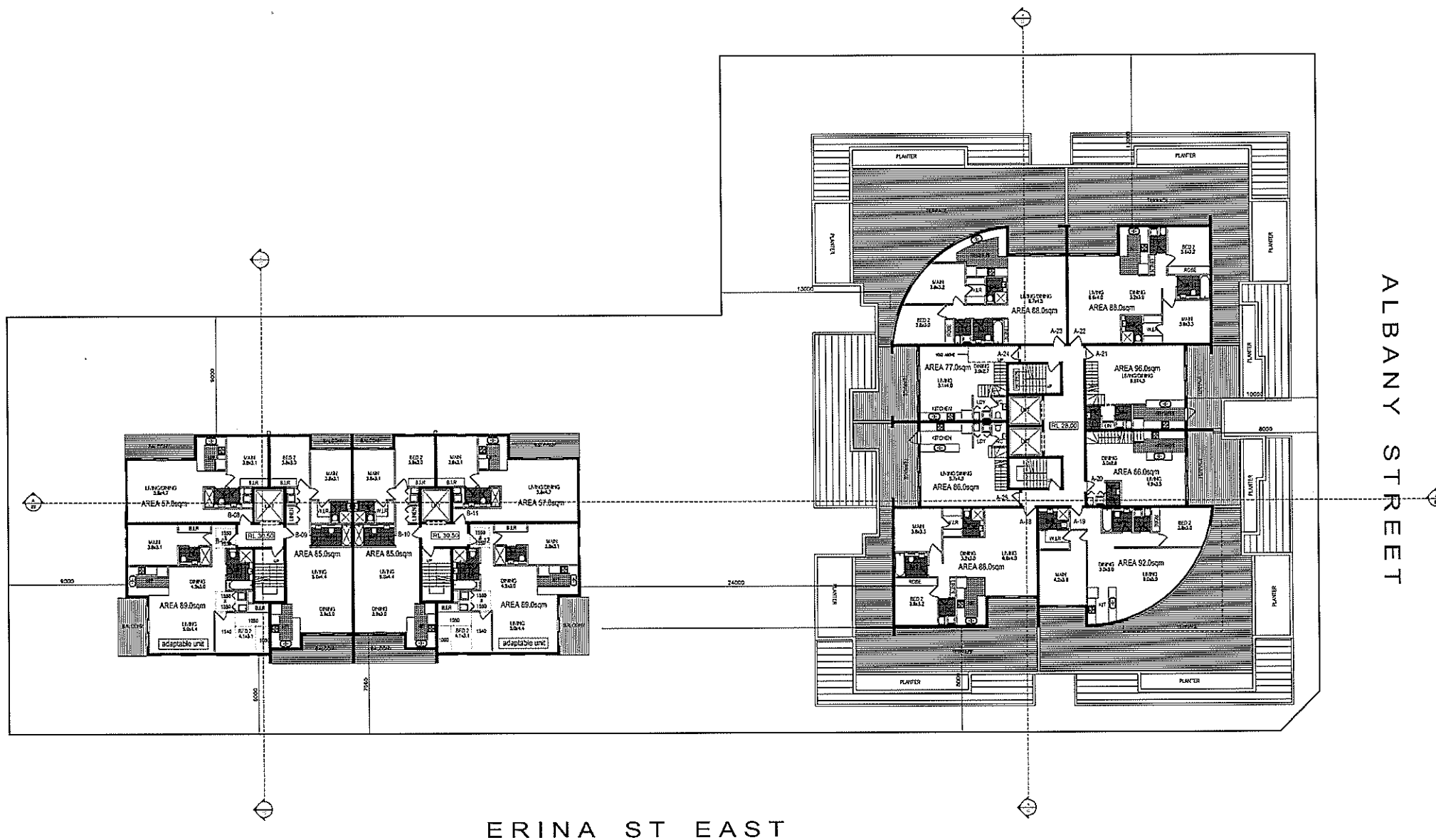


LEVEL 2 FLOOR PLAN



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 a table below.
- The applicant must plan, install and maintain a water saving device or devices throughout the area of land specified for the dwelling in the "Efficiency measures" column of the table below, as specified in the table below. The area of land specified for the dwelling is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table.
- 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.
- The applicant must install an on-demand hot water recirculation system which recirculates hot water use throughout the dwelling, where indicated for a dwelling in the "Hot water recirculation or diversion" column of the table below.
- The applicant must install:
 - a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "Hot water recirculation or diversion" column of the table below; and
 - a water saving device (or devices) connected to the hot water diversion system, as specified in the table below.
- 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, that pool or spa (or both) must have a pool cover or shading (or both).
- The pool or spa must be covered as specified in the table.
- The applicant must install, for the dwelling, such alternative water supply system, with the conditions listed below for that dwelling in the table below. Each system must be configured to collect runoff from the areas specified (including 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 a 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, 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.
- The applicant must install the cooling and heating systems specified for the dwelling under the "Cooling and heating" column of the table below. The "Cooling and heating" column in the table below is 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 for a cooling or heating system, then the system must provide for daylight cooling between living areas and bedrooms.
- The applicant must install, in 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 lighting type and wattage specified for each such room in the dwelling is: fluorescent lighting or light emitting diode (LED) lighting. If the term "ceiling" is specified for a particular room or area, then the light fitting 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.
- The commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:
 - install the system specified for the pool or spa in the "Individual pool" column of the table below (or alternatively must not install any system for the pool); and
 - install the system specified for the pool or spa 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 pump.
- The applicant must install in the dwelling:
 - the kitchen cook top and oven specified for that dwelling in the "Appliances and other efficiency measures" column of the table below;
