

# Planning Scheme Amendments to Macquarie Point Site Development Plan Planning Report

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## Executive Summary

In December 2016, Mona put forward its vision for the Macquarie Point site focusing on the development of an arts and cultural precinct and a nationally significant Truth and Reconciliation Art Park.

In recognising that Macquarie Point presents a once in a generation opportunity for Hobart and Tasmania, the Tasmanian Government directed the Corporation to reset the vision for the Macquarie Point site and prepare a new plan for development based on the MONA vision.

*"The new vision addresses the feedback we have received and offers a roadmap for realising Macquarie Point's potential as a truly iconic national landmark." Premier Hon. Will Hodgman MP.*

The Corporation has developed the Reset Masterplan 2017 – 2030 (reset masterplan) based on the Mona vision. The reset masterplan represents the urban design rationale which ground-truths the Mona vision and aligns with the strategic policies of the Planning Scheme.

The reset masterplan focuses solely on the first stage of the Mona vision and is confined to the bounds of the Macquarie Point site as recognised under the existing Planning Scheme.

The proposed Planning Scheme amendments are required to implement the reconfigured layout and uses of the reset masterplan. They comprise a series of updates to the figures and provisions of the Macquarie Point Site Development Plan under Clause 32 of Part F, as well as some minor consequential changes to the references in the parking policy objectives for Activity Area 3 under Schedule 5 of the Planning Scheme.

This assessment has been prepared to support a request by the Board of the Macquarie Point Development Corporation (the Board) to the Minister pursuant to ss 39G(1) of the *Macquarie Point Development Corporation Act 2012* (MPDC Act) for amendments to the Planning Scheme.

It includes a full description of the proposed amendments and the following relevant information to support the request as required under ss39G (1) of the Act:

- A statement of the consultation that the Board has undertaken in relation to the draft of the proposed amendments;
- Demonstration that the proposal furthers the requirements of the objectives set out in Schedule 1 to the *Land Use Planning and Approvals Act 1993* (LUPAA);
- Demonstration that the proposal is consistent with applicable State Policies within the meaning of the *State Policies and Projects Act 1993*;
- Demonstration that the proposal is as far as practicable consistent with the Southern Tasmania Regional Land Use Strategy;
- Confirmation that the proposal is consistent with the Sullivans Cove Strategic Framework under Part B of the Planning Scheme; and
- Confirmation that the proposal does not alter any heritage listings under Schedule 1 of the Planning Scheme.

# 1. Introduction

This report has been prepared by All Urban Planning Pty Ltd to support a request by the Board to the Minister pursuant to Section 39G(1) of the *Macquarie Point Development Corporation Act 2012* (MPDC Act) for amendments to the *Sullivans Cove Planning Scheme 1997* (Planning Scheme). The amendments reflect the reset masterplan that flows from the Mona Vision for the site.

The Minister may approve the amendments under Section 39I of the MPDC Act providing he is satisfied that the proposal:

- furthers the requirements of the objectives set out in Schedule 1 to the *Land Use Planning and Approvals Act 1993 (LUPAA)*;
- is consistent with applicable State Policies within the meaning of the *State Policies and Projects Act 1993*;
- is as far as practicable consistent with the Southern Tasmania Regional Land Use Strategy;
- is consistent with the Sullivans Cove Strategic Framework under Part B of the Planning Scheme; and
- providing the amendments do not alter any heritage listings under Schedule 1 – Conservation of Cultural Values of the Planning Scheme.

The amendment is supported by the following accompanying documents:

- Reset Masterplan 2017 – 2030, MPDC draft February 2019;
- Macquarie Point Masterplan: Reset, Urban Design Notes, Leigh Woolley, December 2018 update on 31 May 2017 Report;
- Macquarie Point Wastewater Treatment Plant Odour Assessment, Environmental Dynamics, 5 November 2017;
- Assessment of Market Impacts, AEC Group, August 2015 and 30 May 2017 and December 2018;
- Site Remediation Strategy Overview, AECOM, 17 March and 22 June 2017 and December 2018;
- Letter regarding Schedule 1 *Sullivans Cove Planning Scheme 1997*, Australia Tasmania, 29 July 2015 and supporting documents
  - a. Austral Tasmania Pty Ltd, Macquarie Point Railyards Site Heritage Review, final report prepared for Macquarie Point Development Corporation, AT0147, 22 November 2013.
  - b. Austral Tasmania Pty Ltd, Built Heritage Assessment for the Macquarie Point Site, final report prepared for Macquarie Point Development Corporation, AT0174, 13 May 2015.
  - c. Austral Tasmania Pty Ltd, Macquarie Point Historical Archaeological Test Excavations, final report prepared for Macquarie Point Development Corporation, AT0174, 29 July 2015.;
- Infrastructure Assessment Update Report, Pitt & Sherry, 8 June 2017; and
- Traffic Impact Assessment, GHD, 1 June 2017.

## 1.1 Background

The Corporation was established through the MPDC Act and was tasked with the responsibility to manage the remediation and facilitate the redevelopment of the Macquarie Point site.

The Corporation prepared the former masterplan and lodged an accompanying set of amendments to the Planning Scheme in 2015.

A planning scheme amendment, in the form of a Site Development Plan (SDP), was endorsed by Council in December 2015 and approved by the Tasmanian Planning Commission (TPC) in November 2016. Those amendments (2/2015) provided 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.

In December 2016, Mona put forward its vision for the Macquarie Point site focusing on the development of an arts and cultural precinct and a nationally significant Truth and Reconciliation Art Park.

In response to public feedback and recognising that Macquarie Point presents a once in a generation opportunity for Hobart and Tasmania, the Tasmanian Government directed 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.

The area is to be developed to include public space, exhibition space, commercial space, cultural space, conference facilities, accommodation, facilities to support Hobart's role as Australia's Antarctic gateway and tourism infrastructure.

Significant work has been done during 2017-18 investigating odour emissions and potential for environmental harm from the Macquarie Point Wastewater Treatment Plant (WWTP). The findings are outlined in the accompanying odour and noise monitoring and modelling study prepared by Dr Steve Carter from Environmental Dynamics.

On the 18 September 2018, TasWater and the Government announced that the WWTP would be decommissioned and removed within 4 years. Dr Carter's report supports the discretionary use status for consideration of sensitive uses over the intervening period.

## 1.2 Site Context

Macquarie Point is located between the CBD, the headland and Sullivans Cove. Measuring approximately 9.3 hectares, the site lies predominantly on the reclaimed cove floor adjacent to the working port, along the Derwent River at the eastern edge of the city.

Today the site has a number of interim uses along with a small office building, micro brewery, a number of startups across the site and sheds used for a variety of events such as Ginuary, Dark Park, music gigs. The site has also been used for other community events including Dark Mofo since 2015 and a range of public events and performances in the Goods Shed.

The site's surrounding land is primarily used for public access and cultural significance, commercial and professional services, retailing, port facilities, light industry, marine industry, fishing industry and educational purposes. Significant landmarks within the general area of Macquarie Point include the Port of Hobart, Cenotaph, Sullivans Cove and the University of Tasmania Centre for the Arts.

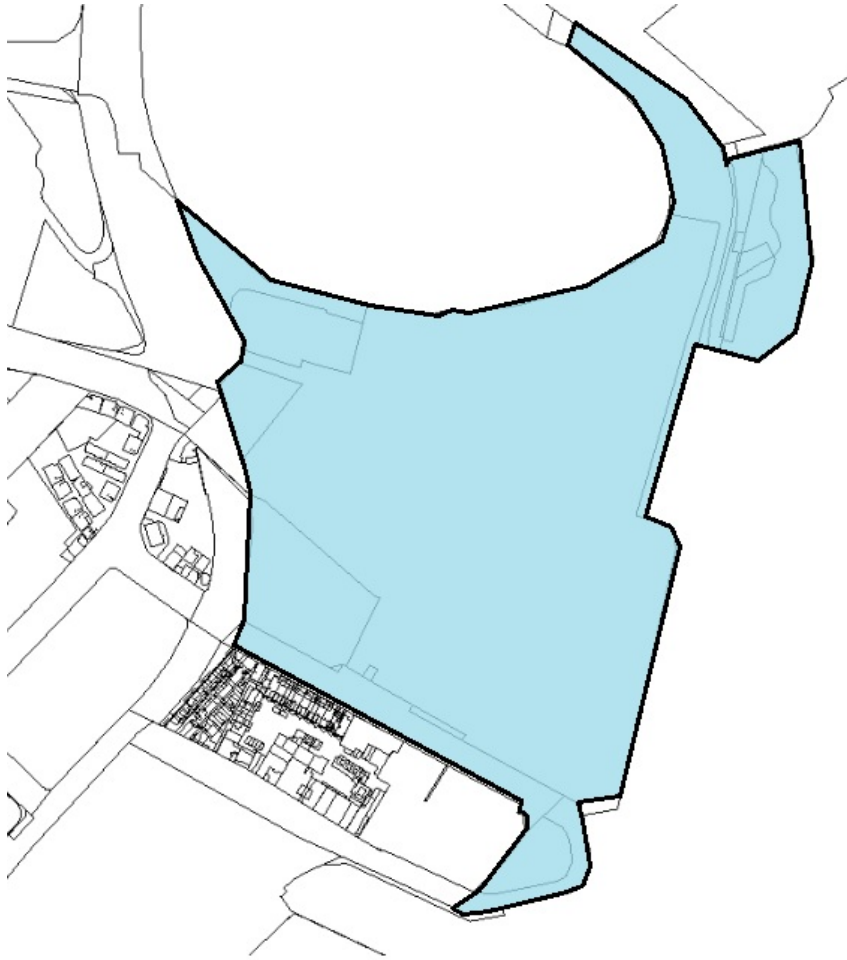
The existing site conditions are detailed extensively in the accompanying assessments.

## 1.3 Title Information & Owners Consent

The proposal relates to the following land shown in Figure 1 below:

Address	Title	Owner
Macquarie Point Development Site	CT113521/1	The Crown (State Growth)

Boral Concrete Plant, 2 Tasman Highway	CT113521/1	The Crown (State Growth)
Royal Engineers Building, 2 Davey Street	CT20452/2	The Crown (Crown Land Services)
8 Evans Street	CT13583/1	Hobart City Council
12 Evans Street	CT210801/1	Aurora Energy Pty Ltd (TasNetworks)
41 Evans Street	CT45404/1	The Crown (Crown Land Services)
Balance Land (Ex Hobart R'Way Yards), 30 McVilly Drive	CT113521/1	The Crown (State Growth)
20 Hunter Street	CT241366/1, CT11646/1, CT19468/1, CT241367/1, CT16130/1, CT15736/1, CT21722/1	Tasmanian Water and Sewerage Corporation Pty Ltd
Strips of land west of the WWTP	CT163944/1, CT163943/1	Hobart City Council
Evans Street		Hobart City Council
47 Hunter Street (carpark at the eastern end of University of Tasmania Centre for the Arts)	CT129483/8	The Crown (Crown Land Services)
Eastern portion of Hunter Street intersecting with Evans Street	CT 129483/9	Hobart City Council



*Figure 2 The Site*

#### 1.4 The Proposal

It is proposed to amend the Planning Scheme to give effect to the reset master plan. This involves amendments to the Macquarie Point Site Development Plan to replace the spatial figures and adjust the use and development considerations.

The proposed amendments are explained in Section 5.3 below and provided in full in Appendix A.

#### 1.5 Macquarie Point Development Corporation

The Corporation was established via the MPDC Act and was tasked with the responsibility to manage the remediation and facilitate the redevelopment of the Macquarie Point site.

The reset masterplan follows a direction from the Minister to the Board of the Corporation under Section 36(2) of the MPDC Act to amend the Macquarie Point Strategic Framework and Masterplan 2015-2030 (former masterplan). The reset masterplan is an amended site redevelopment plan under Section 37(6) and took effect when approved by the Minister under Section 37(7) of the MPDC Act.

The proposed Planning Scheme amendments are to ensure that statutory consideration of use and development of Macquarie Point is assessed in accordance with the principles and layout of the reset masterplan.



## 1.6 Community Consultation

The Corporation has engaged with close to 20 consultative groups including over 300 stakeholders at each stage of the reset to provide opportunities for input. The Corporation has consulted with the Aboriginal community over the last 18 months on the concept of the reset vision, with particular focus on one of the key public spaces, named under the Mona Vision, the Truth and Reconciliation Art Park. The Corporation sees the park concept being guided by the Aboriginal community and the wider community on the purpose, design and final name through inclusive, respectful and equitable consultation.

A series of further stakeholder briefings will be held across key business, tourism, arts and culture, political and Antarctic groups. The purpose of these briefings is to inform the stakeholders about the new vision for Macquarie Point and update them on the progress to date.

Prior to requesting the Minister to prepare proposed amendments to the Planning Scheme, the Board formally consulted with adjoining land owners and occupiers on the draft Planning Scheme amendments. This 21 day process is set out under s39G(3) of the Act and included the planning authority, adjoining land owners and occupiers written notice of the Corporation's intention to request the Minister to consider making amendments to the Planning Scheme.

Individual briefing sessions were also undertaken to assist in testing the merits of the proposed Planning Scheme amendments.

This consultation commenced on 2 January 2019 and was substantially completed on 23 January.

Representations were received from the Hobart City Council, various government agencies, adjoining land owners and occupiers. The Board subsequently considered the representations pursuant to Section 39G(6) of the Act and resolved to make minor alterations to the draft amendment to provide greater clarity in line with the in the representations.

The draft amendment, modified as a result of the representations is included as Appendix A.

# 2. Reset Masterplan

## 2.1 Opportunity

Macquarie Point aims to inspire a new era of cooperation and optimism in this exciting arts, culture, science and tourism urban renewal development.

The reset masterplan focuses solely on the first stage of the Mona Vision and is confined to the bounds of Activity Area 3 of the Planning Scheme.

## 2.2 Reset Masterplan Rationale

The reset masterplan represents the urban design rationale which ground-truths the Mona Vision and aligns with the strategic policies of the Planning Scheme.

It outlines the key concepts and proposed uses as well as, importantly, allowing for a built form which respects, recognises and acknowledges the landscape in which it sits.

