

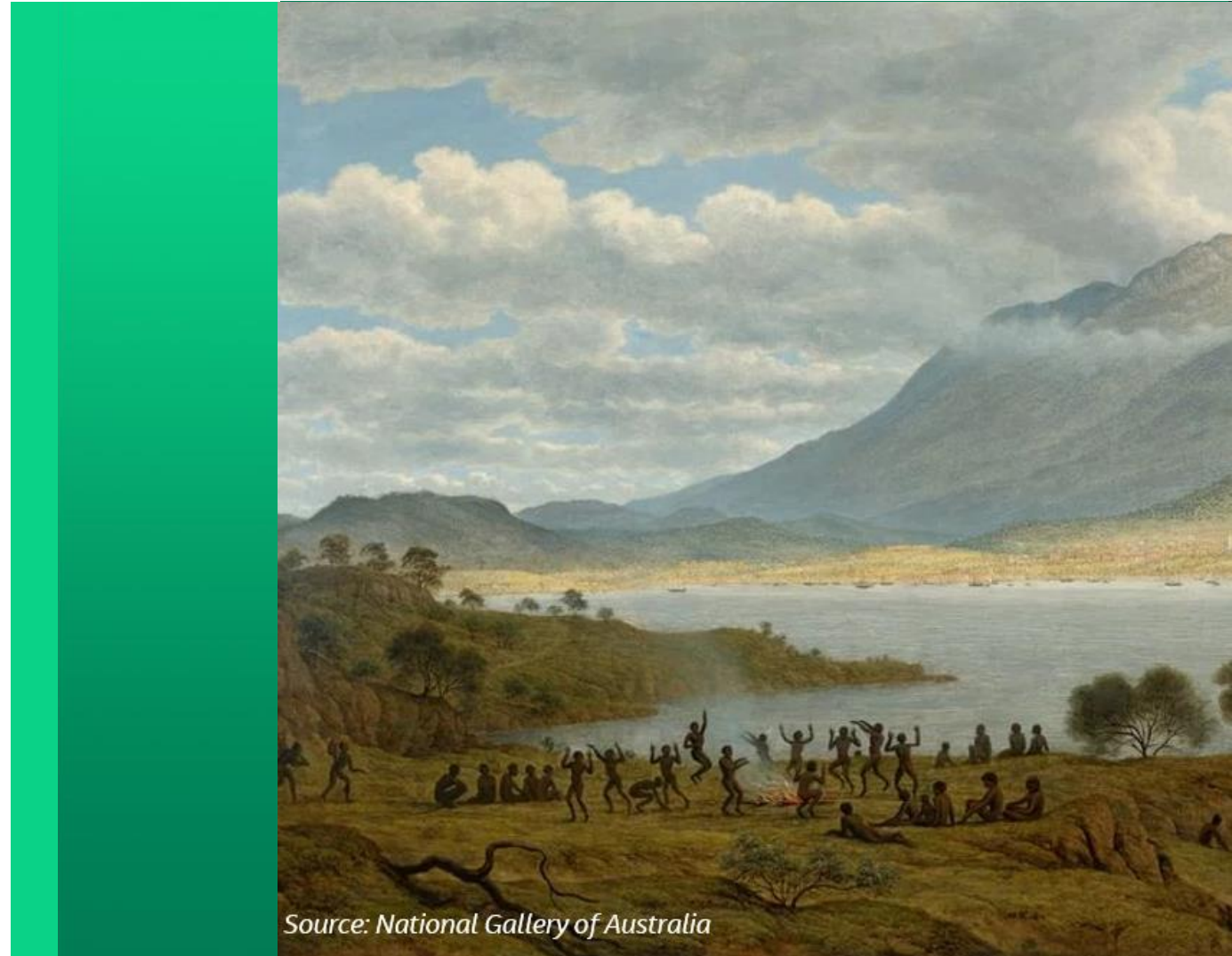
Development of Sustainability Principles to inform Precinct Plan (Final)

Prepared for: Macquarie Point Development Corporation | 18 September 2023



Acknowledgement of Country

I acknowledge and pay respect to the Traditional Owners of Country upon which I live and work, to Elders of yesterday, today, and tomorrow. I recognise the unique place held by Aboriginal and Torres Strait Islander peoples as the sovereign custodians of the unceded lands, skies, and waterways across the Australian continent.



