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(No.)



PARLIAMENT OF TASMANIA

PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS

PRINCES WHARF RENEWAL PROJECT

*Presented to His Excellency the Governor pursuant to the provisions of the Public Works
Committee Act 1914.*

MEMBERS OF THE COMMITTEE

Legislative Council

Mr *Harriss* (Chairman)
Mr *Hall*

House of Assembly

Mr *Best*
Mr *Green*
Mrs *Napier*

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INTRODUCTION

To His Excellency the Honourable Peter George Underwood, Officer of the Order of Australia, Governor in and over the State of Tasmania and its Dependencies in the Commonwealth of Australia.

MAY IT PLEASE YOUR EXCELLENCY

The Committee has investigated the following proposal: -

- **Princes Wharf Renewal Project**

and now has the honour to present the Report to Your Excellency in accordance with the *Public Works Committee Act 1914*.

OVERVIEW

In December 2008 the Premier, David Bartlett MP, unveiled the Tasmanian Government's plans for the renewal of Princes Wharf as part of the redevelopment of Hobart's historic waterfront.

The plan envisages the transformation Princess Wharf Shed 1 into a dynamic public space suitable for a variety of indoor and outdoor activities and events throughout the year.

The building will remain in Tasmanian Government ownership, and will continue to host the Taste Festival. Improvements to the building will ensure compliance with safe building standards for public venues, whilst adding functionality and amenity.

The primary aim of the redevelopment is activate the building and its surrounds to provide a flexible public space for the people of Tasmania. Consequently there will be no predominant commercial development on this site.

The area for renewal proposed in this project incorporates the Princes Wharf No.1 Shed and its immediate surrounds, including the forecourt car park and part of Castray Esplanade.

In order not to impede port operations, the water-side apron of the building and the area known as the 'paddock' between Princes Wharf Shed 1 and Shed 2 are not included in the renovation.

As the redevelopment of Princes Wharf Shed 1 is not aimed at a specific use, but rather an adaptive re-use of the existing structure, the footprint of the building will remain substantially the same.

Extensive public consultation has informed the design and objectives of this project. The Department of Treasury and Finance initially sought public comment in December 2008 and again in March 2009 once draft design objectives were developed.

In keeping with environmentally sustainable design principles the renovation will include; thermal insulation to conserve energy, rainwater harvesting for toilet flushing, and renewable energy through an array of photovoltaic cells and a solar hot water system.

SUBMISSION

The written submission of the Department of Treasury and Finance was as follows:

Introduction

The redevelopment of Princes Wharf Shed 1 will create a public space that will be suitable for a variety of activities and events.

The project aims to deliver the following outcomes:

- improved public access to the site;
- improved amenities and facilities on the site, especially those for the Taste Festival;
- increased usage of the site during the year; and
- increased versatility of the site.

The project aims to deliver a renewed Princes Wharf Shed 1, that:

- provides a home for the Taste Festival;
- appropriately reflects the history of the area and its surrounds;
- recognises the importance of the working port; and
- encourages sustainable development of the area.

Back Ground

On 23 December 2008, the Premier, David Bartlett, MP unveiled public information boards to launch the commencement of the Princes Wharf Shed 1 Renewal consultation process.

The community was asked to register their comments and interest to participate in a formal consultation process in 2009.

Draft Design Objectives to guide the project were developed and in March 2009 a series of community consultations were held to ensure that they reflected the views of the community.

Following these consultations the Design Objectives were refined to give further emphasis to maintaining an operational port at Princes Wharf Shed 1.

In June 2009 a consortium led by Morris-Nunn and Associates was selected as the design team.

Utilising the public consultation reports and the Design Objectives the design team produced a draft design solution which was publicly exhibited in August 2009 for a period of six weeks.

Feedback from the exhibition was used to further refine the design prior to presenting it to the Sullivans Cove Waterfront Authority for the Development Application.

A conditional planning permit for the redevelopment has been issued.

Objectives

Whilst retaining its historical features and its character as a working port the Princes Wharf Shed 1 Renewal will incorporate the following design objectives:

- Activate Princes Wharf Shed 1 and its surroundings to better connect the Sullivans Cove waterfront corridor from Hunter Street to Salamanca Place without impacting current port activities.
- Provide the functionality to host the Taste Festival and other indoor and outdoor activities.
- Provide uses, amenity and place management to enhance the waterfront experience of visitors and locals all year round.
- Improve permeability from Salamanca Place to the waterfront vista.
- Restore Shed 1 to comply with safe building standards for public venues.
- Include sustainable design taking account of social, environmental, economic and natural resource factors.

