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300 CITY ROAD

FACADE STRATEGY REPORT

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We would like to acknowledge the Wurundjeri people who are the Traditional Custodians of this Land. We would also like to pay respect to the Elders both past and present of the Kulin Nation and extend that respect to other Indigenous Australians

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DESIGN CONCEPT

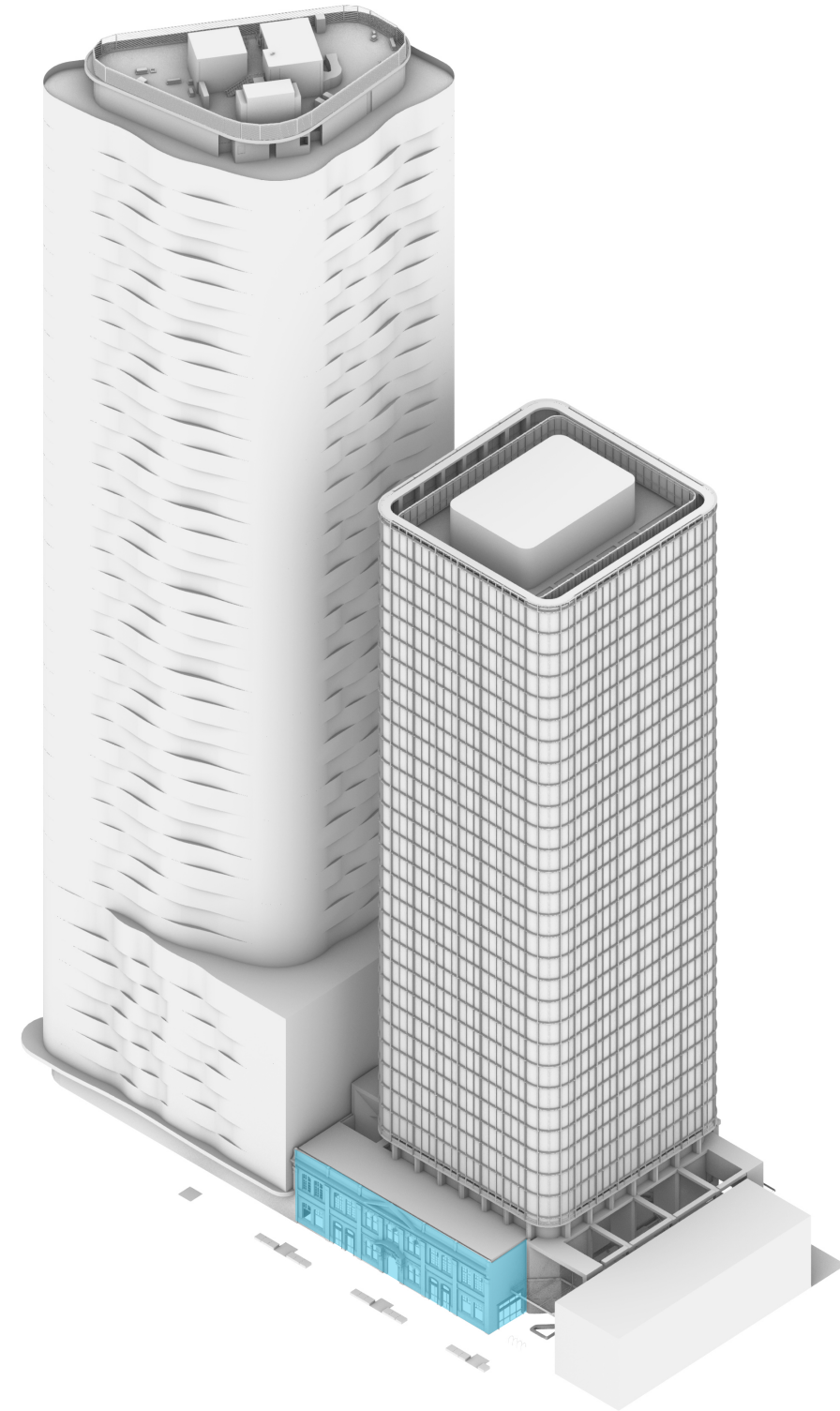
HERITAGE FACADE

PROGRAM

- 01 CAFE
CAFE FACING CITY ROAD FOR STREET ACTIVATION
- 02 CAR PARKING
REAR ACCESS FROM HAIGH LANE TO PRIVATE CAR PARK

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300 CITY ROAD AXO
HIGHLIGHTING RETAINED HERITAGE FACADE OF PROPOSAL



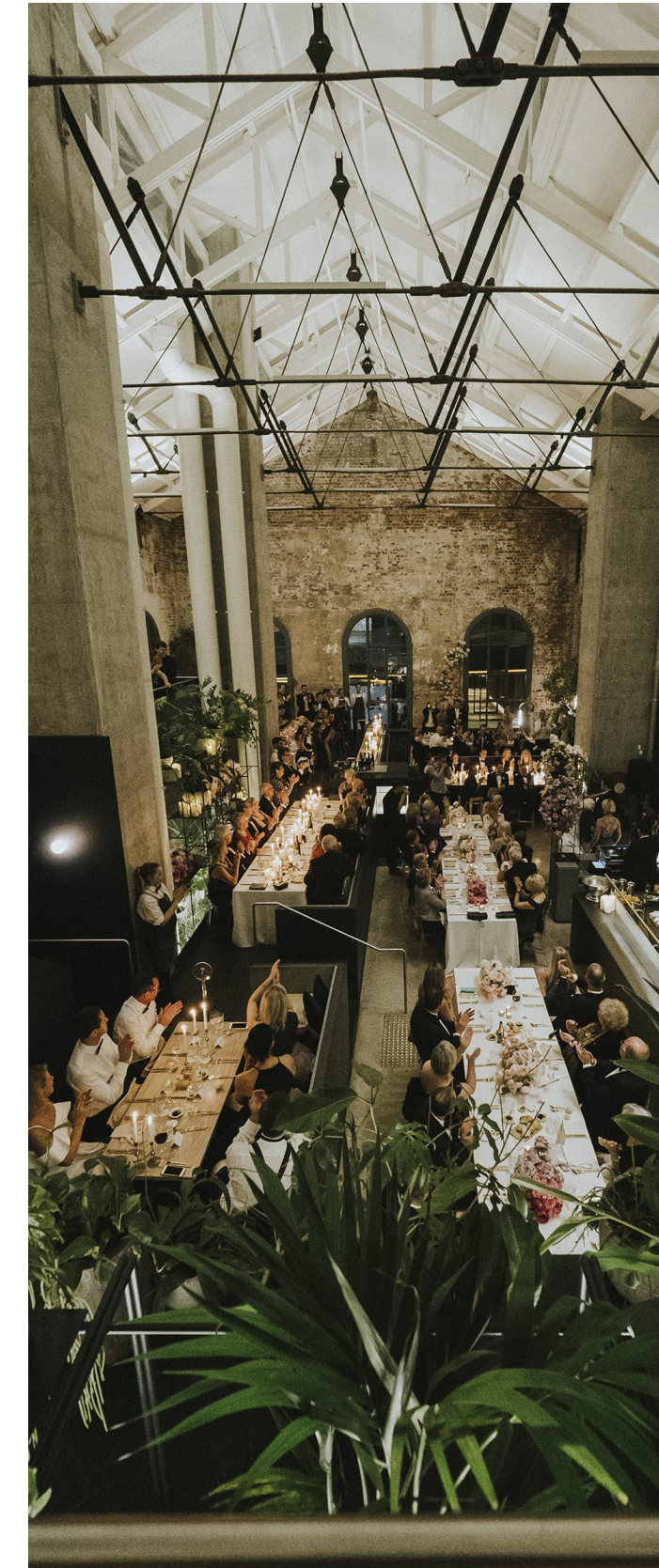
RED BRICK
EXPLORATION OF RED BRICK IN OUR COLOUR PALLET, AND CONTRASTING THE MATERIAL WITH BLACK WINDOW FRAMING TO HIGHLIGHT THE HERITAGE ARCHITECTURE



PULLMAN RIGA OLD TOWN
ARCHITECTURAL REFERENCE FOR A RESTAURANT MADE SUBTERRANEAN THROUGH THE EXPRESSION OF THE RAW MATERIAL AND STRIP LIGHTING



HERITAGE
RESEARCH UNDERTAKEN INTO EDWARDIAN HERITAGE ARCHITECTURE, TAKING PARTICULAR NOTE OF MATERIAL, DETAILING AND STRUCTURE



HIGH GROUND
ARCHITECTURAL REFERENCE OF A CAFE AND RESTAURANT BUILT INTO THE SHELL OF AN HERITAGE WAREHOUSE. MODERN INTERIORS AND GREENERY CONTRAST THE RAW RED BRICK

TOWER PROPOSITION - INNER SKIN

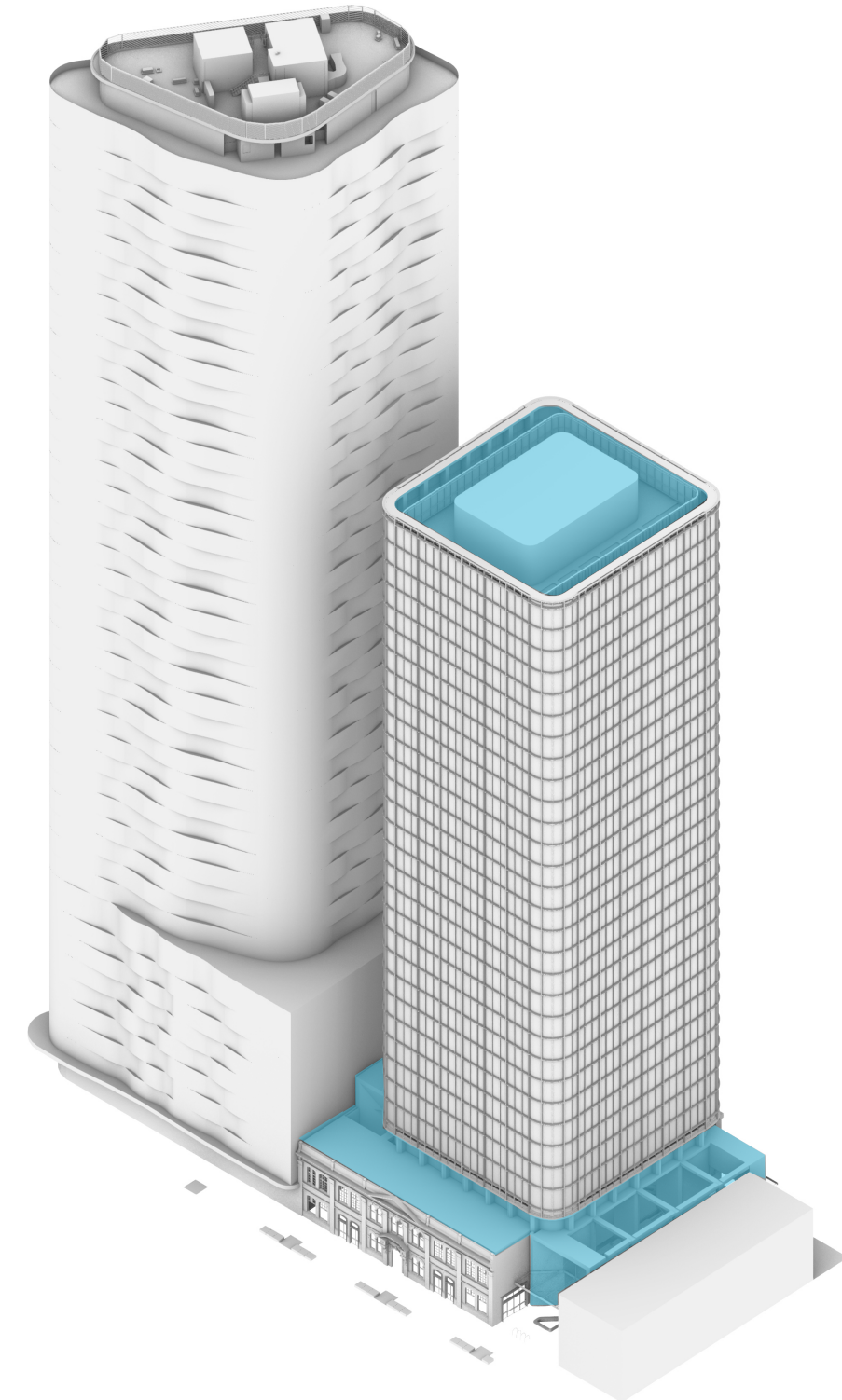
PROGRAM

- 01 ACTIVATED THROUGH LINK**
ACTIVE THOROUGH LINK FROM CITY ROAD TO HAIGH LANE ACTS AS MAIN ENTRY FOR RESIDENTS, DROP OFF ZONE AND OUTDOOR SEATING AREA
- 02 COMMUNAL FACILITIES**
FULLY EQUIP GYM FACILITIES FOR RESIDENTS WITH LAP POOL
- 03 COMMUNAL TERRACE**
COMMUNAL TERRACE WITH PLANTERS

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300 CITY ROAD AXO
HIGHLIGHTING INNER SKIN OF PROPOSED TOWER AND LANE WAY



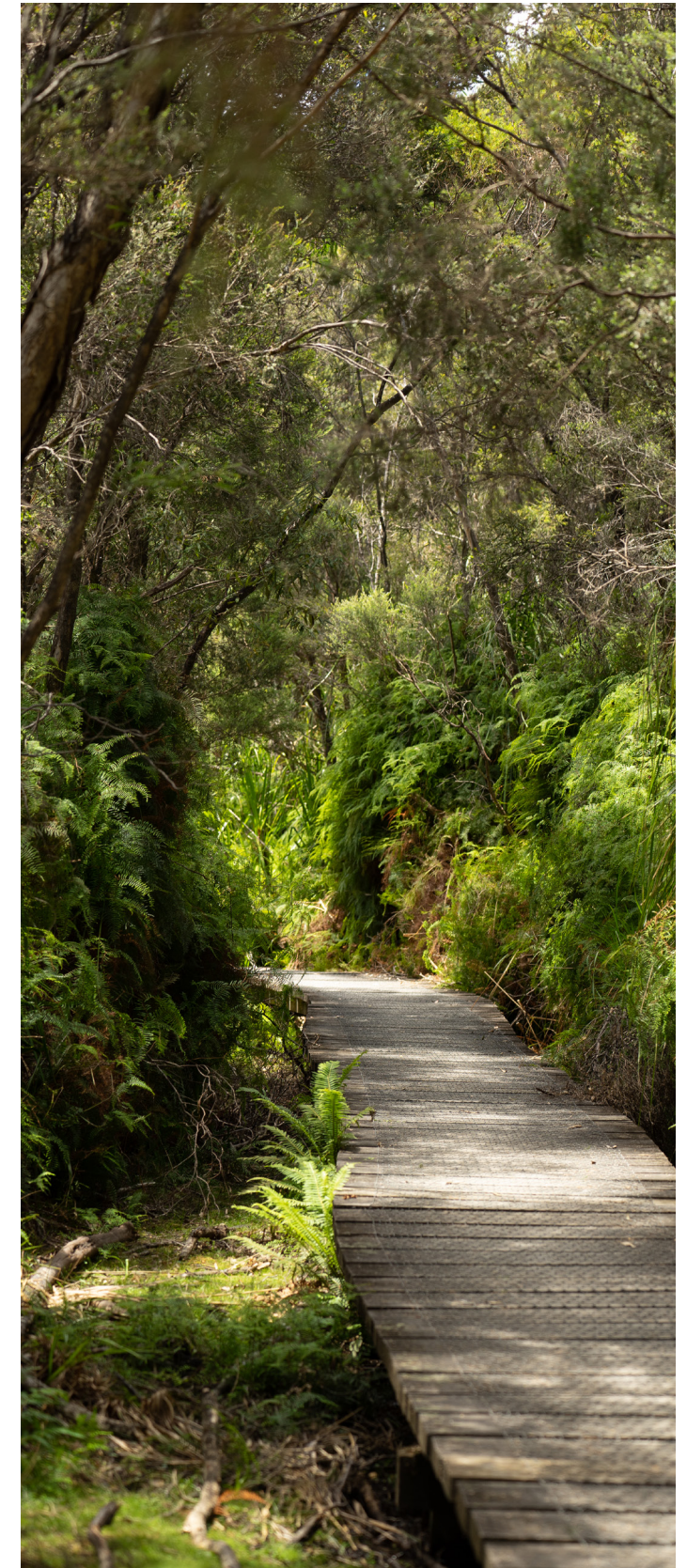
PADDINGTON RESERVOIR
STONE, RUIN LIKE STRUCTURE TO ACT AS A CANVAS FOR LARGE ATRIUMS AND INTERNAL PLANTING. REFERENCING THE HERITAGE FACADE OF THE BUILDING



BARBICAN CONSERVATORY
THE INNER SKIN OF THE TOWER BEING OVERGROWN WHERE EXPOSED, EXAGGERATES THE SEPARATION BETWEEN THE INNER AND OUTER SKIN



PALEY PARK
PUBLIC PARK IN THE HEART OF NEW YORK. RUNNING WATER FEATURE DOUBLES AS AN ACOUSTIC MASK FOR THE SOUNDS OF TRAFFIC. RUNNING WATER CAN BE INCORPORATED WITHIN THE DESIGN TO A SIMILAR EFFECT



RAINFOREST
CURATED TROPICAL GARDENS GROWING OVER THE BUILDING, ALLOWING THE INNER STRUCTURE TO ACT AS A RUIN, AS OLD AS THE HERITAGE FACADE.

