

Warehouse Only

GENERAL

- 6 Months Maintenance Follow Up.
- All statutory signage to BCA requirements.
- Professional Internal Clean on completion.

WALLS

- External walls to be a minimum of 150mm precast concrete slab construction to the full height of the warehouse.
- External walls, where not clad with selected pre-finished materials, to be texture paint finished with Dulux® colours generally from the palette as indicated on the perspective drawings.
- Internal walls, where not covered by the bathroom, to be paint finished in Dulux® colour Tincat or similar.
- External walls to include aluminum framed windows (glazed to the specifications of the energy report), Alucabond/Alpolic or similar composite panels as detailed.

ROOFING

- .42 Bmt Zinalume® Kiplokl Metal roof falling to either the front or rear of each building.
- Colourbond® rainwater goods including downpipes, exposed cappings, flashings, and eaves gutters.
- Translucent roof sheeting to equate to no less than 10% of the total roof area.

FLOORING

- 150mm reinforced high strength (32mpa) concrete with construction joints and intermediate saw cuts as detailed in the engineer's structural drawings.
- Two grind polished concrete finish to warehouse flooring.

ROLLERDOOR

- Roller shutter doors to be 3600mm (w) x 5000mm (h).
- Two remote controls provided for each roller shutter door.
- Galvanized door guides to be a minimum of 100mm deep with wind locks.
- Electronically operated motor unit fitted to all roller shutter doors.

MAIN ENTRANCE DOORS

- Full height, powder coated, aluminum, manually operated, framed, glazed door and approved hardware.

AMENITIES

- 1 Unisex Disabled Toilet.
- 1 Wheelchair Accessible Shower.

Finishes

- Flush jointed water-resistant plasterboard lining to all wet areas.
- Vitrified ceramic floor tiles or similar.
- Floor to ceiling Ceramic wall tiles or similar.
- Nominal amenities ceiling height 2400mm above finished floor level.

Fixtures

- | | |
|-----------------------|---|
| • Toilet Suites | Caroma Concord or similar. |
| • Toilet Seats | Caroma Uniseat or similar. |
| • Basins | Caroma Integra or similar to Australian Standard 1428. |
| • Tapware | Designer Range Matte Black Tapware or Similar. |
| • Disabled Tapware | Designer Range Matte Black Disabled Tapware or similar to Australian Standard 1428. |
| • Toilet Roll Holders | Designer Range Matte Black Toilet Roll Holder or similar. |
| • Disabled Grab Rails | Stainless steel disabled grab rails to BCA requirements. |
| • Mirrors | Float glass electro silver backed mirrors or similar above each basin. |
| • Coat Hooks | Designer Range Matte Black Hook or similar. |
| • Door Stops | White rubber style to bathroom door. |
| • Door Hardware | Door hardware in matte black finish or similar. |
| • Hinges | Safety lift off gravity hinges, clear anodized and set in hold open position. |
| • Exhaust Fan | Blauturbo150usw or similar (150mm). |

KITCHENETTE

Finishes

- Bench top with rolled edge and laminate finish.
- 4 drawers.
- 1 Fridge Cavity
- Ceramic tile splash back or similar.
- Alto soft close or similar cabinetry
- 1 under sink cupboards.
- 4 over bench cupboards.
- 2 over fridge cavity cupboards
- 1 microwave cavity

Fixtures

- Sink
Radiant single bowl stainless steel sink or similar.
- Sink Tapware
Designer Range Matte Black Mixer or similar.
- Hot water unit
Electric hot water system
- Lighting
LED strip to underside of kitchenette cabinetry

ELECTRICAL

Power

- Three phase and single phase power to main distribution board with separate metering.
- GPO double power point above bench top in Kitchenette.

Lighting

- LED Hi-Bay as per J report for warehouse area, excluding amenities.
- Building mounted external security lighting.

Data

- Provision for NBN connection in warehouse.

FIRE SERVICES

- In accordance with BCA.

SOLAR SYSTEM

- Grid Integrated Solar System

ACCESSIBILITY

- Keyless entry (keypad to entry door)

LANDSCAPING

- Front garden & exposed aggregate entry way