

LIVING CITY

Changing the heart, reviving the region



It Starts with Us
16-18 October 2019
paranaple convention centre

"I alone cannot change the world, but I can cast a stone across the water to create many ripples" Mother Teresa



24/10/2019



LIVING CITY

Changing the heart, reviving the region



Matthew Atkins

Deputy General Manager

Strategy Overview

Waterfront Precinct

Case Study



Jeff Griffith

Executive Manager Corporate Services

Leading through constant change

2009 Strategic Plan

Devonport is the retail and service centre for NW Tasmania

“Go for Growth” initiatives that supports the primacy of the CBD and reduces fragmentation

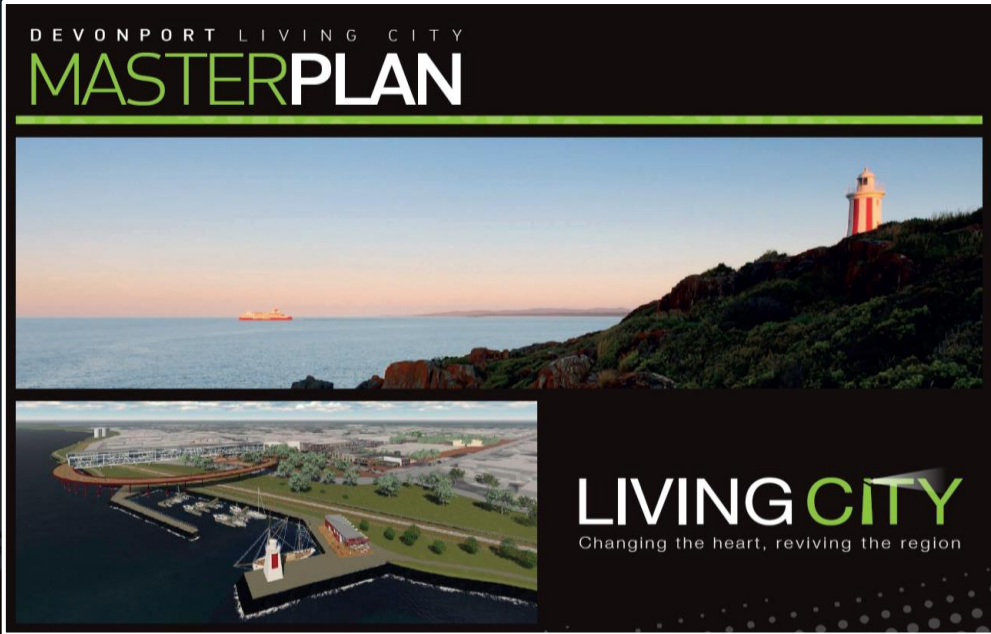
Regional Leader with a strong economy

Market and promote the City and its potential as a Regional business hub

Growing a vibrant economy

Devonport is geographically well placed to become the service and retail centre for NW Tasmania.





