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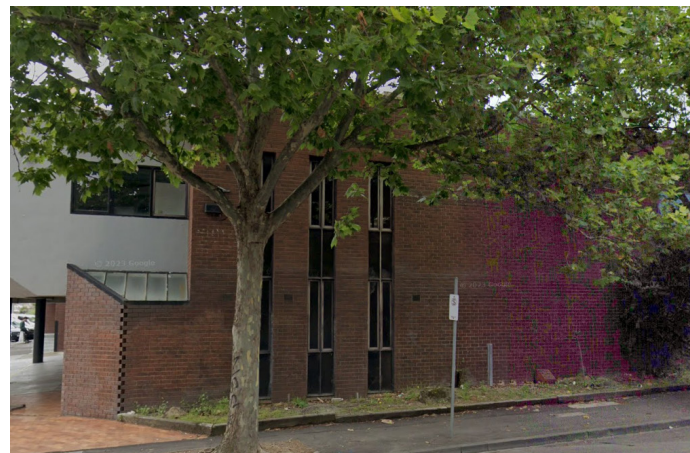
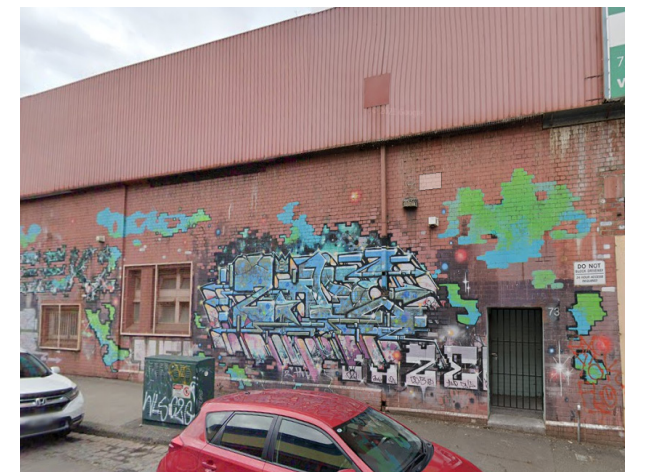
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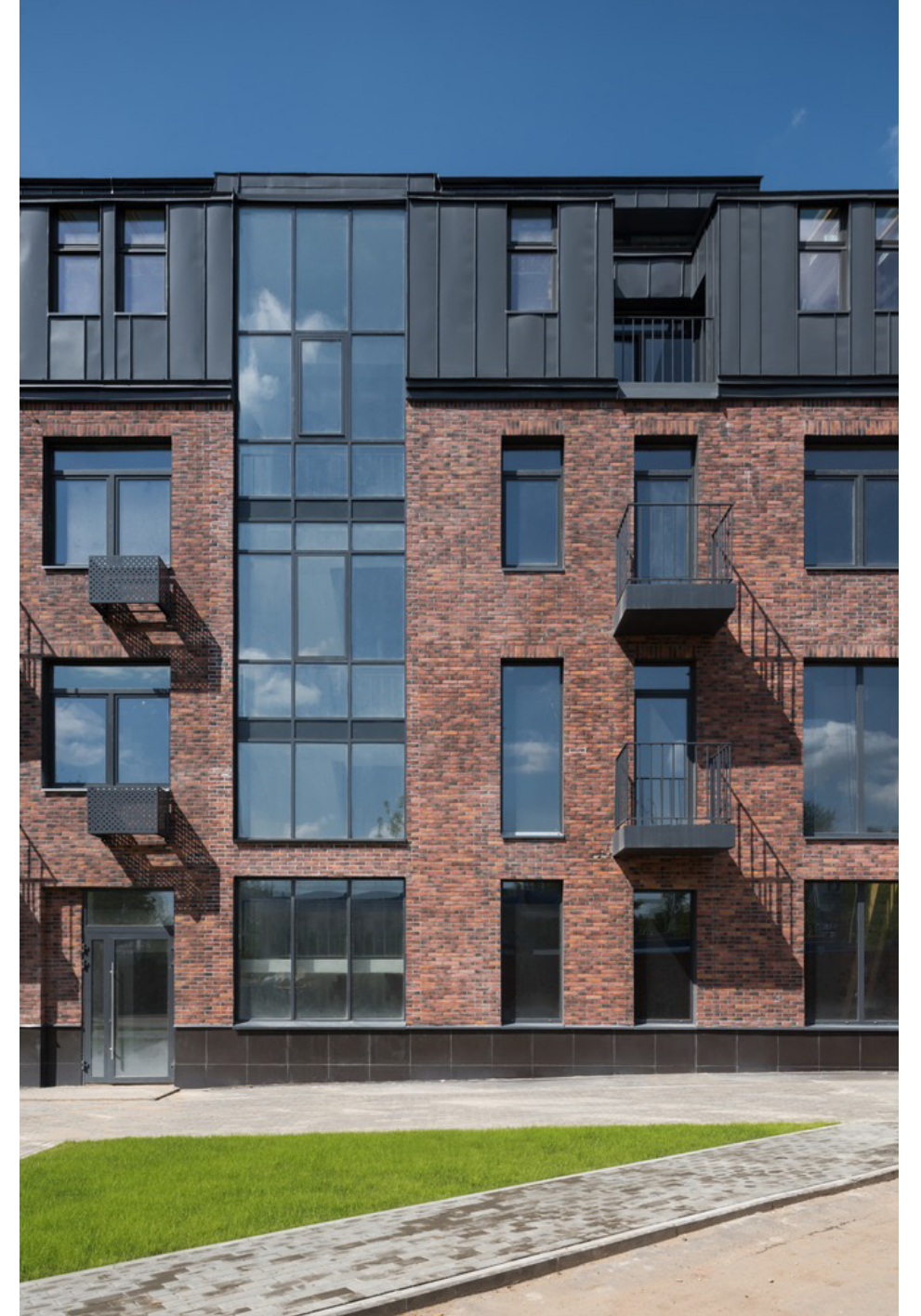
01.01 PRECEDENTS - NORTH MELBOURNE



BUILDING LOCALITY

SURROUNDING NORTH MELBOURNE - FULL OF HISTORY, REPRESENTED THROUGH RICH TEXTURES OF BRICKWORK.

01.01 PRECEDENTS - PROPOSED



BUILDING DESIGN


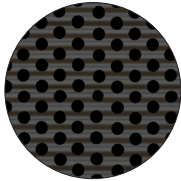



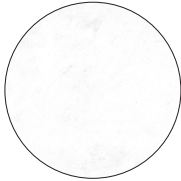

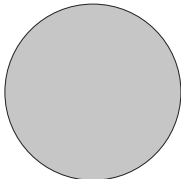
THE PROPOSED DESIGN REFERENCES THE RICH CONCRETE TEXTURES AND MODULARITY OF SURROUNDING NORTH MELBOURNE, YET INFUSES IT WITH A MODERN INDUSTRIAL TWIST.

