

# BUILDING SPECIFICATIONS



*Luxury Apartments*

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# BUILDING SPECIFICATIONS

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## *Exterior Building Fabric*

### **Walls**

Acrylic rendered external elements. High quality glazed façade walling with shadowbox walling behind (where applicable).

### **Windows & Doors**

Powder coated aluminium frames. Premium double glazing throughout. Flyscreens provided on operable windows.

### **Roofing**

Concrete roof slab.

### **Floors & Concrete Slabs**

Concrete floor slab with various high quality floor finishes and acoustic treatment under floor.

### **External Balustrade**

Frameless glazed balustrade with feature planter beds to select apartments.

### **Balconies, Terraces & Landings**

Fully rectified slip-resistant ceramic floor tiles. Fully reticulated planter boxes to balconies as per drawings. Timber lined ceiling to all balconies.

### **Balcony Lighting**

High quality, externally rated light fittings to all balconies.

### **Common Area Lighting**

Illuminated planter boxes and way finding lighting throughout.

### **Driveway**

Concrete finish.

### **Stores**

Masonry walled storeroom with minimum 4m<sup>2</sup> internal area provided to each apartment.

### **Car Parking**

Concrete floor throughout. Minimum of two car bays per apartment.

### **Private Garages**

Private garage parking to 16% of apartments.

### **Landscaping**

Architecturally designed landscaping by award winning landscape architects Carrier & Postmus (CAPA) who specialise in bespoke landscaping which considers the local people, place and architecture.

The Gardens features an extensive array of landscaping from mature trees, lush central courtyard and rooftop planting.

### **Visitor Parking**

Allocation of visitor bays provided to ground floor separated from secure resident parking. Visitor bike racks provided at building entrance.

## *Lobbies & Corridors*

### **Residential Entry & Foyer**

Glazed frameless automatic entry doors. Stone or tile floor finish with feature lighting to planters with built in seating to ground level lobby.

### **Mail Room**

Individual lockable mail boxes. Parcel locker system with non-refrigerated and refrigerated components.

### **Corridors**

High quality stone or tile floor finish where required. Feature apartment signage. Generous down lighting to corridors with feature lighting to planters.

### **Lifts**

Two generous high-speed lifts servicing all floors. Stainless steel doors, tiled floors and feature cladding panels internally.

### **Central Courtyard**

Six storey central void lets natural light into the building's core. Extensive planting at Ground Level with feature stair through all levels.

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## *Leisure Facilities*

### **Lounge & Dining**

Air-conditioned lounge, kitchen and dining facilities with high quality finishes throughout. Feature fireplace, Miele appliances, custom joinery, wall mounted TV in recess, designer furniture and feature lighting. Space is bookable for private functions by residents.

### **Gymnasium**

Air-conditioned gymnasium with wide range of state-of-the-art equipment, furnished with vinyl weave flooring, full height mirrors, water fountain and entertainment system.

### **Outdoor Kitchens**

Two purpose built outdoor kitchens complete with built in gas BBQ, under bench fridge and stainless-steel sink. Numerous outdoor dining and seating areas.

### **Swimming Pool**

20m solar heated lap pool in resort setting.

### **Pool Deck**

Premium quality decking with frameless glass pool fence. Extensive raised planter beds with feature lighting. Designer furniture including sun lounges.

### **Sauna**

10-person sauna with traditional cedar-lined finish.

## *Security & Access*

### **Intercom System**

Audio-visual intercom system for controlling access to building entrance per apartment.

### **Car Park Gate**

Automatic gate to private car park area. One remote control per car bay included.

### **Residents Access**

Keyless electronic access to building entrance and carpark. Secure controlled floor lift access. Two readers per apartment.

### **Security Lighting**

Included to all common areas.

### **CCTV**

System provided to cover common areas.

### **Storeroom**

Secure storeroom provided per apartment.

## *Sustainable Initiatives*

### **Glazing**

Energy efficient double glazing used to satisfy specific BCA energy requirements.

### **Efficient Lighting**

LED and/or energy efficient lighting to all common areas. The carpark and common corridors are equipped with motion sensors.

### **Efficient Hot Water System**

Centralised hot water system with heat-pump technology and individual apartment sub-metering delivering superior efficiency over individual electric hot water systems.

### **Water Wise Fixtures & Fittings**

Fixtures and fittings to comply with the Building Code for WELS star ratings.

