BYRON CENTRAL

6 WOLLONGBAR STREET,
BYRON BAY NSW

SCHEDULE OF FINISHES

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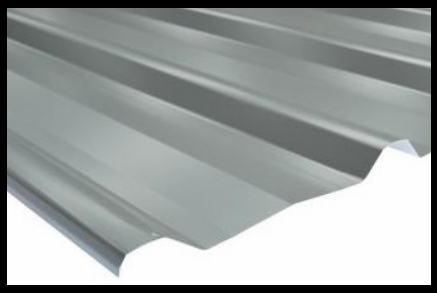
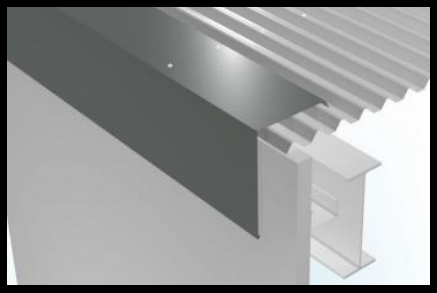
6 WOLLONGBAR STREET,
BYRON BAY NSW

STANDARD INCLUSIONS



ROOF & AWNING SHEETING

FINISH SELECTION
Trimdeck roof sheeting
Colour: TBA



BARGE CAPPING

FINISH SELECTION
Colourbond
Colour: TBA

FRONT AND SIDE FENCING

FINISH SELECTION
Timber or similar Palisade fencing with electric sliding gate

FRONT ENTRY DOORS

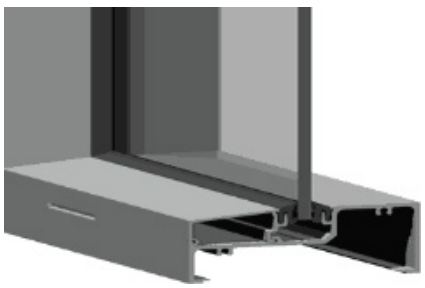
FINISH SELECTION
Aluminium powder coat
Colour: TBA

MEZZANINE

FINISH SELECTION
Completely fitted out and approved structural steel mezzanine floors, complete with vinyl floor covering, painted & exposed concrete walls, suspended ceiling and air conditioning.

INTERNAL DOOR LEVERS HARDWARE

FINISH SELECTION
Whitco privacy passage level set satin chrome



EXTERNAL WINDOWS

FINISH SELECTION
Window frames aluminium powder coat
Colour: TBA

INTERNAL WINDOWS

FINISH SELECTION
Large sliding windows fitted to all mezzanine floors.

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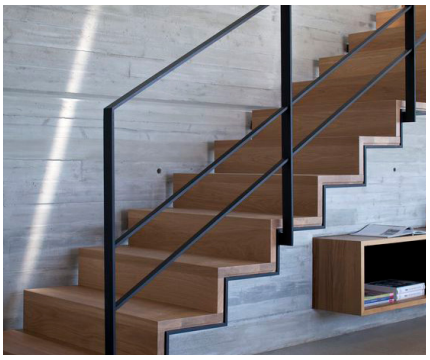
STANDARD INCLUSIONS



STAIRS & BALUSTRADING

FINISH SELECTION
Timber stained stairs with black steel or similar balustrade

INTERIOR & EXTERIOR CONCRETE TILT PANELS

FINISH SELECTION
Painted partially internal
Colour: TBA

DRIVEWAYS/ROADWAYS

FINISH SELECTION
Plain broom finished concrete
150mm thick

DOWNPIPES

FINISH SELECTION
PVC painted Dulux external grade
Colour: TBA

ELECTRIC ROLLER DOOR

FINISH SELECTION
Colourbond
Opening height up to 4m
Colour: TBA

5KW AIR CONDITITIONING UNIT

FINISH SELECTION
Wall mounted 5kw air conditioning unit to Mezzanine floor

TILES, WALLS & CEILING

FLOOR TILES & SKIRTING (200MM H)

FINISH SELECTION
LF Venice Grigo, matt 305/305 or similar
Areas: Kitchenette/WC areas/ Disabled areas

VANITY BASIN SPLASHBACK

FINISH SELECTION
CC Gloss white, pressed 200/300
Areas: Vanity/Basin Splashback
200mm – 400mm High

