

COMMERCIAL

Schedule of finishes.

Each commercial tenancy is double-height and includes a unisex DDA-compliant WC.

1. Preliminaries

Six-year structural warranty

12-month defect and maintenance period

2. Exterior

Exterior walls	Precast concrete with a painted or patterned finish. Combination of existing and new brickwork.
Heritage façade	Refurbished glazed retail front, dado tile wall. Repointed and rendered brickwork.
Windows, sliding doors and feature glass	Powder-coated aluminium frames and clear glass to windows and sliding doors. Feature glass block walls. Textured glass entry door with custom handle.
Roofing	Concrete roof structure with lightweight roof to the ground floor canopy.
External bike racks	External floor mounted bike racks.
Seating bench	Rectangular bench seat clad with porcelain tile and stone top.
External awning	Lightweight canopy clad in powder-coated metal, with concealed drainage and recessed downlights.
Retail terrace & entry floor	Slip-resistant porcelain tiles.
Decorative wall lighting	Outdoor decorative wall lights.

3. Interior commercial

Floor	Exposed concrete floor, no finishes included.
Interior walls	Exposed concrete, block wall and brickwork. No wall finishes included.

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Ceilings	No ceilings included.
Insulation	Soffit insulation fixed to underside of slab.
Wet areas	Slip-resistant porcelain tiles.

Cold Shell Retail Tenancy 2

Entry doors	Refurbished powder-coated aluminium framed glass doors, within existing heritage facade. DDA access from Cambridge Street frontage.
Windows	Refurbished glazed retail front within the existing heritage façade.
Door frames internal	2.1m and 2.4m high pressed metal door frames with painted finish.
Entry doors to carpark	2.1m high flush panel solid core fire rated door with painted finish.
Bathroom doors	2.4m high flush panel hollow core doors with painted finish.
Internal door furniture	Door hardware in satin nickel finish.

Cold Shell F&B/Retail Tenancy 1

Entry doors	Powder-coated aluminium framed clear glass door.
Windows	Powder-coated aluminium frames with full height clear retail glazing to underside of canopy. High level spandrel glass panels and fixed glass block feature windows.
Door frames internal	2.1m and 2.4m high pressed metal door frames with painted finish.
Entry doors to carpark	2.1m high flush panel solid core fire rated door with painted finish.
Bathroom doors	2.4m high flush panel hollow core doors with painted finish.
Internal door furniture	Door hardware in satin nickel finish.
Kitchen provisions	A kitchen exhaust, gas, 3 phase power and grease trap is provided to this tenancy.

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4. Mechanical/Hydraulic services

Hot water system	Electric instantaneous hot water unit to each tenancy.
Mechanical ventilation	Mechanical extraction provided as per Building Code of Australia.
Air-conditioning	Fan coil unit and outdoor condensers provided. Provisions for AC ductwork and grilles to be installed within tenancies.

5. Electrical

Lighting	Emergency lighting and exit signs as per Building Code of Australia.
Smoke alarm	Hard-wired alarm system with monitoring to BCA/NCC requirements.
Smoke detectors	Hard-wired smoke detectors to BCA/NCC requirements.
RCD protection	All outlets RCD protected to BCA/NCC requirements.
Power	Incoming power terminated at the distribution board. Connection to tenancy lighting and power to be connected by the owner/tenant.
Internet	Incoming NBN phone and internet cabling to each tenancy.

6. Security

Vehicle access gates	Automatic garage doors controlled via access fob.
Pedestrian access	Proximity key reader access to lobby.
Door access (common)	Proximity key reader.
Intercom	Integrated video intercom and electronic access control system with card reader functionality.
Closed circuit television (CCTV)	CCTV cameras in car park and entry lobby.

7. Front Entrance Lobby

Main lift	Secure resident lift with brushed metal interior finishes.
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Ceiling	Painted plasterboard suspended ceiling to double height areas. Honed concrete soffit over lift and mail area.
Lighting	Recessed downlights and track lighting to ceiling and soffit and feature wall lighting.
Flooring	Select non-slip small format porcelain tiles.
Walls	Full-height feature porcelain wall tiles. Paint finish to doors.
Amenity	Lounge and coffee table area with large rug and wall art.

8. Common areas

Car bays	Allocated car parking bays as per the strata plan, with EV provisions.
Storage	Allocated chain wire mesh storage cages with padlocks.
Bin store	Bin storeroom to ground floor back of house area.
Parcel lockers	Contactless automated parcel lockers for secure parcel deliveries.
Letterboxes	One (1) for each apartment & commercial space with additional letterbox for Strata body corporate.
Solar	Solar PV panels on the rooftop with battery storage for common areas.
EV charger provisioning	Cable trays or similar for EV charger installation and proposed pedestal locations for each parking bay.
Entrance mat	Cut-pile entry mat.
Bicycle storage	Wall-mounted bicycle racks provided within the common bike-storage area.
Paws and rinse area	Dedicated paved outdoor rinse station outside carpark entry.
Common area walls and ceilings	Durable wash and wear paint applied generally throughout.
DDA Bathroom	Accessible bathroom featuring a wall-hung basin with integrated shelf, automatic hand dryer, wall-faced toilet with backrest, porcelain floor tiles, oval-framed mirror, brushed-nickel toilet roll holder and wall-mounted baby change table.
Cleaners sink	Cleaners sink with wall-mounted laundry tap set.
Common area floors	Select carpet tiles to common-area corridors and small format porcelain floor tiles in front of lifts and to rooftop communal lounge.

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Resident rooftop amenities

Rooftop resident amenities include a bathroom, pool, daybeds, lounge, terrace and sauna. Commercial tenants do not have access to the rooftop amenities.

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