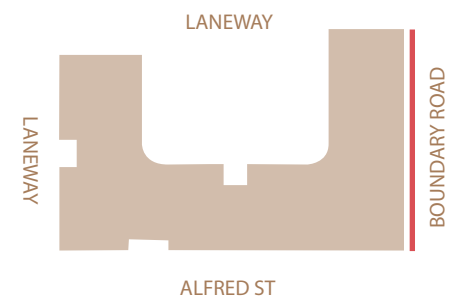
01.02 GROUND FLOOR PUBLIC INTERFACE - DESIGN CONCEPT



GROUND FLOOR INTERFACE

THE GROUND FLOOR INTERFACE IS EXPRESSED THROUGH THE USE OF A LIGHTER PALETTE OF MATERIALS, INCLUDING CONCRETE RENDER AND WHITE TINT PRECAST CONCRETE. LIGHTING WITHIN THE PUBLIC PASSAGES WILL BE DESIGNED TO ENSURE A WELL LIT, SAFE AND INVITING SPACE FOR BOTH RESIDENTS AND PASSING PUBLIC. SERVICES AND SECURITY DOORS ARE DESIGNED AS RECESSIVE ELEMENTS TO THE GROUND FLOOR INTERFACE, AND WILL BE FINISHED ACCORDINGLY, ALLOWING FOR SIGNAGE TO ACHIEVE APPROPRIATE CONTRAST.

- (A)  BLACK ZINC CLADDING
- (B)  PERFORATED BLACK ZINC CLADDING
- (C)  DARK GREY CONCRETE TONE, RECKLI FINISH
- (D)  BLACK POWDERCOATED ALUMINIUM BALUSTRADE
- (E)  CLEAR GLAZING
- (F)  PRECAST CONCRETE, WHITE TINT
- (G)  CONCRETE RENDER FINISH
- (H)  SOFT GREY POWDERCOAT FINISH TO SUBSTATION DOORS





CONCRETE
RENDER FINISH

SOFT GREY
POWDERCOAT TO
SERVICE DOORS

WHITE TINT
PRECAST

DARK TINTED
GLAZING

CLEAR
GLAZING

CONCRETE
RENDER FINISH



8 x BICYCLE PARKING

PROPOSED STREET TREE

10 x BICYCLE PARKING

FIRE BOOSTER CABINET DOORS


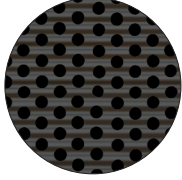



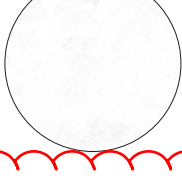
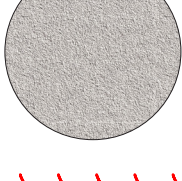
EXISTING ELECTRICITY POLE

PROPOSED UPGRADES
TO EXISTING LANDSCAPE

12 X BIKE PARKING

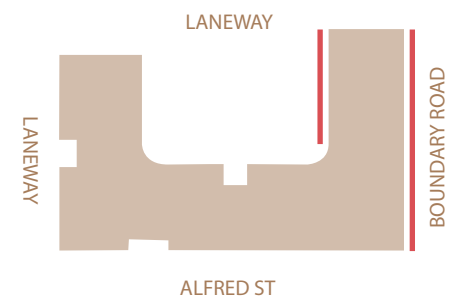
01.02 BOUNDARY ROAD PODIUM - DESIGN CONCEPT



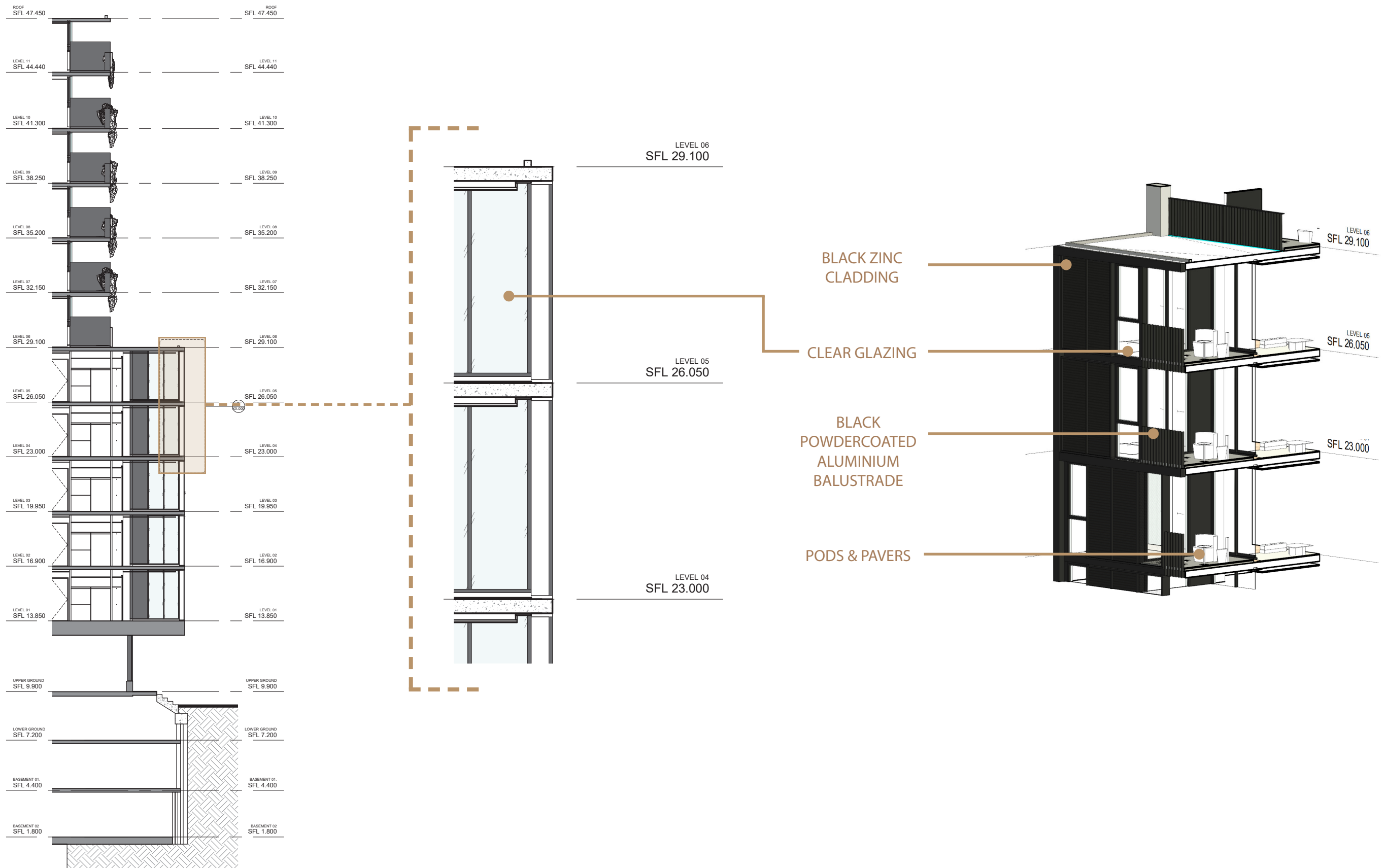
- (A)  BLACK ZINC CLADDING
- (B)  PERFORATED BLACK ZINC CLADDING
- (C)  DARK GREY CONCRETE TONE, RECKLI FINISH
- (D)  BLACK POWDERCOATED ALUMINIUM BALUSTRADE
- (E)  CLEAR GLAZING
- (F)  PRECAST CONCRETE, WHITE TINT
- (G)  CONCRETE RENDER FINISH

BOUNDARY ROAD VIEW

THE PODIUM IS ARTICULATED BY EXPRESSING THE LEVELS IN DOUBLE HEIGHT. TEXTURED BLACK METAL CLADDING IS A CONTRAST TO THE WHITE CONCRETE GRIDS PROVIDING DEPTH TO THE FACADE.


