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Item '

•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

•The masonry wall (and portion of floor) at level 5 was proposed to be kept while the wall below was proposed to be demolished. Even with the utmost of care during design, demolition and construction, temporarily supporting this wall and portion of floor while 6 storeys of wall and floor are being demolished below will result in significant risk to the wall and an increase in risk to the site operatives.

•It is unavoidable that such work would result in movement of the wall, which would cause cracking in the brickwork and spalling of the plaster. Any cracks would need to be repaired which will consist of removing the cracked bricks and stitching in new bricks across the crack or installing masonry reinforcement within the mortar joints across the crack. This would require yet more of the plaster being removed. It is likely that even if this wall was retained the majority (if not all) of the plaster and a significant amount of brickwork would need to be replaced.

•It is proposed to temporarily remove this wall during construction. The wall will be accurately rebuilt using salvaged bricks from this original phase

of the building. The wall will then be reset using lime plaster to match the original.

•The temporary removal of this wall will require timber joinery including doors, frames, sidelights and highlights in the vicinity of the wall (up to approximately 1m away from the line of the wall) to be temporarily removed, stored and then reinstalled following rebuilding.

•The temporary removal of this wall will also require plaster finishes in the vicinity (up to approximately 1m away from the line of demolition) to be removed and then reconstructed following rebuilding.

<u>tem 6</u>

•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 require timber joinery including skirting boards and finishes in the vicinity of all affected columns (up to approximately 1m away from the columns) to be temporarily removed, stored and then reinstalled following structural augmentation.
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 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. Item 11

•Three new beams are required in this area to enable 3 columns to transfer and avoid the columns passing through the heritage stairwell or the Level 6 heritage roof. The floor and pockets through the wall need to be demolished in this area to allow for the new beams.

•There are 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

Proje	ot .			
Rev	Description	Eng	Draft	Date
Α	ISSUE FOR ECI TENDER	T.M.	L.C.	19.05.17
В	RE-ISSUE FOR ECI TENDER	T.M.	L.C.	26.06.17
С	RE-ISSUE FOR INFORMATION	T.M.	L.C.	01.02.18
D	RE-ISSUE FOR INFORMATION	T.M.	L.C.	09.02.18
E	RE-ISSUE FOR INFORMATION	T.M.	L.C.	23.02.18
F	RE-ISSUE FOR INFORMATION	T.M.	M.A.E.	19.03.18
G	RE-ISSUE FOR INFORMATION	T.M.	L.C.	20.04.18
Н	RE-ISSUE FOR INFORMATION	T.M.	L.C.	30.04.18
J	RE-ISSUE FOR INFORMATION	T.M.	L.C.	10.05.18
K	RE-ISSUE FOR INFORMATION	T.M.	L.C.	11.05.18
L	ISSUED FOR SECTION 96	M.R.	M.A.E.	26.06.18

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

Sheet Subject

LEVEL 5 TEMPORARY
WORKS / DEMOLITION PLAN



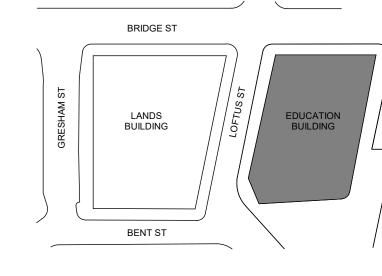


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DRAWING TO BE PRINTED IN COLOUR

LEVEL 6 OUTLINE TEMPORARY WORKS / DEMOLITION PLAN SCALE 1:100

TEMPORARY WORKS / DEMOLITION LEGEND

HATCH DENOTES EXISTING STRUCTURE TO BE DEMOLISHED DURING EARLY WORKS / STAGE 1 DEMOLITION

1-EB ON PLAN DENOTES EXISTING BEAM TO BE DEMOLISHED

HATCH DENOTES PENETRATION IN EXISTING SLAB FOR NEW COLUMNS. TO BE DONE IN A PROPPING SEQUENCE AS THE CONCRETE COLUMNS ARE BUILT.

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

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С	RE-ISSUE FOR INFORMATION	T.M.	L.C.	01.02.
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E	RE-ISSUE FOR INFORMATION	T.M.	L.C.	23.02
F	RE-ISSUE FOR INFORMATION	T.M.	L.C.	20.04
G	RE-ISSUE FOR INFORMATION	T.M.	L.C.	30.04
Н	RE-ISSUE FOR INFORMATION	T.M.	L.C.	10.05.
J	RE-ISSUE FOR INFORMATION	T.M.	L.C.	11.05.
K	ISSUED FOR SECTION 96	M.R.	M.A.E.	26.06.

