15.3	1	51	0	0	0
E15.7	1	57	0	0	0
E16.4	1	51.2	0	0	0
E2.1	1	60.2	0.00	0.00	0.00
E3.2	2	66.8	5.7	0	0
E3.6	1	57	0	0	0
E4.4	1	51.2	0	0	0
E5.1	2	78.9	0	0	0
E5.5	2	78.9	0	0	0
E6.2	2	78.9	0	0	0
E6.6	2	81.2	0	0	0
Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
E1.2	2	96	0	0.00	0.00
E10.3	1	51.2	0	0	0
E10.7	1	57	0	0	0
E11.4	1	51	0	0	0
E12.1	2	79	0.00	0.00	0.00
E12.5	2	79	0	0	0
E13.2	2	79	0.00	0.00	0.00
E13.6	2	81	0	0	0
E14.3	1	51	0	0	0
E14.7	1	57	0	0	0
E15.4	1	51	0	0	0
E16.1	2	70	4.2	0	0
E16.5	2	78.3	0	0	0
E2.2	3	112.5	4.9	0.00	0.00
E3.3	1	51.2	0	0	0
E4.1	2	78.9	0	0	0
E4.5	2	78.3	0.00	0.00	0.00
E5.2	2	78.9	0	0	0
E5.6	2	81.2	0	0	0
E6.3	1	51.2	0	0	0
E6.7	1	57	0	0	0
Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
E1.3	2	96	0.00	0.00	0.00
E10.4	1	51.2	0	0	0
E11.1	2	79	0.00	0.00	0.00
E11.5	2	79	0	0	0
E12.2	2	79	0.00	0.00	0.00
E12.6	2	81	0	0	0
E13.3	1	51	0	0	0
E13.7	1	57	0	0	0
E14.4	1	51	0	0	0
E15.1	2	79	0.00	0.00	0.00
E15.5	2	79	0	0	0
E16.2	2	78.9	0	0	0
E16.6	2	81.2	0.00	0.00	0.00
E2.3	1	59.8	4.6	0	0
E3.4	2	73.3	4.7	0	0
E4.2	2	78.9	0	0	0
E4.6	2	81.2	0	0	0
E5.3	1	51.2	0	0	0
E5.7	1	57	0	0	0
E6.4	1	51.2	0	0	0
E7.1	2	78.9	0	0	0
Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
E10.1	2	78.9	0	0	0
E10.5	2	78.9	0.00	0.00	0.00
E11.2	2	79	0.00	0.00	0.00
E11.6	2	81	0	0	0
E12.3	1	51	0	0	0
E12.7	1	57	0	0	0
E13.4	1	51	0	0	0
E14.1	2	79	0.00	0.00	0.00
E14.5	2	79	0	0	0
E15.2	2	79	0.00	0.00	0.00
E15.6	2	81	0	0	0
E16.3	1	45.1	4.6	0	0
E16.7	1	46.9	7.7	0.00	0.00
E3.1	2	78.9	0	0	0
E3.5	2	81.2	0	0	0
E4.3	1	51.2	0	0	0
E4.7	1	57	0	0	0
E5.4	1	51.2	0	0	0
E6.1	2	78.9	0	0	0
E6.5	2	77.6	0.00	0.00	0.00
E7.2	2	78.9	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
E7.3	1	51.2	0	0	0
E7.7	1	57	0	0	0
E8.4	1	51	0.00	0.00	0.00
E9.1	2	78.9	0	0	0
E9.5	2	78.9	0.00	0.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
E7.4	1	51.2	0	0	0
E8.1	2	79	0.00	0.00	0.00
E8.5	2	78	0.00	0.00	0.00
E9.2	2	78.9	0	0	0
E9.6	2	81.2	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
E7.5	2	78.3	0.00	0.00	0.00
E8.2	2	79	0.00	0.00	0.00
E8.6	2	81	0	0	0
E9.3	1	51.2	0	0	0
E9.7	1	57	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
E7.6	2	81.1	0	0	0
E8.3	1	51	0.00	0.00	0.00
E8.7	1	57	0	0	0
E9.4	1	51.2	0	0	0

Description of project

The tables below describe the dwellings and common areas within the project

Common areas of unit building - WIN Grand Towers - Tower 3

Common area	Floor area (m ²)
Car park area	8680
Community room	64.1
Hallway/lobby type	1042.5

Common area	Floor area (m ²)
Switch room	135
Plant or service room	230.98
Lift bank (No. 1)	-

Common area	Floor area (m ²)
Garbage room	86.03
Ground floor lobby type	218.7

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - WIN Grand Towers - Tower 3

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

2. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - WIN Grand Towers - Tower 3

(a) Buildings

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Floor types", "External wall types", "Internal wall types", "Ceiling and roof types", "Frames" and "Glazing" tables below.			✓
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✓	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the "Frames" and "Glazing" tables is permitted.	✓	✓	✓
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✓

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
concrete slab on ground, frame:	1500	-	none
suspended floor above enclosed subfloor, frame: suspended concrete slab	8062.15	-	-
floors above habitable rooms, frame: suspended concrete slab	8062.15	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete block/ plasterboard, frame: light steel frame	5735	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	7455	-

Reinforcement concrete frames/columns

Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
-	-	-

Ceiling and roof types

Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	737.4	-	-

Glazing types**Frame types**

Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
-	1720	-	1720	-	-	-	-

(b) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✔ ✔	✔ ✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	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
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	5 star	On demand HW recirculation	not specified	4 star	-	-	-	-	-	-	-

Alternative water source								
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✓	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 1)	individual fan, ducted to façade or roof	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
E2.2	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	0	no
E10.3, E10.4, E10.7, E11.3, E11.4, E11.7, E12.3, E12.4, E12.7, E13.3, E13.4, E13.7, E14.3, E14.4, E14.7, E15.3, E15.4, E15.7, E16.3, E16.4, E16.7, E2.1, E2.3, E3.3, E3.6, E4.3, E4.4, E4.7, E5.3, E5.4, E5.7, E6.3, E6.4, E6.7, E7.3, E7.4, E7.7, E8.3, E8.4, E8.7, E9.3, E9.4, E9.7	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	0	no

Dwelling no.	Cooling		Heating		Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All other dwellings	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	0	no

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
E15.4, E15.5, E15.6, E15.7, E16.1, E16.2, E16.3, E16.4, E16.5, E2.3, E3.1, E3.2, E3.3, E3.4, E3.5, E3.6, E4.1, E4.2, E4.3, E5.2, E5.3, E5.4, E5.5, E5.6, E5.7, E6.1, E6.2	-	-	-	-	-	induction cooktop & electric oven	4.5 star	8.5 star	yes	no
All other dwellings	-	-	-	-	-	induction cooktop & electric oven	4.5 star	8.5 star	yes	no

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✔		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✔	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✔	✔	✔
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

Thermal loads			
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
E16.1	24.3	13.7	38.000
E16.3	20.8	13.1	33.900
E16.7	16	13.6	29.600

