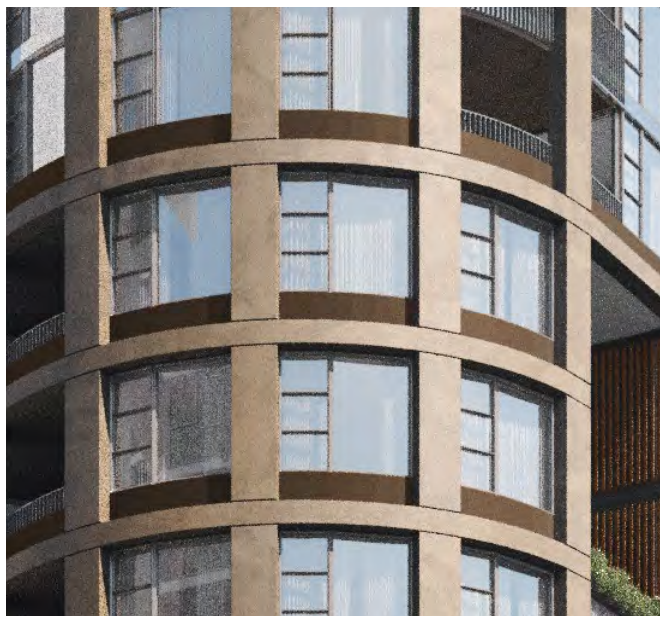
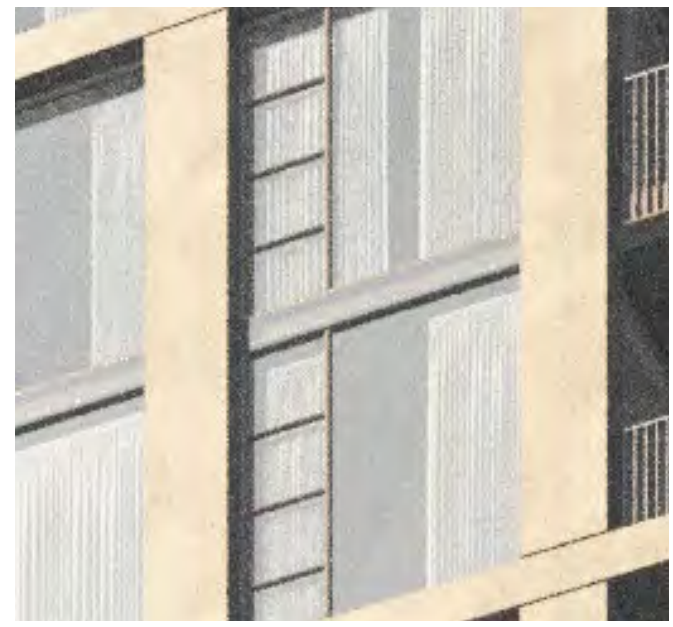




