investa

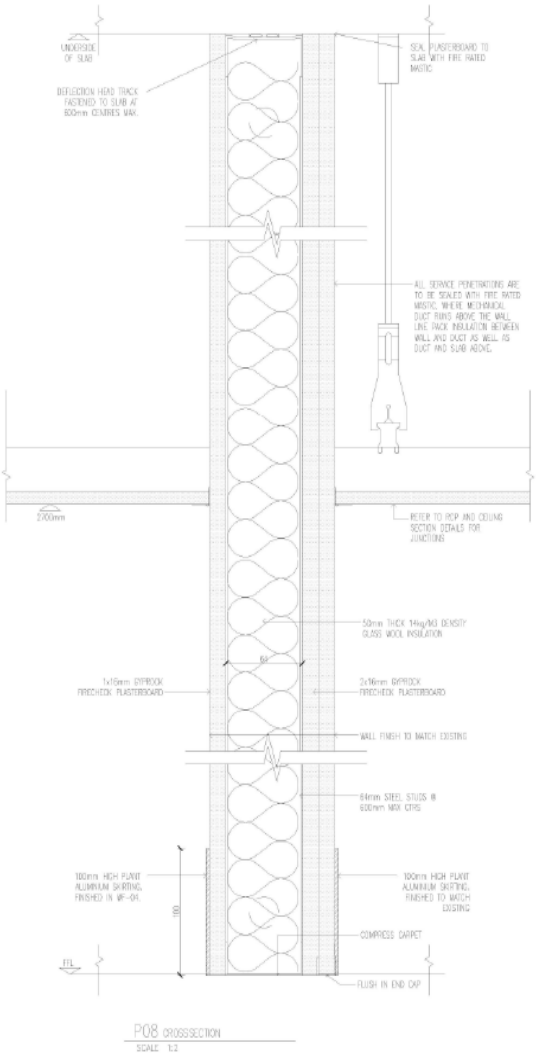
120 Collins Street
Site Requirements

October 2023

Intertenancy Wall Works

Where a tenant undertakes the separation of premises for the purposes of creating a subtenancy or a standalone space, the following must be reflected in the design:

- The wall construction must be in accordance with the 120 Collins “tenancy sub division wall construction detail” (figure over the page). This detail has been prepared to give a sound attenuation rating of circa 45 DnTw;
- Return air transfer ducts, designed configured and suitably lined to accommodate air flows and compliment the acoustic rating of the wall (in the order of 45 DnTw);
- The adjustment of air delivery systems (HVAC) and thermostat locations to ensure that each tenant is separately zoned and serviced by the relevant VAV systems;
- All tenant specific related services must be wholly contained within the respective tenancy i.e. electric lighting and power circuits must not cross the intertenancy wall;
- Any base building services that penetrate the wall must be acoustically sealed;
- Any subdivided space must be served by a dedicated electrical switchboard which is to be installed in a location nominated by the Landlord.



Conditions of Approval to Proceed

When applying for a building permit, please advise your building surveyor that the preferred location for the display of the Certificate of Final Inspection and Determinations at 120 Collins Street is the Building Security and Information Centre entry vestibule located in the north east corner of the ground floor foyer. The building permit should show "120 Collins Street Pty Ltd (ACN 092 813 922) atf Grosvenor Subsidiary Property Trust; and Investa Nominees Pty Ltd (ABN 71 096 412 770) atf 120 Collins Street Trust c/o Investa Building Management Office Lvl 4 The Podium / 120 Collins Street Melbourne" as the property owner.

Approval of Alternative Services Contractors

The consultant or tenant may put forward alternative Hydraulic or Electrical services contractors/sub-contractors on a project basis.

However due to Building Management's strict control requirements, and strategies of the air conditioning system and the fire systems, together with the uniformity of controls documentation required to provide and maintain a high quality air conditioning system all balancing and commissioning will be performed by A. G. Coombs and Environmental Automation. Grosvenor will attend to all interface requirements of the FIP and control all detection and sprinkler requirements.

Conditions of Gaining Access to the Site

A completed contractor access request form – 'AHWFI' listing all contractors together with Public Liability and Work Cover insurance details must be submitted and approved prior to contractors arriving on site.

Prior to occupying the site, the main contractor (or individual contractors where there is no main contractor) will be required to undertake a hazard identification & risk assessment audit, and provide details of appropriate risk control measures they intend to implement pursuant to Occupational Health and Safety regulations and guidelines.

NOTE: Access to Mechanical Plantrooms, Electrical and Pipe Riser, Electrical Distribution Boards, Fire Systems Isolation, IDF/MDF rooms, and other secure common areas will be denied until the above conditions have been met to the satisfaction of Building Management.

