

Annexure 2

SHOPFRONT GLAZING CHECKLIST

Shopfront Glazing Checklist

Design Checklist and Installation Certificate

The Tenant is required to engage a suitably qualified Structural Glazing/Façade Engineer to consult, design and document the tenancy shopfront glazing installation. All associated costs including Structural Engineers fees are the responsibility of the Tenant.

In addition to the required Building Permit the Tenant is required to submit structural certification in regard to the shopfront and glazing, confirming compliance with all statutory requirements including the Building Code of Australia & relevant Australian Standards to the Landlord

Glazing Design Submission

- ☐ Tenant and Tenant's Designer must consult with their nominated Structural Glazing/Façade Engineer to obtain advice in relation to proposed shopfront design at Preliminary Design Stage.
- ☐ In conjunction with Galleria Fitout Criteria, the Tenant and Tenant's Designer must ensure the following is also integrated;
 - ☐ Shopfront glazing is to be clear, silicon butt joined, integrating full height glazing panels and recessed glazing channels.
 - ☐ Note; completely flat, glazed shopfronts will not be approved.
 - ☐ Shopfront glazing is to be on lease line. Solid elements or components may protrude forward by max 250mm. A neutral zone of 300mm from each demising inter-tenancy wall is to be maintained however, where the shopfront is to run along lease line.
 - ☐ All structures supporting the glazing must be concealed or form part of the overall shopfront design.
 - ☐ Ratio of glazing to solid components is to be 70% (glazing) to 30% (solid)
 - ☐ Full height glazing fins are not permitted. High level fins may be allowed if they are 2800mm above from floor level. The location of any glazing fins are subject to approval.

External Shopfronts

- ☐ Note that external shopfronts form part of the thermal envelope for the Centre and are required to comply with NCC Section J requirements. Section J requirements for the Centre have been verified via an energy model, with nominal performance requirements for external window systems (including glazed doors) and walls as follows:
 - Whole Window System - U-Value $\leq 4.5 \text{ W/m}^2\text{K}$
 - Whole Window System – SHGC 0.55 ± 0.05
 - Wall – Total R2.8
- The Landlord's consultant will access the Tenants fitout design to verify compliance with these Part J requirements and the Tenant is obliged to make any changes to their fitout design to achieve compliance. All costs, including the consultant review(s) and any works will be payable by the Tenant

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Glazing Design Documentation

- ☐ Structural Glazing/Façade Engineer's complete documentation is to be submitted as part of the Final Drawings submission

The Structural Glazing/Façade Engineer's design and detailing must specify:

- ☐ the shopfront glazing(including thickness, weight & panel sizes)
- ☐ the structural support for the glazing and fixing to the base building
- ☐ the method of installation of signage, if relevant
- ☐ an elevation of the shopfront showing the number of glazing panels, their sizes, support and fixings.

Timing

- ☐ The shopfitter must advise their glazier as to the pending order as specified so that the glazing is ready to be delivered and installed according to the fit out programme.

Glazing Certification

- ☐ The Structural Glazing/Façade Engineer is required to inspect the installation of the glazing during the construction once the structural supports have been installed. The inspection is to take place while the structural supports are still visible and are not concealed by the ceiling installation or other fit out components.
- ☐ On completion of the shopfront installation the Structural Glazing/Façade Engineer is required to make a further inspection and confirm that the shopfront, the fixings, framing and connection to the base building structure are as per the approved design. The Structural Glazing/Facade Engineer is to issue Form of Compliance prior to the trading date. Note; Tenants will not be permitted to open for trade unless all documentation is submitted to Vicinity.

List of Suggested Structural Glazing/Facade Engineers

The Tenant is under no obligation to engage any of the following consultants and is free to use any consultant provided they meet the standards set out in the requirements. You must make your own enquiries and carry out your own negotiations. All applicable fees are the responsibility of the Tenant.

Please be advised that your selected Engineer will be required to submit 'Design and Installation Compliance Certificate for Shopfront Glazing' (Form of Compliance).

Vicinity assumes no responsibility for, and does not guarantee the performance of any of the listed consultants. This list is provided only as a guide.

WA STRUCTURAL CONSULTING ENGINEERS PTY LTD

Contact: Sevrin Clements –
Structural Engineering Director

Telephone: 0417 933 442

E-mail: sc@wastructural.com.au

HERA ENGINEERING

Telephone: (08) 9388 2588

E-mail: info@hera.net.au

ELITE FACADES

Contact: Eddy Chow

Telephone: 0431 233 630

E-mail: eddy.chow@elitefacades.com.au

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COOLING BROTHERS GLAZING COMPANY PTY LTD

Contact: Vince Bianchini
Telephone: 08 6104 1777
E-mail: info@coolingbros.com.au

A GRADE GLASS AND ALUMINIUM

Contact: Peter Barden
Telephone: 08 9371 2501
E-mail: admin@agradeglassandaluminium.com.au

MONARCH ARCHITECTURAL

Contact: Neil Mahon
Telephone: 0447 330 052
E-mail: nmahon@monarcharchitectural.com.au

AGS: ARCHITECTURAL GLASS SPECIALIST

Telephone: 0418 810 081
E-mail: quotes@agswa.com.au

HILTON BROTHERS GLASS AND ALUMINIUM

Contact: Liam Hilton
Telephone: 0410 282 633
E-mail: liam.hiltonbrothersglass@gmail.com