② **CONCRETE**
CHARCHOAL PAINT FINISH

-Concrete Upstands

③ **CLEAR GLASS LOW-E**

-Windows

④ **COLOURBACK GLASS**

-Spandrels
-Mid-rise Windows

⑥ **ANODISED ALUMINIUM**
DARK BRONZE

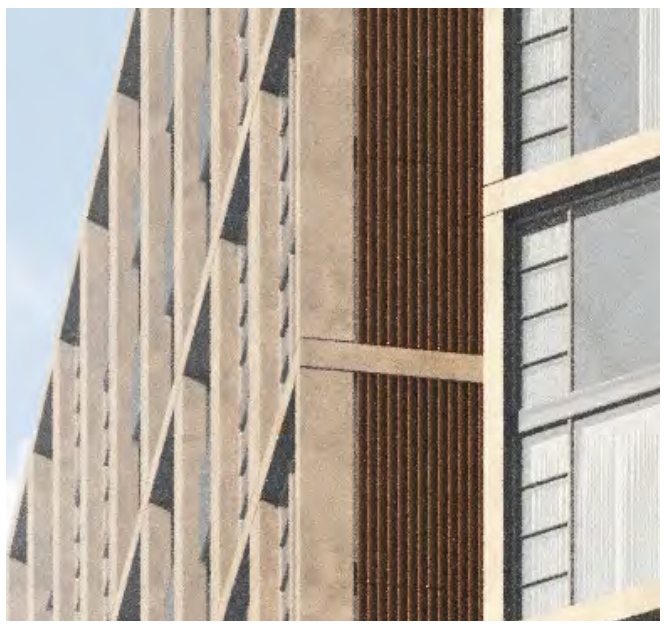
-Metal Louvres
-Vertical Fins in Lobby

⑦ **ANODISED ALUMINIUM**
LIGHT GREY ALUMINIUM

-Metal Balustrades
-Window Frames
-Horizontal Sunshading

⑧ **OFF FORM CONCRETE**

-Vertical Slot Planters



APPENDIX D: SCHEDULES

AREA SCHEDULE

Building A1
MARKET
Bates Smart

Use	Level	Height (RL)	Height (m)	Resi. NSA	Resi. GFA	Non-R. GFA	GBA	Apts
Roof	**24**	138.3						
Penthouse	**23**	135.2	3.1	375	380		495	
Penthouse	**22**	132.1	3.1	780	895		1,264	12
Resi High-Rise	**21**	129	3.1	830	948		1,226	11
Resi High-Rise	**20**	125.9	3.1	830	948		1,228	11
Resi High-Rise	**19**	122.8	3.1	830	948		1,226	11
Resi High-Rise	**18**	119.7	3.1	830	948		1,228	11
Resi High-Rise	**17**	116.6	3.1	830	948		1,226	11
Resi High-Rise	**16**	113.5	3.1	830	948		1,228	11
Resi Mid-Rise	**15**	110.4	3.1	833	958		1,226	13
Resi Mid-Rise	**14**	107.3	3.1	833	958		1,228	13
Resi Mid-Rise	**13**	104.2	3.1	833	958		1,226	13
Resi Mid-Rise	**12**	101.1	3.1	833	958		1,228	13
Resi Mid-Rise	**11**	98	3.1	833	958		1,226	13
Resi Mid-Rise	**10**	94.9	3.1	833	958		1,228	13
Resi Mid-Rise	**9**	91.8	3.1	833	958		1,226	13
Resi Mid-Rise	**8**	88.7	3.1	833	958		1,228	13
Resi Low-Rise	**7**	85.6	3.1	828	937		1,216	13
Resi Low-Rise	**6**	82.5	3.1	828	937		1,216	13
Resi Low-Rise	**5**	79.4	3.1	828	937		1,216	13
Resi Low-Rise	**4**	76.3	3.1	828	937		1,216	13
Resi Low-Rise	**3**	73.2	3.1	828	937		1,216	13
Resi Low-Rise	**2**	70.1	3.1	682	780		1,030	11
Resi Entry	**1**	67	3.1	675	820	-	1,080	11
Child Care	**Upper Ground**	63	4	-	-	660	774	
Resi / Basement Entry/ CC, Visitor Parking	**Lower Ground**	59.35	3.65	-	120	42	260	
Above Ground Totals				**18,295**	**21,027**	**702**	**28,162**	**269**
Efficiency				68.0%	87.0%			

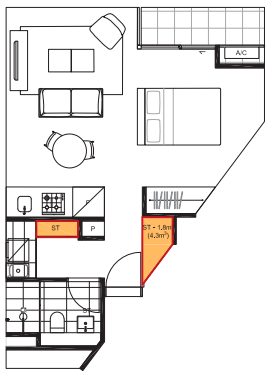
Use	Level	Height (RL)	Height (m)	GBA	Parking No.
Resi Parking	**Lower Ground**	59.35		1,635	25
Resi Parking	**B01**	56.00		2,300	45
Resi Parking	**B02**	53.00		2,970	80
Resi Parking	**B03**	50.00		2,970	83
Plant	**B04**	47.00		235	
				10,110	**233**

	Gross Building Area	Resi. Car Parking Bays	Small Parking Bays (within total)	Accessible Parking Bays (within total)	Visitor Car Parking Bays (1 per 20)	Access. Visitor Car Parking Bays (within visitor total)	Child Care Parking Bays	Storage Cages (incldues Bicycle Parking within Larger Storage Cages)	Resi Bicycle Parking	Visitor Bicycle Parking Spaces	Child Care Bicycle Parking Spaces	Motorbike spaces	
Lower Ground	1,635	-	-	-	12	1	12	42	31	8	6		
B01	2,300	31	10	4				46	-	-	-	4	
B02	2,970	70	5	5		-	-	79	-	-	-	-	
B03	2,970	73	6	4		-	-	102	-	-	-	-	
B04	235			-		-	-	-	-	-	-	-	
Total Car Spaces	**10,110**	**174**	**21**	**13**	**12**	**1**	**12**						**233**

UNIT SCHEDULE

Building A1 MARKET Bates Smart									
Use	Level	ST	1B	1B+	2B1	2B2	2B2+	3B2	Apts
Roof	**24**								
Penthouse	**23**								
Penthouse	**22**	-	1			5	2	4	12
Resi High-Rise	**21**		2		2	4	2	1	11
Resi High-Rise	**20**	-	2		2	4	2	1	11
Resi High-Rise	**19**	-	2		2	4	2	1	11
Resi High-Rise	**18**	-	2		2	4	2	1	11
Resi High-Rise	**17**	-	2		2	4	2	1	11
Resi High-Rise	**16**	-	2		2	4	2	1	11
Resi Mid-Rise	**15**	-	3	4	2	4	-	-	13
Resi Mid-Rise	**14**	-	3	4	2	4	-	-	13
Resi Mid-Rise	**13**	-	3	4	2	4	-	-	13
Resi Mid-Rise	**12**	-	3	4	2	4	-	-	13
Resi Mid-Rise	**11**	-	3	4	2	4	-	-	13
Resi Mid-Rise	**10**	-	3	4	2	4	-	-	13
Resi Mid-Rise	**9**	-	3	4	2	4	-	-	13
Resi Mid-Rise	**8**	-	3	4	2	4	-	-	13
Resi Low-Rise	**7**	1	3	3	1	5	-	-	13
Resi Low-Rise	**6**	1	3	3	1	5	-	-	13
Resi Low-Rise	**5**	1	3	3	1	5	-	-	13
Resi Low-Rise	**4**	1	3	3	1	5	-	-	13
Resi Low-Rise	**3**	1	3	3	1	5	-	-	13
Resi Low-Rise	**2**	1	3	3	-	4	-	-	11
Resi Entry	**1**	1	3	3	1	3	-	-	11
Child Care	**Upper Ground**								
Resi / Basement Entry/ CC, Visitor Parking	**Lower Ground**	-	-	-	-	-	-	-	
Above Ground Totals		**7**	**58**	**53**	**34**	**93**	**14**	**10**	**269**
		3%	22%	20%	13%	35%	5%	4%	