The key public spaces will form the centerpieces of Macquarie Point. It will be an expression of the people of Tasmania and embody the values and ideals of our community.

The reset masterplan envisages a connected and active place at ground level and the mixed-use nature of the site is demonstrated by the flexibility offered in the use area plan.



Figure 3 - Proposed master plan use areas

Arts and institutional uses are proposed adjacent to the boundary shared with the Hobart port reflecting the need to provide a buffer zone of non-sensitive uses.

The siting of these uses also makes provision for the possible requirement for some direct access into the port area to support both the Antarctic and science precinct and TasPorts' intention to increase Antarctic and tourism activity on the Hobart Port.

The remainder of the site presents opportunities for mixed-use development.

Unlike the former masterplan, the reset masterplan does not designate building lots, rather it offers larger parcels with the flexibility to respond to the nature and scale of the specific development and market demand providing the strategic principles which underpin the Planning Scheme are furthered.

The buildings adjacent to the key public spaces have the potential to become significant architectural statements and mark the entry to the site.

The design, bulk and placement of these buildings are especially important, as this area will define the view along Davey Street into the site and to the Cenotaph.

As with the former masterplan, car parking will be kept to the periphery of the site as much as possible to emphasise the prioritisation of pedestrians under the site's mobility network.

The ultimate arrangement of uses over the life of the development will be informed by the Corporation's land release strategy and discussions with potential developers.

### ***Strategic Principles of the reset masterplan***

The former masterplan identified eight underpinning key drivers which provided a structure upon which the narrative for the site was built.

The reset masterplan acknowledges, recognises and realigns the urban design values and spatial rationales of the former masterplan in the context of the strategic policies of the Planning Scheme:

#### **1. Continuous shared history**

The Cove shall display its history: Macquarie Point will be an expression of the people of Tasmania embodying the values and ideals of our community. The Hobart area was home to the Muwinina band of the South East Tribe of Aborigines and evidence of their activity has been found in the site's surrounds.

Macquarie Point has a long history of use associated with early European settlement, including defence, sanitation, industry, including the Hobart gasworks and transport. Until recently, the site was predominantly used as a rail yards and for freight handling. The site has a proud history as a working port which still operates today.

#### **2. Reconnecting Cove to River**

Creation of better physical and visual links to the water from the city: While the aspiration is to eventually be able to walk or cycle the full length of the Intercity Cycleway from as far away as Mona or Taroona, the pathway is currently broken by the site itself.

There is now an opportunity to complete this network, opening the site to the community for the first time since 1850, while providing a connection between Sullivans Cove and the Regatta Grounds.

#### **3. A cultural asset**

Sullivans Cove is a cultural, artistic and festive focus for the city: the reset masterplan aspires to transform the industrial site of Macquarie Point into an internationally significant cultural precinct, which builds on its location to establish a critical mass of art and cultural activity which is integrated with existing cultural assets within a wider cultural precinct.

#### **4. Diversity of uses**

The Cove offers a diverse range of activities for residents and tourists alike: The reset masterplan will be mixed-use in nature and sufficiently flexible to accommodate fluctuations in future market demand. To attract locals and visitors year-round, the site must offer ongoing diverse activity which spans culture, recreation and tourism while complementing commercial uses such as bars, cafes and

restaurants. Pop-up and temporary uses will activate the site prior to and during the development phase.

## 5. A landscape for people

The Cove retains the pedestrian scale that existed during the early settlement of Hobart: Macquarie Point is a low-lying site, located in a city which is understood from elevated views. In particular, the views to and from the site from the headland, places Macquarie Point in the context of its surrounding landscape, while importantly, ensuring it remains a place for Tasmanians.

## 6. Spaces which connect

The Cove is one of the world's finest city landscape settings: The reset masterplan presents an opportunity to unlock an open space network and become a central connector between the city and the Queens Domain. The masterplan is intended to open large areas of the site to the public and provide connecting pathways from Evans Street to the Cenotaph.

The key public spaces will form the centrepiece of Macquarie Point and the entrance to the site and offers a glimpse of the headland and beyond.

## 7. Mobility policy

Enhance the pedestrian experience in the Cove: Macquarie Point will have strong pedestrian and cycling links within the site itself to reconnect the site with its surrounds. The street network will minimise vehicular access to the heart of the site. To ensure future transport networks can be incorporated within the site, corridors for the movement of light rail and heavy vehicles will be reserved where they traverse the site.

The proposed Planning Scheme amendments provide flexibility for consideration of a range of uses and design solutions, providing the principles of the reset masterplan and the Planning Scheme are met.

# 3. Existing Planning Controls

## 3.1 Planning Scheme context

The site incorporates the Former Railyards and Boral concrete batching plant 'Key Sites' under Part F of the Planning Scheme. The Key Site status means that the Planning Authority has identified the site as having the potential to be used or developed to achieve a range of strategic planning objectives.

The site is contained within Activity Area 3.0 which also matches the extent of the Macquarie Point Site Development Plan as shown on Figure 4 of the Planning Scheme (see Figure 4 below). The provisions for the SDP are set out under Section 32 of the Planning Scheme and are intended to facilitate the identified preferred future through promotion of appropriate use and development on strategically important and presently under-utilised sites within the Cove.



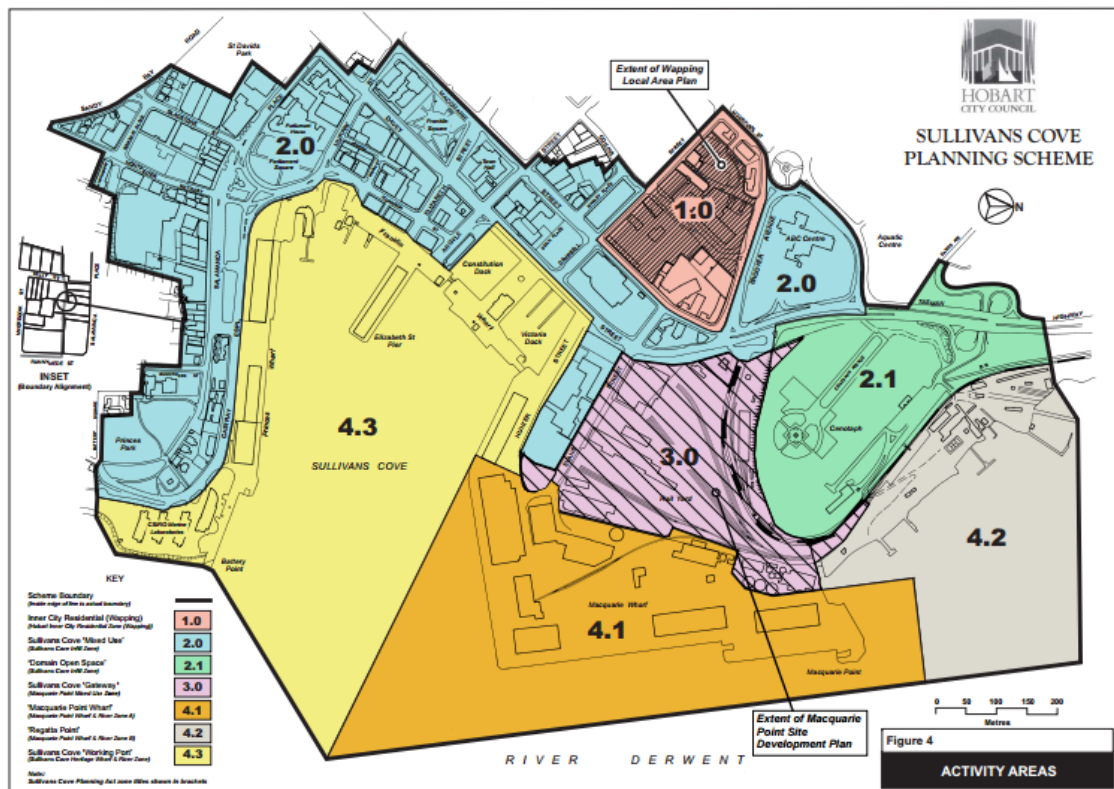


Figure 4 – Activity Areas (Figure 4) Sullivans Cove Planning Scheme

### 3.2 Site Development Plan - Performance

Under Clause 31.4 the proposed amendments to the SDP are to reflect:

- the provisions of the Strategic Framework (Part B);
- the Objectives and Performance Criteria of the relevant Activity Area (Part D); and
- the Objectives and provisions of the Schedules (Part E) of the Scheme.

Clause 31.5 also requires that the following matters are considered in a SDP affecting the Boral Site:

- the visual contribution to any new access road servicing Activity Area 3 and with the potential to also service Activity Area 4.1 (though application for the road itself is not 'discretionary' under the Scheme and does not require the preparation of a Site Development Plan).
- the visual contribution to the Tasman Highway 'gateway' into the Cove.
- the complementary relationship to the Royal Engineers Building, i.e. any development should be less visually prominent than the Royal Engineers Building grounds or as part of the setting of the Royal Engineers Building.
- the view down Macquarie Street to the Cenotaph.

### 3.3 Strategic Framework (Part B)

The relevant considerations of the Strategic Framework include Section 5 - Values and Strengths of the Cove, Section 6 - Preferred Future for the Cove and Section 7 - Planning Principles for Management of Activities in the Cove

The Guiding Principles of the Strategic Framework are:

- *Sullivans Cove shall continue as a dynamic and evolving working port, also as a fishing and yachting harbour, cultural centre, recreation and entertainment district, centre of government and a place for commerce and living.*
- *it shall continue to cater for public activities in streets and in buildings at street level.*
- *it shall display its history, and have a life beyond 'nine-to-five' hours.*
- *the activities in the Cove should positively contribute to the character of the Cove and not detract from the operations of a working port. Activities and associated development should not adversely impact on pedestrian and other forms of movement through the Cove, access to the water edge, views, and the human scale environment.*
- *the water environment of the Cove shall continue to fulfil a significant role in the cultural life of the City, and shall continue to cater for community events such as boat races and festivals.*
- *the Cove should be promoted as Hobart's centre for cultural and recreational activities. Such activities shall be encouraged across the Cove, with an emphasis on cultural activities in the main Cove, including between Hunter Street and Salamanca Place and the Theatre Royal, Museum and Art Gallery.*

Of particular relevance is the reference to this site in the Strategic Directions Figure 2 of the Planning Scheme for mixed use development opportunities, consistent with the MPDC Act.

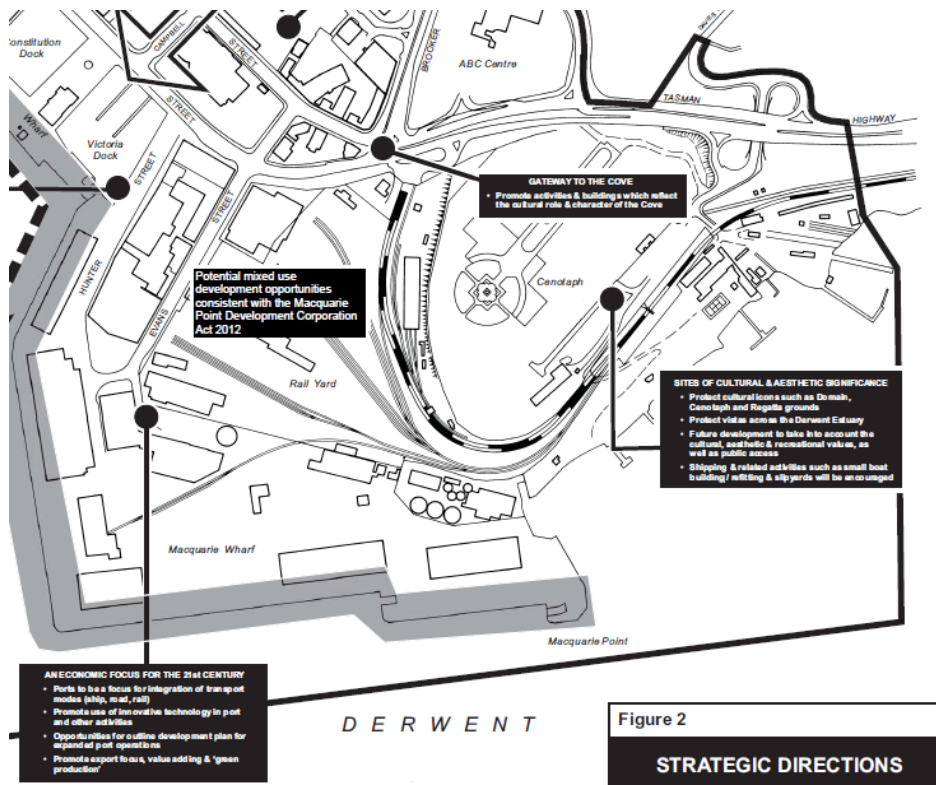


Figure 2

STRATEGIC DIRECTIONS

*Figure 5 – Excerpt from Figure 2- Strategic Directions of Part B of the Sullivans Cove Planning scheme. Note the specific reference for mixed use development opportunities consistent with the Macquarie Point Development Corporation Act*

The Strategic Framework is heavily influenced by the urban design analysis of the Sullivans Cove Planning Review 1991. As discussed in Leigh Woolley's accompanying advice, this urban design foundation is equally relevant to the concepts which underpin the reset masterplan. In particular, the reset masterplan:

- responds to the urban pattern of Sullivans Cove;
- maintains important view lines;
- sets a built bulk and height standard that will be sympathetic to the natural topography of Sullivans Cove, the amphitheatre and the Regatta Point Ridge;
- provides a mechanism to ensure that future development has a respectful relationship with existing buildings and the landscape; and
- provides for the creation of primary, secondary spaces and urban gardens.

### 3.4 The Objectives and Performance Criteria of the relevant Activity Area (Part D);

The objectives for use and development in Activity Area 3.0 are represented as Desired Future Character Statements in clause 32.3 of the 'Macquarie Point Site Development Plan' under Part F of the Planning Scheme.

The proposed amendments involve some adjustment to the Desired Future Character Statements, as well as the use and development provisions of the SDP to reflect the reset masterplan. These changes remain consistent with the strategic framework of the Planning Scheme.

