

1.15 - Supermarket View

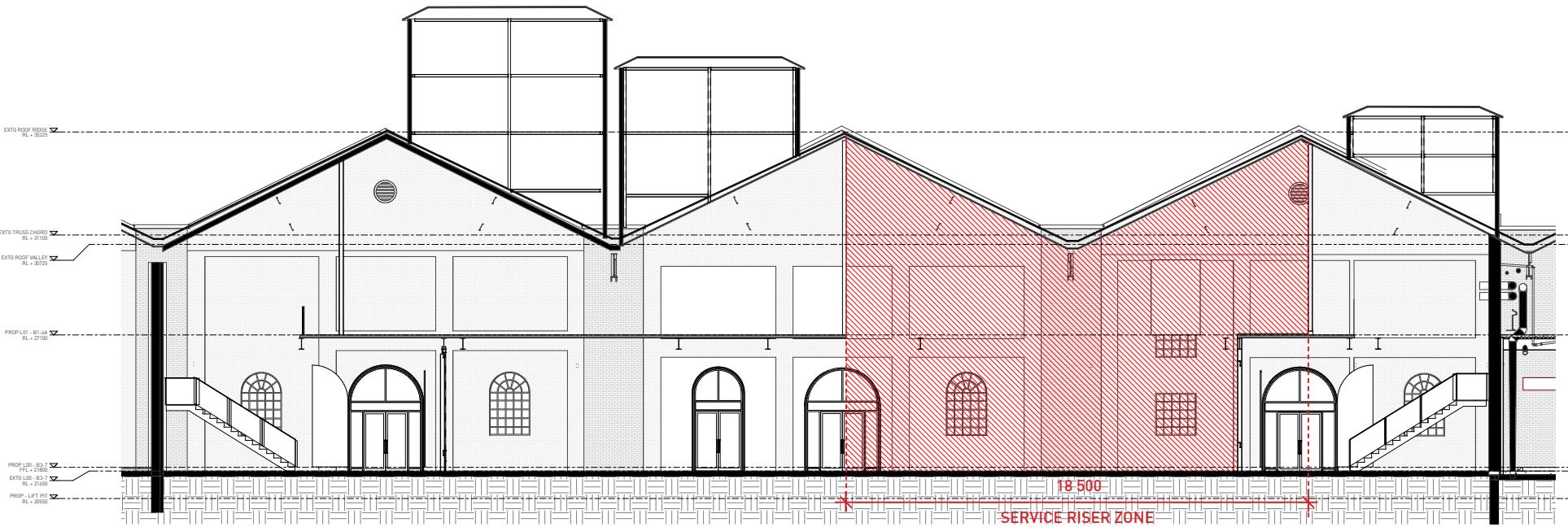


1.16 - Services Reticulation

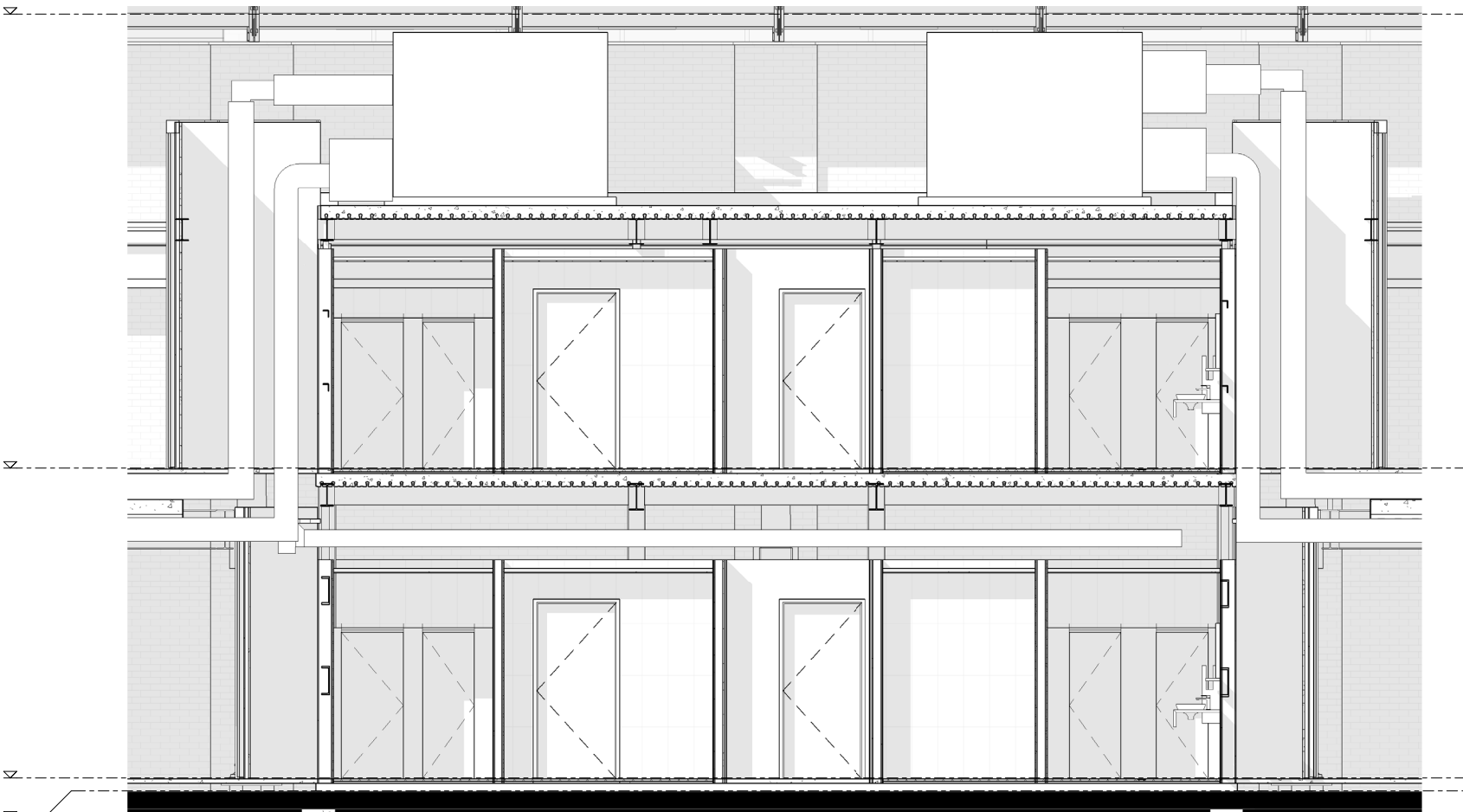
Throughout the building, any pipework and cabling will be reticulated through a consolidated service run around the perimeter walls of the building, similar to the existing conditions, with cable trays and exposed service ducts to the ground floor ceilings contributing to the industrial design aesthetic. An access floor has been provided throughout bays 5-13 to allow data cabling and pipework to be reticulated beneath the floor plate without the need for chasing or intervention into the existing floor slabs.

New penetrations through the roof will be required for internal mechanical equipment, similar to the existing conditions, and these will be minimised and consolidated wherever possible. The service pods have been designed with this in mind, ensuring equipment on the commercial floorplates is limited to the roof decks of the pods where it can be vented directly through the roof with minimal impact. Where mechanical equipment is located on the roof, limited service risers will be required to connect this equipment to the tenancies. These will be consolidated and located to ensure they do not interrupt any key views to heritage fabric.

Services required to be reticulated from the roof platforms over Bays 3-4A will do so via a limited service riser zone located on the northern wall between Bays 3 and 4. This riser allows services to then connect into the horizontal services ring loop which is reticulated along the major north-south walls of Bays 3-4A, allowing connections for each tenancy. Vertical connections to this system and to the ground floor level as required are to be limited to the northern wall zones shown hatched in the attached diagram.

