

EXTERIOR BUILDING FINISHES

EXTERNAL WALLS

Rendered external walls. Architectural feature walls as indicated in drawings and renders.

WINDOWS AND SLIDING DOORS

Commercial grade powder coated aluminium frames with energy-efficient and acoustic glazing.

BALUSTRADES

Frameless glass balustrade, fixed into balcony, with stainless steel top handrail or raised planter box as indicated in drawings and renders.

FLOORS

Reinforced concrete to meet structural and acoustic requirements.

COMMON AREA LIGHTING

Quality energy-efficient feature lightings to all common areas.

LETTERBOXES

Powder coated lockable letterboxes in the mail room.

STORES

Secure store room provided for each residence.

CAR PARK

Secure auto-remote controlled gate to private car park area. Concrete floor throughout.

BICYCLE PARKING

Secure bicycle store room with custom bike racks.

LANDSCAPING

Combination of deep root area, on-structure and communal area designer landscaping and lighting.

SECURITY

INTERCOM

Video intercom system to control access for visitors to individual residences.

REMOTE CONTROL FOR CARPPARK ACCESS

Auto remote-controlled security gate to car park entrance. Three remote controls provided for every residence.

SECURITY CAMERA SURVEILLANCE

Extensive CCTV System providing coverage to car park, entry lobby and communal areas.

GROUND FLOOR LOBBY

RESIDENTIAL ENTRY & FOYER

Glazed entry doors with secure access, feature walls and lighting as selected by interior designer, furnished with designer-selected furniture.

ACCESS AND READER SYSTEMS

Keyless electronic access to secure car park and lobby. Secure controlled floor lift access. Three electronic access readers per residence.

LIFT AND LIFT FINISHES

Two generous high quality lifts serving all floors. Stainless steel doors, tiled floors, feature interior lift fit-out.

SUSTAINABLE INITIATIVES

GLAZING

Energy-efficient glazing used to meet specific BCA energy requirements.

INSULATION

Insulation compliant with BCA energy efficiency requirements.

LIGHTING

LED and energy-efficient lighting to all common areas.

HOT WATER SYSTEM

Electronically controlled, energy-efficient instantaneous electric units.

WATER-EFFICIENT

PLUMBING FIXTURES
Fixtures and fittings to comply with the BCA for WELS star ratings.

SOLAR PV SYSTEM

Solar system and battery to feed into common area electrical system, offsetting consumption costs.

CROSS VENTILATION

Advantage taken of cross ventilation through residences to facilitate natural cooling.

ELECTRIC CAR RECHARGING

Carpark cabled for future connection to individual EV chargers.

RESIDENCE INTERIORS

PARTY WALLS

Painted walls. Acoustic insulation as per BCA requirements.

INTERNAL WALLS

Flush plasterboard lined concrete or insulated stud walls.

CEILINGS

Flush plasterboard suspended ceilings, generally 2700mm to living areas.

3000mm ceilings with coffers to residences 501, 502, 503 and 505.

Dropped ceilings to wet areas, and bulkheads required to accommodate air conditioning and other services.

SKIRTINGS

Painted MDF skirtings to all residences.

ENTRY DOORS

Flush painted, fire-rated, self-closing doors with designer-selected handles.

INTERNAL DOORS

Flush painted panel hollow core doors with designer-selected handles.

FLOORING

Pre-finished engineered timber flooring on acoustic underlay, as selected by the interior designer.

Designer-selected porcelain tiles to alfresco terraces, balconies and ensuites / powder rooms.

Quality carpet with underlay to all bedrooms.

ROBES

Walk-in or built-in robes to all bedrooms, as shown on plans, complete with shelf and hanging rail.

KITCHEN

APPLIANCES

Miele 600mm electric pyrolytic oven, Black edition.

Microwave recess provided with power point to one and two bedroom residences.

Miele built-in microwave oven, Black edition to three bedroom residences.

Miele 600mm induction cooktop to one and two bedroom residences.

Miele 800mm induction cooktop to three bedroom residences.

Miele 600mm integrated rangehood to one and two bedroom residences.

Miele 900mm integrated rangehood to three bedroom residences.

Miele fully-integrated dishwasher.

Fridge recess with water supply.

Miele integrated fridge-freezer to residences 501 and 502.

CABINETWORK

Combination of vinyl wrap and laminate cabinetwork with engineered stone benchtops.

Soft-close drawers and cupboards.

Integrated pantry as per architectural drawings.

SINKS

One and half stainless steel under-mount sink to one and two bedroom residences.

Double stainless steel under-mount sink to three bedroom residences.

Stainless steel sink to scullery (where provided).

MIXERS

Designer-selected sink mixers to kitchen and scullery (where provided).

ENSUITES, POWDER ROOM, AND LAUNDRY

BASINS

Designer-selected ceramic basins.

TOILETS

Designer-selected toilet suites to ensuites, bathrooms and powder rooms.

SHOWERS

Designer-selected mixers and shower rails.

WASHING MACHINE

Washing machine recess provided with power point to one and two bedroom residences.

Miele washer and dryer to three bedroom residences.

LAUNDRY TROUGH

Stainless steel laundry trough.

MIXERS

Designer-selected sink mixers to ensuites, bathrooms and laundries.

ACCESSORIES

Double towel rails to ensuites and bathrooms.

Toilet roll holders.

CABINETWORK

Combination of vinyl wrap and laminate cabinetwork with engineered stone benchtops.

Soft-close drawers and cupboards.

FLOORING

Rectified edge porcelain floor tiles.

WALLS

Full-height rectified edge porcelain wall tiles to all ensuites and bathrooms.

ELECTRICAL AND COMMUNICATIONS AND SERVICES

LIGHT FITTINGS

Quality light fittings provided throughout. Generally recessed LED lights.

INTERNET

Data/telephone point patched adjacent to NBN termination equipment.

TV POINTS

Provided to living rooms and master bedrooms.

PAY TV POINT

Provided to living rooms.

SMOKE DETECTORS

Smoke detectors provided to meet Australian Standards.

BUILDING OCCUPANT WARNING SYSTEM

Fire alarm system provided to meet Australian Standards.

AIR CONDITIONING

Quality reverse cycle ducted air conditioning system to living areas and bedrooms.

DUCTED EXHAUST FANS

Provided to all ensuites and bathrooms.