

4 • ARRIVAL SQUARE PLAN

Arrival Square

Arrival Square will be the main space where Visitors converge on site regardless of how they arrive. It links to the new Kesterton Park Link, the internal road network, the water arrival point and the sandstone tunnel access to the new lift. It helps to activate the south elevation of the FIMA workshop, providing potential space for outdoor diners and provide intimate views to the harbour sea life. It is anticipated that site interpretation panels or the like could be incorporated into the Square.



1. Textured concrete planter wall with mass planting and built in handrail
2. Localised grading to landing at top of stairs around stormwater pits
3. Staircase with open steel treads fixed to retaining wall at north and precast concrete balustrade to south
4. Concrete platforms continuing into planting bed and becoming seating elements
5. Timber bench seating to 450mm high retaining wall
6. Mass planting bed @ 1:3 slope with concrete blade walls
7. Maintain existing palm tree
8. Timber bench seating
9. Feature Fig tree with sandstone rocks/seating elements
10. Feature recycled brick paving
11. Concrete paving with recycled brick elements embedded
12. Timber sleeper edge barrier
13. Retain existing concrete plinth. To have timber capping for bench seat
14. Bridge to architect's drawings
15. Flush mass planting bed at base of wall
16. Sandstone paving inlay strips
17. Existing sandstone tunnel, (red indicates additional excavation)

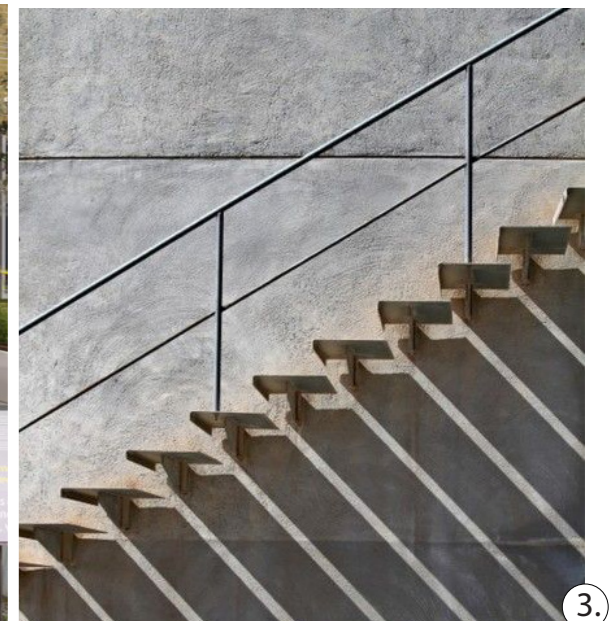
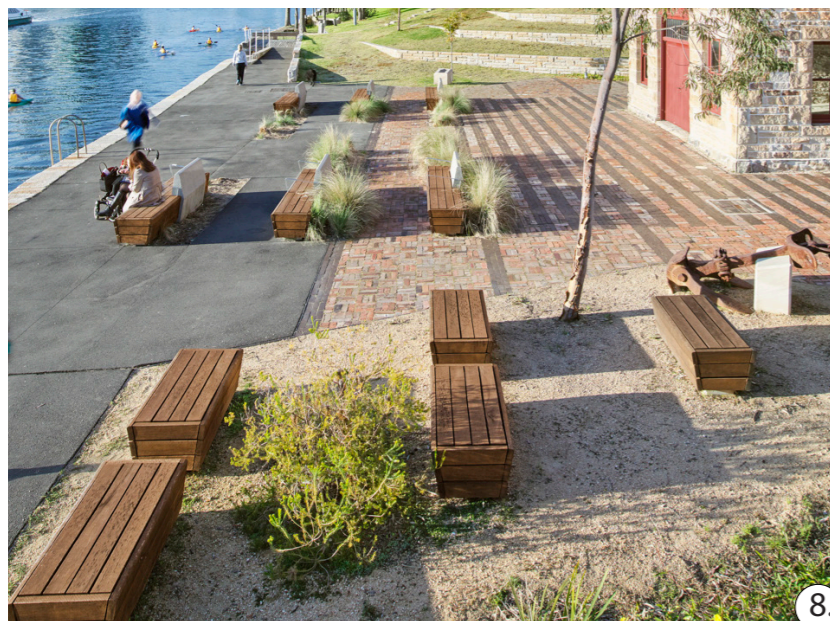
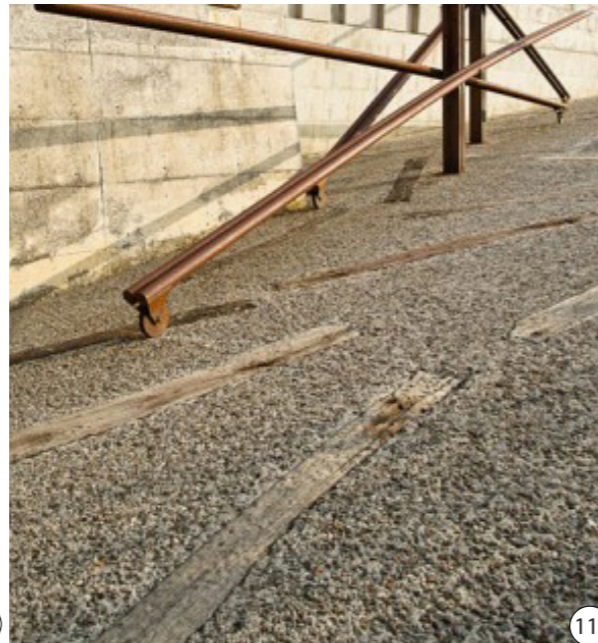
NOTES:
- All trees shown are proposed unless otherwise noted

