

CAIRNS ENTERTAINMENT PRECINCT COMMITTEE 17 AUGUST 2011	3
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CEP PHASE 1 – MASTERPLAN AND CONCEPT DESIGN REPORT

Linda Cardew : 26/7/18-03: #3256560

RECOMMENDATION:

That the Entertainment Precinct Committee:

- 1. Receives the Masterplan and Concept Design Report for the Entertainment Precinct site dated July 2011 prepared by CA Cox Rayner Architects and the supporting design and advisory consultants.**
- 2. Resolves to no longer pursue Masterplan Option 1 for the purpose of the Project Assurance Framework, as Masterplan Option 2 provides the following superior outcomes:**
 - (a) it has the potential to deliver a superior urban design outcome**
 - (b) it has attracted greater community support through the community and other stakeholder consultations to date**
 - (c) it has a greater level of functionality and user amenity, and a higher degree of flexibility to meet the needs of a growing population**
 - (d) it offers a superior level of protection against storm surge and flooding**
 - (e) it has the potential to achieve more commercial revenue**
 - (f) it will provide a superior level of “buffering” between the Cityport South and Seaport precincts; and**
 - (g) it provides significant advantages in the staging of construction.**
- 3. Directs the design team to investigate how Masterplan Option 2 can support staging solutions compatible with available and anticipated funding.**
- 4. Directs the CEO, through the project team, to prepare the development application, taking into account staging solutions, and to report to Council on the outcomes, prior to lodgement.**

INTRODUCTION:

This report was deferred from the Cairns Entertainment Precinct Committee meeting held on 27 July 2011. Some amendments to the report and recommendation have been made to address Councillors' previous comments.

The attached report provides a comprehensive analysis of two masterplan options and two design concept options for the Entertainment Precinct site located on Wharf Street Cairns. The studies, undertaken by the architectural design team and a range of supporting consultants, demonstrate that the proposed site has the capacity to provide facilities for a wide range of community and cultural uses for in excess of 50 years as set out in Council's Preliminary Client Project Brief dated March 2011.

The studies demonstrate that the public uses proposed for this site can be co-located comfortably with the working port, and that the development will provide a substantial contribution to both the Cityport Precinct, and the Cairns CBD. The accompanying summaries of the preliminary order of costs for each Masterplan Option demonstrates that the project budget nominated by Council is adequate to deliver the facilities and public spaces required by the community.

These studies are an essential component of the State Government's Project Assurance Framework assessment, which Council is required to satisfactorily complete as a precondition to a firm commitment to capital funding for the project by the State. The financial support of the State Government to enable Council to undertake the Project Assurance Framework assessment, and the Masterplan and Concept design studies is gratefully acknowledged.

BACKGROUND:

At a special meeting on 6 April 2011 Council resolved to appoint the architectural team, CA Cox Rayner to provide architectural design services for the Entertainment Precinct Project. On 20 April 2011, Council noted the decision of the Project Control Group to appoint a range of supporting design and advisory consultants for the Masterplan and Concept Design phase. Over the past 12 weeks this team, many working together for the first time, has developed the comprehensive site analyses, and design concept options now presented in the report. To support this work the architects have also led a series of community consultations to allow the design team hear, learn and better understand the community's functional needs for the site and its design aspirations. The team has also rigorously assessed the operational requirements of the Port Authority, and the needs of nearby users of the Ports, and is confident that the options presented accommodate all requirements.

A preliminary order of costs for each of the Masterplan options has been prepared by the cost planner – attached as volume 3 of the Masterplan and Concept Design report.

Although Masterplan Option 2 (dual level plaza option) is slightly more expensive than Masterplan Option 1 (single level plaza option), Councillors may recall the clear preference expressed by the community through the consultation process (at the design workshops) for Masterplan Option 2. It has been noted in various forums that the dual level plaza option has the potential to deliver a superior urban design outcome, a greater level of functionality and user amenity, a higher degree of flexibility to meet the needs of a growing population, a superior level of protection against storm surge and flooding, the potential to achieve more commercial revenue, and to provide a superior level of "buffering" between the Cityport South and Seaport precincts.