Project Features

The architectural design for the redevelopment of Princes Wharf Shed 1 will comprise of three main aspects of the building:

- The interior of the building;
- The forecourt; and
- The Castray Esplanade side of the building.

Forecourt

A 14 metre high by 28 metre wide lighting structure is proposed for the forecourt area. This structure will include a removable shade cloth and will provide a canopy for outdoor events

such as concerts “under the stars” or the traditional Taste Festival buskers. Retractable seating stands used inside the building will be relocated under the canopy for outdoor events.

Castray Esplanade

On the Castray Esplanade side of the building timber decks with fixed seating will be constructed under shade sails to provide amenity for daily public use and as ‘spill out’ areas for organised events.

The median strip between the decking and Castray Esplanade will be used as shared bicycle and pedestrian zone which will link the forecourt with the rear of the building. Lockable bicycle racks and water fountains will be provided at either end of the site.

Car parking and bus drop off

The current design provides for 38, 90 degree car parks along Castray Esplanade including equal access spaces. A bus drop off area is provided at the forecourt end of Castray Esplanade to provide for larger events.

Internal Works

The floor of the Shed will be resurfaced with an appropriate non-slip epoxy finish which will suit the requirements of a wide range of events.

Timber storage units will be constructed and placed at either end of the building to provide screening.

A commercial kitchen space will be constructed at the rear of the building with sufficient kitchen equipment to cater for the food preparation requirements of small scale events. Infrastructure will be provided to allow for the “plug in” of mobile equipment of caterers for larger events.

Public and staff amenity

Public toilets with daily access will be provided at the forecourt end of the Shed which will provide amenity for outside events catering for up to 400 people. In addition to public toilets, staff toilets, shower area and crib room will be provided at the rear (paddock) end of the Shed. Offices are to be constructed at the forecourt end of the Shed to facilitate the administration needs of the Shed.

Engineering Services

The engineering services included in the tender design will provide for all the backbone engineering services required of each type of event to be held in the Shed and in the forecourt area. This will include:

- electrical (lighting and power);
- communications;
- security (provision of CCTV system);
- hydraulic (water and waste);
- mechanical (extraction only); and
- audio visual (to support an amateur stage event, with plug capacity for larger events)

Heating and Cooling

Gas fuelled ceiling heaters will provide radiant heat to ensure a consistent ambient temperature throughout the Shed.

No air conditioning has been allowed for in the design of this project. Cooling of the building will be by natural ventilation through the large external door openings and mechanical high level louvres.

Fire Engineering

ARUP Fire consultants have provided a Fire Engineering Brief for the purposes of an appropriate design and construction response by tendering companies in order to satisfy the requirements of the Building Code of Australia with regard to fire safety for a building that can accommodate up to 5000 people, in particular:

- smoke venting;
- natural fresh air intake;
- automatic fire sprinkler system;
- smoke detection and alarm systems;
- portable fire fighting equipment; and
- occupant fire egress.

Acoustic Strategy

As the Sullivans Cove Planning Scheme does not provide specific target noise objectives an Acoustic Strategy Report was commissioned in order to identify reasonable target noise limits and associated construction strategies to provide an appropriate internal acoustic environment that is supportive of a range of uses for the Shed while containing noise leakage to the surrounding area.

As part of the roof replacement due to asbestos removal, acoustic insulation will be placed under the new roof which will provide a much improved acoustic environment. Existing

high level glass louvres will be replaced with mechanical louvres that when closed will provide improved acoustic qualities.

The acoustic response of the 6mm glass doors to be fitted on both sides of the building will be further enhanced by the use of timber roller doors that can be closed over the glass doors.

Environmental Sustainable Design

The Project Design has incorporated a number of environmental sustainability strategies, including:

- the supply of reticulation of gas to cooking and heating equipment;
- the installation of roof mounted solar panels to offset the electrical demand requirements of public and external lighting; and
- the storage of rainwater in bladders to be placed under the timber decking for use in toilet flushing.

