TOWER 02 - ‘FARRIER’

Symmetrical Geometry  

Asymmetrical Geometry
04 ARCHITECTURAL DESIGN

TOWER 02 - FACADE DESIGN

BALUSTRADE DETAIL SECTION

PRE-EXHIBITION SUBMISSION 17 NOV 2015
04 ARCHITECTURAL DESIGN

TOWER 02 - FINISHES PALETTE

01 Black Metal Balcony Patina
02 Black Metal Matching Soffit Finish
03 Precast Concrete Podium
04 Grey Glass Facade
05 Perforated Lower Level Metal Frames

PRE-EXHIBITION SUBMISSION
17 NOV 2015
TOWER 03 - ‘SILKS’

SIMPLE SKIN

RANDOMISED PUNCTUATIONS
TOWER 03 - FACADE DESIGN

BALUSTRADE DETAIL ELEVATION

BALUSTRADE DETAIL SECTION

PRE-EXHIBITION SUBMISSION 17 NOV 2015
04 ARCHITECTURAL DESIGN

TOWER 03 - FINISHES PALETTE

01 Vibrant Green Balcony Soffits & Side Returns
02 Off-White Precast Concrete
03 Curtain Wall Facade System & Balconies
VIEW LOOKING SOUTH ON LEONARD CRESCENT
VIEW OF PODIUM 1, TOWERS 1 & 2 FROM LEONARD CRESCENT

PRE-EXHIBITION SUBMISSION
17 NOV 2015
VIEW LOOKING NORTH FROM WITHIN FLEMINGTON HILL ENTRANCE GATES

PRE-EXHIBITION SUBMISSION
17 NOV 2015
VIEW LOOKING EAST DOWN LEONARD CRESCENT FROM FISHER PARADE

PRE-EXHIBITION SUBMISSION
17 NOV 2015
VIEW LOOKING WEST FROM WITHIN FLEMINGTON RACECOURSE
04 ARCHITECTURAL DESIGN

VIEW LOOKING NORTHEAST FROM FARNSWORTH ROAD

PRE-EXHIBITION SUBMISSION
17 NOV 2015
04 ARCHITECTURAL DESIGN

VIEW LOOKING SOUTHEAST FROM EDGEWATER
05 DEVELOPMENT SUMMARY

AREA SCHEDULE

PRE-EXHIBITION SUBMISSION

17 NOV 2015
**DEVELOPMENT SUMMARY**

**Project:** 130185_Greenland Flemington  
**Date:** 151112 Rev: 006

### Total Summary

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### Hill Precinct Total

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### Overall Total

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This area schedule is preliminary only and subject to change, pending design development, service and structural resolution. These figures shall not be used to form the basis of leasing negotiations or contract of sale purposes.
CONTENT

1.0  DESIGN INITIATIVES  04 - 07
2.0  CONTEXT DESIGN RESPONSE  08 - 14
3.0  PROPOSED DESIGN  08 - 14
4.0  ARCHITECTURAL DESIGN INTENT  15 - 28
5.0  DEVELOPMENT SUMMARY  44 - 45
The Epsom Road proposal envisages a singular landmark building designed in response to its location at the nexus between the urban character of Epsom Road and the garden setting of the racecourse interior. On completion the proposal will add to the evolving architectural heritage of Flemington employing diverse architectural language and forming a varied urban skyline marking the next phase in the evolution of Flemington.
DESIGN INITIATIVES

PRE-EXHIBITION SUBMISSION

17 NOV 2015
01 DESIGN INITIATIVES

KEY MOVE - 01
Recognize Epsom Road site is within an urban renewal area providing an intensity of residential infrastructure.
Provide Urban intensification that acknowledges the diverse surrounding key activity centre uses.

Legend:
1. RACECOURSE
2. MELBOURNE SHOWGROUNDS
3. RETAIL
4. ONLY FLEMINGTON
5. RACECOURSE RETAIL STRIP
6. FLEMINGTON BOWLING CLUB
7. QUEST HOSPITALITY
8. SUBJECT SITE : EPSOM ROAD

Provide a diversity of dwelling types to ensure a mix of residents.

Create a significant landmark building that is part of Flemington Racecourse and responds to the potential urban growth corridors of Epsom and Racecourse Roads.
01 DESIGN INITIATIVES

KEY MOVE - 02

Urban transition
Create a transition between Flemington Racecourse landscape to the west and urban realm to the east.

Demarcation of Significant Intersection
Acknowledge the main convergence point between Ascotvale, Racecourse and Epsom Road.
01 DESIGN INITIATIVES

KEY MOVE - 03

Tower Marker
Provide a complimentary landmark from within Flemington Racecourse and the roundabout at Epsom and Racecourse Roads.

Street Scale
Reinforce the urban edge along Epsom Road and continue the prevalent street scale of 3-5 storey frontages set out by the adjacent Quest, VRC and Only Flemington properties.

Podium Interface Response to Racecourse
Provide a podium interface with tower set back above on the Hill overlooking the Racecourse.
02 CONTEXT DESIGN RESPONSE

PRE-EXHIBITION SUBMISSION

17 NOV 2015
PROPOSED RESPONSE TO FLEMINGTON RACECOURSE CONTEXT

LANDMARK TOWER AS MARKER FROM WITHIN FLEMINGTON RACECOURSE

TOWER OFFSET AGAINST THE MAIN AXIS OF RACECOURSE STRAIGHT
02 CONTEXT DESIGN RESPONSE

CONTEXT DESIGN RESPONSE DIAGRAMS

Existing circular geometry of the Jockey’s Hospital gardens.

Spatial organisation is based on circular geometry that responds to Heritage Curtilage.

Generating Geometry

Visual Axis

Detail of 1945 aerial image.
02 CONTEXT DESIGN RESPONSE

CONTEXT DESIGN RESPONSE DIAGRAMS

Tower Orientation
CBD views

Tower Orientation
Racecourse views
Tower Position is organised on the east-west axis perpendicular to Epsom road.
VEHICLE & PEDESTRIAN CIRCULATION

---

Pedestrian

Vehicular
03 PROPOSED DESIGN
03 PROPOSED DESIGN

LANDSCAPE PLAN

REFER TO LANDSCAPE A/F
FULL DETAILS

PRE-EXHIBITION SUBMISSION 17 NOV 2015
03 PROPOSED DESIGN

GROUND FLOOR
03 PROPOSED DESIGN

MEZZANINE

Contractor must verify all dimensions on site before commencing work or preparing shop drawings. Do not scale drawings.
03 PROPOSED DESIGN

LEVEL 01