TOWER PROPOSITION - OUTER SKIN

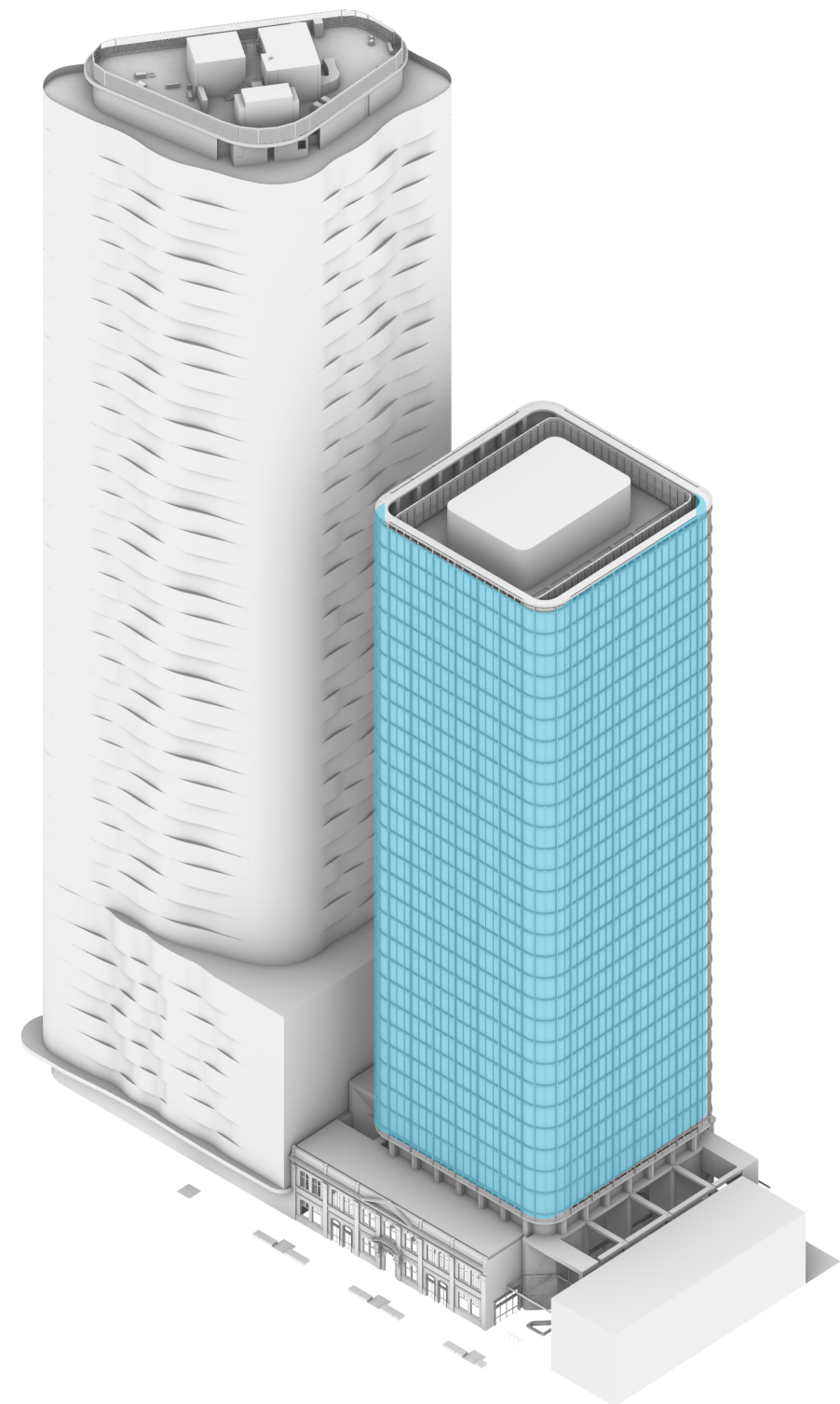
PROGRAM

01 APARTMENTS

STUDIOS, 1, 2 AND 3 BED APARTMENTS WITH CITY VIEWS

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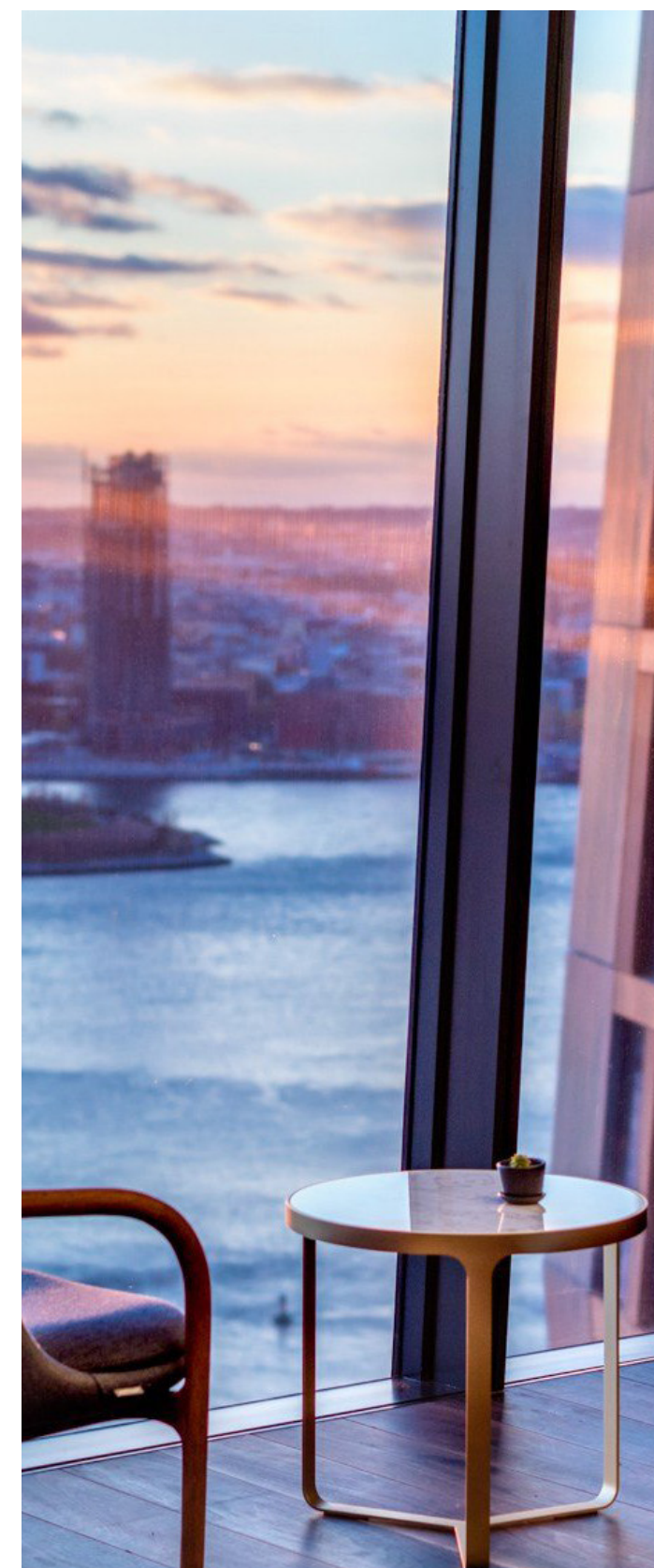
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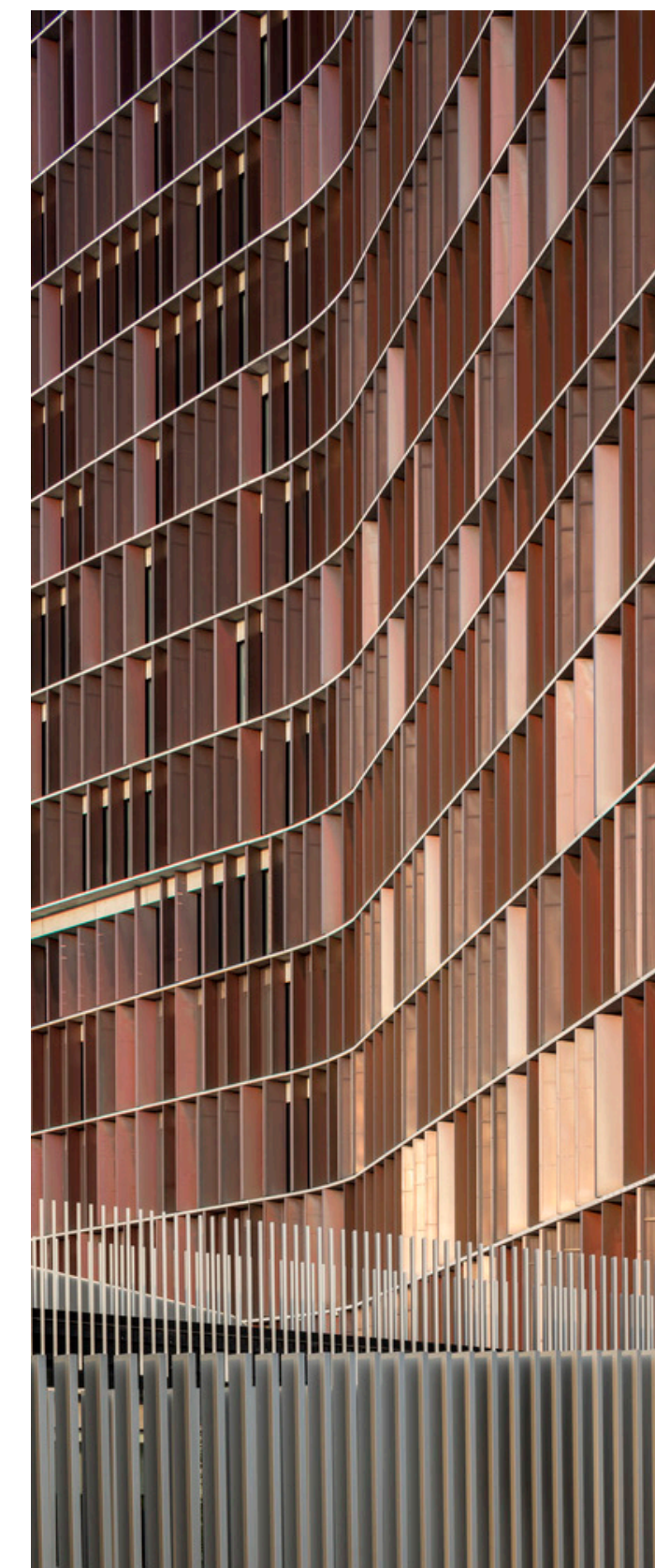
300 CITY ROAD AXO
HIGHLIGHTING OUTER CURTAIN WALL FACADE



