03 PUBLIC REALM

STREET TYPOLOGIES

7. PROPOSED NEW ROAD - LOOKING WEST

8. PROPOSED NEW ROAD - LOOKING EAST

9. LOW RISE COURTYARD
03 PUBLIC REALM

1. LEONARD CRESCENT - WEST

2. LEONARD CRESCENT - SOUTH PARK
6. LEONARD CRESCENT - NORTH
03 PUBLIC REALM

1. LEONARD CRESCENT - WEST

4. LEONARD CRESCENT - SOUTH
5. FISHER PARADE
3. LEONARD CRESCENT - SOUTH (Looking North)
2. LEONARD CRESCENT - SOUTH PARK
7. LOW RISE - NORTH
04 ARCHITECTURAL DESIGN

MASTERPLAN ARCHITECTURAL IDEA
LOW RISE DESIGN RESPONSE
PODIUM DESIGN RESPONSE
TOWERS DESIGN RESPONSE
ARTIST'S IMPRESSIONS
The architectural design response adopts a rectilinear architectural language at the perimeter of the masterplan and transforms this language to a curved formal language in the centre. This curved formal language continues into the tower geometry, referencing Flemington Racecourse's distinctive curvilinear shape.
LOW RISE - ARCHITECTURAL FACADE STRATEGIES

1. INTERLOCKING MASSING

2. INTERLOCKING OUTER FACADES
   PROJECTING METAL FRAMES TO EXTERNAL STREET

3. CONTRASTING INNER FACADES
   RECESSED BRICK OPENINGS TO INTERNAL COURTYARDS
PODIUM 1 - DESIGN STRATEGY

Massing composition - A stepped interlocking podium form provides contrast and a diverse architectural facade treatment with street edge articulation.

PODIUM 2 - DESIGN STRATEGY

Massing composition - A horizontal sweeping form is juxtaposed with a vertical grain and stepped parapet height. This formal transition continues to step down to Fisher Parade with vertical articulation.
04 ARCHITECTURAL DESIGN

LOW RISE - FINISHES PALETTE

- 01 White Brick (Street only)
- 02 Grey Brick (Street & Courtyards)
- 03 Dark Brick (Courtyards only)
- 04 Glass Balustrade / Facade
- 05 Black Metal Frames
- 06 White Metal Frames
- 07 Light Grey Concrete
- 08 Bluestone
- 09 Metal Screen
- 10 Balcony Planters
- 11 Mid Grey Metal Frame Windows
04 ARCHITECTURAL DESIGN

PODIUMS 01 & 02 - FINISHES PALETTE

01 Off-White Precast Concrete
02 Textured Grey Precast Concrete Cladding
03 Stainless Steel Metal Cladding
04 Glass Balustrade / Facade
05 Black Metal Frames
06 White Metal Frames
07 Light Grey concrete
08 Bluestone
09 Metal Screen
10 Balcony Planters
11 Mid Grey Metal Frame Windows
CITY VIEWS
20% OF APARTMENTS

NORTHERN VIEWS
30% OF APARTMENTS

MARIBYRNONG RIVER VIEWS
30% OF APARTMENTS

BAY VIEWS AND RACECOURSE VIEWS
20% OF APARTMENTS

TOWER 2 VIEW ANALYSIS
FROM LIVING SPACE
100% UNCONSTRAINED VIEWS

From the site, there are variety of views including: the central CBD skyline, Bay, Docklands surrounding parks, and Maribyrnong River
**INSPIRATION**

The design concept for the new facade expresses Flemington’s fascination with fashion. The entire building is enclosed by a skeletal metal frame, which like a veil conveys a mysterious and ambiguous definition by discreetly revealing what is behind. The veil creates a dynamic gesture and form.

The facade design concept is derived from the materiality and tectonic nature of the farriers tools. This is represented by the curvaceous external balconies forms which are asymmetrically offset to create a sculptural form.

The facade design concept references the silky shiny colours of the jockeys outfit. The smooth curved form of the floor plan is emphasised by glassy exterior treatment, this is contrasted by the striking colours which highlight the recessed balconies.

**TOWER 01 - ‘THE VEIL’**

**TOWER 02 - ‘FARRIER’**

**TOWER 03 - ‘SILKS’**
04 ARCHITECTURAL DESIGN

TOWER 01 - ‘THE VEIL’

SYMMETRICAL GEOMETRY

ASYMMETRICAL GEOMETRY
TOWER 01 - FACADE DESIGN

BALUSTRADE DETAIL ELEVATION

BALUSTRADE DETAIL SECTION
04 ARCHITECTURAL DESIGN

TOWER 01 - FINISHES PALETTE

01 Veil Feature Steelwork

02 Frosted Glass Balcony Balustrades

03 Stainless Steel Feature Veil and Matching Soffit Finish

04 Clear Glass Facade