



OFFICE OF THE LORD MAYOR
HOBART TOWN HALL

The Hon. Ruth Forrest MLC
Chair
Parliamentary Standing Committee of Public Accounts
Parliament House
HOBART TAS 7000

Email: pac@parliament.tas.gov.au

Dear Chair

On behalf of the City of Hobart, please find enclosed a submission to the Parliamentary Standing Committee of Public Accounts inquiry into the Tasmanian Government's Proposed Hobart Stadium Feasibility Planning Process.

I look forward to discussing the City's submission further at the public hearing scheduled for Friday 28 April 2023 at 1.45pm.

Yours sincerely

Councillor Anna Reynolds

LORD MAYOR

Thursday 23 March 2023

Attached: City of Hobart Submission

Parliamentary Standing Committee of Public Accounts Inquiry into the Tasmanian Government's process into the feasibility planning for a new sporting and event stadium in Hobart.

The City of Hobart welcomes the opportunity to provide this submission to the Parliamentary Standing Committee of Public Accounts Inquiry into the Tasmanian Government's process into the feasibility planning for a new sporting and event stadium in Hobart. The future development of the Macquarie Point precinct has been of strong interest for the City since 2011 and represents an important opportunity for the City of Hobart, the wider region, and Tasmania at large.

There are a number of significant considerations the City of Hobart seeks to highlight and has based this submission on a workshop of Elected Members held on 30 January 2023.

This submission was endorsed unanimously by Elected Members on 20 March 2023.

1. Chronology of Macquarie Point

The central focus of your Inquiry is around the process for deciding on the current plans for the site, so we provide the Committee with a timeline of Macquarie Point development proposals and processes from the Council's records going back to 2010.

Please see Appendix A: Timeline.

In December 2015, Council sought a seat on the Macquarie Point Development Corporation (MPDC) Board but was unsuccessful in securing this opportunity.

Nevertheless, the Council has played an important role in providing advice to the MPDC and a range of responsible Ministers.

Our community has a strong interest in this strategic site and the important role it can play in city life in Hobart.

2. Council Engagement with the State Government on the Proposed Plan

Following the announcement by the Premier of Macquarie Point as the preferred location, Lord Mayor Reynolds wrote requesting a briefing in July 2022.

Elected Members of the City of Hobart had the opportunity to meet with the Premier of Tasmania in December 2022 to discuss the proposed stadium and raised several issues and considerations including:

- Adequate and acceptable utilisation and activation of the site.
- Management of construction period and impact on housing and workforce.

- Scale of building and impact on surrounding heritage places (such as Hunter Street precinct and the Cenotaph).
- Ability of site to host the stadium and other promised significant city projects (such as the Antarctic & Science Precinct, Truth and Reconciliation Art Park).
- Impact of the project on the ability for State and Federal Governments to invest in any other priority projects for the city, including community sporting facilities and other economic development priority projects.
- Importance of transport access to the site and the incorporation of mass transit options into project plans, delivery timeframes and budgets.
- Plans for community consultation and feedback and consultation with the broader community and the Tasmanian Aboriginal community
- Sustainability and quality of the design of the facility.

3. Planned Uses for the Site Prior to the Current Proposal

Antarctic and Science Precinct

As a signatory to the Hobart City Deal, the City of Hobart supports the establishment of an Antarctic and Science Precinct at Macquarie Point to support activation of the site and enhance Hobart's position as a gateway to the Antarctic and Southern Ocean. Following a detailed business case, the state-of-the-art Antarctic and Science Precinct at Macquarie Point is under consideration by the Australian Government.

With a total funding commitment of over \$595 million, this is also expected to attract significant investment, which will support activation and strengthen Hobart as an international gateway to the Antarctic and Southern Ocean.