COPPER BUILDING
REFERENCE FOR ROOFTOP COMMUNAL TERRACE



COPPER BUILDING
REFERENCE FOR CURTAIN WALL WINDOW FRAME WITH CITY VIEWS



MAERSK BUILDING
REFERENCE FOR COPPER FIN BUILDING



MAERSK BUILDING
BLUE WINDOW BENEATH FIN

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PODIUM FACADE DETAILS

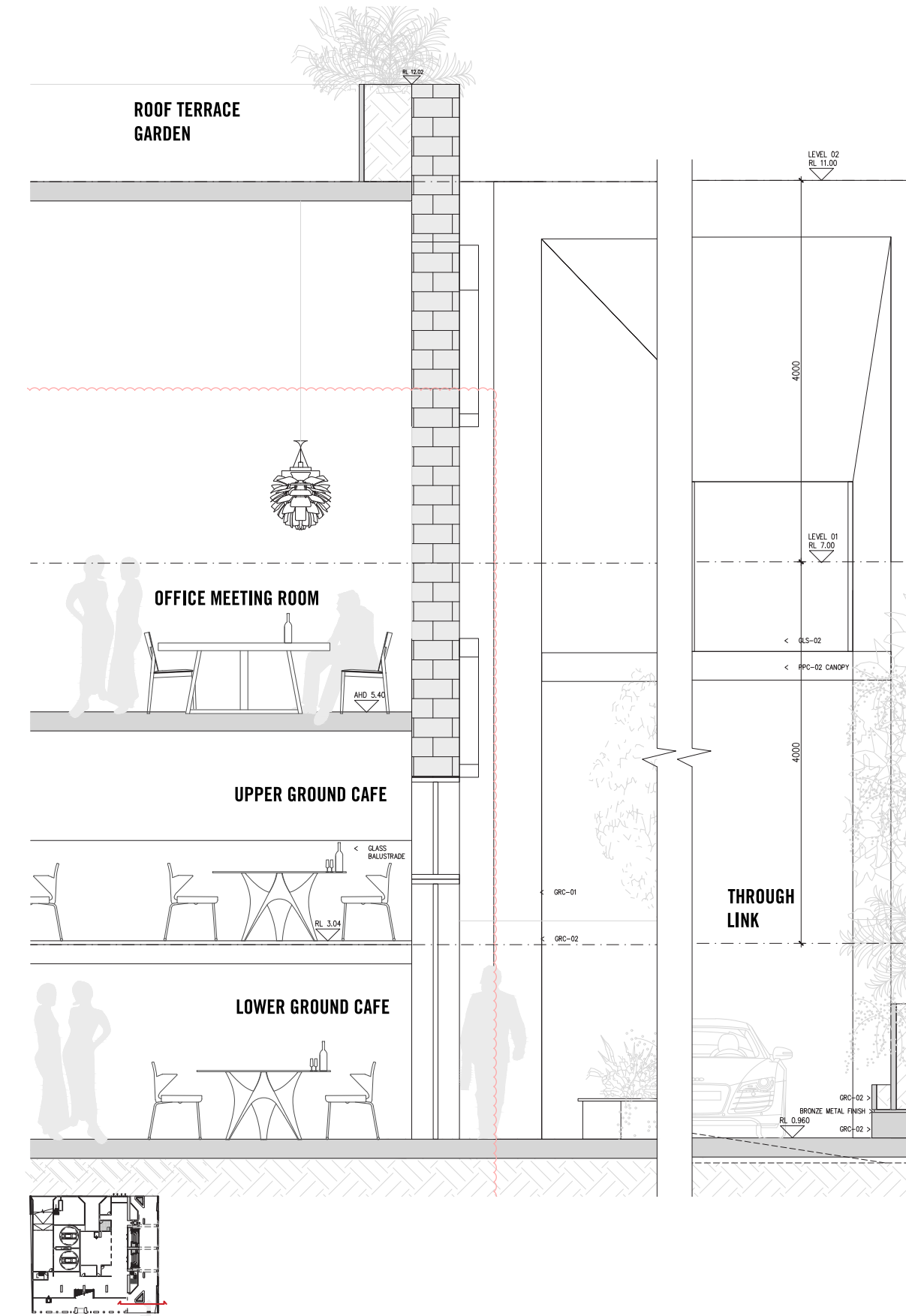
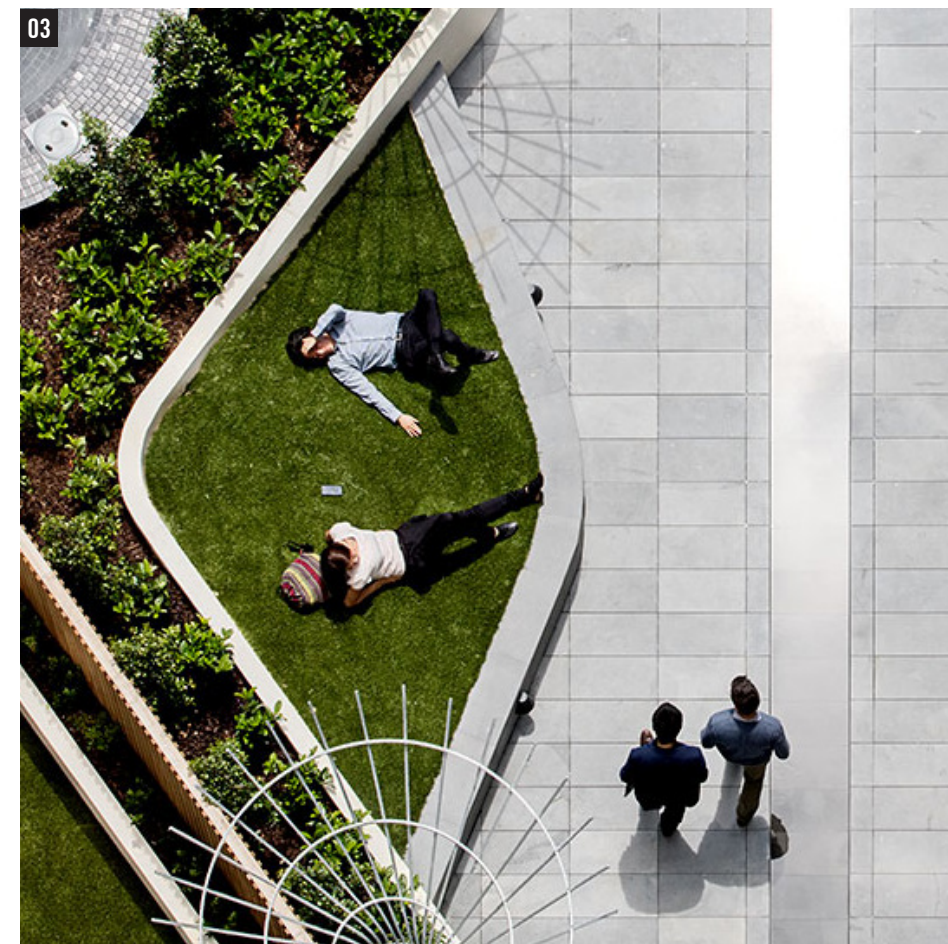
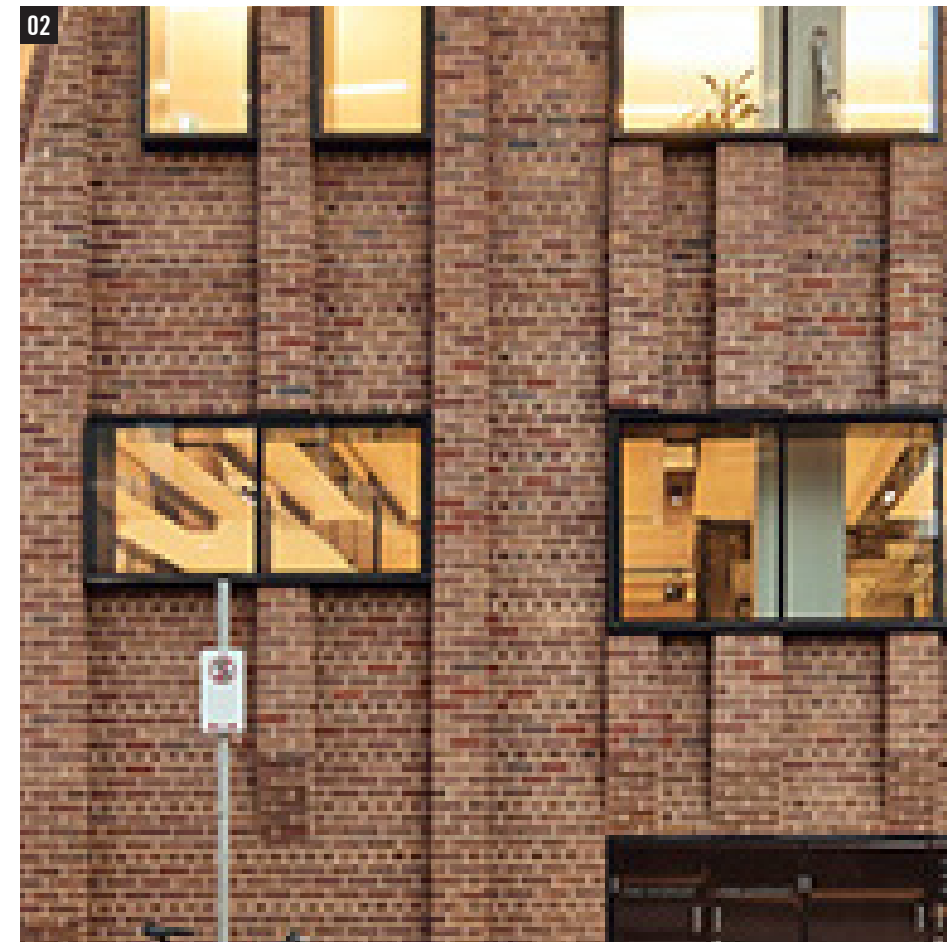
THROUGH LINK ENTRY

MATERIAL REFERENCE

- 01 MATERIAL REFERENCE: TRAVERTINE STONE
REFERENCE FOR FEATURE GRC PORTAL
- 02 MATERIAL REFERENCE: RED BRICK WITH BLACK METAL
EXPLORATION OF RED BRICK IN OUR COLOUR PALLET, AND CONTRASTING THE MATERIAL WITH BLACK WINDOW FRAMING TO HIGHLIGHT THE HERITAGE ARCHITECTURE

DESIGN REFERENCE

- 03 DESIGN REFERENCE: LUCIA
REFERENCE FOR PLANTER & SITTING, INTEND TO FRAME THE GREEN BARRIER AND THE DIVISION OF THE TRAFFIC USES.
- 04 DESIGN REFERENCE: RESTORATION HARDWARE
LIGHT WEIGHT METAL CANOPY HUNG FROM FEATURE GRC PORTAL, WITH GLAZED ROOFING TO ALLOW NATURAL LIGHT THROUGH TO PORTE COCHERE.



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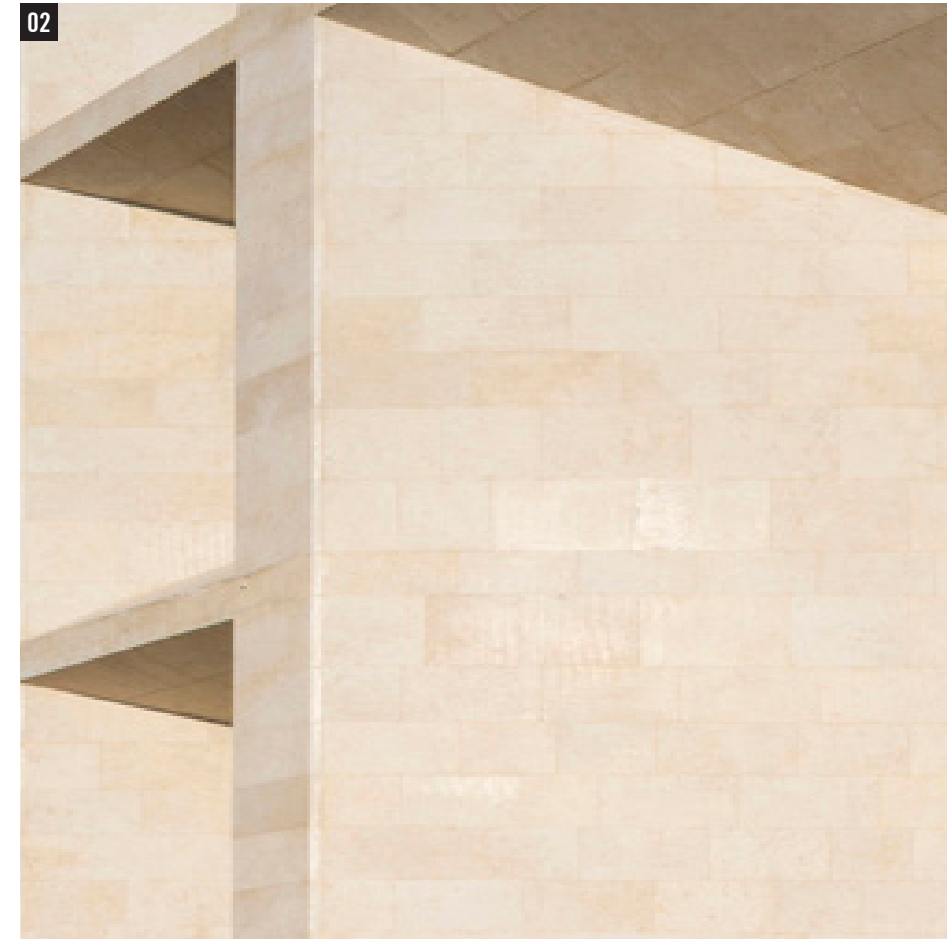
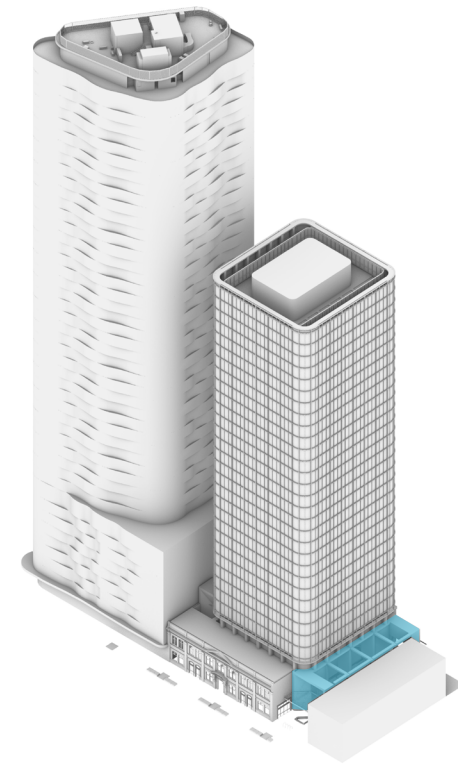
THROUGH LINK STAIR

MATERIAL REFERENCE

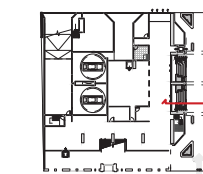
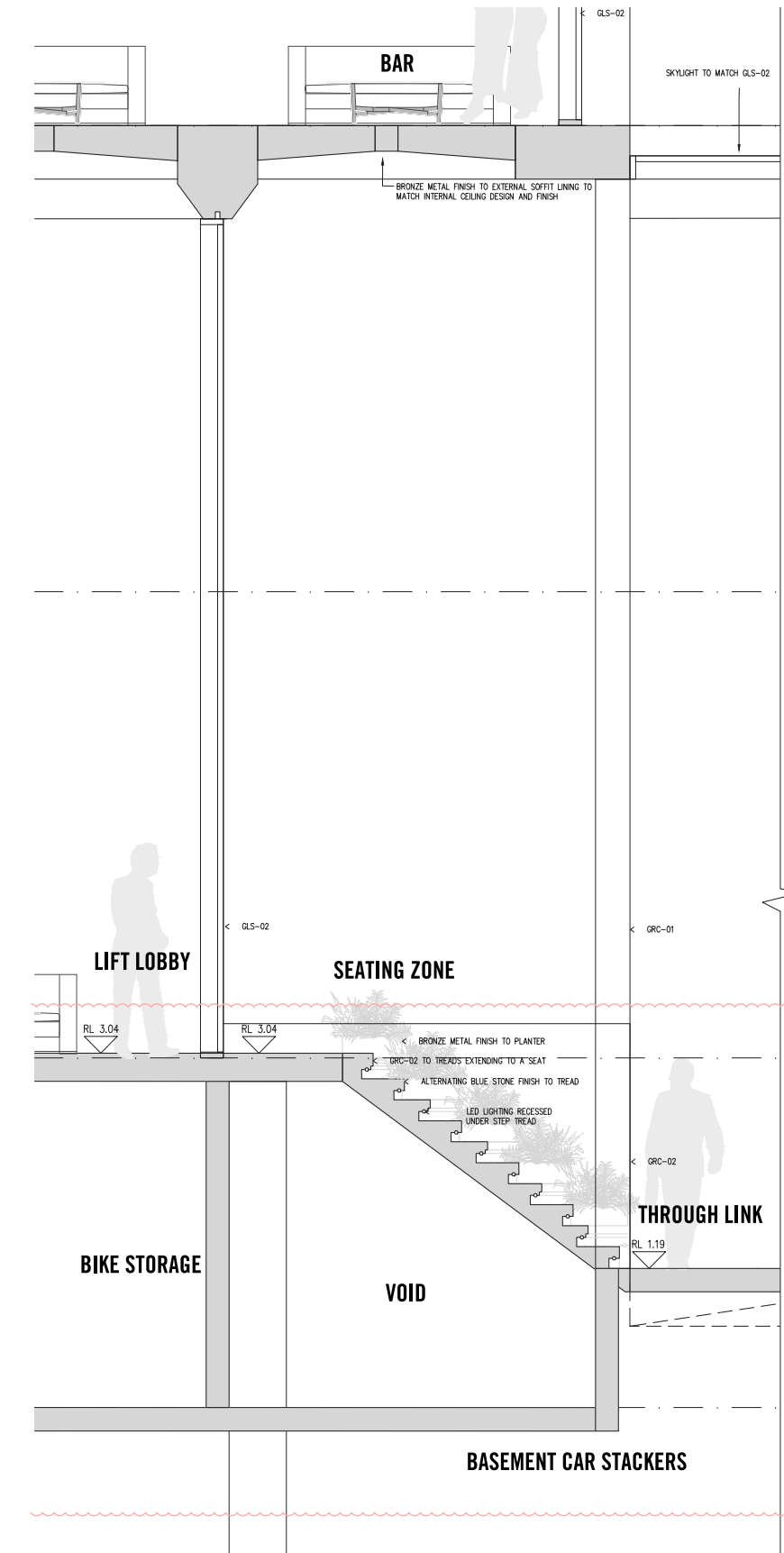
- 01 MATERIAL REFERENCE: DARK STONE WITH METAL BRONZE STRIP
LIQUID BLACK GRC WITH METAL CREATE MIXED MATERIAL PROPOSAL
- 02 MATERIAL REFERENCE: TRAVERTINE STONE
REFERENCE FOR FEATURE GRC PORTAL

DESIGN REFERENCE

- 03 DESIGN REFERENCE: XI'AN LEADERS PRIMARY SCHOOL
REFERENCE FOR SCATTERED STAIR AND SITTING, INTEND TO BREAK DOWN THE BOUNDARY OF SITTING AND STAIRS
- 04 DESIGN REFERENCE: VICTORIA ON THE RIVER
A VARIETY OF SURFACE TREATMENTS PROVIDE A RICH TEXTURE. SPLIT FACE STONE ALONG THE EDGES OF THE TERRACES VISUALLY DELINEATE CHANGES IN LEVEL. CAREFULLY SELECTED PLANTS SOFTEN AND COMPLEMENT THE HARD-ANGULAR LINES AS THEY FEATHER OUT INTO THE LANDSCAPE.



