

# Walsh Bay Arts Precinct

## CONSTRUCTION FACTSHEET – WHARF 4/5

The redevelopment of the Walsh Bay Arts Precinct will create a public arts and cultural hub on Sydney's famous waterfront, while preserving its heritage. The redevelopment combines the existing heritage structures with state-of-the-art facilities.

Infrastructure NSW is overseeing delivery of the project on behalf of the NSW Government and Richard Crookes Constructions are the Managing Contractor.

Between October 2018 and November 2020, Wharf 4/5 was extensively renovated to provide purpose built facilities and performance spaces. This included demolition of the former internal structures and spaces and detailed structural and fit-out work to create bespoke spaces, tailored to the unique needs of each performing arts company.

The refurbishment of an old wharf with over water timber structures presented a challenging construction environment. Some of the project's challenges and highlights are outlined in this factsheet.

Richard Crookes Constructions will continue construction works at Pier 2/3 which is well underway and remains on schedule.

### Wharf 4/5 tenants

- » Sydney Theatre Company
- » Sydney Dance Company
- » Bangarra Dance Theatre
- » Sydney Philharmonia Choirs
- » Gondwana and Song Company
- » The Song Company



Wharf 4/5, Arthur Vay from Sydney Site Photography

### Wharf 4/5 in numbers

**2**

year  
construction  
period

**13**

new theatres,  
studios and  
rehearsal  
spaces

**2,200**

workers  
inducted

**22,000**

litres of paint  
used

**1,000**

tonnes of  
structural  
steel installed

**120**

kilometres  
of electrical  
cabling  
installed

### For more information:

 [infrastructure.nsw.gov.au/walshbay](https://infrastructure.nsw.gov.au/walshbay)

 [walshbayinfo@infrastructure.nsw.gov.au](mailto:walshbayinfo@infrastructure.nsw.gov.au)

 1800 717 648







Wharf 4/5 internal demolition progress, March 2019, David Clare from First Light Photography

## Key highlights of the construction work



**Heritage  
protection &  
adaptive reuse  
of materials**



**Innovation in  
construction**



**State-of-the art  
facilities**



**Over water  
construction**



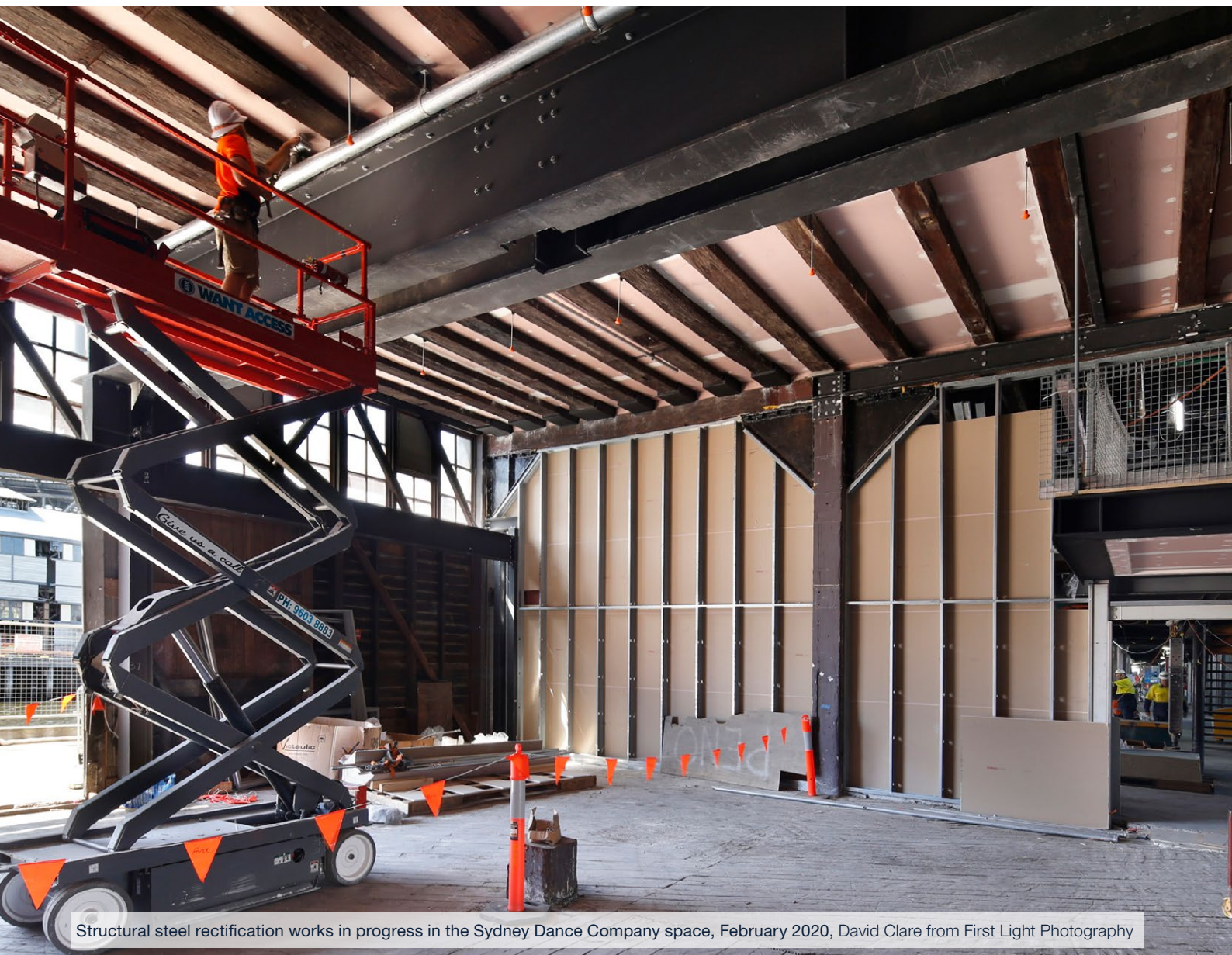
## Heritage and environmental protection