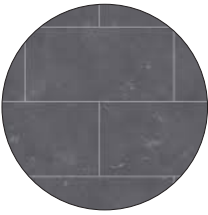





01.02 BOUNDARY ROAD PODIUM - CONSTRUCTION DETAILS



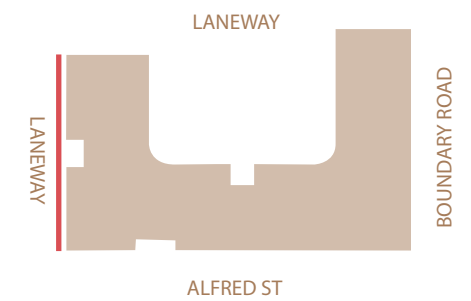
01.02 WESTERN LANEWAY PODIUM - DESIGN CONCEPT



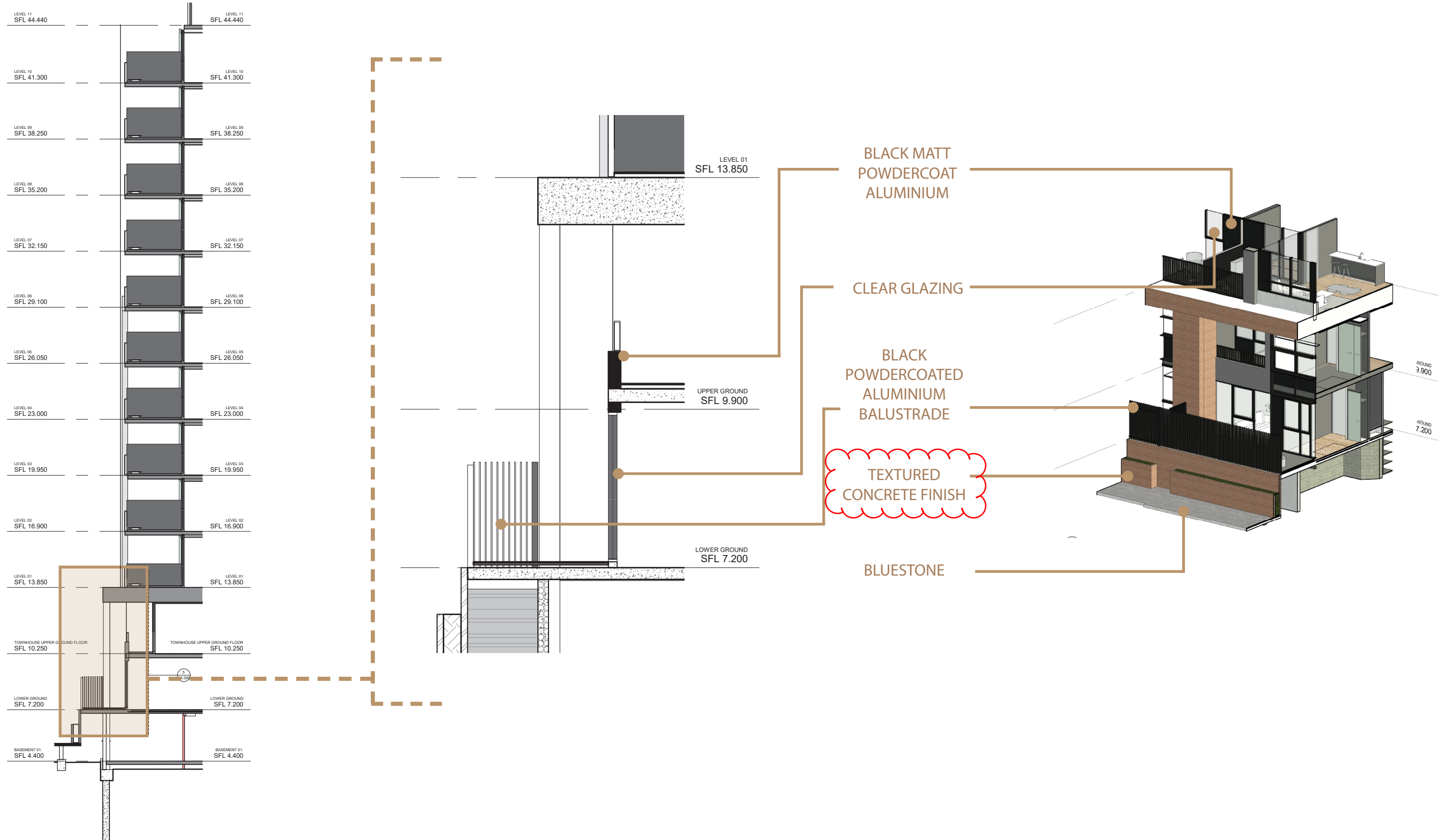
- (A)  BLACK MATT POWDERCOAT ALUMINIUM
- (B)  BLUESTONE
- (C)  BLACK POWDERCOATED ALUMINIUM BALUSTRADE
- (D)  CLEAR GLAZING
- (E)  RED TINTED CONCRETE, RECKLI FINISH

WESTERN LANEWAY VIEW

THE USE OF TINTED TEXTURED CONCRETE, GREENERY AND BLACK ACCENTS REFLECT THE NORTH MELBOURNE PALETTE.



01.02 WESTERN LANEWAY PODIUM - CONSTRUCTION DETAILS

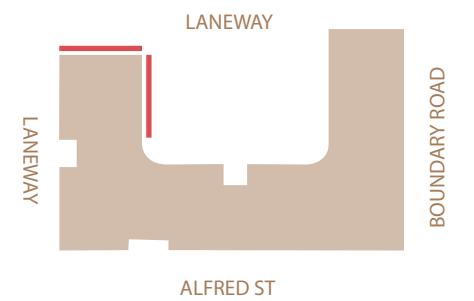
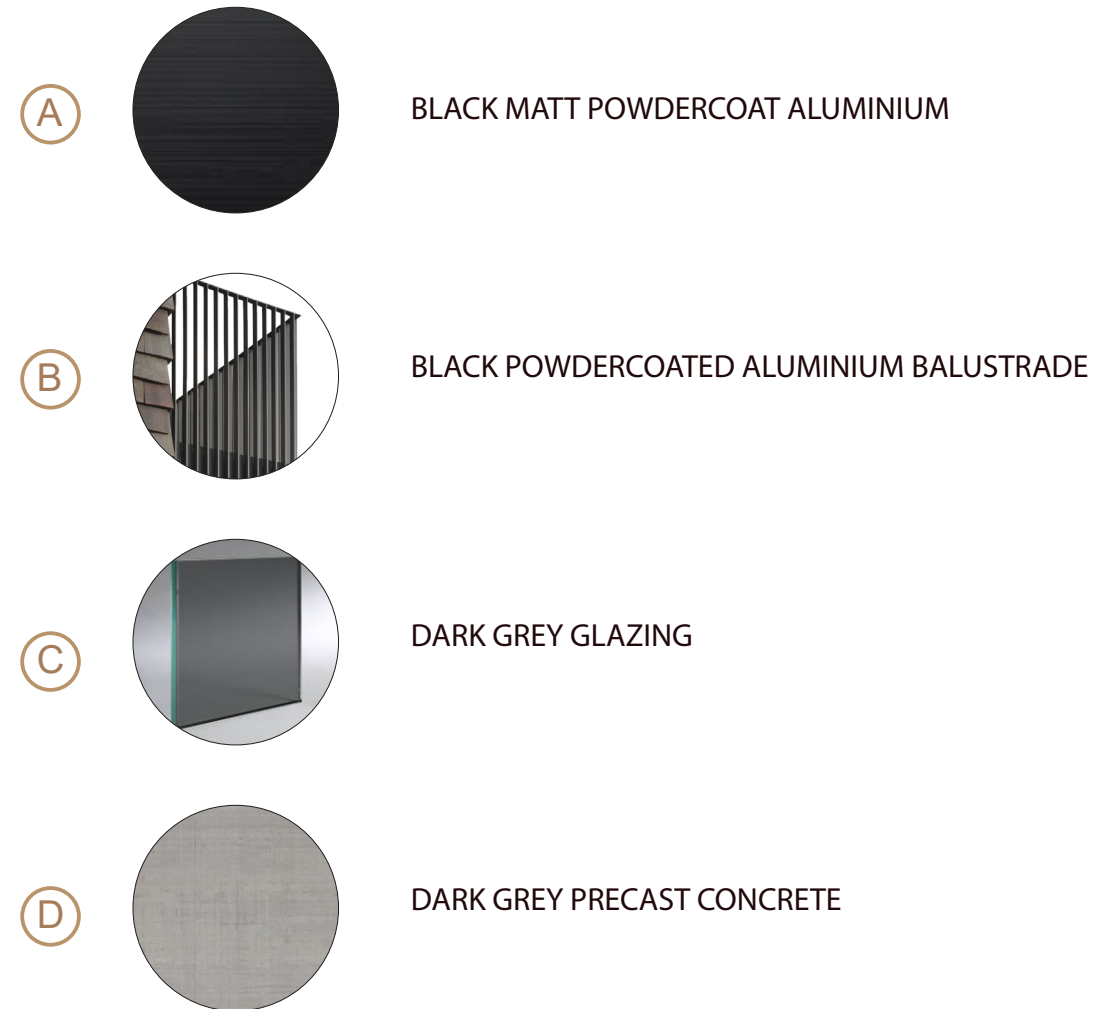