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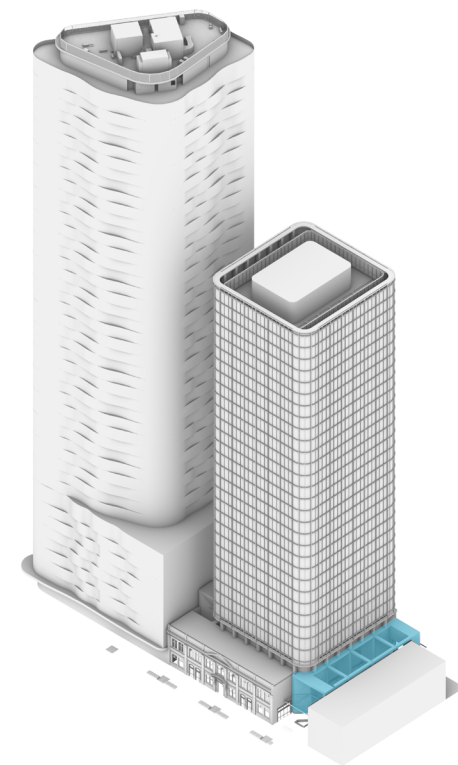
THROUGH LINK GREEN WALL

MATERIAL REFERENCE

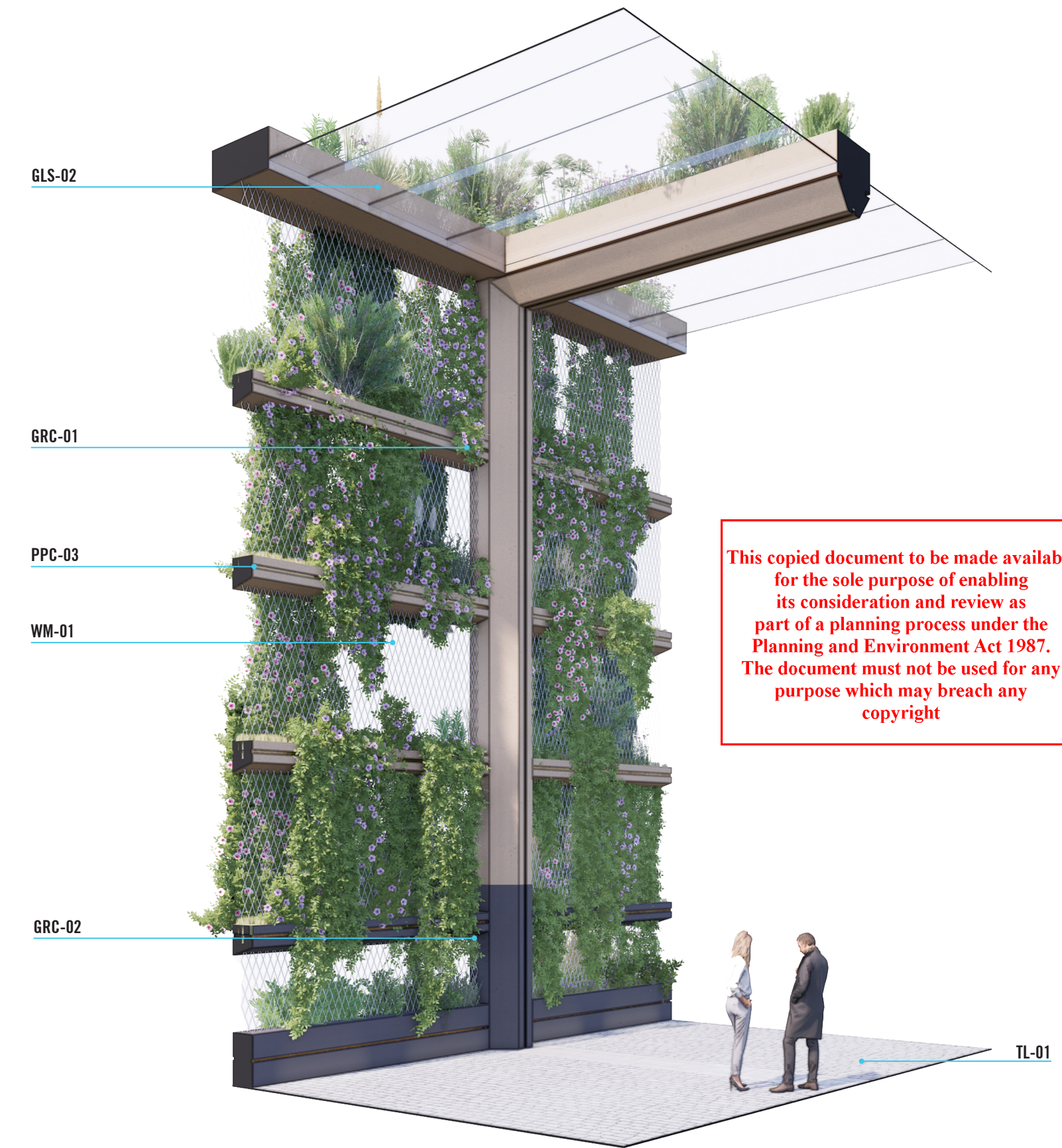
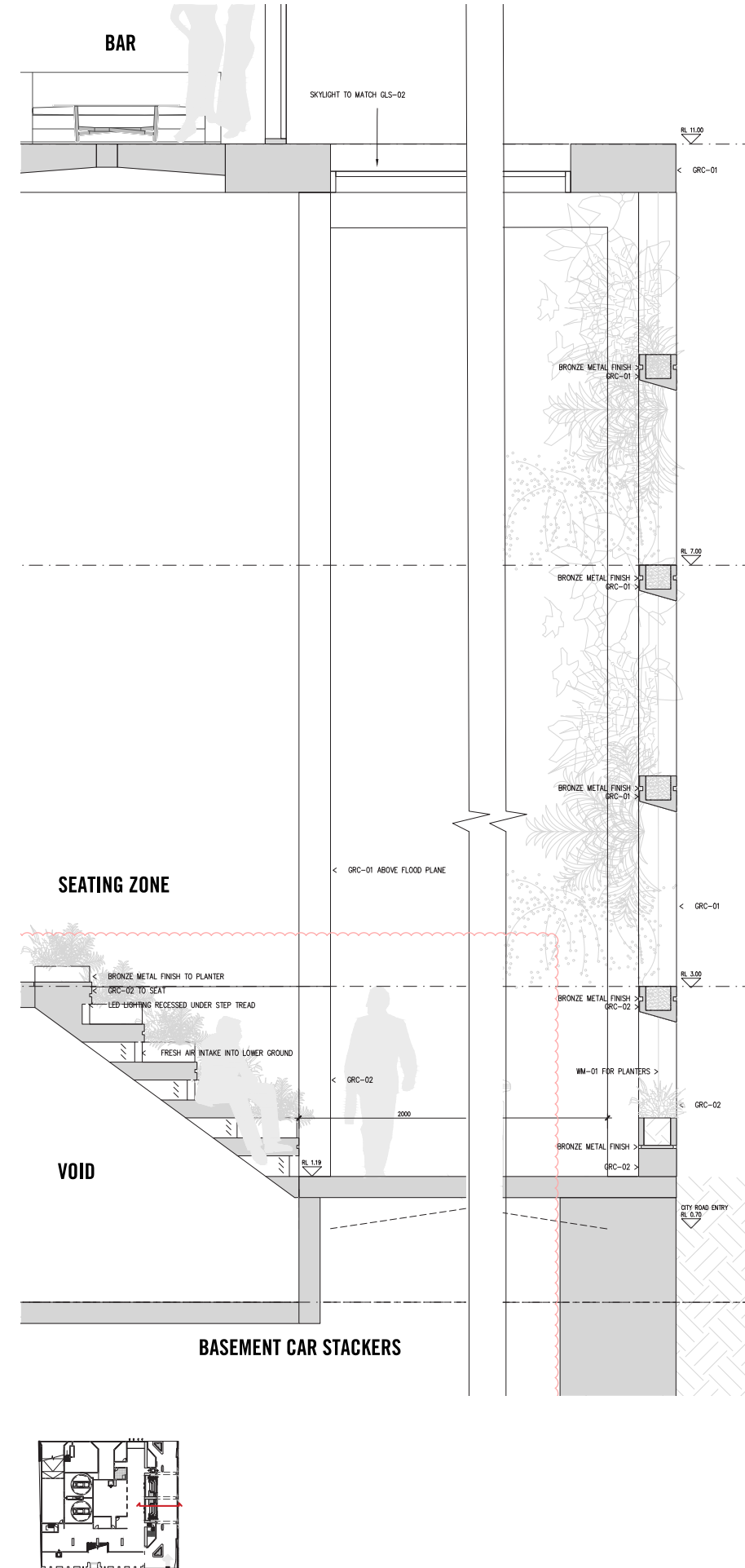
- 01 MATERIAL REFERENCE: DARK STONE WITH METAL BRONZE STRIP
LIQUID BLACK GRC WITH METAL CREATE MIXED MATERIAL PROPOSAL
- 02 MATERIAL REFERENCE: TRAVERTINE STONE
REFERENCE FOR FEATURE GRC PORTAL

DESIGN REFERENCE

- 03 DESIGN REFERENCE: ILLURA
REFERENCE FOR GREEN WALL, INTEND TO CREATE GREEN BARRIER
- 04 DESIGN REFERENCE: KIMBELL ART MUSEUM
REFERENCE FOR GALZING CANOPY, CREATE THE AREA THAT BENEFIT USERS AND PUBLIC.



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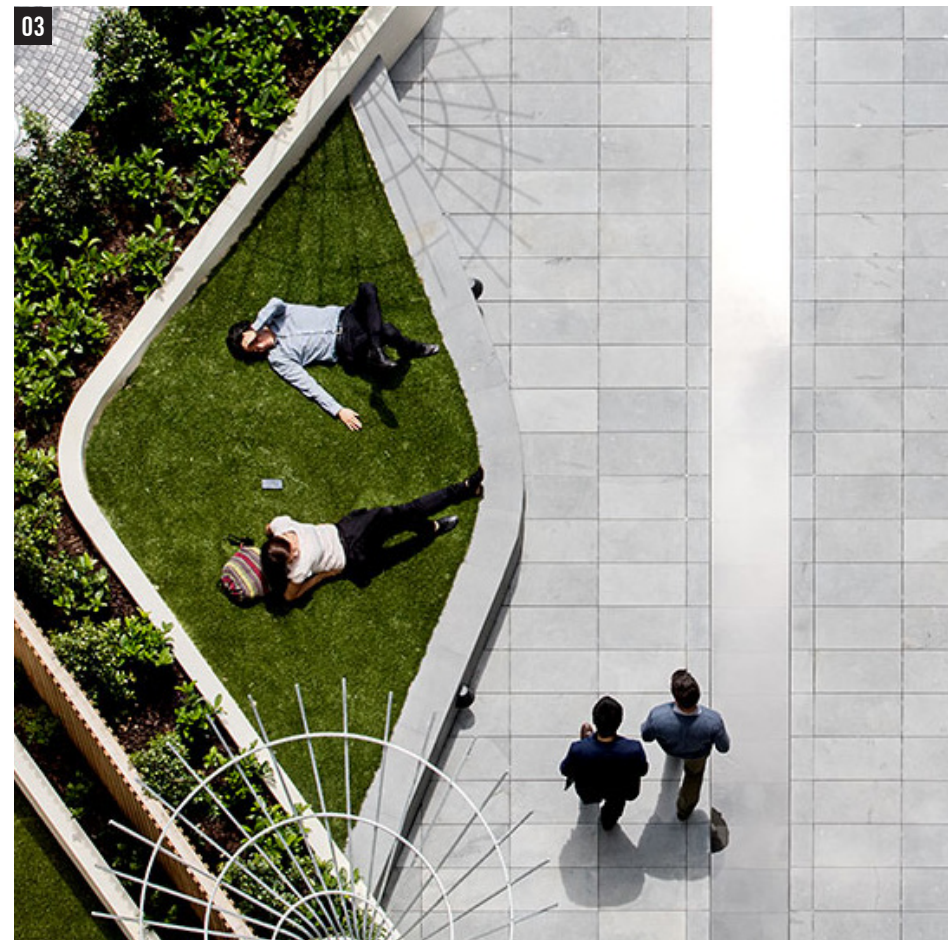
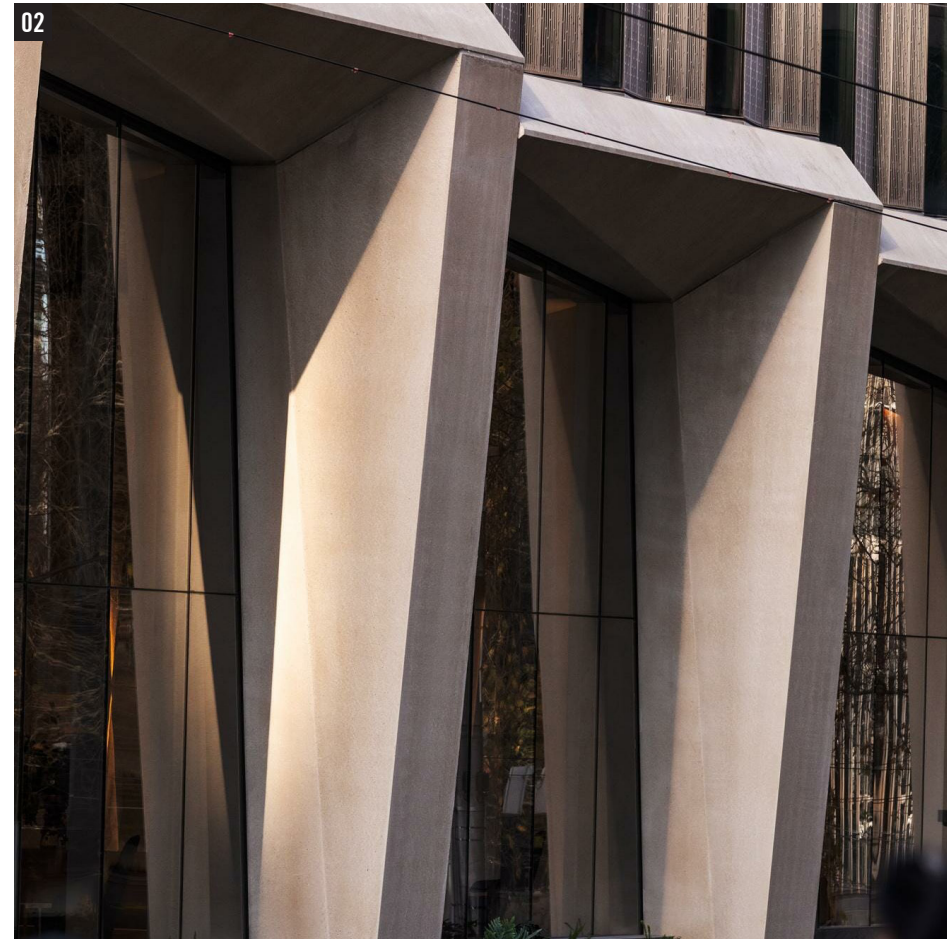
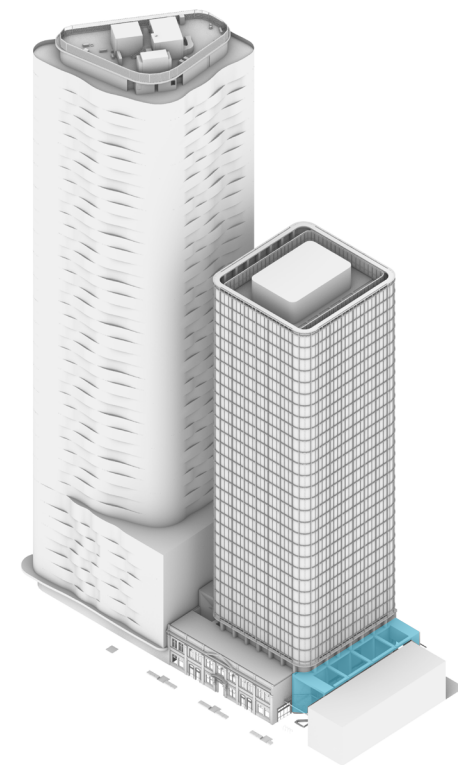
THROUGH LINK HAIG LANE