## 4. Assessment of the Reset Masterplan

### 4.1 Urban Form

The proposed amendments include some change to the Desired Future Character Statements (32.3), height and siting plans (Figures 32.3 and 32.4), development standards (32.7.3 to 32.7.7) and general considerations (32.4) to implement the height, siting and design concepts from the reset masterplan.

The following concepts are embodied in the proposed amendments and are considered to be highly consistent with the Objectives for Urban Form under Section 23.2:

- the bulk, height and siting of buildings are to be sympathetic to the natural topography of the headland, escarpment surrounding the Cenotaph and reinforce the natural shoreline;
- maintain important views as identified on Figure 32.4 of the SDP;
- enrich the meaning and memory of the changing nature of Macquarie Point over time through expression of the use and development layers from the past including the topography, natural shoreline, Round House, Goods Shed and Royal Engineers Building;
- develop a network of connections through and around the site including a series of primary shared street spaces extending north from Evans Street towards the centre of the site; and smaller and more intimate secondary spaces. Their position can be adjusted to suit specific development as it unfolds;
- reinforce a well-defined built edge to Evans Street, set back to highlight the Goods Shed as a public entry point to the site;
- built form is to be 'set in the round' on the 'cove floor';

- buildings are to incorporate articulated roof forms to provide interest when viewed from elevated surrounding areas of the Cenotaph and Domain.

#### 4.2 Building envelopes and view lines

The former masterplan identified and modelled specific building height areas that translated to Figure 32.4 of the SDP. The proposed updates to that Figure reflect an overlay of the use areas of the reset masterplan with the heights of the former masterplan. Where the 2017 use areas extended over more than one 2015 building envelope, the lowest of the 2015 building envelope heights has been taken to be the permitted height for the proposed replacement Figure 32.4.

Applying the lowest of the 2015 building heights as the permitted height for the 2017 use areas ensures that the 2017 Planning Scheme amendments go further in ensuring that the important views and sightlines are not unreasonably impacted.

The following figures compare the permitted building envelopes of the existing Figures 32.3 and 32.4 with the proposed replacement envelopes under the new Figures 32.3 and 32.4.

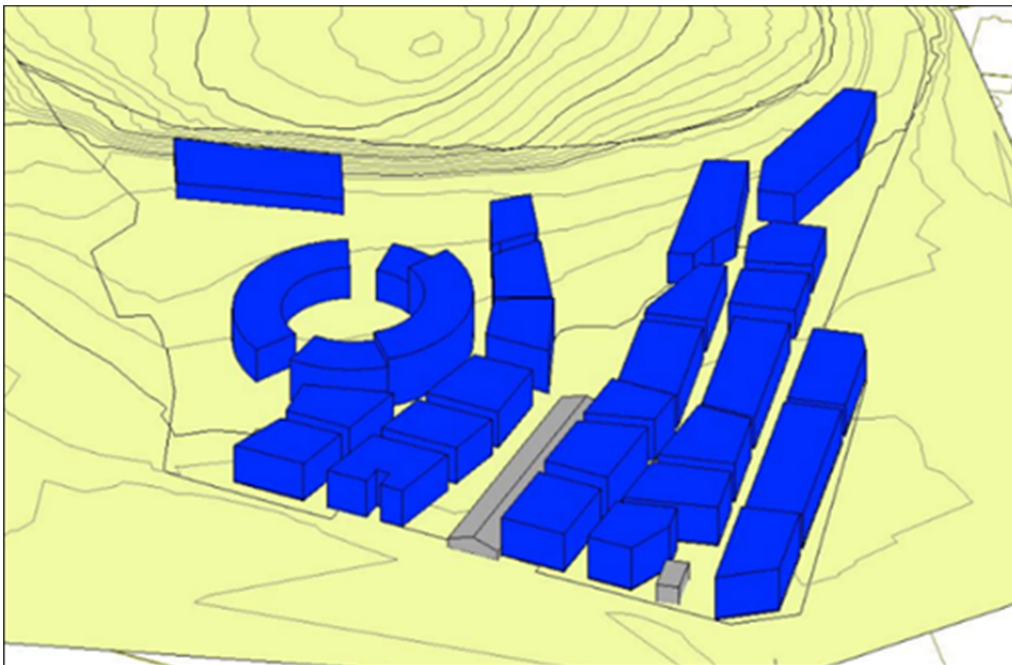


Figure 6 – 3D modelled building envelopes of the existing Figures 32.3 & 32.4 of the Planning Scheme





Figure 7 - 3D modelled building envelopes of the proposed replacement Figures 32.3 & 32.4

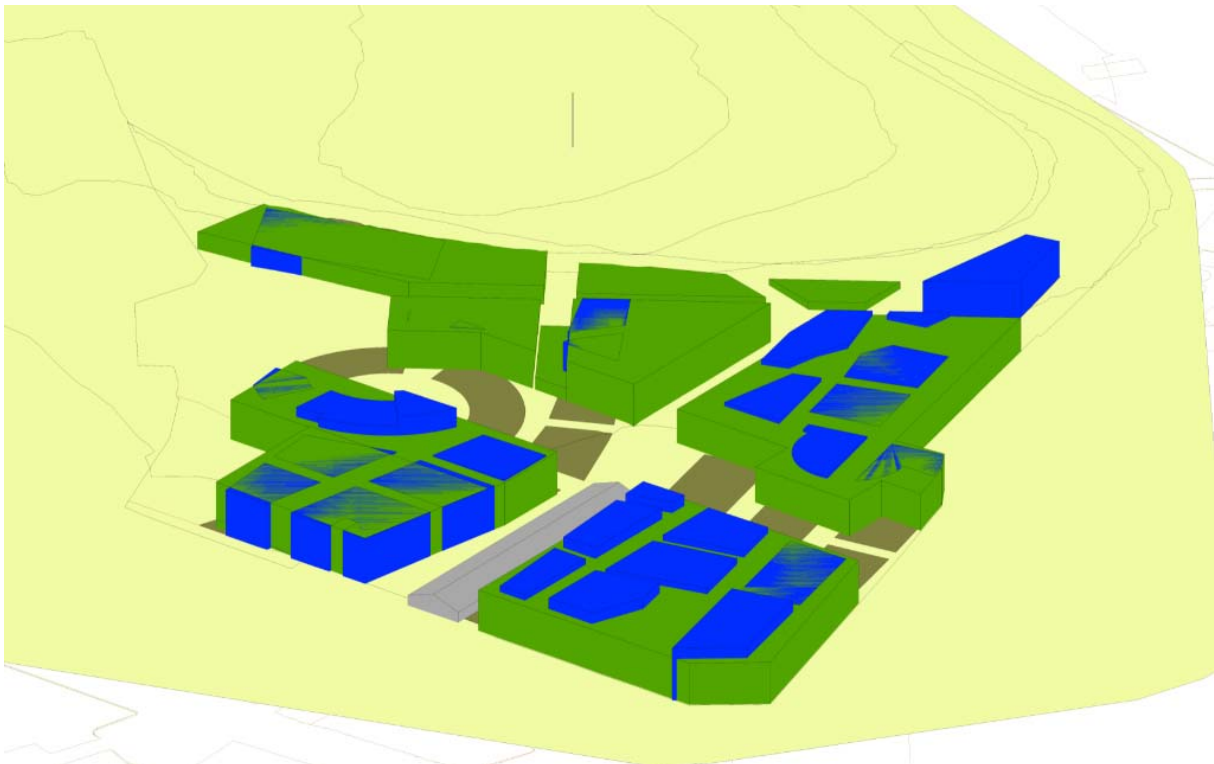


Figure 8 – Comparison of 3D modelled building envelopes of the existing and proposed replacement Figures 32.3 & 32.4

Leigh Woolley has undertaken a comparative analysis of the proposed reduced building envelopes as part of his advice which accompanies this proposal. That work demonstrates that the proposed permitted envelopes under the replacement Figure 32.4 will significantly reduce the impact on those envelopes as viewed from the previously established important viewing points, including from the Cenotaph and within the cove.

Height area F on Figure 32.4 is set at 11m AHD which equates to approximately 4m above ground level. This will ensure that view 9 to and from the Cenotaph to the centre of the Key Public Space will be maintained. This view line is illustrated in a concept section below in Figure 9.

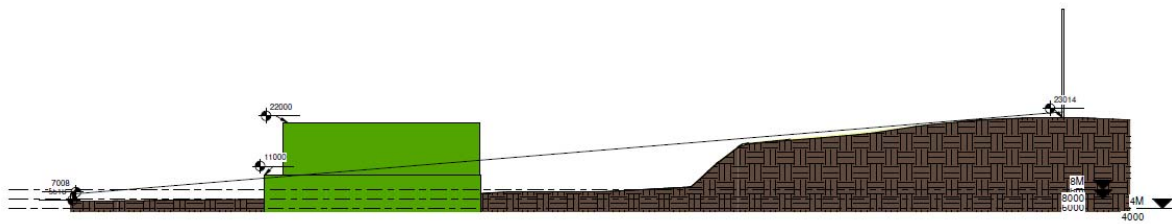


Figure 9 - Concept section through Use Area 2.2 on Figure 32.1 showing Height Area F on Figure 32.4 will preserve view 9 on Figure 32.2 (Source MPDC)

Height areas A, G and H on Figure 32.4 have been set below surveyed heights of the top of the escarpment adjacent to the north. These envelopes have been shaped to ensure that the siting and alignment of buildings adjacent to the escarpment are sympathetic to the natural topography of the headland, amphitheatre and escarpment surrounding the Cenotaph, and reinforce the natural shoreline. Development in this area will also be subject to Performance Criteria P1 of 32.7.2 that prevent buildings from protruding above the escarpment when viewed from the Cenotaph.

### 4.3 Traffic

Under the reset masterplan, development will continue to have strong pedestrian and cycling links within the site itself and to reconnect with its surrounds including the Hobart waterfront and CBD, Intercity Cycleway and Queens Domain. The street network will minimise vehicular access to heart of the site. To ensure that future transport networks can be incorporated within the site, corridors for the movement of light rail and heavy vehicles will be reserved where they traverse the site.

The proposed network includes essentially two layers:

- Movement of vehicles will be focused on Evans Street, and the access from the Tasman Highway to the Escarpment area. Access to particular development sites and car parking areas will be off Evans Street or the Escarpment car park access. Whilst the internal street network has not been precisely defined, it is not expected that there would be connectivity through the site, for instance between the Escarpment and Evans Street.
  - A potential future connection between Evans Street and the Regatta Grounds (possible “Northern Outlet”) has been identified, but this has not been assessed as part of this current proposal.
  - Light rail, should it connect to the site in the future, would enter from Davey Street, around the bottom of the escarpment to the Northern Outlet alignment.
- The pedestrian movement network comprises various corridors crossing the site, in addition to the vehicular corridors described above which would also provide for pedestrian movement. There will be two primary pedestrian corridors, meeting at right angles in the centre of the site. One corridor is essentially an extension of the Brooker Avenue alignment. The other primary corridor is a continuation of Franklin Wharf, connecting Hunter Street with the site through the University of Tasmania/IXL buildings between Hunter Street and Evans Street. The nature of these connections, and any road crossings, has not been determined at this stage. Secondary pedestrian corridors will connect to the primary corridors and locations including the Cenotaph/Regatta grounds, and the Mac 2 Cruise Ship terminal.

- Access for cyclists would utilise a combination of the vehicular network and the pedestrian network, providing a high degree of accessibility through the site.
- A pedestrian link that traverses the escarpment is to be provided between the Cenotaph and the Key Public Space.

The reset masterplan maintains the proposal for a maximum of 350 off-street parking spaces on the Macquarie Point site, with an additional 350 spaces in the escarpment car park area.

The accompanying Traffic Impact Assessment by GHD indicates that the volume of peak period traffic activity associated with the reset masterplan is generally less than assumed in the previous (2015) assessment. An increase of some 50 vehicles per hour is expected in the PM peak, departing the site via Evans Street. However in the context of the overall volume of traffic activity from Macquarie Point, and already on the network in the vicinity, this increase is relatively minor. The previous assessment identified some improvements that could be made to the intersection of Evans Street with Davey Street to improve egress from the site in the PM peak in particular.

GHD advises that the following traffic recommendations that applied to the former master plan and existing SDP provisions remain appropriate for this current proposal and are considered to still apply:

- In the absence of clear infrastructure-based solutions to improving egress from the development site, it is recommended that travel demand management measures be considered as part of the development planning. Some measures are already in place, such as a limitation on car parking and provision of high quality pedestrian and bicycle links within the site. Other measures may include:
  - *Work with Metro Tasmania to optimise public transport service integration into the development to maximise public transport mode share.*
  - *Provide high quality pedestrian and bicycle connections to the CBD and surrounding areas.*
  - *Promote extended opening hours for retail and other activities on the site, to encourage people to “linger longer” and flatten the profile of departures from the site in the PM peak period.*
  - *Encourage longer-stay parking activity by visitors in particular, so that parking turnover does not create unnecessary traffic movement.*

#### 4.4 Market Impacts

The market impacts of the reset masterplan are assessed in the accompanying update by AEC Group.

The former masterplan took a more prescriptive approach to allocating floorspace across uses, whereas the new reset masterplan designates maximum floorspace caps to various uses - enabling flexible delivery of the development over a 15 year+ horizon.

Table 1 compares the land uses and respective floorspace contemplated by the respective masterplans.

<b>2015 Masterplan</b>		<b>Reset Masterplan</b>	
Proposed Land Uses	Gross Floor Area (m <sup>2</sup> )	Proposed Land Uses	Maximum Gross Floor Area (m <sup>2</sup> )
Education/Research	13,616	Education/Research	50,000
Commercial	54,462	Commercial	30,000
Retail	9,413	Retail	10,000
Hotel	15,695	Hotel	20,000
Residential	43,949	Residential	15,000

*Table 1 – Proposed Land Uses and Floor Space – reset Master Plan v Former Master Plan*

Principally, the difference in quantum of floorspace envisaged in the reset masterplan compared with the former masterplan is a substantial increase in floorspace for education and research uses (from 13,600m<sup>2</sup> to a potential maximum of 50,000m<sup>2</sup> GFA). Other differences include:

- The maximum floor area limit for Residential uses has been reduced from 43,949 to 15,000.
- Commercial floorspace is reduced to a maximum of 30,000m<sup>2</sup> from circa 54,500m<sup>2</sup>.
- Hotel uses are increased slightly, from around 16,000m<sup>2</sup> to a maximum of 20,000m<sup>2</sup>.
- Retail uses remain broadly unchanged, previously circa 9,400m<sup>2</sup> to 10,000m<sup>2</sup>.