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33.8440° S, 151.2165° E



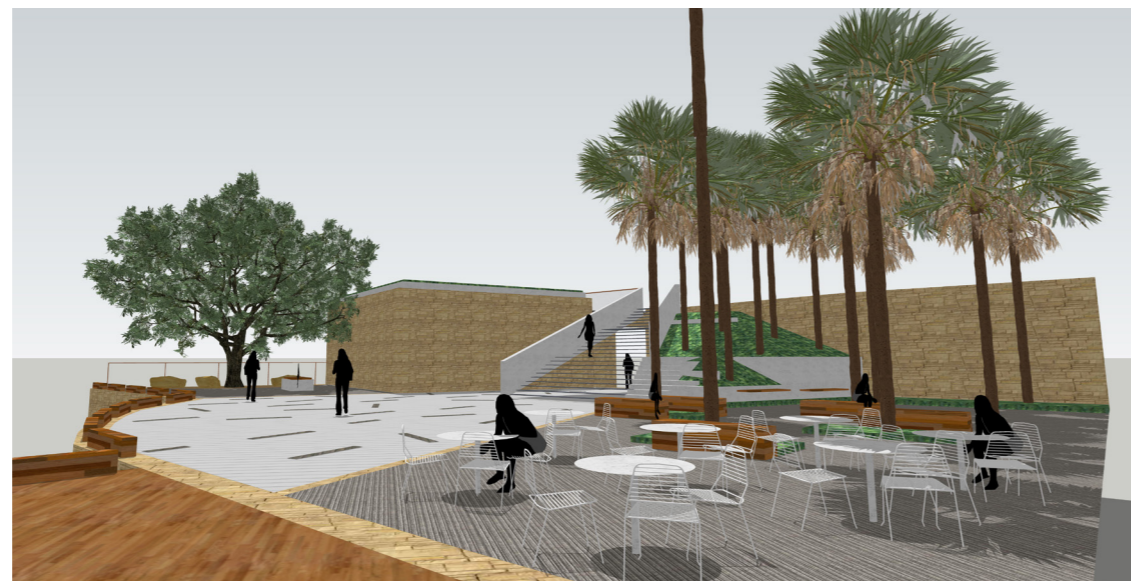
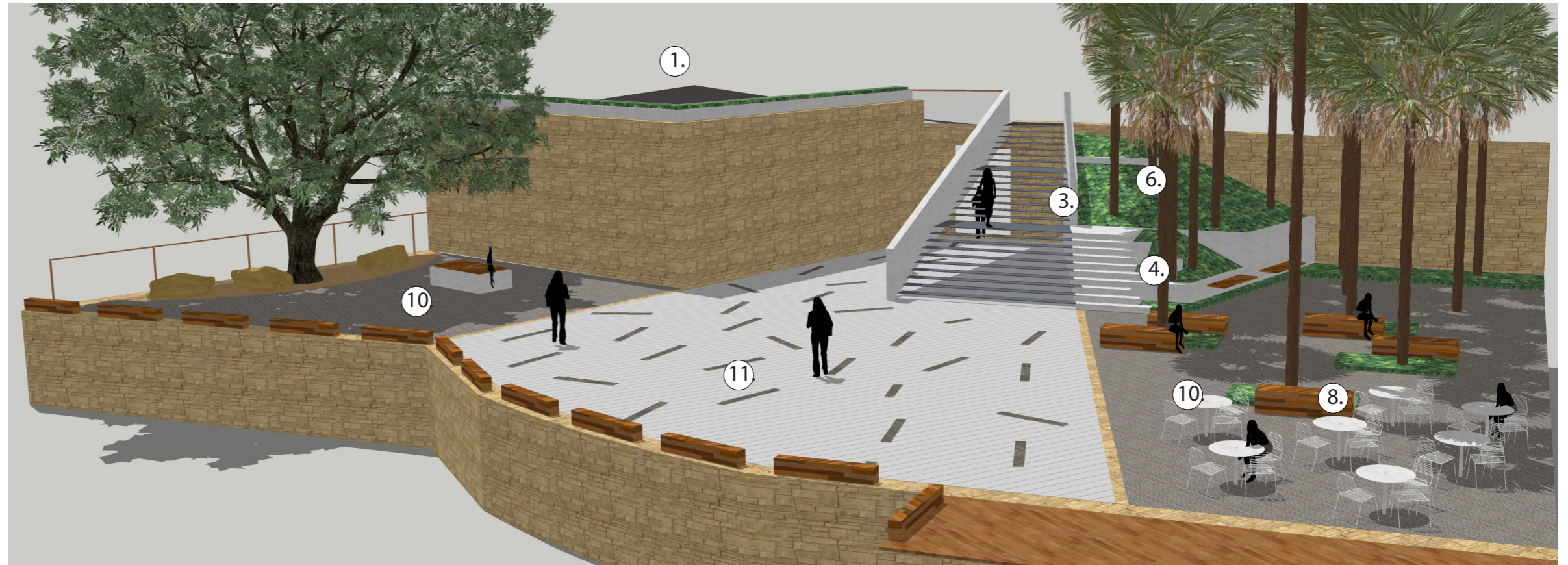
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4 • ARRIVAL SQUARE MATERIALITY



