



VANTAGE

YOUR ADVANTAGE

PRESIDA
Building Strength

SUMMARY
OF
SPECIFICATIONS & FINISHES

7-9 IRVINE PLACE,
BELLA VISTA
NORWEST BUSINESS PARK

As at 10 June 2010



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1.00 GENERAL

.01 Preamble

All works and materials are to comply with architectural design documentation, relevant authorities and standards.

Presida Constructions Pty. Limited reserves the right to substitute or revise products, materials, colours, specifications or layouts subject to the building's quality being maintained.

.02 The Concept

To provide for the establishment of a secure corporate office facility with a 5 star NABERS Energy rating. The building would consist of 5 levels of efficient floor space, with levels in excess of 2,700m². The office floors will be connected to the parking levels by 4 modern high speed lifts.

To provide the office floors with abundant natural light and superior thermal and sound insulation properties achieved by the utilisation of floor to ceiling, high performance, double-glazed window units.

To create an attractive working environment underpinned by the use of extensive landscaping for the building setting. Combining both hard and soft landscaping will produce a variety of inviting, passive recreation areas. Generous balconies will also provide welcome breakout areas.

To provide secure, generous, convenient carparking concealed in a manner so that it will not detract from the presentation of the project whether viewed externally or from within the building. This is achieved by locating naturally ventilated parking levels beneath the building and landscaped areas.

.03 Developer

The developer in this document shall be Presida who shall be the Owner and Project Manager.

.04 Builder

The builder in this document shall be Presida who will construct the works as outlined in this document and as shown on architectural drawings produced by GHD Architects.

.05 The Site

The address of the site is 7-9 Irvine Place, Norwest Business Park, Bella Vista, NSW, 2153. The site is Lot 7034 in DP 1089408 in Norwest Business Park in the Hills Shire. The area of the site is 12,610m² and fronts both Irvine Place and Old Windsor Road providing both good views westwards towards the Blue Mountains and "gateway" exposure to Old Windsor Road.

All access will be via Irvine Place.

Construction on this greenfield site has commenced and an environmental site audit has confirmed that there has never been contamination of the site.

.06 Floor Loadings

The building will be structurally adequate for all the uses and conditions as is appropriate for commercial office use.



All slabs are designed to the Australian Standard Loading Code. Floor Loadings:-

General Office Area	3 KPA
Office Compactus Zones	10 KPA
Car Parking Levels	2.5 KPA

.07 Parking

All parking is undercover with most tenant parking being secure 24 hours per day, 7 days per week. The visitor, courier and balance of tenant parking is secure after hours and a dedicated loading dock is provided for truck deliveries.

Parking is provided as follows:-

Cars	565
Motor Cycles	12
Bicycles	30
Courier	2

.08 Hours of Operation

The 10 (a) zone permits operation 24 hours per day, seven days per week.

.09 Landscaping

The landscaping will be unique in comparison to other commercial projects and will cover 75% of the site .

The landscaping will feature meandering paths, arbors, shade structures, seating and a freeform watercourse to provide for passive recreation and informal meeting areas.

The architecturally designed landscape areas will be provided with an automatic watering system, utilising drip-line technology supplied by an underground, rainwater storage tank for the elimination of water wastage.

.10 Sound Levels

Plant and equipment will be selected to keep base building sound levels to a maximum of 42 dBA.

Advice has been sought, and implemented, from a qualified acoustic engineer in regard to the sound sealing of the building envelope.

Plant/equipment rooms: To be of masonry construction with the walls taken to the underside of the slab above and caulked to minimise sound transmission.

Site boundaries: Operational sound levels will not exceed sound levels nominated by The Hills Shire Council.

.11 Waste Disposal and Recycling

The waste bin and recycling bin area will be located adjacent to the basement loading dock area well away from the office levels.



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.12 Signage

Locations on the building with prominent exposure will be available for tenant corporate signage subject to Council approval.

All statutory building, direction and emergency signage throughout the facility will be provided.

.13 Letterboxes

Lockable, pre-finished business size letterboxes will be provided under cover on Carpark Level 1 adjacent to the lobby.