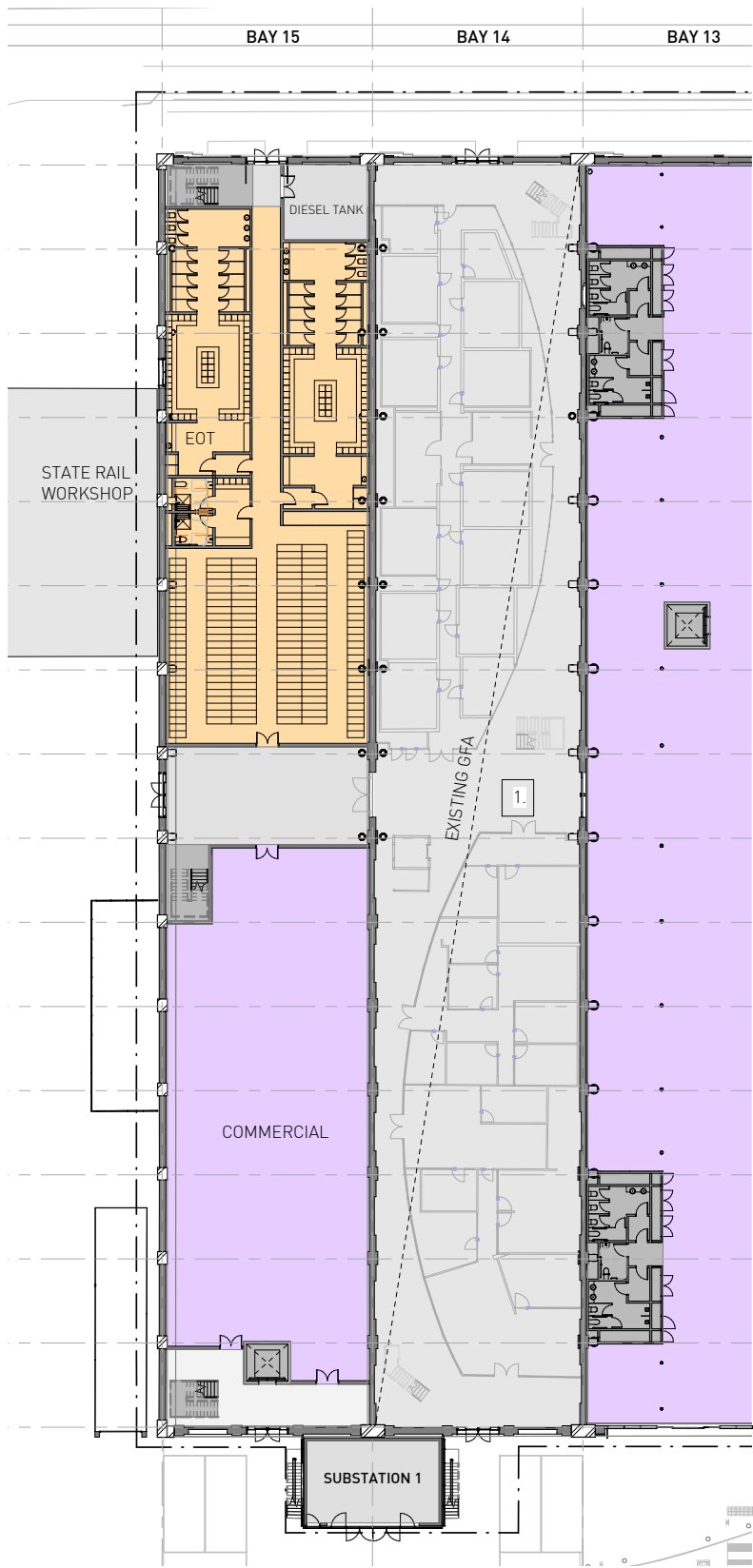


Roof Plant Service Reticulation Shaft, Bays 4/4A

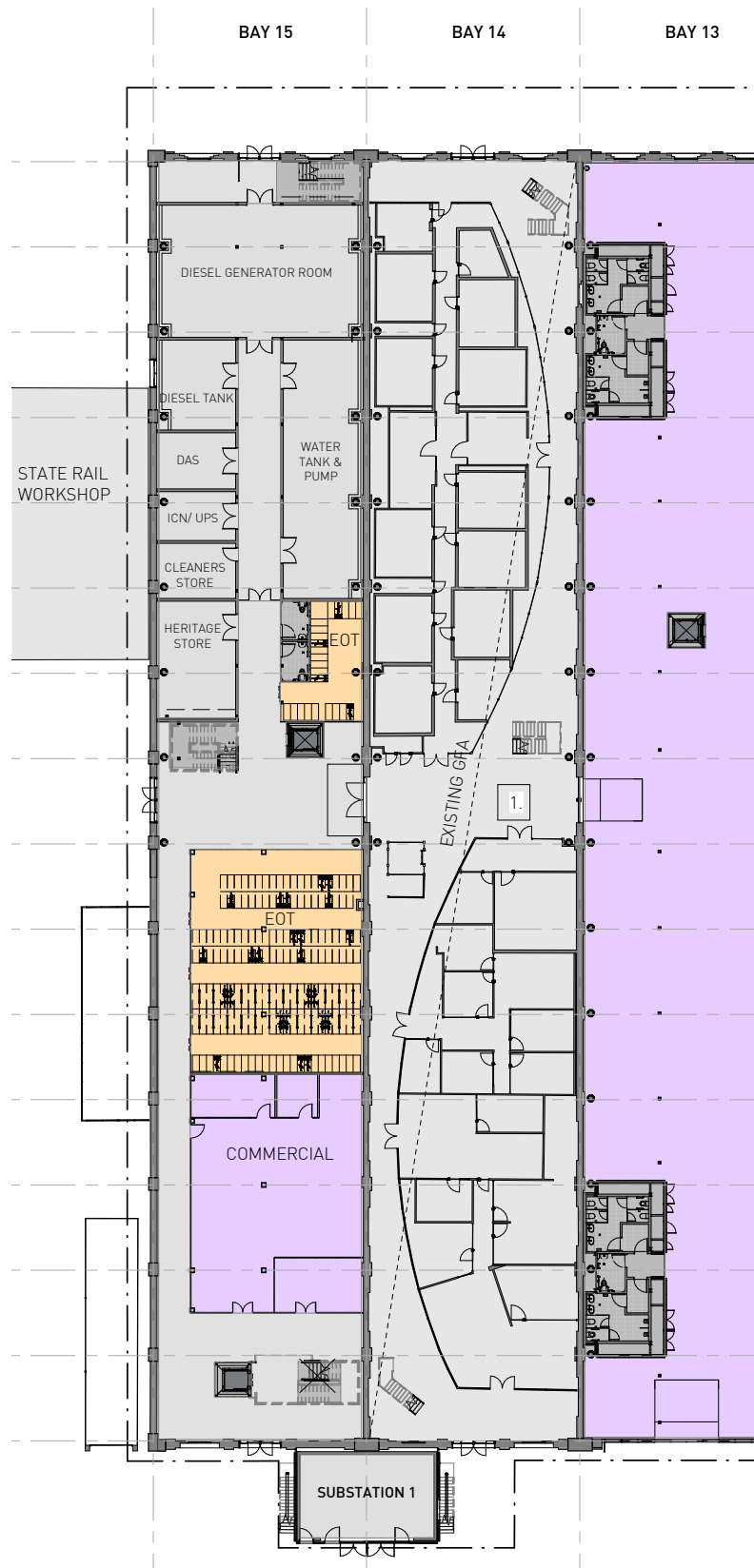


Service + Amenities Pods Section - Service Reticulation Shafts