01.02 COURTYARD PODIUM - DESIGN CONCEPT

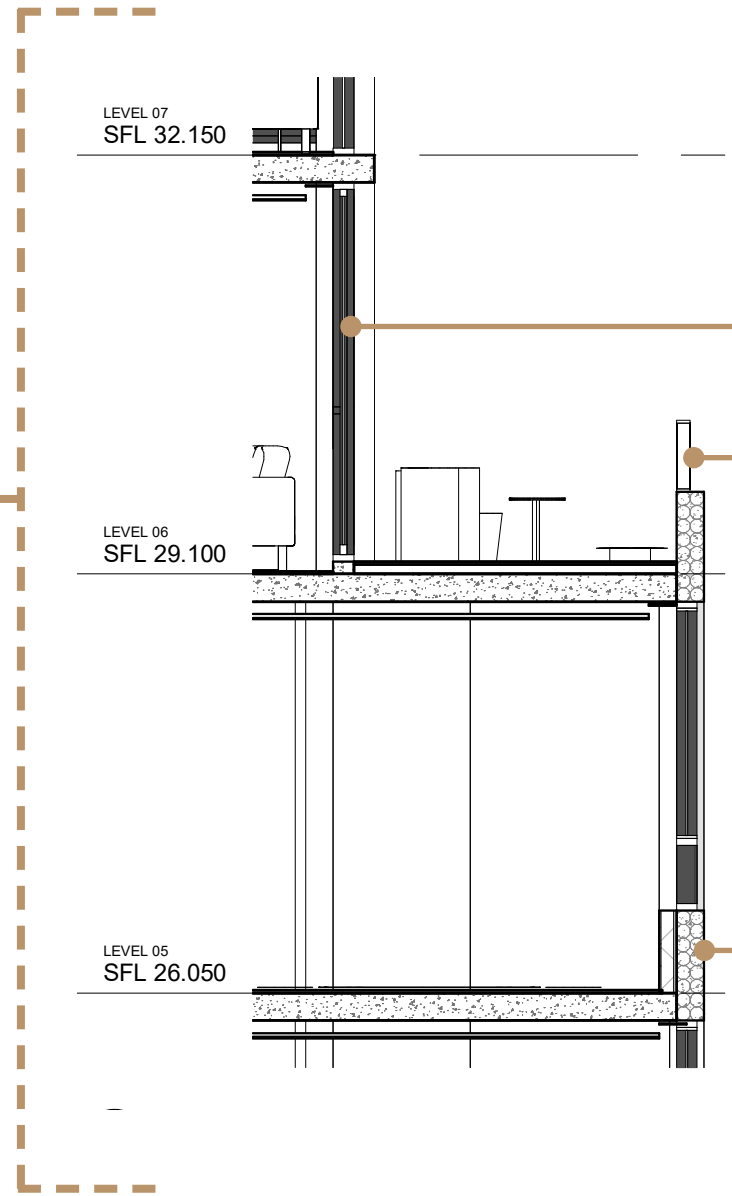
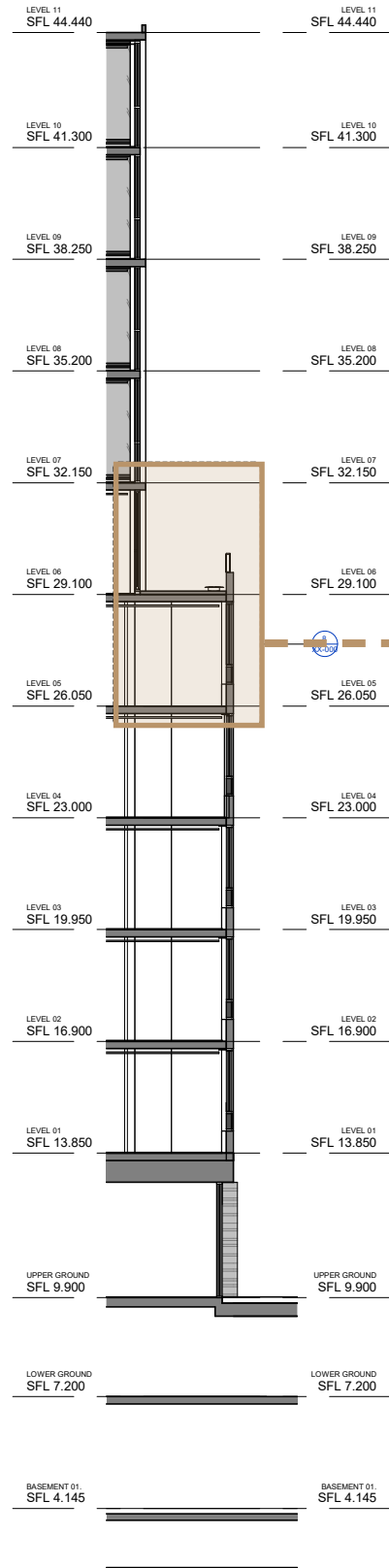


COURTYARD VIEW

THE PODIUM AND TOWER IS ARTICULATED VERTICALLY THROUGH THE USE OF DIFFERENT MATERIALS. A MORE SOLID EXPRESSION ON THE LOWER FLOORS PROVIDE MORE PRIVACY FROM THE COMMUNAL



