

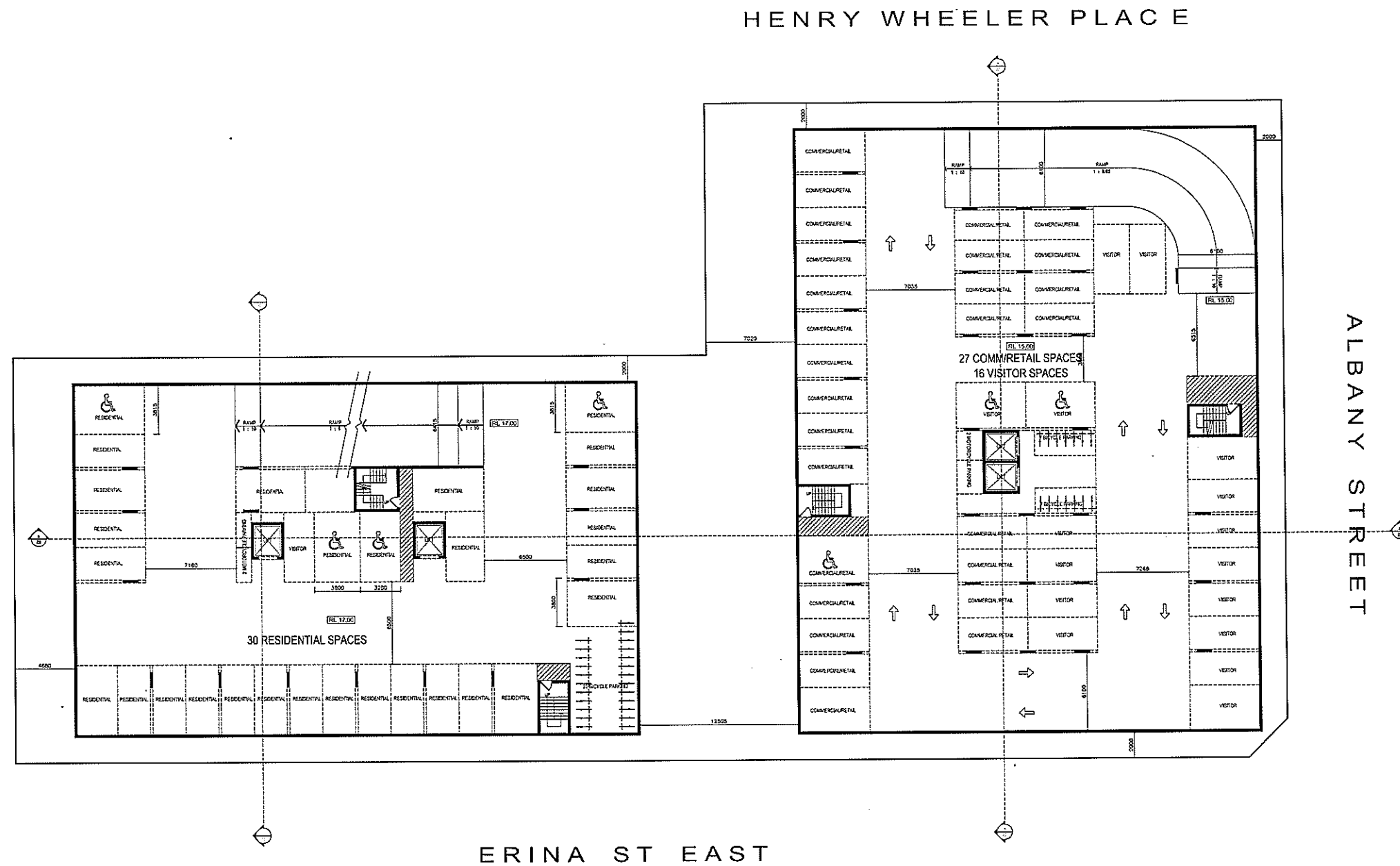
HENRY WHEELER PLACE

ALBANY STREET

ERINA ST EAST

BASEMENT 2 PLAN

B	13/03/12	ISSUED FOR JRP
ISSUE	DATE	REVISION
architects p +61 2 9797 1599 f +61 2 9797 1533 188-196 Parramatta Rd ASHFIELD NSW 2131		
DEVELOPMENT APPLICATION MINED USE DEVELOPMENT		
CLIENT	HOMEBUSH TYRE SERVICES PTY LTD	
PROJECT	141-145 ERINA ST E & 221 ALBANY STREET N, GOSFORD	
TITLE	BASEMENT 2 PLAN	
DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION.		DATE: JUN 10 DRAWN: CK DWG No: 07537-60-DWG SCALE: 1:100 CHECKED: GK 0
COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF ON ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS. ANY REPRODUCTION OF THIS DOCUMENT FOR ANY PURPOSES AND THE INSTRUCTING PARTY.		

