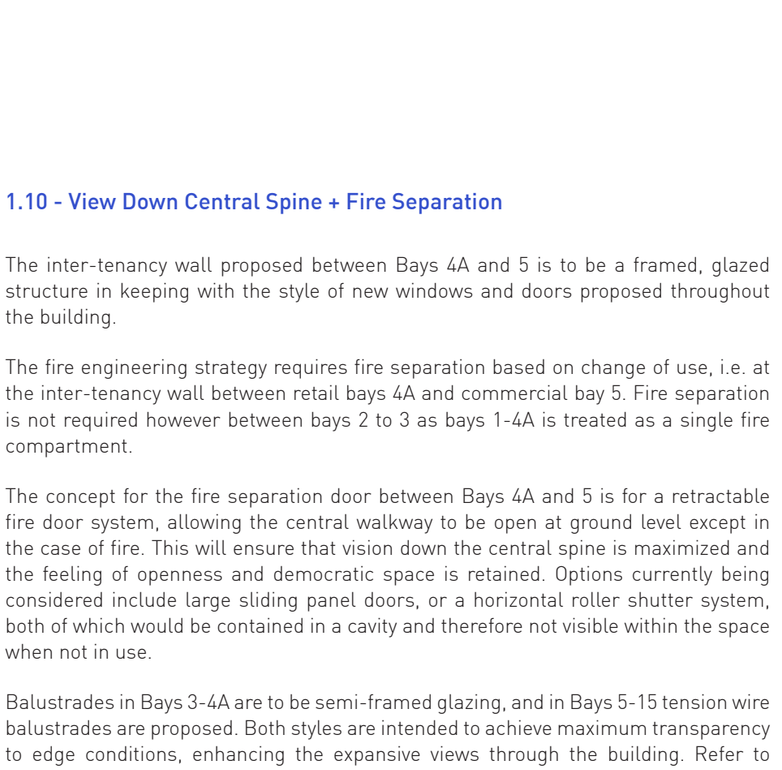
1.10 - View Down Central Spine + Fire Separation

The inter-tenancy wall proposed between Bays 4A and 5 is to be a framed, glazed structure in keeping with the style of new windows and doors proposed throughout the building.

The fire engineering strategy requires fire separation based on change of use, i.e. at the inter-tenancy wall between retail bays 4A and commercial bay 5. Fire separation is not required however between bays 2 to 3 as bays 1-4A is treated as a single fire compartment.

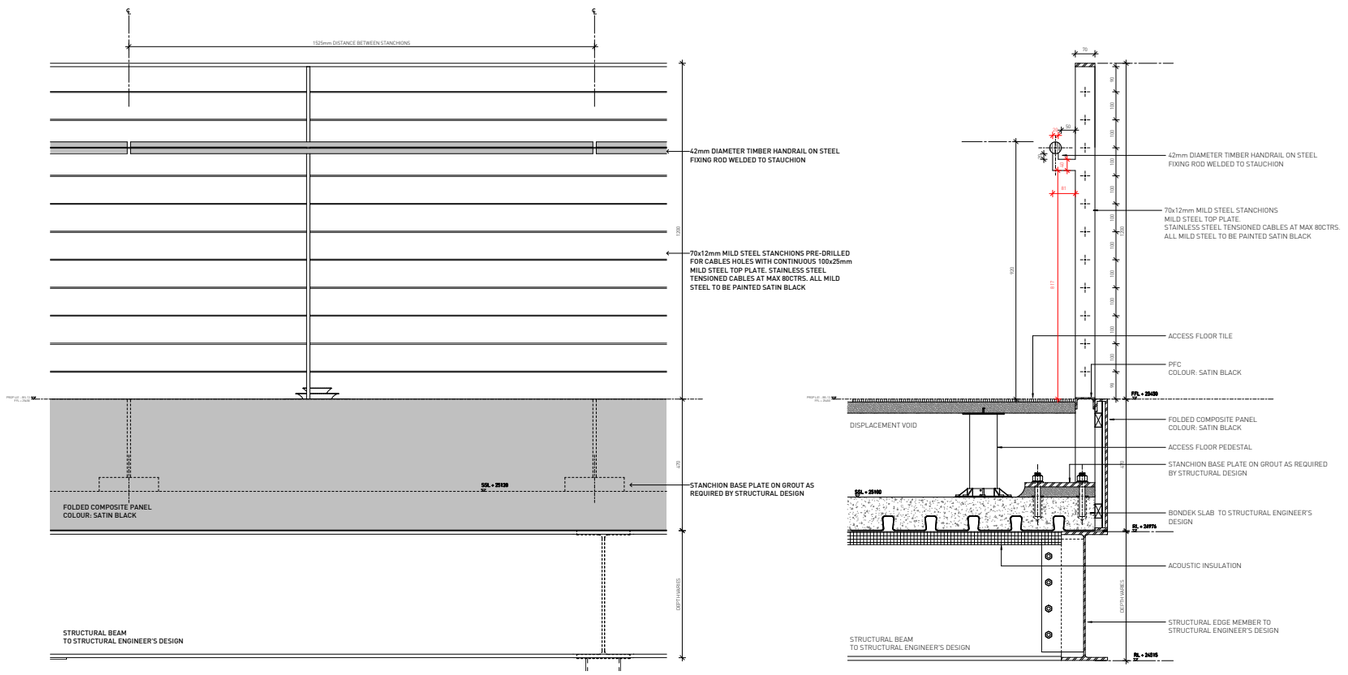
The concept for the fire separation door between Bays 4A and 5 is for a retractable fire door system, allowing the central walkway to be open at ground level except in the case of fire. This will ensure that vision down the central spine is maximized and the feeling of openness and democratic space is retained. Options currently being considered include large sliding panel doors, or a horizontal roller shutter system, both of which would be contained in a cavity and therefore not visible within the space when not in use.

