



# Railway Parade

Burwood

Holdmark Property Group

14th March 2018

<b>Retail Manifesto</b>	<b>03</b>	<b>Retail Test Fit</b>	<b>15-18</b>
<b>Vision &amp; Concept</b>	<b>04</b>	<b>Liquor Licensing</b>	<b>19</b>
<b>Key Retail Drivers</b>	<b>05-11</b>	<b>Retail Services Matrix</b>	<b>20-23</b>
<b>Pedestrian Strategy</b>	<b>13</b>	<b>Retail Floor Plans By Cox</b>	<b>24-27</b>

# Contents

# Retail Manifesto



“To design an amazing precinct that connects the concept of living, working, community and commercial endeavours. A meeting place, a mixture of fine-grain retail, fresh food markets, dining and entertainment, seamlessly integrated with our community, engaged to the lane-ways, streets, parks, neighbourhood and beyond”.



Key Drivers to establishing a successful retail vision and concept is to understand your market, precinct and tribe. Our market is a mix of local residents & office workers. Our precinct has amazing opportunity to re-invigorate the retail hierarchy of Burwood. To modernise and re-state our core proposition and brand values so that they align with emerging values of the precinct. Our tribe want quality fresh food & convenience, great coffee and places to meet, entertainment, restaurants and dining options. The following pages highlight ideal retail concepts and end users that align with our retail vision and concept.



## Vision & Concept

# Vision & Concept





## Key Retail Drivers

# Market Hall

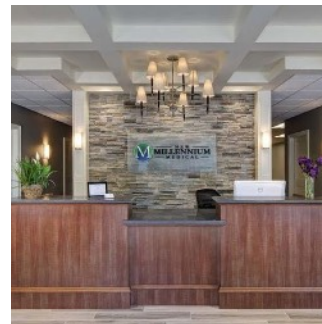




# Cafe Culture



# Everyday Needs

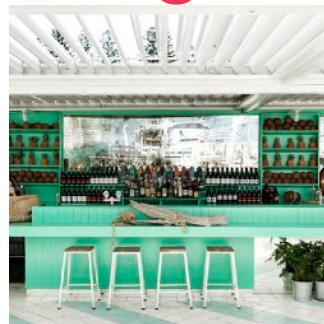




# Restaurant & Small Bars

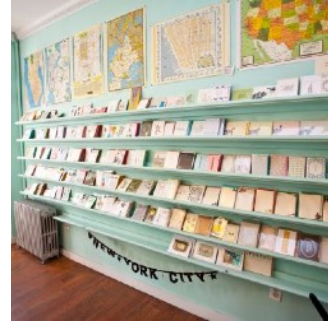


# Hotel - Corporate & Family Dining





# Retail Stores





# Pedestrian Strategy



Appropriately placed vertical and horizontal transportation will be a key success factor in the project. We want to ensure that pedestrian pathways are easy to traverse, pedestrian friendly and that our design encourages our local community to enjoy walking through our precinct, day and night. To create a true meeting place.

## Vertical Transportation



- Appropriately placed outdoor dining and best practice use of solar connection where possible will keep pedestrian pathways clear. Especially am and pm peaks where office workers and residents will cross our site to and from the public transport interchange.
- Appropriate width awning to allow weather protected paths of travel from North to South, East to West.
- Landscape zones to create natural buffering and places to dwell. Particular focus on areas adjacent to Road-ways to provide additional pedestrian comfort along Railway Parade and Wynn Place.
- Clear sight lines on each level to and from the major VT points.
- Clear sight lines on each car park level to both travelators and lifts.
- Voids and natural light to the lower levels are placed strategically around VT points.
- Well-lit pedestrian paths to allow safe passage, passive surveillance and encourage Lane-Way and Street activation at night.
- Allow for sufficient on-site cycle parking at ground level to encourage riding groups and locals to ride to shop.
- Allow for sufficient kiss and ride drop off points for cinema and entertainment precinct.
- Allow for taxi & Uber drop-off.
- Allow for dedicated parent parking drop off and pick up zones adjacent to VT points in lower level car park.

# Retail Test Fit





## Retail Test Fit - Lower Ground

Location	Shop No	Area	Preferred Use	Outdoor Dining	Storage	Licence
Lower Ground	1	3,984	Woolworths	Nil		Packaged Liquor Licence
	2	1,387	Supermarket 2	Nil		Packaged Liquor Licence
	3	941	Market Hall - Specialty Tea, Specialty Coffee, Cup Cakes, Donuts, Flowers, Chocolates, Family Bakery, Kitchenwear	Seating within	100	No
	4	768	Asian GrocerLiquor	Nil	30	
	5	77	Café	Yes	10	
	6	160	Seafood	Nil	20	
	7	95	Paatisserie/Café	Yes	10	
	8	95	Asian Bakery	Nil	10	
	9	136	Butcher	Nil	10	
	10	272	Fruit & Veg	Nil	25	
	11	128	Deli/Poultry	Nil	15	
		<b>8,043</b>			<b>230</b>	

## Retail Test Fit - Ground West

Location	Shop No	Area	Preferred Use	Outdoor Dining	Storage	Licence
Ground (West)	1	135	Café	Yes	15	No
	2	56	Travel Agency	Nil	5	No
	3	56	Barber	Nil	5	No
	4	77	Café/Healthy/Organic	Yes	10	No
	5	149	Gym	No	10	No
	6	114	Australia Post	No	10	No
	7	51	Beautician	No	5	No
	8	21	Massage	No	5	No
	9	51	Alternations/Dry Cleaner	No	5	No
	10	93	Optometrist	No	10	No
	11	86	Hairdresser	No	10	No
	12	497	Pharmacy	No	20	No
	13	52	Convenience Quick Food (Nashi)	Yes	5	No
		<b>1438</b>			<b>115</b>	

