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Long-term use of Pier 2/3, Hickson Road, Walsh Bay

Registration of Interest for Arts, Creative and Cultural Uses

Introduction

In May 2010, Premier Keneally announced a long-term lease between NSW Maritime and Communities NSW for Pier 2/3 at Walsh Bay. This fulfilled a long-term Government commitment to development of the Pier for cultural purposes.

Pier 2/3 forms part of a vibrant cultural precinct that extends from the Sydney Opera House through to the popular performance centre of Wharf 4/5 and links to the new development at Barangaroo.

As part of the process of considering options for development of the Pier, registrations of interest are invited from not-for-profit arts organisations with an interest in long-term use of the Pier for arts, creative and cultural purposes.

This registration of interest process will inform the development of a formal Expression of Interest process for long-term use, which will be developed in 2011.

Policy context

Communities NSW

Communities NSW brings together 21 agencies, all working to support vibrant, inclusive and sustainable communities in NSW. It does this by:

1. Increasing opportunities for people across NSW to become involved in their communities;

2. Promoting the interests of specific population groups including children and young people, and people from cultural and linguistically diverse backgrounds;

3. Increasing opportunities for participation in the arts, culture, recreation and sport at all levels;
4. Investing in facilities and community, cultural and sporting infrastructure;

5. Supporting enterprise and employment, particularly in the creative, sporting, recreation and hospitality industries;

6. Enhancing community safety by regulating and promoting responsible liquor, gaming, racing and charitable industry practice and responsible management of events in NSW; and

7. Sustainable management of cultural and historically significant parklands, assets and precincts.

**Arts NSW**

Arts NSW promotes and supports excellence in the arts and cultural expression that reflects and is meaningful to the people of NSW. As part of Communities NSW, Arts NSW shares a commitment to building stronger communities through the arts.

Arts NSW creates opportunities for people to connect with and enjoy a diverse artistic and cultural life; supports artists and arts and cultural organisations through funding and infrastructure support; partners within the Government, with local communities and business to promote the arts, culture and the creative industries; works with NSW’s cultural institutions; and contributes to the public debate about role and impact of arts and cultural activity.

Arts NSW is working to ensure that NSW is known nationally and internationally as Australia’s vibrant, dynamic artistic and cultural hub. Our activities seek also to ensure that artists flourish and NSW’s economy is strengthened by the capacity for our creative industries to generate wealth and create jobs.

Our work specifically is directed towards:

- A culture of participation in the arts across the diversity of NSW’s people and communities
- A flourishing and innovative arts sector, with artists, arts and cultural organisations and creative industries being part of a dynamic ecology
- Vibrant cultural places: places and spaces across NSW where people can experience, participate in and celebrate our arts and heritage
- Arts NSW being a respected and effective organisation
Policy priorities

Arts NSW is responsible for delivering on the State Plan Priority to increase the number of people participating in arts and cultural activities.

Participation in arts and cultural activity is an important aspect of quality of life for communities throughout the State. Findings from the survey conducted by the ABS in 2006 regarding participation included:

- There has been a steady increase in attendance at cultural events in NSW between 1995 and 2006.
- Overall, 83% of people aged 15 years and over attended cultural events and venues during 2005–06.
- Over two thirds (68%) of NSW children aged 5–14 years attended a public library, gallery, museum or performing arts event at least once outside of school hours in 2005–06.
- In addition, 65,000 people undertook volunteer work in an arts or heritage organisation in 2005–06.

Arts NSW also supports business and jobs in the creative industries sector. The NSW Business Sector Growth Plan (September 2010) identifies the creative industries as a priority area for growth, driving innovation and contributing to business growth in non-creative industries.

The development of creative precincts, in particular at Walsh Bay, is included within the NSW Business Sector Growth Plan as a key action to position Sydney and NSW as an international, cultural and creative centre.

The Walsh Bay precinct is already a significant arts and cultural hub - with major companies such as Sydney Theatre, Bangarra Dance Theatre, Sydney Philharmonia Choirs and Sydney Dance Company being housed at Wharf 4/5.

The refurbishment of Pier 2/3 for cultural purposes will be an important step towards establishing a critical mass of arts and cultural companies and activities in the area that will enhance the viability of the precinct as a vibrant tourist, commercial, residential and business district.
Development of Walsh Bay and Pier 2/3

Walsh Bay Masterplan
Walsh Bay is of great historical significance and has played a major role in Sydney’s maritime past. In the 1820s, a South Seas trader built the first wharf at Walsh Bay to accommodate trading vessels. The original jetties eventually fell into disrepair and were demolished and re-built several times in the 1800s.