### **Solar Panels**

Solar panels contribute to power supply of common areas.

### **Electrical Vehicle**

Access to electric vehicle charging stations on request for each apartment.

# RESIDENCES SPECIFICATIONS

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# RESIDENCES SPECIFICATIONS

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## *Apartment Interiors*

### **Party Walls**

Painted concrete walls. 5-star AAAC to party walls exceeding building code requirements.

### **Internal Walls**

Painted and fully insulated with sound abated treatment.

### **Balconies**

High quality rectified slip-resistant ceramic tiles. Full height commercial aluminium framed sliding doors with double glazing.

### **Ceilings**

Painted plasterboard ceilings with premium shadowline detail. Recess for blinds included. Ceiling heights in typical apartments is 2.7m to living/bedrooms with increased ceiling heights to living of penthouses.

### **Entry Doors**

Fire rated self-closing door with designer handles and keyless electronic access to each apartment.

### **Internal Doors**

Painted hollow-core door with designer handles.

### **Robes**

Shelf and hanging rail to robes. Mirrored doors.

### **Hot water System**

Energy efficient central gas hot-water plant with individual metering.

### **Air-conditioning**

Reverse-cycle, ducted system to main living areas and bedrooms as standard. In select apartments up to 3 controls provided for individual zones.

### **Interior Design**

Choice of three designer colour schemes with bespoke selection of material upgrades unique to The Gardens.

## *Electrical Services*

### **Fire Alarm and Smoke Detectors**

Provided to meet Australian Standards.

### **Light Fittings**

Quality recessed down-light fittings provided. Dimming to master bedroom, ensuite, kitchen, dining and living areas.

### **Exhaust Fans**

Provided to wet areas.

### **TV Point**

Provided to living and master bedroom.

### **Pay TV Point**

One Pay TV Point to living and master bedroom. Foxtel backbone wiring throughout building (Subscription by residents).

### **Internet Points**

One data point to living and study (if applicable).

### **GPOs / Switch Plates**

Three double GPOs in master bedroom, two double GPOs in other bedrooms, generous provision throughout living areas, waterproof GPO for balconies.

### **Telephone Points**

One telephone point to living.

## *Finishes*

### **Kitchen Floor**

Rectified and vitrified 600mm x 300mm porcelain tiles.

### **Kitchen Cabinets**

High quality coloured or timber grain prefinished board with soft-closing drawers and doors.

### **Kitchen Benchtop**

Selected reconstituted stone.

### **Kitchen Splashback**

Selected reconstituted stone.

### **Kitchen Rangehood**

Feature curved joinery in two Pak paint finish.

### **Cupboard Door hardware**

Selected designer range handles or push to catch where applicable.

### **Living & Dining Floor**

100% premium wool loop pile carpet with underlay.

### **Bedroom Floor**

100% premium wool loop pile carpet with underlay.

# RESIDENCES SPECIFICATIONS

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## *Finishes Contin.*

### **Skirting Boards**

Painted skirting boards.

### **Bathroom & Ensuite Floor**

Fully vitrified 600mm x 300mm porcelain floor tiles.

### **Bathroom & Ensuite Walls**

Floor to ceiling 600 x 300 fully rectified wall tiles. Recess/Storage space provided to all shower walls and select baths.

### **Bathroom & Ensuite Mosaics**

High quality herringbone feature mosaics to select areas.

### **Bathroom & Ensuite Shower Screen**

Designer framed clear glazed shower screen (Frosted glazing to WC where applicable).

### **Bathroom Vanity**

Drawers with a choice of colour schemes.

### **Mirror**

Mirrored cabinetry with storage, concealed GPOs and feature LED strip lighting.

### **Laundry**

Reconstituted stone benchtop, overhead cupboard storage, swivel laundry mixer and stainless-steel trough.

## *Appliances*

### **Cooktop**

Miele 60cm or 80cm induction cook top.

### **Oven**

Miele 60cm pyrolytic oven with glass door and energy efficiency class A.

### **Rangehood**

Miele stainless steel rangehood externally ducted.

### **Dishwasher**

Miele fully integrated dishwasher.

### **Fridge & Freezer**

Fully integrated fridge and freezer to all apartments.

### **Clothes Dryer**

Miele Condenser dryer included.

## *Fixtures & Tapware*

### **Kitchen Tap**

Designer matte black or brushed nickel swivel mixer.

### **Kitchen Sink**

Large single stainless-steel sink.

