## A T E L I É R

# ATELIÉR





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CRAFTED

Ateliér Residences is a beautifully crafted expression of everything I love about this area. The pride of the artisan, the flourish of the artist, and the respect for tradition, all coming together in inimitable style.

Ateliér Residences is set to deliver raw sophistication in its most luxurious form. Working with COX Architecture and Jack Merlo, behind the heritage façade will be created a bold contemporary building with world-class amenities.

Here accents of NYC's Meatpacking District and Greenwich Village will find a distinctive Collingwood voice, with the promise of an unrivalled boutique hotel lifestyle.

Proudly taking its place alongside the re-emerging Collingwood Arts Precinct, Ateliér Residences by  $GURNER^{\intercal} \ will \ be \ an \ unparalleled \ cultural \ landmark \ and \ acclaimed \ international \ destination.$ 

TIM GURNER



CHAPTER ONE

HISTORY FORGED
IN STEEL

PAGES 10-27

With a rich industrial past, Collingwood has long been the domain of artists and artisans. Ateliér Residences celebrates the rebirth of an iconic landmark. CHAPTER TWO

MELBOURNE'S CULTURAL HEART

DACEC 30

Ateliér Residences enjoys a privileged position in the inner north's cultural heart adjoining Collingwood Arts Precinct.

CHAPTER THREE

ARCHITECTURE

2 levels sitting behind the restored heritage façade with six further subtly stepped back levels. CHAPTER FOUR

WORLD-CLASS RETAIL

PAGES 60-67

An alluring New York style street bar, cafe and retail spaces are framed by the classic heritage façade. CHAPTER FIV

ARRIVAL EXPERIENCE HOTEL SERVICE, PRIVATE
CLUB & LIFESTYLE

PAGES 68-

Welcoming residents and guests in unparalleled style, the lobby heightens the anticipation of the quality to be experienced on every level.

PAGES 76-101

Ateliér residents have access to the full complement of boutique hotel amenities and services.

INTERIOR DESIGN

A restrained material palette with expressive detailing reflects the building's Each residence is a celebration of individuality, with interiors of authentic character and crafted detail. heritage and hints at the maverick nature

THE COLLECTIONS

VIEW AND ASPECTS

Revel in unimpeded views to the CBD, over parklands and heritage buildings, or bask in the warmth of the northern sun.

COLLINGWOOD

THE CREATORS

Ateliér Residences is surrounded by the best of Collingwood's eclectic lifestyle and arts scene, minutes from Melbourne's CBD.

GURNER™ is again proud to collaborate with COX Architecture and Jack Merlo to create living places that truly inspire a great life.

CHAPTER ONE
HISTORY FORGED
IN STEEL



The site of the former Collingwood Technical School was in 1853 home to the local Courthouse.

The site of the Council Chambers then became the Collingwood Artisans' The Collingwood Technical School opened in 1912 a much needed local trade school. The hotel and the laneway were incorporated into the Gregory Steel Products complex and the front façade was remodelled.

In 1984, New York street artist, Keith Haring (1958-1990), painted a large mural onsite and it remains of great significance as it is one of only three untouched artworks world-wide.

Embracing the evolving character of Collingwood, Ateliér Residences is expected to be completed in 2020.

### 1850 1853 1860 1871 1876 1912

Originally the site of a blacksmith shop and the Courthouse Hotel.

The first hotel on the corner of Johnston and Wellington Streets

1939 1954 1980 1984 2013 NEXT

Pty Ltd engineering workshop

The name of the Ivanhoe Hotel changed to The Tote in 1980 when the venue began hosting local and Australian punk, post-punk,

A major attraction within the Collingwood Arts Precinct, Spiegeltent to Collingwood.



Collingwood is one of the oldest suburbs in Melbourne and is bordered by Smith Street, Alexandra Parade, Hoddle Street and Victoria Parade.

Collingwood is notable for its historical buildings, with many nineteenth century dwellings, shops and factories still in use. Its major thoroughfare Smith Street is one of Melbourne's major nightlife and retail strips.

Smith St from Johnston St

## LINGWOOD

TO THE

CORE

14



At the turn of the century Collingwood's Smith Street rivalled Chapel Street in Prahran as the dominant home of suburban emporiums and department stores. The first G.J. Coles store was opened in the street in 1912. The arrival of a cable car tram service to Johnston Street in 1887 saw the local neighbourhood flourish. This was mainly in the form of Victorian and Edwardian-era commercial and retail developments including hotels, a theatre, shops topped with residences, warehouses and small industrial buildings. Edwardian detailing on upper storey shop facades can still be seen to this day.

Johnston St Circa 1900



ATELIÉR RESIDENCES

ATELIÉR RESIDENCES

### HERITAGE OF

#### CRAFTSMANSHIP

01

echnical School



- 1853 For over 140 years, the site of the former Collingwood Technical School on Johnston Street, Melbourne, has played an integral role in the local community.
- **IBGO** From the original Courthouse grew the Council Chambers to serve the rapidly growing local population of the time.
- 1871 Collingwood Artisans' School of Design further added to the depth of craftsmanship available locally.
- 1912 The Collingwood Technical School opened in 1912 when its first principal, Matthew Richmond, rang a bell on the street to attract new students. As a trade school, young boys were offered the opportunity to gain industrial employment skills.
- 1987 Collingwood Technical College closed in 1987 when it amalgamated with the Preston TAFE (Technical and Further Education) campus. Education classes continued until 2005.

This news photograph shows electroplating teacher, Fred Beringer, with students, the day before his retirement from the Collingwood Technical School, 9 May, 1963. Fifty years a craftsman,he taught at the school from 1938-1963.











The relayers height in the regions Densing Classes are reARCHITECTURES

ARCHITECTURES

ORNAMENTAL

FROM SECTION

FOR ACTUAL TRANSPORTION

FRACTIONAL GEOMETRY

ELEMENTARY FRACE HAND

I mis selected has seen estimated not the trouters a total or against a former, the Consolities spering in remains or argumen providing the heat Massers and Destruity possible to promise so as to make the instruction given in the School of real stilling to the Youth attending.

The Charters communes on the first Trustact in July, Octobers, January and Arel.

(By order of the Committee)

J. P. BYRNE, Sec.

### STUDIO 52



Studio 52, Trevor Carte

Studio 52 started in Collingwood in 1986 as a single 16 track studio at the ground level of 23 Johnston Street where studio A now stands. Paul Higgins and Trevor Carter built the first studio by hand with some help from friends. The original small control room was where the current Studio A drum booth now stands.

Over the years, hundreds of great and important musicians have graced the studios.





With a rich industrial past and reputation for innovation, Collingwood has long been the domain of artists and artisans. Much of the architecture in the area is imbued with a sense of raw handcrafted pride. A legacy that will be embraced in the expressive detailing of Ateliér Residences.

