

# CLASSIC MEETS FRESH

Living City Devonport is the largest urban renewal project ever undertaken in regional Tasmania. This benchmark project transforms the Devonport skyline with the creation of new retail, business/service and waterfront precincts.

DEVELOPER : Devonport City Council  
MAIN CONSTRUCTION COMPANY : Fairbrother  
ARCHITECT : Lyons Architecture  
CONSTRUCTION VALUE : \$54 million



Fairbrother's contract for Stage 1 of Living City Devonport is the first part in a wider strategy to revitalise the city's economic and cultural heart. A highly articulated project, Living City involved the delivery of three different, but functional buildings as well as associated infrastructure and public realm linkages.

Located in the centre of Devonport, the project connects with Rooke Street to the East, Oldaker Street to the North and Best Street to the South.

"As managing contractor for Stage 1 of Living City, Fairbrother delivered a food pavilion (Providore Place), a new civic building (Paranple Centre) and a multi storey carpark all located around a new public area called Market Square. The project also required the relocation of the Devonport Regional Gallery and upgrades to the existing Devonport Entertainment Centre (DEC)," Project Director, Darryn Smith explained.

"The Market Square integrates the old restored foundations of a previous police house in the centre of the square as an informal stage and events space. The Paranple Centre is a 5-level structure housing the library, Service Tasmania, the convention centre and local government offices and shared meeting rooms."

"The entry to the Paranple Centre is highly glazed with the vertical circulation to the upper community meeting rooms and Convention Centre readily apparent. Voids are included in each floor space. All external finishes in Living City were selected to meet a broad range of project criteria, including the aspirations within the brief to have a highly transparent building. The challenge was to introduce colour within the urban realm, to have high quality finishes, and to minimise long-term damage."

The Living City development undertook extensive planning to create a cohesion

between the multiple uses, and to ensure the four key ideas for the building's purpose were realised. The south and west side of the building utilises a 'side core' concept, which allowed the floor plates to be open continuously. These side cores are not completely 'solid' and include various breaks to provide views and visual connections to the city to allow natural light to flow through.

It was also imperative to maximise the opportunity to see the view of the Mersey River and Spirit of Tasmania when it is in port, the river head and Bass Strait, as well as views to the Market Square with the mountains beyond and down Rooke Lane on the south side. These views bring the surrounding landscape into the development and open the interior spaces to the natural light.

Creating active spaces within the development was another key focus for the interior layout of the buildings and was created by locating the Library and Service Tasmania on this easily accessible level. Likewise, the convention hall was 'lifted' to the third level of the new building to become highly visible throughout Devonport and even from the Spirit of Tasmania when it comes into port.

First established on Tasmania's North-West Coast in 1973 as a family owned and operated business, Fairbrother has grown to become Tasmania's largest construction company with offices throughout Tasmania and regional Victoria.

With a strong reputation for excellence across all facets of the construction sector, they have delivered many iconic and award-winning projects around Australia and overseas. Maintaining a team of more than 500 people, Fairbrother offers a comprehensive range of services to its clients, including construction, joinery, facility management and developments.

