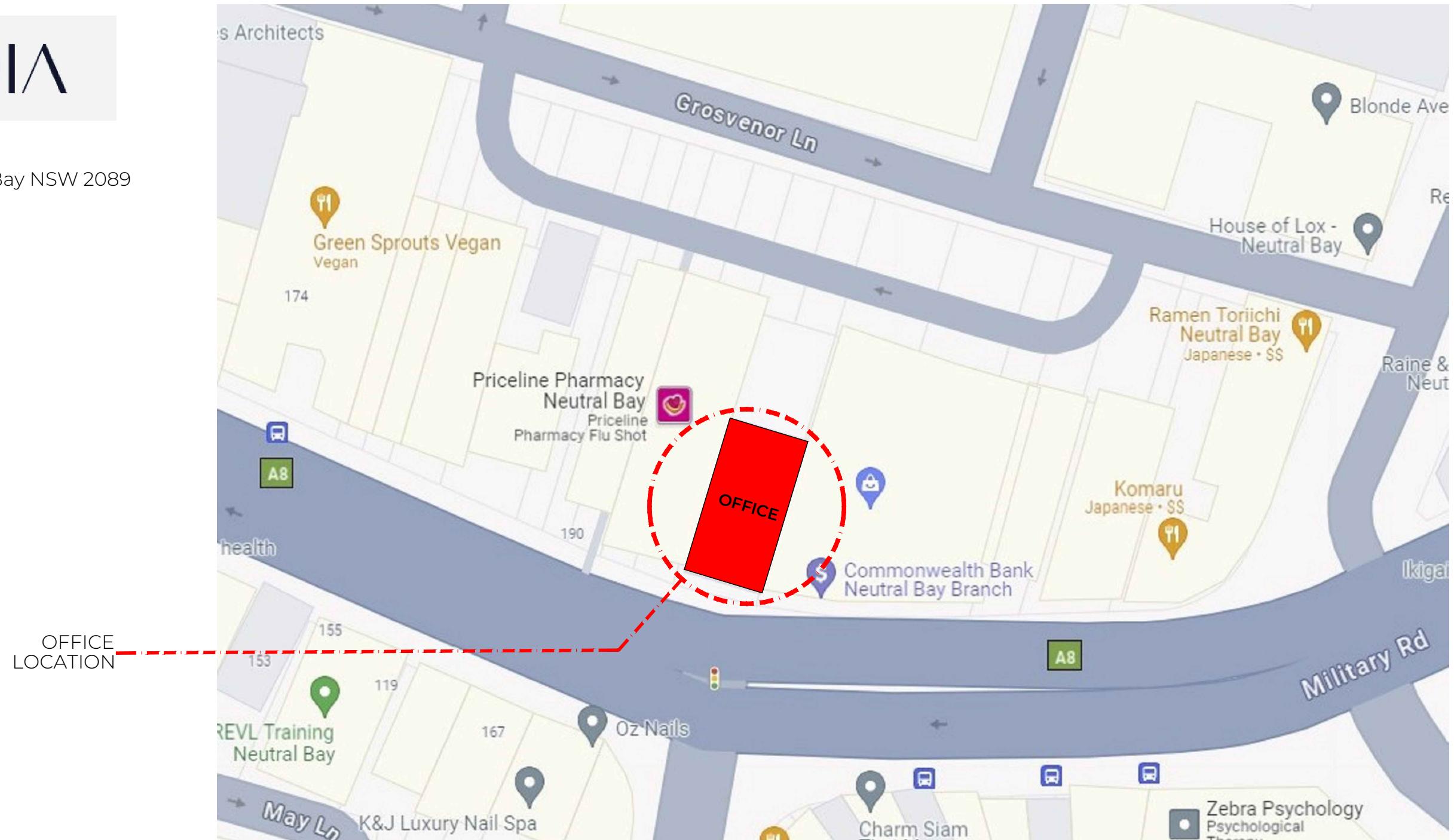




## OFFICE TENANCY PLAN

198 Military Rd, Neutral Bay NSW 2089



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Rosebery NSW 2018

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CLIENT ARKADIA

ARKADIA

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Neutral Bay, NSW 2089  
P: (02) 9908 0731