4 • ARRIVAL SQUARE CONCEPTUAL VIEW

- ①. Textured concrete planter wall with mass planting and built in handrail
- ②. Localised grading to landing at top of stairs around stormwater pits
- ③. Staircase with open steel treads fixed to retaining wall at north and precast concrete balustrade to south
- ④. Concrete platforms continuing into planting bed and becoming seating elements
- ⑤. Timber bench seating to 450mm high retaining wall
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- ⑦. Maintain existing palm tree
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- ⑭. Bridge to architect's drawings
- ⑮. Flush mass planting bed at base of wall
- ⑯. Sandstone paving inlay strips



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5 • FIMA WORKSHOP + COURTYARD CONTEXT + DESIGN EXAMPLES



**SITE PHOTO OF EXISTING FIMA AND
SUBMARINE SCHOOL WORKSHOPS
FRONTING ONTO LANEWAY**



**TONSLEY MAIN ASSEMBLY BUILDING
AND PODS BY WOODS BAGOT AND
TRIDETE ARCHITECTS**

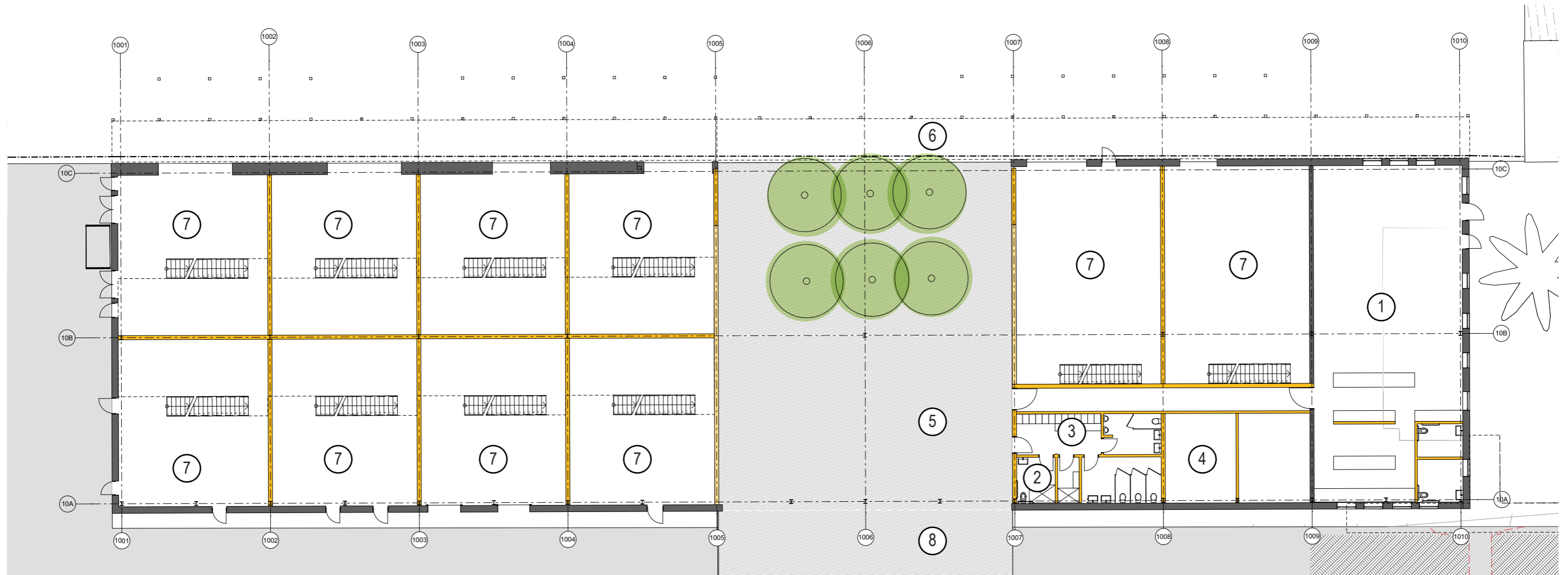
FIMA Workshop

The FIMA Workshop building has great potential for raw tenanted spaces of varying sizes. Existing internal walls, services and other accretions will be removed to leave clean clear space. New cross walls divide the building into a series of tenancies along the structural divisions and opportunities for small tenancy by tenancy mezzanines are proposed. The design will allow for a potential large central courtyard to be cut into the building to introduce light and a public link between the waterfront wharf and the laneway. A potential retail food outlet at the south end fronting Arrival Square and new amenities and garbage storage areas have been provided.