Hobart's position as an Antarctic Gateway city, along with its mix of world-class scientists, logistics and support capability, is critical to Australia's global reputation as a leader in Antarctic research and exploration. At a local level, the Antarctic sector is a significant contributor to the Greater Hobart economy, responsible for around \$160 million in annual economic activity and over 950 direct jobs in Tasmania.

Truth and Reconciliation Art Park

At the 30 January 2023 Workshop, the Council heard from Greg Lehman (**presentation attached as appendix B**) who has been working with Dark Lab, Tasmanian Aboriginal people, the Tasmanian Museum and Art Gallery (TMAG) and the MPDC since 2015 to advance the Government's commitment to develop a Truth and Reconciliation Art Park at the site.

Council recognises such an initiative would put Hobart on the map nationally and internationally as a place that has embraced its past and created a positive and creative response to this trauma.

4. Planning Context

In considering any proposed changes to the Macquarie Point site, it is important to note that currently, the land at Macquarie Point falls within the *Sullivans Cove Planning Scheme 1997*, with the City of Hobart as the planning authority responsible for that land.

The Council is in the process of transitioning to the Tasmanian Planning Scheme, which is expected to apply to Macquarie Point in late 2023 or early 2024 (after the required public consultation on the City's Local Provision Schedule which will form part of the Tasmanian Planning Scheme as applicable in the Hobart municipality). The date that a planning application is lodged will influence which planning scheme applies to the assessment.

There is a Masterplan which is incorporated into the *Sullivans Cove Planning Scheme 1997*. As a document which is expressly incorporated into the planning scheme, the masterplan may be relevant to decisions made under that planning scheme (depending on the nature of the application and the specific parts of the scheme which apply in the circumstances).

The planning scheme (including the incorporated Masterplan) does not contemplate a stadium. Notification of the current Masterplan amendment is **attached as Appendix C**.

As an alternative, it is also possible that an application for a proposed stadium is made under the "major projects" part of the planning legislation, with "assessment criteria" being established for assessment and assessed by an independent Assessment Panel.

5. The Importance of Broader Strategic City Planning

Macquarie Point has and continues to be a key catalyst development site for Hobart. Integrating its development with other major initiatives and city shaping moves will ensure we make the most of this opportunity for Tasmanians.

Significant growth pressures are impacting Tasmania and Hobart in particular which is why it is now critically important that the city is shaped through joined up strategic planning, to ensure it is designed to meet current and future community aspirations.

The recently released Greater Hobart Plan sets a regional context for this city shaping work and the work that the City of Hobart has also been leading on a number of city shaping strategies including the Central Hobart Precincts Structure Plan demonstrates the importance of providing a base for city shaping thinking and strategies. The City has also been investigating a range of opportunities such as the Civic and Cultural Precinct (for the area around City Hall, TMAG and the Hedberg) accessibility, urban design frameworks and economic roles of the central area of the city which will compliment other key areas and precincts across the city.

Macquarie Point sits within the Inner North East precinct of Hobart. In response to the range of changes and growth influencing Macquarie Point and the Inner North East precinct of the city, the City of Hobart and key partners have identified the need to prepare a Structure Plan for this location.

It is imperative that any precinct or site planning for the proposed Arts, Entertainment and Sports Precinct including a stadium, is joined up with the City of Hobart's Inner North East Structure Plan.

The Inner North East Structure Plan will be a blueprint for development, investment and infrastructure over the next 20 years. It will include recommendations for policies, development controls and projects to guide planning and sustainable growth.

The purpose of the Inner North East Structure Plan will ensure that this precinct develops as a great place that delivers its intended role. The Plan also provides the opportunity to collaborate with the community and key stakeholders to deliver a revitalised and activated precinct.

The Structure Plan will also ensure that any new thinking and design, complements rather than competes with other key areas and precincts across the city.

The Inner North East Structure Plan will guide:

- land use,
- built form,
- sporting and entertainment infrastructure,
- public realm, activation and wayfinding,
- open space provision,
- transport integration,
- sustainability,
- heritage,
- integration with the broader Hobart CBD.

