

Macquarie Point Multipurpose Stadium

Public Hearing Technical Note

Technical Note Number	11
Subject	Site Remediation
Date	8 July 2025

1. Background

- 1.1 On 27 June 2025, during the course of Mr Kim Evans' presentation to the Panel, there was questioning by the Panel about the status of the remediation of the Macquarie Point site (**Site**) and the extent to which the Environment Protection Authority (EPA) was satisfied with the information that has been furnished to it in this regard.
- 1.2 This Technical Note 11 provides an overview of the remediation of the Site and the statutory remediation process in place.
- 1.3 This Technical Note has been reviewed by the EPA who has advised that it is comfortable with its content noting that it is consistent with the assumptions at paragraph 17 (1) and (2) as provided in EPA's submission the Commission dated 1 July 2025. The EPA is not seeking, nor has it requested, any further information from the proponent on the remediation of the site at this point in time.
- 1.4 Detailed information can be found in reports previously submitted to the Commission which are listed below:
 - (a) Site Remediation Strategy¹ Update 2024, dated 17 June 2024 prepared by AECOM. This report provides a summary of environmental works completed at the Site, details of potential future requirements (including potential remediation requirements), and implications associated with residual contamination at the Site (e.g. handling and management of contaminated material during construction activities).
 - (b) Preliminary results of Acid sulphate investigation,² dated 2 August 2024, prepared by AECOM;
 - (c) Site Environment Management Plan,³ dated 22 October 2021, prepared by AECOM, which identifies known areas of contamination, and provides an overview of appropriate management measures to address potential human health and environmental risks associated with subsurface contamination and to maintain compliance with relevant environmental management requirements and related safety management requirements.
 - (d) Environmental Auditor Opinion,⁴ dated 30 January 2025, which sets out the opinion of David Lam, appointed auditor, on the adopted approach to assessment and remediation of the land and groundwater at the Site; and

¹ https://www.planning.tas.gov.au/_data/assets/pdf_file/0007/781297/Appendix-V-Site-Remediation-Strategy-Update-2024-AECOM-17-June-2024.PDF

² https://www.planning.tas.gov.au/_data/assets/pdf_file/0003/781311/Appendix-KK-Preliminary-Results-of-Acid-Sulphate-Investigation-AECOM-2-August-2024.PDF

³ https://www.planning.tas.gov.au/_data/assets/pdf_file/0010/781309/Appendix-LL-Site-Environment-Management-Plan-AECOM-22-October-2021.PDF

⁴ https://www.planning.tas.gov.au/_data/assets/pdf_file/0010/798724/Annexure-U-Tetra-Tech-Coffey-Environmental-Auditor-opinion-30-January-2025.PDF

(e) AECOM's response to Further Information Request from the TPC.⁵

2. Remediation framework

- 2.1 For almost 200 years, the Site has had many, predominately industrial, uses. It has been used at various times as a farm, abattoir, lumber yard, gas works, cold store, goods storage, rubbish disposal, military site, and freight and railyards. As a result, the Site's soil and groundwater was heavily polluted with fuels, heavy metals and other dangerous contaminants.
- 2.2 In recognition of that the Site will be redeveloped for sensitive, non-industrial uses, Section 39F of the MPDC Act establishes a process to remediate the Site.
- 2.3 The MPDC Act was amended in 2015 to include s 39F to provide a formal framework to undertake environmental auditing of the required remediation and de-contamination of the Site.
- 2.4 Section 39F(1) provides that '*Redevelopment of a part of the site may not occur until an accredited environmental auditor has certified that the remediation of the part of the site has occurred to a standard that is satisfactory for the purposes of the proposed redevelopment.*'
- 2.5 Subsections (2) to (6) of s 39F set out the process by which the Director, EPA may accredit an environmental auditor for the purpose of s 39F(1):

(2) For the purposes of subsection (1), an accredited environmental auditor is a person who is accredited under subsection (3).

(3) The Director, within the meaning of the Environmental Management and Pollution Control Act 1994, may accredit a person as an environmental auditor for the purposes of this section.

(4) The Director may only accredit a person as an environmental auditor for the purposes of this section if the Director is satisfied that the person has the necessary qualifications and experience to determine whether the remediation of all or part of the site has occurred to a standard that is satisfactory for the purposes of the proposed redevelopment.

(5) The Director may accredit a person under subsection (3) on the conditions the Director thinks fit and specifies on the instrument of accreditation in relation to the person.

(6) The Director may revoke the accreditation of a person as an environmental auditor under subsection (3) if the person has failed to comply with a condition of his or her accreditation.