1.17 - Bike Storage



1.17A - Bay 15 Ground Floor Plan November 2017 SSDA Submission (227 Spaces)

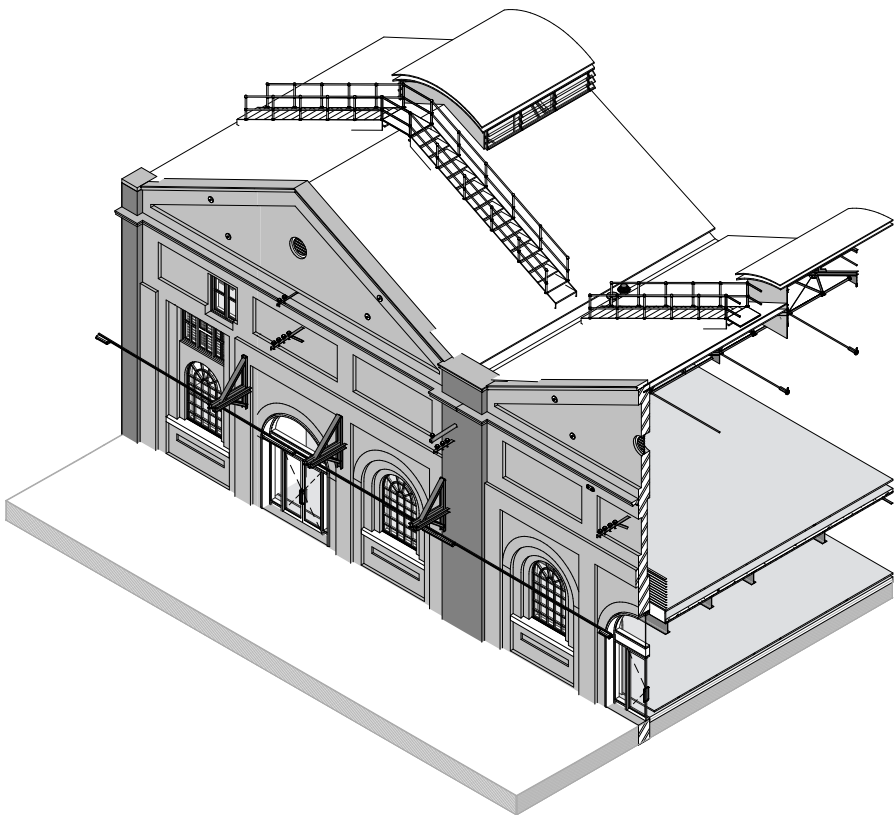


1.17A - Bay 15 Ground Floor Plan Current RTS Submission (184 Spaces)