## Retail Test Fit - Ground East

Location	Shop No	Area	Preferred Use	Outdoor Dining	Storage	Licence
<b>Ground (East)</b>	1	1,141	Canteen - Quick Service Dining Hall	Yes integrated throughout	110	No
	2	107	Comminications/Telstra Shop	No	0	No
	3	79	Espresso Bar	Yes	10	No
	4	48	Juice Bar	Yes	10	No
	5	99	Insurance	No	0	No
	6	161	Sports/Bike Shop	No	15	No
	7	96	Newsagency/Books/Stationary	No	10	No
	8	50	Telecommunications/Vodafone/Optus	No	0	No
	9	164	Financial Institution/Real Estate	No	0	No
	10	115	Casual Dining - Japanese/Dumpling	Yes	10	Yes
	11	162	Casual Dining - Vietnamese Pho/Korean	Yes	15	Yes
	12	84	Café/Wine Bar	Yes	10	Yes
	13	229	Casual Dining Mexican	Yes	15	Yes
	14	210	Casual Dining - Burgers	Yes	15	yes
		<b>2,745</b>			<b>220</b>	

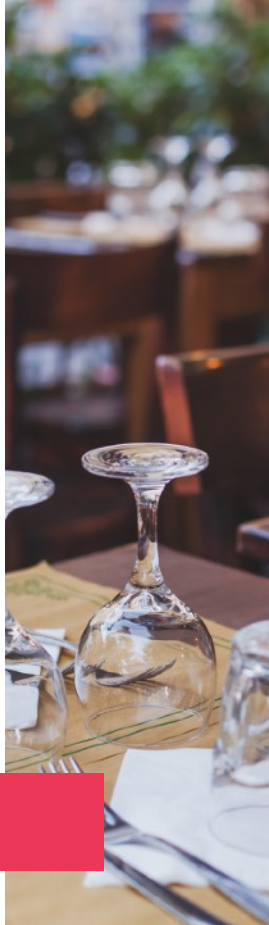


## Retail Test Fit - Podium 1 and Level 2

Location	Shop No	Area	Preferred Use	Outdoor Dining	Storage	Licence
<b>Podium 1 (West)</b>	1	1,586	Child Care	No	No	No
	2	617	Medical Centre	No	No	No
	3	706	Co-Working Space	No	No	No
	4	209	Orthodontist	No	No	No
	5	390	Dental	No	No	No
	6	105	Nutrician/Dietician/Wieght Clinic	No	No	No
	7	107	Physio/Chiro	No	No	No
	8	281	Radiology/Pathology	No	No	No
		<b>4,001</b>				
<b>Podium 1 (East)</b>	1	379	Restaurant or Combined 1/2 JB Hi Fi/ Bing Lee	yes	30	Yes
	2	381	Restaurant or Combined 1/2 JB Hi Fi/ Bing Lee	Yes	30	Yes
	3	236	Restaurant - Chinese Yum Cha	Yes	25	Yes
	4	229	Restaurant - Italian/Pizza Bar	Yes	25	Yes
	5	79	Lane-Way Espresso Bar	Yes	10	No
	6	2777	Cinema		0	
		<b>4,081</b>			<b>120</b>	
<b>Level 2</b>	1	1783	Licenced Hotel	Yes	150	Yes
		<b>22,091</b>			<b>835</b>	

In regard to Liquor Licence's we could foresee both Off Premise, On Premise and a Small Bar Licence being required for the general retail areas.

**NSW Liquor Licence**



#### On Premise Licence

Allows alcohol to be sold to the public for consumption on the premises with another product or service that is sold or supplied or provide to people on the premises - including restaurant or cafe.

#### Small Bar Licence

For small venues with a patron capacity of 100 people or less that want to sell alcohol for the consumption on the premises but do not want to sell takeaway liquor or operate gaming machines.

#### Packaged Liquor Licence

for shops that want to sell takeaway liquor to the public through a bottle shop or liquor store or via home delivery, telephone, mail order or the internet.

