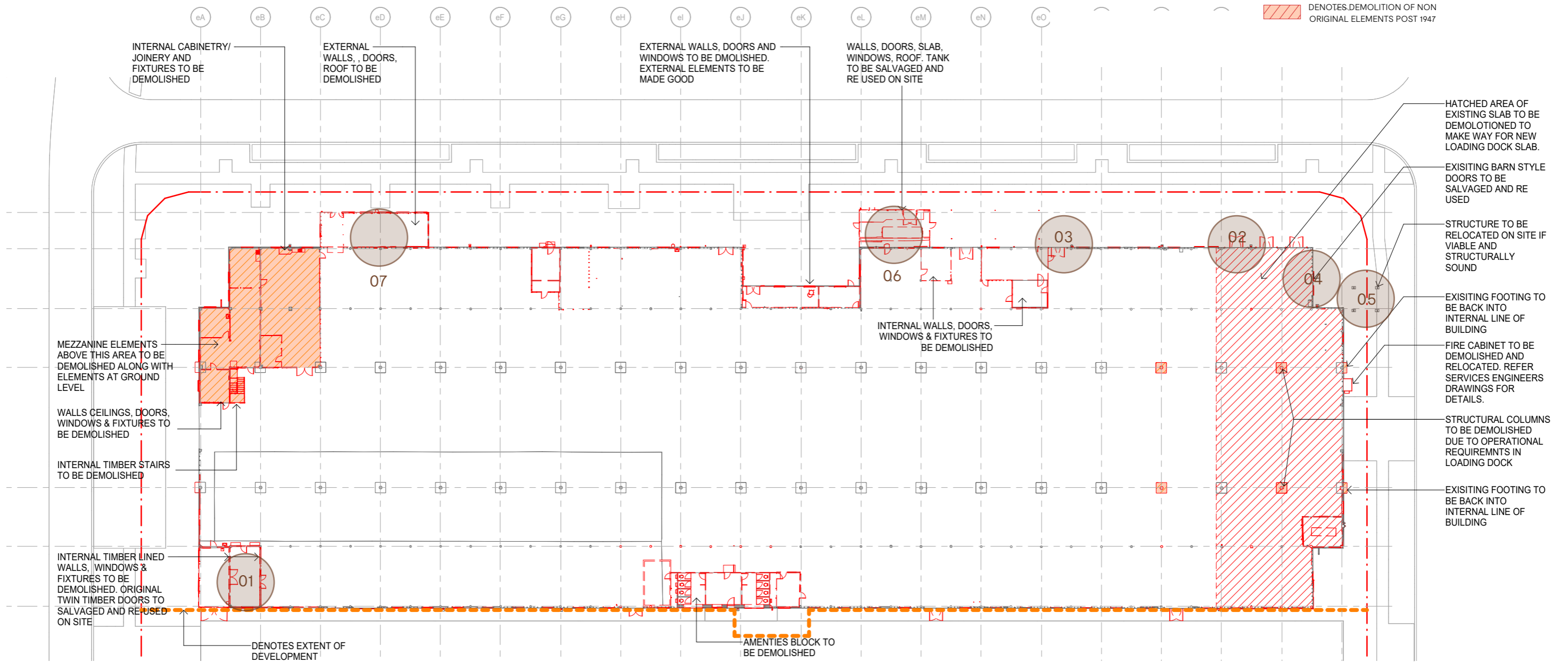


fabrication shed | salvage & re-use original materials



01-04 barn-style doors to be reused in interior



