



## COMMUNAL AMENITY

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POOL	16m outdoor heated pool and adjacent lounging area.
SPA	Separate heated spa with jets.
SAUNA	Timber lined user controlled sauna.
GYM	Fully equipped and air conditioned gym with adjacent outdoor active space.
DINING ROOM	Air conditioned private dining room with fitted kitchen, including high specification appliances.
BAR AREA	Residents private indoor/ outdoor bar area with TV.
BBQ AREAS	Covered BBQ and informal seating area as well as intimate BBQs located within the landscaped seating zones.
THEATRE	Air-conditioned theatre equipped with a HD projector screen, high-quality sound-system and built in seating.
LIBRARY & LOUNGE	Library, Lounge and Board games room.
LANDSCAPING	Landscape architect-designed landscaped decks with intimate summer and winter spaces.
LOBBY AREA	Automated glass entry doors to lobby. Luxury wall and floor finishes complete with concierge desk and designer furniture.
DELIVERY ROOM	Separate parcel delivery room equipped with refrigerators for storage of home deliveries.
BUSINESS CENTRE	Community business centre with meeting room.
PLAY AREA	External children's play area (stage 2).

## COMMON AREAS

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LIFTS	Three high speed lifts service the tower. Stainless steel doors, tiled floors, feature interior walls.
ACCESS CONTROL	Video intercom for controlled visitor access.  Keyless electronic access for residents to all entry doors, lifts and common areas.
CCTV	Provided to all external doors, all vehicular access points and lift car interiors.  CCTV backed up to digital recorder for strata security purposes.
CAR PARKING	Car bays allocated as per strata plans, secured with remote controlled security gates.
STORAGE	Minimum of 4m <sup>2</sup> storeroom provided as per strata plan located on ground level or upper ground level.  Separate bike parking is also provided through the car parking areas and ground floor.
REFUSE	Recycling refuse room provided on ground floor as well as satellite refuse rooms to car park levels.
LETTERBOXES	Powder coated aluminium lockable letterboxes located in mail room.
STAIRS	Concrete floors, walls and ceilings.
CORRIDORS	Plasterboard lining generally, carpeted floors, tiles to lift lobby section.

## BUILDING MATERIALS

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EXTERNAL WALLS	External materials are a detailed combination of rendered concrete, precast concrete elements, full height glazing and stone cladding.
FLOORS	Reinforced concrete to meet structural and acoustic requirements.
PARTY WALLS	Framed, lightweight acoustic and fire rated walls lined with flush Plasterboard.
INTERNAL WALLS	Internal walls Plasterboard lining generally.
CEILINGS	2.8 m high ceiling Plasterboard lining generally. Dropped ceilings to wet areas, and bulkheads required to accommodate air conditioning and other services.
FRONT DOORS	Flush painted, fire rated, self-closing doors with designer hardware.
INTERNAL DOORS	Flush painted, hollow core doors with semi-gloss paint and designer selected hardware.
WINDOWS & SLIDING DOORS	Powder coated aluminium frames with energy efficient and acoustic glazing to 5-Star Green Star specifications.
BALUSTRADES	Semi frameless safety glass balustrades 1m high.
ROOF	Roof concrete roof slab and roof sheeting.

## SUSTAINABILITY

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GREEN BUILDING COUNCIL OF AUSTRALIA	Cirque apartments has been registered with the Green Building Council of Australia, and will be built to a 5-Star rating on the GBCA 'Design & As-built' rating system. A 5-Star rating is recognised as having achieved 'Australian Excellence' both in terms of sustainability and occupant comfort.
EFFICIENT HOT-WATER SYSTEM	Centralised low energy hot water system with sub-metering.
SOLAR PHOTOVOLTAIC SYSTEM	Extensive roof mounted solar panels generating renewable energy to reduce the building's ongoing and peak power demand.
AIR-CONDITIONING	Efficient VRV Air conditioning system located in separate plant rooms with individual metering.
NATURAL VENTILATION	Apartments have been designed to minimise solar heat gain and to maximise natural ventilation so as to reduce the required running times of air conditioning systems.
REDUCED WATER CONSUMPTION	All fixtures and fittings have been selected to reduce water wastage and to comply with WELS star ratings.
REDUCED GREENHOUSE GAS EMISSIONS	Reduction in greenhouse gas emissions during construction to comply with GBCA standards and to all building services for residents thereafter to reduce running costs.
RESIDENT WELLBEING	Reduction in the use of low VOC (volatile organic compound) paints, adhesives and carpets and low formaldehyde wood products.

