

A LUXURY COLLECTION

DEVELOPER : Citta Property Group

MAIN CONSTRUCTION COMPANY : Vos Construction and Joinery

ARCHITECT : Francis-Jones Morehen Thorpe (fjmt)

HERITAGE ARCHITECT : Design5

STRUCTURAL ENGINEERS : Taylor Thomson Whitting (TTW) and Northrop

CONSTRUCTION VALUE : \$80 million

The Tasman, A Luxury Collection Hotel, Hobart is the first hotel of its kind by Marriott in Australia. It resides in repurposed heritage buildings in Parliament Square Hobart and comprises 7-floors of refined luxury with 152 beautifully appointed rooms and suites.

A new, architecturally stunning hotel in the historic heart of Hobart is set to redefine hospitality in Tasmania with a range of elegant, modern and sophisticated rooms, amenities and conference facilities.

The Tasman features 152 luxuriously appointed guest rooms and suites with carefully restored heritage features and spectacular views towards the Derwent River, Hobart CBD and Mt Wellington. It also features food and beverage outlets including Mary Mary, a reimagined old-world cocktail bar, and a signature Italian restaurant headed by Chef Massimo Mele.

The hotel is perfectly situated to take advantage of the best that Hobart has to offer. From Parliament Square in the heart of the CBD many of Hobart's major sites are within a short walk including Salamanca Place and the historic waterfront. However, the hotel itself is also a destination in its own right.

The hotel occupies three separate buildings with three different architectural styles, colonial heritage, Art Deco and contemporary modern. Part of the hotel was previously a government office and interpretive signage and heritage features throughout the hotel tell a story about its past.

The atmosphere of the entire hotel has also been designed to give it a uniquely Tasmanian flavour. Inherently Tasmanian features from the woodwork to the art and even the guestroom amenities have been used to provide a local experience that is uniquely Tasmanian.

"These buildings are an integral part of the Hobart landscape, and community," said Stephen Morahan, General Manager. "We wanted to ensure that guests and visitors could continue their Tasmanian experience within the Tasman, as much as outside of its spectacular sandstone walls. We really wanted to have a connection to place, and we feel we have achieved that through considered design."

The overarching vision behind the creation of The Tasman led to it being selected by Marriott as the first Luxury Collection hotel in Australia. The Luxury Collection includes some of Marriott's top tier luxury hotels, all

of which are distinguished by their unique character.

"This is quite a unique property," said Stephen. "To preserve the integrity of the Heritage and Art Deco buildings, and integrate the more modern Pavillion building, the developer has had to navigate the complexity of existing structures within, that has led to the creation of 52 different room types – which is quite unusual for a hotel of 152 rooms. For the guest experience it is fantastic, as every guest stay could offer a different experience."

The Tasman occupies a prominent location and Hobart residents have been watching the construction process unfold. "We are proud of the developer and builder for managing the construction process so well," said Stephen. "We have received nothing but positive feedback to date, and we are anticipating more to come with the opening of the public spaces. It's going to be a fantastic asset for the local community."

"We deliberately tried to create something that would appeal to local residents, and our valued hotel guests," Stephen explained. "For many hotels it can be challenging attracting people to their food and beverage venues who are not staying, however, we are different, with a focus from the outset to develop our restaurant, bar and lounge in a way that appeals to all."

As Australia's first Luxury Collection hotel, The Tasman sets a new benchmark for prestige accommodation in Hobart. Marriott work closely with government bodies such as Tourism Tasmania, and their commitment to launching this landmark development shows their dedication to supporting the Tasmanian hospitality industry.

"Tasmania as a tourist destination continues to gather momentum," Stephen said. "As one of the market-leading hotel properties in the state, we expect to play a major role in contributing to that continued growth as a leisure and meeting and events destination for many years to come."

For more information contact The Tasman, A Luxury Collection Hotel, website www.TheTasmanHobart.com

INVIGORATING HOBART

The new Parliament Square redevelopment, adjacent to the waterfront and Salamanca precinct, will revitalise a historic quarter of the city while retaining its strong heritage aspects. The mixed use development hosts a range of new public amenities, offices and retail.