MATERIAL REFERENCE

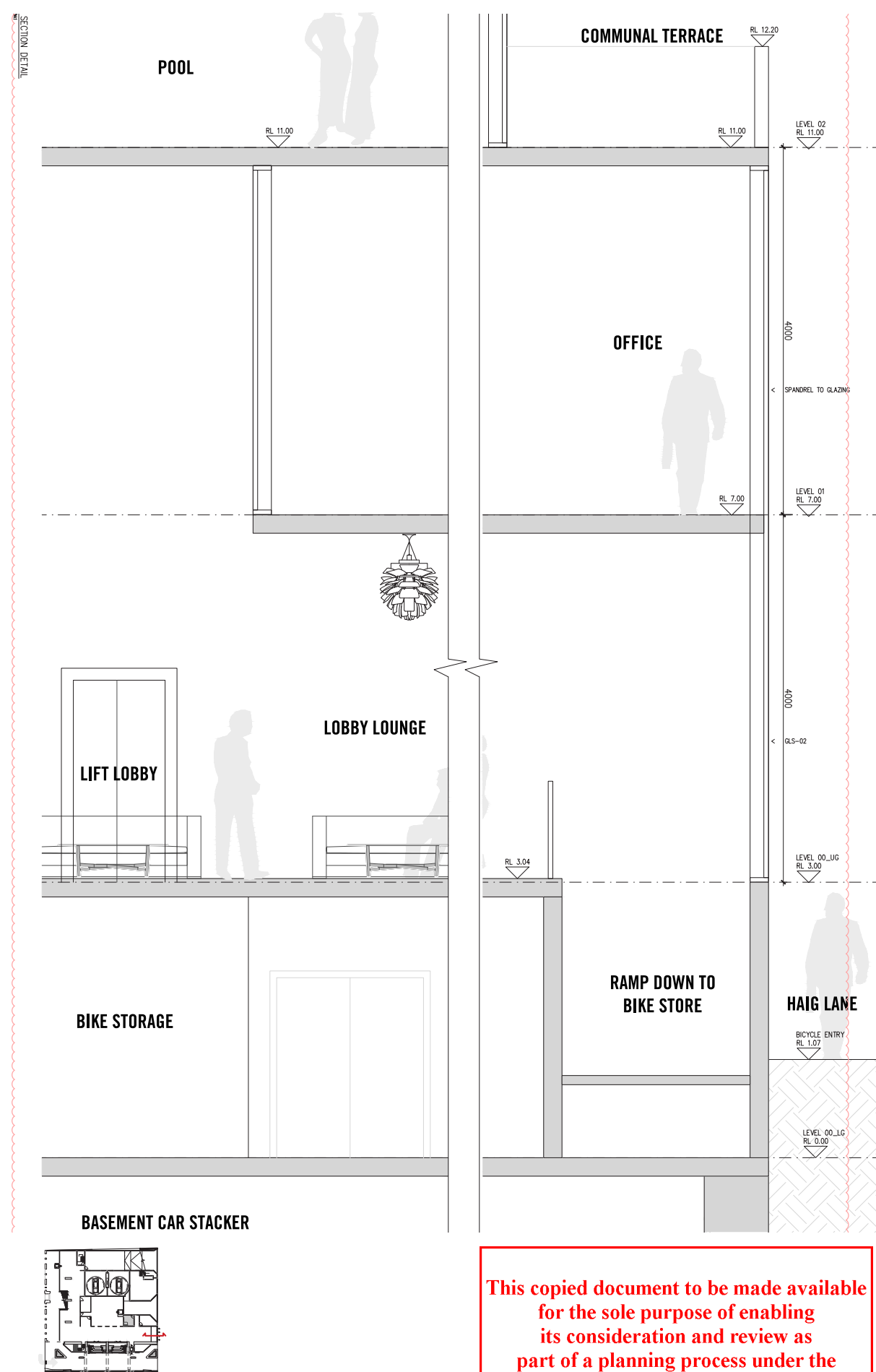
- 01 MATERIAL REFERENCE: TRAVERTINE STONE
REFERENCE FOR FEATURE GRC PORTAL.
- 02 MATERIAL REFERENCE: GRC
LIGHT WEIGHT METAL CANOPY HUNG FROM FEATURE GRC PORTAL, WITH GLAZED ROOFING TO ALLOW NATURAL LIGHT THROUGH TO PORTE COCHERE.

DESIGN REFERENCE

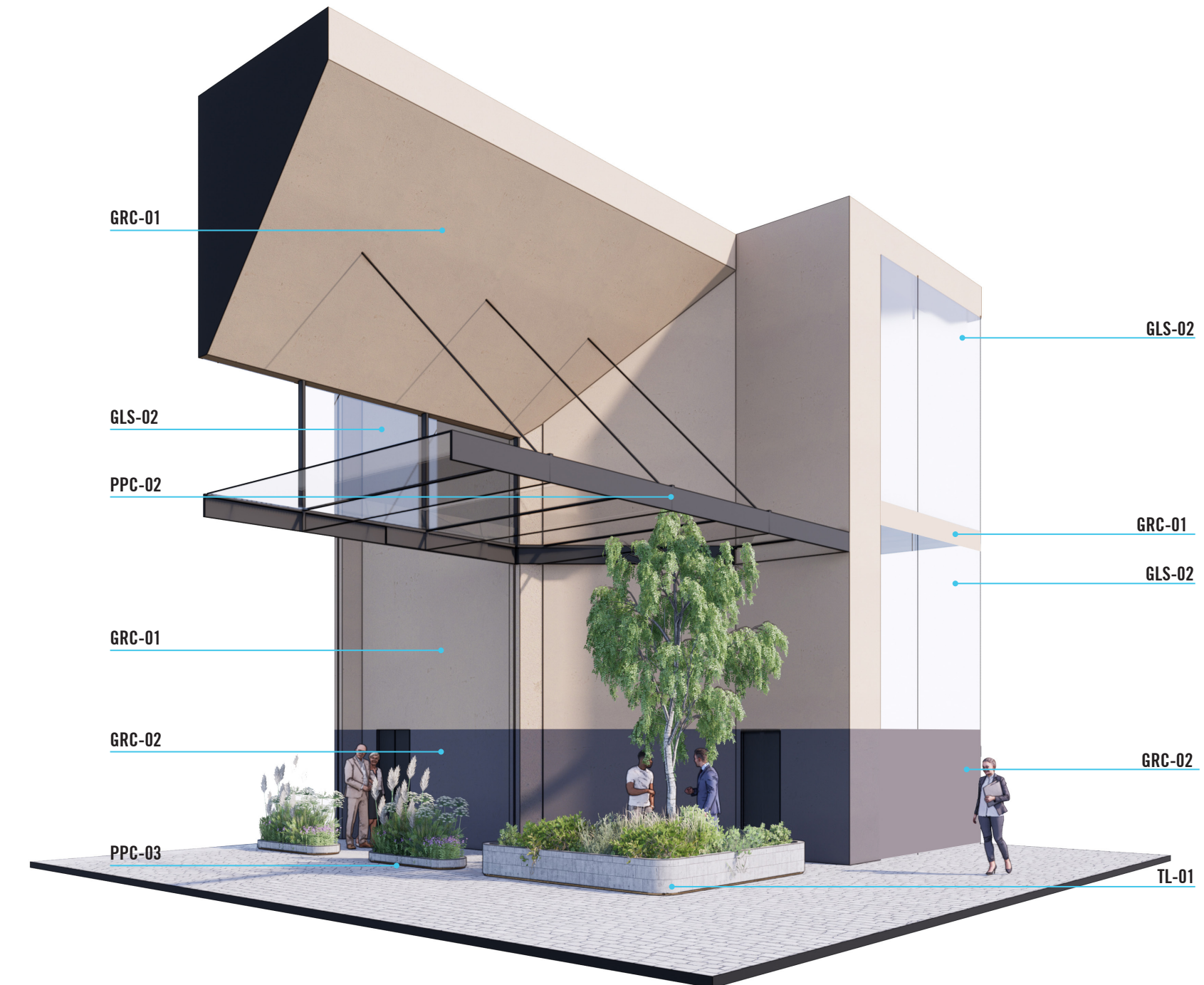
- 03 DESIGN REFERENCE: LUCIA
REFERENCE FOR PLANTER & SITTING, INTEND TO FRAME THE GREEN BARRIER AND THE DIVISION OF THE TRAFFIC USES.
- 04 DESIGN REFERENCE: RESTORATION HARDWARE
LIGHT WEIGHT METAL CANOPY HUNG FROM FEATURE GRC PORTAL, WITH GLAZED ROOFING TO ALLOW NATURAL LIGHT THROUGH TO PORTE COCHERE.



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TOWER FACADE DETAILS

CANTILEVER FACADE

MATERIAL REFERENCE

01 MATERIAL REFERENCE: POWDER COATED ALUMINIUM

OUTER SKIN CREATES A LIP AS IT CANTILEVERS OVER THE INNER SKIN TO CREATE AN ILLUSION OF A FLOATING MASS

02 MATERIAL REFERENCE: CONCRETE SKIN

INNER SKIN SITS BEHIND CURTAIN WALL FACADE.

DESIGN REFERENCE

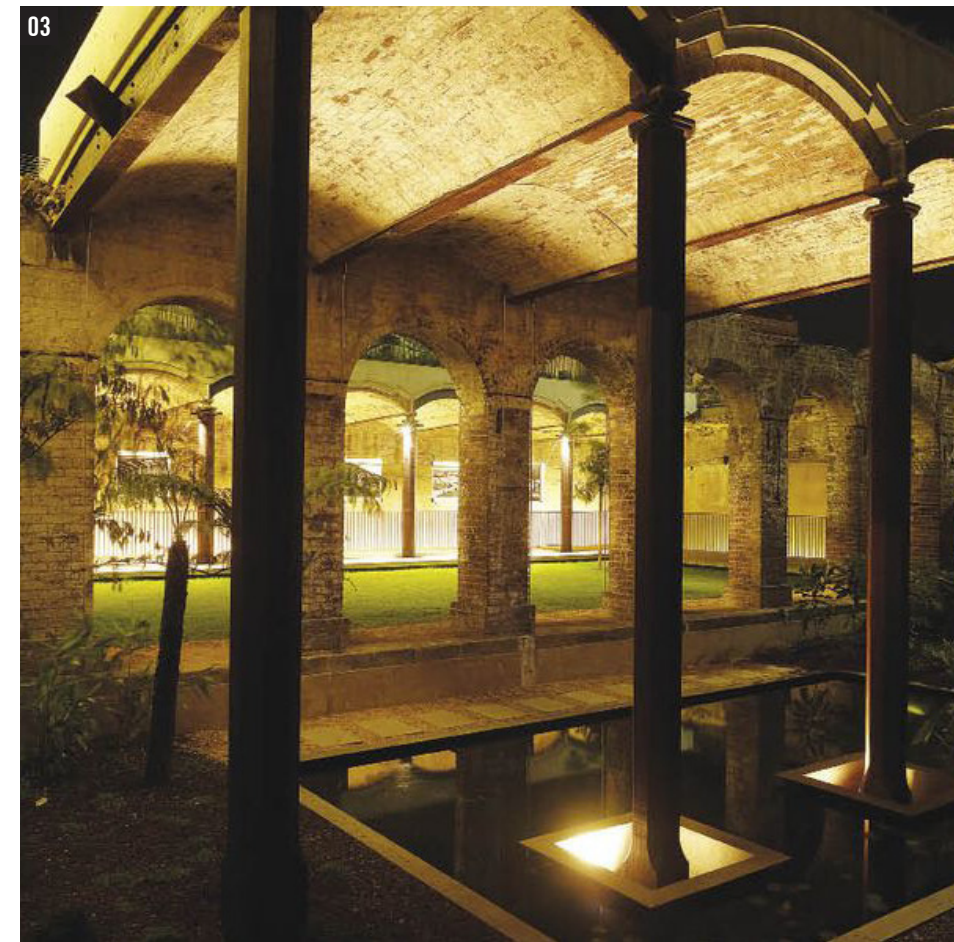
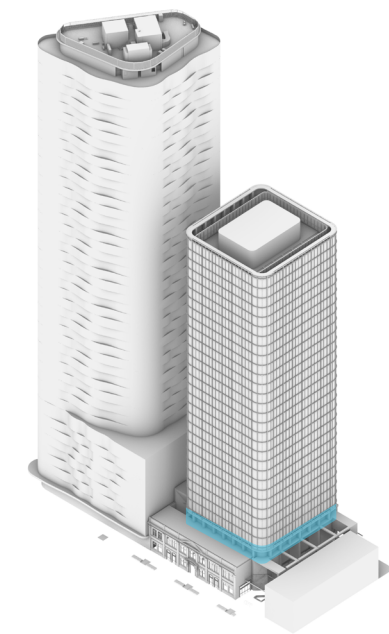
03 DESIGN REFERENCE: PADDINGTON RESERVOIR

INNER SKIN OF THE BUILDING ACTS AS A CANVAS FOR A GREEN WALL. THE OUTER SKIN APPEARS TO BE SCAFFOLDING ENCASING THE OVERGROWN STRUCTURE. REFERENCING THE RUIN AND THE OVERGROWN

