

Place Development Wellington St

Issue for Discussion

REV B

17.08.20



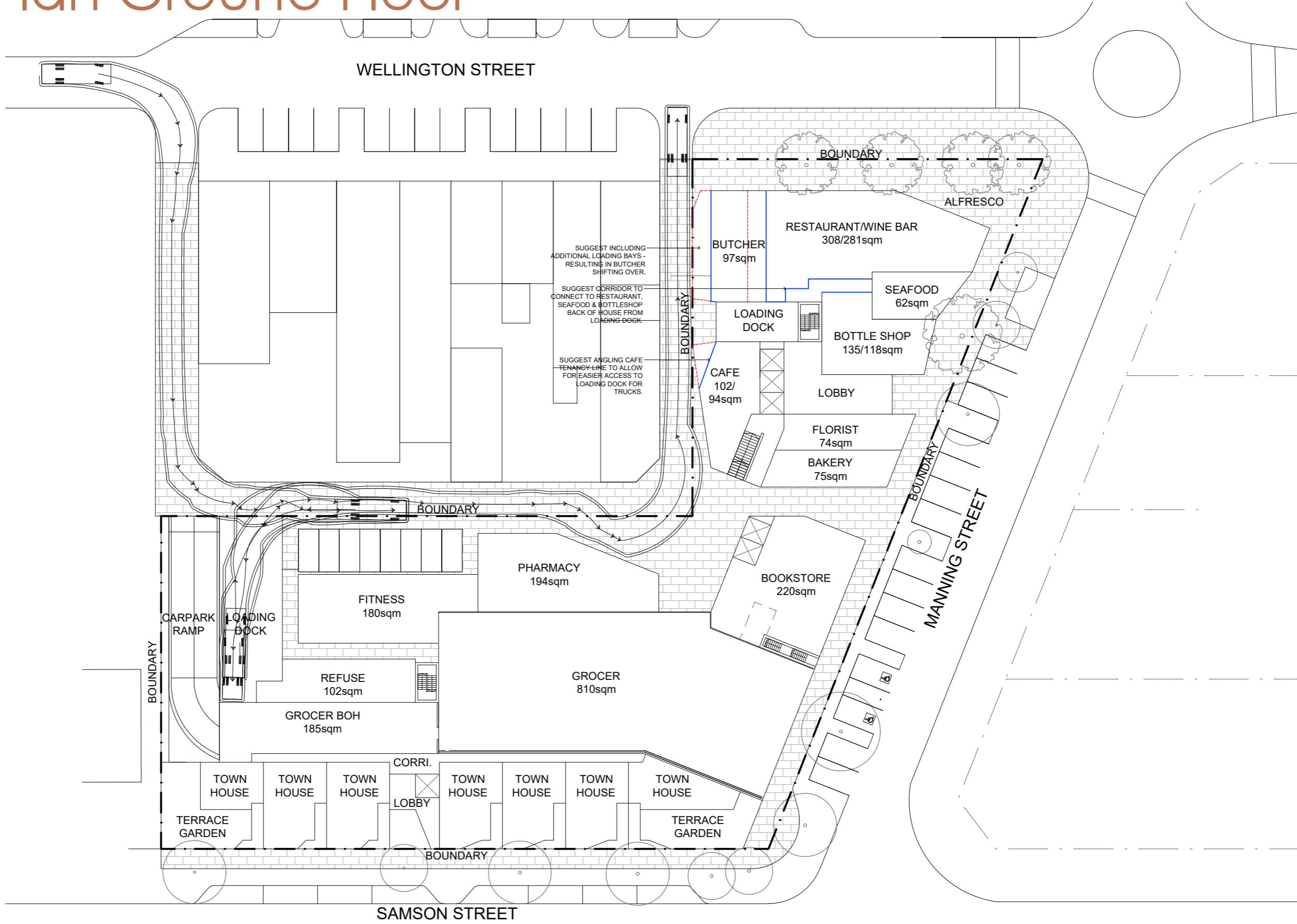
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Queries & Considerations

1. Does the Residential pool have change rooms within the nominated pool space and how do they access it (through Public Podium Landscaping area or Lobby)?
2. Suggest the pool space be extended into the Public Podium Landscaping space so Spa guests can also use facilities.
3. The Residential Amenities & Wellness/Spa will possibly require access from the Lobby for linen drop and pick up. Recommend a corridor be installed between Lobby and Amenities for access. Also a door may be added to the Lobby area for back of house access to Wellness/Spa tenancy.
4. Wellness/Spa tenancy will require more space to accommodate the minimum number of treatment rooms required - see test fit plan attached showing required area.
5. Where are Amenities located for both retail customers and staff?
6. Seafood, Bottleshop, Restaurant/Winebar & Butcher tenancies will all require back of house access to the Loading Dock. See suggested corridor and back of house doors in test fit plans.
7. Can 12m trucks fit within the loading laneway and the Loading Docks?
8. Is there a separate Bin Store area for the tenancies closest to Wellington Street?
9. Presume all food tenancies have grease arrestor connection and connected to gas.
10. Are there external Trolley Bay's for the Grocer customers?
11. Suggest there be additional parallel parking in laneway for Loading.
12. Acoustics to be engineered within the space around the LA Fit and Wellness/Spa tenancies against Residential areas.
13. Columns to be avoided where possible around LA Fit and Wellness/Spa tenancies.
14. What are the suggested retail heights for the tenancies?
15. Suggest additional Loading bays to Manning Street for small 6m truck deliveries.
16. Is there a Goods Lift or shared use?
17. Is the lift on Samason Street Residential only or can it also be used for tenancies?
18. Is it possible for the lift adjacent to Bookstore to have rear access for mezzanine level?
19. Current size of Florist tenancy is large and recommend reducing size and installing Customer and Staff Amenities.

