investa

126 Phillip Street
Site Finishes Requirements

October 2023

Fire Protection

The base building Fire Consultants, Core Fire, are required to provide compliance signoff for all modifications to the fire services layout in the tenancy. Tenants can choose to have Core Fire complete the design for their tenancy or they will be required to complete a desktop review of the drawings prior to approval of your fitout, and a final onsite inspection before an Occupancy Certificate will be accepted by building management. This will be at the tenant's cost. This cost is dependent on the size and complexity of the tenancy space.

For works affecting the existing Fire Engineered Solutions in the building, Stephen Grubits the base building Fire Safety Engineers, will be required to sign off to ensure the design meets with the fire requirements of the building. This approval (in writing), confirming the tenancy design is in harmony with the fire requirements, is to be provided prior to the commencement of any work.

The location and number of smoke/fire detectors and/or E.W.I.S. speakers, and/or exit and emergency lighting must comply with the competent Authorities and the requirements of the Insurance Council of Australia, and the Landlord's insurers. Should the works necessitate any alteration or addition to the existing equipment, the cost of such alteration or addition will be borne by the Tenant.

Ensure smoke detectors are not within 400mm of air conditioning supply or return registers to avoid contamination from air flows.

Tenants must ensure that access is maintained to fire hydrant cupboards as required under the relevant Authorities requirements.

The location and number of fire sprinklers must comply with the competent authorities and the requirements of the Insurance Council of Australia, and the Landlord's insurers. Should the works necessitate any alteration or addition to the existing equipment, the cost of such alteration or addition will be borne by the Tenant.

The building uses a Fire System Graphic Computer to monitor the fire services in the building. It is a requirement of any fitout, where smoke detectors are added or deleted, to allow for these changes to be mapped to this computer. Building staff then can readily monitor smoke detectors and isolate devices as required. The base building fire contactor will be required to carry out this work.

Smoke Detection/Emergency Warning and Intercommunication System (EWIS)

Any changes/modifications or additions to the base building Fire Protection Systems shall be carried out by the contractor responsible for the maintenance of this system.

On completion the EWIS shall be tested and certified as suitable and giving adequate coverage to the tenancy. The EWIS has speech intelligibility. To meet the correct SPL all rooms may require a speaker.

Any additional EWIS Speakers will match the existing.

Sprinklers

Sprinklers installed are connected to flexible stainless steel braided hoses. Any additional sprinkler will conform to this design with the hoses being installed with a minimum length of two (2) metres. Sprinkler heads and escutcheons will be the same as existing.

Flush mounted sprinklers are not permitted under the Fire Engineered Alternative Solution. Special consideration may be granted by the base building engineer for isolated application of flush sprinklers.

N.B. The Landlord's fire services consultant, Core Engineering, will review all fire documentation and drawings prior to the commencement of any works and will undertake a physical inspection of the premises upon completion of the fit out works, the cost of which will be borne by the Tenant.

Building Constraints For Fitout

Heavy Equipment

Heavy equipment must not be installed without approval of the Building Manager. Full details must be submitted before approval can be given and must include dimensions, weight, details of supports and proposed location giving dimension from a fixed point of building structure (not a partition). Equipment would include items such as a compactus, safes and large photocopiers. In some cases special arrangements may be required for the goods lift and the Building Manager must be consulted at least one week prior to the installation. If required these arrangements would include the attendance of a lift mechanic and a letter indemnifying the Landlord and Building Management against any and all cost and/or claims for damages.

Fixing to Curtain Wall

No material should be attached in any way to the external facade of the building. Where partitions abut window mullions, a compressible material should be installed to allow for any movement. Full details are to be submitted to the Building Manager prior to proceeding.

Fixing To Ceiling Grid

The base building ceiling grid has the provision of a serrated recess (top hat); any fixing to the grid should be via the top hat with fixings to suit. This will overcome the necessity to drill into the ceiling grid.

Fixing To Soffit

Materials may be attached to the soffit only if they do not impose any additional load on the slab or reduce the fire resistance rating of the slab.