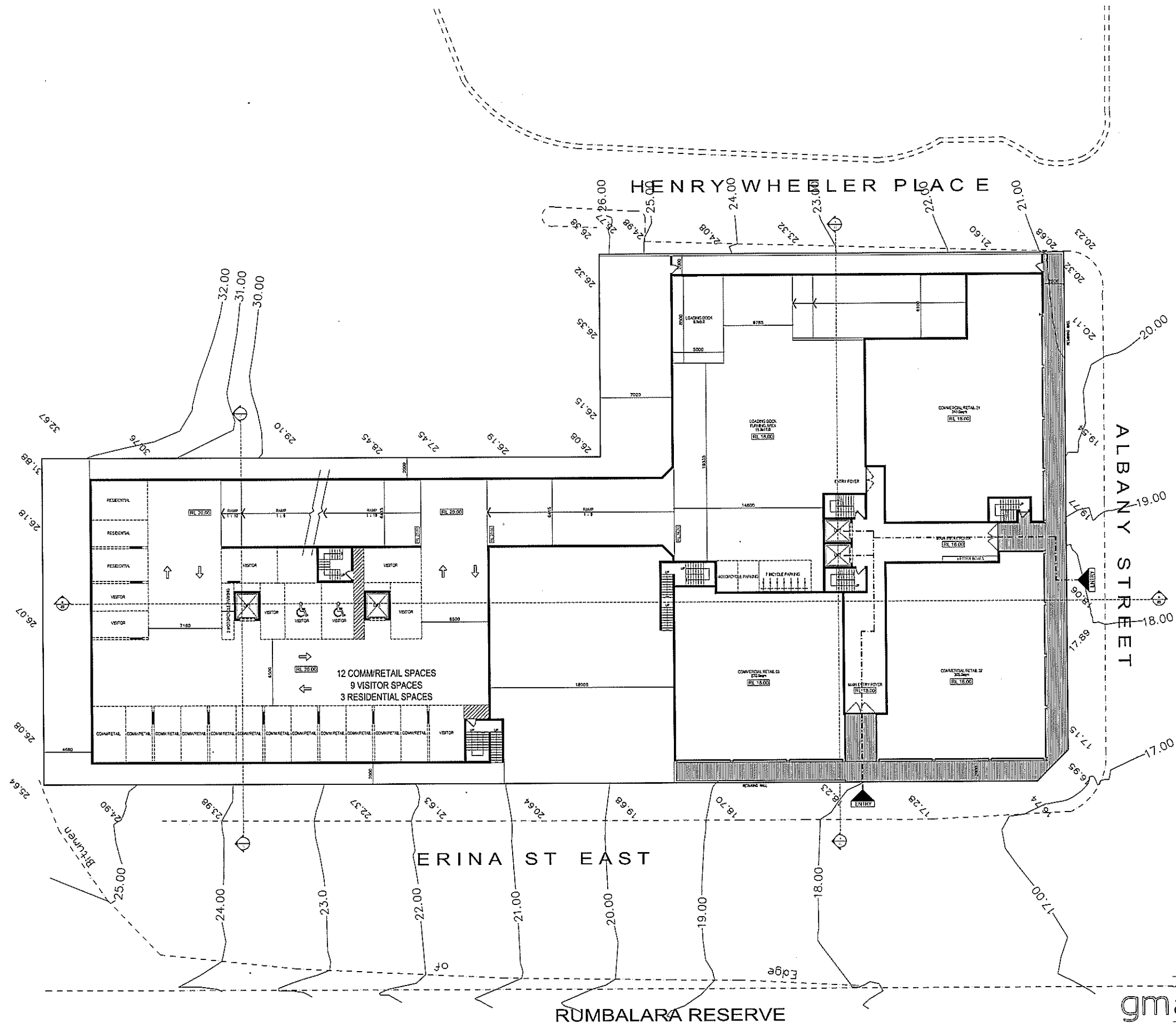


BASEMENT 1 PLAN

S		12/03/12	ISSUED FOR JRP
ISSUE	DATE	REVISION	
gmarchitects p +61 2 9797 1599 f +61 2 9797 1533 188-195 Parramatta Rd ASHFIELD NSW 2131			
DEVELOPMENT APPLICATION MIXED USE DEVELOPMENT			
CLIENT	HOMEBUSH TYRE SERVICES PTY LTD		
PROJECT	141-145 ERINA ST E & 221 ALBANY STREET N, GOSFORD		
TITLE	BASEMENT 1 PLAN		
DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION.			
COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF GM ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN GM ARCHITECTS AND THE INSTRUCTING PARTY.			

