

Stakeholder Feedback Report

PROJECT : AP14 - Salamanca Pedestrian Works (2016-17)
DATE : 31 August 2016
OFFICER : **SENIOR ENGINEER – ROAD & TRAFFIC**

1. OVERVIEW

- 1.1. This stakeholder feedback report documents the feedback received from stakeholders on the concept plan for the provision of a widened footpath, on the southern (building) side of Salamanca Place between Gladstone Street and Montpelier Retreat.

2. COMMUNICATION OBJECTIVES

- 2.1. The communications objectives were:
- 2.1.1. To communicate to directly affected stakeholders the concept proposal to widen the Salamanca Place footpath.
 - 2.1.2. To allow directly affected stakeholders to have input into the concept design before it is reported to Committee and Council for endorsement.
 - 2.1.3. To ensure that any concerns / opportunities / benefits that directly affected stakeholders may have about the concept design can be captured, and addressed prior to the reporting of the concept design to Committee and Council.

3. STAKEHOLDERS CONTACTED

- 3.1. Advice about the proposal, in the form of a letter and copies of concept plans was provided to the following stakeholders:
- 3.1.1. Frontage businesses and property owners (Salamanca Place between Gladstone Street and Kennedy Lane).
Approximately 45 letters were hand delivered, and 27 letters were mailed.
 - 3.1.2. Waterfront Business Community - via emailed letter.
 - 3.1.3. Tasmanian Hospitality Association - via emailed letter.
 - 3.1.4. City of Hobart Access Advisory Committee - via presentation at meeting in August 2016.

- 3.1.5. Salamanca Market Stallholders Association - via presentation at meeting in July 2016.
- 3.1.6. Salamanca Market Stallholders - letters were hand delivered and emailed to stallholders considered to be in the area potentially impacted by the proposal.

4. STAKEHOLDER FEEDBACK RECEIVED

- 4.1. Feedback was received from six stakeholders, in alphabetical order:
 - 4.1.1. Blue House Corner (who represent the owner of 21 Salamanca Place – occupied by Irish Murphy's).
 - 4.1.2. BV & DM Behrakis Pty Ltd (property manager on behalf of owners of 25, 39, 41 and 47-51 Salamanca Place).
 - 4.1.3. Norman and Dann (business at 6/33 Salamanca Place).
 - 4.1.4. Tasmanian Hospitality Association (representative association, representing Irish Murphy's at 21 Salamanca Place).
 - 4.1.5. Toys to Enjoy (business at 4/33 Salamanca Place).
 - 4.1.6. Waterfront Business Community (representative group of businesses in the area).
- 4.2. The feedback received is provided in section 8 of this report.

5. SUMMARY OF FEEDBACK RECEIVED AND RESPONSE

- 5.1. The issues raised in the feedback have been summarised below. It should be noted that the verbatim feedback provided in section 8 of this report.

Blue House Corner

- 5.2. In principle supportive of a street redevelopment that enables improved public amenity and visual appearance of the Salamanca precinct.
- 5.3. Request that the Hobart City Council provide comparable amenity and opportunity to their tenant (Irish Murphy's) as to that provided to other businesses (Jack Greene, Cargo etc) also in the Salamanca precinct, who their tenant is in competition with.
- 5.4. Request that amendments be made to the proposal, to allow Irish Murphy's to provide a similar outdoor dining area to that utilised by Jack Greene, Cargo etc, including:
 - 5.4.1. The ability to provide larger covered semi-permanent awning/umbrella areas that are more intimate and can be heated for outdoor diners.
 - 5.4.2. The ability to provide outdoor dining areas that are demarcated by good quality fixed screens that do not require removal for the Saturday Salamanca Market.

5.4.3. The ability to provide dining tables placed directly alongside the building wall enabling greater connectivity with the associated indoor business activity.

5.5. Response

5.5.1. This request is essentially the same as that of the Tasmanian Hospitality Association. It is for the occupation licence areas for outdoor dining to be placed directly against the building line, and for the public pedestrian path to be moved away from the building line, and placed between the outdoor dining area and the parked cars.

5.5.2. This would allow a similar arrangement to those in place in front of Cargo, Jack Greene et al, which would be beneficial to the business with the outdoor dining area. It should be noted that this request conflicts with the requests from Norman and Dann and Toys to Enjoy who request wider public pedestrian paths against the building line, due to concern that pedestrians walking further from the building line will detract from their trade.

5.5.3. It should also be noted that the Council resolution of 12 December 2015 contained a specific resolution that "The Council not allow additional permanent umbrellas to be placed in the widened footpath proposed for Salamanca Place between Montpelier Retreat and Gladstone Street".

BV & DM Behrakis Pty Ltd

5.6. Believe that the proposal has many benefits.

5.7. Concerned about loss of car parking spaces, particularly those in front of 39-41 Salamanca Place, which are felt to be fundamental to the servicing of the Salamanca Fresh Store at 41 Salamanca Place.

5.8. Suggest that the 5 parking spaces (fronting 39-41 Salamanca Place), and potentially a similar number of spaces on the opposite side of Salamanca Place, be made a maximum of 15 or 30 minute parking.

5.9. Response

5.9.1. Concern about the loss of on-street parking has been raised by a number of the parties.

5.9.2. There are currently 16 parking spaces on Salamanca Place between Montpelier Retreat and Kennedy Lane with a 30 minute time limit that are provided to try to ensure that vacant spaces are available in close proximity to Salamanca Fresh (and other businesses) for customers.

5.9.3. The concept plan shows 5 of these 16 spaces (in front of The Whaler and Salamanca Fresh being removed to provide

improved pedestrian connectivity across Salamanca Place at this location. As discussed in the section regarding the representation of the Waterfront Business Community, the works at the intersection of Montpelier Retreat and Salamanca Place are not funded in the current financial year, so the removal of these 5 spaces, were they to occur, are not part of the project planned for construction.

Norman and Dann

5.10. Have concerns about the concept design, particularly in relation to the potential impact the altered pedestrian pathway may have on the business, which as a retailer (not a cafe or restaurant who may benefit from additional space for outdoor dining) relies heavily on passing pedestrian traffic;

5.11. The following concerns were also expressed:

5.11.1. The proposed 1.8m wide pedestrian zone between the building line and the various potential outdoor dining areas is too narrow, and will impact on trade by reducing the pedestrian traffic past the door of the business, as pedestrians may choose to walk on the wider pedestrian zone between the outdoor dining areas and the parked cars.