Adopted in 2014

5 years of research & planning

Govt. & Community support



Vision

Transformational Change

Bold & Ambitious

Long term - 10+ years



Regional Role

Retail & Service hub

Tourism

Food

Arts



Economic Growth

\$250m+ Construction value

New jobs

Economic growth

Business investment



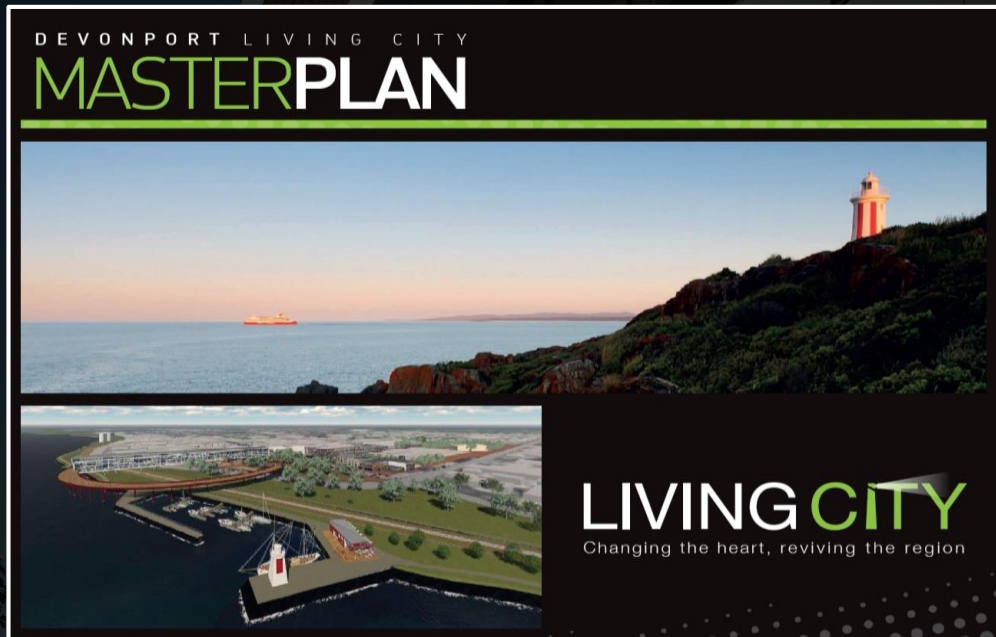
LIVING CITY

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The Four Leadership “P’s”

1. Planning
2. Planting
3. Perspiring
4. Producing





Stage 1 - \$71m

800pax Conference Centre,
Govt Services, Food Pavilion &
Carpark. Opened Sept '18



Southern CBD

Urban renewal, carparking &
new businesses &
professional services



\$60m Waterfront

Precinct

\$20m Parkland redevelopment
\$40m hotel, opening mid 2021



Commercial Growth

Business & investment
confidence, centralised retail
growth





Southern CBD

Urban renewal,
carparking & new
businesses &
professional services





Stage 1 - \$71m

Opened Sept '18

Conference Centre

Multi use venue, 800
pax, Commercial
Kitchen

Library

High level
engagement over
first 12 months

Service Tasmania

Shared Govt /
Council customer
service facility

Council

Reduced
footprint, shared
meeting rooms



Stage 1 - \$71m

Opened Sept '18

Food Pavilion

Event Space
Drysdale Training
School
Restaurants
Markets





Stage 1 - \$71m

Opened Sept '18

Multi Level CBD
Carpark

530 Spaces





Stage 1 - \$71m

Opened Sept '18

paranaple arts
centre

Visitor Services
Devonport
Regional Gallery
350 seat
performing arts
theater



Roundhouse Park protest

BY LIBBY BINGHAM

PROTESTORS are planning to converge on Devonport's Roundhouse Park to save it.

Upset residents are calling on "people power" to protect the landscaped Mersey foreshore from being dug up and trees removed to make way for a new \$15 million waterfront park precinct as part of stage two of the Living City urban renewal project.

The Save Our Park Protest has been organised by Devonport teacher, Jennie Claire, to take place on March 11, at 2 pm, at Roundhouse Park.

"We're asking people to tie a yellow ribbon around trees they want to save from being cut down including the beautiful tree near the busts," Ms Claire said.

"What we want is to show the Devonport City Council there are a lot of people opposed to the new waterfront park plan which is going to ruin our beautiful park and foreshore."

"The plan includes dangerous zebra crossings on Formby Road, a gigantic walkway which will cut out



PROTEST: Jennie Claire has organised a protest at Roundhouse Park to stop the Devonport City Council from cutting down trees and digging it up to make way for the new Living City waterfront park precinct.

over the river at a height of 9 metres, a playground beside the river with no fence, a toilet block right beside the river, a concrete rotunda with black and yellow stripes, large, exposed paved areas

and a dense woodland which will impede the holding of events and block river views, a lawn area with no shade, ugly bus shelters and more."

Ms Claire said a Facebook poll on the Living City Dis-

cussion Page attracted 650 votes so far with 72 per cent against the new waterfront plan and 28 per cent in favour. She said the poll question asked if people want the council to go ahead with the

parkland plan.

It cost the council \$15,000 to commission pollster EMRS to survey 600 people and the results showed 60 per cent of those surveyed on the phone were in favour

“What we want is to show the council there are a lot of people opposed to the waterfront park plan.”

Mrs Claire

of the Living City project. The council said it was making some changes to the plan based on feedback it received and was waiting to see an arborist report on the trees. Ms Claire said the council used the EMRS result as justification for waterfront changes and to shut down critics. She said those opposed to the removal of Roundhouse Park were not against progress in Devonport. "We want progress. We want Devonport to be a vibrant prosperous city and we want a good park that is accessible, functional and beautiful. A park for everyone, locals and tourists alike, to be proud of and enjoy".

Opposition

Constant Questions
Letters
Complaints
Online Commentary
Petitions
Protests

Two men, 900 queries

We're not difficult:
Living City pair

BY SEAN FORD

TWO Living City sceptics who have bombarded the Devonport City Council with roughly 900 questions about the project deny they are difficult customers.

The council last year voted to tell general manager Paul West to apply the intent of the council's dealing with difficult customers policy to Bob Vellacott and Malcolm Gardam and advise them.

