

716 High Street
Facade Strategy
Permit No. PA2503786 | Condition 6

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Facade Strategy

Condition 6a. Facade Design Concept Description

The design concept for 716 High Street is conceived as a confident, civic masonry building that responds directly to the layered and varied character of High Street. The streetscape is defined by a mixture of churches, post-war shopfronts, contemporary apartment buildings and modest residential dwellings. Rather than replicate a single heritage style, the design acknowledges this consistently inconsistent condition and proposes a contemporary building that sits comfortably within its context through proportion, materiality and articulation.

A full-height street wall is established to both High Street and Rossmoyne Street, reflecting the existing urban precedent within the Commercial 1 Zone. As a result, the building presents as a robust and well proportioned masonry composition, solid and civic in character.

To reduce perceived bulk and respond to the finer grain of the area, the façade is articulated as three distinct vertical volumes when viewed from the corner. This modulation allows the building to read as a collection of elements rather than a single monolithic form, reflecting the incremental evolution of High Street. Vertical brick “fin” elements reinforce this rhythm and introduce depth and shadow. These deep reveals reference the thickness and modelling of nearby heritage buildings while also acting as passive shading devices to reduce summer heat gain.

Material selection draws from the local heritage palette of red brick and masonry construction. This establishes a strong relationship with neighbouring civic buildings, including St Mary’s Church and the Salvation Army Church. The building’s upper level is resolved as a mansard roof form, that works two-fold, as both a Parisian celebration of the loft spaces, while also providing a visually recessive termination. Its geometry references traditional roof forms while remaining contemporary in detail. The corner of High Street and Rossmoyne Street is treated as a significant urban condition. The façade turns confidently to both streets, reinforcing the civic presence of the building. A covered, north-facing commercial colonnade at ground level engages directly with the footpath and extends the public realm, strengthening the retail interface and encouraging pedestrian activity.

The façade is integral to the conceptual design of the building. Robust masonry construction ensures durability and reduced lifecycle impacts. The result is a contemporary yet contextually grounded building that contributes positively to High Street through material integrity, environmental performance and strong urban presence.



Facade Strategy

Condition 6b. Schedule of Materials & Condition 6c. Detailed Elevations

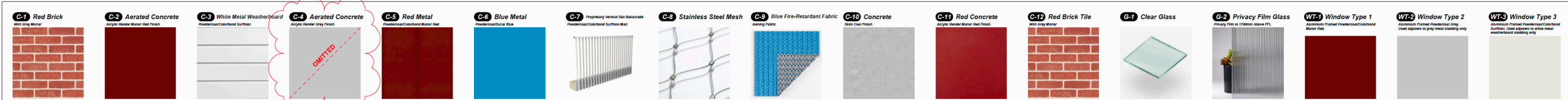


West Elevation - High Street (1:100 @ A1. Refer to Architectural Drawing A201 for 1:100 elevation @A1)



2 ELEVATION WEST (HIGH STREET) STREET INTERFACE
1:50

MATERIALS PALETTE



West Elevation Street Interface - High Street (1:50 @ A1. Refer to Architectural Drawing A201 for 1:50 elevation @A1)

Facade Strategy

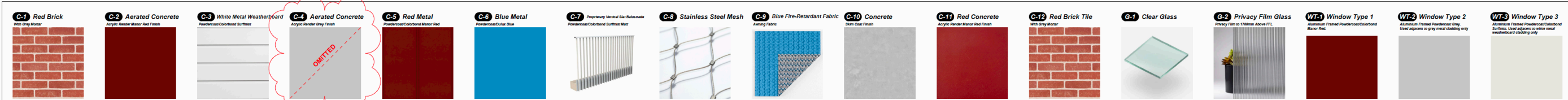
Condition 6b. Schedule of Materials &
Condition 6c. Detailed Elevations



North Elevation - Rossmoyne Street (1:100 @ A1. Refer to Architectural Drawing A202 for 1:100 elevation @A1)