01.02 COURTYARD PODIUM - CONSTRUCTION DETAILS

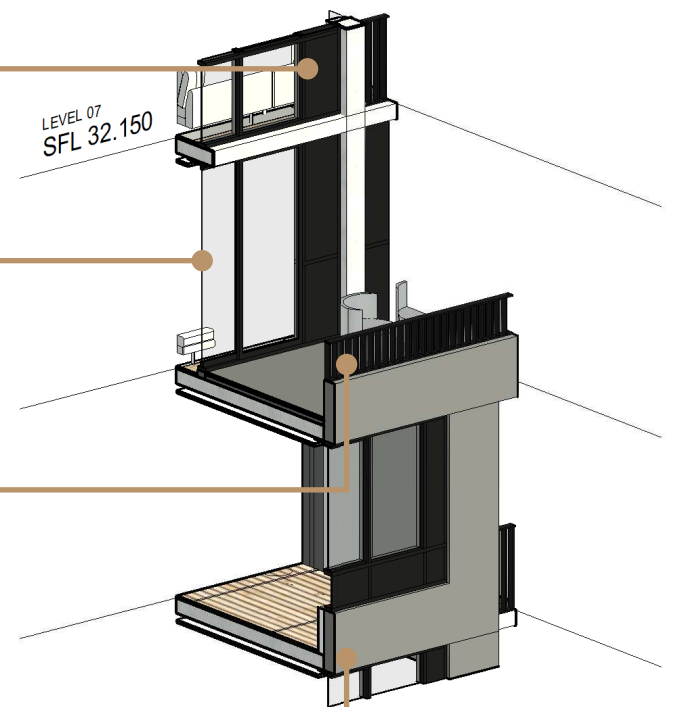


BLACK MATT
POWDERCOAT
ALUMINIUM

DARK GREY GLAZING


BLACK
POWDERCOATED
ALUMINIUM
BALUSTRADE

DARK GREY PRECAST
CONCRETE



01.03 TOWER- DESIGN CONCEPT



- A

BLACK MATT POWDERCOAT ALUMINIUM
- B

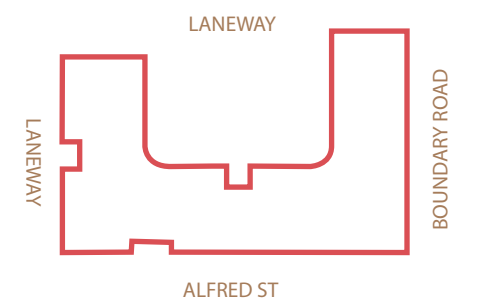
BLACK POWDERCOATED ALUMINIUM BALUSTRADE
- C

DARK GREY GLAZING
- D

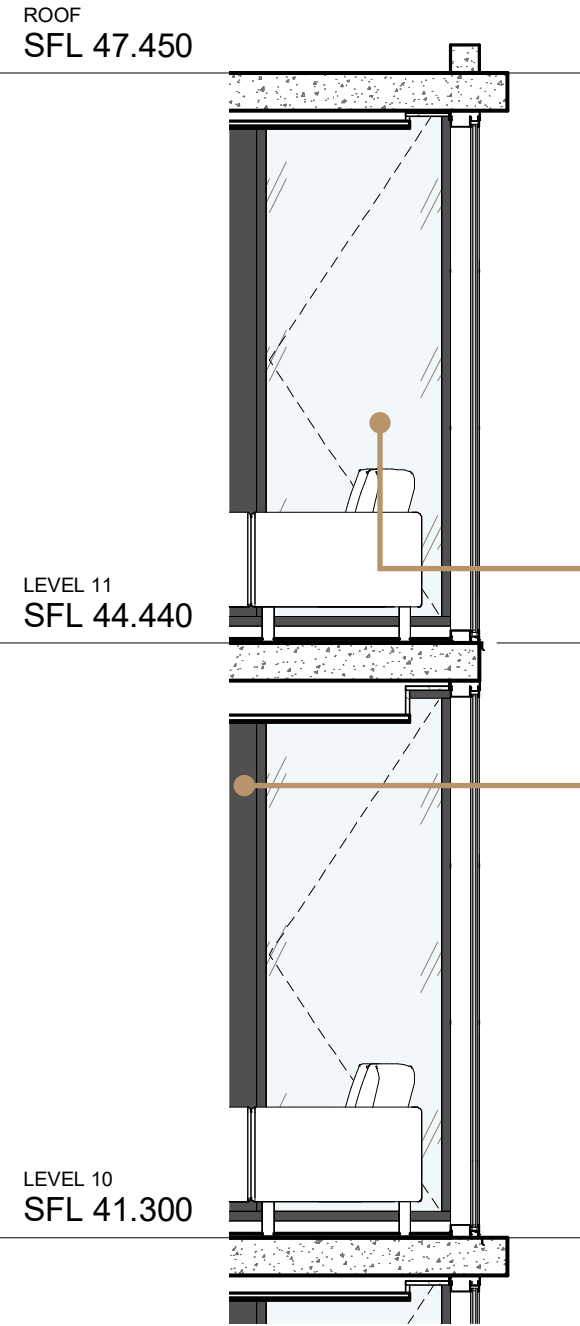
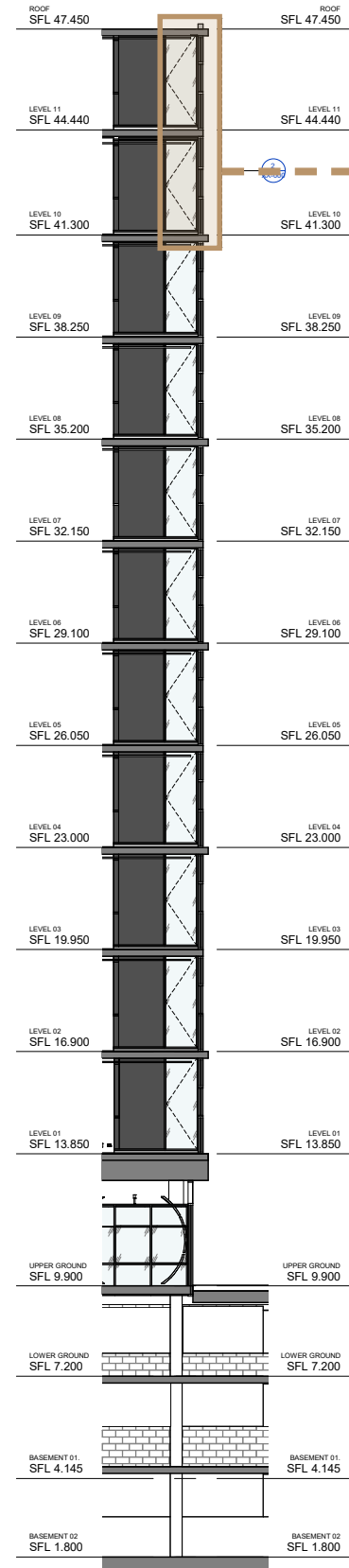
WHITE TINT PRECAST CONCRETE

TOWER VIEW

THE TOWER IS ARTICULATED THROUGH THE JUXTAPOSITION OF THE BRIGHT GRID PATTERN AND LINEAR RHYTHMS OF THE BALUSTRADE AND DARK CLADDING.



