

THE  
STORE

DOMA

# HISTORY

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# LIVE HISTORY

The Store breathes new life into a historic address, the pulse of Newcastle for over 80 years. Remembering the past and reimagined for the future, it celebrates Newcastle's community and unique character, a timeless enduring landmark.

# A PLACE FOR GENERATIONS

The Newcastle and Suburban Co-operative Society Ltd, known locally as 'The Store', was established in 1898. With 15 branches and 98,000 members at its peak, it was the biggest and most successful co-operative society in Australian history. After 83 years of service, The Store closed its doors in 1981.



Phelps, Dodge & Palmer,  
MANUFACTURERS AND JOBBERS OF  
BOOTS, SHOES AND RUBBERS,  
Adams St. & Fifth Ave., CHICAGO,  
THESE GOODS ARE SOLD BY  
HIBBARD & HOOPER



The main building opened on this Hunter Street site in 1906, a vibrant place serving many communities and providing groceries, retail goods, and services to its members.





# 1898

The Store was established on 8 June 1898. The Newcastle and District Co-Op Society Limited was formed and registered after a meeting at the Post Office Hotel where the Civic Theatre now stands.



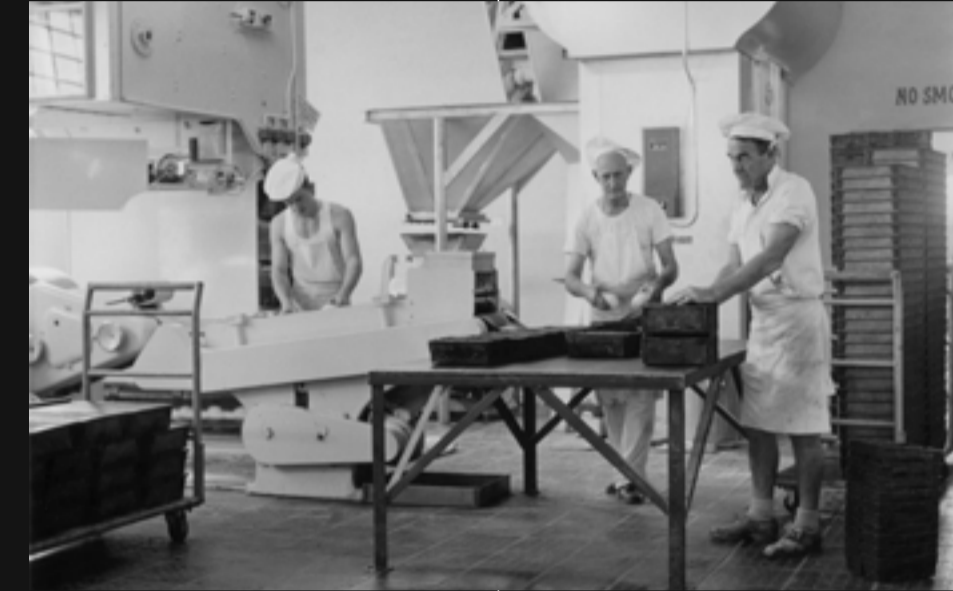
# 1908

Alongside the co-operative's first bakehouse, The Store offered home delivered produce and groceries, clothing and furniture, lottery offices, a barber shop, insurance company, a credit union, commercial printery department, floor covering department, as well as social and sporting clubs.



# 1966

After a slump during World War II, the co-op experienced a post-war boom and the Hunter Street premises were extended to meet demand. In the 1970s the co-op's bakery was considered the largest in the Southern Hemisphere.



# 1981

Over 80 years of success can be attributed to the Store's ability to secure a broad membership base as well as maintaining the principle of cash-only sales, ensuring the firm's enduring liquidity. However, even the Store could not survive in the late 20th century when urban centres like Newcastle lost their community-oriented focus, closing on 10 April 1981.



# 1989

After the closure of the Store, a local indoor retail market—the Pink Elephant Markets—moved locations from the Castlemaine Brewery to the Hunter Street premises. Trading continued until the Newcastle Earthquake took place in 1989 when the façades of the Hunter Street buildings were damaged.

“One has to admire what was done in Newcastle originally, especially the quality of what was built. We need to get to those standards, and that’s a big ambition. I think The Store will be an extraordinary place, and will become a rich part of the city.”

SIMON SWANEY  
MANAGING DIRECTOR, BATES SMART



ASST. COMMUNITY,  
GENERAL MANAGER  
SOCIETY LTD.

## THE CATALYST FOR GROWTH

A major junction of activity, The Store is surrounded by amazing amenity and infrastructure. The precinct will come alive, a new hub for a community of residents, workers, commuters and pedestrians. The Store will inspire a new era of growth on the city's edge, where a new lifestyle is now emerging.





## TAKING ON NEW HEIGHTS

Two residential towers rise above the Newcastle skyline, featuring layered, sculpted façades with tapered rooftop terraces. The angular aspects take and reflect light in different ways throughout the day.

From the light-filled apartments, look out to Newcastle city views, as well as extraordinary vistas towards the harbour and local beaches. At the rooftop, residents enjoy exclusive amenities and observation decks.



## A THRIVING RETAIL HUB



There is a sense of journey throughout the precinct. Laneways and streetfronts will offer inviting places in which to pause, relax and enjoy. They will link Hunter Street to the public square within, where charming cafés, retail shops and dining experiences await.

With an acre of unrivalled amenity and connectivity, The Store will set a new precedent for apartment living in Newcastle, if not New South Wales. The podium offers residents a host of recreational facilities including a swimming pool, tennis court, spaces for private events, all surrounded by landscaped open areas.







The Store

The Store

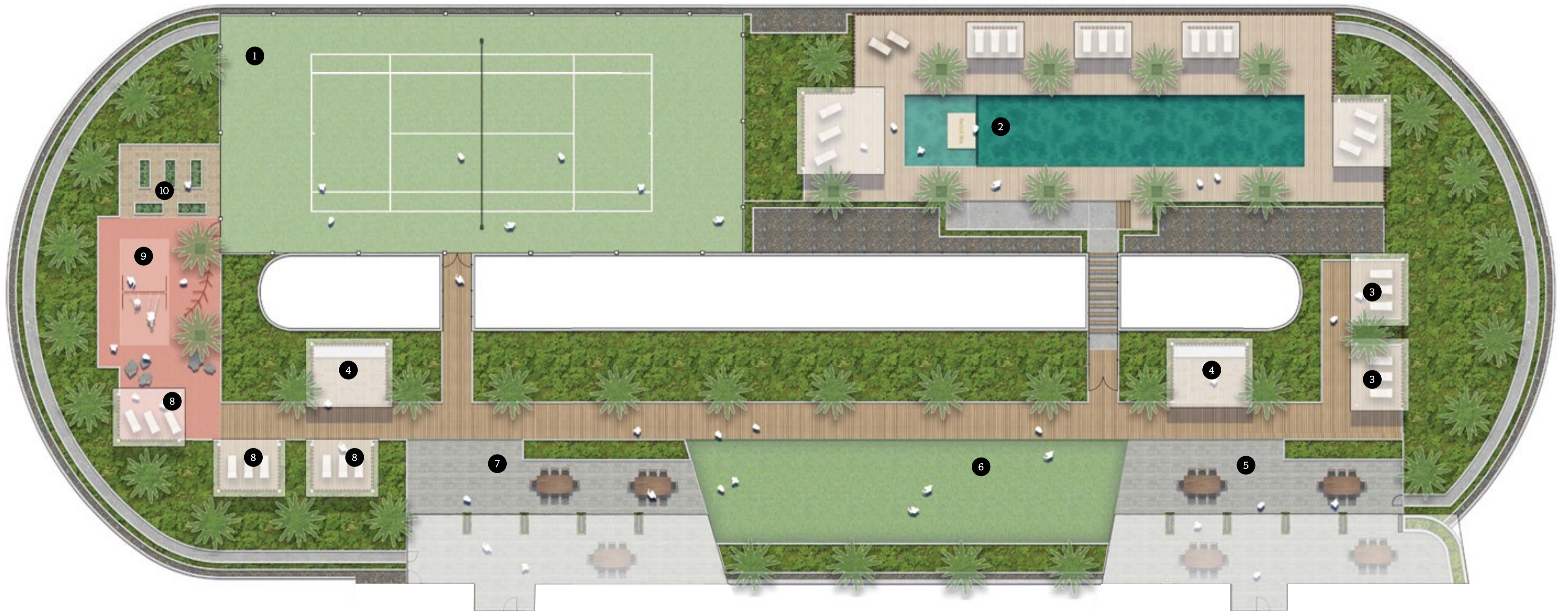
Artist Impression

22



### ELEVATED AMENITY

- 1. Tennis Court
- 2. Pool
- 3. Eastern Lounges
- 4. BBQ
- 5. East Entry & Terrace
- 6. Lawn
- 7. West Entry & Terrace
- 8. Western Lounges
- 9. Playground
- 10. Community Garden



## THE NEW NEWCASTLE

Less than 2 hours from Sydney, Newcastle is the hub for the Hunter region. A short drive to the Hunter Valley wineries, Nelson Bay, and the beautiful countryside, Newcastle has become a very attractive place to live. A new lifestyle is emerging, and along with it, new expectations.