Balustrades in Bays 3-4A are to be semi-framed glazing, and in Bays 5-15 tension wire balustrades are proposed. Both styles are intended to achieve maximum transparency to edge conditions, enhancing the expansive views through the building. Refer to attached details of indicative balustrade design.

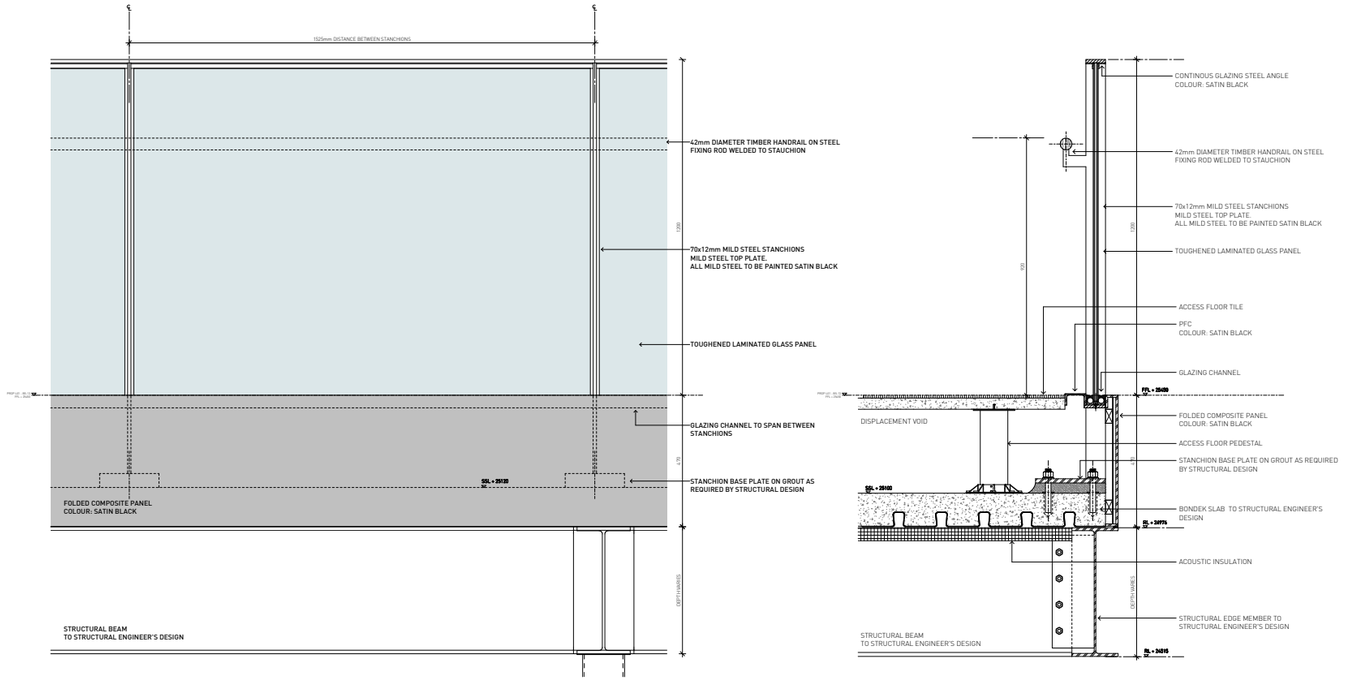


Proposed view from Bay 4A towards Bays 5-7

Indicative Balustrade Details - Bays 5-13 + 15



Indicative Balustrade Details - Bays 1-4A

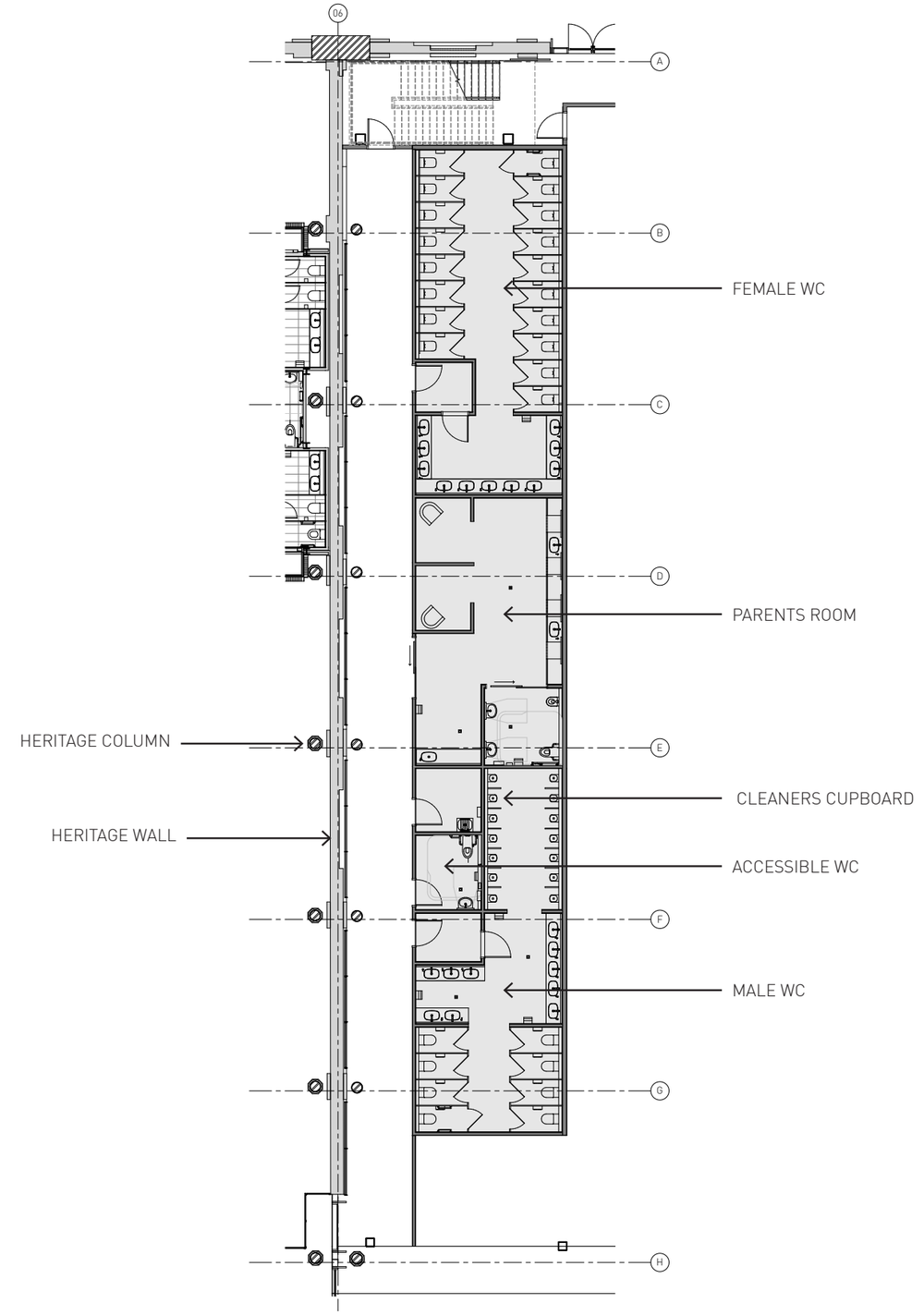


1.11 - Amenities Bay Retail Bay 4A

Within retail bays 1 to 4A amenities are consolidated in the north of bay 4A at ground floor. This consolidation minimizes the footprint on inground hydraulic works, avoiding bays 1 and 2. Where possible smaller diameter pipes and cables can be reticulated within