### **Basin and Shower Mixer**

Designer matte black or brushed nickel range.

### **Basins**

Underbench mounted white ceramic basins.

### **Bath**

Freestanding bath with floor mounted outlet in selected apartments.

### **W/C**

Designer toilet suite with concealed cistern and push buttons.

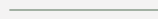
### **Shower**

Designer dual shower head and rail in a matte black or brushed nickel finish.

### **Bathroom Accessories**

Matte black or brushed nickel double towel rail and toilet roll holder. Non-heated towel ladders to ensuites in select apartments.

# RESIDENCES UPGRADES



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# RESIDENCES UPGRADES

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## *Appliances*

### **Cooktop**

Miele 90cm induction cook top or Gaggenau 80cm frameless induction cook top.

### **Rangehood**

Miele 90cm under mount rangehood or Gaggenau 90cm slide-out stainless-steel rangehood to match cooktop selection.

### **Combi-Speed Oven**

Miele built in combination speed oven.

### **Combi-Steam Oven**

Miele or Gaggenau combination steam oven.

### **Coffee Machine**

Miele or Gaggenau built in coffee machine.

### **Warming Drawer**

Miele or Gaggenau built in warming drawer.

### **Wine Fridge**

Miele or Gaggenau under bench wine fridge (where applicable).

### **Washing Machine**

Miele washing machine to match condenser dryer.

## *Robes*

### **Robe Modules**

Choice of five designer robe modules finished in either matching apartment laminate or upgrade veneer.

## *Finishes*

### **Kitchen Floor**

Choice of 600mm x 600mm natural stone tiles or engineered timber floorboards in a straight lay or herringbone format.

### **Kitchen Cabinets**

Timber veneer to full height cabinetry, drawers and select overhead cabinetry.

### **Living & Dining Floor**

Choice of 600mm x 600mm natural stone tiles or engineered timber floorboards in a straight lay or herringbone format.

### **Bathroom & Ensuite Floor**

600mm x 600mm natural stone tiles.

### **Bathroom & Ensuite Walls**

Floor to ceiling 600mm x 600mm fully rectified porcelain tiles.

### **Bathroom & Ensuite Mosaics**

Natural stone herringbone feature mosaics to match natural stone floor upgrade where applicable.

## *Car Bay*

### **Electric Vehicle Charger**

Metered load managed EV charger provided to car bay.

## *Lighting, Blinds & Home Automation*

### **Kitchen Feature Light**

Two designer linear pendant options above island bench.

### **Bathroom Feature Light**

Two designer wall sconce options to bathroom vanity wall.

### **Artwork Feature Light**

Pin spot artwork lighting.

### **Automated Blinds**

Power provision to living, dining and bedrooms for automated blinds where applicable.

### **Home Automation Package**

Automation compatible air conditioner controller, LED downlights, 4 x GPOs and power for electric blinds. Controlled via Google Nest Connected Home display (or similar).

## *Fixtures & Tapware*

### **Kitchen Tap**

Matte black or brushed nickel designer mixer with pull-out spray.

### **Filtered Water Tap**

All in one Celsius Zip Tap with boiling, chilled, sparkling, ambient hot and cold filtered water.

### **Bathroom Accessories**

Matte black or brushed nickel non heated and heated towel ladders.



# PENTHOUSE SPECIFICATIONS

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# PENTHOUSE SPECIFICATIONS

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## *Finishes*

### **Kitchen Floor**

Engineered timber floorboards in a straight lay format.

### **Kitchen Cabinets**

High quality coloured or timber grain prefinished board with soft-closing drawers and doors.

### **Kitchen Benchtop**

Selected reconstituted stone.

### **Kitchen Splashback**

Selected reconstituted stone.

### **Cupboard Door Hardware**

Selected designer range handles or push to catch where applicable.

### **Living & Dining Floor**

Engineered timber floorboards in a straight lay format.

### **Bedroom Floor**

100% wool textured loop pile carpet with underlay.

### **Bathroom & Ensuite Floor**

Fully vitrified 600mm x 300mm porcelain floor tiles.

### **Bathroom & Ensuite Walls**

Full height 600mm x 300mm fully rectified wall tiles.

### **Bathroom & Ensuite Mosaics**

Quality herringbone feature mosaics to selected areas.

### **Bathroom & Ensuite Shower Screen**

Designer framed clear glazed shower screen (Frosted glazing to WC where applicable).