- 2.6 In summary, the MPDC Act specifies that land at Macquarie Point can only be developed once that land has been provided with a formal certification by an environmental auditor, accredited by the Tasmanian Director of the Environmental Protection Authority. Upon certification, the auditor issues a Site Suitability Statement which provides that the land is safe for its intended use and development.
- 2.7 The framework in s39F provides a legislative requirement for remediation. This is a unique requirement to the Macquarie Point site that does not apply to any other site in Tasmania.
- 2.8 At the request of the EPA these requirements have been replicated in the proposed permit, in condition R1 of Schedule 5. Condition D1 in Schedule 5 also requires design compliance with the Auditors Site Suitability Statement. This ensures the established remediation framework for the site will continue regardless of any potential implications of the project being declared a Project of State Significance and the application of section 19 of the *State Policies and Projects Act 1993*.

⁵ https://www.planning.tas.gov.au/_data/assets/pdf_file/0008/798722/Annexure-S-AECOM-Australia-environmental-condition-of-the-site-31-January-2025.PDF

3. Current status of remediation

- 3.1 Physical Site remediation is substantially complete, and Site investigations have been undertaken to support future design and development onsite.
- 3.2 Remediation work has been undertaken in stages across seven distinct areas of the Site, allowing for progressive certification as remediation occurs.
- 3.3 Four areas of the Site have been issued a Site Suitability Assessment. Audit Areas 3 (part), 5 (part) and 6 have been remediated and are currently being reviewed by the Environmental Auditor. A plan illustrating these areas is shown at **Attachment 1**. These are expected to be finalised by the end of 2025.
- 3.4 The remaining remediation required is the removal of a historic diesel pipeline at a small section of land (Audit Area 4 East), which will form part of the Northern Access Road and will be managed through that scope of works. This area is not within the stadium footprint. A summary of the status of the Site Suitability Statements for the site is provided at **Attachment 2**.
- 3.5 The Environmental Auditor Opinion provided to the Panel notes: *'At this time, there is no obvious impediment to the Site being able to be remediated, and residual contamination managed, in a way that allows the proposed development to occur'* and that *'The overall approach and process to remediation and management is reasonable'*.
- 3.6 Site Suitability Statements issued prior to the development of the Mac Point Precinct Plan⁶ will be revised by the environmental auditor, including considering the specific uses outlined in the stadium designs, which provide more detail on use. The review will include consideration of the latest soil, groundwater and soil vapour sampling data.
- 3.7 This includes the area queried by the Tasmanian Conservation Trust on 7 July 2025 where an underground car park was proposed in a previous master plan, which is part of the current project site (as shown in **Attachment 1**).
- 3.8 The Site Environment Management Plan is also being updated to reflect relevant details from the updated information and plans, such as the proposed garden and planting design and requirements for management of future tree removal.
- 3.9 After reviewing the latest data and proposed use, the environmental auditor will then either issue addendums to the existing Site Suitability Statements, or an overarching statement on the updated usage. This is expected to be completed later this year. An indicative opinion and advisory on this was issued to the Panel on 31 January as referenced at 1.4(d).
- 3.10 For the two areas within the stadium footprint that are awaiting Site Suitability Statements, the approach to the assessment and remediation have been done based on the use set out in the Mac Point Precinct Plan and will not require further certification.
- 3.11 To date, the Macquarie Point Development Corporation has:
 - (a) excavated 85,000 tonnes of contaminated soil;
 - (b) removed or beneficially reused 72,000 tonnes of soil;
 - (c) removed 2.3 million litres of contaminated groundwater;
 - (d) conducted nearly 2,000 soil samples and 175 groundwater wells;
 - (e) removed 1,400 spoil samples to confirm soil decontamination; and