Taste Festival

The overall design caters for the requirements of the Taste Festival with all backbone infrastructures with respect to base building engineering services, utility supplies and building safety being built into tender requirements. The layout of these services and supplies has been designed in accordance with the overall layout plan of the Taste kiosks that have been developed in consultation with the Hobart City Council and a number of traders who occupy stalls at the Taste Festival.

EVIDENCE

The Committee commenced its inquiry on Monday, 18 January last when it conducted an inspection of the Princes Wharf No. 1 Shed following which the Committee reconvened in Committee Room 2, Parliament House whereupon the following witnesses appeared, made the Statutory Declaration and were examined by the Committee in public.

- Tony Ferrall, Deputy Secretary, Department of Treasury and Finance.;
- Bill Blaik, Director, Property Projects, Department of Treasury and Finance; and
- Robert Morris-Nunn, Principal, Morris-Nunn and Associates.

Potential Uses for the Renovated Building

The Committee was informed of the various uses that the renovated building would be suitable for. Mr Morris-Nunn explained that:

There has been an awful lot of interest. Once the shed is done up, because of its proximity to the water, and the location near Salamanca and so on - in real estate hype 'position, position, position' - it is true that in that situation there will be a

tremendous amount of interest coming forward. The intention is that it is not the big conferences because if the Grand Chancellor or Wrest Point of whatever have them, we are not trying to outdo that market, but they could actually have several venues operating around the place and they could come together for the big dinner at PWI. The other things that might actually happen for the big rollout is that the university is talking about the fact that they don't have a hall big enough for their graduation ceremonies any longer, and that could be a potential use. The vast auditorium nature of it would suit some of these big events that cannot be catered for in Hobart. The Derwent Entertainment Centre isn't really suitable because there is amphitheatre-type seating and so on; it doesn't do the banquet thing quite as well. We are not trying to compete with them for the big concerts and whatever. The general feeling is that for the concerts it is about 300-500 inside - that seems to be the limit. Everyone says that Hobart needs a 300-seat theatre as a good venue. If that became an overriding thing, then we would not be trying to put a permanent theatre in there, for instance, because it would be far better for us to have the whole space being used rather than just a part of it, which is the theatre. If there are special events such as Salamanca Arts brought down last year, to have it rigged up for those sorts of visiting theatre companies, that would be fine.

Commercial Operations

The Committee asked how the provision of the new catering facilities would affect existing businesses and if there were any plans for a permanent operation onsite. Mr Ferrall replied:-

We've consulted with the businesses around and one of the issues that they have raised is the issue of a permanent bar that might be detrimental to their business, and there is no intention to have anything of that nature. There will be toilet facilities there but no ongoing permanent activity that would be of detriment to any of the businesses there.

There is no intention for this to become a commercial operation and there is no intention for it to either replace or detract from the commercial activities that are occurring in other areas. That would be quite inappropriate. I think there will be a set of overarching principles that go towards whatever the final business plan is, but at the moment a lot of consultation is going on in terms of what that might look like. At this stage it is the aim to get the right sort of venue that can cater for all the things that the community has indicated need to be catered for, and then through the next months it will be a case of working through how we actually manage that long-term and what is the appropriate approach.

Working Port Issues

The Committee asked if there is a protocol between TasPorts and Treasury. Mr Ferrall replied:-

There isn't at the moment. I'm not sure how the Taste works in a practical sense. It is probably 20 years of history and custom rather than any formal protocol. Certainly

annually there is a consultation between Taste organisers and TasPorts but we do not have a formal protocol at the moment. The building is being designed to create the flexibility to potentially open up and use that wharfside area for things that are likely to happen in the future, so it is available in terms of capacity but we don't have a formal protocol or agreement at this point.

The Committee sought a response to the criticism raised by some people that the deck and seating in the proposed design are on the shady side of the building and away from the water. Mr Ferrall replied:-

There have already been some discussions with TasPorts and that also relates to the paddock area as well, so there is an ongoing dialogue there. There has been no formal position reached as yet, and I might add that there have also been discussions with the university in respect of the PW2. Again, the university will have potentially similar common alignment in terms of trying to use both the paddock and the apron. There is an intention to continue those discussions. We don't see it as a significant impediment. TasPorts requirement is to maintain a working port and that is acceptable - we understand that - but the sorts of uses we are talking about are not likely to be able to be done in sympathy with that requirement. What it really required is an appropriate agreement or management regime. In terms of the working port requirement, vessels are scheduled; they do not just turn up at the end of the Derwent. Our discussions with TasPorts have been quite positive and I don't think there will be any real problem, but we don't have anything yet that I can put on the table.

