

CAIRNS ENTERTAINMENT PRECINCT COMMITTEE 27 JULY 2011	2
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REPORT FROM THE PROJECT CONTROL GROUP

Linda Cardew : 26/7/18-03: #3242744

RECOMMENDATION:

That Council resolve to receive and note this report.

INTRODUCTION:

To provide the Project Control Group's report on the status of the Entertainment Precinct Project to the Entertainment Precinct Committee, further to the approved project management and reporting framework adopted by Council on 28 July 2010.

This report summarises the project actions and issues arising over the period 6 June to mid July 2011.

Reporting against project goals:

GOAL 1: TO MEET COMMUNITY NEED

1. Consultations

The third round of consultations was conducted by CA Cox Rayner Architects on 14 June 2011 at 3.00pm and 6.00pm at Barlow Park, Cairns. Two preliminary concept design options were presented.

These concept options were then further developed and were presented for review and comment to the following stakeholder groups in the week of 4-8 July: Ports Management, Ports Users, Multicultural Advisory Group, Performing Arts stakeholders, Douglas community, Schools.

Comments were then considered and the options presented to the broader community at the last round of consultation sessions for the Conceptual Design phase to be held on 12 July 2011.

The drawing packages for Consultation Sessions 3 and 4 and minutes from the consultations are available on the project website www.cairnsep.com.au .

GOAL 2: HIGHEST AND BEST USE OF THE LAND

The project team considers that the proposed Masterplan and Concept Design options will satisfy each of Ports' overriding operational objectives as expressed in the legal framework document. The requirements of the Framework Agreement will be met by the provision of the Masterplan and Concept Design Report to be provided in a briefing to Ports North in early August, with formal resolution of the documentation shortly thereafter.

GOAL 3: DESIGN EXCELLENCE AND SUSTAINABILITY

3.1 Design workshops

Five formal consultant design workshops have been held to date, together with informal workshops and meetings between consultants and project staff as required. Design coordination and management of subconsultants' reports is being managed by Savills.

Masterplan options, including several variations for different elements of the site have been prepared and are supported by preliminary studies and commentary. The work has also been informed by the community's input at the consultation sessions.

Two design concept options based on Masterplan Option 2, have now been completed, and the architectural report, all subconsultants reports and the accompanying preliminary cost plan are reported as a separate agenda item.

All reports are available on both Council's website and the project website (www.cairnsep.com.au).

3.2 Design coordination

In order to proceed quickly into the development application phase, the design team is seeking advice as to the decision-making process leading to the selection of one of the two concept designs.

Savills has managed the main consultant team design workshops, in addition to the separate specialist consultant workshops as required with CA Cox Rayner. Additional meetings have been held with WT Partnership (the Masterplan and Concept design Phase cost planner) and the Savills PAF management team to ensure that the concept design options reflect the budget constraints on the project, and the ability to incorporate staging options as required by State Treasury.

Savills have co-ordinated the preparation of preliminary reports by the heritage, BCA, civil and structural consultants on the heritage significance, BCA guidelines applicable to the site, flood and stormwater immunity levels, and the structural stability of White's Shed. The team is currently working through a variety of design issues with CA Cox Rayner, Council's Project Manager and the design team, including:

- Plant spatial requirements
- Back-of-house areas
- Basement options
- Car parking numbers

- Number of balconies
- ESD strategies
- Loading / access strategies
- Site boundary redefinition including potential reconfiguration of Quiksilver
- Interface with CBD masterplan
- Interface with Ports North
- Museum front and back-of-house spaces
- Concept design options
- Concept design report

In addition to the above Savills are continuing to work with the Town Planner and CA Cox, to establish a strategy for the DA approval process, consistent with Ports North requirements.

3.3 Appointment of design and advisory consultants for the development application and remaining architectural design phases.

With the exception of CA Cox Rayner Architects, the appointment of Phase 1 Masterplan and Concept Design consultants ends on the completion of this phase. An Expression of Interest process for consultants for the remaining phases of the project commenced in late April.

Assessment and shortlisting of 121 Expressions of Interest for the disciplines listed below was completed in June 2011. A shortlist report with recommendations was submitted to the E-Team (PCG) at its meeting on 27 June 2011, for consideration and approval as appropriate.

- EOI #2264 Acoustic Consultant
- EOI #2265 Theatre Planner
- EOI #2266 Heritage Consultant
- EOI #2267 Hydraulic Engineer
- EOI #2268 Fire Services Engineer
- EOI #2269 Structural Engineer
- EOI #2270 Mechanical Engineer
- EOI #2271 Electrical Engineer
- EOI #2272 Vertical Transportation Engineer
- EOI #2273 Civil Engineer
- EOI #2275 Quantity Surveyor
- EOI #2276 Traffic Engineer
- EOI #2277 BCA Consultant
- EOI #2278 ESD Consultant
- EOI #2279 Facade Engineer
- EOI #2280 Landscape Architect
- EOI #2281 Geotech Engineer
- EOI #2282 Fire Engineering Consultant
- EOI #2283 Accessibility Consultant
- EOI #2284 Waste Engineer
- EOI #2285 Wind / Solar Engineer

All EOIs were received and managed by Council's Procurement Branch. Assessment for the tender shortlisting was completed by Savills and the CEP Project Manager, with input from Cox Rayner architects. Tenders will be issued in the week beginning 25 July. A detailed report on the assessment of each tender will be brought back to Council before any appointments are made.