### **Mirror**

Mirrored cabinetry with storage, concealed GPOs and feature LED strip lighting.

## **Laundry**

Reconstituted stone benchtop, overhead cupboard storage, swivel laundry mixer and stainless-steel trough.

## *Appliances*

### **Cooktop**

Gaggenau 90cm induction cook top.

### **Oven**

Gaggenau 60cm pyrolytic oven with glass door and energy efficiency class A.

### **Rangehood**

Gaggenau 90cm slide-out stainless-steel rangehood.

### **Dishwasher**

Gaggenau fully integrated dishwasher.

### **Wine Fridge**

Gaggenau under bench wine fridge (where applicable).

### **Fridge & Freezer**

Fully integrated side-by-side fridge and freezer.

### **Clothes Dryer & Washer**

Miele condenser dryer & front load washing machine included.

## *Parking*

### **Garages**

Private garages and stores to all penthouses.

## *Fixtures & Tapware*

### **Kitchen Tap**

Matte black or brushed nickel designer mixer with pull-out spray.

### **Kitchen Sink**

Large single stainless steel sink.

### **Basin and Shower Mixer**

Designer matte black or brushed nickel range.

### **Basins**

Underbench mounted white ceramic basins.

### **Bath**

Freestanding bath with floor mounted outlet in selected apartments.

### **W/C**

Designer toilet suite with concealed cistern and push buttons.

### **Shower**

Designer dual shower head and rail in a matte black or brushed nickel finish.

### **Bathroom Accessories**

Matte black or brushed nickel double towel rail and toilet roll holder to standard bathrooms. Heated towel ladders to ensuites.

## *Lighting*

### **Kitchen Feature Light**

Designer Ross Gardam or equivalent linear pendant above island bench.

### **Bathroom Feature Light**

Designer Ross Gardam or equivalent wall sconces to ensuite vanity wall.

# PENTHOUSE UPGRADES

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# PENTHOUSE UPGRADES

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## *Appliances*

### **Cooktop**

Miele 90cm induction cook top or Gaggenau 80cm frameless induction cook top.

### **Rangehood**

Miele 90cm under mount rangehood or Gaggenau 90cm slide-out stainless-steel rangehood to match cooktop selection.

### **Combi-Speed Oven**

Miele built in combination speed oven.

### **Combi-Steam Oven**

Miele or Gaggenau combination steam oven.

### **Coffee Machine**

Miele or Gaggenau built in coffee machine.

### **Warming Drawer**

Miele or Gaggenau built in warming drawer.

## *Robes*

### **Robe Modules**

Choice of five designer robe modules finished in the either matching apartment laminate or upgrade veneer.

## *Finishes*

### **Kitchen Floor**

Choice of 600mm x 600mm natural stone tiles or engineered timber floorboards in a straight lay or herringbone format.

### **Kitchen Cabinets**

Timber veneer to full height cabinetry, drawers and select overhead cabinetry.

### **Living & Dining Floor**

Choice of 600mm x 600mm natural stone tiles or engineered timber floorboards in a straight lay or herringbone format.

### **Bathroom & Ensuite Floor**

600mm x 600mm natural stone tiles.

### **Bathroom & Ensuite Walls**

Floor to ceiling 600mm x 600mm fully rectified porcelain tiles.

### **Bathroom & Ensuite Mosaics**

Natural stone herringbone feature mosaics to match natural stone floor upgrade where applicable.

## *Fixtures & Tapware*

### **Filtered Water Tap**

All in one Celsius Zip Tap with boiling, chilled, sparkling, ambient hot and cold filtered water.

### **Bathroom Accessories**

Matte black or brushed nickel non heated and heated towel ladders.

## *Lighting, Blinds & Home Automation*

### **Kitchen Feature Light**

Designer Articolo or equivalent linear pendant above island bench.

### **Bathroom Feature Light**

Designer Articolo or equivalent wall sconce options to bathroom vanity wall.

### **Artwork Feature Light**

Pin spot artwork lighting.

### **Automated Blinds**

Power provision to living, dining and bedrooms for automated blinds where applicable.

### **Home Automation Package**

Automation compatible air conditioner controller, LED downlights, 4 x GPOs and power for electric blinds. Controlled via Google Nest connected home display (or similar).

## *Car Bay*

### **Electric Vehicle Charger**

Metered load managed EV charger provided to car bay.