The wording of the motion moved by then-councillor Charlie Emmerton included "... the numerous questions and responses provided over an extended period to both Mr Gardam and Mr Vellacott and considering their concerns will never be able to be fully satisfied and that the extent of their requests for information has become unreasonable ...".

The policy says that when a customer makes unreasonable demands which start to significantly and unreasonably divert council resources away from other functions or create an inequitable allocation of resources to other customers, the general manager may write to the customer advising of the concern and asking them to limit and focus their requests.

If unreasonable demands continue, the council may not respond to future correspondence or only respond to a certain number of requests.

The council this week said it had responded to 610 questions and sub-questions from the pair solely related to the Living City redevelopment project by the point last year when councillors asked that the policy be applied.

It said the pair asked a further 287 questions between September and the council's July meeting.

At that meeting, Mr Vellacott asked Mayor Annette Rockliff to give notice of motion for the August meeting that the motion declaring they were difficult customers be rescinded.

She said the question would be taken on notice and a response provided in writing.

That followed Cr Rockliff calling the meeting to an end for a short period during questioning from Mr Vellacott and most of the councillors exiting before returning.



NEW LOOK: Devonport's paranape convention centre, part of the Living City project. Picture: Neil Richardson.

“If we are difficult customers, what is the council?”

Bob Vellacott

'GAG MOTION'

Mr Vellacott said the motion last year was obviously a gag motion.

"It was a conspired thing beforehand ...," he said. He said he wanted Devonport to progress, but Living City had been "shockingly executed".

He denied they were difficult customers. "If we are difficult customers, what is the council?" he said.

Asked whether he was concerned about chewing up council staff time, he said that was the last thing they wanted to do.

"However, it bounces right back into the councillors' court," he said.

"They could avoid having to use up staff time by answering the questions there and then in a forthright manner."

The men's concerns about Living City include what they regard as questionable decisions and a lack of transparency by the council, including about its dealings with the private sector.

LIVING CITY

The council describes Living City as the biggest urban renewal project ever undertaken in regional Tasmania.

The \$250 million project is intended to provide new retail, business and services

to date for stage one of Living City pointed to the success of the new facilities. "The paranape convention centre and meeting rooms have hosted 355 non-council events since opening in September last year, far exceeding expectations," Cr Rockliff said.

"This includes an average of over one event per week in the third floor paranape convention centre."

"A total of 4925 people attended the events in the meeting and seminar rooms and a whopping 22,167 attended events in the convention centre."

The biggest attendances were for a motor show, the early voting centre, Tasmanian Health Service immunisations, a Churches Together event and author Morris Gleitzman.

"More cars now park in the multi-level CBD car park each day than in any other car park in Devonport," she said.

"The rooftop level is reserved for \$5 flat fee, all-day parking, with more than 120 cars parking there on a daily basis."

"More than 100 shoppers also use lower levels of the car park daily, taking advantage of the cover, particularly during wet winter days."

"Contrary to previous claims by Mr Vellacott and some others, Living City has not come at a massive cost to ratepayers."

She said inflation increased by 8.1 per cent in the past five years, while Devonport's general rate had increased by 2.1 per cent and there were four years of zero rate increases.

"There is also anecdotal evidence about the growth in investment confidence within the city as a result of the Living City development," she said.

and waterfront precincts. New infrastructure so far has included the paranape convention centre and the Providence Place facility.

Cr Rockliff said the council remained confident Living City would:

- Inject more than \$112 million into the local economy every year;
- generate more than \$30 new, ongoing jobs upon project completion;
- establish Devonport as a tourist base for the North-West by delivering a new hotel, inviting waterfront outdoor spaces and a food pavilion showcasing Tasmanian produce;
- ensure retail growth occurred in the CBD, avoiding further fragmentation; and
- create an unprecedented construction boom over five to eight years.

RESULTS TO DATE

Cr Rockliff said the results

Formal Complaints

Integrity Commission

Director of Local Government

Tasmanian Audit Office

Ombudsman





Tas Audit Office

18-month Investigation

“other than issues raised with the lease agreement, the council had performed effectively in all other aspects of the audit”

Auditor-General



LIVING CITY

Waterfront Precinct

- Retail Relocation
- Privately Developed Hotel
- Parkland Development





Privately Developed Hotel

Council land sale
\$40M Construction Value
Considering 2 operational models
Open mid 2021

