

1.0 Qualification

To avoid any misrepresentation or misunderstanding, sales consultants are to restrict any comments regarding Volaire to the contents of this fact sheet only. This document is not to be distributed to existing or prospective purchasers.

2.0 Project Description

Voltaire is a striking ten storey apartment building that enjoys captivating panoramic views across Melbourne. Developer Cbus Property has commissioned award winning architects Hayball to produce a building which will transcend the norm for quality of materials, detail of design and longevity.

Only 1.3km from Melbourne's CBD, Voltaire is located on the doorstep of North Melbourne railway station. Key bus links run regularly to Royal Children's and Royal Melbourne Hospitals and Melbourne University. Iconic Melbourne retail & hospitality precinct Errol St, North Melbourne is within 13 mins walk. The building itself is designed to house bespoke ground floor retail for ultimate convenience.

Voltaire comprises 154 apartments, a grand entrance plaza, generous communal lounge & garden with sweeping views. Basement car parks and storage will be accessible via security coded lifts.

3.0 Location Description

Voltaire is located on an island site which is bound by Ireland Street to the north, Dryburgh Street to the east and Railway Place to the south-west. The site has a frontage to Ireland Street of 56 metres, a frontage to Dryburgh Street of 55.5 metres and a frontage to Railway Place of 85.56 metres.

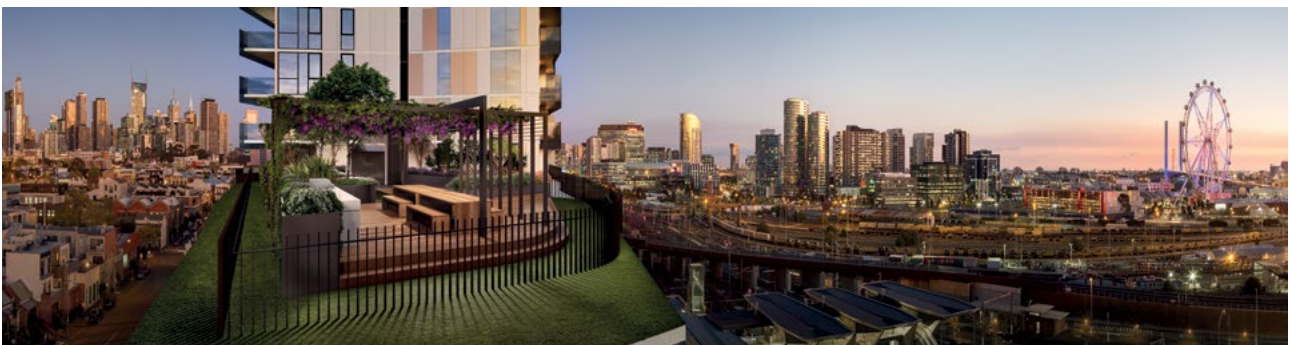
To the north of the site is No.118-126 Ireland Street, the Railway Hotel is a Heritage Listed Victorian-era building that houses apartments and one ground floor retailer.

Also to the north of the site is No.108-110 Ireland Street, a six storey residential building currently under construction.

On the opposite side of Dryburgh Street is 2-20 Dryburgh Street, which houses a large single storey rendered brick warehouse. It is built to the street and the building footprint covers the entire block bound by Dryburgh, Ireland, Abbotsford and Adderley Streets.

Further east along Ireland Street is a mix of single storey terrace dwellings and converted residential warehouses which range in height from single to four storeys.

The entrance to North Melbourne train station is at the south western corner of the site.



Artist's Impression - Level 6 pergola

4.0 Configuration, Size and Price Range

Apartment Type	Number of Apartments	Product Mix	Size (m ²)		Internal Size (m ²)	Price Range		Average Price	Average Price per m ²
			Min	Max		Min	Max		
1 Bed, 1 Bath	62	40%	43	56	52	\$405,800	\$499,100	\$444,069	\$8,592
2 Bed, 1 Bath + Car	59	38%	59	70	64	\$581,500	\$686,000	\$631,127	\$9,854
2 Bed, 2 Bath + Car	33	21%	69	79	73	\$660,500	\$785,500	\$704,470	\$9,603
Total	154	100%	43	79	61	\$405,800	\$785,500	\$573,776	\$9,358

One carpark is included in each two bedroom apartment price.

Some additional carparks are available for purchase from \$65,000 per carpark, subject to availability.