Source: National Gallery of Australia

Introduction

- Macquarie Point Development Corporation has an exciting opportunity to prepare a Precinct Plan that will unite key stakeholders and external approvers in a shared vision and defined route to achieve a vibrant, accessible and inclusive urban precinct
- This Report presents the proposed sustainability principles for the Macquarie Point Precinct. These principles support the broader Precinct vision to be “An arts, culture, tourism and science precinct, building on Tasmania’s internationally renowned reputation”
- The principles are guiding statements for stakeholders (aligned to key sustainability themes) that reflect best-practice sustainability for a vibrant, accessible and sustainable urban renewal precinct and neighbourhood.
- It builds upon the following key drivers and alignment
 - State Government and City of Hobart Policy, Strategies and Plans
 - Draft Macquarie Point Precinct Alignment Report (Cox, 2023)
 - Macquarie Point Reset Masterplan 2017
 - Macquarie Point existing and planned site features
 - Industry best-practice examples for sustainable precincts



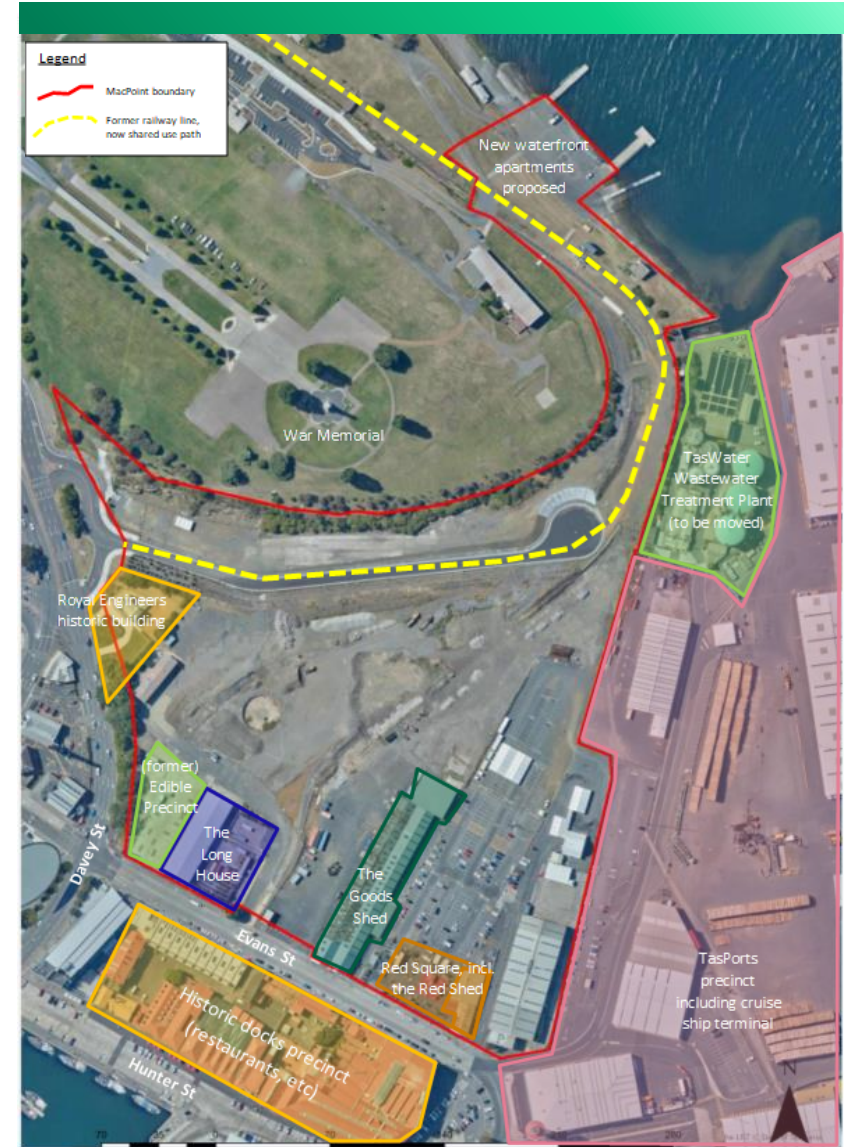
Site Features

Existing site features:

- Historic docks precinct
- Royal Engineers historic building – former headquarters of the Royal Engineers, currently home to the Australian Institute of Engineering (Tasmanian branch)
- The Goods Shed
- Red Square (including the Red Shed) – open air events venue with food vans
- The Long House – home to an Aboriginal-owned social enterprise
- (Former) Edible Precinct – edible garden supported by the Aboriginal Social Enterprise in the Long House
- TasPorts precinct
- TasWater Wastewater Treatment Plant
- War Memorial

Planned site features:

- Multi-purpose stadium for sport, entertainment and arts
- Truth and Reconciliation Park
- Antarctic and Science Hub
- New waterfront apartments with affordable housing
- Commercial/retail precinct and hotel near stadium



Proposed Sustainability Principles: Key Themes

- The four themes offered deliver a holistic triple-bottom line aligned set of Principles that consider:
 - the key location-specific environmental challenges
 - the importance of delivering a Precinct where people can gather, celebrate and reflect through the arts, culture, sport, events and entertainment
