

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
58. Design changes proposed by ICD comprise:
- 58.1. Relocation of residential car parks from podium (levels 3 and 4) to basement.
- 58.2. An increase to the extent of the basement (within the site footprint), including a mezzanine, to accommodate its car park relocation.
- 58.3. Increased loading zones within the basement together with a turntable to support loading movements.
- 58.4. Introduction of a basement down ramp from Grote Street to access the aforementioned residential car parks. This replaces a previous ramp at Grote Street which was servicing the ICD car parks at levels 3 and 4 (now proposed to be relocated).
- 58.5. Introduction of a 1,275m² wellness space at level 2 for medical suites, allied health and gym.
- 58.6. Introduction of hotel back of house and amenities at level 3 supporting hotel operations.
- 58.7. Reduction of the podium levels from 5 to 4 levels given the relocation of ICD's car parks to basement.
- 58.8. An additional 3 levels of apartments increasing the height of the Grote Street tower by 2 levels (noting the 1 level reduction to the podium). This will result in an additional 21 apartments with a 9.2m increase in height.
- 58.9. An additional floor of commercial office with no increase in height to the Gouger Street tower (noting the 1 level reduction to the podium). This additional level together with a reconfiguration of the Gouger Street office tower (enabling a simplification of the design) will result in an additional 5,250m² of office space.
- 58.10. The introduction of retail balconies to the Grote Street façade (responding to a SCAP condition to provide shelter).
- [REDACTED]
- [REDACTED]

- City Planning, Development and Business Affairs Committee – Agenda - Tuesday, 7 March 2023

Attachment A – Proposed ICD project design (including material variations)

- END OF REPORT -

Market Square – Market Expansion

REVISED ICD PROJECT DESIGN FEB-23

WOODS BAGOT

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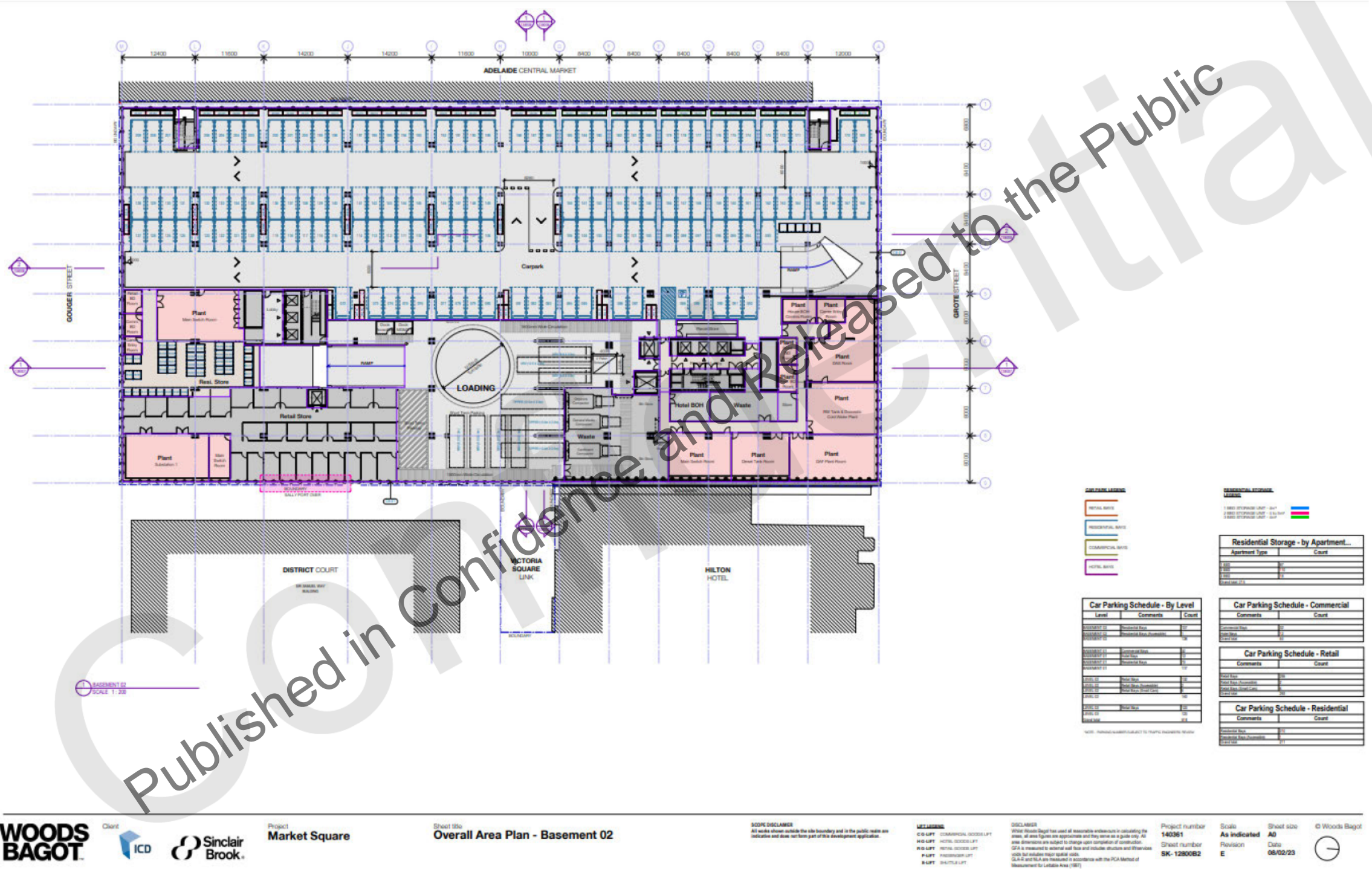


