

HENRY WHEELER PLACE

ALBANY STREET

ERINA ST EAST

LEVEL 5 FLOOR PLAN

Schedule of BASIS Commitments
The commitments set out below regulate how the proposed development is to be carried out.

(A) DWELLINGS

WATER

[illegible]

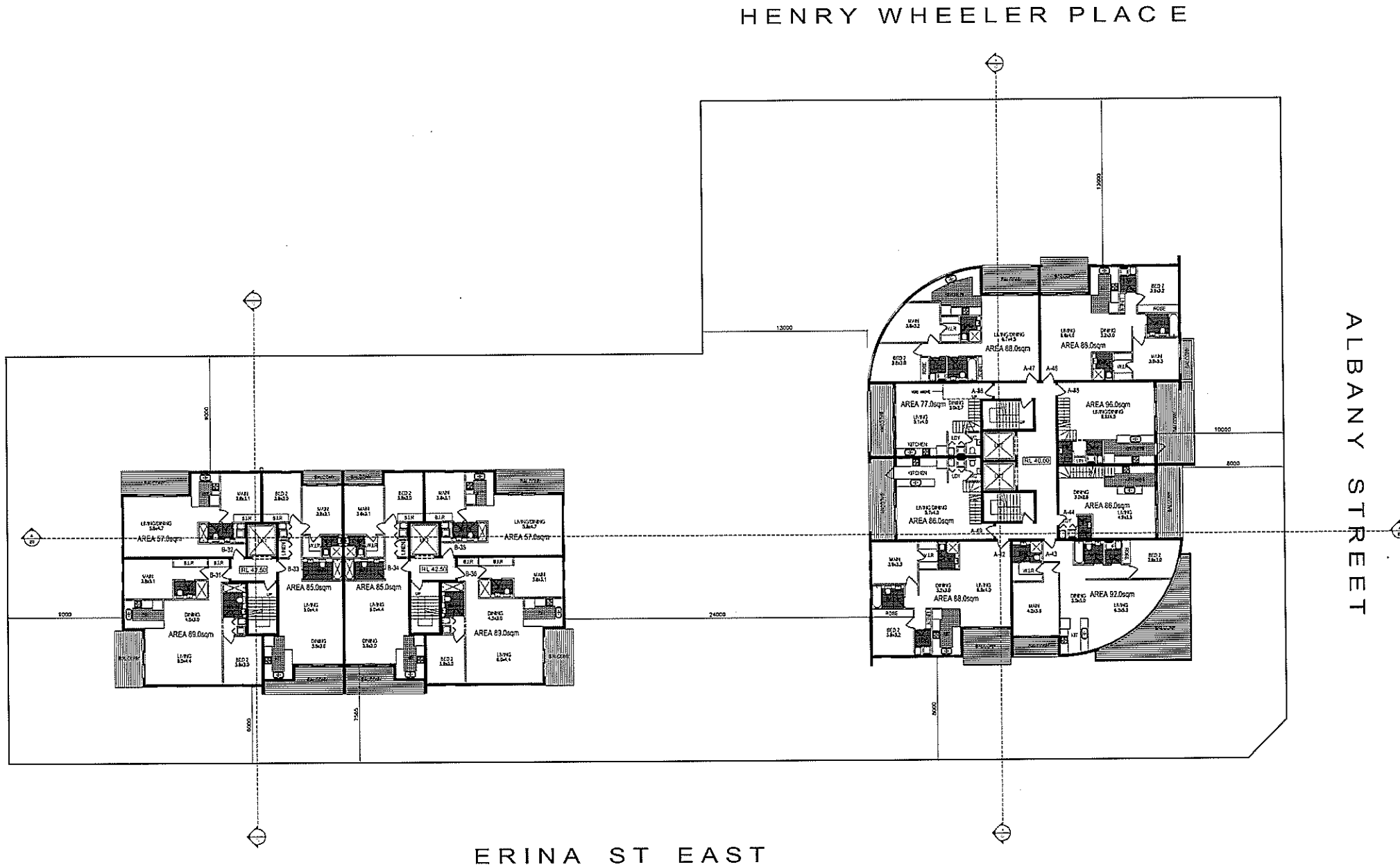
ENERGY

[illegible]

B	13/03/12	ISSUED FOR JAPP		
ISSUE	DATE	REVISION		
architects p +61 2 9797 1599 f +61 2 9797 1533 188-196 Parramatta Rd ASHFIELD NSW 2131				
DEVELOPMENT APPLICATION MIXED USE DEVELOPMENT				
CLIENT	HOMEBUSH TYRE SERVICES PTY LTD		DATE	SCALE
			JUNE 10	A1 1:200
PROJECT	141-145 ERINA ST E & 221 ALBANY STREET N, GOSFORD		DRAWN	CHECKED
			CK	GK
TITLE	LEVEL 5 FLOOR PLAN		DWG NO	12
			03/31/12-DWG	