THE  
STORE





## THE CITY MEETS THE SEA

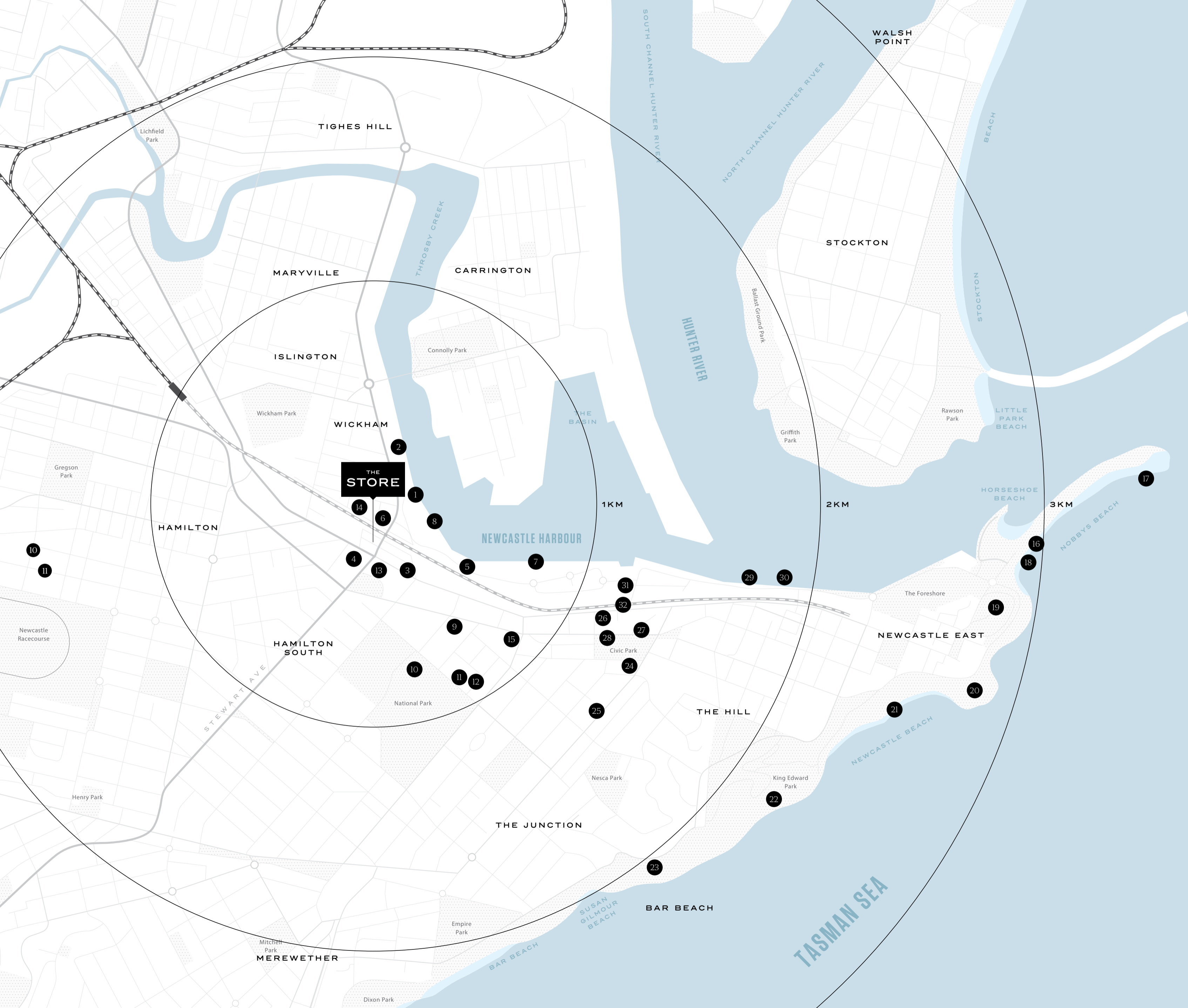
The NSW government's vision for the Hunter is to be nothing less than the leading regional economy in Australia, with a vibrant new metropolis at its heart. That's why Newcastle continues to grow as a destination of choice for modern business, with plenty to offer outside of office hours from the city to the coast.



**RIGHT**  
Rustica Newcastle Beach

**ABOVE**  
Baked Uprising





Downtown Newcastle continues its transformation into a modern metropolis with an ever-expanding range of dining, shopping and lifestyle choices all within walking distance of The Store.

1. Tree of Knowledge Park
2. Newcastle Yacht Club & Marina
3. Bank Corner Espresso
4. Newcastle City Council
5. Little National Hotel
6. Newcastle Interchange
7. Newcastle Harbourfront
8. Maryville to Merewether Waterfront Track
9. Marketown Shopping Centre
10. Newcastle Sportsground
11. Service NSW
12. Parry Street Garage
13. Rundle Tailoring
14. The Mane Collective Hair & Beauty Salon
15. NEX Newcastle
16. Nobbys Lighthouse
17. Nobbys Head
18. Nobbys Beach
19. Fort Scratchley
20. Newcastle Ocean Baths
21. Newcastle Beach
22. King Edward Park
23. Newcastle Memorial Walk
24. Newcastle Art Gallery
25. Darby St Restaurants & Cafés
26. The University of Newcastle
27. Newcastle City Hall
28. Newcastle Civic Park
29. Scratchleys on the Wharf
30. Stockton – Newcastle Ferry
31. Newcastle Museum
32. Newcastle Visitor Information Centre

## WHY WE LOVE NEWCASTLE

### DEMOGRAPHICS



# \$1,760

median weekly income



# 38

median age



# 747,381

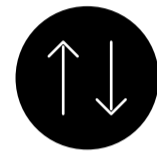
population in the Hunter region

### ECONOMY



# \$18.8 BILLION

gross regional product



# GLOBAL PORT

International centre of shipping and exports. Destination for major cruise ships

### EMPLOYMENT



# 4.3%

unemployment



# +5.9%

projected employment growth in 'rest of NSW'

### EDUCATION



# \$382 MILLION

capital value for the multiple Honeysuckle campus buildings



# WORLD'S BEST

The University of Newcastle is ranked in the top 200 universities globally



# INTERNATIONAL

New international university campus

### ENVIRONMENT



# ICONIC SURFING RESERVE

Australia's 'crown jewel' surfing beach

### CONNECTIVITY



# \$650 MILLION+

light rail investment connecting Newcastle's East and West Ends



# \$121 MILLION

in funding Williamtown Special Activation/ Aerospace precinct

### FOOD & DRINK



# OLDEST WINE REGION

A little over two hours' drive north from Sydney is the Hunter Valley, the birthplace of Australian wine and a favourite country escape

### ENTERTAINMENT



# CONCERT DESTINATION

Newcastle is recognised as an international concert destination



# \$35.6M UPGRADE

planned for the Newcastle Art Gallery—nationally recognised for some of Australia's finest public collections

### TOURISM



# LARGEST MOVING DUNES

in the southern hemisphere

### INDUSTRY



# AEROSPACE PRECINCT

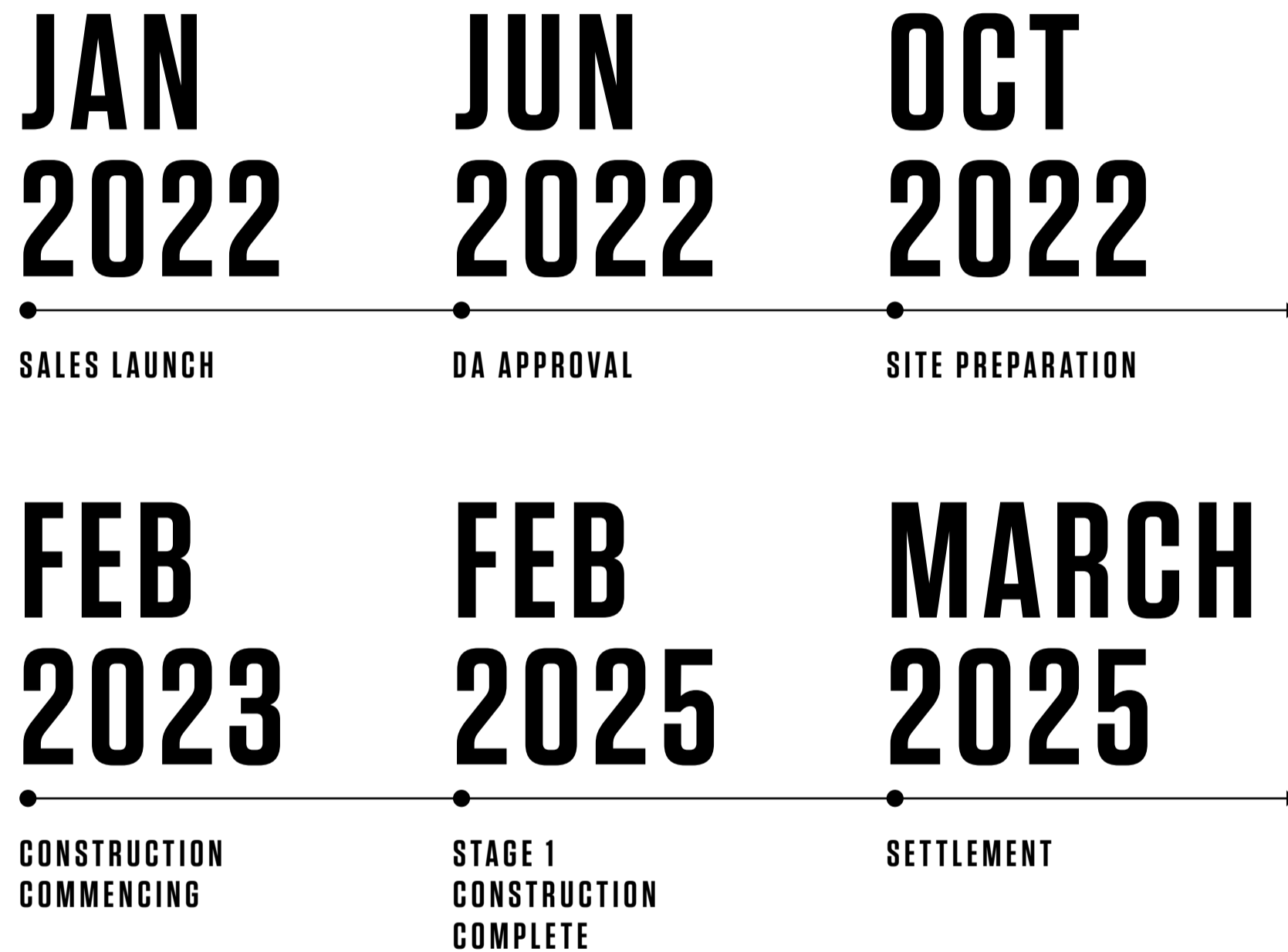
Newcastle International Airport, RAAF Base Williamtown and Williamtown Special Activation Precinct



# \$1.25 BILLION

John Hunter Hospital and Maitland upgrades

## PROJECT TIMELINE (TARGET)



## WHAT TO DO AFTER CHOOSING TO BUY YOUR PROPERTY OFF-THE-PLAN

After researching the location, inspecting the quality of design and analysing the floor plans, the search is finally over because you've found your new home or investment property – CONGRATULATIONS!