AEC make the following comments on potential market impacts of the reset masterplan:

### **Commercial**

The proposed commercial space at Macquarie Point was not expected to directly compete with commercial space in the Hobart CBD. The commercial component at Macquarie Point is expected to provide for non-traditional floorspace, accommodating occupiers which have synergistic relationships to Antarctic research and associated industry.

Additionally, given the reset masterplan contemplates a reduced quantum of commercial space, market impacts are likely to remain benign.

### **Education/Research**

The increase in quantum of floorspace for education/research uses is not expected to have impact implications for existing markets given the specific purpose the space will be utilised for.

### **Hotel**

The proposed hotel uses were not expected to adversely impact the existing hotel market as significant demand for new hotel accommodation at Macquarie Point was expected to be generated by the development itself - accommodating visiting professors, researchers, academic and professional staff participating in Antarctic research.

The slight lift in contemplated hotel floorspace is not expected to result in a different impact to that assessed in 2015. Long term staging of the hotel development is likely to further mitigate any negative impacts the hotels may have on existing supply across the Hobart hotel market.

### **Retail**

The 2015 impact assessment found Hobart CBD was expected to remain as the premier non-food retail destination for residents and some impact could be felt by other retail facilities throughout Hobart. Notwithstanding, the retail facilities offered at Macquarie Point were assessed as likely to have negligible impact on the overall retail hierarchy, being of a different retail offering and staged over a considerable number of years which allows the spreading of impact and absorption by sales growth. The floorspace contemplated in the reset masterplan does not alter this assessment.

### **Residential**

The reset masterplan has a reduced focus for residential development now reducing the maximum floor area limit from 43,949m<sup>2</sup> to 15,000m<sup>2</sup>. This limit reflects an amended site layout with reduced height. It also recognises the shift under the reset masterplan to a more civic focus and to encourage a mix of uses that will contribute to the interest and activity of the area. The proposed amendments include standards to manage the potential for land use conflict with the working port, WWTP and use of Macquarie Point as a major public entertainment venue. These matters are discussed below.

## **4.5 Infrastructure**

The accompanying Updated Infrastructure Assessment prepared by Pitt & Sherry confirms that, in broad terms, there is sufficient capacity within existing power, communication, sewer, water and gas networks to service development in accordance with the reset masterplan with only limited off site works and payment of standard authority charges.

As with the former Masterplan, the specifics of the stormwater system have not been fully resolved at this stage. However, given its proximity, it is expected that should the existing connections not be acceptable, any new development would be able to discharge readily to the river.

## **4.6 Waste Water Treatment Plant Impacts**

The requirements under clause 32.14.6 of the Planning Scheme mandate that twenty uses cannot be sited within 400 m of the Macquarie Point Wastewater Treatment Plant (WWTP) whilst it is still operating, unless a site-specific report is provided that satisfies P2 of clause 32.14.6.

The Corporation proposes amendments to clause 32.14.6 in line with the State Planning Provisions for sensitive uses with a distance of 400 m from the boundary of the WWTP.

The existing Clause 32.14.6 flowed from evidence provided to the TPC during hearings on the SDP amendments to the Planning Scheme in 2016. At that time, all evidence was on a 'desktop basis'. The accompanying November odour audit and modelling report prepared by Environmental Dynamics brings new odour and noise modelling evidence informed by on site odour and noise sampling.

Environmental Dynamics concludes that:

- *the primary sedimentation tank (PST) biofilter, the main stack and the cogeneration stack of the WWTP are not the dominant odour sources that were expected from the 2014 desktop study;*
- *The PST biofilter has almost zero emissions; the cogeneration stacks emissions are very hot and disperse very well due to their buoyancy; and the trickle filters are not large odour sources, and the odours are further reduced by treatment ahead of discharge through the main stack;*
- *The 2017 odour audit and sampling has found the main odour sources are the emissions from the tanker unloading, and fugitive odours from the nearby inlet works area; and*

- If these odour sources are mitigated, then the remaining odour sources are such that a reduction of the 400-m attenuation distance to a 200-m attenuation distance is appropriate even without further odour mitigation.

The following Figure 10 shows the modelling predictions that support the proposed attenuation distance reduction.

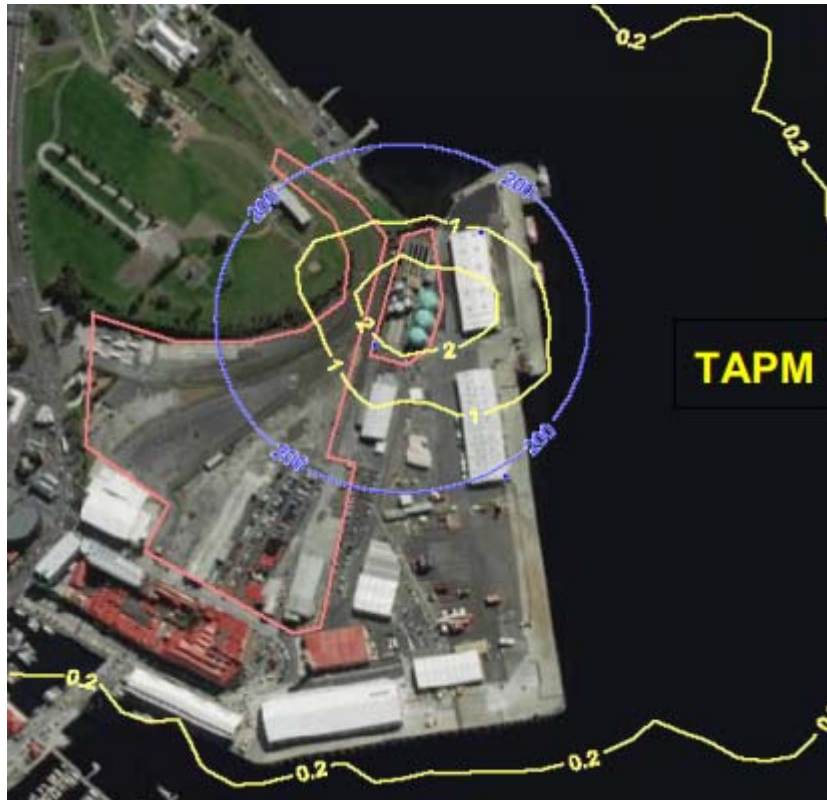


Figure 10 - Maximum odour GLC (1 hour) predictions for a future scenario in which fugitive emissions from tanker unloading and the inlet works are mitigated. The design GLC is 2 OU (1 hour), so the predictions are consistent with allowing the set back to be relaxed to 200 m. (Source Environmental Dynamics November report 2017)

On the 18 September 2018, TasWater and the Government announced that the WWTP would be decommissioned and removed within 4 years. Dr Carter's report supports the discretionary use status for consideration of sensitive uses over the intervening period.

#### 4.7 Heritage

As outlined in the accompanying report by Austral Tasmania, the site has been subject to a number of heritage investigations which are relevant to the proposed Planning Scheme amendments. These are:

- Macquarie Point Railyards Site Heritage Review, final report prepared for Macquarie Point Development Corporation, November 2013: This report was prepared to review the existing knowledge about heritage places and values within the site; define what places were of the highest level of cultural significance; and to establish priorities for future work;
- Built Heritage Assessment for the Macquarie Point Site, final report prepared for Macquarie Point Development Corporation, May 2015: This report assessed the cultural significance of the Goods Shed and the Red Shed located on the site; and
- Macquarie Point Historical Archaeological Test Excavations, final report prepared for Macquarie Point Development Corporation, July 2015: This report contains the results of a series of



archaeological test excavations carried out in December 2014 in accordance with Planning Permit PLN-14-01210-01.

Schedule 1 of the Planning Scheme applies to carrying out 'building or works' on places of cultural significance and excavation within places of archaeological sensitivity. The following summarises key findings relevant to the Planning Scheme provisions.

### **Conservation of Places of Cultural Significance**

The SDP area currently contains only the Royal Engineers Building, Goods Shed and the Red Shed as places of cultural significance in Table 1 and Figure 5 of Schedule 1.

The proposed amendments do not affect these listings and future 'building or works' to these places would therefore continue to be subject to the provisions of clause 22.4 of the Planning Scheme.

### **Places of Archaeological Sensitivity**

The site includes two places of archaeological sensitivity identified in Table 2 and Figure 5a of Schedule 1. These two places are the:

- 'Royal Engineers Headquarters and Kings Yard' (Ref. No. 12); and
- 'Hobart Rivulet - Domain Diversion Tunnel' (Ref. No. 90).

Other parts of the site are not identified in the Planning Scheme as places of archaeological sensitivity, although the general provision of clause 22.6.1 relating to excavation within the planning area may be applicable. Two phases of archaeological test excavations have occurred within site no. 12, and no investigations have been carried at site no. 90 which only partially intersects with the site and is an operating item of infrastructure.

Test excavations within site no. 12 occurred in 2008 and in December 2014. The spatial definition of site no. 12 in Figure 5a has been found to be excessively large in both the 2008 and 2014 works, confirming remnant and discrete areas of archaeological potential, but high levels of past disturbances which have impacted on the archaeological potential of the place.

The Test Excavation report (July 2015) provides a revised spatial definition of the archaeological sensitivity of the place in response to this reduced level of potential (see Figure 1 of the Test Excavation report). Recommendations have been made according to the assessed levels of significance of particular sites or features within site no. 12, with an emphasis on in situ preservation of the most significant sites, to salvage excavation in advance of proposed redevelopment for other features.

Excavation within site no. 12 does not currently satisfy the exemption category of clause 22.6.2. However, the Test Excavation report recommends that no further archaeological investigation is required for excavations occurring outside of the revised sensitivity zoning. In this scenario a statement could be provided by a qualified archaeologist that refers to clause 22.6.3, that the site has been surveyed previously and found not to be of archaeological significance.

Excavations occurring within sites defined in the Test Excavation report as having archaeological sensitivity will require the approval of an Archaeological Sensitivity Report in accordance within the Planning Scheme definition.

The proposed amendments do not affect the application of these provisions.

## **4.8 Contaminated Land**

A site Remediation Strategy Overview by AECOM accompanies this request and provides an update as of 2017.

Historic contamination at the site is a legacy of past land uses, in particular the former gasworks in the vicinity of the southwest area of the site, fuel handling and transfer in the central portion of the site, and historical bulk fuel storage facilities located in the general eastern portion of the site. The remediation of the site presents a significant challenge, both technically and financially, and the Corporation is following a complementary approach to planning and remediation. That is, the level of remediation will be informed by the specific land uses in a given area, and likewise, planning will be informed by the nature and extent of contamination on Site.

The original Site Remediation Strategy was prepared in 2015 based on the information available at the time, and later informed by the release of the vision and master plan developed for the site. In December 2016, the Tasmanian Government announced that it had reset the vision for Macquarie Point. An updated Site Remediation Strategy has been prepared to support the new vision and the future redevelopment of the site (refer AECOM Site Remediation Strategy Update 2017, Macquarie Point Development Project DRAFT, dated 19 May 2017).

In order to support the new vision, it is important therefore that the Site Remediation Strategy is flexible and able to respond to changes to development proposals over time, as well as respond to changes in remediation technologies that may occur over the life of the project. The ongoing purpose of the Site Remediation Strategy is to provide:

- A flexible framework for site remediation that is commensurate with the Site Development Plan and integrates with ongoing development of the Site; and
- An overarching approach for remediating the site with consideration to technical, financial, timing, logistical and regulatory considerations.

It is anticipated that the Site Remediation Strategy will be refined and updated as:

- Site assessment and remediation works are completed;
- The delivery of the Site Development Plan progresses;
- Land use details are more refined; and
- New data becomes available.

Following release of the 2015 Site Remediation Strategy, detailed investigations and remediation works have been completed at the Site. These works have helped to increase the confidence around the remediation approach and the indicative costs for overall remediation costs for the Site.

The MPDC Act and the contaminated land provisions under Section 32.14 of the SDP enable an accredited Environmental Auditor to be appointed to certify that parts of the Site are suitable for the proposed purposes.

The Corporation has engaged an independent Site Environmental Auditor to provide confidence to key stakeholders that environmental investigations and remedial activities have been completed to a level compliant with required standards. As there are no legislated audit procedures in Tasmania, the Corporation is following the Victorian audit scheme. The ultimate outcome of the Environmental Audit is to obtain a site suitability statement confirming the site's suitability for intended future uses.

There has been extensive consultation and liaison with the Corporation's Site Environmental Auditor as works have progressed, and, at the time of preparing this revised Site Remediation Strategy, the Corporation is preparing to lodge a submission with the Site Environmental Auditor to achieve sign-off for the first portion of the site- the Goods Shed.

Remediation works associated with the Roundhouse Refuelling Area and the SeaRoad Shed are also approaching the stage where the Corporation will prepare a submission for these areas to achieve sign-off.



#### 4.9 Aboriginal Heritage

Aboriginal heritage investigations of the site have been undertaken and no sites of significance have been identified.

#### 4.10 Climate Change

To support the Infrastructure Australia submission for funding, the Tasmanian Government commissioned GHD to prepare a climate change impact assessment in July 2012. The purpose of the assessment was to review the effect of storm surges and sea level rise on the proposed development of the Macquarie Point site.

The analysis indicated that:

- 1 in 100 year Inundation Level due to sea level rise and storm surge for the site is 2.3m above Australian Height Datum (AHD); and
- A 0.5m freeboard will be required for habitable floors (i.e. 2.8 AHD minimum level).

The Development Standard for Inundation Hazard under Clause 32.7.9 of the SDP will remain and ensure that the finished floor level of a habitable room is no less than 2.8m above AHD.