**HISTORICAL PHOTO OF FIMA BUILDING
NEWLY CONSTRUCTED**

5 • FIMA WORKSHOP GROUND PLAN



1:250



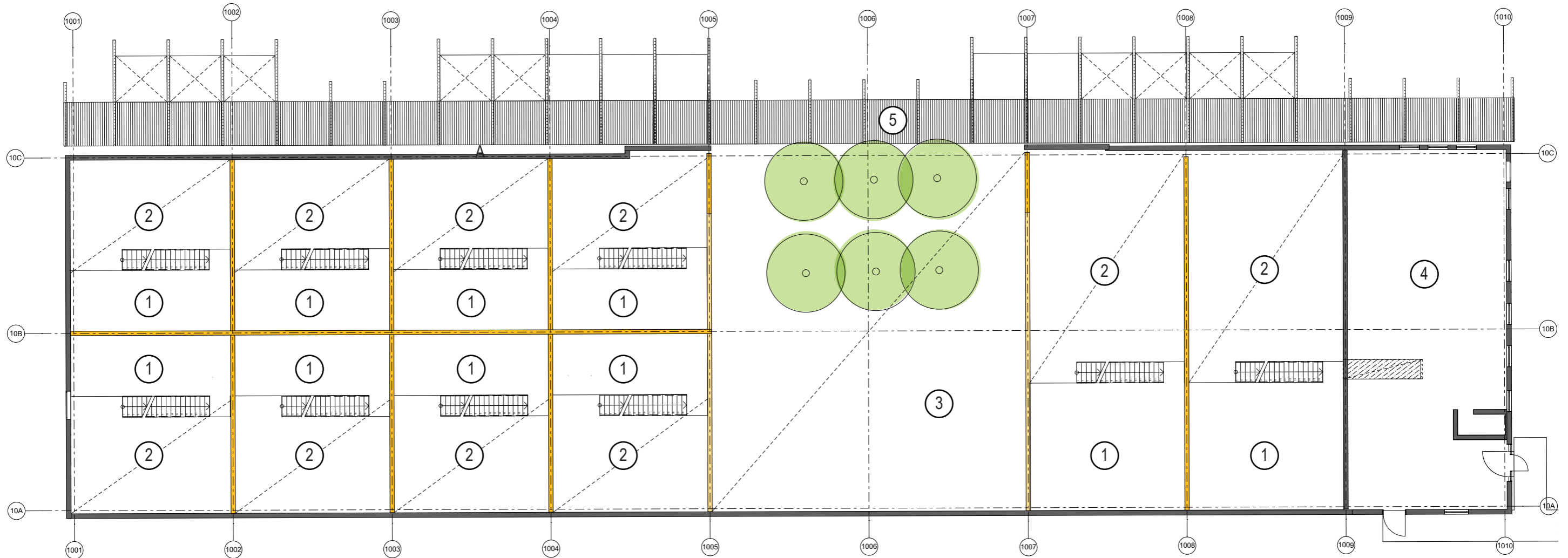
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- ① Space for potential cafe/restaurant with commercial kitchen
- ② Accessible shared wcs
- ③ Staff amenities - WCs, Showers and lockers
- ④ Bin store
- ⑤ Landscaped courtyard - refer to landscape architect details
- ⑥ Covered walkway and seating on wharf - refer to landscape architect details
- ⑦ Individual tenancies
- ⑧ Landscaped shared zone laneway

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5 • FIMA WORKSHOP

LEVEL 1 PLAN



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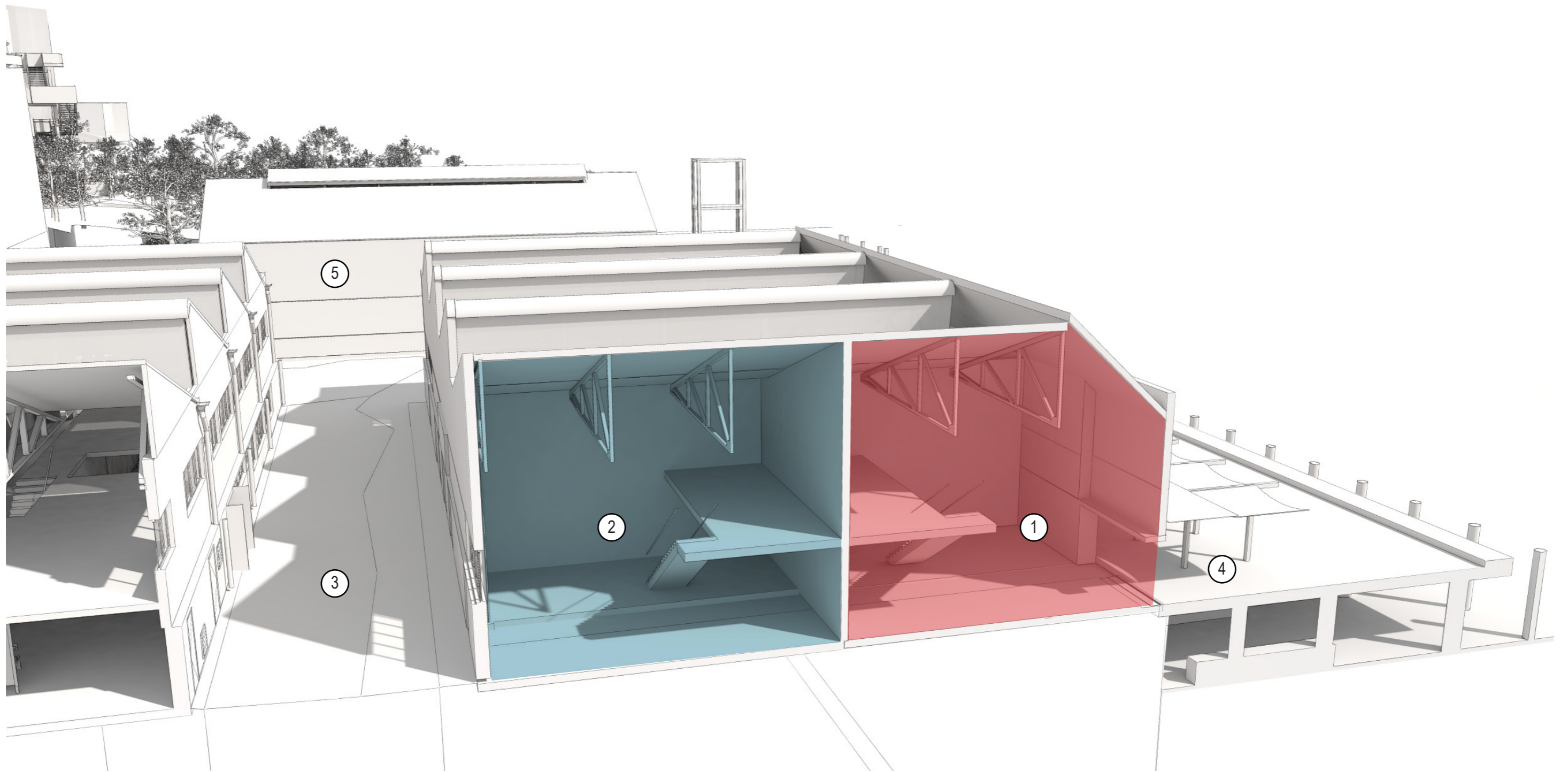