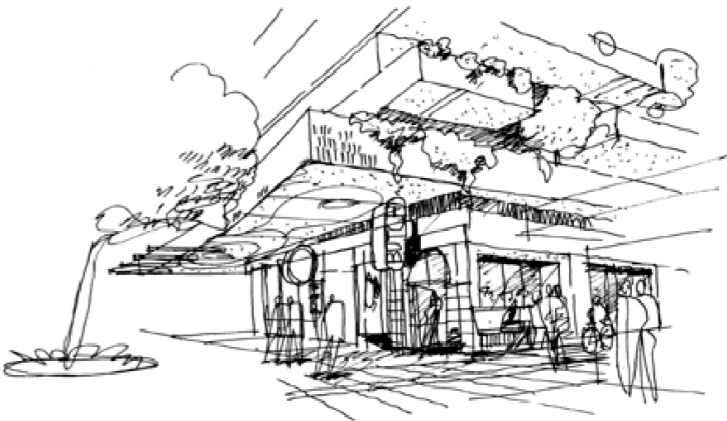
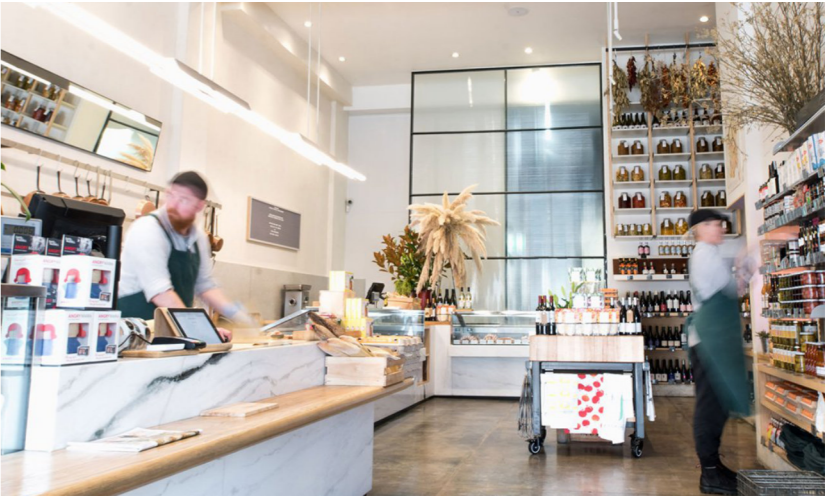
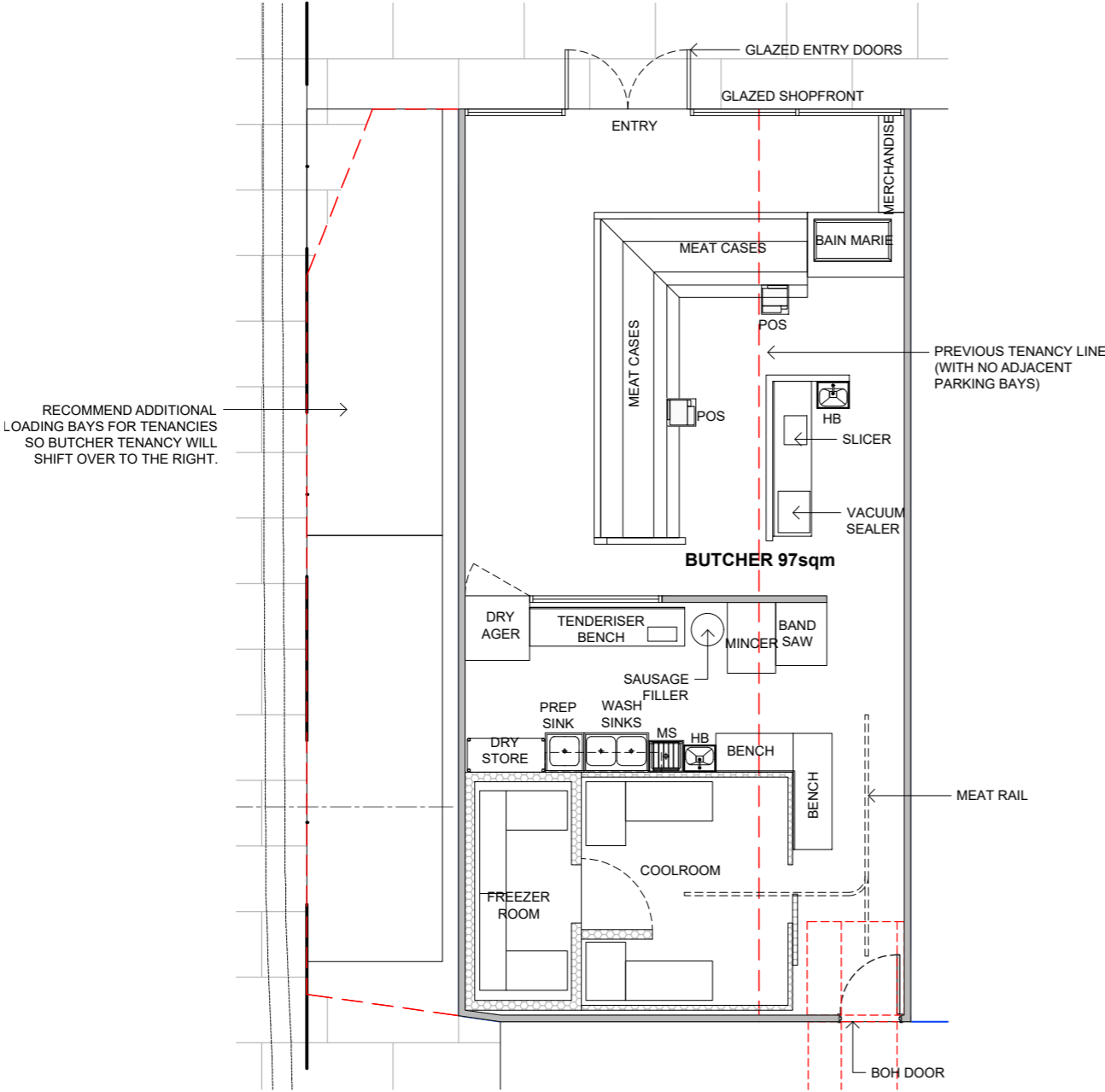
Site Plan Ground Floor