## 5. Amendment Sullivans Cove Planning Scheme

#### 5.1 Draft Amendment

The draft amendment is to amend the Site Development Plan under Section 32 within Part F of the Sullivans Cove Planning Scheme 1997. The proposed amendments to the Ordinance and Figures of the Planning Scheme and are detailed in Appendix A.

#### 5.2 Reasoning for the Proposal

The purpose of the SDP flows from the Minister's directions under Section 36(2) of the MPDC Act to prepare a replacement site master plan under Section 37 of the MPDC Act reflecting the Mona Vision.

#### 5.3 Changes to the Ordinance and Existing Figures

##### **Amendment - 1**

Sullivans Cove 'Gateway' Activity Area 3.0

Update place references to reflect the spatial terms used in the reset masterplan.

##### **Amendment – 2**

Replaces the Macquarie Point Site Development Plan under Section 32 of the Planning Scheme involving the following amendments:

##### **Amendment 2.1**

Amend Clause 32.1.1 of the SDP to change the reference from the former master plan to the reset masterplan.

##### **Amendment – 2.2**

Amend Clause 32.2.4 to clarify that the provisions of Section 22.6 apply to excavation within Places of Archaeological Sensitivity notwithstanding the permitted status of land decontamination works.

##### **Amendment – 2.3**

Amend the definitions for Cove Floor and Primary Space to reflect the new layout under the reset masterplan.

#### **Amendment – 2.4**

Insert a new clause 32.2.6 that allows consideration of interim or temporary use and development for a period up to 5 years providing buildings are located and designed in a manner that does not prejudice the future development of the area or appropriate pedestrian, cycle and vehicle linkages through the site to adjacent Activity Areas. The discretion is to be exercised with regard to the matters listed in Clause 32.4, priority for the protection of the working port and to ensure that the future attainment of the Desired Future Character under Clause 32.3 is not prevented.

The five year timeframe is in recognition that it will take some time for the Macquarie Point site to develop and flexibility is required over that time to allow the site to be used and actively engaged.

#### **Amendment -2.5**

Amend the Desired Future Character Statement under 32.3.4 to reflect the removal of a physical building envelope from the reset masterplan layout. The former Round House is now to be acknowledged as a landscape element.

The Key Public Space located close to the intersection of the Brooker and Tasman Highways and Davey and Evans Streets will now form the landmark entry to the site for those approaching from the CBD.

#### **Amendment – 2.6**

Amended the Desired Future Character Statement under 32.3.7 in accordance with the Urban Design advice of Leigh Woolley to ensure that buildings on the Cove Floor are to be freestanding and built in the round as opposed to the regular street grid of buildings on natural ground.

#### **Amendment – 2.7**

Amend the view lines under the Desired Future Character Statement at Clause 32.3.8 to:

- Replace the reference to the Water to Water Promenade with the view aligning NE/SW from Sullivans Cove to the Derwent River;
- Insert a new reference to the important view to Kangaroo Bay;
- Insert a new reference to the view along the Key Public Space;
- Remove the previous view 4 from the centre of the Round House to the Cenotaph and replace with a new view 9 to and from the Key Public Space to the Cenotaph; and
- Remove view 3 from Davey Street to the centre of the Round House and replace with a new view 10 from Davey Street to and from the entry to the Key Public Space; and
- Insert new view line 11 from the Cove Floor to the Cenotaph.

The updated views are shown on the amended Figure 32.2 (Amendment 2.26 below) and reflect the reorganisation of the site under the reset masterplan. The reset masterplan acknowledges the former Round House but reduces its emphasis with the focus now the central Key Public Space. View lines 3 and 4 are amended and replaced with views 9 and 10 accordingly.

View 9 sits between the two height areas D and E shown on Figure 32.4 to the north of the Key Public Space.

**Amendment – 2.8** Amend the Desired Future Character Statement under Clause 32.3.9 to remove the reference to the industrial saw tooth roof form and insert a new example for rooftop gardens.

The reset masterplan moves away from the industrial/ saw tooth form focus of the former masterplan.

**Amendment – 2.9**

Amend the Desired Future Character Statement under Clause 32.3.11 to respond to the updated spatial network of the reset masterplan and associated replacement Figure 32.3.

As discussed in the updated Traffic Impact Assessment and Section 4.3 above, external access and circulation arrangements under the former masterplan do not alter under the reset masterplan or the proposed amendments.

**Amendment – 2.10**

Insert a new Desired Future Character Statement at Clause 32.3.12 noting the requirement for a direct pedestrian link between the Key Public Space and Cenotaph that traverses the escarpment. It is expected that this will most likely require installation of a lift or similar for accessibility.

**Amendment – 2.11**

Insert a new Desired Future Character Statement at Clause 32.3.13 to reflect the intended gateway building at the western entry of the site in the vicinity of the Concert Hall and intersection of Davey and Evans Street.

As discussed in the Urban Design notes prepared by Leigh Woolley it is envisaged that this building will be highly transparent and allow visual connectivity through the envelope to the Key Public Space and beyond from Davey Street. Suitable designs may include lifting the building above the ground plane in whole or part to assist connectivity. The building will also provide an edge to the primary site alignment of the Key Public Space.

**Amendment – 2.12**

Insert a new Desired Future Character Statement at Clause 32.3.14 to ensure that developments for noise sensitive uses are adequately designed and constructed to protect residential amenity and reduce the potential for land use conflict that may compromise the use of Macquarie Point as a major public event space.

**Amendment 2.13**

Insert a new matter for consideration under Clause 32.4 requiring consideration of the impact of proposed use and development on the viability of Macquarie Point as a major public event space.

**Amendment – 2.14**

Insert a new matter for consideration under Clause 32.4 requiring assessment of the impact of development on an operational transport corridor connecting to the north of the site.

**Amendment 2.15**

Amend the last dot point of Matters to be Considered under Clause 32.4 to replace the reference to the key drivers and principles of the former masterplan with the Strategic Principles of the reset masterplan. These principles are included in Section 2.2 above.

**Amendments – 2.16**

These amendments rearrange the spatial application of use provisions to reflect the reset masterplan.

It is not proposed that the amendments translate the same fine grain use arrangements as shown conceptually on the Mona Vision. A relatively pragmatic and flexible approach to the siting and

arrangement of uses is considered desirable to accommodate the range of development options that may arise in the future.

**Changes to Use Table 32.5.1 for Arts and Institutional Use Area**

- Reapplies the three Use Areas as shown below with a replacement Figure 32.1;
- Renames the Commercial and Institutional Use Area 1 to Arts and Institutional;
- Removes Gambling Premises, Hospital Services and Recreational Boating Facility uses from the Use Table at 32.5.1. Those uses are not considered either desirable or practical under the reset masterplan and consequently are now proposed to be prohibited;
- Inserts Light Industry as a discretionary use to allow consideration of small manufacturing or processing uses that will not cause a nuisance and be compatible with the character of the area;
- Moves Passive Recreation from discretionary to an exempt use;
- Inserts Exhibition Centre and Minor Sport and Recreation as Permitted Uses;
- Inserts Commercial Port Operations as a discretionary use to allow for a transition to the working port;
- Removes Recreational Boating Facility as a discretionary use with the effect that is now prohibited within this Art sand Institutional Area; and
- Inserts Major Sport and Recreation, Railway Terminal and Service Industry as discretionary uses. Major Sport and Recreation is already a discretionary Use in the Mixed Use Area under the existing Site Development Plan. It is considered appropriate that such uses can be considered given the intention for Macquarie Point to act as a major public event space.

**Changes to Use Table 32.5.2 for Mixed Use Area** Amends the Use Table at 32.5.2 to:

- Moves Passive Recreation from discretionary to an exempt use
- Inserts Childcare Centre and Exhibition Centre as permitted uses;
- Inserts Manufacturing Sales as a Permitted Use in the Goods Shed with that use otherwise remaining discretionary;
- Moves Minor Sport and Recreation from discretionary to permitted and Inserts Major Sport and Recreation as a discretionary use;
- Inserts Light Industry as a Discretionary use for the reasons discussed above under Amendments 2.16;
- Amends the use condition for Car Park to continue the permitted status of a carpark adjacent to the escarpment given the change from Open Space Area to Mixed Use area under replacement Figure 32.1 (currently permitted in the same location);
- Inserts a new Use Condition for Residential Accommodation to make it only permitted in Areas 2.1 and 2.2 of Figure 32.1 where above ground floor level (except for access);
- Removes Recreational Boating Facility on the basis that this Use Area does not have direct access to the water and is therefore not suitable for marinas and the like; and
- Inserts Warehouse as a discretionary use.

**Changes to Use Table 32.5.3 for Open Space Use Area** Amends the Use Table at 32.5.3 to:

- Removes the reference to the 'Escarpment Park' from the use condition for Car Park in the Open Space Area to reflect the amended spatial application of the use areas under Figure 32.1. (The permitted status for a carpark adjacent to the escarpment is maintained through the amendment to the Car Park use condition included in Amendment 13 above);
- Inserts Car Park as a discretionary use on the condition that the use is underground. The Interim Use Clause under Amendment 2.3 above will allow for the granting of a temporary planning permit for parking on grade; and

Inserts Research and Development Centre as a discretionary use subject to the condition that the use is directly associated with a use in the Arts and Institutional Area. This would allow for the possibility of some connection for a research and development complex between the two Building Areas on either side of the Key Public Space. Any associated development would be outside the permitted building envelopes under Figure 32.3 and subject to the desired future character statements, including the need to preserve important view lines and the central Key Public Space.

#### **Amendment – 2.17**

Amend the deemed to comply standard under A1 of Clause 32.6.1 to reflect updated GFAs associated with the uses of the reset masterplan. As discussed in Section 4.4 above, AEC Group have considered the reallocated GFAs in the market impact assessment and conclude that the extent of these uses will not significantly affect the CBD or the activity centre hierarchy.

The reset masterplan has a reduced focus for residential development now including a 15,000m<sup>2</sup> maximum Gross Floor Area within Use Areas 2.1 and 2.2 shown on Figure 32.1 down from 50,000m<sup>2</sup>. This limit reflects the shift under the reset masterplan to a more civic focus for the site and to ensure that uses contribute to the interest and activity of the area.

Hobart City Council has recommended consideration of retention of the 50,000m<sup>2</sup> permitted standard for Residential. While the Board understands the reasons for this request, the proposed 15,000m<sup>2</sup> is already greater than the potential of the permitted building areas and height envelopes, including the ground floor areas. 50,000m<sup>2</sup> of residential would not be in keeping with the Government's commitment of the Mona Vision.

An increased residential floor area could only be achieved if offset by the following:

- Increased heights or building areas. These may have implications for important view lines and urban design considerations
- Allow Area D to be used for Residential (currently prohibited)
- A predominance of residential use at the expense of retail, commercial, civic, arts and visitor accommodation opportunities
- Greater potential for conflict between residential uses and the use of Mac Point for major public events.

If all of areas A, D and E including ground floor were residential the maximum area would be 36,355m<sup>2</sup>, and HCC's recommended 50,000m<sup>2</sup> could still not be achieved.

#### **Amendment -2.18**

Amend Clause 32.6.2 to apply more generally to Residential and Visitor Accommodation Uses throughout the site in order to protect residential amenity and reduce the potential for land use conflict with the working port and the use of the site as a major public event space.

#### **Amendment – 2.19**

Insert a new Use Standard in Clause 32.6.2 to include A2/P2 contained in *Planning Directive No 6 – Exemption and Standards for Visitor Accommodation in Planning Schemes to visitor accommodation use*. It is appropriate that this provision be applied to ensure consistency for consideration of visitor accommodation uses across the state.

#### **Amendment – 2.20**

Amend A2 of Clause 32.7.2 to:

- remove the reference to the Round House;
- remove the reference to specific roof forms and instead include a floor area threshold of 300m<sup>2</sup>, above which the treatment of roofs will be discretionary.

The 300m<sup>2</sup> figure is considered an appropriate threshold that allows buildings of a smaller scale that will not have significant impact as viewed from elevated areas. It is not considered that an appropriate design outcome can be specified as a Deemed to Comply Standard for buildings over that size. Over this size it is preferable that roofs of buildings provide interest and are assessed under the discretionary considerations of the existing P2.

#### **Amendment – 2.21**

This amends P1 of Clause 32.7.2 to ensure that buildings sited adjacent to the headland do not protrude above the escarpment when viewed from the Cenotaph.

#### **Amendment – 2.22**

This amends A3 of Clause 32.7.2 to ensure that buildings are built within the areas on 32.3 but don't necessarily need to match the shape of the envelopes.

#### **Amendment – 2.23**

This amends Clause 32.7.3 and results from a move from the rectilinear form and relatively small lots of the former masterplan and the existing Development Framework under Figure 32.3. Flexibility is provided under the reset masterplan for buildings to be sited within larger Building Areas with a focus on forming the spaces, but not necessarily occupying the entire width of the longer street frontages of these building areas. The Performance Criteria provide for a variation in building shapes provided that the overall impression is of retention of continuous alignment of space.

#### **Amendment – 2.24**

Amend Clause 32.7.5 to reflect the updated layout and urban design rationale of the reset masterplan. This clause currently manages the siting of buildings within the open space area between the northern edge of buildings shown on the Development Framework Figure 32.3 and the foot of the escarpment.

This clause is now amended to apply to buildings along the foot of the escarpment within Use Area 2 on Figure 32.1.

#### **Amendment – 2.25**

Amend the Objective and P1 of Clause 32.7.6 a to replace the term interaction with interest in response to a recognition that the civic nature of some buildings mean that it may not be practical in all cases to provide windows in the frontage of a building.

#### **Amendment – 2.26**

Amend Clause 32.7.10 as follows:

- A1 – remove the reference to east west as the 6m wide links on Figure 32.3 are no longer only running east west.
- P1 – update the references in part b) to the Strategic Principles in the reset masterplan.

#### **Amendment – 2.27**

Amend Clause 32.10.2 to clarify that development in accordance with a planning permit for a civic works concept plan does not require further approval.