	
DATE JUNE 10	SCALE A1 1:200 A3 1:400
DRAWN CK	CHECKED GK
DWG No 01111-501010	05

RUMBALARA RESERVE



LOWER GROUND FLOOR PLAN

8	10/03/12	ISSUED FOR JPP
ISSUE	DATE	REVISION
gmarchitects p +61 2 9797 1599 f +61 2 9797 1533 185-195 Parramatta Rd ASHFIELD NSW 2131		
DEVELOPMENT APPLICATION MIXED USE DEVELOPMENT		
CLIENT	HOMEBUSH TYRE SERVICES PTY LTD	
PROJECT	141-145 ERINA ST E & 221 ALBANY STREET N, GOSFORD	
TITLE	LOWER GROUND FLOOR PLAN	
DO NOT SCALE. USE DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION.		
COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF GM ARCHITECTS. ANY LICENSE EXPRESSED OR IMPLIED, TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN GM ARCHITECTS AND THE INSTRUCTING PARTY.		
DATE	SCALE	
JUNE 10	A3:1200	
BRUNNEN	CHECKED	CK
CK	CHECKED	CK
07/03/2012	06	

Schedule of BASIX Commitments

The commitments set out below regulate how the proposed development is to be carried out.

(A) DWELLINGS

WATER

- The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in the table below.
- The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous vegetation" column of the table below, as a priority 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.
- A watering system for the table below for a future or appliance to be installed in the dwelling, the applicant must ensure that each such future and appliance meets the rating specified for it.
- 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 "Hot recirculation or demand" column of the table below.
- The applicant must install:
- (a) Hot water circulation system to all hot water outlets and all basins in the dwelling, where indicated for a dwelling in the "Hot recirculation or demand" column of the table below; and
- (b) A separate diversion tank (or tanks) connected to the hot water diversion system of at least 100 litres. The applicant must connect the hot water diversion tank to all basins in the dwelling.
- 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.
- If specified in the table, the pool or spa (or both) must have a pool cover or shading (or both).
- The pool or spa must be located as specified in the table.
- 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.

ENERGY

- The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in the table below.
- 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.
- 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. Each such system must have the capacity specified for it in the table.
- The applicant must install the cooling and heating systems specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling and heating" column in the table below, 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 "ceiling" is specified in the table as an air conditioning system, then the system must provide for daylight zoning between living areas and bedrooms.
- This commitment applies to each room or area of the dwelling which is referred to in a heading in 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 "spotlight" 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.
- This commitment applies to each room or area of the dwelling which is referred to in a heading in 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.
- This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:
- (a) Install the system specified for the pool in the "Pool heating" 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
- (b) 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.
- The applicant must install the dwelling:
- (a) The minimum roof/over and down specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;
- (b) 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
- (c) Any other device specified for that dwelling in the "Appliances & other efficiency measures" column of the table.
- If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated" each case. The system or device must be of the type, and meet the specifications, listed for it in the table.

THERMAL COMFORT

- The applicant must attach the certificate referred to under "Assessor details" on the front page of the BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development. If the applicant is applying for a construction 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.
- The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol. The details of the proposed development on the Assessor Certificate must be consistent with the details shown in the BASIX Certificate, including the details shown in the "Thermal comfort" table below.
- 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 show a series of development from the Assessor's Assessor, to certify that this is the case.
- The applicant must show on the plans accompanying the application for a construction certificate (or a construction 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.
- 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 for application for a construction certificate which were used to calculate those specifications.
- Where there is an in-built heating or cooling system, the applicant must:
- (a) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or
- (b) 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.
- The applicant must construct the floor and walls of the development in accordance with the specifications listed in the table below.

(B) COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES

WATER

- 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.
- The applicant must install for the development a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table. In each case, the system must be sized, configured and connected, as specified in the table.
- A swimming pool or spa listed in the table must not have a volume (in Litres) greater than that specified for the pool or spa in the table.
- A pool or spa listed in the table must have a cover or shading (or both) specified for the pool or spa in the table.
- The applicant must install each system specified in the table so that the system is configured as specified in the table.
- The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.

