

**THE PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS MET IN
THE CONFERENCE ROOM, HENTY HOUSE, 1 CIVIC SQUARE, LAUNCESTON,
ON MONDAY, 16 NOVEMBER 2009**

**TASMANIAN SKILLS INSTITUTE - GREEN SKILLS CENTRE OF EXCELLENCE
(GSCE), ALANVALE RD, LAUNCESTON**

**TASMANIAN POLYTECHNIC - SUSTAINABLE TOURISM AND HOSPITALITY
TRAINING CENTRE, PATERSON ST, LAUNCESTON**

Mr SCOTT CURRAN, DIRECTOR, ARTAS ARCHITECTS; **Mr TERRY POWELL**,
MANAGER, QUALITY AND PERFORMANCE, AND **Mr STEVE KIRKMAN**, SECTOR
LEADER, SKILLS INSTITUTE; **Mr JACK HANSEN**, MANAGER, AND
Mr MIKE VAN DER VEEN, PRINCIPAL PROJECTS MANAGER, CAPITAL
PLANNING, SHARED SERVICES, WERE CALLED, MADE THE STATUTORY
DECLARATION AND WERE EXAMINED.

CHAIR (Mr Harriss) - We've had a very thorough tour of the site to familiarise ourselves
with the site and the challenges which the site may present to the project.

Mr HANSEN - The Green Skills Centre of Excellence project that we are about to give
evidence on has been approved by the CEO of the Skills Institute, Mr Malcolm White,
and has been through consultation process with the CEOs of the Academy and the
Polytechnic to support that submission. There has been an agreement signed by the
Skills Institute of Tasmania and Skills Tasmania for the funding for this project -
approved by the Commonwealth Department of Education, Employment and Workplace
Relations - so all that approval process has been adhered to, agreed and signed off.

Mr CURRAN - The building that we're currently working with has been designed to work as
an operationally and environmentally safe machinery, dust and noise-tolerant building,
using a wide range of recyclable opportunities and resources, creating a building that has
low volatile organic compound materials. It is intended that this building will be a
model for the building and furniture industry.

The building and the environs will be constructed under the Green Building Council of
Australia's guidelines which will address environmental and waste management plans,
indoor environmental quality, energy efficiency, smart lighting, transport considerations,
potable water efficiency, material selection, emissions and land use ecology. The design
will also incorporate solar design principles as well as utilising natural ventilation. Some
of these features will include recycling of rainwater through the toilets and the irrigation
system, waste minimisation through direct on-site reuse and waste segregation for off-
site recycling, a solar hot water system, and natural lighting levels will be increased
inside the building to reduce the need for electric lighting. This lighting will be linked to
an automatic control, which will enable us to maintain safe working levels.

The machinery has also been carefully selected to provide state-of-the-art equipment that will provide best practice for us in terms of training, but will also enable us to achieve energy efficiency.

In terms of construction, the building may be considered as follows. The building will have reinforced concrete slabs and footings. The main structure will consist of a steel portal frame with steel girts. Infra-wall framing will be timber or concrete block. The roof cladding will be Colorbond custom orb. Wall cladding will be a combination of metal cladding, cement sheet and exposed aggregate pre-cast wall panels. The roof will be fully insulated with R3.5 to roofs, ceilings, external walls, with acoustic insulation to the internal walls.

Window frames will be powder-coated aluminium frame with 10.38 mm laminated glass. Internal walls will be lined with medium density fibreboard. There will be extensive use of glass throughout the building to maintain visual connection between the spaces and to aid in supervision. The floor conditions will include epoxy sealers to concrete slabs, rubber, carpet and ceramic floor tiles.

The majority of lighting will consist of fluorescents, compact fluorescents or high bay lighting. These lights will be operated by motion sensors and will only operate when the rooms are occupied. It is our aim to achieve a significant level of natural light that gives us the ability to limit the amount of energy we use and light sensors will be used on these. Feature lighting will be incorporated through the architecture and also through landscape elements. External lights will be on sensors or by time control. Emergency lights will be installed as required.

Mechanical services are an important part of this building. They will also interface with the fire detection system, which will operate all the mechanical systems including the ventilation system for the basement and for the compressor rooms. Airconditioning for cooling will be avoided wherever possible with the exception of the server room, the meeting rooms and in any rooms where computers cause high heat loads.

Air filtration - central areas will have F5 panel filters due to the dust protection that was required on the site. Remaining areas will have natural ventilation. Unitary dust collectors have been installed across all of the spaces and will be activated by occupancy sensors with manual on/off switches to reduce the ingested dust load for the occupants. Natural ventilation will be provided wherever possible by openable windows or openings. Mechanical ventilation will only be provided to toilets and occupied rooms where natural ventilation is unable to be provided.

Heating will be provided by reverse-cycle heat pumps. A building management system will control the use of heating and cooling.

Each building will stand alone in terms of the security system, which will be located within the main building. It gives us the ability to turn off the lighting and the heating when the system is armed. Selected external doors will be provided with access control equipment to operate either on electric strike or on a magnetic block. Internal doors that are locked will be released via push button. Closed-circuit TV monitoring of outdoor spaces will also be provided. All security alarms will be operated by the computer system.

Communications and ICT will include a wireless system for student laptops and hard wired data system for staff. Each building will be connected to the server room via a multiple-core fibre connection and each will utilise wired and wireless technology. Each department will have the capacity to use voice over Internet protocol and fire over Internet protocol for the panels. A public address system will also be included in the building.

In terms of the design that we have been looking at for the building, we have striven to keep the design as simple as we can. We have spent a lot of time trying to make the design as simple as we can with the machinery and functions required within the building. We have attempted to keep the workshops open so that we can increase visibility. We have large areas of polycarbonate sheeting that enable us to have access to natural light. We have natural ventilation that comes in through the courtyard areas and we also are able to restrict circulation through the building using this layout that we are proposing to utilise.

This building contains a number of workshops. Within those workshops there are a number of machines. That machinery has been carefully considered in terms of occupational health and safety and also workplace standards. We have a consultant that is advising us on those two elements at the moment to ensure that everything is state of the art and complies with the current guidelines and regulations. The workshops are located on the ground floor and the level that we propose is the level of the existing building at the moment.

We propose to refurbish G23 into a workshop to contain the Polytechnic. G16 will be a new construction but we are hoping to utilise the existing mezzanine floor that is through there at the moment. Entry into the building is via a new colonnade. We have provided a lift in this area that enables disabled access up onto the first level. The reception area will be located on that level as well. This enables us to keep all of the workshops and all the functions associated with those workshops on the ground floor.

Student common rooms are located adjacent to the entry. They are located in this position to enable us to restrict access for students and confine them to this area so that they are not in the workshops unsupervised. Supervision is a really important part of the design and we have tried to keep these workshops as open as we can. Other areas are located within the workshop - noise and dust workshops, spray booths and drying rooms - or adjacent to the workshops so that people do not need leave the workshop area to go and use those noise or dust workshops.

Storage is an important consideration for us, as is delivery to the building. The location of deliveries and storage has been carefully considered to give us easy access, but not to cross over any of the circulation paths that we have provided through the building.

We have broken the building up into a number of smaller elements so that the height of the building can be maintained as low as we possibly can. It is quite a large building, it has a large footprint, but we believe that by breaking it down into the three smaller buildings we have achieved a building that fits nicely into the site and does not overpower any of the existing elements that are there, or the neighbouring houses.

On the first floor we have located all of the staff facilities, staff reception, staff offices, staff toilets, a meeting room and the general learning areas for students as well as the computer lab. The important consideration was for those areas to be able to look out and supervise down into the workshops below. Once again we are trying to utilise the natural lighting, which will be indirect in this case. As you can see from the drawings, there are large areas of glazed screen that separate those workshops from that other area. Essentially at the moment the two storey that goes through that area is the corridor across through to the general learning areas, the staff offices and the reception area.

