



Artists Impression, Apt 48, Level 2

# Specifications

# Specifications

One bedroom, one bathroom studios & apartments

Two bedroom, one bathroom apartments

One Bedroom, one bathroom townhouses

Location	Description
<b>General Finishes</b>	
Internal Walls Generally	Paint finish.
Ceilings	Generally, 2700mm high in living room and bedrooms with localised bulkheads. Apartments 3 and 4 have 4500mm or higher ceiling to living room and 3300mm to bedroom. Townhouses have varying ceiling heights to ground floor living, all greater than 2800mm. Apartment 33 and 34 have 2600mm high ceilings in living and bedrooms.
Front Door (to apartment)	Flush panelled with selected hardware. Paint finish.
Internal Doors	Flush panelled doors with selected hardware. Paint finish.
Entry Door Furniture	Chrome finish.
Internal Door Furniture	Chrome finish.
Floors to Kitchen, Living and Dining	Composite prefinished laminate flooring, on acoustic membrane to comply with applicable National Construction Code.
Floors to Bedroom and Upstairs Living	100% wool carpet laid on underlay as selected by interior designer.
Skirtings	Paint finish.
External Window / Door Framing System	Powder coated aluminium framed double-glazed system to Australian Standards.
<b>Kitchen</b>	
Joinery Cupboards	Laminate finish with soft closers as selected by interior designer.
Bench Tops	Reconstituted stone as selected by interior designer.
Splashback	Reconstituted stone as selected by interior designer.
Sink	Undermount stainless steel single bowl sink.
Sink Mixer Tap	Chrome finish 'goose neck' spout as selected by interior designer.
Pantry	Built-in pantry provided with microwave recess.
Drawers	Built-in drawers.
Bin	Built-in bin provided.
Microwave Recess	Recess (only) with power point provided.
Fridge Recess	Recess (only) 880mm wide with water supply and power point provided.

Location	Description
<b>Bathroom</b>	
Floor	Tiles as selected by interior designer.
Walls	Full height tiling. Tiles as selected by interior designer.
Ceilings	Paint finish.
Shower Screen	Semi frameless glass shower screen.
Shower Mixer	Chrome finish.
Shower	Chrome finish on a rail, with a range of spray patterns.
Basin	Vitreous white china inset basin with chrome waste.
Basin Tapware	Chrome finish.
Toilet Suite	Back to the wall design with dual flush and soft-close seat.
Mirror	Wall mounted cabinet with mirror doors above vanity as selected by interior designer.
Vanity Top	Reconstituted stone as selected by interior designer.
Vanity Cabinet	Laminate finish as selected by interior designer.
Accessories	Chrome finish as selected by interior designer.
<b>Laundry</b>	
Floor	Tile as selected by interior designer.
Walls	Paint finish with tiled skirting.
Trough	Laundry trough with integral cupboard unit underneath.
Mixer Tap	Chrome finish.
Washing Machine Taps	Wall mounted.
<b>Appliances</b>	
Oven	Smeg 60cm electric programmable oven with stainless steel fascia.
Cooktop	Smeg 60cm electric ceramic 4 zone cooktop.
Rangehood	Smeg 60cm built-in extraction rangehood with integral LED lighting.
Dishwasher	Omega 60cm compact dishwasher with stainless steel fascia.
Dryer	Electric clothes dryer provided.