The key objectives of the Inner North East Structure Plan are to:

- Deliver a multi-use precinct within the subject site.
- Ensure the subject site is suitably integrated within greater Hobart.
- Deliver integrated uses that ensures the subject site is activated outside of sporting and entertainment events, where desired.
- Balance and resolve the competing needs of the various users of the study area, including visitors, employees, students, tourists, and residents.
- Deliver an intuitive wayfinding system for mass crowds navigating around the study area and broader Hobart CBD.

- Enhance Macquarie Wharf and Sullivans Cove as a visitor-friendly waterfront tourist destination, and assist in unlocking the foreshore.
- Ensure the Inner North East is strongly connected with the broader Hobart CBD, enhancing the overall function, variety and attraction of the inner city.

The City values the opportunity to provide this draft submission to the Parliamentary Standing Committee of Public Accounts and appreciates the extension of time granted by the Standing Committee to provide this draft submission.

Macquarie Point chronology

Over a number of years Macquarie Point has been the focus of a range of development aspirations. This timeline below maps out the chronology of the development of the Macquarie Point site since 2010.

2010 – Broad vision for Hobart’s port precinct and the redevelopment of the site.

November 2011 - Infrastructure Australia submission calling for investment in the Macquarie Point development and overall revitalisation of the Hobart waterfront.

December 2012 – *Macquarie Point Development Corporation Act 2012* receives Royal Assent.

June 2012 – Tasmanian and Australian Government enter into an agreement to support the remediation of the Macquarie Point site and the redevelopment of the Brooke Street Pier. As part of this agreement, the Australian Government provides a \$50 million grant to the Tasmanian Government.

2012 - Macquarie Point Development Corporation established through the *Macquarie Point Development Corporation Act 2012*.

March 2013 – First Board meeting of the Macquarie Point Development Corporation.

October 2013 – Broad-scale community consultation and two separate, specific workshops to hear participants’ views on the site’s future development.

November 2013 - *Building a Shared Vision – Redevelopment of Hobart’s Macquarie Point* Consultation Report

April 2014 – MoU with the Tasmanian Water and Sewerage Corporation (TasWater).

May 2014 – AECOM Australia engaged to develop a remediation strategy in concert with the site development plan.

July 2014 – Relocation of TasRail and Toll Tasmania to the Brighton Transport Hub.

August 2014 – *Shared Vision for the Redevelopment of Macquarie Point* is released.

September 2014 – The corporation gains responsibility for the Macquarie Point site from TasRail.

November 2014 – Joint feasibility study undertaken by the Corporation and TasWater to improve odour control and visual impacts.

March 2015 – Site Management Plan completed.

June 2015 – MoU with the Tasmanian Government to work cooperatively to develop an action plan to have the wastewater treatment plant decommissioned by 30 June 2019. The Corporation commit \$5 million to TasWater to undertake the engineering, design and feasibility work required to build a new facility at Selfs Point.

16 June 2015 – *Strategic Framework and Masterplan for Macquarie Point 2015-2030* publicly launched.

16 June – 17 July 2015 – Masterplan display in the Goods Shed visited by 4,500 people.

July 2015 – Council Decision - City of Hobart provides a detailed submission on the Masterplan.

August 2015 – Council Decision – the City of Hobart enter into a MoU with the Macquarie Point Development Corporation and investigate the possibility of the MoU being a tripartite agreement and including the State Government.

November 2015 – An amendment to the *Macquarie Point Development Corporation Act 2012* ensure redevelopment can only occur once remediation has been certified by an accredited auditor recognised by the EPA.

December 2015 – EOIs for the site's development sought from developers. In recognition of the importance of the Antarctic and Southern Ocean to Hobart's identity and economic activity, the Corporation identifies one particular location – adjacent to the working port – for Antarctic and Southern Ocean-related EOIs only.