5.11.2. Large groups of tourists are a major component in sales, and a narrow 1.8m pedestrian zone could prove an imposition to the flow of large groups past and into the store.

5.11.3. The narrow pedestrian zone will impact on access to the business, particularly for people with disabilities, people with prams, and the delivery of goods.

5.11.4. The pedestrian accesses between separate outdoor dining areas are also too narrow, at 1.2m, which will impede pedestrian flow to the business.

5.11.5. Allowing A-frame signage (sandwich boards) in the 1.8m pedestrian zone will further reduce its width, or if A-frame signage (sandwich boards) is not permitted, this would impact on sales, as they draw customers to the store from the footpath.

5.11.6. If the outdoor dining area in front of Norman and Dann were leased to another business (Norman and Dann do not require outdoor dining) this would result in the loss of 'line of sight' for pedestrian traffic to the shop front.

5.11.7. The reduction of car parking will impact on the business, as there is a shortage of parking in the Salamanca area.

5.11.8. The construction period would severely impact the business if it were to occur during the Christmas and Easter trading period.

5.12. Response

5.12.1. The primary concern appears to be that the providing of a narrower footpath against the building line (and a wider footpath between the outdoor dining areas and the parked cars) will encourage pedestrians to walk along the wider footpath between the outdoor dining area and parked cars, and that this will negatively impact trade as fewer pedestrians will be walking past the business door and windows.

5.12.2. The widening of the pedestrian path against the building line from 1.8m to 2.4m, and the narrowing of the pedestrian path between the outdoor dining areas and parked cars from 2.4m to 1.8m would largely resolve this concern. This widening of the pedestrian path against the building line had also been recommended by the Accessibility consultant who reviewed and commented on the concept plan.

5.12.3. Future plans would also not show outdoor dining areas in front of Norman and Dann, and other businesses that do not currently have outdoor dining areas, as outdoor dining areas would only typically be permitted in front of businesses who wish to have outdoor dining in that location. This provides a more realistic representation of the proposed area as it would be expected to be if construction were to proceed. The concern about parking has been noted. In terms of construction, it is anticipated that the works would be undertaken between Easter 2017, and the start of Dark Mofo in June 2017 to avoid peak retail periods.

Tasmanian Hospitality Association

5.13. In support of a redevelopment of the area but disappointed that the proposed street dining area and pedestrian access widening is not in the same configuration as that which is currently in operation from 47 to 55 Salamanca Place;

5.14. The following concerns were also expressed:

5.14.1. The configuration at 47 to 55 Salamanca Place, where the pedestrian path is between the outdoor dining area and the parked cars, has been a success for those businesses, from a cash turnover point of view and from a public safety aspect. The visual appearance of the area has been improved and the outdoor dining experience is more pleasant.

5.14.2. The operators of Irish Murphy's are members of the Tasmanian Hospitality Association and the THA believe they

are at a competitive disadvantage by not having the same outdoor dining configuration to offer patrons as those currently available to other businesses;

5.14.3. The proposed redevelopment also requires the reduction of Irish Murphy's dining area on Saturdays to accommodate the Salamanca Market. This could be alleviated by replicating the configuration outside 47 to 55 Salamanca Place which would provide an extended dining area, a public walkway and no disruption to the market stall holders;

5.14.4. The potential safety issue when venue staff and patrons carrying hot food, eating utensils, beverages and glass containers exit the door onto the busy pedestrian accesses adjacent to the building line to access the outdoor dining area;

5.14.5. The potential safety issue associated with the current step into the Irish Murphy's venue which poses a trip hazard and would be eliminated with the alternate proposal.

5.15. Response

5.15.1. This request is essentially the same as that of Blue House Corner. It is for the occupation licence areas for outdoor dining to be placed directly against the building line, and for the public pedestrian path to be moved away from the building line, and placed between the outdoor dining area and the parked cars.

5.15.2. This would allow a similar arrangement to those in place in front of Cargo, Jack Greene et al, which would be beneficial to the business with the outdoor dining area.

5.15.3. It should be noted that this request conflicts with the requests from Norman and Dann and Toys to Enjoy who request wider public pedestrian paths against the building line, due to concern that pedestrians walking further from the building line will detract from their trade.

Toys to Enjoy

5.16. Notes that the Galleria building has a wide range of businesses operating within it, all with different needs, and that anything that interferes with parking and client access will be of concern to all owners.

5.17. Identifies the following items of concern:

5.17.1. The proposed pedestrian zone adjacent to the building of 1.8m is inadequate. Businesses rely on passing foot traffic, and previous decisions to approve an ATM and allowing tables and chairs close to building have impacted sales,

particularly on Saturdays. Suggests the two pedestrian walkways be combined to provide a more sensible width for pedestrians between the tables and chairs and the building.

- 5.17.2. The loss of 6 parking spaces will negatively impact clients and customers of businesses in the Galleria building, given the shortage of parking in the area.
- 5.17.3. The Galleria has limited toilet facilities that cater for the whole building, with questionable ability to cater for additional use. Is concerned that extra usage created by the additional outdoor dining areas has not been considered.
- 5.17.4. The placement of A frame signs on the footpath in front of the Galleria is vital to the businesses located within the building. For safety reasons they need to be located adjacent to the building wall so that the public can be protected from them blowing over and causing an injury.
- 5.17.5. The pedestrian space of 1.2m between occupation licence areas is too narrow. People will move chairs and occupy this space, and there needs to be clear access to shops and buildings for customers and deliveries.
- 5.17.6. Suggests the speed limit on Salamanca between Gladstone St and the Silos be reduced to 30 km/h and rumble strips be placed at each entrance to Salamanca to let drivers know of the change of conditions.
- 5.17.7. Suggest a pedestrian crossing over Montpelier Retreat between Retro Cafe and the Whaler.
- 5.17.8. Suggest at least one accessible parking space be allocated.
- 5.17.9. The Council has a brass plaque cast to mark the original waterline, in the footpath outside the Whaler, usually covered by a table and chair. Suggests another one be done and placed outside the Galleria where people can see it, as the plaque is of great interest to tourists.

5.18. Response

- 5.18.1. This request is similar to that of Norman and Dann. The primary concern appears to be that the providing of a narrower footpath against the building line (and a wider footpath between the outdoor dining areas and the parked cars) will encourage pedestrians to walk along the wider footpath between the outdoor dining area and parked cars, and that this will negatively impact trade as fewer pedestrians will be walking past the business door and windows.

