2.11 Materials / Finishes 1: Overall Composition

- 1. Polished precast coloured concrete
- 2. Glazing with bronze tint / perforated metal screen
- 3. Metal Louvres
- 4. Lightweight cladding with integrated glazed balustrade
- 5. Colour tinted / graphic patterned glass
- 6. Unitised curtain wall facade system
- 7. Integrated glazing & infill facade system
- 8. Metal cladding (interlocking profile)
- 9. Composite timber cladding
- 10. Perforated Screen with graphic pattern

Proposed Mixed-Use Development
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2.12 Materials / Finishes 2: Podium Level and Active frontage

1. Precast concrete
2. Lightweight Metal Cladding
3. Composite Timber cladding
4. Lightweight Metal Cladding (standing seam profile)
5. Lightweight Cladding with integrated glazed balustrade
6. Perforated Screen with graphic (eg. Locker Pic Perf)
7. Metal Mesh (modular pattern)
2.13 Materials / Finishes 3: Turner Street Streetscape

1. Lightweight Cladding / Balustrade
2. Precast concrete with integrated pattern
3. Composite timber cladding
4. Integrated glazing & infill facade system
5. Glass Shopfront to Retail Space
Proposed Mixed-Use Development
351 Ingles Street, Port Melbourne

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3.1 Design Image 01
Proposed Mixed-Use Development
351 Ingles Street, Port Melbourne
FEBRUARY 2016

Project 3D Views

3.5 Design Image 05
Proposed Mixed-Use Development
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FEBRUARY 2016

Project 3D Views

3.6 Design Image 06
4.1 Communal Garden / Facilities

- Communal Gym / Pavilion Facilities
- Communal Terrace / Play area / BBQ facilities
- Communal Garden Allotments
4.2 ESD Responses

Water
> Minimum 3 star WELS rated shower head to all showers.
> Minimum 5 star WELS rated tapware to all basin outlets.
> Kitchen and Laundry mixers : minimum 5 star WELS rated.
> Toilet suites: minimum 4 star WELS rated.

Water Recycling
> Rainwater will be collected from the roof and podium levels and used for landscape irrigation and toilets to retail areas and podium level communal gardens.
> Underground 140kL rainwater tank. 20kL fire testing water tank.
> Waterless air conditioning to be used (air cooled).
> Water sub metering to all major uses.
> STORM score of 100%.

Materials
> The selected materials will reduce maintenance requirements and improve the longevity of the building.
> Selected external and internal materials and paint to be low VOC (Volatile Organic Compounds) and / or low emissions.

Transport
> Cyclist facilities are provided for both tenants and visitors at street level in secured and accessible areas for each podium.

Energy
> Energy sub metering to base building systems and a ‘smart meter’ included in all units to monitor energy usage.

Solar Panels
> The development proposes solar hot water panels to the roof to assist with 30% contribution to residential hot water demand.
4.3 Bicycle Provision

Bicycle Park

Building A
Total Bicycles 222

Building B + C (shared park)
Total Bicycles 336

Building D + E (shared park)
Total Bicycles 230

Total bicycle storage provided: 788
4.4 Storage Provision

Building A
Total Cars - 118
Total Stores - 118

Building B
Total Cars - 175
Total Stores - 175

Building C
Total Cars - 200
Total Stores - 200

Building D
Total Cars - 162
Total Stores - 162

Building E
Total Cars - 71
Total Stores - 71

Total car spaces provided: 726
Total stores provided: 726

Building A
Total Motorbikes - 10

Building B
Total Motorbikes - 5

Building C
Total Motorbikes - 0

Building D
Total Motorbikes - 10

Building E
Total Motorbikes - 4

Total bike storage provided: 29

Example over bonnet storage from ‘Space Commander’. Standard 1.7m³ storage capacity.
4.5 Waste Management

- Bin Storage / Bin Holding Room
- Loading Bay
- Bin Vehicle Access
Proposed Mixed-Use Development
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4.6 On-site Energy Generation

Solar panels on roof

Water drainage to storage to podium roof irrigation

Tower Roof Level Plan

TURNER STREET

INGLES STREET
4.7 Natural Lighting

- Skylights to top floor level bathrooms
- Solatubes to top floor corridors

- Skylights to bathrooms on top floors
Screening of Balcony Condensers

Condensers on Balconies will be screened from street view.

Solid Balustrade
Condenser

Balcony section
Condensers on Balconies will be screened from street view.

View from below
Examples of Porous Screen for wind mitigation

A  Full height porous screen to atrium

B  Temporary porous screen / ‘billboard’ greenwall

C  1.5m-high screen (design-integrated with laneway shopfronts)

Refer Windtech Wind Engineer’s report (Pedestrian Level Wind Environment Study 17th August 2015) recommendations for further details.
4.10 Wind Engineers - Wind Treatment Recommendations for Podium Roof Level

Examples of Porous Screen or vegetation for wind mitigation

A. Recommended vegetation

B. 3.0m-high permeable screen

C. 3.0m-high enclosure

Refer Windtech Wind Engineer’s report (Pedestrian Level Wind Environment Study 17th August 2015) recommendations for further details

- Recommended trees, evergreen, densely foliatiing, capable of growing 3-4m tall
- 3m-high enclosure
- 3m-high permeable screen
- 5m-high permeable screen
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4.11 Land Survey Plan
Proposed Mixed-Use Development
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4.12  Shadow Diagrams - Equinox September 22nd

9 AM - Equinox September 22nd

12 PM - Equinox September 22nd

1 PM - Equinox September 22nd

2 PM - Equinox September 22nd
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<th>GFA Area (M2)</th>
<th>NET SOHO Area (M2)</th>
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<th>Communal space</th>
<th>Community Hub (M2)</th>
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