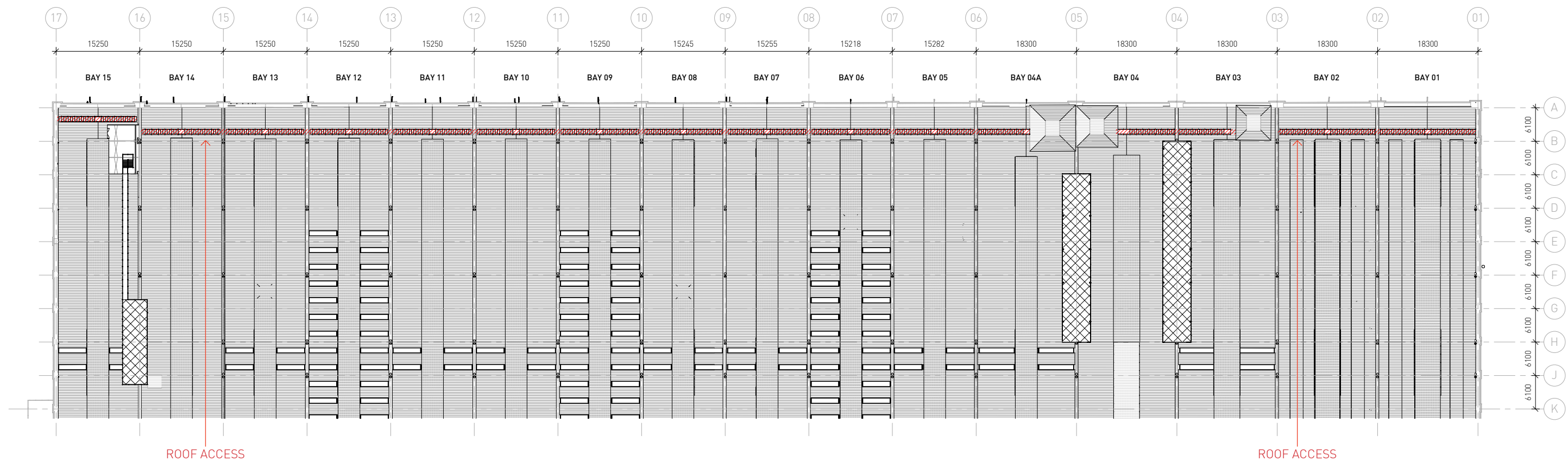
1.18 Roof Maintenance and Access Systems

Roof access and maintenance systems will be upgraded to bring the installation in line current standards and regulations. The primary roof access circulation will rely on both walkways located in the roof valleys that are then interconnected via a series of roof stairs running east to west over each roof pitch.

To minimise their visual impact roof stairs a set back from the facade parapet . Roof access walkways and stairs to be specified will be proprietary systems that use clips and screw connections to mechanically fix to the top roof sheet material.