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- ① Mezzanines to ground floor tenants
- ② Double height void spaces to ground floor tenants
- ③ Landscaped courtyard - refer to landscape architect details
- ④ Tenancy above cafe space
- ⑤ Roof over walkway

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5 • FIMA WORKSHOP SECTION A



- ① Water front tenancy with mezzanine level
- ② Lane front tenancy with mezzanine level
- ③ Laneway between FIMA building and Submarine School

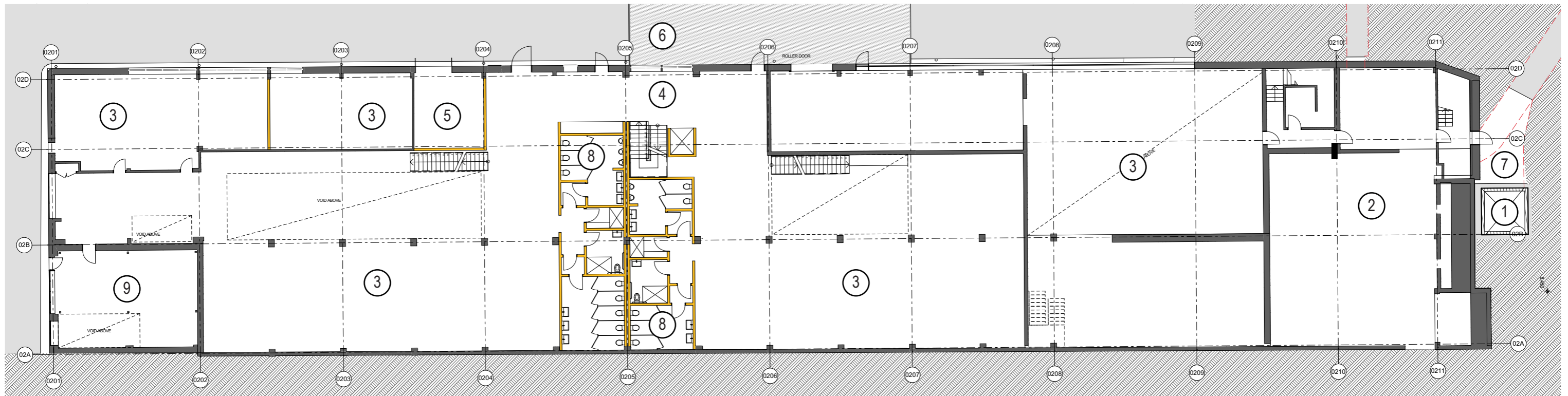
- ④ Covered walkway and seating on wharf - refer to landscape architect details
- ⑤ Retort House and Northern Park beyond

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6 • SUBMARINE SCHOOL GROUND PLAN

Submarine School

A new lift and lobby in the center of the Submarine School will provide access to two large future tenancies as identified in the Platypus Management Plan. The existing northern void has been increased and a new central void created to ensure light and connectivity to the ground floor areas that back onto the sandstone cliff. The existing gym and squash court area provides a large space, while the northern end adjacent to the laneway is suited to a series of smaller tenancies. The southern end contains existing industrial equipment and incinerator and could be used as part of site interpretation and exhibition, with a direct link into the existing sandstone tunnel.