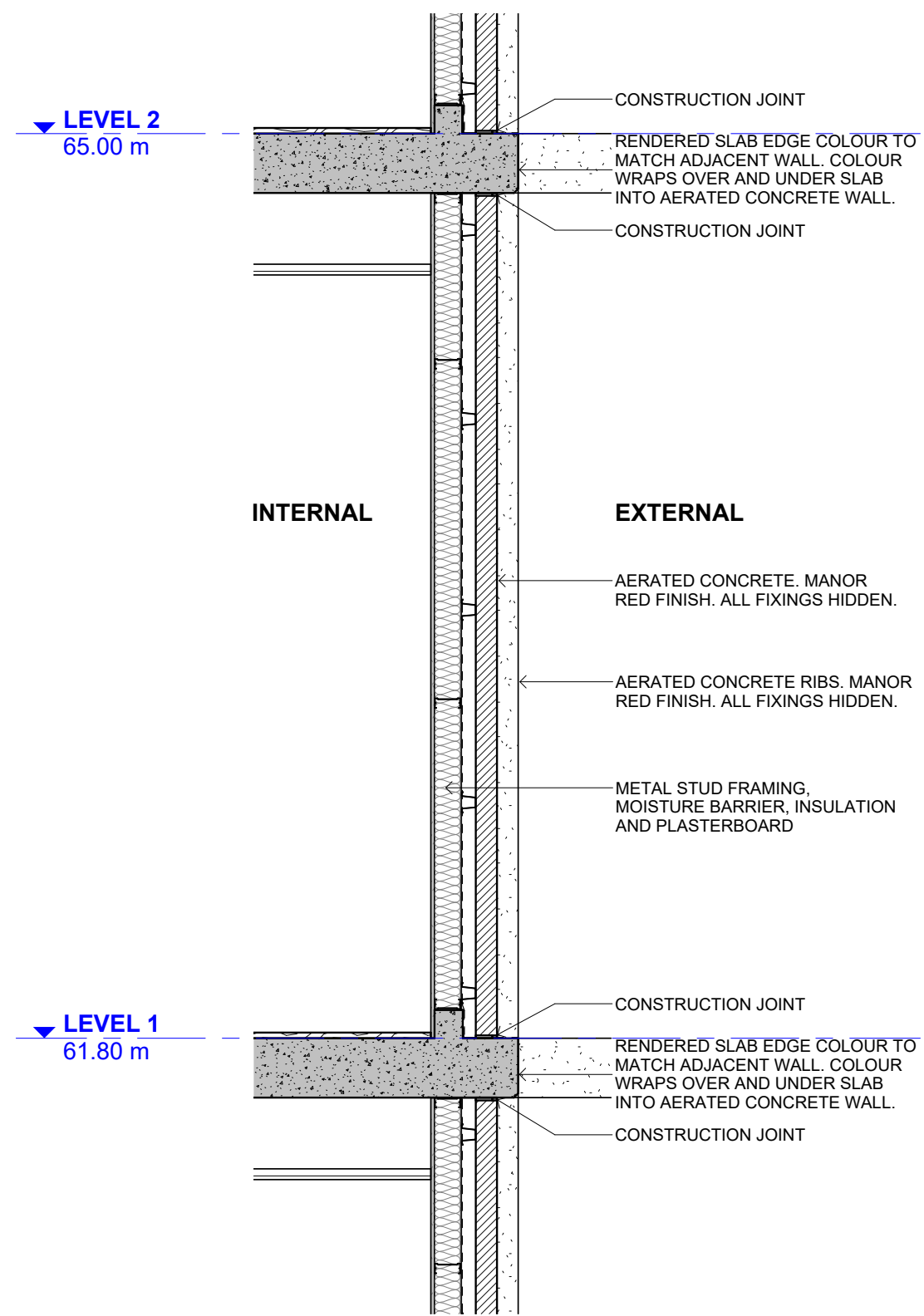
MATERIALS PALETTE



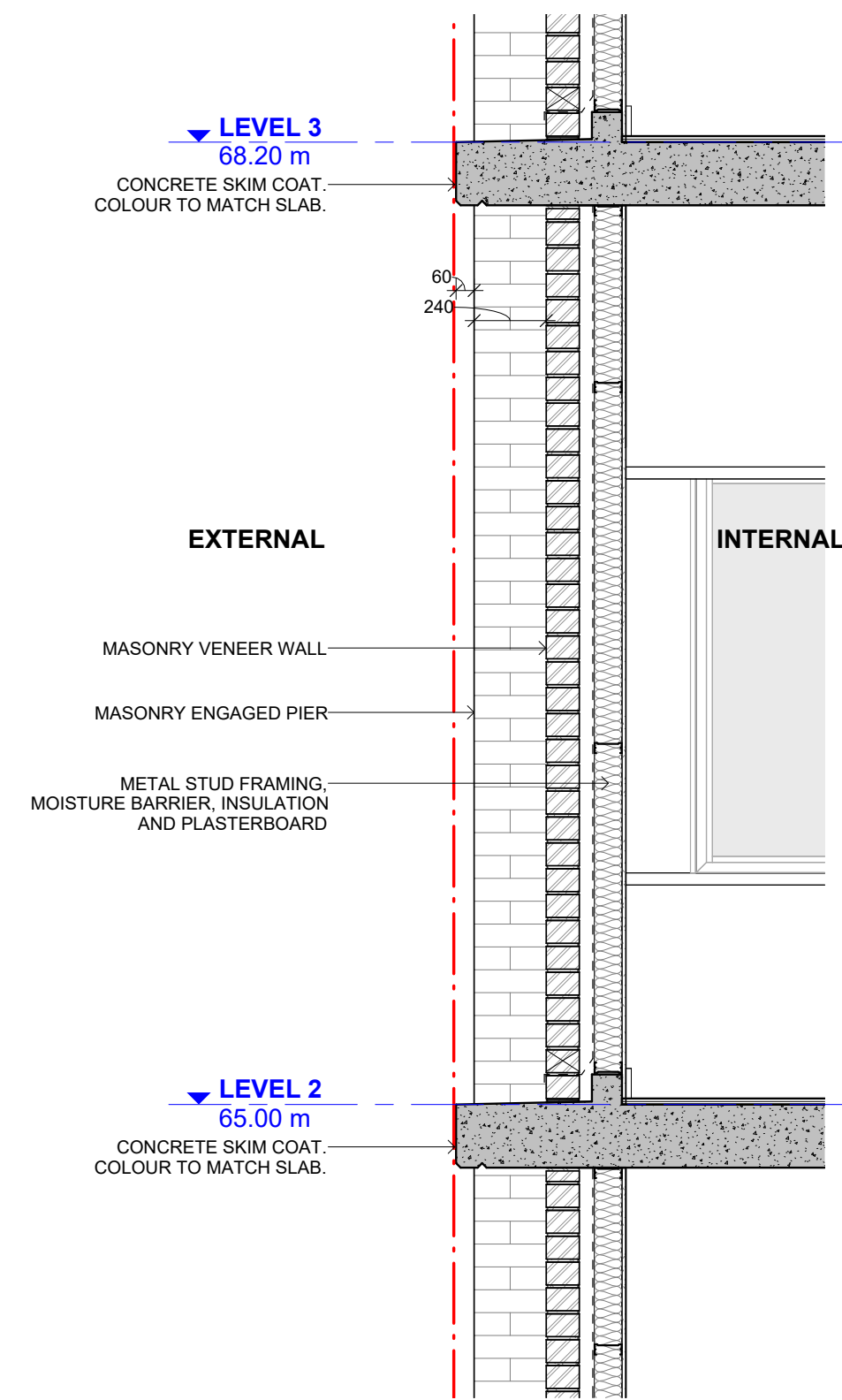
North Elevation Street Interface - Rossmoyne Street (1:50 @ A1. Refer to Architectural Drawing A202 for 1:50 elevation @A1)

