



T.C.L

FLEMINGTON FORMER JOCKEYS'
CONVALESCENT LODGE
SKETCH DESIGN
TOWN PLANNING REPORT

Date 11.09.2023

© 2023 Taylor and Cullity Pty Ltd
ABN 73 006 128 963

The information contained in this document is confidential and may be legally privileged. Any use, dissemination, distribution or reproduction of this content is prohibited.

Melbourne

T +61 3 9380 4344
E melb@tcl.net.au
W tcl.net.au

385 Drummond Street,
Carlton 3053

Adelaide

T +61 8 8223 7533
E ade@tcl.net.au
W tcl.net.au

109 Grote Street,
Adelaide 5000

Sydney

T +61 4 9945 6077
E syd@tcl.net.au
W tcl.net.au

117 Reservoir Street,
Surry Hills 2010

Brisbane

T +61 4 9847 4461
E bris@tcl.net.au
W tcl.net.au

PO Box 405
Greenslopes 4120

Darwin

T +61 4 9888 0285
E darwin@tcl.net.au
W tcl.net.au

Level 16, 19 Smith
Street,
Darwin 0800

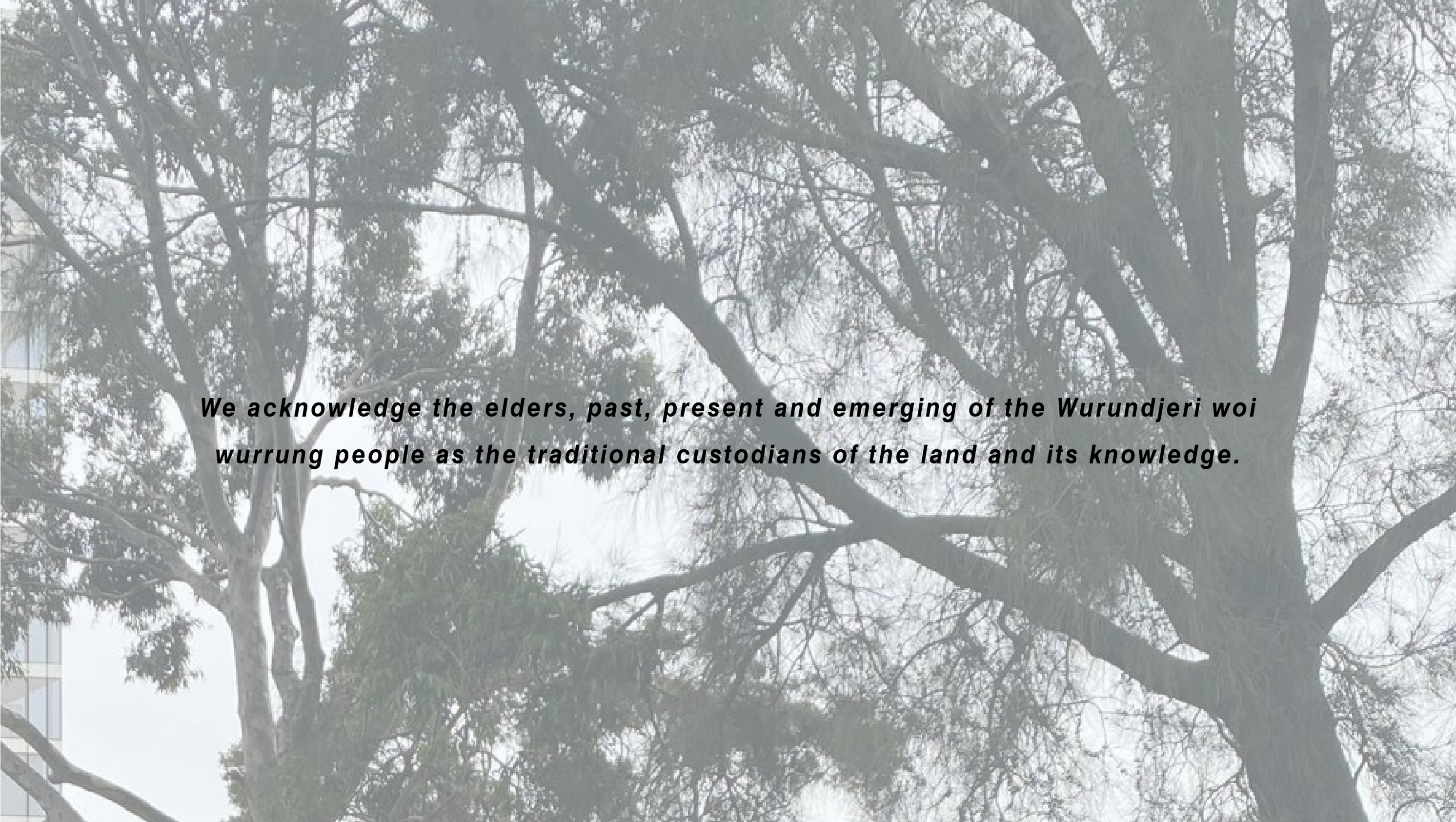
TOWN PLANNING REPORT

Rev	Date	Purpose
01	19.05.2023	Town Planning Report
02	23.05.2023	Town Planning Update
03	11.07.2023	Town Planning Update
04	18.07.2023	Town Planning Update
05	11.09.2023	Town Planning Update

CONTENTS

Contents	3
Introduction	5
Heritage and Design Principles	6
Precedent Images	7
Landscape Proposal	8
Materials	9
Proposed Planting	10
Planting	11





We acknowledge the elders, past, present and emerging of the Wurundjeri woi wurrung people as the traditional custodians of the land and its knowledge.

INTRODUCTION