 - each appliance for which a rating is specified for that dwelling in the "Appliances and other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and
 - any clothes dryer specified for the dwelling in the "Appliances and other efficiency measures" column of the table.
- If specified in the table, the applicant must carry out the development so that each separate space in the dwelling is "well ventilated" each day, the system or systems 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 (or, if the applicant is applying for a complying development certificate for the proposed development, it that application). The Assessor must also attach an 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 in the Assessor Certificate must be consistent with the details shown in this BASIX Certificate. Including the details shown in the "Thermal Loads" table below.
- The applicant must show on the plans accompanying the development application for the proposed development, all matters within the Thermal Comfort Protocol require to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, in conformity with this table.
- 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.
- The applicant must comply with the development application 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.
- If there is to be a hot water heating or cooling system, the applicant must:
 - install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or
 - 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 complete the form 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 must install a showerhead, toilet tap or clothes washer less a common area, then that item must meet the specifications listed for it in the table.
- 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.
- A swimming pool or spa listed in the table must not have a volume (in m³) 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 if specified for the pool or spa in the table.
- The applicant must install each water supply system listed 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 must install 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 measures specified.
- In carrying out the development, the applicant must install, in the "Artificial lighting" for each common area specified in the table below, the lighting specified for that common area. The lighting must meet the efficiency measures specified. The applicant must also install a centralized lighting control system or Building Management System (BMS) for the common area, where specified.
- 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.

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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 LEVEL 2 FLOOR PLAN

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

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DATE SCALE
JUNE 10 A3 1:500
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DWG No: 07371-50-000 09