#### **Amendment – 2.28**

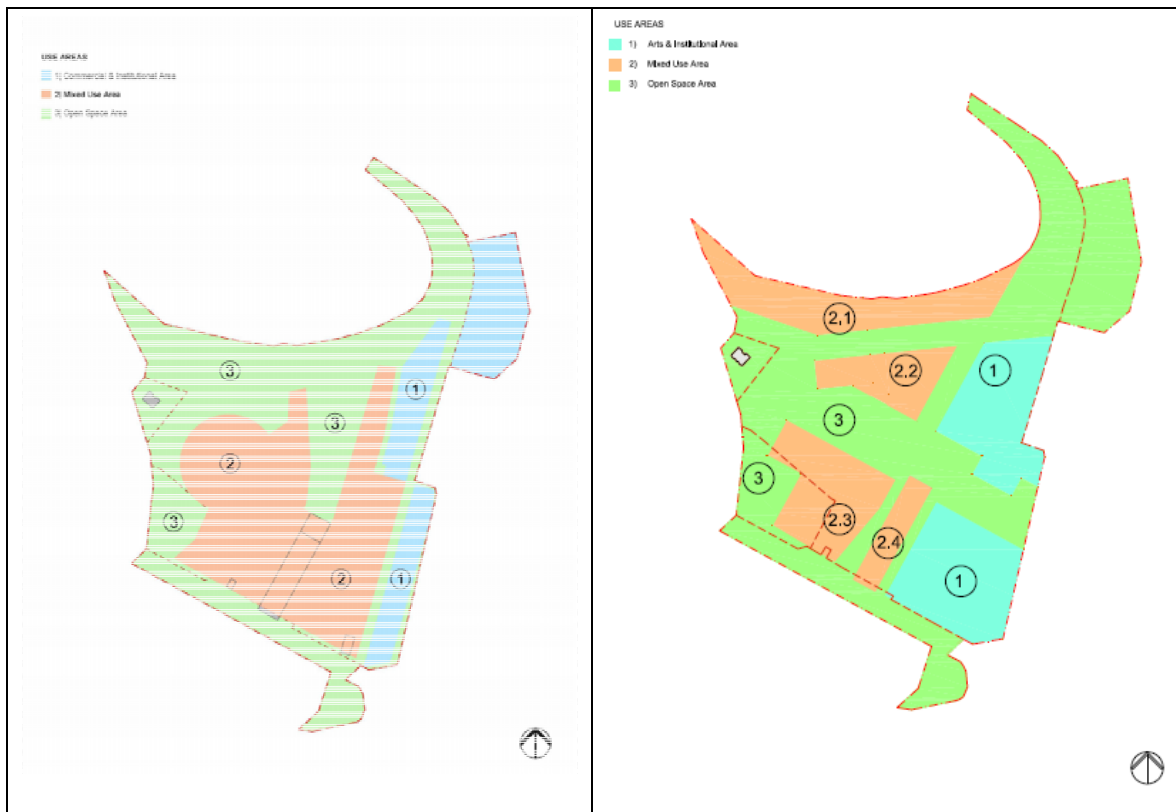
Amend the Attenuation from the WWTP Clause 32.14.6 to:

- insert a new P1 for consideration of sensitive uses within the 400m
- delete A2 and P2 dealing with non- sensitive uses.

These changes are consistent with the approach under the Attenuation Code of the State Planning Provisions.

#### **Amendment – 2.29**

Update the Use Areas to reflect the reset masterplan by replacing Figure 32.1

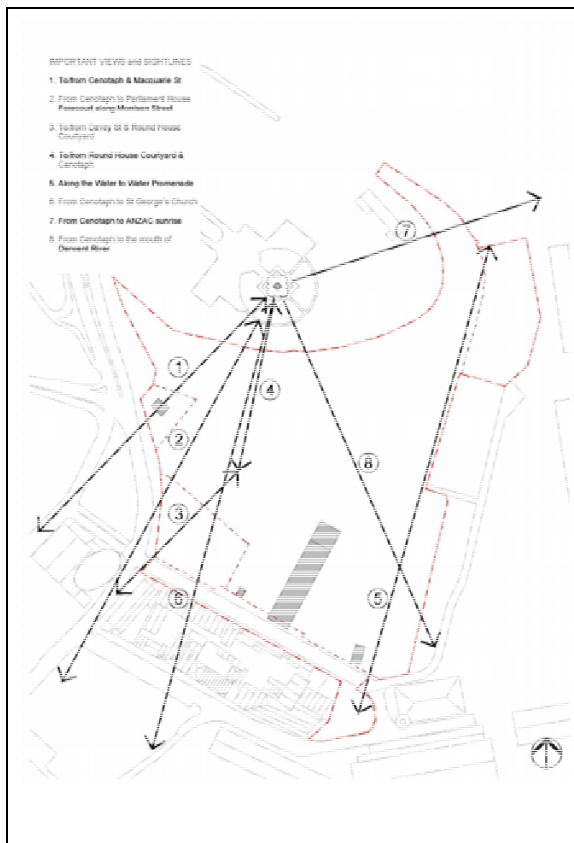


**Existing Figure 32.1**

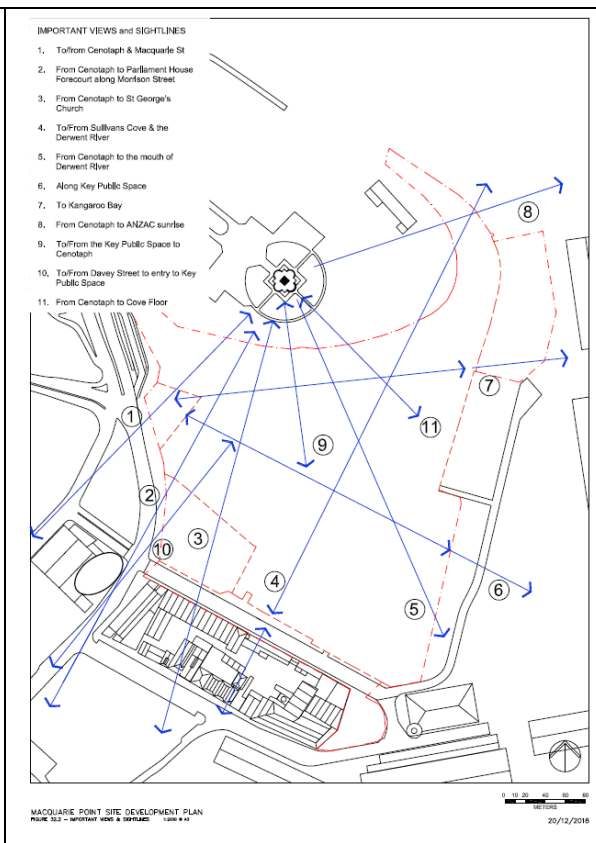
**Proposed replacement Figure 32.1**

#### **Amendment – 2.30**

Update the view and sightlines to reflect the reset masterplan by replacing Figure 32.2.



**Existing Figure 32.2**

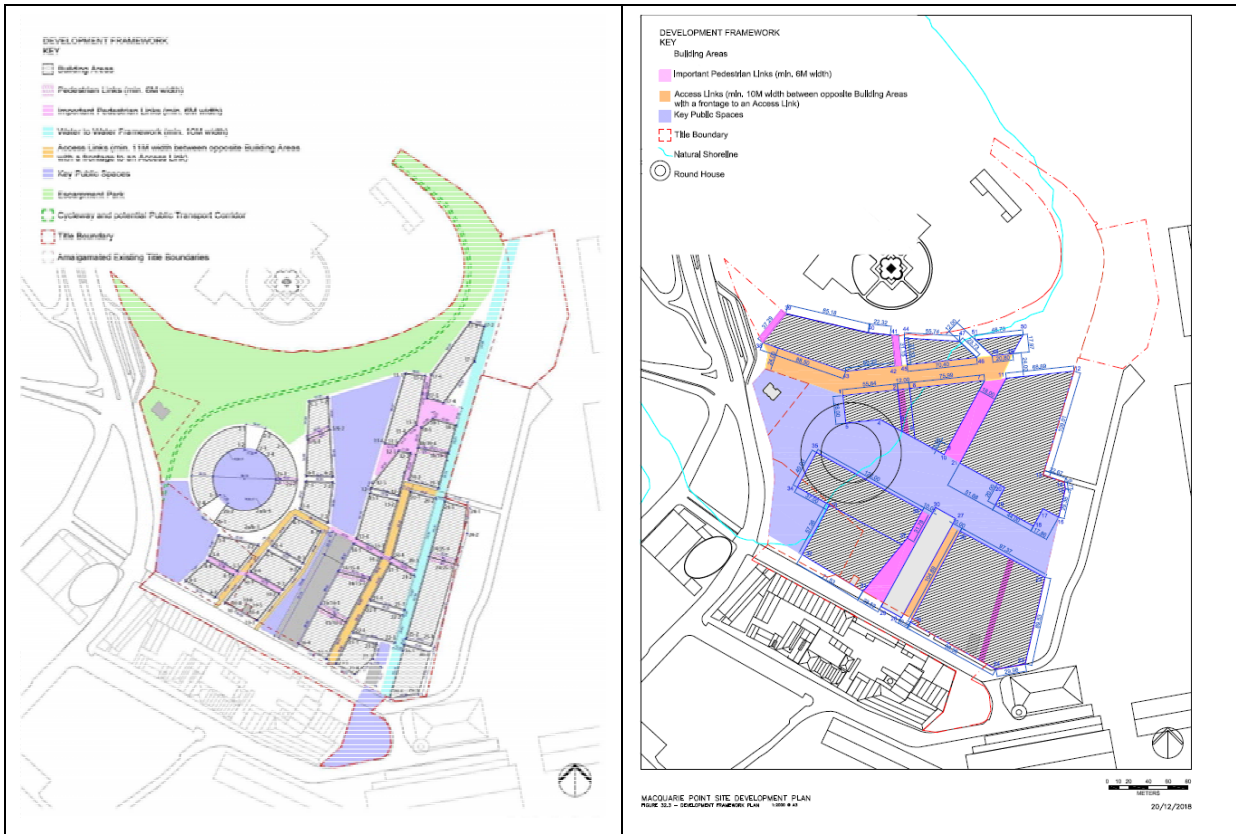


**Proposed replacement Figure 32.2**

### Amendment – 2.31

Update the Development Framework to reflect the reset masterplan by replacing Figure 32.3 and associated Table 32.3.



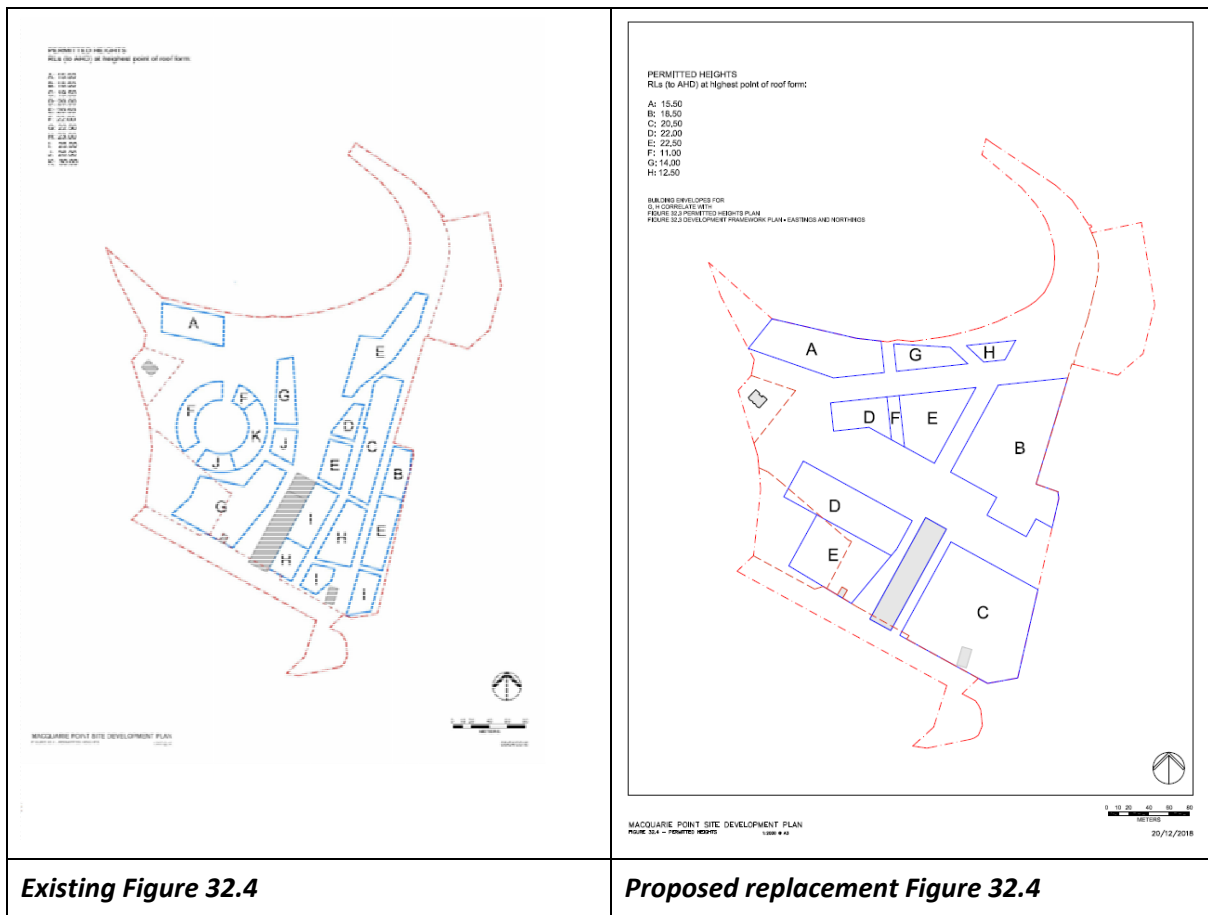


**Existing Figure 32.3**

**Proposed replacement Figure 32.3**

### Amendment – 2.32

Update the building envelopes and heights as shown on Figure 32.4 with the associated detailed coordinates in Table 32.3 to reflect the reset masterplan. The changes are described in Sections 4.1 and 4.2 above.



## 5.4 Impact of the proposed amendments on other parts of the Planning Scheme

The following considers the proposed amendments in the context of the operation of remainder of the Planning Scheme.