# Specifications

One bedroom, one bathroom studios & apartments

Two bedroom, one bathroom apartments

One Bedroom, one bathroom townhouses

Location	Description
<b>Electrical</b>	
Lighting	Energy efficient surface mounted LED cannister lights, LED oyster fittings and recessed LED downlights to architectural and electrical engineer layout. Apartments 3 and 4 have pendant fitting to living room, townhouses have pendant fitting to living room and kitchen island bench as selected by interior designer.
Electrical Outlets	General power and light switches to architects and electrical engineer's layouts.
TV Services	Free to air television outlet provided to living room.
Pay Television	Pay TV ready outlet provided to living room (subscription by resident).
Voice/ Data Communications System	Data/phone outlets provided in living room and study nook (where provided, refer to individual plans), connected to communications hub.
Internet	NBN provision to apartments (subscription by resident).
Home Network	Provision of communications network hub (hardware not included).
<b>Balcony</b>	
Floor	Tiles as selected by architect.
Balustrade / Courtyard Fence	Street Level: Masonry walls with powder coated aluminium palisade fence with gate.
Mezzanine to Level 2 inclusive: Powder coated aluminium balustrade with sections in masonry.	
Balcony Screens (where applicable)	Powder coated sliding screen with design motif by Artist to balconies (excludes street level, refer to individual apartment plans).
<b>Other Facilities</b>	
Air-conditioning	Wall mounted reverse cycle air conditioning provided to main living room and bedroom(s). Condenser unit located in balcony enclosure or carpark depending on apartment location. Refer to floor plans for location.
Other Mechanical Services	Bathroom, powder room and separate laundry (where applicable, refer to individual plan) mechanically exhausted.
Fire Services	Fire alarms and smoke detectors are provided as required by the applicable National Construction Code.

Location	Description
Security Intercom and electronic entry to lobby door	Audio-visual intercom system linking entry foyer door at ground floor level to apartment with electronic control entry to lobby door
Store Room	Store room provided on balcony, in carpark or other ancillary zones
Keys	2 fobs provided to 1x1 apartments and 4 fobs provided to 2x1 apartments for keyless entry into residents' common areas.
Apartment 33 Car Bay Only	Apartment 33 has one undercover car bay with automated bollard located next to residents' visitor carparking area, refer to strata plan
Car Bay	One undercover car bay within secure resident's carpark, refer to strata plan.

# Specifications

## Two bedroom, two bathroom apartments

Location	Description
<b>General Finishes</b>	
Internal Walls Generally	Paint finish.
Ceilings	Generally, 2700mm high in main living/ dining room and bedrooms with localised bulkheads. Apartment 1 street level living area 5350mm high ceiling, main bedroom 2600mm high ceiling and 2500mm high ceiling to upstairs living and bedroom. All ceilings have localised bulkheads. Apartment 14 generally 2600mm high ceiling in living area and bedrooms with localised bulkheads.
Front Door (to apartment)	Flush panelled with selected hardware. Paint finish.
Internal Doors	Flush panelled doors with selected hardware. Paint finish.
Entry Door Furniture	Chrome finish.
Internal Door Furniture	Chrome finish.
Floors to Kitchen, Living and Dining	Pre-finished engineered timber floorboards, on acoustic membrane to comply with applicable National Construction Code.
Floors to Bedroom and Upstairs Living (Apt 1)	100% wool carpet laid on underlay as selected by interior designer.
Skirtings	Paint finish.
External Window / Door Framing System	Powder coated aluminium framed double-glazed system to Australian Standards.
Wardrobes / WIR	Flush panelled or sliding mirrored door(s), complete with shelf and hanging rail. Refer to individual plans.
<b>Kitchen</b>	
Joinery Cupboards	Laminate finish with soft closers as selected by interior designer.
Bench Tops	Reconstituted stone as selected by interior designer.
Splashback	Reconstituted stone as selected by interior designer.
Sink	Undermount stainless steel 1(1/3 )/bowls sink with drainage tray accessory.
Sink Mixer Tap	Chrome finish 'goose neck' spout as selected by interior designer.
Pantry	Built-in pantry provided with microwave recess.
Drawers	Built-in drawers.
Bin	Built-in bin provided.
Microwave Recess	Recess (only) with power point provided.