The building that is currently on site at the moment that we are looking to refurbish contains a sand pit. We are looking to relocate that under-cover area down to the bottom of the site because of the constraints we have on the site, so the functions that are contained within that building will be separated out. That will contain the sand pit and a workshop area, once again with additional storage.

The elevations have been designed so that we do not create a big large tin shed and there are a number of different materials that we have incorporated into the design. Danpalon or polycarbonate wall sheeting will enable us to get large areas of natural light. We have an expressed steel frame, some Colorbond custom wall sheeting and roof sheeting and then we have a combination of precast concrete panels and also cement sheets.

The elevation to the north of the site we deliberately made heavier and more dense to enable us to absorb some acoustics and give us some acoustic separation from the neighbours. That is a combination of precast panels and FC sheeting. The other elevations are made up of the polycarbonate sheet, cement sheet and also metal cladding.

The height of the building at its highest point is approximately 10 metres and goes down to 5.7. The height of the existing building is 5.4 metres. You can see we have increased the height of the building by another 4.55 metres. But, as we said before, we have tried to break that building down so that we do not have a huge area of building across that site.

We are also collecting rainwater off the roof. At the moment they show as 23 000 litres. They have been amended to now be 25 000 litres, so we have a capacity to collect 75 000 litres of water on the site to recycle through the toilets and the irrigation system. The undercover area is also designed to be sympathetic to the existing building; the materials are very similar.

We have also undertaken an acoustic report; that is not included in the information we have handed to you. This has only been completed over the past couple of days. Our acoustic consultant, Mr Greg Pearce from TTM acoustics, has visited the site over the last couple of days and taken acoustic readings from some of the existing machinery that is in the workshops at the moment. A summary of the preliminary investigations indicates the following. The section of the building that contains the woodworking equipment will require openings to be minimised. Although there is a requirement for natural ventilation, consideration should be placed on minimising noise breakout from the machine workshop and locations containing the woodworking equipment. We have located the majority of the woodworking equipment into the central bay which is GO7 - the machinery workshop. This is a deliberate strategy of ours to place that machinery

within the centre of the building so that we have a buffer of two buildings before that noise escapes out of the building.

We have also, with the natural ventilation, turned all of the windows back into the courtyard space, so those windows are facing back in rather than facing out onto the adjoining property. There are no windows in the northern elevation which faces out onto the adjoining property. As I mentioned before that is a combination of pre-cast panels and heavily insulated fibre-cement sheeting.

Materials proposed for the building are suitable for maximising the attenuation of noise emission from the site. This needs to be further considered during design, development and construction,

All the mechanical plant to be installed on site, like the machinery shop extraction system, will be designed to comply with the relevant statutory requirements, which we are currently doing. All mechanical plant should be assessed prior to installation to ensure compliance with the relative statutory requirements, which we are currently in the process of doing as well.

The openings for the building will be fitted with closable doors or windows to allow for further noise reduction, if required, for two surrounding noise-sensitive receivers. Once again we are taking that step and we have fitted automatic controls to those windows that will enable us to close them. The implementation of an on-site noise management plan was recommended. The noise management plan will ensure that local residents are supplied with a contact person on site who will be responsible to investigate and resolve any issues that may arise from on-site activities. This approach will also allow disputes to be resolved without the need for formal investigations over minor issues.

Once the building is constructed we have a design contingency within the money at the moment to enable us to add some acoustic controls onto the building if that is required once the building is operational and we find there are some areas that may be causing us a problem.

Mrs NAPIER - So the on-site contact is for both construction as well as ongoing operation?

Mr CURRAN - Yes, correct. As part of our specifications, Mrs Napier, we always have a decibel level that they are not able to exceed. I think it is around about 75. The decibel level out of this building would be in the range of 45 to 55. The comfortable talking level for conversation is 65 and we are confident that we can reduce that to 55 on the site. If for some unknown reason we are not able to achieve that we have a contingency to enable us to add acoustic controls to the building once the building has been occupied.

Mrs NAPIER - Would any on-site contact have the power to make a decision?

Mr CURRAN - Yes. We were talking about that when we came in and that was considered to be a good idea.

Mrs NAPIER - They need to have devolved power.

Mr CURRAN - Yes.

Mrs NAPIER - The whole thing needs devolved power.

Laughter.

Mr POWELL - Just to give a summary of where we have come from and where we are going to, construction and allied trades, including furniture training in Launceston, is currently being delivered to our two campuses, which are seven kilometres apart. Tourism and hospitality campus is on the fringe of the city and Alanvale campus in the northern suburbs. The former is no longer fit for purpose and split campuses are difficult to operate and administer.

The objective of this construction, the new state-of-the-art building, is to facilitate the relocation of all programs from the split campuses to one. Currently, training facilities for both sectors operate from a pre-World War II textile factory on the fringe of the Launceston CBD, last modified 30 years ago. In many aspects it does not comply with current best practice, despite several attempts to improve functionality. Relocation of the training sector will consolidate all traditional trade skills, training on one single site in Launceston, benefiting apprentices and students generally through services, student support and facilities such as a student residence, cafeteria, library, common areas and support for disadvantaged and non-traditional groups, which is not available on its current city location.

The Tasmanian Skills Institute will provide apprentice training for the north and north-eastern Tasmanian regions in carpentry and construction, including carpentry, joinery and allied trades, and also in furniture industries for the hardwood sector on a statewide basis. This will incorporate cabinet-making, wood-machining, kitchens and bathrooms, furniture-finishing and upholstery.

Some of the qualification sectors that we will be operating as far as the curriculum goes will be through the Tasmanian Skills Institute and include construction, which will involve carpentry and joinery, general construction, concreting and roof-tiling; and furnishings, looking at furniture-finishing, furniture-making, upholstery, cabinet-making, wood-machining and the new cabinet-making kitchens and bathrooms qualifications.

Also, all our training is industry-based and our commercial opportunities will be along the lines of training, dogging, rigging at different levels, scaffolding, traffic management, controlling traffic with soft slow bats, elevated work platforms, encapsulating and removing asbestos, industry safety induction, and light-car training. We are also considering post-trade areas of Certificate IV in building along with some other skill areas in furniture, which would include wood-turning and so on.

In addition the Tasmanian Polytechnic will be operating at its own facility and they will be operating with Certificate II in general construction, Certificate I in furnishings and Certificate II in furniture making.

I have in the documentation before you the estimates of earlier this year. We anticipated 684 people running through the place. Just prior to the meeting I checked the latest statistics. At this point in time we have 770 students running through the industry, so in fact we probably deflated the figures that were given to you. It is actually larger than that

so there is still very strong demand for the construction and allied trades and furniture trades.

Mrs NAPIER - Is that a northern figure or a statewide?

Mr POWELL - It is statewide for furniture and northern for construction.

Mr BEST - I first congratulate the team, given the tight time frame you have had to pull the report together; I thank you very much for the report. Perhaps consultation that you might normally undertake has been very tight. I noticed on page 11 of the report that you cite some of the key construction people at the bottom - Fairbrother, VOS Construction, et cetera. Has there been any feedback from or opportunity to talk about some of the design features with some of those people in the industry?

Mr KIRKMAN - I have taken the proposal and the drawings to our furniture enterprise reference group and our construction enterprise reference group. Both groups are totally behind it all and think it is a great thing. Most of the members have been through the old facility and a lot of them trained in the old facility; they quite welcome the opportunity for seeing their future apprentices go through a state-of-the-art building. They are totally supportive.

Mr BEST - In the context of the design, obviously that has been some of the discussion with these reference groups that you are referring to?