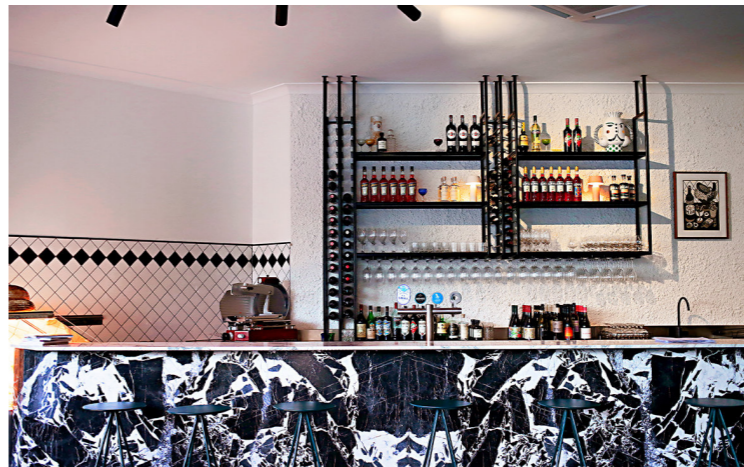
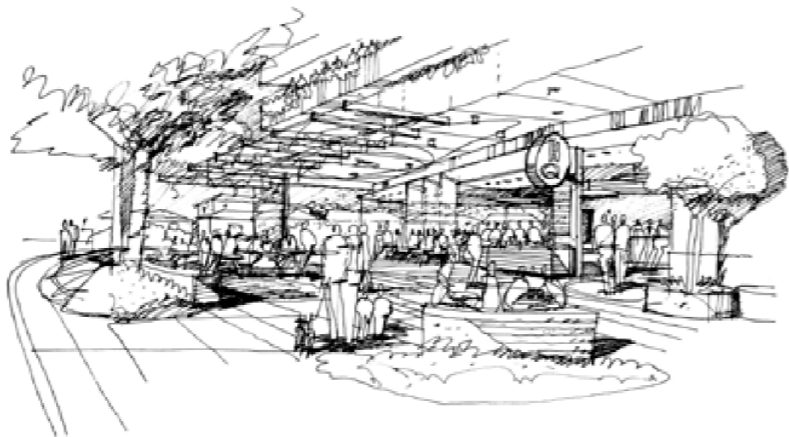
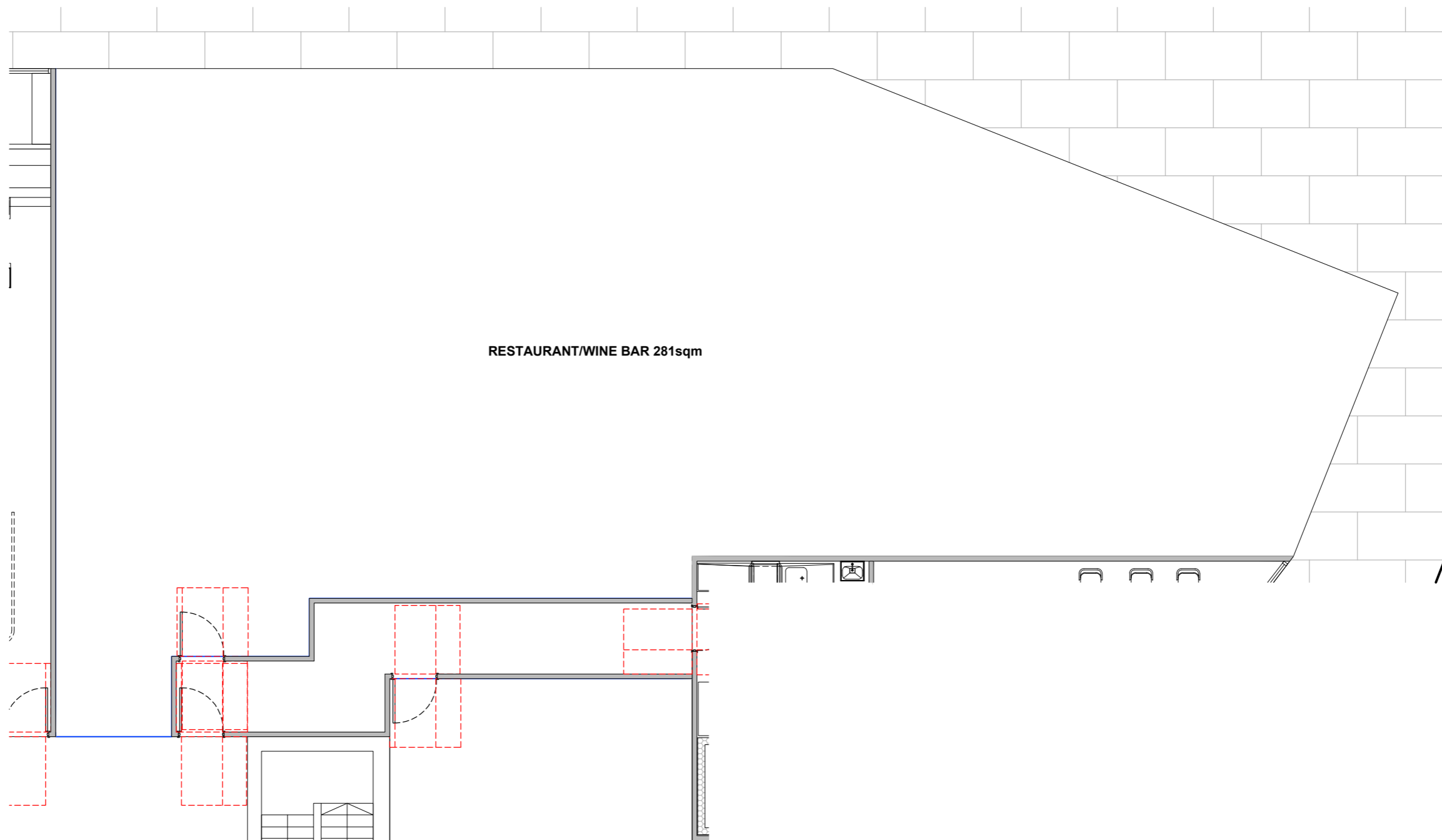
Site Plan Level 1