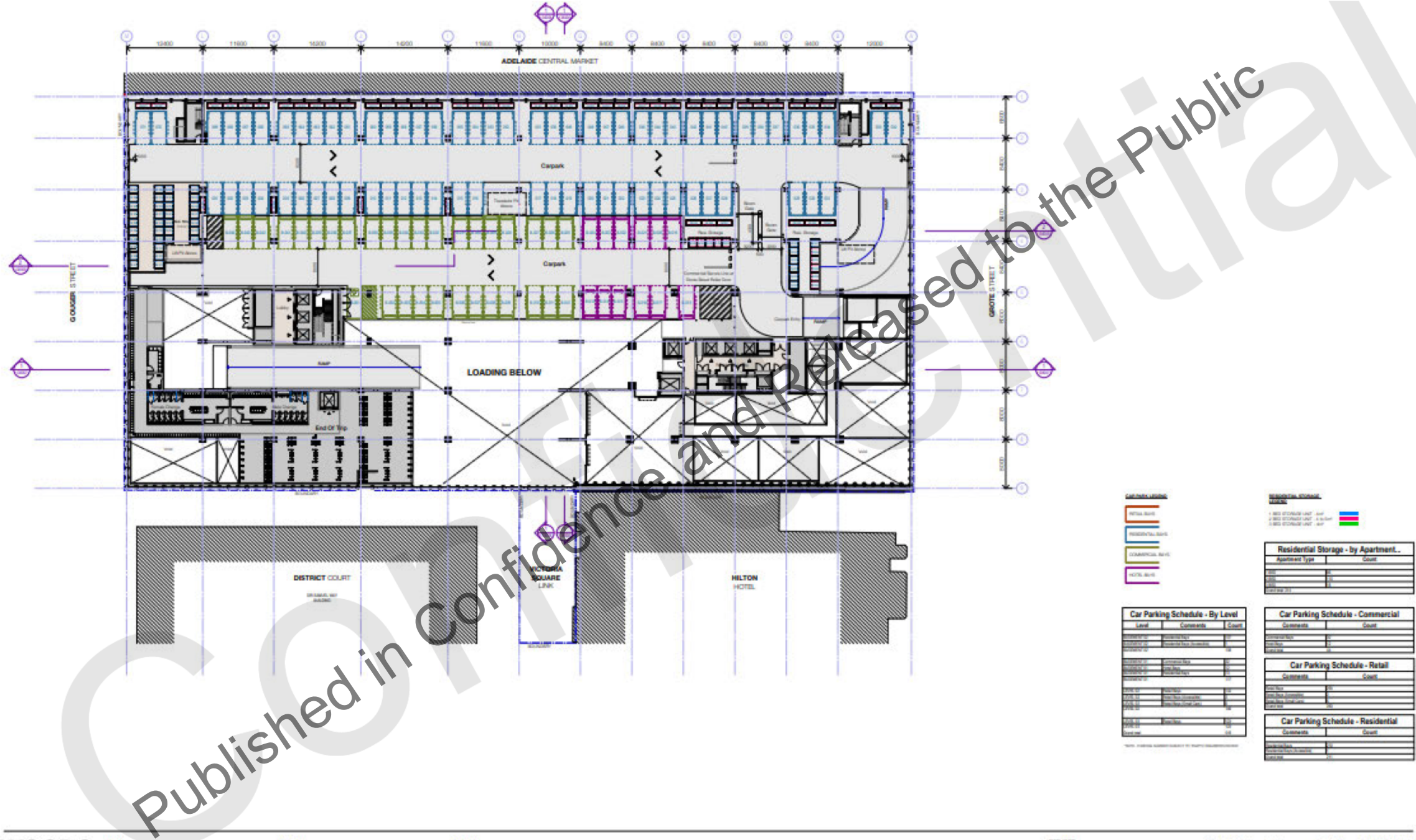


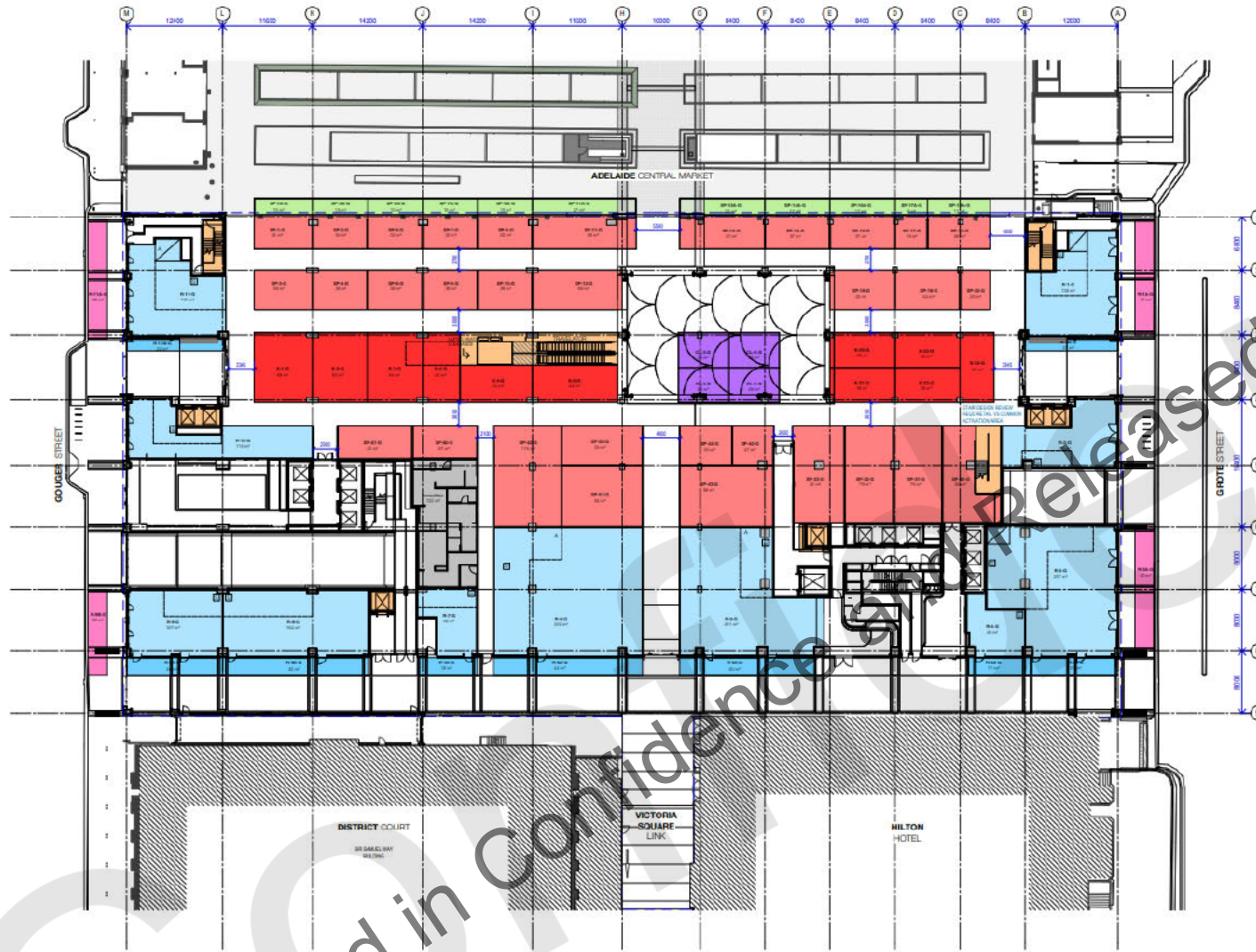


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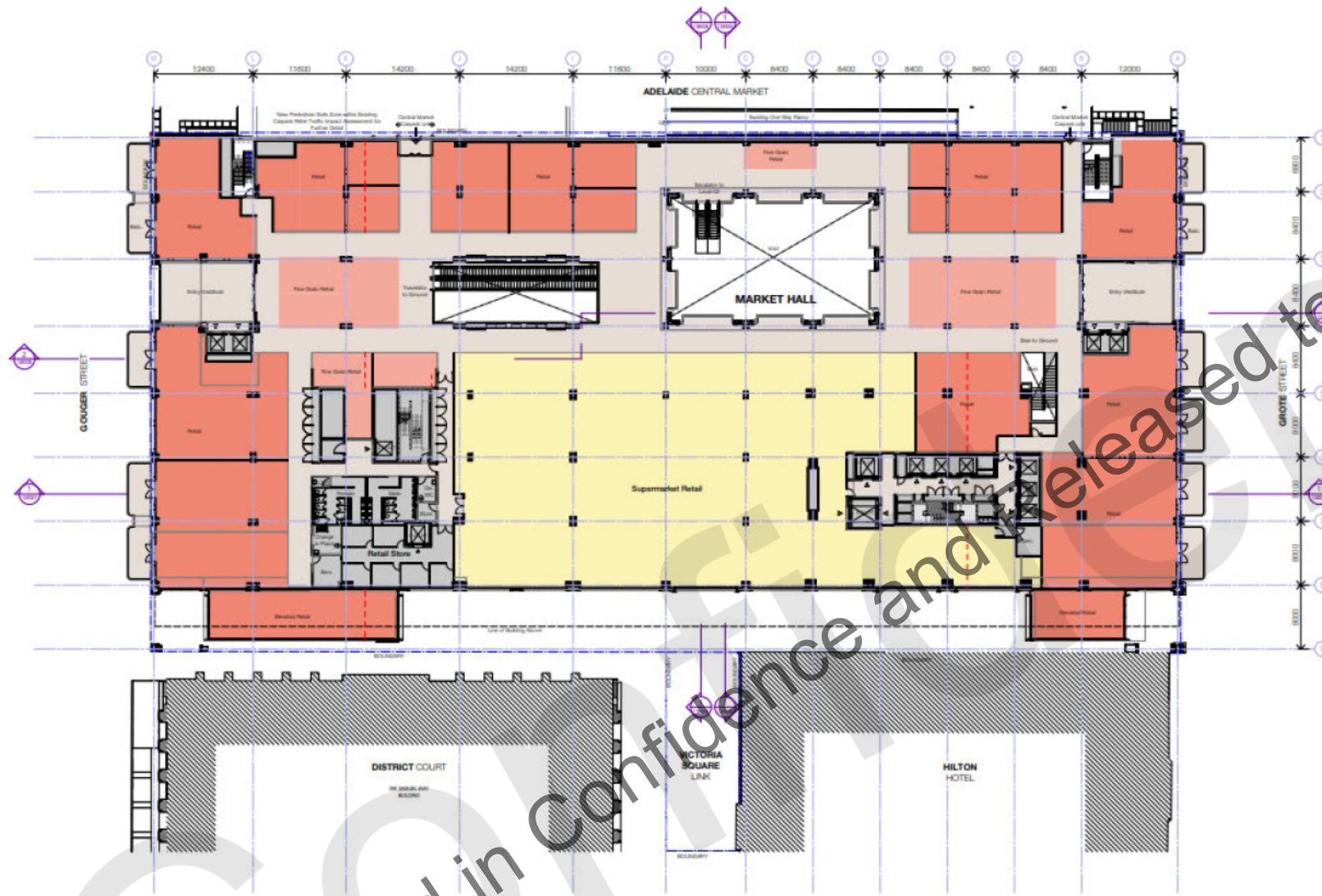
GF Internal NLA Option 04B			
WB Retail Type 1	Area Total	Count	
Specialty Retail Light Food	1503 m ²	10	
F & B Light Food	1608 m ²	11	
Cafe and Dining Space	177 m ²	1	
Arcade Retail	171 m ²	11	
Grand Total	3459 m ²	33	

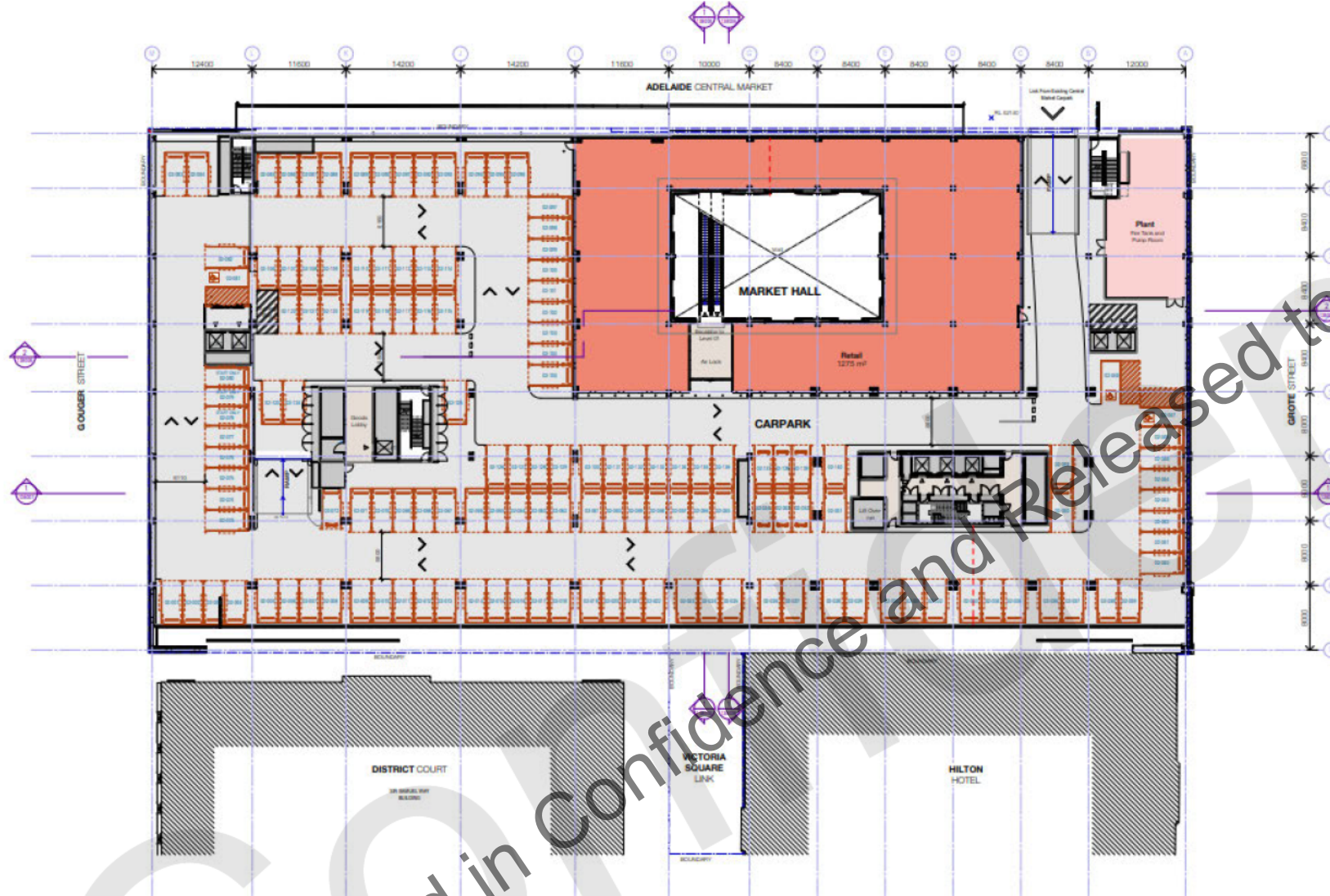
GF NLA External Option 04B		
Retail Type	Area Total	Count
Licensed Retail Food (Food)	154 m ²	1
Licensed Retail Food	201 m ²	1
External Soft Retail (Green)	183 m ²	11
Grand Total	538 m ²	24

GF NLA Total Option 04B		
Comments	Area Total	Count
NLA Internal	3459 m ²	33
NLA External	538 m ²	24
Grand Total	4000 m ²	57

Retail Store NLA		
Level	Retail Type	Area Total Count
BASMENT 02	Retail Store Link (Lgr)	186 m ² 1
LEVEL 01	Retail Store Link (Lgr)	46 m ² 2
BASMENT 02	Retail Store Total	232 m ² 3
LEVEL 01	Retail Store Total	117 m ² 10
Grand Total	Retail Store Total	349 m ² 23

GF Retail Area Option 04B			
Name	Retail Type	Area Total	Count
SP-101	Specialty Retail Light Food	1503 m ²	10
SP-102	Specialty Retail Light Food	1503 m ²	10
SP-103	Specialty Retail Light Food	1503 m ²	10
SP-104	Specialty Retail Light Food	1503 m ²	10
SP-105	Specialty Retail Light Food	1503 m ²	10
SP-106	Specialty Retail Light Food	1503 m ²	10
SP-107	Specialty Retail Light Food	1503 m ²	10
SP-108	Specialty Retail Light Food	1503 m ²	10
SP-109	Specialty Retail Light Food	1503 m ²	10
SP-110	Specialty Retail Light Food	1503 m ²	10
SP-111	Specialty Retail Light Food	1503 m ²	10
SP-112	Specialty Retail Light Food	1503 m ²	10
SP-113	Specialty Retail Light Food	1503 m ²	10
SP-114	Specialty Retail Light Food	1503 m ²	10
SP-115	Specialty Retail Light Food	1503 m ²	10
SP-116	Specialty Retail Light Food	1503 m ²	10
SP-117	Specialty Retail Light Food	1503 m ²	10
SP-118	Specialty Retail Light Food	1503 m ²	10
SP-119	Specialty Retail Light Food	1503 m ²	10
SP-120	Specialty Retail Light Food	1503 m ²	10
SP-121	Specialty Retail Light Food	1503 m ²	10
SP-122	Specialty Retail Light Food	1503 m ²	10
SP-123	Specialty Retail Light Food	1503 m ²	10
SP-124	Specialty Retail Light Food	1503 m ²	10
SP-125	Specialty Retail Light Food	1503 m ²	10
SP-126	Specialty Retail Light Food	1503 m ²	10
SP-127	Specialty Retail Light Food	1503 m ²	10
SP-128	Specialty Retail Light Food	1503 m ²	10
SP-129	Specialty Retail Light Food	1503 m ²	10
SP-130	Specialty Retail Light Food	1503 m ²	10
SP-131	Specialty Retail Light Food	1503 m ²	10
SP-132	Specialty Retail Light Food	1503 m ²	10
SP-133	Specialty Retail Light Food	1503 m ²	10
SP-134	Specialty Retail Light Food	1503 m ²	10
SP-135	Specialty Retail Light Food	1503 m ²	10
SP-136	Specialty Retail Light Food	1503 m ²	10
SP-137	Specialty Retail Light Food	1503 m ²	10
SP-138	Specialty Retail Light Food	1503 m ²	10
SP-139	Specialty Retail Light Food	1503 m ²	10
SP-140	Specialty Retail Light Food	1503 m ²	10
SP-141	Specialty Retail Light Food	1503 m ²	10
SP-142	Specialty Retail Light Food	1503 m ²	10
SP-143	Specialty Retail Light Food	1503 m ²	10
SP-144	Specialty Retail Light Food	1503 m ²	10
SP-145	Specialty Retail Light Food	1503 m ²	10
SP-146	Specialty Retail Light Food	1503 m ²	10
SP-147	Specialty Retail Light Food	1503 m ²	10
SP-148	Specialty Retail Light Food	1503 m ²	10
SP-149	Specialty Retail Light Food	1503 m ²	10
SP-150	Specialty Retail Light Food	1503 m ²	10
SP-151	Specialty Retail Light Food	1503 m ²	10
SP-152	Specialty Retail Light Food	1503 m ²	10
SP-153	Specialty Retail Light Food	1503 m ²	10
SP-154	Specialty Retail Light Food	1503 m ²	10
SP-155	Specialty Retail Light Food	1503 m ²	10
SP-156	Specialty Retail Light Food	1503 m ²	10
SP-157	Specialty Retail Light Food	1503 m ²	10
SP-158	Specialty Retail Light Food	1503 m ²	10
SP-159	Specialty Retail Light Food	1503 m ²	10
SP-160	Specialty Retail Light Food	1503 m ²	10
SP-161	Specialty Retail Light Food	1503 m ²	10
SP-162	Specialty Retail Light Food	1503 m ²	10
SP-163	Specialty Retail Light Food	1503 m ²	10
SP-164	Specialty Retail Light Food	1503 m ²	10
SP-165	Specialty Retail Light Food	1503 m ²	10
SP-166	Specialty Retail Light Food	1503 m ²	10
SP-167	Specialty Retail Light Food	1503 m ²	10
SP-168	Specialty Retail Light Food	1503 m ²	10
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SP-173	Specialty Retail Light Food	1503 m ²	10
SP-174	Specialty Retail Light Food	1503 m ²	10
SP-175	Specialty Retail Light Food	1503 m ²	10
SP-176	Specialty Retail Light Food	1503 m ²	10
SP-177	Specialty Retail Light Food	1503 m ²	10
SP-178	Specialty Retail Light Food	1503 m ²	10
SP-179	Specialty Retail Light Food	1503 m ²	10
SP-180	Specialty Retail Light Food	1503 m ²	10
SP-181	Specialty Retail Light Food	1503 m ²	10
SP-182	Specialty Retail Light Food	1503 m ²	10
SP-183	Specialty Retail Light Food	1503 m ²	10
SP-184	Specialty Retail Light Food	1503 m ²	10
SP-185	Specialty Retail Light Food	1503 m ²	10
SP-186	Specialty Retail Light Food	1503 m ²	10
SP-187	Specialty Retail Light Food	1503 m ²	10
SP-188	Specialty Retail Light Food	1503 m ²	10
SP-189	Specialty Retail Light Food	1503 m ²	10
SP-190	Specialty Retail Light Food	1503 m ²	10
SP-191	Specialty Retail Light Food	1503 m ²	10
SP-192	Specialty Retail Light Food	1503 m ²	10
SP-193	Specialty Retail Light Food	1503 m ²	10
SP-194	Specialty Retail Light Food	1503 m ²	10
SP-195	Specialty Retail Light Food	1503 m ²	10
SP-196	Specialty Retail Light Food	1503 m ²	10
SP-197	Specialty Retail Light Food	1503 m ²	10
SP-198	Specialty Retail Light Food	1503 m ²	10
SP-199	Specialty Retail Light Food	1503 m ²	10
SP-200	Specialty Retail Light Food	1503 m ²	10





