

DEVONPORT LIVING CITY

# WATERFRONT PRECINCT

DECEMBER 2016



## LIVING CITY

Changing the heart, reviving the region

# LIVING CITY – AN INTRODUCTION

**LIVING CITY** is the largest urban renewal project ever undertaken in regional Tasmania and will transform the North West Region through the creation of new tourism opportunities, food experiences and business prospects.

The idea of revitalising Devonport's CBD, to consolidate services and bring new life into the City has been a long-held community dream.

An independent economic study concluded **LIVING CITY** will create around 830 new ongoing full-time direct jobs and significantly more indirect jobs once completed, injecting approximately \$112 million annually into the North West economy.

The **LIVING CITY** vision of "changing the heart, reviving the region" is now being realised, with construction on Stage 1 having commenced in mid 2016.

The proposed concept plans for the Waterfront Precinct presented in this booklet have been developed for the purpose of community consultation. Plans can be viewed and comments provided at [www.speakupdevonport.com.au](http://www.speakupdevonport.com.au) or at Council's offices up until Wednesday, 8 February 2017.



*Stage 1 First Concrete Pour*



# THE JOURNEY SO FAR...

Since 2010, **LIVING CITY** has progressed through a number of phases involving the initial research and scoping, the establishment and agreement on key principles and the adoption of the **LIVING CITY** Master Plan in September 2014.

Implementation of the Master Plan will occur in stages, with specific projects progressively rolling out over a 5-10 year period.

Construction has commenced on Stage 1, which comprises a multi-purpose civic building, food pavilion showcasing regional produce, a 500 plus space multi-level car park and a market square. The multi-purpose civic building will

include a state-of-the-art LINC facility, Service Tasmania, Council offices, community meeting rooms and an 800 seat conference venue.

The food pavilion will be known as Providore Place and feature a number of restaurants, distillery and multi-use space capable of hosting food markets and events. Completion of Stage 1 in April 2018 will free up land for future Retail and Waterfront developments.

Works in the Southern CBD Business and Services Precinct have commenced and will continue to run concurrently with the other stages, based on market demand.



# WATERFRONT PRECINCT OVERVIEW

The Mersey River and its connection to Bass Strait is one of the great attractions of Devonport. By developing the Waterfront Precinct, the connection from the cultural and civic heart of Devonport will be both visually and physically evident.

The Waterfront Precinct will feature a riverside park, hotel & apartment complex and marina. Any hotel development will require private investment.

The proposed concept plans presented in this booklet have been developed for the purpose of community consultation, with further development subject to community and stakeholder feedback.

One of the key objectives of the **LIVING CITY** Master Plan is to open the City Centre up to the waterfront, with the concept plans reflecting this long held community desire.

The area is bounded by Rooke Street, Best Street, Mussel Rock and the Mersey River.



# WATERFRONT PRECINCT

## DESIGN PRINCIPLES

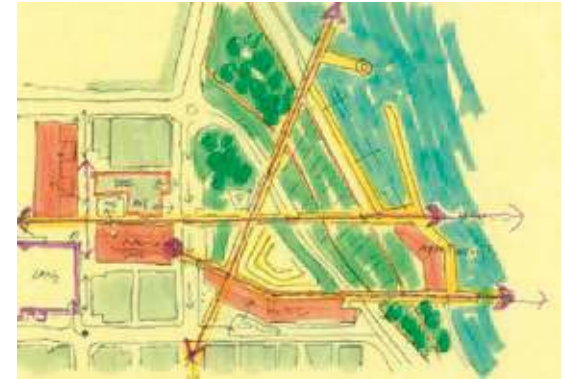
### An Enhanced Public Realm and Park

The proposed hotel is located on the south of the Waterfront Precinct. Instead of this forming a 'barrier' between the City and the park, the concept enhances the pedestrian and visual connection. By minimising the ground floor footprint of the hotel and by elevating the hotel rooms, the visual connection from the city centre, through the park to the river and north to the Bass Strait are celebrated.

Views from the intersection of the Rooke Street Mall and Best Street, under the hotel, through the park and out to Mussel Rock and the Mersey River are opened up. Lifting the hotel rooms above street level on this vital corner will create a dramatic urban entry to the park and the hotel's lobby and restaurant.

A new pedestrian path, aligning with the entry of the new multi-purpose civic building closely follows the northern facade of the hotel and runs directly to the waterfront. This third axis is formed both at ground level and as an elevated public 'pier', over Formby Road and the railway, and out over the river as a viewing platform to the berthed Spirit of Tasmania to the south, East Devonport and the Bass Strait to the north. The elevated pier walkway also connects into the mezzanine restaurant bar of the hotel.

These three strong lines (in terms of views and pedestrian walks) deliver on the **LIVING CITY** Master Plan principles of connecting the City to the river.



# HOTEL & WATERFRONT APARTMENTS



*View from corner of Rooke & Best Streets*

Concept plans for a potential waterfront hotel and residential apartment development reflect Council's key objective of uninterrupted views from the CBD to the river.

The hotel will be privately developed and will likely incorporate approximately 150 hotel rooms, 12 high end residential apartments, a restaurant, bar, supporting hotel facilities and on-site parking.

The concept plans aim to present an attractive option to potential developers, whilst ensuring 'must have' community features are detailed for any future operator.

Council proposes to seek expressions of interest from hotel developers in 2017, following the community consultation period. It must be noted that this is a concept hotel design which will be subject to further refinement once a developer is secured.