Mr KIRKMAN - Yes, particularly the machinery part with our furniture. The bulk of the machinery is more aligned with the furnishing trades. We showed them the machinery that we hoped to put in there, and the locations, and they were very supportive. The machinery they could see is state-of-the-art. We are buying quite a lot of new machinery so that their apprentices are getting trained on the most up-to-date modern machinery. Eventually that might flow back through the industries so they start updating their machines as well.

Mr BEST - We heard from Mr Curran about the importance of machinery or mechanical features. This will provide access to training in some of the most efficient machinery?

Mr KIRKMAN - Yes, very efficient but also state-of-the-art safety features. When we looked at machinery it was not so much what can it do but how safe is it to use. That was one of the main criteria in the selection of it, particularly the training purposes; it was the best we could basically find.

Mr BEST - I know this is probably a bit of a chicken-and-egg question, but how do long do you think some of this technology will last before needing to be revamped again?

Mr KIRKMAN - Quite a considerable time. Some of the machinery has been selected not for its current need but for future-proofing, particularly with a computer-controlled router we hope to get, which has a five-axis head and they are state of the art. We don't quite need it to that point now, but the bulk of the features are there so that is also future-proofing it. That technology is just starting to come into industry now and we will be at the forefront of that.

Mr BEST - There is a list of certain aspects of environmentally friendly design. We have heard some interpretations as to energy consumption and things turning themselves off such as lights, and control of water usage and waste minimisation. I heard you mention something about separation. Is that about recycling things, off-cuts and things like that that might emanate from some of the learning?

Mr KIRKMAN - We hope to have two dust extraction systems so that the bulk of the machinery will operate producing solid timber chips that may be open for recycling. It is also separating the MDF dust. Certain machines specifically use MDF and we want to try to separate that from the woodchips so that we don't have issues with the MDF contaminating the other products. That gives us more opportunity then for recycling.

Mr BEST - What would happen with the MDF dust? Does that need to be buried somewhere?

Mr KIRKMAN - That needs to go in a different refuse area. There's not going to be a lot of it but we don't want any of it in amongst the woodchips.

Mr BEST - Will you have an area where you might keep off-cuts and things like that or don't you bother?

Mr KIRKMAN - In the way we do our training there's not that much waste because it goes through re-use wherever we can. The parts get smaller and smaller, particularly in induction programs where we are using only small pieces to do little projects. It is waste minimisation all the time.

Mr BEST - Dare I ask about the sandpit? I imagine that would be setting out formwork and that sort of thing?

Mr KIRKMAN - Yes, putting trenches in, boxing up, forming concrete slabs.

Mr BEST - Given the near location of residential precincts, what will happen with fume extraction? Sometimes you get odours from glues and spraying, so how do you propose to manage that?

Mr KIRKMAN - The spray booth we will have in there will go through a water-wall-type filtration system which minimises the amount of odours emanating from it. I don't think there will be a problem with that. It is located in the centre of the building and we have kept that well away from the external neighbouring walls. The extraction is going to be high but it will go through a water filter, plus other filters, first. That is the best type of filtration system we could come up with to minimise fumes, both for inside the building and externally.

Mr HANSEN - We'd be picking the latest product that's available.

Mr POWELL - We have a filtration system at the moment operating in the city, which doesn't create any problems with the neighbours, and that is probably 10 years old. What we're looking at is better than that.

Mrs NAPIER - How much of the equipment from the Thynes campus will be transferred, in addition to the new state of the art equipment?

Mr KIRKMAN - About 50 per cent of the machinery that is going out there will be coming from the appliance building. We have identified quite a list of new machinery and it has been budgeted for. Some of the machinery in the appliance building was probably made in the 1940s or 1950s and is still probably relevant to what a lot of industry has out there, but there are better options.

Mrs NAPIER - So that will enable the heritage-style furniture work to continue, as well as the more modern type?

Mr KIRKMAN - Yes and there are smarter and better ways of doing it with up-to-date technology. It will still have a traditional trade-type feel to it but the machinery will be more updated and safer.

Mrs NAPIER - Right. We had a discussion on site in relation to the internal design. I mention Mr Graham Titmus, who talked about the design of the engineering area to focus on applied learning where the internal fixtures of the building could be highlighted - whether it is wiring, piping, you name it - to demonstrate best practice in terms of building design. To what extent can that be incorporated?

Mr CURRAN - There are opportunities to do that. At the moment we are looking to covering most of the internal areas to protect those surfaces and also to enable tools to be stored and for easy cleaning. There are opportunities, for example, to put clear resins into the slab in certain areas so that you can see reinforcing exposed through there. So there are opportunities that we could take up throughout the building to enable that to be done. With the amount of insulation that we have through the building, most of that would be covered in with the insulation.

Mrs NAPIER - Because of the sound issue?

Mr CURRAN - That is right. So what we would need to do is basically identify an area. If you wanted to look at wall framing, for example, or if you wanted to look at wire through a wall or any type of service, then we would need to identify that area and say we want to identify an area here that might be 300 mm by 600 mm, so you can see what is in the wall rather than doing it as a strategy across the whole building.

Mrs NAPIER - Yes, it seemed a very sensible complement to the building, even if it ends up being a historical statement about how it was done back in 2010.

Whilst I am thinking about walls, you mentioned that the north facing wall exterior is to be basically compound composite and cement. Is there some consideration of patterning, though, to make it an interesting looking wall?

Mr CURRAN - It is broken up into components. So there is precast panel and then there is a panel of cement sheet. I think there are two or three panels and then it goes into the precast concrete. The idea is so we do not get a big bland wall that faces back onto those spaces, so we articulate that wall a little bit more.

Mrs NAPIER - The new Boags building has done it pretty well in terms of putting some good features through that new building.

Mr HANSEN - Same as the new Menzies Centre in Hobart.

Mrs NAPIER - True. I noticed that the reception is on the first floor, yet the entrance is on the bottom floor and the student common room is on the bottom floor. What is the rationale for reception being on the first floor?

Mr CURRAN - The idea behind that was that the staff facilities are predominantly upstairs and the staff need to be with the reception area. There is also a need to control where traffic enters the building and how they move around the building. So the thinking is that the public or visitors would come into the entry, go into the lift and then come straight up. They would then arrive at reception and then all the associated facilities or functions with reception, such as staff offices, meeting rooms and all of those types of things, are away from the workshops.

So on the ground floor, all of the functions associated with the workshop and learning are down there. Then we remove those other functions and put them up on the first floor. It is really a consideration of space and also how that function of the reception interacts with the staff.

The student common room, it was felt, could go in that area. It was important for that to be located close to the front entry so that did not interfere with workshops. So that if the students are in the common room, there is no need for them to have to walk through a workshop to have to get to that common room. So the toilets and the common room are located at the front because that is where most of their traffic would be, unless they go upstairs to the general learning area or to use the computer lab.

Mrs NAPIER - You mentioned that there was going to be both wired and wireless computer facilities. The computer lab, I noticed, is right at the northern end of the building. Yet when I am in schools you notice that usually the computer facilities are placed in a central location where there can be easy access to and from the workshops, because of the nature of teaching and learning and designs nowadays, I suppose. You go in, do some work on the computer, go back out and do some construction work or whatever it might be. You are backwards and forwards, yet this computer lab is proximate to your upper level workshops. Isn't there a need for some type of computer centre grid in the workshop area?

Mr CURRAN - Steve can probably explain that better but from our point of view the thinking behind the workshops was that the machinery was the important requirement in the workshop and also visibility through the workshop. If we introduced computer labs we do not really have the space downstairs to introduce them there because of the constraint of the site. If we do introduce them then that starts to squeeze up the workshop. It starts to make the area around the machines a little bit tighter. From our point of view we basically wanted to remove that out and get that upstairs so that we could keep all of the functions such as the noise and dust workshops, spray booth, all of the things that are critical to the operation of the workshop, down close together, but because of the computer lab it is not critical to that function and can be removed up. Access is quite close to there; they just need to go up the stairs to get up to the next level.