Should any dispute arise over payment to the Fire and Emergency Services Board for charges of any False Alarm of Fire callout attributable to a contractor(s) negligence and/or failure to follow set procedures; access to Fire Systems Isolation procedures and the Pipe and Electrical Riser will be denied until the matter is settled to the satisfaction of Building Management.

Where an alternative mechanical services contractor is awarded the mechanical services contract; access to Mechanical Plantrooms, Pipe Riser, Building Automation System and other appropriate areas will be denied until evidence that A G Coombs have been engaged to provide the specialist component of mechanical services works or Building Management are satisfied that the commissioning requirement will be adequately adhered to.

Electrical

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 Building Management records.

Fire System Interfaces - Building Automation System – FIP High Level

Interface (HLI)

NOTE: Any modifications to the fire protection monitoring system that also requires reprogramming of the Fire Indicator Panel (FIP) firmware (e.g. addition or deletion of smoke detectors) is to be carried out by Simplex / Grosvenor to ensure the fire protection system is not compromised in any way. These modifications shall also be replicated within the Building Automation System (BAS) HLI firmware as required. This BAS work will shall be carried out by Environmental Automation as a nominated sub contractor to the head Fire Protection services contractor.

Hydraulic

As a general rule sanitary and waste pumps for the breakout areas and other tenant services are not permitted and gravity plumbing is the preferred methodology. As services traversing another tenanted space and or base building should be labelled clearly and frequently along the run.

All take off services will be at the same floor level with cross floor level services not permitted.

Mechanical Services

VAV Design Information and Requirements

For the purpose of engineering the mechanical services design relating to VAV air quantities, the following components of the buildings control strategy should be considered.

- The automatic supply air temperature setpoint is calculated based upon the 'Average Temperature Deviation from Setpoint' for all VAV's within the specified building zone. i.e. Levels 6 - 21 or Levels 23 - 50.
- The original base building specification which called for the supply air setpoint to be determined from the "High Select" does not apply.
- Initially an average deviation is calculated via DDC averaging algorithms for each active floor.
- The output of this calculation is then included into a global algorithm to provide an overall 'Average Deviation' for all active floors within that zone.
- The supply air temperature is also not permitted to extend beyond the following limits regardless of the algorithm output.

Season	Min	Max
Summer	15°C	18°C
Winter	16°C	19°C

Fan Assisted Variable Air Volume Units (FAVAVs)

Fire Mode Operation

Fire mode operation of the VAV controllers, supply and return air dampers is determined by interfacing wiring and relay logic within each local mechanical switchboard controlled via I/O modules under communication with the main FIP.

Typically two fire signals are received at each floors local mechanical switchboard indicating a “fire on floor” (FFAR) and/or “fire in zone” (GFAR)

Fire in Zone (GFAR)

Upon receipt of a GFAR signal within a zone, a DDC signal is broadcast to all FAVAV controllers operating in that zone which will override the VAV damper positions to their respective preset fire mode position (Nominally 50%). This signal is overridden on a fire affected floor (See below).

Fire Detected On Floor (FFAR)

Should fire be detected on a particular floor, the signal from the FFAR relay in the local mechanical switchboard is received by the FAVAV controllers on that floor and overrides all damper positions to zero regardless of the simultaneous presence of the GFAR signal.

Supply and Return Air Dampers

Damper control is via local relay logic and wiring within each mechanical switchboard, overriding the DDC signal in a fire mode condition as per the following matrix.

Fire Signal	Supply Air Dampers	Return Air Dampers	VAV Damper Pos (DDC)
GFAR	OPEN *	CLOSED *	50%
FFAR	CLOSED	OPEN	0%

NOTE: *Denotes position of damper in its “spring return” position. Supply air and return air damper motors are Belimo AF24 (Spring Return action).

All cabling to both supply and return air dampers is via fire rated cable (Radox or equivalent). Return air dampers are fitted with a limit switch to provide position open/close status to the DDC system.

Mechanical Services and DDC Controls Drawings (Preliminary and As Installed)

- In addition to requirements indicated elsewhere in this publication the drawings are to include the following information in tabular form as per original design drawings.
- Design maximum primary air volume for each VAV box
- Design minimum primary air volume for each VAV box
- Design maximum secondary air volume for each VAV box
- Design maximum primary air quantities for each outlet
- Design value of VAV box electric heating element
- FAVAV 240V Cable Schedule
- Auxiliary AHU Control Schematics for any additional AHU’s installed

Controls Installation (VAV’S)

Due to the strict controls strategies in place, all works are to be undertaken by Environmental Automation, contact details are found within the Tenant Information Manual

Commissioning Data

Commissioning data is to be provided in the format as indicated on sample sheets available from Building Management.