HENRY WHEELER PLACE

ALBANY STREET

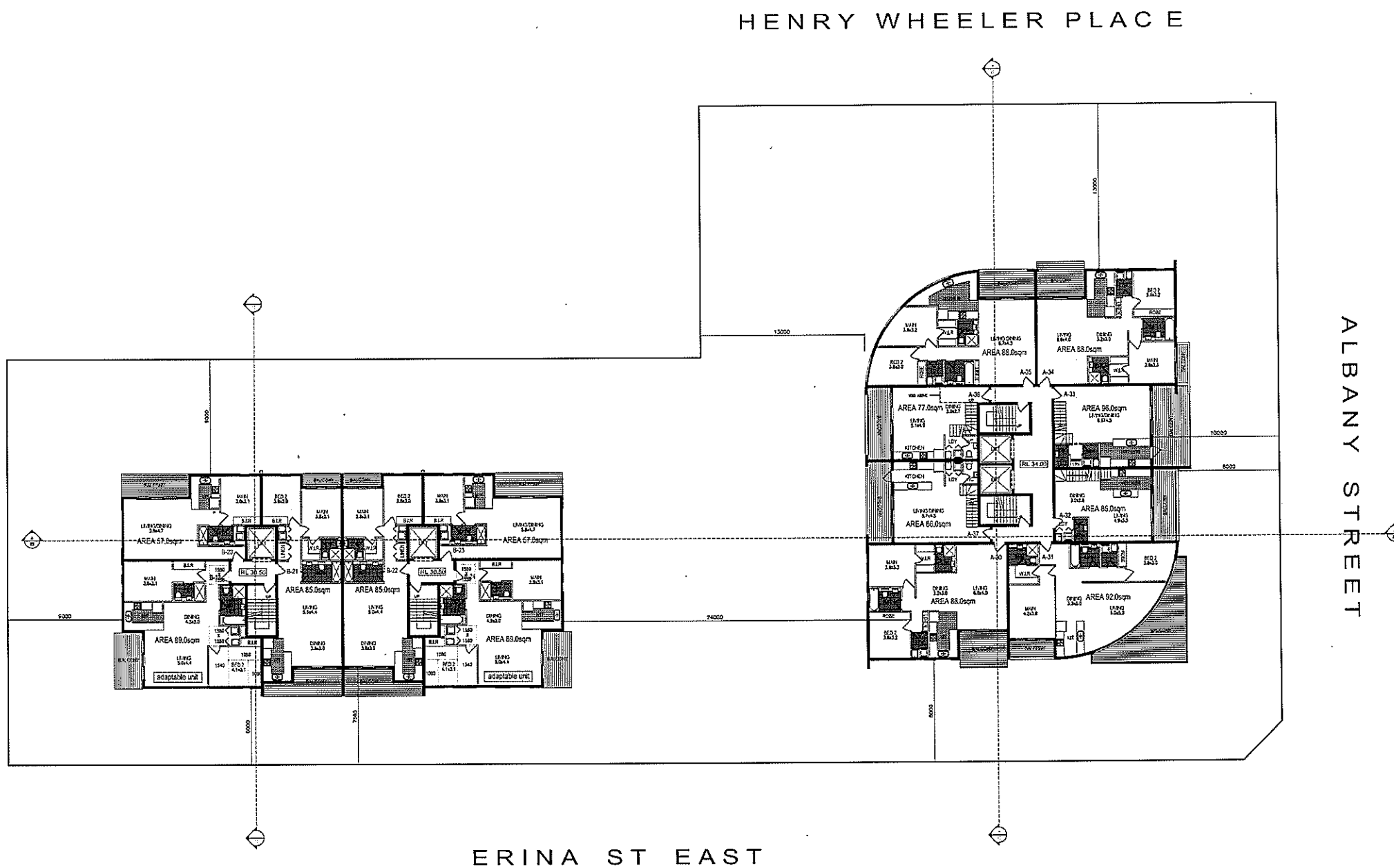
ERINA ST EAST

LEVEL 3 FLOOR PLAN

[illegible]

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DEVELOPMENT APPLICATION MIXED USE DEVELOPMENT		
CLIENT	HOMEBUSH TYRE SERVICES PTY LTD	
PROJECT	141-145 ERINA ST E & 221 ALBANY STREET N, GOSFORD	
TITLE	LEVEL 3 FLOOR PLAN	
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DWG NO: 07637-50 DWG		10

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LEVEL 4 FLOOR PLAN

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DEVELOPMENT APPLICATION MIXED USE DEVELOPMENT			
CLIENT	HOMEBUSH TYRE SERVICES PTY LTD		
PROJECT	141-145 ERINA ST E & 221 ALBANY STREET N, GOSFORD		
TITLE	LEVEL 4 FLOOR PLAN		
DO NOT SCALE		USE DIMENSIONS IN PREFERENCE TO SCALES. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION.	
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