### 1. INSTRUCTION TO PROCEED & INITIAL DEPOSIT

TO ENSURE THAT NO ONE ELSE CAN PURCHASE YOUR PROPERTY...



Complete a Sales Advice form with your Agent.



Pay an initial deposit of \$5,000.



Your property is removed from the market for 14 days.

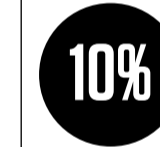
### 2. YOUR CONTRACT—REVIEW, SIGN & EXCHANGE

THE CONTRACT OF SALE WILL BE SENT TO YOU OR YOUR SOLICITOR FOR YOU TO SIGN AND EXCHANGE WITHIN 14 DAYS.



Exchange contracts with the seller.

UPON EXCHANGE



Pay 10% balance of the purchase price (minus \$5,000 deposit). The contract is now legally binding.

IF YOU EXCEED 14 DAYS



Let us know if there is likely to be a delay, otherwise someone else can buy your property.

### 3. FINANCING YOUR PROPERTY

SPEAK TO YOUR FINANCIER PRIOR TO EXCHANGE

You can exchange contracts without pre-approved finance, but we encourage you to speak with your financier about your borrowing capacity.

CONTACT YOUR LENDER



Organise your finances 3 months prior to settlement.

VALUATION



The bank will let you know if the property requires an independent valuation.

### 4. SETTLEMENT

ONCE THE BUILDING IS COMPLETED, A CERTIFICATE OF OCCUPANCY IS ISSUED AND THE TITLES ARE REGISTERED.

WE'LL CONTACT YOU...



To arrange a pre-settlement inspection of your property.



To notify you of the settlement date (typically 21 days later).

THE LAST STEP



The key to your brand new property is yours!

Each residence has been designed to maximise views and light, creating immediate connections to sky and the horizon.



Effortless open plan living offers seamless indoor to outdoor moments, where interiors flow into generous outdoor terraces.



The contemporary kitchen boasts stone benchtops, mirrored splashbacks and beautiful coving detail, complete with Miele and Fisher & Paykel appliances. A large island bench makes it perfect for entertaining.



Light and breezy, the interiors exude a distinctive coastal feel, with tactile finishes and forms inspired by the curves of the building.



Elevated comfort and refined finishes define each space, creating a relaxing, tranquil vibe.





The modern bathroom is a cool oasis, with full-height tiling, feature lighting and generous mirrored cabinets.





## WARM PALETTE

1. Kitchen 2PAC Joinery Finish
2. Smoke Mirrored Splashback
3. Joinery Handle
4. Engineered Timber Floor
5. General Joinery Finish
6. Feature Kitchen Joinery Profile
7. Terrazzo Look Porcelain Tile
8. 100% Wool Carpet
9. Reconstituted Stone
10. Gunmetal Finish Tapware



## CALM PALETTE

- 1. Kitchen Joinery Timber Look Laminate
- 2. Smoke Mirrored Splashback
- 3. Joinery Handle
- 4. Engineered Timber Floor
- 5. General Joinery Finish
- 6. Feature Kitchen Joinery Profile
- 7. Terrazzo Look Porcelain Tile
- 8. 100% Wool Carpet
- 9. Reconstituted Stone
- 10. Gunmetal Finish Tapware

## SCHEDULE OF INCLUSIONS 1B, 2B AND 3B

### COMMON AREAS, FINISHES & BUILDINGS SERVICES

<b>STRUCTURE</b>	Reinforced concrete and masonry.
<b>EXTERNAL WALLS</b>	Reinforced concrete (off-form and painted finish) / brickwork (painted and face finish) / aluminium panel / glazing / render and other finishes to Architect's detailed design.
<b>FLOORS</b>	Reinforced concrete slab and various floor finishes.
<b>ROOF</b>	Roof to builder's specification above units. Insulation to ceiling of all top floor units as required by the National Construction Code (NCC)
<b>CORRIDORS &amp; LOBBIES</b>	Floor finish, wall finish, lighting and features to Architects detailed design.
<b>LANDSCAPING</b>	To Landscape Architect's detailed design.
<b>LIFTS</b>	Lifts servicing all floors and parking levels as shown on plans.
<b>LETTER BOXES</b>	One (1) x lockable letterbox per unit located near building entry.
<b>FIRE SERVICES</b>	Fire services including sprinklers as required by the NCC throughout the building. Detection system to residential units comprising smoke alarms and sound alert system as required by the NCC.
<b>WASTE DISPOSAL</b>	Garbage chutes for general rubbish and recycling on each floor. Supply of refuse bins and recycling bins to waste holding rooms and waste management generally are the responsibility of the Body Corporate, Newcastle City Council and Private Waste Contractors.

### ENTRY & LIVING/DINING ROOM

<b>ENTRY DOOR</b>	Fire-rated entry door, paint finish to Architect's detailed design.
<b>LIGHTING</b>	Lighting to NCC requirements and Architect's detailed design.
<b>FLOOR</b>	Engineered timber flooring as per Colour Selection.
<b>POWER</b>	Four (4) x Double GPO's (locations to suit layout)
<b>DATA</b>	One (1) x single data outlet to Living.
<b>TV</b>	One (1) x free-to-air TV connection point to Living.

### BALCONY

<b>FLOOR</b>	Raised pavers on pad mounts.
<b>CEILING</b>	Finish to Architect's detailed design.
<b>LIGHTING</b>	Light fitting to Architect's detailed design.
<b>BALUSTRADES</b>	To NCC requirements and Architect's detailed design, which may include glazing (framed and/or semi-frameless), powder coated aluminium balustrade, or a combination of any.

### GENERAL UNIT INCLUSIONS

<b>ACOUSTIC</b>	Common walls and party walls to NCC requirements.
<b>THERMAL/ENERGY EFFICIENCY</b>	Common walls and party walls to NCC requirements.
<b>FIRE RATING</b>	Common walls and party walls to NCC requirements.
<b>INTERNAL WALLS</b>	Plasterboard and paint finish to Architect's detailed design.
<b>CEILING FINISH</b>	Suspended plasterboard with paint finish to Architect's detailed design.
<b>WINDOWS/EXTERNAL SLIDING DOORS</b>	Double glazed aluminium framed window and sliding door sections as shown on plans. Glazing to meet energy efficiency requirements under Section J of NCC and BASIX assessment.
<b>ELECTRICAL SERVICES</b>	Usage of each unit separately metered and connected to supply authority electricity service.
<b>HOT WATER</b>	As per Hydraulic Engineer's design.
<b>FIRE SERVICES</b>	Fire services and fire sprinkler system to NCC requirements.
<b>STORAGE</b>	One (1) x allocated storage compartment as per draft Strata Plan.
<b>AIR-CONDITIONING</b>	Ducted reverse cycle system, day/night zoned, diffuser to living/dining room and bedroom(s) where shown on Unit Type Plan.
<b>CAR PARKING</b>	Allocated on-site car parking as per draft Strata Plan.

### KITCHEN

<b>LIGHTING</b>	Lighting to NCC requirements.
<b>FLOOR</b>	Engineered timber flooring as per Colour Selection.
<b>POWER</b>	Two (2) x Double GPO's Power to kitchen appliances as required including fridge cavity.
<b>BENCHTOP</b>	Reconstituted Stone as per Colour Selection.
<b>SPLASHBACK</b>	Mirrored finish as per Colour Selection.
<b>JOINERY DOORS</b>	Finishes as per Colour Selection.
<b>JOINERY CARCASS</b>	Melamine water resistant board.
<b>JOINERY HANDLES &amp; HARDWARE</b>	To Architect's detailed design.
<b>SINK MIXER</b>	One (1) x kitchen sink mixer.
<b>OVEN</b>	Miele Oven H2860B OBS
<b>COOKTOP</b>	Miele Induction Cooktop KM720IFR
<b>DISHWASHER</b>	Miele Semi-Integrated Dishwasher G5000CLST
<b>RANGEHOOD</b>	Miele externally exhausted rangehood.
<b>MICROWAVE</b>	Fisher & Paykel Microwave OM25BLSBI



## SCHEDULE OF INCLUSIONS 1B, 2B AND 3B

### LAUNDRY

<b>DRYER</b>	1&2 BED UNITS 5kg Dryer-White 3-BED UNITS 7kg Dryer-White
<b>LIGHTING</b>	Lighting to NCC requirements and Architect's detailed design.
<b>FLOOR</b>	Tiled as per Colour Selection.
<b>POWER</b>	One (1) x Double GPO Power to appliances as required.
<b>WALLS</b>	Plasterboard / paint finish / skirting tile
<b>WATER</b>	One (1) x cold washing machine hose cock. Hot and cold water to laundry mixer.
<b>SINK</b>	Single bowl laundry tub & cabinet.
<b>LAUNDRY MIXER</b>	One (1) x sink mixer.
<b>VENTILATION</b>	Mechanical ventilation to NCC requirements.