Public Consultations

The Committee asked for an indication of how the public had responded to the proposed design for the Princes Wharf Shed 1 renewal. Mr Ferrall responded:-

Princes Wharf has been the subject of community views for probably as long as we can remember. The Premier announced the first public information boards in December 2008. That really commenced the formal consultation for us. At that point it was really about registering initial comments and interest, and participating in the process in 2009 - just prior to and through the Taste. A series of public consultations were held in late March to discuss the draft design objectives. A set of draft objectives were consulted on with the community to ensure they met or reflected the views of the community. Following that March 2009 consultation, the design objectives were further refined to reflect community views. One of the objectives was changed - to give further emphasis in maintaining an operational port. That was part of the feedback from the community so the original design objectives were improved to provide that emphasis.

The consultation reports from December and March were released in June 2009. The design objectives and consultation reports formed the basis for the development of the draft design solution, which was publicly released at the end of August and September. That was the formal six-week consultation period where we had the draft design solution released. Following that exhibition there was a further round of analysing feedback from the community against the design objectives and the draft design

solution. That ran from the end of September through to October when the exhibition report was publicly released. That report indicated that over 85 per cent of respondents believed that the draft design met the design objectives. So it has been a multi-phased consultation, starting with principles, refining the principles, taking up a draft design and getting feedback on it, and refining the draft design based on feedback.

Mr Morris-Nunn added:

A fair bit of discussion about the principles happened before we, as consultants, were involved, so the brief we were given had a whole lot of data and so on about what people perceived as being the best use. We met a large group of what they call 'shareholders' in the project. There were a few large meetings with all of them. The working port people were a fairly vocal element. Everyone is happy with the balance achieved.

Environmentally Sustainable Design

The Committee asked about the feasibility of using the large roof area for the harvesting of rain water. Mr Morris-Nunn explained that:-

The water is collected. Underneath that timber deck we are building there are big bladders, so the water consumption of the building - all the flushing loos and things like that - is catered for by the water that we have collected from the site. All the ESD principles have been ticked off. The biggest one of all is the fact that we are recycling the building. In terms of embodied energy and all the rest of it, that is huge.

COST ESTIMATES

An estimate of costs for the project was prepared by W T Partners Quantity Surveyors. The following summary was provided to the Committee in the Department's submission.

Demolition (including asbestos removal)	240,000
Construction	3,023,665
Engineering Services	2,919,126
Kitchen Equipment	202,815
Landscaping / External Services	1,991,338
Provisional Sums	4,304,500
Preliminary Sums	1,269,645
<u>Construction Costs</u>	<u>13,951,089</u>
Design Supervision	1,350,000
Contingency	333,911
Total excl GST	\$15,635,000

DOCUMENTS TAKEN INTO EVIDENCE

The following documents were taken into evidence and considered by the Committee:

- Princes Wharf Renewal Project – Submission to Parliamentary Committee on Public Works, January 2010 – Department of Treasury and Finance.
- Princes Wharf No. 1 Shed Renewal – Submission to Parliamentary Committee on Public Works, January 2010 – Department of Treasury and Finance and Morris-Nunn and Associates.

CONCLUSION AND RECOMMENDATION

The redevelopment of Princes Wharf Shed 1 will improve the functionality of a much neglected building and transform the currently under utilised site into a vibrant public space that will provide amenity for visitors to Hobart's waterfront.

Whilst continuing to provide a home for the Taste Festival, the redevelopment of Shed 1 will also provide a flexible public space for a variety of indoor and outdoor activities all year round. The building's vast floor space will attract national exhibitions that have previously bypassed Hobart due the lack of appropriate venues.

The Committee believes that the project is in keeping with public expectations for the development of Hobart's waterfront and will provide a much needed venue that complies with all appropriate safety standards whilst incorporating environmental sustainability design elements.

Accordingly the Committee recommends the project, in accordance with the documentation submitted.

**Parliament House
Hobart
2 February 2010**

**Hon. A. P. Harriss M.L.C
Chairman**