05 industrial tank to be preserved if structually possible



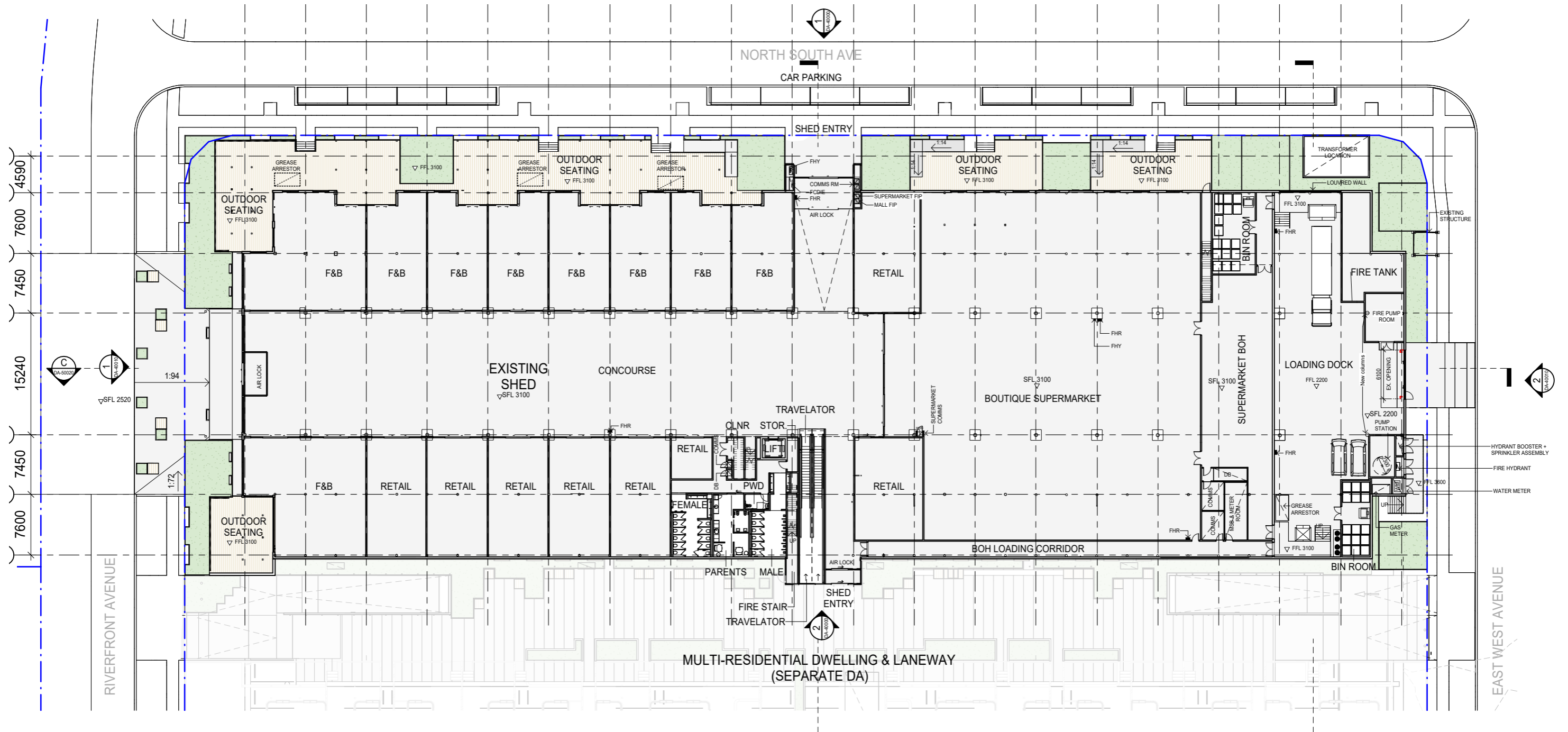