### BATHROOM / ENSUITE (WHERE SHOWN ON PLAN)

<b>LIGHTING</b>	Lighting to NCC requirements.
<b>FLOOR</b>	Tiled as per Colour Selection.
<b>POWER</b>	One (1) x Double GPO within cabinet.
<b>WALLS</b>	Painted board and tiles as per Colour Selection.
<b>CABINET</b>	Mirrored cabinet with storage.
<b>TOILET SUITE</b>	One (1) x back-to-wall suite with soft close.
<b>VANITY BASIN</b>	Wall-mounted vanity with integrated basin and single drawer as shown on Unit Type Plan.
<b>MIXERS</b>	One (1) x basin mixer. One (1) x shower mixer.
<b>SHOWER</b>	One (1) x hand-held shower head on sliding rail.
<b>TOILET ROLL HOLDER</b>	One (1) x toilet roll holder.
<b>TOWEL RAILS</b>	Two (2) x single towel rails.
<b>ROBE HOOK</b>	One (1) x robe hook.
<b>SHOWER SHELF</b>	One (1) x shower shelf.
<b>SHOWER SCREEN</b>	Semi-frameless glazed screen to Architect's detailed design.
<b>VENTILATION</b>	To NCC requirements.

### BEDROOMS (WHERE SHOWN ON PLAN)

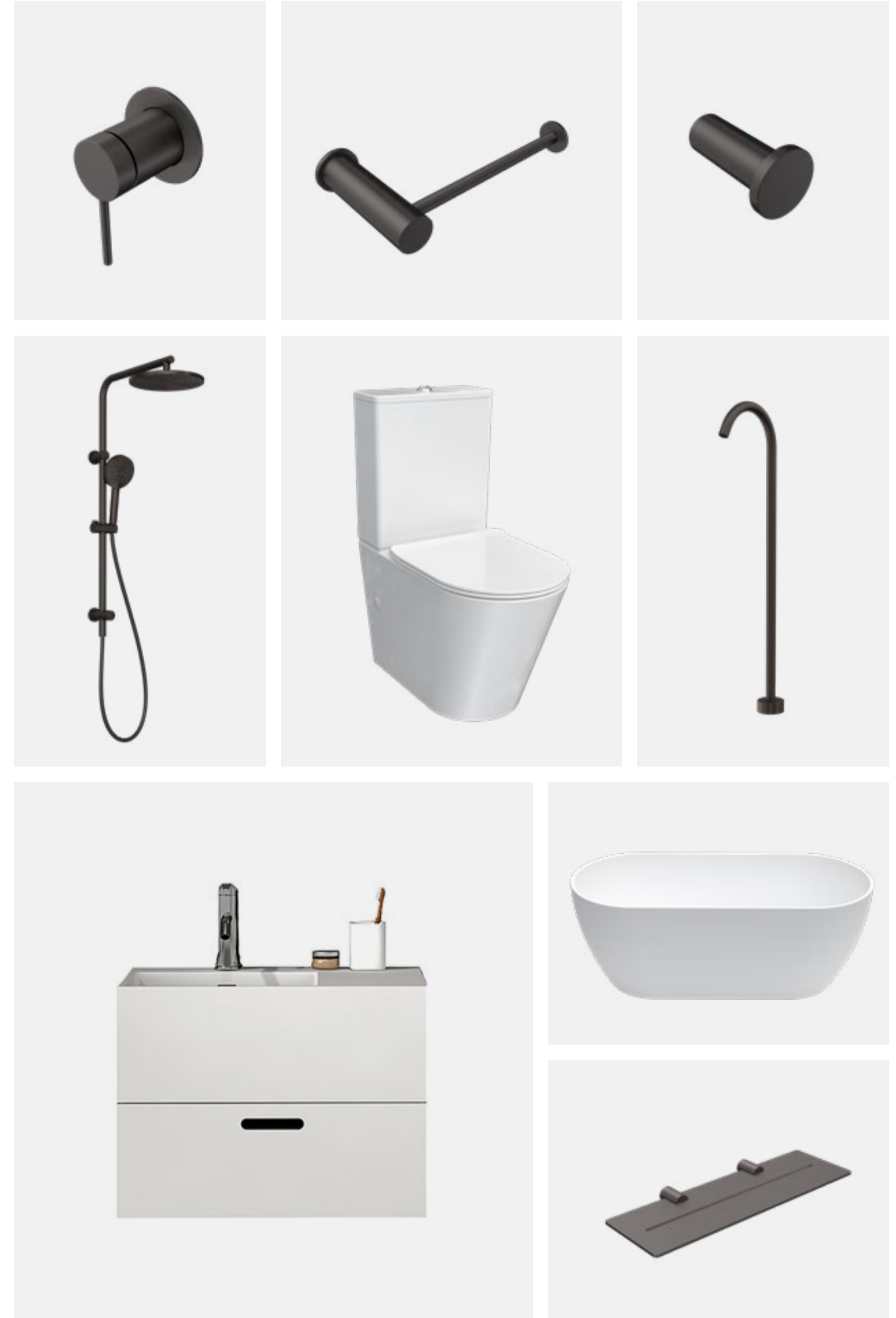
<b>LIGHTING</b>	Lighting to NCC requirements and Architect's detailed design.
<b>FLOOR</b>	Carpet as per Colour Selection.
<b>POWER</b>	Three (3) x Double GPOs (2 x either side of bed, 1 x opposite bed)
<b>WARDROBE (R)</b>	To Architect's detailed design and as per Unit Type Plan, including mirror sliding with shelves and removable hanging rails.
<b>TV</b>	Free-to-air TV connection point to Master Bedroom only.

### COMMUNICATIONS & DATA SERVICES

<b>FIBRE</b>	The building will be provided with a fibre backbone. Each unit will be provided with a Network Termination Device and active fibre connection for move-in ready internet capabilities.
<b>FREE TO AIR TV</b>	Pre-wire and connection to Free-to-air TV to Living and Master Bedroom.
<b>PAY TV</b>	Purchaser may enable Pay TV subscriptions over internet connection.

### ADDITIONAL NOTES

<b>COLOUR SELECTION</b>	There are two (2) colour schemes available for selection by the Purchaser. If the Purchaser does not make a colour selection prior to the Contract Date, the Vendor may make a colour selection on the Purchaser's behalf.
<b>MATERIALS</b>	Purchasers agree and acknowledge that the finishes proposed for use in the units may include materials such as reconstituted stone and engineered timber flooring. These materials may display characteristics which vary from the samples shown to the Purchaser at any time due to the nature of such materials.
<b>FITTINGS &amp; FIXTURES</b>	Light fittings, GPO's, intercom system, free-to-air TV outlets, telecommunication outlets and bathroom accessories are subject to detailed architectural design. The Vendor/Developer may make minor variations in the location and/or quantities of these items following detailed architectural design.
<b>SUBSTITUTION</b>	The Seller reserves the right to substitute any specified inclusions with that of a similar quality.



## THE STORE INCLUSION PARTNERS



### MIELE

Miele has been an independent family-owned company since its establishment in 1899 and is equally committed to its owners, employees, customers, suppliers, the environment and society.

Miele offers products that set the standards for durability, performance, ease of use, energy efficiency, design and service. This corresponds to the guiding principle "Immer besser" (forever better) which the founders Carl Miele and Reinhard Zinkann printed on their first machines—and characterises Miele to this day.

[miele.com.au](http://miele.com.au)



### PARISI

DOMA are pleased to partner with Parisi once again for the provision of bathware for The Store. This follows the positive feedback received from many purchasers of apartments developed recently by DOMA in Newcastle and Canberra.

For over 25 years, Parisi has been providing high quality inclusions for prestigious residential developments, hotels and luxury resorts across Australia and the Asia-Pacific region.