### Part A – Preliminary

No amendments are required to this Part.

### Part B – Sullivans Cove Strategic Framework

This request demonstrates consistency with 5. Values and Strengths of the Cove, 6. Preferred Future for the Cove, 7. Planning Principles for Management of Activities in the Cove.

### Part C – Application of the Scheme

No amendments are required to this Part.

### Part D – Activity Area Controls

This Part includes the provisions for Activity Area 3 ‘Sullivans Cove Gateway’ under Section 18 that cover the extent of the site but essentially redirect the objectives for activities and use and development of land to the SDP. The proposed amendments do not conflict with or require amendments to this Part.

### Schedule 1 – Conservation of Cultural Heritage Values

No amendments are proposed to the listings under this Schedule.

There are 3 listed buildings: Royal Engineers Building, Goods Shed and Red Shed. Buildings and works on these places are to be considered under the provisions for Conservation of Places of Cultural Significance under Section 22.4.

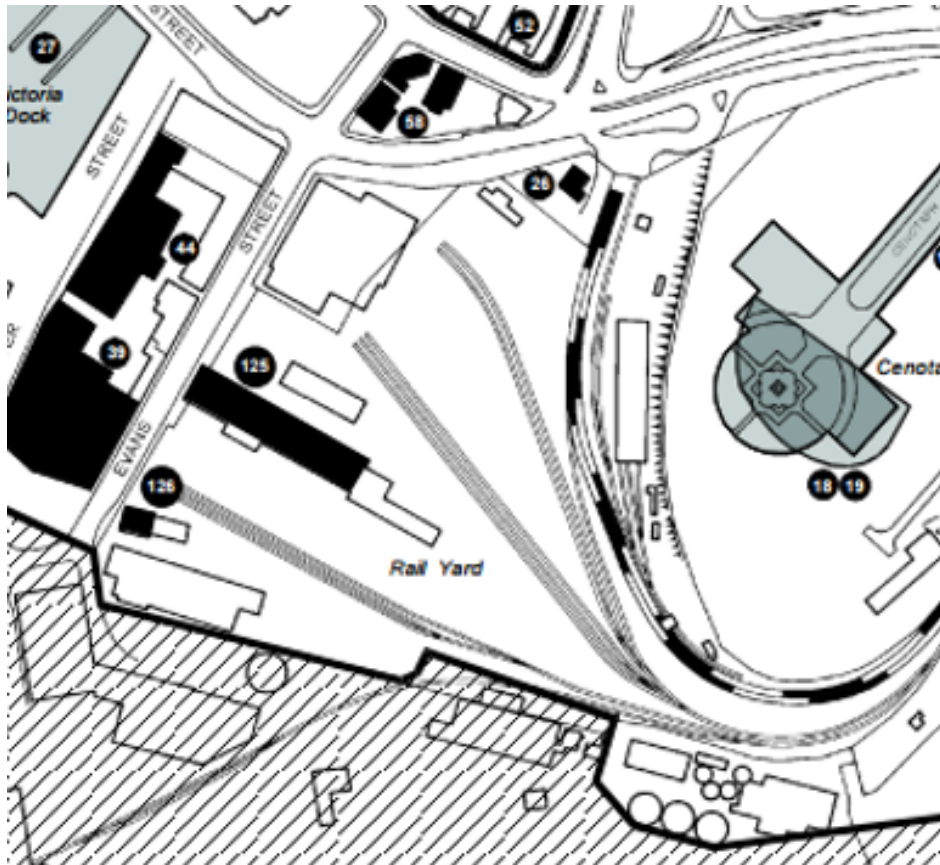


Figure 11 - Places of Cultural Significance (Figure SCPS)

Under Clause 22.5.2, the remainder of the SDP site is exempt from Section 22.5 Building or Works on Land Not included in Table 1.

Buildings and works which involve excavation of land within the 3 listed places or area 12 shown on Figure 5a need to either be supported by:

- A statement by a qualified archaeologist that either the site has been surveyed and not found to be of archaeological significance or that the nature of the 'building and works' will not result in destruction of any aspects of items of archaeological significance (Permitted under Clause 22.6.4) or
- Have regard to the recommendations of an Archaeological Sensitivity Report (Discretionary under 22.6.5)

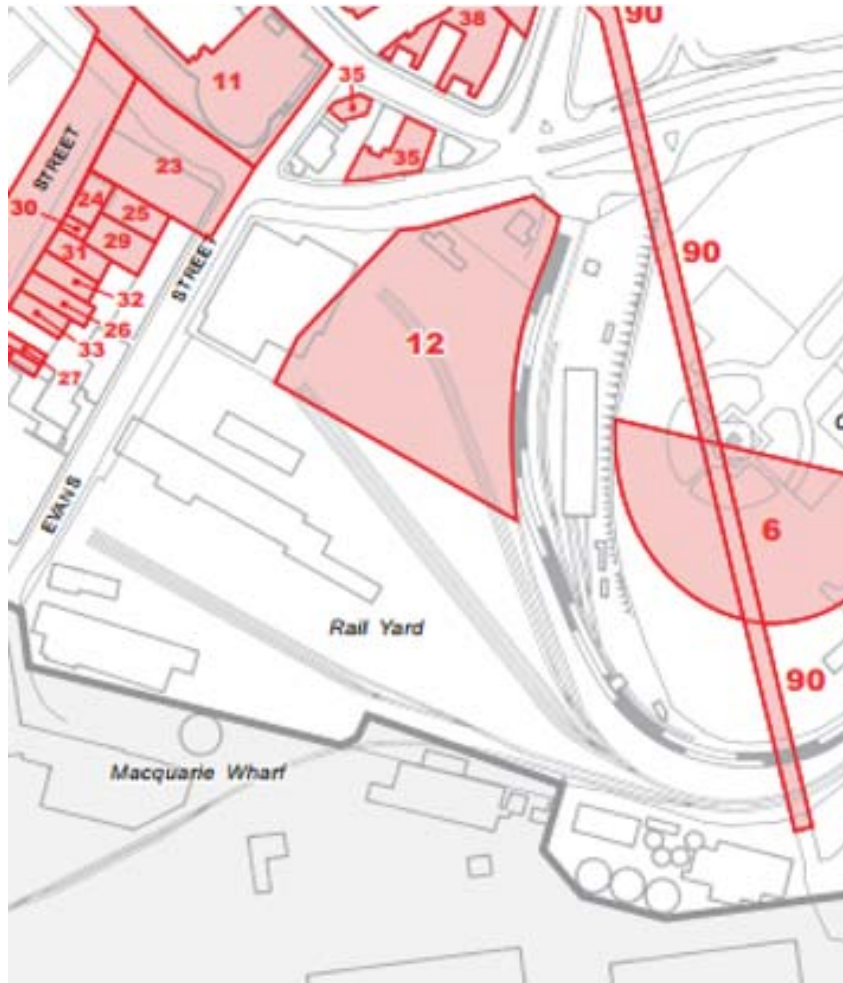


Figure 12 - Places of Archaeological Sensitivity (Figure 5a SCPS 1997)

#### **Schedule 2 – Urban Form**

Buildings within the Site are exempt from this Schedule under Clause 23.4iii. No amendments are required to this Schedule.

#### **Schedule 3 – Public Urban Space**

All buildings and works on the Site are exempt from this Schedule under Clause 24.2A. No amendments are required to this Schedule.

#### **Schedule 4 – Signs**

The signage provisions of this Schedule will continue to apply to the Site.

No amendments are required to this Schedule.

#### **Schedule 5 – Traffic, Access and Parking**

The reset masterplan maintains the same access, parking and movement principles as the former master plan. Some minor amendments are required to the Objectives for Traffic, Access and Parking in Activity Area 3 under Section 26.3 to update feature references to reflect the reset masterplan terms.

#### **Schedule 6 – Subdivision**

Under Clause 27.3.1 Subdivision within the 'Macquarie Point Site Development Plan' in clause 32 under Part F of the Scheme is 'exempt' from this schedule.

No Amendments are required to this Schedule.

#### **Schedule 7 – Demolition**

Demolition of buildings or works other than the 3 heritage listed places are exempt from this Schedule under Clause 28.4.1.

Under Clause 28.8.2 demolition (including partial demolition) involving a heritage listed place is to be supported by a Conservation Plan or report that the building (part of the building) does not have heritage value.

No amendments are required to this Schedule.

#### **Schedule 8 – Environmental Management**

No amendments are required to this Schedule.

#### **Schedule 9 – Telecommunications Infrastructure**

No amendments are required to this Schedule.

## **6. Strategy**

### **6.1 Southern Tasmania Regional Land Use Strategy**

The Southern Tasmania Regional Land Use Strategy (Strategy) sets the strategic direction for Southern Tasmania, to facilitate and manage change, growth and development within Southern Tasmania over the next 25 years. The Strategy is considered comprehensively in the Assessment of Market Impacts prepared by AEC Group that was submitted by the Corporation in support of the 2015 Planning Scheme amendments.

The overarching vision for Southern Tasmania in accordance with the Strategy is:

*“A vibrant, growing, liveable and attractive region, providing a sustainable lifestyle and development opportunities that build upon our unique natural and heritage assets and our advantage as Australia’s southern most region”*

The Strategy goes further to define the vision by setting out ten strategic directions to support the vision. Of particular relevance to Macquarie Point are the following strategic directions:

- Strategic Direction 2: Historically Managing Residential Growth;
- Strategic Direction 8: Supporting Strong and Healthy Communities;
- Strategic Direction 9: Making the Region Nationally and Internationally Competitive; and
- Strategic Direction 10: Creating Liveable Communities.

In order to deliver the vision and strategic directions the Strategy defines fourteen regional policies. The strategic directions identified above are tied to each of the regional policies set out below:

- Tourism;
- Strategic Economic Opportunities;
- Activity Centres; and
- Settlement and Residential Development.

Each policy is described below specifically having regard to its relevance to the site.

#### **Tourism**

This policy states that tourism has grown substantially in Tasmania in recent years. It notes that land use planning and its outcomes have numerous impacts upon the tourism industry and the degree to which Planning Schemes provide flexibility to ensure that the tourism industry can be innovative and respond to demand and the market. The policy sets out a number of tourism policies. Those of particular relevance are:

- *T1.5 Provide flexibility within commercial and business zones for mixed use developments incorporating tourism related use and development.*
- *T1.6 Recognise, planning schemes may not always be able to accommodate the proposed tourism use and development due to its innovative and responsive nature.*
- *T1.7 Allow for objective site suitability assessment of proposed tourism use and development through existing non-planning scheme based approval processes (43A application).*

The reset masterplan envisages some tourism use to be part of the development i.e. hotel, retail and as the policy highlights, flexible zoning controls are important for mixed use developments which contain tourism uses.

### **Strategic Economic Opportunities**

This policy recognises that Southern Tasmania is well placed to take advantage of its location, size, accessibility, and its history as a hub for research, creativity and learning. The policy sets out the following:

- *SEO 1.1 Protect the following key sites and areas from use and development which would compromise their strategic economic potential through planning scheme provisions: a) Hobart Port (including Macquarie and Princes Wharves) b) Macquarie Point rail yards; and c) Princes of Wales Bay marine industry precinct;*
- *SEO 1.2 Include place specific provisions for the Sullivans Cove area in the planning scheme.*

In line with the policy, the reset masterplan and amendments to the SDP have been prepared with a particular emphasis on the unique qualities of the site, revealing its history, its strategic potential as a mixed-use precinct and protecting the operation of the Port of Hobart.

### **Activity Centres**

The policy states that Activity Centres provide the focus for services, employment, and social interaction in cities and towns. They provide a broader function than just retail and commercial centres. They are also community meeting places, centres of community and government services etc. The policy sets out an Activity Centres Network noting the 'pre-eminence' of the Hobart CBD as the centre for public administration, financial services and commerce for the region and the State as a whole.

### **Settlement and Residential Development**

This policy states the importance of the location, form, type and density of residential development. The policies of relevance include:

- *SRD.1 Provide a sustainable and compact network of settlements with Greater Hobart at its core that is capable of meeting projected demand.*
- *SRD 1.5 Ensure land zoned residential is developed at a minimum of 15 dwellings per hectare (net density).*
- *SRD.2 Manage residential growth for Greater Hobart on a whole of settlement basis and in a manner that balances the needs for greater sustainability, housing choice and affordability.*



- *SRD 2.1 Ensure residential growth for Greater Hobart occurs through 50% infill development and 50% greenfield development.*
- *SRD 2.7 Distribute residential infill growth across the existing urban areas for the 25 year planning period:*
  - *Glenorchy LGA - 40% (5,300 dwellings);*
  - *Hobart LGA - 25% (3,312 dwellings);*
  - *Clarence LGA - 15% (1,987 dwelling);*
  - *Brighton LGA - 15% (1,987 dwellings); and*
  - *Kingborough LGA - 5% (662 dwellings).*
- *SRD 2.9 Encourage a greater mix of residential dwelling types across the area with a particular focus on dwelling types that will provide for demographic change including an ageing population.*

The reset masterplan provides a greater civic or public use focus for the site. It places less emphasis on residential use and development opportunities on the site. It is considered that the improved civic amenity offered by the development of Macquarie Point will continue to support inner city living and urban consolidation in and around Hobart's CBD.