1:250

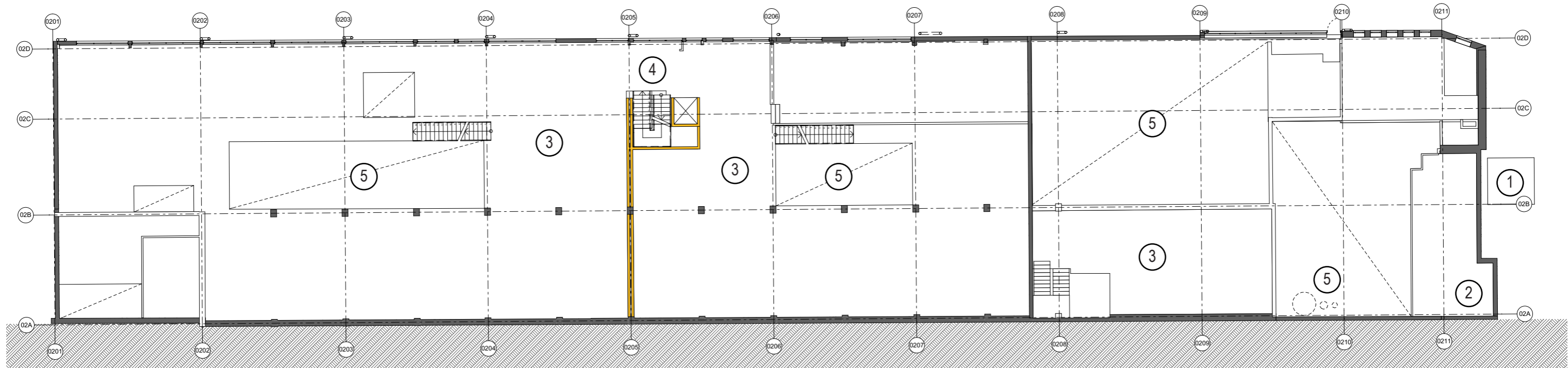


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- ① Lift to tunnel link to Arrival Square
- ② Boiler room retained for future Harbour Trust interpretation
- ③ Individual tenancies
- ④ Shared lobby entrance to larger tenancies off landscaped laneway
- ⑤ Bin room
- ⑥ Landscaped shared zone laneway
- ⑦ Sandstone tunnel
- ⑧ New toilets and showers
- ⑨ Public Amenities

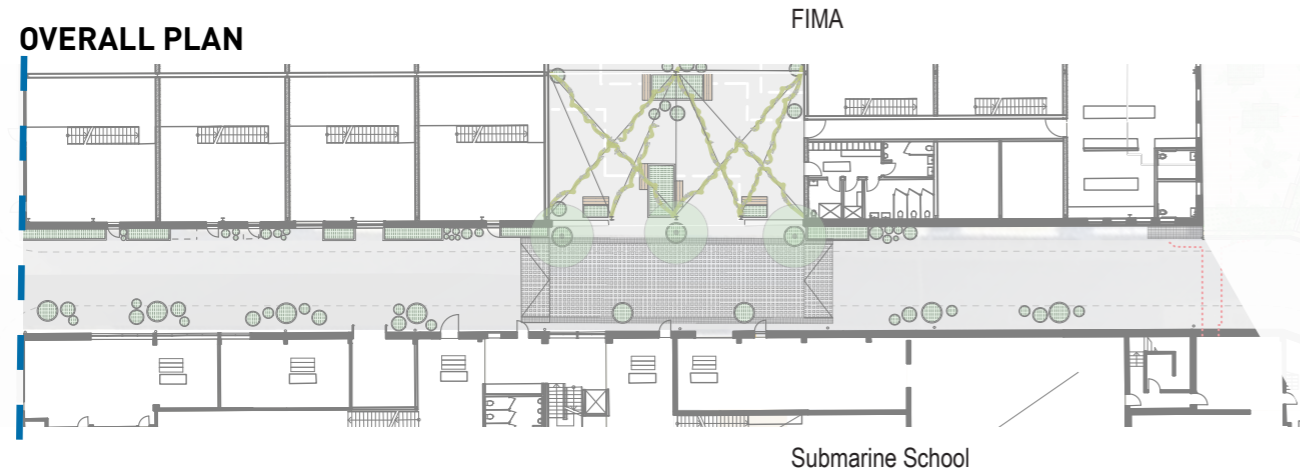
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6 • SUBMARINE SCHOOL LEVEL 1 PLAN



- ① Lift to tunnel link to Arrival Square
 - ② Boiler room retained for future Harbour Trust interpretation
 - ③ Individual tenancies
- ④ Shared lobby entrance to larger tenancies
 - ⑤ Voids