They are able to move up and down those stairs quite freely once they are in that workshop area.

Mrs NAPIER - I was thinking of the design of the facility that is down near Incat, where you do aluminium welding and all that. That has a wall of classroom/computer lab facilities proximate to where the workshops are. I guess it is not so much an issue with your adult learners, but I am conscious of the fact that you are dealing with a mixture of attitudes that come along with 15- to 19-year-olds. I would have thought that supervision is still an element of teaching and learning in those settings.

Mr KIRKMAN - The computer lab itself is a multi-functional room. It is not just tied to a workshop at any given time. It is small and multi-functional, yes, and it does look down onto the workshops. Regarding supervision, the apprentices are at a different level from the college students. They are there because they want to learn; the boss is paying them so you do not usually have issues with out-of-control students at all. Usually a quick phone call to their boss saying, 'Are you happy for him to be mucking around?', soon sorts it out. So the supervision level is not as great. Having said that, it is nice to have it directly above that big workshop because at certain times there may be students in there that are operating machinery and may have to go upstairs to do some computer work and that teacher can still operate in those two spaces. As a general rule, that computer lab could be used for any reason. Any group could come in there and use it. It is not specifically tied to a workshop.

Mrs NAPIER - I do not have a problem with that. I guess I was thinking about the reality of dealing with teenagers.

Mr POWELL - The polytechnic workshop has a computer lab adjoining the workshop. So those younger people who are of that age have the computer lab beside it. There are two computer labs.

Mrs NAPIER - I could only see the one. Where is the second one?

Mr KIRKMAN - G24.

Mrs NAPIER - Okay, because it did have me worried that you only had one up there. Presumably the whole thing would be wired so you would have interfaces, if needed, on a screen. Presumably you are going to need a screen down in your workshop to work off your systems. If you are going to have a green building then you won't be working off paper supposedly. I presume it is going to be wired in all ceilings.

Mr POWELL - Just as an example, the guys are working on the safe working and operating procedures for their machines and those safe operating procedures are on a computer base. So they have to be linked.

Mrs NAPIER - We approved a school that was going to get a five-star rating and then there was some public discussion about not being able to use Tasmania timber. That has been overcome for the schools. If you are working to a five-star rating, are there any hooks that we need to know about? I had not realised that one implication of five-star green school design would not allow the use of Tasmanian timber. Are there any hooks in this one?

Mr CURRAN - We are aiming for five but the current rating on the building is four-and-a-half. The green star consultant we are using has done his calculations and we are at four and-a-half at the moment. It would be unlikely that we would get to five star but all of the elements that we have discussed today and all the features that we have in the building will allow us to get to four-and-a-half. There still an issue with the ability to use Tasmanian timber.

Mrs NAPIER - Even in this era?

Mr CURRAN - Yes. Industry is addressing that at the moment because that still is an issue that we had with one of our tenders. That is about to close and there are a whole lot of implications in terms of availability of the timber and also the additional cost that you have to incur in using that timber.

Mrs NAPIER - Is there something within the tender that places an emphasis where possible on the use of Tasmanian products?

Mr CURRAN - Unfortunately what we have to do is ask for non-conforming tender stipulations because of this inability to meet the requirement with the timber. We are still working through that at the moment. I do not have an answer for you today on what that final result is. I am not an expert on this but if we specify a specific material we have to give an opportunity for that material to have an alternative because we are not able to specifically supply that material due to restrictive trade practice. I think probably specifying Tasmanian materials would fall into the same category as that. So as part of our specification that is a normal requirement that we put in, that alternatives can be sourced and offered up.

Mrs NAPIER - I accept in terms of cost you cannot favour Tasmania but is there something that you can build within the tender that at least places due weight on Tasmanian products wherever possible.

Mr CURRAN - That can be built into the tender process; certainly you can have a weighting. Normally you probably would not do that. We have done tenders before where a weighting criterion has been put in, but I do not envisage that we would be putting that in as part of this project at the moment.

Mrs NAPIER - An interesting conundrum. With the height of the building, what is the potential shading impact on the residents on the western side in late summer?

Mr CURRAN - The maximum height of the building over the undercover work area is 7.8 metres. The majority of the building is 4.2 down to 3.2 metres. That building is set back off the boundary through that area. The potential for overshadowing in winter is unlikely to occur given the distance between that building and the property boundary. I do not think that will be an issue for us, given the distance off the boundary.

Mrs NAPIER - How many metres to the boundary?

Mr CURRAN - About 10-12 metres off that boundary.

Mr HANSEN - I will just add a bit more information to the question earlier about the wiring within the building for students to look at and whatever. We also have electro-technology on the site, which we have never had before. That is the training for electricians and electro-technology, so this is the first time we have an interaction between construction and our electro-technology facility at Alanvale together, where they can interact from one to the other. Before in the Thynes building there was no way to get apprentices out to look at electro-technology and vice versa, but now we have 100 metres between the two facilities, so that is probably an area where the two teams can interact and show them how they put things together between construction and electrical installations.

Mr GREEN - Is there any arts funding as part of the overall budget?

Mr HANSEN - No, not under the Commonwealth funding.

Mrs NAPIER - Is that because it is fully Federally funded?

Mr HANSEN - That's right.

Mrs NAPIER - Because it's not out of the Consolidated Fund.

Mr HANSEN - Yes, that's right.

Mr BEST - In your role as the architect, obviously this will go out to tender, so did you have an ongoing role there? Will you be working as a project manager?

Mr CURRAN - Yes, we do. In addition to us, all of our sub-consultants carry through as well, so the mechanical, electrical, structural, hydraulics, green-star, acoustic, visibility, OH&S, and Workplace Standards consultants all carry right through until the end of the project.

Mr BEST - What would be your liaison then? You wouldn't be there weekly, would you? You would be there at certain critical stages, I presume?

Mr CURRAN - We have fortnightly site meetings which are conducted throughout the period of the contract, but we also field requests for information that might come in. On any one day there could be one, two or three and it is our role to answer those and coordinate them back through the sub-consultants and to be the main point of contact for all of those things to be addressed.

Mr BEST - I guess that's all included in that rough estimate of costs that we've seen in the report?

Mr CURRAN - Yes.

CHAIR - Terry, out on site you gave us an indication of the growth in demand for the sort of services that the site currently delivers, with the boost in the building and construction industry. What are the demographic projections over, say, the next five or 10 years? Is there any particular assessment that has been done?

Mr POWELL - I'd have to say no; there hasn't been that I am aware of. I would love to know myself. Based on the last three to five years, in the north of the State the numbers of apprentices reached approximately 250 in the construction industry and we are still maintaining those figures. With the economic downturn we expected a reduction but we have somehow maintained that level. Furniture dropped slightly but this year we have trained 130 apprentices in furniture statewide, compared to five years ago when I think we had about 30 across the State. When the boom hit there were over 1 000 apprentices in the State, so from roughly 300 to 1 000. That is the reason we had to re-establish construction training in other areas of the State. It's very positive at this point in time. There is an anticipated slight reduction or flattening of demand. If that occurred we have a facility here that can satisfy the need for many years to come.

CHAIR - Am I right in assuming that with the establishment of the Clarence campus for building skills development, essentially the north lost all of that until more recent times when it was re-established here?

Mr POWELL - In 1990 all carpentry and joinery throughout Tasmania was delivered in Hobart. Up until three to five years ago - I'm not sure of the exact date - it was re-established in the north and on the north-west coast because of huge numbers; it was impossible to deliver that training and maintain it in one region. The industry had a lot to do with the relocation because the method of training has changed a lot. We do a lot of workplace assessments, industry visits and continuously work with industry in that regard. To do that in one location was almost impossible - having people running from Hobart all over the State. Having them in regions is a lot easier to manage and a lot more client-focused.