I N

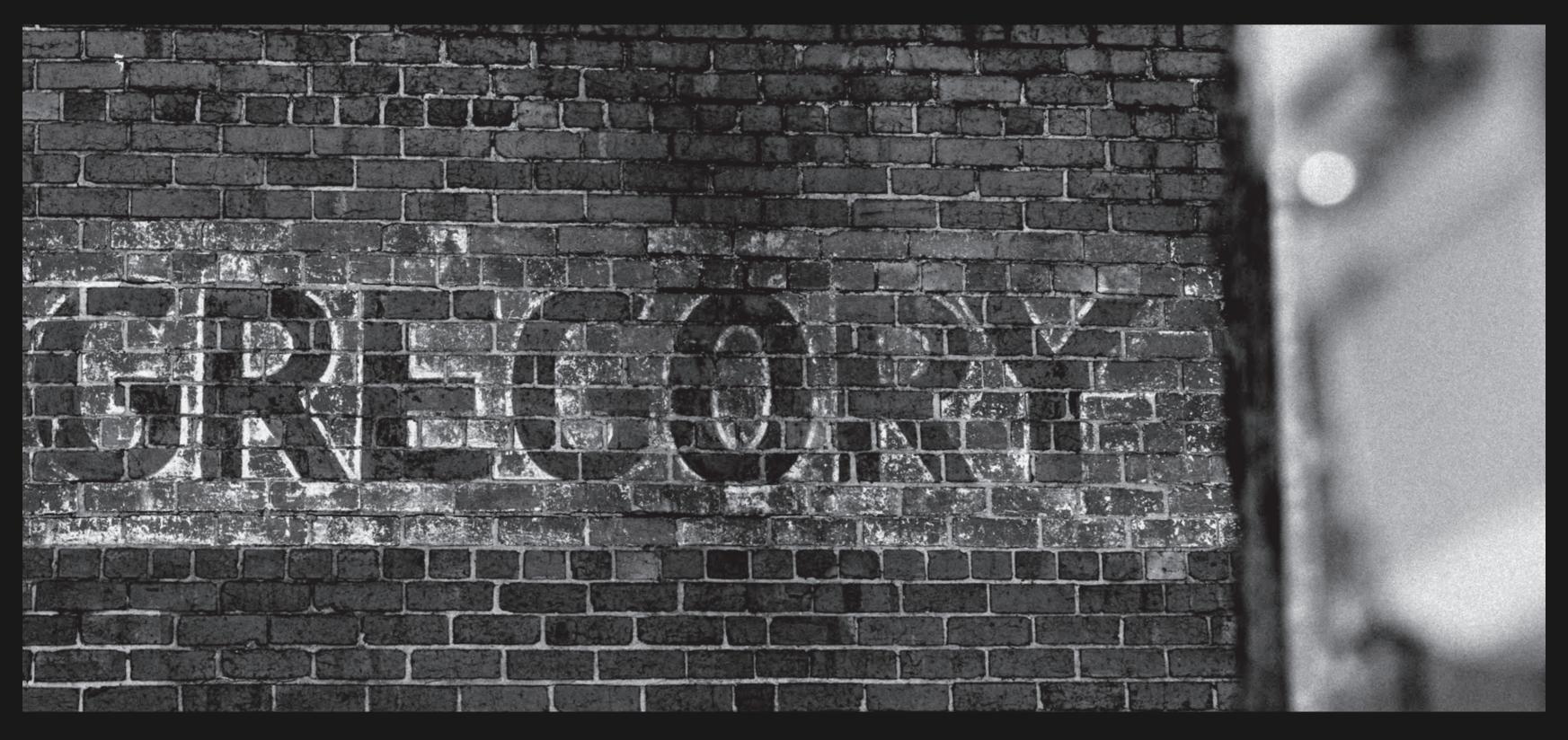
STEEL

### HERITAGE OF

#### CRAFTSMANSHIP

01

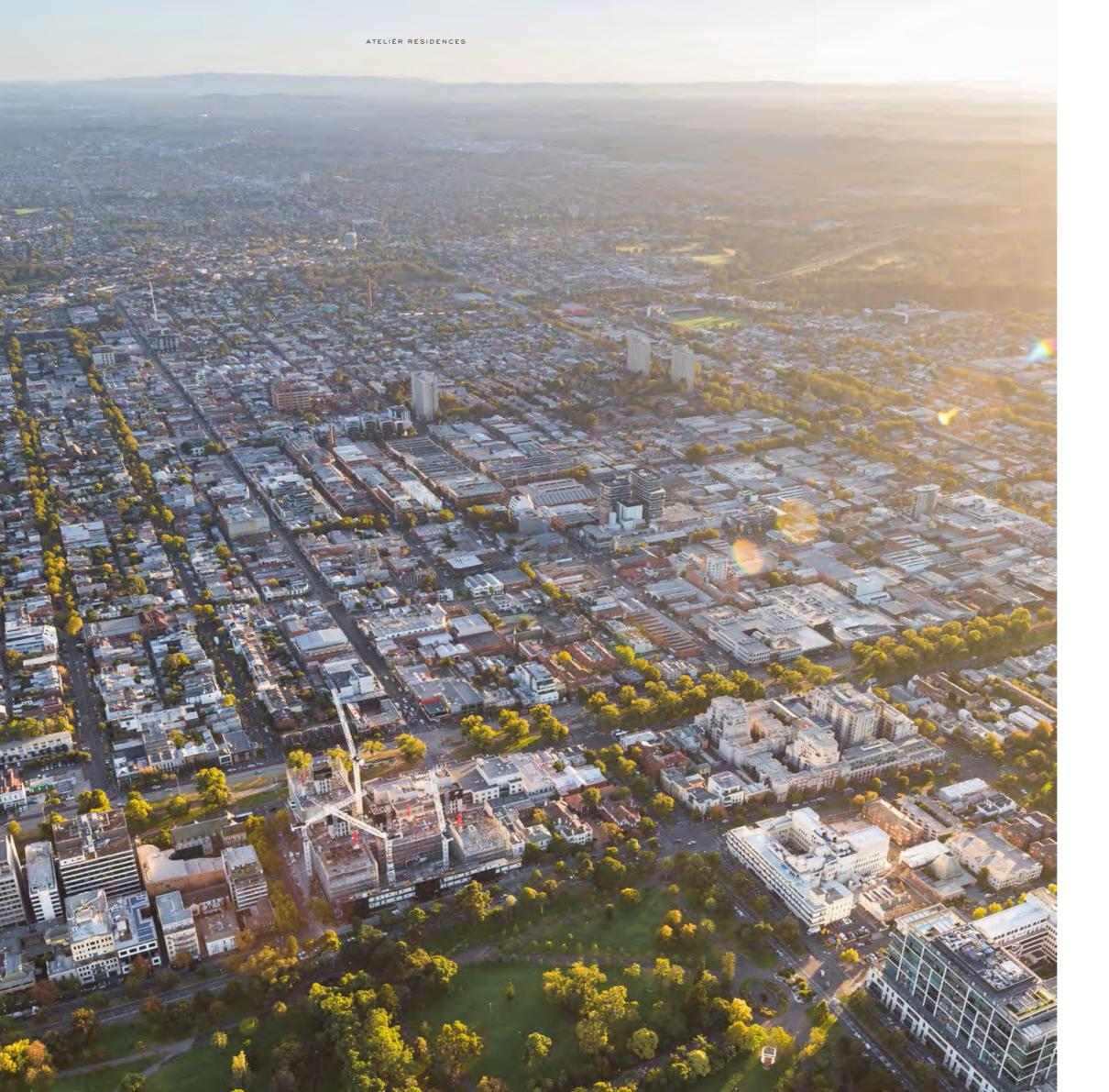
Gregory Steel Pty Ltd brick façade from Perry St Gregory Steel Products came to prominence supporting the war effort and for decades shaped the Johnston Street community. Designed by architect Percy Everett in 1938, the Art Deco or Moderne main buildings fronting Johnston Street have become a striking feature of the streetscape, especially the arched entry bay.





MELBOURNE'S CULTURAL HEART





ATELIÉR IS FRENCH FOR A ROOM OR WORKSHOP WHERE ARTISTS CREATE. THE NAME WAS CAREFULLY CHOSEN TO REFLECT OUR OWN CREATIVE PASSION AND PRIVILEGED LOCATION ADJOINING COLLINGWOOD ARTS PRECINCT'S NEW COURTYARD AND COMPLEX.

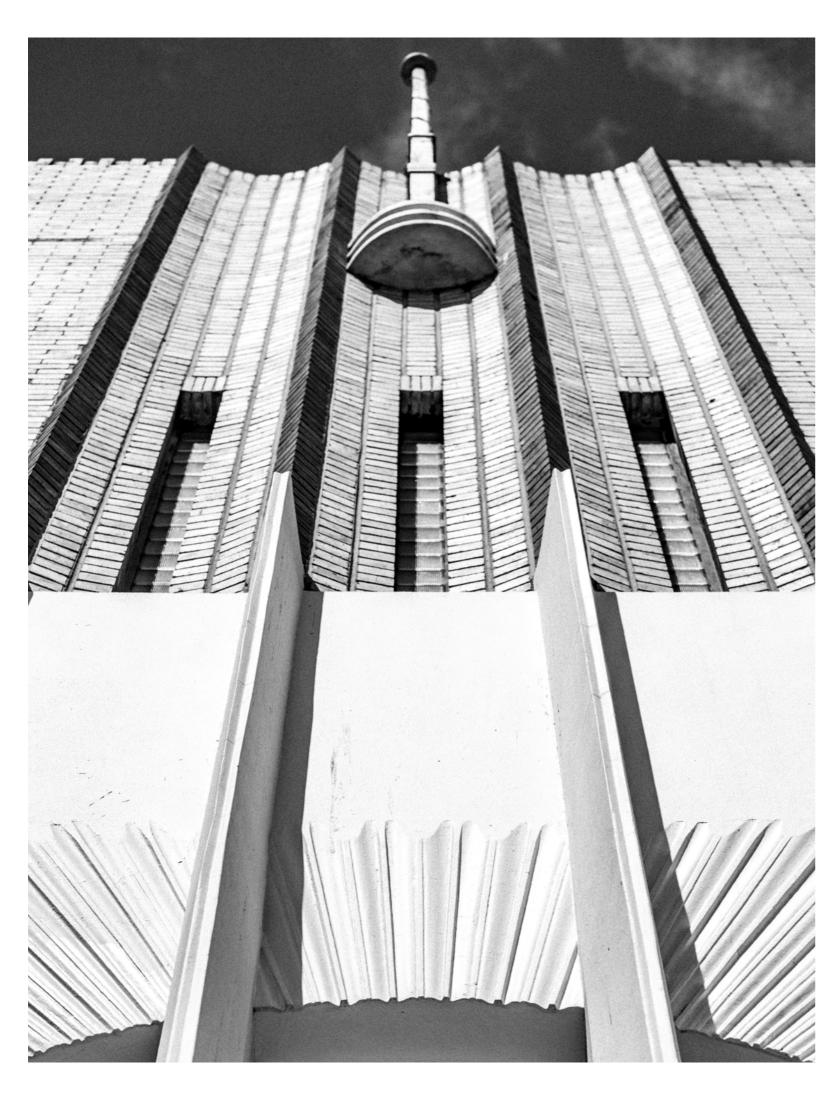
TIM GURNER, GURNER™

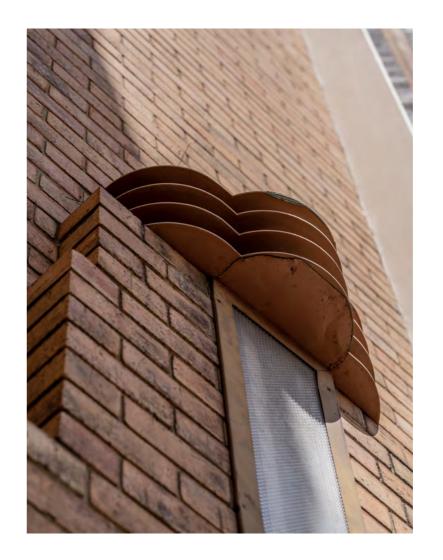
Just north of the CBD, Collingwood is one of Melbourne's oldest suburbs, a showcase of rich character and unique heritage. A bustling café culture, restaurants and eclectic shops keep the suburb abuzz by day or night, well-connected by trams and public transport.



The buildings that form the Collingwood Arts Precinct have been a place of learning, creativity and collaboration since its days as the Collingwood School of Art and Design in 1871.







## \$7.5m

The future of the Collingwood Arts Precinct is all but assured after the state government announced \$3 MILLION new funding for its completion by 2020, with another \$4.5 MILLION from private donors. The former Liberal government has already spent \$4 million on the site.

**SOURCE** smh.com.au/entertainment/art-and-design/collingwood-arts-precinct-gets-75-million-windfall-20160727-gqf3v4.html



### N E W C O U R T Y A R D

Connecting Johnston and Perry Streets the leafy courtyard will feature viewing platforms and an arts market. Due for completion in 2020, the precinct is already playing host to markets, concerts, art exhibitions, installations and local events—sparking collaboration, inspiration and anticipation for the exciting future of the space.

01

Acadamy of Desigr graduation runway

02

CAP Courtyard







### THE TOTE HOTEL

One of Melbourne's most influential live music venues, The Tote is said to be named after an illegal betting shop operated by John Wren between 1893 and 1905 which was fictionalised in Frank Hardy's 1950 novel *Power Without Glory*.

The first hotel was built sometime in the mid-19th century and in 1876 the Ivanhoe Hotel opened on the site and remained operating until the name change to The Tote in 1980 when the venue began hosting local and Australian punk, post-punk, heavy metal and hardcore bands.

Having hosted many legendary shows by international acts such as The White Stripes, Dead Moon and The Donnas, it remains a lively hotel, pub, bar and music venue on the corner of Johnston and Wellington Streets.





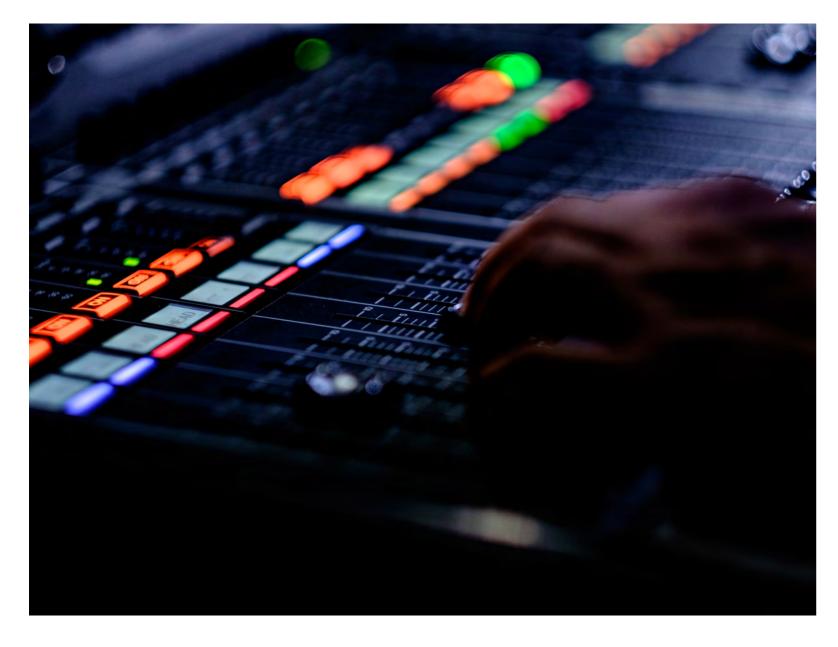
SECOND HOME TO ICONIC AUSTRALIAN BANDS

OI The Meanies
O2 Cosmic Psychos
O3 Magic Dirt
O4 The Birthday Party
O5 The Spazzys
O6 Underground Lovers
O7 The Drones
O8 Mach Pelican
O9 Miss Destiny

The Tote exterio

### M E L B O U R N E P O L Y T E C H N I C

Furthering the fusion of all this creative energy, \$40 million funding has recently been committed to the Melbourne Polytechnic campus. The new state-of-the-art facilities dedicated to Digital Media Production, IT Training, Creative Arts and Foundation Studies. Welcome to the future.





