

The Masterplan for the renewal of Tomaree Lodge

D(i). Central Celebration



- D1 Visual and physical connection to the port. Creation of shared public terraces with activated edges. Allow for long vistas deep into the site.
- D2 Creation of a new tiered outdoor public space. Arrival by footpath, roadway or jetty to offers split mode transport options. Ideal for markets, hospitality, community gathering, amphitheatre for music, dance, drama, concerts or entertainment.
- D3 Following the removal of Yachtsman's Rest, establish a terraced landscape and allow for the cascading of water.
- D4 'Forest to Foreshore' connection with a natural drainage swale system, water polishing, ecologically sustainable and an education opportunity.
- D5 Building 12 has limited potential for public interface - limited views or outlook. It has an elevated central location that can support nearby uses and can activate the nearby pocket park through the lower storage level.
- D6 Opportunity for a new flexible outdoor plaza spaces, to service food and beverage, exhibition and site visits.
- D7 Building 13 has substantial concrete framed floors and structure. Subject to engineers review it has potential for multi commercial uses such as a function centre, hospitality, education, accommodation and exhibition or research. Well serviced with both 'public' and 'back of house' service zones. It has significant elevation with views and outlook in all directions.
- D8 Pedestrianised safe low traffic area.
- D9 Building 5 is contaminated with asbestos and is also subject to water damage. To be removed. The available space to be part of a new terraced landscape solution. See D10.
- D10 New terraced landscape solution.
- D11 Strengthen and repair existing seawall where isolated concrete patching has failed. Potential for ramp and lift access.
- D12 Opportunity to reinstate original small craft transport jetty. Small vessel (water taxi) arrival by jetty with equitable outdoor landscape access solution has the potential to link all levels of the site. Subject to seagrasses and seabed surveys, depths and ecologically sensitive solutions. (This is not within of the site boundary and is a future extension opportunity).

BUILT FORM + POTENTIAL USE

8 **Dolphin Cove**
Adaptive Reuse and Repair

- Shop / Sale of goods
- Localised Offices
- Gallery / Exhibition Space
- Research / Learning Space

12 **The Bridge**
Adaptive Reuse and Repair

- Localised Offices
- Art Gallery / Exhibition Space / Historical Studies
- Research / Learning Space
- Education / PhD Student Offices

13 **Administration & Accommodation**
Adaptive Reuse and Repair

- Function Centre
- Accommodation
- Shop / Sale of goods
- Localised Offices
- Research / Learning Space



Project: Urban Design / Hassell



Project: Glebe Foreshore Walk / JMD Design



Project: Sub Base Platypus /Aspect Studios



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Project: Tweed Heads Promenade/Aspect Studios