P. (02) 9908 0321

## PROJECT

## OFFICE TENANCY PLAN

198 Military Rd, Neutral Bay

DRAWING TITLE  
LOCATION

DRAWING No.  
TD-000

PROJECT No.: C  
DRAWN: HB  
CHECKED: MD

ISS

DATE: 11.06.24  
FILE: NTS @ A

**PRELIMINARY**

11. *What is the primary purpose of the following statement?*

- PRELIMINARY
- CLIENT APPROVAL
- CENTRE APPROVAL
- COUNCIL SUBMISSION
- TENDER
- CONSTRUCTION
- AS-BUILT

1. All fitout must be designed and installed to comply with the latest Local Council Requirements, the Building Code of Australia, Australian Standards and the Disability Discrimination Act.

2. All dimensions and services locations both vertical and horizontal shown on these plans and elevations must be confirmed on site by the Shopfitter prior to commencing any joinery or fitout works. Any discrepancies must be advised immediately to tenant.

3. All structural elements in the fitout must be designed and certified by a qualified structural engineer. Not fitout items can be supported from the base building shopfront bulkhead and internal walls mounted.

4. Shopfitter must allow for Emergency lights in all rooms within the fitout in accordance with the BCA.

5. As required by the BCA shopfront doors must not be locked from the inside when occupied.

6. Low Level waste point and high level cold water supply point by Lessor. To be confirmed on site. Edge of sink bowl to be greater than 300mm from Electrical Distribution Board.

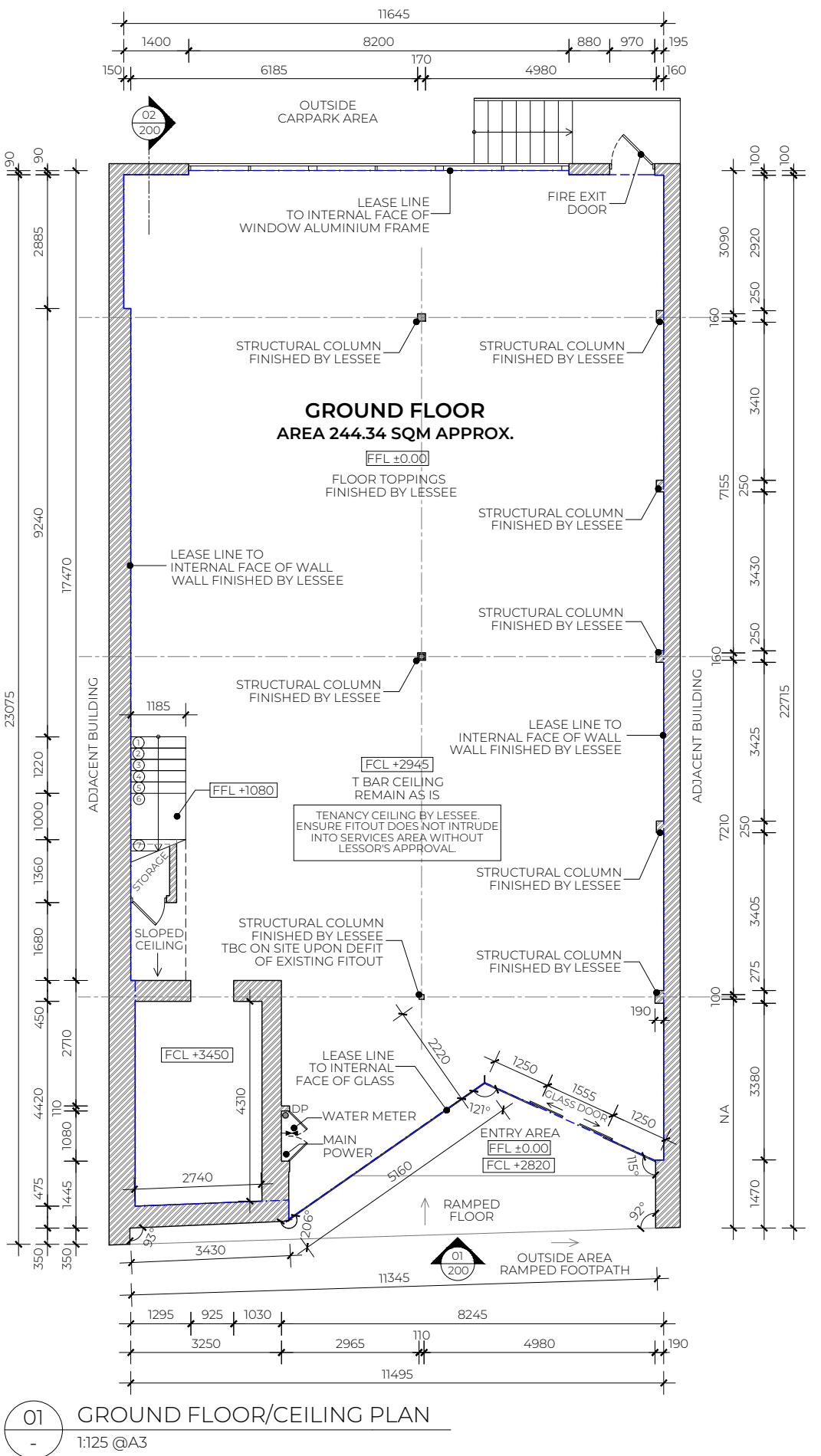
7. Any works affecting the Base Building or Structure to be approved by the Lessor (in writing) prior to installation.