CHAIR - It would be true to say, then, that the reconfiguration, if I could term it that way, has been really positive in terms of delivery of training and assessment of skills?

Mr POWELL - Yes, it has.

CHAIR - Thanks very much, gentlemen.

THE WITNESSES WITHDREW.

**TASMANIAN POLYTECHNIC - SUSTAINABLE TOURISM AND HOSPITALITY
TRAINING CENTRE (STHTC) WELLINGTON SQUARE.**

Mr TIM COX, WORKFORCE SECTOR LEADER, TASMANIAN POLYTECHNIC AND **Mr BRUCE MORLEY**, ECO AND ADVENTURE GUIDING LEARNING LEADER, TASMANIAN POLYTECHNIC, WERE CALLED, MADE THE STATUTORY DECLARATION AND WERE EXAMINED.

Mr MIKE VAN DER VEEN, PRINCIPAL PROJECTS MANAGER, **Mr JACK HANSEN**, MANAGER, CAPITAL PLANNING, SHARED SERVICES AND **Mr SCOTT CURRAN**, DIRECTOR, ARTAS ARCHITECTS, WERE RECALLED AND EXAMINED.

CHAIR (Mr Harriss) - We will follow the same process as at the last hearing - we will have your presentation first, Jack, and then we will proceed with questions.

Mr HANSEN - This project, the Sustainable Tourism and Hospitality Training Centre at Wellington Square, has again been approved by the board and the CEO of the Polytechnic and has also been consulted through both the Academy and the Skills Institute and they have supported the project. The Polytechnic has undertaken and agreed to an agreement with Skills Tasmania on the funding of the project and that has been approved by DEEWR in Canberra so the project is all approved and ready to go.

Mr CURRAN - This new development will be a state-of-the-art training facility built to the latest technological standards in delivering training in tourism and hospitality. Demonstration of environmental considerations and sustainability in all aspects of tourism training cannot be delivered in the current facility. As a result of that, a new building has been designed to reflect the State Government's vision of a culinary centre of excellence as part of the Tasmanian Government's paddock-to-plate strategy.

Ecologically sustainable design principles will be applied throughout the design, the construction and the operation of the facility. The project will introduce and implement green technology, not only in the infrastructure and fabric of the new building but also in the training of tourism and hospitality, which will in turn influence attitudes and work practices in the industry. Materials and equipment used in the construction and operation of the building will be selected on the basis of low environmental impact as well as life-cycle costings.

This facility is also to be developed within a sustainable framework. The green building council education assessment tool will be used as a tool to achieve as high a green-star rating as possible within the constraints of the budget and availability of materials. Using the green-star philosophy, this facility will provide a substantially better environmental outcome and at the moment this building is currently tracking on five stars.

Features will include reduction in lighting and energy consumption from current levels, recycling of rain water through the toilets and irrigation system, waste reduction through direct on-site reuse and waste segregation for off-site recycling, solar hot water, and natural lighting increased to reduce the need for electric lighting, linked to automatic controls to maintain safe working levels.

The proposed building may be considered as follows. The building will have a reinforced concrete slab and footings. The main structure consists of a combination of steel column and beam and load-bearing brick veneer. In-fill wall framing will be timber or concrete block work. The roof will be Colorbond custom orb. All cladding will be a combination of brickwork, cement sheet, aluminium composite panels and bluestone faced tiles. The roof will be fully insulated with R3.5 to roof ceilings and external walls, with acoustic installation to internal walls. Window frames will be powder-coated aluminium with 10.38-millimetre laminated glass. Internally, walls will be lined with plasterboard. Extensive use of glass will maintain a visual connection between the spaces and aid in supervision. Floor finishes include Marmorleum floor sheeting, rubber and carpet.

The majority of lighting will consist of either T5 fluorescent, compact fluorescents or high bay. In areas where there is significant natural light, light sensors are used to determine where lights can be used. Featured fixed lighting will be incorporated in the architecture and the landscape elements. External lights will provide general lighting of the building and they will be controlled by a photo-electric cell or clock. Emergency lights will also be installed.

Whenever the fire detection operates, all mechanical systems will be shut down. Airconditioning will be used for cooling and will be avoided wherever possible, with the exception of the server room, the restaurant and the cafe; the training kitchen should be included in there as well. Natural ventilation will be provided to all occupied spaces via openable windows. Mechanical ventilation will only be provided to toilets and occupied rooms where we cannot provide natural ventilation. The kitchen extraction system will be provided via a variable speed control to minimise power consumption.

Each building will include a security system with a facility to turn off the lighting and heating when the system is armed. Communications will include a wireless system for laptops, and hardwire data for staff. Each building will be connected to the server room. Another important consideration in this building is the AV component. This building will have state-of-the-art AV which will enable us to display and record demonstrations as they occur. Each of the kitchens and training areas will have television screens that will enable the students to see the lecture, preparation of food or coffee or bar service. This will also give us an ability to stream that information to other campuses or to other areas. It will also give us the ability to record those demonstrations. If they are done by a visiting chef or somebody like that, it gives us the opportunity to record that and keep that for posterity.

This site has been identified as having major historical significance due to previous buildings on this site. The old gaol and the convict treadmill were located in an area to the west of the site, which is where the proposed car park will be. The likelihood of remains being underneath the carpark is high and we have taken that into consideration while we have been designing the building. One of the other site constraints was the existing tree on the site. It can be seen in some of the early photographs and we considered that it was important to retain that tree. That has had an impact on the footprint of the building and also the layout of the site.

We intend to retain the existing heritage building that is on the western side of the site, adjacent to Barrow Street. We are proposing to pull off all the add-ons that have been put onto that building and return that building close to its original state. That will be used for storage and also potentially for garaging. We are looking to create a student courtyard in between that building and our proposed new building, utilising the tree as a fairly substantial element of that courtyard. The building will be set out from using the existing traffic way that is there at the moment and the footprint of the building comes across and impacts slightly on the existing carpark area.

We have looked to provide the restaurant, lounge bar, bar and training kitchen on the ground floor. Because of the connection with the public we felt it was important that this be placed on the ground floor to give ease of access. Another really important consideration in the design of this building was to open up the façade of this building as much as we could to get as much visibility for people walking past or driving past. It is in a very high traffic area; lot of tourists walk past this area on the way to the Gorge, the Cenotaph or the park. We felt that it was important to provide a visual connection with this building for people that were walking past. As a result of that the restaurant and the kitchen have been placed on that ground floor.

The loading bay and storage area is also located in that area at the rear of the building, once again so that we do not have circulation cross-over. There is a lift there that provides access for the public and for staff and students to the first floor, and a lift for goods. The lifts arrive in the loading bay. Then they are decanted into the storage area, either into the training kitchen or into the lift to the kitchens upstairs. Adjacent to the entry we have a small retail area where the produce that is produced by students can be sold.

Mrs NAPIER - Is that like a bakery outlet or something?

Mr COX - The ground floor will be more like a retail service area, but there is a bakery facility situated within the training kitchens on the first floor. So the produce then will be brought down and sold.

Mr CURRAN - We are utilising the entry as well for hotel training, so we have a desk there for front of house. Then up the stairs to the right we have a lounge and bar that will be used in training but can also be open to the public. We have a 50-seat restaurant with the ability to be divided into two smaller spaces. Flexibility is also an important criteria of the design. We have designed them so that we can open up these areas to be much larger but we can also shut them down to provide a lot more areas. The classrooms that are adjacent to the restaurant have bi-fold doors so these can be used as classrooms during the day or can be opened back up if there is an evening function or even if there is a luncheon that requires more seating.

We have some garaging for eco tourism, storage area, chair store, plant room and offices located in that area as well.