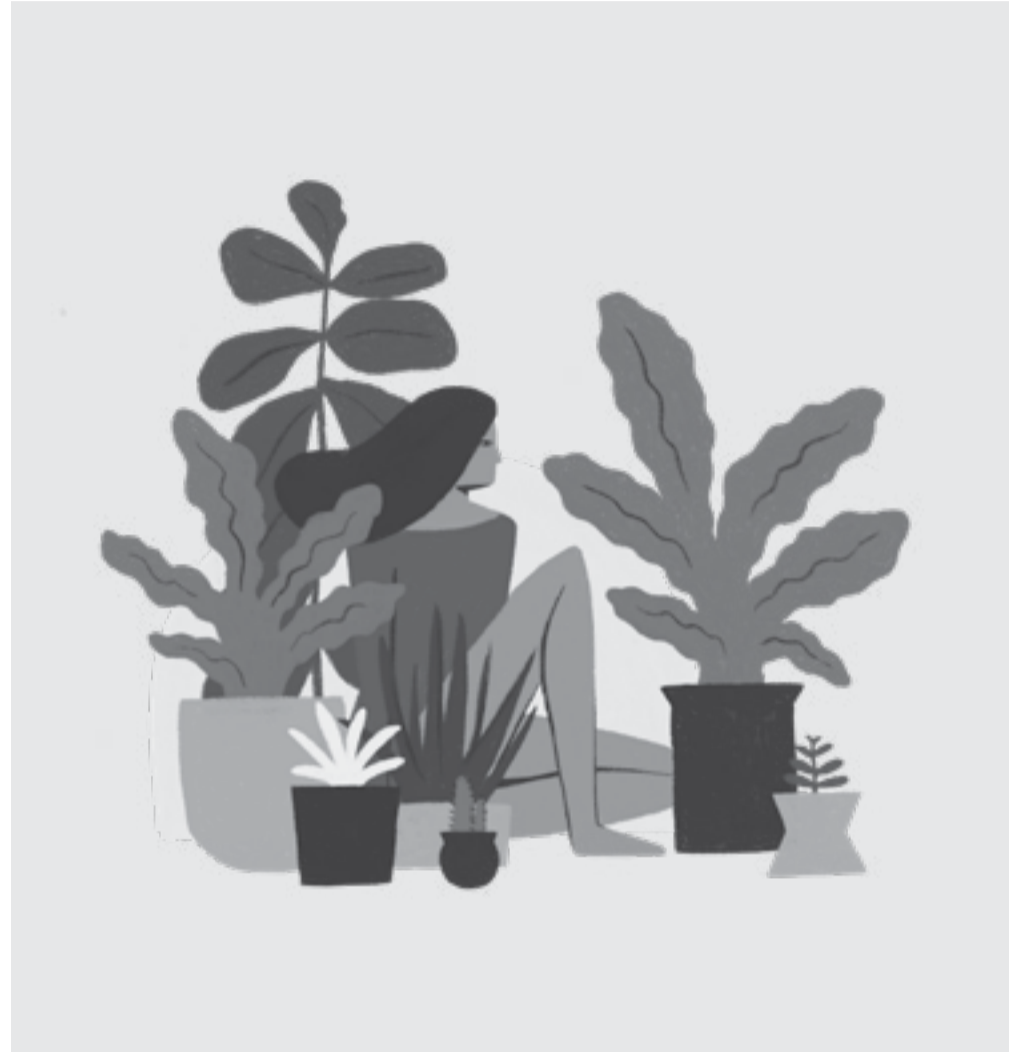
Parisi bathware products are manufactured to the highest possible quality standards. They incorporate the best available componentry and are also supported by lengthy warranties. As a result for end users, ease of use, durability and ultimately peace of mind are assured.

[parisi.com.au](http://parisi.com.au)

## THE STORE PHILOSOPHY

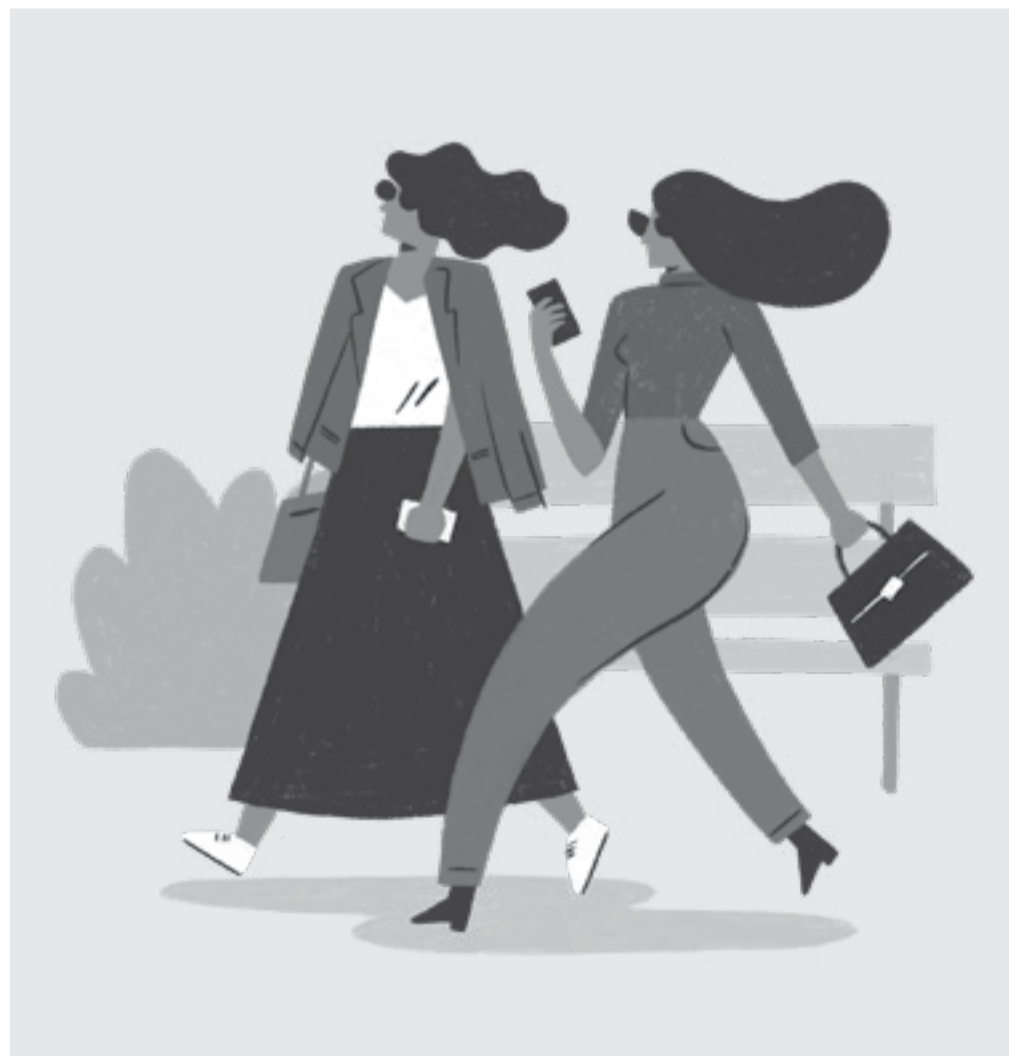
### SUSTAINABILITY

- Rainwater tank for irrigation to communal landscaped areas.
- Water-efficient tapware and toilets, average 4-star WELS rating.
- Embedded energy network with solar to power communal areas
- Double-glazed window system for thermal comfort.
- Energy-efficient appliances and lighting, including:
  - \ Meile appliances
  - \ Motion sensor lighting in communal areas and lobbies
- Average NatHERS energy efficiency rating across all apartments is 7.14 stars



### LIVEABILITY

- Glazing: Extensive glazing and large openings onto balconies help connect you to the outdoors, increasing the liveability of the space.
- Layouts: each apartment layout is carefully considered to ensure the apartment is functional, liveable and comfortable even when personalised with multiple types of furniture configurations.
- Finishes: each apartment includes high-quality, practical, and durable finishes to reduce maintenance and improve longevity.
- Thermal comfort: ducted reverse-cycle air conditioning with diffusers to living/ dining and each bedroom and double-glazed awning and sliding windows lets you control the thermal comfort of your apartment and regulate access to fresh air.
- Storage: All apartments have secure and accessible storage cages and ample storage is provided within each apartment.



### AMENITY & COMMUNITY

- Extensive glazing elements provide an abundance of natural light and ventilation.
- Communal Space: each resident will have access approximately one acre of wellness facilities including 25m lap pool, tennis court, multiple barbecue areas, outdoor dining and lounge areas, community produce gardens, children's playground.
- Proactive Owners Corp: We care about our building beyond settlement and handover. We will continue to treat it and its residents with the respect they deserve.
- Pet friendly: Pets are a wonderful addition to any home. As such, OC Rules have been prepared with pet ownership in mind and we have invested in durable surfaces.
- Public transport: the building is located adjacent to three major public transport nodes, so you will always feel independent and connected.



### QUALITY & DETAILS

- Structure: the developer requires the builder to commission an independent engineering review of the structural design to ensure structural integrity and quality in design which at a minimum complies with the National Construction Code and the relevant Australian Standards.
- Fire Separation: the developer requires the builder to commission independent inspections of all passive fire separation elements in the building.
- Waterproofing: the developer requires the builder to complete site water pressure and flood tests of façade, balcony and all wet areas throughout the building to ensure the initial success of all waterproofed areas.
- Acoustics: the developer requires the builder to commission acoustic testing of noise transfer between apartments and the outside to ensure the success of the acoustic treatments applied to internal floors, walls and glazing elements.



ASST. COMMUNITY,  
GENERAL MANAGER  
DOMA COMMUNITY,  
CO-OPERATIVE SOCIETY LTD.

“This partnership between Bates Smart and DOMA has been driven by like-minded visionaries. We’re proud to deliver a project of this significance and scale in Newcastle.”

SIMON SWANEY  
MANAGING DIRECTOR, BATES SMART





# DOMA

At DOMA, we help create beautiful spaces you love to be in. We focus on the most sought-after locations and a design philosophy that is unmistakably original, innovative and human-centred. We think with vision, design with imagination and deliver with quality, collaborating with award-winning local or international architects and design studios.

With over 40 years in residential, hotel and commercial development, we create homes, hotels and workplaces that put people at their core. Today, DOMA is one of the largest private developers in Australia, with a current project pipeline valued at over \$1 billion.