01.03 TOWER- CONSTRUCTION DETAILS

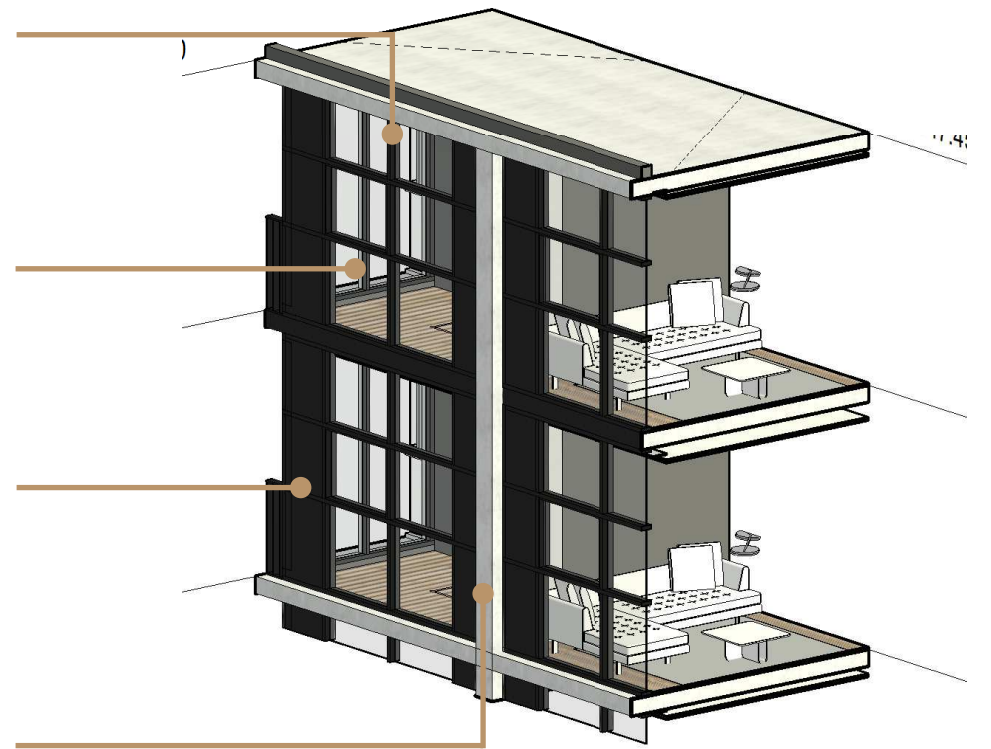


BLACK MATT
POWDERCOAT
ALUMINIUM MULLION

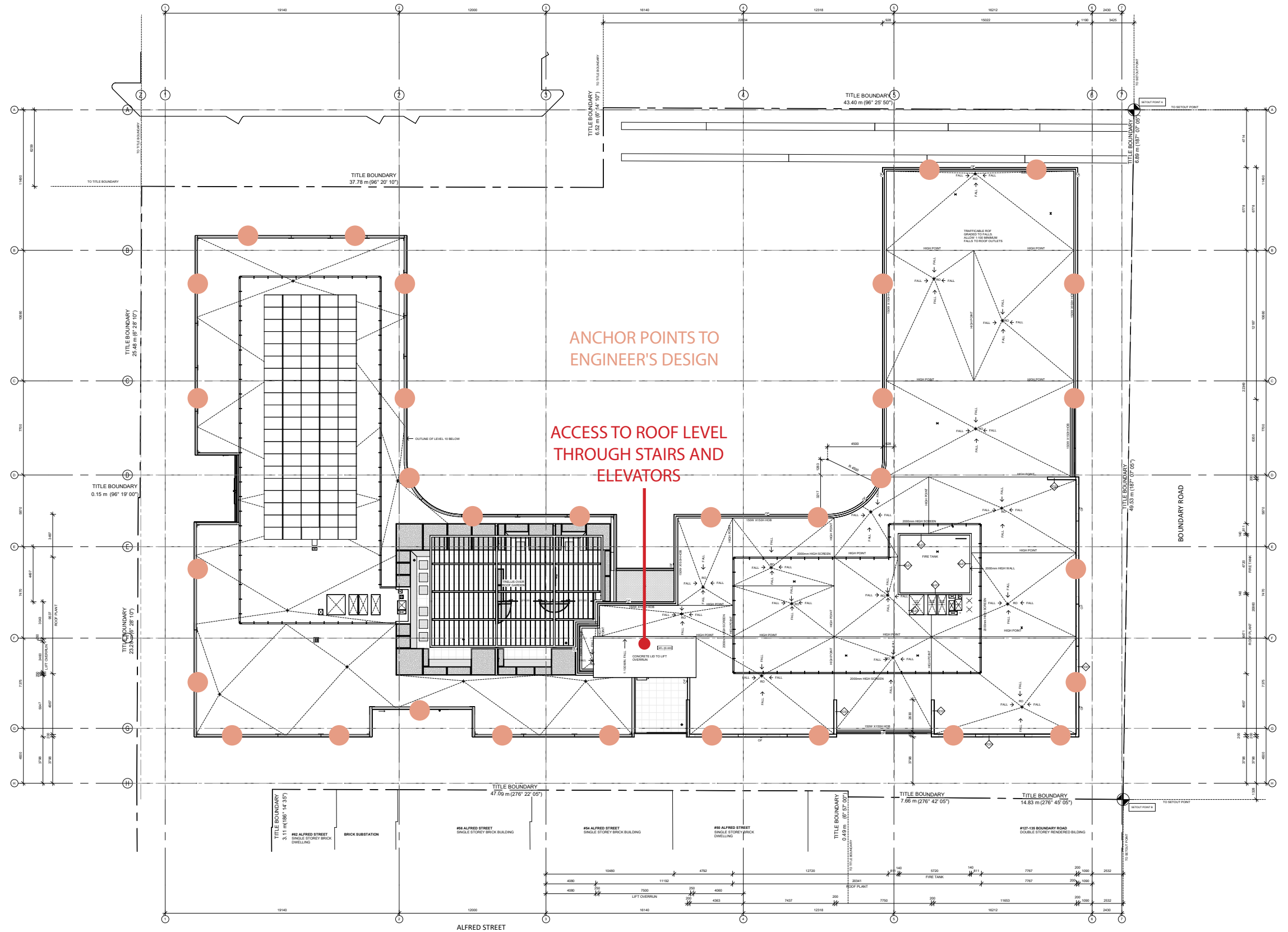
DARK GREY GLAZING

BLACK MATT
POWDERCOAT
ALUMINIUM

WHITE TINT PRECAST
CONCRETE

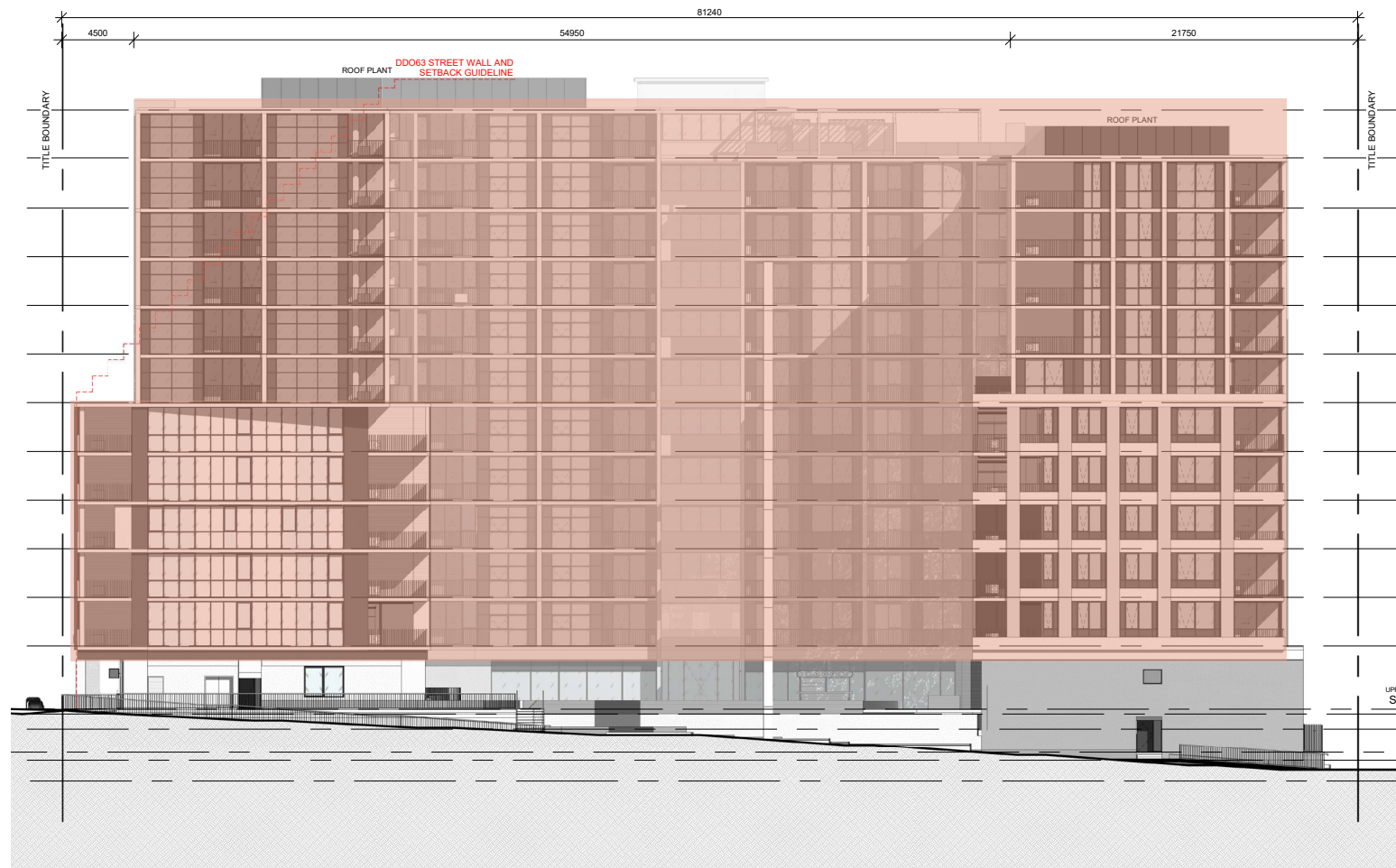


01.04 ACCESS & MAINTENANCE (ROOF PLAN)



