



2023-24

Quarterly Update Q4

For quarter ending 30 June 2024

MACQUARIE POINT

DEVELOPMENT CORPORATION

The following summary provides an update on the Corporation's activity between April 2024 and June 2024 that are related to the Performance Expectations set out in the Ministerial Statement of Expectations 2023-24.

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 and effectively divides the site in half. A large part of the pipe is over 110 years old and is in need of replacement.

The Corporation is working with TasWater and TasPorts to review options to realign the pipe. The design requirements are being prepared by TasWater in consultation with the Corporation and TasPorts.

Once an alignment and method are resolved, works are anticipated to commence in late 2024 / early 2025.

(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 sub-surface coal tar, makes the area complex to remediate. On site investigations identified some potential solutions, which led to pilot works being trialled to test the effectiveness and efficiency of in-situ solidification, which was completed in July 2022.

The area is approximately 14,600 metres (1.46 hectares), and is the last key area of land on site requiring remediation. Physical works are now substantially complete with 15,000m³ in material excavated, stock piled, sampled, and the majority removed from the site. A further 1,100m³ of tar-impacted material has been treated below ground level.

The remaining works are for the final soil stockpiles to be removed and for a review to be undertaken by an environmental auditor.

(c) Macquarie Point Sewerage Treatment Plant decommissioning:

The Corporation continues to work with TasWater in relation to the works program for it to decommission and demolish the Macquarie Point Sewage Treatment Plant. This includes through regular monthly project meetings, and additional engagement as needed.

TasWater has been provided with access to land in the site's northern section to support their works on the adjacent TasPorts site to progress the installation of a pump station, required as part of the decommissioning program of works.

(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 of the remediation work included:

- 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
- the on-site reuse or off-site disposal of treated soil.

All project works have been completed with approximately 1,000m³ of level 2 low level contaminated soil disposed of off-site to McRobies Gully waste depot in October 2023. The Corporation is currently awaiting the final documentation from its environmental consultant to finalise the audit and review process.

(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*.

The Phase 3 excavations by AMAC-Aegis and Spectran Civil were completed in December 2023 and an archaeological report is currently being finalised.

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

The Corporation will progress plans for an Aboriginal culturally informed zone as set out in the Mac Point Precinct Plan. Building on early discussions with members of community, the Corporation is working with a consultant with expertise in consulting with the Aboriginal community and community members.

The engagement includes:

- sharing what we have learnt about the site from studying the history and from site investigations.
- seeking guidance on what the space should be called, and what the purpose should be.
- exploring what opportunities it might present for Aboriginal enterprises to be based on site and for education and storytelling.

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

As outlined in a Direction issued by the Minister for State Development, Construction and Housing in May 2023, the Corporation has developed a Precinct Plan for the site. The Mac Point Precinct Plan sets out zones to delivery an integrated mixed-used precinct that will guide the site's development.

The Plan was informed by more than 2,200 written submissions, more than 100 meetings with local organisations, businesses and individuals, and collaboration with and input from TasPorts, the Department of State Growth (including Infrastructure Tasmania), Stadiums Tasmania, Brand Tasmania, Homes Tasmania and the Department of Health.

Over 16 weeks of public consultation was undertaken to inform the development of the plan and on the draft precinct plan once prepared. The submissions received are available on the Macquarie Point Development Corporation website at www.macpoint.com/precinctplan