- 5.18.2. The widening of the pedestrian path against the building line from 1.8m to 2.4m, and the narrowing of the pedestrian path between the outdoor dining areas and parked cars from 2.4m to 1.8m would largely resolve this concern. This widening of the pedestrian path against the building line had also been recommended by the Accessibility consultant who reviewed and commented on the concept plan.
- 5.18.3. Future plans would also not show outdoor dining areas in front of businesses that do not currently have outdoor dining areas, as outdoor dining areas would only typically be permitted in front of businesses who wish to have outdoor dining in that location. This provides a more realistic representation of the proposed area as it would be expected to be if construction were to proceed.
- 5.18.4. The concern about parking has been noted. An accessible parking space has been added to the revised concept plan.
- 5.18.5. The matter of speed limit and traffic calming on Salamanca Place is outside the scope of this project. Improvements to the pedestrian crossing point at Montpelier Retreat are proposed as part of Stage 2 of these works. The potential relocation of the brass plaque would be considered at the detailed design stage following discussion with the City's Senior Cultural Heritage Officer.

Waterfront Business Community

- 5.19. Members were supportive of the proposed footpath widening and understanding of other proposed safety measures however were strongly concerned at the proposed reduction of 11 car spaces near Salamanca Fresh, Whalers and Retro Cafe, following on from the recent loss of car parking spaces in Morrison Street.
- 5.20. Members proposed the following as a "package deal";
- 5.20.1. That Council proceed with the widening of the footpath in front of Retro, Zum etc this financial year. This provides time to address the WBC's key issue (the area in front of Salamanca Fresh and the nearby intersection) the next financial year;
- 5.20.2. That only 3 parking spaces (rather than the 5 shown on the plan) be removed in front of Whalers, thereby maintaining all current short term parking spots in front of Salamanca Fresh. We note that this should be possible without compromising pedestrian safety and is indeed a significant improvement on the current situation;
- 5.20.3. That Council establish a new, multipurpose hardstand area on the (dead) grassed area of Salamanca Lawns opposite Salamanca Fresh. This new area would provide 18-20 car

parks but equally it could be used for festivals and special events, Salamanca Market, etc. It should be a flat area designed with minimal curbs or other trip hazards. Such an initiative would provide multiple benefits as well as providing a net gain in parking. We strongly commend this initiative to Council.

- 5.21. Notes that Council's longer term plan is to improve pedestrian access and safety when walking from PW1 to Salamanca Place by closing the road that cuts across the Salamanca lawns and makes the road immediately in front of Parliament House lawns two-way. We acknowledged that this could be a win: win outcome providing Council put in the additional multipurpose hardstand area as suggested above.

5.22. Response

5.22.1. Regarding the staging of the works over two financial years, the widening of the footpath between Gladstone Street and Montpelier Retreat is the project currently funded for construction in the current financial year (currently planned for April to June 2017). The works at the intersection of Salamanca Place / Montpelier Retreat, are currently not funded, so construction in April to June 2018 would be a practical timeline for those works to be further planned and constructed.

5.22.2. Regarding the potential rationalisation of the system of one-way links, it is considered that it is likely a 4 year project to determine the overall future use of this area. Assuming that the closure of the one-way link is practical, the use of the space (as a potential hardstand area that could be used for parking) generated by this closure will need to be carefully considered given the numerous stakeholders and demands for this space.

6. DISCUSSION OF ISSUES RAISED

- 6.1. The main issues raised are broadly summarised as:

6.1.1. Two representations were made on behalf of Irish Murphy's, asking that the pedestrian path not be relocated against the building line, and that instead outdoor dining be allowed in a large area against the building line, with the pedestrian path placed around the outside of the outdoor dining area. This was requested to allow that business a similar layout to that currently available to some other businesses (Maldini, Jack Greene, Cargo, Grape) in Salamanca Place, and to allow an area that can be more easily protected from weather and heated for the comfort of patrons. It was suggested that this layout would minimise the disruption to the businesses on Saturdays during the Salamanca Market, and would improve the safety and comfort of staff and patrons moving between the building and the outdoor dining area.

- 6.1.2. Representations were made by two businesses concerned that the 1.8m wide pedestrian path located against the building line in the concept plan was too narrow, and would encourage pedestrians to walk along the wider 2.4m wide path shown on the outside of the outdoor dining areas. The businesses were concerned that if pedestrians are encouraged to walk any distance from the door and windows for the business, it will negatively impact on sales. The two businesses raised similar concerns about other businesses being able to place outdoor dining furniture on the footpath in front of the respondent's businesses, and the negative impact this could have on pedestrian access and good delivery to the business.
- 6.1.3. Four of the representations raised concern about the reduction in the supply of on-street parking, and concerns were raised that this would negatively impact clients and customers.
- 6.1.4. The Waterfront Business Community proposed that the City of Hobart only proceed with the footpath widening works on Salamanca Place between Gladstone Street and Montpelier Retreat this financial year, and undertake further work on the design of the intersection of Salamanca Place / Montpelier Retreat (where the WBC have some concerns, particularly relating to loss of parking in the vicinity of Salamanca Fresh. The WBC also propose that Council as part of the future stages of the Salamanca Place where it is proposed to close the southbound traffic lane through the Lawns connecting Castray Esplanade to Montpelier Retreat, consider the installation of a multipurpose hardstand area that can be used for festivals and special events, for the Salamanca Market, and at other times as car parking.
- 6.1.5. The proposal was presented to meetings of the City of Hobart Access Advisory Committee, and the Salamanca Market Stallholders Association. While no written response was provided, the proposal would be described as well received by those groups.

7. SUMMARY OF RESPONSE AND ACTIONS

- 7.1. The following alterations / actions are proposed following the stakeholder engagement:
- 7.1.1. That the pedestrian path proposed to be located against the building line on the widened footpath be retained.
- 7.1.2. The pedestrian path against the building line be widened from 1.8m to 2.4m and the pedestrian path between the outdoor dining areas and parked cars be reduced from 2.4m to 1.8m.