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
E2.2	8.7	19.2	27.900
E2.3	20.60	8.1	28.700
E3.2	17.50	8.5	26.000
E3.4	7.30	21.4	28.700
All other dwellings	14.00	14	28.000

(c) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	4 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	7500	To collect run-off from at least: - 589.2 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 688.6 square metres of common landscaped area on the site
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Car park area	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	no
Switch room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	no
Garbage room	ventilation exhaust only	-	light-emitting diode	motion sensors	no
Community room	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	no
Plant or service room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	no
Ground floor lobby type	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no
Hallway/lobby type	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	no

Central energy systems	Type	Specification
Lift bank (No. 1)	permanent magnet synchronous motor (PMSM) and regenerative drive	Number of levels (including basement): 21 number of levels from the bottom of the lift shaft to the top of the lift shaft: 21 number of lifts: 2 lift load capacity: >= 1001 kg but <= 1500kg

Central energy systems	Type	Specification
Central hot water system (No. 1)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm) (c) Unit Efficiency: $3.0 < \text{COP} \leq 3.5$

2. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	4 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 50 peak kW
Other	-	-

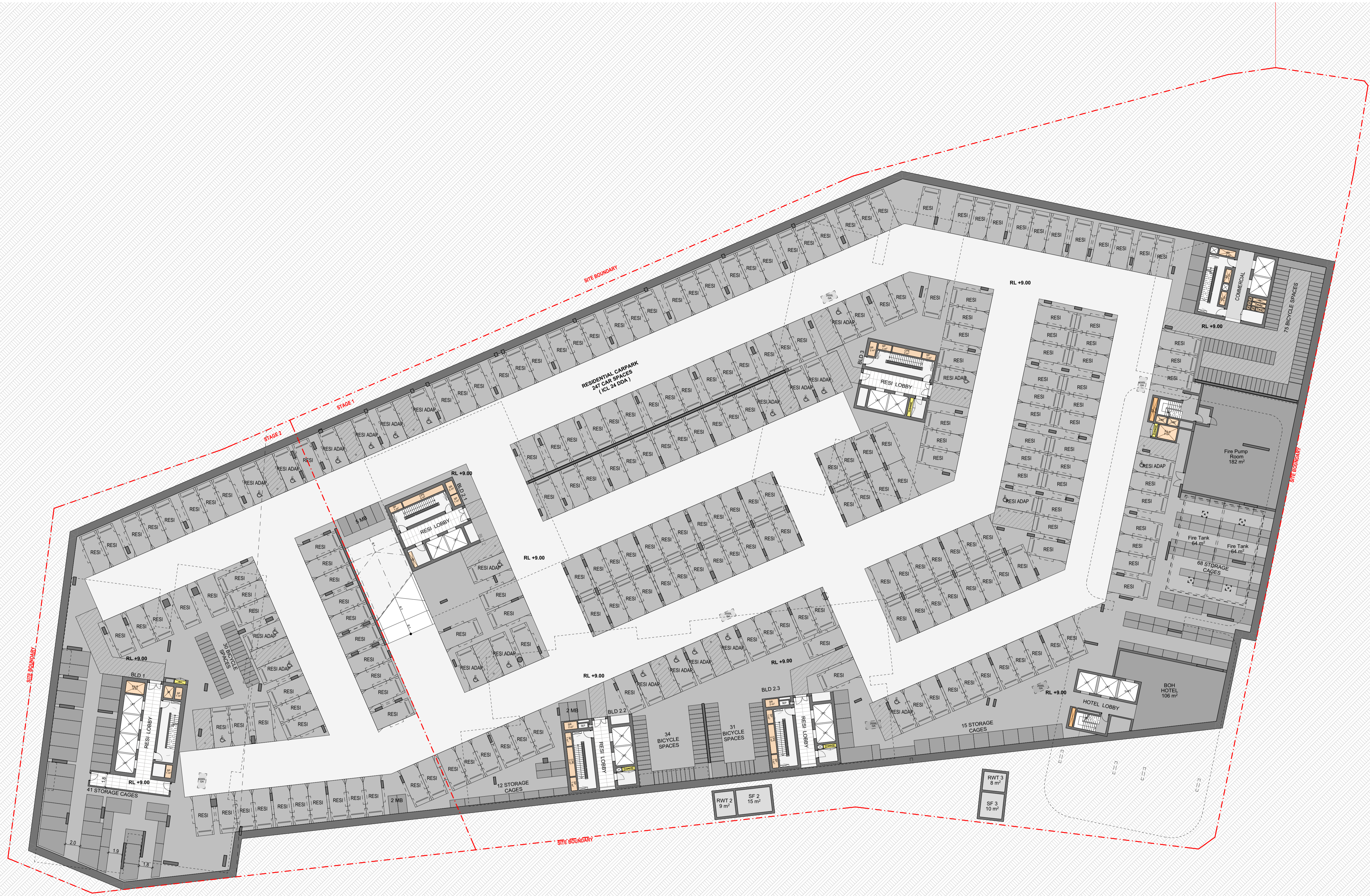
Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

Appendix B – Referenced Architectural Drawings



Rev	Date	By	Chk	Description
A	11/04/2025	OS,AKJL		For DA Submission

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 Project Number: 00013631
 Project Address: 221 - 291 Crown st, 216-238 Keira st and 96-90 Burrell st Wollongong NSW 2500
 Country: DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name
Basement 02