Waterfront Park

3 Promenades

Nature Based
Playground

Elevated
Walkway

Amphitheatre

Geo Garden

BBQ's & Toilets

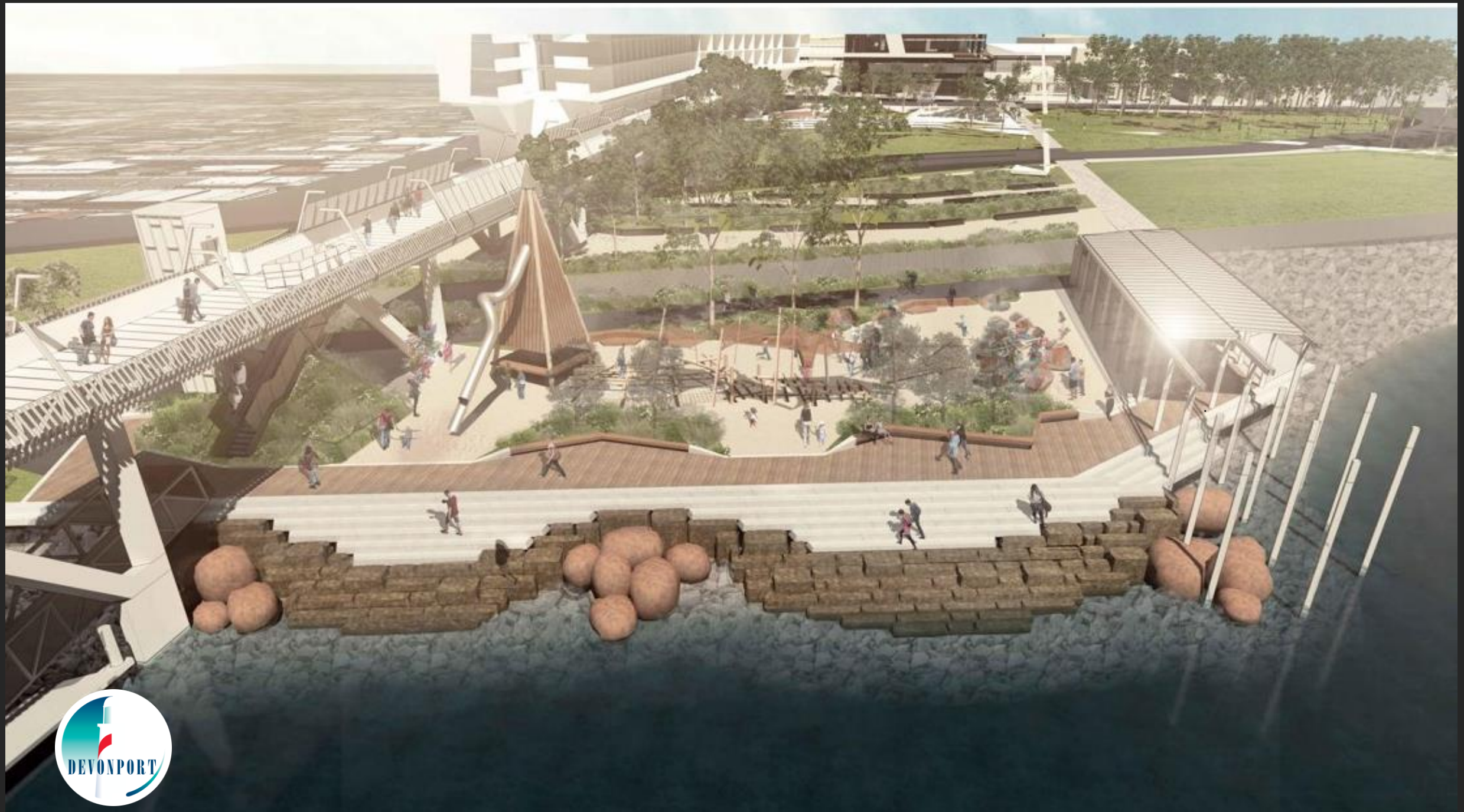
Event Space





Nature Based Play





Construction Documents Presentation: Response to Council Comments

8.2) Play Area Equipment for All Ages



Water play channel: Young children accompanied by adults



