



# KØBEN

GROUND FLOOR COMMERCIAL  
INCLUSION LIST

at **CAMPBELL 5**



ITEM	LESSOR WORKS AND OBLIGATIONS – BASE BUILDING BY BUILDING OWNER AT OWNER COST	LESSEE WORKS AND OBLIGATIONS - TENANT WORKS AND TENANT COSTS
<b>Letterbox</b>	1 x lockable letterbox located to entry foyer	N/A
<b>Car Parking Access Token</b>	To match the number of car parking spaces provided. 1 space per 100sqm of tenancy	Additional car parking spaces can be purchased at \$25,000 each
<b>Security System</b>	None provided	Any system required to suit fitout
<b>Telephone</b>	Each tenancy will be provided with a dedicated Optical Media Splitter and Optical Network Unit (ONU)	Communications cabling to the ONU and all devices
<b>Ewis / Public Address</b>	An evacuation system is provided and controlled by the building owner. One speaker will be provided in each tenancy	Additional speakers required to meet building approval requirements as a result of fitout design
<b>Floors</b>	Exposed concrete slab	Own floor preparation
<b>Ceiling</b>	No provision	The tenant is to ensure any ceiling is installed in a manner which does not impact services for building occupants above and is aligned with the top of the glazing
<b>External Lighting</b>	External lighting to comply with AS1158 and Crime Prevention	Shop front lighting and additional external lighting, subject to approval by the developer
<b>Internal Lighting</b>	1 x exit sign and emergency lighting as per AS2293	Modifications to the provided emergency lights and exit signs to meet the fitout requirements
<b>Electrical Services</b>	100amp three phase supply to cover all power, lighting and air conditioning requirements. Meters to be installed within tenancy adjacent each DB. NBN approved system. Installation of NBN WO (NBN Wall Outlet) which comprises of NTD (network termination device) and BBPSU (power supply unit)	Application for power supply and authority sign off, including all fees. All wiring for services (lighting, power and mechanical) and modifications to base building provisions. No water cooled Wok burners. Air cooled Wok burners are acceptable
<b>Fire Protection</b>	Installation of surface mounted smoke detectors to an open plant layout satisfying AS2118, AS1668 and the Fire Engineering. Fire Egress doors other than shop front doors where required. Hose Reels where required by NCC	Fit out works must comply with NCC

ITEM	LESSOR WORKS AND OBLIGATIONS - BASE BUILDING BY BUILDING OWNER AT OWNER COST	LESSEE WORKS AND OBLIGATIONS - TENANT WORKS AND TENANT COSTS
<b>Mechanical Services</b>	Air conditioning unit and condenser excluding ductwork and diffusers. The system has been designed to the base building air conditioning provisions in Appendix A	<p>Provide a kitchen exhaust hood (compensated hoods are recommended) and fan with maximum of 3000 l/s in compliance with AS1668.2 including all necessary horizontal ductwork with rise in the direction of air flow and access panels and connections to discharge point – weatherproof louvre.</p> <p>All engineering reports and certifier fees.</p> <p>Provide horizontal discharge only with the ozone generators and electrostatic filters as a minimum.</p> <p>The filtration system shall be interlocked with the kitchen exhaust system for operation (i.e. exhaust operation shall be prevented if the filtration system is not in place or in fault). Note that this relies on utilising AS1668.2</p> <p>The design, and any necessary approvals associated with the provision of the above mentioned systems is the responsibility of the tenant.</p> <p>Any kitchen exhaust and make up air required for compliant operation of the space including fans, filtration, equipment and connections.</p> <p>Exhaust/ventilations of any tenant toilet are to discharge horizontally.</p> <p>Any other exhaust / venting system required for compliant operations of the space.</p> <p>Ductwork and diffusers suit the tenancy.</p> <p>All connections to the louvers for make-up air or approved exhaust.</p> <p>Exhaust system must recognize that it is a residential mixed use development. Subject to approval of the developer's mechanical engineer to ensure that the filtration system is of the highest standards and that all appropriate measures are taken in consideration of the adjacent residential apartments.</p> <p>Deed of Agreement with developer and body Corporate obligating the tenant to maintain the exhaust to the required NCC standards.</p> <p>Systems is the responsibility of the tenant.</p> <p>Any rebalance / commissioning due to approved design</p>
<b>Hydraulic Services</b>	<p>20mm Cold water supply and cold water sub-meter for sanitary fixtures located under the ground floor slab.</p> <p>20mm Cold water supply and cold water sub-meter for grease waste fixtures located under the ground floor slab.</p> <p>A 100mm provisional sewer point located under the ground floor slab.</p> <p>A 110mm provisional tradewaste point located under the ground floor slab.</p> <p>A gas supply sized for 500MJ/h located under the ground floor slab</p>	<p>Gas meter installation within gas meter room.</p> <p>Slab penetration for hydraulic services. Penetrations to be approved by a structural engineer prior to coring.</p> <p>All plumbing and drainage to AS3500 up to the base building provisional points.</p> <p>All Authority approvals and certification.</p> <p>Separate hot and cold water supplies to sanitary fixtures and grease waste fixtures.</p> <p>Hot water system located within the tenancy to serve sanitary fixtures.</p> <p>Hot water system located within the tenancy to serve grease waste fixtures.</p> <p>No water cooled Wok burners. Air cooled Wok burners are acceptable</p> <p>Toilets to meet individual tenancy requirements</p>

## Appendix A

ITEM	DESIGN CRITERIA
<b>AMBIENT CONDITIONS</b>	Summer 34.3°C dry bulb/19.6°C wet bulb Winter -2.2°C dry bulb
<b>INTERNAL CONDITIONS</b>	Cooling 24°C dry bulb Heating 21°C dry bulb Design tolerance $\pm 1.5^\circ\text{C}$ dry bulb adjacent temperature sensor Design set point 22.5°C dry bulb No direct humidity control, though dehumidification is provided as part of the normal cooling
<b>INTERNAL HEAT GAINS</b>	Lights and equipment load - 110 W/ m <sup>2</sup> People loads - 70 watts/person sensible; 60 watts/person latent
<b>OCCUPANT DENSITY</b>	1 person per 2.5 m <sup>2</sup>
<b>OUTSIDE AIR</b>	7.5 L/s per person generally, utilising filtration concession per AS 1668.2. No Smoking is assumed to all areas
<b>TOILET EXHAUST</b>	To AS 1668.2-2012 Principal Certifier to Confirm Acceptability and to discharge horizontally
<b>NOISE LEVELS</b>	To be confirmed by Acoustic Consultant and approved by the developer
<b>ENTRANCE DOORS AND FAÇADE</b>	Developer advises that any changes to the shop front doors or facade may impact on the performance of the building services
<b>APPLICABLE STANDARDS</b>	Key Standards governing Mechanical Services design include compliance to: <ul style="list-style-type: none"> <li>• Building Code of Australia.</li> <li>• AS/NZS 1668.1, AS 1668.2, AS 1668.4</li> <li>• Fire Engineering Report</li> </ul>