The Tasman, was delivered by Vos Construction and Joinery and occupies several heritage and art deco buildings, including 36 Davey and 34 West Davey Streets, as well as extending over the footprint of 34 Davey Street, 12 Murray Street and the Red Brick Building.

Two new floors with glazed façades have been added to the hotel and the space between the buildings is occupied by a new landscaped plaza above a basement carpark for guests.

The hotel will be of a 5-Star standard and includes 152 luxuriously appointed guest rooms along with facilities including a cocktail bar, restaurant, meeting spaces, commercial tenancies and a gym. The guest rooms include the highest standard of finishes and fixtures in a modern interpretation of the art deco style.

“The location in the Hobart CBD meant a lot of traffic management was required,” said Keven Bennett, Project Manager. “Loading and unloading wasn’t always easy and we could only close streets off on the weekend. However these were fairly normal challenges for a city site.”

The project team also had to deal with COVID-19 restrictions during the year. “We put in place stricter cleaning and sanitising routines,” said Keven. “We were lucky that the Tasmanian Government kept construction going. We had a few minor delivery delays but we got most of our orders through on time.”

The heritage buildings also presented challenges. “Heritage projects are always harder than new builds and this project had elements of both,” Keven said. “Vos have

done a lot of heritage work before so we have the experience to get it across the line.”

Vos was founded in Tasmania as a retail business in 1954 and has since evolved into a leading Tasmanian construction company with offices in Hobart and Launceston as well as a thriving nationwide joinery and shopfitting business.

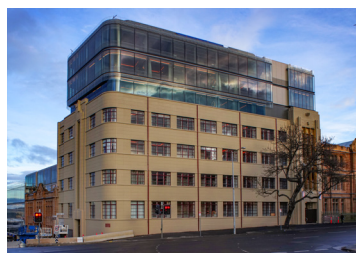
Today Vos employs over 200 people with diverse skill sets and backgrounds which, coupled with modern plant and equipment, has enabled them to produce stunning results on a wide range of projects across many sectors.

Vos has contributed to the transformation of Tasmania with iconic projects including the Wrest Point redevelopment and ICON Cancer Care Centre in Hobart, the Port Arthur Visitor Centre, Lodges on the Three Capes Track, Burnie Hospital and a diverse range of other commercial, industrial and residential projects.

Over the years Vos has built a strong reputation for high quality workmanship accompanied by core values of safety and integrity and a belief in maintaining positive relationships with clients, suppliers, employees, families and the community at large. This commitment to building trusting, secure and long term relationships with their partners was a key contributor to the success of The Tasman Hotel project.

“All our contractors, Vos project team and employees did a great job and worked really well together,” said Keven. “We have known most of them for a long time and they share our hard work ethic. The project will be a big part of Hobart for years to come.”

For more information contact VOS Construction and Joinery, 3 Hudson Fysh Drive, Western Junction TAS 7212, phone 03 6398 8300, email reception@vosgroup.com, website www.vosconstruction.com.au



Below JMG Engineers and Planners were Citta Property Group’s representative for building services on The Tasman Hotel.



Below Cooke & Dowsett Rosetta Plumbing were appointed as the Design and Construct hydraulic contractor on the project.



JMG Engineers and Planners assisted with contract administration and services related items across all disciplines. The team also carried out redesign and realignment of the mechanical services to incorporate changes required by the client.

As part of the services scope, a state-of-the-art guest room management system to control air conditioning, lighting and other services was fitted to all guest rooms along with a Honeywell control system to common areas.

One major challenge associated with the project was integrating the existing office building with the new carpark, podium office and plaza across a range of new build and heritage internal areas.

“Heritage projects like this are always challenging and this was no different,” said Nick Rayner, Project Lead. “There were a lot of technical challenges associated with the integration of the various systems in these unique spaces but it’s very rewarding to see it come together.”

JMG are a proudly Tasmanian employee owned company with over 70 people providing engineering and town planning services

throughout Tasmania. In operation since 1960, they have grown to become industry leaders in structural, civil, hydraulic, mechanical, electrical and fire services engineering.

With a diverse range of project experience in all sectors across Tasmania, JMG can provide an extensive range of services tailored to the needs of their clients and the specific demands of each project or asset.