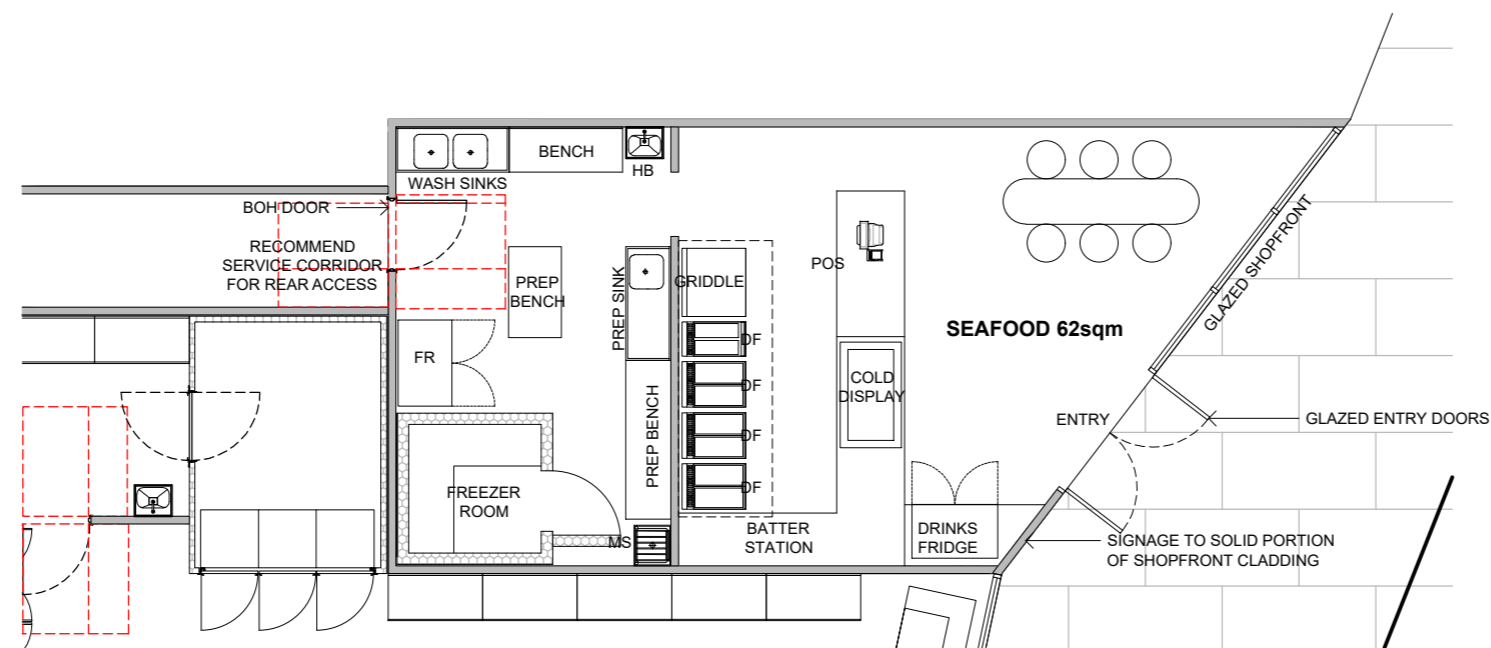
Butcher



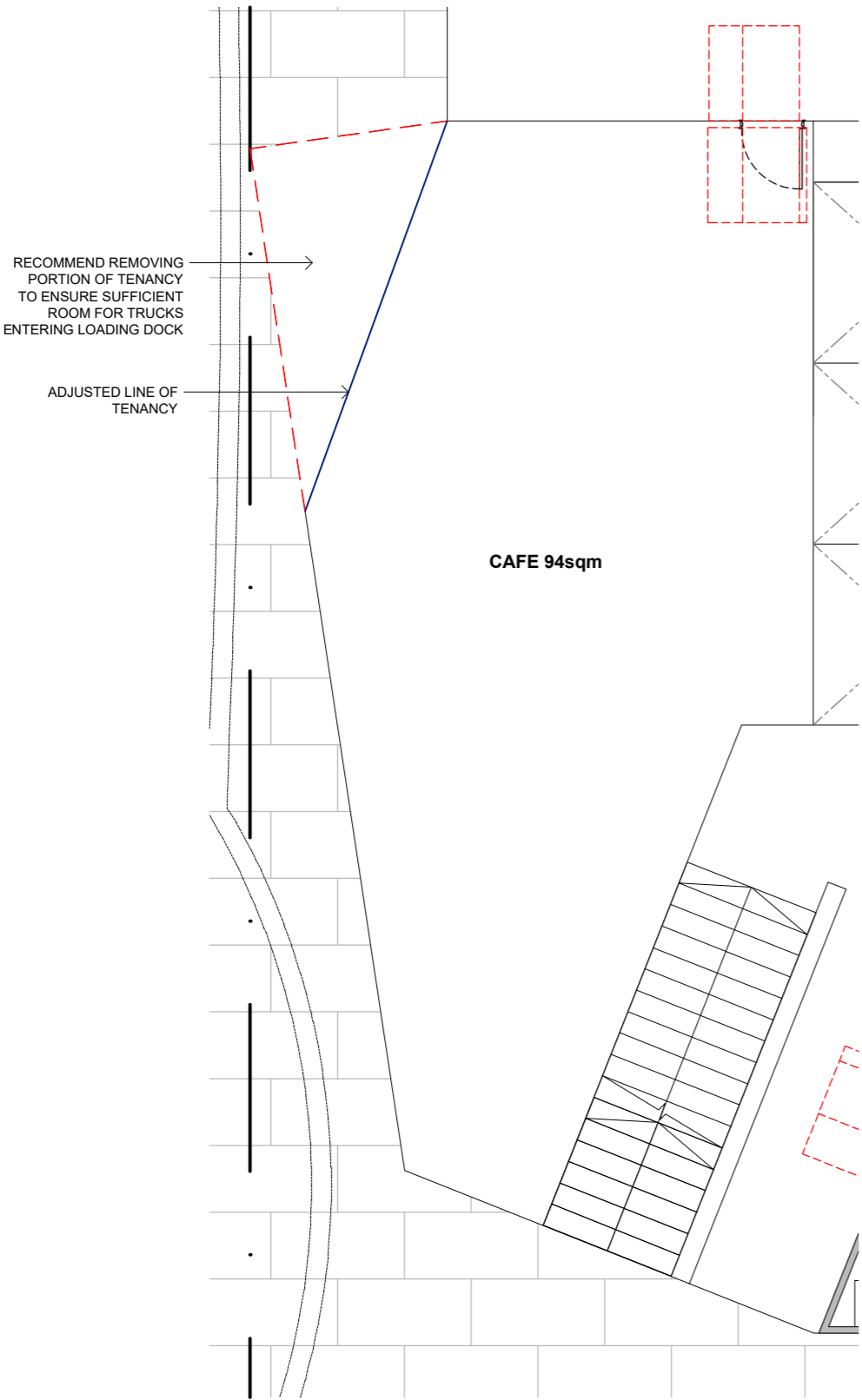
Restaurant/Wine Bar



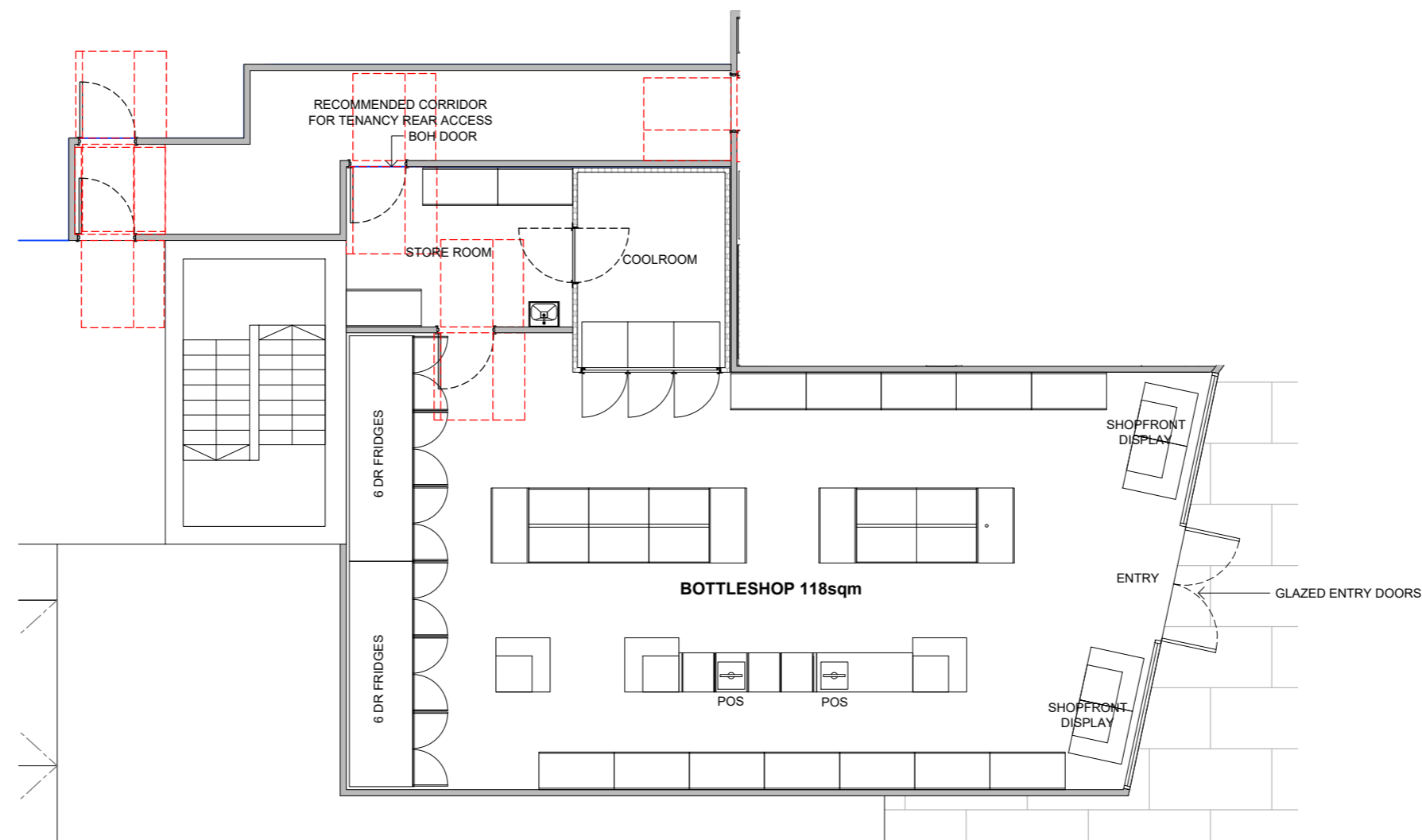
Seafood