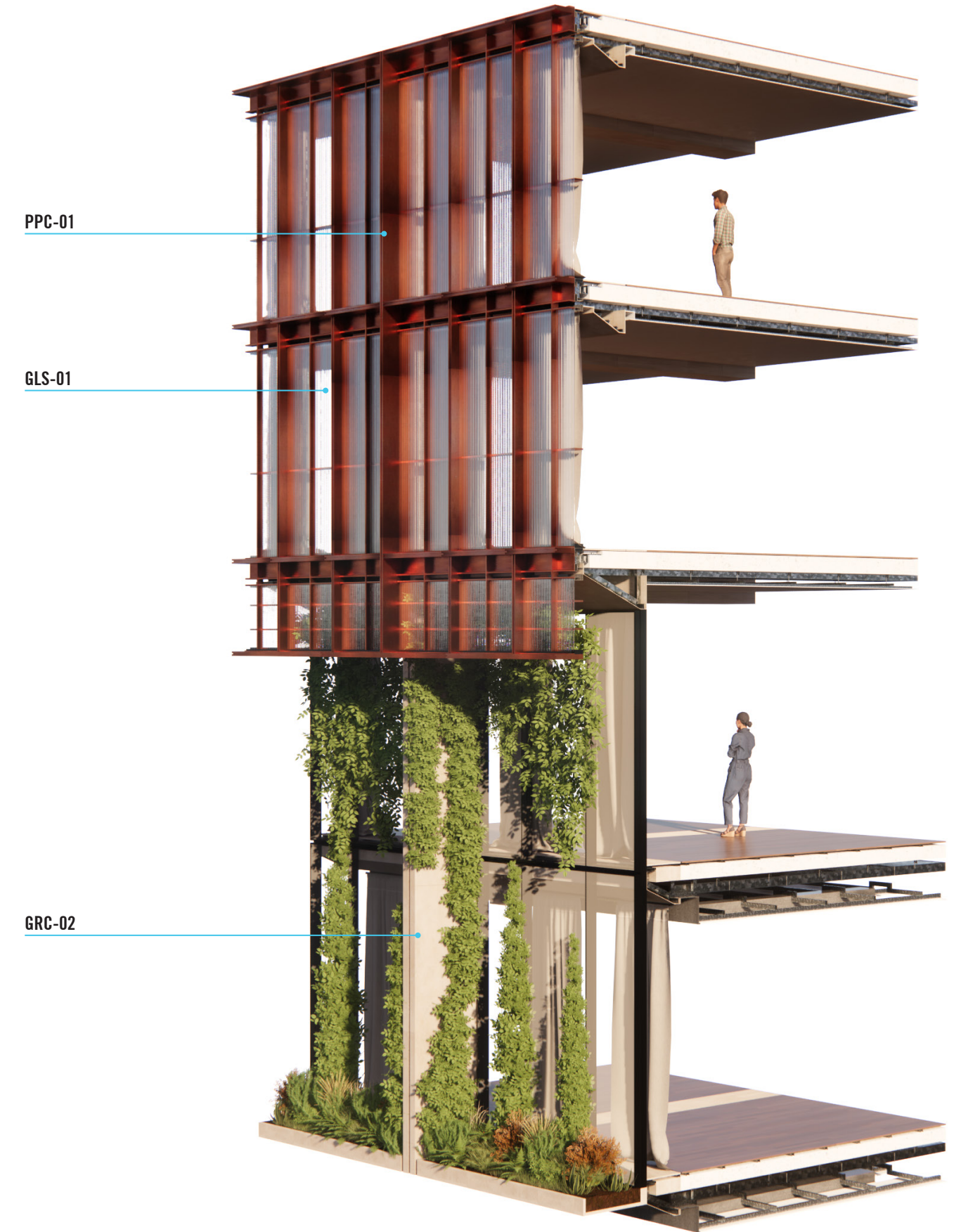
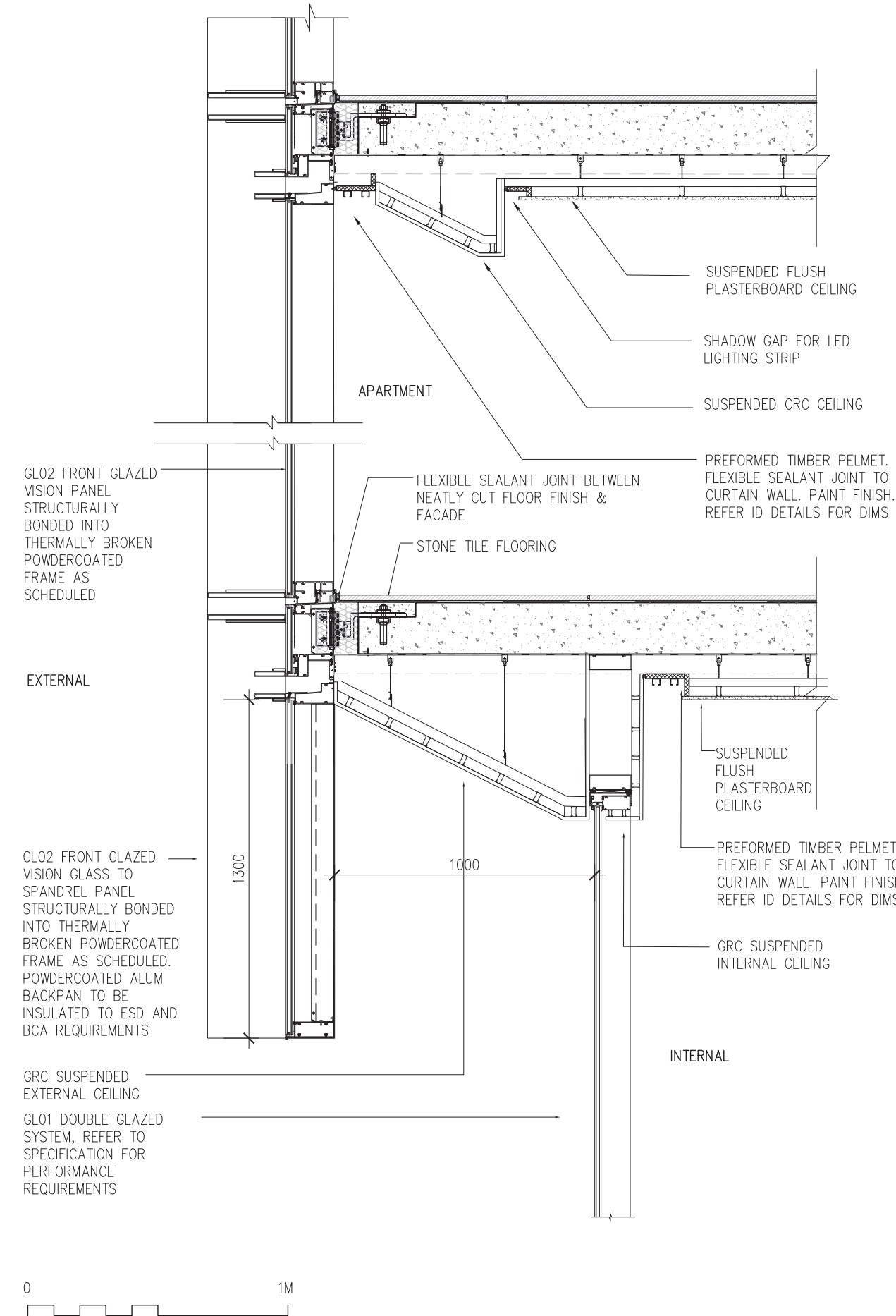
04 DESIGN REFERENCE: PALEY PARK

INNER SKIN ACTING AS A WETLAND FEATURE, WITH THE OPTION OF RUNNING WATER TO MASK TRAFFIC SOUNDS AND DISTINGUISH THE INNER SKIN

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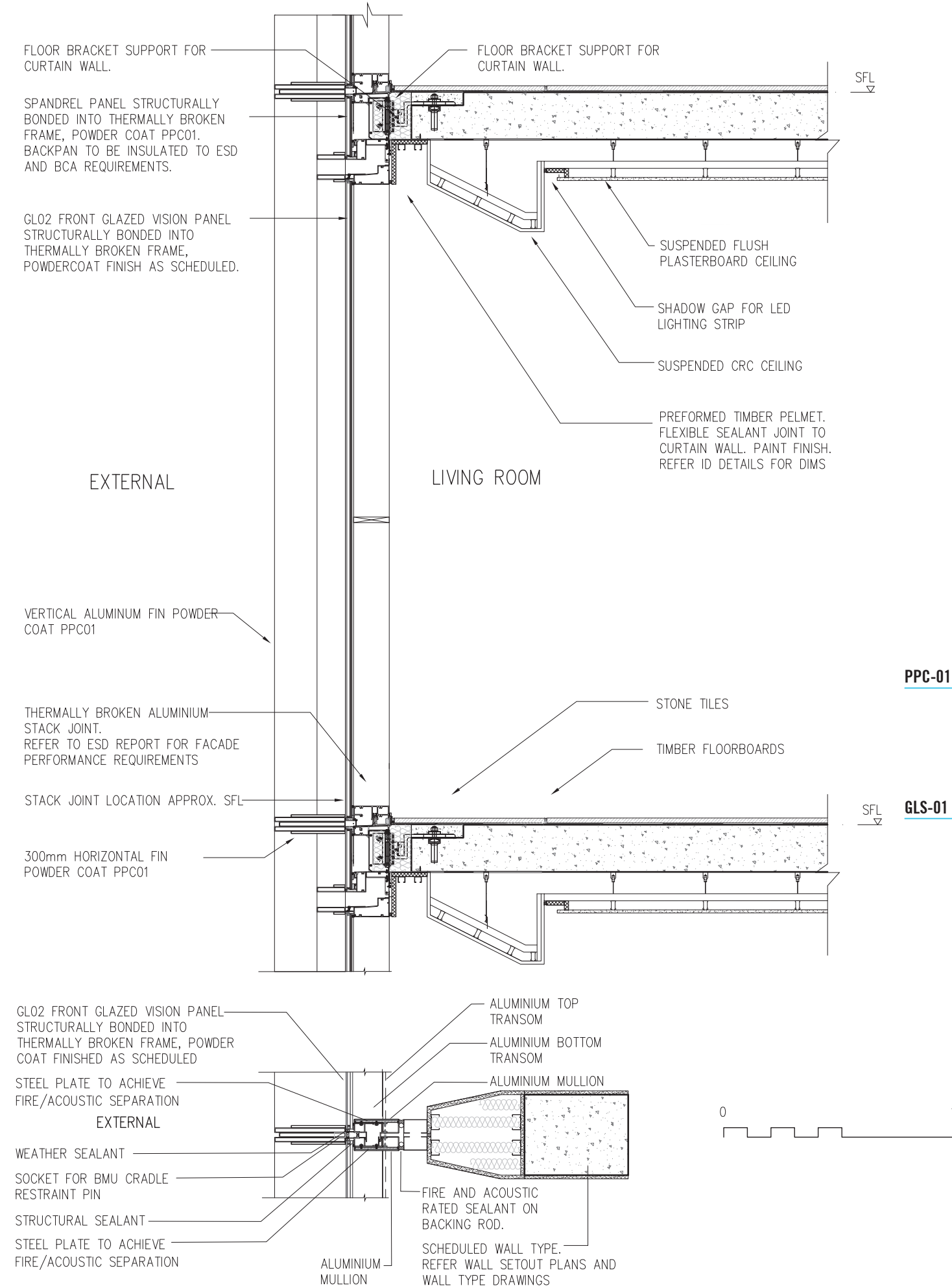
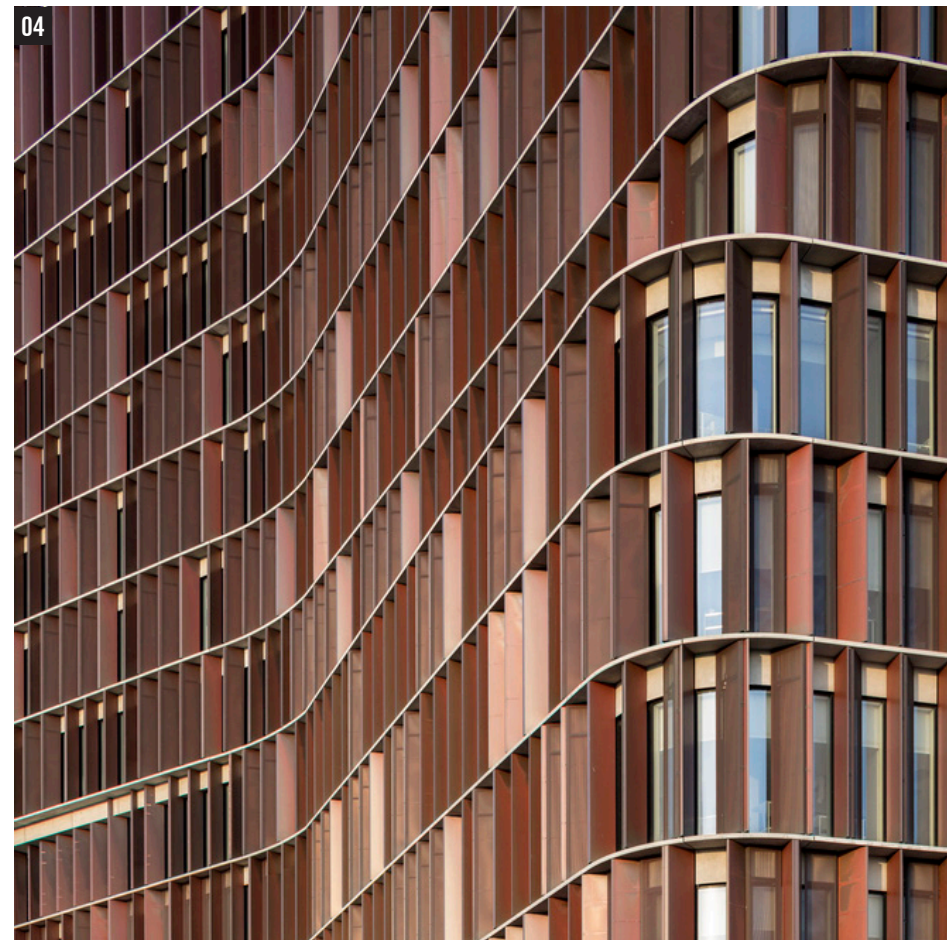
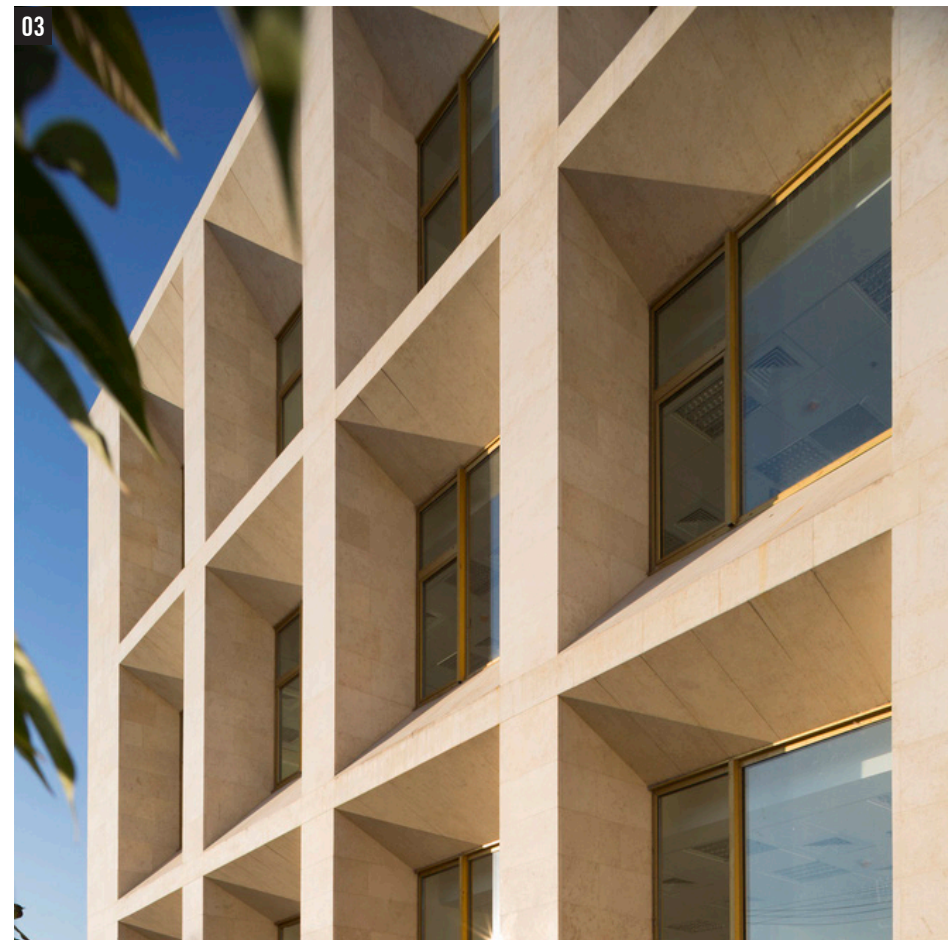
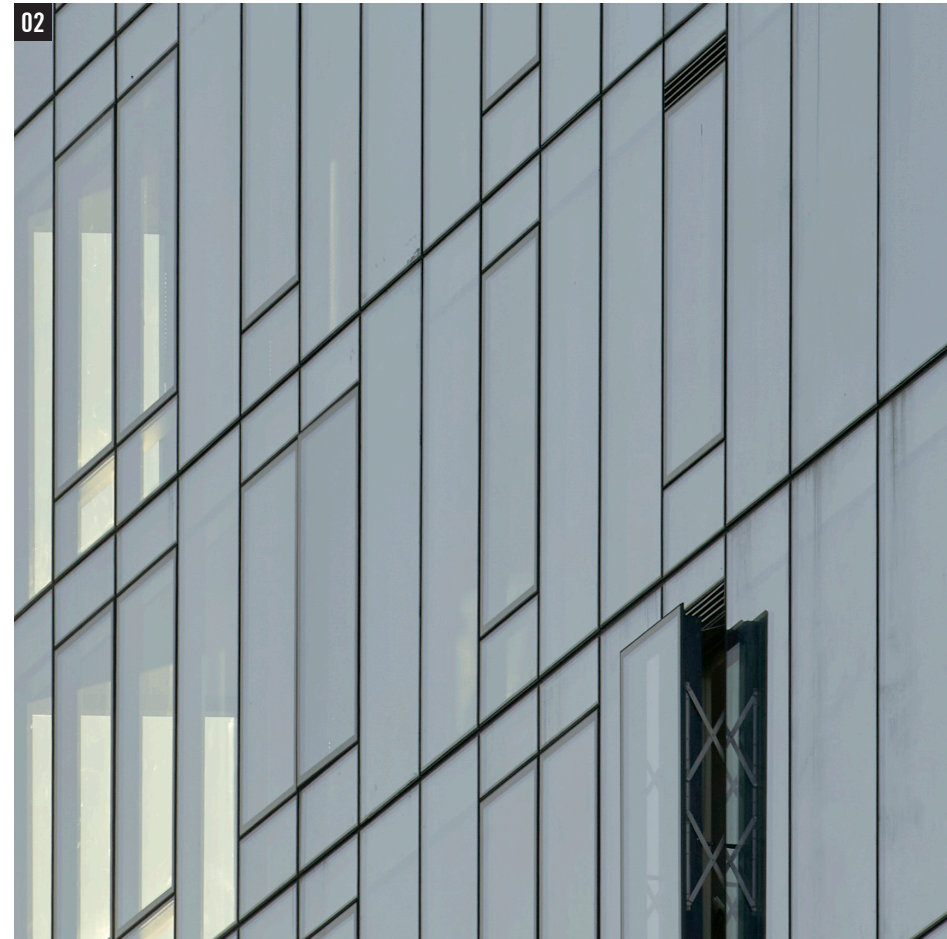
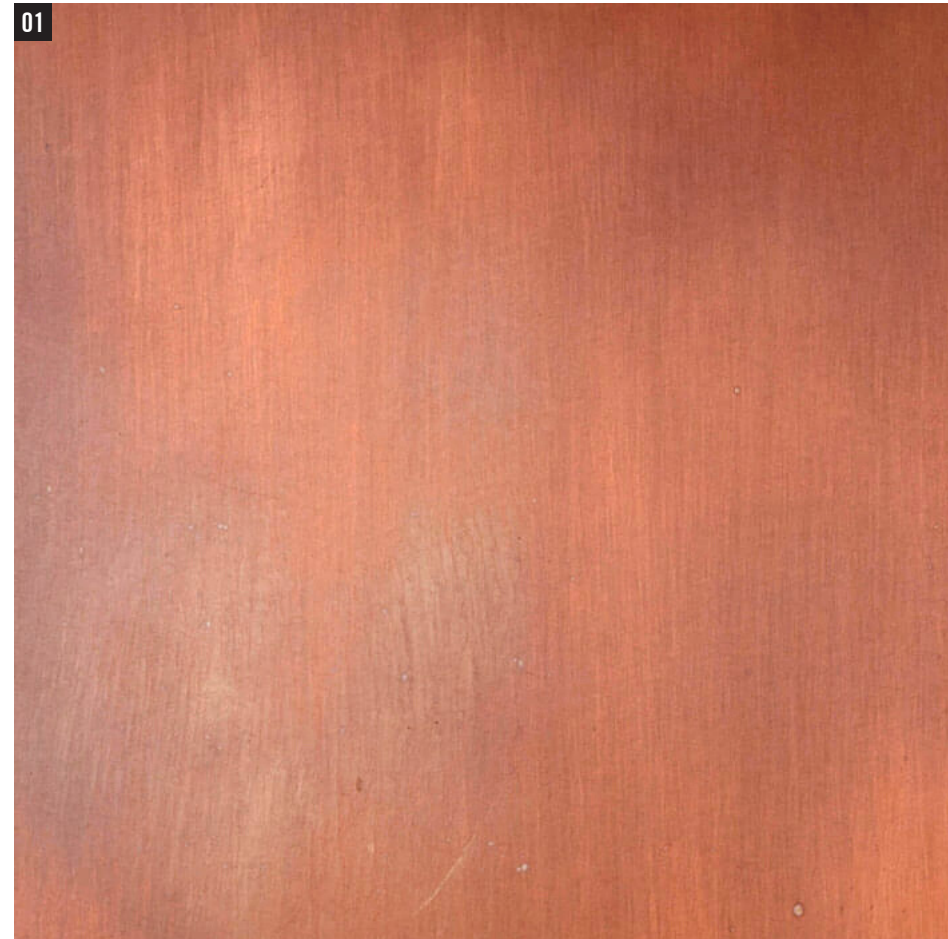
TYPICAL FACADE