OVERALL PLAN

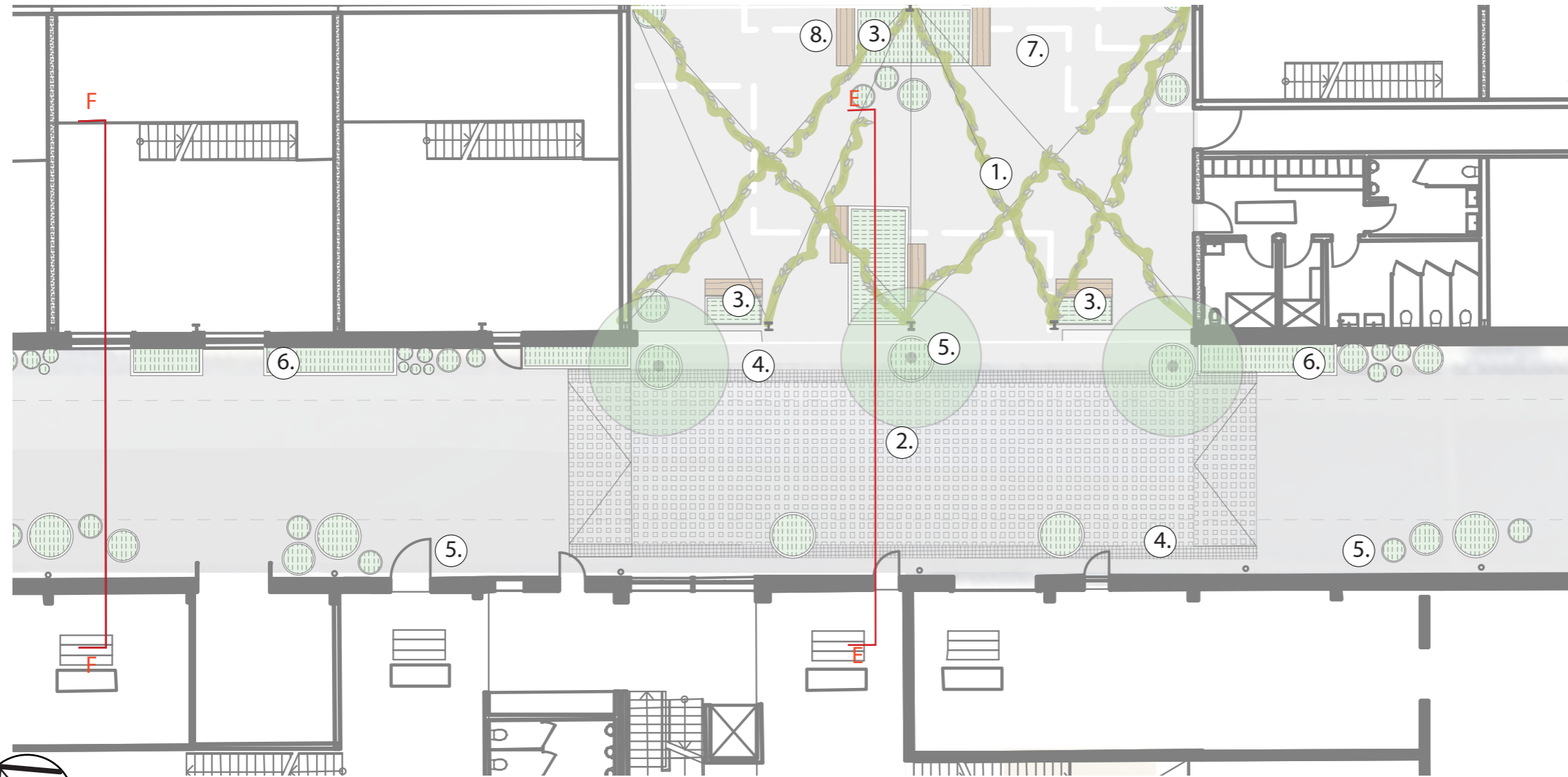


Laneway

The scale of the Laneway provides for an intimate overlay of planters positioned to enhance the informal character of the tenanted spaces that front it in the refurbished FIMA workshop and Submarine School. It will be a shared zoned where pedestrians take precedence over delivery and maintenance vehicles. At the mid-point, the ground plane of the new central Courtyard to the FIMA workshop extends across laneway providing an obvious place to pause or change direction.

7 • LANEWAY PLAN

DETAIL PLAN



1. Climbers trained along stainless steel tensile wire system fixed to existing roof structure
2. Raised platform flush with kerb to have concrete sett paving
3. Raised planter beds with timber bench seating and mass planting
4. FRP drainage channel grate over existing kerb and channel drainage system
5. Possible concrete planter pots with feature planting
6. Possible raised low planters with mass planting
7. Maintain existing concrete slab where possible including line-markings
8. Timber bench seating



