

ISSUE 2308

"In Support of Progress" Newsletter

26 April 2023

ANZAC Day

New Zealand

Mac Point

Anzac Day

The obelisk stands beside the footpath on the Main Street. Most of the year it stands alone, a memorial to the fallen, and although in a prominent position it is easy to miss as it blends into the general architecture of the street. So much else to see and do.

But for one day in April, it takes on a special significance, for on Anzac Day it becomes a focus for people's attention and engagement.

We wake early, throw on some clobber, and make our way into town. It is still dark. The moon is without light but there is an eerie glow in the western sky, enough for us to see folk like us walking along the footpath, being drawn to the site. Soon, the numbers build and we spill out onto the road, silently, forming a semicircle around this monument of stone.

In the stillness, the MC begins, welcoming us and telling us a story of a brave but fallen hero of WW1. It is a sad story, a sombre reminder of the tragic loss and sacrifice. No glory here.

We remain silent while school kids read from letters, and then it was the turn for a singer to sing "And the Band played Waltzing Matilda", one of the most powerful and moving songs, with a very still and sombre crowd absorbing the words, and distilling quietly a mood of reflection and remembrance.

In this moment of reflection, one line in particular resonated:

"We buried ours, the Turks buried theirs - Then we started all over again"
Oh the utter – absurd - futility of it all.

A prayer, the anthem, the raising of the Australian and New Zealand flags to full mast height, and the ceremony was done. It was simple, heartfelt, local. Slowly, as the world lightened around us, we moved away, leaving the obelisk alone once more to bathe in the deep red glow of the morning light.

With the world facing a time where conflict looms ever larger:

"LEST WE FORGET".

New Zealand

The decision by the Federal Government to enable New Zealanders living in Australia to enjoy Australian citizenship should be welcomed. The relationship between our two countries should be fostered. There is too much that is similar for it not to be so.

With the world getting ever smaller, and with countries (not just one) outside our region expressing a desire for greater influence in the Indo-Pacific, the value proposition for us is that this step should make us more aware of our proper and responsible role in the region, to assist and support, and not to ignore and deny.

It should also take us down the road to a more independent and less reliant stance in world affairs, one which reflects the interests of the region, and one which we need to take.

We've been here before...

Yogi Berra was a famous baseball player and sports commentator, known as much for his odd and humorous sayings (e.g. "No-one goes there nowadays, it's too crowded" or "When you come to a fork in the road, take it")

But the one that has the most resonance for me is: "It's like déjà vu, all over again."

A new plan has been proposed for Macquarie Point. It is comprehensive, it ticks a lot of boxes, it combines the concepts of a maritime and cultural centre, and it does not involve a stadium. Which I suspect was the real motivation behind this plan.

But it has arrived very late in the day. The problem with it is just that – it has arrived so very late in the day. Far too late. Like many situations, if one waits until the end before making a proposal, don't be surprised if it does not get the traction you think it deserves, irrespective of how good that proposal might be. BECAUSE once people commit, it takes an awful lot to "un-commit" them.

The stadium concept has some head of steam, pushed and promoted so very hard in the south of the state by a very biased Mercury newspaper. Now the paper may well have a view as to the value of a Colosseum-like venue at Mac Point, (without it seems any plans for carparking), but to disparage other ideas just because they do not include a stadium should not be a part of its brief if in fact it wishes to maintain some integrity in this process.

What also needs to be recognized somewhere in all this palaver is that there is still a convoluted planning process to be followed - as the Lord Mayor has pointed out in her recent newsletter,

In fact I am fully indebted to the Lord Mayor for presenting a timeline of the tortuous process that has been followed since the matter of the Mac Point redevelopment was first aired back in 2010. It is a litany of failed process. (I have attached that timeline as an Attachment to this newsletter.

Personally, I hope the Federal Government refuses to engage in the project. It may be an opportunity for the State Government to pivot, and blame the Feds for forcing it to do so. It can then get its mind around the delivery of essential services

That will at least clear the air. **HOWEVER – Late breaking news!**

All of which may now be irrelevant with the Prime Minister set to make an announcement in support of the development. It will be a decision that has the support of fading stars of a failing game and certain vested interests, but...

Politically, there are no winners here. Both governments will suffer. In doing so the PM goes against the interest of his State colleagues, and his colleagues in the Federal labor caucus. He goes against the wishes of the local government, with which there has been scant contact, he goes against the wishes of the vast majority of the people of Tasmania, and he sets the scene for much needed funds to be diverted into a massive construction project with little if any benefit after construction is complete. In fact it will divert construction effort from far more needy projects like housing, and this will end up being a noose around the State government's neck.

It will be interesting to see how the issue plays out from here, especially since the planning process is far from over. Or will the government simply over-ride such interests?

The following is a timeline taken from the HCC Submission to the Legislative Council

Macquarie Point chronology

Over a number of years Macquarie Point has been the focus of a range of development aspirations. This timeline below maps out the chronology of the development of the Macquarie Point site since 2010.

2010 – Broad vision for Hobart’s port precinct and the redevelopment of the site.