December 2015 – Council Decision - An amendment to the *Sullivan's Cove Planning Scheme 1997*, in the form of a Site Development Plan which allows for the redevelopment of the site in accordance with the masterplan approved by the Council.

April 2016 – Council Decision – The Council decline the invitation to nominate a suitable representative to the MPDC Board but request an undertaking from the MPDC Board to increase the level of reporting to Council.

May 2016 – EOIs shortlisted with the aim of requiring more detailed design and financial information.

June 2016 - Strategic relationship established with the Eden Trust to jointly explore the creation of an Antarctic experience at Macquarie Point.

June 2016 – The Corporation submits its final milestone report to the Australian Government finalising its obligations for the Australian Government funding it received in 2012.

June 2016 - City of Hobart and the Corporation form a working group.

November 2016 – The TPC approves amendments to *Sullivan's Cove Planning Scheme 1997*. These amendments provide a significant change in strategic direction for the site from an industrial use area to a mixed-use area comprising commercial, institutional, recreational, tourist oriented, entertainment and residential uses.

December 2016 – *Mona Vision for Macquarie Point* released (focusing on the development of an arts and cultural precinct and a nationally significant Truth and Reconciliation Art Park). The site offers an outstanding opportunity not only to secure the future of Antarctic and climate change science in Tasmania, but also to build an incubator for Australian

scientific innovation in Tasmania's capital city. The reset has at its heart a Truth and Reconciliation Art Park, acknowledging Australia's history of colonial warfare. The vision encourages cultural and public spaces to sit alongside land uses which could include an exhibition space, commercial space, music bowl, conference centre, tourism infrastructure, hotels and an Antarctic precinct.

The Government directs the Corporation to *reset the vision* for the Macquarie Point site and prepare a new plan for development based on the Mona vision. The reset masterplan focuses solely on the first stage of the Mona vision and is confined to the bounds of the existing SDP.

July 2017 – Council Decision – Council received and noted the update on officer meetings between the CoH and the MPDC.

July 2017 – Council Decision – Resolved to work in partnership with the MCDP to construct an extension to the Intercity Cycleway from McVilly Drive to Evans Street.

October 2017 – Registration of Interest process for innovative pop ups in the art, design, cultural and tourism sectors

November 2017 – EOI process closed for the Sea Road Shed to test the market for a five year tenancy

November 2017 - the Corporation participates in the Commonwealth Joint Standing Committee on the Nation's Capital and External Territories Inquiry into the Adequacy of Australia's Infrastructure Assets in Antarctica. An inquiry report handed down in June recommends Hobart should be Australia's Antarctic science hub and suggests the CSIRO, CCAMLR, the Tasmanian Polar Network, parts of the Bureau of Meteorology, and components of the Australian Antarctic Division be co-located at Mac Point's proposed Antarctic Precinct.

January 2018 – Heads of Agreement signed for a Hobart City Deal with the centrepiece an Antarctic and Science Precinct at Macquarie Point.

September 2018 - TasWater and the Government announce that the wastewater treatment plant would be decommissioned and removed within 4 years.

November 2018 – Council Decision – Resolved to advise Minister State Growth of the Council's concerns with the *Macquarie Point Development Corporation Amendment Bill 2018 – Site Development Plan* and inviting the Minister to outline the Government's plan to realise the funding and construction of the Truth and Reconciliation Art Park.

November 2018 – Amendments made to the *Sullivans Cove Planning Scheme 1997* to support the Government's development plan for the site embedded into the legislation.

For the first time since the creation of the Corporation in 2012, the land is now the responsibility of the Corporation. The consolidation of titles and subsequently the transfer of the title from the Minister for Infrastructure to the Corporation was significant.

January 2019 - The process commences to achieve formal approval for the planning rules for development and use to support the reset vision provided to Government in late 2016. The Mona-inspired vision required a new suite of planning rules along with accompanying technical advice and reports to be confirmed so that the reset was achievable from a development perspective.