Climbing structure: Youth with adults



Jackstraws Seesaw: Young children and youth



Large Slide: All Ages



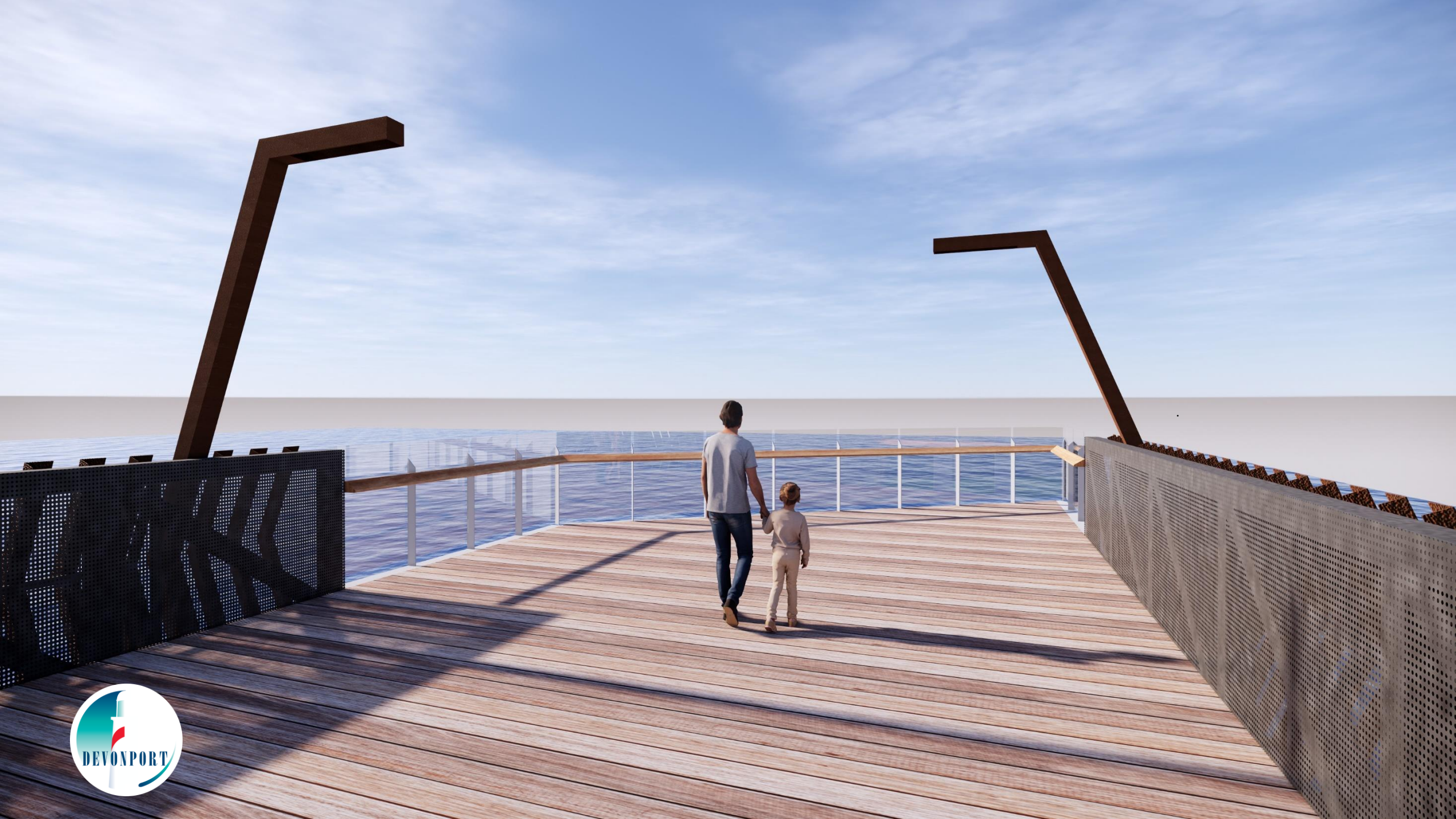


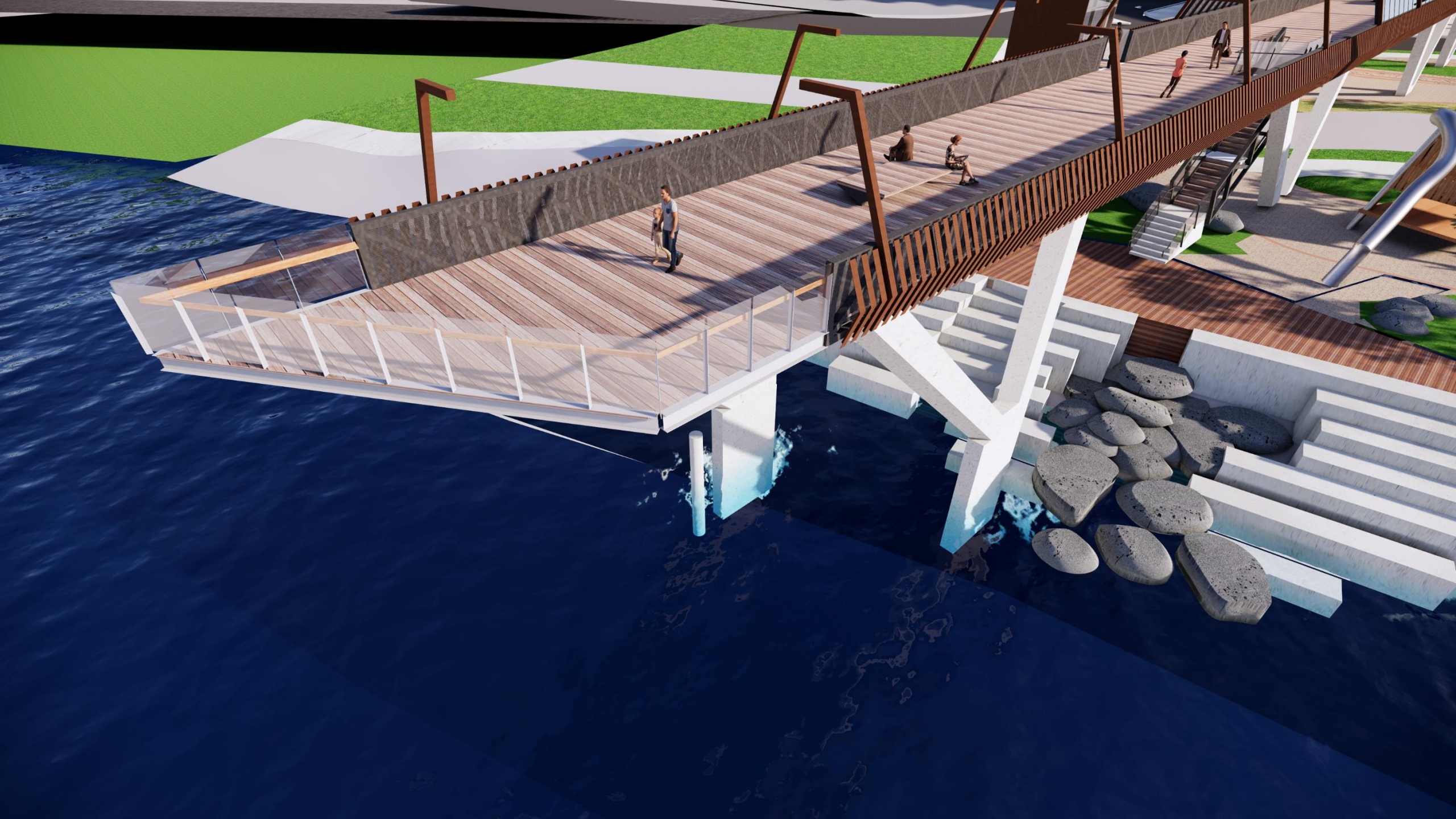


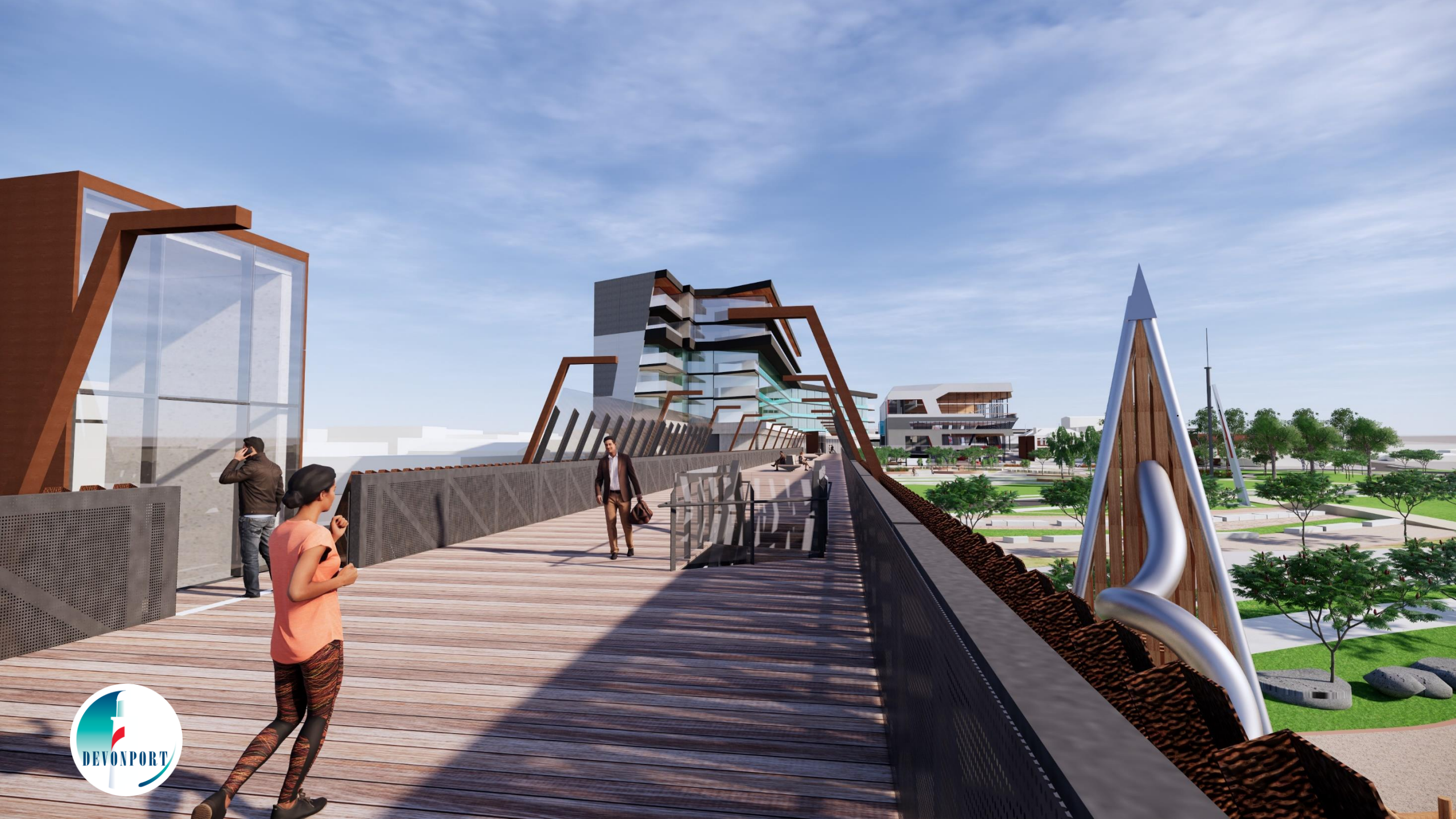
Elevated Walkway











Geo Feature

Local stone

Mist

Lighting



