



RENDERED PERSPECTIVE



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CFV Material

FB1 -Bowral charolais cream Face Brickwork

East / West facing walls of the Residential Aged Care Facility are expressed as blade walls with light coloured brickwork as the backdrop. This light brickwork provides the frameworks for feature materials and allow the development to reference the existing building stock on site and in the surrounding locality. Brickwork provides a practical, low maintenance finish whilst providing appropriate material expression.

FB2 - Bowral Gertrudis Brown Face Brickwork

Bark Brown and Red brickwork is set up in horizontal bands. These bands reflect the predominant brickwork used in the surrounding residences, whilst establishing a 'fenestration band' where windows are placed. This bands provides a uniform facade treatment irrespective of functional window size requirements.

FB3 - Bowral Blue Face Brickwork

A dark, recessive 'plinth' is established at basement level, helping provide vertical relief. This brickwork grows to envelope the ILU and SSC building.

LWC1 - Painted Fibre Cement Cladding

The use of a lightweight, dark material ensure the top storey's are recessive. This lightweight cladding wraps down to the ground in area of the ILU / SSC building ensuring the the buildings appears as a whole, rather than a series of stacked floor plate.

LWC2 - Prodema Prodex 'Rustik'

Selected area are clad with a lightweight panel system incorporating a real timber veneer face. The use of timber provides a warmth and familiarity. The use of an engineer panelised product ensure long term low maintenance.

CR / PT - Cement render and Paint finish

Lightly textured cement render us used to express residential scaled volumes. This material gives a contemporary feel to the development and its use provides a welcomed changed in scale, ensuring the building mass is appropriate in the streetscape.

MESH - Aluminium mesh screening

The external stair adjacent to the building entry is enclosed with a vertical strip of aluminium mesh screening. This screening provides security to the external stair whilst allowing internal viewing. The material use create a vertical entry statement and a contemporary aesthetic.

CW - Curtain Wall Glazing

Use of a glazed curtain wall system to the ground floor administration area, which wraps the full height of the building at the entry, ensures the entry is clearly legible and help articulate the functions of the building.

PS - Powdered Coated Aluminium Privacy Screens

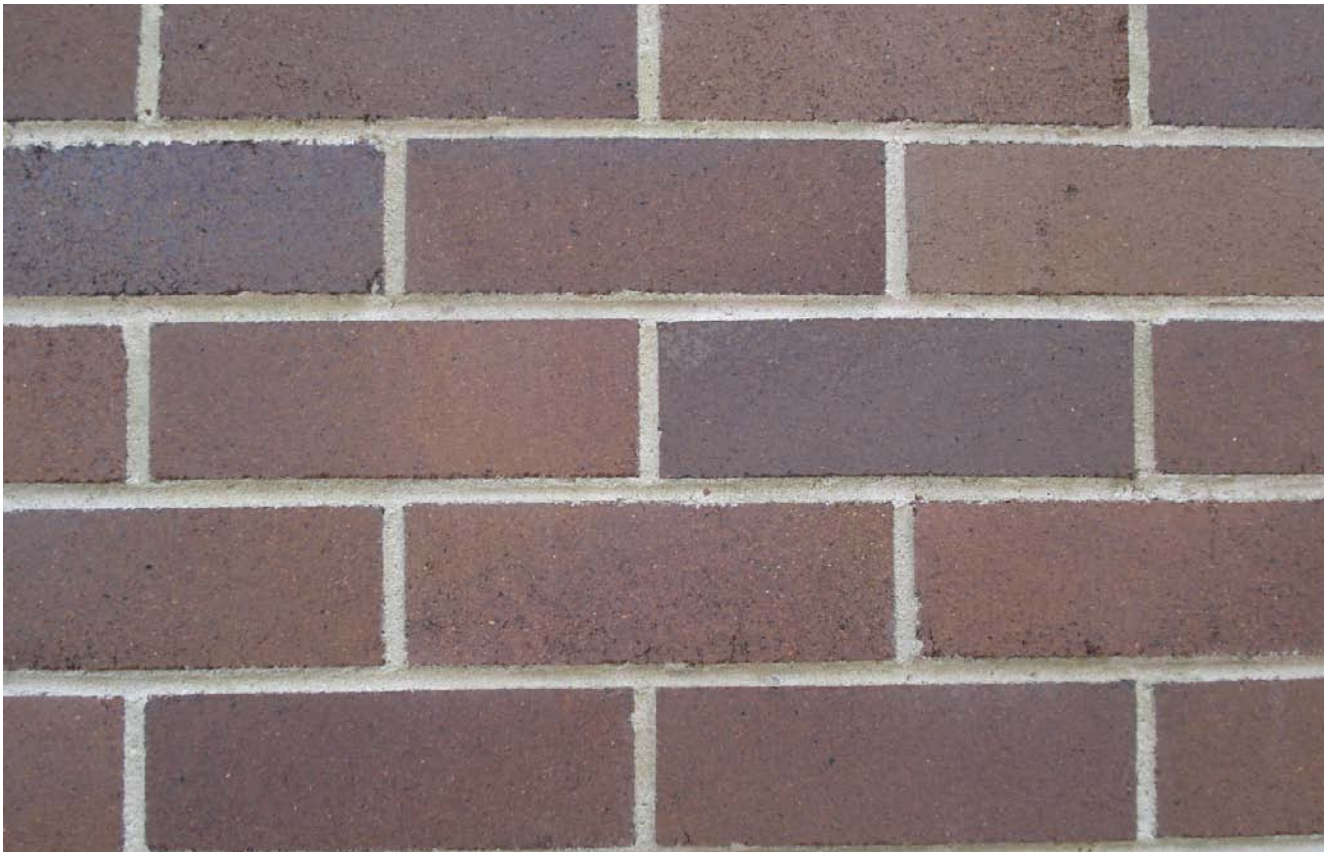
The use of operable privacy screens provide sun shading and privacy to private residential balconies. Powder coated aluminium provides a low maintenance finish.

Hard Landscaping

Strips of textured concrete run through the RACF entry courtyard. This strips integrate the landscaping with the drop off area, ensuring the vehicle turning requirements do not dominate the courtyard.



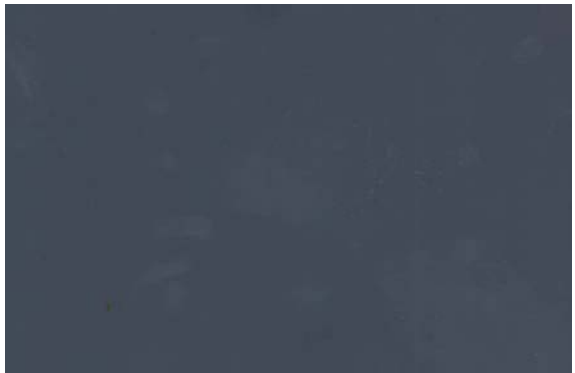
FB1



FB2



FB3



LWC1



PS



CW



CR/PT



LWC2



MESH