Post tensioned beams support the floor structure and these have been painted with a blue band on the underside. Drilling into the beam is not permitted without prior approval of the Structural Engineer.

Concrete Slab penetrations

Core holes;

All proposed core hole penetrations shall be reviewed against existing penetrations & site conditions. Every effort shall be taken to incorporate existing penetrations into proposed layout designs. Proposed penetrations shall be clear of existing Post Tensioned band beam locations and slab thickenings. Proposed penetrations will need to be ferro scanned and marked on-site to miss reinforcement and services. Proposed penetrations will need to be reviewed, assessed and signed off by the incumbent Structural Engineer. Fire rated material should be installed around penetrations in accordance with BCA requirements. There is no guarantee that all new proposed core hole requests will be approved.

Floor boxes;

Given the slab structural arrangements the inclusion of floor boxes in proposed design layouts is difficult and structurally contentious to achieve. It is a preference that floor box penetrations be omitted from proposed design layouts. If absolutely required, the quantity shall be limited and locations closely coordinated and analysed by the incumbent structural engineer. Proposed penetrations shall be clear of existing Post Tensioned band beam locations and slab thickenings. Proposed floor box locations will need to be ferro scanned and proposed locations marked on-site to miss reinforcement and services. Proposed penetrations will need to be reviewed, assessed and signed off by the incumbent structural engineer. Construction methodology will need to ensure no over saw-cutting at corners beyond penetration setouts. Fire rated material should be installed around penetrations in accordance with BCA requirements.

Partitioning Requirements

The building curtain wall mullions are 80mm wide. Any partitions meting the mullion are to be reduced to a maximum width of 80mm within the depth of the blind box in the ceiling (120mm). Where an internal wall meets an external window wall, the internal wall should be in line with a window mullion or column, and should at no time prevent any window assembly from being repaired, or from being properly cleaned. A 15mm wide strip of compressible material must be installed between the mullion and the wall. (Details of recommended junction arrangements are available from the Building Manager).

Terraces

Foster and Partners have provided a suggested plan for the terraces on Levels 28, 31 and 34. The Building Manager can provide this detail on your request.

Due to the exposed nature of the terraces it is imperative that a Structural Engineer and Wind Engineer reviews and certifies any proposed terrace upgrade, including the proposed manner of restraining any terrace furniture. Any furniture being installed on the terrace areas will require the approval of the Building Manager.

Any additional requirements for electrical lighting for the terraces will require the approval of the Building Manager.

Access Flooring

Provision has been made with the design of the building to allow tenants to install access flooring. The ceiling height will reduce from 2850mm to 2700mm once a 150mm access floor has been installed.

Where an access floor has not been installed the floors have been graded from the Lift Lobby (Grid line A3) to the slab in the vicinity of bridge links (at Grid B) at the north and south cores of the building.

Inter-Tenancy Walls - Specification

On multi-tenanted floors, the Landlord will provide entry doors, inter-tenancy and corridor walls. The following specification must be complied with for the construction of inter-tenancy walls.

- Sound Rating: STC 40
- Construction: Drywall with one layer of 13 mm Standard Core Plasterboard both sides on 64 mm stud at 600 mm centres from floor to the ceiling.
- One layer of wavebar suspended vertically from the slab draping 400mm horizontally over the ceiling below with 300mm overlaps to any wavebar joints. Ensure the T-bar section crevice to each T-bar traversing the inter-tenancy wall is filled. Special attention must be given to allowance for return air transfer ducts where applicable.
- Tontine TSB 4 or similar insulation is to be installed between plasterboard below.
- The Fire Sprinkler layout on both sides of the wall is to be maintained to Code.
- Structural integrity of ceiling grid is not to be comprised. Fixing to ceiling grid is permitted in a manner noted above.
- One coat of undercoat is to be provided on external side of wall.

Inter-tenancy walls must:

- run in a straight line from the facade to the corridor wall (i.e. no returns)
- along the ceiling grid line
- meet with the edge of the external columns or window mullion (at least 3 metres from edge of column).

Corridor Wall – Specification

Corridor Walls

On multi-tenanted floors, the Landlord will provide entry doors, inter-tenancy and corridor walls.