Wharf operations at Walsh Bay effectively ceased in the 1970s and since then (with the exception of Wharf 4/5 which was restored in the mid-1980s as a cultural complex) the wharves and bond stores deteriorated.

Final approval of Walsh Bay Partnership’s Masterplan to revitalise Walsh Bay was granted on 20 August 1998 by the then Director-General of the Department of Urban Affairs and Planning, but the work did not start until the passing of the Walsh Bay (Special Provisions) Act in May 1999.

In its currently approved form, the Masterplan for Walsh Bay now embraces a wide range of uses and features to breathe new life back into the Precinct as follows:

- Pier 2/3 has been carefully repaired and returned to public ownership for cultural, exhibition and convention uses.
- The attached Shore Sheds 2/3 have been restored for use as strata offices with retail facilities at promenade level.
- Pier 4/5, together with its attached Shore Sheds, will remain as a performing arts precinct, including Sydney Theatre Company’s wharf theatres and home to a number of other arts organisations.
- Pier 6/7 is a brand new structure within its originally-proposed envelope and contains luxury apartments. This new, purpose-designed residential pier, believed to be the only one of its kind in the world, is the commercial driver for the entire project.
- Pier 8/9 has already been restored and adaptively reused as commercial offices.
- A number of new parks and plaza areas will be created for public enjoyment, whilst the bridges to the piers, the stairs and the walkways have been upgraded throughout and opened up for public access.
Pier 2/3: Building Information
Pier 2/3 is located at 13 Hickson Road, Walsh Bay, Sydney.

Pier 2/3 Walsh Bay is a finger wharf with two storey wharf and store sheds constructed between 1912 & 1921. The wharf structure and its improvements have NSW State Heritage Significance due to their construction and are subject to a Heritage Conservation Order. It is also Sydney’s last wharf structure in its original state. Title is held by NSW Maritime.

Since the Biennale of Sydney first used the Pier in 1986, it has become a major venue partner for the exhibition. The Pier was designated for cultural uses as part of the Walsh Bay redevelopment master plan and to offset compromises made in relation to heritage values through the residential development of Wharf 6/7.

At present, Pier 2/3 is essentially an empty shell with minimal services.

The total site area is approximately 7,200 m² over two levels. The development of the site includes potential for construction of a mezzanine level within the existing two storey structure. An indicative floor area for the development is as follows:

<table>
<thead>
<tr>
<th>Level</th>
<th>Area (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>3,100</td>
</tr>
<tr>
<td>Mezzanine</td>
<td>1,500</td>
</tr>
<tr>
<td>First Floor</td>
<td>3,569</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>8,169</strong></td>
</tr>
</tbody>
</table>

Base drawings of the building with the available site area highlighted are attached at page 13. A cross section of the pier is provided in the illustration below.
It should be noted that the ground floor of the Pier includes columns that are on a 6 x 6 metre grid. Removal of columns would severely limit the use of the upper floor without substantial structural works. The upper floor has a single row of columns along the length of the building. The interior of the upper floor is shown in the photograph below.
Future MasterPlan for Pier 2/3
Certainty of tenure of Pier 2/3 is being granted through a long term lease from NSW Maritime. This security of tenure enables Communities NSW to manage a process for the development of Pier 2/3 for arts and cultural uses including investigation of opportunities for mixed arts/commercial use.

To inform the development of Pier 2/3, along with other development opportunities such as Barangaroo, Arts NSW has commissioned a consultant (Sweet Reason Pty Ltd) to undertake a review of Sydney’s cultural facilities. This review involves an audit of existing facilities (including theatres, galleries, exhibition spaces and outdoor venues), a needs analysis to identify the gaps in existing cultural infrastructure and analysis of costs and benefits of possible scenarios for future investment in cultural facilities. The review will report early in 2011.

Pier 2/3 will be brought to life with the selection of appropriate uses and thoughtful and considered design responding to the elements of significance. Whilst Wharf 4/5 is a major centre for performing arts, registrations of interest for Pier 2/3 are invited with respect to performing arts as well as other creative and cultural uses.

Registrations of interest for long-term use Pier 2/3
Registrations of interest for the long-term use of Pier 2/3 for arts, cultural and creative purposes are invited from not-for-profit arts organisations. Organisations should complete a Registration of Interest form (see page 11), addressing the questions outlined and providing any supporting documentation.