Location	Description
Fridge Recess	Recess (only) 980mm wide with water supply and power point provided.
<b>Bathroom/Ensuite</b>	
Floor	Tiles as selected by interior designer.
Walls	Full height tiling. Tiles as selected by interior designer.
Ceilings	Paint finish.
Shower Screen	Semi frameless glass shower screen.
Shower Mixer	Chrome finish.
Shower Rose	Chrome finish on a rail, with a range of spray patterns.
Basin	Vitreous white china with chrome waste.
Basin Tapware	Chrome finish.
Toilet Suite	Back to the wall design with dual flush and soft-close seat.
Bath tub	Acrylic bath with tiled hob and openable glass screen as applicable, refer to individual apartment plans.
Mirror	Wall mounted cabinet with mirror doors above vanity as selected by interior designer.
Vanity Top	Reconstituted stone as selected by interior designer.
Vanity Cabinet	Laminate finish as selected by interior designer.
Accessories	Chrome finish as selected by interior designer.
<b>Laundry</b>	
Floor	Tile as selected by interior designer.
Walls	Paint finish with tiled skirting.
Trough	Laundry trough with integral cupboard unit underneath.
Mixer Tap	Chrome finish.
Washing Machine Taps	Wall mounted.
<b>Appliances</b>	
Oven	Smeg 90cm electric programmable oven with stainless steel fascia.
Cooktop	Smeg 90cm electric ceramic 4 zone cooktop or optional 82cm induction.
Rangehood	Smeg 90cm built-in extraction rangehood with integral LED lighting.

# Specifications

## Two bedroom, two bathroom apartments

Location	Description
Dishwasher	Smeg 60cm fully integrated dishwasher.
Dryer	Electric clothes dryer provided.
<b>Electrical</b>	
Lower Ground – Level 5: Lighting – Living, Dining, Bedrooms	Energy efficient surface mounted LED cannister lights, LED oyster fittings and recessed LED downlights to architectural and electrical engineer layout. LED strip light to underside of kitchen overhead cabinets included. Apartment 1 has pendant fittings to street level living/ dining room as selected by interior designer.
Level 6: Lighting – Living, Dining, Bedrooms	Energy efficient recessed LED downlights to architectural and electrical engineer layout. LED strip light to underside of kitchen overhead cabinets included.
Electrical Outlets	General power and light switches to architects and electrical engineer layouts.
TV Services	Free to air television outlet provided to living room and master bedroom. Apartment 1 upstairs living room provided with free to air television outlet.
Pay Television	Pay TV ready outlet provided to main living room and master bedroom. Apartment 1 upstairs living room provided with pay TV outlet (subscription by resident).
Voice/ Data Communications System	Data/phone outlets provided in main living room, master bedroom and study nook (where provided, refer to individual plans). Apartment 1 upstairs living room provided with data outlet. All data/phone outlets are connected to communications hub.
Internet	NBN provision to apartments (subscription by resident).
Home Network	Provision of communications network hub (hardware not included).
<b>Balcony</b>	
Floor	Tiles as selected by architect.
Balustrade / Courtyard Fence	Street Level: Masonry walls with powder coated aluminium palisade fence with gate. Mezzanine to Level 2: Powder coated aluminium balustrade with sections in masonry. Level 3: Glazed balustrade with sections in masonry. Level 4 - 6: Glazed balustrade and/or powder coated aluminium balustrade with solid sections in paint finish.
Balcony Screens (where applicable)	Powder coated sliding screen with design motif by Artist to balconies (excludes Street Level and Level 3, refer to individual apartment plans).

Location	Description
<b>Other Facilities</b>	
Air-conditioning	Wall mounted reverse cycle air conditioning provided to main living room and bedrooms. Condenser unit located in stores, balcony enclosure or carpark depending on apartment location, refer to floor plans for location.
Other Mechanical Services	Bathroom, powder room and separate laundry (where applicable, refer to individual plan) mechanically exhausted.
Fire Services	Fire alarms and smoke detectors are provided as required by the applicable National Construction Code.
Security Intercom & electronic Lobby entry	Audio-visual intercom system linking entry foyer door at ground floor level to apartment with electronic control entry to lobby door.
Store Room	Store room provided at front entry, on balcony, in carpark or other ancillary zones, refer to individual plans.
Keys	4 fobs provided for keyless entry into resident's common areas.
Select Car bays Only	Apartments 17, 24, 25, 44, 90, 91, 92, 111, 112 & 113 have two car bays in tandem arrangement with automated bollard next to residents' visitor carparking area, refer to strata plan.
Remaining 2 bed apartment Car bay	One undercover car bay or two car bays in tandem arrangement or side by side within secure resident's carpark, refer to strata plan.