The heritage value of the Walsh Bay wharves was carefully protected during construction with substantial remedial works undertaken to repair the heritage structures.

- » Richard Crookes Constructions worked with heritage consultants to identify heritage items to retain. Prior to internal demolition works, items were carefully labelled and tagged for retention.
- » Important heritage items were re-purposed. For example, old timber beams were used to create the new bar top at the Bar at the End of the Wharf.
- » Management plans were put in place to prevent marking, cutting, drilling and damaging the identified heritage elements.
- » Heritage lighting units were renewed and integrated with modern units to accent their features.

The environmental challenges inherent to over water demolition and construction were managed throughout the project.

- » Spill management techniques including installing extensive bunding and spill kits were employed throughout the project to prevent spills into the iconic Sydney Harbour.
- » Extensive surveying, recording of pile locations, structural strengthening works were undertaken. This minimised heritage alterations and works to the seabed.



Structural steel rectification works in progress in the Sydney Dance Company space, February 2020, David Clare from First Light Photography



## Restricted over water site within a busy precinct

Construction works occurred over water with limited street front access through residential and commercial areas. In addition, the narrow concrete aprons around Wharf 4/5 and limitations on weight loads presented additional challenges on-site.

- » Creative and careful management of logistics occurred on site, combining water barge deliveries, barge mounted crane unloading, road transport and even a helicopter to deliver large roof fans.
- » Vehicle access was created to allow single axle trucks to travel in a forward direction around the structures to deliver materials and return waste.
- » Some site machinery was adapted to distribute its weight over a larger area to meet the loading capacity of the wharf.



Dancers in a new Sydney Dance Company studio, Arthur Vay from Sydney Site Photography

## State-of-the-art facilities and design innovation

Construction challenges were turned around to deliver high-standard facilities with innovative features.

- » Acoustic solutions were installed to limit noise interference within theatre spaces, accommodating future arts and cultural use.
- » The construction of flexible and adaptable facilities allows tenants to adjust their spaces to their activities and needs. For example, the Sydney Dance Company's theatre can also be used for events and functions.
- » Being over water has permitted the installation of a seawater cooling system for air conditioning services, rather than a traditional rooftop air-conditioning unit. This system reduces power usage and noise levels and maintains the visual impact of the building.
- » Sections of the roof contained within the central valleys of Wharf 4/5 were raised to facilitate more room for lighting and sound catwalks inside the Sydney Theatre Company's theatres. The roof was also raised inside the Sydney Theatre Company's workshop to allow greater clearances to produce and fully assemble theatre sets on site.
- » Approximately 900 state-of the-art solar panels were installed on the roof of Wharf 4/5, making it a more sustainable precinct.
- » All lighting installed in Wharf 4/5 uses the latest in energy efficient LED technology. Its excellent colour rendering properties enhance natural timber finishes as well as the colour in items and costumes on show.

## For more information:

-  [infrastructure.nsw.gov.au/walshbay](https://infrastructure.nsw.gov.au/walshbay)
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