TCL was commissioned in April 2023 to undertake a review and landscape design proposal for the Jockeys' Convalescent Lodge built in 1893 and located at 550 Epsom Road, Flemington. The building was intended to house injured jockeys after their release from hospital it was said to be 'admirably situated' and 'adapted for the requirements of a recuperative seminary' ¹. Given the heritage listing TCL reviewed the Heritage Impact Statement and established heritage principles to ensure the proposal is in accordance with the heritage value of this building and landscape.

The proposed design aims to embody the Burra Charter to ensure a legible reading of the historical building while ensuring a contemporary garden experience to evoke the expression of a garden for recuperation and enjoyment. The proposal seeks to ensure the garden becomes a landscape that is utilised by residents and visitors for passive recreation and enjoyment.

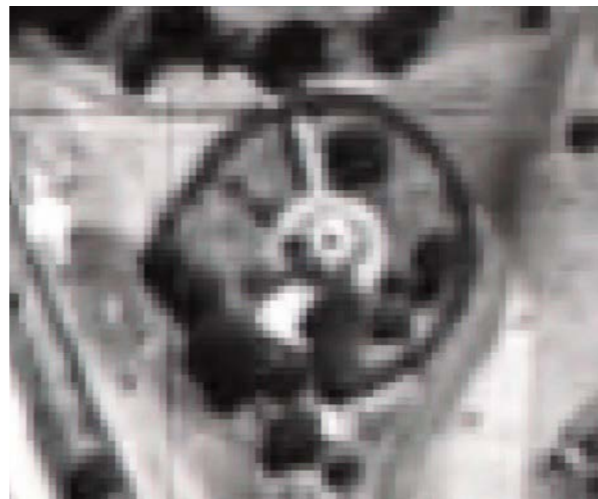
The landscape proposal seeks to reinforce the perimeter hedge with a communal seat element. complimented with informally arranged domestic scaled trees.

The 1945 images are all that remain to hint towards the heritage garden that once was here, along with an image from circa 1965. The contemporary garden design proposal has based the domestic scaled ornamental and fruiting trees that appear in the 1965 image.

The garden will play a critical role in establishing the views to the heritage building and invite the public to enjoy this important heritage building and setting.



Figure 3 An aerial photograph of the Jockeys' Convalescent Lodge as it appeared in 1945. Source: University of Melbourne Online Map Collection, 1945 photo-map.



Digitally enhanced aerial image 1945



Image c. 1965



The Jockey's Convalescent Lodge

¹ 'Turf Topics and Anticipations', Leader, 19 August 1893, p.18.