Drawing Scale
DA2000

1:250 @ A1
 Revision
A

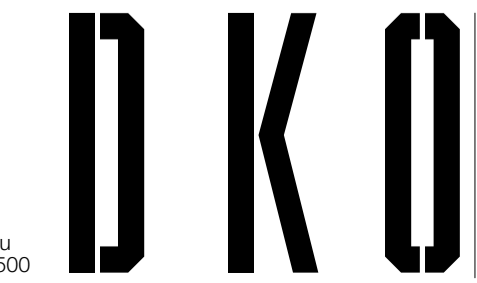


Rev	Date	By	Chk	Description
A	11/04/2025	OS,AKJL		For DA Submission

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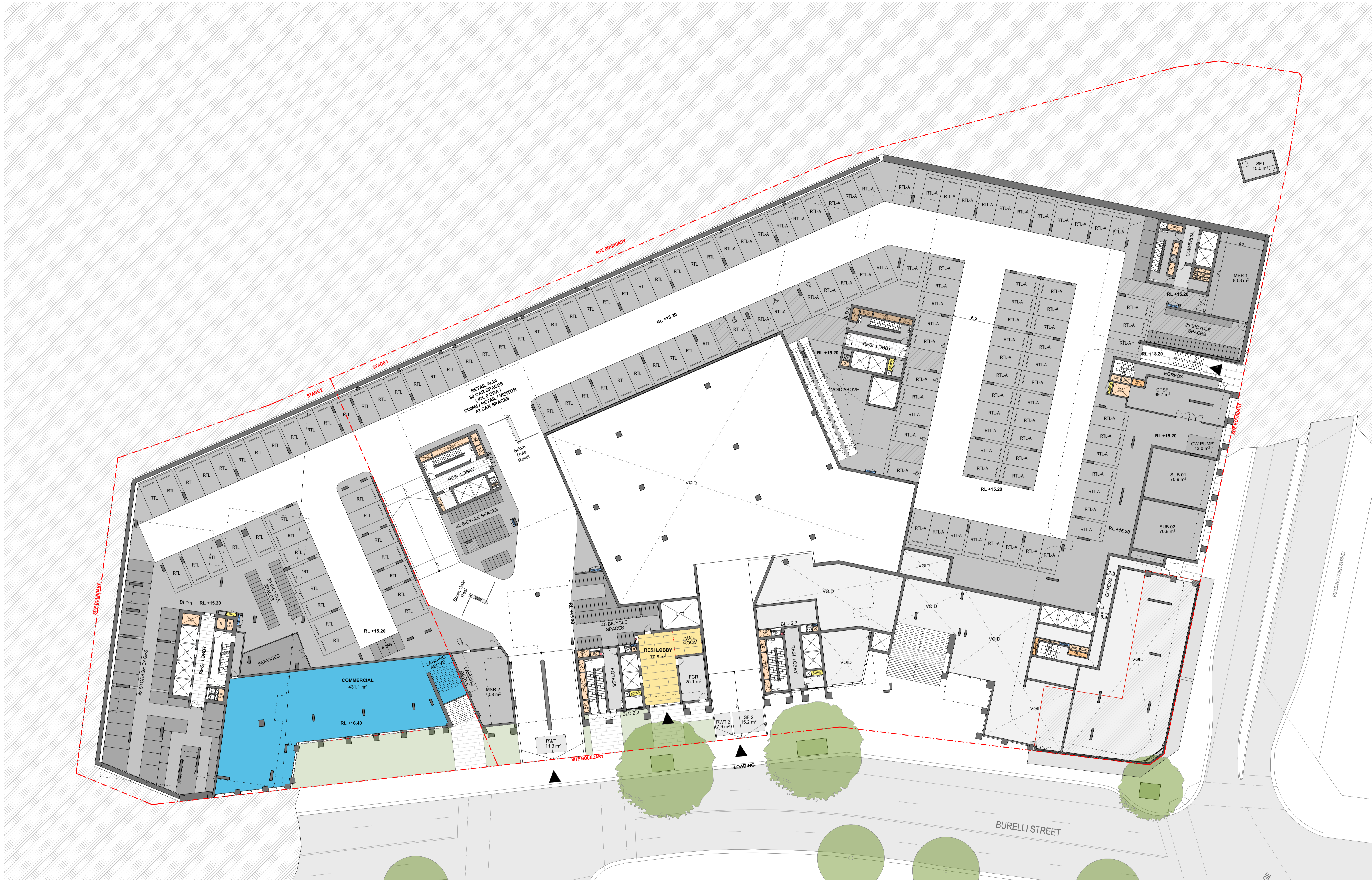
Project Name: Crown street, Wollongong
 Project Number: 00013631
 Project Address: 221 - 291 Crown st, 216-238 Keira st and 96-90 Burelli st Wollongong NSW 2500
 Country: DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name: Basement 01

Drawing Scale: DA2001

1:250 @ A1
 Revision: A



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DEVELOPMENT APPLICATION

Drawing Name: Mezzanine level

Drawing No. DA2002

1:250 @ A1
 Revision A



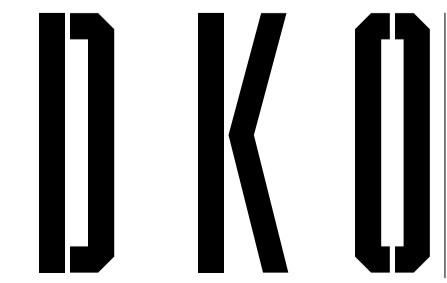
Rev	Date	By	Chk	Description
A	11/04/2025	OS,AKJL		For DA Submission

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DEVELOPMENT APPLICATION

Drawing Name: Lower Ground Plan

Drawing No.: DA2003

1:250 @ A1
 Revision: A



Rev	Date	By	Chk	Description
A	11/04/2025	OS,AKJL		For DA Submission

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DEVELOPMENT APPLICATION

Drawing Name: Ground Floor Plan

Drawing No.: DA2004

1:250 @ A1
 Revision: A



Rev	Date	By	Chk	Description
A	11/04/2025	OS,AKJL		For DA Submission

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DEVELOPMENT APPLICATION

Drawing Name
Level 1 Plan

Drawing Scale
 Drawing No.
DA2005

1:250 @ A1
 Revision
A



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DEVELOPMENT APPLICATION

Drawing Name: Level 2 Plan

Drawing No.: DA2006

1:250 @ A1
 Revision: A

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DEVELOPMENT APPLICATION

Drawing Name
Level 3 Plan

Drawing Scale
 Drawing No.
DA2007

1:250 @ A1
 Revision
A



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A	11/04/2025	OS,AKJL		For DA Submission

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DEVELOPMENT APPLICATION

Drawing Name: Level 4 Plan
 Drawing No.: DA2008

1:250 @ A1
 Revision
 A



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A	11/04/2025	OS,AKJL		For DA Submission

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DEVELOPMENT APPLICATION

Drawing Name
Level 5 Plan

Drawing Scale
 Drawing No.
DA2009

1:250 @ A1
 Revision
A



Rev	Date	By	Chk	Description
A	11/04/2025	OS,AKJL		For DA Submission

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DEVELOPMENT APPLICATION

Drawing Name
Level 6 Plan

Drawing Scale
 Drawing No.
DA2010

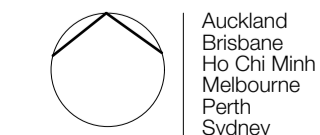
1:250 @ A1
 Revision
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DEVELOPMENT APPLICATION

Drawing Name: Level 7 Plan

Drawing No.: DA2011

1:250 @ A1
 Revision
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A	11/04/2025	OS,AKJL		For DA Submission

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DEVELOPMENT APPLICATION

Drawing Name: Level 8 Plan
 Drawing Scale: 1:250 @ A1
 Drawing No.: DA2012
 Revision: A

1:250 @ A1
 Revision
 A



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A	11/04/2025	OS,AKJL		For DA Submission

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DEVELOPMENT APPLICATION

Drawing Name: Level 9 Plan

Drawing No.: DA2013

1:250 @ A1
 Revision
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Rev	Date	By	Chk	Description
A	11/04/2025	OS,AKJL		For DA Submission

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DEVELOPMENT APPLICATION

Drawing Name: Level 10 Plan
 Drawing No.: DA2014

1:250 @ A1
 Revision
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Rev	Date	By	Chk	Description
A	11/04/2025	OS,AKJL		For DA Submission