06 tank to be preserved



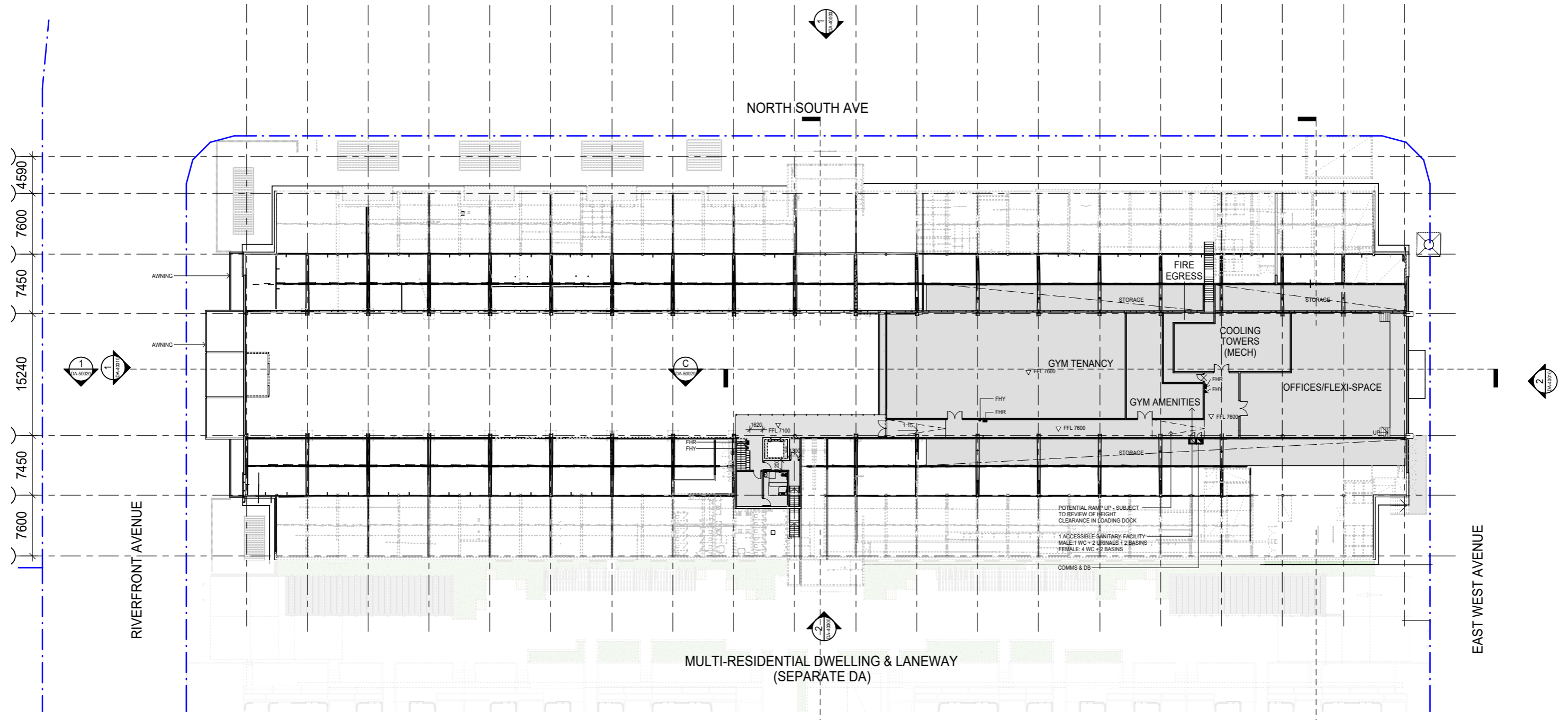
07 weatherboard to be used for both interior and exterior




















