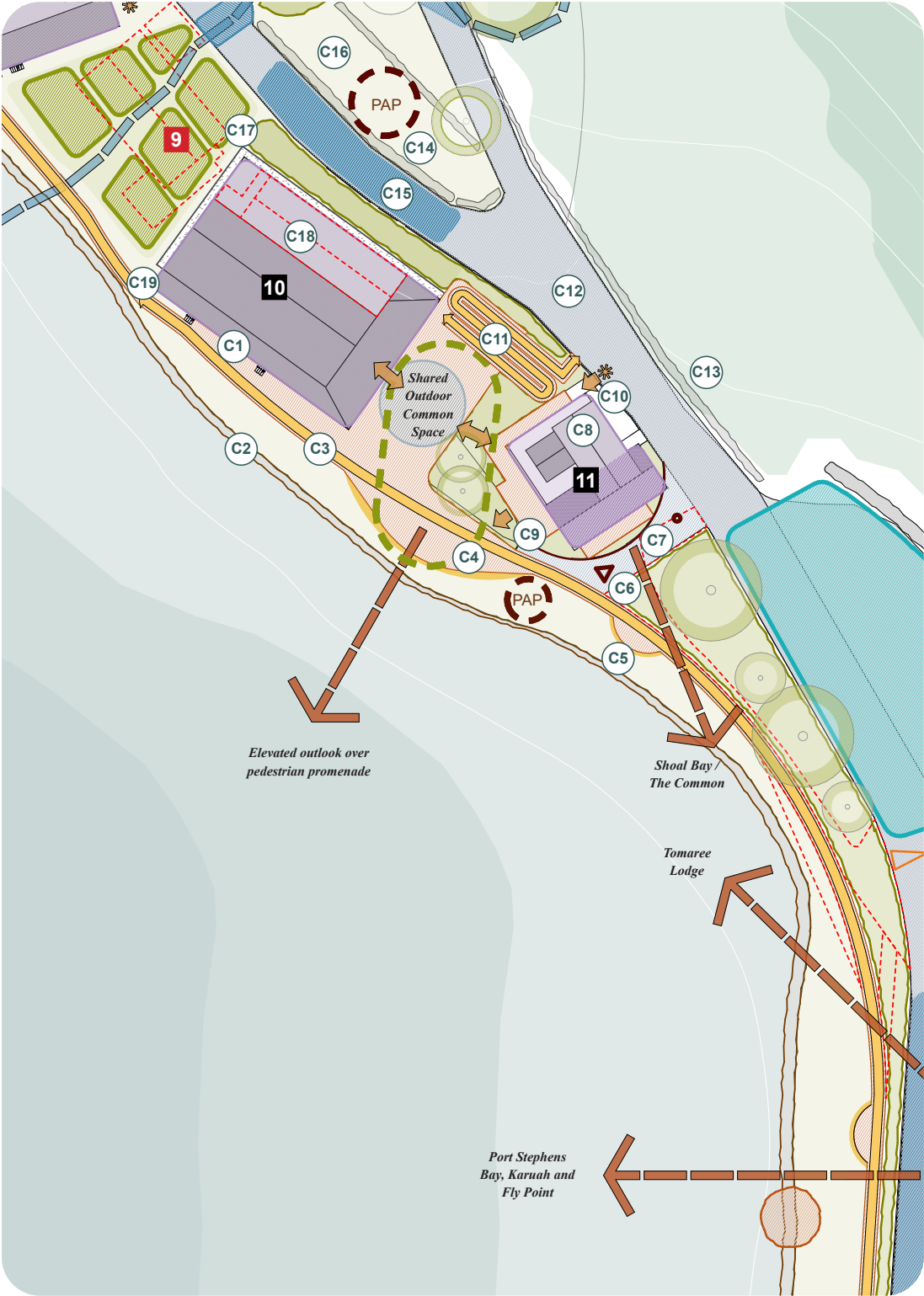


The Masterplan for the renewal of Tomaree Lodge

C. Civic



- C1** Repair and improve equitable access into the Hall. Open up sides to views and activate the foreshore connection.
- C2** Remove and reinstate damaged and failing seawall. Rectify poor drainage and PVC pipe stormwater systems.
- C3** Delineate clear 'shared' pathway for pedestrians, cyclists and when required for emergency / maintenance vehicles with texture and colour.
- C4** Key activation node between the Building 10 and 11.
- C5** Realign pedestrian walkway to improve safety and soften edges. Integrate with landscape solution.
- C6** Give way signage for vehicles to prioritise pedestrian movement.
- C7** New clear foreshore road access point secured and controlled access road intersection.
 - 'Give-way' to pedestrians
 - Bollard / locked access
 - Available to emergency and delivery vehicles.
- C8** Building 11 has a strong position with connection to 'Common', 'Checkpoint' and 'Civic' areas, long vistas, ideal for soft gathering such as cafe, kiosk / point of sale and bookable rooms.
- C9** Opportunity to add outdoor decking to elevate outlook from 3 sides. Rear access close to carpark and staging area - suitable for deliveries and waste management.
- C10** Publicly accessible building, low in-scale suitable for hospitality, cafe, bookable exhibition space or admin uses. Rear access suitable for deliveries.
- C11** New shaded accessible ramp to public forecourt / breakout space.
- C12** Rationalise all site services within the road reserve and resurface.
- C13** Protect and signpost heritage drainage culvert system and hand made low stone walls.
- C14** Opportunity for activating the park with public art, education elements and gathering spaces.
- C15** Reduce vehicle access to create a quieter pedestrian village zone.
- C16** Refurbish the pocket park to highlight the former use as a garrison parade ground and hospital garden terraces incorporate stone walls in future design.
- C17** New retaining wall solution to resolve level change and supply structure stability to the Hall.
- C18** Improve hall roof following the removal of the first floor structure. Strengthen to include sustainable elements.
- C19** Large open plan flexible hall space, suitable for a public bookable space, group gathering, displays and workshops.

BUILT FORM + POTENTIAL USE

- 10 Quarterdeck**
Adaptive Reuse and Repair
- Offices
 - Art Gallery / Exhibition Area / Museum
 - Conference / Meeting Space
 - Town Hall Space

- 11 Galleon's Rest**
Adaptive Reuse and Repair
- Shop / Space for Sale of Goods
 - Office Space
 - Small Arts Venue



Project: Spinifex Hill Project/Officer Woods



Project: South Melbourne Life Saving Club /Jackson Clements Burrow



Project: Balfour Street Park / Jane Irwin Landscape Architecture



Project: OneNinety/SDS



Project: Kelmscott Train Station/SDS