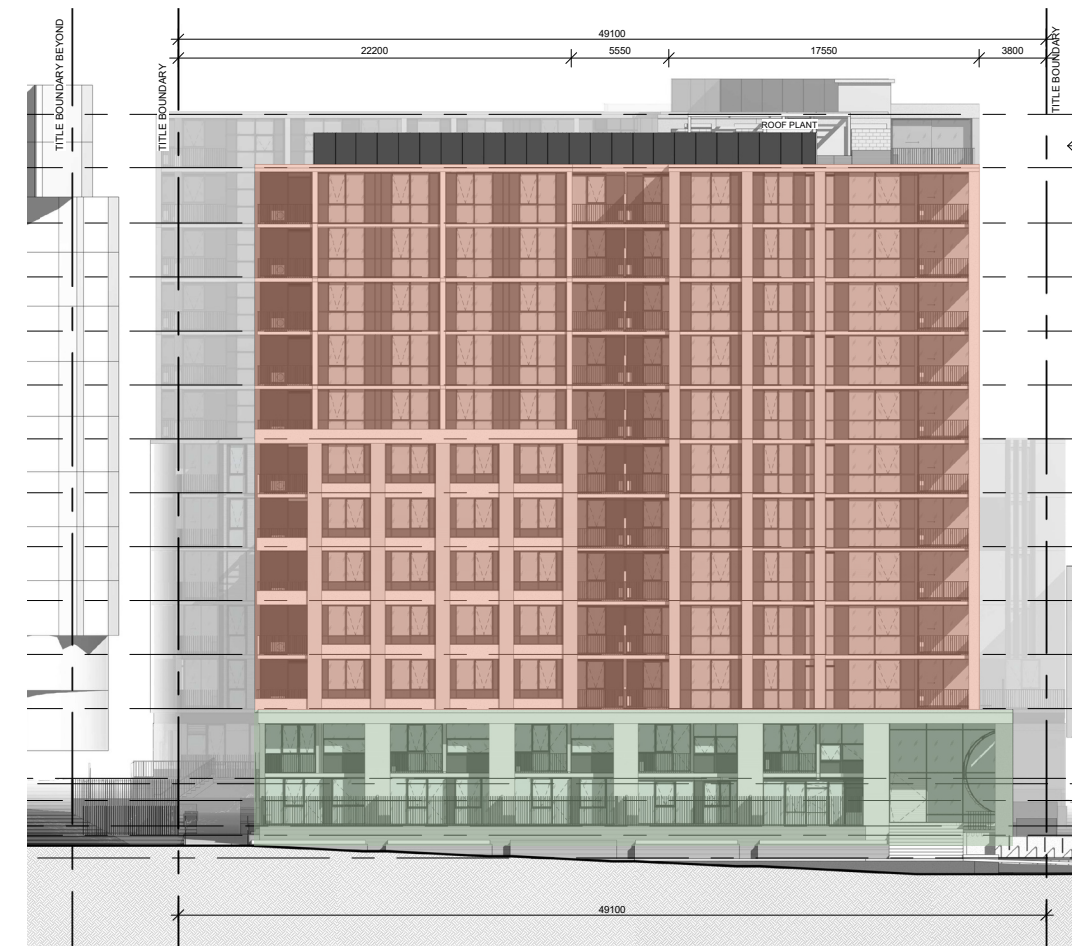
FACADE MAINTENANCE ANCHOR POINTS INSTALLED WITHIN CONCRETE BALUSTRADE BY A FACADE MAINTENANCE SPECIALIST. THE ANCHORS SHOULD MEET THE REQUIREMENTS OF AS1891.4, AS5532 AND AS 4488 REGULATIONS. TRAINED ROPE ACCESS OPERATIVES TO ABSEIL FROM ANCHOR POINTS TO PERFORM CLEANING AND MAINTENANCE TASKS REGULARLY.