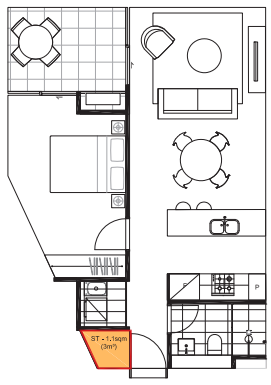
STORAGE SCHEDULE



Studio

Storage volume provided within apartment - 4.3m³
Storage cage provided within basement - 3m³

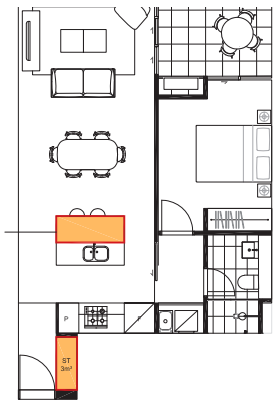
Total Storage volume compliant - with SEPP65 / ADG (4.0m³) YES



1B - Type 01

Storage volume provided within apartment - 3m³
Storage cage provided within basement - 3m³

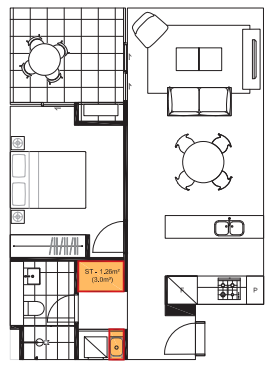
Total Storage volume compliant - with SEPP65 / ADG (6.0m³) YES



1B - Type 02

Storage volume provided within apartment - 3m³
Storage cage provided within basement - 3m³

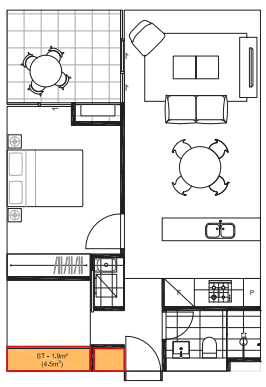
Total Storage volume compliant - with SEPP65 / ADG (6.0m³) YES



1B - Type 03

Storage volume provided within apartment - 3m³
Storage cage provided within basement - 3m³

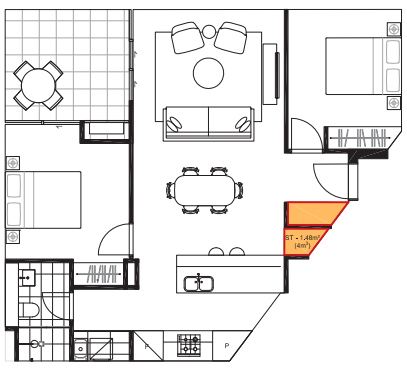
Total Storage volume compliant - with SEPP65 / ADG (6.0m³) YES



1B+ - Type 01

Storage volume provided within apartment - 4.5m³
Storage cage provided within basement - 5m³

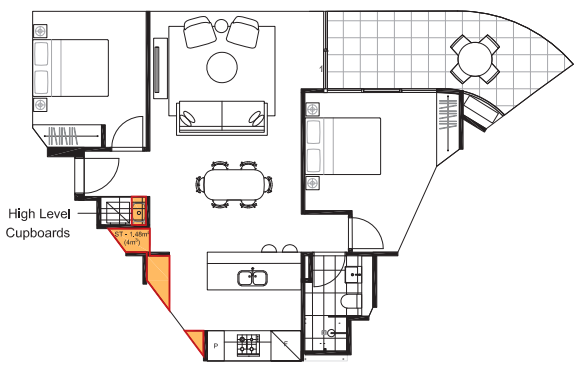
Total Storage volume compliant - with SEPP65 / ADG (6.0m³) YES



2B1 - Type 01

Storage volume provided within apartment - 4m³
Storage cage provided within basement - 5m³

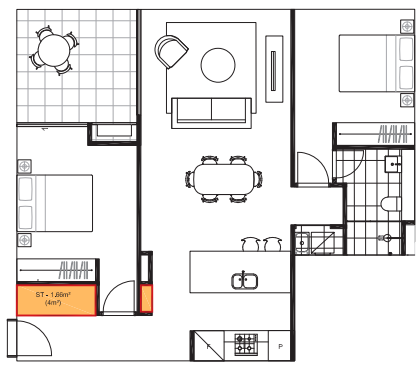
Total Storage volume compliant - with SEPP65 / ADG (8.0m³) YES