fabrication shed | ground floor

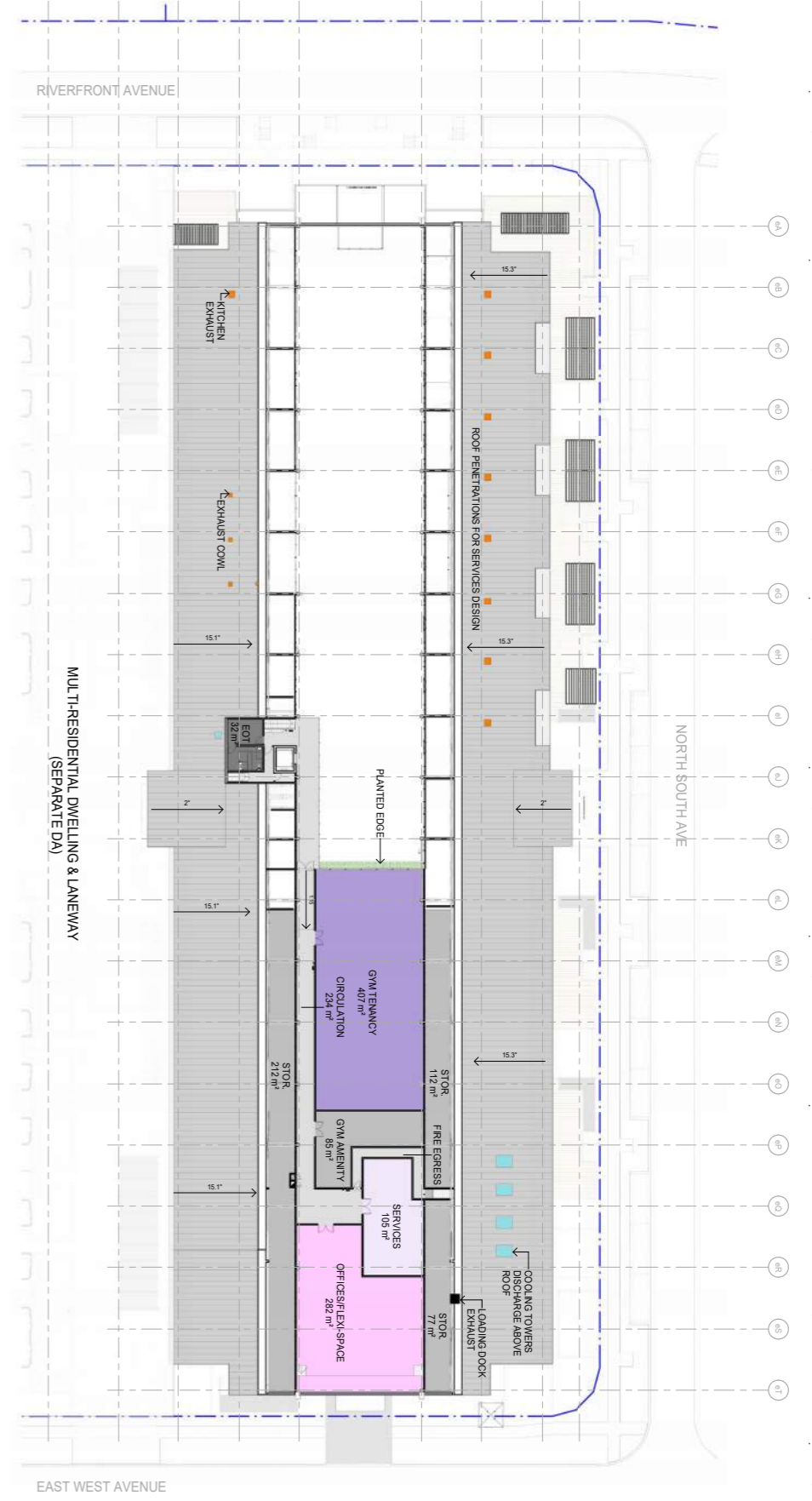


fabrication shed | level 01



fabrication shed | areas

OUTDOOR	
	Outdoor Seating 432m ²
	Forecourt 134m ²
	Deep Planting 342m ²
	Landscaping 104m ²
Outdoor Total : 1,012m²	
INDOOR	
	Central Area 1,259m ²
	Gym 407m ²
	Flexible space 282m ²
	Supermarket (incl BOH) 1932m ²
	Services 311m ²
	Retail 854m ²
	F&B 1,222m ²
	Amenities 252m ²
	EOT 32m ²
	Vertical Transport 102m ²
	Circulation 560m ²
	Loading Dock 556m ²
	Storage 409m ²
Indoor Total : 8,178m²	



fabrication shed | benchmarking



boutique food/supermarket
deli with fresh offering of fish, meat, bakery goods, fruit and veg, coffee, ...



food to go
multicultural food hall with private and communal seats



retail
artisan, provider, boutique bottleshop gifts



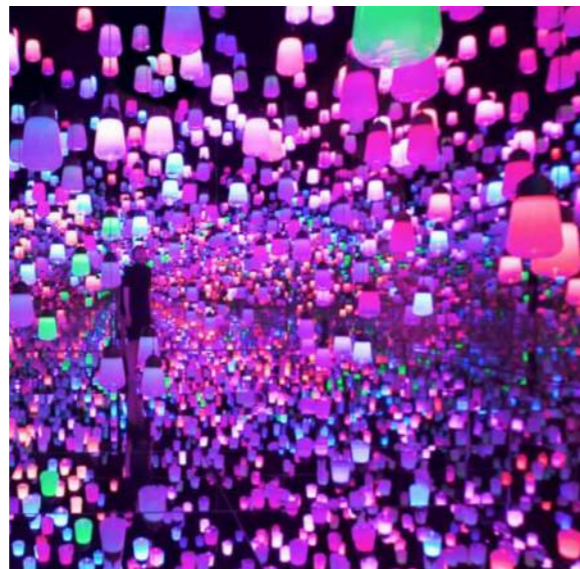
commercial
co-work, small scale workplace / creative studios