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LEVEL 6 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 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 if it is landscaping that dwelling. (The 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.)
- If a dwelling is specified in 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 recirculates hot water throughout the dwelling, where indicated for a dwelling in the "Hot 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 recirculation or diversion" column of the table below; and
 - a separate diversion tank (or tank) connected to the hot water diversion system of at least 100 litres. The applicant must connect the hot water diversion tank to all tanks 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, that 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 identified (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 applicant 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 capacity control specified for it in the table.
- The applicant must install the cooling and heating systems specified for the dwelling under the "Living area" and "Bedroom area" headings of the "Cooling" and "Heating" columns in the table below. In the case of a "Living area" or "Bedroom area" of the dwelling, if no cooling or heating system is specified in the table for "Living area" or "Bedroom area", then no systems may be installed in any such areas. If the term "room" is specified in the table as a conditioning system, then the system must provide for daylight zoning 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 artificial lighting for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "bedroom" is specified for a particular room or area, then each light fixture in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.
- The 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 a system specified for a pool in the "Pool Water Heat" column of the table below (or alternatively must not install any system for the pool); if specified, the applicant must install a liner to control the pool's perimeter; and
 - 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 liner to control the spa's perimeter.
- The applicant must install in the dwelling:
 - the kitchen island-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;
 - 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
 - any clothes drying bin specified for the 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" in each case. The system or feature 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 staged development, construction certificate for the proposed development, or 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 Loads" 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 bear a stamp of endorsement from the Accredited Assessor, to verify that this is the case.
- The applicant must show on the plans accompanying the application for a construction certificate or carrying 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 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 carrying development certificate which were used to calculate those specifications.
- Where there is an insulative 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
 - install 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 must install a showerhead, toilet, tap or other water fixture in 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 supplied by) the alternative water supply system specified in the "Central system" column of the table below. In each case, the system must be able to 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 kL) 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 the applicant 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, if a 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 the common area, and must meet the efficiency measure specified.
- In carrying out the development, the applicant must install, in the "Artificial lighting" column of the table below, the lighting specified for that common area. The lighting must meet the efficiency measure specified. The applicant must also install a controlled 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.

0	13/03/12	ISSUED FOR JRP
ISSUE	DATE	REVISION
gmarchitects p +61 2 9797 1599 f +61 2 9797 1533 188-196 Panamatta 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 6 FLOOR PLAN	
DO NOT SCALE. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION.		
DATE	JUNE 10	SCALE A3 1:200
DRAWN	CK	CHECKED GK
DWG No.	07537-60 DWG	13

HENRY WHEELER PLACE

ALBANY STREET

ERINA ST EAST

LEVEL 7 FLOOR PLAN

Schedule of BASIX Commitments
The commitments set out below regulate how the proposed development is to be carried out.

(A) SWELLINGS

[illegible]

ENERGY
(A) The assistant

[illegible]

(B) COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES

WATER

(1) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer with a common line, then that item must meet the specifications listed in the table.

(2) The applicant must ensure that the development is served by the sewer by the alternative water supply systems specified in the "Central and system" columns of the table.

(3) In each of the systems, the system must be sealed, be configured and be connected as specified in the table.

(4) A swimming pool or spa listed in the table must not have a volume (in H₂O) greater than that specified for the pool or spa in the table.

(5) A swimming pool listed in the table must have a cover or enclosure if specified for the pool or spa in the table.

(6) The applicant must install each air-spider system listed in the table so that the system is configured as specified in the table.

(7) The applicant must install each air-spider cooling system for a cooling tower that is configured as specified in the table.

(b) In carrying out the development, the applicant installs a ventilation system to meet the efficiency measures 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 the table below.

(c) In carrying out the development, the applicant must install a lighting system of the type specified for that common area, and must meet the efficiency measures specified in the table below for that common area. This 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.

(d) The applicant must install the systems and features specified in the "Central energy systems" column of the table below. The type of system or feature must be of the type specified in the table below.

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architects p +61 2 9797 1599 f +61 2 9797 1533 188-196 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 7 FLOOR PLAN	
DATE JUNE 10		SCALE A1 1:250 CHECKED GK
DRAWN DWG 142 01/03/10		14

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HENRY WHEELER PLACE

ALBANY STREET

ERINA ST EAST

LEVEL 8 FLOOR PLAN

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(8) COMMON AREAS AND CENTRAL SYSTEMS/FACILITIES

- (A) If, in carrying out the development, the applicant builds a showhome, toilet, shower or clothes washer into a common area, then that room 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 system(s) of the table below. However, the system must not be configured and/or operated, as specified in the table.
- (C) A swimming pool or spa listed in the table must not have a volume (in U.S.) greater than that specified in the table.
- (D) A pool or spa listed in the table must have a cover or sliding if specified for the pool or spa in the table.
- (E) The applicant must install each type of system specified in the table so that the system is configured and operated as specified in the table.
- (F) The applicant must ensure that the central cooling system for a cooling tower is configured and operated as specified in the table.

ENERGY
(a) 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 measure specified.
(b) In carrying out the development, the applicant must install, as the "primary type of lighting" for the 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 centralized 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 "General energy systems" column of the table below. In addition, the systems or fixtures must be of the type, and meet the specifications, listed for it in the table.

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ISSUE	DATE	REVISION	
architects		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	LEVEL 8 FLOOR PLAN		
		DATE JUNE 10	SCALE A3 1:250
		BRUSH CK	CMC CHK
		DWG NO: 07537-SWDWG	15

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