01.04 ACCESS & MAINTENANCE



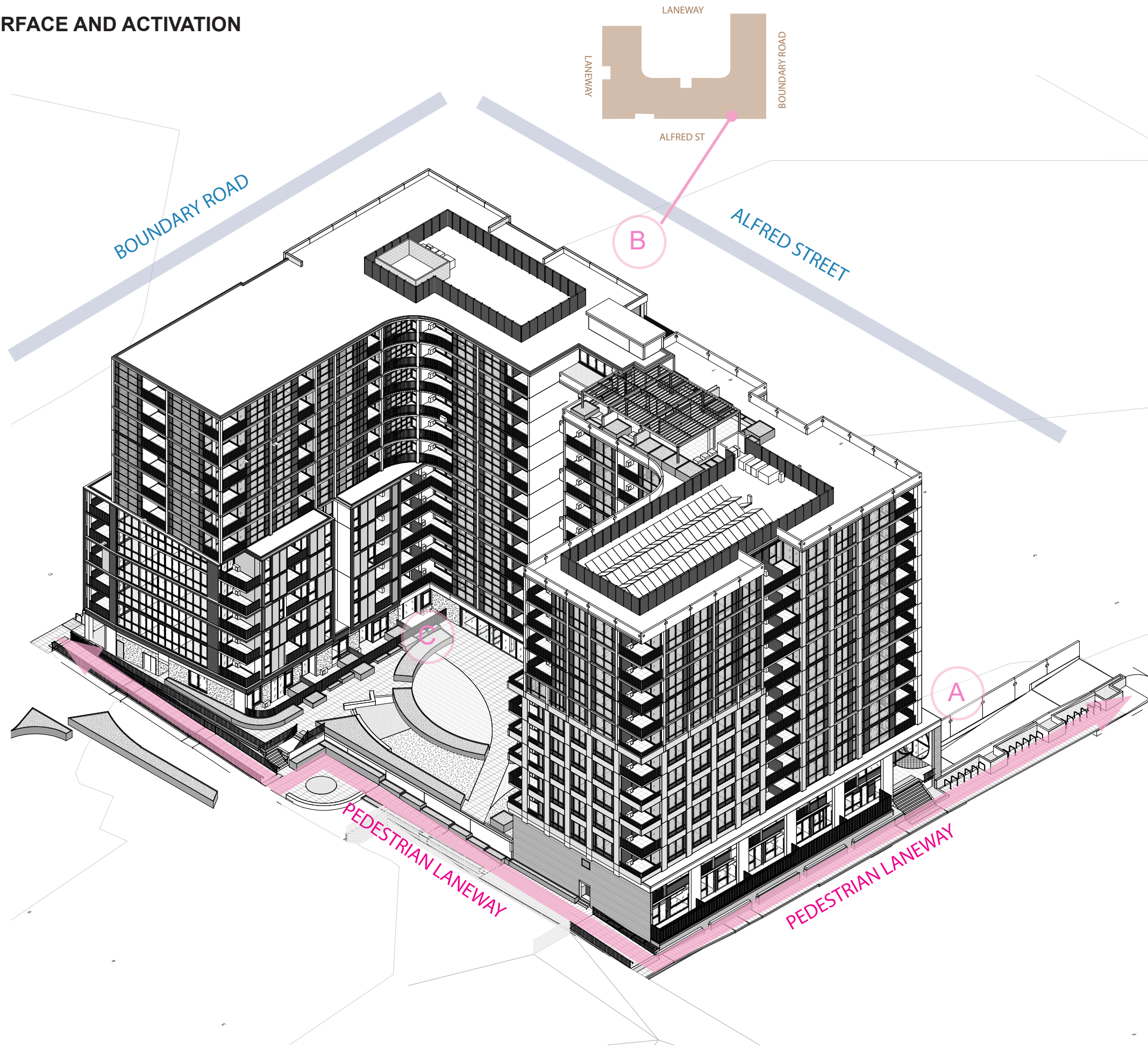
- FACADE ACCESS BY ABSEIL
- FACADE ACCESS VIA POLE CLEANING OR BROOM ARM

01.04 ACCESS & MAINTENANCE

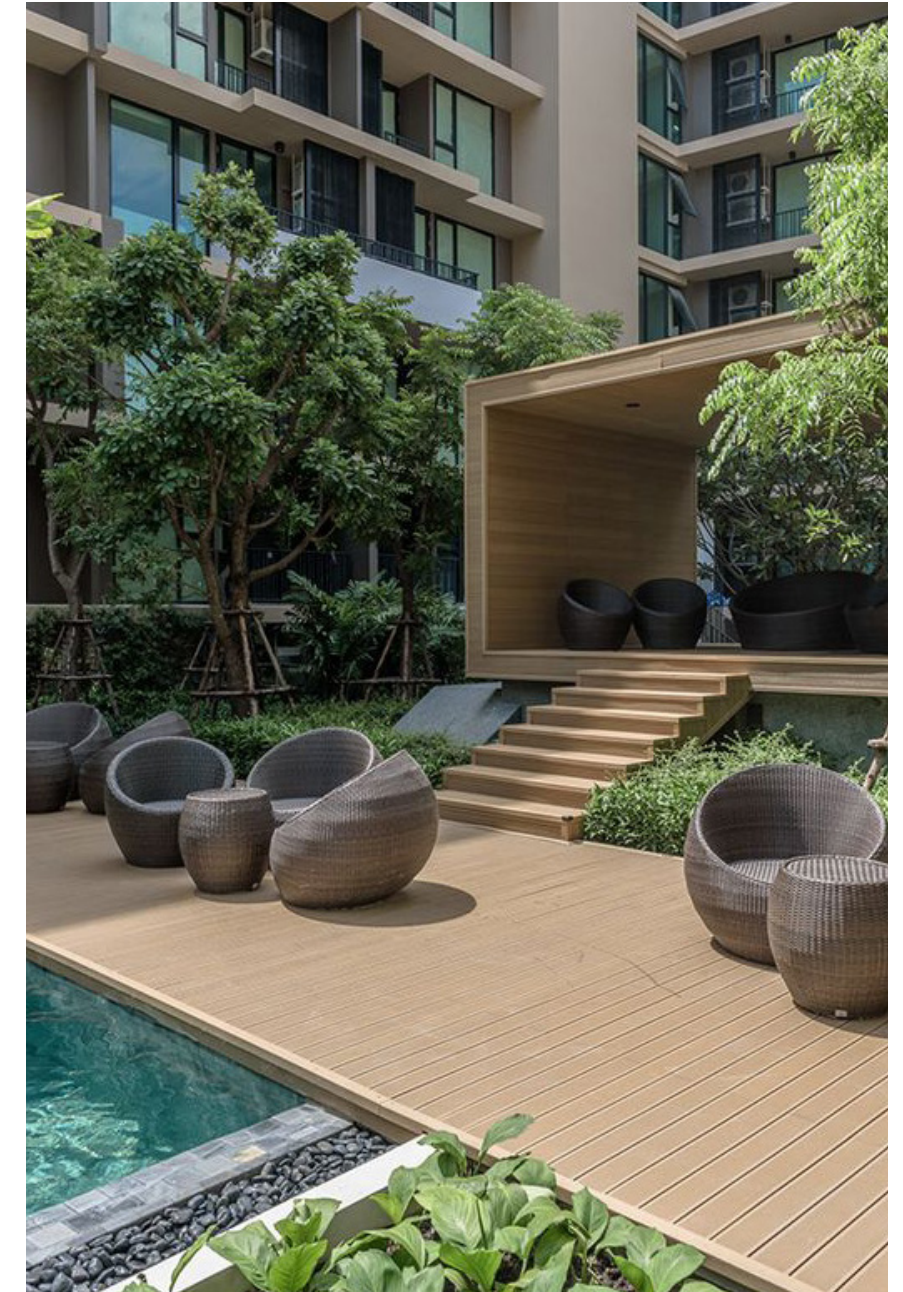


- FACADE ACCESS BY ABSEIL
- FACADE ACCESS VIA POLE CLEANING OR BROOM ARM

01.05 LANEWAY INTERFACE AND ACTIVATION



01.05 PRECEDENTS



BUILDING DESIGN

CENTRAL LANDSCAPED COURTYARDS NOT ONLY SOFTENS THE SURROUNDING FACADE CHARACTER BUT ALSO ACTS AS A MEETING SPACE FOR THE USERS.

01.05 LANEWAY INTERFACE AND ACTIVATION



INTERFACES ALONG PEDESTRIAN LANEWAY

LOW MAINTENANCE RED TINT TEXTURED CONCRETE FACADE WITH STRATEGICALLY LOCATED GLAZING PROVIDES A STRONG VISUAL CONNECTION TO THE OUTDOORS. THE LANEWAY IS LINED WITH RETAIL AND COMMUNAL SPACES TO PROVIDE ACTIVATION AND PASSIVE SURVEILLANCE.

NORTH FACING COMMUNAL COURTYARD PROVIDES A SUN FILLED SPACE FOR THE COMMUNITY, WITH THE LANDSCAPING CAREFULLY CURATED TO PROVIDE AN INVITING SPACE.

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