 - how the precinct will deliver jobs, attract investment and support the growth of the Tasmanian economy, and deliver critical infrastructure to support a growing population.



Climate Positive &
Resilient



Connected and
Accessible



Efficiently manages
emissions and
honours the site's
history



Supports local
enterprises and
economy to thrive



Theme 1: Climate Positive & Resilient



Principle

Maximises energy efficiency in buildings and infrastructure

Tasmania runs on renewable electricity and was the first Australian jurisdiction to achieve net zero emissions. To support and maintain this outcome, the development and use of buildings and infrastructure will prioritise the use of electricity, be highly efficient and demonstrate measures undertaken to improve energy efficiency in the design, layout and use. This will include consideration of passive heating and cooling systems, centralised systems for services (water – heated and chilled/power) and design requirements for energy efficient fixtures and fittings.

Reduces upfront carbon emissions and supports uptake of low carbon transport

The Precinct development will support Tasmania's carbon negative status by encouraging the use of locally sourced natural materials such as sustainable timber, and seeking to reduce upfront embodied carbon through sustainable design, construction and operation. Development will facilitate and encourage connections to low-carbon and active transport solutions to improve site intra/inter-connectivity to the Hobart CBD.

Manages waste responsibly and encourage recycling and reuse

In line with the City of Hobart's Zero Waste to Landfill by 2030 target and UN Sustainable Development Goal target 12.5, the Precinct will substantially reduce per capital waste generation through prevention, reduction, recycling and reuse during design, construction and operation. Operational opportunities include, precinct scale approaches to waste infrastructure and management, plastic-free zones, utilisation of biodegradable packaging by all retail, food & beverage tenants and onsite composting areas.

Is adaptable and responsive to current and future climate risks and impacts

The Precinct will be designed to be adaptable and resilient to the effects of climate change on the region and the site. This will include consideration of impacts such as increase in very hot days, extended heatwaves, extreme temperatures, sea level rise and changes in rainfall.