Permission to Install Auxiliary Exhaust Fans

The installation of “standalone” exhaust fans discharging into the general ceiling are not permitted whereby such an installation may provide the potential to create

- Odours that may contaminate the conditioned air; or
- Compromise the ability of the local VAV system to adequately maintain space conditions in the surrounding occupied area.

The installation of small “standalone” exhaust fans to small kitchens, tea rooms, and food preparation areas must always be connected to the base building general exhaust riser via ductwork connection points on each floor.

The building’s general exhaust system is available to be used for auxiliary exhaust purposes up to the design maximum as specified for each floor. Volume control on each floor will be by an accessible and adjustable damper and/or speed controller, to not exceed the Building’s design allowance as specified under “Building Criteria”.

Large kitchen exhaust systems are not to be connected to the general exhaust riser but shall be purpose designed and engineered, and co-ordinated with Building Management.

Access to Mechanical Equipment

Notwithstanding the requirements of section 3.1.2 of this document, the following describes the minimum requirement in regard to achieving a safe means of access consistent with OH&S guidelines – Access through the ceiling is to be provided as follows:

VAV boxes

- Rear of box to inspect and/or replace the secondary air fan motor.
- VAV control panel AND primary air sensor
- DDC VAV controller (’Master’ VAV only and usually located close to the VAV control panel)
- Electric reheat element and safety cut-off control (perimeter boxes only).

Air Dampers

- Supply air
- Return air
- Fire

AHU's, FCU's, WCU's, PAC's (ceiling mounted)

- Filters
- Fan and motor
- Control panel
- Compressor
- Safety controls
- Water strainer

Access to mechanical equipment through hard plaster ceilings shall be via 600mm x 600mm hinged access panels without key locking. The large size of the access panel is necessary to allow for removal of fans, filters, etc., and to accommodate access to the quantity of control equipment located on or about the ceiling mounted units.

In each case, the ability to access equipment shall as a minimum be via a step ladder set up unimpeded and fully extended on the floor. Where equipment is installed above workstations or other obstructions that do not allow for safe access consistent with OH&S guidelines, the tenant may be required to make alternative arrangements for safe access at their cost. This maybe for the purpose of, but not necessarily limited to, routine servicing, troubleshooting, or conducting repairs.

NOTE: Access panels are non-negotiable and must be co-ordinated with building management

Installation of Supplementary Air conditioning Units

These comprise of but are not limited to, Air Handling Units (AHU), Fan Coil Units (FCU), Packaged Air Conditioners (PAC), Water Cooled Units (WCU), and Air-conditioning Units (ACU). (The latter usually refers to an air cooled condensing unit connected to a remote evaporator within a FCU).

Controls

All ceiling mounted units are to be connected to the Buildings DDC control system to provide a control and monitoring function. The following hardware points are a guide:

- Scheduled stop-start
- After-hours call pushbutton (optional)
- Fan status (by airflow switch or air pressure switch)
- Space temperature
- Discharge air temperature
- Filter status
- Compressor(s) stop/start (if applicable)
- EDH on/off (if applicable)
- CHW &/or HHW valve control (if applicable)
- OA/RA damper control (if applicable)
- Fault alarm
- OA – RA temperature (if applicable)

All floor mounted units typically serving Computer Rooms will generally be supplied with a 'stand-alone' control system with external dialler, to alarm the Tenant either directly or via a Monitoring Service of any malfunction with the system.

All supplementary units that are installed must include an automatic shut-off valve configured to open only when the compressor is running. This will eliminate any unnecessary flow through the unit and make for a more efficient building wide CDW loop. Potential for dead legs must still be taken into consideration when designing this component.

As a minimum we require the following hardware points to be provided to the buildings DDC control system:

- General fault
- Space temperature

Water Cooled Supplementary AC Units

The CDW loop pumps are speed controlled and cycled every 24 hours. There WILL be some flow reduction on changeover, however, this will be minimal and only of short duration (15 seconds max).

All water cooled supplementary and computer room AC units must be fitted with automatic flow sensing to allow automatic shutdown and restart of the compressor should a flow reduction be

sensed. This will prevent nuisance tripping of the AC unit on partial or temporary loss of CDW flow.

Protection of the unit on full loss of condenser water must always be ensured by a HP safety as fitted as standard by the unit manufacturer.

Treatment of Condensate

All supplementary units must be fitted with a galvanised 'safe tray' fully encompassing the footprint of the unit. This tray must be able to collect, and drain to waste, any spillage of condensate within the unit which may be caused by a blockage of the normal drain outlet, or other.

