



DEVELOPER : Vos Nominees Pty Ltd  
MAIN CONSTRUCTION COMPANY : Vos Construction & Joinery Pty Ltd  
ARCHITECTS : Circa Morris Nunn  
STRUCTURAL AND HYDRAULIC ENGINEER : Gandy and Roberts  
CONSTRUCTION VALUE : \$38 million

# NUMBER ONE DESTINATION

The \$38M Macquarie Wharf No.1 Redevelopment has transformed the former wharf building into an iconic luxury 114 room hotel, whilst retaining the charming and historical essence of the existing shed. It features 3,000m<sup>2</sup> of retail space, a restaurant, cafés, a provedore with waterfront decking, a gallery and an amphitheatre for guests, tourists and locals to enjoy.

**The \$38 million Macquarie Wharf No. 1 project has transformed an old warehouse site into the epitome of luxury, ushering in a new era for Hobart’s waterfront.** Developed by Vos Nominees and designed and constructed by Vos Construction & Joinery, the development includes a 114 room luxury hotel on its upper three levels and 3,000m<sup>2</sup> of ground floor commercial tenancy space.

Initial works involved the demolition of the site’s existing warehouse, with the resulting construction retaining the shape of the warehouse while creating a modern-looking building. “Circa Morris-Nunn’s design concept of the ground floor is predominately glazed to instigate the notion of the building floating upon the Hobart waterfront from both interior and exterior views,” explains Vos Construction & Joinery’s, Susan Johnstone.

“A three-dimensional faceted façade on the ends animate the traditional gable form and create an inviting entrance to the interior spaces.

The visual impact of the precast panels along the Hunter Street side of the building has been softened with a timber grain finish in the concrete,” said Susan.

White cypress timber, chosen due to its sustainability, fire hazard indices and durability, clads the majority of the building’s exterior. More than 30,000 lineal metres was sourced from sustainable plantations in New South Wales.

Corridors on the upper three levels run the entire length of the 120m long building. Linear skylights, glazing at each end and large voids connecting the levels using a Tasmanian Oak feature clad wall, provide a visually-arresting, light-filled space.

The main tenant, Federal Group, will operate the hotel and a restaurant on the ground floor. Each hotel room is based on a unique Tasmanian character, including biographies and related objects. Tasmania’s history

will also be reflected in the fitout for the ground floor reception, restaurant and bar areas, starting with the Indigenous people through to convicts and early settlers. “The forecourt of the project is the location of what once was Hunter Island, this is where nearly 13,000 convict women and 2,000 children first set foot in Van Diemen’s Land in the early to mid 1800s. [It] is an important location in the settlement of Hobart,” adds Susan.

The committee Footsteps Towards Freedom has engaged internationally renowned artist Rowan Gillespie to create five life-sized bronze sculptures. To be installed in the forecourt, the sculptures tell the untold story of female convicts and their children who landed there.

With three quarters of the building constructed over the Derwent River, the site itself posed a major challenge. “A complex site 3D survey was carried out underneath the wharf. This determined a setout accuracy within 1mm for the sub-floor structure of steel floor beams to be positioned on the concrete deck and sitting across the wharf piles below,” explains Susan.

“The survey also allowed the setout to be transferred to the upper level steel structure. The masses of elements were more critical than usual in this project since we were using the existing structure below and had a great number of transfer beams. A steel test frame was made and set out across the wharf deck using two 110 tonne hydraulic jacks

to analyse the performance of existing wharf piles and deck structure. The weight of the building was then carefully designed and engineered, composing of a light-weight steel structure,” described Susan.

Large WB303 steel transfer beams are located in the subfloor between the ground floor and the existing wharf deck, spreading the load of the columns to existing wharf piles and foundations. The remainder of the building sits on 56 cast auger piles, drilled up to a depth of 17m into the bedrock through unconsolidated fill.

Other challenges included council planning requirements restricting the height of the building, resulting in a comprehensive services design. A public precinct location also meant noise, site deliveries and construction activity had to be carefully managed. Additionally, the site is listed on the Tasmanian Heritage Register within an archaeologically-sensitive red zone and complex European history dating back to the 1820s. Consultation, reporting and method statements were prepared and approved, while works were excavated and monitored by an archaeologist.

**For more information contact Vos Construction & Joinery Pty Ltd,** (Hobart) 70 Browns Road, Kingston TAS 7051, phone 03 6229 0300, (Launceston) 3 Hudson Fysh Drive, Western Junction TAS 7212, phone 03 6398 8300, (Devonport) 40 Appledore Street, Devonport TAS 7310, phone 03 6424 4444, website [www.vosconstruction.com.au](http://www.vosconstruction.com.au)



Macquarie Wharf No.1 Redevelopment, Tasmania



Below Apollo Marble and Granite supplied and installed the tiling and stone vanities in all the hotel bathrooms, as well as stone fireplaces.