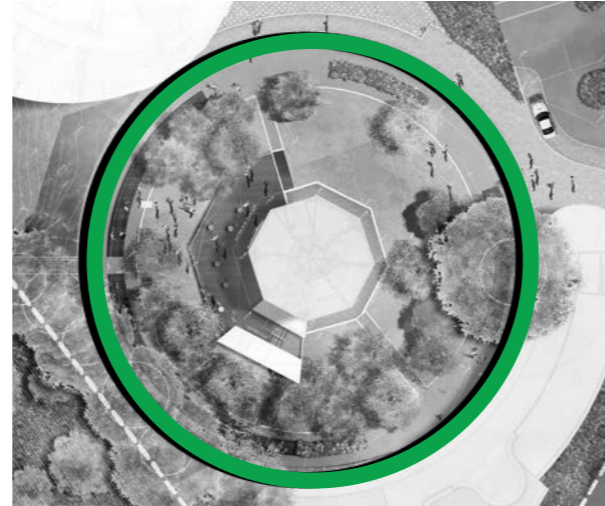
HERITAGE AND DESIGN PRINCIPLES



Image c.1965

Convey a sense of being a part of respite and convalescences

- Respect and acknowledge the heritage building an octagonal exotic Victorian cottage by William Salway in the orne' style
- planted with a hedge to provide restful seclusion for the convalescent of jockeys



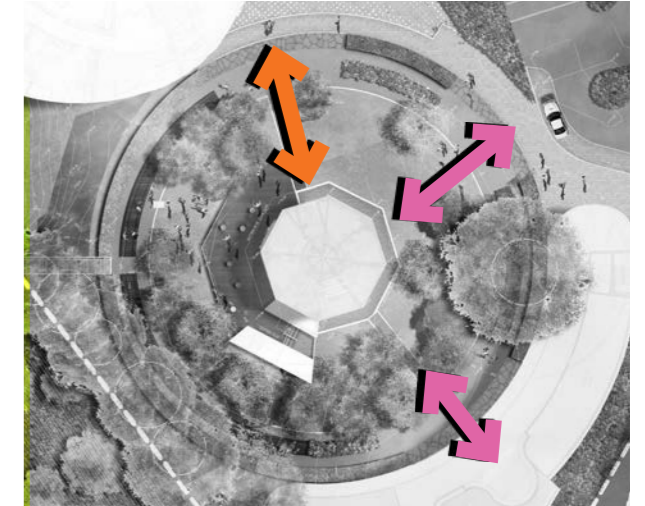
Perimeter and hedge to create a sense of enclosure

- provision of a planted hedge or curved natural stone path as interpretive element of hedge



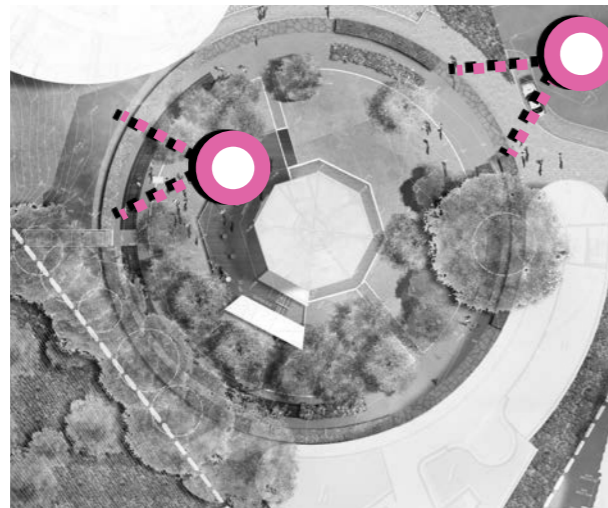
Access Path

- provision of a path leading from the front door of the lodge to the perimeter garden



Limit Access / New Access Points

- provide a widened and increased access from Epsom Road to the Jockeys' Convalescent Lodge