## EXPERTISE & OFFER

Investment & Asset Management

Hospitality & Brand Management

Property Acquisition  
& Site Identification

Project & Development Management

Signature & Interior Design

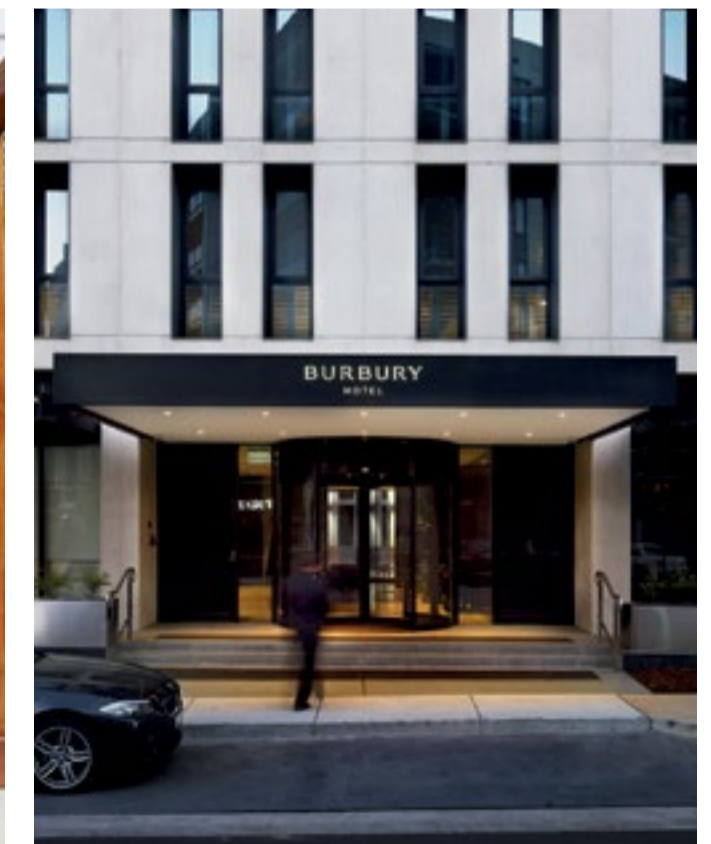
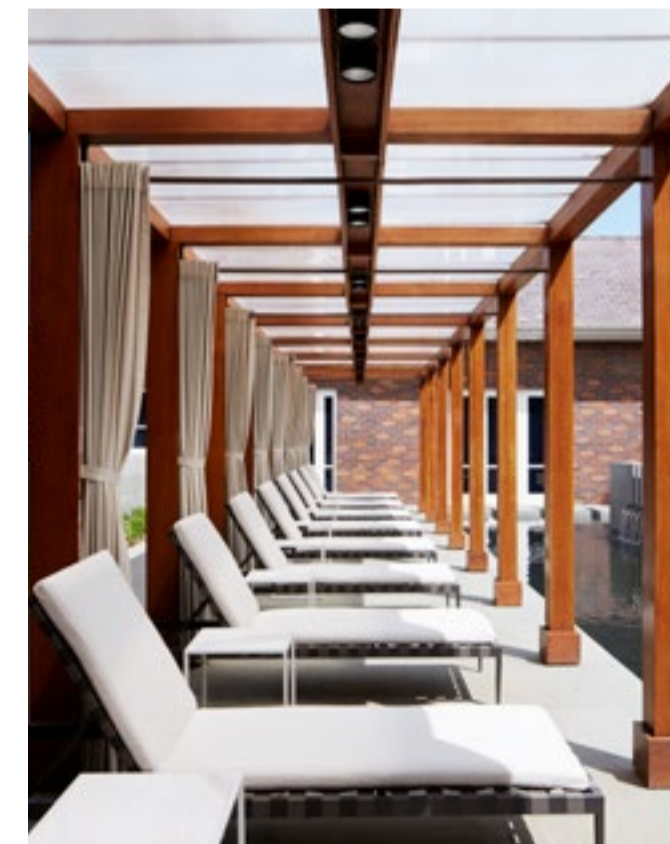
Hotel Operations



The Team

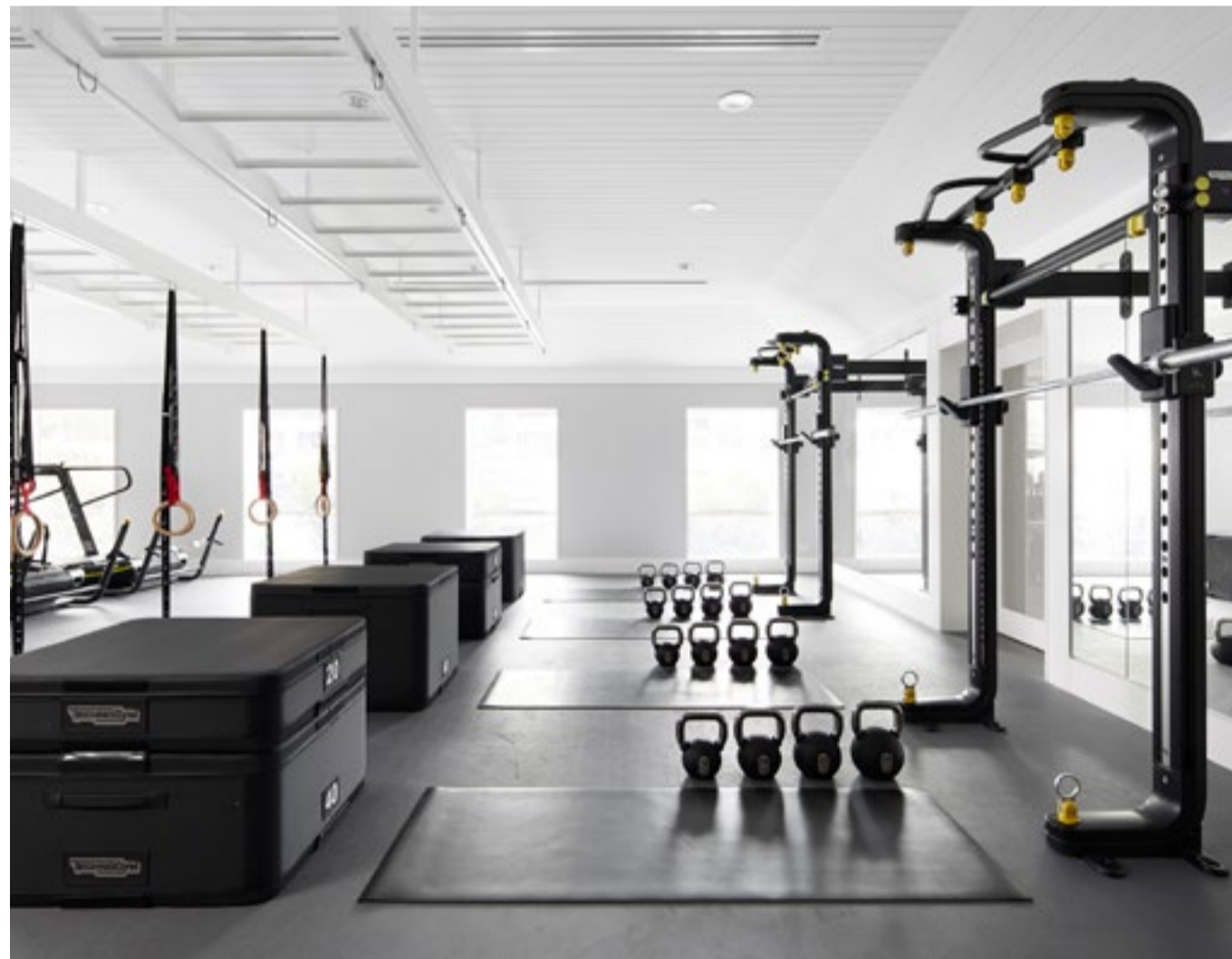
The Store

DOMA has a legacy of creating lasting places, delivering unparalleled, globally award-winning hotel, wellness and restaurant amenities.



OPPOSITE  
Hotel Realm  
TOP  
Little National Hotel  
ABOVE RIGHT  
Burbury Hotel  
ABOVE LEFT  
Brassey Hotel  
69

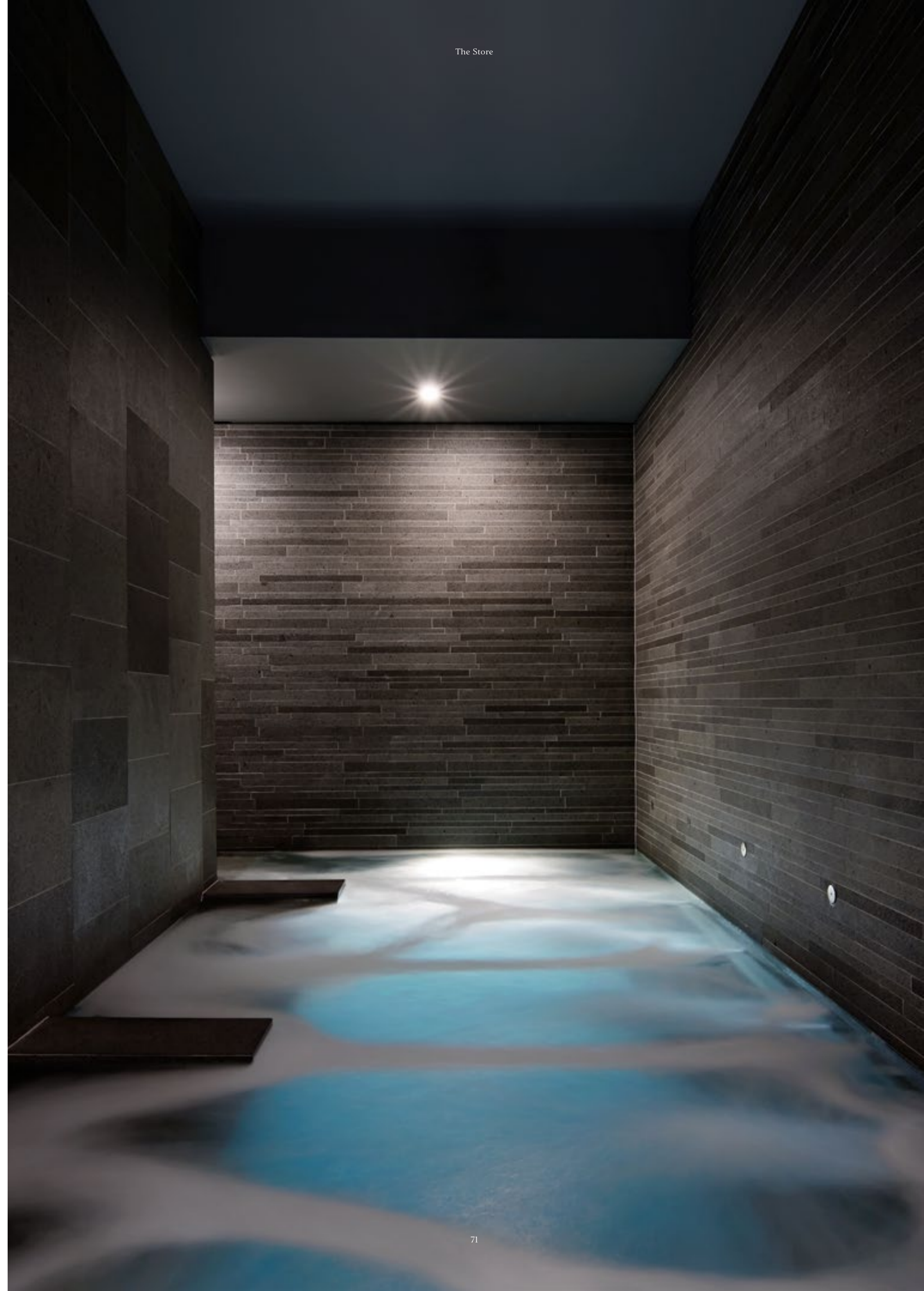
Health and well-being are at the very core of DOMA's ethos, offering experiences and spaces that nurture the mind, body and spirit.