When it came to completing the tiling for Macquarie Wharf No.1 Redevelopment, a company renowned for having one of the most extensive and stunning ranges of quality marble and granite was a natural choice. That company was Apollo Marble and Granite – a business with far-reaching experience when it comes to residential and commercial projects.

Apollo Marble and Granite's stone works included tiling all hotel room bathrooms, including porcelain tiles on the floors and walls as well as granite vanity bench tops. It also supplied stone fireplaces in premium suites and stone features in the building's reception and cocktail bars. Cerdisa Ceramiche tiles from Italy were selected for all hotel room tiles, while Ardex Australia was chosen for its solutions for adhesion and grouting of the tiles.

"We were very honoured to be involved in a project of this scale with such a huge architectural component for Tasmania," says Apollo Marble and Granite's, Panagiotis Behrakis.

"It is a well thought-out design and a great project to be involved in. We're proud to work with all those involved in the completion of this project," added Panagiotis.

Dealing in stone materials such as granite, marble, onyx, limestone, travertine, bluestone and sandstone, Apollo Marble and Granite can bring any idea around a stone application to reality. This includes kitchens, vanities, fireplaces, feature walls and table tops. "We also deal with engineered stones such as Smartstone, Quantum Quartz, Caesar Stone and Essa Stone," adds Panagiotis. "We source materials from all around the world, primarily Italy, Brazil, Spain and China."

Apollo Marble and Granite continues to work on residential and commercial projects across Tasmania and is currently involved in works on the Macquarie Hotel.

They have previously worked on notable projects such as the Saffire Hotel, Fairway Rise Retirement Village and Metz Apartments Battery Point. Apollo Marble and Granite also worked on refurbishments for the Freycient Lodge, Woolstore Hotel, Country Club, Henry Jones Hotel and Wrest Point Hotel.

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**Below** Howrah Plumbing used the new acoustic waste water product by REHAU, RAUPIANO PLUS for the redevelopment.



Howrah Plumbing’s construction team has more than 32 years experience and has successfully completed works on many iconic Tasmanian projects. Completing hot and cold water, storm water drainage, fire mains and sewage, Howrah Plumbing’s work on the Macquarie Wharf No. 1 Redevelopment saw it use a new acoustic waste water product by REHAU, RAUPIANO PLUS.

“RAUPIANO is an innovative system that achieves the best sound insulation values, is safe to install down to -10°C and demonstrates high pipe rigidity,” explains Derrick Clack, owner of Howrah Plumbing. “It is also abrasion-resistant, sound-absorbing, impact-resistant and shock-resistant.”

Howrah Plumbing is working on an 8-level office building in Parliament Square, Macquarie Street hotel and the Royal Hobart Hospital redevelopment. As Tasmania’s largest and most respected plumbing company, works include the Centre for the Arts, Tasmanian Museum and Art Gallery and Blundstone Arena.

*For more information contact Howrah Plumbing, 3/10 Electra Place, Mornington TAS 7018, phone 1300 760 763, website [www.howrahplumbing.com.au](http://www.howrahplumbing.com.au)*



With extensive experience in the electrical and communications industry, ilec Pty Ltd regularly completes works on complex projects, including the Macquarie Wharf No. 1 Redevelopment.

Carrying out electrical, communications, lighting control, security and fire detection works on the project required a high degree of attention to detail around coordination with other trades.

“In particular highly detailed shop drawings and the ability to install to exact measurements,” explains ilec’s, Chris Noble. “Due to the architectural demands and number of services in confined spaces, installation accuracy and the ability to do that consistently were absolute keys to this project.”

The works also highlighted ilec’s ability to source cost-effective solutions (in conjunction with VOS Constructions) to issues arising from the project’s complex build.

“Due to the lack of accessible service risers for future use, selecting a communications system and lighting control system was crucial,” Chris adds. “The communication system selected was the CommScope Krone cat6 and fibre solution, this will be used to distribute phone,

TV and inhouse movies. This system meets the client’s budget requirements whilst providing an infrastructure that will provide for future demands.

“The lighting control (including exit and emergency lighting) is a Clipsal by Schneider Electric Dali and C-Bus solution. ilec are Clipsal integrators and have extensive experience with the DALI protocol. The DALI exit and emergency system allowed the client not to get tied into a proprietary system, whilst still allowing monitoring and automated testing for the whole building.

“The C-Bus lighting front end utilising the e-DLT was selected due to its ability to give clear feedback and control for the end user.”

A wholly locally owned and run company, ilec also recently completed the new Performing Arts facility at Guildford Young College. “This was another complex build that required a high degree of coordination due to the large amount of audio visual and specialty lighting,” Chris adds.

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