2B1 - Type 02

Storage volume provided within apartment - 4m³
Storage cage provided within basement - 5m³

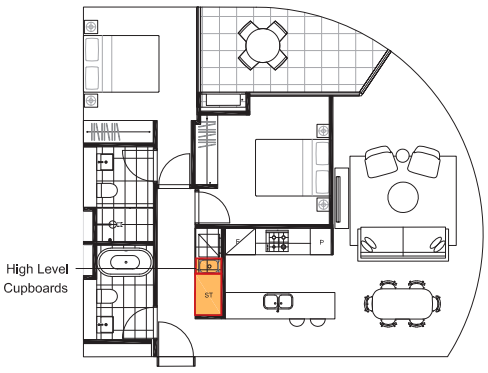
Total Storage volume compliant - with SEPP65 / ADG (8.0m³) YES



2B1 - Type 03

Storage volume provided within apartment - 4m³
Storage cage provided within basement - 5m³

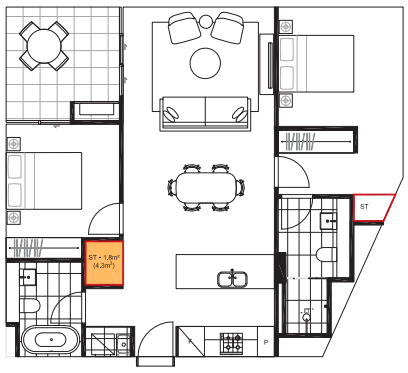
Total Storage volume compliant - with SEPP65 / ADG (8.0m³) YES



2B2 - Type 01

Storage volume provided within apartment - 2.5m³
Storage cage provided within basement - 6m³

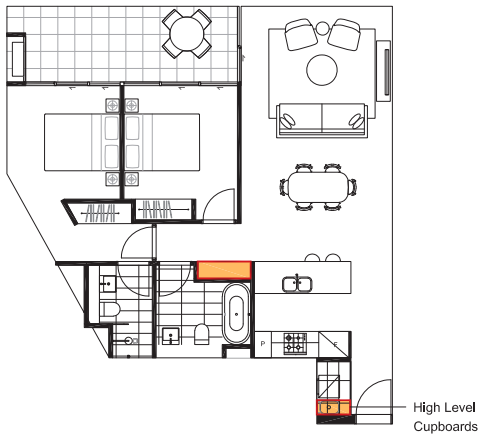
Total Storage volume compliant - with SEPP65 / ADG (8.0m³) YES



2B2 - Type 02

Storage volume provided within apartment - 4.3m³
Storage cage provided within basement - 5m³

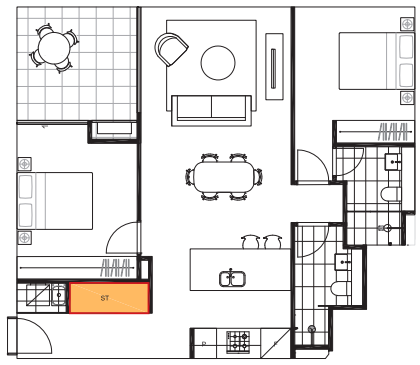
Total Storage volume compliant - with SEPP65 / ADG (8.0m³) YES



2B2 - Type 03

Storage volume provided within apartment - 2.5m³
Storage cage provided within basement - 5m³

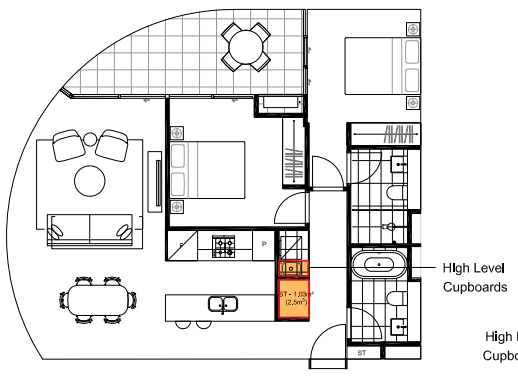
Total Storage volume compliant - with SEPP65 / ADG (8.0m³) YES



2B2 - Type 04

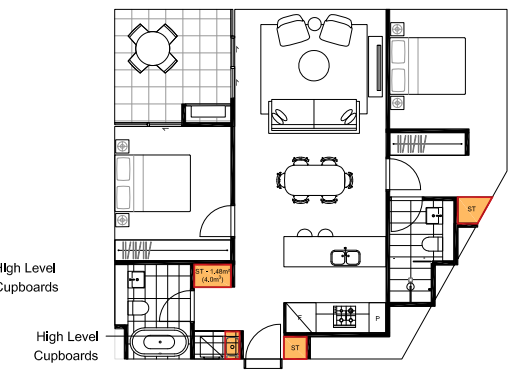
Storage volume provided within apartment - 4m³
Storage cage provided within basement - 5m³