GOAL 4: COMMUNITY COMMENT AND CRITIQUE

4.1 Implementation of Communications Plan – Stage 1

Monthly reporting on the implementation of the communications plan and community engagement activities commenced in June 2011. More comprehensive reporting has commenced this month and is presented as a separate agenda item.

GOAL 5: TO REFLECT THE CHARACTER OF THE CAIRNS REGION AND FAR NORTH QUEENSLAND

5.1 Invitation to Traditional Owners

The character and spirit of the region and the Far North may be expressed through the design of the *place*, the form and elements of the building, the materials and finishes, and through public art.

The first step in this process is to invite the contributions and stories of the Traditional Owners and other clan groups from the Local Government Area, and then from the Indigenous peoples of the broader Far North Region.

In the week beginning 11 July 2011 consultations will continue with Indigenous groups and organisations, starting with the Yidinjdji, Gungganydji, Tjapukai and Irukandji people, followed by the Kuku Yulanji. On 14 July 2011 a consultation / presentation is scheduled with the Indigenous Advisory Committee.

We are grateful for the assistance of Mr Seith Fourmile representing the Traditional Owners of the land on which the CEP is to be developed, who is to facilitate these sessions on a consultancy basis.

The contributions made by the Traditional Owners and Indigenous residents, and the stories and elements that are important to Indigenous people of the region will be interpreted and translated with the assistance of the appointed Indigenous architect, who will support the design team (refer 5.2 below).

5.2 Appointment of an Indigenous architectural adviser

RFQ # 2286 Indigenous Architectural Adviser was issued on 23 June to two registered Indigenous architects who have an extensive appreciation of the region and the region's Indigenous communities.

The significance of place-making and the ability of the Precinct to reflect the character and spirit of Cairns and Far North Queensland will be fundamental to the success of the project. In this regard, it is essential that Council engages fully with the Traditional Owners, Elders and the Aboriginal and Torres Strait Islander people for whom this place may offer many opportunities to come together to perform, to enjoy, and to tell stories. The role of the Indigenous architect is one of communication and translation. The consultant is required to interpret the ideas and needs of the diverse Indigenous communities as they arise from ongoing consultations, and to communicate those ideas to the appointed architectural design team and to relevant subconsultants as required. The provision of formal architectural design services are not envisaged - instead the role is one of professional communication underpinned by a knowledge of both Aboriginal and Torres Strait Islander cultural heritage, and sound architectural practice. The appointed architectural adviser will have the skills and ability to confidently move between, and communicate with, the different advisers to the project, including architectural and engineering disciplines, while possessing the capability to communicate with Aboriginal and Torres Strait Islander people and groups at all levels. The appointed consultant will not be required to establish workshops or consultation sessions, but rather will play an essential role in participating in a range of consultations arranged with the assistance of a representative of the Traditional Owners, as part of the team.

Council's commitment to reconciliation

The Entertainment Precinct project is more than just about creating a world class performance and gathering space with unique architectural form and design features. The project is also an opportunity to contribute to the national process of reconciliation between Indigenous people and the wider Australian community. The Cairns Entertainment Precinct project provides an opportunity to contribute to the progress of reconciliation by building, maintaining and enhancing relationships based on respect and understanding; and opportunities that provide a sincere and meaningful contribution to the improvement and hence the health, well-being and longer life expectancy of Aboriginal and Torres Strait Islander people. The approach to place-making proposed through the inclusion of the Traditional Owner representative as facilitator and the Indigenous Architectural Adviser as valued members of the project team, will support Council's commitment to the development of the Reconciliation Action Plan.

Scope of consultancy services

The role of the Indigenous architectural adviser is to:

- a) participate as part of the project team in consultations with Aboriginal and Torres Strait Islander people of the Local Government Area and beyond, who are representative of the Traditional Custodians/Owners, and other Aboriginal and Torres Strait Islanders of the region
- b) consult and communicate effectively as part of the team, and in a manner that supports a sensitive, respectful and culturally appropriate dialogue between the Indigenous communities of the region and the architectural design team

- c) with the permission and consent of the Traditional Owners and others who have been consulted, compile this information in a report that will assist and inform the design of the Entertainment Precinct.
- d) provide other advice as required by the project team and the architectural design team to develop the “place” and the spirit and character of the buildings, ensuring that the design team is both aware and understands the issues that are important to Traditional Owners, and Aboriginal and Torres Strait Islander people in the development of the site
- e) with the permission and consent of the Traditional Owners and different Indigenous stakeholder groups, prepare a report that details all aspects of the consultations. With appropriate permissions, this report will be made available to all interested parties for public comment
- f) as required, identify options, and provide hand sketches (if relevant and necessary) to inform the development of the architectural design
- g) review the architectural design options as they develop and advise the Project Manager and the design team in relation to particular place-making and design suggestions; and to
- h) provide ongoing advice as required through subsequent design phases.