Description



Theme 2: Connected and Accessible



Principle

Provides universally accessible public spaces to gather, celebrate and reflect

Prioritises travel by active and public transport

Provides well-designed, accessible, affordable housing for key workers

Prioritises positive health and wellbeing for visitors, residents and workers

Description

The Precinct will provide accessible and connected spaces supported by wayfinding, pathways and safe inclusive spaces. The site design will be informed by organisations and people with lived experience to support accessibility. Cultural spaces will be informed by engagement with Tasmanian Aboriginal people as the original custodians of the site. Design and planning will consider user needs including clear information and use of smart technology to enhance visitors' experience (such as digital wayfinding, public WiFi, micro mobility options).

Low carbon and active transport will be prioritised, supported by infrastructure, facilities and wayfinding that provide choice for communities to encourage a mode shift toward sustainable modes and allow people to move around efficiently and easily. This will include improving the accessibility through pathways across the site and accessible public spaces, and in building design. These will connect to pedestrian, cycle and transport networks within the city.

Residential development at the site will include affordable and accessible housing key workers to support health services, as part of a mixed-use development, alongside public open space. Accessibility will be enhanced for public and community use of the nearby foreshore area as part of an integrated precinct.

Spaces will be designed for community engagement, access and use. The site will provide locals and visitors with opportunities to engage, learn, experience, participate and be entertained. This will include public open spaces, and accessible events, alongside the built form.



Theme 3: Efficiently manages emissions and honours the site's history



Principle

Manages the environmental quality of the site and its emissions

Site remediation practices are addressing a legacy of pollution and buried infrastructure, to remove contaminants from the soil and water, and cease harmful emissions. The precinct development will consider and carefully manage future emissions from the site, such as noise and light discharges to be respectful and complimentary to the surrounding land uses (including port/maritime, entertainment, industry) and internal site features (sports/entertainment, residential, commercial).

Promotes environmentally efficient systems for water and wastewater management and reuse

The site will encourage and recognise efficient practices in sustainable urban water management, including water efficient appliances in buildings. Integrated water management and water sensitive urban design strategies will be developed to support features such as onsite water capture and treatment to support of recycled stormwater onsite, and rainwater capture and storage for reuse.

Identifies, shares and highlights the sites rich historical and cultural heritage

Macquarie Point has a long history. Originally home to the muwinina people for thousands of years, its shoreline was expanded as reclaimed land over 200 years of industrial use. The development of the site will be informed by, and seek to share the stories of, the site's history. This includes identifying and avoiding development on areas of high sensitivity, and developing culturally-informed spaces guided by Tasmanian Aboriginal people.

Description



Theme 4: Supports local enterprises and economy to thrive



Principle

Promotes local enterprises and community organisations

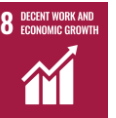
The Precinct will be a place to do business and to showcase local businesses and organisations to visitors and residents.

We will seek to provide flexible and adaptable spaces for local artists, entertainers, makers and producers to showcase goods and services, including unique permanent and semi-permanent spaces.

Provides opportunities for local employment and industry pathways

The site will facilitate and provide opportunities for employment and training during its development and operation. This will include partnerships and skills exchange opportunities within construction programs and apprentice targets focused on local employment and skills development.

Description



Case Study Summary

Sustainable precincts

Jacobs

Challenging today.
Reinventing tomorrow.

Case Study – Birkdale Community Precinct

Precinct Name	Birkdale Community Precinct
Location of Precinct	Birkdale, Queensland, Australia
Development date	In Development

Key Focus/Themes:



Site features:

- State-of-the-art sports hub featuring a public lagoon, adventure playground and Redland Whitewater Centre (capable to host events for the Olympic and Paralympic Games)
- Creekside nature trails
- Green and open spaces for vertical gardens, community gatherings, local business events and pedestrian movement
- Restored heritage buildings with opportunities for cultural/heritage experiences

Key focus/themes:

- Resilient
- Connected and accessible
- Preserves and enhances environment and biodiversity
- Supporting local businesses to thrive

Example sustainability/site principles:

- Celebrate culture, heritage and legacy
- Embrace the landscape and ecological context
- Demonstrate flexibility and adaptability

- Foster creativity, innovation and design excellence
- Enable community collaboration and unlock social value
- Exemplify inclusivity, safety and accessibility

Key initiatives:

The design of the Birkdale Community Precinct has been informed by a set of key principles including the activation of open space, provision of sport and recreation, protection and enhancement of ecosystems, and the celebration of heritage and culture. Several distinct 'hubs' have been planned to respond to these principles in the precinct design.