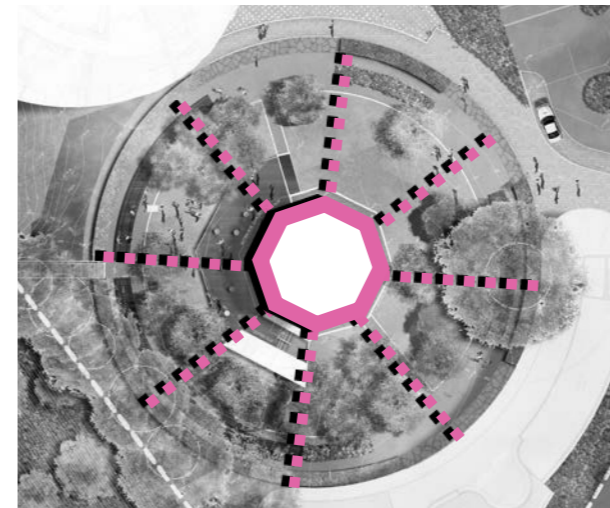
Views from Epsom Road and distant views beyond

- maintain views from Epsom Road to the building
- maintain a good view from the lawn to the west



Retention of Peppercorn Tree and plant usage

- retention of peppercorn tree
- use plants that formed part of the historical planting scheme for the broader Flemington Site



Loose arrangement of gardens based on octagonal form

- Acknowledge the unusual polygonal design within a circular garden setting to provide seclusion

Domestic Scale to support rehabilitation

- garden to reflect the heritage function of the building however not to be a heritage garden

- ### Mitigate scale of proposed architecture
- garden to establish a sense of enclosure and assist in mitigating the scale of the proposed buildings

Enhanced garden setting to support future cafe' use

- the contemporary garden can be utilised to support the future buildings function as a cafe' and place of social gathering

PRECEDENT IMAGES



Signature table and bench for diverse users.



Balance textures of hardscape and softscape



Spatial contrast to frame the heritage.
















Leisure area with canopies and views



LANDSCAPE PROPOSAL

A contemporary large bench seat enables all to come together to enjoy this contemplative garden. The garden will become a place for reflection and viewing of the heritage building, planting and view. The large bench seat is protected by an enclosing hedge with areas of lawn linking to an activated deck.

LEGEND














-  T1 Timber Deck
-  T2 Paving T1 Gravel Paving
-  T3 Paving T2 Crazy Stone Paving
-  T4 Paving T3 Brick Paving
-  T5 Turf
-  T6 Garden Bed
-  T7 Bluestone Paving
-  1 Lower Hedge
-  2 Medium Hedge
-  3 Higher Hedge
-  4 Large Bench Seat
-  5 Existing Trees
-  6 Proposed Tree Planting



LANDSCAPE PROPOSAL

Precinct connections include footpath to Epsom Road and resident only access gate to Flemington Racecourse

LEGEND

-  T1 Timber Deck
-  T2 Paving T1 Gravel Paving
-  T3 Paving T2 Crazy Stone Paving
-  T4 Paving T3 Brick Paving
-  T5 Turf
-  T6 Garden Bed
-  T7 Bluestone Paving
-  1 Lower Hedge
-  2 Medium Hedge
-  3 Higher Hedge
-  4 Large Bench Seat
-  5 Existing Trees
-  6 Proposed Tree Planting

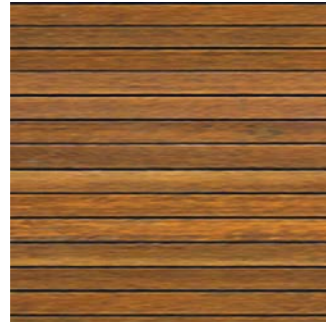
Proposed access to Flemington Racecourse