Upstairs we have bar training. Once again it is a similar design so that we can bi-fold the doors back and combine that with coffee service. A small cafe adjacent to the bar service and training area gives the public an opportunity to come up and experience the products, and also the students get the opportunity to serve those people.

There are two commercial training kitchens that are spread across the front of the building, once again to open up the building and get more visibility. You will see that we have pulled back all of the training areas off that window to keep that as open and as visible as possible. The opportunity to open that area to combine those two kitchens together and then the flexible learning area at the ends, give students the chance to break out into that learning area apart from the commercial kitchen. There is a central corridor with access to staff offices that look down into the courtyard and onto the tree, a fire stair and all of these storage requirements associated with those functions on that floor.

At the moment we are currently in planning. The drawing that you have, which is A213/P2 was the original drawing that we submitted to council. Heritage have advised us that they will not support our application. They have asked us to redesign the facade of the building to fit in with the historical nature of the site. They would like to see the facade in different materials, to set the building back slightly, to get greater fenestration on the building and to articulate the facade more than what we had at the moment. The original facade was designed around the intent, which was to provide a state-of-the-art building that really showcased what we were trying to do. We felt that this modern facade was an appropriate way of introducing this new building to form an iconic form in this heritage precinct.

As it stands at the moment we are currently negotiating with Heritage. The revised drawing that you have, which is A213/P6, is a current form that we are proposing to go back to Heritage with. As you can see, the building is not quite as open as we had originally intended but we are still hoping that, through large areas of glass but with greater articulation and the use of more materials, we are able to satisfy their requirement. We have broken the roof forms down into much smaller roof forms. We have introduced the same form as the buildings next door. We have introduced some of the patterning as well. The trees are also an important part of the streetscape and we are looking to maintain those as part of the new elevation. We are setting the building back. The building will step in and out now as it goes along the front of the building more in line with the building that is next door. That is the existing DECCD building and we are hoping that, by introducing these elements, we can come to an agreement with Heritage in terms of the facade.

Mrs NAPIER - Are you using timber shutters for shading and so on on that?

Mr CURRAN - Yes, we are looking to use a number of different materials onto the street. With the two sections of wall that are behind the trees, we are looking to introduce bluestone tiles onto the face of that building to reflect the bluestone wall that runs along through the front and to try to break the materials up so that we do not just have a straight copy of the red brick that is on site. We will also to introduce some timber in the louvres. We felt that the trees were a really important part of this design. A tree has two lives: it has a life when it has no leaves on, essentially the frame of the tree which is woody and has lots of timber, and then it gets lots of foliage and becomes green and changes. We wanted to reflect that in the timber shutters and try to get a link back to that tree so that the link, that initial design concept, does not get lost.

At the back of the building we have introduced red brick because the back of the building looks directly onto that existing heritage building.

Mrs NAPIER - In the courtyard?

Mr CURRAN - That is into the courtyard space, that is right.

Mrs NAPIER - I agree with you about the tree. You have the tree in the courtyard and I just wondered what the surfaces would be and whether they would be complementary to the tree or whether it would be the red brick, which would be a bit harsher?

Mr CURRAN - There are a number of different elements on that back so once again we have tried to break it up. We have introduced a sandstone render onto a component of that building. Also, we have brought around some of the silver or grey Alucobond that we have around the front of the building to get a direct reference back with what we are trying to do on the front of the building.

Mr BEST - Because of the site limitations and the historical significance of the site, you are limited and have had to try to condense what may have been a larger footprint into a smaller one. Consequently you have the commercial training and kitchen upstairs. Has that resulted in more plumbing and things like that in having to be upstairs?

Mr CURRAN - Not really.

Mr BEST - That is good to know. What is the situation with heating of water? Is there any consideration of solar or things like that?

Mr CURRAN - Yes, we are using solar hot water heating to enable us to put that through the system. That is one of the opportunities we can utilise. The main difference between this building and the previous building is that the environmental controls that we are using on this building step up a notch from what we were using on the previous one. That enables us to get some additional green-star points from where we were before. There are the same considerations with materials, with the glass, sun control and power. We have all the same elements, but now have the ability to improve the mechanical ventilation system, which we need to do because of the associated function with the kitchen and the heat and the air that needs to be down through there.

Mr BEST - I know you have had to keep the historical tree. I thought that layout was really well designed in that you have that frontage on the street but also I assume you will have some glass here at the rear and then it opens out into that nice courtyard with the tree. That will certainly make it a very attractive place for the public to sit down and have a meal.

Mr CURRAN - We have based this design on a similar project - Cornwall Square, where we have the Transit Centre and also the Sebel Hotel. All the trees were retained in that development and it just adds human scale to the street. It also is a terrific environment to have a break under there and have coffee or a meal. That is what we wanted to try to do with this as well, the ability to break out to the street, utilise some new trees on the street but also use that great tree we have and the potential for functions out in that back courtyard space as well.

Mr BEST - It is a magnificent feature. I think that is really well done.

Mrs NAPIER - There is obviously a huge potential for that courtyard but is it envisaged that you would try to encourage local students, the public and so on to make use of it? Would this kitchen be servicing it? Or are you thinking of the retail sector, which seems to be quite some distance away from the courtyard? I can see how, if you were operating your kitchen, you can certainly service people who are in the courtyard. However, if the kitchen is not operating and people go and buy goodies from the retail outlet, and maybe get coffee or so on, they actually have to go through the entry and around past their cool store to get to that area.

Mr CURRAN - No, there is no access out the back.

Mrs NAPIER - There isn't any access up there?

Mr CURRAN - No, they need to -

Mrs NAPIER - How do I get there?

Mr VAN DE VEER - There is a car park there.

Mr COX - There is, from the lane, a driveway down either side.

Mrs NAPIER - So it is anticipated you would have internal access.

Mr CURRAN - The access at the moment is down that laneway and then around the back into the courtyard or through the restaurant, or around off the car park from the other side.

Because of the functions that are associated in here with delivery, storage and things there is no public access through that. There is only the ability for people who work in this area and need to get access out of that door.

Mrs NAPIER - So is that retail store in the right spot?

Mr CURRAN - I think so because it is for visitors that come into the airlock and they will get a chance to go and buy things before they move into the lounge or into the restaurant. It also restricts them, if you like, to just that area to buy the retail things.

But it really depends on why they are there. They might be there to go upstairs for coffee in the café or they might be there to buy things, or they might be there for the restaurant. There are a couple of different scenarios as to why they might be in there.

Mr COX - One of the key differences between this design and the current facility is the restaurant in the current facility is on the third floor

Mrs NAPIER - Fantastic lifts.

Mr COX - They are brilliant. It is a well-documented fact that if a restaurant is anywhere but on the ground floor, it is doomed to fail. So the way the programs are designed at the moment, they are very structured. Let's face it, if you are going out

for a quick bite for lunch, the third floor in the current tourism and hospitality training building is probably not going to be at the top of your selection list, parking obviously being one of the issues there as well.

With the layout and the positioning of this proposed building it is envisaged that the restaurant will be open five days a week. You will notice with the training kitchens on the first floor with the pod design that we can fit 16 in each kitchen, and if you look at the size of the kitchen downstairs, you will not fit 16 in that kitchen. That kitchen has not been designed for that feature at all - having the whole group. You would then split any potential or any training groups that are coming through doing cookery training into a roster where they would work different shifts in the restaurant downstairs. Whilst they are not on shift, they would be off doing other training upstairs or some project-based learning et cetera.

Mrs NAPIER - I see.

Mr COX - So we would envisage that you would have no more than five students working in the ground floor kitchen which not only then allows the restaurant to be open on a more regular basis, but also provides a more industry-real staff to customer ratio, still in that controlled training environment.

So the restaurant will be open five days a week, not two days, as is the case at the moment.