a proposed topping slab, larger diameter pipe work, i.e. new sewer lines will sit below the existing slab to make connection with the existing sewer. The extent of new sewer lines will be minimised where possible by running secondary pipework through wall cavities behind the toilet pans and sinks.

Across both the commercial and retail stages the quantum of sanitary facilities has been calculated using table F2.3 of the BCA.

Ground Floor Plan Bays 1-4A



Bay 4A Ground Floor Amenities Plan

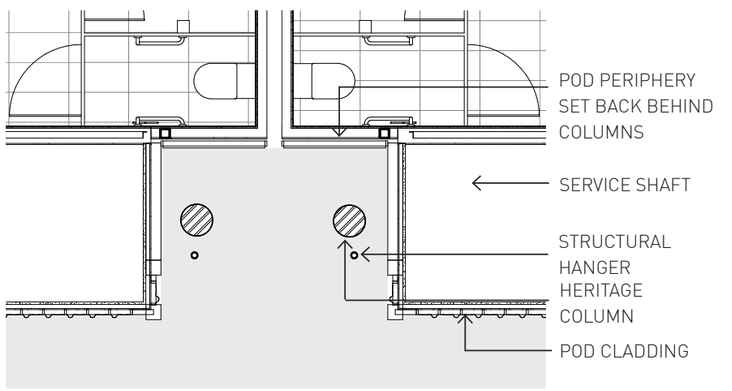
1.12 - Amenities Pods Bays 5-13

Within commercial bays 5 to 13 'pods' have been designed to incorporate amenities, mechanical, electrical and hydraulic service requirements within a consolidated location, based on a reversible lightweight steel structure with plant deck above.