Community comments on the Masterplan and Concept Design Options

The following provides a summary of the consultation process utilised during the design process and the community feedback received to date.

Eight consultations with the broad community, and other consultations with stakeholder groups, have been held during the development of the Masterplan and Concept Design Options. Beginning 3 May 2011, including the most recent community consultation which was held 9 August 2011, feedback on the two masterplan and concept design options has been recorded and minuted as a standard procedure at each of the workshops.

Evidence deduced from general discussion and comments received from over 200 members of the general public who attended the community consultations was a preference for Masterplan Option 2 – dual level plaza option. Reasons for this option being the favourite included:

- Gaining views water views over Trinity Inlet and the mountains
- Allowing for the capturing of breezes
- Affording reprieve from overland flow during rainy periods/flood immunity
- Has the potential to connect directly to the Convention Centre
- Offers potential additional parking.

CONCLUSION

This report requests that Council formally acknowledge and support the community's preference for the dual level plaza, noting that, through the development of staging options, the alignment of staging with available and anticipated funding, and a series of value management workshops in the architectural schematic and developed design phases of the project, there is the potential to optimise the design and achieve greater efficiency, and potentially to reduce costs. Council's formal resolution is requested to enable a clear position to be submitted formally to the State agencies representing the State Government's interest in the project.

CONSIDERATIONS:

Corporate and Operational Plans:

Council's Corporate Plan 2009-2014 lists the establishment of a regional Performing Arts Centre and regional Museum advocacy as Corporate Projects.

Council's Cultural Plan 2009-2014 identifies the building of a regional Performing Arts Centre and the provision of support for the State Government in establishing a Regional Museum as Outcomes Strategy 1 for cultural facilities.

Statutory:

All relevant statutory requirements and codes have been considered in the development of the Masterplan Options and Concept design Options presented in the attached report.

Policy:

The Terms of Reference for the Cairns Entertainment Precinct Committee are listed in Policy No 1:05:08.

Financial and Risk:

The Masterplan Options presented are supported by a preliminary order of costs for each option (summaries only are included in the report). It is recommended that Council resolve to support Option 2 over Option 1 for the reasons expressed in the report. At this early stage of the design the dual level plaza option (Option 2) has been assessed as costing approximately \$5million (or approximately 2%) more than Option 1.

Sustainability:

The Masterplan and Concept designs presented in the report, together with the subconsultants' analyses of the site, functional, spatial and design requirements, comprehensively support Council's quadruple bottom-line objectives.

CONSULTATION:

The broader community, Traditional Owners, Indigenous community members, stakeholder and user groups, Council's advisory committees, Ports North management and Ports users and independent experts, representatives from State and Commonwealth agencies have been consulted during the development of the Masterplan and Concept design studies.

OPTIONS:

Council may elect to resolve as recommended, or may require further work to be completed.

Council may elect to support one Masterplan Option over the other, although support for Masterplan Option 2 is strongly recommended, particularly given the wide range of benefits, including a superior ability to stage construction.

In considering the options available, Council is requested to be mindful of the programs presented by the project funding partners: the completion of the Project Assurance Framework and the Financial Sustainability Review to be submitted to the Cabinet Budget Review Committee in November 2011, and the requirement to utilise the Commonwealth Government's committed funds of \$40 million prior to the end of June 2012.

CONCLUSION:

The Masterplan and Concept Design studies contained within the attached report offer a detailed and comprehensive assessment of the Entertainment Precinct site, its opportunities and constraints, and the supporting commentary from all relevant professional disciplines.

It is the opinion of the project team that the completed site and design analyses provides Council with all information required at this time to enable a decision to move forward to the next stage of the design process and the preparation of the development application.

ATTACHMENTS:

CA Cox Rayner Architects – Cairns Entertainment Precinct Phase 1 - Masterplan and Concept Design report July 2011 (Volume 1 Architectural Consultation, Masterplan and Concept design; Volume 2 Consultants Reports, Volume 3 Indicative Order of Cost Study - Masterplan Options 1 and 2 (summaries)).

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Linda Cardew

Manager Cultural Precinct Project

Bruce Gardiner

Acting Chief Executive Officer