Facade Strategy

Condition 6d. Cross Sections



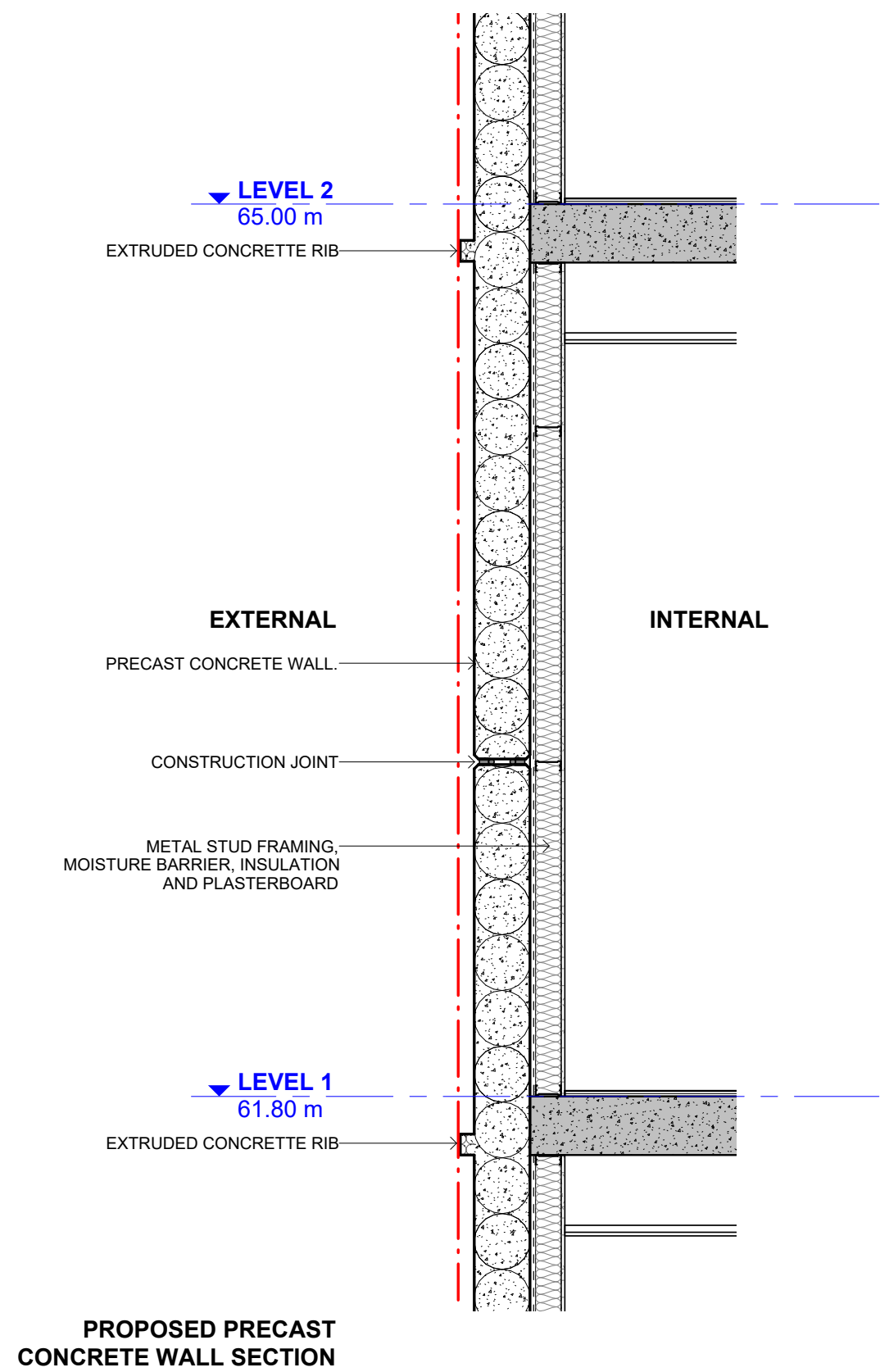
PROPOSED AERATED CONCRETE WALL SECTION



PROPOSED MASONRY VENEER WALL SECTION

Facade Strategy

Condition 6d. Cross Sections



Facade Strategy

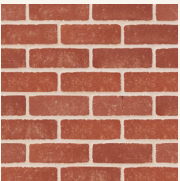
Condition 6e. Access, Maintenance and Cleaning