25m Circle from center of building shown dashed

152-600
LOVELL CHEN REFER ARCHITECTURE
PACHTER PARTNERS

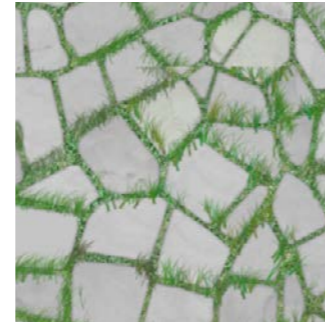
MATERIAL PALETTE



TD01
Timber



PV01
Gravel Paving



PV02
Crazy Stone Paving



PV03
Brick Paving



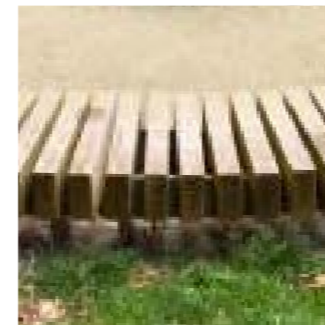
PV04
Bluestone Paving



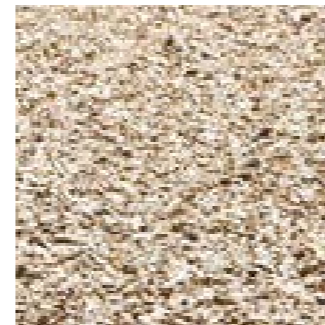
SL01
General Lawn



FN01
Loose Furniture



FN02
Large Bench Seat



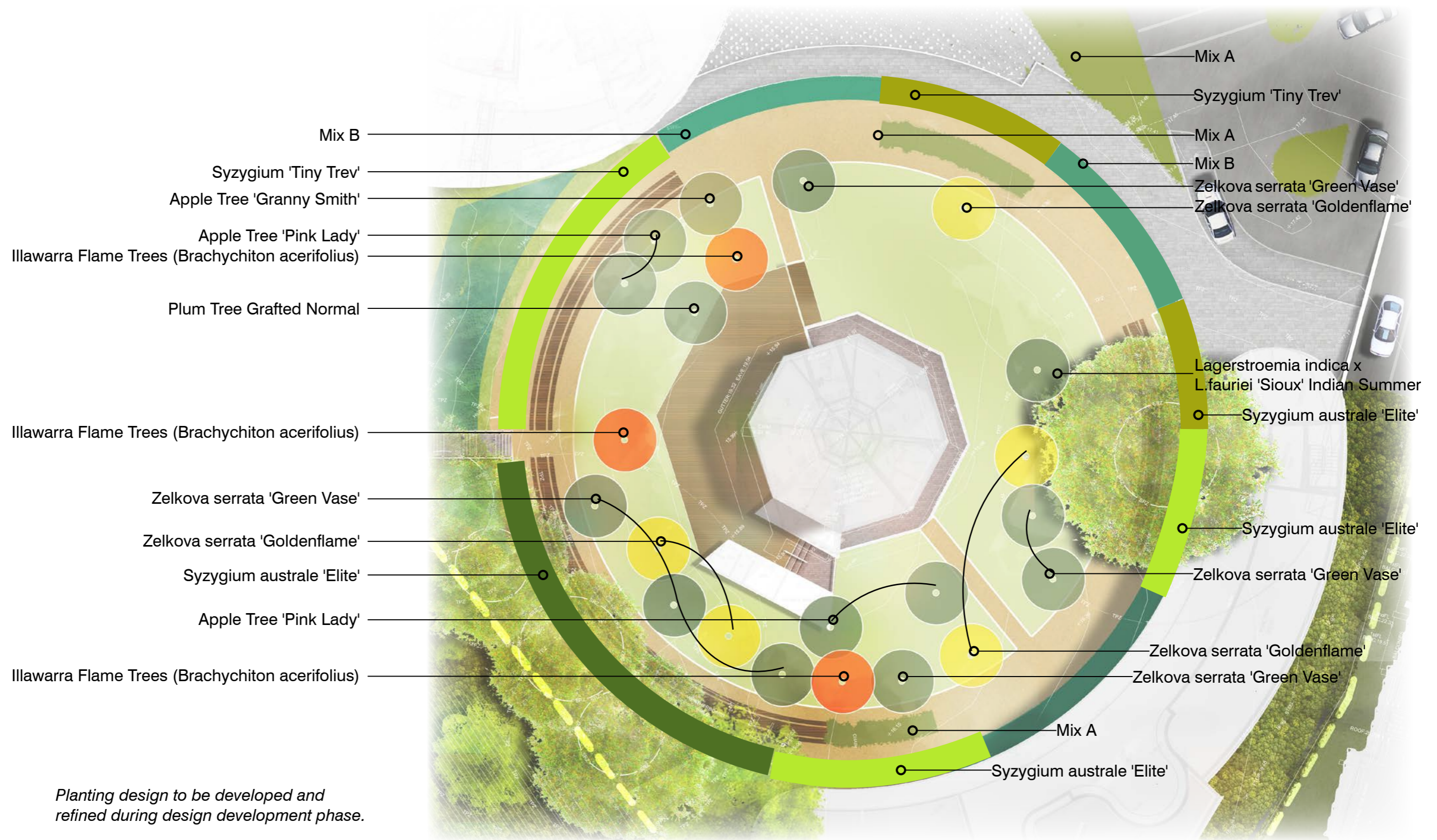
GB01
Garden Bed

Materials have been chosen to connect with the existing building and by sympathetic in the landscape. The enclosure of robust and soft materials such as crazy stone paving link the contemporary garden to the heritage use.

Material palette to be developed and refined during design development phase.

PROPOSED PLANTING

SCALE 1:250 @ A3



Planting design to be developed and refined during design development phase.

PLANTING

Trees



Plum Tree Grafted Normal



Apple Tree 'Pink Lady'



Apple Tree 'Granny Smith'



White cedar (*Melia azedarach*)



Illawarra Flame Trees (*Brachychiton acerifolius*)



Lagerstroemia indica x *L.fauriei* 'Sioux' Indian Summer



Zelkova serrata 'Green Vase'



Zelkova serrata 'Goldenflame'

Mix A - Garden Bed



