

Minister for State Development, Construction and Housing
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Mr Brian Scullin
Chair
Macquarie Point Development Corporation

Dear Mr Scullin *Brian*

I write to you in relation to the future development of the Macquarie Point site and to request the Corporation's assistance in taking this forward.

The Tasmanian Government is pleased to have secured \$240 million from the Australian Government to support the development of an Arts, Entertainment and Sporting precinct at Macquarie Point. We are excited by the proposition this brings to transform Macquarie Point and adjoining Regatta Point into an urban renewal project, bringing genuine city shaping benefits for Hobart and attracting investment to benefit all Tasmanians.

As you are aware, the funding from the Australian Government is contingent on a number of matters, including:

- delivering a refreshed precinct plan for the site, engaging suitably qualified urban planners to lead this process and ensure all proposed land uses are compatible and to deliver quality design outcomes. The refreshed plan should consider transport connectivity and accessibility in and around the precinct.
- engaging with community groups and all affected stakeholders, including First Nations groups, RSL Tasmania and Hobart City Council to understand the breadth of strategic opportunities of the precinct.
- maintaining and enhancing existing amenity for the Hobart community and visitors by ensuring continued public access to the waterfront and existing jetties and marine infrastructure.

In addition to these requirements in developing a Precinct Plan, the Plan must include housing, including a portion set aside as affordable or essential health worker housing.

The Tasmanian Government has committed to developing a 23,000 seat, roofed stadium which will function as an Arts, Entertainment and Sporting venue for Tasmania, and support our new AFL and AFLW teams. Our vision is for a boutique and unique venue that reflects the Tasmanian brand, includes Tasmanian products and materials, facilitates Tasmanian business and employment opportunities in and around the stadium and activates the broader precinct throughout the day and year. It is expected this would include hotels, conference facilities, hospitality venues and commercial developments, alongside housing and public open space.

As part of activating Macquarie Point, the Tasmanian Government has committed to delivering The Park, a public open space that will celebrate and honour the history, culture and values of our Aboriginal community. Another important element of the Precinct will be cementing Hobart's role

as the Gateway to the Antarctic and ensuring facilities are developed to support this important scientific sector for the benefit of Hobart, Tasmania and Australia.

The Tasmanian Government considers all of the above objectives are consistent with the principal objectives of the Corporation under the *Macquarie Point Development Corporation Act 2012* (the Act). Given the functions and responsibilities of the Corporation under the Act for the Macquarie Point site, the Government considers it ideally placed to undertake the development of a Precinct Plan that meets the Tasmanian Government objectives while also delivering the requirements of the Australian Government funding commitment. In taking on this project, it is the Government's expectation that the Corporation would be responsible for the Precinct Plan. As you have been doing to date, please continue to work collaboratively with other relevant parts of government who will be asked to support the Corporation in this important project. I further request that you work with relevant government agencies, in particular the Department of State Growth to confirm the broader governance structure for the intersecting projects that must all be progressed in alignment with this Urban Renewal Project.

Following my discussion with the Board on Monday 8 May 2023, I request that the Corporation undertake work to develop a refreshed site plan, to be known as a Precinct Plan, under section 37 of the Act. The site plan should incorporate the above requirements as well as the requirements of the Act. In developing this Precinct Plan, it is my expectation that the Corporation will engage suitably qualified professionals, including a design team and urban planners and consider appropriate land uses. It is also my expectation that the Corporation will consult with key stakeholders and the broader community in developing the Precinct Plan to meet key Tasmanian Government requirements as well as those of the Australian Government. This should include but is not limited to the Greater Hobart Councils, Ex-Service organisations, the Hobart Regatta Association, key industry sectors and TasPorts. It will be important that as part of this consultation the views of key stakeholders in relation to the design and functionality of the stadium are properly understood and taken into account in the development of the functional design brief. I would appreciate if the Corporation could take the lead on this as part of your stakeholder engagement.

This project is a priority project for Government and as such, I would appreciate you preparing a draft updated Precinct Plan for approval and to progress through planning approvals by 1 October 2023. I expect you to do all things necessary to progress this project in a responsible and accountable way as a public authority.

I will be issuing an updated Statement of Expectations in coming weeks, which will reflect the requests in this letter.

I thank the Board for their support and collaboration to date and look forward to working with you as we progress a once in a generation opportunity that will grow our economy, create more jobs and achieve a long-lasting legacy for years to come.

Yours sincerely



Hon Guy Barnett MP
Minister for State Development, Construction and Housing

9/5/23