### K E I T H H A R I N G L E G A C Y

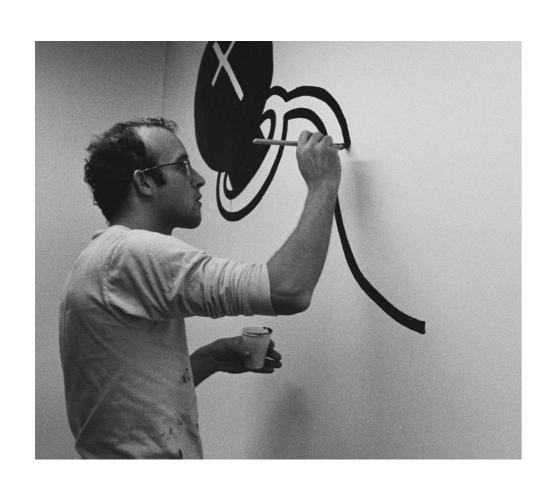
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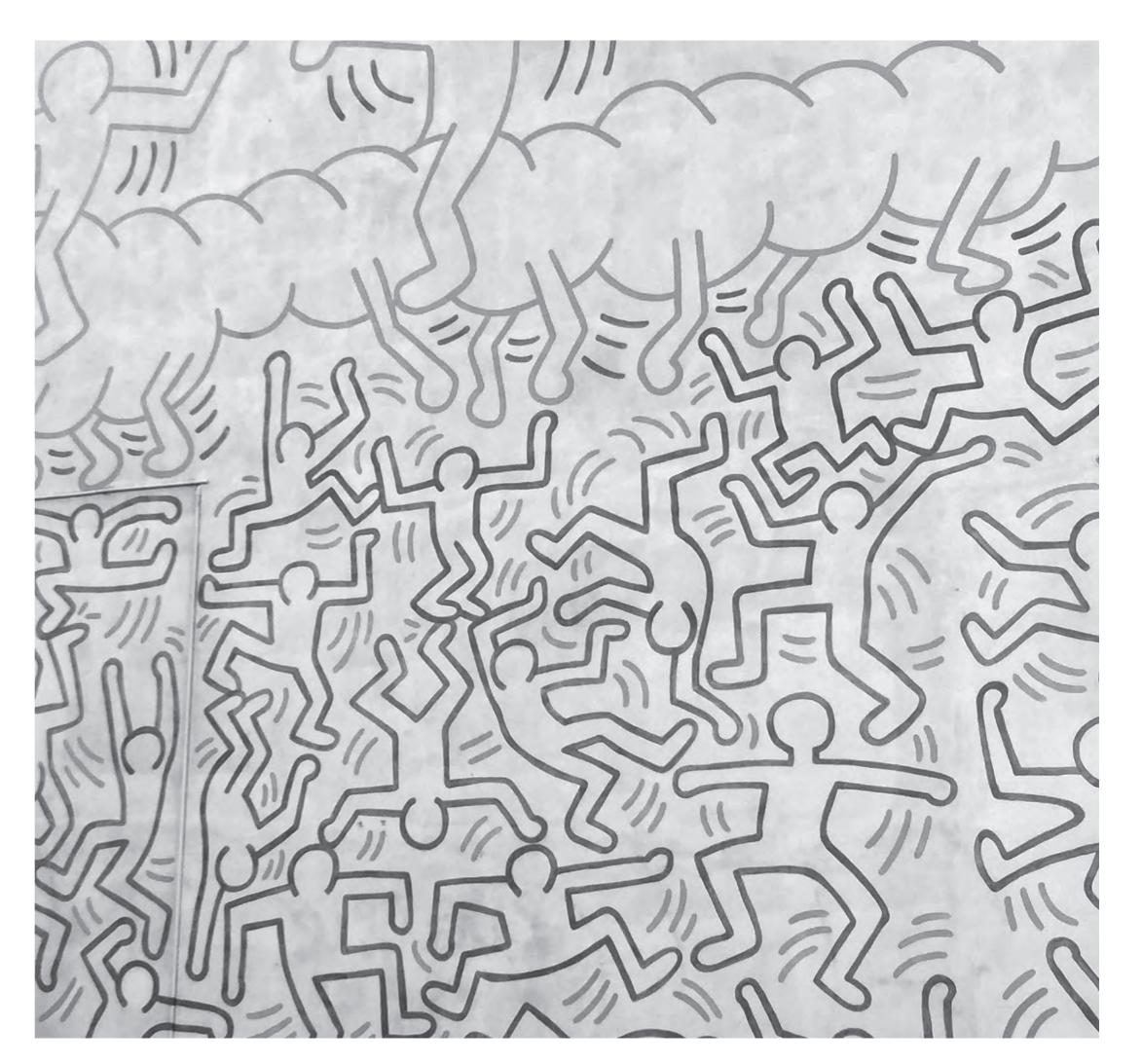
Keith Haring, 1986

02

Keith Haring Mural, Johnston Street Collingwood

The Keith Haring mural located on-site remains of great significance as it is one of only three untouched artworks world-wide.





CHAPTER THREE

ARCHITECTURE



TT IS THE AUTHENTIC CHARACTER OF THE LOCAL AREA THAT TRULY DEFINES THE RAW SOPHISTICATION WE ARE CRAFTING HERE. THIS IS COLLINGWOOD AT ITS UNAPOLOGETIC WORLD-CLASS BEST-TO THE CORE.

PHILIP ROWE, COX ARCHITECTURE

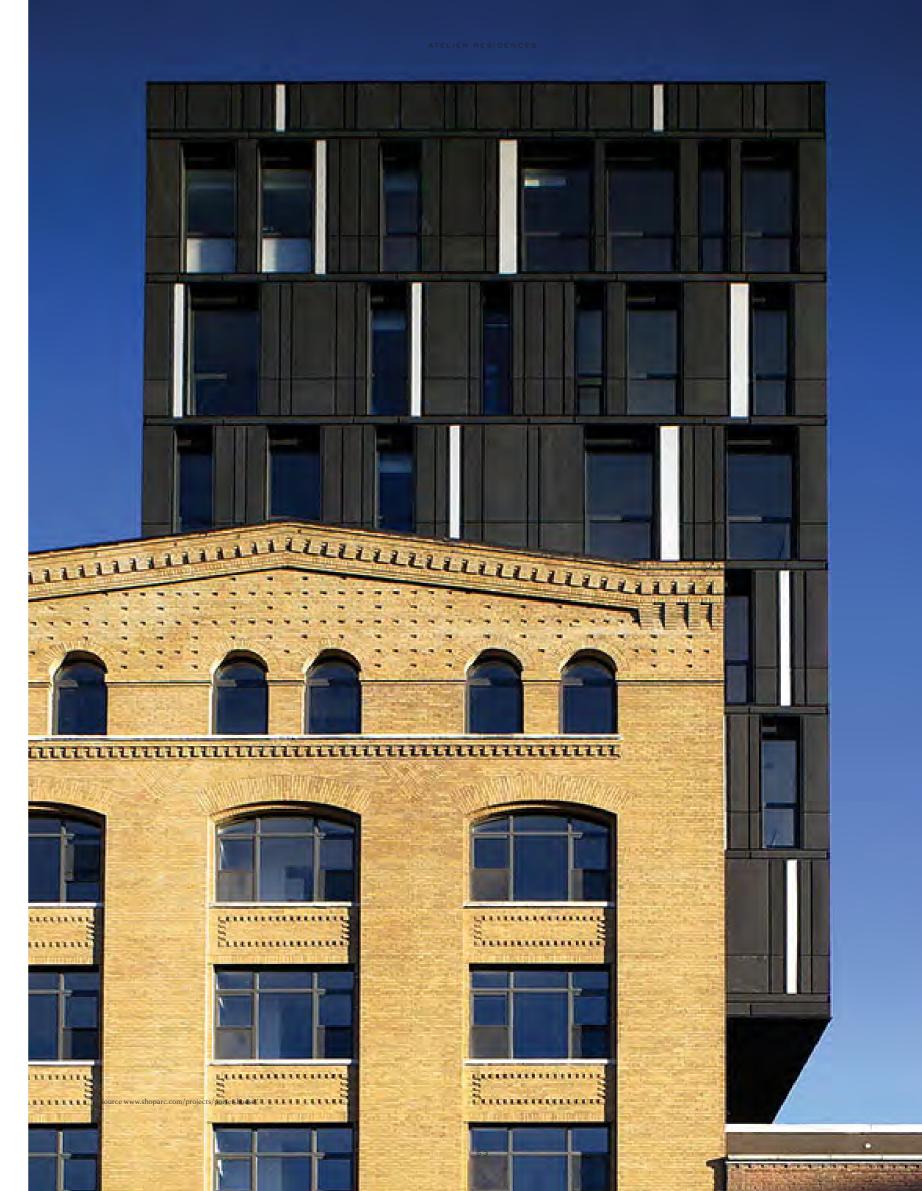
ATELIÉR RESIDENCES

### HERITAGE MEETS MODERNISM

Akin to NYC's Meatpacking District, Ateliér proudly reasserts the neighbourhood's identity through a bold combination of brick and steel.

The retention of the heritage façade inspires the backdrop of expansive residence frontages wider than average suburban house blocks.





ATELIÉR RESIDENCES ATELIÉR RESIDENCES RARE PRESENCE The historic appeal is carried up vertically to the metal framed form. This delivers bold symmetry and melodic rhythm, with bursts of embedded greenery and terraces adding life to the design. ATELIÉR RESIDENCES





CHAPTER FOUR

WORLD-CLASS RETAIL



### P O L I S H E D A V A N T - G A R D E

The street level feel is very much polished avant-garde, in keeping with the more well-heeled artistic haunts of Greenwich Village and the Crosby Street Hotel in Soho.

The open flow of the bar, lobby and retail spaces is aligned with the effortless free-hand drawing of an artist. The fact that one of only three untouched Keith Haring murals in the world is next door in the Collingwood Arts Precinct was too much to resist.





### E M B R A C I N G T H E S T R E E T S C A P E

Seductive lighting and contemporary arcade-style glazing create an alluring invitation to enter the club style lobby, bar, café and retail spaces—enveloped by the classic redbrick façade.





CHAPTER FIVE

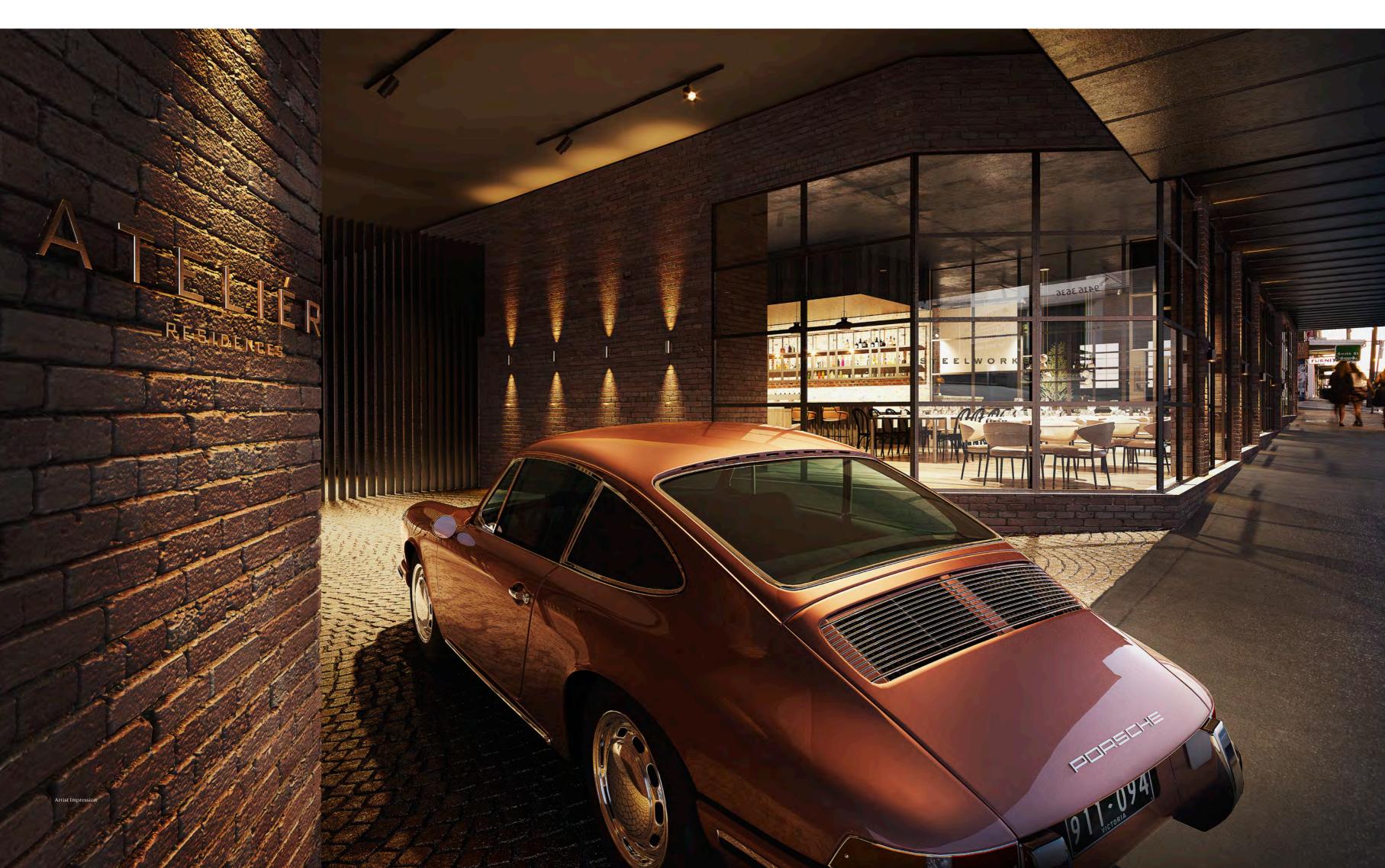
ARRIVAL EXPERIENCE



# ATELIÉR RESIDENCES RESIDENCES

#### S E N S E O F A R R I V A L

Welcoming residents and guests in unparalleled style, the lobby creates an uplifting sense of arrival and heightens the anticipation of the quality to be experienced on every level.