# Retail Test Fit

## Retail Specialty Services Matrix - Lower Ground

Shop	Area M2	Use	Mechanical	Electrical				Comms	Fire Protection				Hydraulic			
			Kitchen exhaust	Tenancy power	Min sub mains supply	Lighting	Switchboard Provision	Data Provision	Sprinklers	Hose Reels	Hydrant	EWIS	Gas	Cold water supply capped	Capped sewer	Trade waste
3	941	Market Hall - Specialty Tea, Specialty Coffee, Cup Cakes, Donuts, Flowers, Chocolates, Family	10,0000 L/s Shared	Double GPO connected to tenant switchboard to each tenancy x 10	80 AMP 3 phase x 10 tenancies	28W fluoro surface mounted, Emergency and Exit Lighting to each tenancy	1 x 24 pole switchboard within tenancy. Rated to match incoming supply to each tenancy	10 x Cat 3 to each tenancy	Yes	Yes	Yes	Yes	500Mj/Hr capacity allowance 40mm supply - allow provision to 5 tenancies	25mm supply to each tenancy	1 x 100 dia. to each tenancy	Base Building trade waste line provided with capped connections at the rear of the tenancy
4	768	Asian Grocer/Liquor	3,000L/s	Double GPO connected to tenant switchboard	100 AMP 3 phase	28W fluoro surface mounted, Emergency and Exit Lighting	1 x 24 pole switchboard within tenancy. Rated to match incoming supply	10 x Cat 3	Yes	Yes	Yes	Yes	500Mj/Hr capacity allowance 40mm supply	25mm supply	1 x 100 dia.	Base Building trade waste line provided with capped connections at the rear of the tenancy
5	77	Café	Nil	Double GPO connected to tenant switchboard	100 AMP 3 phase	28W fluoro surface mounted, Emergency and Exit Lighting	1 x 24 pole switchboard within tenancy. Rated to match incoming supply	10 x Cat 3	Yes	Yes	Yes	Yes	Nil	25mm supply	1 x 100 dia.	Base Building trade waste line provided with capped connections at the rear of the tenancy
6	160	Seafood	3,000L/s	Double GPO connected to tenant switchboard	100 AMP 3 phase	28W fluoro surface mounted, Emergency and Exit Lighting	1 x 24 pole switchboard within tenancy. Rated to match incoming supply	10 x Cat 3	Yes	Yes	Yes	Yes	500Mj/Hr capacity allowance 40mm supply	25mm supply	1 x 100 dia.	Base Building trade waste line provided with capped connections at the rear of the tenancy
7	95	Paatisserie/Café	1,500L/s	Double GPO connected to tenant	100 AMP 3 phase	28W fluoro surface mounted, Emergency and Exit Lighting	1 x 24 pole switchboard within tenancy. Rated to match incoming supply	10 x Cat 3	Yes	Yes	Yes	Yes	500Mj/Hr capacity allowance 40mm supply	25mm supply	1 x 100 dia.	Base Building trade waste line provided with capped connections at the rear of the
8	95	Asian Bakery	3,000L/s	Double GPO connected to tenant	100 AMP 3 phase	28W fluoro surface mounted, Emergency and Exit Lighting	1 x 24 pole switchboard within tenancy. Rated to match incoming supply	10 x Cat 3	Yes	Yes	Yes	Yes	500Mj/Hr capacity allowance 40mm supply	25mm supply	1 x 100 dia.	Base Building trade waste line provided with capped connections at the rear of the
9	136	Butcher	Nil	Double GPO connected to tenant	100 AMP 3 phase	28W fluoro surface mounted, Emergency and Exit Lighting	1 x 24 pole switchboard within tenancy. Rated to match incoming supply	10 x Cat 3	Yes	Yes	Yes	Yes	Nil	25mm supply	1 x 100 dia.	Base Building trade waste line provided with capped connections at the rear of the
10	272	Fruit & Veg	Nil	Double GPO connected to tenant	100 AMP 3 phase	28W fluoro surface mounted, Emergency and Exit Lighting	1 x 24 pole switchboard within tenancy. Rated to match incoming supply	10 x Cat 3	Yes	Yes	Yes	Yes	Nil	25mm supply	1 x 100 dia.	Base Building trade waste line provided with capped connections at the rear of the
11	128	Deli/Poultry	Nil	Double GPO connected to tenant	100 AMP 3 phase	28W fluoro surface mounted, Emergency and Exit Lighting	1 x 24 pole switchboard within tenancy. Rated to match incoming supply	10 x Cat 3	Yes	Yes	Yes	Yes	Nil	25mm supply	1 x 100 dia.	Base Building trade waste line provided with capped connections at the rear of the