Total Storage volume compliant - with SEPP65 / ADG (8.0m³) YES



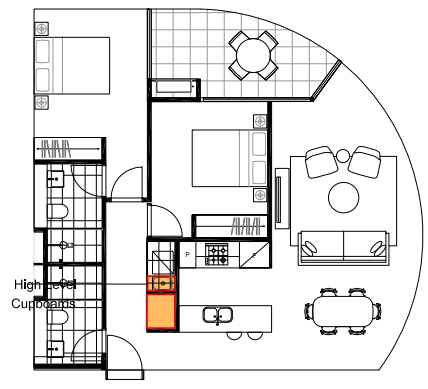
2B2 - Type 05

Storage volume provided within apartment -	2.5m³
Storage cage provided within basement -	6m³
Total Storage volume compliant - with SEPP65 / ADG (8.0m³)	YES



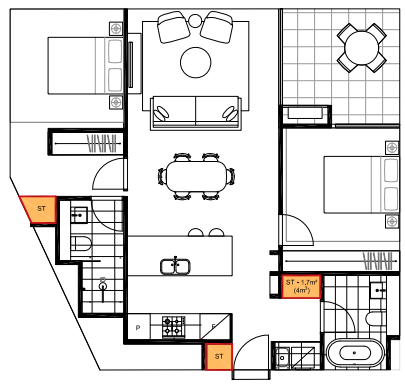
2B2 - Type 06

Storage volume provided within apartment -	4.4m³
Storage cage provided within basement -	5m³
Total Storage volume compliant - with SEPP65 / ADG (8.0m³)	YES



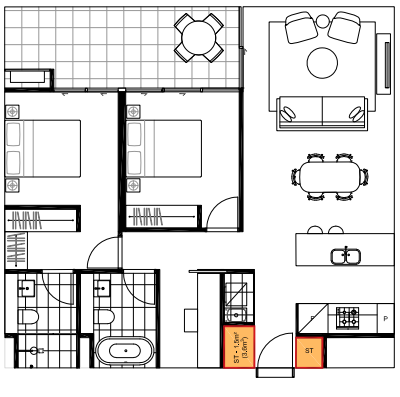
2B2 - Type 07

Storage volume provided within apartment -	2.5m³
Storage cage provided within basement -	6m³
Total Storage volume compliant - with SEPP65 / ADG (8.0m³)	YES



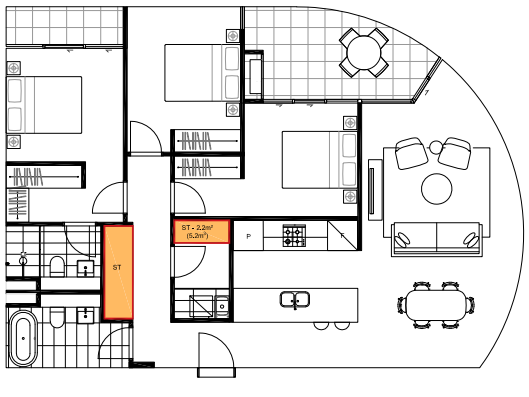
2B2 - Type 08

Storage volume provided within apartment -	4m³
Storage cage provided within basement -	5m³
Total Storage volume compliant - with SEPP65 / ADG (8.0m³)	YES



2B2+ - Type 01

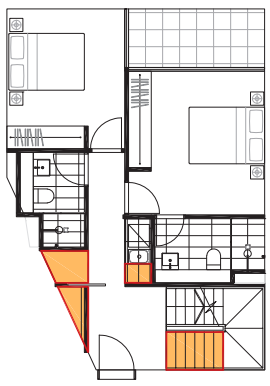
Storage volume provided within apartment -	4m³
Storage cage provided within basement -	5m³
Total Storage volume compliant - with SEPP65 / ADG (8.0m³)	YES



3B2 - Type 01

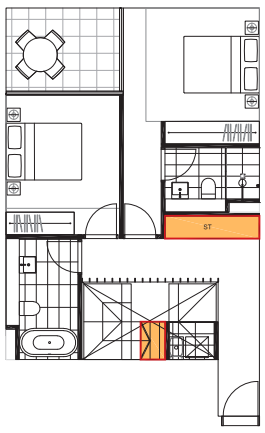
Storage volume provided within apartment -	5.2m³
Storage cage provided within basement -	5m³
Total Storage volume compliant - with SEPP65 / ADG (10.0m³)	YES

STORAGE SCHEDULE



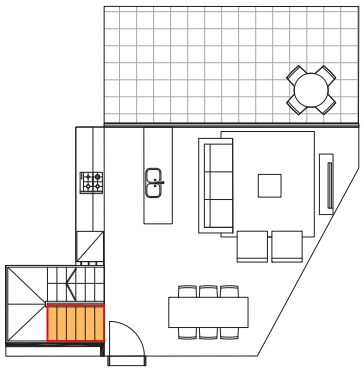
2B Penthouse (Low) - Type 01

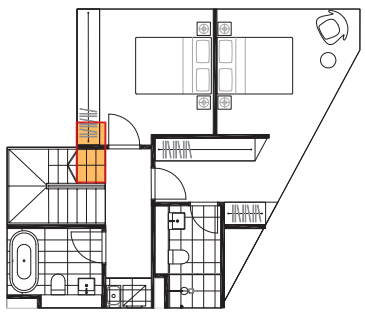
Storage volume provided within apartment -	7.8m³
Storage cage provided within basement -	5m³
Total Storage volume compliant - with SEPP65 / ADG (8.0m³)	YES