For units suspended within the ceiling space the safe tray is to be suspended underneath allowing a gap of approx. 25mm. For floor mounted/frame mounted units these may be supported on either treated pine battens or strips of waffle pad, spaced to allow adequate drainage without water pooling or damming.

Drain spigots must be soldered to the tray such that the lower edge of the spigot is level with the floor of the tray. Flanges or screwed couplings are not acceptable as these prevent proper draining of the tray.

The spigot must drain into a copper or brass tundish (providing a physical air gap) and then via a copper or brass condensate drain to a suitable waste point.

The use of plastic pipe and fittings will not be accepted.

Drain spigots of all supplementary units must be trapped at the unit as follows. A prefabricated copper trap is to be fitted to the spigot by means of a short length of clear PVC hose and hose clamps, allowing a length of at least 50mm between spigot and trap to enable visual inspection of condensate flow into the trap.

The trap must then drain into the same tundish as the safe tray and not into the safe tray.

In situations where gravity condensate removal is impractical, approved pump-out systems may be used in which the safe tray and unit trap discharge into a holding reservoir, but must incorporate the following:

- A bunding container large enough to accommodate twice the holding reservoir volume;
- A condensate level warning device- e.g. flashing light on ceiling grid and/or buzzer; and
- A placard fixed to the ceiling directly under the unit as below.

As Built Drawings and Commissioning Data

"As Installed" plans and services drawings shall be "Whole of Floor" drawings. Part floor drawings will not be accepted.

On completion, the Lessee is required to deposit with the Building Management, two (2) copies of:

- All specifications
- PDF copies of as built drawings
- Mechanical Services Commissioning Data
- Emergency Lighting luminaire details & test records
- As wired drawings of EWIS and Smoke Detection services A1 and A2

General Installation

Where units are suspended within the ceiling space provision shall be made to restrict the lateral movement of the unit to prevent the condensate drains from becoming misaligned.

Access provisions must be allowed for all component requiring routine service access, including electrical control panel, fan, motor, compressor, controls, refrigerant service valves, CDW strainer, and filters.

All piping - condenser water, chilled water, and heating hot water, must include a quarter-turn ball valve as an isolator in both the flow and return line in addition to any flow balancing devices installed.

All test, gauge, and bleed spigots on condenser water lines must be no longer than the diameter of the pipe their made of, to prevent the building in of "dead legs".

High pressure safety cut out switches on PAC's and WCU's are to be of the self-reset type allowing easy reset of the unit following an interruption in condenser water flow.

Final

Defect Liability Period

The Lessee is responsible for ensuring that Principal Contractor and /or subcontractors provide a twelve month defect liability period for all works performed, materials and labour inclusive.

Building Standard Finishes

	Code	Location	Product Description	Product Code	Supplier Details	Green Star Credit -Office Design v2 and General Notes / Lead Times
Carpet	FF01	General Open Plan	Carpet tile	Keldon, Code: Xs08	Dave Moolman 03 9376 9680	
Ceiling	CF02	General Tenancy	White metal pan ceiling "Metalworks" clip in type tile. One way hook on	Armstrong 450x1350mm Colour: Satin	Armstrong Ceiling Tim Barnes (03) 9580 9633	Available from Armstrong only
Paint	WF01	Throughout	General Paint - Low VOC Walls - Wash and Wear - Low sheen.	Vivid White - PW1H9	Dulux www.dulux.com.au Jason Anderson P. 9326 9064	Paint (including Wash and Wear and Aquanemal) to comply with IEQ-13 VOC Content < 5g/L
Light Fittings	F5128PB4A	Throughout	Model: Futcha 5 Catalogue: F5128PB4A Lamp: 1*28W T5 HE 4000k Control Gear: DALI Dimmable	White	Pierlite	Installation: To suit Armstrong grid Notes; air return slots required
Lighting Control System	1. Lighting Controls means any lighting controls approved by the Landlord in the Landlord's absolute discretion and fitted to the lighting in the Premise's which may include a distributed network of hierarchical based occupancy detectors providing: 2. control to groups of no more than six (6) light fittings per unit covering all areas within the Premises including (but not limited to) any: • offices; • meeting rooms; • foyer areas; • kitchenettes and break-out spaces; • open plan office areas; and • circulation spaces 3. control to supplementary air conditioning in all meeting rooms, office and other partitioned areas within the Premises; 4. daylight linking to areas within the Premises where natural light may allows reduction in artificial light levels; 5. control to all lighting so that the lighting in those areas of the Premises that are unoccupied (excluding any circulation spaces) will automatically turn off when the lighting controls in those areas registered no occupancy; and 6. the ability for each detector to be individually programmed to allow hierarchy control and light levels to be altered.					

Disclaimer

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