HOTEL SERVICE,
PRIVATE CLUB &
LIFESTYLE



WORLD-CLASS SERVICES

full complement of boutique hotel amenities and services.

### HOUSEKEEPING

Time saved keeping your residence pristine is time gained with family, eating out or in with friends, or relaxing in the Ateliér Private Club on level six. Let housekeeping tend to your apartment daily or as regularly as you like.\*

\*Additional charges apply

## BOARDROOM

Take care of business or host business associates by holding meetings formal or informal in the Boardroom. A New York-style bar and co-working space offers the opportunity to mix the entrepreneurial spirit with spirits of a more social nature. Catering arranged through the concierge delivers an additional layer of flawless hospitality. \*

Additional charges apply

## $\mathcal{A}$ CONCIERGE

AT ATELIÉR RESIDENCES

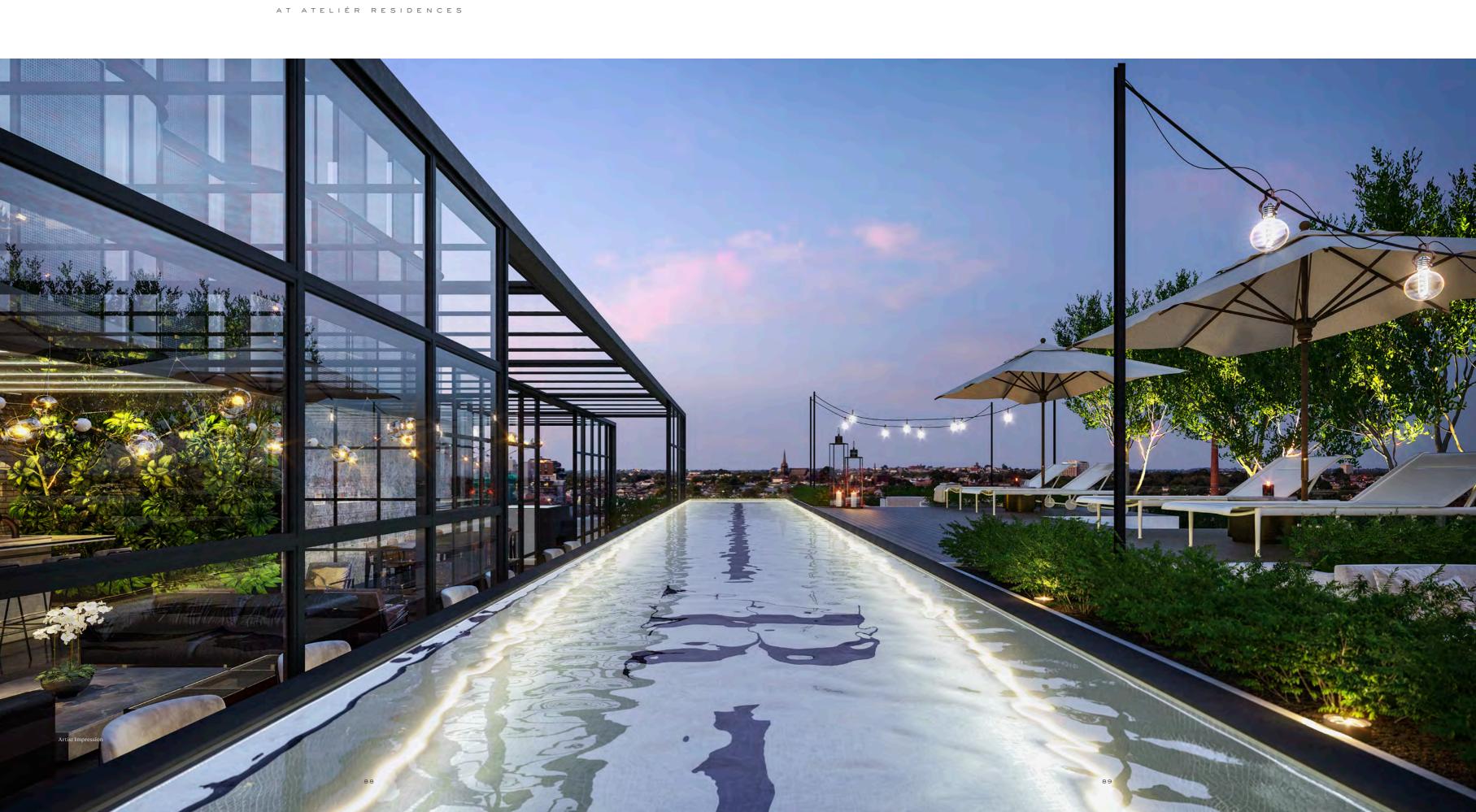
The Ateliér concierge will be on-hand to meet residents' needs, pre-empt requests and simplify the days in any way possible. Through the concierge, arrange dry cleaning pickup and delivery, book a restaurant, or if taking an early business flight for the day, organise tickets for an evening performance at Collingwood Arts Precinct or Circus OZ next door.\*