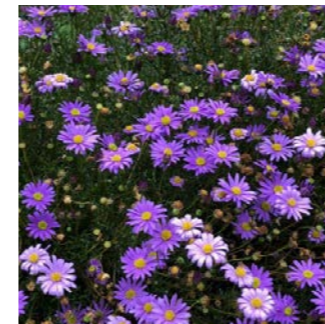
Lomandra fluviatilis



Themeda triandra



Correa reflexa prostrate



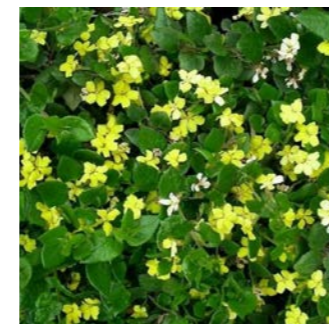
Brachyscome multifida



Banksia petiolaris



Epacris impressa



Goodenia ovata Gold Cover

Mix B - In Paving



Dichondra repens



Dichondra micrantha



Zoysia tenuifolia



Viola hederacea

Hedge-Low



Syzygium 'Tiny Trev'

Hedge-High



Syzygium australe 'Elite'

Planting has been designed to link to the heritage use of the garden. Fruit trees are proposed in part with the introduction of native deciduous shade trees to link the new garden to the plantings within the broader Flemington Racecourse. The planting scheme also uses hardy robust native species compatible for climate change.

The hedge species *Syzygium* has been selected in two forms to achieve the design intent of two hedge types. It has also been selected due to its drought tolerance once established.

Planting design to be developed and refined during design development phase.

FACADE PLANTERS TO PROPOSED BUILDING



Aphanopetalum resinum



Bougainvillea



Hibbertia scandens



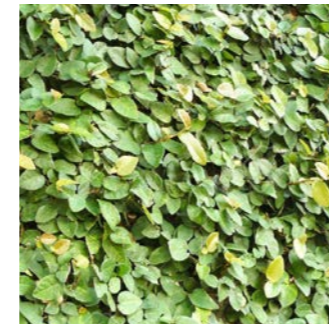
Harenbergia violacea



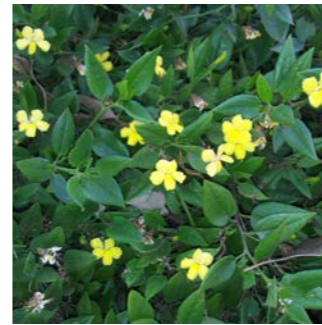
Arthropodium cirratum
'Matapouri Bay'