ENERGY

- 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.
- In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a controlled lighting system or timer or building management system (BMS) for the common area, where specified.
- The applicant must install the systems and features specified in the "Central energy systems" column of the table below. In each case, the system or feature must be of the type, and meet the specifications, listed for it in the table.

SITE CALCULATIONS		
	D.C.P.	PROPOSAL
TOTAL SITE AREA		4096.7 sqm
BLOCK A SITE AREA		2346.7 sqm
BLOCK A F.S.R. @ 4:1		
LOWER GROUND (COMMERCIAL)		1050.0 sqm
GROUND		1160.0 sqm
LEVEL 1		1160.0 sqm
LEVELS 2-9		4560.0 sqm
TOTAL	9385.8 sqm	7950.0 sqm
	4 : 1	3.4 : 1
BLOCK B SITE AREA		1750.0 sqm
BLOCK B F.S.R.		
GROUND		520.0 sqm
LEVEL 1-8		3695.0 sqm
TOTAL	4375.0 sqm	4215.0 sqm
	2.5 : 1	2.4 : 1

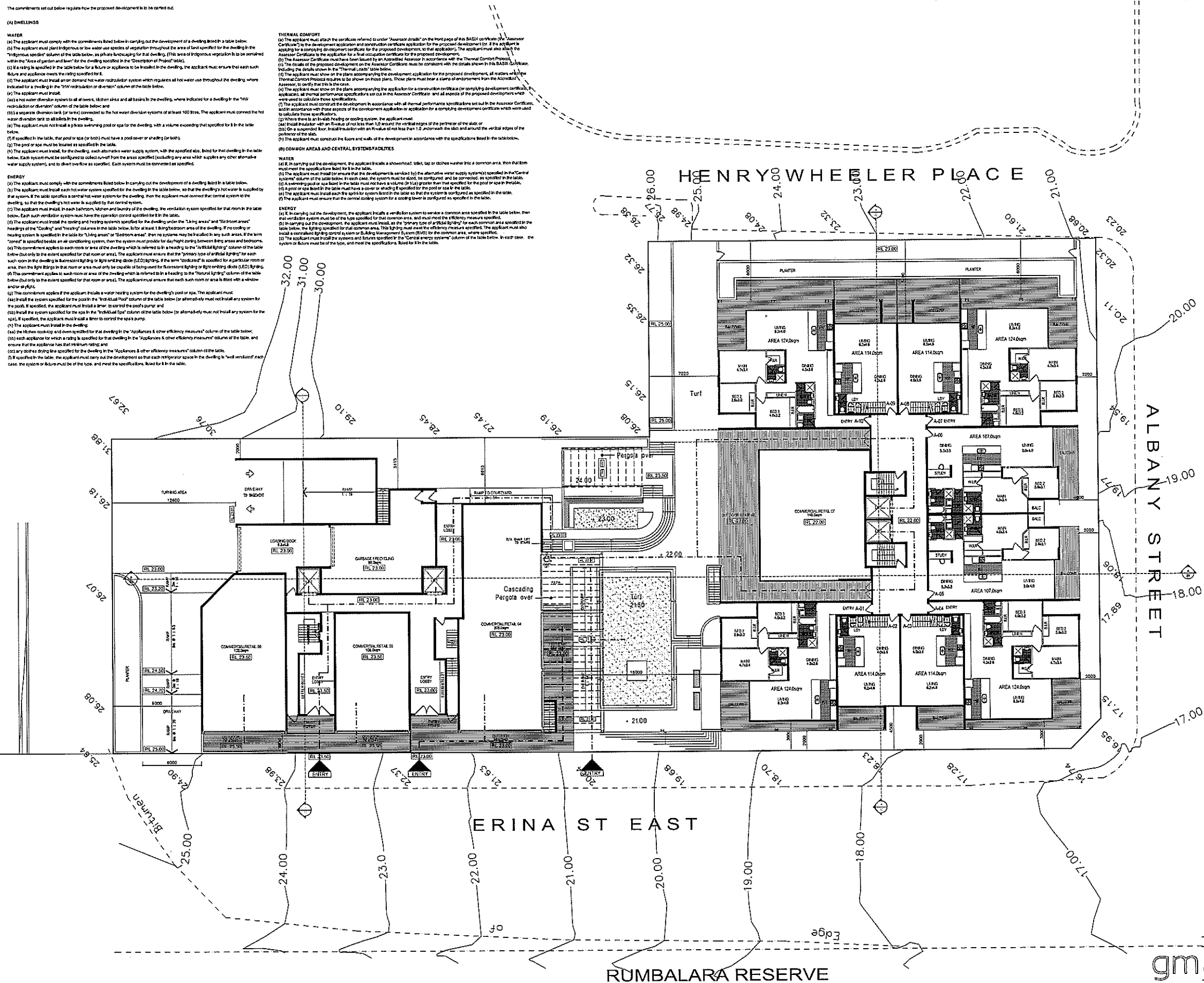
UNIT BREAK-UP			
BLOCK A	No OF UNITS	BLOCK B	No OF UNITS
3 BED	9	3 BED	-
2 BED	48	2 BED	28
1 BED	8	1 BED	14
TOTAL	65	TOTAL	42
TOTAL UNIT BREAK-UP			
3 BED	9		
2 BED	76		
1 BED	22		
TOTAL	107		

