



2022-23

Quarterly Update 3

For quarter ending 31 March 2023

MACQUARIE POINT

DEVELOPMENT CORPORATION

The following summary provides an update on the Corporation's activity between January 2023 and March 2023 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. The development design is being prepared by TasWater in consultation with the Corporation and TasPorts and is anticipated to be completed in October 2023.

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 review the in-situ solidification's effectiveness 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 review by an independent Environmental Auditor's. This is required to certify the remediation works have been completed successfully.
- In parallel a detailed scope and materials to seek appropriate approvals has been prepared to enable a tender process commence in late 2023. The tar-impacted material to be managed is estimated to be over 3000m³. The physical works are schedule to 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.
- The Corporation has commenced planning works with TasNetworks to decommission a redundant sub-station that previously serviced the Cold Store and to realign existing HV electrical infrastructure that runs through the middle of the area.

(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)):

The first phase of the remediation of AA3 and AA5 (East), consisting of the demolition of the SeaRoad Shed to slab level, was completed on 21 December 2022.

The second phase is the remediation work, which includes:

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

The Corporation's environmental consultant AECOM prepared the technical specification and remediation plan for the project works. Blackcap Constructions Pty Ltd was engaged to undertake the removal of the remnant underground infrastructure and excavate and remediate contaminated soil in line with advice provided by AECOM.

All subsurface infrastructure within the project area has been removed, and excavation and soil sampling activities are underway.

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 was 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*.

Following a competitive procurement process, AECOM-Aegis have been appointed archaeological consultant and Spectran Civil the civil contractor. 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. This will include engagement with Aboriginal community members and working with a co-design team.

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

The Corporation is undertaking initial site planning, which will inform future land releases.