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**Howard Smith Wharves, Brisbane City**

**Application for Approved Extended Trading Hours from 7am**

**Community Need Statement**

**Prepared for HSW Nominees Pty Ltd**

## *Type of Community Need Statement*

This submission has been prepared in accordance with the Office of Liquor and Gaming Regulation's Guideline for Community Need Statements for trading hours between 9.00am and 10.00am.

## *Introduction*

- ◆ In 2013, Brisbane City Council invited the development industry to submit Requests for Proposals (RFP) to revitalise the Howard Smith Wharves (HSW) site as a world-class riverfront destination.
- ◆ Following an extensive evaluation process, Council announced in 2014 the HSW Nominees Pty Ltd were selected as the preferred candidate to develop the site. HSW Nominees directors have a track record in refurbishing heritage listed and derelict buildings into successful, high profile, unique and iconic operations and in creating and operating hospitality, tourism and event spaces. Their projects include Victoria Park Golf Complex, Halcyon House, Bunk Backpackers and Birdie Num Num in Fortitude Valley and Leckhampton House at Kangaroo Point.
- ◆ The redevelopment of the Howard Smith Wharves will include a new riverside parkland and commercial development, helping to shape Brisbane's city centre while catering for its growing population and increased visitation.
- ◆ The 3.43 hectare site will be vibrant, sustainable and iconic following the completion of its revitalisation. It will reactivate and re-energise a culturally important precinct. At its heart, Howard Smith Wharves will provide a high-quality public realm that celebrates its history and prime waterfront location, delivering an inclusive space for residents, workers and visitors alike.
- ◆ In December 2015, the development application for the design was approved with construction expected to start in 2017.
- ◆ The Howard Smith Wharves redevelopment is transforming an underutilised site to create a new Brisbane landmark. A world class recreation, lifestyle, event and tourism destination providing access to and from the river. The site will be transformed into a riverside precinct with more than 2.7 hectares of public open space, a 164 room hotel, an exhibition centre and restaurants and cafes. The development will connect the New Farm Riverwalk and the CBD, revitalise Petrie Bight and respect the heritage of the site.
- ◆ The applicant's vision is to create a new riverside precinct loved by Brisbane's residents and visitors. The plan is low scale but high quality. Public space and parkland dominates the site and the existing heritage buildings will be restored and reused.
- ◆ Key features of the proposed design include:

- a dining, retail and tourism centre utilising the existing heritage listed buildings
  - new public open spaces that may be used for markets and festivals
  - 164 rooms in a 5 star Art Series Hotel (this will be separately licensed under a Commercial Hotel Licence)
  - a hotel façade that blends into the cliff face with natural tones and textures to keep the iconic Story Bridge as the main focus
  - underground car park for 359 vehicles
  - 33 employee bicycle spaces and a further 50 bicycle spaces for visitors throughout the parkland
  - parkland and public open spaces including lifts linking the site to the top of the cliffs
  - a 1500 square metre exhibition space.
- ◆ It is noted that the development has already undergone a highly scrutinised impact assessable material change of use application which involved public advertising and consultation with referral agencies and was subsequently approved subject to a range of operational conditions. It is expected that special conditions protecting the amenity of the area will be reflected in the liquor licence. For example, amplified music after 10pm in outdoor areas is restricted to low level background music.
- ◆ The 7am and 9am trading hours are required for functions. As mentioned above, the development has an exhibition centre and numerous spaces for functions of all types.
- ◆ Given the world-class riverfront nature of the development, the 9am trading hours are sought to allow the applicant greater flexibility and respond to a demand for a liquor service throughout the period.

Having regard to the above it is submitted that the earlier licensed trading hours sought are clearly needed by, and in the best interests of, the community.

***The details of the locality which the premises services***

An assessment of the demographic profile as well as tourism statistics and location of sensitive facilities can be found in the Community Impact Statement lodged with the licence application.

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***The presence of other premises within the locality which provide similar services.***

See Community Impact Assessment lodged with the licence application.

***The principal activity of the premises and whether the services to be offered during the extended hours are appropriate to be provided prior to 10am***

Please refer to the comments made in the introduction on Page 3 for information on how Howard Smith Wharves is set apart from the other venues and why the early trading hours are appropriate.

***The reasonable requirements of residents and visitors to the locality***

It is reasonable for the users of the unique and special facilities offered at Howard Smith Wharves to have access to early morning licensed facilities.

***Whether there is a population of shift workers in the locality who may reasonably require the extended hours***

Although the proposal is primarily sought to service early morning visitors, the locality also contains a large number of shift workers who will benefit from the availability of early trading hours.