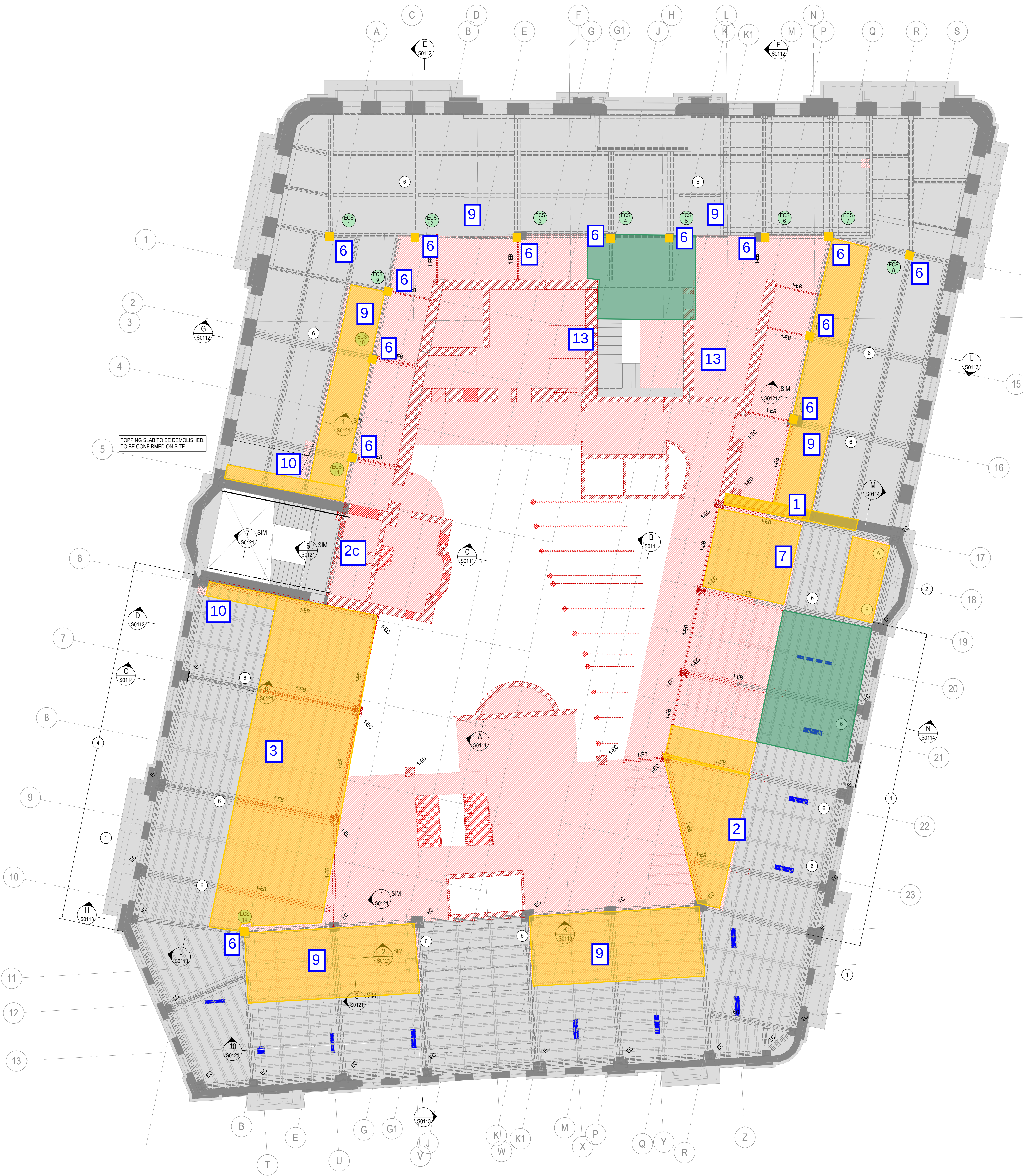




Item 1

- The proposal was to retain this section of wall while digging a three storey basement below. To achieve this a grid of temporary steelwork and temporary piles would be required to support the wall while the excavation is being done. The wall would then need to be resupported on the new slab. To limit the movement that occurs during this process controlled jacking and detailed monitoring of the existing structure would need to take place, however with such major changes in the load path some degree of movement is inevitable. Any movement in this masonry wall will result in cracking. Repairing the cracking would either require replacing the bricks around the crack (and toothing them into the good brickwork) or installing masonry reinforcement within the mortar joints. Once the repair is complete it is likely that most (if not all) of the existing plaster would have been removed, either from cracking / falling off or from the repair process. Making a vertical saw cut away from the excavation (in the location proposed) would result in the remaining wall being in a better condition than if the entire wall is retained.
- Item 2
- Retaining this area of floor and the single column would result in the column needing to be underpinned while the three levels of basement is dug under it. To achieve this a grid of temporary steelwork and temporary piles would be required while the excavation is done. The new column would then need to be constructed under the existing to re-support it. To limit the movement that occurs during this process, controlled jacking and detailed monitoring of the existing structure would take place. With the existing structure experiencing such major changes in load path, movement of the column and floor will be unavoidable. This movement is likely to cause cracking in the concrete encasement of both the column and beams, with the possibility of it spalling off completely in some locations. It is also likely to cause cracking in the existing slab which will be difficult to repair without breaking out areas of slab and repouring.
- The careful demolition up to this line will require marble finishes in the Loftus Street landing (up to approximately 1m away from the line of demolition) to be temporarily removed, stored and then reinstalled following demolition.
- The careful demolition up to this line will also require plaster finishes in the Loftus Street landing (up to approximately 1m away from the line of demolition) to be removed and then reconstructed following demolition.

Item 3