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DEVELOPMENT APPLICATION

Drawing Name: Level 11 - 15 Plan
 Drawing No.: DA2015
 Drawing Scale: 1:250 @ A1
 Revision: A



Rev	Date	By	Chk	Description
A	11/04/2025	OS,AKJL		For DA Submission

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DEVELOPMENT APPLICATION

Drawing Name Level 16 Plan
 Drawing No. DA2016

1:250 @ A1
 Revision A



Rev	Date	By	Chk	Description
A	11/04/2025	OS,AKJL		For DA Submission

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DEVELOPMENT APPLICATION

Drawing Name: Level 17 Plan
 Drawing No.: DA2017

1:250 @ A1
 Revision
 A



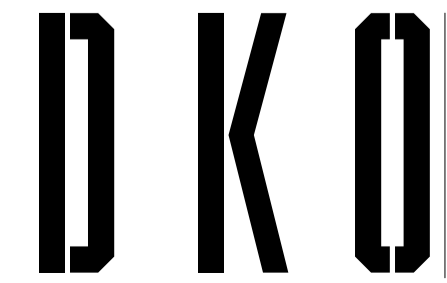
Rev	Date	By	Chk	Description
A	11/04/2025	OS,AKJL		For DA Submission

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 - Restoration Works - refer to Schedule of Conservation Works.

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Project Name: Crown street, Wollongong
 Project Number: 00013631
 Project Address: 221 - 291 Crown st, 216-238 Keira st and 86-90 Burelli st Wollongong NSW 2500
 Country: DHARAWAL

DEVELOPMENT APPLICATION

Drawing Name: Level 18 - 23 Plan

Drawing No.: DA2018

1:250 @ A1
 Revision
 A



Rev	Date	By	Chk	Description
A	11/04/2025	OS,AKJL		For DA Submission

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DEVELOPMENT APPLICATION

Drawing Name: Level 24 Plan
 Drawing No.: DA2019
 1:250 @ A1
 Revision: A



Rev	Date	By	Chk	Description
A	11/04/2025	OS,AKJL		For DA Submission

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DEVELOPMENT APPLICATION

Drawing Name: Level 25 Plan
 Drawing No.: DA2020

1:250 @ A1
 Revision
 A



Rev	Date	By	Chk	Description
A	11/04/2025	OS,AKJL		For DA Submission

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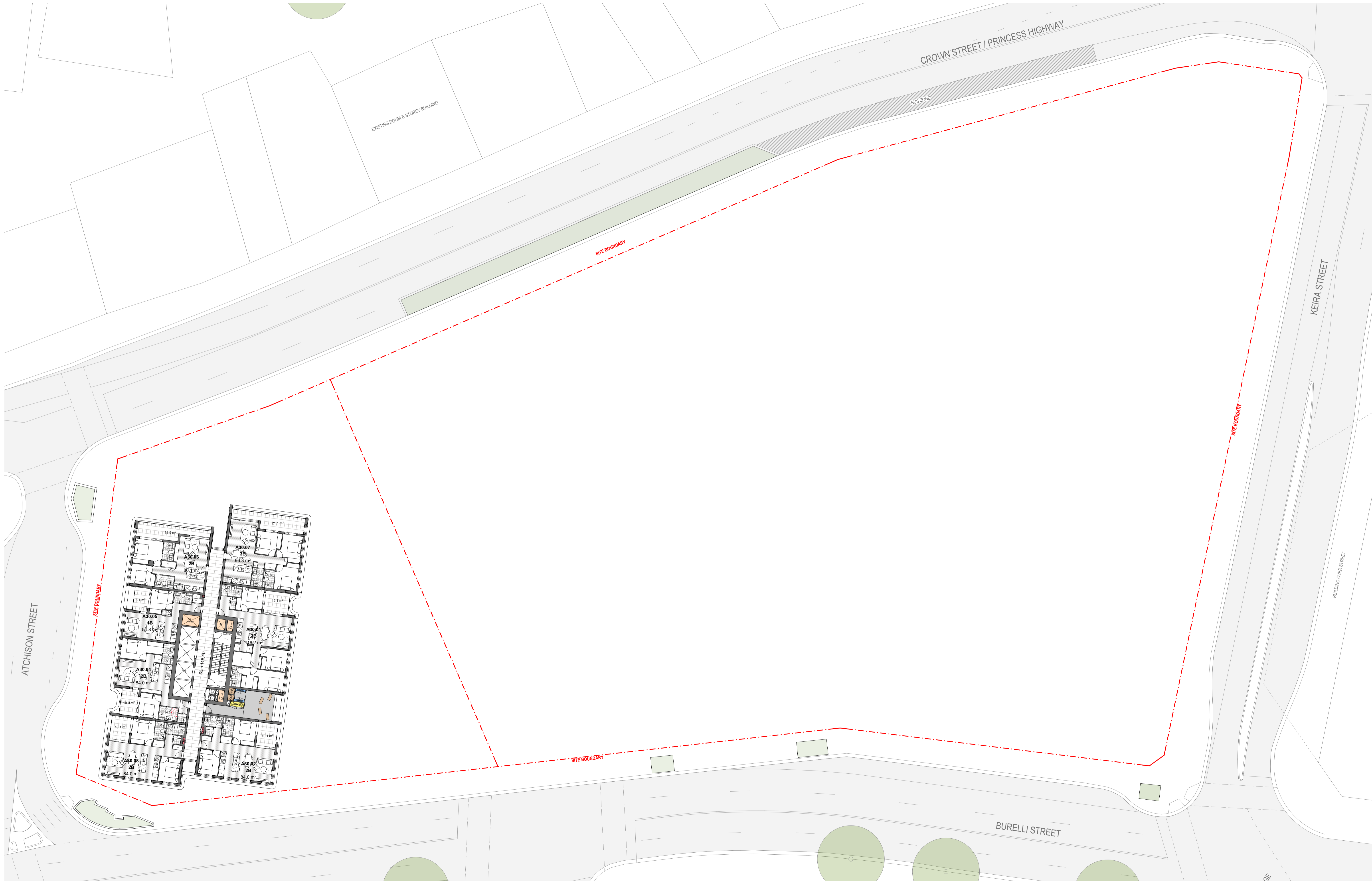
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DEVELOPMENT APPLICATION