THERE WILL BE THREE (3) COLOUR SCHEMES AVAILABLE FOR BOTH THE TOWER APARTMENTS AND THE PREMIER APARTMENTS.

TOWER APARTMENTS

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OPTION 1	LINEN
OPTION 2	SATIN
OPTION 3	CASHMERE

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PREMIER APARTMENTS

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OPTION 1	LINEN
OPTION 2	SATIN
OPTION 3	CASHMERE

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PREMIER APARTMENTS:

1402 – 1404	1702 – 1704
1502 – 1504	1802 – 1804
1602 – 1604	1902 – 1904

	TOWER APARTMENTS		PREMIER APARTMENTS
<b>FLOOR FINISHES</b>			
BEDROOM	Loop pile carpet.	LINEN SATIN CASHMERE	Chunky loop pile carpet, Pure New Wool. Textured loop pile carpet, Pure New Wool. Textured loop pile carpet, Pure New Wool.
KITCHEN/ LIVING/ DINING	Pre finished engineered timber flooring.	LINEN SATIN CASHMERE	Solid Timber parquet flooring in Chevron lay. Solid Timber parquet flooring in Chevron lay. Large format natural look porcelain tile.
WET AREAS	Natural look porcelain tile.		Natural look porcelain tile.
SKIRTING	Painted MDF or similar.		Painted MDF or similar.
BALCONY	Slip-resistant dark coloured large format natural look porcelain.		Slip-resistant dark coloured large format natural look porcelain.
<b>KITCHEN</b>			
COOKTOP	Miele Induction.		V-ZUG 91cm Induction.
OVEN	Miele 76l Multifunction.		V-ZUG 60cm Pyrolytic & V-ZUG Combi-Steam Oven.
RANGEHOOD	Miele Concealed – external extraction.		V-ZUG Concealed – external extraction.
DISHWASHER	Miele Fully Integrated.		V-ZUG Fully Integrated.
MICROWAVE	Recess provided with GPO.		V-ZUG Built-in Microwave.
FRIDGE	Recess provided with GPO & water supply.		Fisher & Paykel 90cm Integrated fridge.

		TOWER APARTMENTS		PREMIER APARTMENTS
<b>KITCHEN</b>				
WINE FRIDGE		Not applicable.		Vintec: 40 – 50 Bottle 2 Zone.
SINK		Stainless Steel double/1.5 bowl under mount sink.		Stainless Steel double/1.5 bowl under mount sink.
TAP & MIXER		Brushed platinum designer selected mixer.		Brass or Matte Black designer selected mixer.
REFUSE BIN		Pull-out bin provided within kitchen cabinetry.		Pull-out bin provided within kitchen cabinetry.
BENCHTOP		Reconstructed stone and pressed porcelain.		Reconstructed stone and pressed porcelain.
SPLASHBACK	LINEN SATIN CASHMERE	Large format pressed porcelain tile. Large format bronzed mirror. Large format pressed porcelain tile.	LINEN SATIN CASHMERE	Large format pressed porcelain tile. Large format bronzed mirror. Large format pressed porcelain tile.
JOINERY – CABINETWORK	LINEN SATIN CASHMERE	Push to open cabinetry, white laminate. Push to open cabinetry, charcoal laminate. Push to open cabinetry, off white laminate.	LINEN SATIN CASHMERE	Push to open cabinetry, white laminate. Push to open cabinetry, charcoal laminate. Push to open cabinetry, off white laminate.
JOINERY – FULL HEIGHT UNITS	LINEN SATIN CASHMERE	Timber laminate matte finish to selected cabinetry. Dark timber laminate matte finish to selected cabinetry. Laminate cabinetry, satin finish to selected cabinetry.	LINEN SATIN CASHMERE	Timber veneer matte finish to selected cabinetry. Dark timber veneer matte finish to selected cabinetry. Laminate cabinetry, satin finish to selected cabinetry.
JOINERY – TOP FEATURE UNITS	LINEN SATIN CASHMERE	Metallic finish. Matte Black finish. Matte Black finish.	LINEN SATIN CASHMERE	Metallic finish. Matte Black finish. Matte Black finish.