- Retaining this area of floor whilst demolishing the line of columns supporting it and excavating 3 levels down beneath it would require a large amount of temporary support including a temporary steel frame and piles. This support would have to remain in place until the new permanent concrete frame has been installed. Even with every effort taken in design and construction, such major changes in the load path of this floor will result in a significant amount of movement. This movement is likely to result in cracking of the floor and beams, with the possibility of the concrete encasement spalling off in some locations. Any damage to the slab and/ or beams would require repair, which is likely to result in more breaking out damaged areas until sound concrete is found and re-pouring the area.

Item 6

- Calculations have shown that for these columns to take the new loads they will require strengthening. The proposal is not to demolish these columns but to remove the existing finishes and concrete encasement (while keeping the existing steel column) and pour new concrete encasement around the existing steelwork. Where necessary the existing finishes can be reinstated.
- The structural augmentation will also require plaster finishes in the vicinity of all affected columns (up to approximately 1m away from the columns to be removed and then reconstructed following structural augmentation.

Item 7

- The lift core has moved to this location resulting in the area requiring to be demolished.

Item 9

- The proposal in this area is to keep the existing steel beams and columns and demolish the existing slabs between them. This is to accommodate the set down for wet areas in this location.

Item 10

- A new concrete wall is proposed against the existing wall. This wall is to pass through the existing slab resulting in it needing to be cut out to let the wall run through. The existing steel beams are to remain.

•There are also some additional areas of concrete slab that are to be retained.

Proposed additional demolition as compared to the Make+Ridley Demolition Plans Issue 02 For DA 14/10/16

Proposed additional areas to be retained as compared to the Make+Ridley Demolition Plans Issue 02 For DA 14/10/16

- Refer to above item explanations with corresponding number

L	ISSUED FOR SECTION 96	M.R.	M.A.E.	26.06.18
K	RE-ISSUE FOR INFORMATION	T.M.	L.C.	11.05.18
J	RE-ISSUE FOR INFORMATION	T.M.	L.C.	10.05.18
H	RE-ISSUE FOR INFORMATION	T.M.	L.C.	30.04.18
D	RE-ISSUE FOR INFORMATION	T.M.	L.C.	25.04.18
F	RE-ISSUE FOR INFORMATION	T.M.	M.A.E.	19.03.18
E	RE-ISSUE FOR INFORMATION	T.M.	L.C.	23.02.18
D	RE-ISSUE FOR INFORMATION	T.M.	L.C.	09.02.18
C	RE-ISSUE FOR INFORMATION	T.M.	L.C.	01.02.18
B	RE-ISSUE FOR ECO TENDER	T.M.	L.C.	26.06.17
A	ISSUE FOR ECO TENDER	T.M.	L.C.	19.05.17

Rev Description Eng Draft Date

Project

SANDSTONE PRECINCT
EDUCATION BUILDING
23-39 Bridge Street, Sydney 2000, Australia