community events
gathering & connecting



pop ups
retail / market / food vans



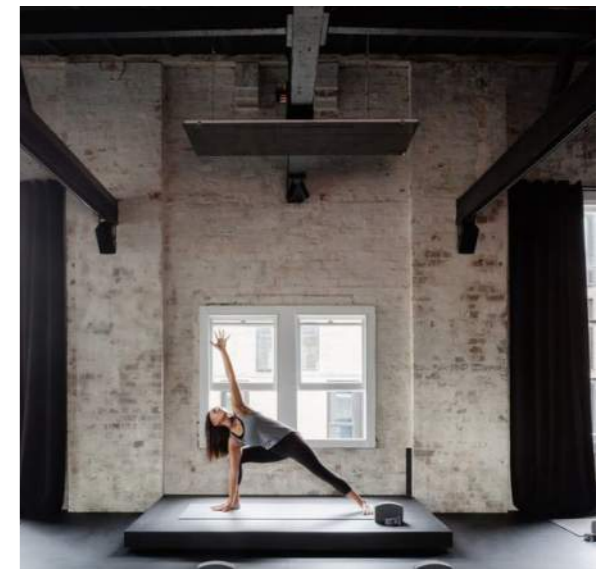
art installation
sculptural, immersive experience



events & charity
farmers market, vivid light, film festival, cultural festival



education piece
place to learn about the history of the area,



allied health and wellbeing
yoga, physio, gym, dance, naturopath, hairdresser, barber, skin



elevation pre-lodgement 1



elevation pre-lodgement 2

Comments from Brisbane City Council

- The large perpendicular axial addition to the barge-assembly building is of detriment to the significance of the heritage place and dominates and significantly alters the built form of the barge-assembly building.
- The proposed external material palette (i.e., Lysaght Trimdek/Spandek, timber cladding, etc.) is not representative of the conservation and appropriate adaptive reuse of the heritage place.
- The extension of the heritage place, on its principal façade facing the Brisbane River, based on the information provided results in a detrimental impact to the heritage place as it alters the built form, the façade and introduces new materials that are at odds with the original external appearance of the barge-assembly building.

(quoted from meeting minutes 05 Dec 2023)

Updated Proposal

- Remove the perpendicular addition to respect the original proportion of the building
- Installing weather board and flat sheet to reconstruct the original material palette
- Less additional structure on the north facade to have more visibility of the original building facade
- Awning structure referencing original datum line



elevation pre-lodgement 2



DA elevation

Comments from Brisbane City Council

- Reinstatement of the original external linings per the historic description (i.e., 6ft (1.8m) high weatherboard linings with fibre cement sheet (modern non-asbestos containing) above).
- Reinstatement of the original extent of external openings the perimeter of the building.
- Extensions to the building, in the form of raising the roofline or extending the building to the north and south is not permitted as this will alter the original built form of the building and compromise its significance.
- The creation of large elevated clear-glazed openings in the north and south ends of the building is not recommended as this will significantly alter the original appearance of the building.

(quoted from meeting minutes 05 Feb 2024)

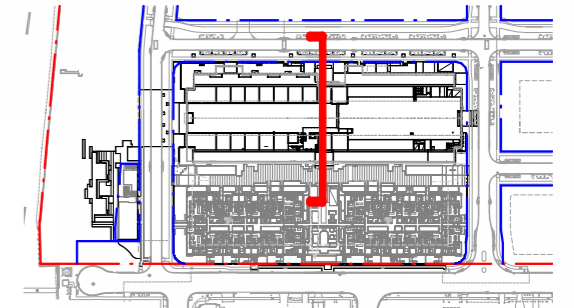
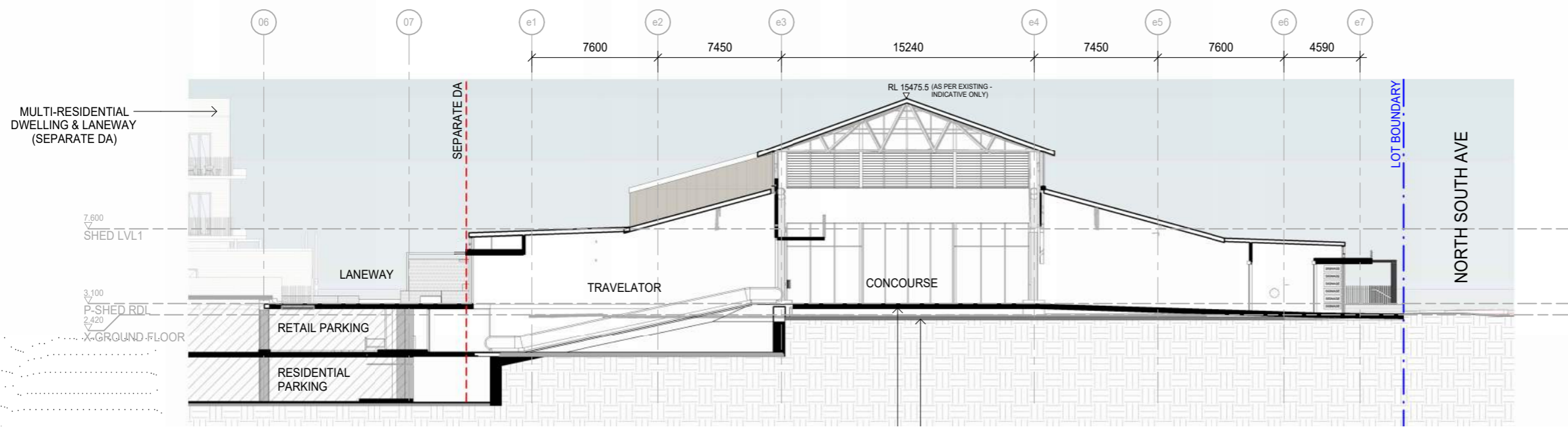
DA Proposal