\*Additional charges apply





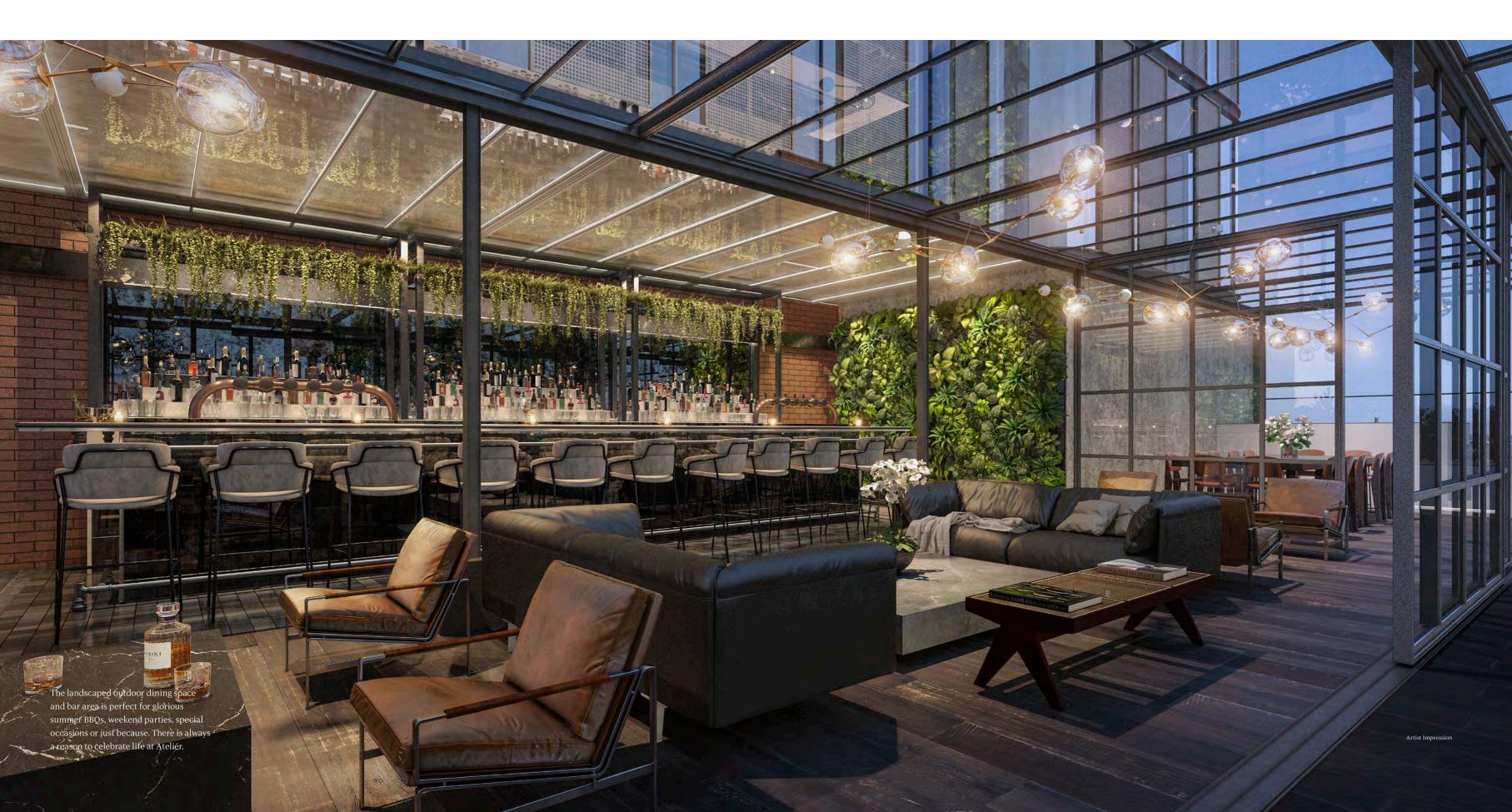
## ${\mathbb R}$ s kyline pool

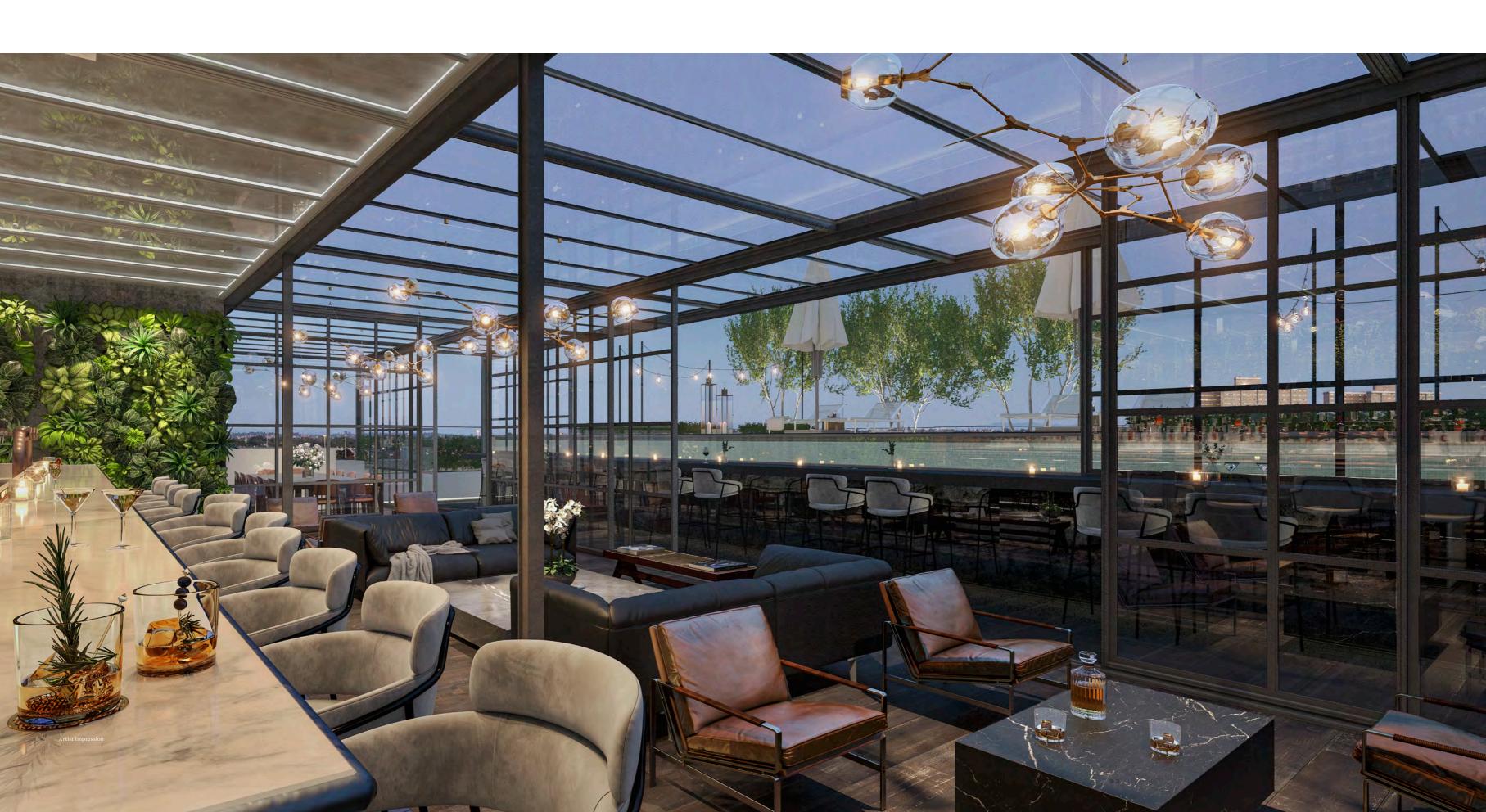


#### R

#### FAHRENHEIT

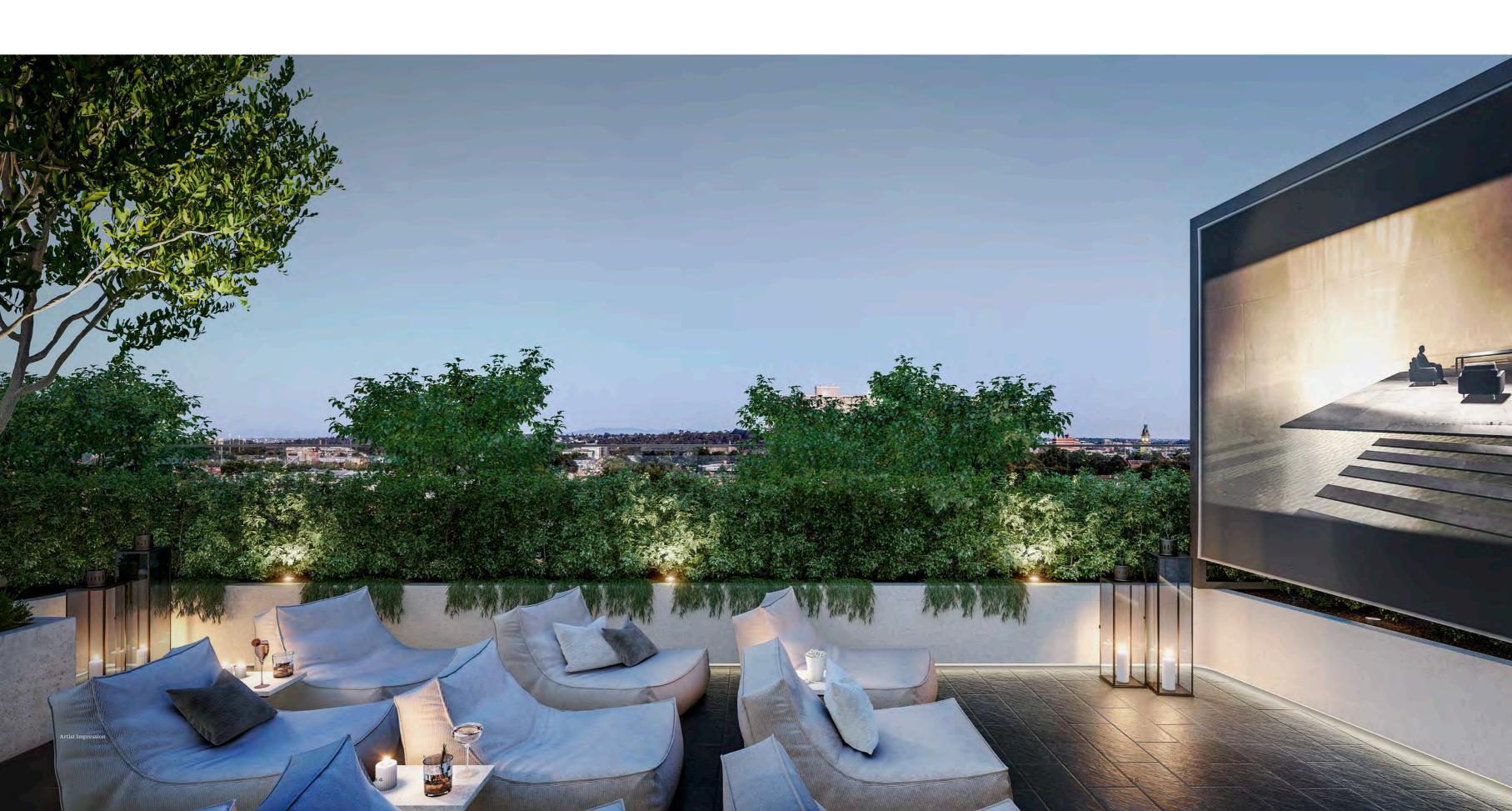
ROOFTOP BAR





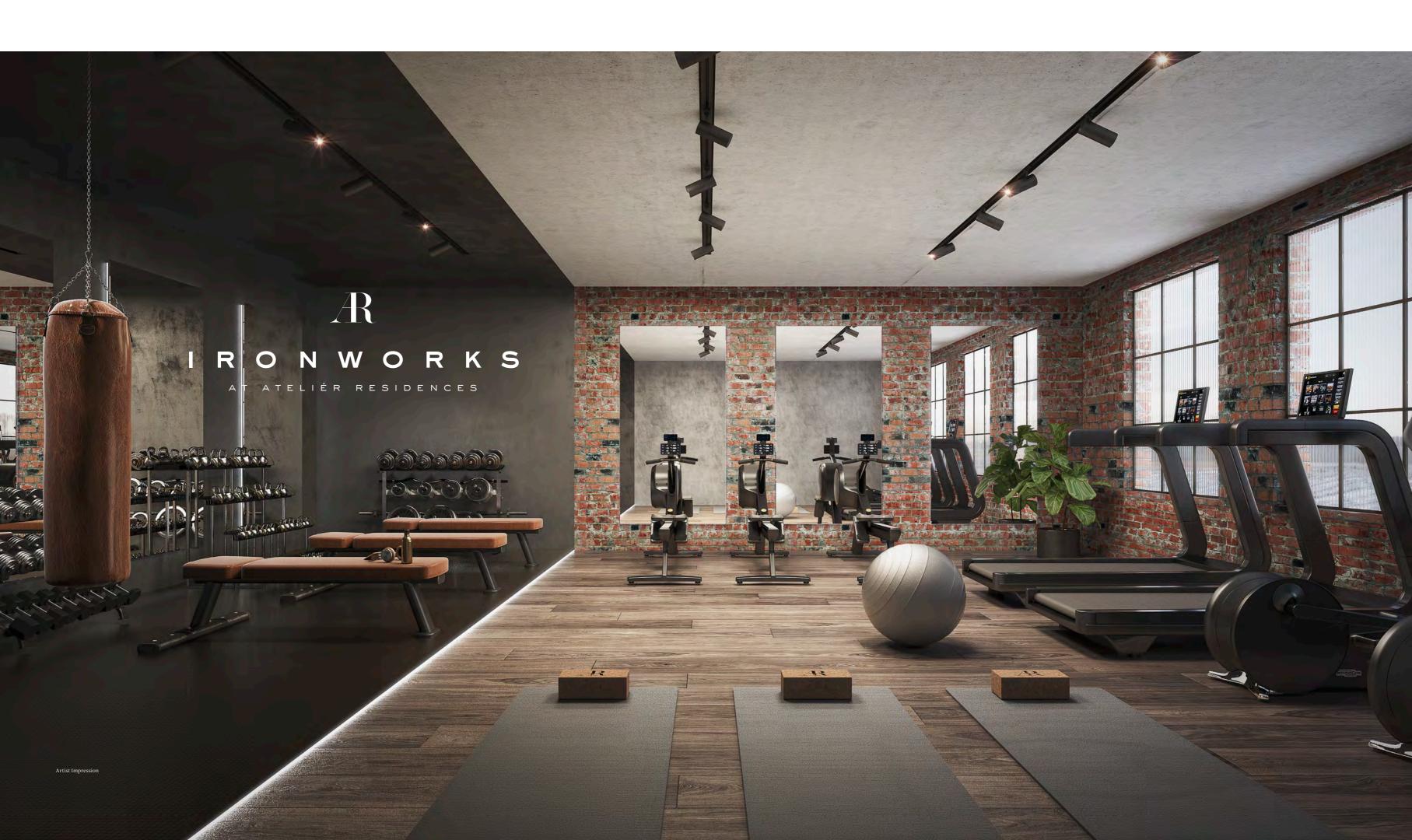
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AT ATELIÉR RESIDENCES









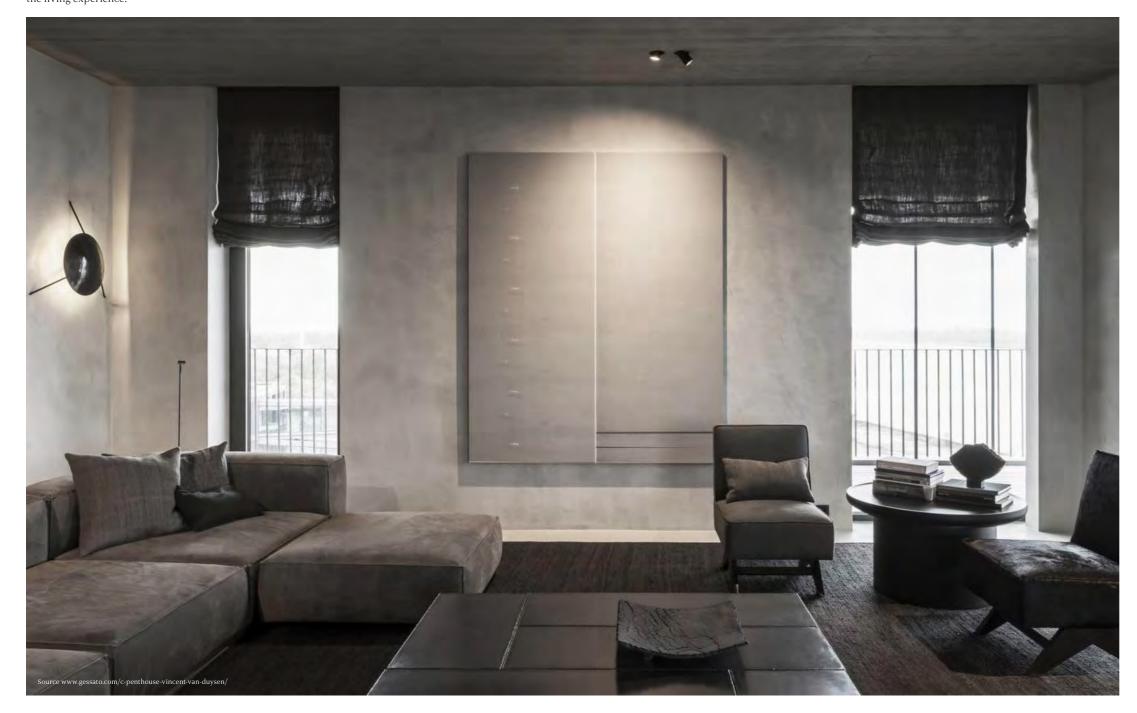
CHAPTER SEVEN

INTERIOR DESIGN



## I N S P I R E D B Y R A W S O P H I S T I C A T I O N

The raw sophistication of the interiors is a finely crafted reinterpretation of the materiality of the old steelworks and the iconic Collingwood warehouse aesthetic. This is reflected in expressive materials such as black steel framing the living experience.













#### INDUSTRY MEETS ARTISTRY

Ateliér is where industrial meets understated sophistication. A material palette of polished plaster, warm timber, and natural stone creates a bold authentic aesthetic. Highly-engineered timber floorboards subtly echo the warehouses of the past.