Sheet Subject

LEVEL 1 TEMPORARY WORKS / DEMOLITION PLAN

Design Architect

make
Level 2, 36 Carrington St, Sydney NSW 2000

Executive Architect

Ridley
Governor Philip Tower, Level 21, 1 Farrer Pl, Sydney NSW 2000

Structural Engineer

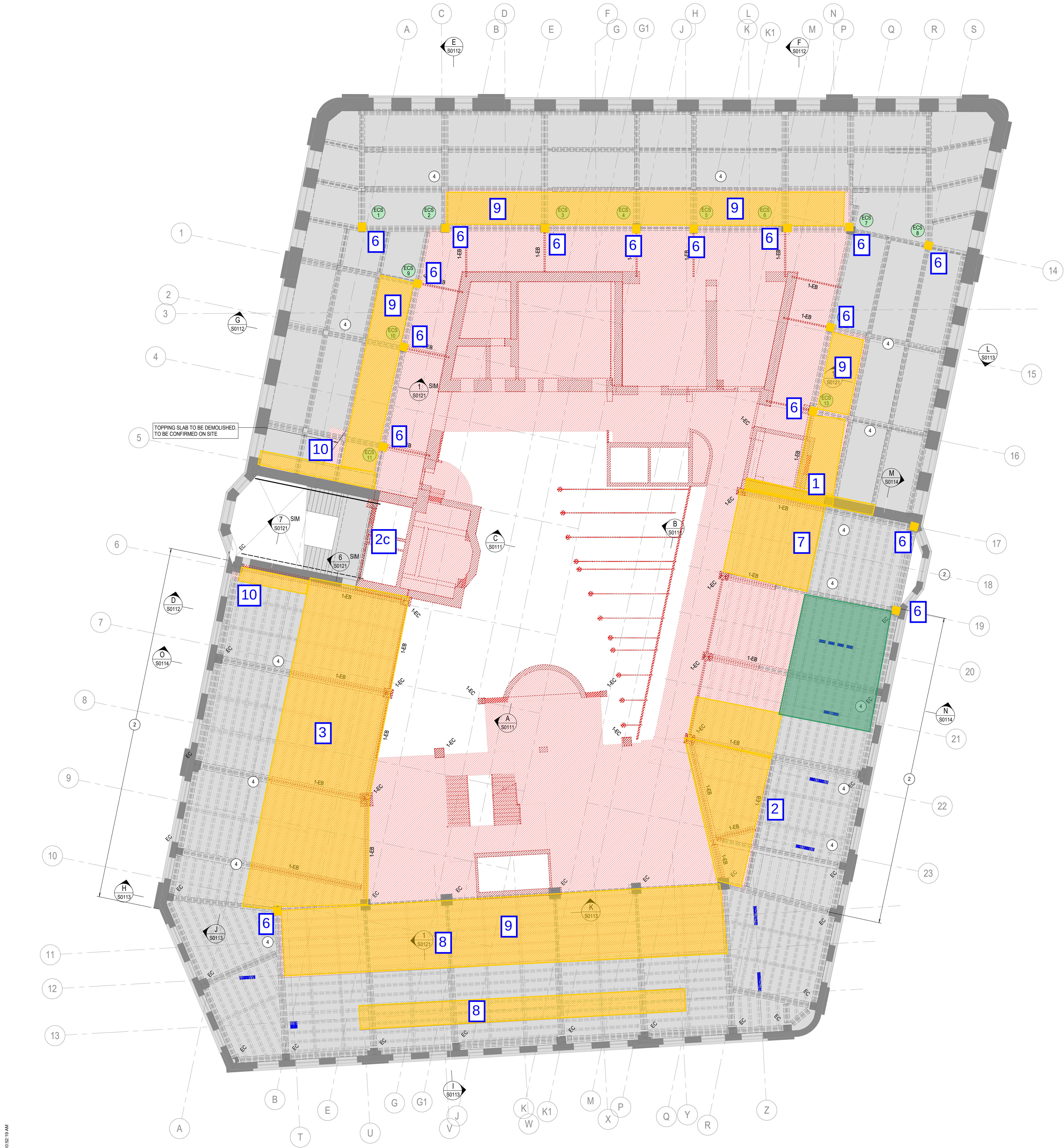
TTW Taylor Thomson Whitting
612 9439 7288 | 48 Chandos Street St Leonards NSW 2065

Scale: A0 Drawn: Authorised: As indicated L.C. B.Y.

Job No: Drawing No: Revision: 151903 SP-ST-E-S0103 L

26/06/2018 10:52:06 AM

PRELIMINARY



Item 1
•The proposal was to retain this section of wall while digging a three storey basement below. To achieve this a grid of temporary steelwork and temporary piles would be required to support the wall while the excavation is being done. The wall would then need to be resupported on the new slab. To limit the movement that occurs during this process controlled jacking and detailed monitoring of the existing structure would need to take place, however with such major changes in the load path some degree of movement is inevitable. Any movement in this masonry wall will result in cracking. Repairing the cracking would either require replacing the bricks around the crack (and toothing them into the good brickwork) or installing masonry reinforcement within the mortar joints. Once the repair is complete it is likely that most (if not all) of the existing plaster would have been removed, either from cracking / falling off or from the repair process. Making a vertical saw cut away from the excavation (in the location proposed) would result in the remaining wall being in a better condition than if the entire wall is retained.