Drawing Name: Level 26 - 29 Plan
 Drawing No.: DA2021
 1:250 @ A1
 Revision: A



Rev	Date	By	Chk	Description
A	11/04/2025	OS,AKJL		For DA Submission

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DEVELOPMENT APPLICATION

Drawing Name: Level 30 Plan

Drawing Scale: 1:250 @ A1

Drawing No.: DA2022

Revision: A



Rev	Date	By	Chk	Description
A	11/04/2025	OS,AKJL		For DA Submission

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DEVELOPMENT APPLICATION

Drawing Name
Level 31 - 36 Plan

Drawing Scale
 Drawing No.
DA2023

1:250 @ A1
 Revision
A



Rev	Date	By	Chk	Description
A	11/04/2025	OS,AKJL		For DA Submission

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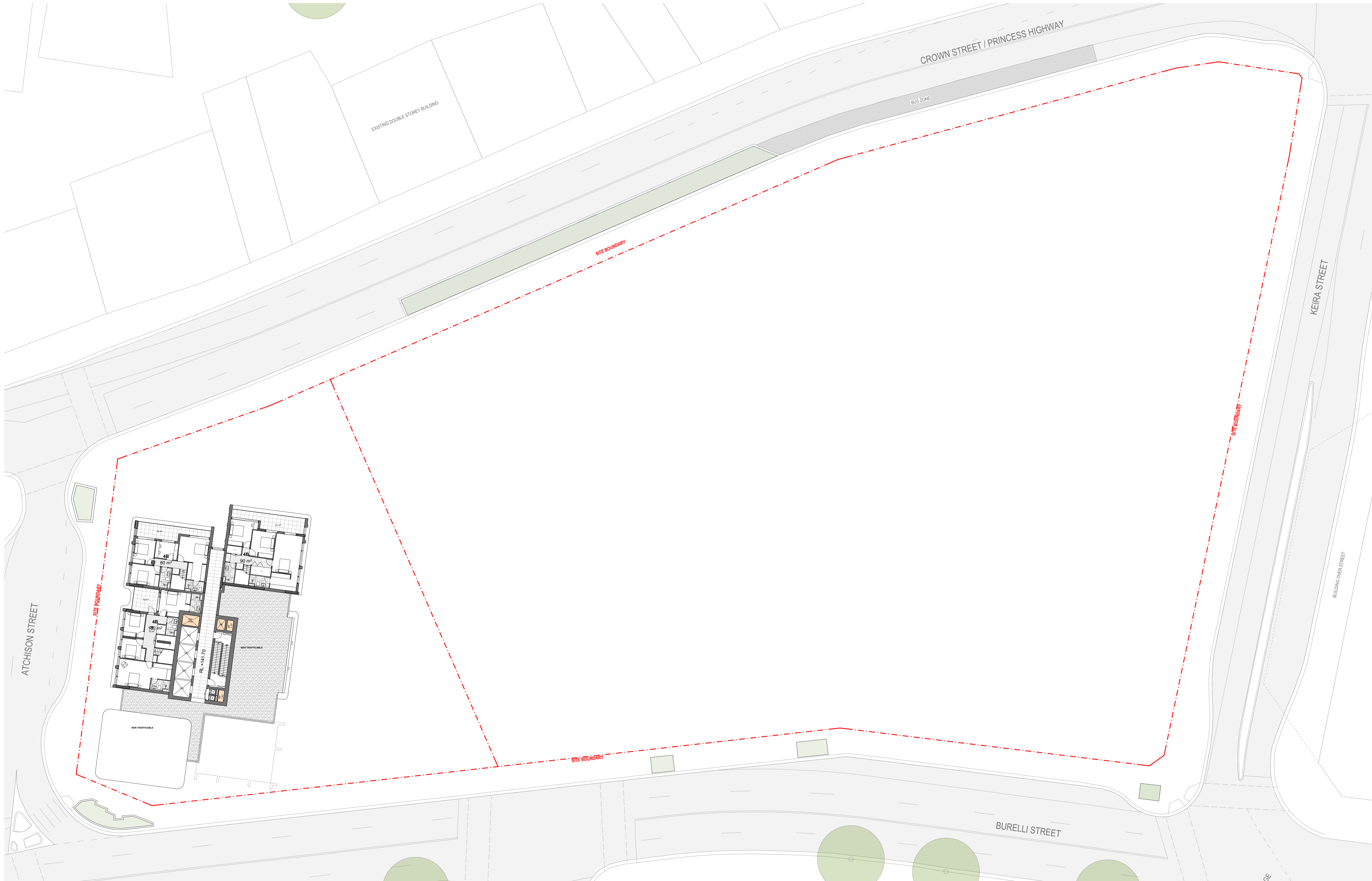
Project Name
 Project Number
 Project Address
 Country

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 00013631
 221 - 291 Crown st, 216-238 Keira st and
 96-90 Burelli st
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Drawing Name
 Drawing No.
 DA2024