Artist's Impression - Building facade

5.0 Developer Profile

Cbus Property is responsible for some of Australia's most recognisable high-end property developments. From luxury urban developments to bold, innovative commercial office accommodation, Cbus Property is committed to delivering developments that are environmentally, financially and socially sustainable. Cbus Property is a wholly owned subsidiary of Cbus, the industry superannuation fund for the construction, building, infrastructure and allied industries.

Previous residential projects include:

- » Herald Living on Flinders Street in Melbourne's CBD;
- » 4 Cromwell Road in South Yarra, a boutique project of 28 apartments (Victoria)
- » The Residence, 86 luxury apartments on Hyde Park (Sydney)
- » Dominion, 108 apartments in Darlinghurst (Sydney)
- » The Warleigh Brighton, a project of 108 homes in Brighton (Victoria)
- » Breakfast Point, a waterfront village of 2,550 residences in Canada Bay (Sydney)

Residential projects currently under construction include:

- » 35 Spring Street, a high end luxury development of 270 apartments located in the Paris end of the Melbourne CBD
- » Assembly, North Melbourne, 138 apartments in close proximity to Volaire

6.0 Architecture and Interior Design

6.1 Architectural Overview

The building's angular expression conveys a contemporary interpretation of the industrial form. Exposed concrete, steel and glass elements feature in the graphic composition of the façade, with concrete balconies cantilevering towards a prominent corner in a dramatic flourish.

Voltaire is designed to provide a rich residential experience with effortless connections to deeply landscaped spaces, including a generous communal roof garden. Taking its lead from the architecture, the integrated interior design exudes a sophisticated approach with contemporary undertones.

Integrating with the streetscape at ground level, the heights, scale and composition of the design are carefully considered so that the development seamlessly blends with and complements its surrounds.

6.2 Interior Design Overview

Internal finishes are quietly sophisticated, utilising a natural palette of stone and timber. Custom made timber handles complement concrete-coloured ceasarstone benchtops. Feature timber shelving in kitchens and bathrooms provide a timeless architectural detail from which the user can customise their space. Brushed stainless steel tapware, black glass kitchen splashbacks and frameless shower screens add a level of refinement.

6.3 Architect Profile

Hayball is an architecture, interior and urban design practice based in Melbourne, driven by a desire to realise the potential of every site and enriching the lives of those within it. With the capacity of a large-scale practice, Hayball is nimble with a collaborative culture that enables staff to operate within smaller-scale studios. The practice has completed hundreds of projects, including single and multi-residential buildings, schools, universities, commercial developments and urban design for entire suburbs, across Australia, Southeast Asia and China.

7.0 Builder

A builder is not yet appointed.

8.0 Building Description

The building is comprised of a six storey podium, and a four level single tower element.

The ground floor houses approximately 400sqm of retail offerings envisaged as food and beverage or convenience tenants. A generous entrance plaza and lift lobby from the corner of Ireland and Dryburgh Streets are supplemented by a second residents' entrance from Railway Place. Three levels of basement are security swipe protected as are the lifts that service the building. Level six houses a communal indoor lounge and outdoor terrace for residents' enjoyment.

In summary:

- » Basements 1, 2 & 3: car parking, bicycle parking, storage cages and motorcycle parking
- » Ground floor: Retail space, entrance plaza lobby and mail room, apartments
- » Levels 1-5: apartments
- » Level 6: apartments and communal area with outdoor terrace, indoor lounge, barbeque area, and fireplace.
- » Levels 7-9: apartments

8.1 Level heights

<i>Level</i>	<i>AHD (Level)</i>	<i>mm (span)</i>
Roof	45.85	3000
L9	42.85	3000
L8	39.85	3000
L7	36.85	3000
L6	33.85	3000
L5	30.45	3400
L4	27.45	3000
L3	24.45	3000
L2	21.45	3000
L1	18.45	3000
G	14.35	4100
B1	11.35	3000
B2	8.65	2700
B3	5.95	2700



Artist's Impression - Living / Kitchen

8.2 Access points

The main pedestrian entry to the building is located adjacent to the intersection of Ireland Street and Dryburgh Street. The built form response to this corner has been to setback the entry of the building to establish a sense of openness at this interface. A landscaped forecourt frames the principal entry to the building, which is enhanced with informal seating to support its activation and create an attractive entry into the site. The setback of the ground level built form from this key corner will provide a soft response to the lower scale residential area to the east of the site.

The ground floor foyer links the main pedestrian entrance to a secondary entrance point on Railway Place.

Vehicular access is available from the northern end of Railway Place.