MATERIAL REFERENCE

- 01 MATERIAL REFERENCE: POWDER COATED ALUMINIUM**
ALUMINIUM POWDER COATED WITH COPPER RED FINISH. REFERENCES THE RED BRICK OF THE HERITAGE PODIUM WHILST DISTINGUISHING THE BUILDING IN THE CITY SCAPE
- 02 MATERIAL REFERENCE: GLASS**
MIXED GLAZING PROPOSAL. FLUTED GLASS AND CLEAR GLASS TO CREATE LAYERS OF REFRACTION

DESIGN REFERENCE

- 03 DESIGN REFERENCE: TOULKAREM COURTHOUSE**
REFERENCE FOR SHADOW BOXES, INTEND TO FRAME THE INDIVIDUAL APARTMENTS
- 04 DESIGN REFERENCE: MAERSK BUILDING**
CROSS HATCHED REFLECTING PANEL SYSTEM TO ALLOW BUILDING TO SPARKLE AS THE SUN MOVES ACROSS FACADE



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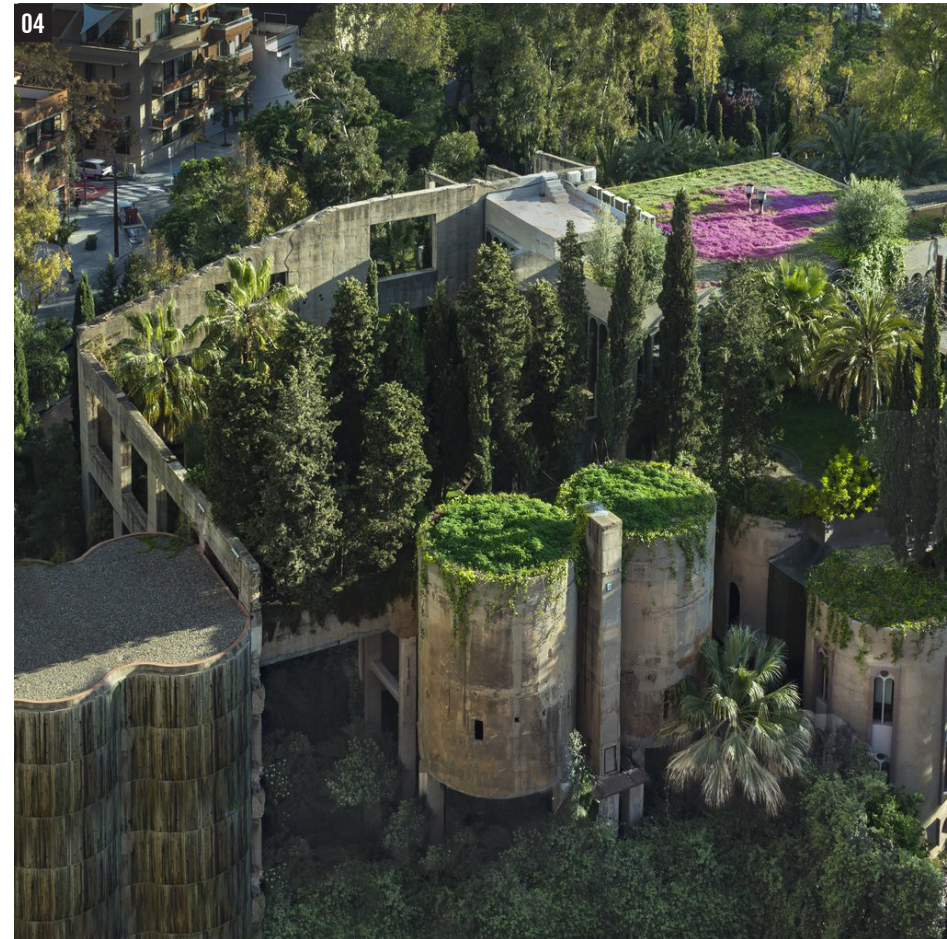
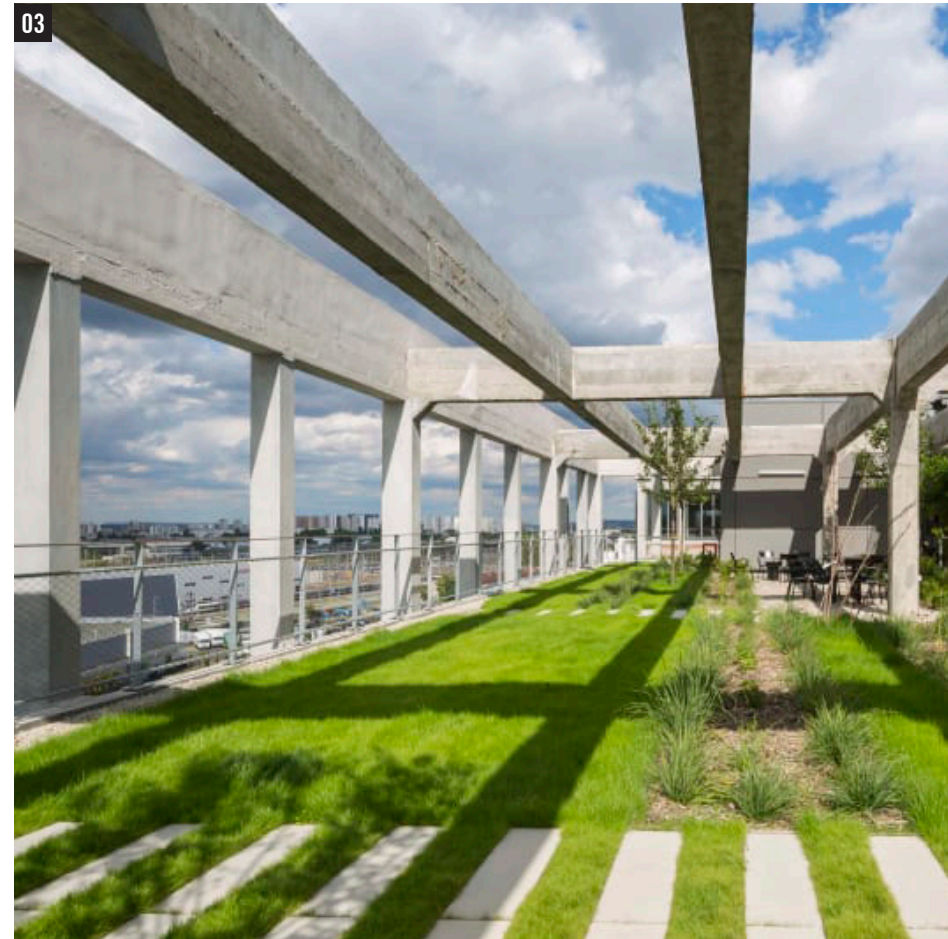
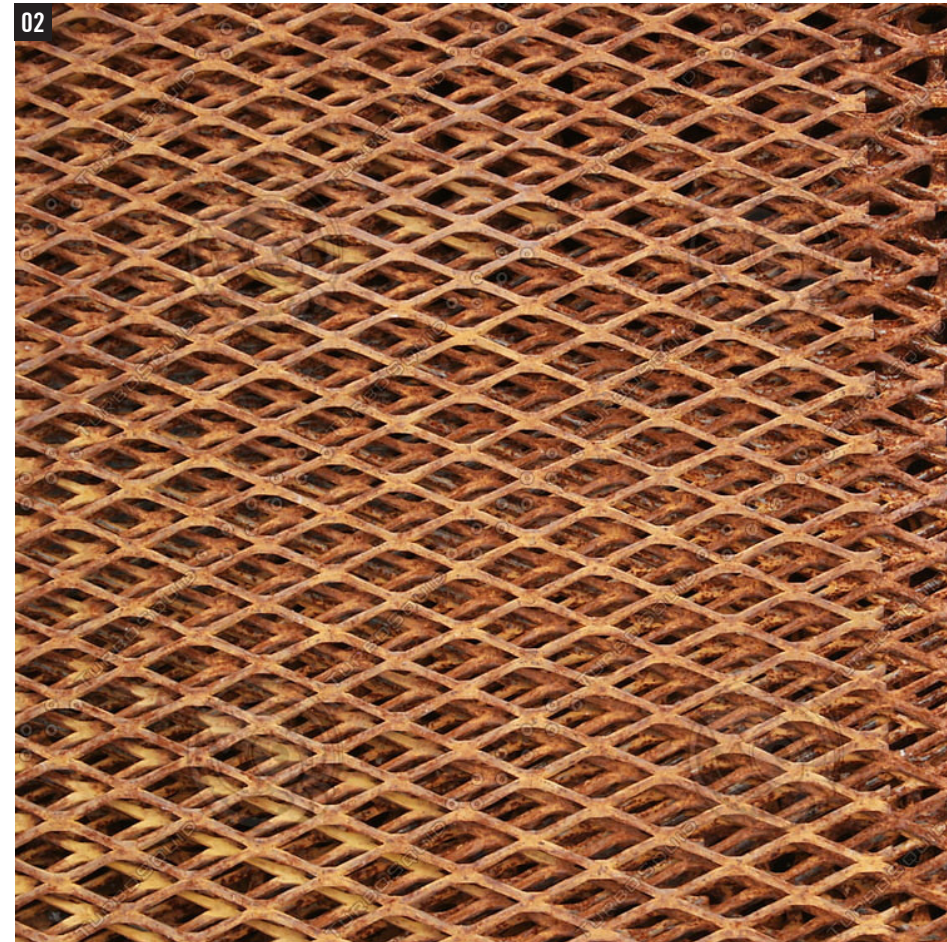
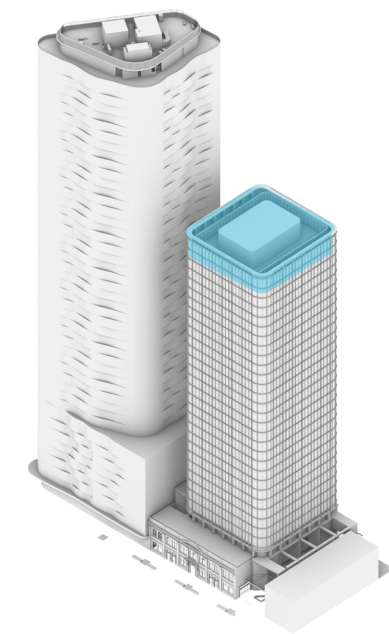
ROOFTOP TERRACE FACADE