8. Shopfitter to supply & install a portable fire extinguisher. To be located within 15m of all points of the tenancy as required by the BCA.

9. Lessee to certify that all floor finishes are non-slip as required in accordance with AS4586:1999 & AS3661.

10. Allow for exit signs within the tenancy in accordance with the BCA.

11. Stated FCL's are available heights only. To be confirmed on site. Final FCL's to be determined by Shopfitter.



01 GROUND FLOOR/CEILING PLAN  
- 1:125 @A3



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**PROJECT**  
**OFFICE TENANCY PLAN**  
198 Military Rd, Neutral Bay

DRAWING TITLE:  
**FLOOR/CEILING PLAN**

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DRAWING No.  
**TP-100**

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<b>PROJECT No.:</b>	<b>OFFICE</b>	<b>DA</b>
<b>DRAWN:</b>	<b>HB</b>	<b>SC</b>
<b>CHECKED:</b>	<b>MD</b>	

## ISSUE A

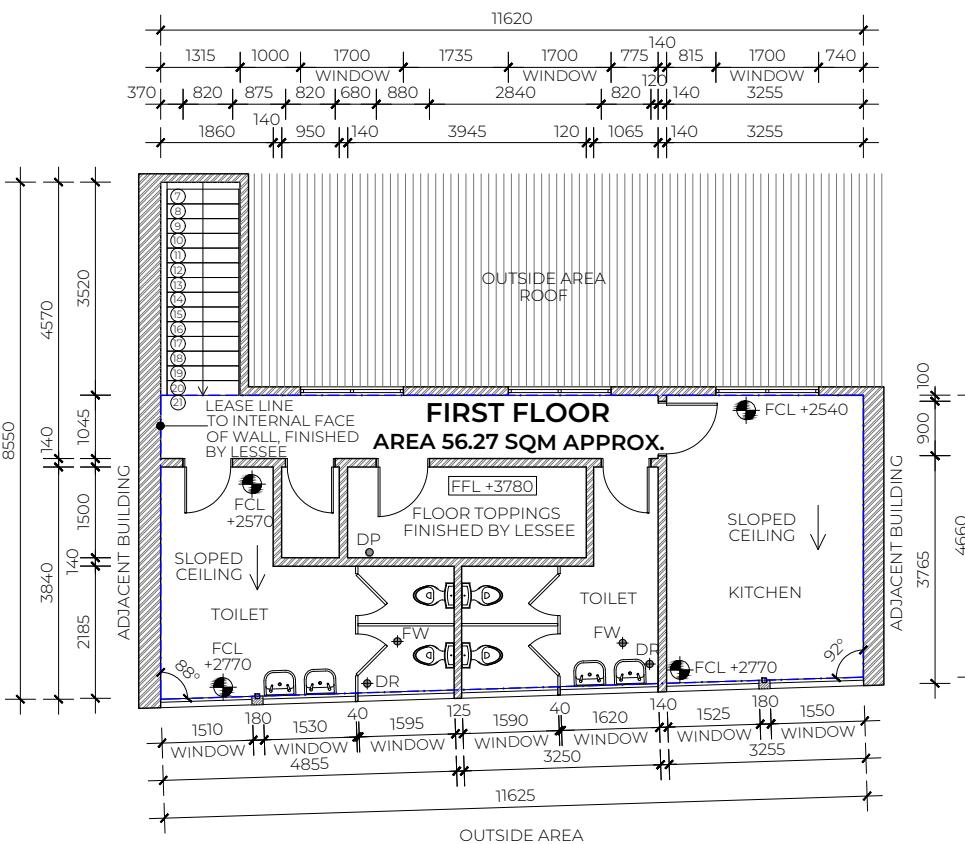
11.06.24  
1:125 @ A3

# PRELIMINARY

Document Control Status:  
PRELIMINARY  
CLIENT APPROVAL  
CENTRE APPROVAL  
COUNCIL SUBMISSION  
TENDER  
CONSTRUCTION  
AS-BUILT

NOTES:

1. All fitouts must be designed and installed to comply with the latest Local Council Requirements, the Building Code of Australia, Australian Standards and the Disability Discrimination Act.
2. All dimensions and services locations both vertical and horizontal shown on these plans and elevations must be confirmed on site by the Shopfitter prior to commencing any joinery or fitout works. Any discrepancies must be advised immediately to tenant.