- 7.1.3. The concept plan be revised to only show outdoor dining areas in front of businesses that currently have outdoor dining areas, to more accurately reflect the likely arrangements.
- 7.1.4. An accessible parking space be added to the revised concept plan.
- 7.1.5. The relocation of the brass plaque in the footpath in front of The Whaler be considered at the detailed design stage, with a view to relocating the brass plaque to a location where it can be seen by the public.
- 7.1.6. The widening of the footpath between Gladstone Street and Montpelier Retreat be constructed in the current financial year (currently planned for April to June 2017).
- 7.1.7. The works at the intersection of Salamanca Place / Montpelier Retreat, be subject to further design and consultation, with a view to construction in April to June 2018.
- 7.1.8. The potential rationalisation of the system of one-way links, it is considered that it is likely a 4 year project to determine the overall future use of this area. Assuming that the closure of the one-way link is practical, the use of the space generated by this closure will need to be carefully considered given the numerous stakeholders and demands for this space).

8. ATTACHED DOCUMENTATION LIST

- Letter and plans circulated to stakeholders
- Feedback received
 - Blue House Corner
 - BV & DM Behrakis Pty Ltd
 - Norman and Dann
 - Tasmanian Hospitality Association
 - Toys to Enjoy
 - Waterfront Business Community



City of **HOBART**

Enquiries to: Owen Gervasoni

☎: 6238 2128

✉: gervasonio@hobartcity.com.au

Our Ref: R0817; RFS16-0001

OG:AS

F16/84058

Your Ref:

22 July 2016

«OWNERS»

«DEFAULT_POSTAL_ADDRESS»

Dear «SALUTATION»

SALAMANCA PLACE FOOTPATH WIDENING – CONCEPT DESIGN FOR FEEDBACK

As you are a key stakeholder of the section of Salamanca Place between Gladstone Street and Kennedy Lane, I am writing to you to obtain any feedback you may have about a design concept for the widening of the footpath on the southern side of Salamanca Place, between Gladstone Street and Montpelier Retreat.

The City of Hobart's City Infrastructure Committee considered the potential widening of the footpath on the southern side of Salamanca Place at its meeting of 9 December 2015 and on 21 December 2015 the Council resolved:

- "That: 1. A review be undertaken of the pedestrian, vehicular traffic and stakeholder implications of the proposal to widen the pedestrian footpath on the southern side of Salamanca Place, between Montpelier Retreat and Gladstone Street including:*
- (i) Opportunities for improving the pedestrian crossing facility at Montpelier Retreat through improved surface treatments and kerb realignment;*
 - (ii) An analysis of the road safety impacts, for pedestrians and vehicular traffic, of the proposed alterations;*
 - (iii) An analysis of the pedestrian amenity benefits that may be achieved by the proposed alterations;*
 - (iv) An analysis of the impact, if any, on on-street parking of the proposal;*

- (v) *An analysis of the anticipated impact of the proposal on frontage properties, and the Salamanca Market;*
 - (vi) *The results of an initial consultation with key stakeholders; and;*
 - (vii) *A detailed preliminary cost estimate for the civil works and construction associated with the proposal.*
2. *The outcome of the review be the subject of a further report.*
 3. *The Council not allow additional permanent umbrellas to be placed in the widened footpath proposed for Salamanca Place between Montpelier Retreat and Gladstone Street.”*

The City of Hobart has funding available in the current financial year to make initial pedestrian upgrades in Salamanca Place. Further funding may be available in the 2018/2019 financial year.

The purpose of the project is to make alterations to Salamanca Place by looking to provide:

- A wider footpath on the southern (building) side of Salamanca Place, with clear unobstructed paths for all pedestrians, including those with disabilities;
- Increased opportunities for outdoor dining;
- Clearer pedestrian crossing paths at the intersection of Montpelier Retreat and Salamanca Place; and
- A kerb free environment, to reduce the number of level changes and trip hazards in the area occupied by the Salamanca Market on Saturdays.

One of the impacts of the proposed footpath widening is a loss of on-street parking in Salamanca Place. The attached concept plans show a loss of 6 parking spaces between Gladstone Street and Montpelier Retreat, and 5 parking spaces between Montpelier Retreat and Kennedy Lane.

I am writing to you, and other key stakeholders in the street, to ensure that you are aware of the proposed works, and to ensure you have the opportunity to provide feedback about the design concept before a decision is made as to whether the plans will be finalised and the necessary approvals sought to allow construction to be undertaken.

The initial concept plans for the installation are attached to this letter.

Figure 1 – Shows the potential widening of the footpath between Gladstone Street and Kennedy Lane.

Figure 2 – Shows the potential increase in the size of outdoor dining areas.

Figure 3 – Shows the approximate areas occupied by Salamanca Market Stalls, and the smaller outdoor dining areas that would be available on Saturdays.

Figure 4 – Shows indicative cross sections of the footpath between Gladstone Street and Montpelier Retreat.

Should you wish to provide feedback, please telephone or email the City's Road and Traffic Engineer, Mr Owen Gervasoni via the contact details at the top of this letter.

Feedback may also be provided by mail, to the mailing address at the bottom of this letter.

It would be appreciated if any feedback could be provided by Thursday 18 August 2016.

If you would prefer to meet in person to discuss the proposal, please contact Mr Gervasoni directly to arrange a suitable time.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M Painter'.

(Mark Painter)