2.00 SCHEDULE OF EXTERNAL FINISHES

.01 Walls

Office Building Selected feature elements to have composite panel cladding. Masonry to have a Granocote or equal finish.

Carpark Levels Masonry with Granocote or equal finish. Louvers to be powder coated selected colour.

.02 Windows

Powder coated aluminium

Glazing is 3150 high double glazed, green glass with low E coating.

.03 Irvine Place Walls

Sandstone retaining wall with powder coated decorative palisade style fencing above.

.04 Old Windsor Road Feature Wall

Destined to be the biggest mural in Australia, the commissioned geometric artwork designed by Queensland artist, Miles Allen, has a strong and flowing rhythm comprised of colours that evoke cooling properties, space and lightness.

.05 Main Entry Door - Level 1

Double auto doors in a 2 storey, frameless clear glass façade.

.06 Visitor Arrival - Level 1

Selected vitrified tiles to path and terrace with architecturally designed glazed awning supported on structural steel rafters.

.07 Handrails

Combination of glass and stainless steel where shown on plan.

.08 Soffits to Terrace Areas and Balconies

Painted semi gloss to selected colour.

.09 Sun Shades

To be concrete painted semi gloss to selected colour in normally visible locations.

.10 Podium

Approach

Feature stairway with stainless steel handrails and vitrified tile path leading from street entry.

Terrace

Selected vitrified tiles drained to floor wastes.



Landscape Mix of water features, paving, lawn, gardens, seating and shade elements to create an inviting park-like environment.

.11 Balcony Floors Selected vitrified tiles drained to floor wastes.

.12 Columns and Beams Selected columns and beams to be composite panel clad. Remaining to have Granocote or equal finish.

3.00 SCHEDULE OF INTERNAL FINISHES

.01 Main Entry Lobby - Level 1

Walls Combination of stone, glass, stainless steel, timber panel and painted plasterboard to architect design.

Floor Selected large format vitrified tiles to architect design.

Ceiling Set and painted feature ceiling to architect design.

Lights Feature lighting to architect design.

Furniture Quality, commercial grade furniture to be selected by interior designer.

.02 Offices

Entries (Subject to fit-out) Powder coated aluminium framed doors and side panels with glazing to Australian Standards.

Walls Plasterboard on metal stud, acoustic insulation and low sheen acrylic paint.

Ceiling Fine fissured mineral fibre acoustic tiles in exposed 2 way prefinished ceiling grid 2700 mm high.

Tea Cupboard (Subject to fit-out) Where provided by the developer, 1800 x 600 mm polyurethane finish cupboard and drawer unit with overhead cupboards constructed of moisture resistant particle board with granite top and splashback, and stainless steel single bowl sink with drainer.

Skirting 100mm high brushed aluminium with grey rubber insert.

Floors Carpet equal to Interface Australia commercial range of solution dyed nylon carpet tiles.

.03 Lift Cars

Walls Colourback glass, stainless steel and mirror wall lining complete with stainless steel handrail.

Floors Vitrified tiles to match lobby floor.



- Ceilings** Stainless steel ceilings with concealed fluorescent lighting.
- Control Panels** Illuminated panel, in accordance with disabled code and standards.

.04 Amenities

Spacious and well appointed amenities, including showers, are provided on all office levels as follows:-

- Walls** Selected glazed ceramic tiles full height to ceiling.
- Floor** Selected vitrified tiles drained to floor wastes.
- Ceiling** Painted, set plasterboard with recessed lighting.
- Fixtures**
 - Toilet partitions:
Laminated waterproof dividers and doors with stainless steel door hardware and supports.
 - Toilet Suites and Urinals:
Caroma vitreous china.
 - Vanity Benches:
Caroma semi basins recessed into a 350mm wide selected stone top with mirror and lighting over. Flickmixer taps will be provided supplying hot and cold water.
 - Fittings:
Paper hand towel holders, soap dispensers and toilet roll holders will be provided.

.05 Disabled Toilets

- Fittings** Complying with AS 1428-1 as follows:
 - Toilet: Caroma Disabled Suite
 - Basin: Integra 565 (wall mounted)
 - Mirror: 600mm wide x 900mm high in powder coated aluminium frame.
 - Grabrail: Stainless steel.
- Showers** Accessible shower on Level 1.