January 2019 – Council Decision – Council resolved to support the proposed draft amendments to the *Sullivans Cove Planning Scheme 1997 - Macquarie Point Site Development Plan*.

June 2019 – Council Decision – Council resolved to advise the Minister that it does not support the representation received on behalf of DarkLab and MONA in relation to the PSA-19-2 Amendments to the *Sullivans Cove Planning Scheme 1997* but that it supports the PSA-19-2 Amendments to the *Sullivans Cove Planning Scheme 1997*.

30 October 2019 – The TPC approves the Masterplan.

November 2019 - The Corporation engages the specialist remediation contracting services of Synergy Resource Management to undertake the first package of large-scale physical site remediation across the site. The first area of focus was the land associated with The Escarpment parcel.

April 2020 – Pre-registration of interest campaign for The Escarpment is released to gauge market interest.

May 2020 – The Northern Vehicular Access project is progressed which includes infrastructure and supporting services, earthworks and the construction of a road to support access to a number of development parcels, including The Escarpment.

May 2020 – Council Decision – Council gives planning approval for a new road from the existing entry point onto the Macquarie Point site off the Tasman Highway.

May 2020 - The Corporation seeks expressions of interest from energy retailers and service providers to supply and operate key environmentally sustainable energy infrastructure onsite which could include; renewable generation, electricity storage, recycled stormwater and natural gas.

December 2020 - Fulton Hogan Construction Pty Ltd complete construction of the road and supporting infrastructure at the northern end of the Mac Point site.

February 2021 -The Corporation engages Tasmanian firm Johnstone, McGee & Gandy to undertake the engineering investigation and design to divert the Hobart Main Sewer pipeline

March- April 2021 – The District Pre-ROI campaign, provides an opportunity for interested parties to lodge their details and development interest.

April 2021 - The Corporation releases the Request for Proposal to those energy retailers and service providers shortlisted from the Expression of Interest procurement phase to supply and operate critical environmentally sustainable energy infrastructure at Mac Point.

August 2021 - Construction commences on Stage 1 of the Cenotaph Pedestrian Stairlink.

August 2021 - The Corporation is expected to commence investigative drilling and trenching works in Audit Area 6 (The Gateway).

October 2021 – Detailed Business Case for the Antarctic and Science Precinct at Macquarie Point finalised. This work examined and costed identified precinct options.

November 2021 – Final remediation commenced on the former gasworks and roundhouse areas.

November 2021 – 80 percent of the Macquarie Point site, including the intended site for the Antarctic and Science Precinct, received approval for development from the Environmental Auditor.

November 2021 - Milieu’s proposed development incorporates a range of uses, including apartments, retail, and hospitality.

End of 2021 - Progress continues on the design for The Park (the Truth and Reconciliation Art Park) with Cumulus, ERA, and Playstreet awarded the contract to develop the Urban Landscape Design Principles for all public open spaces, including The Park. A completed design is expected at the end of 2021.

May 2022 - Tenders for the main sewer line diversion project close.

July 2022 – Lord Mayor Reynolds sends email to the Premier seeking a briefing for the Council.

September 2022 – Premier announces that Macquarie Point is the preferred location for Hobart arts, entertainment and sporting precinct.

December 2022 – Elected Members meet with Premier.

January 2023 – Deloitte engaged to undertake peer review of the Antarctic & Science Precinct Detailed Business Case to consider and review the proposed delivery method.

February 2023 – The Department of Climate Change, Energy, the Environment and Water announced the Macquarie Point Heads of Agreement is being refreshed to take into account the proposed arts, entertainment and sporting precinct.

February 2023 – MPDC commissions a site district plan regarding the integration of the proposed arts, entertainment and sporting precinct with the Antarctic & Science Precinct and other projects proposed for the site.





Mona - Macquarie Point Vision 2050





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Macquarie Point will be a place
that draws optimism and
co-operation from across the world.
It will re-create Tasmania as a place
where the darkest of histories are
transformed into brightest of futures.