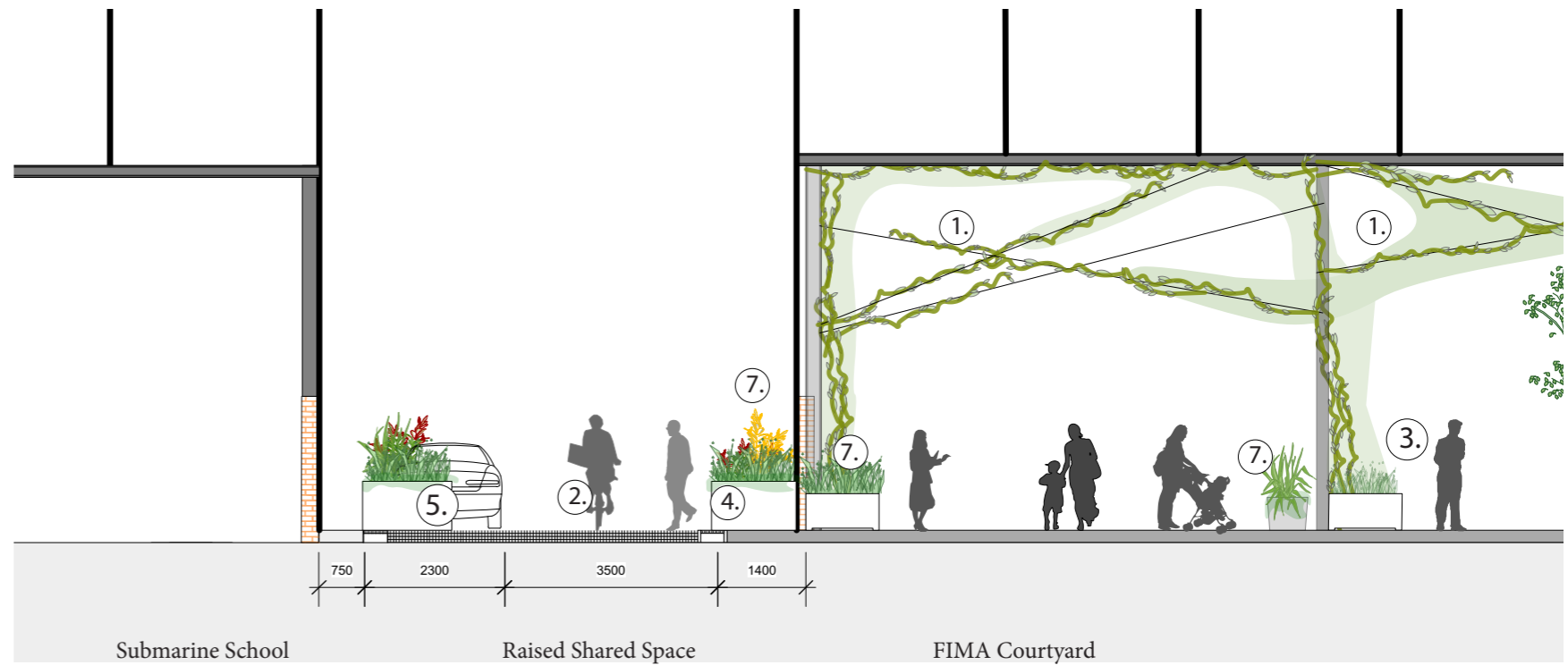
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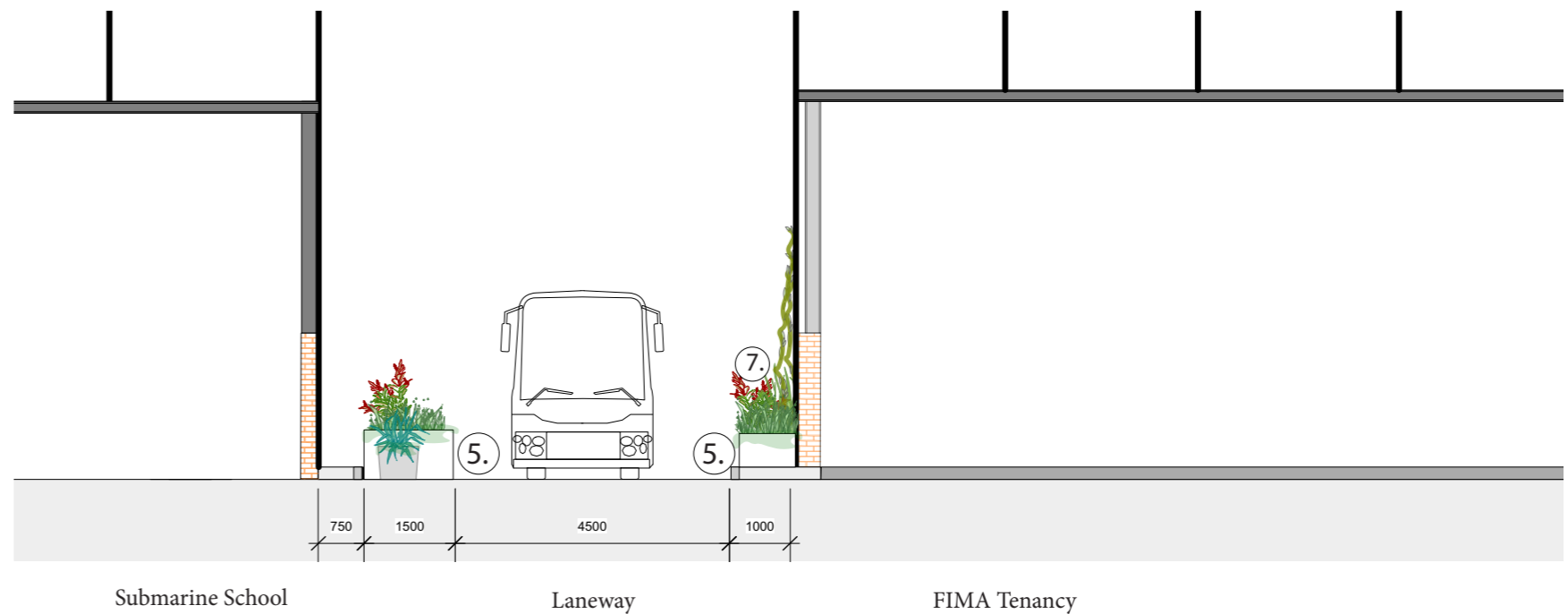
7 • LANEWAY SECTIONS

- ① Climbers trained along SS tensile wire system fixed to existing roof structure
- ② Raised platform flush with kerb to have concrete set paving
- ③ Raised planter beds with timber bench seating and mass planting
- ④ FRP drainage channel grate over existing kerb and channel drainage system
- ⑤ Possible concrete planter pots with feature planting
- ⑥ Raised low planters with mass planting
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SECTION EE: Laneway



SECTION FF: Laneway



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