



2022-23

Quarterly Update 2

For quarter ending 31 December 2022

MACQUARIE POINT

DEVELOPMENT CORPORATION

The following summary provides an update on the Corporation's activity between October and December 2022 that are 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.

The Corporation has appointed BlackCap Construction to undertake these works. TasWater, TasPorts and the Corporation are reviewing options to realign the pipe to avoid transecting the site, as part of the design work to decommission and demolish the Macquarie Point Wastewater Treatment Plant.

Regular meetings are held to inform the design works. Once resolved, a timeline will be agreed with BlackCap for works to commence.

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

Audit Area 6 (6 Evans Street) is the parcel of land 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 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 undertaken, with physical works completed in July 2022.
- The pilot involved the removal of a section of the concrete slab and mixing of cement and other additives to create a solid concrete mass with the intent of stabilising the contaminants in the ground and preventing their movement through the soil and ground water.

- After the physical works were undertaken, a series of samples were collected and analysed to confirm the in-situ solidification was successful in stopping the leaching of coal tar and other contaminants.
- AECOM, the Corporation's remediation consultant, have advised that findings indicate the pilot trial was successful.
- A report documenting the pilot trial has been prepared for an independent Environmental Auditor's consideration. This is required to certify the remediation works have been completed successfully.
- In parallel a detailed scope and materials to seek appropriate approvals are being progressed to enable a tender process to be completed in 2023. The tar-impacted material to be managed is estimated to be over 3000m³. The physical works will be completed by the end of 2024.
- As the works will be limited to a localised area, the activity can be progressed in parallel to other development on site.

(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 3 & Audit Area 5 (east)):

Planning approval was obtained in September 2022 to demolish the SeaRoad Shed to slab level, and work was completed on 21 December 2022. This completed the first stage of works.

The next phase of remediation work includes:

- the removal of remnant underground diesel and oil pipelines;
- sampling of soil along the pipeline route and at other identified areas of suspected contamination; and
- sampling of soil and remediation of contaminated soil.

The Corporation's environmental consultant AECOM has prepared a technical specification and remediation plan for the project works.

Informed by the sampling results, the identified areas with contamination will be removed or treated.

The remediation of the area is on track to be completed before the end of 2023.

(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 reviewed the area of sensitivity with a further area of approximately 733m² requiring investigation. 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 procurement process to appoint an archaeological consultant and civil contractors is underway. The Phase 3 excavations are anticipated to commence after site preparations are complete, which will see TasNetwork cut a high voltage electricity cable which traverses the excavation area and is no longer in use.

(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.