.06 Carpark 1 Lift Lobby

- Lift Façade** Colourback glass to architect's design.
- Floor** Selected large format vitrified tiles to architect design.
- Walls** Painted, set plasterboard with tenant access doors to secure carpark.
- Ceiling** Painted, set plasterboard with recessed lighting.



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.07 Fire Stairs

Walls	Reinforced concrete. Acrylic paint finish to office levels.
Floor	Steel trowelled concrete.
Ceiling	Reinforced concrete to stair soffit. Acrylic paint finish to office levels.
Handrail	Galvanised 50mm pipe rail.

.08 Basement Carpark Areas

Walls	Masonry with powder coated louvers.
Columns	Reinforced concrete – acrylic paint to visitor area.
Floor	Reinforced concrete with power float finish. Painted line marking is provided with space numbering.
Ceiling	Reinforced concrete – acrylic paint to visitor area.
Doors	Gloss enamel finish with stainless steel door furniture.

4.00 ELECTRICAL SERVICES

.01 Power Supply

Infrastructure and spatial provision for 100% generator back-up in event of power failure.

General Power	- 25 watts per sq. m.
Lighting	- 20 watts per sq. m.

.02 M.S.B. and D.B.s

M.S.B. Form of Construction	- Form 2.
Fault Level	- 32 kA.
Power Factor Correction	- 0.9.
Surge Protection	- To 100 kA.
Lightning Protection	- Level 3 of AS/NZS 1768.
Spare Capacity	- Allowance for 20% expansion.

.03 Power Reticulation

Whole Floor Circuit Capacity	- 60 way switch board in electrical cupboard. - 3 phase board providing 300 amps/phase.
Power Cable Reticulation	- TPS cabling supported via cable trays.
Interfloor Cabling	- Spatial allowance in riser shaft.
Earth Leakage Protection boards.	- To GPOs in wet areas and at tea cup

.04 Office Lighting

Light Level	- 340 lux.
Energy Efficiency	- T5 Light fittings at less than 6 watts/sqm.
Lamp Colour	- Tri-phosphur day light.
Light Fitting Modularity	- Regular spaced light grid to suit ceiling grid.
Switching	- Switching within each tenancy.
Lighting Zones	- 100 sqm with ability to be linked.



.05 Common Areas and Amenities Lighting

All lights shall be C-bus system controlled and switched by motion or ultrasonic sensor with timer as appropriate.

.06 Plantroom Lighting

Lighting to be locally switched adjacent to entry point in each area.

.07 Additional Lighting Requirements

Appropriate security lighting will be provided throughout the complex.

External security lights shall be controlled by a photocell sensor switch. (ie switch on at 50 lux, off at 150 lux.)

Carpark lighting to greater of 80 lux or Australian Standards.

Lighting to any space requiring artificial lighting for access, maintenance or operation will be provided.

.08 Exit and Emergency Lighting

Emergency and exit lighting throughout the building to comply with BCA and Australian Standards.

.09 Metering

Tenancies will have individual electricity metering.

Additional check metering to monitor house power and lighting to ensure maintaining the NABERS base building energy rating will be provided.

.10 General Power Outlets

Power provision on office levels at the rate of 1 double GPO/20 sq.m.

5.00 MECHANICAL SERVICES

.01 General

Mechanical services comprising the air conditioning of all office areas together with the mechanical ventilation of all amenities areas all in accordance with AS 1668, the latest issue of the Building Code of Australia, The Hills Shire Council and Authority requirements will be provided.

A Building Management System will be integrated to control and monitor the operation and performance of the plant and equipment, the various functions of mechanical systems (listed below) and electrical metering to maintain the 5 star NABERS rating.

Individually controlled air conditioning systems for each tenancy comprising fully ducted and zoned equipment to maintain the design criteria conditions will be provided.

Conditioned air will be supplied to the office levels via insulated sheet metal and flexible ductwork above the ceilings. Final air distribution will be via pre-finished ceiling mounted diffusers.

All mechanical equipment to be proprietary brands approved by the developer.



Balancing, commissioning etc. of all mechanical services prior to practical completion will be achieved.