# Retail Specialty Services Matrix - Ground (West)

Shop	Area	Use	Mechanical	Electrical				Comms	Fire Protection				Hydraulic			
				Tenancy power	Min sub mains	Lighting	Switchboard Provision		Sprinklers	Hose Reels	Hydrant	EWIS	Gas	Cold water supply	Capped sewer	Trade waste
1	135	Café	2,000 L/s	Double GPO connected to tenant switchboard	100 AMP 3 phase	28W fluoro surface mounted, Emergency and Exit Lighting	1 x 24 pole switchboard within tenancy. Rated to match incoming supply	10 x Cat 3	Yes	Yes	Yes	Yes	500Mj/Hr capacity allowance 40mm supply	25mm supply	1 x 100 dia.	Base Building trade waste line provided with capped connections at the rear of the tenancy
2	56	Travel Agency	Nil	Double GPO connected to tenant switchboard	100 AMP single phase	28W fluoro surface mounted, Emergency and Exit Lighting	1 x 24 pole switchboard within tenancy. Rated to match incoming supply	10 x Cat 3	Yes	Yes	Yes	Yes	Nil	25mm supply	1 x 100 dia.	Nil
3	56	Barber	Nil	Double GPO connected to tenant switchboard	100 AMP single phase	28W fluoro surface mounted, Emergency and Exit Lighting	1 x 24 pole switchboard within tenancy. Rated to match incoming supply	10 x Cat 3	Yes	Yes	Yes	Yes	Nil	25mm supply	1 x 100 dia.	Nil
4	77	Café/ Healthy/ Organic	2,000 L/s	Double GPO connected to tenant switchboard	100 AMP 3 phase	28W fluoro surface mounted, Emergency and Exit Lighting	1 x 24 pole switchboard within tenancy. Rated to match incoming supply	10 x Cat 3	Yes	Yes	Yes	Yes	500Mj/Hr capacity allowance 40mm supply	25mm supply	1 x 100 dia.	Base Building trade waste line provided with capped connections at the rear of the tenancy
5	149	Gym	Nil	Double GPO connected to tenant switchboard	100 AMP single phase	28W fluoro surface mounted, Emergency and Exit Lighting	1 x 24 pole switchboard within tenancy. Rated to match incoming supply	10 x Cat 3	Yes	Yes	Yes	Yes	Nil	25mm supply	1 x 100 dia.	Nil
6	114	Australia Post	Nil	Double GPO connected to tenant switchboard	100 AMP single phase	28W fluoro surface mounted, Emergency and Exit Lighting	2 x 24 pole switchboard within tenancy. Rated to match incoming supply	11 x Cat 3	Yes	Yes	Yes	Yes	Nil	25mm supply	2 x 100 dia.	Nil
7	51	Beautician	Nil	Double GPO connected to tenant switchboard	100 AMP single phase	28W fluoro surface mounted, Emergency and Exit Lighting	3 x 24 pole switchboard within tenancy. Rated to match incoming supply	12 x Cat 3	Yes	Yes	Yes	Yes	Nil	25mm supply	3 x 100 dia.	Nil
8	21	Massage	Nil	Double GPO connected to tenant switchboard	100 AMP single phase	28W fluoro surface mounted, Emergency and Exit Lighting	4 x 24 pole switchboard within tenancy. Rated to match incoming supply	13 x Cat 3	Yes	Yes	Yes	Yes	Nil	25mm supply	4 x 100 dia.	Nil
9	51	Alternations/ Dry Cleaner	Nil	Double GPO connected to tenant switchboard	100 AMP single phase	28W fluoro surface mounted, Emergency and Exit Lighting	5 x 24 pole switchboard within tenancy. Rated to match incoming supply	14 x Cat 3	Yes	Yes	Yes	Yes	Nil	25mm supply	5 x 100 dia.	Nil
10	93	Optometrist	Nil	Double GPO connected to tenant switchboard	100 AMP single phase	28W fluoro surface mounted, Emergency and Exit Lighting	6 x 24 pole switchboard within tenancy. Rated to match incoming supply	15 x Cat 3	Yes	Yes	Yes	Yes	Nil	25mm supply	6 x 100 dia.	Nil
11	86	Hairdresser	Nil	Double GPO connected to tenant switchboard	100 AMP single phase	28W fluoro surface mounted, Emergency and Exit Lighting	7 x 24 pole switchboard within tenancy. Rated to match incoming supply	16 x Cat 3	Yes	Yes	Yes	Yes	Nil	25mm supply	7 x 100 dia.	Nil
12	497	Pharmacy	Nil	Double GPO connected to tenant switchboard	101 AMP single phase	28W fluoro surface mounted, Emergency and Exit Lighting	8 x 24 pole switchboard within tenancy. Rated to match incoming supply	17 x Cat 3	Yes	Yes	Yes	Yes	Nil	25mm supply	8 x 100 dia.	Nil
13	52	Convenience Quick Food (Nashi)	2,000 L/s	Double GPO connected to tenant switchboard	100 AMP 3 phase	28W fluoro surface mounted, Emergency and Exit Lighting	1 x 24 pole switchboard within tenancy. Rated to match incoming supply	10 x Cat 3	Yes	Yes	Yes	Yes	500Mj/Hr capacity allowance 40mm supply	25mm supply	1 x 100 dia.	Base Building trade waste line provided with capped connections at the rear of the tenancy

