

Lovell Chen Ref: V8832

Mr Steven Avery  
Executive Director  
Heritage Victoria  
2 Lonsdale Street  
Melbourne  
Victoria 3000

Attn: Nicola Stairmand

28 March 2024

Dear Mr Avery

**Re: Permit Application P33444 - Flemington Racecourse (H220)- Further Request for Information**

I write with regard to the above property and permit application, and in response to the further request for information dated 15 December 2023.

That letter requested the following:

As a result of the site visit and on further review of the renders provided on 8 December 2023, I write to seek your agreement to discuss design changes to the architectural expression of the proposed hotel development to find an improved heritage outcome for the Former Jockeys' Convalescent Lodge and its setting. Should design changes be negotiated through this process, the proposed development and its impacts could be more acceptable. Elements of the design where further design resolution is sought include:

- Architectural expression of the built form, particularly changes to the cantilever shape facing Epsom Road.
- A simplification of the facade treatment to make the building more recessive in its presentation.

In response to this request, two meetings between Heritage Victoria, Pace Development, Lovell Chen and JCB Architects to discuss the proposed changes took place and informal feedback was received from Heritage Victoria toward a revised design.

In response to this request please see the included updated submission material:

- JCB, Flemington Racecourse Hotel, Town Planning Rev 2, 27.03.2024 Heritage Victoria -RFI Response
- JCB, 550 Epsom Road Hotel Flemington, Additional Views, 27.03.2024

- Lovell Chen, Heritage Impact Statement (HIS) (Updated: Revised Design) March 2024

The drawing set labelled 'Flemington Racecourse Hotel, Town Planning, Rev 2, 27.03.2024 Heritage Victoria -RFI Response' provides architectural details of the updated hotel design. The renders labelled '550 Epsom Road Hotel Flemington, Additional Views, 27.03.2024' provide a series of views of the hotel and of the Jockeys' Convalescent Lodge (JCL). Views of the latter reflect both the approved permit P28548 and the works proposed within application P33444. It is noted that while the renders include the proposed amenities block and convey the siting, volume and materiality of this proposed addition, these designs remain high level. As previously discussed, we anticipate that provision of detailed design specifications of the amenities block will be a condition of permit should it be approved. The HIS has been updated to reflect the revised design and to incorporate some additional research with regard to the purpose of Convalescent Hospitals arising from an earlier RFI.

We trust that the included drawing sets and the above responses sufficiently address and satisfy the request for information. However, if any questions arise, please contact the undersigned at [mkatz@lovellchen.com.au](mailto:mkatz@lovellchen.com.au) or on (03) 9667-0804

Yours sincerely  
Lovell Chen



Meighen Katz  
Associate  
Cc: Tarquin Leaver, PACE Development.