- Reinstatement of the original external linings per the historic description (i.e., 6ft (1.8m) high weatherboard linings with fibre cement sheet (modern non-asbestos containing) above).
- Remove the extended roof on the north facade
- Windows installed referencing the original location and rhythm
- Reduce the area of glazing
- Minimize the additional canopy on the facade to maintain the original contour
- Mullions referencing the original datum lines

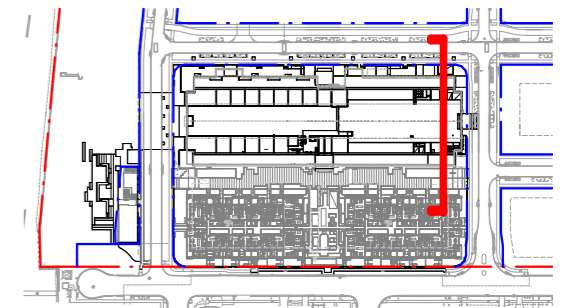
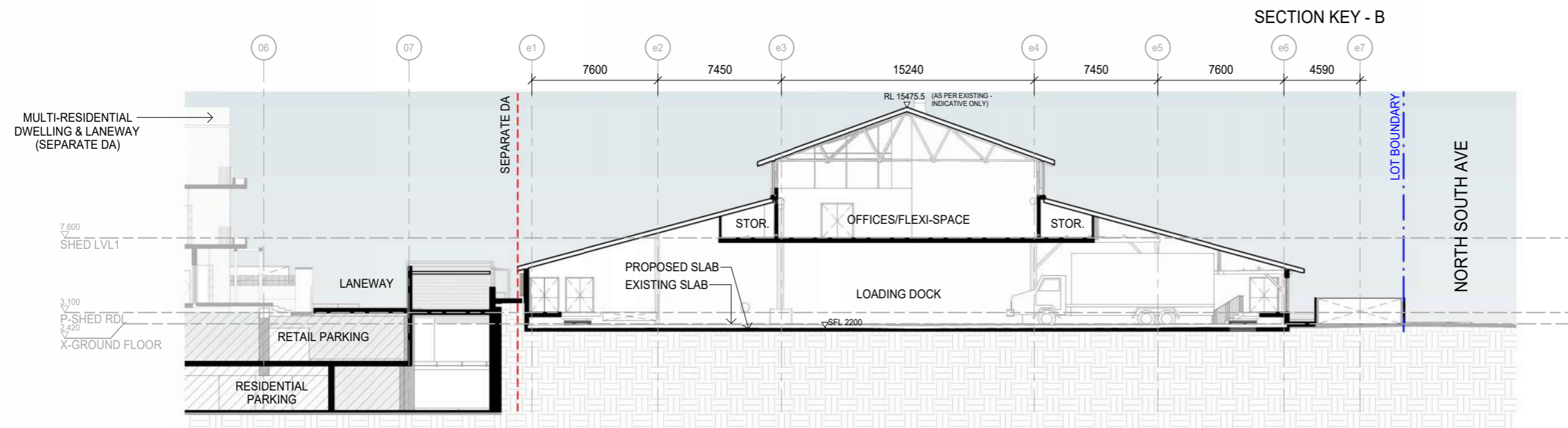
fabrication shed | view from Apollo Road