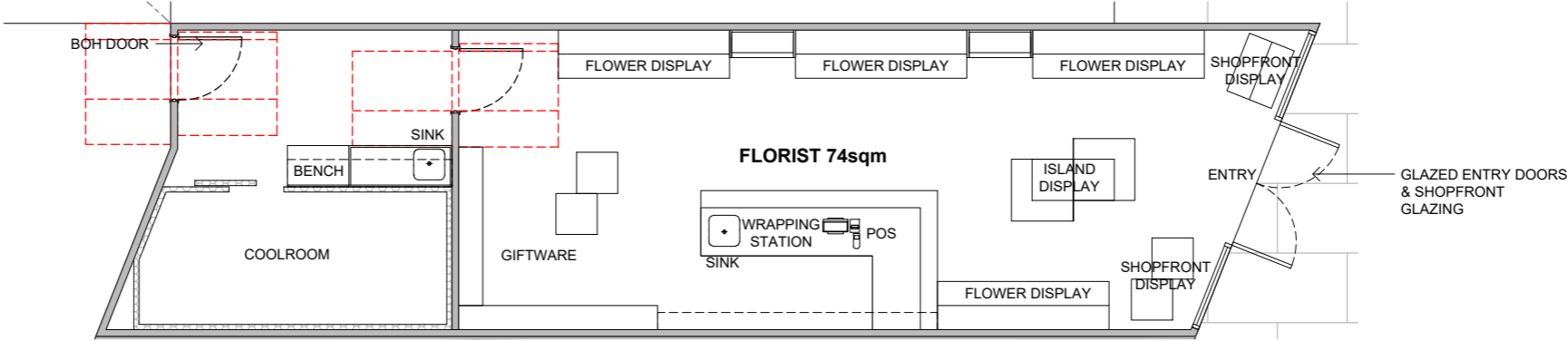
Cafe



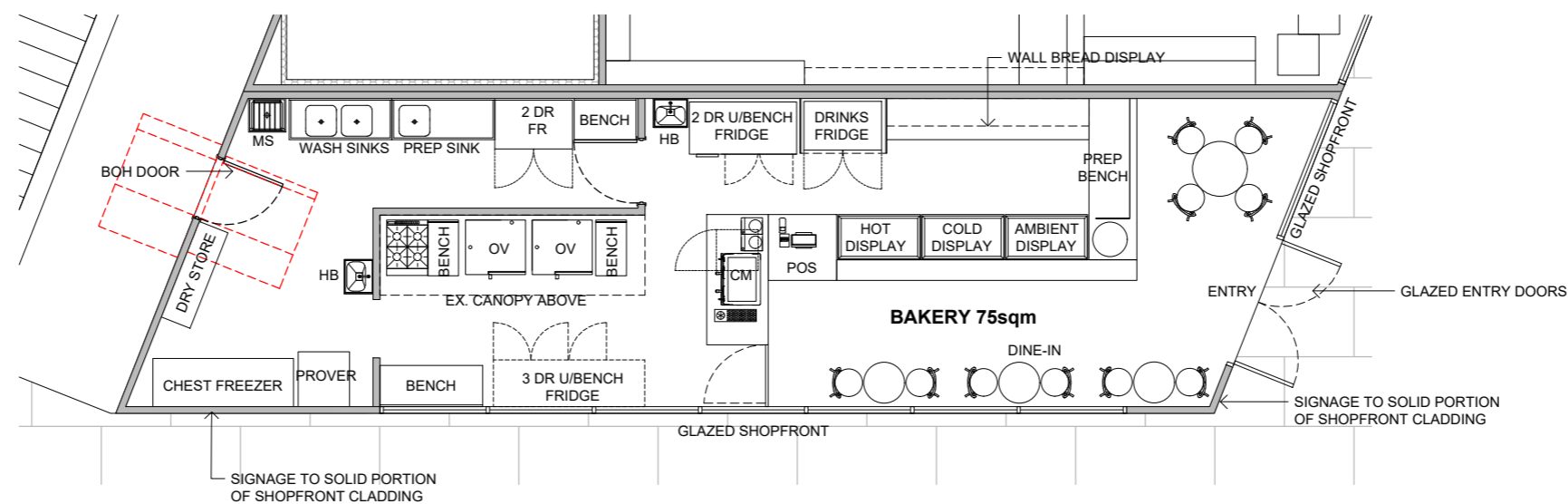
Bottleshop



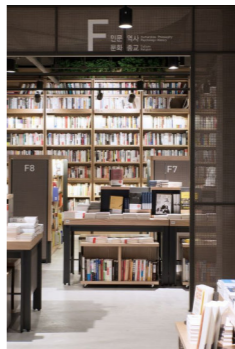