Mr BEST - In relation to Mrs Napier's question, looking at this map, there is the tree. Does that mean the public can have a sit down here?

Mr COX - Yes.

Mr BEST - So that opens out. That is a concertina?

Mr COX - Yes, there is a concertina so we can have alfresco as well.

Mr BEST - Yes, that's what we thought.

Mr COX - As Scott mentioned, the 50-seat component of the restaurant itself, can be split into two for smaller groups if required, or classrooms G30 and G31 for larger functions - for example, it can also be used for functions such as Melbourne Cup lunches, increasing the capacity of the dining area to 100.

Mrs NAPIER - So what is the capacity of the current one you have?

Mr COX - Approximately 100 and, as mentioned before, the disadvantage of that is that it is one big room. It has a great atmosphere and everything if you have 80 to 100 people in there but it doesn't have an atmosphere at all if you have only 20 or 30, unfortunately.

The other advantage is with the design that Scott has put together here is that we can close the rooms off so that you can use these rooms for other training purposes. At the moment you might have only 20, 30 or 50 people booked in, but you cannot utilise

that room for any other training because you have guests in there as well. It is very limited in its operation, whereas the proposed operation will be very flexible.

Mrs NAPIER - In terms of access to those classrooms, G30 and G31 - and I accept what you are saying about flexibility - as I understand it, if you are trying to get to those rooms you will need to come through that back corridor rather than necessarily crossing the restaurant area.

Mr CURRAN - Yes, there is access through the front of the building. Due to this method of reproducing this elevation; that is the plan - the very front line of the plan does not reflect the true elevation of what we have shown there. At the moment, in front of that white car, we have the ability to walk into either side of the classroom.

Mrs NAPIER - So there is direct access. I have seen it in there. You cannot get into them from my building coming through the garage.

Mr CURRAN - Yes. You can get access to those.

Mr BEST - On the matter of design. I was really impressed with that design that you had. That was absolutely terrific.

Mrs NAPIER - I am sure your artistic talent is coming out.

Mr BEST - Maybe I need to brush up on my understanding of how things fit with heritage. I thought the white colour in the glass did not reflect but I guess that is all water under the bridge now because you cannot revisit that at all, can you?

Not that there is any value in this comment because you have your key stakeholders that you work through. I am wondering though, you may be better off in some respects. I can see you are trying to maintain those features here with the white lines but more conforming up and down. I don't know, it is just a comment, but you may be better off trying to get something in between; sometimes that might be harder than if you maybe went for something that is an older style. I don't know. You have your stakeholders so you probably don't want to answer that one. It is that sometimes we try to get something in between and it ends up really nothing much at all. You might be better off to build something historic-looking in total. I am glad it is you doing that, not me.

Given the historical nature of the building, are you going to name any of the rooms in the building? The restaurant I presume will have to have a name of some sort. I suppose it will be Drysdale.

Mr HANSEN - No.

Mr BEST - You mention historic and it will be open to the public and there are historic sites.

Mr COX - That has been mentioned.

Mr BEST - So you will probably be looking at some historic names, I would have thought.

Mr COX - The Treadmill has been definitely put out there as a proposed name for the restaurant.

Mr HANSEN - This is the concept we have used in Drysdale Hobart. We have used the Collins Room and those sorts of things, which are names of the local vicinity and its connection to the Drysdale building and yes, we will definitely be considering that in this building here and putting the same concept through.

Mr BEST - The only other one I had was in relation the -

Mrs NAPIER - I did not even know about the convict treadmill. I think you said that the western end of the building may well cross on to some of the historic site - isn't there the possibility then, if that is uncovered, to build it into the floor, cover it up with resin and therefore be able to see some of those original sites? Has any thought been given to building it in as part of the architecture?

Mr CURRAN - We are not sure what is there at the moment. This is an unknown thing we have. All we have at the moment is an overlay from some aerial photographs. Let us say that there is a strong possibility that where our building finishes and where the old building finished may clash. There are guidelines set out under the Heritage Act that determine the process that we need to follow through. The next process for us is to do what is called the discovery dig to see what the extent of those remains will be. It may be that they do not coincide with what we are trying to do; it may be that they do.

At the moment where we overlap we currently have a garage and storage areas. I think probably there are better ways for us to interpret the archaeological remains than to put in a resin floor or a glass floor. Part of the strategy behind our initial concept was that it is a fairly historic site; it has a lot of significance and if we leave what is there for another day when it can be uncovered properly then we do not have the money in our project to do it justice. However, in the future that may become available. If we do not build over the top of it then that enables that opportunity to move forward rather than us build on top of it and not be able to do that.

Mrs NAPIER - I understand. If as part of your excavations you lose five to eight metres and lose classroom, or you end up with two non-functional classrooms, how are you going to deal with that?

Mr CURRAN - As they have explained it to me, they will actually do the excavation and record it. That will enable us to build over the top of that area if there is a clash between the archaeology and what we are trying to do.

Mrs NAPIER - So what interpretation is envisaged to be built as part of the project so that whatever you find is not lost?

Mr CURRAN - There is an opportunity for us to do an interpretation panel, which is what we have done on previous sites where the history of the site has been considered

important. There is an opportunity for us to do something like that. Once again, it is really an unknown. We have had other projects where the likelihood was very high yet we did not find anything.

Mr MORLEY - This is news to me too, but convict studies are an important part of our training courses, so to be located on a site that is significant in terms of our convict heritage is something that we would interpret, not just to our students. Our students are required to conduct interpretive tours and are looking for places around Launceston city but they could actually do it right on site. So interpretation might not just be limited to a panel but might also include face-to-face interpretation, delivered as part of their training on site, which would be fantastic in terms of the convict heritage.

Mrs NAPIER - You are right. The women's prison has never really been celebrated and no decent work has been done on it. Then you have the old jail and the convict treadmill, but seeing is believing. So I agree with you in terms of the potential for interpretation and that is why I think the physical interpretation is an important element of that.

Mr MORLEY - Through the archaeological dig, depending on what they find, that will be recorded both through documentation and through photographs. Then all the research that has to go along with that archaeological dig will be fantastic in terms of providing us with that interpretive material. So even if they cannot expose the actual infrastructure that may still be there underneath the current surface, we would have documented photos which we could incorporate into the interpretation of what is left there. Then the research would come up with whatever evidence there was in the records of what it used to look like when it was actually operating.

Mr BEST - With the heritage aspect, how would you use the building? As you were saying, there could be some sort of ability for the public to access it through a tour by students perhaps.

Mr MORLEY - We currently do a little bit of that; we utilise existing buildings for tours. However, the guiding program is one that is probably not on campus as much as most of the others. The storage area and the parking are critical for our key equipment, our bus and our trailer, because a lot of our training takes place in field sites. All of our training about Tasmanian native flora and fauna and geology and so on does not take place on campus. However, to deliver our underpinning knowledge and skills, to give students an understanding of the tourism industry, what tourists are after and the concepts and main themes we look at in terms of what we can interpret for Tasmanian natural and cultural heritage, this needs to be done in a learning environment like this one.

We need the ability to travel to the national parks and the various heritage sites around the State to deliver the training on site, but if we have the ability to utilise this site in terms of actually conducting historic heritage tours, that would be fantastic. Currently with the Drysdale building in Hobart we utilise the rear area because the multi-storey car park was built on an old Aboriginal campsite. All that was revealed prior to the building of the campsite. The archaeological dig was done and the research was done on the traditional owners, so we currently interpret that site. You cannot see any evidence of it whatsoever apart from the council putting evidence on the ground in terms of where the old rivulet used to flow underneath the carpark. So we actually use that built-up site, which is completely changed and bears no resemblance to what it did when it was used

by the traditional owners, but we can still interpret it to the public and to our trainee students very effectively. That is part of the key. If you think about a site like the Female Factory in Hobart, you have four walls and that is all you have to work with, yet good tour guides can interpret this and really paint the picture for someone of what life was like for those female convicts when the place was in full swing. That is the challenge often that guides have.