DIRECTOR CITY INFRASTRUCTURE

Attachments

Figures 1 to 4

FIGURE 1 — SALAMANCA PEDESTRIAN WORKS

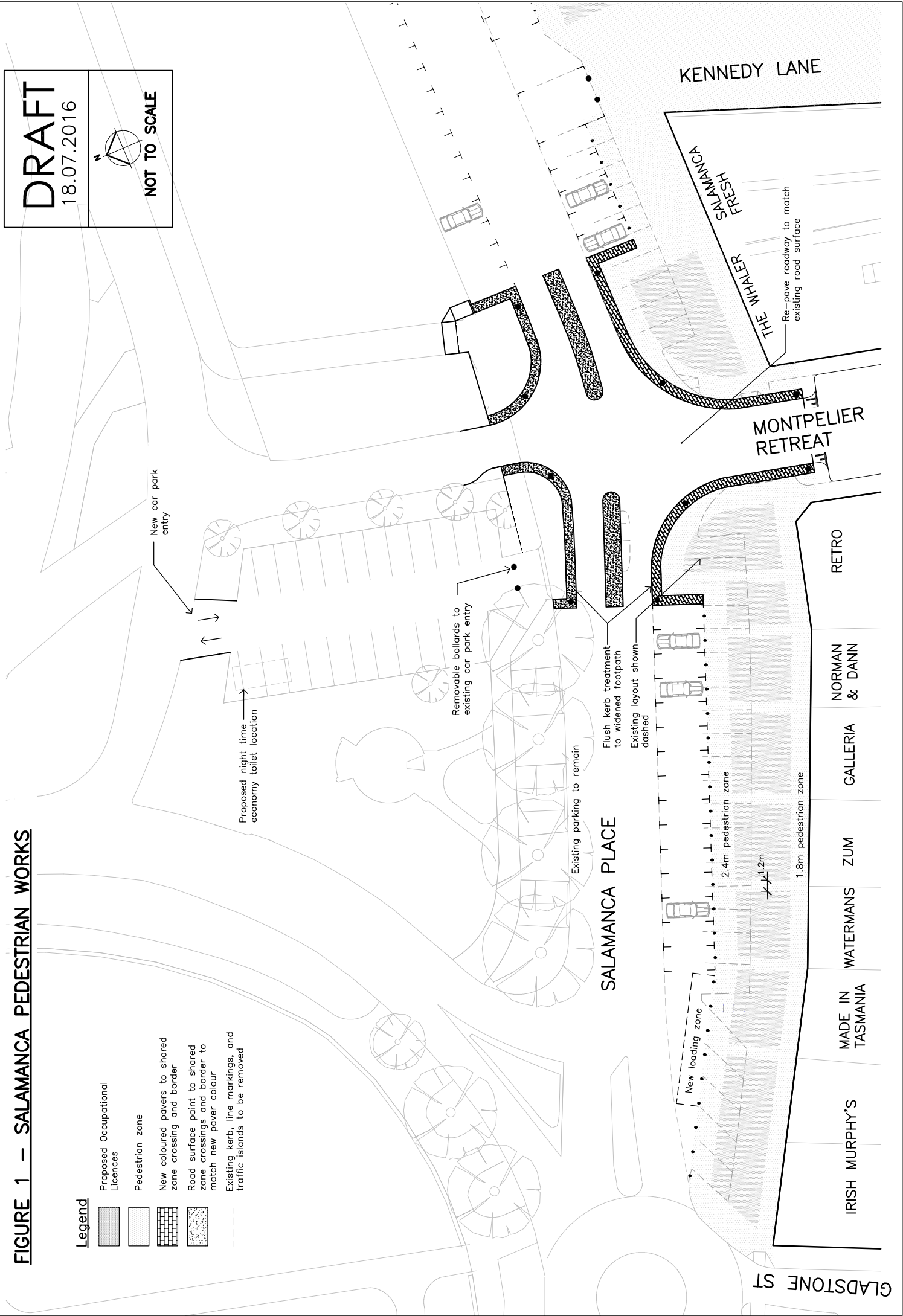
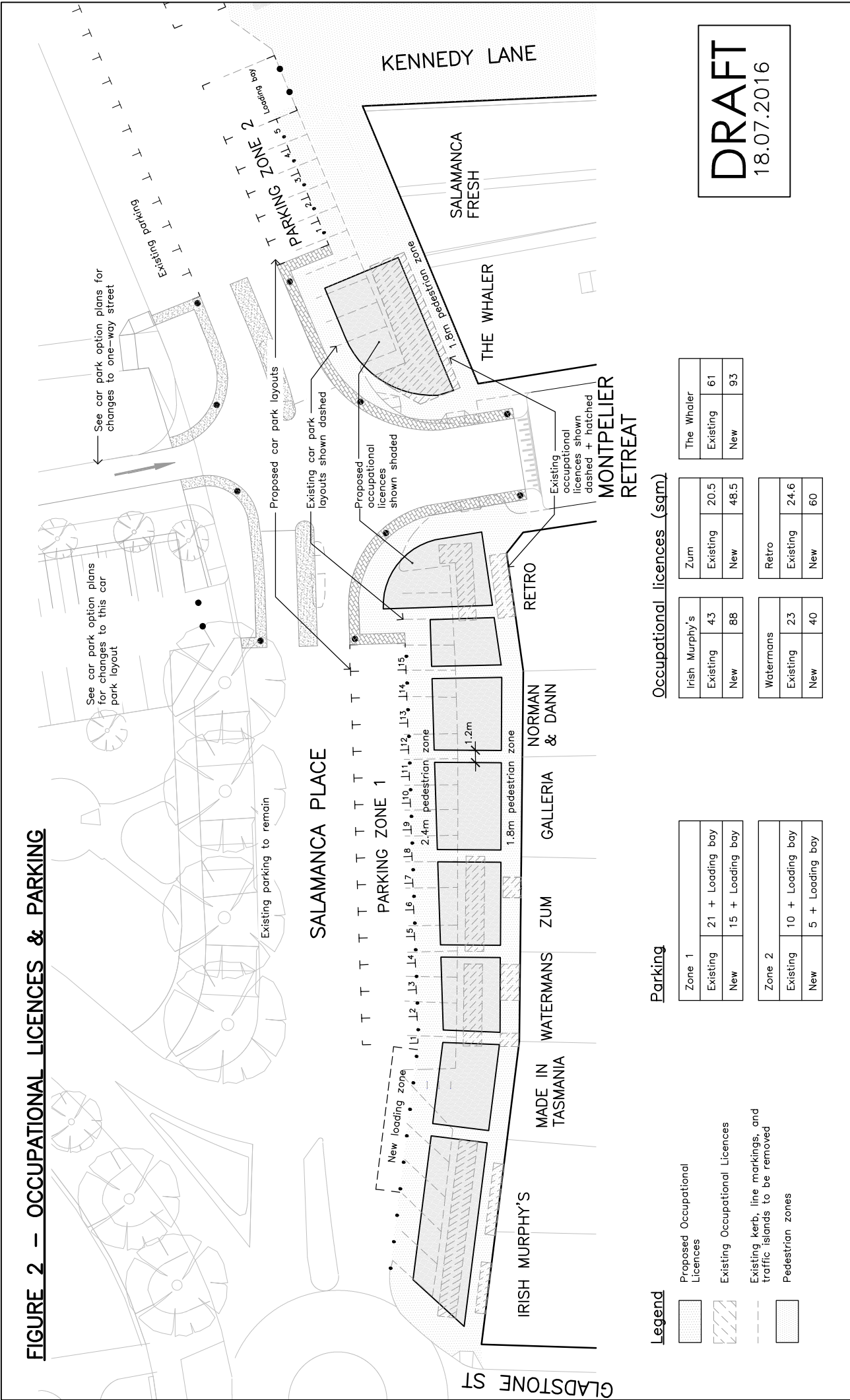