The Cultural Hub seeks to celebrate ecological and Indigenous cultural values, featuring a central plaza which connects to several pedestrian links that take visitors to various cultural sites. This includes a cultural centre, which features interactive displays about the site's unique environmental values and showcases Indigenous art and traditions. Bush tucker gardens are also provided, to showcase native Indigenous food plants, and engage visitors on First Nations food cultivation practices and custodianship.

The Precinct has also embraced circular economy principles, with an aim to reduce waste and increase recycling practices through initiatives that re-use and up-cycle materials.



Image source: Redland City Council 2023

Applicability to Macquarie Point:

Like Macquarie Point, Birkdale Community Precinct features an extensive sport complex as the centerpiece of the precinct. It offers a useful example of how precinct development can seek to balance the performance objectives for this complex with other needs of the community, to improve quality of life, access to opportunity, resilience and economic prosperity. It places strong focus on achieving climate positive targets, sustainable building design and promoting circular economy practices.

The Precinct also demonstrates how precinct master planning can drive sustainable outcomes through the creative reuse of heritage buildings, connection to active transport links, and protecting and enhancing ecosystems.

Case Study – Edinburgh City Centre Transformation

Precinct Name	Edinburgh City Centre
Location of Precinct	Edinburgh, Scotland
Development date	2018-2020

Key Focus/Themes:



Site features:

- 'People-first' network of pedestrian priority and car-free streets
- New segregated and safe cycling routes, including a new pedestrian & cycling bridge
- Electric vehicle charging points and provision of bicycle storage
- 'Places for people' - open and green space networks for community, events, festivals, pop-up activities and quiet space

Key focus/themes:

- Climate positive
- Connected and accessible
- Resilient

Sustainability/site principles:

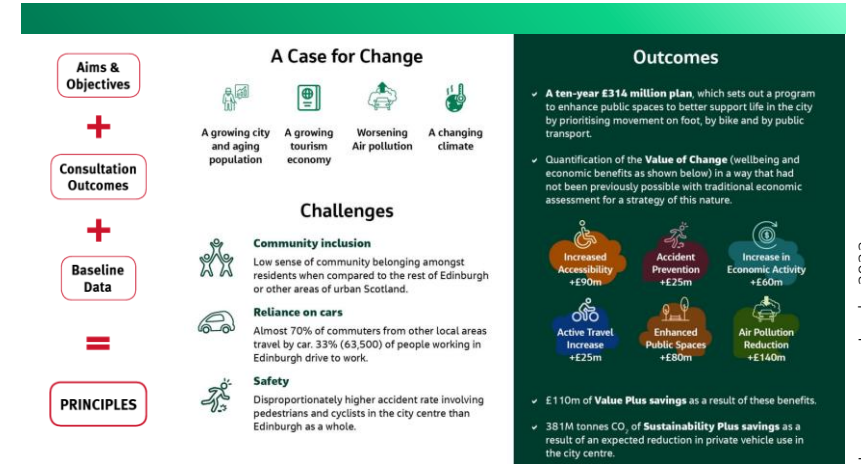
- People First
- Unique Character & Identity
- Inclusive & Accessible

- Enhanced Open Spaces
- Liveable
- Integrated Policies & Projects

Key initiatives:

The Edinburgh City Centre Transformation seeks to create a 'people-first' precinct, giving priority to people travelling on foot, by bicycle and by public transport. This seeks to ensure that development enhances connectivity and permeability, while minimising negative impacts of traffic displacement.