Whatever the project, JMG staff of all disciplines work together as an integrated team with the client to deliver high quality and value added solutions.

Recent projects include UTAS Hedberg, the Royal Hobart Hospital Redevelopment, the Southern Remand Centre, and Derwent Entertainment Centre Redevelopment.

For more information contact JMG Engineers and Planners, 117 Harrington Street, Hobart TAS 7000, phone 03 6231 2555, email contact.hbt@jmg.net.au, website www.jmg.net.au

Cooke & Dowsett Rosetta Plumbing are a joint venture company between Cooke & Dowsett, one of Australia’s largest, most experienced plumbing contractors, and Rosetta Plumbing, a Hobart-based business who have serviced Tasmania’s plumbing requirements for over 56 years.

Since the joint venture was established four years ago, Cooke & Dowsett Rosetta Plumbing has become Tasmania’s leading commercial plumbing contractor with more than 35 plumbers and have already delivered many successful, legacy projects throughout Tasmania.

Building on their longstanding relationship with Vos Constructions, Cooke & Dowsett Rosetta Plumbing were appointed as the Design and Construct hydraulic contractor for the new Tasman Hotel and Parliament Square precinct. Works included sewer, stormwater, trade waste, fixtures, gas services, hot and cold water reticulation, and roof drainage.

“This was a very challenging project on a complex site,” said Robert Pearshouse, Director. “Much of the hotel is an existing heritage building which presented many challenges and elements that had to be respected and preserved. The entire hotel including the new areas were specified to the highest standards.”

The challenges presented by the site required innovative design solutions. To allow the buildings to drain via gravity connections, a drainage route wrapping around the central basement carpark was intricately designed. This reduced the need for pumping discharges, achieving compliance with the design brief ensuring cost savings for the project.

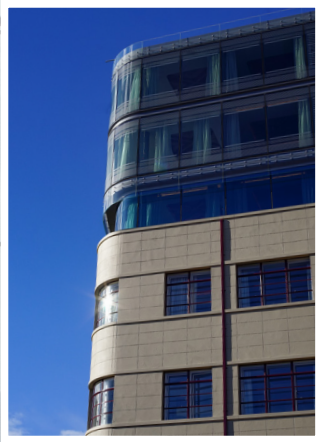
The roof articulation was also complex with many constrained locations and multiple levels of existing rooflines. A syphonic drainage system was designed allowing smaller bore and level pipework which creates a ‘syphon’ to effectively ‘suck’ the water off the roof allowing it to drain as efficiently as possible.

The hotel features existing heritage wood fireplaces which were retrofitted with gas fires venting through the existing chimneys. Special compliance testing and certifications were obtained for over length fluing systems, delivering a unique solution for this iconic project.

For more information contact Cooke & Dowsett Rosetta Plumbing, 98 Gormanston Road, Moonah TAS 7009, phone 03 6144 5504, email admin@cdrplumbing.com.au, website www.cookedowsett.com.au

Below CWD Custom Windows installed a highly customised Capral CW175 curtain wall system for the Pavillion and Art Deco Wings.

Below Spectran Group undertook a range of civil and surfacing works for the Tasman Hotel project.



Construction of The Tasman’s bespoke curtain wall system for the hotel’s Pavillion and Art Deco wings was engineered, fabricated and installed by CWD Custom Windows, Tasmania’s leading supplier and installer of residential and commercial glass.

The architectural design intent for both wings was highly complex and included curved façade sections, acute corner junctions and horizontal cantilevered sections. CWD worked with the project architect to specify a proprietary Capral CW175 curtain wall system which was extensively re-engineered and modified to fulfill the design requirements with façade engineering works undertaken by consulting firm, Bligh Tanner.

“We worked within the design parameters to ensure the modified system worked above and beyond the requirements,” said Phil Riley, Director. “We completed the majority of the fabrication inhouse, assembled the full system and carried out the site installation which was completed without a hitch.”

CWD was established in 2008 and is an independent, Tasmanian owned and operated company. With an innovative approach and focus on customer satisfaction, they pride themselves on their versatility.

“We like to tackle the most challenging projects,” said Phil. “It’s something that sets us apart from the competition in southern Tasmania.”