FIGURE 2 – OCCUPATIONAL LICENCES & PARKING



CITY OF HOBART

SALAMANCA PLACE (MONTPELIER RETREAT TO GLADSTONE ST)
FOOTPATH WIDENING CONCEPT – SUNDAY TO FRIDAY



NOT TO SCALE

FIGURE 3 – MARKET DAY

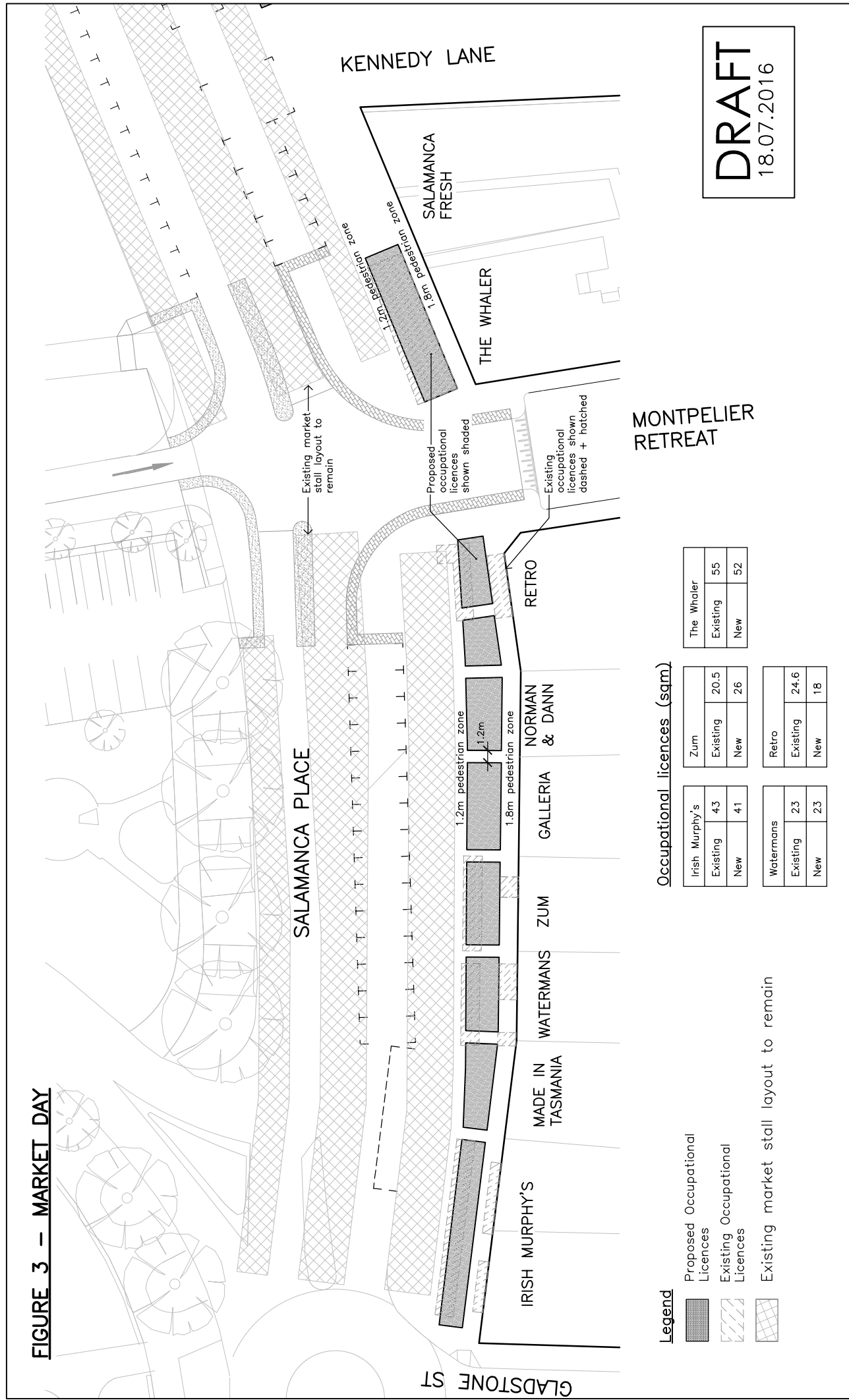
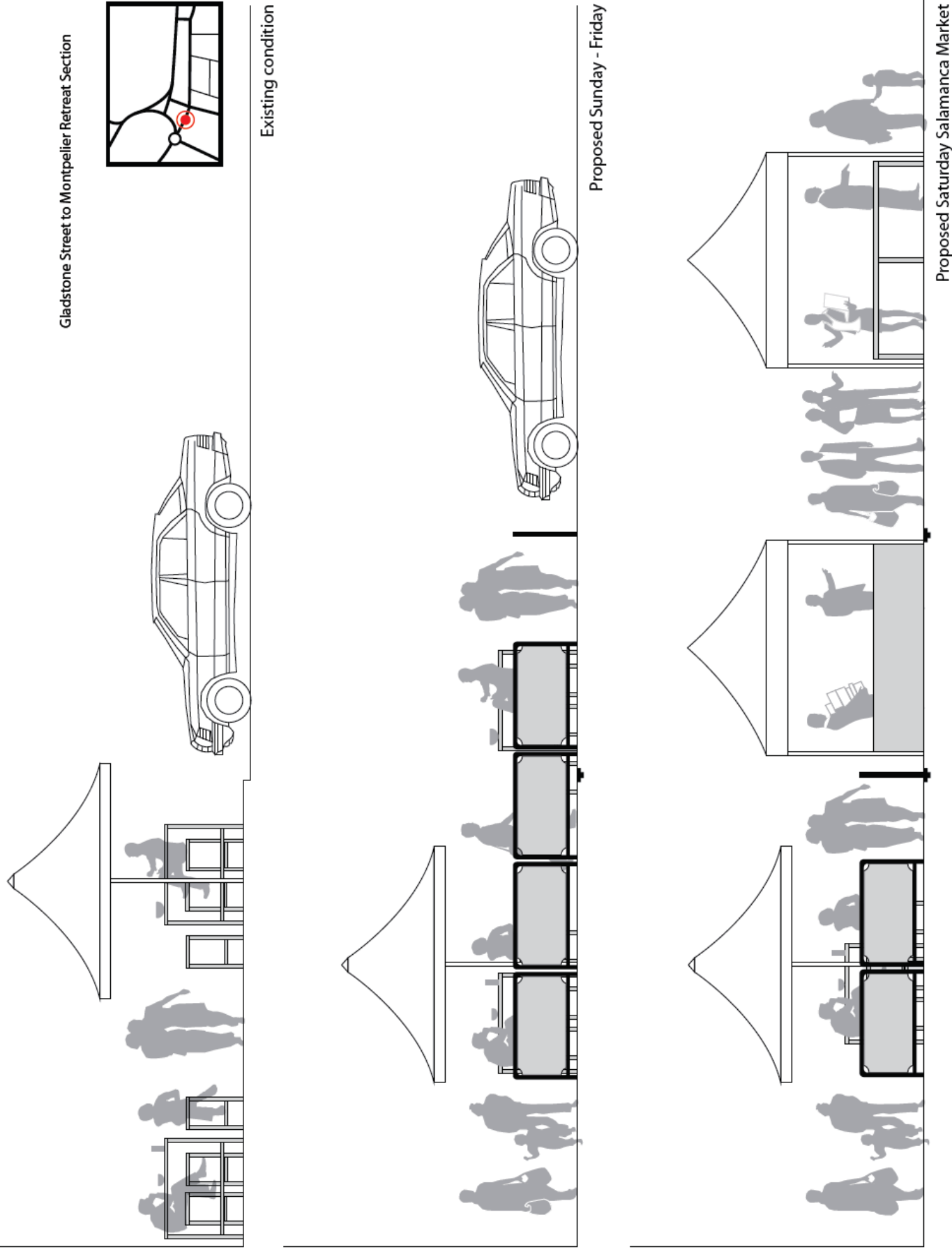