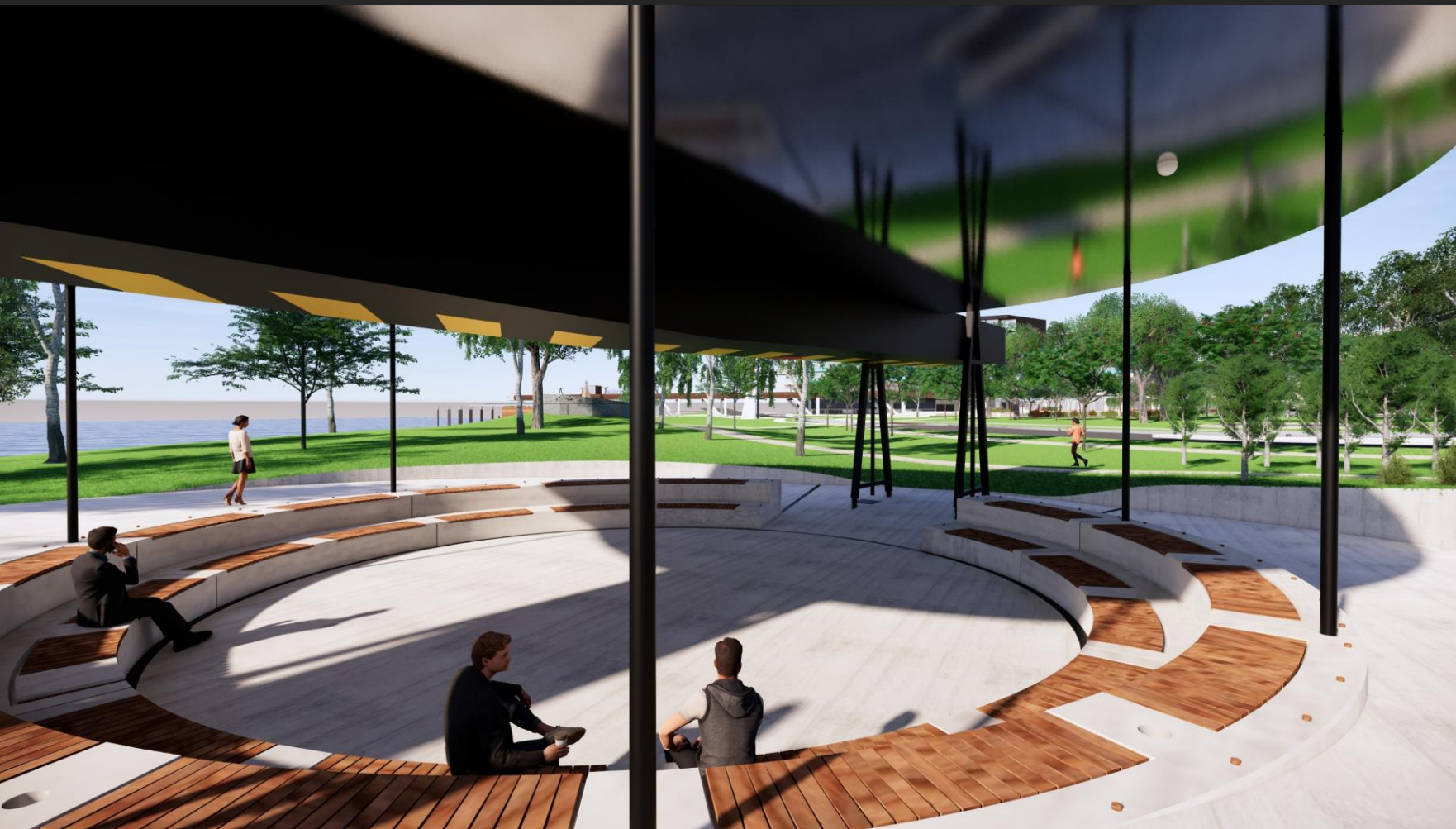


Rotunda

Old Roundhouse

Railway Theme





Rotunda

Old Roundhouse

Railway Theme





Public
Spaces

Extra Bus shelters
Seating
Traffic calming

tre

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d 25
existing
as well.

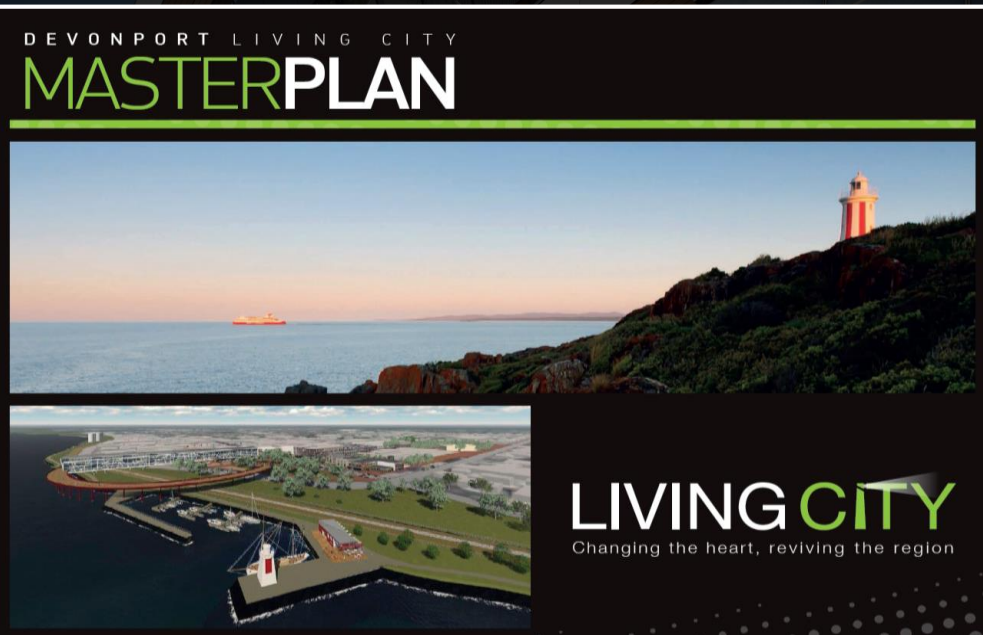


LIVING CITY

Waterfront Precinct

- Parkland
 - Vos Construction & Joinery
 - Start October 2019
 - Complete Spring 2021

2019 Status



Stage 1 - \$71m

800pax Conference Centre,
Govt Services, Food Pavilion &
Campark. Opened Sept '18

COMPLETE

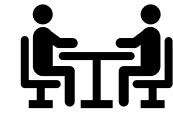


\$60m Waterfront

Precinct

\$20m Parkland redevelopment
\$40m hotel opening mid 2021

STARTING



Southern CBD

Urban renewal, carparking &
new businesses &
professional services

ON-GOING



Commercial Growth

Business & investment
confidence, centralised retail
growth

ON-GOING

Measuring the Benefits



New Jobs

Economic Growth

Training

Social Benefits

Financial Benefits



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