CWD have broad experience on projects ranging from small private residences to high end architectural projects and large, fully customised developments. They have also worked with the main contractor, Vos, on many projects including Hobart’s new Vibe Hotel which is being built concurrently with The Tasman.

“We are proud to have delivered something special for Vos,” said Phil. “This will be a standout building in Hobart and there is nothing like it elsewhere in the city. We are proud to have taken on such a landmark glazing project and delivered it successfully.”

For more information contact CWD Custom Windows, 6 Pear Avenue, Derwent Park TAS 7009, phone 03 6272 1433, fax 03 6272 1450, email office@c-w-d.com.au, website www.cwdcustomwindows.com.au

Spectran Group is a family owned environmental and civil construction company specialising in waste and contaminated material management. Based in Hobart, Spectran Group offer statewide services across divisions including traffic, waste, transport, demolition, civil and asbestos.

Spectran Group was appointed to oversee friable asbestos removal, demolition and excavation works, piling, forming of penetrations, and external surfacing works. Much of the work had to be carried out in confined spaces and substantial temporary works were also required.

The excavation of the basement structure and new lift overrun required temporary works to support the 5-floors above. Spectran Group were also required to excavate a tunnel into the lift overrun from the adjacent building in order to facilitate plant movement throughout the site. This excavation was completed using Spectran Groups’ demolition robot, completing the confined space excavation safely and efficiently.

Early in the project, Spectran Group was also required to remove the existing roof from 34 Davey Street to allow construction of the additional three floors added to the building. With the building

residing on one of Hobart CBD’s main arterial roads, this posed its own set of challenges. With the ability to provide additional services, such as traffic control, Spectran Group were uniquely placed to fulfil this project requirement for the client.

“Spectran Group have a good working relationship with Vos at all levels,” said Simon Bentley, Project Manager. “Everything went well onsite; it was a real team effort and an interesting project to work on.”

Spectran Group have a diverse team with capabilities across a wide range of project sectors. They continually invest in technology, equipment, licencing and training to deliver the best value and highest quality workmanship in the safest and most efficient way.

“At Spectran Group we are always prepared to think outside the box,” Simon said. “We like to take on difficult projects and work together with clients to get the best results.”

For more information contact Spectran Group, phone 03 6272 9377, email admin@spectrangroup.com.au, website www.spectrangroup.com.au



Below Unique Floors worked with the architectural team to select and install various floor coverings including the parquet flooring.



Unique Floors is an established business, which has been involved in the commercial and domestic sectors across Tasmania and Victoria for more than thirty years. Family-owned and operated, the company's vast experience is teamed with the latest technology to provide clients with expert solutions and advice for all types of flooring – from vinyl and timber to ceramic tiles and carpet and everything in between.

“We set ourselves apart from the rest as we are a one-stop-shop for all floor covering needs,” said Tony Marios, Director of Unique Floors. “We pride ourselves on our reliable, trustworthy and professional approach and have established a proud reputation in delivering our projects to the highest quality standards.”

At The Tasman, Hobart, where luxury has been taken to a whole new level, Unique Floors worked with the architectural team to select and install various floor coverings throughout the heritage development, that would beautifully combine the old with the new.

“We worked on the timber, carpet, tiling and vinyl works and set down screeding works and also water proofing components of the job,” Tony said. “This included the installation of timber from the original

building which we recycled into timber flooring and we designed, manufactured and installed the custom-made woven timber flooring with solid brass inlays in a parquetry format.”

The parquetry, which is an eye-catching feature, is Tasmanian Oak – an appropriate nod to The Tasman, Hobart's new home and chosen for its antique characteristics which highlight the original era of the building.

Tony led a team of around twenty experienced installers on site for a year and whilst managing a large number of employees comes with its challenges, the rewards were far greater. “We were really proud to be part of this project and walking through the site it's evident that this project is truly one-of-a-kind in Tasmania and the finishes across all the different trades are exceptional,” Tony said. “When we see that our employees have a huge amount of pride with the work they have done, this always tops off the job for us as employers.”

For more information contact Unique Floors, 188 New Town Road, New Town TAS, phone 03 6228 2880, email accounts@uniquefloors.com.au, website www.uniquefloors.com.au