MATERIAL OPTIONS

- 01 MATERIAL REFERENCE: GRC CONCRETE SKIN**
CONCRETE SKIN EXPOSED TO THE TERRACE LEVEL AND BECOMES GARDEN BEDS
- 02 MATERIAL REFERENCE: POWDER COATED ALUMINIUM MESH**
SEMI VISIBLE BARRIER AND WIND BREAK WITH THE ABILITY TO GROW PLANTS ACROSS THE SURFACE

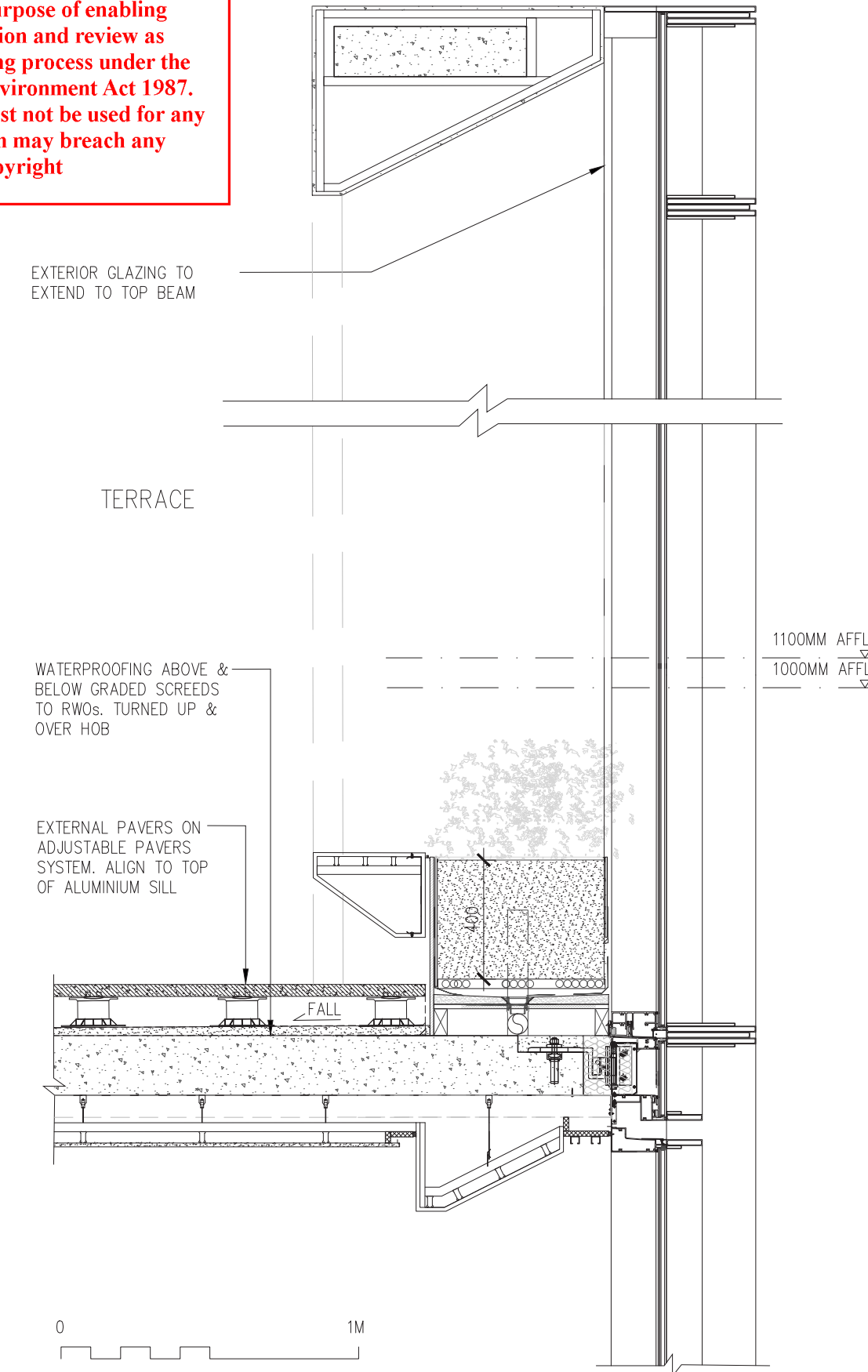
DESIGN REFERENCE

- 03 MAGASINS GENERAUX DE PANTIN**
STRUCTURE OF THE INNER SKIN BECOMES A CROWN ON THE TOP OF THE BUILDING
- 04 CEMENT FACTORY RICARDO BOFIL**
ON THE ROOFTOP TERRACE CONCESSIONS WILL BE MADE TO ALLOW VEGETATION TO OVERGROW THE CROWN STRUCTURE, PROVIDING A PASSIVE APEX TO THE TOWER



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PPC-01

GRC-01

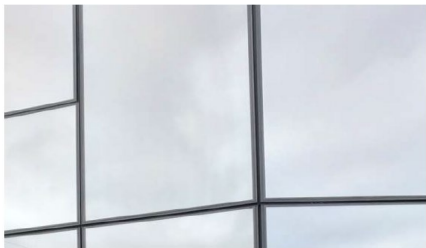
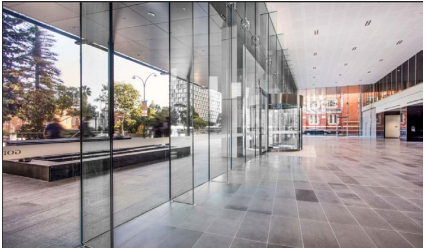



ELENBERG FRASER

Job No. 17155
 Job Name. 300 City Road
 Revision Date 23.06.23
 Revision No. B

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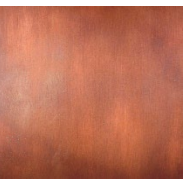
SCH-002 - EXTERNAL FINISHES SCHEDULE

| CODE | DESCRIPTION | PRODUCT | COLOUR | FINISH | IMAGE | MANUFACTURER | TRADE CONTACT | COMMENTS |
|--------|--------------------------------|---|---|------------|---|--|---|--|
| GLS-01 | VISION GLASS TOWER | VISION GLASS FOR BOTH FIXED WINDOWS & AWNING WINDOWS 'FINE SILVER' GLASS HIGH PERFORMANCE DOUBLE LOW-E COATING DGU 6HS / 12 / 6CG VISIBLE LIGHT TRANSMITTANCE: 25% VISIBLE LIGHT REFLECTANCE OUT: 15% VISIBLE LIGHT REFLECTANCE IN: 18% SOLAR ENERGY TRANSMITTANCE: 17% SOLAR ENERGY REFLECTANCE OUT: 25% U-VALUE (WINTER NIGHT): 1.66 U-VALUE (SUMMER DAY): 1.60 SHADING COEFFICIENT: 0.28 SOLAR HEAT GAIN COEFFICIENT: 0.24 | 'FINE SILVER' GLASS (HEAT STRENGTHENED) / 12MM ARGON / 6MM CRYSTAL GREY INTERLAYER (FULLY TOUGHENED & HEAT SOAKED) | REFLECTIVE |  | G JAMES GLASS ADDRESS: 217 REX ROAD, CAMPBELLFIELD, 3061 VIC WEB: GJAMES.COM TEL: (03) 9219 2000 | EMAIL: melbourne_sales@gjames.com.au | FRONT DOUBLE GLAZED CURTAIN WALL SYSTEM; BLIND MULLIONS & NO EXTERIOR FRAME. AWNING SYSTEM TO ALLOW FOR SNAP SHUT CLOSERS AT OPENINGS; ALUMINIUM WINDOW FRAMING TO BE POWDERCOATED TO MATCH PPC-01 |
| GLS-02 | VISION GLASS GROUND AND PODIUM | | CLEAR 10CLR / 1.52 CLR PVB / 10 SUNERGY CLR (#4) | REFLECTIVE |  | ASG INTERNATIONAL ADDRESS: SUITE 203 91 GEORGE STREET, PARRAMATTA NSW 2150 | CONTACT: JEANINE ZHANG EMAIL: info@asginternational.com.au TEL: +61 2 9635 4368 | LOW IRON WITH NO GREEN TINT TO BOTH VISION GLASS AND GLASS FINS. TO SUIT FRAMELESS GLASS FIN GLAZING SYSTEM GLASS FINS TO MATCH GLS-02 WITH SURFACE / EDGE TREATMENT TO EXPOSED GLASS EDGES |
| GLS-03 | SPANDREL GLAZING | VISION GLASS HIGH PERFORMANCE LOW-E COATING 6/12/6 DGU. GLASS COLOUR: CLR-PDE51B02#2-6+12AR+C.GR-6 ON CLEAR (HEAT STRENGTHENED)/ 12MM ARGON/ 6MM CRYSTAL GREY (FULLY TOUGHENED & HEAT SOAKED) VISIBLE LIGHT TRANSMITTANCE: 40% VISIBLE LIGHT REFLECTANCE OUT: 19% VISIBLE LIGHT REFLECTANCE IN: 12% SOLAR ENERGY TRANSMITTANCE: 18% SOLAR ENERGY REFLECTANCE OUT: 27% U-VALUE (WINTER NIGHT): 1.33 W/m2/Co SHADING COEFFICIENT: 0.34 SOLAR HEAT GAIN COEFFICIENT: 0.29 ALUMINIUM WINDOW FRAMING TO BE POWDERCOATED IN PCT-01 | | |  | NAME: TAIWANGGLASS GROUP ADDRESS: 740 LORIMER STREET, PORT MELBOURNE, VIC 3207 WEB: HTTPS://WWW.TAIWANGGLASS.COM | CONTACT: LISA WANG EMAIL: CFGEF@TAIWANGGLASS.COM MOBILE: +86 138 128 85832 | |

ELENBERG FRASER

Job No. 17155
 Job Name. 300 City Road
 Revision Date 23.06.23
 Revision No. B

SCH-002 - EXTERNAL FINISHES SCHEDULE



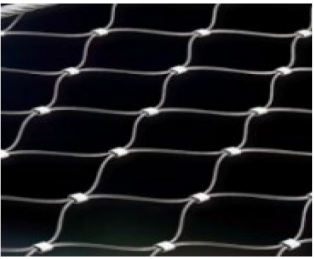
| CODE | DESCRIPTION | PRODUCT | COLOUR | FINISH | IMAGE | MANUFACTURER | TRADE CONTACT | COMMENTS |
|--------|----------------------------------|--|--|------------------|--|--|--|--|
| GLS-04 | FLUTED GLAZING FOR FACADE | | | |  | | | |
| GRC-01 | GLASS REINFORCED CONCRETE FAÇADE | CONCRETE SKIN GRC CLADDING ON STRUCTURAL FRAMING / SUBSTRATE | VANILLA NS04 BASE COLOUR WITH TERRAZO BLACK TEXTURE AG03 | FERRO F103 | TEXTURE BASE COLOUR  | RIEDER | KELVIN OVERLY kelvin@dcafacade.com.au Toll Free 1800177187 +6421627618 www.designcentralaustralia.com.au | SHEET MAX SIZE: 1310x5000 THICKNESS 13mm |
| GRC-02 | GLASS REINFORCED CONCRETE FAÇADE | CONCRETE SKIN GRC CLADDING ON STRUCTURAL FRAMING / SUBSTRATE | LIQUID BLACK GR07 | FERRO LIGHT F102 |  | RIEDER | KELVIN OVERLY kelvin@dcafacade.com.au Toll Free 1800177187 +6421627618 www.designcentralaustralia.com.au | SHEET MAX SIZE: 1310x5000 THICKNESS 13mm |
| TL-01 | BLUESTONE PAVING | BLUESTONE NATURAL STONE FLOORING | COBBLESTONES | |  | | ECO OUTDOOR ADDRESS: 7 DANKS STREET, WATERLOO SYDNEY, NSW 2017 AUSTRALIA PHONE: 1300 13 14 13 WEB: ECOOUTDOOR.COM.AU EMAIL: INFO@ECOOUTDOOR.COM.AU | |
| PF-01 | GREY PAINT FINISH | DULUX PAINT FINISH | WESTERN MYALL (SN4G7) | |  | DULUX ADDRESS: 420 KING STREET, WEST MELBOURNE, VIC WEB: WWW.DULUX.COM.AU TEL: (03) 0327 8468 | CONTACT: ROBERT CROWE MOB: +61 412 346 629 EMAIL: ROBERT.CROWE@DULUX.COM.AU | LOCATION: CORE BOX |
| PPC-01 | PAINT FINISH -POWDERCOAT | DULUX CUSTOM PAINT FINISH POWDERCOAT | RED COPPER - MIDNIGHT COPPER | ELECTRO |  | DULUX ADDRESS: 420 KING STREET, WEST MELBOURNE, VIC WEB: WWW.DULUX.COM.AU TEL: (03) 0327 8468 | CONTACT: ROBERT CROWE MOB: +61 412 346 629 EMAIL: ROBERT.CROWE@DULUX.COM.AU | |

ADVERTISED PLAN

ELENBERG FRASER

Job No. 17155
 Job Name. 300 City Road
 Revision Date 23.06.23
 Revision No. B

SCH-002 - EXTERNAL FINISHES SCHEDULE

| CODE | DESCRIPTION | PRODUCT | COLOUR | FINISH | IMAGE | MANUFACTURER | TRADE CONTACT | COMMENTS |
|--------|---------------------------|---------------------------------------|------------------------------|---------------|--|--|---|----------|
| PPC-02 | PAINT FINISH - POWDERCOAT | DULUX PAINT FINISH POWDERCOAT | DULUX LUNAR ECLIPSE 90087734 | SATIN |  | DULUX ADDRESS: 420 KING STREET, WEST MELBOURNE, VIC WEB: WWW.DULUX.COM.AU TEL: (03) 0327 8468 | CONTACT: ROBERT CROWE MOB: +61 412 346 629 EMAIL: ROBERT.CROWE@DULUX.COM.AU | |
| PPC-03 | INCO BRONZE SATIN | INCO COLOURED STAINLESS STEEL | INCO BRONZE SATIN | SATIN |  | RIMEX ADDRESS: 6 Warringah Close, Somersby, NSW 2250 Australia WEB: WWW.DULUX.COM.AU TEL: (02) 4340 5599 | | |
| WM-01 | TENSILE WIRE MESH | GROUND FLOOR TRELIS WIRE FOR PLANTERS | WBNET N2 | NATURAL STEEL |  | JAKOB ROPE SYSTEM ADDRESS: 2665 NW 1st Ave, Boca Raton, FL 33431 WEB: Jakobs USA TEL: (561) 330-6502 | | |

**ADVERTISED
PLAN**

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