		TOWER APARTMENTS	PREMIER APARTMENTS
<b>BATHROOM</b>			
BASIN		Rectangular vanity mounted semi insert ceramic basin, white gloss.	Rectangular vanity mounted semi insert ceramic basin, white gloss.
VANITY	LINEN SATIN CASHMERE	Timber laminate finish to selected cabinetry. Dark timber laminate finish to selected cabinetry. Timber laminate finish to selected cabinetry.	LINEN SATIN CASHMERE Timber veneer matte finish to selected cabinetry. Dark timber veneer matte finish to selected cabinetry. Timber veneer matte finish to selected cabinetry.
CABINETS		Black laminate in a matte finish, mirrored doors with interior shelf.	Black laminate in a matte finish, mirrored doors with interior shelf. Exterior shelf timber veneer finish.
WALL TILES		Full height natural stone look porcelain tiles.	Full height natural stone look porcelain tiles.
FEATURE WALL TILE		Textured feature mosaic.	Textured stone feature mosaic.
WC		Vitreous China wall faced, closed couple WC dual flush button or where applicable Vitreous China WC with hidden cistern and dual flush button.	Vitreous China wall faced, closed couple WC dual flush button or where applicable Vitreous China WC with hidden cistern and dual flush button.
SHOWER SCREEN		Semi frameless, toughened glass shower screen.	Semi frameless, toughened glass shower screen.
SHOWER HEAD		Brushed platinum rain shower head.	Brass or Matte Black, rain shower head and hand shower.
SHOWER MIXER		Brushed platinum.	Brass or Matte Black, separate mixer and diverter.
BASIN MIXER		Brushed platinum designer selected mixer.	Brass or Matte Black designer selected mixer.

	TOWER APARTMENTS	PREMIER APARTMENTS
<b>BATHROOM</b>		
TOWEL RAIL	Brushed platinum, single towel rails, designer selected.	Brass or Matte Black, two single towel rails, designer selected.
TOILET ROLL HOLDER	Brushed platinum, designer selected.	Brass or Matte Black, designer selected.
ROBE HOOK	Brushed platinum, designer selected.	Brass or Matte Black, designer selected.
MIRROR	Wall mounted mirror.	Wall mounted mirror.
BATH	Not applicable.	Matte White Bath provided in selected apartments.
<b>LAUNDRY</b>		
LAUNDRY TROUGH	Stainless steel inset under mount trough.	Stainless steel inset under mount trough.
MIXER	Brushed platinum designer selected mixer.	Brass or Matte Black designer selected mixer.
WASHING MACHINE	Washing machine points only.	Miele 7kg washing machine.
DRYER	Fisher & Paykel 4kg wall mounted.	Miele 7kg condenser dryer.
<b>SERVICES</b>		
AIR-CONDITIONING	Ducted heating and cooling by variable refrigerant flow air-conditioning to living room and bedrooms.	Ducted heating and cooling by variable refrigerant flow air-conditioning to living room and bedrooms.
LIGHT FITTINGS	LED downlights or surface mounted as required.	LED downlights or surface mounted as required.
LIGHT PENDANTS	Upgrade option.	Feature pendant to kitchen island bench.
TV POINT	Provided to living area and main bedroom.	Provided to living area and all bedrooms.



	TOWER APARTMENTS	PREMIER APARTMENTS
<b>SERVICES</b>		
PAY TV POINT	Provided to living area and main bedroom.	Provided to living area and all bedrooms.
POWER OUTLETS	Generous provision throughout.	Generous provision throughout.
TELEPHONE & DATA	Twin outlet provided to living area, connected to NBN network.	Twin outlet provided to living area and study, connected to NBN network.
EXHAUST FANS	Provided to all bathrooms and laundries ducted to outside.	Provided to all bathrooms and laundries ducted to outside.
FIRE DETECTION	Smoke detection provided to all apartments and common areas.	Smoke detection provided to all apartments and common areas.
FIRE ALARMS	Provided to all apartments and common areas.	Provided to all apartments and common areas.
SPRINKLERS	Sprinklers provided throughout the building. Recessed sprinkler heads provided within apartments.	Sprinklers provided throughout the building. Recessed sprinkler heads provided within apartments.
EXTINGUISHERS	Fire extinguishers provided within 10m of every apartment entry doorway.	Fire extinguishers provided within 10m of every apartment entry doorway.
STAIR PRESSURIZATION	Fire stairs are pressurized in the event of a fire alarm stopping ingress of smoke into the fire stairs.	Fire stairs are pressurized in the event of a fire alarm stopping ingress of smoke into the fire stairs.