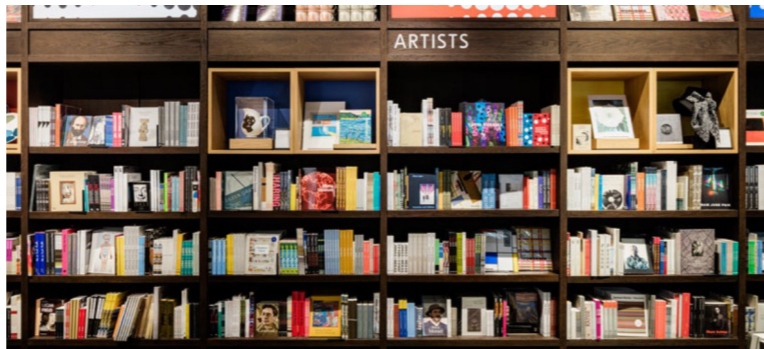
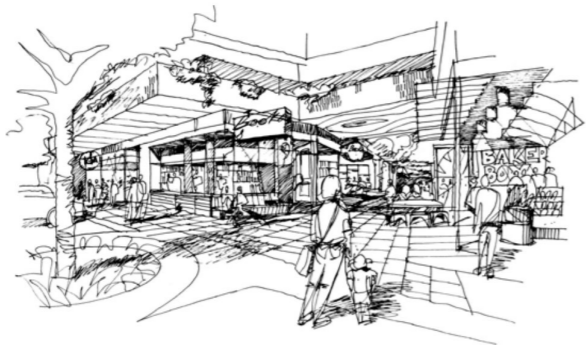
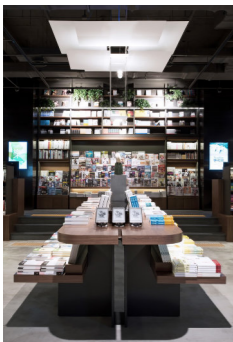
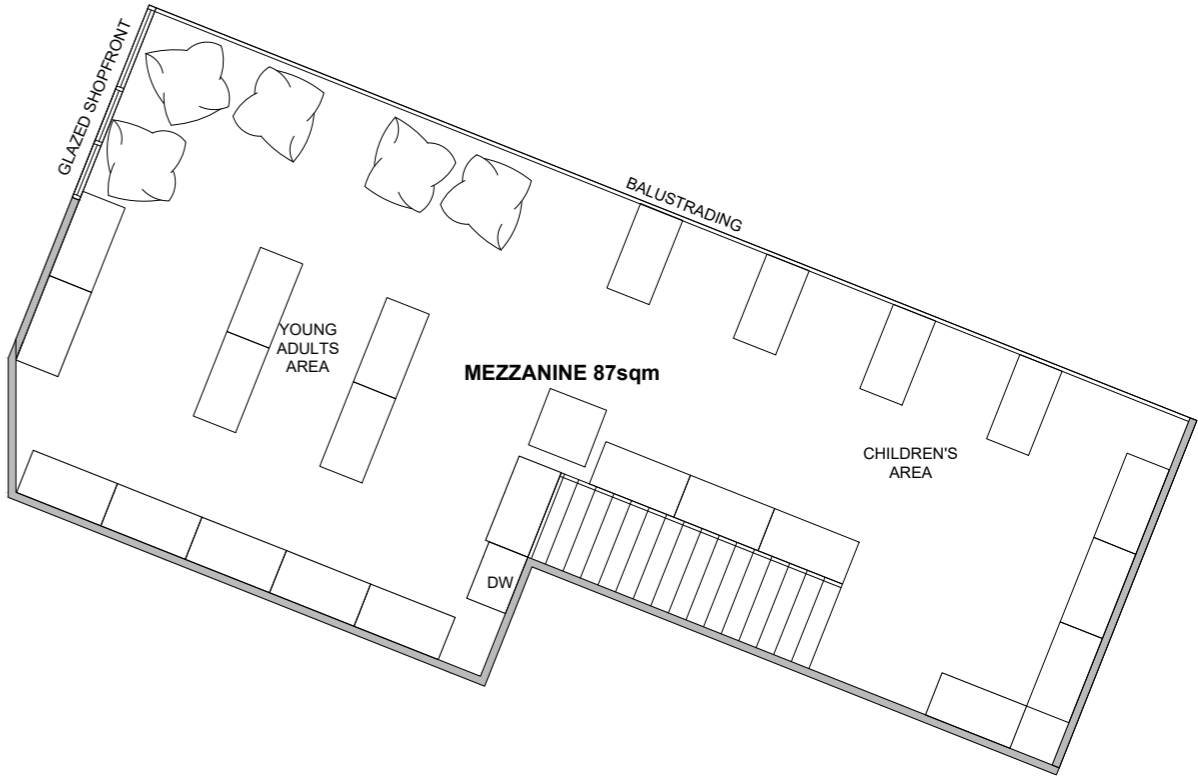
Florist