November 2011 - Infrastructure Australia submission calling for investment in the Macquarie Point development and overall revitalisation of the Hobart waterfront.

December 2012 – *Macquarie Point Development Corporation Act 2012* receives Royal Assent.

June 2012 – Tasmanian and Australian Government enter into an agreement to support the remediation of the Macquarie Point site and the redevelopment of the Brooke Street Pier. As part of this agreement, the Australian Government provides a \$50 million grant to the Tasmanian Government.

2012 - Macquarie Point Development Corporation established through the *Macquarie Point Development Corporation Act 2012*.

March 2013 – First Board meeting of the Macquarie Point Development Corporation.

October 2013 – Broad-scale community consultation and two separate, specific workshops to hear participants’ views on the site’s future development.

November 2013 - *Building a Shared Vision – Redevelopment of Hobart’s Macquarie Point* Consultation Report

April 2014 – MoU with the Tasmanian Water and Sewerage Corporation (TasWater).

May 2014 – AECOM Australia engaged to develop a remediation strategy in concert with the site development plan.

July 2014 – Relocation of TasRail and Toll Tasmania to the Brighton Transport Hub.

August 2014 – *Shared Vision for the Redevelopment of Macquarie Point* is released.

September 2014 – The corporation gains responsibility for the Macquarie Point site from TasRail.

November 2014 – Joint feasibility study undertaken by the Corporation and TasWater to improve odour control and visual impacts.

March 2015 – Site Management Plan completed.

June 2015 – MoU with the Tasmanian Government to work cooperatively to develop an action plan to have the wastewater treatment plant decommissioned by 30 June 2019. The Corporation commit \$5 million to TasWater to undertake the engineering, design and feasibility work required to build a new facility at Selfs Point.

16 June 2015 – *Strategic Framework and Masterplan for Macquarie Point 2015-2030* publicly launched.

16 June – 17 July 2015 – Masterplan display in the Goods Shed visited by 4,500 people.

July 2015 – Council Decision - City of Hobart provides a detailed submission on the Masterplan.

August 2015 – Council Decision – the City of Hobart enter into a MoU with the Macquarie Point Development Corporation and investigate the possibility of the MoU being a tripartite agreement and including the State Government.

November 2015 – An amendment to the *Macquarie Point Development Corporation Act 2012* ensure redevelopment can only occur once remediation has been certified by an accredited auditor recognised by the EPA.

December 2015 – EOIs for the site's development sought from developers. In recognition of the importance of the Antarctic and Southern Ocean to Hobart's identity and economic activity, the Corporation identifies one particular location – adjacent to the working port – for Antarctic and Southern Ocean-related EOIs only.

December 2015 – Council Decision - An amendment to the *Sullivan's Cove Planning Scheme 1997*, in the form of a Site Development Plan which allows for the redevelopment of the site in accordance with the masterplan approved by the Council.

April 2016 – Council Decision – The Council decline the invitation to nominate a suitable representative to the MPDC Board but request an undertaking from the MPDC Board to increase the level of reporting to Council.

May 2016 – EOIs shortlisted with the aim of requiring more detailed design and financial information.

June 2016 - Strategic relationship established with the Eden Trust to jointly explore the creation of an Antarctic experience at Macquarie Point.

June 2016 – The Corporation submits its final milestone report to the Australian Government finalising its obligations for the Australian Government funding it received in 2012.

June 2016 - City of Hobart and the Corporation form a working group.

November 2016 – The TPC approves amendments to *Sullivan's Cove Planning Scheme 1997*. These amendments provide a significant change in strategic direction for the site from an industrial use area to a mixed-use area comprising commercial, institutional, recreational, tourist oriented, entertainment and residential uses.

December 2016 – *Mona Vision for Macquarie Point* released (focusing on the development of an arts and cultural precinct and a nationally significant Truth and Reconciliation Art Park). The site offers an outstanding opportunity not only to secure the future of Antarctic and climate change science in Tasmania, but also to build an incubator for Australian

scientific innovation in Tasmania's capital city. The reset has at its heart a Truth and Reconciliation Art Park, acknowledging Australia's history of colonial warfare. The vision encourages cultural and public spaces to sit alongside land uses which could include an exhibition space, commercial space, music bowl, conference centre, tourism infrastructure, hotels and an Antarctic precinct.

The Government directs the Corporation to *reset the vision* for the Macquarie Point site and prepare a new plan for development based on the Mona vision. The reset masterplan focuses solely on the first stage of the Mona vision and is confined to the bounds of the existing SDP.

July 2017 – Council Decision – Council received and noted the update on officer meetings between the CoH and the MPDC.

July 2017 – Council Decision – Resolved to work in partnership with the MCDP to construct an extension to the Intercity Cycleway from McVilly Drive to Evans Street.

October 2017 – Registration of Interest process for innovative pop ups in the art, design, cultural and tourism sectors

November 2017 – EOI process closed for the Sea Road Shed to test the market for a five year tenancy

November 2017 - the Corporation participates in the Commonwealth Joint Standing Committee on the Nation's Capital and External Territories Inquiry into the Adequacy of Australia's Infrastructure Assets in Antarctica. An inquiry report handed down in June recommends Hobart should be Australia's Antarctic science hub and suggests the CSIRO, CCAMLR, the Tasmanian Polar Network, parts of the Bureau of Meteorology, and components of the Australian Antarctic Division be co-located at Mac Point's proposed Antarctic Precinct.