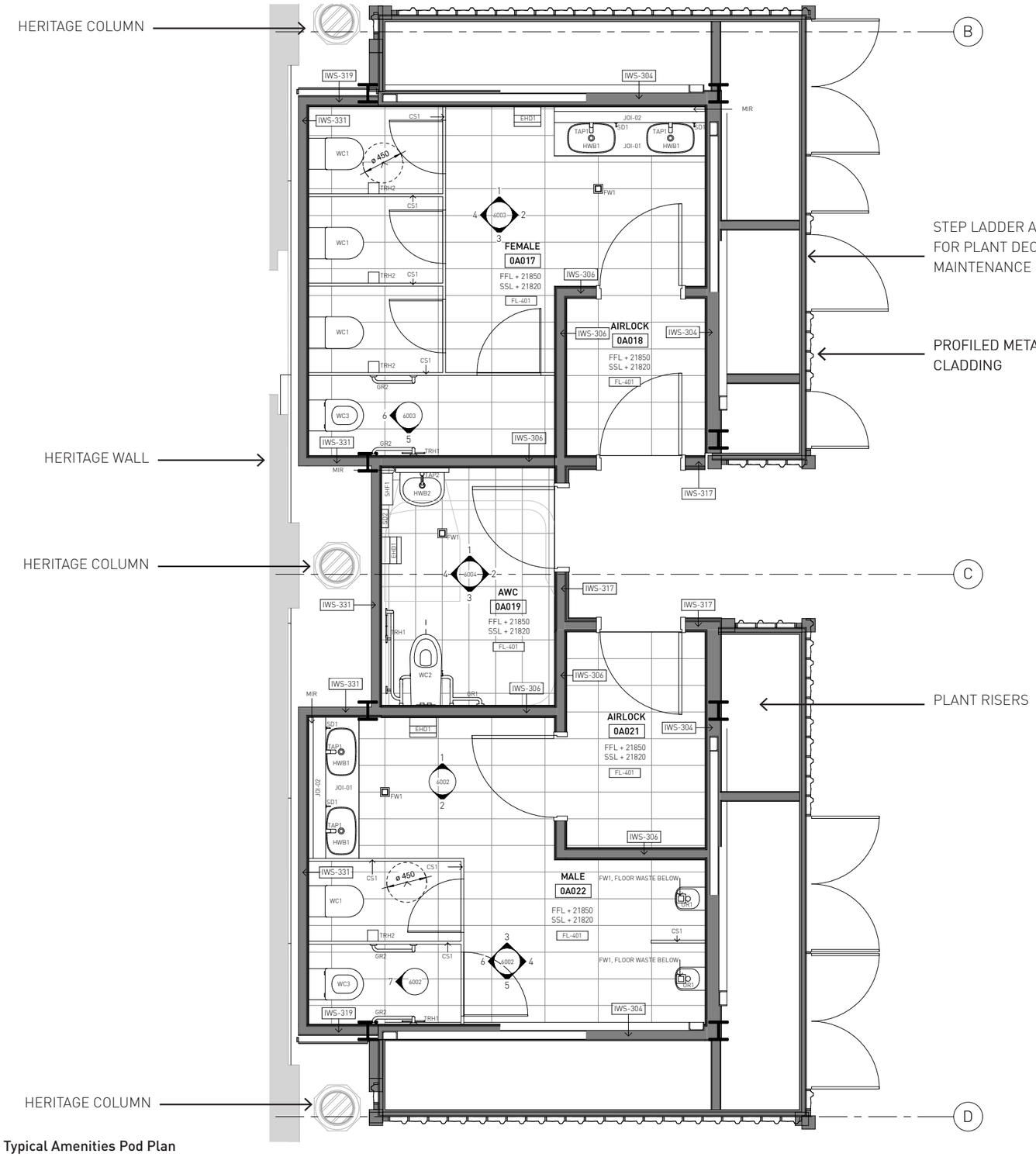
The amenities comprise the core of the layout in plan, while service shafts are located around the periphery to allow ducts to be reticulated vertically from the plant deck through the floor plate.

Both the floor plates and amenities pods have been designed to integrate the heritage columns and structure with the new insertions as an integral element of the proposal, with walls located to ensure columns are visible and not concealed. The intention of the wrapping concept is not to enclose the columns, but rather to wrap the walls behind the columns wherever possible. This allows the insertions to slot in around the existing heritage structure without concealing or enclosing the columns. As is the case throughout the building, the design intention is to ensure vistas to heritage structure, equipment and machinery are retained.