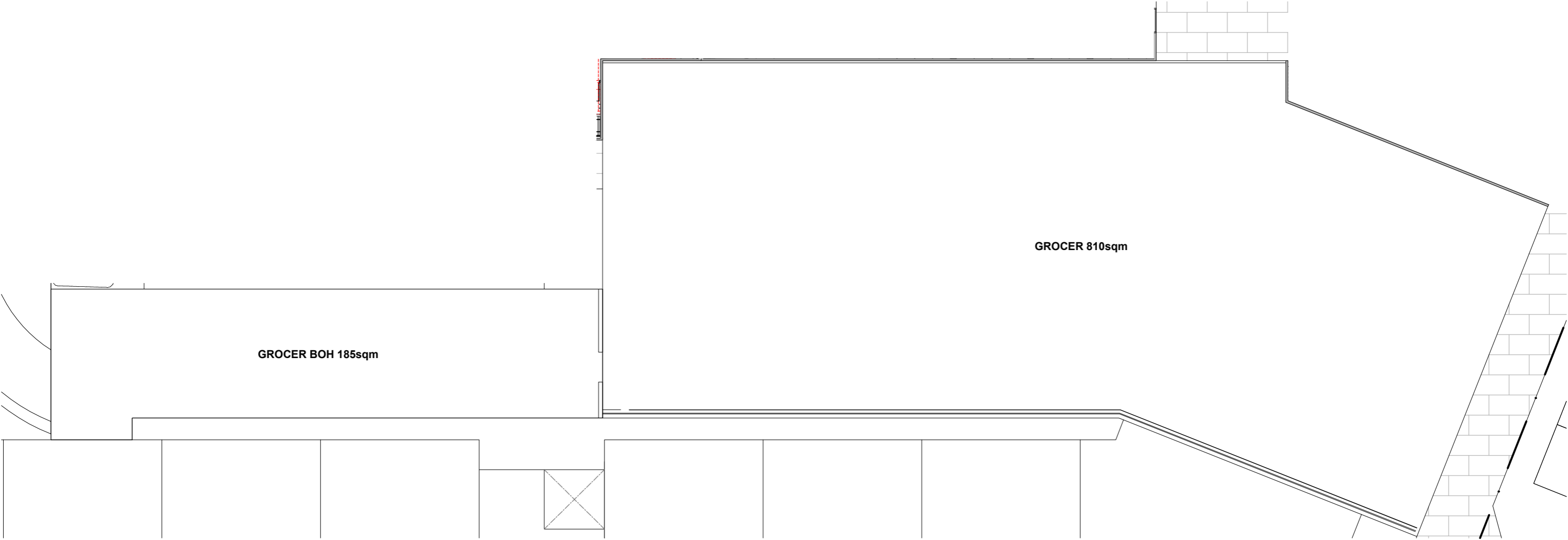
Bakery



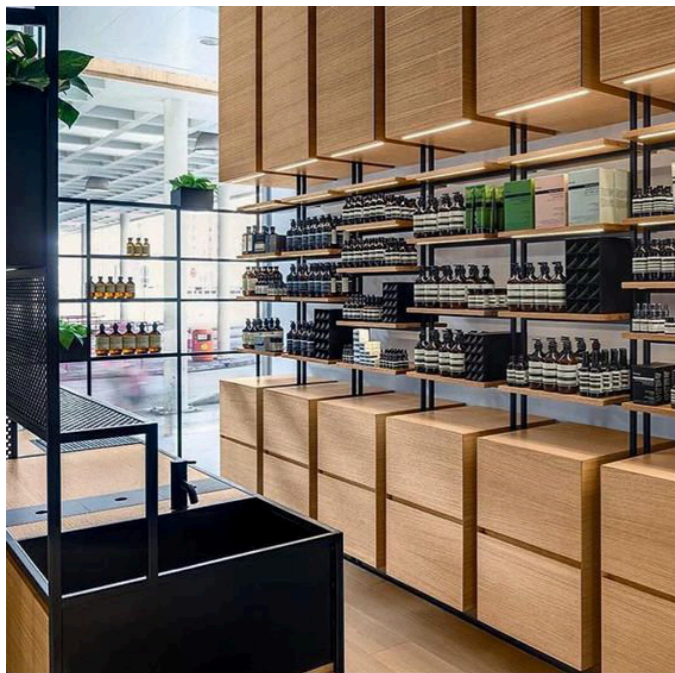
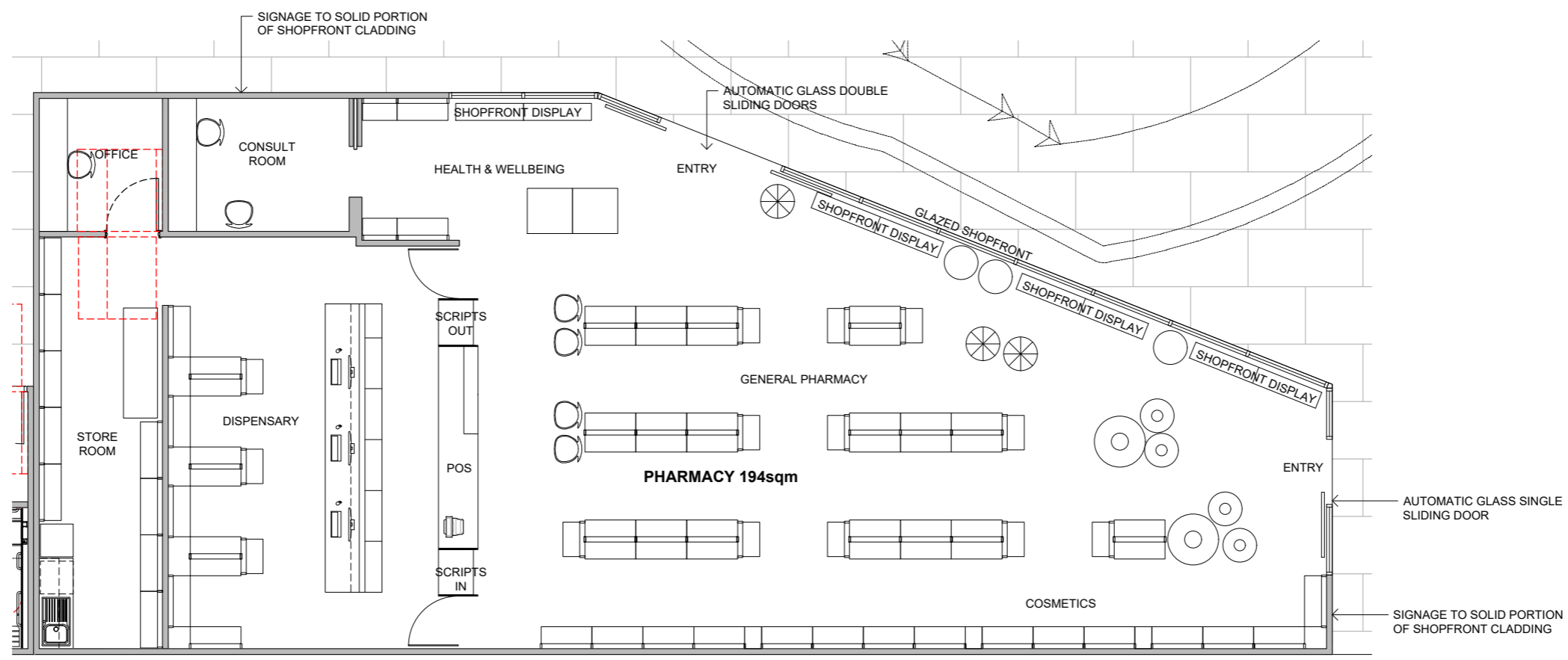
Book Store