.02 Air Conditioning Spare Capacity

The air conditioning system has been designed, and will be installed, to provide the building with an average of 30% spare capacity to accommodate various tenancy requirements and areas of increased population density.

.03 Tenant Exhaust System

Riser ducts will be provided for tenant connection if tenancy use requires.

.04 Tenant Supplementary Fresh Air System

Inlet ducts complete with supply fans will be provided for tenant connection to introduce additional fresh air to the tenancy.

.05 Base Building Exhaust Systems

Exhaust systems to all toilet areas comprising duct work, grilles and exhaust fans in accordance with relevant Authorities requirements and AS1668 will be provided.

.06 Tenant Refrigerant Lines

Spatial provision is provided in the central core area to accommodate additional refrigerant lines if the heat load or layout of a tenancy requires additional air conditioned zones to be introduced.

.07 Design Criteria

Air conditioning systems will be designed to operate to maintain year-round comfort conditions in accordance with the following design criteria.

Design Conditions - Indoors

Summer: 23 degrees CDB maximum (minus 1.0° C tolerance) and 50% maximum relative humidity (humidity control not required)

Winter: 21 degrees CDB minimum (control set point 22° C with plus/ minus 1.0° tolerance)

Design Conditions - Outdoors

Summer: 35° C DB; 24° C WB Winter: 4° C DB

Minimum heating capacity: Sufficient to ensure early morning warm-up of conditioned spaces within a period of 30 minutes during winter months with no account taken of heat gains from lighting, occupants and equipment.

Fresh air: To AS1668.2.

Design Loads: 140-160 watts per sq.m. for perimeter zones.
75-80 watts per sq.m. for internal zones.

Design loads allow 30% spare capacity and have 130% diversity.

System Type: Variable Refrigerant Flow.

Noise Levels: Maximum 42 dBA within office 1200 m.m. above floor level.



Air Change Rates: Perimeter - 5 litres per sq. m. minimum
 Internal - 4.5 litres per sq. m. minimum

Carpark Areas: Naturally ventilated open deck carparks

.08 Air Distribution

Air conditioned zones are to be sized as 85 sq.m. to floor perimeters and 160 sq.m. to internal zones.

Air movement will be between 0.1 and 0.25 metres per second measured between 1 and 1.5 metres above floor level.

Zoning will be provided to allow essentially constantly controlled conditions to be maintained throughout regardless of external solar or weather variations.

.09 Codes and Authorities Compliance

Air conditioning and mechanical ventilation services will fully comply with the following: AS1668
Building Code of Australia
The Hills Shire Council requirements

6.0 FIRE SERVICES

.01 Authority Compliance

The following will be designed in accordance with the requirements and recommendations of the following:

-
The Hills Shire Council
Department of Industrial Relations
Sydney Water
NSW Fire Brigade
Building Code of Australia
AS 1670 Automatic Fire Detection and Alarm Systems - System Design, Installation and Commissioning.
AS 2444 Portable Fire Extinguishers - Selection and Location.
AS 2941 Fixed Fire Protection Installations - Pumpset Systems.
Bodycote Warringtonfire report dated 26 February, 2009.

.02 Fire Alarm System

A smoke detection and occupancy warning system shall be installed in accordance with Building Code of Australia requirements and Australian Standards.

A Fire Indicator Panel located in the Level 1 Lobby will monitor smoke detection and will alert the brigades at 2 nearby fire stations.

.03 Fire Hydrant Service

The fire hydrant service will connect to the Sydney Water main and to the fire hydrant booster pump and booster valve assemblies.

From the assemblies, the service shall supply all fire hydrant landing valves.

The hydrant system shall comply with the requirements of the Building Code of Australia and AS 2419.



Pipework shall be Type B copper tube. All joints to be silver soldered.

.04 Fire Hose Reels

The cold water service will connect to the Sydney Water main and extend to the water meter assembly.

.05 Portable Fire Extinguishers

Portable fire extinguishers will be installed in accordance with the Building Code of Australia and AS 2444.