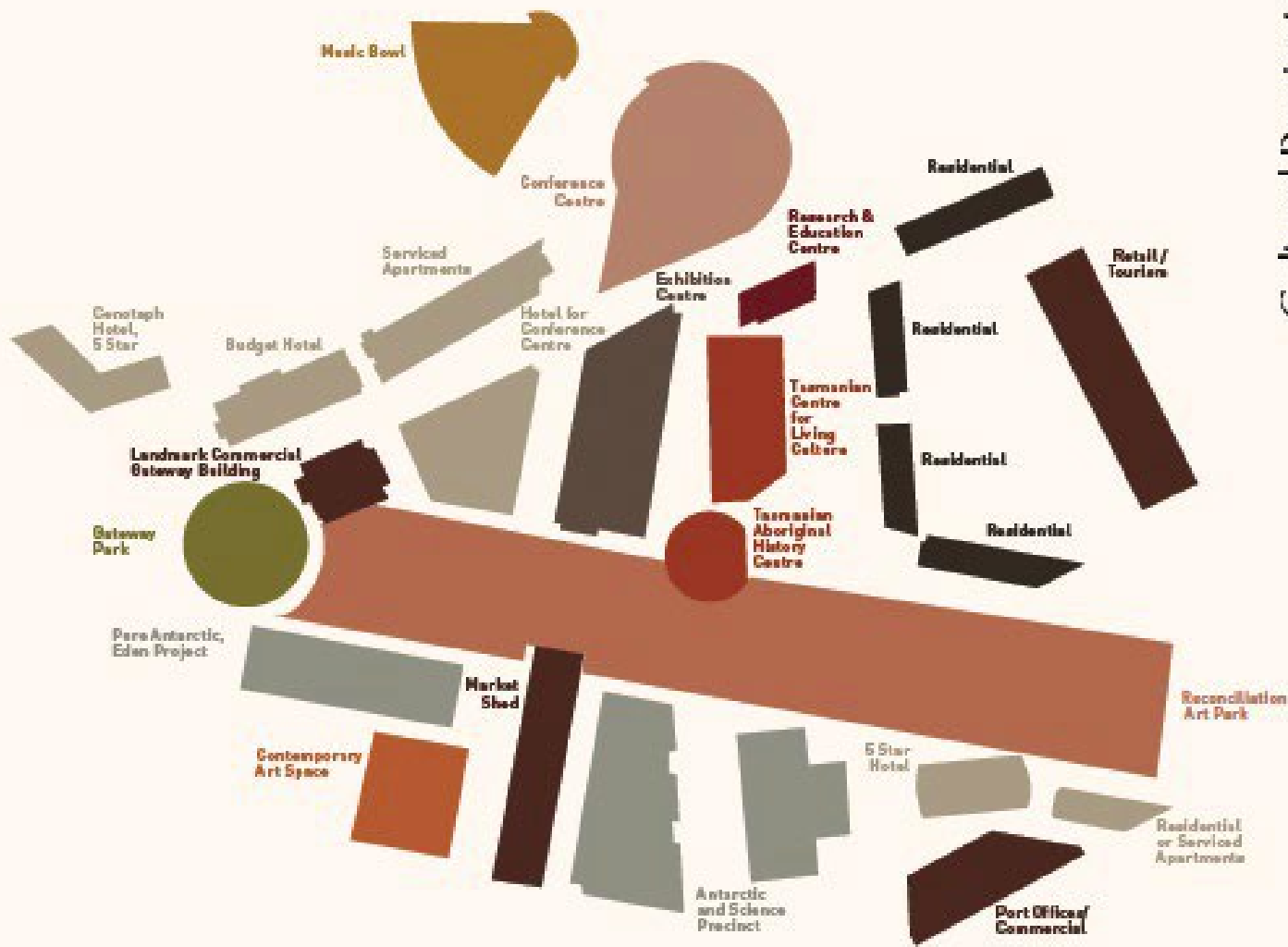
Macquarie Point will be where
Australia comes of age.