Typical Column 'Wrapping' Detail Ground Floor

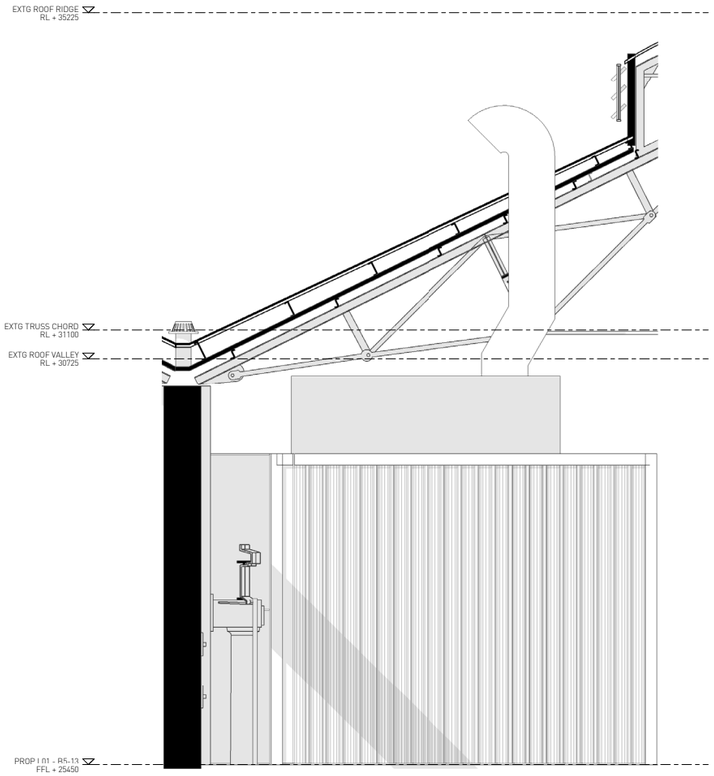


Typical Column 'Wrapping' Detail First Floor

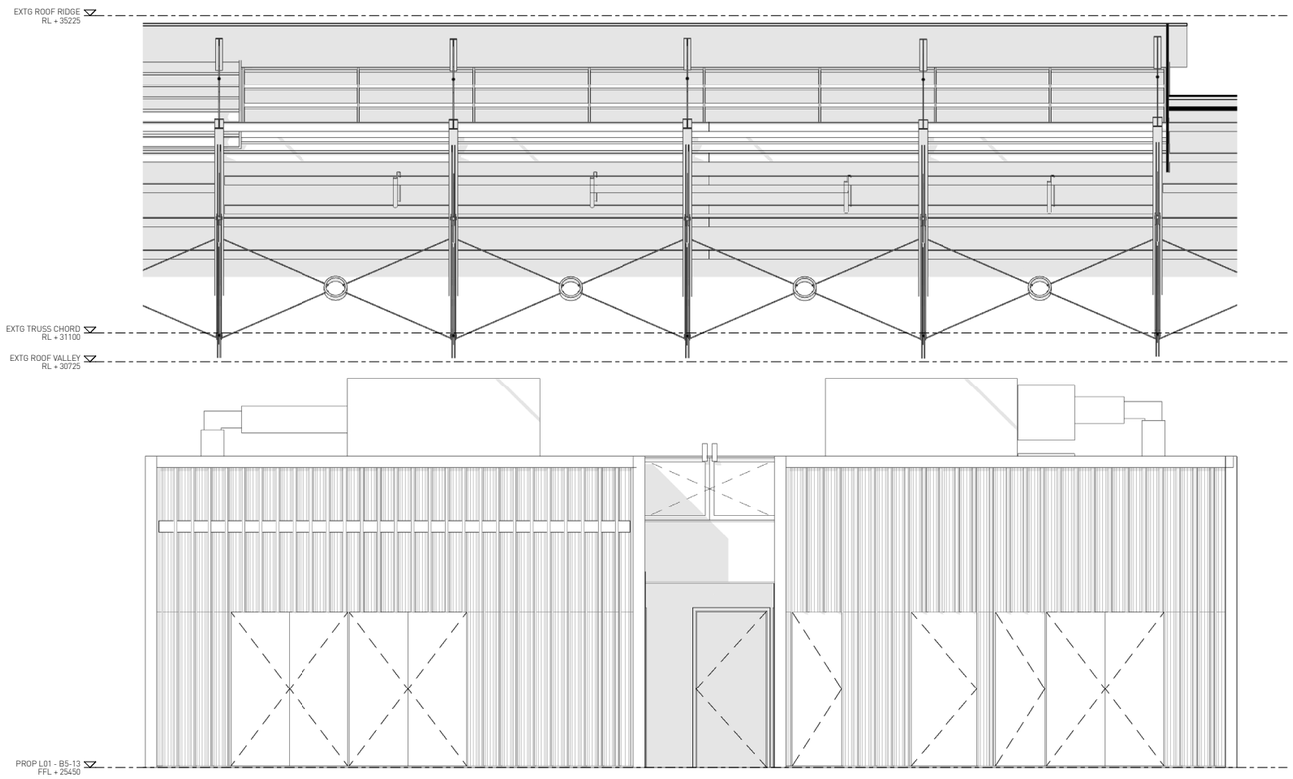


Typical Amenities Pod Plan

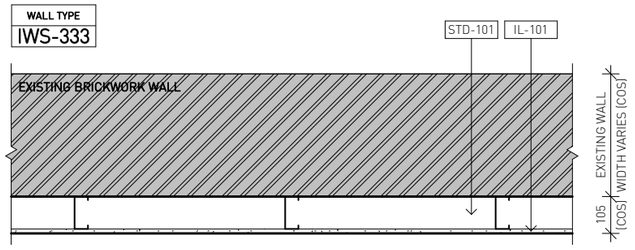
1.12 - Amenities Pods Bays 5-13



Typical Pod Side Elevation

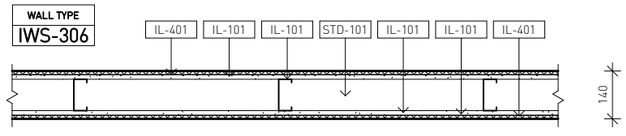


Typical Pod Primary Elevation



CODE	WALL BUILD-UP MATERIALS (IWS-333)	THK (mm)
IL-101	Plasterboard TruRock (High Performance)	13
STD-101	Metal - Stud	92 (COS)