MAP FORM LEGEND

- RESIDENTIAL BAYS
- COMMERCIAL BAYS
- HOTEL BAYS

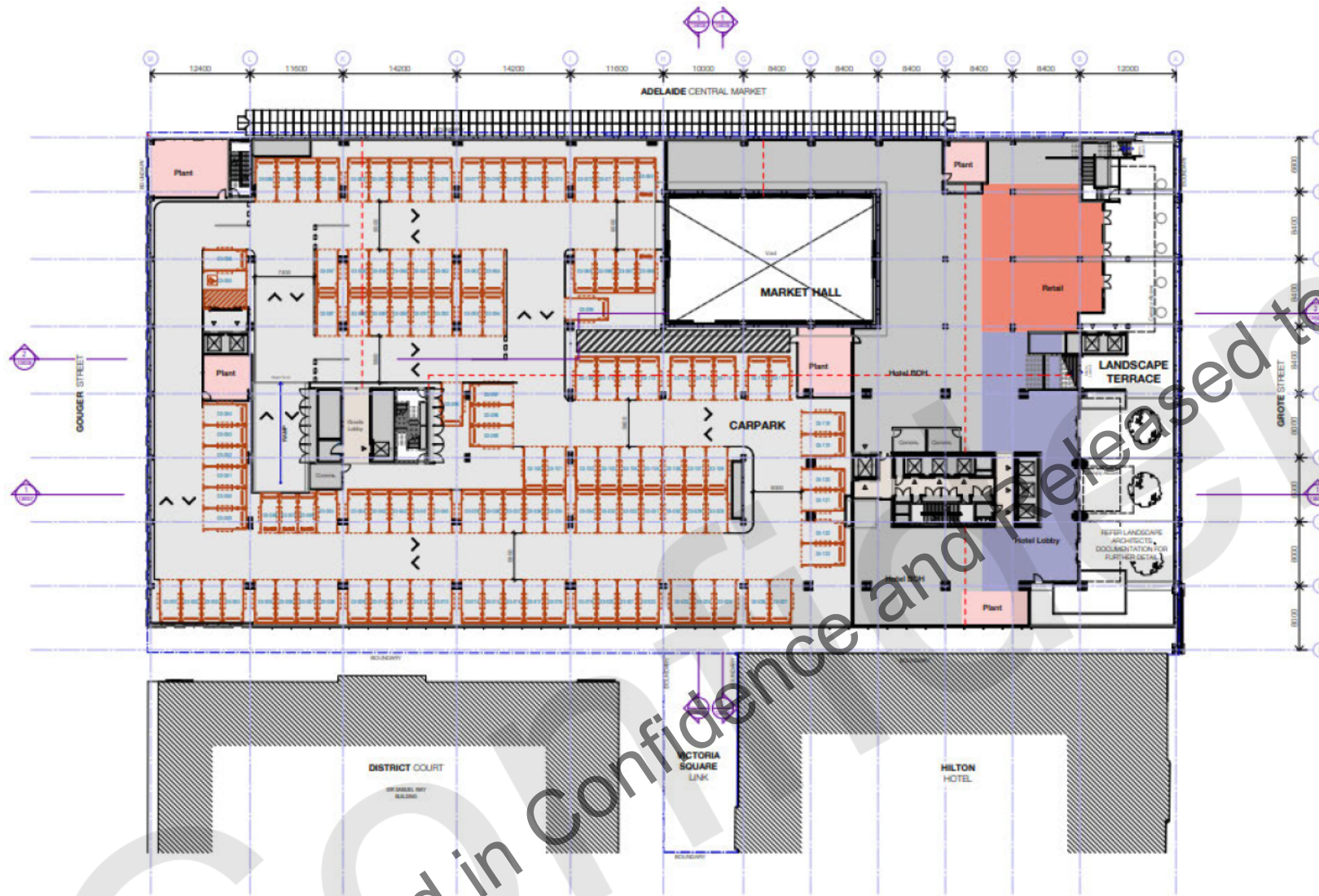
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NOTE: PARKING SPACES SUBJECT TO TRAFFIC REGULATIONS. PLEASE

Car Parking Schedule - Commercial	
Comments	Count
Commercial Rate	20
Order Date	10
Order Date	10

Car Parking Schedule - Retail	
Comments	Count
Retail Rate	20
Order Date	10
Order Date	10

Car Parking Schedule - Residential	
Comments	Count
Residential Rate	10
Order Date	10
Order Date	10