8.3 Common areas

A landscaped forecourt frames the principal entry, which is enhanced with informal seating, natural stone paving and a mature feature tree providing dappled light. A grand entrance portal leads into a sophisticated triple storey glazed foyer with timber features.

Voltaire's sky podium on Level Six offers residents an exclusive retreat from city life. The 350sqm north facing landscaped deck features shaded alfresco dining areas, barbecue facilities, and an indoor lounge complete with fireplace.

8.4 Lifts

Two lifts to be provided.

- » Average waiting interval for two lifts is 70 seconds (CIBSE guidelines recommend 30-90 seconds as acceptable waiting intervals)
- » 17 passenger lift (1275kg) (x2)
- » Door size: 900mm wide x 2100mm high
- » Car size: 2000mm deep x 1450mm wide x 2400mm high
- » Speed: 1.75m/s

8.5 Acoustics

Building Envelope:

- » Apartment windows to be double glazed throughout, with laminated double glazing provided to bedrooms near external noise sources.
- » All exterior walls to have glasswool insulation to suit acoustic engineer's specification.

Building Interior:

- » All internal walls are designed to meet AS 2107 requirements.
- » Party walls (and walls between apartments and foyers or common facilities) are typically comprised of a concrete core wall, with plasterboard, acoustic insulation and studs or furring channels to either side; OR discontinuous double stud walls with two layers of acoustic insulation and plasterboard linings to both sides.
- » Walls between apartments and corridors are to be of lightweight construction with discontinuous staggered steel studs and acoustic insulation throughout.
- » Blockwork walls with discontinuous separate stud walls and acoustic insulation are to be provided between residential and retail areas.
- » Services and services shafts to be acoustically isolated as required.

8.6 Building materials

- » Vertical structure: Concrete structure
- » Floors: Concrete structure
- » Car park: Concrete structure
- » External walls/façade: Combination of aluminium panels, glass and concrete
- » Balustrades: Combinations of black fritted clear glass, and pre-cast concrete and clear glass
- » Foyer: Triple level entrance space with framed glass façade, steel entrance portal, timber features, and black mirrored glass, polished plaster and pre-cast concrete walls.

- » Corridors: Plasterboard walls, carpeted floors. Each apartment entrance has a feature light and custom cut door number.

8.8 Energy Efficient Standards/Sustainability

- » Apartments will comply with NATHERS ratings with an average of 6 Stars for the building. Minimum rating will not be less than 5 Stars.
- » Features include LED Lighting and Double Glazing

9.0 Car Parking

109 car parks are available for purchase and are located over three basements, controlled by secure passes and accessible by lift.

No visitor parking is provided. On street parking is available in nearby streets, both paid, unpaid, and of various time limits. Car parks will be on the same title as apartments.

10.0 Bicycle Storage

Bicycle spaces are provided as follows:

- » 51 over three basements
- » 4 on Railway Place near Dryburgh St corner (near retail)
- » 9 on Ireland Street – five on council owned footpaths and 4 in the entrance plaza

11.0 Storage

Storage cages are available to purchase and are located across two basements, which are controlled by secure passes and accessible by lift. Each cage will require locking by the purchaser.

There are currently 59 cages on basement level three, and 38 on basement level two. These cages may be combined and so numbers are subject to change. It is intended that storage cages will be on the same title as the apartment purchased.

12.0 Security

Access control to all perimeter doors including car park entry via swipe card at the lift and remote control to the car park garage door.

Access to GF fire stairs to be via swipe card, access from fire stairs to all floors via swipe card, except ground floor for egress purposes. Free access into stairs on all floors, except GF. Access to individual unit via key lock.

13.0 Planning Permit/Zoning

The site is within the City of Melbourne's Mixed Use Zone and is subject to a Design and Development Overlay (DDOPT- Schedule 28). DDO28 is associated with the North Melbourne Station.

14.0 Construction

Construction is anticipated to commence between March and May 2016. Construction program is anticipated to be between 18-22 months.

Sunset Date is specified in Clause 10.2 of the Contract of Sale. It reads: If the Plan is not registered within 48 months from the Day Of Sale (and it is agreed that this period is the period specified for the purpose of Section 9AE(2) of the SLA), the Vendor or the Purchaser may by written notice to the other before the Plan is registered, rescind this contract.

15.0 Titles

Apartments will be strata titled. A Body Corporate Rules document is available for review by the purchaser.

16.0 Apartment Specifications

16.1 Colour schemes

Two colour scheme options are available- black or natural white cabinetry (in kitchen and bathroom)

Specifically, there is a choice of 2-pac colour for built in cabinetry (black or natural white) in kitchen and bathroom.