Condition 6f. Material Details

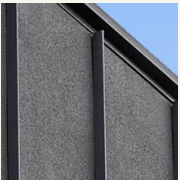
Access Maintenance and Cleaning Summary

Facade access will be undertaken using mobile access equipment and specialist high-access contractors, as appropriate to the specific area requiring inspection or maintenance. All access arrangements will be coordinated and managed by the Owners Corporation (OC) in accordance with a maintenance program.

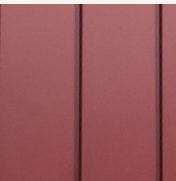
Material Details



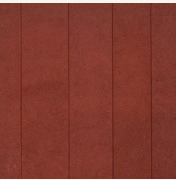
Brickwork remains the gold standard for life-cycle value because it is an inherently finished product that requires no painting or re-coating.
Quality: Bricks have high compressive strength and low water absorption, ensuring they don’t flake or crack during freeze-thaw cycles.
Robustness: Use of High-Bond Mortar with concave joints. This shape sheds water more effectively than recessed joints, protecting the mortar from erosion.
Maintenance: Virtually zero. Bricks gain a patina over decades rather than looking worn out.



Autoclaved Aerated Concrete (AAC) provides the solid feel of masonry with significantly better thermal insulation.
Quality: AAC is inorganic, meaning it is termite-proof and non-combustible
Robustness: When used as external cladding, ACC panels are finished with a high-build acrylic polymer render. This multi-layer system provides a flexible, crack-resistant skin that protects the underlying material from weather ingress while maintaining high thermal and acoustic performance.
Maintenance: The external coating only requires a low-pressure wash every 2–3 years to remove environmental dust.



Metal Cladding: High-quality metal cladding provides a contemporary, lightweight, and highly durable skin.
Quality: Specified with a multi-layered coating system to ensure the product resists chalking, fading, and UV degradation.
Robustness: Non-combustible and impact-resistant with suitable substrate.
Maintenance: The smooth, non-porous surface is largely self-cleaning via natural rainfall. In sheltered areas, a simple biannual rinse with fresh water is sufficient to prevent the buildup of dust.



Precast Concrete Panels: Precast panels offer the ultimate in structural robustness and are often used in high-end civic architecture.
Quality: The quality is defined by factory-controlled casting and a high-density concrete mix, ensuring a uniform surface for the application of a high-build, UV-stable architectural paint system that provides consistent colour and aesthetic longevity.
Robustness: Concrete panels act as both the structure and the finish. They are highly resistant to impact, fire, and extreme weather.
Maintenance: A high-performance acrylic coating creates an effective barrier that makes the concrete hydrophobic and stain-resistant, significantly reducing the accumulation of environmental grime and preventing the growth of mould or lichen.

Material Details and Maintenance Summary

MATERIAL	PRIMARY BENEFIT	MAINTENANCE REQUIREMENT
Brick	Timeless aesthetics & longevity	Inspect mortar joints every 25 years.
AAC	Superior thermal insulation	Re-coat acrylic finish every 10–15 years. Low-pressure wash every 2–3 years to remove environmental dust.
Metal Cladding	Lightweight & modern	Replacement as required.
Precast Concrete	Extreme structural durability	Re-apply clear sealer every 10 years.
Glazing	High performance double glazing improves thermal performance while providing access to daylight.	Cleaning of facade glazing not accessible from apartment balconies, every 6 months.