fabrication shed | section



PLAN KEY - SECTION A

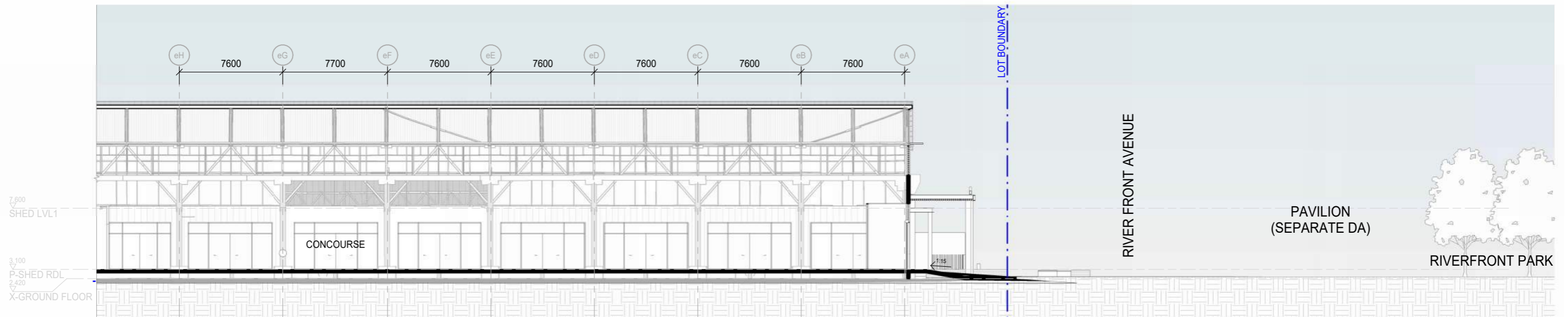
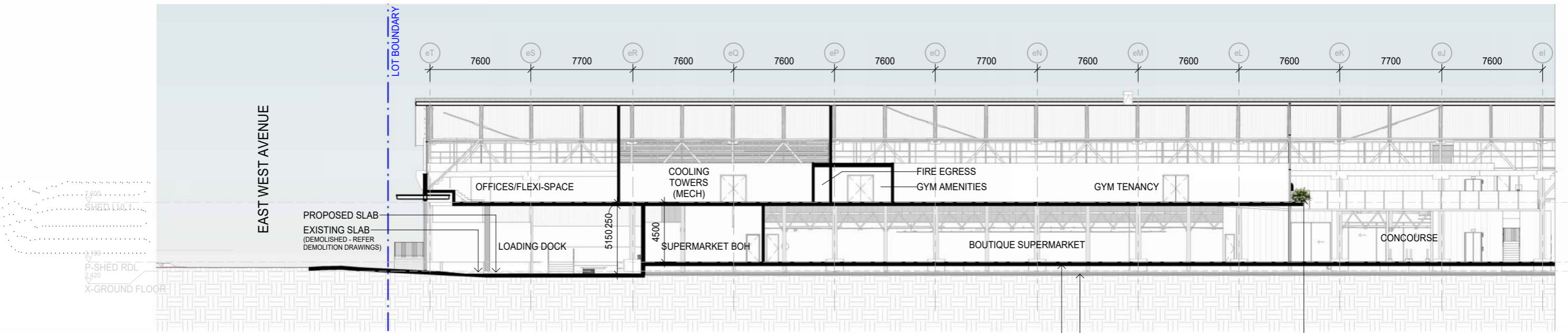
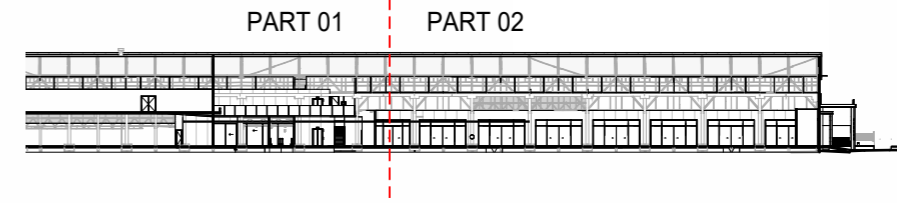
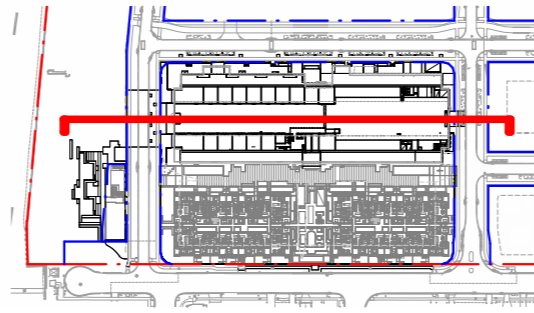