# Specifications

Three bedroom, two bathroom apartments

Location	Description
<b>General Finishes</b>	
Internal Walls Generally	Paint finish.
Ceilings	Generally, 2700mm high in living/ dining room and bedrooms. All ceilings have localised bulkheads.
Front Door (to apartment)	Flush panelled with selected hardware. Paint finish.
Internal Doors	Flush panelled doors with selected hardware. Paint finish.
Entry Door Furniture	Chrome finish.
Internal Door Furniture	Chrome finish.
Floors to Kitchen, Living and Dining	Pre-finished engineered timber floor boards, on acoustic membrane to comply with applicable National Construction Code.
Floors to Bedroom	100% wool carpet laid on underlay as selected by interior designer.
Skirtings	Paint finish.
External Window / Door Framing System	Powder coated aluminium framed double-glazed system to Australian Standards.
Wardrobes / WIR	Flush panelled or sliding mirrored door(s), complete with shelf and hanging rail. Refer to individual plans.
<b>Kitchen</b>	
Joinery Cupboards	Laminate finish with soft closers as selected by interior designer.
Bench Tops	Reconstituted stone as selected by interior designer.
Splashback	Reconstituted stone as selected by interior designer.
Sink	Top mount stainless steel 1(3/4 )/bowls sink with drainage tray accessory.
Sink Mixer Tap	Chrome finish 'goose neck' spout as selected by interior designer.
Pantry	Two under bench pull-out pantries provided. Apartments 93, 114, 135 & 156 each have a full height built-in double pantry in lieu of two under-bench pull-out pantries.
Drawers	Built-in drawers.
Bin	Built-in pull-out bin provided.
Wall Ovens	Two vertically stacked built-in wall ovens.

Location	Description
Fridge Recess	Recess (only) 980mm wide with water supply and power point provided.
<b>Bathroom/Ensuite</b>	
Floor	Tiles as selected by interior designer
Walls	Full height tiling. Tiles as selected by interior designer
Ceilings	Paint finish.
Shower Screen	Semi frameless glass shower screen.
Shower Mixer	Chrome finish.
Shower Rose	Chrome finish on a rail, with a range of spray patterns.
Basin	Vitreous white china with chrome waste.
Basin Mixer Tap	Chrome finish.
Toilet Suite	Back to the wall design with dual flush and soft-close seat
Bath tub	Acrylic bath with tiled hob and openable glass screen as applicable, refer to individual apartment plans. Select apartments have 'free standing' acrylic bath, free-standing baths do not have tiled hob or glass screen.
Mirror	Wall mounted cabinet with mirror doors above vanity as selected by interior designer.
Vanity Top	Reconstituted stone as selected by interior designer.
Vanity Cabinet	Laminate finish as selected by interior designer.
Accessories	Chrome finish as selected by interior designer.
<b>Laundry</b>	
Floor	Tile as selected by interior designer.
Walls	Paint finish with tiled skirting.
Trough	Laundry trough with integral cupboard unit underneath.
Mixer Tap	Chrome finish.
Washing Machine Taps	Wall mounted.
<b>Appliances</b>	
Ovens	Smeg 60cm electric programmable pyrolytic oven with stainless steel fascia and 60cm compact speed oven with microwave capability.
Cooktop	Smeg 90cm electric ceramic 4 zone cooktop or optional 82cm induction.

# Specifications

## Three bedroom, two bathroom apartments

Location	Description
Rangehood	Smeg 90cm built-in extraction rangehood with integral LED lighting.
Dishwasher	Smeg 60cm fully integrated dishwasher.
Dryer	Electric clothes dryer provided.
<b>Electrical</b>	
Level 1 - Level 5: Lighting - Living, Dining, Bedrooms	Energy efficient surface mounted LED cannister lights, LED oyster fittings and recessed LED downlights to architectural and electrical engineer layout. Pendant fittings to kitchen island and LED strip light to underside of kitchen overhead cabinets included.
Level 6: Lighting - Living, Dining, Bedrooms	Energy efficient recessed LED downlights to architectural and electrical engineer layout. LED strip light to underside of kitchen overhead cabinets included. Pendant fittings to kitchen island and LED strip light to underside of kitchen overhead cabinets included.
Electrical Outlets	General power and light switches to architects and electrical engineer layouts.
TV Services	Free to air television outlet provided to living room and master bedroom.
Pay Television	Pay TV ready outlet provided to living room and master bedroom (subscription by resident).
Voice/ Data Communications System	Data/phone outlets provided in living room and master bedroom, which are connected back to the communications hub.
Internet	NBN provision to apartments (subscription by resident).
Home Network	Provision of communications network hub (hardware not included).
<b>Balcony or Courtyard</b>	
Floor	Tiles as selected by architect
Balustrading / Courtyard Fence	Level 1 - Level 2: Powder coated aluminium balustrade with sections in masonry. Level 3: Powder coated aluminium balustrade and/ or glazed balustrade with sections in masonry. Level 4 - 6: Glazed balustrade and/or powder coated aluminium balustrade with solid sections in paint finish.
Balcony Screens (where applicable)	Powder coated sliding screen with design motif by Artist to balconies (excludes Level 3, refer to individual apartment plans).