2B Penthouse (Low) - Type 03

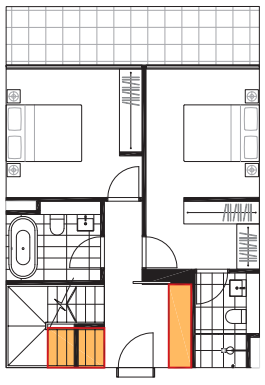
Storage volume provided within apartment -	5m³
Storage cage provided within basement -	5m³
Total Storage volume compliant - with SEPP65 / ADG (8.0m³)	YES





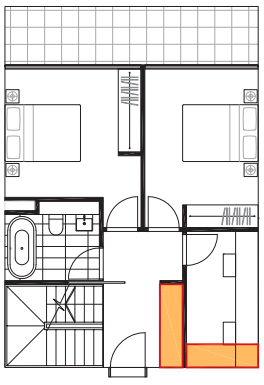
2B Penthouse (Low&High) - Type 04

Storage volume provided within apartment -	5m³
Storage cage provided within basement -	5m³
Total Storage volume compliant - with SEPP65 / ADG (8.0m³)	YES



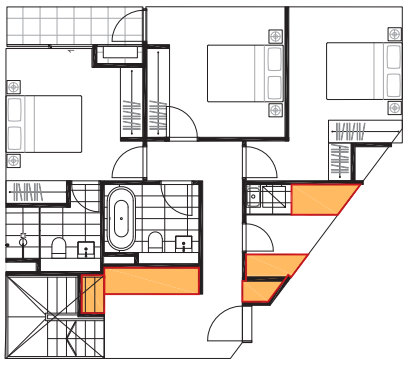
2B Penthouse (Low) - Type 02

Storage volume provided within apartment -	6m³
Storage cage provided within basement -	5m³
Total Storage volume compliant - with SEPP65 / ADG (8.0m³)	YES



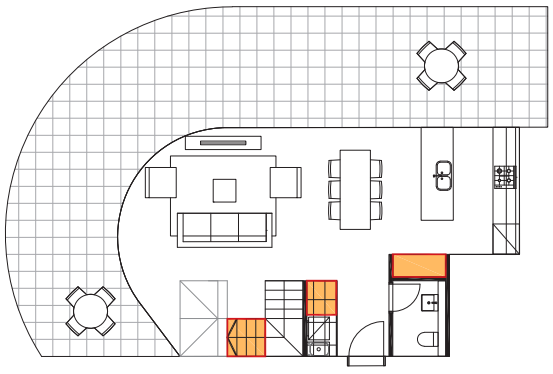
3B Penthouse (Low) - Type 01

Storage volume provided within apartment -	6.5m³
Storage cage provided within basement -	5m³
Total Storage volume compliant - with SEPP65 / ADG (10.0m³)	YES



3B Penthouse (Low) - Type 02

Storage volume provided within apartment -	11m³
Storage cage provided within basement -	5m³
Total Storage volume compliant - with SEPP65 / ADG (10.0m³)	YES



3B Penthouse (Low) - Type 03

Storage volume provided within apartment -	5m³
Storage cage provided within basement -	5m³
Total Storage volume compliant - with SEPP65 / ADG (10.0m³)	YES

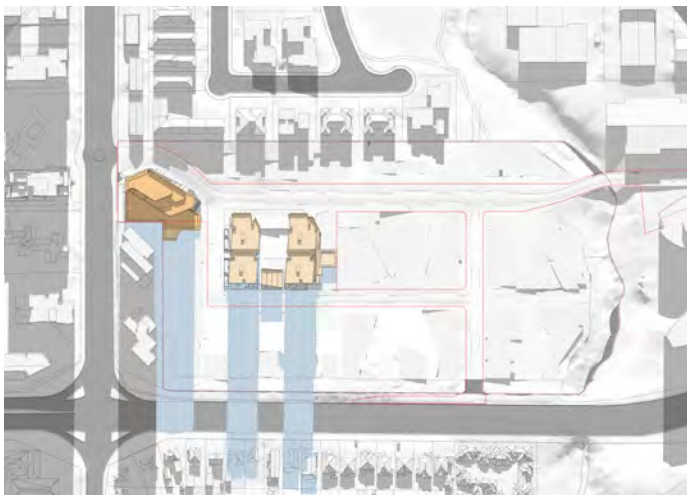
APPENDIX E:

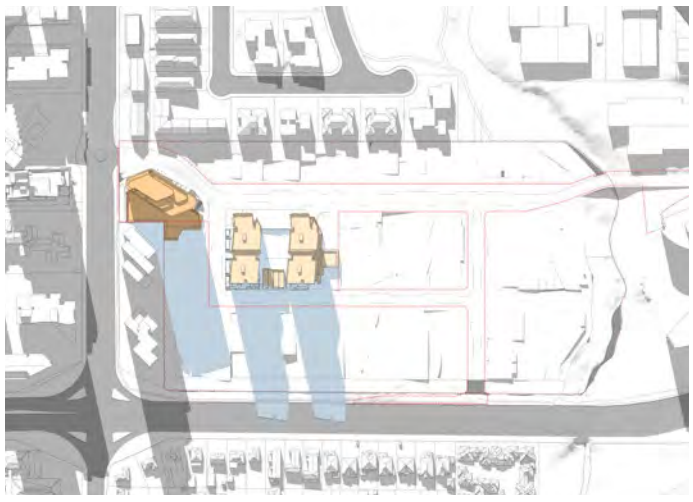
SHADOW STUDIES

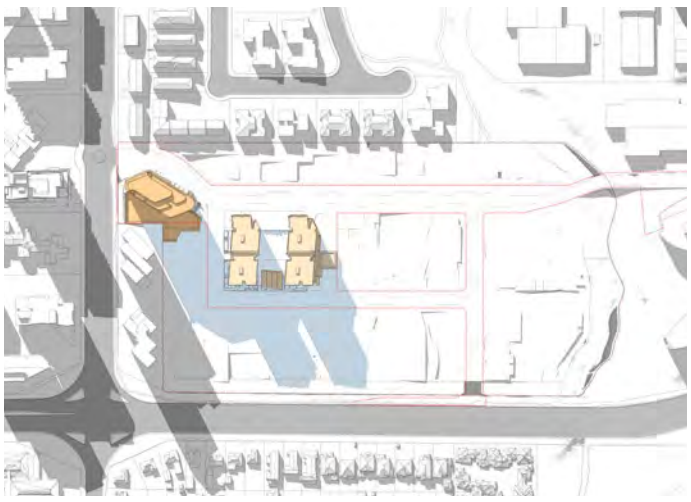
SHADOW STUDIES
JUNE 21ST

Proposed building

Lot Boundaries for Future Buildings


Winter Solstice 9am


Winter Solstice 10am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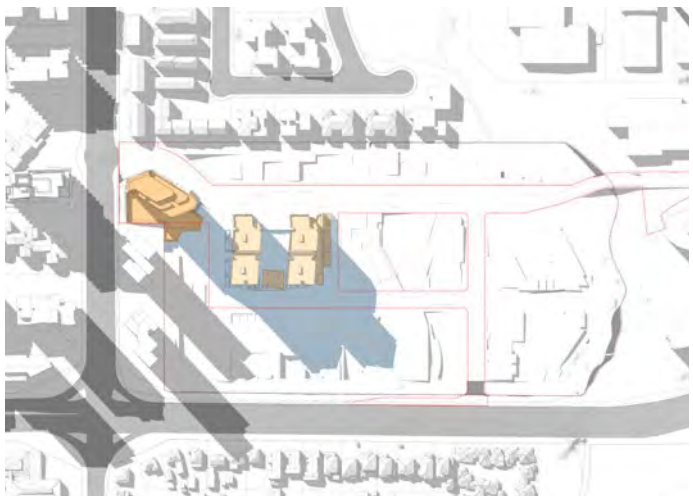
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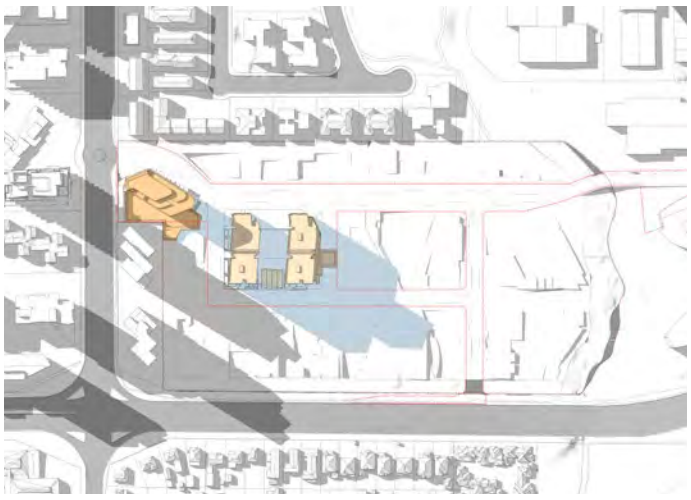
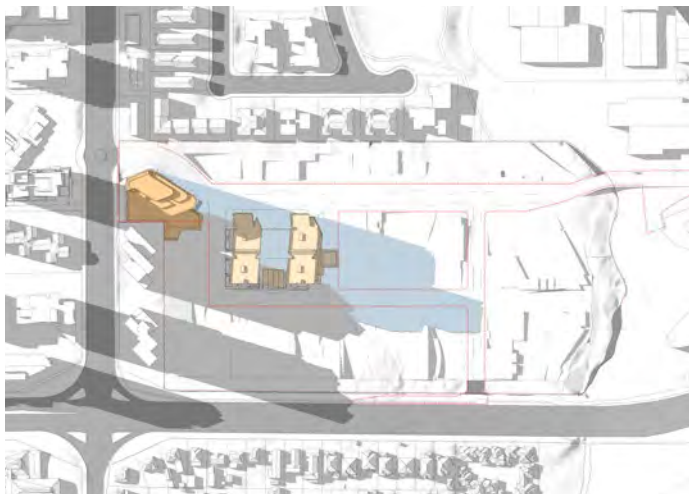
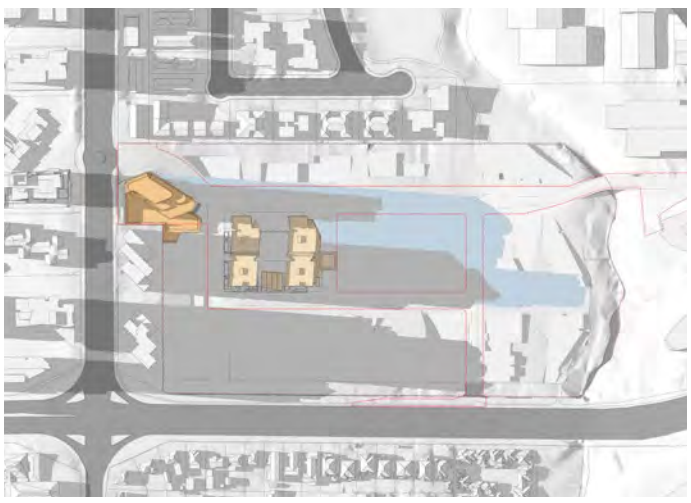