Derwentia perfoliata



Ficus pumila



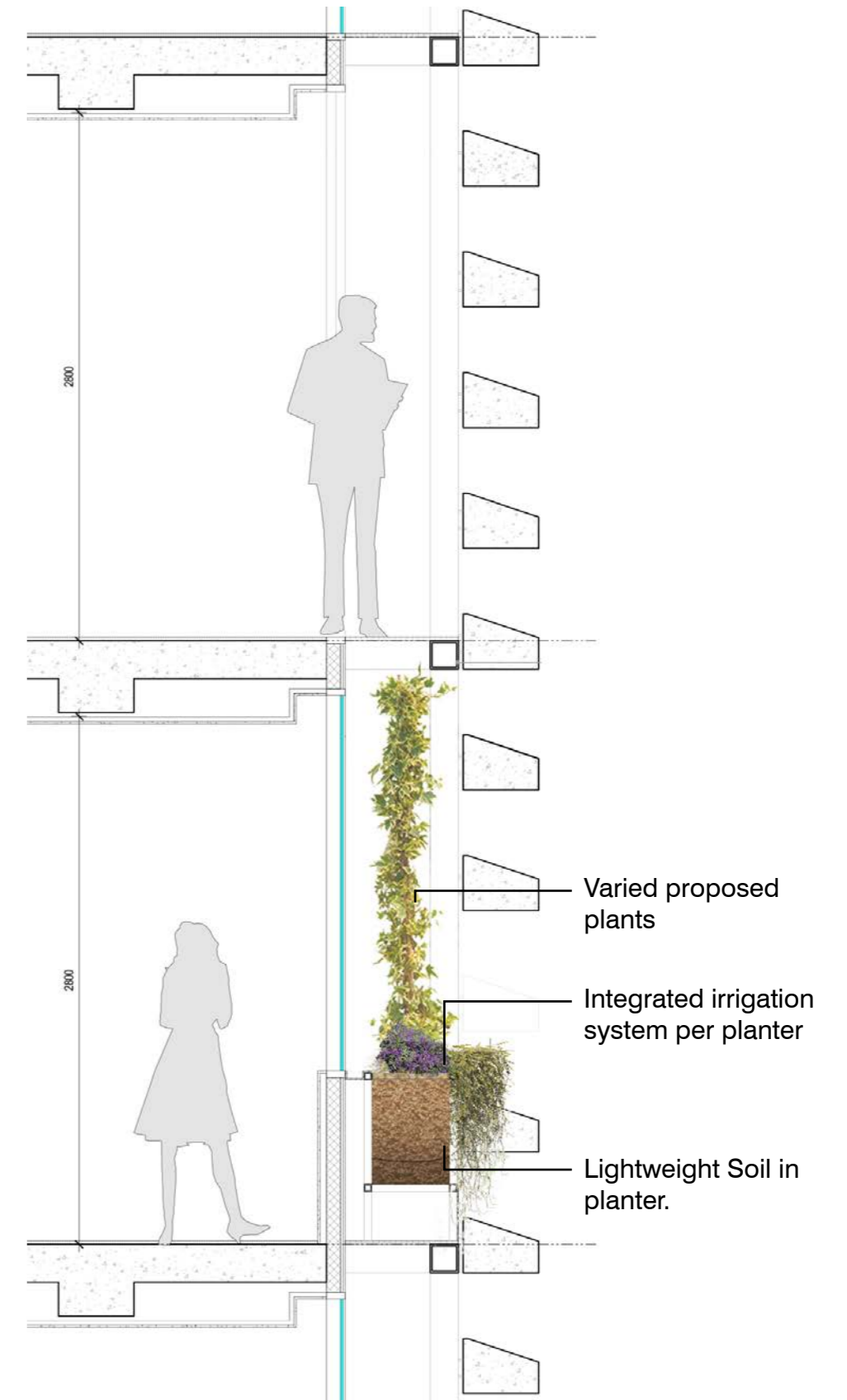
Goodenia ovata

Facade planters create vertical green infrastructure to provide a softening to the facade.

The proposed vertical greening is to integrate the planter element behind the facade element with a GRC or similar container system. All planters will have integrated irrigation and maintenance access by the facade access strategy.

Plants have been proposed to be hardy and provide seasonal change. The plants include a consistent green character once established.

Planting design to be developed and refined during design development phase.



T.C.L

