



2022-23

Quarterly Update 1

For quarter ending 30 September 2022

MACQUARIE POINT

DEVELOPMENT CORPORATION

The following summary provides an update on the Corporation's activity between July and September 2022 related to the Performance Expectations set out in the Ministerial Statement of Expectations 2022-23.

Activity update

(i) Remediation and Key Infrastructure

(a) Hobart main sewer line diversion:

There is currently a large sewer main pipe that runs through the middle of the Mac Point site and forms part of the Hobart sewer system. Its current location restricts the ability to build on the site. A large part of the pipe is also in need of replacement.

TasWater, TasPorts and the Corporation are currently progressing options to finalise the design of a realignment of the pipe to avoid transecting the site. The Corporation has appointed Black Cap to undertake these works.

(b) Remediation of former gasworks (Audit Area 6):

Audit Area 6 is the parcel in the south-west corner of the site, which was previously a gas works and cold store. It was added to the precinct in 2015.

The presence of gasworks infrastructure and extensive sub-surface coal tar contamination in the former gasworks makes this area complex and expensive to remediate. On site investigations identified some potential solutions, which led to pilot works being trialled as follows:

- A pilot trial to test the effectiveness and efficiency of In-Situ Solidification remediation technology was completed in July. The trial results are currently being analysed; however preliminary results suggests that the trial was successful in reducing the movement of contaminants through ground water.
- The pilot involved the removal of a section of the concrete slab and the mixing of cement and other additives to create a solid concrete mass with the intent of containing the contaminants in the ground and preventing their movement through the soil and ground water.

- A workshop was held with the Corporation's environmental consultants, AECOM on 28 September to discuss the indicative results and proposed pathway, the extent of impact and remediation required, potential options, and safety and environmental considerations.

Next steps

Data for these works will continue to be collected over the coming months to measure the success of the In-Situ Solidification as an appropriate technique for remediating the coal tar.

A clear brief, scope and tender documentation will be prepared to undertake the subsequent further remediation works. Consideration by the Parliamentary Standing Committee on Public Works may also be required.

In the unlikely event that the results of the pilot indicate it was not successful, an alternative approach and timeline to complete the works will be prepared.

(c) Macquarie Point Sewerage Treatment Plant decommissioning:

The Corporation continues to work with TasWater to support the works program that will be developed to decommission and demolish the Macquarie Point Sewage Treatment Plant.

This work will continue including through the regular monthly project meetings, and additional engagement as needed.

(d) Remediation of former SeaRoads Shed (Audit Area 5):

Planning is underway to commence physical works at the end of the calendar year. This will include demolition of the former SeaRoads Shed and enable the remediation of the surrounding area.

Preparations and planning work completed to date includes seeking a demolition permit, which was issued by the Hobart City Council on 21 September 2022. Discussions are underway with TasNetworks regarding the termination of electricity services to the Shed.

Next steps

Demolition of the former SeaRoads Shed is planned to commence before the end of December 2022.

The scope of works for the next stage of remediation will be finalised to progress the second stage of this work.

(e) Commence archaeological dig to inform development:

Following the conclusion of Phase 2 archaeological excavations in 2021, the archaeological sensitivity of Mac Point has been re-assessed, determining that an area of 4,208m² at the western end of Mac Point has both Aboriginal and European archaeological sensitivity.

The Corporation has carefully considered avoiding impacts to this area of sensitivity but has determined that future permanent development is likely to impact an area of approximately 733m². The mitigation of impacts to this area will be detailed through archaeological excavation, recording, analysing and reporting. Permits for these works have been received under the *Aboriginal Heritage Act 1975* and the *Sullivans Cove Planning Scheme 1997*.

The Corporation has commenced a procurement process to appoint suitable archaeological consultants and civil contractors for this work. This procurement will occur in October 2022, with suitable contractors to be appointed in November 2022. The Phase 3 excavations are anticipated to commence in early 2023 over a period of approximately 11 weeks.

(ii) Continue consultation and develop a proposed approach for The Park

Informed by the work, opportunities and consultation undertaken to date, the Corporation will progress the proposed approach for The Park. Working with the community and key partners to deliver the intent of The Park, the final location will be informed by a decision on whether the proposed Arts, Entertainment and Sports Precinct will proceed on site.

(iii) Develop a strategic outlook and timeline for the next stage of land release

Noting the Tasmanian Government's announcement regarding the Arts, Entertainment and Sports Precinct, the Corporation will work closely with the Department of State Growth to develop a revised strategic plan and timeframe that considers the potential development of the stadium, alongside the Antarctic and Science Precinct, and The Park at Macquarie Point.