1:250 @ A1
 Revision
 A

DEVELOPMENT APPLICATION



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DEVELOPMENT APPLICATION

Drawing Name: Level 38 Plan
 Drawing No.: DA2025

1:250 @ A1
 Revision
 A

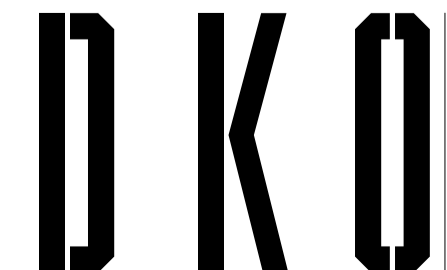


Rev	Date	By	Chk	Description
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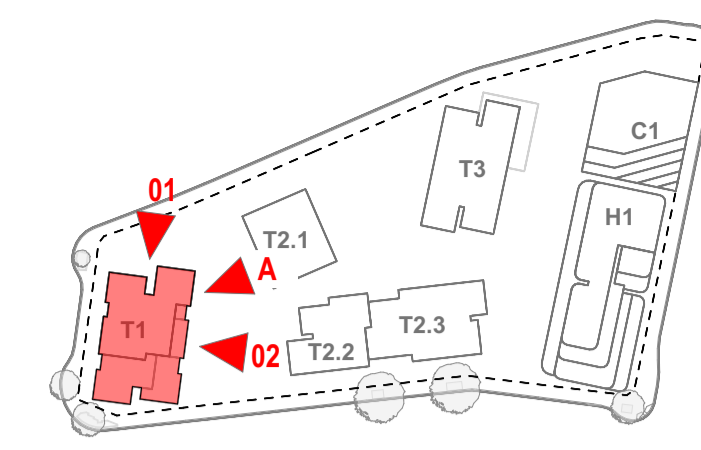
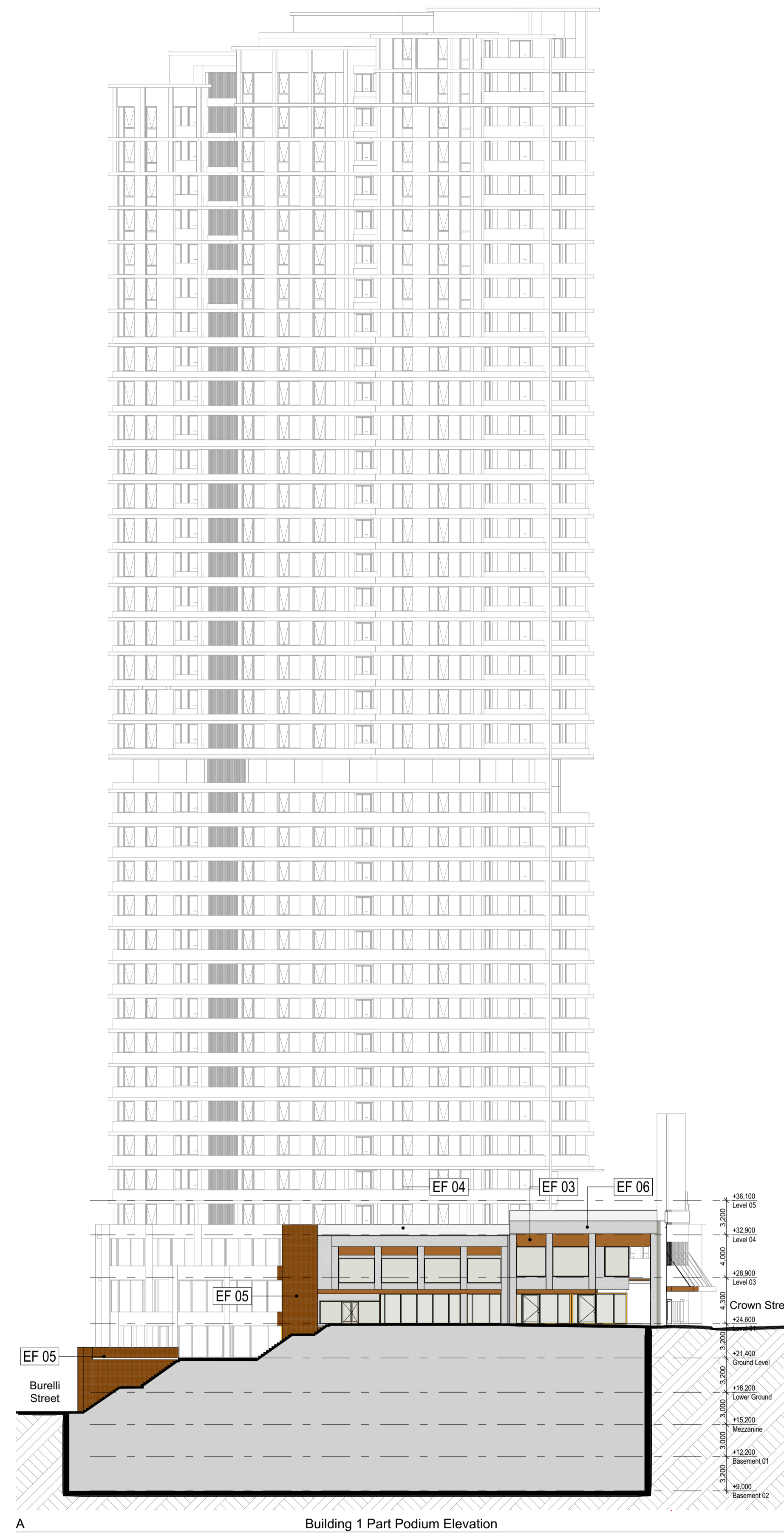
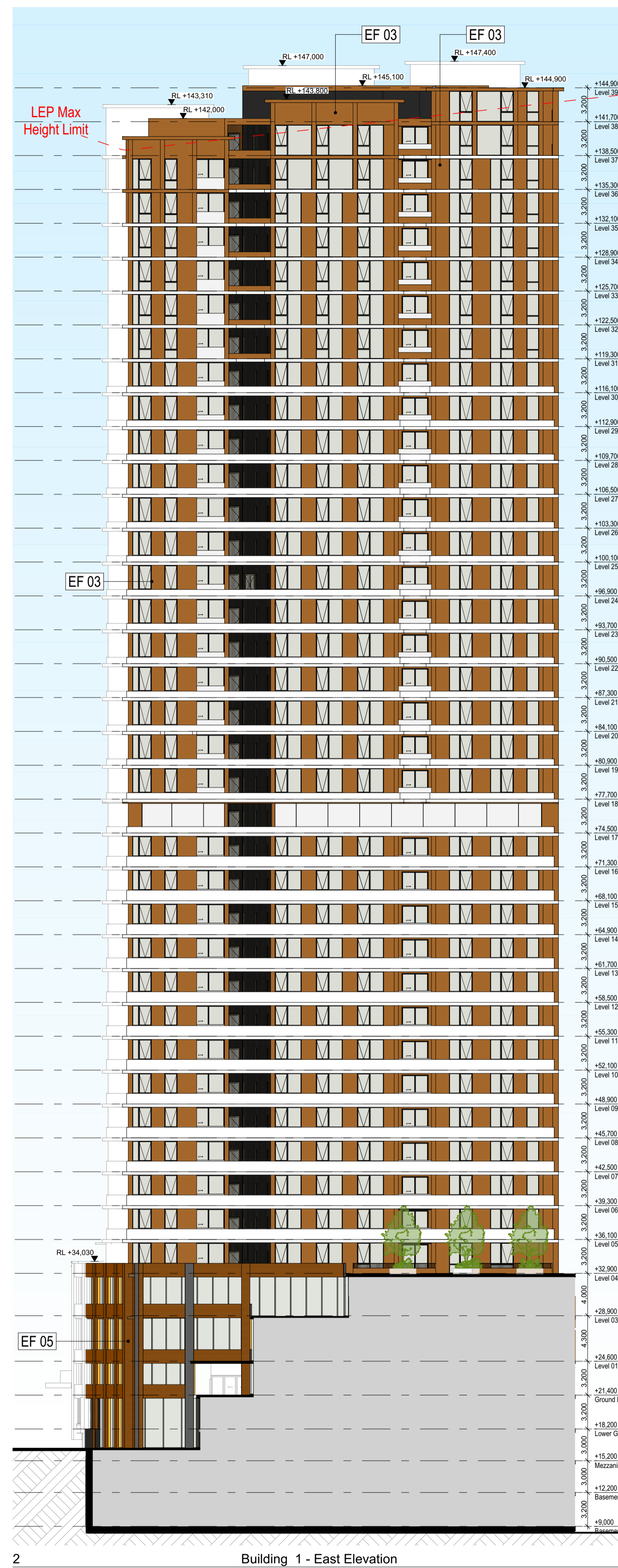
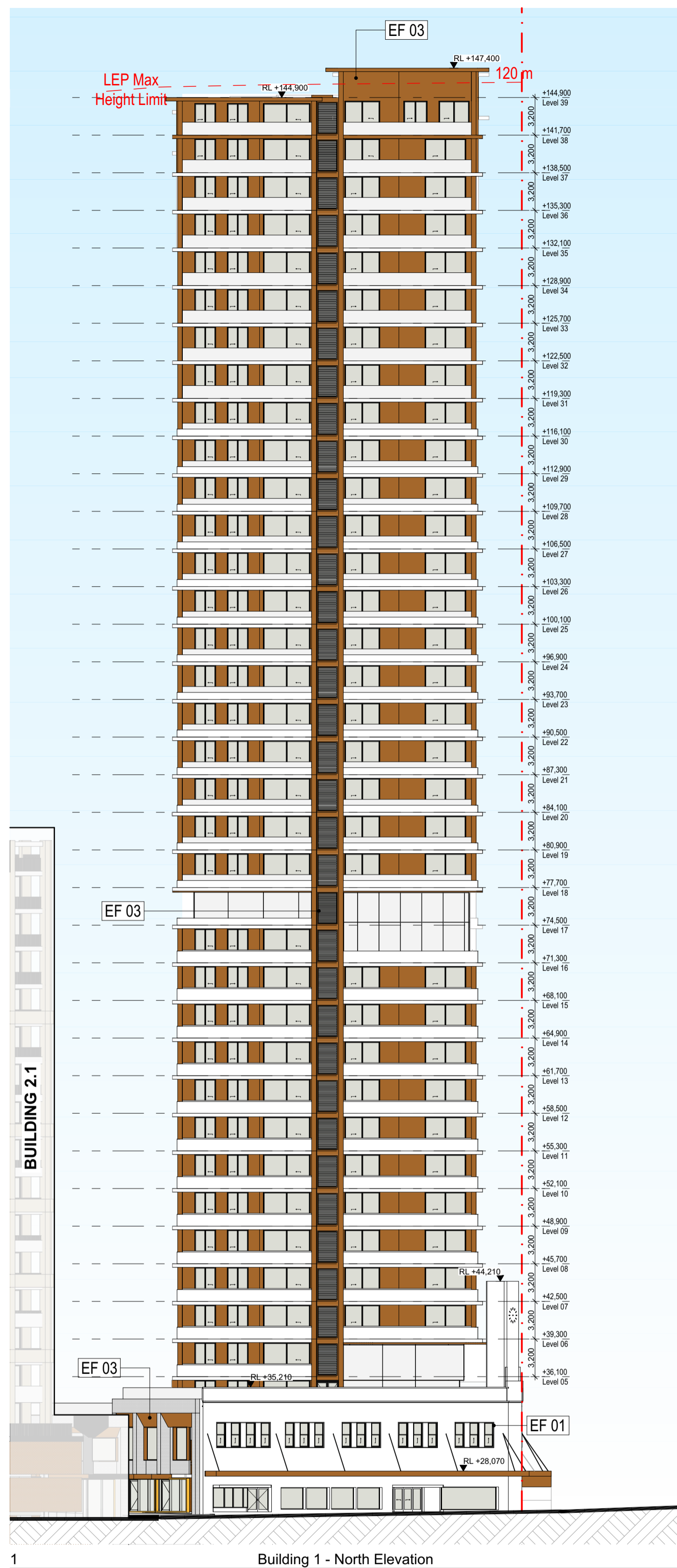
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DEVELOPMENT APPLICATION