## 6.2 Hobart 2025 Strategic Framework

The Hobart 2025 Strategic Framework (Strategic Framework) sets the strategic direction for Hobart to 2019, its overarching vision is that it:

- *offers opportunities for all ages and a city for life;*
- *is recognised for its natural beauty and quality of environment;*
- *is well governed at a regional and community levels;*
- *achieves good quality development and urban management;*
- *is highly accessible through efficient transport options;*
- *builds strong and healthy communities through diversity, participation and empathy; and*
- *is dynamic, vibrant and culturally expressive.*

The Strategic Framework sets out seven Future Direction Areas and associated desired outcomes listed below that can be furthered through the development of Macquarie Point:

### **FD1 – offers opportunities for all ages and a city for life**

- *FD1.1. Opportunities for education, employment and fulfilling careers and retaining young people*
- *FD1.2. Lifestyle that will encourage all ages to see the city as a desirable location and lifelong home*

### **FD2 – is recognised for its natural beauty and quality of environment**

- *FD2.1. The natural beauty of Mount Wellington, the Derwent River, bushland surrounds and foreshore locations is highly valued.*
- *FD2.2. Community connection to the natural environment through the protection of views, vistas, access and linkages is enhanced.*

- *FD2.3. The physical environment has been conserved in a way that ensures we have a healthy and attractive city.*
- *FD2.4. Better understanding of climate change and its potential effect on the natural and built environment and strategies developed.*

**FD3 – is well governed at a regional and community level**

- *FD3.1. An integrated approach to the planning and development of the wider metropolitan region.*
- *FD3.2. Partnerships with governments, the private sector and local communities in achieving significant regional, city and community goals.*
- *FD3.3. Development of technologies that give young people opportunities to contribute to planning and development in the city*

**FD4 – achieves good quality development and urban management**  
**FD4.1. The city remains unique in its own right, protecting its built heritage and history.**

- *FD4.2. Quality development with the principles of sustainable cities and the reduction of ecological impacts pursued.*
- *FD4.3. Access to the waterfront, foreshores, public and open spaces is valued.*
- *FD4.4. The city continues to enjoy the benefits of scale and proximity*

**FD5 – is highly accessible through efficient transport systems**

- *FD5.1. Convenience and accessibility through the greater use of transport alternatives and an effective road and travel network.*
- *FD5.2. An integrated approach to transport planning within the city and across the wider metropolitan region.*

**FD6 – builds strong and healthy communities through diversity, participation and empathy**

- *FD6.1. A spirit of community.*
- *FD6.2. Diversity is valued and there is participation by all in their community.*
- *FD6.3. A friendly and compassionate society.*
- *FD6.4. A safe and healthy city.*

**FD7 – is dynamic, vibrant and culturally expressive**

- *FD7.1. A destination of choice and a place for business.*
- *FD7.2. Clever thinking and support for creativity will help build a strong economic foundation.*
- *FD7.3. Entertainment, arts and cultural activities promote the distinctive character of the city and lifestyle opportunities, and strong communities will ensure a vibrancy and way of life that is Hobart.*

## 6.3 Public Spaces and Public Life – A City with People in Mind, Gehl Architects

The objective of the study was to create a stronger coherence between the life in the city and planned or existing building structures. The study made the following recommendations with regard to the development of the Macquarie Point site:

**Supplement to the city**

- *investigate how Hobart Railyards can supplement Hobart.*



- *what is Hobart lacking at the moment?*
- *how can Hobart Railyards be a valuable addition to the existing and what special qualities should it hold?*
- *links with the surroundings.*
- *ensure strong connections with the rest of the city centre and Queens Domain.*
- *walking, cycling and transport links are of high importance.*
- *ensure a high level of continuation of existing street grids and urban pattern.*
- *improve Evans Street and Davey Street as important interfaces and links to the city.*
- *given the extraordinary location of Hobart Railyards, the waterfront should be celebrated by an urban formulated public space relating to its highly urban situation.*

### **Multifunctional mix of use**

The buildings at the Macquarie Point site ought to hold a multifunctional mix of use, within the buildings and within the individual quarters;

- *ensure passive surveillance by placing residences low and in close contact with public space;*
- *build low and dense and avoid tall buildings creating problems at the micro-climatic level.*

The proposed mix of uses, reduced building envelopes, public spaces and connectivity with the CBD under the reset masterplan and the proposed amendments are highly consistent with these objectives.

## **7. Land Use Planning and Approvals Act 1993**

### **7.1 Land Use Conflicts**

The proposal as far as practicable avoids the potential for land use conflicts with use and development permissible under the Planning Scheme applying to the adjacent area. The three pertinent issues are the interface with the working port, the potential for environmental harm to surrounding uses from the WWTP and the potential for land use conflict between residential and visitor accommodation uses and the use of Macquarie Point for major public events.

#### ***The port interface***

As a working port, the Macquarie Point Wharves precinct of the Port of Hobart generates a number of typical external impacts from day-to-day operations such as: loading and unloading vessels, warehousing operations, general cargo handling equipment and from operational movements through the port precinct from heavy vehicles. Impacts include air emissions, noise (and vibration), dust, waste, truck traffic, lighting, handling of dangerous goods risks and typical bio-security risks from overseas commercial vessels.

The proposed amendments maintain the provisions of the Planning Scheme that manage the port interface and ensure that future use and development does not compromise the operation of the Port of Hobart. To protect the operations of the port the non-sensitive use buffer of the Arts and Institutional Activity Area (existing Commercial and Institutional Area) will be maintained and Desired Future Character Statements are included in the SDP at clause 32.3.5, along with standards at clauses 32.6.2 and 32.7.1 for both sensitive and non-sensitive uses in specific areas along, or in close proximity to, the port boundary.

The SDP also includes a number of 'Matters to be Considered' at clause 32.4 to allow conditions to be imposed on use and development in certain circumstances, where the Council must consider:

- *The suitability of proposed development to achieve satisfactory levels of safety and amenity of occupants including the avoidance of vulnerability to noise, air, vibration and lighting impacts from the Port of Hobart;*
- *The impact on the operation of the Port of Hobart;*
- *Protection of public infrastructure and the environment;*
- *The impact of development on an operational transport corridor connecting to the north of the site.*

The reset masterplan will not alter the port protection measures under the existing Planning Scheme.

#### **WWTP**

It is proposed to amend clause 32.14.6 to remove the considerations for non sensitive uses.

As discussed in Section 4.6 above, the existing Clause 32.14.6 was determined by the TPC based on evidence before it at the time of the hearings for the 2/2015 Amendments in 2016. At that time all evidence was on a 'desktop basis' only.

Subject to Dr Carter's report the Minister can be satisfied that the proposed amendments to Clause 32.14.6 will as far as practicable, avoid the potential for land use conflicts between the WWTP, while it continues to operate, and the use and development permissible under the Planning Scheme.

#### **Residential use and major public events**

The proposal includes a new matter for consideration under Clause 32.4 and amendments to Clause 32.6.2 to apply more generally to Residential and Visitor Accommodation Uses throughout the site in order to protect residential amenity and reduce the potential for land use conflict with the working port and the use of the site as a major public event space.

## **7.2 Impact of the Amendment on the Region as an Entity**

The proposed amendments reset the spatial arrangement of mixed use redevelopment of the site and will have an overwhelmingly positive impact on the Hobart CBD, and Southern Tasmania in general. These considerations are assessed in the updated market impact statement prepared by ACE Group.

## **7.3 State Policies**

The following State Policies are made under the State Policies and Projects Act 1993:

- State Policy on the Protection of Agricultural Land 2009;
- State Policy on Water Quality Management 1997; and
- Tasmanian State Coastal Policy 1996.

The National Environmental Protection Measures are automatically adopted as State Policies under the State Policies and Projects Act 1993.

- State Policy on the Protection of Agricultural Land 2009;
- State Policy on Water Quality Management 1997;
- Tasmanian State Coastal Policy 1996; and
- National Environmental Protection Measures (NEPMS).

The following section examines the State Policies as they apply to this amendment.

### 7.3.1 State Policy on the Protection of Agricultural Land 2009

The purpose of the State Policy on the Protection of Agricultural Land 2009 is:

*“to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land”.*

#### Comment

This Policy is not relevant to the proposal.

### 7.3.2 State Coastal Policy 1996

The following desired Outcomes of the State Coastal Policy 1996 are considered most relevant to the proposed amendments:

#### *Coastal Uses and Development*

*2.1.4. Competing demands for use and development in the coastal zone will be resolved by relevant statutory bodies and processes, in particular the Land Use Planning Review Panel, the Resource Management and Planning Appeal Tribunal and the Marine Farming Planning Review Panel. Planning schemes, marine farming development plans and other statutory plans will provide guidance for resource allocation and development in accordance with this Policy.*

#### *Transport*

*2.5.5. The multiple use of port areas will be encouraged but priority will be given to efficient port operations and safety requirements subject to cultural, natural and aesthetic values not being compromised.*

#### Comment

The reset masterplan relates to Stage 1 of the Tasmanian Government’s reset and does not involve port land. As discussed above the amendments maintain the port protection measures of the existing Planning Scheme and will prioritise efficient port operations and safety requirements while also being respectful of cultural, natural and aesthetic values.

The proposal is considered consistent with these Outcomes and the State Coastal Policy.

### 7.3.1 State Policy on Water Quality Management 1997

The State Policy on Water Quality Management is concerned with achieving ‘sustainable management of Tasmania’s surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania’s Resource management and Planning System’.

#### Comment:

The proposed amendments continue to allow for suitable stormwater treatment to be incorporated in future development as required by the Planning Scheme and as described in the accompanying updated infrastructure assessment prepared by Pitt & Sherry. Such measures will ensure the long-term quality of stormwater runoff is efficiently managed to protect water quality in accordance with this Policy.

## 7.4 National Environment Protection Measures

The National Environmental Protection Measures relate to:

- ambient air quality;
- ambient marine, estuarine and fresh water quality;

- protection of amenity in relation to noise;
- general guidelines for assessment of site contamination;
- environmental impacts associated with hazardous wastes; and
- re-use and recycling of used materials.

**Comment:**

The proposal maintains the existing Environmental Management provisions under section 32.14 of the SDP and Schedule 8 of the Planning Scheme to manage emissions and water quality consistent with the above Measures as far as they are relevant.

## 7.5 Southern Tasmania Regional Land Use Strategy

The Southern Tasmania Land Use Strategy 2010-2035 (STRLUS) sets the strategic direction for southern Tasmania and espouses various policies to achieve its strategic objectives. The implications of the STRLUS have been considered in the accompanying assessment of market impacts prepared by AEC Group.

The proposed amendments are consistent with these objectives and policies in the following respects:

- They will implement an updated master plan for the site that has been prepared with regard to issues of urban amenity, economic development, accessibility, urban design and pedestrian movement;
- tourism land uses will continue to be incorporated as permitted uses;
- the historical significance of the Site is emphasised through the protection of the Goods Shed, Red Shed, Royal Engineers building and setting of the Cenotaph through the Cultural Heritage Schedule and proposed siting and height standards, as well as identification of the original shoreline and railway Round House through the Development Framework;
- there will be some potential for residential use to contribute to overall housing diversity and residential infill targets in Hobart;
- development of the site under the amended SDP will continue to contribute to improving Hobart's international relations and recognition, in line with the Hobart Strategic Plan (2014-2019);
- the reset masterplan configuration will strengthen connections with the Hobart CBD as the primary activity area for Tasmania, the region and the Greater Hobart metropolitan area in terms of business, leisure, entertainment and tourism services.

### Schedule 1 of the Land Use Planning & Approvals Act 1993

The Minister must be satisfied that the proposal furthers the requirements of the Objectives set out in Schedule 1 of the Land Use Planning and Approvals Act 1993. The objectives in Schedule 1 and their relevance to this amendment are addressed below.

#### 7.5.1 Schedule 1 Part 1

*(a) To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;*

**Comment**

The amendment promotes the objectives for sustainable development of land through careful design and implementation of an agreed objective for a mixed use precinct at this location that will support the environmental benefits of urban consolidation and multi-modal transport accessibility. The environmental management provisions of the Planning Scheme will continue to apply.

*(b) To provide for the fair, orderly and sustainable use and development of air, land and water;*

**Comment**

The site has been identified by the existing and previous Governments for redevelopment as a mixed use precinct in accordance with the requirements of the MPDC Act. The proposed rearrangement of the layout of the existing SDP is supported by analysis and consideration of strategic implications including impacts on the CBD and Port of Hobart. The proposal is considered to be entirely consistent with this objective.

*(c) To encourage public involvement in resource management and planning;*

**Comment**

Following the public release and Government endorsement of the Mona's Vision, the Corporation has actively engaged with close to 20 consultative groups across a range of stakeholders at each stage of the reset to provide opportunities for input in the preparation of the reset masterplan. The proposed planning scheme amendment process will include further opportunities for public participation.

*(d) To facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c) above.*

**Comment**

For the reasons set out above and throughout this report and accompanying assessments, the proposal is considered consistent with these objectives.

*(e) To promote sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.*

**Comment**

The proposed reset masterplan has been prepared in consultation with State Agencies, utility providers, Council and industry and supports the attainment of this objective.

## 7.5.2 **Schedule1 Part 2**

*(a) To require sound strategic planning and co-ordinated by state and local Government;*

**Comment**

The proposal is consistent with the relevant land use strategies.

*(b) To establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land;*

**Comment**

The SDP will continue to manage future use and development on this site and is consistent with this objective.

*(c) To ensure the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land;*

**Comment**

The environmental values of the land and the potential impacts of development under the reset masterplan have been assessed in detail as set out throughout this report and accompanying assessments.

*(d) To require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional, and municipal levels;*

**Comment**

The development of Macquarie Point under the reset masterplan will continue to represent a significant social, environmental and economic benefit at both the local and State levels and is consistent with this objective.

*(e) To provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals;*

**Comment**

The proposal does not conflict with this objective.

*(f) To secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania;*

**Comment**

The reset masterplan aims to create a high quality environment in a landscaped setting of exceptional amenity within close proximity to surrounding services.

*(g) To conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;*

**Comment**

The amendments maintain the heritage listing and protection considerations under Schedule 1 of the Planning Scheme. The amended building envelopes will reduce the height and massing allowed under the existing SDP and will therefore have a lesser impact on the context of existing heritage features.

*(h) To protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;*

**Comment**

The amendment is supported by updated analysis by Pitt & Sherry that confirms the capacity of current infrastructure and utilities to cater to the predicted development.

*(i) To provide a planning framework which fully considers land capability;*

**Comment**

The proposal does not conflict with the attainment of this objective.

## Conclusion

The proposed amendments translate the reset masterplan as amendments to the Macquarie Point Site Development Plan under Section 32 of the Planning Scheme.

This assessment demonstrates that the proposed amendments remain consistent with the strategic principles of the Sullivans Cove Planning Scheme 1997 and meet all statutory requirements under the former provisions of LUPAA and the MPDC Act.

**Appendix A**  
**Draft Amendment**