# RIVERSIDE PARK KEY FEATURES

Devonport has a unique relationship with the Mersey River and the Bass Strait through its existing continuous open space along the waterfront. Devonport has the opportunity to strengthen this relationship between the City and the river through a larger public parkland.

The park is comprised of the three public promenades that connect the City to the water. The parklands promenade which extends from the Mall through the parkland to Mussel Rock providing views to the Bass Strait and beyond. The well-lit civic promenade extends from the food market through to the Mersey

River and along its length creating a new event amphitheatre for the community. Finally the elevated promenade takes the public through the park and up and over Formby Road, extending into the Mersey River providing 360 degree views.

There is an opportunity to provide a series of terraces throughout the parklands, showcasing permanent and temporary public art. The park will protect and enhance the existing significant mature trees and an opportunity exists for the creation of a Tasmanian garden to connect the hotel and the the parklands.



*Childrens Play*



*Public art*

# WATERFRONT PRECINCT

## Traffic & Public Transport

Formby Road and the railway remain as key arterials in their current positions.

A number of new pedestrian crossings are proposed to increase pedestrian access to the waterfront.

The bus interchange will continue to be located on Rooke Street and the taxi rank on Best Street, with new contemporary passenger shelters planned.

Provision has been made for a future rail platform to embrace rail tourism opportunities.

## Parking

Parking for the hotel and residential apartments is included as part of the hotel development.

Parking for the precinct will be predominately provided for in the new multi-level car park being constructed as part of Stage 1 of **LIVING CITY**.

Additional public on-street parking will also be created on Formby Road and in Rooke Street.





# MARINA

The proposed plans include a small marina south of Mussel Rock, providing a point of interest at the river's edge and potentially a landing site for the Mersey Ferry or the Julie Burgess fishing ketch.

The concept includes a floating pontoon between the end of the elevated promenade and the marina.



General Parkland

Sculpture/Art Terraces

Waterfront/Pontoon

Waterfront Café

# FAQ'S

## 1. What will Council do with the community feedback it receives?

Feedback received will be presented to Aldermen for their consideration at the 27 February 2017 Council meeting, after which time the concept designs will be finalised.

## 2. What is the process from here?

Progression of the Waterfront will take two separate paths. Funding for the public open space element will be sought through grant applications as opportunities arise.

With the hotel, a formal expression of interest process will be undertaken to identify a suitable private developer.

## 3. Why has the boardwalk/floating pontoon design changed from the one shown in the Master Plan?

The design team has sought to develop a concept plan for the Waterfront Precinct that delivers on the principles of the original Master Plan, in an improved and more viable way. Both the initial Master Plan and the current concept plans provide an elevated platform reaching beyond the shoreline, with the latest concept also including direct access to the river. Initial feedback from TasPorts indicates the proposed floating pontoon design will not impact on the shipping channel.

## 4. When will the Waterfront be developed?

In order to proceed with the Waterfront development, Council first needs to relocate the existing businesses on site, secure a hotel developer and secure government funding for the parkland.

The parkland development has been designed in a manner which allows construction to occur in stages as funding becomes available.

The marina development could be realised separately to the Hotel and Riverside Park portions of the Precinct, subject to developer interest.

## 5. Who is the design team?

The design team consists of the LIVING CITY Stage 1 architect Lyon's, Launceston based Birrelli Architects, Mona Museum designer Fender Katsalidis Architects and landscape architect Aspect Studios.

## 6. How does Council propose to meet both the community and hotel developer goals?

The concept hotel design aims to demonstrate an attractive option for potential developers, whilst also ensuring that "must have" community

features are detailed. It retains flexibility for modification and refinement to suit the specific requirements of any future operator. Further refinement to the design will occur once a preferred developer is selected and these initial designs remain conceptual in nature.

## 7. What about the Retail Precinct?

Given the current focus on tourism in Tasmania, the new conference venue opening in 2018 and the strong level of informal hotel developer interest, Council considers the waterfront a priority. Retail development west of Stage 1 remains important and may eventuate either before, concurrent or after the waterfront.

## 8. How does Council know there is demand for an additional hotel?

Independent advice from Howarth, a leading international hotel consultancy firm, considers there is adequate market demand for an additional 150-200 hotel rooms within Devonport. A copy of this report can be obtained from the LIVING CITY website.

# HAVE YOUR SAY

The Community Consultation period is open until 5pm, Wednesday, 8 February 2017.

There are several ways you can view the plans and provide your feedback:

- Go to [www.speakupdevonport.com.au](http://www.speakupdevonport.com.au)
- Visit the **Council offices** at 17 Fenton Way, Devonport
- Visit the **LIVING CITY** website at [www.livingcitydevonport.com.au](http://www.livingcitydevonport.com.au)
- Phone **03 6424 0511**
- Email [livingcity@devonport.tas.gov.au](mailto:livingcity@devonport.tas.gov.au)
- Come along to a Community Drop-in Information Session:
  - **Council offices** – 3–6pm, Wednesday, 14 December 2016
  - **Rooke Street Mall** – 12noon to 1.30pm, Thursday, 15 December 2016
  - **Rooke Street Mall** – 12.30pm to 2pm, Monday, 19 December 2016

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Disclaimer: Plans are concept only for the purpose of community consultation and may be subject to change in the future as a result of stakeholder feedback or other commercial considerations. While every effort is made to provide accurate and complete information, Devonport City Council does not warrant or represent that the information in this presentation is free from errors or omissions or is suitable for your intended use. Dated: December 2016.