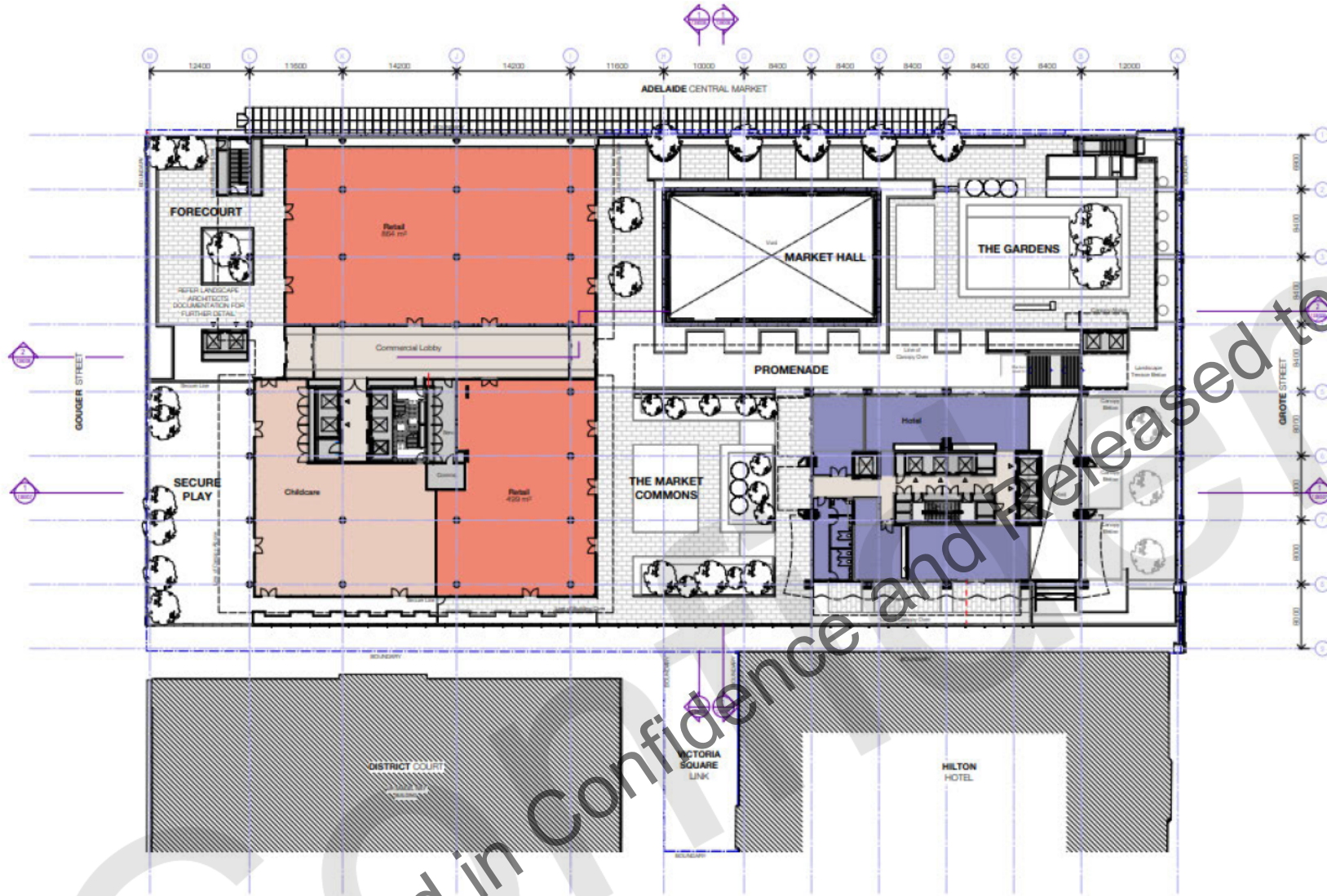


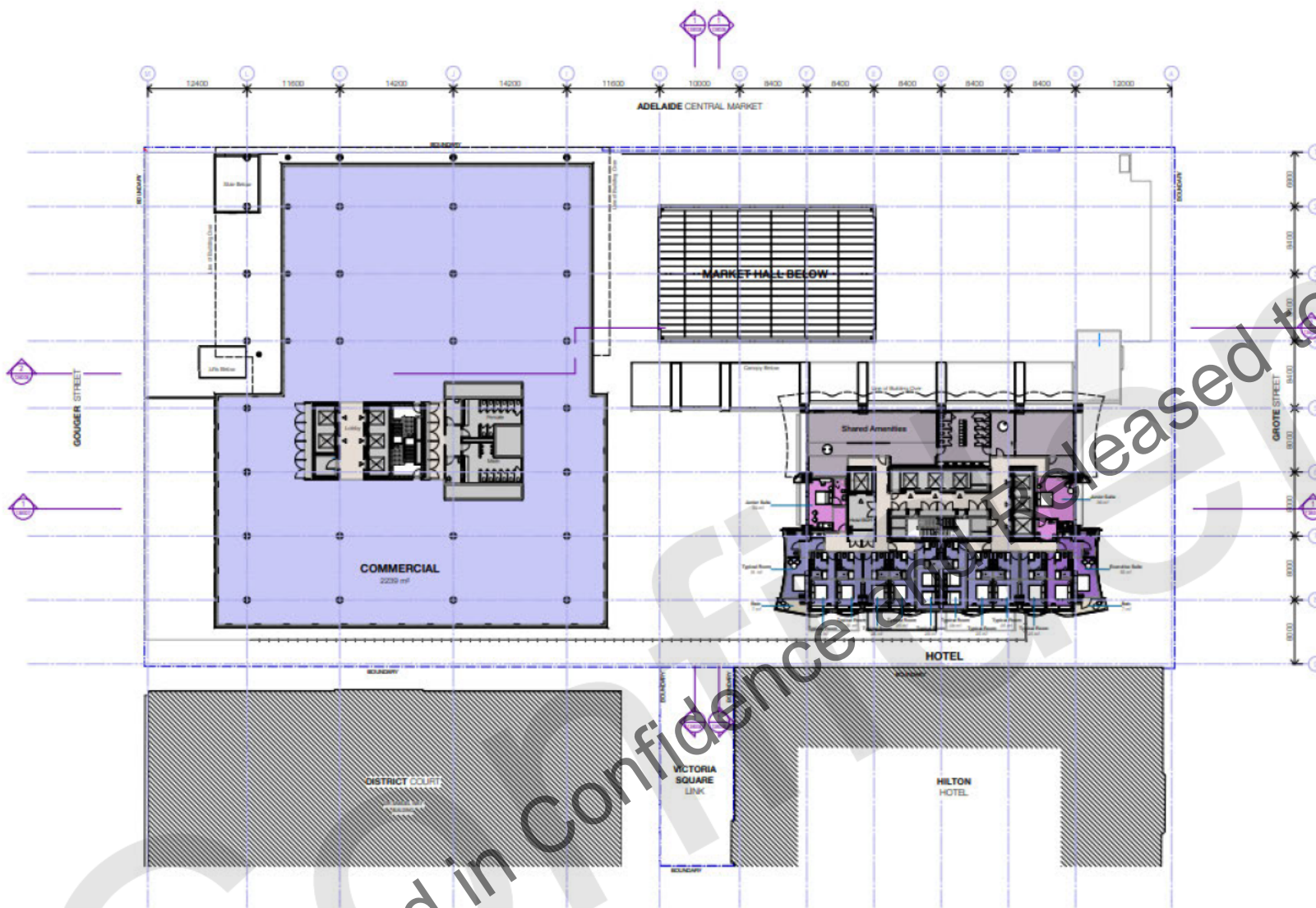
- PETAL DRIVE
- PRESIDENTIAL DRIVE
- COMMERCIAL DRIVE
- HOTEL DRIVE

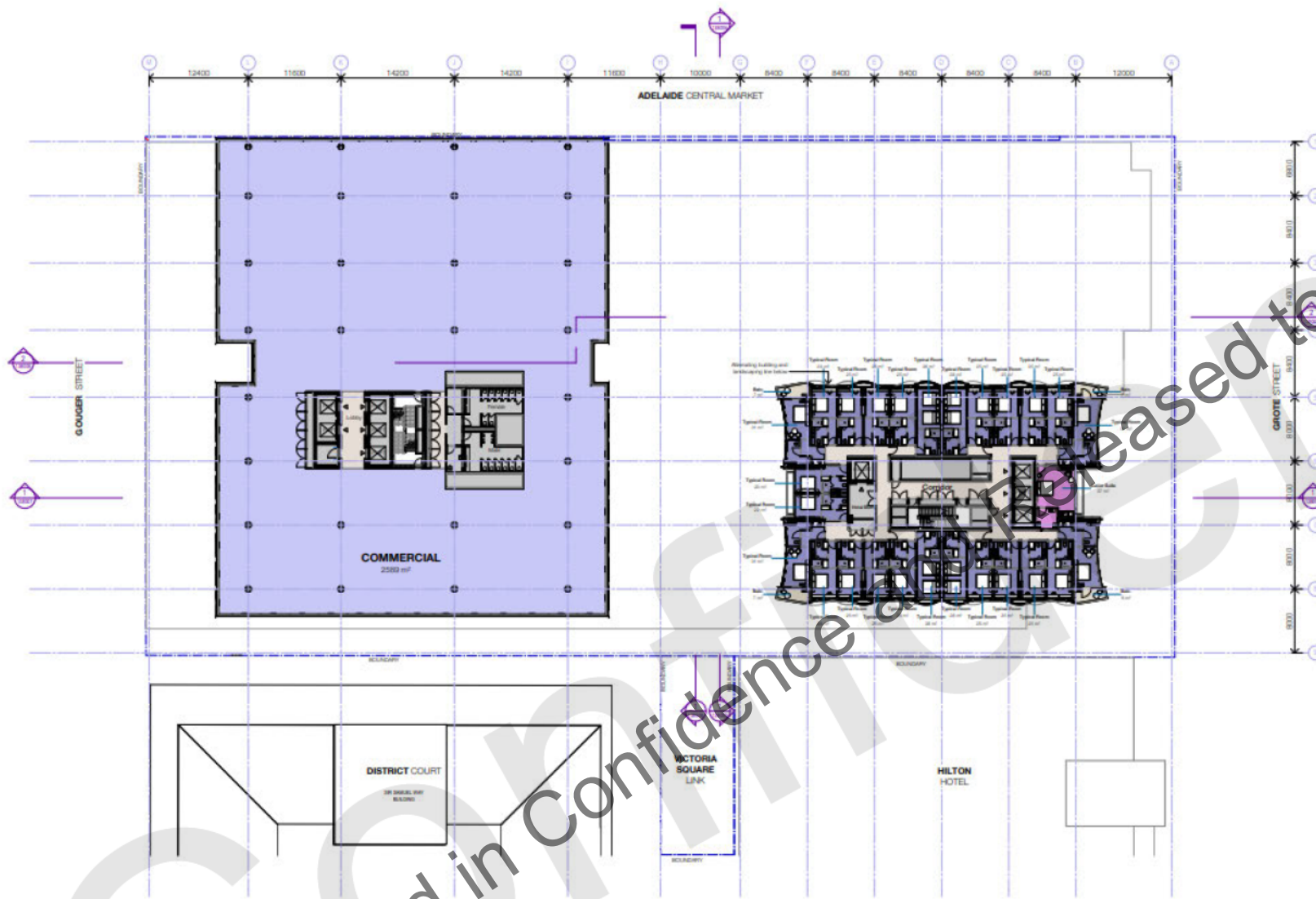
Level	Comments	Count
Basement 03	Residential Space	137
Basement 02	Residential Space, Shopping	12
Basement 01	Shopping and Street	70
Basement 00	Residential Space	75
Basement 01		117
Level 03	Street Space	28
Level 02	Street Space, Shopping	5
Level 01	Street Space, Street Lane	140
Level 00	Street Space	108
Street Lane		103

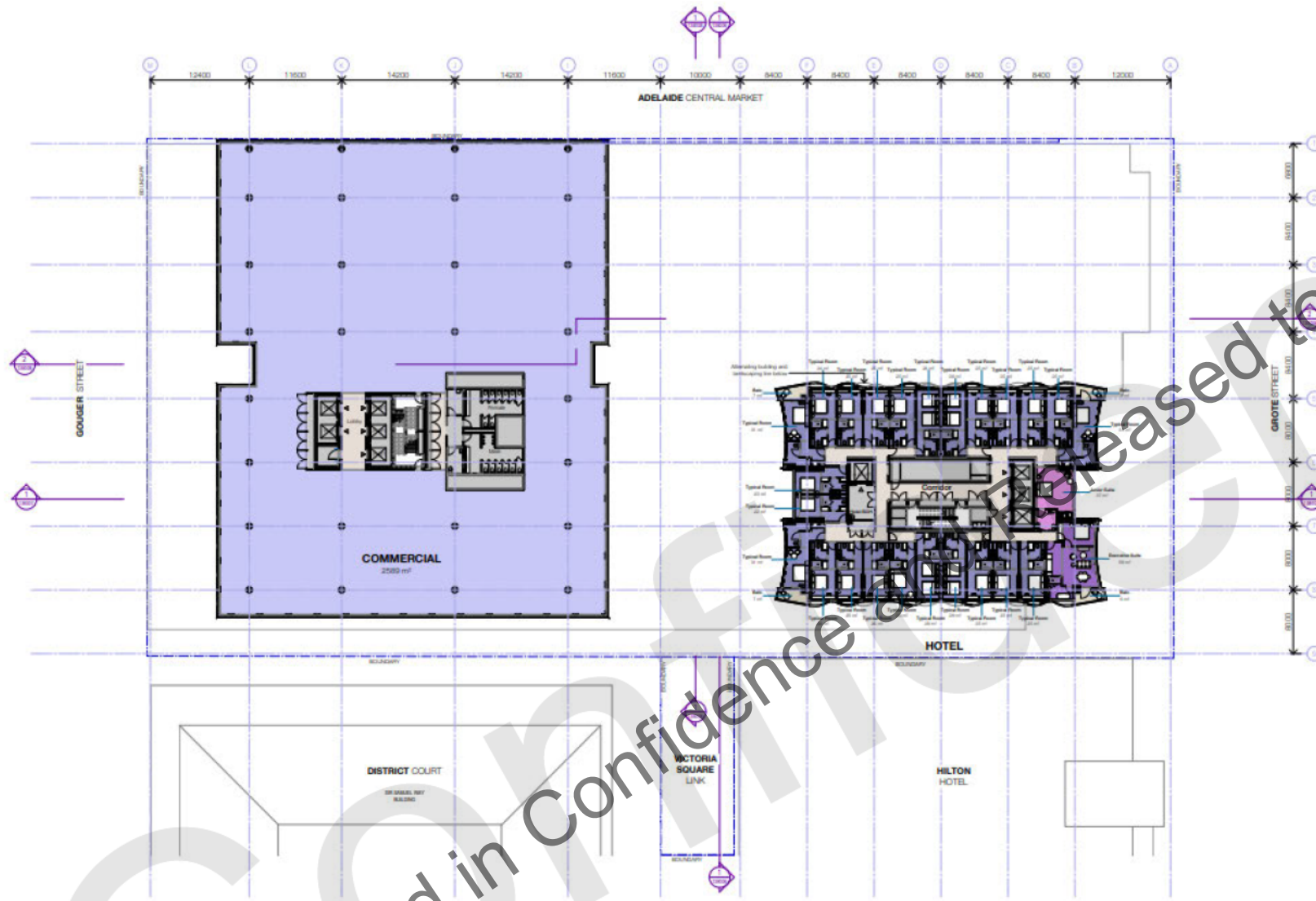
NOTE: Proposed changes SUBJECT TO TRAFFIC ENGINEERING REVIEW

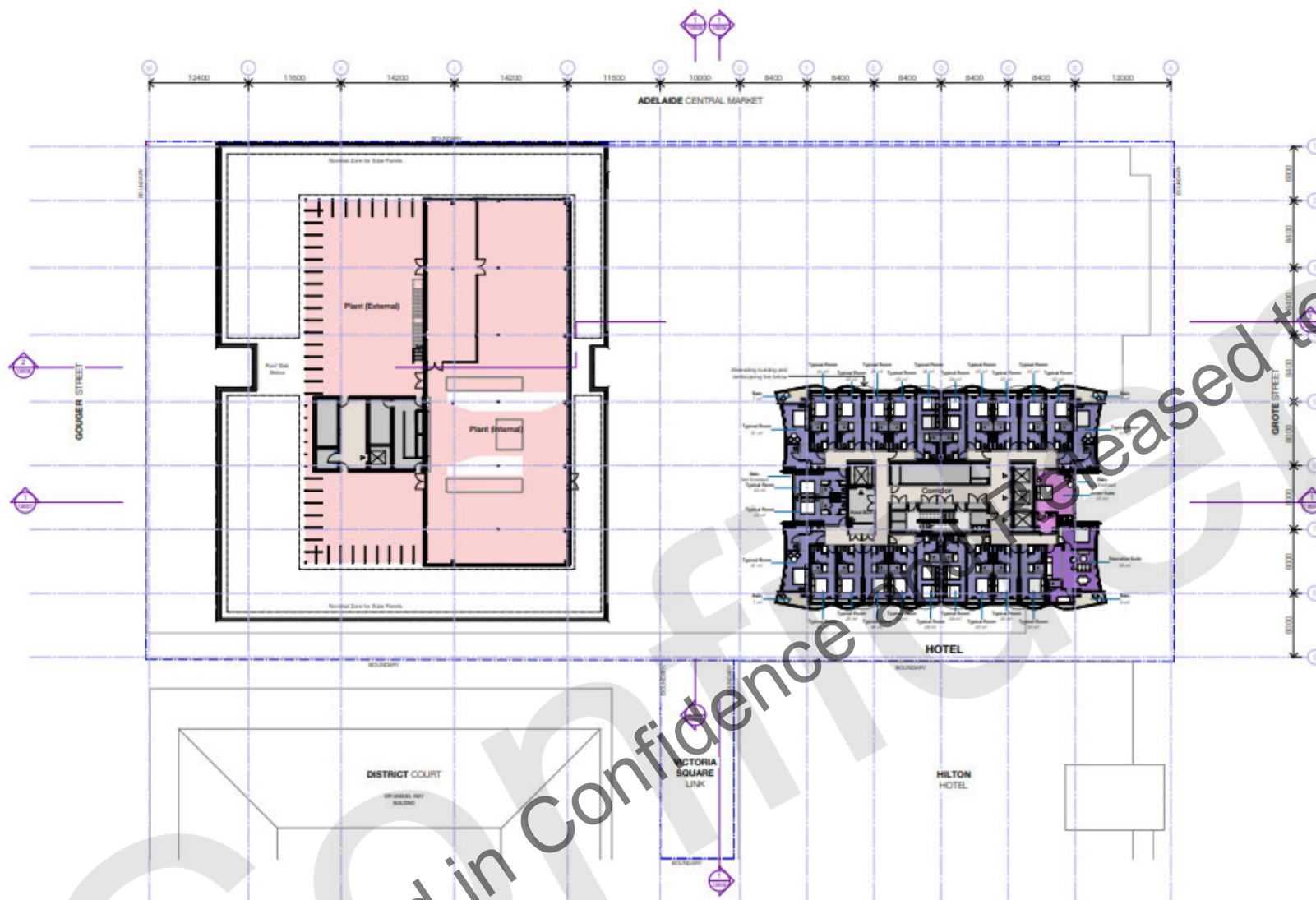
Car Parking Schedule - Commercial	
Comments	Count
Commercial Rate	20
Public Area	12
Private Area	0
Car Parking Schedule - Retail	
Comments	Count
Public Area	20
Private Area (Retail only)	0
Private Area (Other)	0
Car Parking Schedule - Residential	
Comments	Count
Residential Rate	20
Public Area	0
Private Area	12