The Transformation Strategy (developed by Edinburgh City Council and Jacobs) also proposes improvements to accessibility and inclusive mobility within the precinct, to enhance the experience of the city centre for all people, including those with physical or sensory impairments, parents and carers. A variety of interventions support this, including lifts, improved crossing opportunities, shop mobility, wayfinding and improved access routes. In addition, by designing the city centre to encourage walking and cycling, the precinct aims to be safer and less stressful, leading to greater enjoyment of the city centre and a reduction in accidents.



Applicability to Macquarie Point:

Edinburgh City Centre and Macquarie Point share similar drivers for urban renewal, with both precincts needing to accommodate to a growing city and ageing population, a growing tourism economy, adapt to climate change, and balance new development with the legacy of the precinct's past.

The Edinburgh City Centre Transformation demonstrates the benefits of putting people at the heart of its city design, to make the precinct a place for people to live, work, visit and play.

It demonstrates the significant social value that can be gained by prioritizing active transport mobility over private vehicles, and designing the built environment to support circular economy outcomes and promote inclusivity, safety and interaction with green space.

Case Study – Barangaroo Development

Precinct Name	Barangaroo Development
Location of Precinct	Sydney, New South Wales, Australia
Development date	2005-2024

Key Focus/Themes:



Site features:

- Publicly accessible park and other public domain elements
- Energy and water infrastructure including embedded electricity networks and recycled water treatment plants
- Access to high-frequency and accessible transport networks
- Retail outlets
- Residential apartments
- Hotels and resorts
- Metro station

Key focus/themes:

- Supporting local businesses to thrive
- Climate positive
- Connected and accessible
- Preserves and enhances environment and biodiversity

Sustainability/site principles:

- Carbon neutral - to reduce and offset all energy
- Water positive - to recycle and export more water than the

drinking water that is imported

- Zero waste emissions - to manage waste responsibly, divert waste from landfill and ensure zero waste emissions
- To enhance community wellbeing

Key initiatives:

Environmental enhancement has been integral to the sustainability performance of the Barangaroo Development. As a former industrial brownfields site, Barangaroo required extensive remediation works to deliver a safe and healthy environment. The Precinct is committed to zero waste emissions through operations waste diversion targets, centralised waste categorisation and storage, and utilisation of biodegradable packaging by all retail tenants.

By partnering with the Sydney Institute of Marine Science, a baseline marine ecology survey was undertaken to understand the surrounding biodiversity and integrate marine habitat enhancement into the design.

With spatial constraints for ground-level greenery, the development also incorporated green roofs and walls into plans to introduce nature around workplaces and homes. This included a community garden being incorporated into residential rooftops. Local biodiversity was promoted by prioritising native and endemic species in plant selection.



Image source: Lendlease 2014

Applicability to Macquarie Point:

Barangaroo Development has been a largely successful urban regeneration precinct development bringing together major transport infrastructure, public open space, housing, hotel accommodation, retail and commercial space. Located adjacent to the Sydney Harbour Foreshore, it is a high-quality mixed-use precinct which balances social, economic and environmental outcomes.

Criticisms include strong wind tunnelling effects at the ground plane between buildings, and some community dissatisfaction with the bulk and scale, and anticipated social impact of a potential Crown casino on public lands. This demonstrates that for a precinct to be a 'centre of gravity' it should consider the human experience in scale and community aspirations.

Barangaroo's strongest sustainability achievements relate to the benefits of embedding sustainable consumption and circular economy principles into planning, design, construction and operations. This enabled large-scale centralised infrastructure to be built into service buildings, including a District Cooling Plant, embedded electricity network, recycled water treatment plant, on-site renewable energy generation and a low voltage co-generation plant.