)

Gregory Lehman
Tasmanian Aboriginal Writer



Mona - Macquarie Point Vision 2050



Cultural Precinct Overview





1. THE ESCARPMENT

6. THE UNDERGROUND

4. THE PROMENADE

7. THE PARK

3. THE GATEWAY

CONCERT HALL

The Park, measuring 13,000 square metres, has been given the working title of Truth and Reconciliation Art Park (*The Park*), with the final name to be determined following community input.

The Park will be a hub for community activity, catering for large scale events and providing a meaningful and culturally respectful community space.

The Park will facilitate community connectedness through play, public art, greenery and cultural spaces, as well as support pedestrian and cyclist access onto and through the Macquarie Point site.

MPDC 2021



Truth and Reconciliation Art Park

- 13,000m²

MPODC 2021

Stadium Landscaping and surrounds

- 3,600m² plaza/ meeting space

Tas Government Business Case

= 72% reduction in area







Pathway to Truth-Telling and Treaty

Report to Premier Peter Gutwein

Prepared by
Professor Kate Warner, Professor Tim McCormack and
Ms Fauve Kurnadi, November 2021

Recommendation 20: Establishment of a Tasmanian Aboriginal Art and Cultural Centre

We strongly recommend the **creation of an Aboriginal-owned, run and managed art and cultural centre at Macquarie Point**. This is an ambitious project but with enormous potential and benefits, not only for Aboriginal people but for other Tasmanians and Australians. While not a 'solution' to reconciliation or an end in itself, a cultural centre such as this could have numerous dimensions. It could create **space for coming together, healing, truth-telling, ceremony, celebration, research, learning and the keeping of sacred objects and repatriated cultural heritage**.

A facility like this could also have **global significance**. International visitors wonder at our failure to celebrate and advertise the fact that Aboriginal culture in Tasmania dates back more than 40,000 years. **A world class Aboriginal art and cultural centre** would help fill that gap.

(p.12)

Current Environment

- Current masterplan preserves park and activation centre
- Consultation by Cumulus revealed significant Aboriginal community support. Concept design had commenced
- Expectations – follow through on government commitment – alignment with Premier’s Truth-Telling and Treaty process – co-design with Aboriginal people
- Aspirations – sharing of culture and stories – remembrance of loss and trauma – celebration of survival – economic opportunities (Aboriginal tourism hub, enterprise, training, partnership...)
- **AFL Stadium has halted further planning or discussion with Aboriginal people**

BIG QUESTIONS

- How will the premier's Truth-Telling process proceed with abandonment of a meaningful Reconciliation Park?
- How will a Truth and Reconciliation Art Park fit into a limited precinct?
- How will Aboriginal people be properly engaged (empowerment & co-design) ?
- Can the Australian Government leverage reengagement with the original vision?

Minister for Finance
Minister for Infrastructure and Transport
Minister for State Growth
Minister for Science and Technology
Leader of the House



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17 FEB 2021

Councillor Anna Reynolds
Lord Mayor
City of Hobart
GPO Box 503
HOBART TAS 7001

Dear Councillor Reynolds 

Further to my letter of 29 September 2020, I advise the Tasmanian Planning Commission has now confirmed the making of the requested minor planning amendment to the *Sullivans Cove Planning Scheme 1997*.

Under section 39J(5)(a) of the *Macquarie Point Development Corporation Act 2012*, I have given notice in the *Tasmanian Government Gazette* and in the *Mercury* newspaper to the planning amendment to take effect on Wednesday, 10 March 2021.

A copy of Figure 32.3 of the planning amendment is attached for your information.

Thank you for your assistance in this matter.