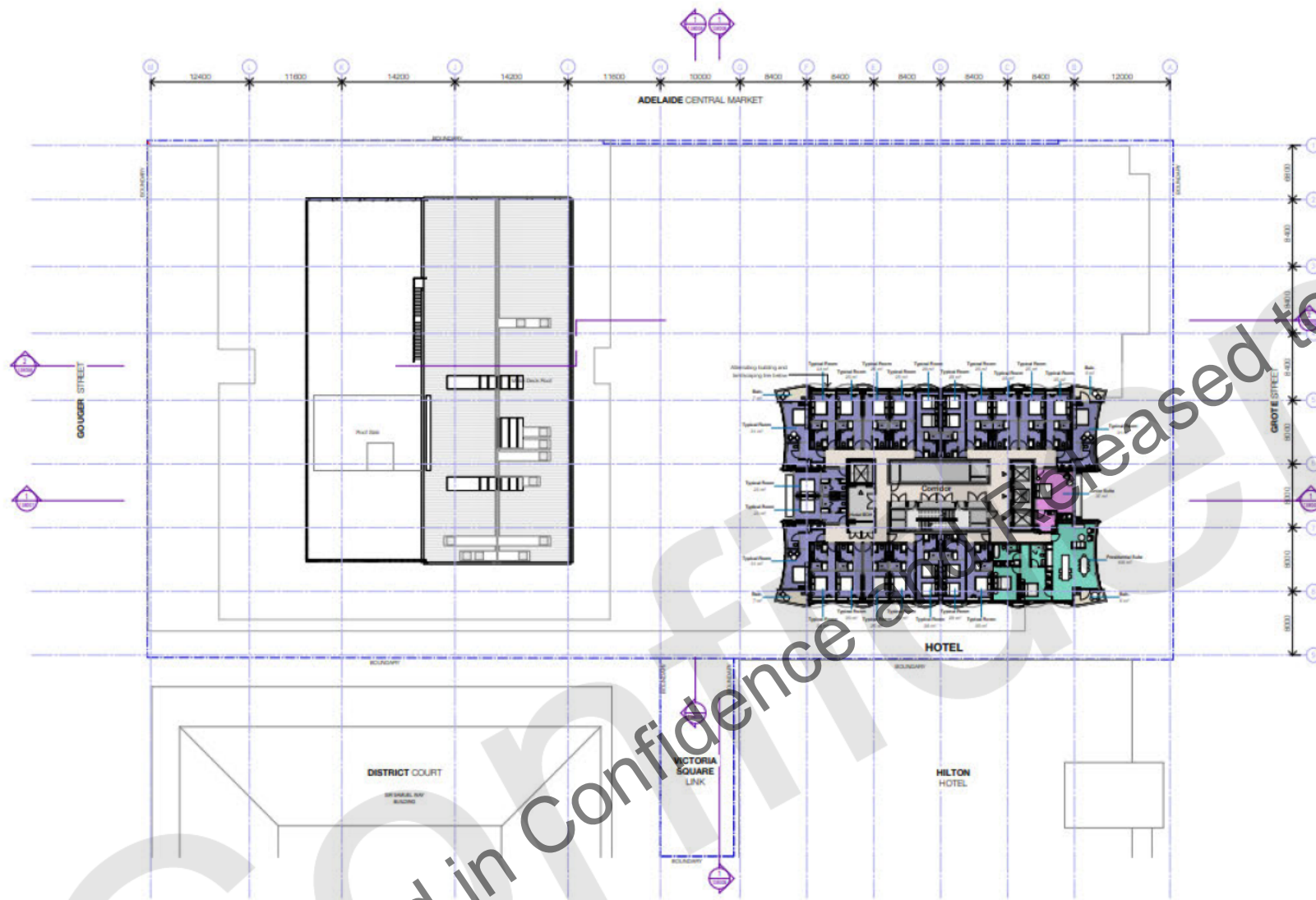


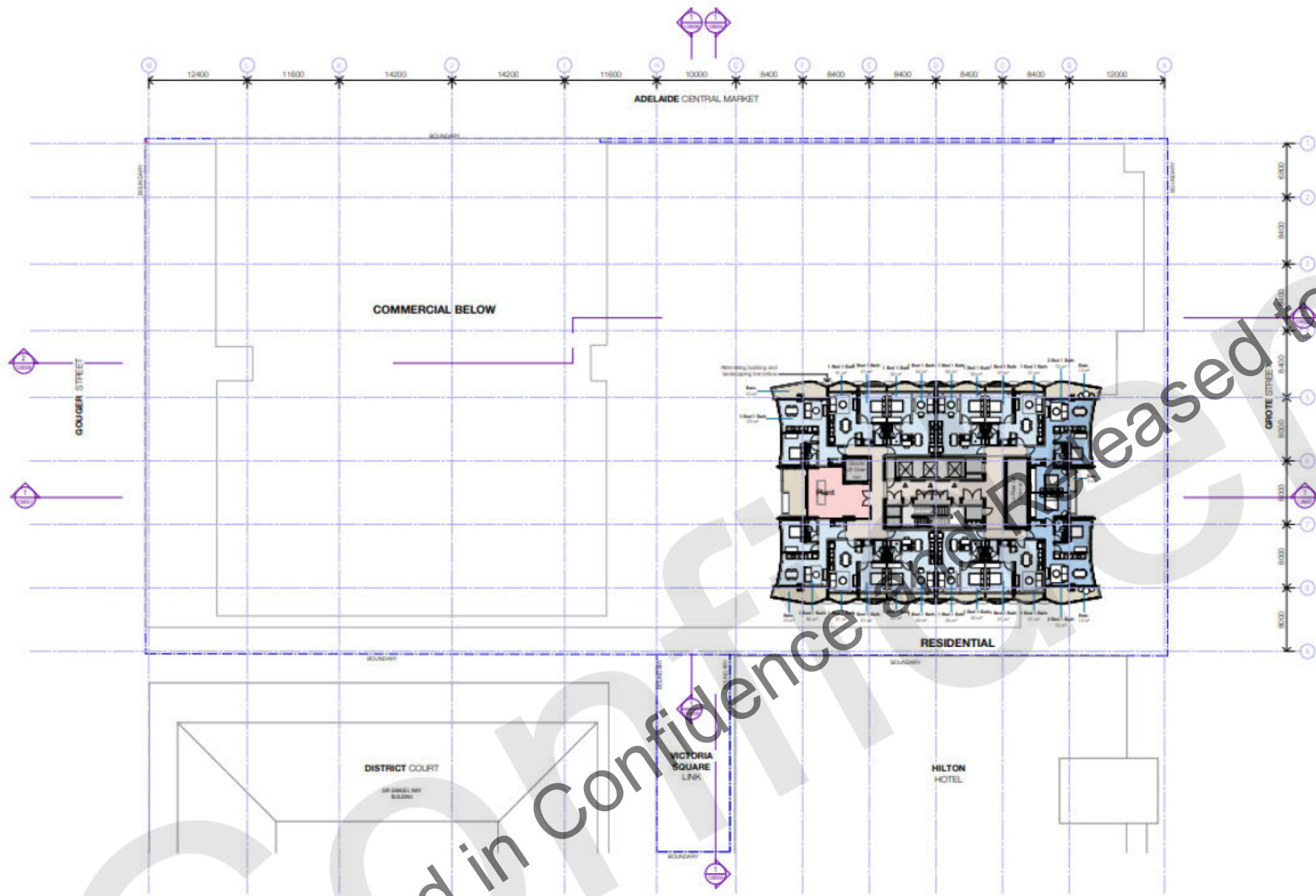


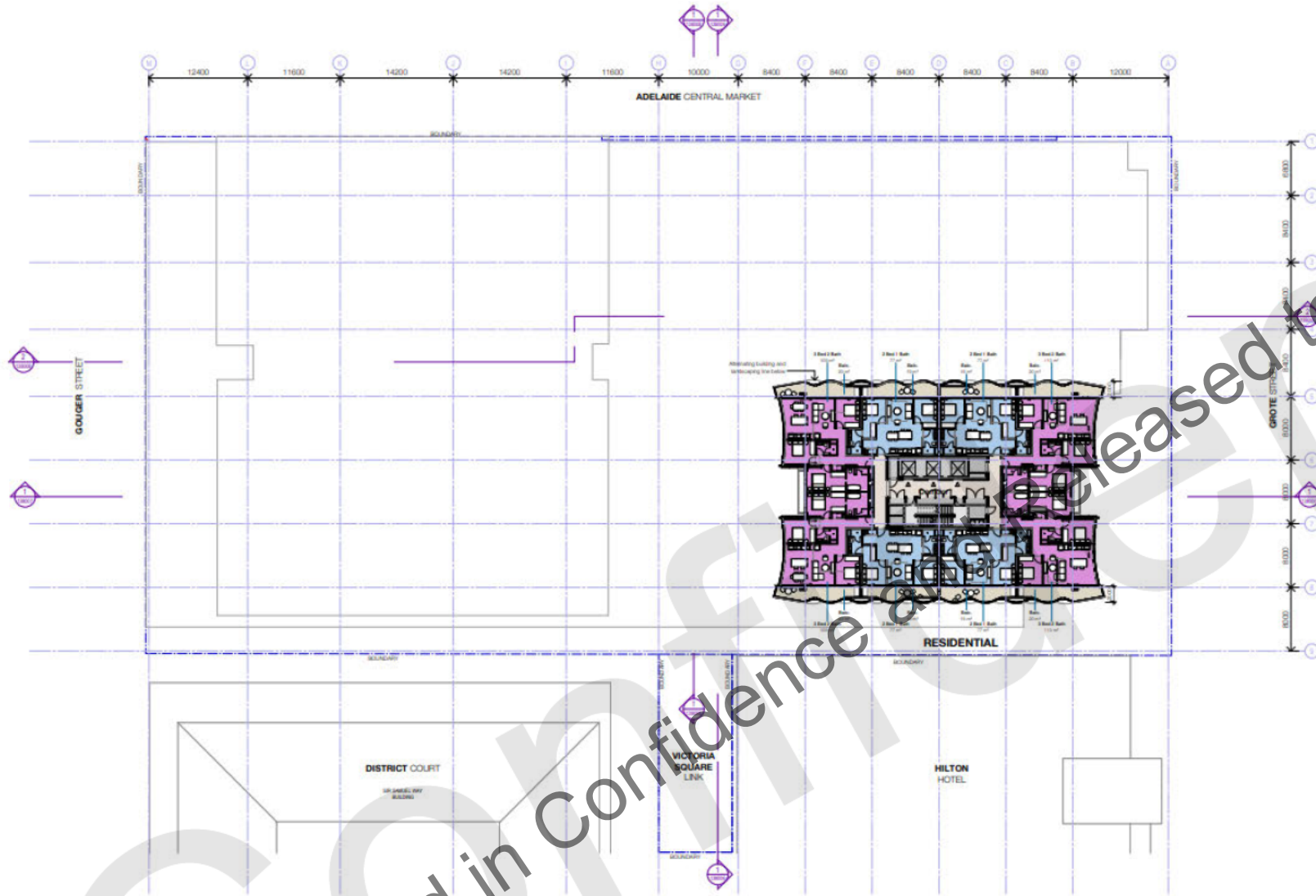


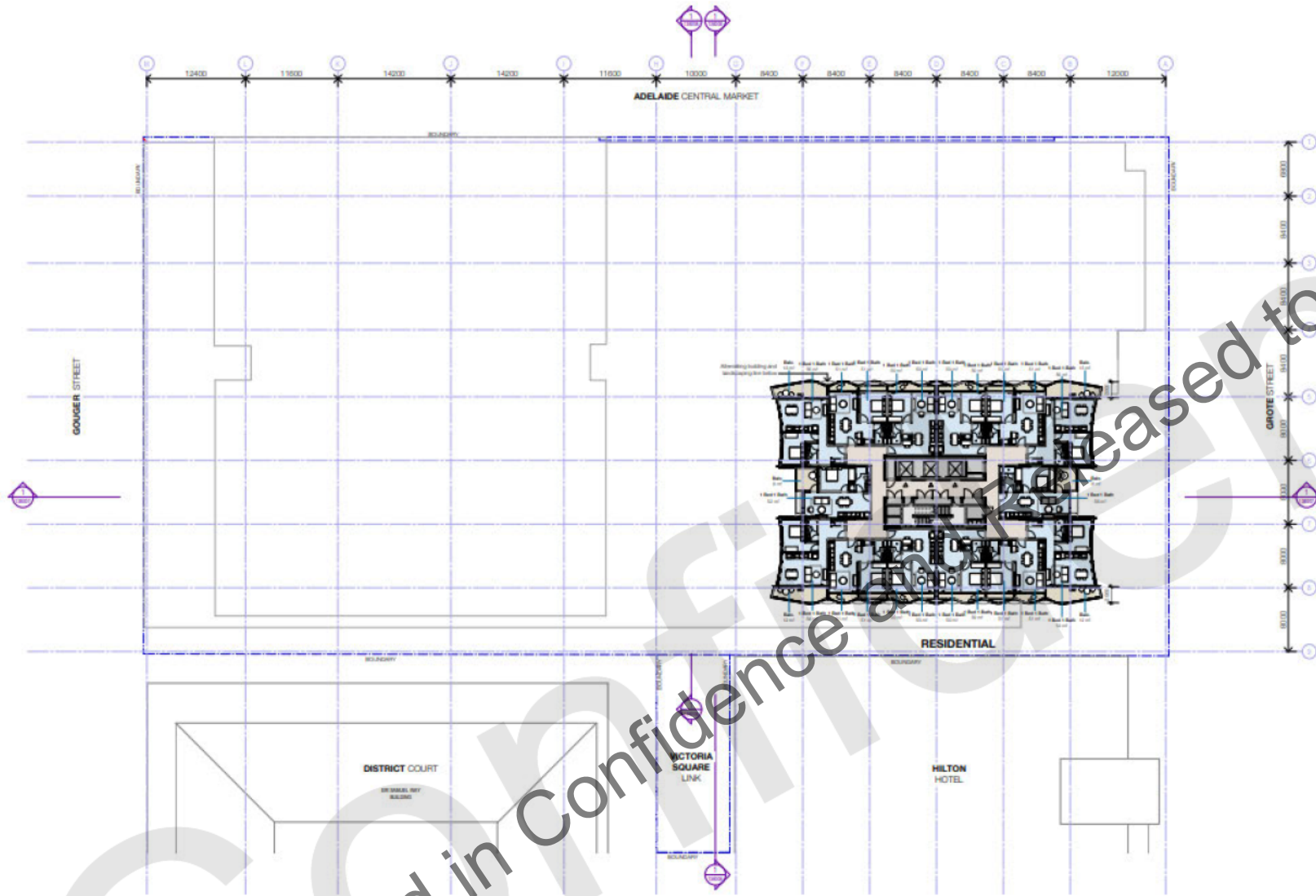


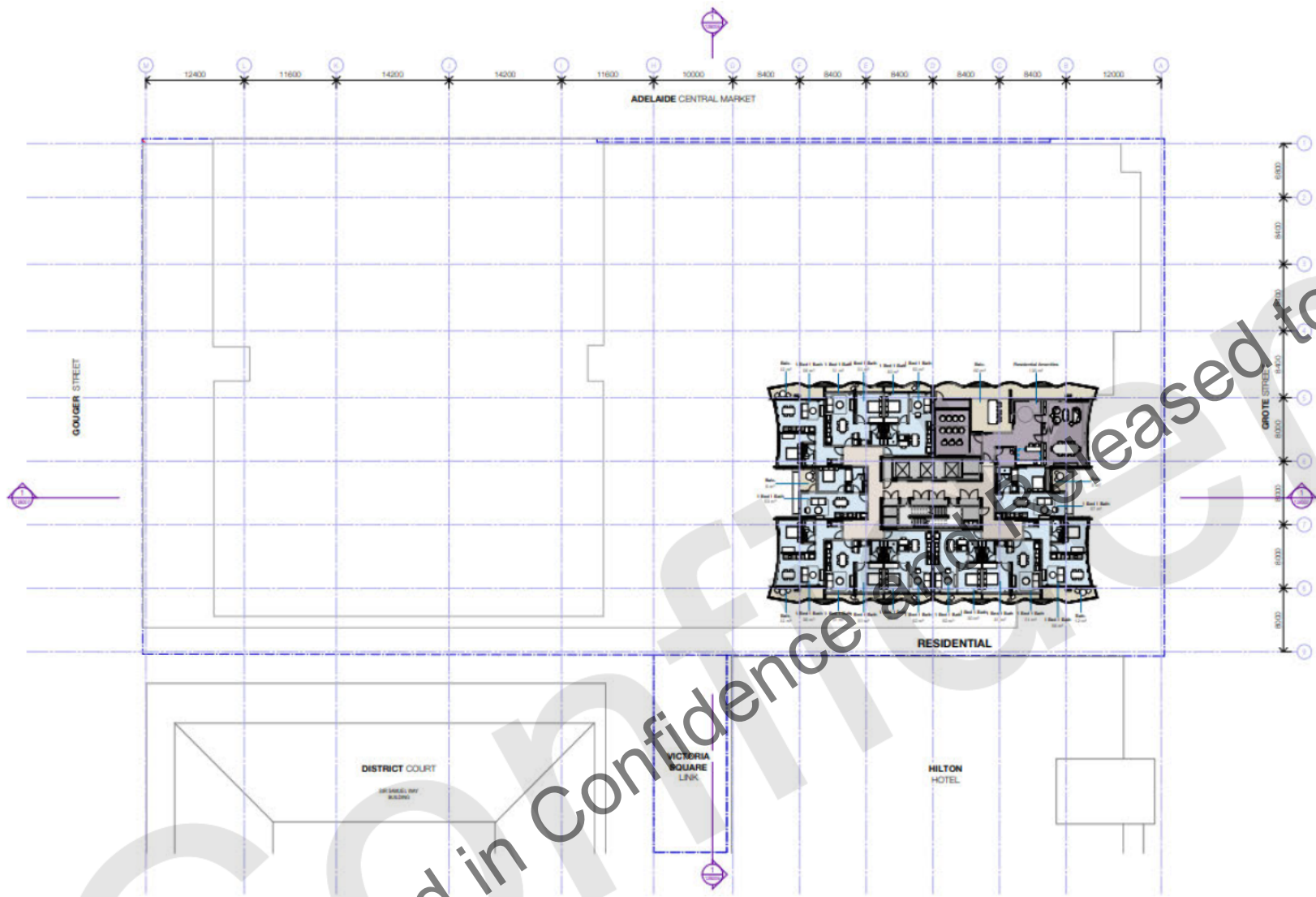


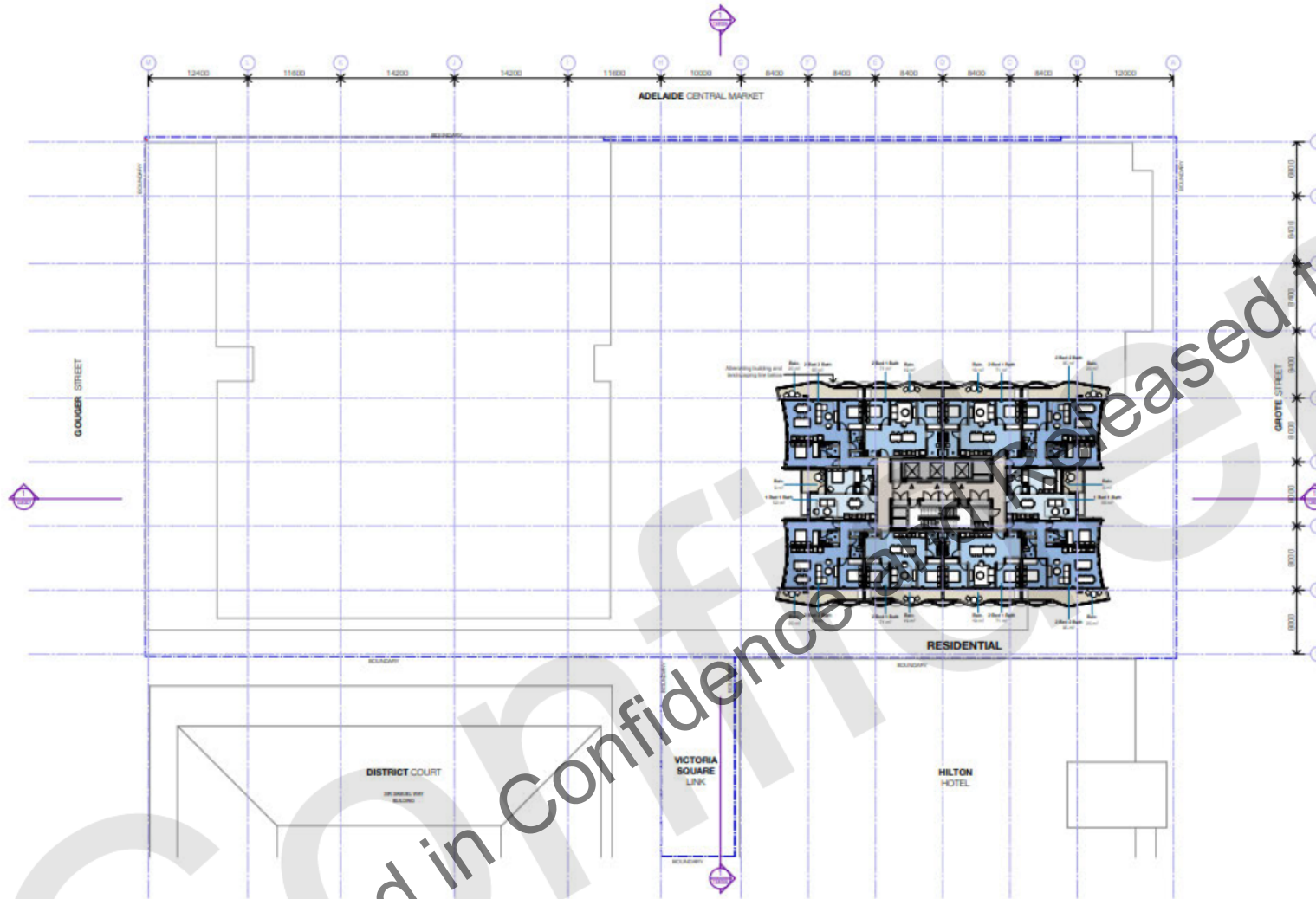


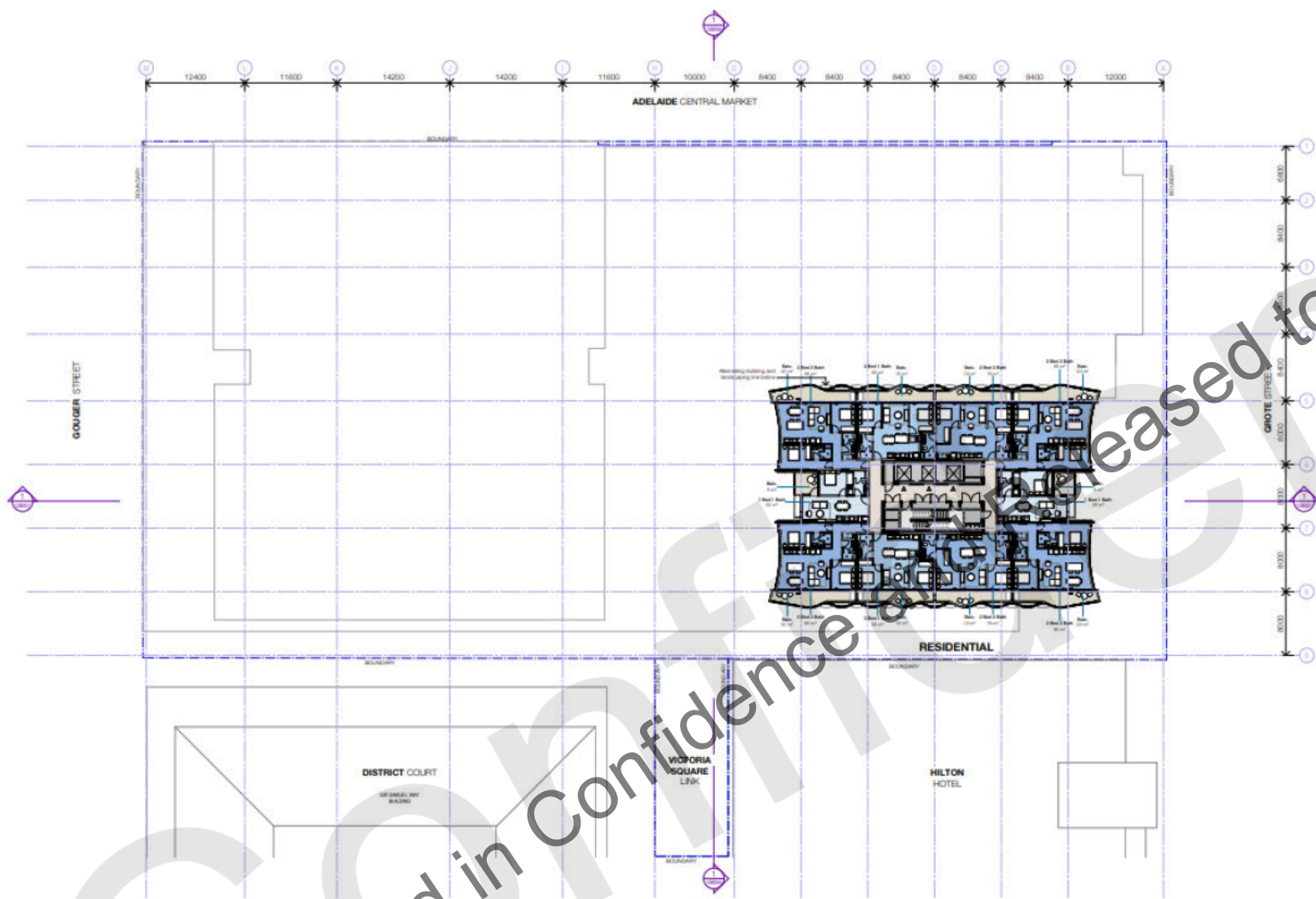


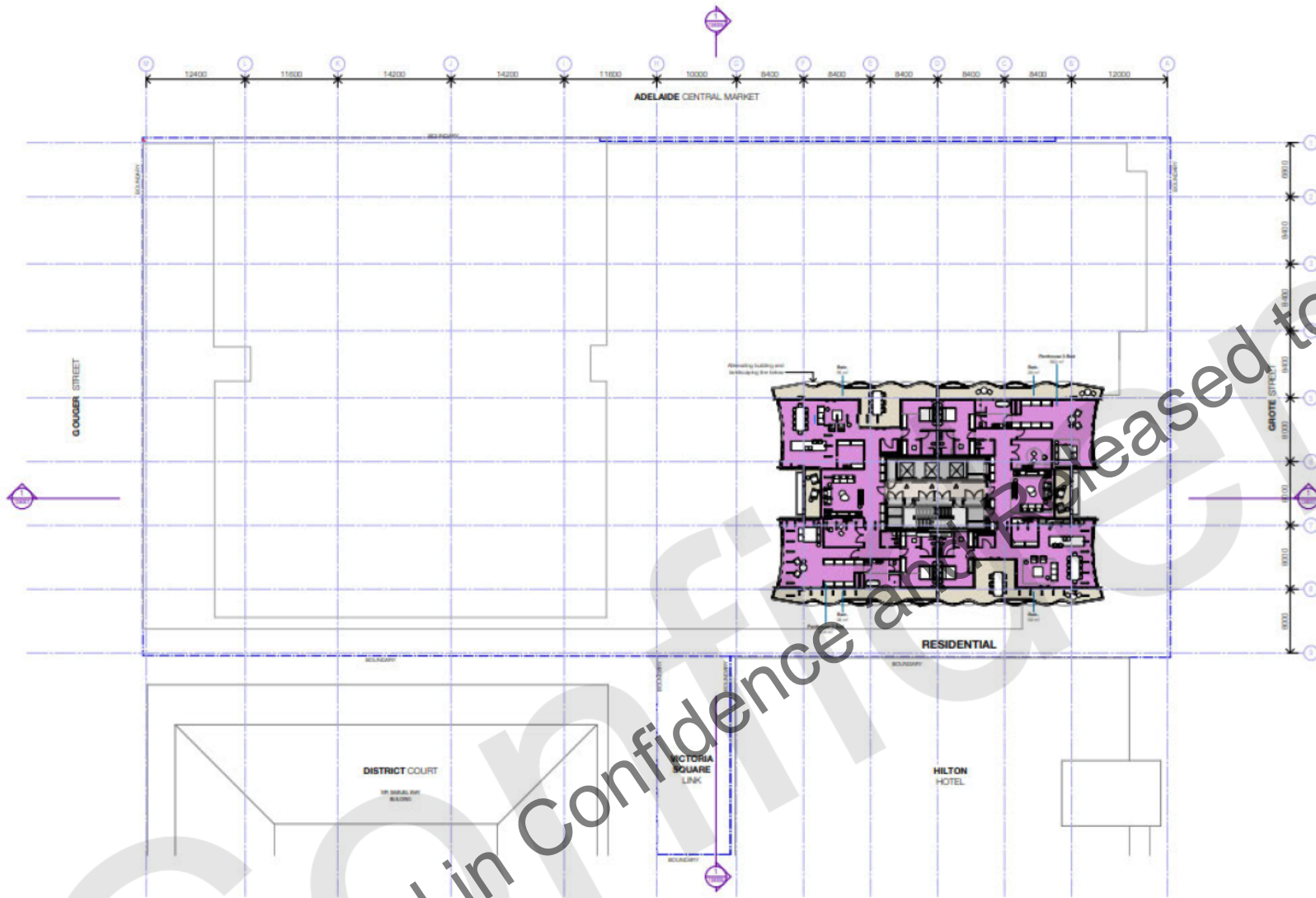


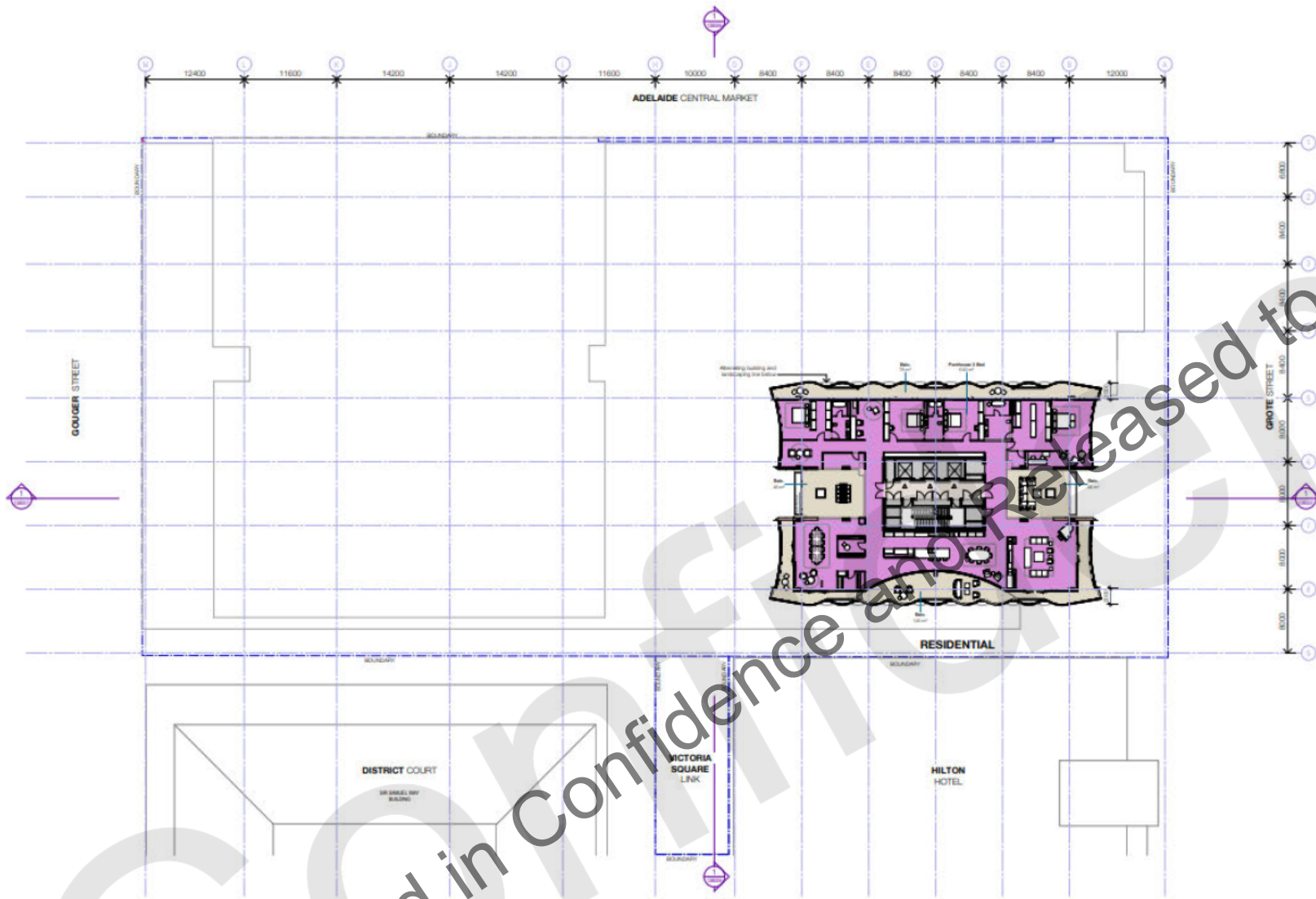


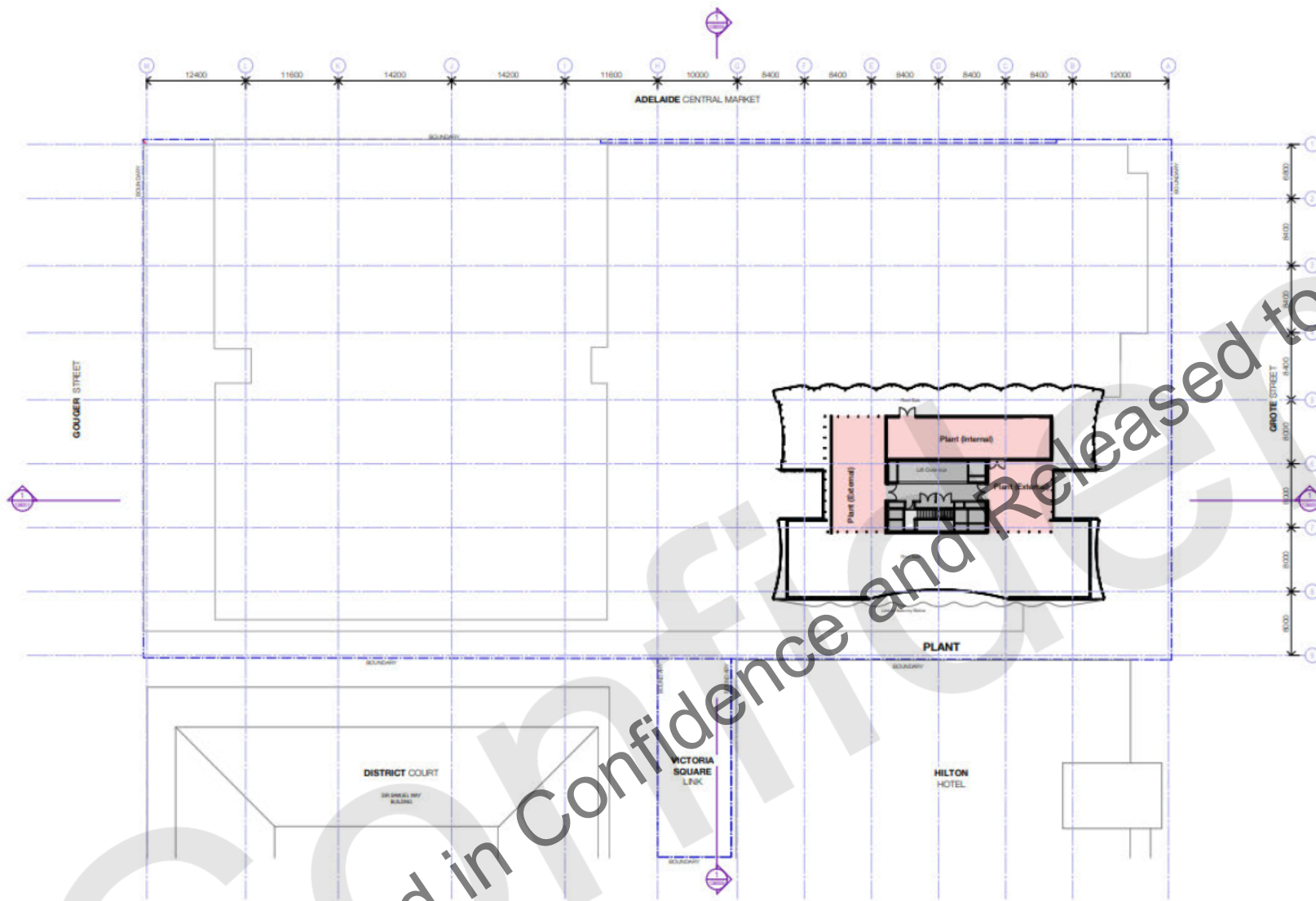


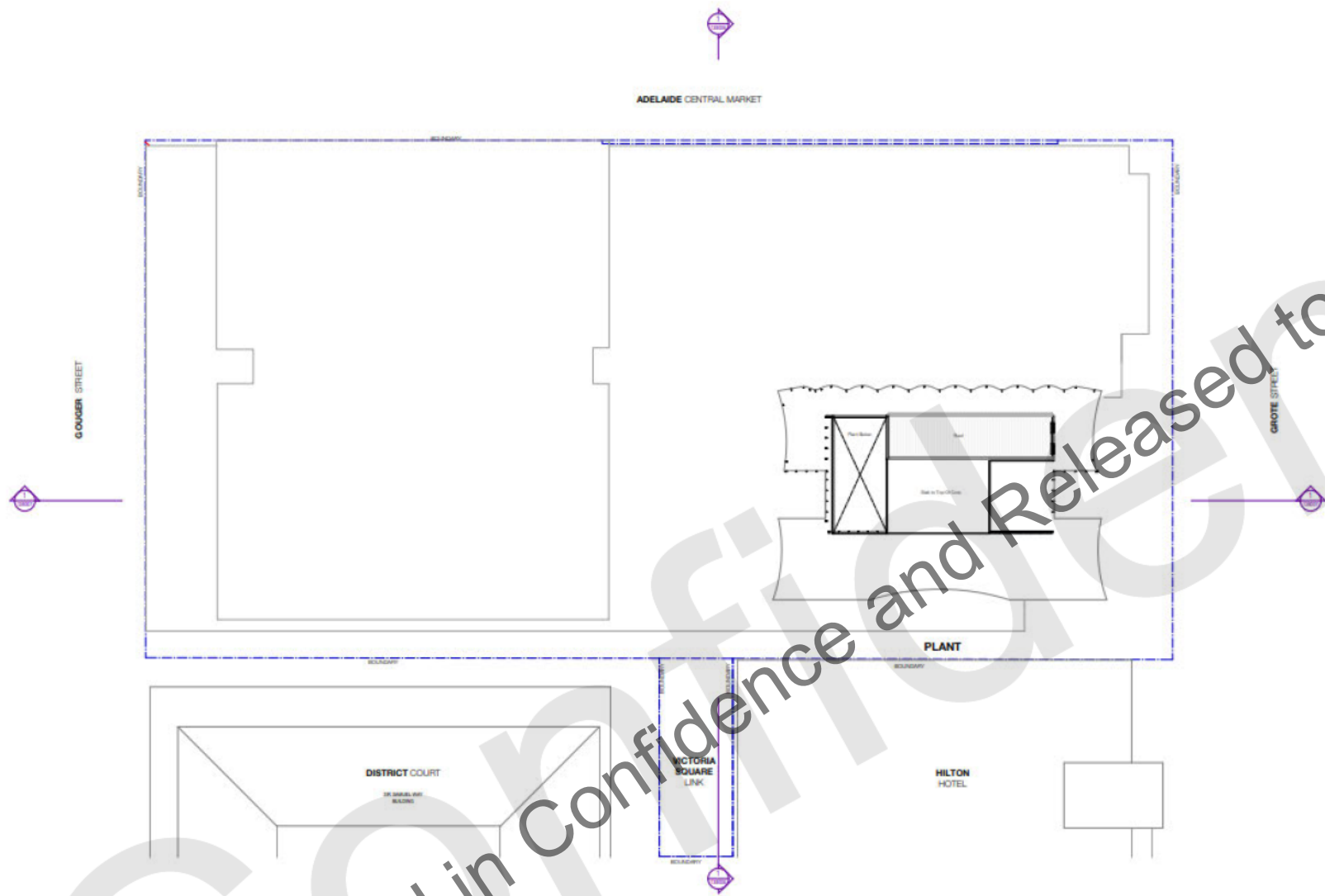












FAÇADE SCHEDULE

- CD01 METAL MESH SCREENING
- CD02 METAL ENTRY SHROUD BRASS COLOUR
- CD03 PRECAST CONCRETE GLAZING SYSTEM NATURAL FINISH
- CD04 SOLID METAL GLAZING SYSTEM BRONZE COLOUR