Case Study – Docklands

Precinct Name	Docklands
Location of Precinct	Melbourne, Victoria
Development date	1997 - Present

Key Focus/Themes:



Site features:

- Sports and entertainment stadium
- Commercial office space (more than 1 million sqm)
- Open space and parks (9 hectares)
- Library, community centre, universities and schools
- Walking and running tracks
- Exhibition venue

Key focus/themes:

- Climate positive
- Connected and accessible
- Preserves and enhances environment and biodiversity

Sustainability/site principles

- Ensure a diversity of housing type and tenure
- Encourage residents to engage in fair trade and local economy programmes
- Create a culture of sustainability and a culturally vibrant community
- Create two new habitats and contribute to an increase in biodiversity

- Reduced potable water use and flooding risk
- Promote the use of local and sustainable food
- Reduce emissions in construction by using sustainable materials
- Maximise construction waste recycling, and reduce in household waste in operation
- Maximise energy efficiency and renewable energy generation

Key initiatives:

Embracing principles of Ecologically Sustainable Development (ESD) and Water Sensitive Urban Design, the Docklands Precinct has one of the largest concentrations of green buildings in the Southern Hemisphere. Key initiatives supporting this include the use of Cross Laminated Timber, smart metering and reuse of captured rainwater for toilet flushing. Affordable housing has been integrated into the residential mix, and reduces energy demands through features including solar-boosted hot water systems, double glazing, and environmentally friendly materials. To create a connected, accessible and healthy precinct, development has provided a connected network of parks, squares and waterfront spaces with higher canopy coverage. Public spaces have been designed to accommodate a diverse population, support active living and reduce the urban heat island effect.



Image source: Development Victoria 2023

Applicability to Macquarie Point:

The project used a major sporting and entertainment venue in Docklands Stadium as an anchor to attract development opportunities. The 2010 Gehl Report public life survey found that less than 10% of activities happening in Docklands involved children, cultural activities or physical activities, and an overall sense of the human scale experience. This finding helped inform several development strategies including the Docklands Community and Place Plan and the Public Realm and Access Plan. This has helped the suburb create major improvements to road and public transport, and significant investment in community facilities.

Case Study – Kallang Alive

Precinct Name	Kallang Alive
Location of Precinct	Singapore
Development date	2019-2025

Key Focus/Themes:



Site features:

- Football hub, including four sheltered pitches and three outdoor pitches
- Tennis center, including seven indoor courts and twelve outdoor courts
- Youth hub
- Community park, including park connectors, running trails and play areas
- Integrated sport, entertainment, and lifestyle center
- Walking and cycling loop

Key focus/themes:

- Climate positive
- Connected and accessible
- Resilient

Sustainability/site principles

- To celebrate history and sporting heritage
- To encourage active living
- To increase social value
- To empower the local youth

- To exhibit cutting-edge design
- To enable the use of smart technology
- To increase mobility of pedestrians through the loop
- To demonstrate the contribution of sport to the national sustainability agenda
- To increase the use of renewable energy sources from solar panels and piezo electric walkways at the precinct
- To embrace nature's environmental benefits of temperature reduction, carbon sponge, and stormwater attenuation through waterfront boardwalks, wetlands, and lush parks
- To control temperature and humidity through green technologies

Key initiatives:

Kallang Alive is investigating initiatives to support Singapore's vision to be a garden city with reduced car dependency. Initiatives include developing a network of green open spaces surrounding the stadium with tree-lined pedestrian corridors to support active transport. Green infrastructure is also being explored to support resilience to climate change, by creating comfortable ambient conditions for people and enhancing stormwater retention.



Source: Archello

Applicability to Macquarie Point:

Kallang Alive represents a modern, multi-use precinct which aims to promote active living and social value through a variety of sporting and recreational facilities. The precinct is anchored by a multi-purpose sports, entertainment and lifestyle hub, as well as a football hub, tennis centre, and youth hub.

The precinct showcases how development can transform spaces to meet the needs of a growing urban population while paying homage to the heritage aspects of the site. The historic shipyard area has been reimagined into a new community green space, providing pedestrian corridors and space for community events, as well as passive cooling. The precinct has also been developed to minimise its carbon footprint through uptake of renewable energy and passive design principles.