3. All structural elements in the fitout must be designed and certified by a qualified structural engineer. Not fitout items can be supported from the base building shopfront bulkhead and internal walls mounted.
4. Shopfitter must allow for Emergency lights in all rooms within the fitout in accordance with the BCA.
5. As required by the BCA shopfront doors must not be locked from the inside when occupied.
6. Low Level waste point and high level cold water supply point by Lessor. To be confirmed on site. Edge of sink bowl to be greater than 300mm from Electrical Distribution Board.
7. Any works affecting the Base Building or Structure to be approved by the Lessor (in writing) prior to installation.
8. Shopfitter to supply & install a portable fire extinguisher. To be located within 15m of all points of the tenancy as required by the BCA.
9. Lessor to certify that all floor finishes are non-slip as required in accordance with AS4586.1999 & AS3661.
10. Allow for exit signs within the tenancy in accordance with the BCA.
11. Standard ECUs are available to hire/trade only. To be confirmed on site. Final ECUs to be determined by Shopfitter.



02 FIRST FLOOR/CEILING PLAN  
- 1:125 @A3

SERVICES LEGEND				
C.O.S	CHECK ON SITE		EXIT	EXIT LIGHT
	COLD WATER		AP	A/P ACCESS PANEL
	GAS		AC	A/C GRILLES OR UNITS
	DR			WALL A/C REGISTER
	ELECTRICAL DISTRIBUTION BOARD		FHR	FIRE HOSE REEL
	FINAL DISTRIBUTION FRAME		RA	R/A RETURN AIR
	SPRINKLER			
	EMERGENCY LIGHT			

PLEASE NOTE:

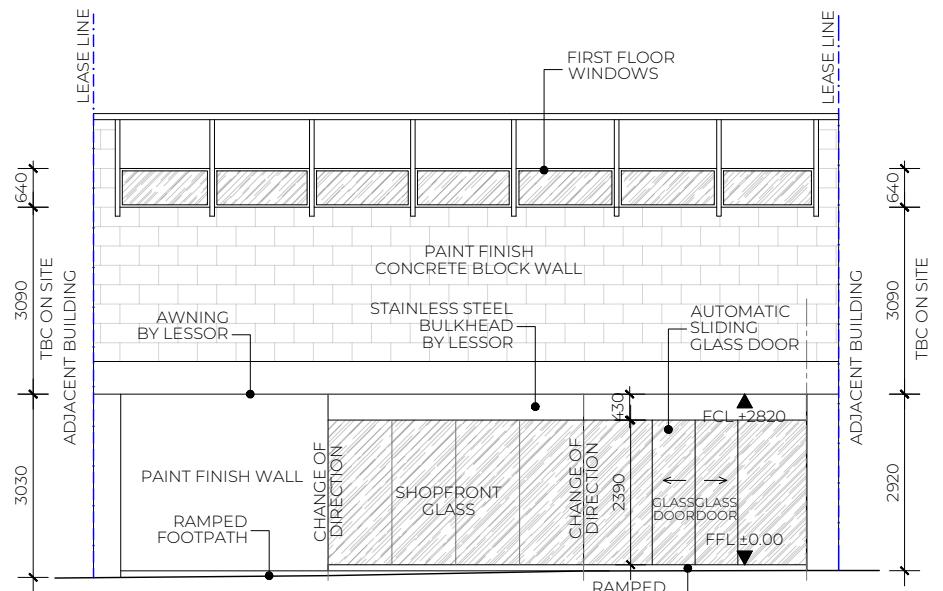
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LIMITED TO THE FOLLOWING ELEMENTS:

- COLUMN SIZES AND LOCATIONS
- FHR LOCATIONS
- RCP AND EXTENT OF REAR ZONE
- SERVICE RISER LOCATIONS
- LOCATIONS OF SERVICE CONTROL BOXES INCLUDING BUT NOT LIMITED TO ELECTRICAL DISTRIBUTION BOARDS, MECHANICAL CONTROL BOXES, COMMUNICATION BOXES AND HYDRAULIC WATER POINTS
- LOCATION OF DRAINAGE POINTS
- SHOPFRONT PIER LOCATIONS, OVERHEAD BEAM LOCATION DETAILS AND MATERIAL DETAILS.

AND THE FINAL LEASE OUTLINE DRAWING FOR THIS TENANCY.

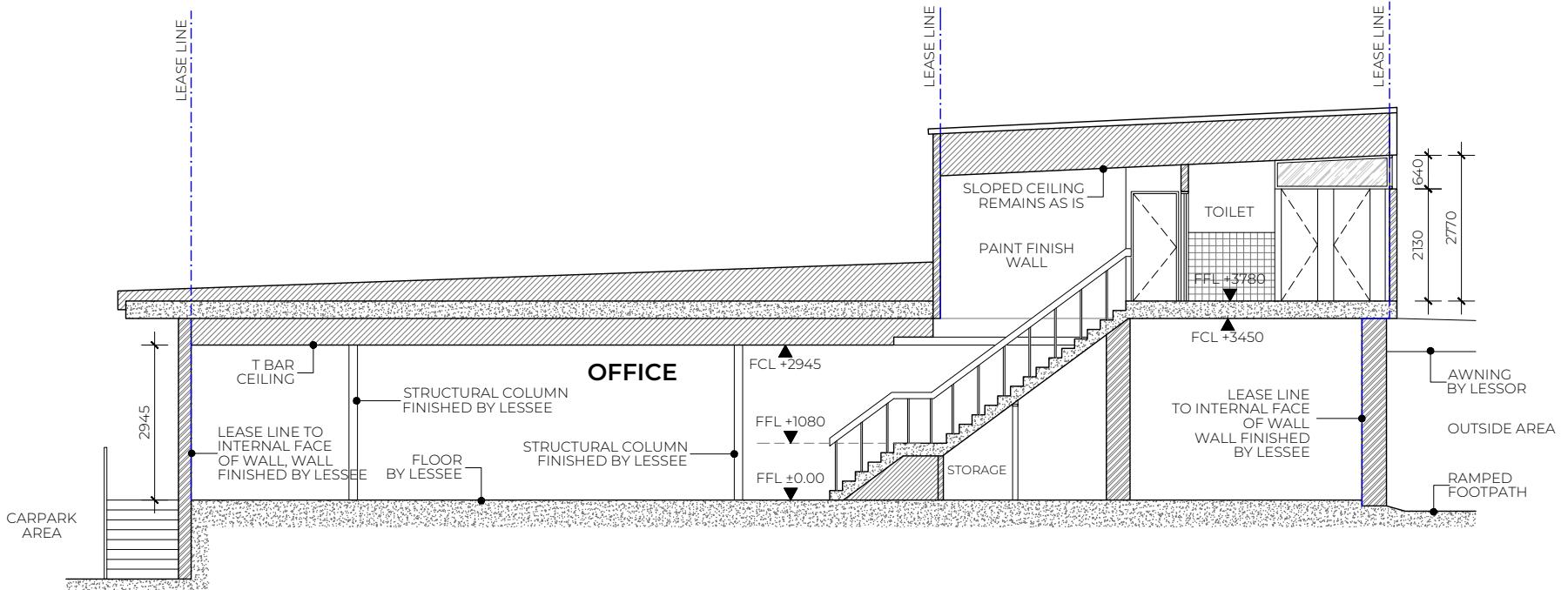
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## 01 SHOPFRONT ELEVATION