January 2018 – Heads of Agreement signed for a Hobart City Deal with the centrepiece an Antarctic and Science Precinct at Macquarie Point.

September 2018 - TasWater and the Government announce that the wastewater treatment plant would be decommissioned and removed within 4 years.

November 2018 – Council Decision – Resolved to advise Minister State Growth of the Council's concerns with the *Macquarie Point Development Corporation Amendment Bill 2018 – Site Development Plan* and inviting the Minister to outline the Government's plan to realise the funding and construction of the Truth and Reconciliation Art Park.

November 2018 – Amendments made to the *Sullivans Cove Planning Scheme 1997* to support the Government's development plan for the site embedded into the legislation.

For the first time since the creation of the Corporation in 2012, the land is now the responsibility of the Corporation. The consolidation of titles and subsequently the transfer of the title from the Minister for Infrastructure to the Corporation was significant.

January 2019 - The process commences to achieve formal approval for the planning rules for development and use to support the reset vision provided to Government in late 2016. The Mona-inspired vision required a new suite of planning rules along with accompanying technical advice and reports to be confirmed so that the reset was achievable from a development perspective.

January 2019 – Council Decision – Council resolved to support the proposed draft amendments to the *Sullivans Cove Planning Scheme 1997 - Macquarie Point Site Development Plan*.

June 2019 – Council Decision – Council resolved to advise the Minister that it does not support the representation received on behalf of DarkLab and MONA in relation to the PSA-19-2 Amendments to the *Sullivans Cove Planning Scheme 1997* but that it supports the PSA-19-2 Amendments to the *Sullivans Cove Planning Scheme 1997*.

30 October 2019 – The TPC approves the Masterplan.

November 2019 - The Corporation engages the specialist remediation contracting services of Synergy Resource Management to undertake the first package of large-scale physical site remediation across the site. The first area of focus was the land associated with The Escarpment parcel.

April 2020 – Pre-registration of interest campaign for The Escarpment is released to gauge market interest.

May 2020 – The Northern Vehicular Access project is progressed which includes infrastructure and supporting services, earthworks and the construction of a road to support access to a number of development parcels, including The Escarpment.

May 2020 – Council Decision – Council gives planning approval for a new road from the existing entry point onto the Macquarie Point site off the Tasman Highway.

May 2020 - The Corporation seeks expressions of interest from energy retailers and service providers to supply and operate key environmentally sustainable energy infrastructure onsite which could include; renewable generation, electricity storage, recycled stormwater and natural gas.

December 2020 - Fulton Hogan Construction Pty Ltd complete construction of the road and supporting infrastructure at the northern end of the Mac Point site.

February 2021 -The Corporation engages Tasmanian firm Johnstone, McGee & Gandy to undertake the engineering investigation and design to divert the Hobart Main Sewer pipeline

March- April 2021 – The District Pre-ROI campaign, provides an opportunity for interested parties to lodge their details and development interest.

April 2021 - The Corporation releases the Request for Proposal to those energy retailers and service providers shortlisted from the Expression of Interest procurement phase to supply and operate critical environmentally sustainable energy infrastructure at Mac Point.

August 2021 - Construction commences on Stage 1 of the Cenotaph Pedestrian Stairlink.

August 2021 - The Corporation is expected to commence investigative drilling and trenching works in Audit Area 6 (The Gateway).

October 2021 – Detailed Business Case for the Antarctic and Science Precinct at Macquarie Point finalised. This work examined and costed identified precinct options.

November 2021 – Final remediation commenced on the former gasworks and roundhouse areas.

November 2021 – 80 percent of the Macquarie Point site, including the intended site for the Antarctic and Science Precinct, received approval for development from the Environmental Auditor.

November 2021 - Milieu's proposed development incorporates a range of uses, including apartments, retail, and hospitality.

End of 2021 - Progress continues on the design for The Park (the Truth and Reconciliation Art Park) with Cumulus, ERA, and Playstreet awarded the contract to develop the Urban Landscape Design Principles for all public open spaces, including The Park. A completed design is expected at the end of 2021.

May 2022 - Tenders for the main sewer line diversion project close.

July 2022 – Lord Mayor Reynolds sends email to the Premier seeking a briefing for the Council.

September 2022 – Premier announces that Macquarie Point is the preferred location for Hobart arts, entertainment and sporting precinct.

December 2022 – Elected Members meet with Premier.

January 2023 – Deloitte engaged to undertake peer review of the Antarctic & Science Precinct Detailed Business Case to consider and review the proposed delivery method.

February 2023 – The Department of Climate Change, Energy, the Environment and Water announced the Macquarie Point Heads of Agreement is being refreshed to take into account the proposed arts, entertainment and sporting precinct.

February 2023 – MPDC commissions a site district plan regarding the integration of the proposed arts, entertainment and sporting precinct with the Antarctic & Science Precinct and other projects proposed for the site.