- CD05 STANDING SEAM METAL CLADDING SYSTEM DARK GREY
- CD06 PANEL WALL SYSTEM WITH CRANKLE WINDOW
- CD07 METAL CLADDING SYSTEM POWDERCOAT FINISH WHITE
- CD08 PROFILE METAL SHEET POWDERCOAT FINISH DARK GREY
- CD09 METAL CLADDING SYSTEM POWDERCOAT FINISH TERRACOTTA
- CE01 CONCRETE
- CE02 CONCRETE PAINT FINISH
- CE03 CONCRETE FINISH
- CL01 SHORFRONT GLAZING ALUMINIUM FRAME
- CL02 HOTEL FAÇADE SYSTEM
- CL03 COMMERCIAL TOWER FAÇADE SYSTEM CLEAR GLAZING WITH FEATURE REFLECTIVE PANEL
- LV01 LOUPED FAÇADE SYSTEM CLEAR GLAZING
- LV02 LOUPED FAÇADE SYSTEM METAL PAINT FINISH DARK GREY
- MA01 MASONRY BRICK FINISH
- MA02 MASONRY CONCRETE BLOCK FINISH
- ME01 METAL MESH PANEL BLACK
- MAV01 METAL RAILING PAINT FINISH BRONZE COLOUR
- MAV02 METAL RAILING PAINT FINISH WHITE
- MAV03 METAL RAIL SYSTEM PAINT FINISH WHITE
- MAV04 GLAZED BALUSTRADE SYSTEM WITH POWDERCOAT METAL POSTS
- PD01 PARTITION WALL PAINT FINISH BLACK
- SE01 ENGINEERED STEEL BALCONY METAL CLADDING BRONZE COLOUR
- RD01 TRANSPARENT MARKET HALL ROOF SYSTEM
- WG01 FIXED GLASS CLEAR
- WG02 COMMERCIAL TOWER FAÇADE SYSTEM CLEAR GLAZING WITH FEATURE METAL CLADDING PANEL
- WG03 RESIDENTIAL TOWER FAÇADE SYSTEM CLEAR GLAZING WITH METAL CLADDING FEATURE PANELS
- WG04 RESIDENTIAL TOWER APARTMENT GLAZING

MINIMUM HEIGHT OF FINISH OPS
SURFACE ABOVE 30 METRE OF
PREFER AVIATION MINIST
(ASAP/ASAP)



