

# Atrium

## Building components

The major components of the building consist of the following:

### Entry lobby

The entry lobby will consist of paint finish walls and ceilings, tiled externally and internally, glass entry doors and lighting elements.

### Apartment Lifts

There are individual lifts dedicated to the Building. Security lifts to all levels including car park.

The lift specifications are as follows:

- Speed: 1.0m/s
- Wait time: Not specified

### Residential corridors

The residential corridors will consist of paint finish walls and ceilings, painted apartment doors and tiles.

### Mailboxes

Mailboxes are located off the entrance lobby with individually numbered lockable mailboxes for each apartment.

## Construction

### Vertical structure

The vertical structure will consist of off form concrete columns, painted columns, cladding and label

### Floors

The floors will be constructed from reinforced concrete.

### Car park

The car park will be constructed from reinforced off form concrete, concrete blocks, and piers

### External walls

The external walls will be constructed from face block work, painted render, off form concrete, label and aluminium cladding

### Party walls (between residences)

Depending on location the party walls will consist of off form concrete, stud frame, Hebel materials and insulation, with plasterboard finish to both sides where applicable

### Windows

Powder coated aluminium frames and glazing, sliding doors to terraces / balconies, awning windows to bedrooms, thermally and acoustically treated as necessary.

### Balconies

Floor	Tiles
Walls	Painted and / or render walls
Soffit	Painted concrete.
Balustrades	Concrete balustrades, powder coat aluminium balustrades or balustrades depending on the level and orientation.

## Acoustics

- ) Sound absorbing underlay to tiled living areas, where applicable
- ) All inter-tenancy walls and floors are acoustically engineered to provide acoustic separation. Walls between apartments are Hebel panels with insulation and plasterboard supported on framing.
- ) Where necessary, services such as plumbing pipes are wrapped in acoustic absorbing material, and ceilings are individually acoustically designed to suit each condition.

## Fire Protection

### Smoke & Fire detectors and alarms

Smoke and / or heat detectors to BCA requirements. The common areas will contain smoke heat detectors to BCA and fire engineer requirements.

## Car parking

There are three levels of 162 car parking spaces; residential, commercial and visitors.

There are bicycle spaces and a dedicated carwash bay.

General	Overhead lighting
	Car spaces individually numbered
	Dedicated bicycle parking bays
	Secure roller shutter to entry
	Carwash bay

## Security

### Pedestrian access security

Residents will have access security cards which allow them access to the entry lobby, carpark levels, the level of their apartment and all common areas

### Carpark access security

The carpark will be secured by an entry door activated by a card reader.

### Apartment access security

All apartments have a video intercom with connection through to visitor entry points.

## Heating & Air conditioning

An Air Cooled Multi-split AC Unit system will be installed in each apartment with one dedicated indoor unit serving the living areas only within a ceiling bulkhead. This will provide cooling or heating to the living areas, three bedroom apartments will also have a AC fan unit.

## Floors

All apartments are laid with laminated timber flooring throughout and tiled floors to laundry, bathroom & Balcony

## Ceilings

The typical living and bedroom ceilings will be 2700mm. The typical bathroom ceilings will be 2400mm. Floor to Ceiling heights are subject to floor finishes which may have a variance, bulkheads will be provided as necessary to facilitate services for the apartment as required.

Ceilings have a square set to the bulkheads/walls.

## Lighting

All apartments feature LED downlights and oyster lights. All lighting is designed to be energy efficient.

## Doors

Painted solid-core timber door with lever door handles to the entrance and painted hollow core doors to other rooms.

## Colour Options

### Options

There will be two colour options available for the Apartments, Tuscan Walnut (dark) and Summit (light).

Please refer to the finishes schedule for further details.

### Default colour scheme

If a scheme has not been selected in the contract of sale once it becomes unconditional, the default Summit oak (light) option will be selected by the developer.

### Alterations

No alterations to the apartment plans will be considered.

## Kitchens

- ) Doors and panels in white polyurethane finish, with 20mm reconstituted stone bench
- ) Stainless steel sink with chrome mixer kitchen tap
- ) Soft close drawers and doors

### Appliances - Typical apartment

- ) Miele 595mm wide stainless under-bench electric oven
- ) Miele 580mm gas 4-burner cooktop
- ) Miele slide out range hood
- ) Miele integrated dishwasher

## Bathrooms

Basin	White vitreous basin
Tapware & Accessories	Polished chrome
Vanity Cabinet	Polyurethane with hinged doors
Bathroom cabinet	Wall mounted with mirror finish doors
Shower	Clear glass with semi frameless shower screen
Toilet Suite	Floor mounted white vitreous china, chrome look push plate
Bath	Rectangular drop in acrylic bathtub (where applicable)
Tiling:	Fully tiled to ceiling.
Exhaust:	Exhaust fan

## Laundry

- ) Proprietary stainless steel tub with cupboard and stainless steel tapware.
- ) Wall hung 4kg drier provided.
- ) Exhaust fan.

## Robes

Built in robes with hanging rail, fixed shelf over and adjustable shelving. Mirrored doors finish with aluminium frame and white melamine interiors.

## Data/Communications

### TV

There will be one TV point for the living room, one point to the main bedrooms.

### Pay TV

All apartments have the facility for pay TV in living room only however the purchaser is to arrange the connection.

### Telephone

There will be one point for living room / Kitchen area

### Internet points

NBN provision will be made but is subject to area rollout.

## Electrical

Generally, where applicable to each type of individual apartment

Entry/ General	1 x Double Power Outlet Intercom
Living/Dining	3 x Double Power Outlet 1 x MATV / Pay TV 1 x Data 1 x Telephone
Kitchen	2 x Double Power Outlet + 5 single power outlet (fridge, dishwasher, range hood, microwave oven and hotplate)
Bathroom	1 x Double Power Outlet
Main Bedroom	3 x Double Power Outlet 1 x Telephone 1 x MATV
Main Ensuite	1 x Double Power Outlet
Laundry	1 x Double Power Outlet
Bedrooms 2/3	2 x Double Power Outlet
Balcony	1 x Double Power Outlet

## Hot water system

Centralised gas hot water reticulating to all apartments.

## Utility meters

### Gas Meter

Individual gas metering to each apartment.

### Electricity meter

Individual electricity metering to each apartment.

### Water meter

Individual water metering to all apartments.

## Rubbish

Main garbage room located in basement

## Environmentally Sustainable Design (ESD) Principle

- ) Material selection is intentionally robust, reducing ongoing maintenance requirements
- ) High efficiency appliances will be specified to reduce on-going water and power consumption
- ) Hybrid mechanical servicing systems are proposed to basement areas with air quality sensors to reduce energy use
- ) Time control devices / Sensors are fitted to common areas including car parking levels to control lighting and mechanical systems.