Drawing Name: Roof Level Plan
 Drawing Scale: 1:250 @ A1
 Drawing No.: DA2026
 Revision: A



EF 01	Finish : Product : Color :	Painted Concrete / Brick White Rough
EF 02	Finish : Product : Color :	Painted Concrete Light Grey
EF 03	Finish : Product : Color :	Metallic Matte TBC Dark Bronze
EF 04	Finish : Product : Color :	Glass Glass Clear
EF 05	Finish : Product : Color :	Brick Brick Brown
EF 06	Finish : Product : Color :	Brick Brick Light Grey
EF 07	Finish : Product : Color :	Painted Concrete Light Beige
EF 08	Finish : Product : Color :	Powder Coated TBC Dark Charcoal
EF 09	Finish : Product : Color :	Painted Concrete / Brick Dark Charcoal
EF 10	Finish : Product : Color :	Painted Concrete Red Rough
EF 11	Finish : Product : Color :	Painted Concrete Dark Grey
EF 12	Finish : Product : Color :	Painted TBC Beige
EF 13	Finish : Product : Color :	Painted TBC Metallic Red
EF 14	Finish : Product : Color :	Brick Existing Brick Brown
EF 15	Finish : Product : Color :	Brick Existing Brick Beige
EF 15	Finish : Product : Color :	Painted TBC Beige