CHAPTER EIGHT

THE COLLECTIONS







#### QUARTZ COLLECTION

FIXTURES, FITTINGS & FINISHES LIGHT PALETTE

	BATHROOM		KITCHEN/LIVING
Above mount ceramic basin	BASIN	Above mount single stainless steel	SINK
Chrome single mixer	BASIN MIXER	Chrome single mixer	SINK MIXER
Mirror overhead cabinet	VANITY CABINETS	60cm Ilve gas cooktop	COOK TOP
Custom design piece	JOINERY VANITY	60cm Ilve oven	OVEN
White ceramic	TOILET SUITE	60cm Ilve rangehood	RANGEHOOD
Handheld shower head	SHOWERHEAD	Semi-integrated Ilve dishwasher	DISHWASHER
Semiframeless glass to 2100mm	SHOWER SCREEN	Selected tile	SPLASHBACK
Selected tile	FLOOR TILE	Reconstituted stone	BENCH TOP
Selected tile to vanity wall and shower recess	WALL TILE	White custom designed 2 PAC	JOINERY UNITS
5 star LED recessed down lights	LIGHTING	Plasterboard ceiling	CEILINGS
Painted plasterboard	CEILINGS	Selected tile	FLOORING
Toilet roll holder and towel rail	ADDITIONAL	5-star LED recessed downlights	LIGHTING
Washing machine taps			

GENERAL	
WINDOWS	Sliding doors to balconies, winter gardens and alfresco areas
TERRACES & BALCONIE	Selected tile
SECURITY	Video intercon
HEATING & COOLING	Reverse cycle heating & cooling to living area and master bedroom
CAR PARK	Secure basement carparl

BEDROOMS	
FLOORING	Selected carpet
WALLS & CEILINGS	Painted plasterboard
SKIRTING	Painted timber skirting
LIGHTING	5 star LED recessed down lights
ROBES	Mirror sliding doors

III





#### OBSIDIAN COLLECTION

FIXTURES, FITTINGS & FINISHES DARK PALETTE

	BATHROOM		KITCHEN/LIVING
Above mount ceramic basin	BASIN	Above mount single stainless steel	SINK
Chrome single mixer	BASIN MIXER	Chrome single mixer	SINK MIXER
Mirror overhead cabinet	VANITY CABINETS	60cm Ilve gas cooktop	COOK TOP
Custom design piece	JOINERY VANITY	60cm Ilve oven	OVEN
White ceramic	TOILET SUITE	60cm Ilve rangehood	RANGEHOOD
Handheld shower head	SHOWERHEAD	Semi-integrated Ilve dishwasher	DISHWASHER
Semi-frameless glass to 2100mm	SHOWER SCREEN	Selected tile	SPLASHBACK
Selected tile	FLOOR TILE	Reconstituted stone	BENCH TOP
Selected tile to vanity wall and shower recess	WALL TILE	White custom designed 2-Pac	JOINERY UNITS
5 star LED recessed down lights	LIGHTING	Plasterboard ceiling	CEILINGS
Painted plasterboard	CEILINGS	Selected tile	FLOORING
Toilet roll holder and towel rail	ADDITIONAL	5 star LED recessed downlights	LIGHTING
Washing machine taps			

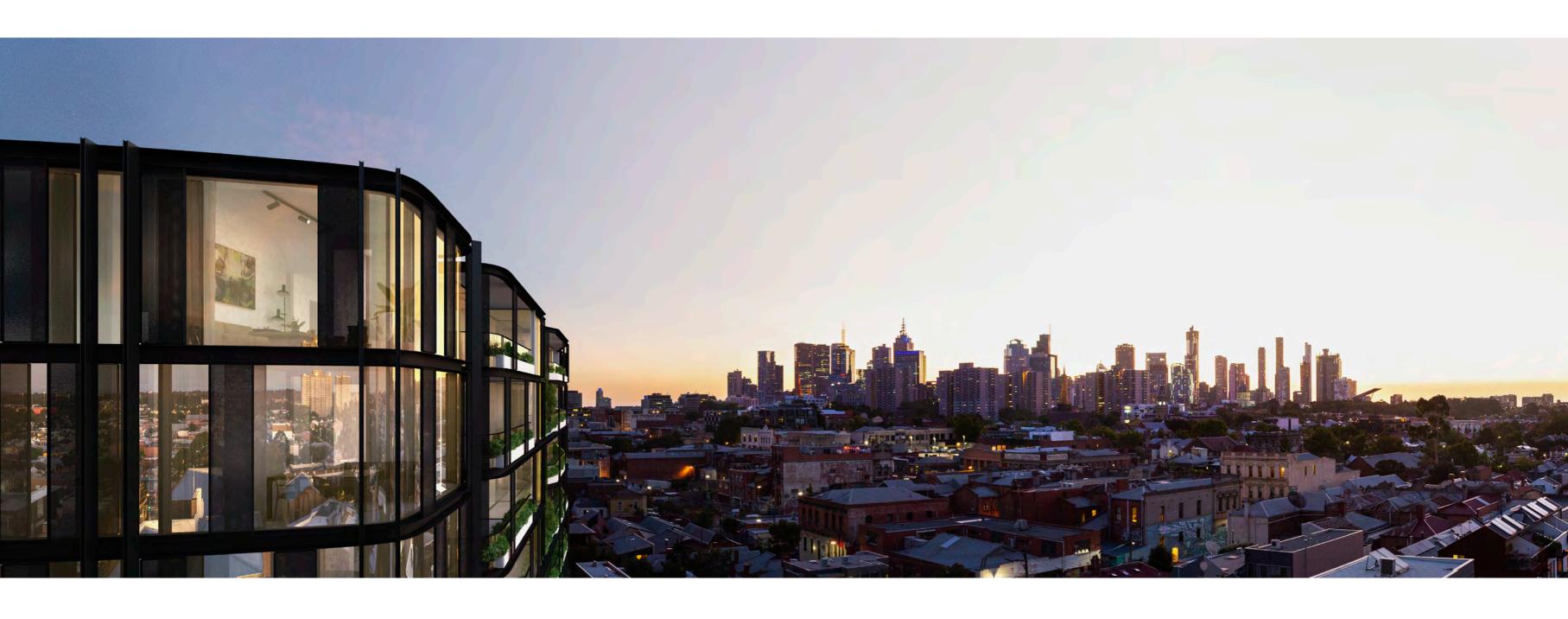
GENERAL	
WINDOWS	Sliding doors to balconies, winter gardens and alfresco ar
TERRACES & BALCONIE	s Selected
SECURITY	Video interc
HEATING & COOLING	Reverse cycle heating & cooling to living area and master bedro
CAR PARK	Secure basement carp

BEDROOMS	
FLOORING	Selected carpet
WALLS & CEILINGS	Painted plasterboard
SKIRTING	Painted timber skirting
LIGHTING	5 star LED recessed down lights
ROBES	Mirror sliding doors

CHAPTER NINE

VIEWS AND ASPECTS



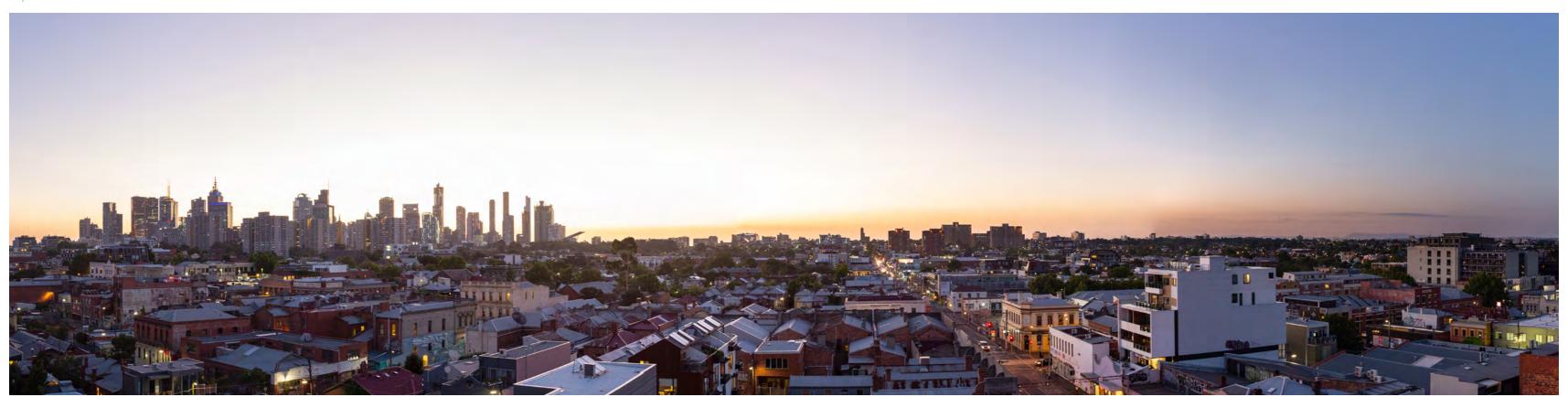


ATELIÉR RESIDENCES ATELIÉR RESIDENCES





LEVEL 8 City View Dusk



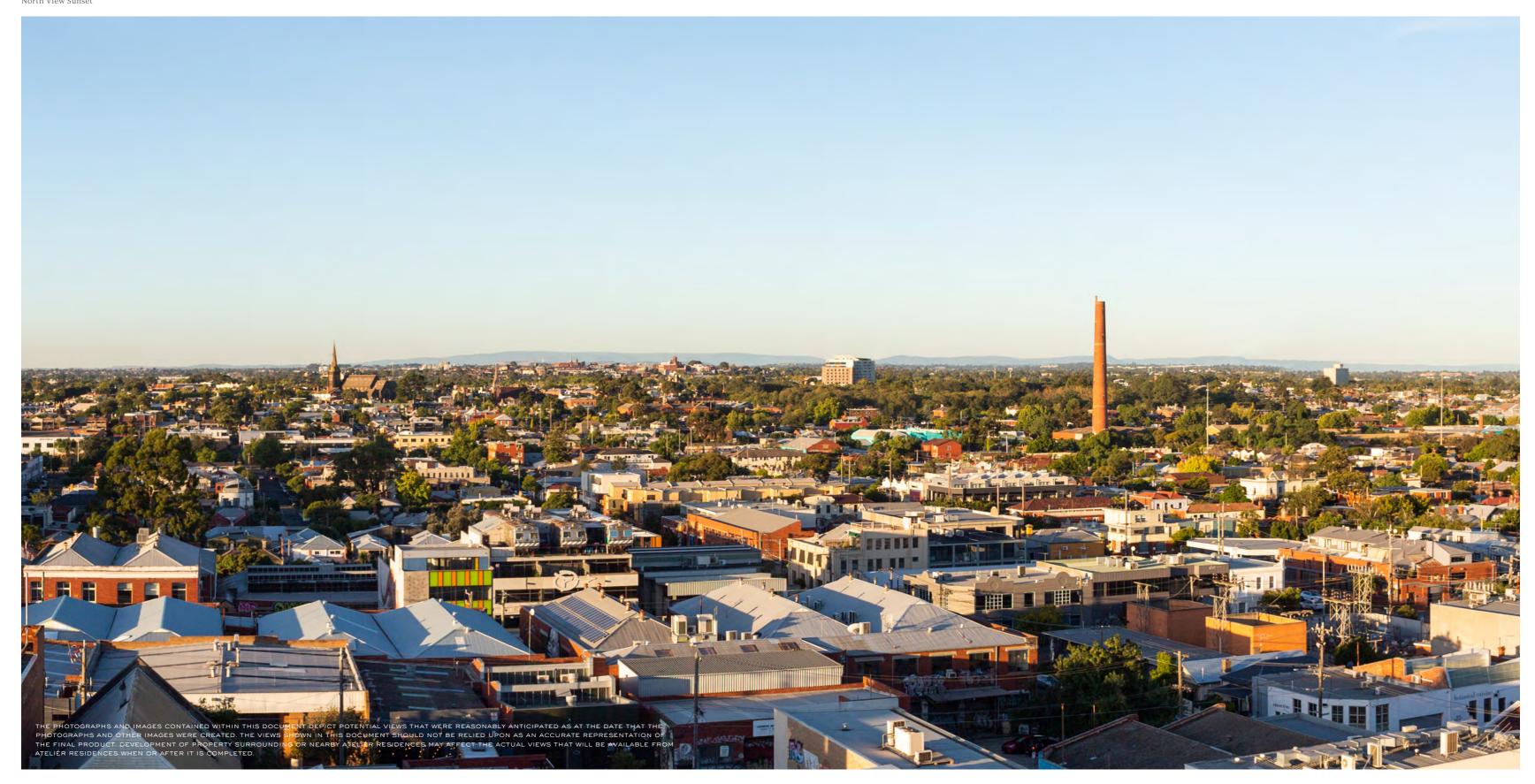
LEVEL 8
City View Sunset



#### NORTHERN LIGHT

North-facing light lets you enjoy full sun through the day as you look over Melbourne's stunning city skyline.