Case Study – Elizabeth Quay

Precinct Name	Elizabeth Quay
Location of Precinct	Perth
Development date	2012 - 2015

Key Focus/Themes:



Site features:

- A 730m terraced promenade surrounding a newly formed inlet
- An island created by excavating the land that joined it to the shore
- Residential, retail, and commercial developments
- Restaurants, bars, and cafes
- Art Festival venues
- Playground

Key focus/themes:

- Preserves & enhances environment and biodiversity
- Connected and accessible

Sustainability/site principles:

- To incorporate nature into the built environment through the linkage of the River Swan with the city
- To provide a habitat for wildlife through the planting of indigenous species
- To protect local ecology

- To preserve water quality through the implementation of a water-treatment facility for surface run off
- To increase social value
- To foster local history and heritage
- To showcase public art with freestanding structures and a light installation by artist Stuart Green

Key initiatives:

Acknowledging the proximity of the precinct to the Swan River, the Elizabeth Quay development has prioritised improving the environmental quality of the site. Extensive remediation was undertaken to manage contamination and acid sulphate soils. To reduce wastage during excavation works, soils were left in place where possible or reused on site. To understand and promote local biodiversity, the development undertook studies to understand the local ecology present in the surrounding aquatic environment and develop mitigation measures to prevent adverse impacts and discharges during construction.



Source: T.C.L., n.d.

Applicability to Macquarie Point:

Elizabeth Quay is a mixed-use waterfront precinct that was developed to create a vibrant, cultural centre for locals and visitors alike. The precinct shares similar drivers to Macquarie Point, with a vision to promote Perth as an international destination to live, work and visit, with a multi-functional social environment with high pedestrian connectivity that has leading sustainability credentials. As a case study, it highlights the importance of place-based approaches that celebrate the natural environment and actively work to enhance and protect biodiversity and local ecosystems.

Case Study – Sofi Precinct Stadium

Precinct Name	SoFi Stadium
Location of Precinct	Inglewood, California
Development date	2016-2021

Key Focus/Themes:



Site features:

- 70,000 seat indoor stadium
- Covered outdoor American Airlines Plaza
- 6,000 seat YouTube Theatre performance venue
- Green open spaces
- 6-acre lake
- Walking paths
- Seating and gathering

Key focus/themes:

- Climate Positive
- Preserves & enhances environment and biodiversity
- Connected and accessible
- Resilient

Sustainability/site principles:

- To engage the community through the provision of communal spaces
- To boost tourism in the Los Angeles area by attracting world-class events
- To revitalize the city of Inglewood

- To enhance public well-being and social value
- To create a biodiverse habitat based on a series of microclimates on site
- To collect, treat, and reuse stormwater for landscape irrigation and address local environmental challenges such as water scarcity
- To incorporate nature into the built environment through lush foliage
- To ensure climate resilience through the use of sustainable materials
- To educate visitors through the provision of signage about biomes and plants

Key initiatives:

SoFi Stadium has applied a 'Design for Ecosystems' sustainable design framework, which seeks to integrate resource conservation and environmental regeneration in the development of the sports and entertainment precinct. Initiatives include passive ventilation and daylighting strategies in the stadium design, as well as climate-resilient plantings with educational signage on the region's biomes. Water efficiency has been a core consideration, with rainwater collection being integrated into the 28-acre stadium rooftop, supported by underground cisterns. Most excavated soils were reused on-site, reducing the carbon footprint of development.



Source: HKS 2023

Applicability to Macquarie Point:

With a 298-acre footprint, the SoFi Stadium precinct has a significant footprint that contains a variety of sports, entertainment and recreational venues, anchored by a 70,000-seat indoor stadium. Sustainability principles have supported the precinct in becoming recognised as a leading international tourism precinct. The comprehensive set of sustainability principles consider community wellbeing and social value, biodiversity enhancement, water sensitive urban design, climate resilience and circular economy. Positive outcomes include certification against the ISO 20121:2012 Event Sustainability Management System.

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