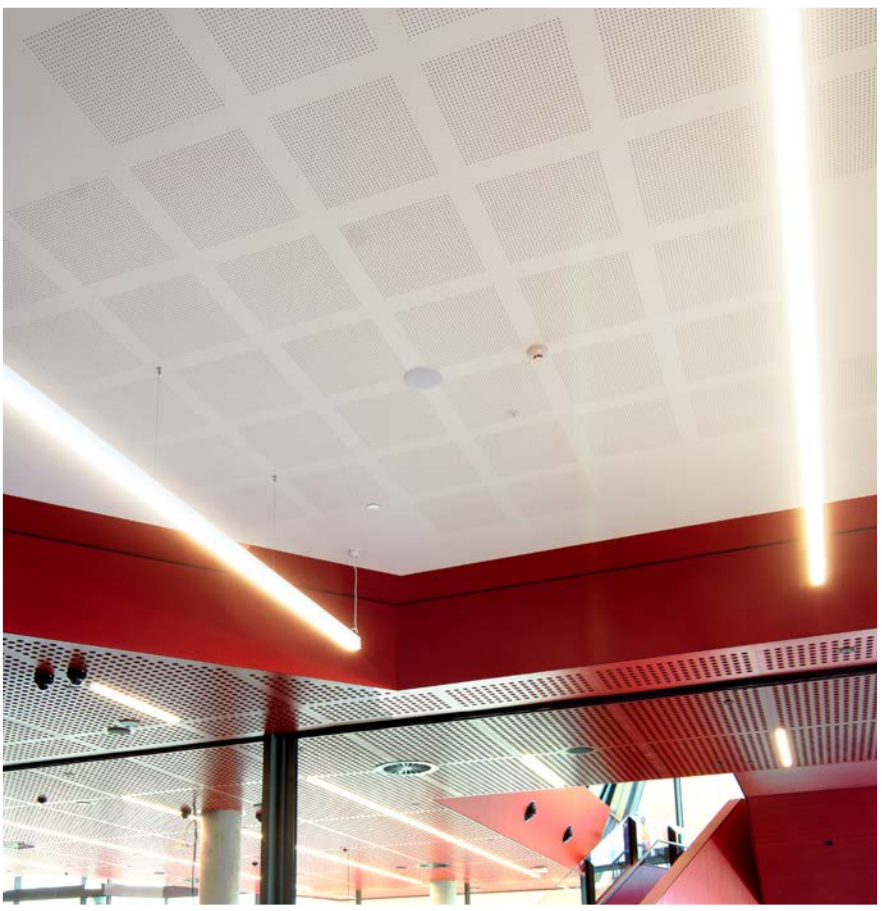
Other select projects by Fairbrother include: the \$60 million Lion Project Frost in Burnie, a current joint venture with Kane to upgrade the Malmsbury and Parkville youth justice centres, the University of Tasmania's \$70 million NRAS student accommodation, Hobart and a current joint venture with John Holland to deliver the \$689 million Royal Hobart Hospital Redevelopment.

*For more information contact Fairbrother Pty Ltd, 12 Stony Rise Road, Devonport TAS 7310, phone 03 6420 7000, website [www.fairbrother.com.au](http://www.fairbrother.com.au)*





**Below** Plastering Solutions Tasmania showcased their product and service expertise throughout this project.



**Below** The high end timber laminate and acoustic fabric moveable panels featured in the Level 3 conference area were installed by Wedds.



Plastering Solutions Tasmania’s recent contract at Living City Devonport saw them supplying and installing all the interior plaster walls and ceiling details. Each of these elements provided multi-functional attributes such as noise-reduction, moisture/humidity control and complete privacy to the 4-level multi-purpose civic building.

The dynamic range of rooms within the building, which includes a 2-storey LINC library, facilities for Service Tasmania, Council offices and an 800-seat multi-purpose function space, allowed Plastering Solutions Tasmania to showcase their product range.

For Plastering Solutions Tasmania’s Director, Mitchel Turner, the Living City Project presented an opportunity for the company to exhibit their product and service excellence. “The commercial plastering of walls and ceilings to the Service Tasmania area presents our product to its best advantage due to it being such a light filled space.”

“There is also the open plan office area of Level 2 which features a raking pelmet window detail and a large meeting room with perforated ceilings and walls.” The project was completed

successfully on time and on budget, with the company working closely with their client’s complete agenda. Specialising in all aspects of commercial plastering, partitions and internal linings, Plastering Solutions Tasmania have been operating state-wide for over 10 years.

With a team of over 30, they custom manufacture and supply their plasterboard products across the board of most commercial projects. Their elegant yet complete solutions ensure nothing is too difficult when it comes to acoustic, temperature control and room segregation. The company also meets all current fire safety regulations.