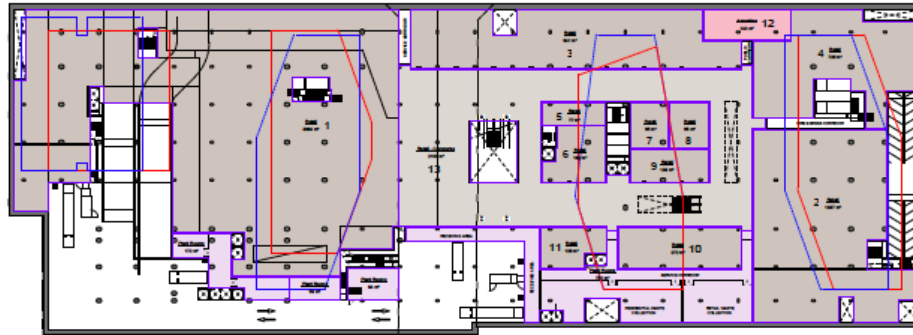


# Retail Specialty Services Matrix - Ground (East)

Shop	Area M2	Use	Mechanical	Electrical				Comms	Fire Protection				Hydraulic			
			Kitchen exhaust	Tenancy power	Min sub mains supply	Lighting	Switchboard Provision	Data Provision	Sprinklers	Hose Reels	Hydrant	EWIS	Gas	Cold water supply capped	Capped sewer	Trade waste
1	1141	Canteen - Quick Service Dining Hall														
2	107	Communication s/Telstra Shop	Nil	Double GPO connected to tennant switchboard	100 AMP single phase	28W fluoro surface mounted, Emergency and Exit Lighting	3 x 24 pole switchboard within tenancy. Rated to match incoming supply	12 x Cat 3	Yes	Yes	Yes	Yes	Nil	25mm supply	3 x 100 dia.	Nil
3	79	Espresso Bar	2,000 Lt/s	Double GPO connected to tennant switchboard	100 AMP 3 phase	28W fluoro surface mounted, Emergency and Exit Lighting	1 x 24 pole switchboard within tenancy. Rated to match incoming supply	10 x Cat 3	Yes	Yes	Yes	Yes	500Mj/Hr capacity allowance 40mm supply	25mm supply	1 x 100 dia.	Base Building trade waste line provided with capped connections at the rear of the tenancy
4	48	Juice Bar	Nil	Double GPO connected to tennant switchboard	100 AMP 3 phase	28W fluoro surface mounted, Emergency and Exit Lighting	1 x 24 pole switchboard within tenancy. Rated to match incoming supply	10 x Cat 3	Yes	Yes	Yes	Yes	Nil	25mm supply	1 x 100 dia.	Base Building trade waste line provided with capped connections at the rear of the tenancy
5	99	Insurance	Nil	Double GPO connected to tennant switchboard	100 AMP single phase	28W fluoro surface mounted, Emergency and Exit Lighting	3 x 24 pole switchboard within tenancy. Rated to match incoming supply	12 x Cat 3	Yes	Yes	Yes	Yes	Nil	25mm supply	3 x 100 dia.	Nil
6	161	Sports/Bike Shop	Nil	Double GPO connected to tennant switchboard	100 AMP single phase	28W fluoro surface mounted, Emergency and Exit Lighting	3 x 24 pole switchboard within tenancy. Rated to match incoming supply	12 x Cat 3	Yes	Yes	Yes	Yes	Nil	25mm supply	3 x 100 dia.	Nil
7	96	Newsagency/ Books/ Stationary	Nil	Double GPO connected to tennant switchboard	100 AMP single phase	28W fluoro surface mounted, Emergency and Exit Lighting	3 x 24 pole switchboard within tenancy. Rated to match incoming supply	12 x Cat 3	Yes	Yes	Yes	Yes	Nil	25mm supply	3 x 100 dia.	Nil
8	50	Telecommunications/ Vodafone/ Optus	Nil	Double GPO connected to tennant switchboard	100 AMP single phase	28W fluoro surface mounted, Emergency and Exit Lighting	3 x 24 pole switchboard within tenancy. Rated to match incoming supply	12 x Cat 3	Yes	Yes	Yes	Yes	Nil	25mm supply	3 x 100 dia.	Nil
9	164	Financial Institution/ Real Estate	Nil	Double GPO connected to tennant switchboard	100 AMP single phase	28W fluoro surface mounted, Emergency and Exit Lighting	3 x 24 pole switchboard within tenancy. Rated to match incoming supply	12 x Cat 3	Yes	Yes	Yes	Yes	Nil	25mm supply	3 x 100 dia.	Nil
10	115	Casual Dining - Japanese/	3,000 Lt/s	Double GPO connected to tennant switchboard	100 AMP 3 phase	28W fluoro surface mounted, Emergency and Exit Lighting	1 x 24 pole switchboard within tenancy. Rated to match incoming supply	10 x Cat 3	Yes	Yes	Yes	Yes	500Mj/Hr capacity allowance 40mm supply	25mm supply	1 x 100 dia.	Base Building trade waste line provided with capped connections at the rear of the tenancy
11	162	Casual Dining - Vietnamese Pho/Korean	3,000 Lt/s	Double GPO connected to tennant switchboard	100 AMP 3 phase	28W fluoro surface mounted, Emergency and Exit Lighting	1 x 24 pole switchboard within tenancy. Rated to match incoming supply	10 x Cat 3	Yes	Yes	Yes	Yes	500Mj/Hr capacity allowance 40mm supply	25mm supply	1 x 100 dia.	Base Building trade waste line provided with capped connections at the rear of the tenancy
12	84	Café/Wine Bar	2,000 Lt/s	Double GPO connected to tennant switchboard	100 AMP 3 phase	28W fluoro surface mounted, Emergency and Exit Lighting	1 x 24 pole switchboard within tenancy. Rated to match incoming supply	10 x Cat 3	Yes	Yes	Yes	Yes	500Mj/Hr capacity allowance 40mm supply	25mm supply	1 x 100 dia.	Base Building trade waste line provided with capped connections at the rear of the tenancy
13	229	Casual Dining Mexican	3,000 Lt/s	Double GPO connected to tennant switchboard	100 AMP 3 phase	28W fluoro surface mounted, Emergency and Exit Lighting	1 x 24 pole switchboard within tenancy. Rated to match incoming supply	10 x Cat 3	Yes	Yes	Yes	Yes	500Mj/Hr capacity allowance 40mm supply	25mm supply	1 x 100 dia.	Base Building trade waste line provided with capped connections at the rear of the tenancy
14	210	Casual Dining - Burgers	3,000 Lt/s	Double GPO connected to tennant switchboard	100 AMP 3 phase	28W fluoro surface mounted, Emergency and Exit Lighting	1 x 24 pole switchboard within tenancy. Rated to match incoming supply	10 x Cat 3	Yes	Yes	Yes	Yes	500Mj/Hr capacity allowance 40mm supply	25mm supply	1 x 100 dia.	Base Building trade waste line provided with capped connections at the rear of the tenancy