It stretches to any topic at all. Wildlife is another one. On wildlife tours, particularly if they are conducted in the day, you cannot see the actual subject matter that you are interpreting so the challenge for the guide is to do that, to paint the picture for people, to open their eyes and turn the lights on without necessarily seeing a light on the ground.

Mr BEST - Will you use the retail part of this building for your tour guides at all?

Mr COX - The entry, G.O5, just part the retail, that desk and facility there, are actually incorporated for guiding and retail sales as well. The students would be able to operate from that desk. There is a storage facility under the stairs, so that would be set up from which the students would conduct and run their tours and everything.

Mr BEST - Excellent, and you are going to have a bus in the garage or something like that?

Mr COX - We already have a bus. One of the problems with the current facility is the lack of storage for the eco-adventure guiding area, so again this current site would rectify the issues that we have there. A recent perception study carried out by the Tourism Industry Council in northern Tasmania stated that tourism obviously was one of the current economic drivers, with eco and adventure tourism being the key growth area to the industry and one of the main drivers throughout Tasmania. The current facility that we have is outdated. It is unsustainable in its current form and does not adequately house or suit the eco-adventure guiding area. Again, the key drivers are to facilitate the growth area of eco-tourism, provide a better retail training and food and beverage training area with the restaurant and the location of the building, and being able to open and operate that five days a week as well.

CHAIR - What authority does the Heritage Council have when it comes to planning or development applications? They have said they would not be supportive, but if you wanted to take a punt can you nonetheless proceed and go right through to the RMPAT process, or can Heritage chop a project?

Mr CURRAN - We have the opportunity now to appeal against their decision. The recommendations come back to the council. The council have issued me with that notice and we are currently suspended at the moment while we try to negotiate this facade. That is another option available to us - that we appeal their decision.

CHAIR - But clearly you have taken the pragmatic approach through some sort of negotiation?

Mr CURRAN - Yes. If we appeal then there is potential for us to lose three to four months in that process, which is time we do not have.

Mr GREEN - Obviously it was a different mob that ticked off on the TSO building in Hobart from the heritage point of view.

CHAIR - Yes, in that precinct.

Laughter.

Mr GREEN - With the truck entrance, as you explained on site, everything would be decanted through that one section there, so is there are large enough turning circle for vehicles once they come into that area?

Mr CURRAN - Yes, we are looking to have a shared zone down the side - shared for pedestrians and also for vehicles. The vehicles would come in, go past that doorway, turn in, do a three-point turn and then come back out of the site in a frontal direction.

Mr GREEN - The heritage site on the Bathurst Street side is an existing carpark now, isn't it?

Mr VAN DER VEEN - Yes.

Mrs NAPIER - It has those old white buildings on it.

Mr GREEN - So other than the footprint of the building, the heritage issues associated with the rest of the reconstruction of the carparking area would not have an impact on the overall development at all?

Mr CURRAN - No. The information we have received from Heritage is that it is really to do with the façade of the building that we were proposing. The footprint, use on the site, retention of the tree, refurbishment of the back building, were all good positive things. It really is to do with the façade and the form of the building as it fronts onto Paterson Street.

Mr GREEN - So the footprint with respect to the design of the buildings as they stand at the moment has square edges, but that will change as a result of having the setbacks et cetera?

Mr CURRAN - Yes, there is a slight modification. We tried to keep the footprint the same, as much as we can, but we have moved elements of the building in and out to get that articulation they were looking for. So there will be areas that will be set back. The new setback line of this building is that the retail space that you can see, which is adjacent to the Gothic building, goes back onto the line of the Gothic building and then it steps forward onto the line of the building that is on the corner, whereas the Gothic building starts forward and steps back. What we are looking to do is to start on that line and then to step forward. The indications we have had from them in preliminary meetings is that they are happy with that approach. We are still negotiating and we are still very much at a preliminary stage.

Mrs NAPIER - What is the floor area of this development as compared to what you currently have for Drysdale?

Mr CURRAN - I do not know what Drysdale is at the moment but we have taken approximately 200 square metres out of the original brief that we were given by the clients to suit the footprints we have on this site at the moment.

Mrs NAPIER - So you have reduced it by 200 square metres?

Mr CURRAN - That is right.

Mr HANSEN - The Drysdale building is about 900 square metres per floor and there are three floors, so it is nearly 3 000 square metres. This is considerably smaller - half the size.

Mr CURRAN - It is smaller but a lot of the building we are currently in is dead space, just because of the design. With the restaurant, if you have 20 people in there, you cannot use the rest of it. With this building, basically every internal wall is open/close so you can set it up whichever way you like. It is extremely flexible in design.

The security system for the building will allow us to have complete control of each section. Of an evening we can open it up and use it for a culinary school of excellence, or open it to the general public for demonstrations. The AV facilities give us the ability to record things with guest chefs and everything else. That, to me, will be extremely beneficial, especially to the regional and remote areas. Where students cannot come in from Queenstown or Smithton they can still have full access to these presenters and we can use them over and over again.

The pod design is a new design that we have come up with in consultation with the Skills Institute and the cookery teachers. The power, plumbing and everything will come out of one central point to each pod, but also there will be two students on each pod so it gives it more of that realistic environment that they would be working in. With the layout of the current facility, you have one or two teachers and 16 to 18 students. It is the same with the actual kitchen that services the restaurants. You get very cosy and comfortable in your environment and then you go out and do your on-the-job placement or your work placement and all of a sudden there are not 16 of you. There are two or three and you say, 'Hang on, this is not how I was taught. This is not what I was expecting'. With this design, the OH&S considerations have been taken into account and they will still have plenty of space but will also be getting used to working in confined spaces at the same time. Then when they come down to the ground floor restaurant it will be even smaller, so by the time they get out into the workplace they will be used to working in small kitchens, as they mostly are.

Mrs NAPIER - What is your capacity for growth? Ecotourism is growing, hospitality is growing and hopefully it will continue to do so. Is this meeting your current demand, is this meeting 50 per cent of your demand; what is your growth potential?

Mr COX - The flexibility of being able to operate as one kitchen or two kitchens will suit our current demand plus our demand into the future.

Mrs NAPIER - Projected for the next -?

Mr COX - The next 15 to 20 years. The Service Skills Environmental Scan for 2009 showed in its occupational skill shortage analysis of Tasmania that hospitality and tourism will continue to rise by 15.4 per cent up to 2014 or 2015, so this current building will definitely exceed that and beyond. The location of the building will also be able to utilise the facilities directly across the road, the Launceston College facilities, when in 2011 they become part of the Tasmanian Polytechnic as well. That is the reason we have not had to look at building libraries or designated computer labs into this facility, because we will have them behind us and we will have them across the road. With the building being completely wireless, every classroom will be a computer lab anyway.

Mrs NAPIER - The Drysdale building is going to be free at the end of next year?

Mr HANSEN - At this end of this project, yes.

Mrs NAPIER - What happens to that?

Mr HANSEN - At the moment we are again in consultation with DHHS.

Mrs NAPIER - I know the hospital wants it.

Mr HANSEN - Yes. That is our preference at board level at the moment for consideration and we are discussing that. We have approached the nearby developer just in case we were asked by the Institute board to make sure that we do look at other areas. I support Government's preference that we look at another government agency for the use of that building.

Mrs NAPIER - There's a good bit of synergy in this town.

Mr HANSEN - If that comes off then the building will be handed back to its original owner, because it used to be the old catering block for the Launceston General Hospital.

CHAIR - We thank you all the presentations and for answering our questions.

THE WITNESSES WITHDREW.