CEILINGS

FINISH SELECTION
Black Exposed Steel
Colour: "Black"

DOORS & SPLAYED SKIRTING

FINISH SELECTION
Brushed Silver Aluminium Skirting

CEILINGS TO WET AREAS & MEZZANINE

FINISH SELECTION
Plasterboard Square Set
Colour: "White"

WALLS

FINISH SELECTION
Dulux Wash & Ware
Colour: "White"

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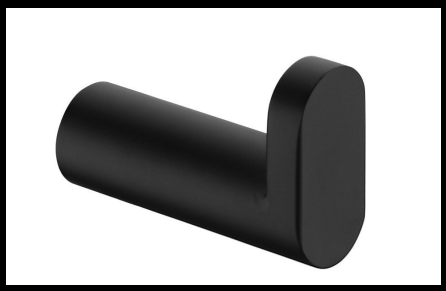
STANDARD INCLUSIONS

BATHROOM

BASIN MIXER

FINISH SELECTION
Matte-black, brand to be selected upon availability



TOWEL HOOK

FINISH SELECTION
Matte-black, brand to be selected upon availability

BATHROOM VANITY

FINISH SELECTION
Standard laminate cabinet with ceramic basin & wall mirror

SHOWER HEAD & MIXER

FINISH SELECTION
Matte-black, brand to be selected upon availability

TOILET ROLL HOLDER

FINISH SELECTION
Matte-black, brand to be selected upon availability

TOILET

FINISH SELECTION
Standard dual flush toilet, brand to be selected on availability

SHARED DISABLED TOILET WITH SHOWER & BASIN IN COMMON AREA

FINISH SELECTION
Care 100 Connector suite with backrest seat. Brand to be selected on availability

LIGHT FITTINGS

SWITCH & POWER POINTS

SUB BOARDS & BREAKERS

HIGH BAY DOWN LIGHTS

MAIN SWITCHBOARD

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SECURITY

HIKVISION

5MP NETWORK DOME CAMERA

- Up to 5 megapixel high resolution
- Max. 2944 × 1656@20fps
- 2.8mm/4mm/6mm/8mm/12mm fixed lens, optional
- H.265, H.265+, H.264+, H.264
- 120dB Wide Dynamic Range
- 3D Digital Noise Reduction
- DC12V & PoE (802.3af)
- IR range: up to 30m
- Support on-board storage, up to 128 GB
- IP67, IK10

EMBEDDED 4K NVR

- Third-party network cameras supported
- Up to 12 Megapixels resolution recording
- Support 1-ch HDMI, 1-ch VGA, HMDI at up to 4K(3840x2160) resolution
- 8/16-ch network cameras can be connected with 80M/160M incoming bandwidth
- Up to 2 SATA interfaces
- Support dual-os to ensure high reliablility of system running
- Support various VCA detection alarm and VCA search
- Support H.265/H.264/MPEG4 video formats

STANDARD INCLUSIONS

KITCHENETTE

INDICATIVE ONLY

All colours will be neutral – Greys, whites & Soft Blacks on the featured façade areas.

Subject to availability and selected from a collection of colours from the following:

LIGHT GREY

- Terrace White
- Lexicon®
- Colorbond® Shale Grey

DARK GREY

- Dieskau
- Teahouse
- Domino

Sample colour range to be confirmed prior to construction on builder's discretion.

CABINET & BENCH TOPS

FINISH SELECTION
Kitchen cabinets with laminate bench tops.
Colour: TBA

KICKS

FINISH SELECTION
Brushed aluminium

SINK & MIXER

FINISH SELECTION
Matte black mixer & double bowl sink, brand to be selected on availability

HOT WATER SYSTEM

FINISH SELECTION
50L Rinnai Hot water system or similar

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STANDARD INCLUSIONS

FLOORING

GROUND FLOOR

Sealed concrete flooring to ground floor area.

Sealed Concrete

MEZZANINE

Standard timber look vinyl. Colour as shown in pictures or similar, brand to be selected on availability.

Vinyl

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BYRON BAY NSW

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07 5572 6049
Level 1 Atlantic Place
6/3 Atlantic Avenue
Mermaid Beach QLD 4218
www.thepottergroup.com.au/projects