Location	Description
<b>Other Facilities</b>	
Air-conditioning	Wall mounted reverse cycle air conditioning provided to living room and bedrooms. Condenser unit located in stores, balcony enclosure or carpark depending on apartment location, refer to floor plans for location.
Other Mechanical Services	Bathroom, powder room and separate laundry (where applicable, refer to individual plan) mechanically exhausted.
Fire Services	Fire alarms and smoke detectors are provided as required by the applicable National Construction Code.
Security Intercom and electronic Lobby entry	Audio-video intercom system linking entry foyer door at ground floor level to apartment with electronic control entry to lobby door
Store Room	Store room provided at front entry, on balcony, in carpark or other ancillary zones.
Keys	6 fobs provided for keyless entry into residents' common areas.
Car Bay	Two undercover car bays in side by side arrangement within secure resident carpark, refer to strata plan.

# Specifications

## Communal Facility Pool Pavilion and Pool Area

Location	Description
Floors	Feature tiles as selected by interior designer with carpet inset to dining area.
Kitchen	Fully fitted kitchen by interior designer.
Lounge	Painted walls with timber feature ceiling and recessed downlights.
Dining	Painted walls with timber feature ceiling, recessed downlights. Linear LED pendant fitting to island bench and under-bench kitchen LED strip lighting.
Pool Decking	Composite timber decking around swimming pool.
UAT	Accessible toilet with hand-basin, compliant to Australian Standard 1428.1.
Windows / Doors	Glazed sliding doors and windows with powder coated aluminium frame.
Air-conditioning	Reverse cycle ducted air conditioning provided to pavilion.
Fire Services	Fire alarms and smoke detectors are provided as required by the applicable National Construction Code.
Pool	20 meter solar heated swimming pool with water features, tiled waterline and feature planters. Surrounding deck area and pergola structure. Fitted with sun lounges and outdoor furnishings.
BBQ	2 x electric built-in outdoor BBQ cooking plates.

## Common Areas

Location	Description
Main Lobbies, street level	Feature floor and wall tiles, battened ceiling and decorative recessed ambient lighting to ceiling. Feature pendant fittings. Separate mail room next to each street level lobby.
Open Walkways (L3 - 6)	Paint finish with feature wall tile detail to apartment entry doors, floor tiles on pedestals, skim coat painted soffits to slab above and powder coat aluminium balustrade with solid sections in render finish. Wall mounted and/ or ceiling lighting with additional wall-mounted light to each apartment entry door.
Enclosed Corridors (LG - 2)	Carpet tiles with plasterboard ceilings and downlights. Wall mounted lighting and feature finish to each apartment entry door.
Gymnasium	Air-conditioned equipped residents' gymnasium with carpet tile flooring, cardio-equipment, wall mounted TV and mirrors.
Mail Room	Feature tiled floors to match main lobby and tiled wall, with plasterboard painted ceiling and recessed downlights.
Bin Chute Room	Tiled floor and painted walls.
Bike Stores	Sealed concrete floor with metal bike racks.
Photovoltaic Cells	85kw photovoltaic cells to provide supplementary power for common area power use, roof mounted.
Visitors Parking	Residents' visitor parking bays provided on Level 1, including 4 electric vehicle charging points for use by residents.
HWS	Central gas hot water system.