7.00 HYDRAULIC SERVICES

.01 Authority Compliance

All hydraulic services shall be installed in accordance with the requirements of the authorities having jurisdiction including but not limited to the following:

Sydney Water

Building Code of Australia

AS 3500 National Plumbing and Drainage Code

AS 2419 Installation of Fire Hydrants.

AS 5601

Gas Fitting Rules

The Hills Shire Council

.02 Stormwater Drainage

All storm water drainage collected from grated drains, storm water pits, balcony outlets and the like shall discharge to the Council's storm water system in accordance with code requirements.

The system will be sized for 100 year intensity storms.

.03 Irrigation System

All storm water collected from roof gutters and other like clean sources will be harvested for on-site irrigation purposes and stored in a 235,000 litre underground storage tank. An automated drip line irrigation system will then distribute the water to the landscape areas.

.04 Sanitary Drainage

The system shall include the connection of all sanitary fittings, waste and soil stacks, vents and grease arrestors to the Sydney Water sewer system via a boundary trap.

Pipework shall be P.V.C. pipe and fittings with insulation and fire stops where appropriate.

Ability to connect additional branch lines will be provided.

.05 Cold Water Service

The cold water service will connect to the Sydney Water main and extend to the water meter assembly. Isolation valves to be provided on all branch lines. Valves are to be located in convenient locations for maintenance purposes.

.06 Design Criteria Hot and Cold Services



Cold Water System

Cold water will be provided to all areas and fixtures that normally require the service including plant rooms, waste storage and landscaped areas.

The cold water system shall meet the following minimum operational and design criteria:

Working velocities in pipes shall be maximum 3.0 m/s

Maximum operational pressure 500 kPa

Minimum operational pressure 200 kPa

Provide backflow prevention devices to all incoming water supplies and all outlets with potential cross connections to AS 3500 and Sydney Water's requirements.

Allowance for water hammer arrestors where necessary.

Hot Water System

Hot water will be provided throughout the development to service all amenities.

The system will be a flow and return electric mains pressure type sized accordingly to the local demand. All pipework is to be lagged.

The hot water service will conform with the requirements of Sydney Water and AS3500.

8.0 SECURITY

.01 Access Control

Proximity reader technology will be utilised for the following:-

Lift access to tenant parking levels

After hours access to the building and podium

Vehicle entry and exit to tenant car park

.02 Intercom

Infrastructure provided for tenant connection to allow client access after hours via access control system.

.03 Gates and Fencing

Architecturally designed gates and fencing will be installed to provide after hours building security.

After hours gate access for tenants will be via the access control system.

9.0 LIFT SERVICE

.01 Authority Compliance

The lift service shall be designed in accordance with the requirements and recommendations of the following:

AS 3000-1991 SAA Wiring Rules

AS 1735 SAA Lift Code

The Building Code of Australia

.02 Passenger Lifts

The lifts shall:

Efficiently serve all levels throughout the building.

Have security interface reader in each lift car.



Have internal dimensions of 1600W x 2000D.

Car height shall be at 2200 mm to ceiling.

Be 21 passenger capacity, 1,600 kg minimum.

Have contract speed of at least 1.75 m/s.

Have automatic levelling with tolerance of 6mm.

Have emergency lighting and hands free emergency telephone in each lift car.

Have centre opening, sliding double doors at least 2100H x 1000W of 1 hour fire rating.

Have electronic door protection to prevent doors from coming into contact with passengers.

Have auto descend feature to next lowest floor in event of total power failure.

Be smooth and quiet in operation.

Have car operating panels complying to disabled standards.

Dot matrix displays indicating car position and direction.

Have hall lanterns and gongs at each landing with car position indicators.

Have dot matrix display screens and voice annunciation.

Have high quality finishes.

1 car to be supplied with lift blankets to double as goods lift and also access the roof level for maintenance purposes.

10.0 COMMUNICATION

.01 Authority Compliance

Comply with A.C.M.A. Regulations.

.02 Provisioning

Block cabling from MDF to 200 pair IDF on each office floor.

Telephone cabling will be allowed for at the rate of 1 pair per 20m² of the office floors.

A.D.S.L. connection is available to the building.

Access for the reticulation of optic fibre will be provided.

Mobile phone coverage to all areas of tenancy floors.

MATV system head end provided to riser cupboard on each floor.