Winter Solstice 1pm


Winter Solstice 2pm


Winter Solstice 3pm

APPENDIX F:

RESPONSE TO DESIGN EXCELLENCE REVIEW PANEL

RESPONSE TO DESIGN EXCELLENCE REVIEW PANEL

As part of the Design Excellence Strategy for the Ivanhoe Estate, an independent Design Review Panel was established to comment on the Stage 1 works.

The following items were identified in relation to Lot A1 through this process. The review panel responded positively to the scheme presented.

STAGE 1 DESIGN EXCELLENCE REVIEW DATED 2018.02.27

ITEM NO.	DESIGN REVIEW PANEL COMMENTS	RESPONSE
11.	Mathieu Le Sueur presented the concept of building A1 and the design development process of A1 addressing the gateway nature of building A1 and the building being the entry to the precinct. Bates Smart also presented how the final building form has addressed the Ivanhoe Estate Design Guideline.	Note.
12.	Due to site orientation and surround development, building A1 requires high solar performance at upper level to ensure ADG compliance. The proposed built form will achieve the 9-11am sun parallel to Herring Road and at 1-3pm afternoon sun parallel to Epping Road.	This design approach is received positively by the design panel.
13.	The panel discussed the facade design and the proposed precast curved edge. Brian Zulaihka suggested colour variations between the spandrels and the slab edge element to differentiate the different elements.	Following the design review, we have undertaken a comprehensive review of each of the façade components. Several colour studies including a) different shades of precast concrete, b) different colours for spandrel elements, and c) alternating finishes for vertical and horizontal elements were tested. A summary of options and the recommended proposal was presented to the DRP on March 27 and is now included in the Development Application submission.
14.	The panel has briefly discussed general façade maintenance. The project team responded that Ivanhoe project aim to adopt façade materials with less maintenance, such as precast with oxide colour finish and off-form concrete.	The proposal was received positively by the review panel and will be further refined during the Design development phase.
15.	The panel also raised that the extensive glass façade appeared more commercial like and suggested the architect to adopt some façade elements, such as louvres and sun shading to soften the façade.	The review of façade components described above included testing of additional sunshading: specifically, the addition of a vertical fin between operable and fixed glazed element. The client team agreed that the additional sunshades provided marginal improvement to environmental performance but detracted significantly from the aesthetic simplicity of the façade.

STAGE 1 DESIGN EXCELLENCE REVIEW DATED 2018.02.27

ITEM NO.	DESIGN REVIEW PANEL COMMENTS	RESPONSE
16.	The panel queried about the height of the spandrel which Bates confirmed to be 600mm from internal floor finishes. The panel suggested the spandrel height to be reviewed and suggested that 750mm may be more appropriate.	The spandrel height has been increased to 765mm to not facilitate climbing in accordance with the NCC requirements.
17.	Stephanie Ballango asked the architect which street entry is considered the main entry for building A1. It is agreed between the panel and the project team that the residents is likely to use the lower ground entry as the main access to the retail and the park. It is also agreed that the Herring road entry is appropriate as it needed to address the Herring Road and passer-by.	Noted. The design of the lobbies will be further developed during the Design Development phase.
23.	The panel is of the opinion that the creases in Lot A1 building may not bring much light/ ventilation into the apartment. The panel also suggested to create more interest to A1 façade with protruding elements, such as balconies.	A package of material which demonstrates the amenity benefits offered by the tower 'creases' in bringing light and ventilation deeper into the floorplates on level 9 was put forward to the DRP on Friday 13th April. In response to protruding elements such as balconies, please refer to item #15
24.	The panel queried the noise level of Herring Road and the usability of the balconies facing Herring Road. The panel suggested winter gardens in lieu of balconies.	Noted. The feasibility and applicability of wintergardens will be further investigated during the design development phase.