FIGURE 4 – INDICATIVE CROSS SECTIONS



Phillips, Sarah

From: Jason Whitehead
Sent: Wednesday, 10 August 2016 8:38 PM
Subject: Reply to RO817 RFS16-0001 Hobart City Council footpath widening in front of 21 Salamanca Place

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Mr Owen Gervasoni,

Thank you for the opportunity to provide comment on the proposed street redevelopment at Salamanca. I wish to comment on the area specifically in front of the Irish Murphys Pub, as a representative for the building owners. We are in principle supportive of a street redevelopment that enables improved public amenity and visual appearance of the Salamanca precinct, which is an important tourism area for Tasmania; however, we request some amendments be made to the proposal.

Our comments below are to re-iterate comments raised by our tenants that own the Irish Murphys business. It is our request that the Hobart city councils provides comparable amenity and opportunity to our tenants to that provided to competing businesses also in the Salamanca precinct.

The proposed street dining area & pedestrian access widening is not in the same configuration as that in front of the Salamanca businesses: Jack Greene & Grape.

These business have been able to create:

- 1) a larger semi-permanent awning/umbrella area that is more intimate and easy to heat for outdoor diners,
- 2) the business outdoor dining areas are demarcated by good quality fixtures that do not require removal for the Saturday Salamanca Market, and
- 3) dining tables can be placed along side the building walls enabling greater connectivity with the associated indoor business activity.

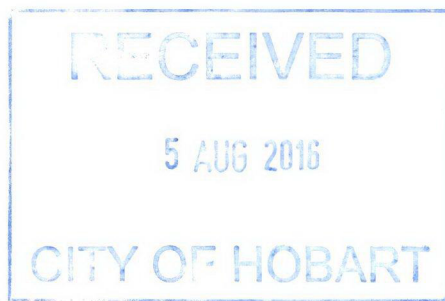
Our tenants are in business competition with Jack Greene and Grape, which appear to be placed at a competitive advantage due to the councils different street planning configuration. We request an equivalent street scape configuration be possible in front of Irish Murphy's.

Please can you confirm receipt of this email, as I would like to speak with you before council make a final decision on the proposal.

Kind regards,

Jason Whitehead

Co-Director Blue House Corner Pty Ltd (representing the owners of 21 Salamanca Place - location of the Irish Murphy's Pub)



PV&DM BEHRAKIS
Property Managers and Developers
GPO Box 67
HOBART TASMANIA 7001

2 August 2016

Mark Painter
Director City Infrastructure
Hobart City Council
GPO Box 503
HOBART TAS 7001

Dear Sir

Re: Salamanca Place footpath widening
Your ref: R0817; RFS 16-0001 OG:AS

On behalf of the property owners of 25, 39, 41 and 47-51 Salamanca Place I have pleasure in responding to your letter of 22 July with regards to the above proposed foot path widening.

In essence, we believe that the proposal has many benefits as outlined on the second page of your letter. Our concerns relate to the loss of car spaces – particularly those lost to the front of both 39 and 41 Salamanca Place, since these spaces are fundamental to the servicing of our Salamanca Fresh Store at 41 Salamanca Place.

Our suggestion would be to make the new spaces (five in total) a maximum of either 15 or 30 minute parking, with perhaps a corresponding and similar number directly opposite on the other side of Salamanca Place, fronting the park.

We trust you will give this suggestion your every consideration and we look forward to hearing from you in due course.

Yours faithfully



Peter Shires AAPI
Property & Development Manager

Dear Mr Gervasoni,

We are writing to express our concerns regarding the Salamanca Place Footpath Widening Concept Design. As a retailer, not a café or restaurant in Salamanca, we draw heavily on passing pedestrian traffic.

