

In 3 years LIVING CITY

has resulted in:

- **An award winning gin distillery already employing 11 people**
- **New regional TasWater office in the southern CBD**
- **New 95 space car park in southern CBD**
- **Numerous private developments completed and more at the planning stage - attributed to LIVING CITY**
- **\$70M Stage 1 currently under construction**
- **Community engagement on concept plans for Waterfront Precinct**
- **Signed preferred proponent agreement for hotel**
- **A sense of positivity and enthusiasm for the future**
- **A focus for our city**

Introduction

The LIVING CITY Masterplan is an economic development strategy to stimulate development in the Devonport region. LIVING CITY is the largest urban re-development plan ever undertaken in regional Tasmania and will transform Devonport through the creation of new retail, business/service and waterfront precincts focused on highlighting our tourism, arts, food and services.

Devonport City Council adopted the LIVING CITY Masterplan in September 2014. Since this time, Council has been focused on implementing the decade long plan. The following provides an update of the progress as at October 2017.

New Arts Precinct

A \$3M project is about to commence to relocate an expanded Devonport Regional Gallery within a revamped DECC, forming a creative arts precinct adjacent to the LIVING CITY Stage 1 site. The new gallery will consist of three high quality gallery spaces enabling it to showcase both touring and permanent exhibitions concurrently. Tourism Visitor Services will also be provided from the Arts Centre.

Stage 1

Stage 1 of LIVING CITY will create inviting community buildings and spaces, it is also the catalyst for future private investment.

Stage 1 comprises a multi-level car park with over 500 spaces, a food pavilion and multi-purpose civic building which will house a new state of the art LINC, Service Tasmania, Council offices and an 800 seat convention centre with spectacular views of the Mersey River.

The \$70M Stage 1 is funded by

\$10M from the Federal Government, a \$13M State Government contribution and the remainder by Council utilising cash reserves and up to \$39M in borrowings. Historically low interest rates have been locked in and Council is on track to deliver its commitment that LIVING CITY will not adversely impact on rate revenue, but rather have a positive economic benefit.

The multi-level car park will be open by Christmas 2017. The civic building and the food pavilion will open progressively throughout 2018. There are currently 170, mostly local, workers currently on-site and this number is expected to peak at over 200 in coming months.

Waterfront Precinct

In many ways, the Waterfront Precinct is regarded as the jewel in the crown of the LIVING CITY Masterplan enabling Council to achieve the long held community vision of opening the CBD to the river. With unprecedented interest in Tasmanian tourism this aspect of the Masterplan has progressed faster than originally anticipated.

Concept plans for the LIVING CITY Waterfront Precinct, incorporating a hotel, waterfront parkland, pedestrian accesses to the river and a marina have been developed, with community consultation completed in early 2017.

Following an Expressions of Interest process Council has appointed Fairbrother Pty Ltd as the preferred proponent for the waterfront hotel. Fairbrother will be responsible to develop, finance and construct the hotel and to appoint an operator. It is expected that construction of a hotel on the site could begin as early as 2020/2021.



LIVING CITY

Changing the heart, reviving the region

Southern CBD

Council has played a lead role in facilitating the establishment of TasWater's north west headquarters in the Southern CBD. This includes their Statewide Network Operations Centre (NOC) and Call Centre with approximately 100 permanent jobs now based in the building.

Council has also constructed a new 95 space car park adjacent to TasWater to encourage further business and professional service uses in the area.



Community benefit

Overall, there has been substantial progress on the LIVING CITY Masterplan since it was released just 3 years ago. It has created hundreds of construction jobs and already many ongoing permanent jobs. It has provided pathways for new apprentices, given confidence for the start of new businesses and provided career options for Devonport's young people.

LIVING CITY has generated a new sense of excitement and momentum with a clear vision for the City's future.

Economic and financial targets are being met and early progress indicates that LIVING CITY is on track in being the transformational change the region needs.

Where can I find more information?

More information on LIVING CITY can be found on our website www.livingcitydevonport.com.au or by phoning Council on 6424 0511 or come in to see us at our temporary location at 17 Fenton Way.

Testimonials

Southern Wild Distillery Pty Ltd Owner - George Burgess

"Three years ago I sat silently in the first couple of community information sessions about the LIVING CITY project. Three years later I've started two new businesses, the first being Southern Wild Distillery and at present we employ 11 young locals and we're advertising for more! We also support over a dozen or more local businesses and their families who grow fresh ingredients we use at the distillery to make our unique Dasher + Fisher and regional gins, wild + pure.

The second business is Stillsmiths - we design and hand build the finest copper pot whiskey, gin and rum stills here in the North of the state, the company employing 30 locals. We're building stills and entire distilleries for people with interest from Florida, Kenya, Singapore, New Zealand and every state in Australia.

I'm so excited about the future of Devonport and the North West Coast of Tasmania."

RACT Chief Operating Officer - Darren Turner

"Our former premises were simply too small for our growing services on the north west coast, particularly in Devonport."

"Devonport City Council's significant long-term investment in its Living City concept aligned perfectly with the RACT's commitment to the city and its members."

Emporium Owner - Maree Cole

"The LIVING CITY project, I believe, is giving the Devonport community and retailers lots of confidence that we're moving in the right direction. I can feel a new energy in Devonport and the community and it's very exciting."