1:125 @A3



## 02 SECTION

1:125 @A3

CLIENT ARKADIA

A: Level 1, 02 Military Road  
Neutral Bay, NSW 2089

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## PROJECT OFFICE TENANCY PLA

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**DRAWING TITLE:**  
**SHOPFRONT ELEVATION**  
**SECTION**

**SECTION**  
**DRAWING No**  
**TP-200**

PROJECT No.: OFFICE DATE: 11.06.24  
DRAWN: HB SCALE: 1:125 @ A3

## ISSUE A

**PRELIMINARY**  
NOT FOR CONSTRUCTION

Document Control Status:

- PRELIMINARY
- CLIENT APPROVAL
- CENTRE APPROVAL
- COUNCIL SUBMISSION
- TENDER
- CONSTRUCTION
- AS-BUILT
- EXISTING

1. All fitouts must be designed and installed to comply with the latest Local Council Requirements, the Building Code of Australia, Australian Standards and the Disability Discrimination Act.
2. All dimensions and services locations both vertical and horizontal shown on these plans and elevations must be confirmed on site by the Shopfitter prior to commencing any joinery or fitout works. Any discrepancies must be advised immediately to tenant.
3. All structural elements in the fitout must be designed and certified by a qualified structural engineer. Not fitout items can be supported from the base building shopfront bulkhead and internal walls mounted.
4. Shopfitter must allow for Emergency lights in all rooms within the fitout in accordance with the BCA.
5. As required by the BCA shopfront doors must not be locked from the inside when occupied.
6. Low Level waste point and high level cold water supply point by Lessor. To be confirmed on site. Edge of sink bowl to be greater than 300mm from Electrical Distribution Board.
7. Any works affecting the Base Building or Structure to be approved by the Lessor (in writing) prior to installation.
8. Shopfitter to supply & install a portable fire extinguisher. To be located within 15m of all points of the tenancy as required by the BCA.
9. Lessee to certify that all floor finishes are non-slip as required in accordance with AS4586:1999 & AS3661.
10. Allow for exit signs within the tenancy in accordance with the BCA.
11. Stated ECL's are available heights only. To be confirmed on site. Final ECL's to be determined by Shopfitter.

GENERAL NOTES:

1. ALL FITOUTS MUST BE DESIGNED AND INSTALLED TO COMPLY WITH THE LATEST LOCAL COUNCIL REQUIREMENTS, THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS AND THE DISABILITY DISCRIMINATION ACT.
2. ALL FITOUTS MUST BE DESIGNED AND INSTALLED TO COMPLY WITH ARKADIA FITOUT & DESIGN GUIDE.
3. ALL DIMENSIONS AND SERVICES LOCATIONS BOTH VERTICAL AND HORIZONTAL SHOWN ON THESE PLANS AND ELEVATIONS MUST BE CONFIRMED ON SITE BY THE LESSEE PRIOR TO COMMENCING ANY JOINERY OR FITOUT WORKS. ANY DISCREPANCIES MUST BE ADVISED TO ARKADIA IMMEDIATELY.
4. ALL STRUCTURAL ELEMENTS IN THE FITOUT MUST BE DESIGNED AND CERTIFIED BY A QUALIFIED STRUCTURAL ENGINEER. NOT FITOUT ITEMS CAN BE SUPPORTED FROM THE BASE BUILDING SHOPFRONT BULKHEAD AND INTERNAL WALLS MOUNTED.
5. CORE HOLES IN OR CHASING OF THE STRUCTURAL SLAB, BASE BUILDING WALLS OR STRUCTURAL COLUMNS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED IN WRITING BY ARKADIA.
6. EXTENSION TO THE INTER-TENANCY WALLS ARE NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY ARKADIA.
7. LESSEE MUST ALLOW FOR EMERGENCY LIGHTS IN ALL ROOMS WITHIN THE FITOUT IN ACCORDANCE WITH THE BCA.
8. AN ALTERNATIVE CHOICE OF EXIT MUST BE PROVIDED FOR ALL AREAS WITHIN THE FITOUT THAT ARE GREATER THAN 20 METRES DISTANCE FROM AN EXIT TO THE PUBLIC REALM OR AN EGRESS CORRIDOR.
9. AN EMERGENCY EXIT DOOR MUST BE LOCATED IN THE SHOPFRONT OF TENANCIES OVER 200 METRES SQUARE.
10. AS REQUIRED BY THE BCA SHOPFRONT DOORS MUST NOT BE LOCKED FROM THE INSIDE WHEN OCCUPIED UNLESS AN ALTERNATIVE EXIT DOOR EXISTS WITHIN THE TENANCY.
11. ACCESS PANELS MUST BE INSTALLED BY THE LESSEE DURING THE FITOUT TO SUIT THE BASE BUILDING SERVICES LAYOUT.
12. LOW LEVEL WASTE POINT AND HIGH LEVEL COLD WATER WATER SUPPLY POINT BY LESSOR, TO BE CONFIRMED ON SITE. EDGE OF SINK BOWL TO BE GREATER THAN 300MM FROM ELECTRICAL DISTRIBUTION BOARD.
13. GAS SUPPLY (WHERE APPLICABLE) IS AT HIGH LEVEL. TO BE CONFIRMED ON SITE.
14. ANY WORKS AFFECTING THE BASE BUILDING OR STRUCTURE TO BE APPROVED BY THE LESSOR (IN WRITING) PRIOR TO INSTALLATION.
15. NO OUTGOS PERMITTED.
16. LESSEE TO SUPPLY & INSTALL A PORTABLE FIRE EXTINGUISHER. TO BE LOCATED WITHIN 15M OF ALL POINTS OF THE TENANCY AS REQUIRED BY THE BCA.
17. LESSEE TO CERTIFY THAT ALL FLOOR FINISHES ARE NON-SLIP AS REQUIRED IN ACCORDANCE WITH AS4586:1999 & AS3661.
18. ALLOW FOR EXIT SIGNS WITHIN THE TENANCY IN ACCORDANCE WITH THE BCA.
19. STATED FCLS ARE AVAILABLE HEIGHTS ONLY. TO BE CONFIRMED ON SITE. FINAL FCLS TO BE DETERMINED BY TENANCY FITOUT AT LESSEE'S COST.
20. LESSEE TO ENSURE TENANCY FITOUT DOES NOT INTRUDE INTO THE LESSOR'S SERVICE ZONE WITHOUT ARKADIA APPROVAL.
21. AREAS BASED ON PROPERTY COUNCIL OF AUSTRALIAN STANDARDS ARE SUBJECT TO FINAL SURVEY.
22. ALL WALLS ARE NOT TO BE PENETRATED.

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- FHR LOCATIONS
- RCP AND EXTENT OF REAR ZONE
- SERVICE REAR LOCATIONS
- LOCATIONS OF E-SEPARATE CONTROL BOXES INCLUDING BUT NOT LIMITED TO ELECTRICAL DISTRIBUTION BOARDS, MECHANICAL CONTROL BOXES, COMMUNICATION BOXES AND HYDRAULIC WATER POINTS
- LOCATION OF DRAINAGE POINTS
- SHOPFRONT PIPE LOCATIONS, OVERHEAD BEAM LOCATION DETAILS AND
- MTPA, DCT MAPS

BEFORE COMMENCING SHOP DESIGN/FITOUT YOU SHOULD ENSURE THAT YOU HAVE THE MOST UP TO DATE INFORMATION ABOUT THE PREMISES AND THE FINAL LEASE QUOTE INFRAMMING FOR THIS TENANCY.

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