Entrance doors to suites on multi tenanted floors must not be positioned directly facing the lift lobby. For further details on this please contact the Building Management.

Structural integrity of ceiling grid is not to be compromised. Fixing to ceiling grid is permitted in a manner noted above.

The Fire Sprinkler layout on both sides of the wall is to be maintained to Code.

Horizontal joints at ceiling to have 25 mm natural colour aluminium trim.

If an insulated ceiling void in the corridor is required by the tenant, Tontine TSB 4 insulation batts to be laid over ceiling tiles above corridor wall with a minimum span of 1500mm each side of wall.

Where the corridor walls face the Atrium the following glazing specification will apply on multi-tenanted floors:

- Construction: Glass panels to meet relevant standard(s) and AS 1288
- 12.38mm laminated clear glass with clear interlayer to be held top and bottom
- All glazing edges to be polished.
- Two layers of 6mm toughened colour back glass glued together is required on all areas visible on both sides.
- Natural anodised aluminium 36mm C-profiles to suit thickness of glazing to be securely fixed at floor and ceiling interface. Allow sufficient tolerance for building movements
- Glazing panels to be set out to the ceiling grid and properly aligned with the centre line of ceiling grid.
- Nominal panel set out width is 1500mm
- All panel sizes to be site measured.
- Clear panel joints to be sealed with suitable clear sealant
- Opaque sections to be sealed with suitable white sealant
- A 500mm glazed nib to match adjoining glazing specifications is required at junctions of perpendicular walls. If abutting section is opaque, the nib is to also be opaque.
- Suitable sealant to be used between glazed nib and plasterboard section.
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- Rebated MDF to be securely fixed on the ends of abutting plasterboard wall. The Rebate section between MDF panels is required to conceal and support the thickness of glazed nib section.

Following management review of your fitout design varying degrees of vision impairment may be required depending on the areas being screened. e.g.

- Columns/Ducts/Risers/Storerooms located directly behind glazed sections to be screened with white coloured back glass (Colour 'Dulux Vivid White').
- Open office areas to be screened using the frosting specification shown on page 80, to be supplied by bleux only.
- Reception areas may be clear glass with a vision strip meeting BCA guidelines only.

The below diagram outlines the scope and requirements for frosting however for further information please discuss with Building Management.

Multi-tenanted floor glass panel frosting specification:

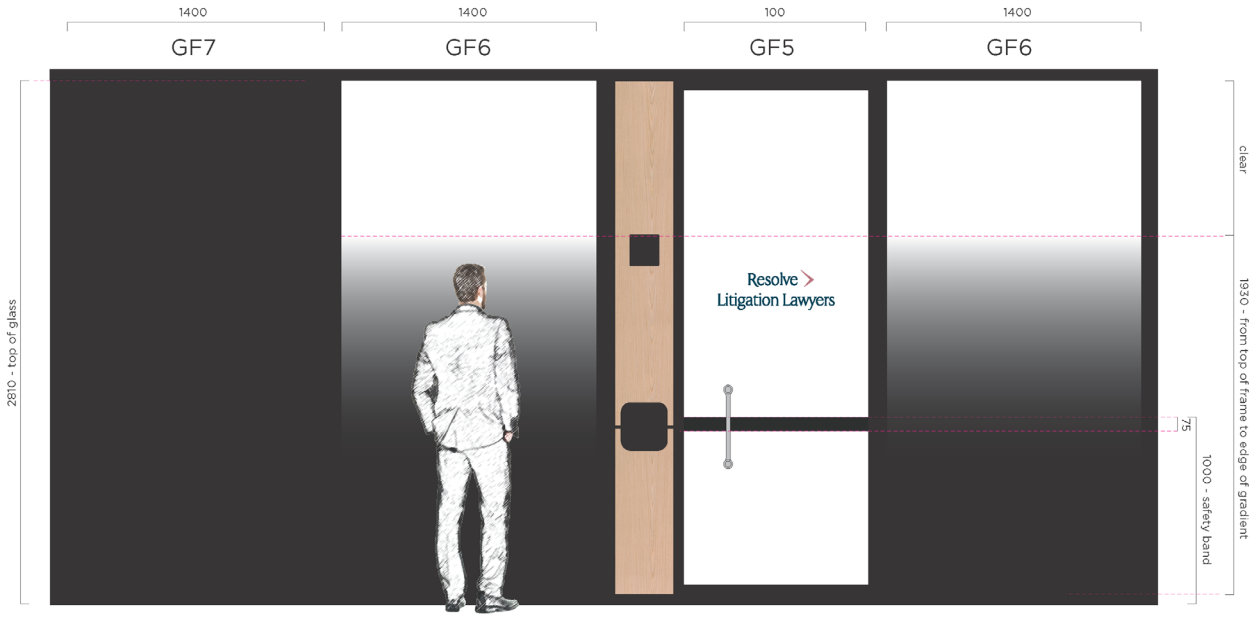
126 Phillip Street, Sydney – Film finishes schedule