Typical Roof Access Stair with Handrail



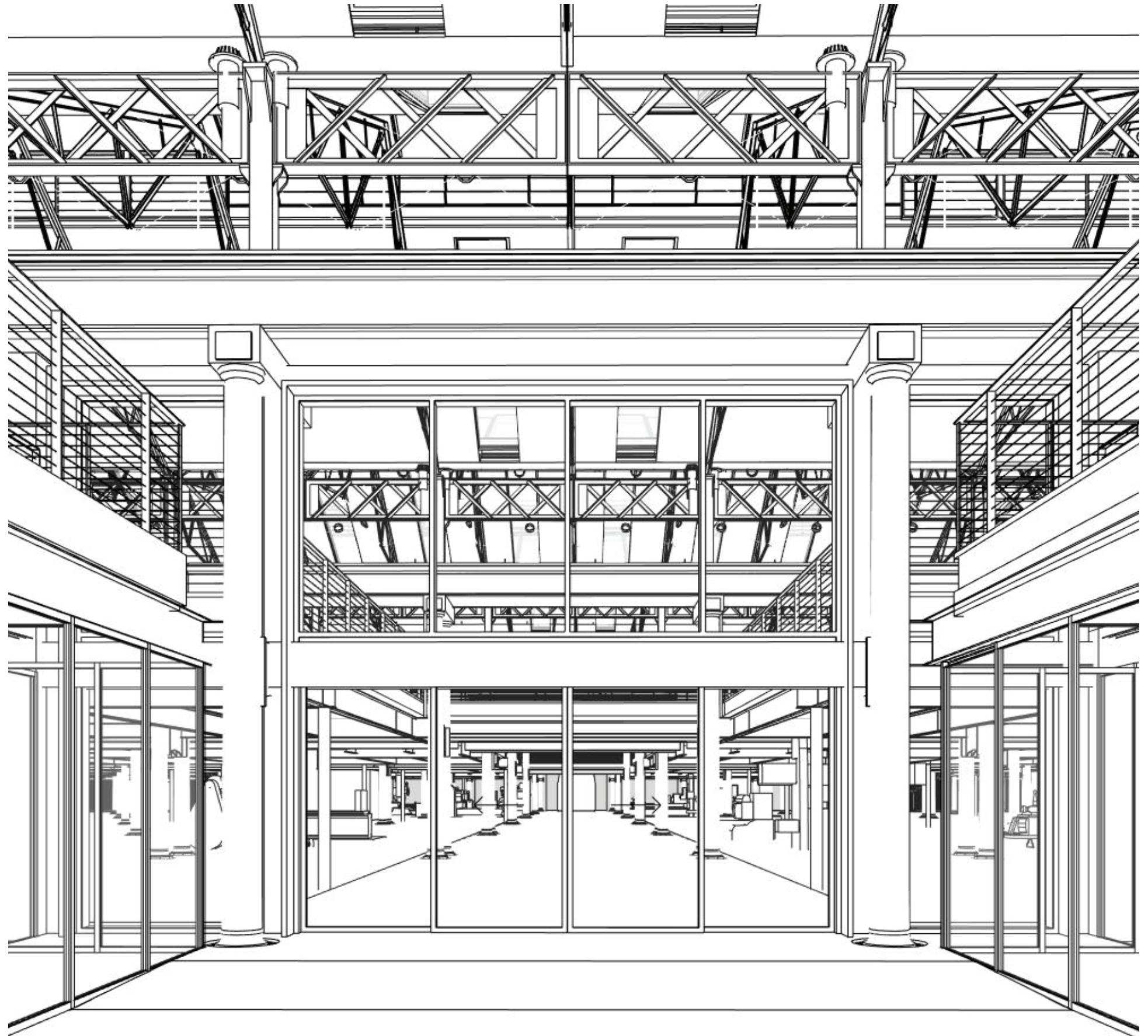
Roof Plant Platforms - Excerpt Plan

View Down Central Spine - Bay 7-8 East

The design intent for the central spine is to achieve maximum transparency throughout the building, ensuring this important axis is clearly articulated, and celebrating the expansive views to heritage structure and equipment within the Locomotive Workshops.

The inter-tenancy walls proposed between Bays 4A and 5 and Bays 7 and 8 are to be framed, glazed structures in keeping with the style of new windows and doors proposed throughout the building. The framing is to be minimal to allow clear lines of vision from one end of the building to the other. All tenancy walls within the visual sight-lines zone are to be glazed with minimal framing.

Balustrades in Bays 5-15 are proposed as tension wire balustrades. These are intended to achieve maximum transparency to edge conditions, enhancing the expansive views through the building.



View Down Central Spine - Bay 8-9 East

The design intent for the central spine is to achieve maximum transparency throughout the building, ensuring this important axis is clearly articulated, and celebrating the expansive views to heritage structure and equipment within the Locomotive Workshops.

Within the major commercial tenancy (Bays 8-13), the central spine is articulated by a consistent floor material, with the double-height space continuing the length of the building and expanding into atria which run parallel to the central spine. Heritage equipment is to be displayed within these atria, where the impressive scale of the building can be celebrated.

Balustrades in Bays 5-15 are proposed as tension wire balustrades. These are intended to achieve maximum transparency to edge conditions, enhancing the expansive views through the building.

