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INTRODUCTION

PRECINCT

The purpose of this owner’s manual is to assist the apartment occupants and owners of *Precinct Apartments* with an understanding and appreciation of the features and operation of apartments and relevant aspects of the building.

1.1 BUILDING OVERVIEW

Precinct Apartments primarily comprises:

- **Building A** - First Choice “Retail” on Level 1(Street Level). 3 storey building which includes 10 apartments on Level 2 & 11 apartments on Level 3, Basement and Ground Level residential parking and Retail parking on Ground.
- **Building B** - 10 storey building with a total of 181 apartments. 15 apartments on Ground, 12 apartments on Level 1, 25 apartments on Level 2, 25 apartments on Level 3, 24 apartments on Level 4, 24 apartments on Level 5, 12 apartments on Level 6, 11 apartments on Level 7, 11 apartments on Level 8, 11 apartments on Level 9, 11 apartments on Level 10. Pool/gym facility on the Ground Floor. Basement and Lower Ground car parking.
- **Building C** – 6 storey building with a total of 34 apartments. 3 apartments on Ground, 7 apartments on Level 1, 6 apartments on Level 2, 6 apartments to Level 3, 6 apartments to Level 4, 6 apartments to Level 5. Café/retail space on the Ground Floor. Basement and Lower Ground car parking.
- **Building D** - 5 storey building with a total of 41 apartments. 4 apartments on Lower Ground, 8 apartments on the Ground Floor, 8 apartments on Level 1, 8 apartments on Level 2, 8 apartments on Level 3, 5 apartments on level 4. Basement car parking.
- **Building E** – 8 storey building with a total of 189 apartment. 19 apartments on Lower Ground, 24 apartments on the Ground Floor, 24 apartments on Level 1, 25 apartments on Level 2, 25 apartments on Level 3, 18 apartments on Level 4, 18 apartments on Level 5, 18 apartments on Level 6, 9 apartments on Level 7, 9 apartments on Level 8, Basement car parking.

Note:

- Buildings such as Precinct Apartments may be subject to high winds. Care should be taken with objects placed on the balconies and the use of windows and doors at such times as they may be affected by high winds and may pose a safety hazard and/or cause damage to property.

Region	A5
Terrain Category	3
Shielding Ms	1
Gust wind speed	46m/s
Vu	
Topography Mt	1.0
Importance MI	1.0

Table 1: Design Parameters

- High air pressures as result of wind also can exist. The opening of an external door and/or window during periods of high winds and/or air pressures can result in high wind gusts into an apartment which may pose a safety hazard and may cause damage the property.
- The Building was constructed in accordance with the below design loads (Table 2): which if exceeded are likely to result in excessive structural deflection which may cause structural damage and or other associated problems such as façade, waterproofing, tiling issues etc.

Floor Use	Superimposed Dead Loads (kPa)	Live Loads (kPa)
Retail	2.0	5.0
Retail First Choice	-	15.0
Office	2.0	4.0
Residential	1.0	2.0
Substation	0.5	7.5
Loading Dock	0.5	7.5
Terraces	2.0	4.0
Non Trafficable	-	0.25
Roof		
Car Park	0.5	2.5

Table 2: Design Loads

1.2 IMPORTANT SAFETY WARNING (GAS SAFETY)

WARNING

Cooktop appliances must only be used to cook food and keep it warm. Do not use cooktop as a room-heating appliance.

- For safety reasons, cooktop appliance should not be operated without rangehood operating.
- If cooktop is used for very long periods of time, additional ventilation of the room may be necessary, e.g. – opening window

For additional safety advice please refer to Miele Operating and installation instructions