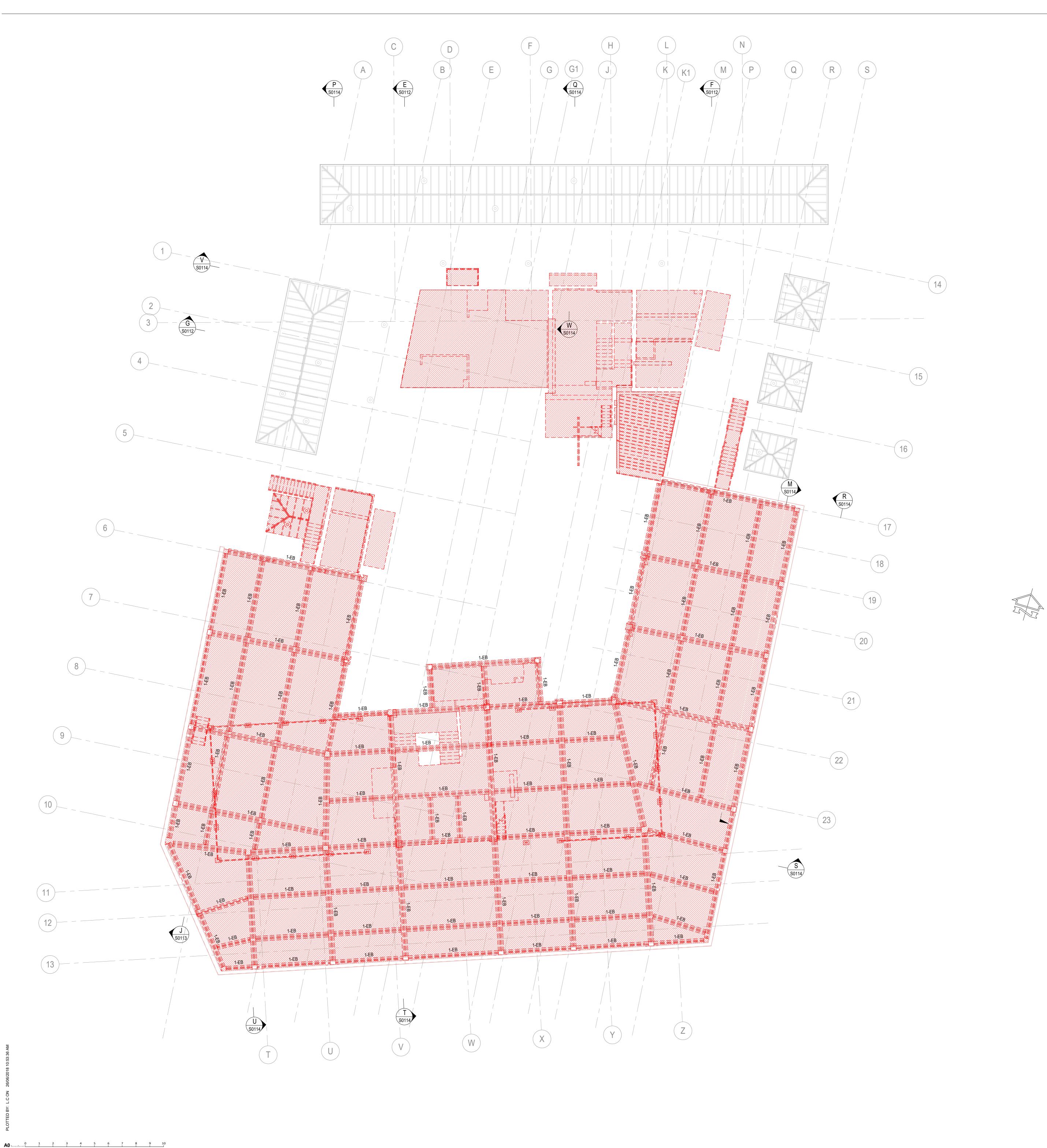
23-39 Bridge Street, Sydney 2000, Australia LEVEL 6 TEMPORARY

WORKS / DEMOLITION PLAN

Design Architect



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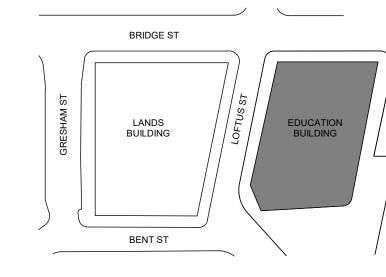


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KEY PLAN

BRIDGE ST



DRAWING TO BE PRINTED IN COLOUR

LEVEL 7 OUTLINE TEMPORARY WORKS / DEMOLITION PLAN

TEMPORARY WORKS / DEMOLITION LEGEND

HATCH DENOTES EXISTING STRUCTURE TO BE DEMOLISHED DURING EARLY WORKS / STAGE 1 DEMOLITION

HATCH DENOTES PENETRATION IN EXISTING SLAB FOR NEW COLUMNS. TO BE DONE IN A PROPPING SEQUENCE AS THE CONCRETE COLUMNS ARE BUILT.

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D RE-ISSUE FOR INFORMATION C RE-ISSUE FOR INFORMATION B RE-ISSUE FOR INFORMATION A RE-ISSUE FOR INFORMATION	M.R T.M T.M T.M T.M	L.C. L.C. L.C. L.C.
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D RE-ISSUE FOR INFORMATION	T.M	. L.C.
E ISSUED FOR SECTION 96	M.R	. M.A.E.

EDUCATION BUILDING

23-39 Bridge Street, Sydney 2000, Australia

Sheet Subject

LEVEL 7 TEMPORARY
WORKS / DEMOLITION PLAN

Design Architect

Make

Level 2, 36 Carrington St, Sydney NSW 2



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