Item 2
•Retaining this area of floor and the single column would result in the column needing to be underpinned while the three levels of basement is dug under it. To achieve this a grid of temporary steelwork and temporary piles would be required while the excavation is done. The new column would then need to be constructed under the existing to re-support it. To limit the movement that occurs during this process, controlled jacking and detailed monitoring of the existing structure would take place. With the existing structure experiencing such major changes in load path, movement of the column and floor will be unavoidable. This movement is likely to cause cracking in the concrete encasement of both the column and beams, with the possibility of it spalling off completely in some locations. It is also likely to cause cracking in the existing slab which will be difficult to repair without breaking out areas of slab and repouring. •The careful demolition up to this line will also require plaster finishes in the Loftus Street landing (up to approximately 1m away from the line of demolition) to be removed and then reconstructed following demolition.

Item 3
•Retaining this area of floor whilst demolishing the line of columns supporting it and excavating 3 levels down beneath it would require a large amount of temporary support including a temporary steel frame and piles. This support would have to remain in place until the new permanent concrete frame has been installed. Even with every effort taken in design and construction, such major changes in the load path of this floor will result in a significant amount of movement. This movement is likely to result in cracking of the floor and beams, with the possibility of the concrete encasement spalling off in some locations. Any damage to the slab and/ or beams would require repair, which is likely to result in more breaking out damaged areas until sound concrete is found and re-pouring the area.

Item 6
•Calculations have shown that for these columns to take the new loads they will require strengthening. The proposal is not to demolish these columns but to remove the existing finishes and concrete encasement (while keeping the existing steel column) and pour new concrete encasement around the existing steelwork. Where necessary the existing finishes can be reinstated. •The structural augmentation will also require plaster finishes in the vicinity of all affected columns (up to approximately 1m away from the columns to be removed and then reconstructed following structural augmentation.

Item 7
•The lift core has moved to this location resulting in the area requiring to be demolished.

Item 8
•Columns within the inter-tenancy walls are in this location from Level 2 up to Level 9. These columns can't continue down through the heritage entrance stair on Ground Floor, and there is not sufficient room at Level 1, so two transfer beams are required with Level 2 floor. This demolition is required to allow for these beams. Item 9
•The proposal in this area is to keep the existing steel beams and columns and demolish the existing slabs between them. This is to accommodate the set down for wet areas in this location.

Item 10
•A new concrete wall is proposed against the existing wall. This wall is to pass through the existing slab resulting in it needing to be cut out to let the wall run through. The existing steel beams are to remain.
•There is also an additional area of concrete slab that is to be retained.

- Proposed additional demolition as compared to the Make+Ridley Demolition Plans Issue 02 For DA 14/10/16
- Proposed additional areas to be retained as compared to the Make+Ridley Demolition Plans Issue 02 For DA 14/10/16
- Refer to above item explanations with corresponding number

L	ISSUED FOR SECTION 96	M.R.	M.A.E.	26.06.18
K	RE-ISSUE FOR INFORMATION	T.M.	L.C.	11.05.18
J	RE-ISSUE FOR INFORMATION	T.M.	L.C.	10.05.18
H	RE-ISSUE FOR INFORMATION	T.M.	L.C.	30.04.18
D	RE-ISSUE FOR INFORMATION	T.M.	L.C.	25.04.18
F	RE-ISSUE FOR INFORMATION	T.M.	M.A.E.	19.03.18
E	RE-ISSUE FOR INFORMATION	T.M.	L.C.	23.02.18
D	RE-ISSUE FOR INFORMATION	T.M.	L.C.	09.02.18
C	RE-ISSUE FOR INFORMATION	T.M.	L.C.	01.02.18
B	RE-ISSUE FOR ECO TENDER	T.M.	L.C.	26.06.17
A	ISSUE FOR ECO TENDER	T.M.	L.C.	19.05.17

Rev Description Eng Draft Date
Project
SANDSTONE PRECINCT
EDUCATION BUILDING
23-39 Bridge Street, Sydney 2000, Australia

Sheet Subject
LEVEL 2 TEMPORARY
WORKS / DEMOLITION PLAN

Design Architect
make
Level 2, 36 Carrington St, Sydney NSW 2000

Executive Architect
Ridley
Governor Philip Tower, Level 21, 1 Farrer Pl, Sydney NSW 2000

Structural Engineer
TTW Taylor Thomson Whitting
612 9439 7288 | 48 Chandos Street St Leonards NSW 2065

Scale: A0 Drawn: Authorised:
As indicated L.C. B.Y.
Job No: Drawing No: Revision:
151903 SP-ST-E-S0104 L
28/06/2018 10:52:19 AM

PRELIMINARY