FAÇADE SCHEDULE

- CD01 METAL MESH SCREENING
- CD02 METAL ENTRY SHIELD BRASS COLOUR
- CD03 PRECAST CONCRETE CLADDING SYSTEM NATURAL FINISH
- CD04 SOLID METAL CLADDING SYSTEM BRONZE COLOUR
- CD05 STANDING SEAM METAL CLADDING SYSTEM DARK GREY
- CD06 PANEL WALL SYSTEM WITH OPERABLE WINDOWS
- CD07 METAL CLADDING SYSTEM POWDERCOAT FINISH WHITE
- CD08 PROFILE METAL SHEET POWDERCOAT FINISH DARK GREY
- CD09 METAL CLADDING SYSTEM POWDERCOAT FINISH TERRACOTTA
- CE01 CONCRETE
- CE02 CONCRETE PAINT FINISH
- CE03 CONCRETE FINISH
- CU01 SHORRYCOTT GLAZING ALUMINIUM FRAME
- CU02 HOTEL FACADE SYSTEM
- CU03 COMMERCIAL TOWER FACADE SYSTEM CLEAR GLAZING WITH FEATURE REFLECTIVE PANEL
- LV01 LOUVERED FACADE SYSTEM CLEAR GLAZING
- LV02 LOUVERED FACADE SYSTEM METAL PAINT FINISH DARK GREY
- MA01 MASONRY BRICK FINISH
- MA02 MASONRY CONCRETE BLOCK FINISH
- ME01 METAL MESH PANEL BLACK
- MR01 METAL INSULANT PAINT FINISH BRONZE COLOUR
- MR02 METAL INSULANT PAINT FINISH WHITE
- MR03 METAL FIN SYSTEM PAINT FINISH WHITE
- MR04 GLAZED BALLUSTRADE SYSTEM WITH POWDERCOAT METAL POSTS
- PD01 PARTITION WALL PAINT FINISH BLACK
- SE01 ENGINEERED STEEL BALCONY METAL CLADDING BRONZE COLOUR
- RD01 TRANSPARENT MARKET HALL ROOF SYSTEM
- WD01 FIXED GLASS CLEAR
- WD02 COMMERCIAL TOWER FACADE SYSTEM CLEAR GLAZING WITH FEATURE METAL CLADDING PANEL
- WD03 RESIDENTIAL TOWER FACADE SYSTEM CLEAR GLAZING WITH METAL CLADDING FEATURE PANEL
- WD04 RESIDENTIAL TOWER APARTMENT GLAZING

MINIMUM HEIGHT OF PANEL OPS
SURFACE ABOVE 30 METRES IS
PREFER ANIMATION IMPACT
AND IMPACT

2ND FLOOR
BOUNDARY

BOUNDARY

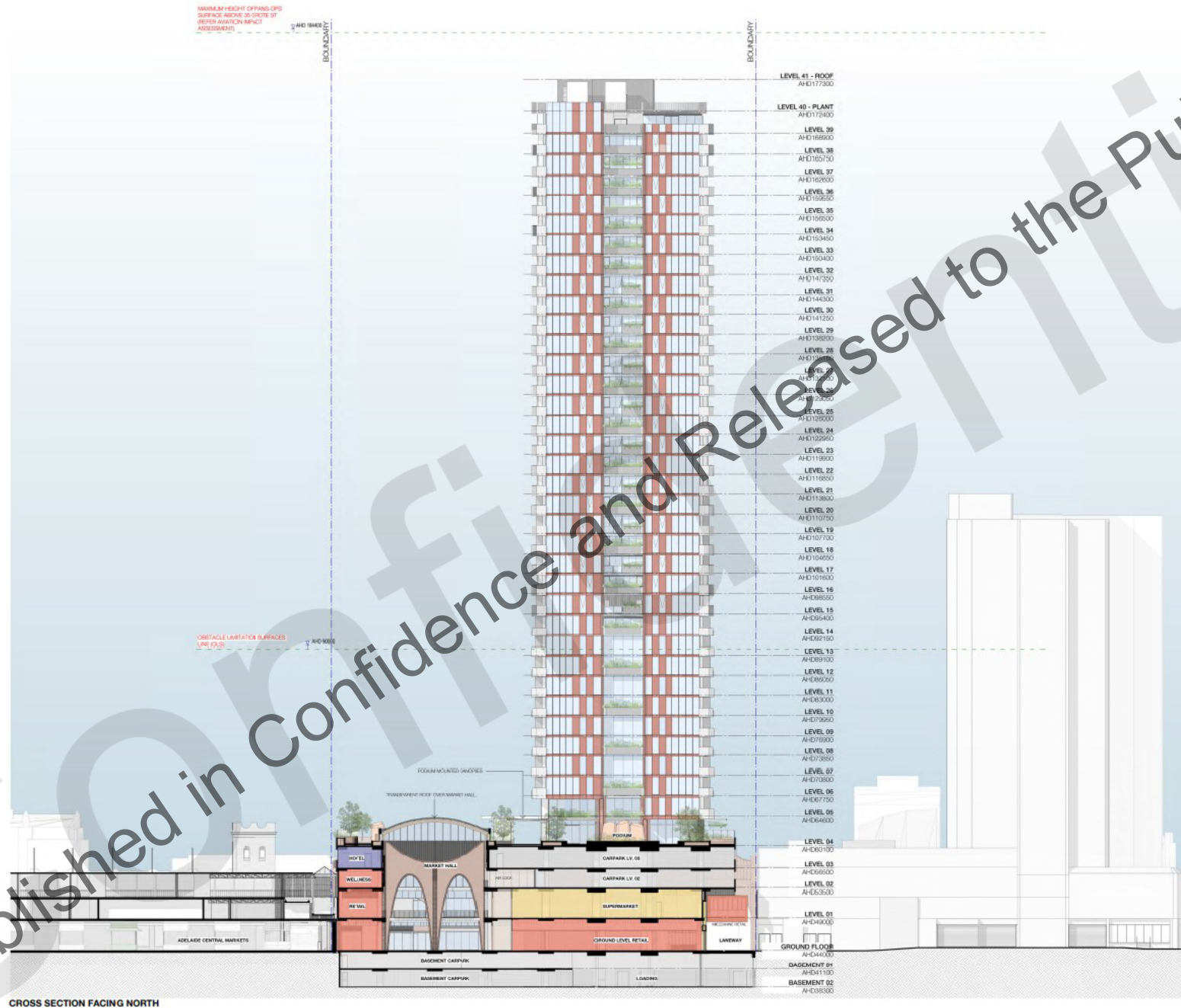


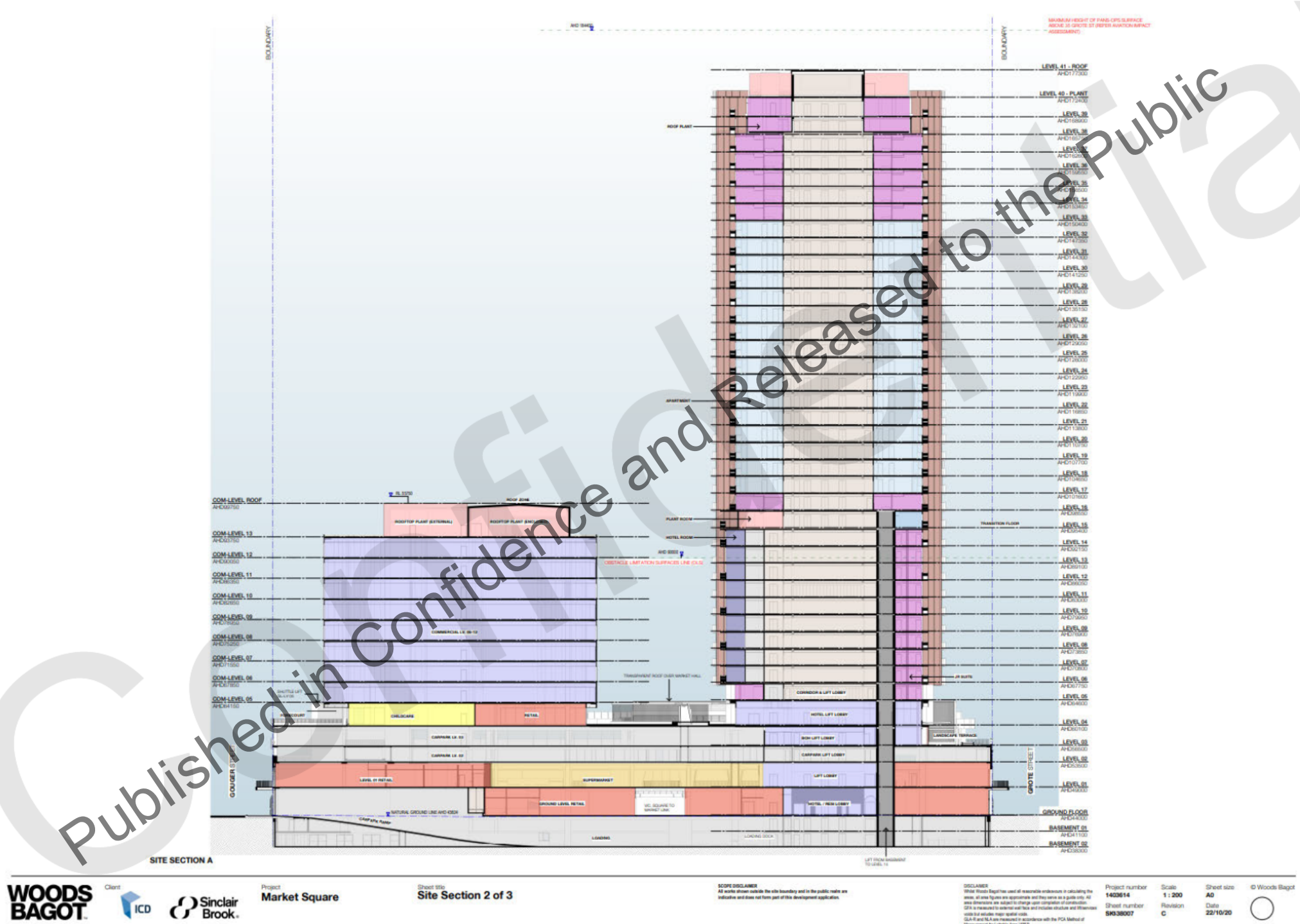
- FAÇADE SCHEDULE**
- CD01 METAL MESH SCREENING
 - CD02 METAL ENTRY SHROUDE BRASS COLOUR
 - CD03 PRECAST CONCRETE CLADDING SYSTEM NATURAL FINISH
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 - CU03 COMMERCIAL TOWER FACADE SYSTEM CLEAR GLAZING WITH FEATURE REFLECTIVE PANEL
 - LV01 LOUIRED FACADE SYSTEM CLEAR GLAZING
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 - MA01 MASONRY BRICK FINISH
 - MA02 MASONRY CONCRETE BLOCK FINISH
 - ME01 METAL MESH PANEL BLACK
 - MA01 METAL PAINT FINISH BRONZE COLOUR
 - MA02 METAL PAINT FINISH WHITE
 - MA03 METAL PAINT FINISH WHITE
 - MA04 GLAZED BALUSTRADE SYSTEM WITH POWDERCOAT METAL POSTS
 - PD01 PARTITION WALL PAINT FINISH BLACK
 - SE01 ENGINEERED STEEL BALCONY METAL CLADDING BRONZE COLOUR
 - RD01 TRANSPARENT MARKET HALL ROOF SYSTEM
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 - WD03 RESIDENTIAL TOWER FACADE SYSTEM CLEAR GLAZING WITH METAL CLADDING FEATURE PANELS
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- FAÇADE SCHEDULE**
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 - CU01 SHORRFROST GLAZING ALUMINUM FRAME
 - CU02 HOTEL FAÇADE SYSTEM
 - CU03 COMMERCIAL TOWER FAÇADE SYSTEM CLEAR GLAZING WITH FEATURE REFLECTIVE PANEL
 - LV01 LOUVERED FAÇADE SYSTEM CLEAR GLAZING
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 - ME01 METAL MESH PANEL BLACK
 - MA03 METAL PAINT FINISH BRASS COLOUR
 - MA04 METAL PAINT FINISH WHITE
 - MA05 METAL FIN SYSTEM PAINT FINISH WHITE
 - MA06 GLAZED BALUSTRADE SYSTEM WITH POWDERCOAT METAL POSTS
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 - RD01 TRANSPARENT MARKET HALL ROOF SYSTEM
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 - WD02 COMMERCIAL TOWER FAÇADE SYSTEM CLEAR GLAZING WITH FEATURE METAL CLADDING PANEL
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 - WD04 RESIDENTIAL TOWER APARTMENT GLAZING







FAÇADE SCHEDULE

- CD01 METAL MESH SCREENING
- CD02 METAL ENTRY SCREEN BRASS COLOUR
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- CD04 SOLID METAL CLADDING SYSTEM BRONZE COLOUR
- CD05 STANDING SEAM METAL CLADDING SYSTEM DARK GREY
- CD06 PANEL WALL SYSTEM WITH CRANESITE BRICKWORK
- CD07 METAL CLADDING SYSTEM POWDERCOAT FINISH WHITE
- CD08 PROFILE METAL SHEET POWDERCOAT FINISH DARK GREY
- CD09 METAL CLADDING SYSTEM POWDERCOAT FINISH TERRACOTTA
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- WD02 COMMERCIAL TOWER FACADE SYSTEM CLEAR GLAZING WITH FEATURE METAL CLADDING PANEL
- WD03 RESIDENTIAL TOWER FACADE SYSTEM CLEAR GLAZING WITH METAL CLADDING FEATURE PANELS
- WD04 RESIDENTIAL TOWER APARTMENT GLAZING