Appointment of Indij Design (Cairns)

Further to RFQ #2286, the PCG approved the appointment of Indij Design, a Cairns-based, Indigenous-owned architectural practice run by Andrew Lane and Francoise Lane. Andrew is an Aboriginal architect and senior project manager with 12 years experience. Francoise is a qualified interior designer of Torres Strait Islander heritage. Both partners have worked extensively with Indigenous communities, and the public and corporate sector.

Indij Design’s submission demonstrated a good understanding of the goals of this consultancy and the unique role that the Indigenous Adviser will perform. Both partners have an excellent understanding of Cairns and the broader community and will also be readily accessible to both male and female Indigenous residents, and comfortable working as part of the team.

Indigenous consultation

Details of the first design consultation with the Yidinjdji, Gungganydji, Tjapukai peoples are included in the Concept Design report (listed as a separate agenda item). Consultations with the Irukandji people, followed by the Kuku Yulanji people, will be held in the near future. Later, consultation will be extended to the wider communities.

GOAL 6: ECONOMIC GROWTH

DEEWR has established a workforce committee for the Creative Industries using the Entertainment Precinct as the catalyst project to provide opportunities for training and employment. The Project Manager gave a presentation on the CEP project to the committee on 21 June 2011.

GOAL 7: SOUND FINANCIAL MANAGEMENT

A summary of project planning, design and communication expenses from inception to date (30 June 2011) and committals, is provided as a separate agenda item. This report is generated automatically from the records held by Council's asset management branch.

Last month the CEP Committee requested a Part A report be provided instead of a capital expenditure report. The provision of financial information for the project in a Part A format has been investigated, however the Committee is advised that at this time Part A reports can only be produced for operational expenditure and cannot be system-generated for capital expenditure. The current report form does however provide a greater level of detail than other capital expenditure reports, and may be supported with further information as required, if not already contained within the other reports to the Committee.

7.3 State Government funding

The first three milestones listed in the Deed of Grant Funding for the Project Assurance Framework assessment have been completed and payment claims following the completion of all three milestones were submitted prior to 30 June 2011. Monthly activity reports are prepared by Council's project manager and submitted to Arts Qld. Grant funding payments of \$1.5 million were received from the State Government on 4 July 2011.

GOAL 8: TO IDENTIFY AND MANAGE RISK

8.1 Risk management plan, program and procurement strategy

The risk management plan has been updated and will be considered at a procurement workshop with the State agencies in early August.

The PAF program was amended during June as the project team sought to better define the relationships between the design and PAF program internally and with Arts Qld and the Department of Infrastructure and Planning. A revised program was issued which included updated design team, PAF consultancy and target Cabinet Budget Review Committee milestones. The delivery of all PAF work to the Cabinet Budget Review Committee remains scheduled for November 2011.

GOAL 9: EFFICIENT AND EFFECTIVE PROJECT DELIVERY

9.1 Governance

Following the PCG approval to appoint BDO (Nth Qld) as probity advisor for the Entertainment Precinct Project, a project briefing was conducted by the Project Manager on 24 June 2011. BDO reviewed Council's processes in accordance with the Probity Plan for the current Expressions of Interest on 15 July 2011 and will prepare a report for the next PCG.

GOAL 10: COST EFFECTIVE, EFFICIENT OPERATIONS

Savills has now commenced work on the PAF Preliminary Evaluation (Stage 2) which requires a detailed analysis of operational costs for the both the Performing Arts Centre and the Museum. The consultant, Creative Economy (Brisbane), recommended by Arts Queensland, has been appointed to provide venue operations advice, following approval by the PCG. PriceWaterhouseCoopers has been appointed to prepare the Financial and Economic Analysis for the Preliminary Evaluation (and will be appointed later for the PAF Stage 3 Business Case).

Queensland Museum has been engaged on a consultancy basis to prepare operational costs for the Museum, also for the PAF Preliminary Evaluation. The costs of these consultancies are met from the State Government Project Assurance Framework funding grant.

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:

The processes outlined in this report are in accordance with the provisions of the *Local Government Act 2009*.

Policy:

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

Financial and Risk:

No financial decisions are required from this report.

Sustainability:

The issues detailed in this report include all elements of a quadruple bottom-line outcome.

CONSULTATION:

The community has been consulted in relation to the Masterplan and Concept Design studies outlined in this report. The Project Control Group has been consulted in the preparation of this report.

OPTIONS:

The Committee may choose to note the report or not to note the report. No specific decisions are required.

CONCLUSION:

The design work detailed in this report concludes Phase 1 of the architectural design for the project, representing approximately 15% of the total design work. The Masterplanning and Concept Design options form a critical part of the PAF study and the PCG gratefully acknowledges the financial support provided by the State Government to meet all required Project Assurance Framework expenses.

ATTACHMENTS:

NIL

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