Currently, other projects Plastering Solutions Tasmania are involved in include Riverside Primary School, the South Launceston McDonald’s, the Treasury Department Refurbishment, Masonic Peace Haven Nursing Home and the 10-bed addition to the Mercure Hotel in Launceston. They are also working on the Rosary Gardens Nursing Home and the Hedberg Performing Arts Centre in Hobart, the St Helen’s Holiday Park & Restaurant in St Helens.

*For more information contact Plastering Solutions Tasmania, PO Box 9028, Norwood TAS 7250, phone 0400 053 470, email admin@pstas.com.au, website www.pstas.com.au*

Wedds Launceston are the Tasmanian distributors of Hufcor Operable Walls and Kyissa partitions, specialising in access ladders and mobile scaffolding. Hufcor operable walls offer a wide range of flexible space solutions, finished in an extensive range of durable finishes to suit all applications.

Wedds involvement with the Living City Devonport redevelopment allowed them the opportunity grow their skills and experiences well as the opportunity to be involved with a truly innovative project, unique to Northern Tasmania.

The two large walls at Living City Devonport involved 42 panels, each over 5m tall and weighing 340kg. This required some innovative teamwork and maneuvering solutions. The high end timber laminate finish required close consultation with the skilled design team at Hufcor in order to match the high specifications of timber joinery adjacent to our walls.

Wedds has operated in Tasmania since the early 1950’s and was purchased by Rankin and Bond, (a brass and copper supplier), in 1988. Currently employing 12 locals, eight were directly involved in the ambitious Living City Devonport redevelopment project.

The Wedds team have been involved with the Living City Devonport project from the early stages and were responsible for the supply and installation of the operable wall package.

Wedds are currently pleased to be involved with numerous other projects across Tasmania, including the Royal Hobart Hospital Redevelopment, Rubicon Aged Care Facility at Shearwater and Queechy High School in Launceston.

Wedds are proud to be a locally owned and managed Tasmanian company. They relish the opportunity to work across the state on new and innovative developments. Wedds have developed close working relationships with clients and suppliers to ensure they can provide the best solutions and services possible.

*For more information contact Wedds Launceston, 20 George Street, Launceston TAS 7250, phone 03 6331 9191, email wedds@rankinandbond.com.au, website www.rankinandbond.com.au*





**Below** Ausrise Aluminium supplied and installed the framing for all of the external glass panels featured throughout this project.



**Ausrise Aluminium specialises in the supply and installation of aluminium and glass façades.** For Living City Devonport, the Ausrise Aluminium team were able to apply their expertise to a number of project specifications that were truly unique.

“The sloping to the glass façades to one corner of the multi-purpose building meant the façades featured a dual slope. Due to this, we had to create new dies to facilitate different directions,” explained Director, Paul White. “The project also featured a curtain wall façade to the multi-purpose building which was a little more complex than usual due to the inbuilt glazed soffits.”

Although these thin, aluminium framed walls are commonly used in construction, the combined details of sloping and inbuilt soffits meant the façades to both facilities could blend practical style with streamlined functionality.

The end result is a striking building, which showcases the overall design to its ultimate potential. Aesthetics aside, the Ausrise Aluminium façades at Living City Devonport include limited air leakage, rain-proofing and thermal strengths. To work efficiently, a curtain wall must be able to let light in without letting heat out.

The company facilitated this by using two directional sloping, a system which worked effectively without creating any new mechanical stresses.

New South Wales based Ausrise Aluminium have been trading since 2002. Of their team of 50 staff, 10 played a part in the Living City Devonport project.

Their glass and aluminium façade specialty has seen them contracted Australia wide, with a strong reputation for product knowledge and expertise as well as tight scheduling and budget conscious offers.

Other projects that Ausrise Aluminium are working on include Arthur Philip High School and Royal Far West, Manly.

**For more information contact Ausrise Aluminium**, 6/5 Clerke Place, Kurnell NSW 2231, phone 0422 803 933, email [kevin@ausrise.com.au](mailto:kevin@ausrise.com.au), website [www.ausrise.com.au](http://www.ausrise.com.au)