# Retail Specialty Services Matrix - Ground (East)

Shop	Area M2	Use	Mechanical	Electrical				Comms	Fire Protection				Hydraulic			
			Kitchen exhaust	Tenancy power	Min sub mains supply	Lighting	Switchboard Provision	Data Provision	Sprinklers	Hose Reels	Hydrant	EWIS	Gas	Cold water supply capped	Capped sewer	Trade waste
1	1586	Child Care	Nil	Double GPO connected to tennant switchboard	100 AMP 3 phase	28W fluoro surface mounted, Emergency and Exit Lighting	3 x 24 pole switchboard within tenancy. Rated to match incoming supply	12 x Cat 3	Yes	Yes	Yes	Yes	Nil	25mm supply	3 x 100 dia.	Nil
2	617	Medical Centre	Nil	Double GPO connected to tennant switchboard	100 AMP 3 phase	28W fluoro surface mounted, Emergency and Exit Lighting	3 x 24 pole switchboard within tenancy. Rated to match incoming supply	12 x Cat 3	Yes	Yes	Yes	Yes	Nil	25mm supply	3 x 100 dia.	Nil
3	706	Co-Working Space	Nil	Double GPO connected to tennant switchboard	100 AMP single	28W fluoro surface mounted, Emergency and Exit Lighting	3 x 24 pole switchboard within tenancy. Rated to match incoming supply	12 x Cat 3	Yes	Yes	Yes	Yes	Nil	25mm supply	3 x 100 dia.	Nil
4	209	Orthodontist	Nil	Double GPO connected to tennant switchboard	100 AMP 3 phase	28W fluoro surface mounted, Emergency and Exit Lighting	3 x 24 pole switchboard within tenancy. Rated to match incoming supply	12 x Cat 3	Yes	Yes	Yes	Yes	Nil	25mm supply	3 x 100 dia.	Nil
5	390	Dental	Nil	Double GPO connected to tennant switchboard	100 AMP 3 phase	28W fluoro surface mounted, Emergency and Exit Lighting	3 x 24 pole switchboard within tenancy. Rated to match incoming supply	12 x Cat 3	Yes	Yes	Yes	Yes	Nil	25mm supply	3 x 100 dia.	Nil
6	105	Nutrician/Dietician/Wieght Clinic	Nil	Double GPO connected to tennant switchboard	100 AMP single	28W fluoro surface mounted, Emergency and Exit Lighting	3 x 24 pole switchboard within tenancy. Rated to match incoming supply	12 x Cat 3	Yes	Yes	Yes	Yes	Nil	25mm supply	3 x 100 dia.	Nil
7	107	Physio/Chiro	Nil	Double GPO connected to tennant switchboard	100 AMP single	28W fluoro surface mounted, Emergency and Exit Lighting	3 x 24 pole switchboard within tenancy. Rated to match incoming supply	12 x Cat 3	Yes	Yes	Yes	Yes	Nil	25mm supply	3 x 100 dia.	Nil
8	281	Radiology/Pathology	Nil	Double GPO connected to tennant switchboard	100 AMP 3 phase	28W fluoro surface mounted, Emergency and Exit Lighting	3 x 24 pole switchboard within tenancy. Rated to match incoming supply	12 x Cat 3	Yes	Yes	Yes	Yes	Nil	25mm supply	3 x 100 dia.	Nil
1	379	Restaurant or Combined 1/2 JB HI FI	5,000 Lts	Double GPO connected to tennant switchboard	100 AMP 3 phase	28W fluoro surface mounted, Emergency and Exit Lighting	1 x 24 pole switchboard within tenancy. Rated to match incoming supply	10 x Cat 3	Yes	Yes	Yes	Yes	1,000Mj/Hr capacity allowance 40mm supply	25mm supply	1 x 100 dia.	Base Building trade waste line provided with capped connections at the rear of the tenancy
2	381	Restaurant or Combined 1/2 JB HI FI	5,000 Lts	Double GPO connected to tennant switchboard	100 AMP 3 phase	28W fluoro surface mounted, Emergency and Exit Lighting	1 x 24 pole switchboard within tenancy. Rated to match incoming supply	10 x Cat 3	Yes	Yes	Yes	Yes	1,000Mj/Hr capacity allowance 40mm supply	25mm supply	1 x 100 dia.	Base Building trade waste line provided with capped connections at the rear of the tenancy
3	236	Restaurant - Chinese Yum Cha	5,000 Lts	Double GPO connected to tennant switchboard	100 AMP 3 phase	28W fluoro surface mounted, Emergency and Exit Lighting	1 x 24 pole switchboard within tenancy. Rated to match incoming supply	10 x Cat 3	Yes	Yes	Yes	Yes	500Mj/Hr capacity allowance 40mm supply	25mm supply	1 x 100 dia.	Base Building trade waste line provided with capped connections at the rear of the tenancy
4	229	Restaurant - Italian/Pizza Bar	3,000 Lts	Double GPO connected to tennant switchboard	100 AMP 3 phase	28W fluoro surface mounted, Emergency and Exit Lighting	1 x 24 pole switchboard within tenancy. Rated to match incoming supply	10 x Cat 3	Yes	Yes	Yes	Yes	500Mj/Hr capacity allowance 40mm supply	25mm supply	1 x 100 dia.	Base Building trade waste line provided with capped connections at the rear of the tenancy
5	79	Lane-Way Espresso Bar	1,500 Lts	Double GPO connected to tennant switchboard	100 AMP 3 phase	28W fluoro surface mounted, Emergency and Exit Lighting	1 x 24 pole switchboard within tenancy. Rated to match incoming supply	10 x Cat 3	Yes	Yes	Yes	Yes	500Mj/Hr capacity allowance 40mm supply	25mm supply	1 x 100 dia.	Base Building trade waste line provided with capped connections at the rear of the tenancy
6	2777	Cinema	Nil	Double GPO connected to tennant switchboard	100 AMP 3 phase	28W fluoro surface mounted, Emergency and Exit Lighting	1 x 24 pole switchboard within tenancy. Rated to match incoming supply	10 x Cat 3	Yes	Yes	Yes	Yes	Nil	25mm supply	1 x 100 dia.	Base Building trade waste line provided with capped connections at the rear of the tenancy
1	1783	Licensed Hotel	8,000 Lts	Double GPO connected to tennant switchboard	100 AMP 3 phase	28W fluoro surface mounted, Emergency and Exit Lighting	1 x 24 pole switchboard within tenancy. Rated to match incoming supply	10 x Cat 3	Yes	Yes	Yes	Yes	2,000Mj/Hr capacity allowance 40mm supply	25mm supply	1 x 100 dia.	Base Building trade waste line provided with capped connections at the rear of the tenancy