**OPPOSITE**  
Hale spa plunge pool

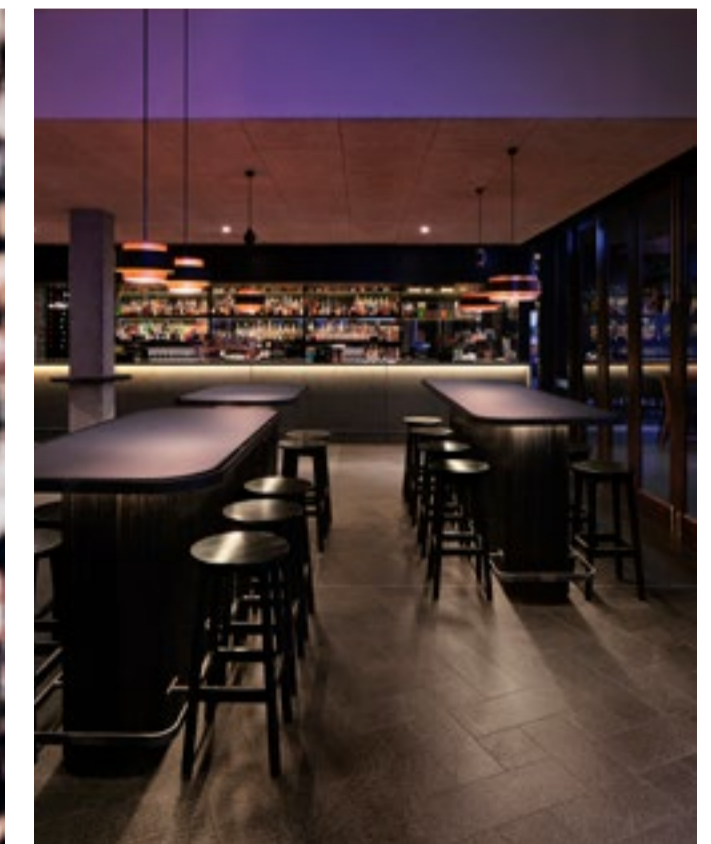
**TOP**  
Hale Spa

**BOTTOM**  
Hale Gym





DOMA curates and operates some of Canberra's most exciting culinary destinations, from high-end eateries to burgers and beer.



OPPOSITE  
Buvette Bistro

TOP  
Lilotang

ABOVE RIGHT  
Ostani

ABOVE LEFT  
Ostani

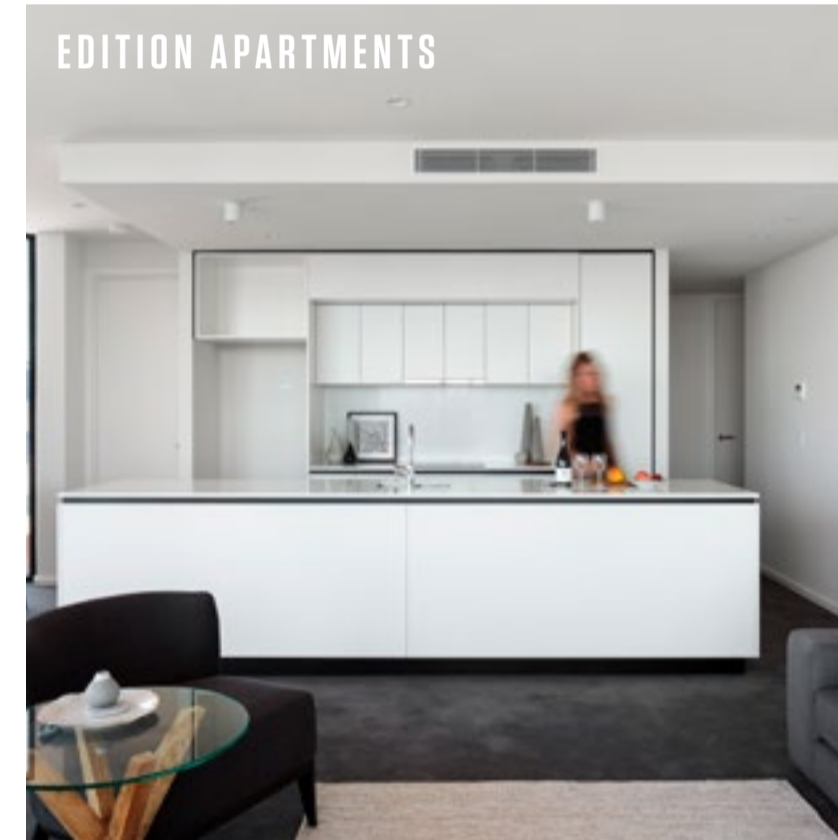
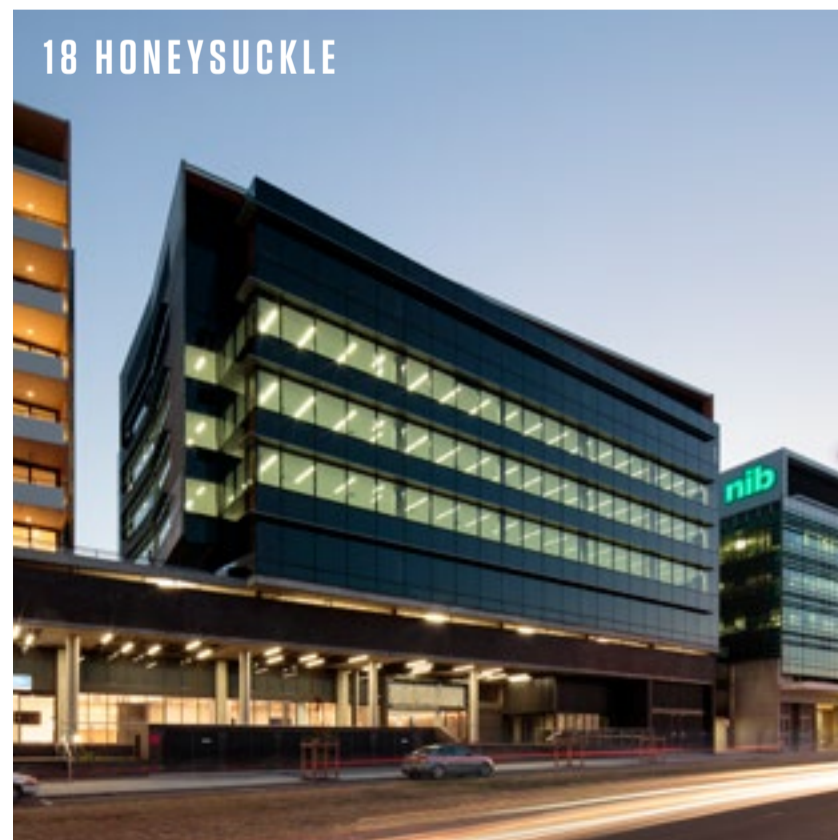
DOMA prides itself in developing considered residences that capture the essence of each place.



DOMA'S INVESTMENT  
IN NEWCASTLE

The Team

The Store



## FAQS

### WHERE IS THE STORE RESIDENCES?

The Store Residences are located at the West End of Newcastle within its world-class transport hub.

### WHEN WILL THE STORE COMMENCE AND COMPLETE CONSTRUCTION?

The Store is due to commence construction in 2023 and be completed in early 2025.

### WHAT CAR SPACES ARE AVAILABLE FOR RESIDENTS?

Parking will be allocated in accordance with the Strata Plan. Please liaise with a member of our team for further information.

### DOES THE STORE HAVE VIEWS?

As the tallest building in Newcastle, The Store Residences will feature views in all directions, showcasing coast and city.

### WHAT ARE THE LIKELY BODY CORPORATE FEES?

The appointed strata managers, Vantage Strata, has provided estimates of the outgoing expenses for each apartment at The Store. Available on request.

### DO YOU OFFER PROPERTY MANAGEMENT OR REFER A PROPERTY MANAGER?

Properties are managed by Robinsons.

### DO YOU OFFER FINANCIAL LENDING ADVICE OR REFER A BROKER?

We are able to refer you to a number of highly experienced brokers.

### ARE THERE RECREATIONAL ACTIVITIES CLOSE BY THAT AN OWNER WILL HAVE ACCESS TO?

You can walk, run or bike ride the promenade from your front door to Merewether Beach all the way along the coastline.

### HOW CLOSE IS THE STORE TO THE NEWCASTLE CBD?

You are situated just moments from the CBD.