GRAPHICS APPLIED FILM

CODE	IMAGE	SPECIFICATION		
GF5		type: size: range: colour: size: notes:	**safety band** 75mm high safety band refer to elevations custom designed privacy film on optically clear dark charcoal apply to corridor side as per spec by bleux	**contact** Studio Bleux Pty Ltd Studio 208, Level 2 61 Marlborough St Surry Hills, NSW 2010 Skye Molyneux skye@bleux.com.au 02 9380 6544 revised: 09.03.2022
GF6		type: size: range: colour: use: notes:	**privacy film** full height - gradient to stop at 1930mm and clear to top custom designed privacy film on optically clear dark charcoal provide privacy to work spaces apply to corridor side as per spec by bleux	
GF7		type: size: range: colour: use: notes:	**block out tint (external application)** full height of frame NatureView HD05 internal sectional walls or comms rooms. apply to corridor side as per spec by bleux	
GF8		type: size: range: colour: use: notes:	**block out tint (internal application)** full height of frame DV07 matte black where block out from internal lightsource is required. apply to tenancy side as per spec by bleux	bleux

Typical Safety Bands - Front of House and Entry Doors

Typical Film - Tenancy Areas



GF7 : Block out tint (ex.)

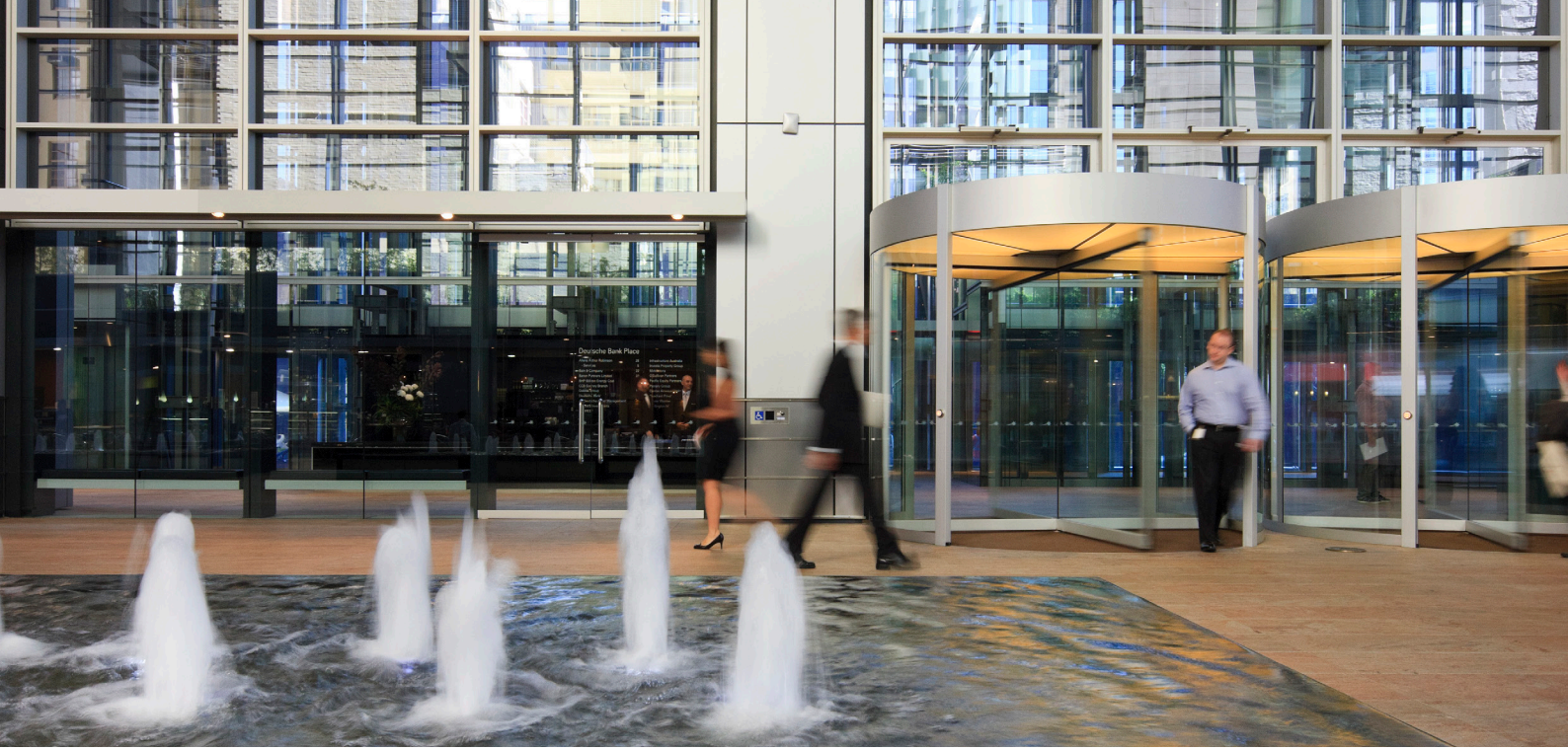
sample: NatureView HD05
approved: 10.05.2021

GF6 : Privacy film

sample: black test (+100% 1212--1200x1200/32pass) #4
approved: 9.03.2022

GF5 : Safety band

sample: black test (+100% 1212--1200x1200/32pass) #4 (colour to match height of GF6)
approved: 10.05.2021



Internal Shading

The Tenant may install shade blinds on the interior of the glass vision panels on the building facade. These blinds will assist in improving comfort conditions to the occupants adjacent to the façade and being affected by radiant heat and glare. The air conditioning provides temperature control to alleviate the change due to heat transmission through the facade, and internal heat loads from people and equipment. The blinds will not be fixed to the window mullions and are to be installed in the position provided. Guides for the blinds are integral with the window frame extrusion.