PLAN KEY - SECTION B

fabrication shed | east-west entry



fabrication shed | section



fabrication shed | activated edge along east-west avenue

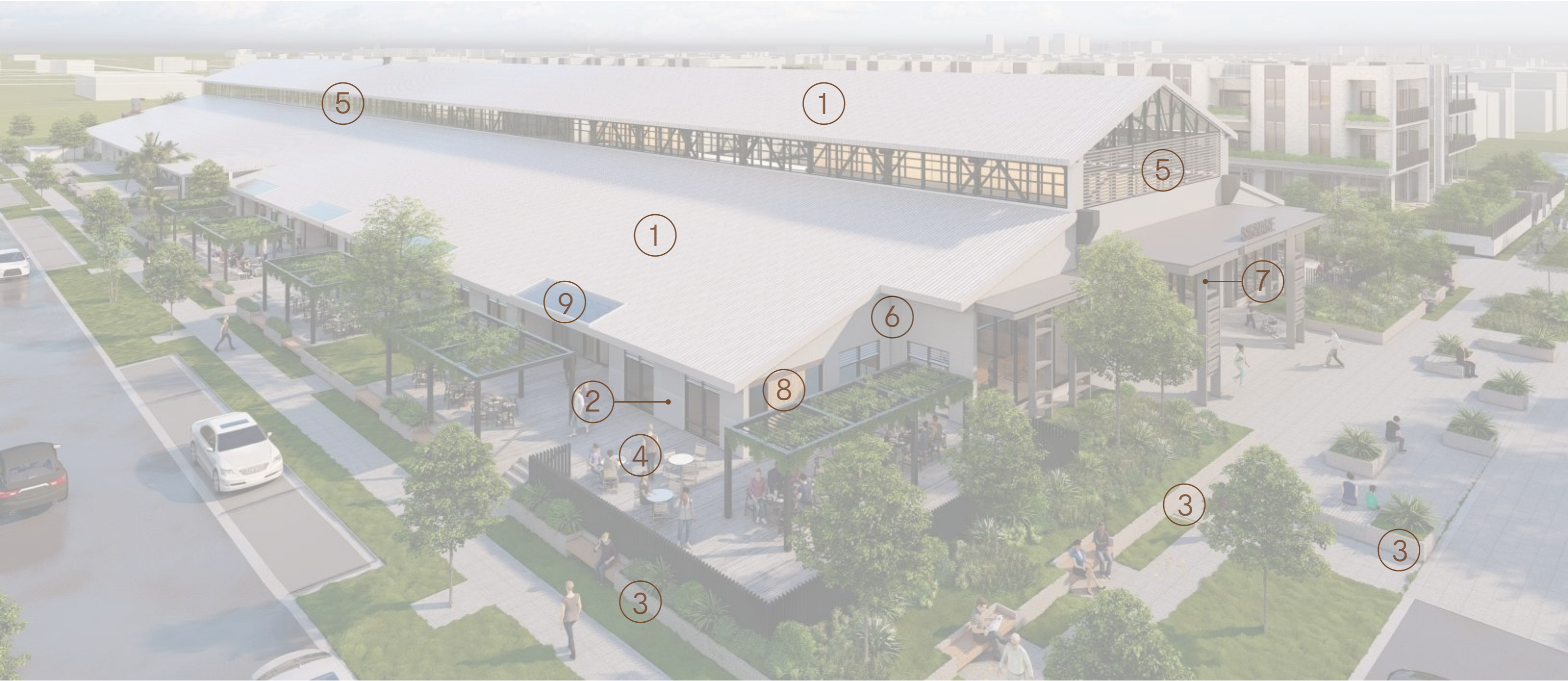


fabrication shed | material palette



*The images are for reference only

fabrication shed | contextual aerial view



- | | | | |
|---|----------------------------|---|-----------------------------|
| 1 | metal roofing | 5 | glass louvres |
| 2 | weatherboard look cladding | 6 | flat panel cladding |
| 3 | brick finish | 7 | industrial look steel frame |
| 4 | decking material | 8 | solid timber panel |
| | | 9 | skylight |