⊕ LOWER GROUND FLOOR - SEA  
100.00

WORK IN PROGRESS

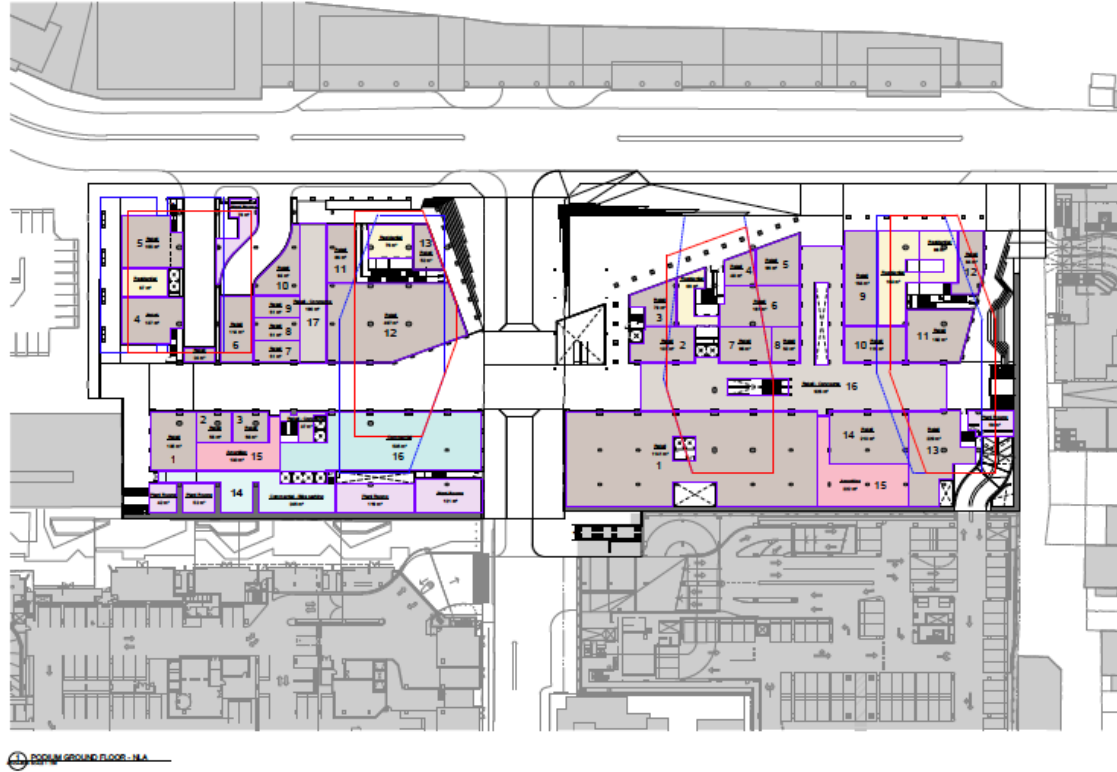
⊕ Burwood Place

SK-10  
NLA PLAN - LOWER GROUND

SK-10

1 : 250 @ A0

COX



WORK IN PROGRESS

Burwood Place

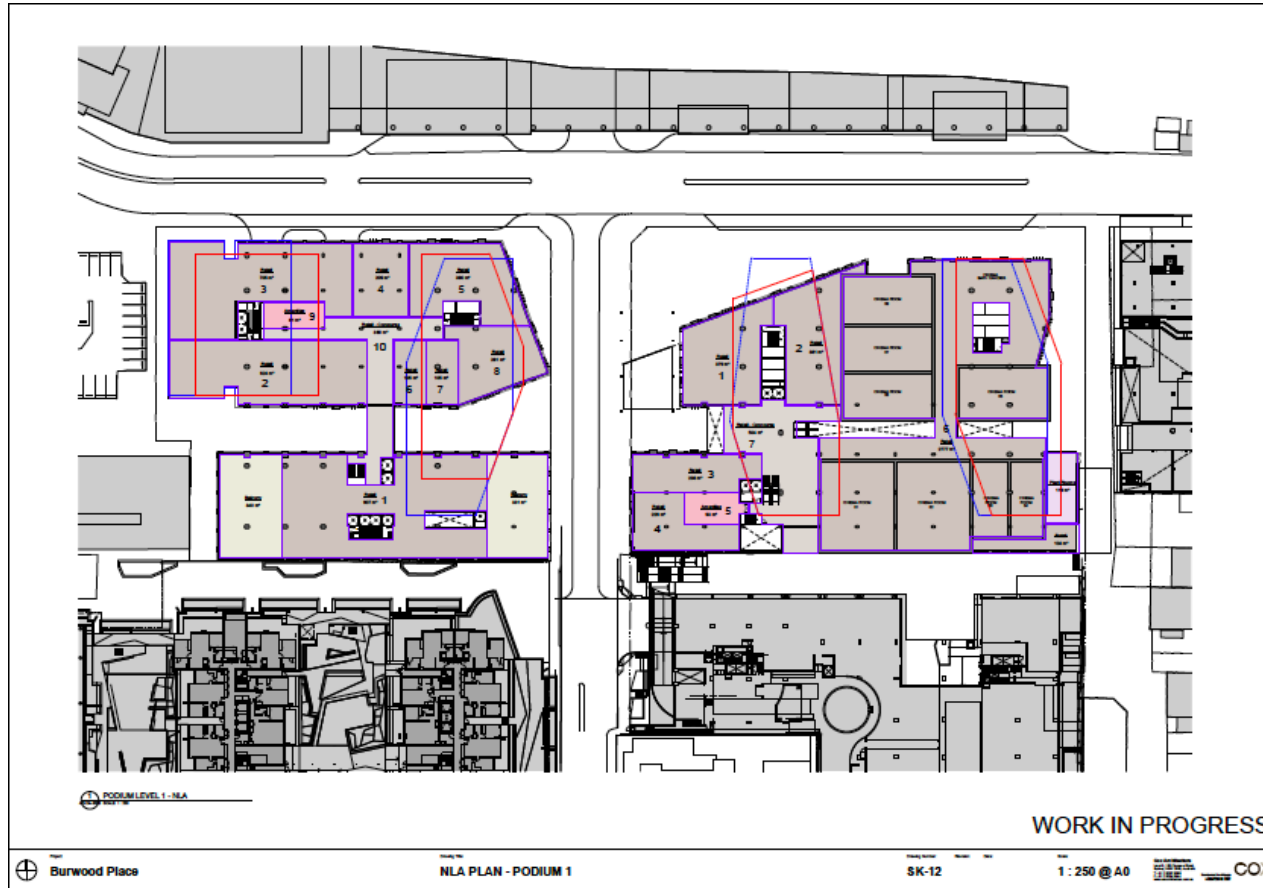
NLA PLAN - PODIUM GROUND

SK-11

1 : 250 @ A0

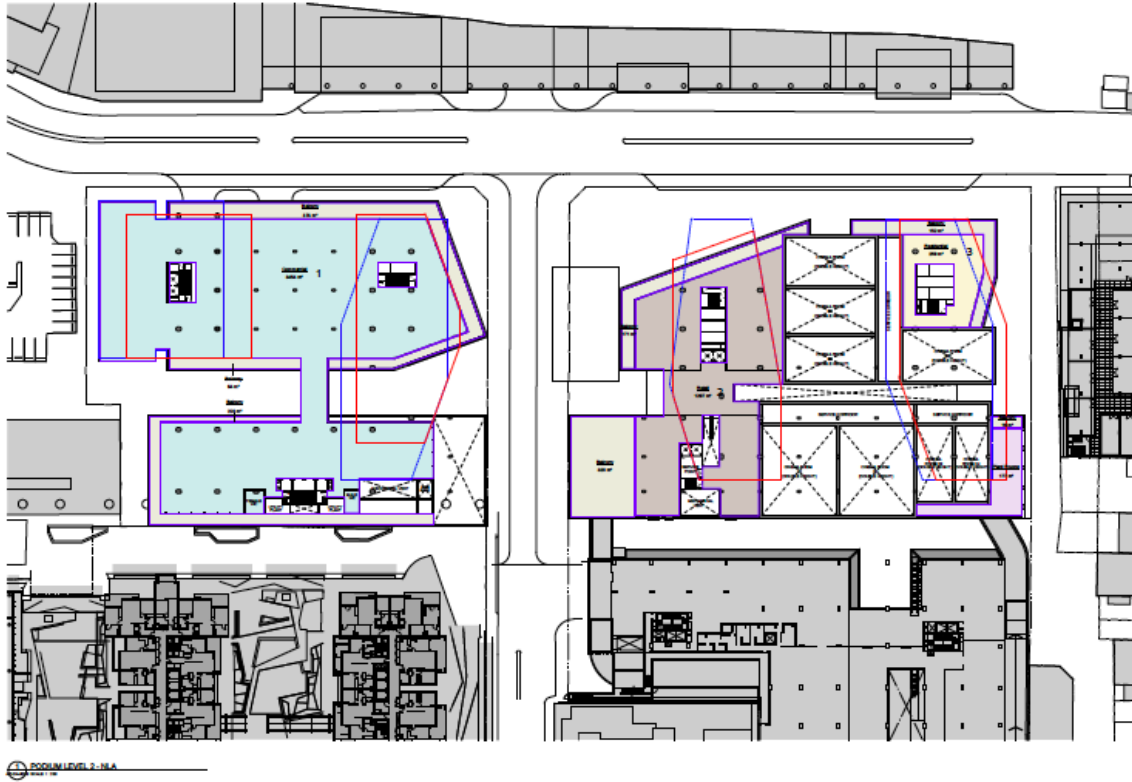
COX

# Retail Floor plans




# Retail Floor plans






WORK IN PROGRESS

 Burwood Place

NLA PLAN - PODIUM 2

SK-13

1:250 @ A0

 CO



This report is issued on instructions from Holdmark Property Group for the sole purpose of use in connection with its consideration of the development of the Retail Design and Strategy for Railway Parade Burwood. No responsibility is accepted to any party other than Holdmark Property Group for any purpose whatsoever. No part of this report or any reference to it may be included in any other document or reproduced, or published in any way without written approval of the form and context in which it is to appear. This report is current at the date that appears on the report. Facts and events may change significantly and unexpectedly over a short period as a consequence of market movements or factors specific to a particular property. We do not accept any liability for any loss arising from subsequent changes, including any consequential or economic loss.

# Disclaimer



# Thank you

Our vision and project collaboration  
through the development process  
ensures success.

Angela  
Bonnefin

1800 70 33 95  
[angela@bonnefinproperty.com.au](mailto:angela@bonnefinproperty.com.au)

Suite 402, 38 Hickson Rd Millers Point NSW 2000  
and GPO Box 2033, Sydney NSW 2001