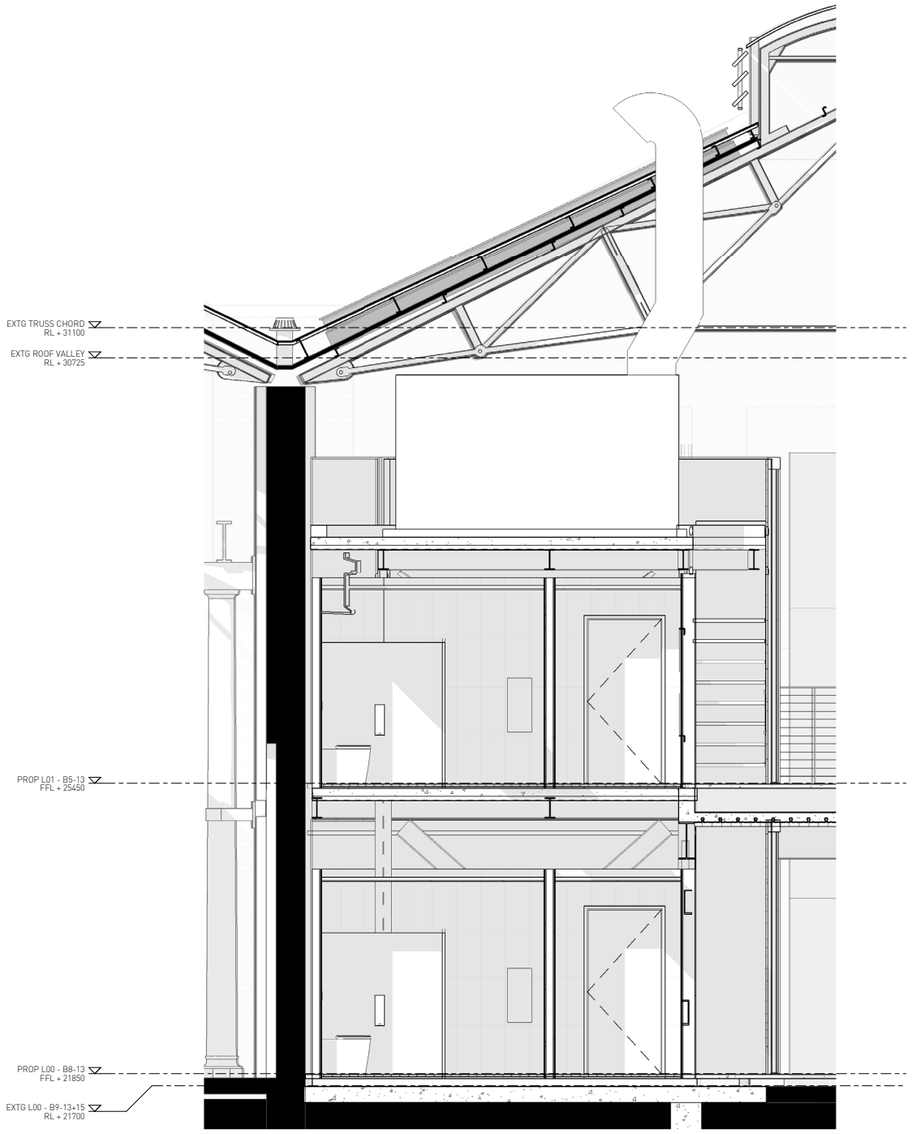
Protective Lining to Heritage Walls



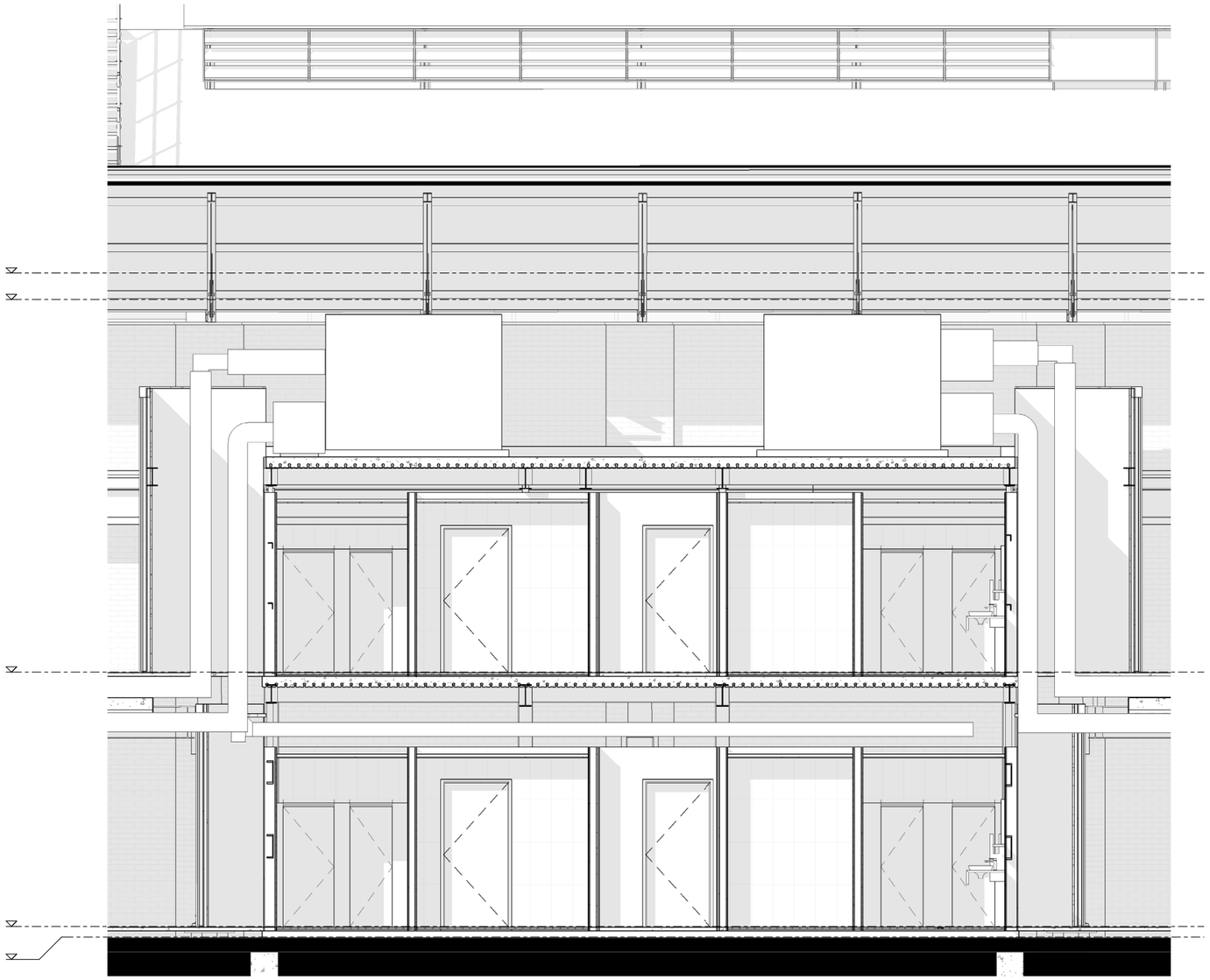
CODE	WALL BUILD-UP MATERIALS (IWS-306)	THK (mm)
IL-101	Plasterboard TruRock (High Performance)	13
SCR-101	Screed	1
IL-401	Ceramic Tile - 300 x 600	10
STD-101	Metal - Stud	92

Internal Pod Walls

1.12 - Amenities Pods Bays 5-13



Typical Pod Section



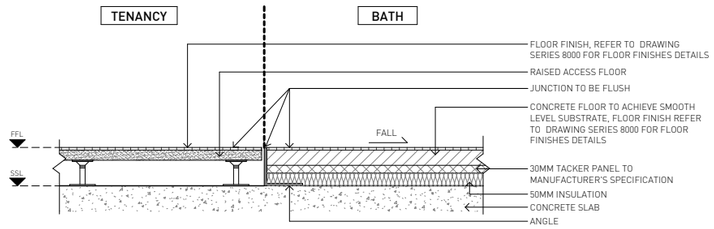
Typical Pod Section

1.13 - Reversibility

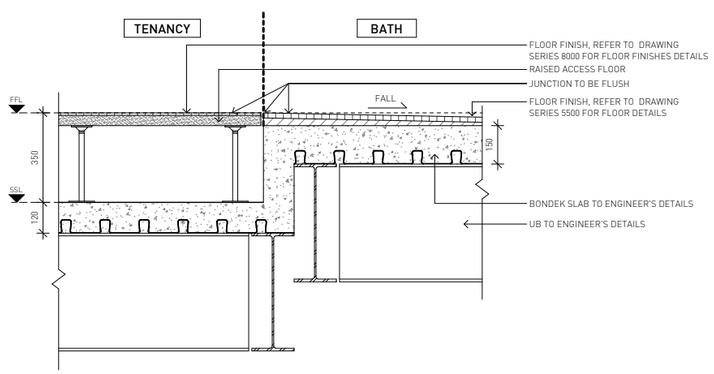
All new framing and first floor inserts are to be of lightweight steel framed construction, allowing the new structures to be removed in future without having undue impacts on the existing heritage structure. Where possible, existing footings are to be utilized to support new structure, minimizing the need for excavation or disturbance to the heritage slab.