Rev	Date	By	Ck	Description
A	11/04/2025	OS/AKL		For DA Submission

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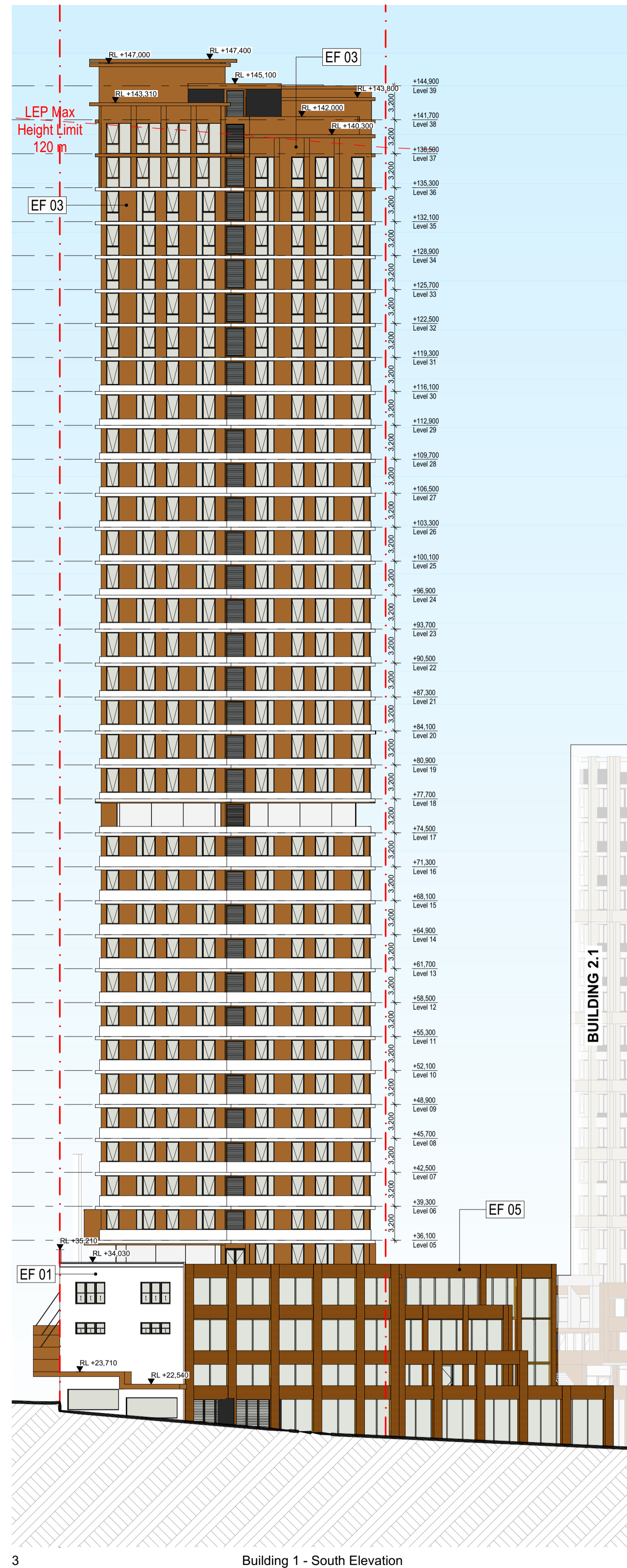
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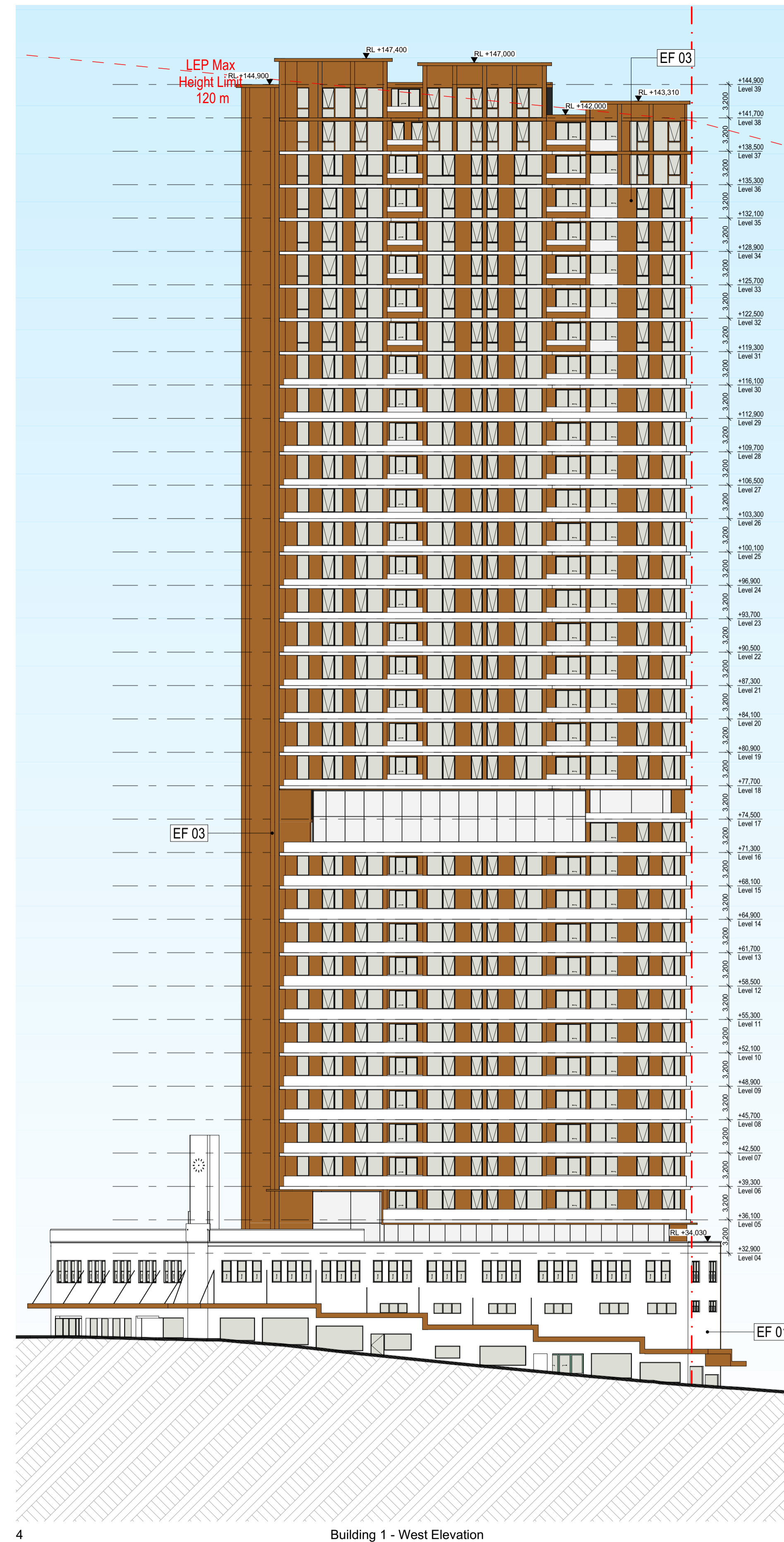
Project Name: Crown street, Wollongong
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DEVELOPMENT APPLICATION

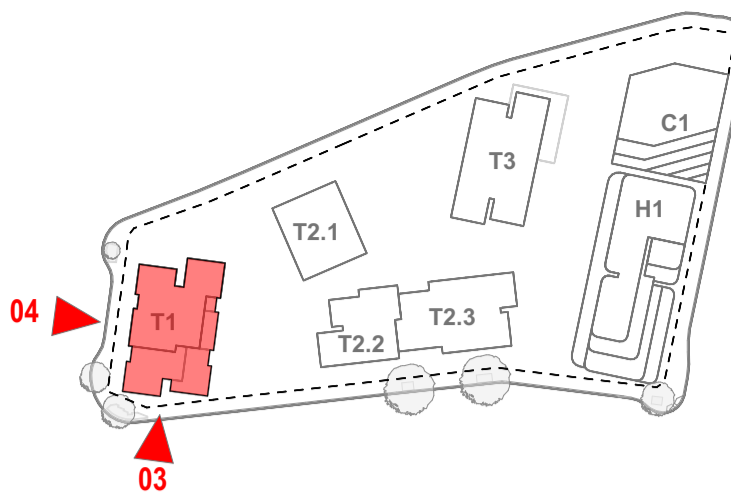
Drawing Name: BLD 1 - Elevations
 Drawing No.: DA3004
 Drawing Scale: 1:300 @ A1
 Revision: A



3 Building 1 - South Elevation



4 Building 1 - West Elevation



EF 01	Finish : Product : Color :	Painted Concrete / Brick White Rough
EF 02	Finish : Product : Color :	Painted Concrete Light Grey
EF 03	Finish : Product : Color :	Metallic Matte TBC Dark Bronze
EF 04	Finish : Product : Color :	Glass Glass Clear
EF 05	Finish : Product : Color :	Brick Brick Brown
EF 06	Finish : Product : Color :	Brick Brick Light Grey
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EF 14	Finish : Product : Color :	Brick Existing Brick Brown
EF 15	Finish : Product : Color :	Brick Existing Brick Beige
EF 15	Finish : Product : Color :	Painted TBC Beige

Rev	Date	By	Chk	Description
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DEVELOPMENT APPLICATION

Drawing Name: BLD 1 - Elevations

Drawing Scale: 1:300 @ A1

Drawing No.: DA3005

Revision: A