Yours sincerely



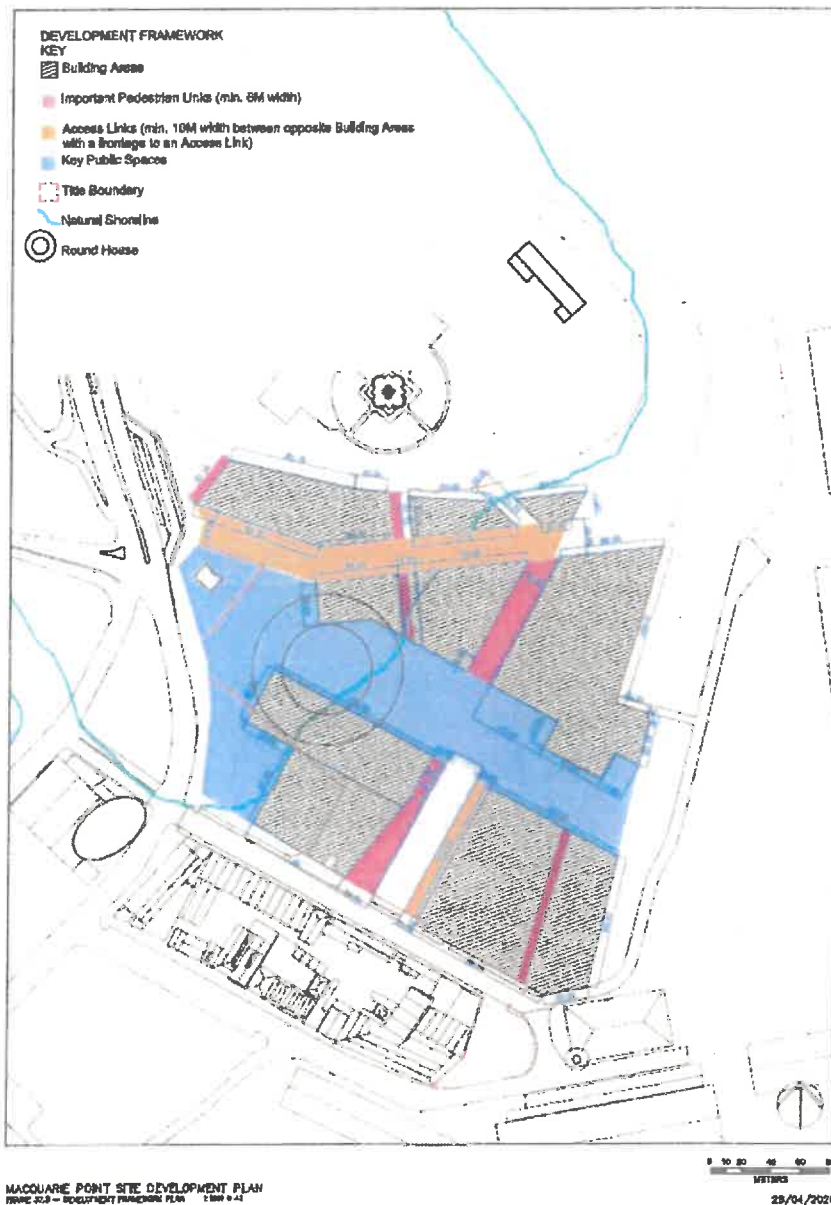
Michael Ferguson MP
Minister for State Growth

Encl. Figure 32.3 of the *Sullivans Cove Planning Scheme 1997*

TASMANIAN PLANNING COMMISSION

Minor amendment SUL 01-2019A Sullivans Cove Planning Scheme 1997

Delete Figure 32.3 – Development Framework Plan of the Macquarie Point Site Development Plan and insert the following:



Sandra Hogue
Acting Executive Commissioner
Tasmanian Planning Commission

This amendment comes into effect on a day specified in the notice in the *Gazette*, as the day on which it comes into effect or, if no day is specified, 7 days after the day on which the notice appears in the *Gazette*.