The first floor inserts are to be constructed utilising Bondek, a permanent formwork product which is installed as a profiled metal sheet, onto which concrete is poured insitu. The Bondek sheet is connected to the new steel structure and then remains in place once the concrete is cured, allowing for efficient and non-invasive construction of floor slabs.

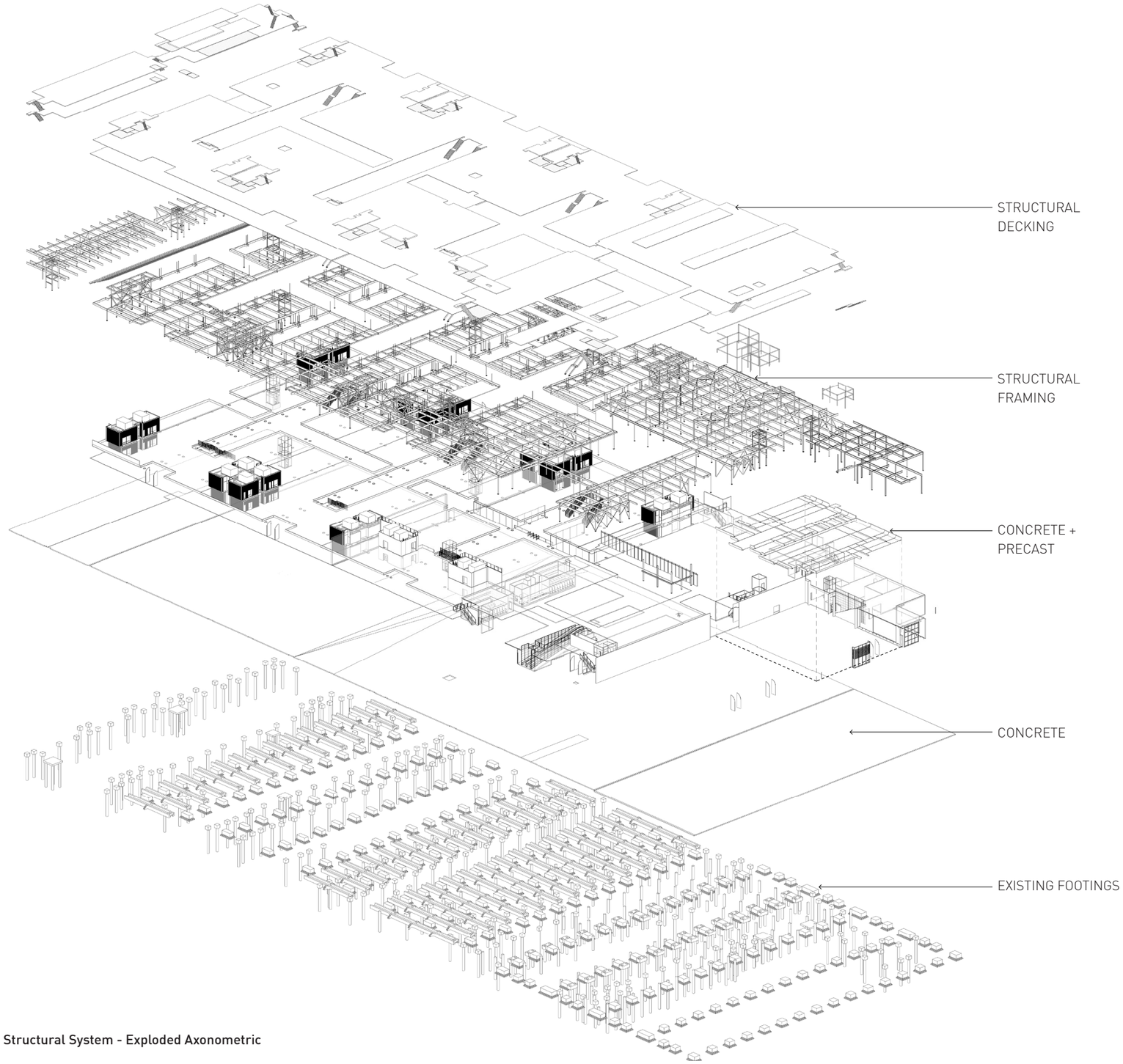
The columns supporting the roof platforms will meet the new floor structure at first floor level and the load transferred to ground via the columns supporting the first floor. Therefore there will be no additional penetrations in the existing ground floor slab as a result of the roof platforms.



L00 Floor Junction Detail - Concrete / Access Floor Boundary



L01 Floor Junction Detail - Access Floor / Wet Area



Structural System - Exploded Axonometric