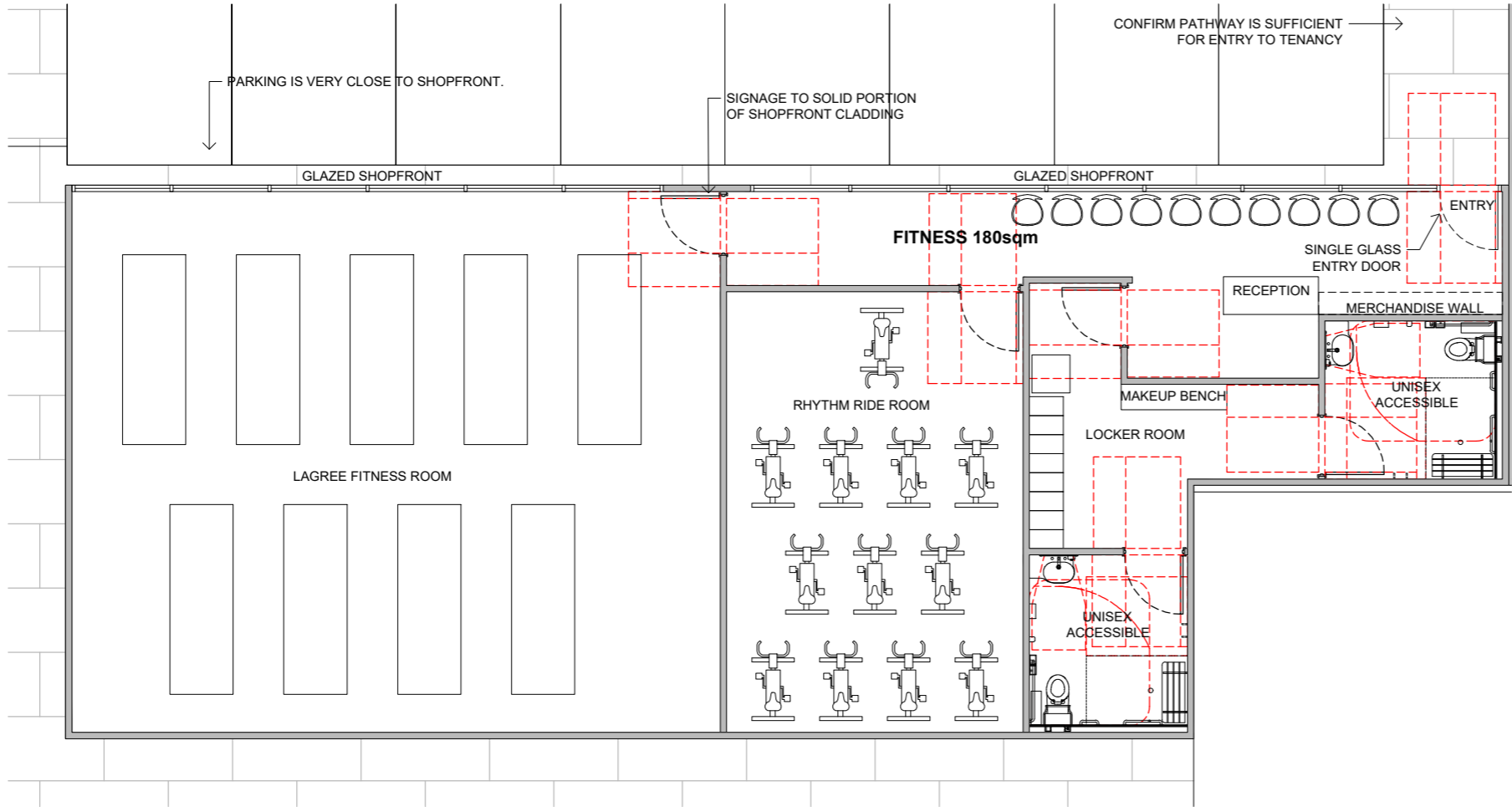
Grocer



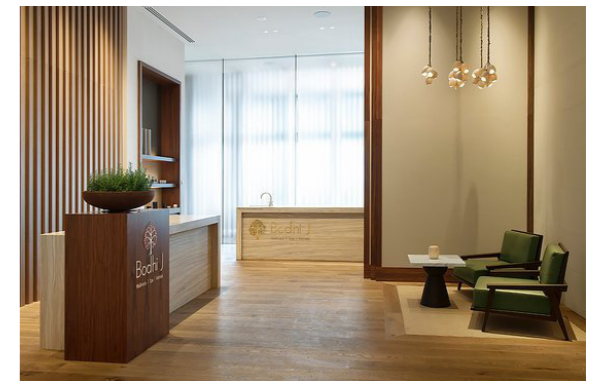
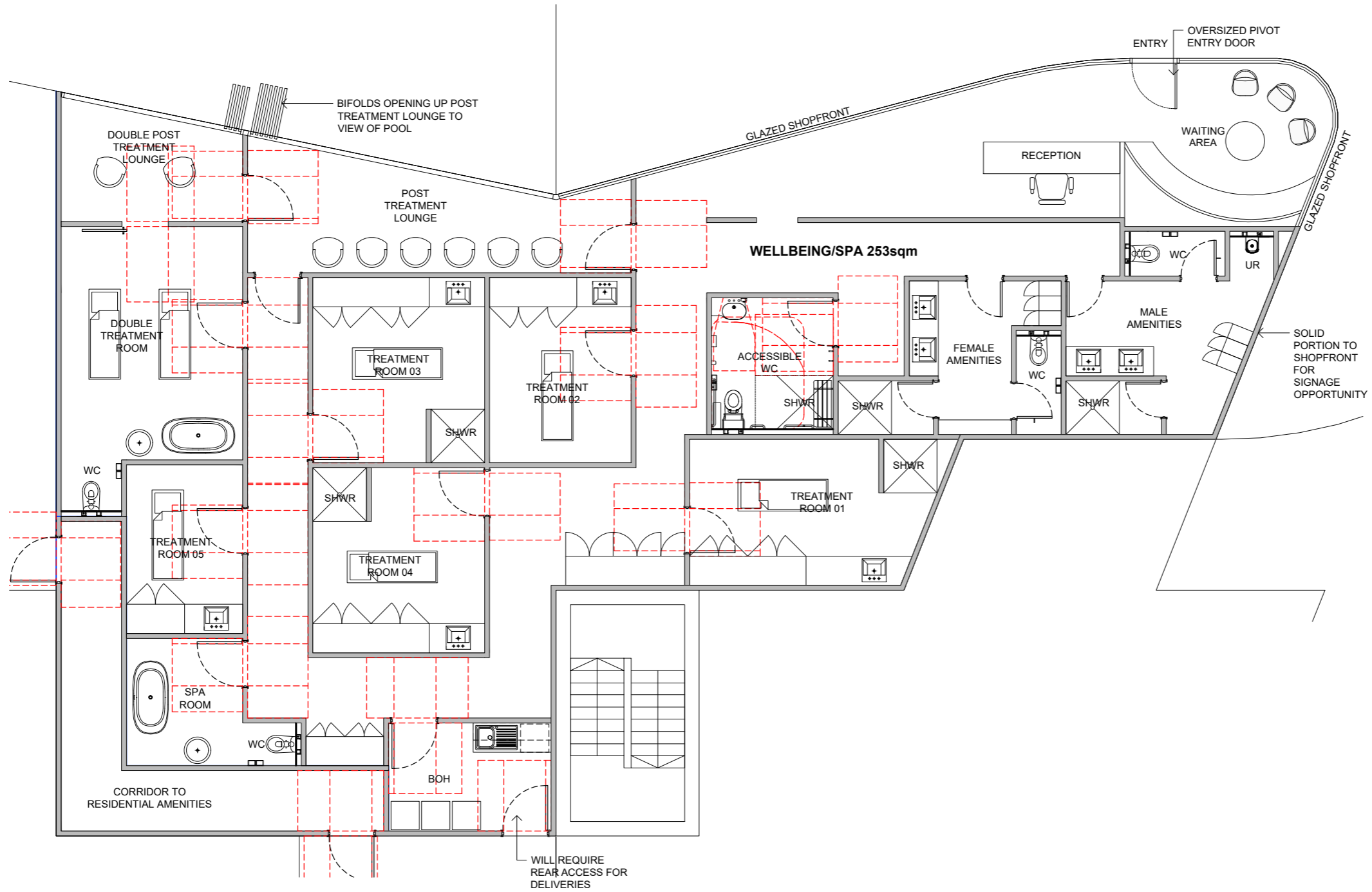
Pharmacy



Fitness



Wellbeing/Spa





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