Proponents are expected to bear their own costs in preparation of their responses but these costs should not be significant. As an example, while organisations may wish to provide sketch plans, architectural drawings are not required.

Registrations of interest should be submitted to Mary Darwell, Executive Director, Arts NSW (mary.darwell@communities.nsw.gov.au).
Closing date

The closing date for registrations of interest is **28 January 2011**.

Next steps

Communities NSW may seek clarification of registrations of interest after submission with any party.

Responses will be reviewed by a panel chaired by the Director-General, Communities NSW. The panel will assess organisations’ proposals for long term use of the Pier against the following criteria:

- feasibility of the proposed use of the Pier
- how the intended use delivers:
  - the wider goals of creating a vibrant arts precinct at Walsh Bay, and
  - the Government’s priorities in relation to arts and culture
- compatibility with other proponents
- extent to which the organisation is able to contribute to the costs of fitout of the Pier and provide ongoing rent.
- financial stability and sustainability of the organisation
- overall economic and social value of the proposal.

This assessment will be used to inform the development of a formal Expressions of Interest process. Depending on the number and quality of applications received during the Registration of Interest process, this process may involve:

- inviting Expressions of Interest from a short-list of organisations who have submitted a Registration of Interest — this short-list will be developed by the panel through assessment against the criteria outlined above;

or

- inviting Expressions of Interest through an open tender process, which may focus on particular arts and cultural uses that have been identified as appropriate
through the Registrations of interest process. Expressions of Interest may also be invited for mixed commercial and arts use of the Pier as part of this process.

The Expression of Interest process will be developed during 2011.

Respondents to the Registrations of Interest process will be advised of the panel’s assessment of their response against the criteria prior to the commencement of the Expressions of Interest process. This will include notification of whether or not an organisation has been short-listed, if a short-list is developed, or feedback on the strengths and weaknesses of the response if there is not a short-list.

Following decisions concerning the arts and cultural uses for the Pier, an Expression of Interest for commercial involvement in any remaining available space at the Pier will then be actioned.

Further information

Please contact Martyn Killion at Arts NSW: 02 9228 5802 or martyn.killion@communities.nsw.gov.au

The Pier will be open for viewing from 10am to 4pm on Wednesday 8th and Thursday 9th December.
Registration of Interest Form: Long-term use of Pier 2/3

1. Your organisation

Areas to address:

- Name and details of an appropriate contact person for your organisation.

2. Intended use of the Pier

Areas to address:

- What sort of use of the Pier is planned by the organisation? For example, rehearsal, public performance, office, gallery.

- If the intended use relates to public access, outline intended programs including anticipated audience numbers and patterns of usage (eg. primarily night programs, seasonal performances etc)

- The anticipated occupancy rate of the space. For example, will the organisation use the space full-time or for a specified period during each year.

3. Requirements for the organisation’s use of the Pier

Areas to address:

- What are the details of the type of space required?

- How much space is required? For example, space for office, performance, rehearsal, exhibition etc.

- What sort of building works and improvements would be required to allow the organisation to fulfil the intended use of the Pier? For example, stages, lighting, seating capacity, acoustic treatment etc.
4. The organisation’s capacity

Areas to address:

- Short profile of the organisation including a scope of operations.
- The financial capacity of the organisation to contribute to the costs of any fitout of Pier 2/3.
- The financial capacity of the organisation for ongoing rent and operational costs of space at Pier 2/3.
- Please include a balance sheet for the last financial year for the organisation and a snapshot of the organisation’s financial profile over the last five years including the source and extent of Government funding, private sector support and the level of self-generated revenue.

5. Contribution to the Walsh Bay precinct and Government priorities

Areas to address:

- How will the organisation’s presence at Pier 2/3 contribute to the wider goals of creating a vibrant arts precinct at Walsh Bay?
- How will the organisation’s presence at Pier 2/3 complement the organisations and activities of arts organisations already present in the Walsh Bay precinct?
- What partnership arrangements will the organisation pursue or does it already have in place with other arts organisations or commercial organisations with an interest in Walsh Bay and/or Pier 2/3?
- How will the organisation’s presence at Pier 2/3 contribute to Sydney’s reputation as a global city?
- How will the organisation’s presence at Pier 2/3 contribute to the Government’s priorities in relation to arts and culture?
Pier 2/3 floor plans