### NEAREST PUBLIC TRANSPORT?

You are located directly above the Transport Interchange.

### WHICH SCHOOLS ARE IN THE CATCHMENT FOR THE STORE?

Hamilton Public School, Newcastle High School, St Francis Xavier's College, Hamilton South Public School.

### NEAREST HOSPITAL?

John Hunter Hospital – 6.3km – 13 minutes.

### NEAREST CHILD CARE?

The Little Unicorn – 1 km.

### NEAREST RESTAURANTS/CAFÉS?

Honeysuckle Social, The Kingfish, The Dockyard, MoneyPenny, Nagisa, Harbour Bar, The Landing Bar & Kitchen, The Beehive, MEET, The Happy Wombat, Subo, Icon Thai, Sticky Rice, Blue Door, Newy Burger Co, Scratchleys on the Wharf and more.

### WHAT GOVERNMENT GRANTS ARE AVAILABLE TO THE STORE BUYERS?

The First Home Owner's Grant in NSW may apply if your first home is newly completed or extensively renovated. For further information, please refer to your Mortgage Broker or visit: [revenue.nsw.gov.au/grants-schemes/first-home-buyer](https://revenue.nsw.gov.au/grants-schemes/first-home-buyer)

## WHY INVEST IN NEWCASTLE

### ECONOMY

– The Hunter Region (with Newcastle as its capital city) is the largest regional economy in Australia. Major employment sectors include health and medical research, education, construction, tourism, and a fast-growing aviation, aerospace, and defence industry.

– The Hunter makes a significant contribution to the Australian economy, underpinned by the world's best quality coal, natural water resources, significant electricity generation capacity, an innovative manufacturing sector and a progressive business culture.

– The region boasts leading research and education facilities, world-class wine and equine industries, as well as vibrant cultural and tourism opportunities.

### INFRASTRUCTURE

– Large-scale commercial, transport and residential construction investment, and the associated improvements in productivity are driving Newcastle's rapid transformation.

– A world-class regional centre, Newcastle is located on Australia's eastern seaboard, between Melbourne and Brisbane, a two hours' drive from Sydney. An impressive transport infrastructure gives the region a competitive edge in accessing Australian and international markets.

– \$650M invested by NSW Government on major city building projects, including moving the heavy rail terminus, constructing light rail from the beach to the city West precinct, and reconnecting the harbour to the city. This has stimulated over \$2B in new private sector investment.

– A \$66M runway upgrade is underway at Newcastle Airport, funded by the Federal Government. It will accommodate longer range domestic and international passenger services, and significantly increase large freight capabilities to benefit local exporters.

### POPULATION

– The Hunter is home to almost 10% of the NSW population. The region offers growing employment and investment opportunities as well as a quality lifestyle.

– It is predicted that the Hunter will be home to one million people within the next 30 to 40 years.

– Newcastle is poised to become a leading, globally competitive city. It is Australia's seventh largest city and a regional capital, serving the Lower Hunter, Upper Hunter and parts of the Central Coast. It is also a major city in the integrated northern Greater Metropolitan Region.

### EDUCATION

– The University of Newcastle is ranked in the World Top 200 Universities. The University's expanding CBD campus includes the NewSpace facility, accommodating the Faculty of Business and Law, the newly opened Q Building for Creative Industries programs, and concept plans for a stunning new Alumni House.

– The Japanese Nihon University has recently completed construction of their Newcastle CBD campus, ready for the arrival of International students in 2022.

– Newcastle has multiple modern TAFE campuses, including the CBD fringe locations of Hamilton and Tighes Hill, as well as campuses in Glendale (Lake Macquarie), Cessnock, and Maitland.

### ENVIRONMENT

– Newcastle and the Hunter Region are renowned for some of Australia's most beautiful and pristine environments. They include great beaches such as the Merewether National Surfing Reserve, and Lake Macquarie, the largest coastal saltwater lake in the Southern Hemisphere. National parks span thousands of hectares, across placid coastal lakes, sub-alpine uplands, extensive wilderness areas, grassy woodlands, rainforests, internationally-listed wetlands and two World Heritage areas.

– The region successfully integrates natural environments with a range of activities, including broadacre agriculture, winemaking, and tourism.

### PROPERTY MARKET

– The property market in Newcastle is going strong. Existing dwelling prices have increased through 2020 and 2021.

– The NSW Government reports significant annual growth in rents across all property types, and industry reports show vacancy rates between 1–2% in inner suburbs.

– The relative affordability of apartments is attracting a wider range of purchasers and occupants, including young families, couples, and singles.

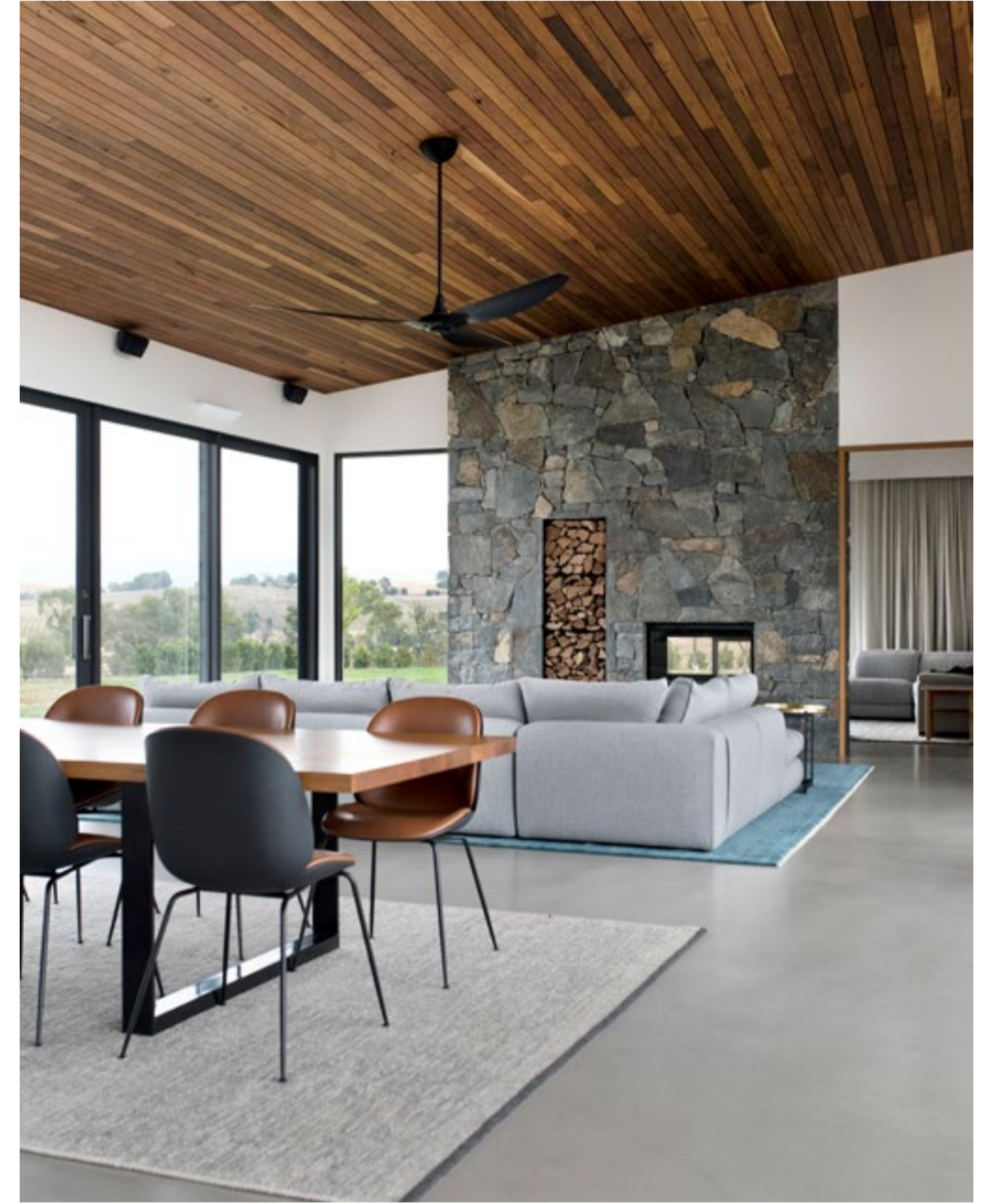
### CULTURE

– The Newcastle Art Gallery is home to a collection of over 7,000 significant artworks valued in excess of \$115 million. They include works by Brett Whiteley, William Dobell, and Joseph Lycett.

– The magnificent Civic Theatre is the heart and soul of live performance in Newcastle, as well as a venue for VIP events and intimate functions. It is a proscenium arch theatre, combining the grandeur and atmosphere of stately historic theatres with modern comfort, technology and professional capability.

– The Playhouse is an intimate multi-purpose theatre for smaller live performance events and community theatre groups.

– The Concert Hall at Newcastle City Hall has been acclaimed as one of the finest in Australia. It features excellent natural acoustics, air conditioning and can be set up for theatre performances or special events.



## BATES SMART

Bates Smart is a city-making design practice, combining architecture, interior design and urban design to create places and spaces that improve people's lives. We have been transforming Australian cities for 170 years, improving our environment, our opportunities and our quality of life.

## CAPEZIO COPELAND

Capezio Copeland offers a complete range of design services from concept ideation through to full design development, documentation and design management. With a holistic, multi-disciplinary approach, each project is unique. Its designers excel at providing specific attention to detail to create beautiful, functional and inspiring solutions.

**FOR ALL ENQUIRIES,  
PLEASE CONTACT COLLIERS**

1800 175 520

[thestorenewcastle.com.au](http://thestorenewcastle.com.au)



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