

Kristjan Young
Project Co-ordinator
Crown Resorts Limited
Level 3, 54 Park Street, Sydney 2000

Our ref: fA492242

19 November 2014

Dear Kristjan,

Subject: Crown Sydney Hotel Resort, Barangaroo South

I write in regard to BASIX Certificate 587967M issued by the Director General on the 14th November 2014 for the above project.

That certificate has been generated in accordance with clause 164A (2) of the EP&A Regulation 2000 by means of a computerised system **except** in regard to the description of the following items:

- Passenger lifts – energy consumption serving the building has been calculated in accordance with the letter issued by ARUP on 2 April 2014;
- Central cooling system and performance – the type of system and performance in terms of coefficient of performance (COP) has been calculated in accordance with the letter issued by ARUP on 20 March 2014;
- Carpark ventilation – in accordance to the letter issued by ARUP on 20 March 2014, the carpark area is halved from the drawings to reflect reduction in air flow by at least 50%;
- Pool volume and landscaped area – in accordance to the letter issued by Crown Resorts Limited, an apportionment factor of 16% has been applied to account for the residential portion of the development;
- Other common areas – only the lobby areas, plant or service rooms serving the residential portion of the development are taken into account.

For the purpose of development assessment under clause 79c of the EP&A Act 1979, the above documentation should be read as substitution of the descriptions described in the commitments section of the BASIX certificate.

Should consent be granted to the project, the consent authority is requested to:

- incorporate compliance with the documentation provided by ARUP as a condition of consent and
- impose a condition that prior to the issue of a construction certificate, a revised BASIX certificate be issued by application for an "alternative assessment" that incorporates BASIX commitments specific to the items listed above.



It is a matter for the consent authority, to determine suitable conditions of consent. To assist the consent authority, draft conditions for consideration are attached.

Should you have questions please contact Scott Wilson on 02 8575 4034

Yours sincerely,

19 NOV 2014

Scott Wilson
Team Leader, Sustainable Systems

Attachment:

DRAFT CONDITION OF CONSENT

WATER AND ENERGY EFFICIENCY

The water and energy scores for BASIX Certificate 587967M are calculated on the basis of the following documentation:

- Expected lift energy use issued by ARUP on 2 April 2014,
- Cooling system and performance in terms of coefficient of performance (COP) issued by ARUP on 20 March 2014,
- Carpark ventilation estimation issued by ARUP on 20 March 2014,
- Apportionment factor of 16% to account for the residential portion of the development, as advised by Crown Resorts Limited.

The above documentation substitutes for the description described in the commitments section of the BASIX certificate and compliance with the report forms part of the conditions of consent.

Prior to the issue of a construction certificate for any relevant part, a revised BASIX certificate is required that incorporates within the certificate BASIX commitments generally in accordance with the above documentation and in any case, that achieves an overall water and energy scores for the development not less than the required targets for the building class and type.