LEVEL 8
North View Sunset



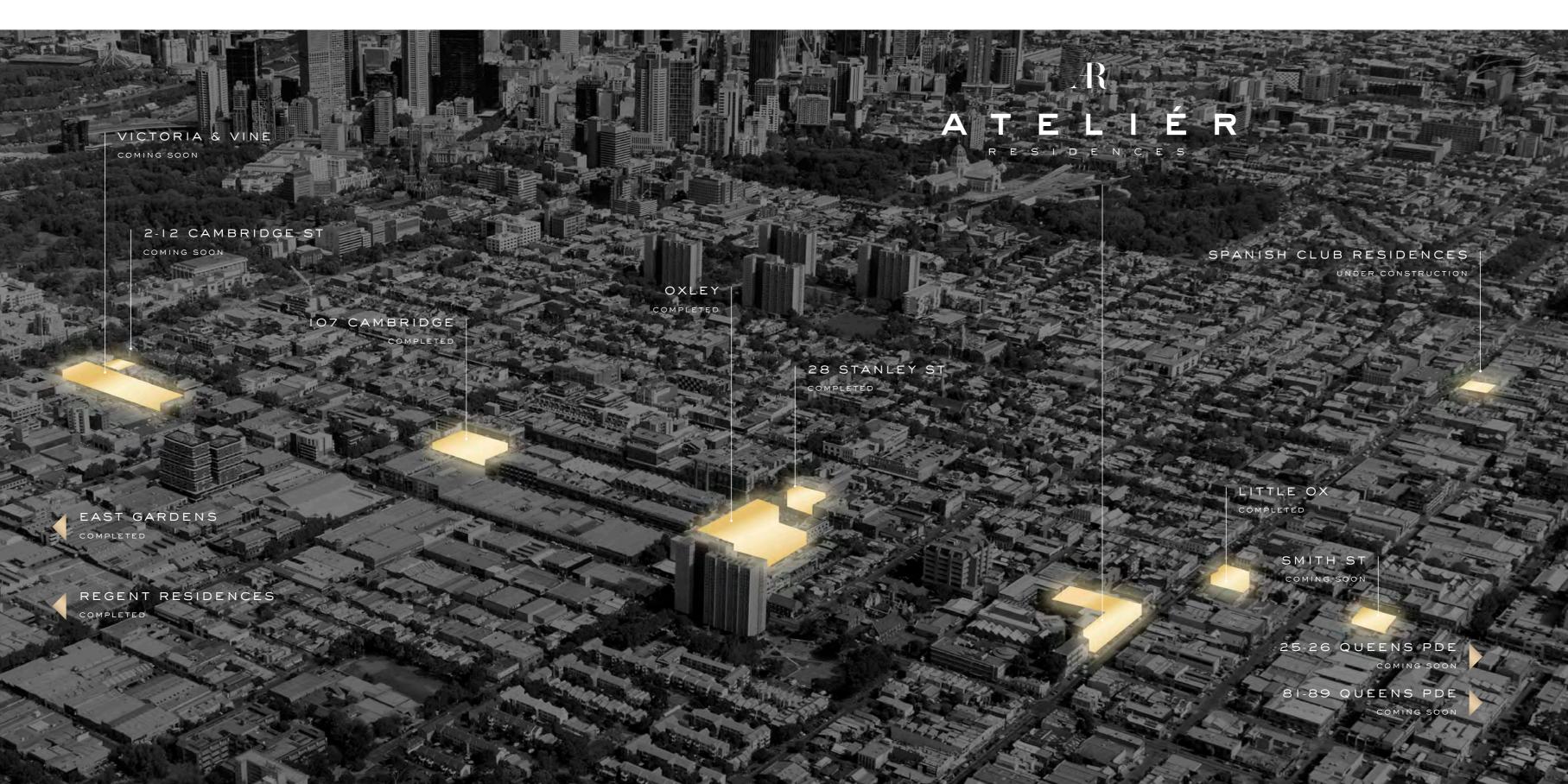
CHAPTER TEN

COLLINGWOOD



# FULL OF LIFE, LOVE, PASSION-IT SIMPLY DOESN'T GET ANY BETTER, AND THAT'S WHY WE HAVE OVER 20 BUILDINGS WITHIN 1KM.

TIM GURNER — GURNER<sup>TM</sup>



#### AT THE HEART OF EVERYTHING THE CITY FRINGE

Just north of the CBD, Collingwood is one of Melbourne's oldest suburbs, a showcase of rich character and unique heritage. A bustling café culture, restaurants and eclectic shops keep the suburb abuzz by day or night, wellconnected by trams and public transport.

RESTAURANTS AND BARS

CULTURE AND

ENTERTAIN-

23. Melbourne Museum

25. Parliament of Victoria

26. Federation Square

28. Princess Theatre

29. Regent Theatre

30. Forum Theatre

31. Cinema Nova

RETAIL

32. Modern Times

33. Douglas and Bec

34. United Measures

36. Kleins Perfumery

37. LIFEwithBIRD

38. Aesop

41. QV

39. Tribal Rose 40. Emporium

35. Double Monk

MENT

1. Cutler & Co.

2. Saint Crispin 3. Panama Dining

4. Naked for Satan 5. Marquis of Lorne

6. Peko Peko

7. Vegie Bar

8. Nomada 9. Bar Liberty

10. Rice Queen 11. Che

12. Bon Ap'

CAFÉS

13. Lune Croissanterie 14. De Clieu

15. Alimentari 16. Everyday Coffee

17. Addict Food & Coffee

GROCERS

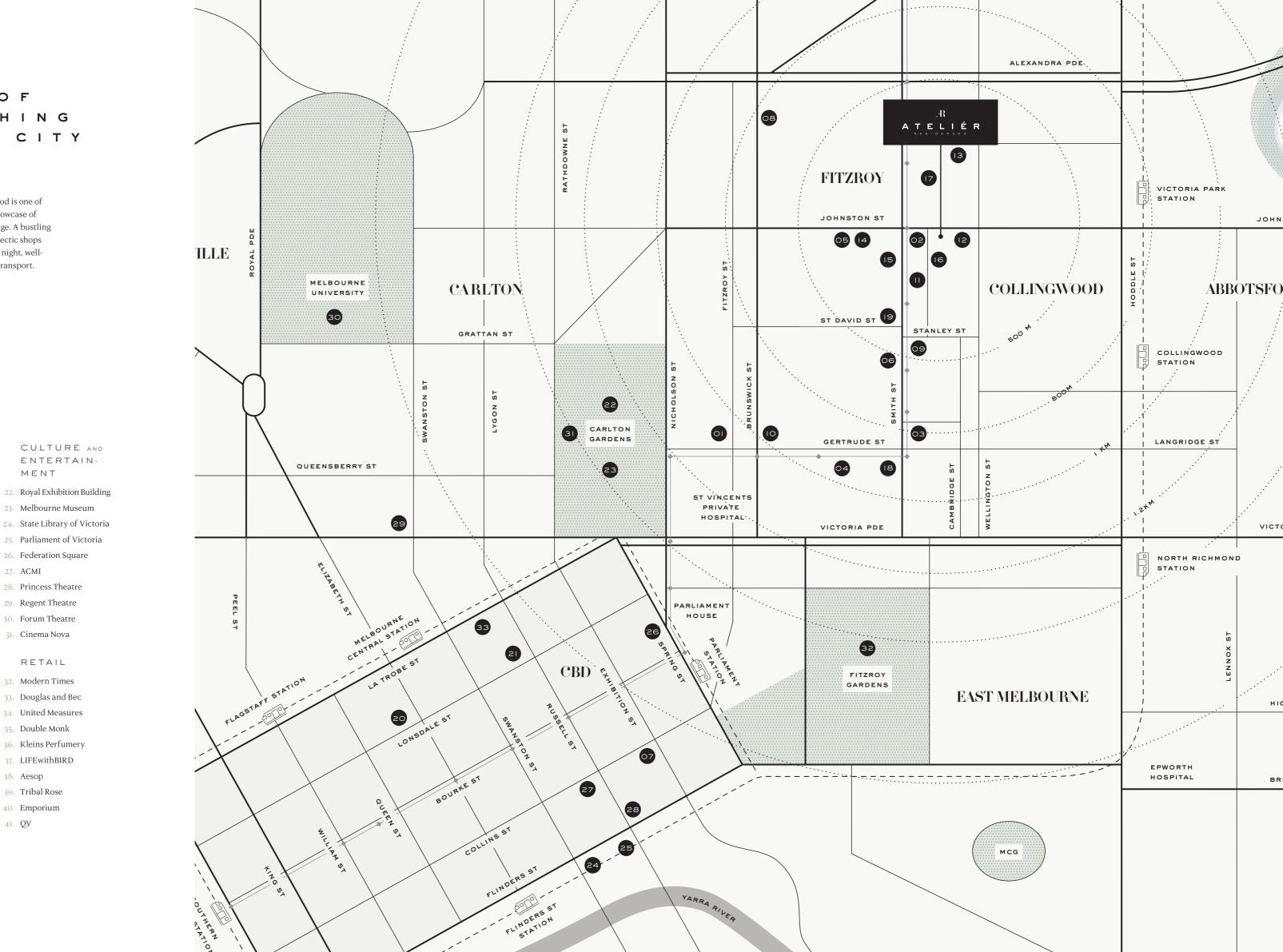
18. Smith & Deli

19. Meatsmith Fitzroy

EDUCATION

20. RMIT Design Hub

21. University of Melbourne



#### L O C A L D E L I G H T S

The main thoroughfares of Johnston, Brunswick and Gertrude Streets are perpetually busy with outdoor diners, bars, intimate restaurants, specialty and pre-loved stores, as well as art and book shops. Local coffee roasters, artisanal bakeries and cafés attract loyal patrons from near and far.



Meatsmith

- Specialty Butcher & Wine Merchant, Fitzroy

02

Nomada Food and Wine, Fitzroy





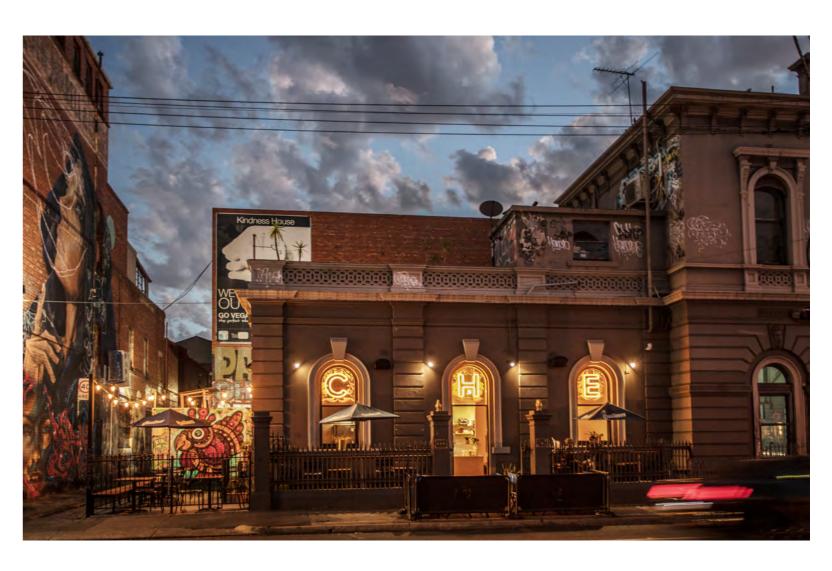
#### B O H E M I A O R B O U R K E S T R E E T

Double Monk,

Fitzroy

CHE, Fitzory

Only minutes from the Melbourne CBD, Ateliér residents can choose to be part of the neighbourhood's distinctive bohemian vibe, or participate in the city's slick urban lifestyle.