PARKING - BLOCK A		
BLOCK A - RESIDENTIAL	No OF UNITS	TOTAL SPACES
3 BED x 1.5 SPACES	9	13.5 SPACES
2 BED x 1.2 SPACES	48	57.6 SPACES
1 BED x 1 SPACE	8	8 SPACES
VISITOR x 0.2	65	13 SPACES
TOTAL		92.1 SPACES
MOTORCYCLE 1/15 UNITS	65	4.3 SPACES
BICYCLE - 1/3 UNITS	65	22 SPACES
BICYCLE - 1/12 UNITS VISITOR	65	5.4 SPACES
BLOCK A - COMMERCIAL		
COMMERCIAL 1/40sqm	1081.0sqm	26.5 SPACES
MOTORCYCLE 1/25 CAR SPACES	23	1 SPACE
BICYCLE - 1/200sqm EMPLOYEES	916.0sqm	5 SPACES
BICYCLE - 1/750sqm VISITOR	916.0sqm	1.2 SPACES
TOTAL CAR SPACES		
RESIDENTIAL	79.1 SPACES	86 SPACES
VISITOR	13 SPACES	16 SPACES
COMMERCIAL	26.5 SPACES	27 SPACES
TOTAL	119 SPACES	129 SPACES
TOTAL MOTORCYCLE SPACES	5.3 SPACES	6 SPACES
TOTAL BICYCLE SPACES	33.6 SPACES	35 SPACES

PARKING - BLOCK B		
BLOCK B - RESIDENTIAL	No OF UNITS	TOTAL SPACES
2 BED x 1.2 SPACES	28	33.6 SPACES
1 BED x 1 SPACE	14	14 SPACES
VISITOR x 0.2	42	8.4 SPACES
TOTAL		56 SPACES
MOTORCYCLE 1/15 UNITS	42	2.8 SPACES
BICYCLE - 1/3 UNITS	42	14 SPACES
BICYCLE - 1/12 UNITS VISITOR	42	3.5 SPACES
BLOCK B - COMMERCIAL		
COMMERCIAL 1/40sqm	445.0sqm	11.1 SPACES
MOTORCYCLE 1/25 CAR SPACES	11.125	1 SPACE
BICYCLE - 1/200sqm EMPLOYEES	445.0sqm	2.25 SPACES
BICYCLE - 1/750sqm VISITOR	445.0sqm	1 SPACES
TOTAL CAR SPACES		
RESIDENTIAL	47.6 SPACES	48 SPACES
VISITOR	8.4 SPACES	9 SPACES
COMMERCIAL	11.1 SPACES	12 SPACES
TOTAL	67.1 SPACES	69 SPACES
TOTAL MOTORCYCLE SPACES	5.3 SPACES	6 SPACES
TOTAL BICYCLE SPACES	33.6 SPACES	35 SPACES

RUMBALARA RESERVE

GROUND FLOOR PLAN



13/03/12
06/02/11
ISSUED FOR JRP
REVISED AS PER COUNCIL MEETING

gmarchitects p +61 2 9797 1599 | f +61 2 9797 1533
188-196 Parramatta Rd ASHFIELD NSW 2131

DEVELOPMENT APPLICATION		DATE		SCALE	
MIXED USE DEVELOPMENT		JUNE 10		A1 1:100	
CLIENT	HOMEBUSH TYRE SERVICES PTY LTD	DRAWN	CK	CHECKED	GK
PROJECT	141-145 ERINA ST E & 221 ALBANY STREET N, GOSFORD	DATE	07/02/2012	BY	07
TITLE	GROUND FLOOR PLAN				

DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION.

COPYRIGHT. ALL RIGHTS RESERVED. CANNOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF GM ARCHITECTS. ANY UNLAWFUL OR UNLAWFUL USE OF THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OR IMPLIED AGREEMENT BETWEEN GM ARCHITECTS AND THE INSTRUCTING PARTY.