# 4.22 View Analysis

The following diagrams illustrate the proposed building mass from key viewpoints within the city.

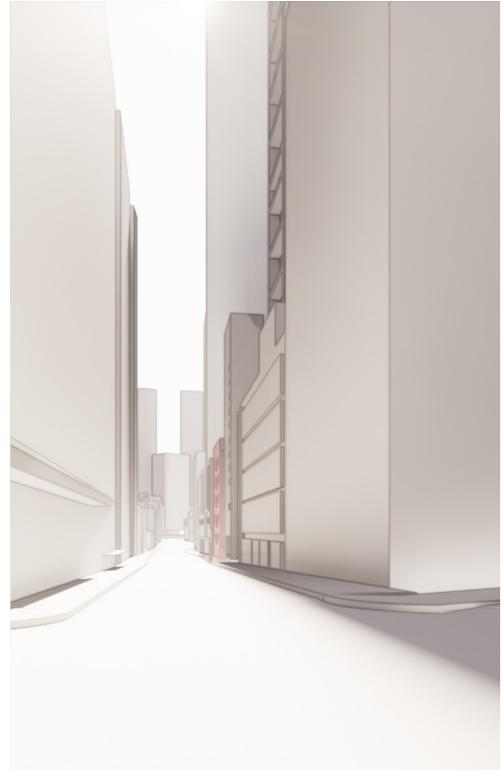


Diagram C // Flinders Lane Eastern Approach Existing

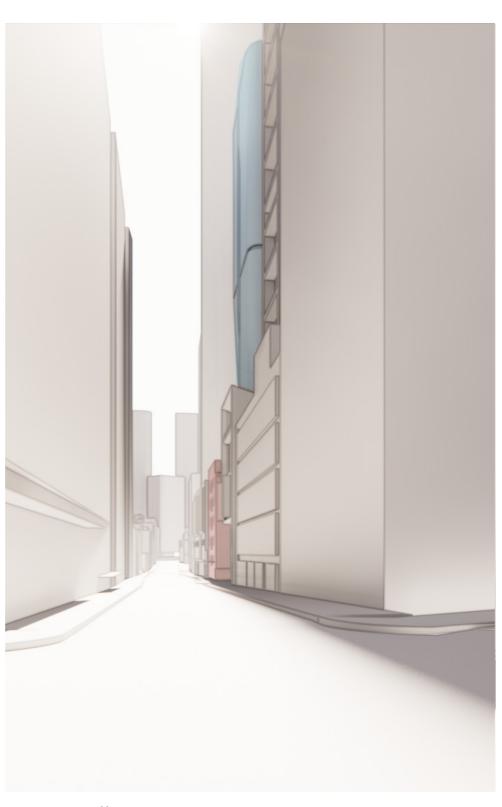


Diagram C // Flinders Lane Eastern Approach Proposed





# 4.22 View Analysis

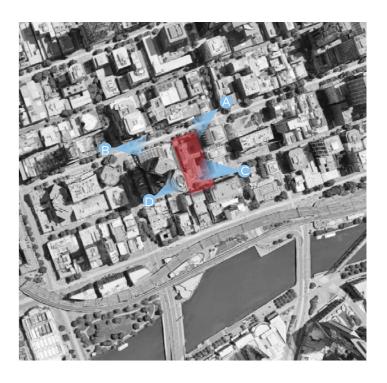
The following diagrams illustrate the proposed building mass from key viewpoints within the city.



Diagram D // Flinders Lane Western Approach Existing



Diagram D // Flinders Lane Western Approach Proposed



# 4.22 View Analysis

The following diagrams illustrate the proposed building mass from key viewpoints across the Yarra from Southbank.

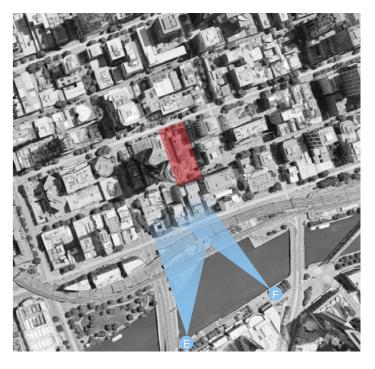




Diagram E // King Bridge St - Southern Approach



Diagram F // Southbank - South East View

# 4.22 View Analysis

The following diagrams illustrate the proposed building mass from key viewpoints across the Yarra from Southbank.









Diagram F // Southbank - South East View



### 4.24 BCA and Structural Compliance

The strategy for the Heritage-listed Rialto and Winfield Buildings to appropriately address relevant Building Code of Australia (BCA) compliance requirements is outlined below. The proposed works will primarily affect the building's internal components and will encompass an area larger than 50% of the original volume, which necessitates compliance with current Building Act and Regulations. However, the building surveyor may exercise discretion to allow existing heritage conditions to remain in place if they ensure a reasonable level of safety, health, and amenity for building occupants.

The approach to achieving compliance with minimal impact on the heritage fabric will combine carefully integrated upgrades developed during the Detailed Design phases of the project, along with discretionary performance solutions or approval from the Building Appeals Board (Victorian Building Authority) for non-compliant items. Representative examples of this approach include:

#### **BCA Compliance**

#### Stairs

All non-original fabric stairs in the Rialto and Winfield Buildings will be demolished and replaced with compliant versions. The two sets of full-height open stairs on the east side of the Rialto Building will not be considered required fire safety egress stairs and will undergo minor adjustments during the Detailed Design phase to improve compliance. The stairwell on the north western corner of the Rialto Building will be retained for egress only and will have non-compliant balustrades and handrails addressed with the addition of patch fixed glass panels to the existing balustrade structure.

#### Balustrades

Existing heritage balustrades on balconies and stairs will be retained and made compliant by adding patch fixed glass panels to the existing structure.

#### **Building Envelope**

Walls to conditioned spaces of the heritage buildings will be internally lined and insulated to meet or exceed current thermal performance standards. Where full compliance is not achievable without significant interventions into heritage walls and windows, partial compliance may be provided at the discretion of the building surveyor. New window sets will be installed inside the existing windows, with glass replaced as needed to comply with AS1288 and required smoke seals installed or repaired with minimal impact on the heritage fabric.

#### **DDA Access**

Automatic door openers will be installed where compliant latch side clearances are not achievable, or doors fixed in an open position. Performance solution strategies will be used to seek compliance where existing doors do not achieve the required widths. Any remnant non-compliant heritage door hardware will be reviewed, and performance solutions investigated to enable its retention. A raised floor will be installed on top of existing balconies to create a level transition where floor level changes occur at doorways.

#### Services

All mechanical, electrical, hydraulics, and fire services within the Heritage buildings will be upgraded and installed to meet or exceed BCA and Australian Standards. Mechanical ventilation and exhaust apertures will be located within existing openings, or carefully arranged on the roof of the heritage buildings.

#### Protection of Structure

Structural adequacy of existing unprotected steel beams and structure will be confirmed by the structural engineer and partial compliance obtained from the Building Surveyor. Existing brick walls will be reviewed and assessed for compliance against current codes, with additive upgrades investigated if non-compliant.

#### Structural Design

The structural design has been developed iteratively and collaboratively, with continual detailed input from 4D Workshop to minimize impact on the heritage fabric. The basement construction will not impact the heritage buildings, and the structural design will be in line with 4D's relevant design principles.



# Appendices

495 Collins Street, Melbourne, VIC, 3000

Cox Architecture Architecture Planning Urban Design Interior Design

Melbourne Sydney Brisbane Perth Canberra Adelaide Abu Dhabi Kuala Lumpur