#### H E R I T A G E L A N D M A R K S

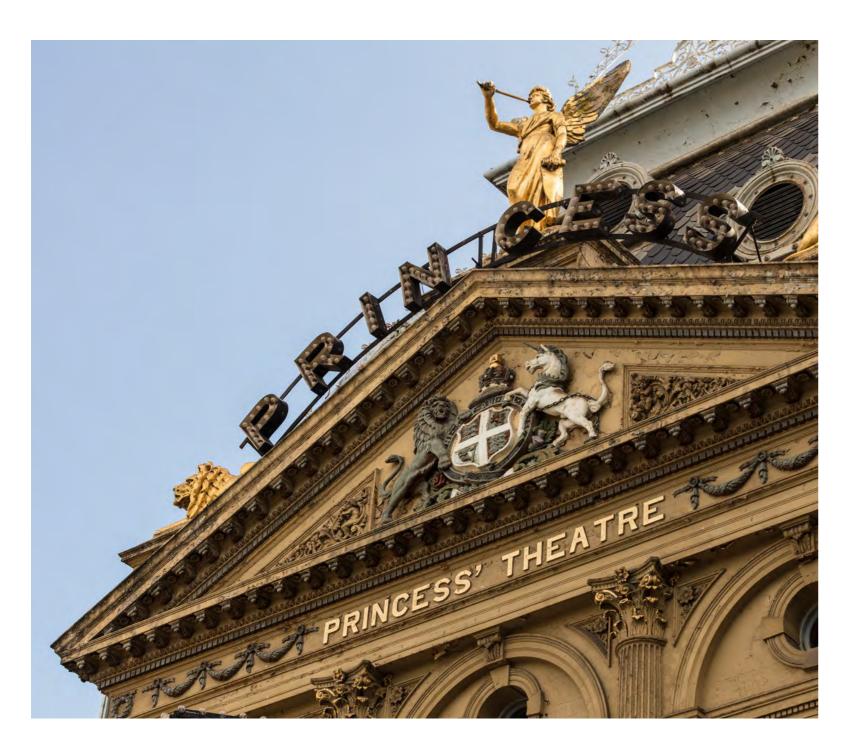
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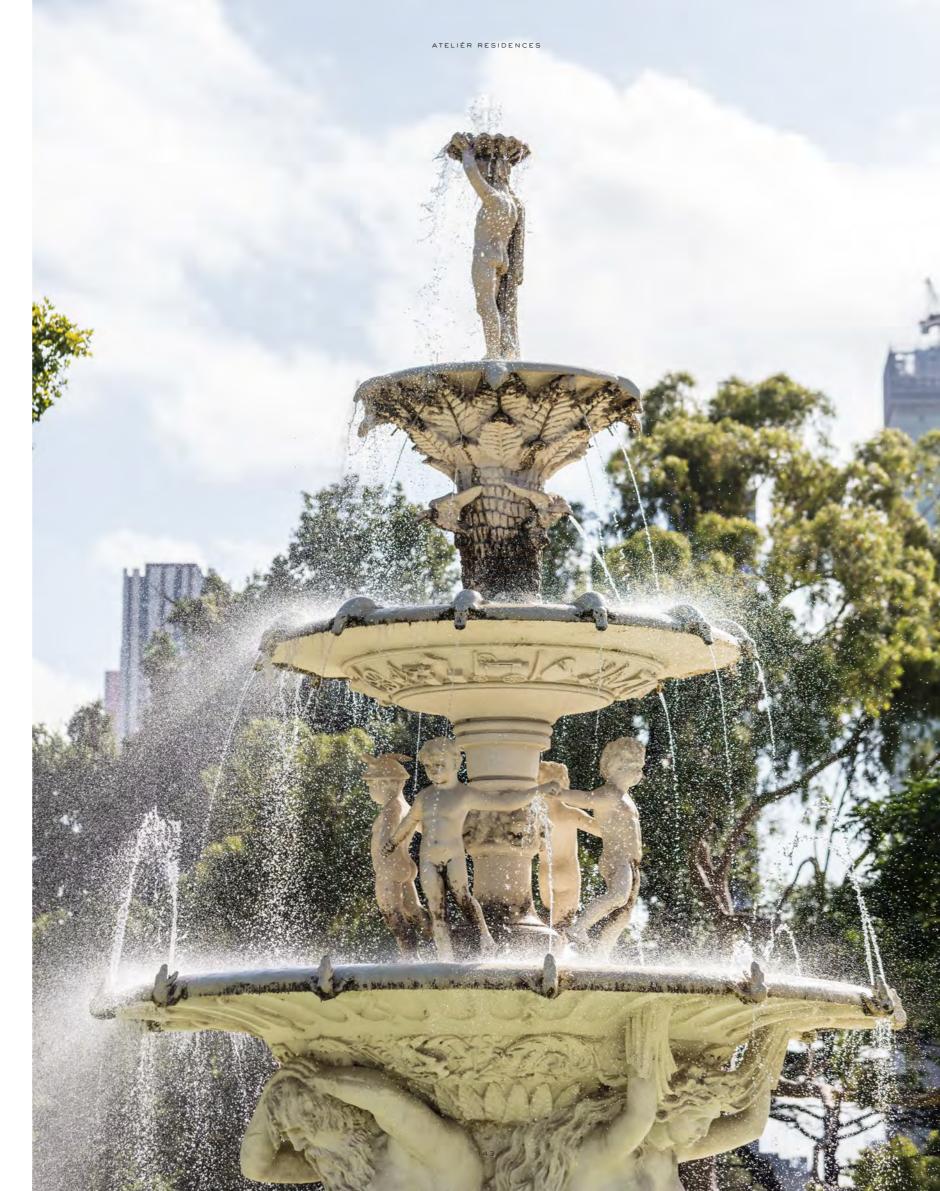
Princess Theatre, Melhourne

02

Carlton Garden:

Beyond Collingwood's mix of new urban developments and historic architecture, are some of Melbourne's most significant landmarks, treasured gardens and prestigious establishments.





CHAPTER FLEWEN

THE CREATORS



ATELIÉR RESIDENCES ATELIÉR RESIDENCES

#### **GURNER**<sup>TM</sup>

GURNER™ is a luxury brand focused on exclusive residences, townhouses and mixed-use precincts across inner city locations in Australia. We proudly create vibrant places that bring joy, peace and a sense of home to their discerning occupants.

GURNER™ was established to take all elements of property, architecture, interior design, landscape design, retail activation, marketing and branding in Australia to a whole new level. We strive reputable developer that delivers on its to create precincts and buildings that carefully consider their environment and future occupants, ensuring they are appropriate for their location.

Collaborating with only the best designers from around the world, we push boundaries of what is possible.

On the pulse of what is happening in great communities and design around the world, GURNER™ has become one of Australia's largest private developers, and the only developer with projects across the entire Eastern seaboard— Melbourne, Sydney and Brisbane.

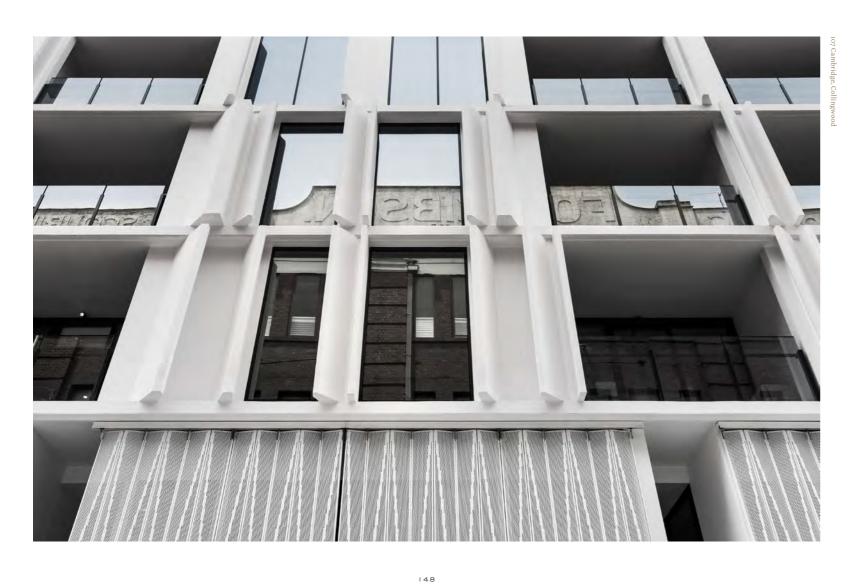
With a portfolio and pipeline of over 5,500 dwellings and an end value of more than \$3.5billion, GURNER™ has established itself as a reliable and

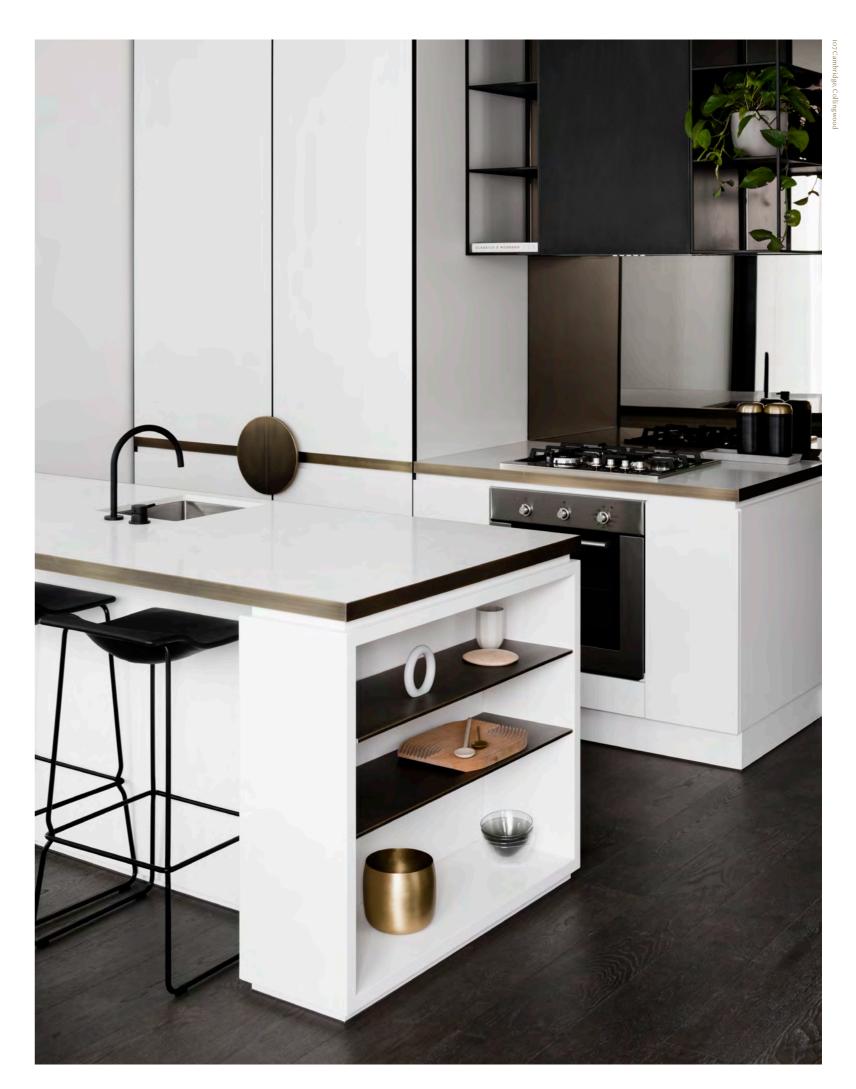
At GURNER $^{\text{\tiny TM}}$ , we love what we do. We aim to achieve new benchmarks with each project, constantly learning new and better ways to deliver the most inspired properties in the world.





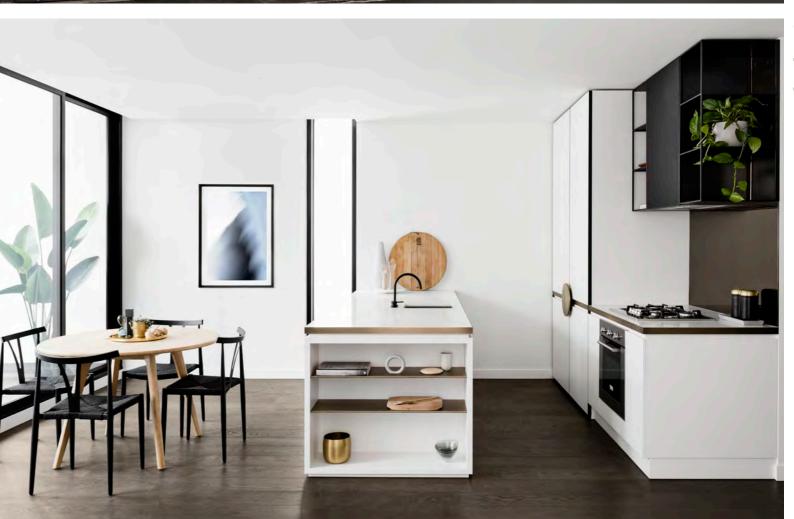
GURNERTM DELIVERS SPACES
THAT ARE CAREFULLY CRAFTED
WITH THE FINEST MATERIALS
AND FINISHES, WHILE ALWAYS
LOOKING AT NEW WAYS TO
MAKE THEIR RESIDENCES MORE
HOMELY AND COMFORTABLE.













#### COX

COX Architecture is one of the largest multidisciplinary architectural practices in Australasia, with more than 400 staff working across the globe on projects of international significance.





#### JACK MERLO

Jack Merlo leads Australia's premier landscape architecture studio and every project receives his personal attention. He enjoys close working relationships with many leading architects and developers, and is highly sought after as a partner on high-end, multi-residential projects.

In recent years he has designed landscapes that range from private courtyard gardens to expansive rooftop lounges and many other innovative outdoor spaces. He takes pride in bringing a unique architectural approach to landscape design, creating spaces that people will appreciate for years to come. Each new project is an individual and considered response to the vision of his client, bringing an ordered and organic form to the built environment.







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