We wish to express the following concerns:

1. We feel that the proposed narrow 1.8 metre pedestrian zone between Norman and Dann and the proposed outdoor occupational licenced areas will impact our trade by resulting in a reduction in pedestrian foot traffic directly past the shopfront.
2. Tourism is a major component in our sales. Many tourists from Asia travel in large groups. The narrow 1.8 metre pedestrian zone could prove an imposition to the flow of large groups past and into our store.
3. The narrowing of the footpath will also impact on the access to our business, particularly for people with disabilities, people with prams and delivery of goods.
4. Part of this zone is currently taken up with sandwich boards, which will further narrow this pedestrian zone. The sandwich boards are greatly appreciated, commented on and photographed by tourists and shoppers and form an important part of the Salamanca experience. It would be disappointing to see this aspect of Salamanca disappear because of a change in footpath design and whilst not stated in the plan, the loss of sandwich boards would impact on our sales as they draw customers to the store from the footpath.
5. We feel that this proposed design will inevitably result in disconnecting the pedestrian flow away from our Salamanca shopfront which will result in a loss of income by redirecting pedestrians to the 2.4m pedestrian zone further out.
6. The access between the separate outdoor occupational licenced areas is also too narrow, being only 1.2 metres. This will again impede pedestrian flow to the business.
7. Another concern is whether the outdoor occupational licenced area in front of Norman and Dann could be leased to another business, as we do not require outdoor dining. Additional seating in front of Norman and Dann would result in the loss of 'line of sight' for pedestrian traffic to the shop front.
8. The reduction of car parks in Salamanca will also impact on our business, as there is already a shortage of parking in the Salamanca area.
9. We are also concerned about the duration and timing of any proposed constructions in the pedestrian area. Our business would be severely impacted by an extended construction timeframe around the Christmas and Easter trading periods.

We hope you will consider this feedback before finalisation of the Salamanca Place Footpath Widening Design as it may impact in a negative way on the retail businesses along this strip that do not require outdoor dining seating.

Kind Regards,
Jacqueline West
Jeffrey Camp
Norman & Dann



TASMANIAN HOSPITALITY ASSOCIATION

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22nd August 2016

Mr Owen Gervesoni
Road & Traffic Engineer | Traffic Engineering
Hobart City Council
16 Elizabeth Street
HOBART TAS 7000

Dear Owen

Thank you again for your time on Thursday the 18th of August where you updated both Anthony and myself on the proposed street redevelopment at Salamanca.

As mentioned we are in support of a redevelopment of the area but disappointed that the proposed street dining area and pedestrian access widening is not in the same configuration as that which is currently in operation from 47 to 55 Salamanca Place

The operators of Irish Murphy's are members of the Tasmanian Hospitality Association and we believe they are at a competitive disadvantage by not having the same outdoor dining configuration to offer patrons as those currently available to other businesses.

We understand that existing infrastructure dictated the current configuration of the redeveloped outdoor areas of those businesses I have previously mentioned. This configuration has been a success for those businesses both from a cash turnover point of view and from a public safety aspect. The redevelopment has improved the visual appearance of the area along with providing visitors to our city and local diners alike with a more pleasant dining out experience which attracts return business and boosts our state's economy. We understand that this configuration however does not comply with the Disability Act (DA).

The proposed redevelopment outside Irish Murphy's has been configured to comply with the DA. There are a number of hospitality businesses particularly in the Salamanca Square precinct who currently have dining barriers and or dining tables butted against the front wall of their establishments. We would also like to see this option available to the operators of Irish Murphy's so as to create a level playing field.

The proposed redevelopment also requires the reduction of Irish Murphy's dining area on Saturdays to accommodate the Salamanca market. This on possibly the venues busiest day of the week.



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It seems strange that a business who pays rates and an occupancy license 24/7, 365 days a week should then make way for stall holders who operate for 12 hours a week.

This could be alleviated by replicating the configuration outside 47 to 55 Salamanca Place which would provide an extended dining area, a public walkway and no disruption to the market stall holders.

We also feel there is an important safety issue which is highlighted when venue staff and patrons are carrying hot food, eating utensils, beverages and glass containers across busy pedestrian accesses to occupancy licensed areas. Those businesses from 47 to 55 Salamanca Place no longer have this issue and we believe this should be replicated at the western end of Salamanca Place also to minimise the risk.

In addition we would also like to highlight the safety issue associated with the current step into the Irish Murpy's venue which poses a trip hazard and would be eliminated with our alternate proposal.

I would appreciate you adding the points I have raised in your report to the Hobart City Councils City Infrastructure Committee. I thank you again for your time and I welcome your response.

Kind Regards

A handwritten signature in dark ink, appearing to read 'Steve Old', with a stylized flourish extending to the left.

Steve Old
General Manager

Phillips, Sarah

From:
Sent: Thursday, 18 August 2016 10:26 AM
Subject: Waterfront Business Community response to Salamanca Footpath Widening - Concept Design.

Dear Mark,

Thank you for your letter dated 21 July 2016 seeking comment on Salamanca Footpath Widening – Concept Design.

David Quinn forwarded your letter and attachments to all Waterfront Business Community members. Members were supportive of the proposed footpath widening and understanding of other proposed safety measures however strong concern was expressed at the proposed reduction of 11 car spaces near Salamanca Fresh, Whalers and Retro Cafe, following on from the recent loss of car parking spaces in Morrison Street.

As you hopefully appreciate, our group does not oppose change, however we always look for win: win outcomes. This includes the retention of essential parking and if possible the creation of additional spaces in appropriate nearby locations.

Following member feedback, Bill Behrakis and David Quinn met on site with Owen Gervasoni from Hobart City Council on 2 August 2016. From our perspective it was a very productive meeting and “revealed” a couple of opportunities that would work well for business, patrons, HCC, Salamanca Market Stallholders and events organisers.

As a result of these discussions, Waterfront Business Community members propose the following as a “Package Deal” –

- Council proceed with the proposed widening of the footpath in front of Retro, Zum etc this financial year. This provides time to address our key issue, ie the area in front of Salamanca Fresh and the nearby intersection next financial year
- We propose a reduction of only 3 spaces in front of Whalers, thereby maintaining all current short term parking spots in front Salamanca Fresh. We note that this should be possible without compromising pedestrian safety and is indeed a significant improvement on the current situation
- We further propose that Council establish a new, multipurpose hardstand area on the (dead) grassed area of Salamanca lawns opposite Salamanca Fresh. This new area would provide 18-20 car parks but equally it could be used for festivals and special events, Salamanca Market, etc. We suggested it should be a flat area designed with minimal curbs or other trip hazards. Such an initiative would provide multiple benefits as well as providing a net gain in parking. We strongly commend this initiative to Council
- We note that Council’s longer term plan is to improve pedestrian access and safety when walking from PW1 to Salamanca Place by closing the road that cuts across the Salamanca lawns and making the road immediately in front of Parliament House lawns two-way. We acknowledged that this could be a win: win outcome providing Council put in the additional multipurpose hardstand area as suggested above

Thank you for the opportunity to comment on the proposed Concept Design.

Yours sincerely,

Richard Latham
President Waterfront Business Community