The blinds will be to a building standard, type and colour, and have been selected to maintain a uniform appearance for the building. The weight bar at the bottom of the blind will match the existing mullion colour.

A summary of the specification is as follows:-

- T-Screen 5103
- 3001 Charcoal / Grey in colour
- with 3% openness

Refer to the Building Management for full details.

Furniture Within 300mm Of Window Mullion

It is recommended that furnishings are not positioned close to the perimeter windows so that the windows remain accessible for cleaning and so that windows may be easily replaced in the case of damage. Ideally we would recommend that furniture be stood 700mm off the window sill.

Painted Surfaces

Low VOC (Volatile Organic Compounds) paint must be used throughout the fitout. This will limit any issues with odours and minimise OH&S risks.

General System Modifications

All modifications of control systems, electronic or otherwise, must be approved by and carried out under the direction of the Real Estate Service Team.

All modifications to electrical switch board circuits/schedules shall be updated on a daily basis as the work is carried out. On completion of modifications, the electrical contractor is responsible for providing a new electrical circuit legend for the distribution board and a copy for Real Estate Service Team records.

Disclaimer

Investa and its Agents take no responsibility for any errors or omissions or discrepancies, if any, in this document, which have been compiled from information supplied to us by various sources and are subject to withdrawal and or change without notice. This is a guide only and it remains the responsibility of the tenant or prospective tenant to make their own enquiries to ensure validity and accuracy of such information contained herein.