If a scheme has not been selected in the contract of sale once it becomes unconditional, the natural white colour scheme will be selected.

16.2 Additional extras to purchase/option

Feature pendant light (vinyl upholstered) can be purchased as an upgrade.

16.3 TV, telephone and internet connections

Telephone and internet points will be located throughout each apartment (in the living / master bedroom and study nook if applicable).

NBN connection boxes will be located within linen cupboards where possible, otherwise as shown on architectural drawings.

Each apartment will be wired for a television point, located within living and master bedroom areas, as shown on architectural drawings.

16.4 Exhaust

All kitchens and bathrooms exhaust to exterior. Apartments also have ducted make up air from the exterior.

16.5 Heating and air conditioning

Heating & cooling to each apartment will be via a single reverse-cycle / heat pump split system air conditioning unit with the head unit located in the living area and the outdoor unit located on the balcony. The unit will be controlled via a programmable wall controller.

16.6 Ceiling heights

Typical ceiling heights (to finished surfaces) are:

- » Living rooms and kitchens: 2600mm

- » Bedrooms: 2600mm or 2550mm

- » Bathrooms: 2450mm

16.7 Balconies and terraces

Specifications including details of party screens:

- » Floors: Ceramic Tile or Pavers (if Polypads are used)

- » Privacy Screens between Balconies:
Powder coated metal

- » Soffits: Texture painted concrete

- » Walls: generally Alucobond/alternative metal cladding

16.8 Windows and window cleaning

Each bedroom and living area will have minimum one operable 'awning' style window that is hinged from the top. Living areas also have a sliding door for balcony access. Windows that are accessible by owners from balconies or from the inside are to be cleaned by the owners. Inaccessible windows are the responsibility of the Owners Corporation.

17.0 Building services

17.1 Fire detection

Each apartment contains stand-alone smoke detectors as per AS3768. Building occupant warning speakers will be located within each apartment, which will be connected to the Fire Interface Panel.

Common areas will be fitted with smoke detection and evacuation speaker as per AS1670 and occupant warning system as per AS1670.

The building will be fitted with sprinklers throughout, hydrants within escape stairwells and fire extinguishers (not hose reels) to residential floors. Fire hose reels will only be fitted to ground floor tenancies.

Hot water system:

The building will be fitted with a central gas fired bulk hot water plant on the roof. Hot water charges comprise of gas costs (to heat) and water costs:

- » Gas retailer will bill each apartment directly based on metered hot water consumption
- » Water will be billed by the body corporate either based on the gas meter information, or as a common body corporate cost.

Cold water

Cold water meters will be fitted in hydraulics cupboards for each apartment on the relevant floor.

City West Water will bill each apartment directly based on metered cold water consumption.

Common space water will be a body corporate cost which will be on-billed to occupants.

Electricity

Electrical retailers will bill each apartment directly based on metered electrical consumption.

Common space electricity will be a body corporate cost which will be on-billed to occupants.

Gas (cooktop use):

Gas retailer will bill each apartment directly using a flat rate, this will be negotiated with the bill for hot water consumption.

17.2 Rubbish

There is a rubbish room located in the basement, accessible by lift. Residents must place waste in garbage chutes located centrally on each floor. Cardboard waste must be taken to the basement waste room and is to be flattened by the resident.

17.3 Mail

A mail room is located on the ground floor and is accessible from the lobby.

18.0 Pets

Keeping of animals is covered in the attached document "Rules of the Owners Corporation". Key points include:

- » Pets are allowed in the case of assisting with a disability

- » Residents are allowed to keep one small cat or dog provided at full maturity they are under 15kg and/or 750mm high, and are not vicious, aggressive, noisy or difficult to control or unregistered.

Please note this is not the entirety of the rights/restrictions/responsibilities of keeping of pets - please request the full rules for further information.

19.0 Alterations/Options

No alterations and no options.

20.0 Outgoings

See tab labelled 'Outgoings'.

21.0 G.S.T.

Prices are GST inclusive.

22.0 Equipment Warranties and Guarantees

These will be provided at settlement.

23.0 Retail Tenancy Enquires

Contact details for direction of retail enquires:
Anna Peters: 0402 408 072

24.0 Disclaimer

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Indicative Panoramic Views

Feature Dusk View

South



East

South

West

Level 3



Level 4



Level 5



Level 6



Level 7



Level 8



Level 9



East

South

West