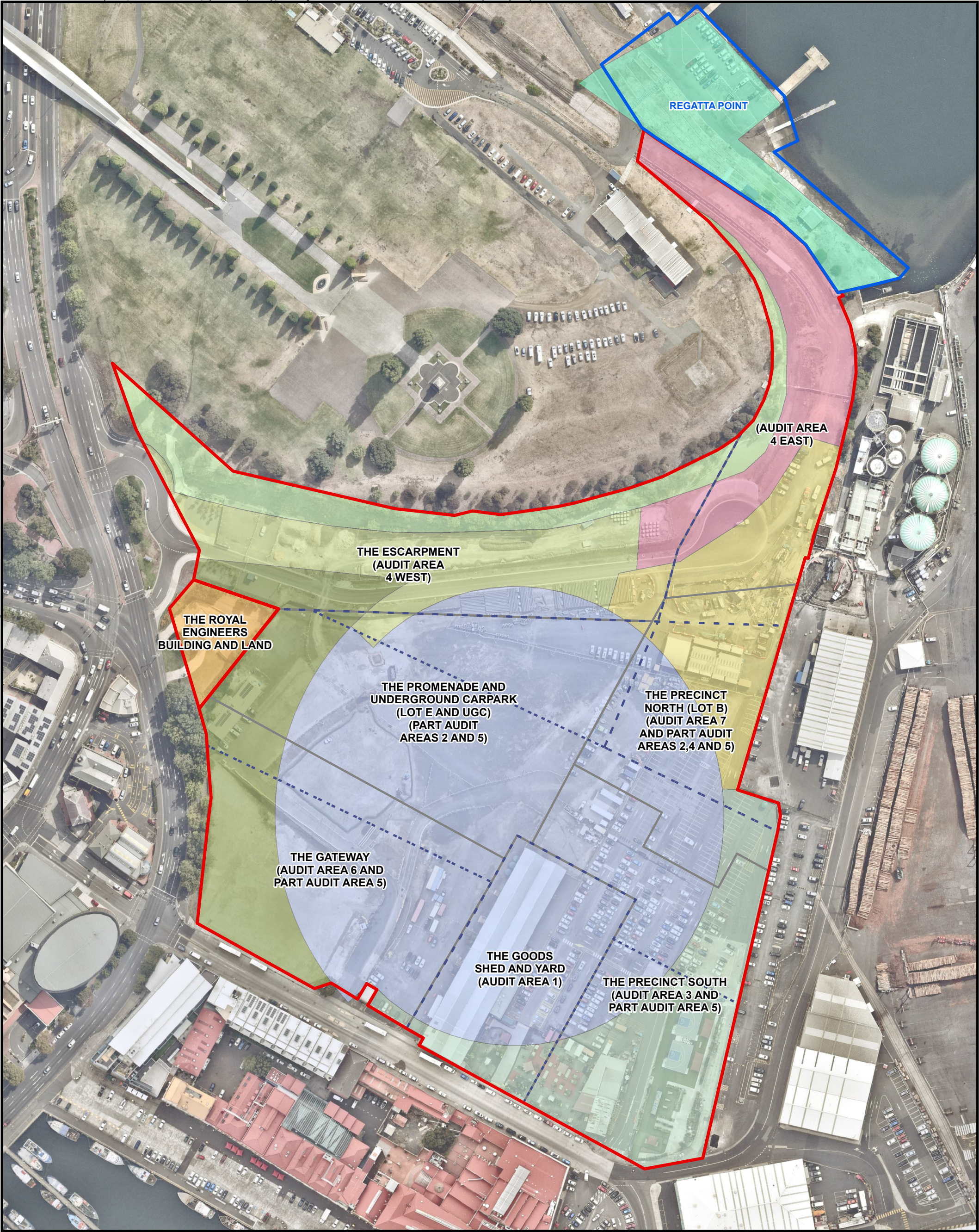
⁶ <https://www.macpoint.com/precinctplan>^d

- (f) removed nearly one kilometre of ageing oil and diesel pipelines, previously used by industry and the navy.

4. Remediation management

- 4.1 The management of contamination during construction will be addressed through the Construction Environmental Management Plan, including soil, acid sulfate soil and water management plans (see condition CN2 *Construction Environmental Management Plan* in Schedule 5 of the proposed permit conditions). Condition CN1 also requires construction in accordance with Auditor's Site Suitability Statement.
- 4.2 Based on the investigation and remediation undertaken to date, and the proposed measures secured through permit conditions, soil and groundwater contamination, acid sulfate soils and excavated material can be safely and appropriately managed.
- 4.3 Approximately 10 percent of the fill material that has been identified for excavation to facilitate the multipurpose stadium has been estimated to be 'level 3' material. The Proponent has been in direct contact with Southern Waste Solutions regarding its Copping facility, including facilitating a Site visit to confirm there is capacity to take the 'level 3' as well as other contaminated material from the Site. The meeting occurred on Thursday, 5 June 2025 at 12.30 at the waste management facility at Blue Hills Road, Copping Tasmania, and was attended by Macquarie Point Development Corporation staff, project management contractors and Southern Waste Solutions staff.
- 4.4 A plan is being developed outlining the opportunities for reuse of clean and appropriately treated fill onsite. This is required by condition CN2 2.1.3 of the proposed permit conditions. Disposal of the remaining material at appropriate facilities (including the Copping facility) as required. These plans will be developed further by the Proponent.

Attachment 1 – Plan illustrating the areas of the Site that have been remediated and are currently being reviewed by the Environmental Auditor



PROJECT ID 60321835 CREATED BY PK LAST MODIFIED PK 26 Jun 2025	AECOM www.aecom.com	Legend Regatta Point Boundary Current Assessment Area Boundary Previous Audit Area Boundary Site Boundary Proposed Future Land Use Aboriginal Culturally Informed Zone Residential Development and Public Foreshore Zone Paved area and extension to the Aboriginal Culturally Informed Zone Multipurpose Stadium and Associated Concourse Zone Complementary Integrated Mixed Use Zone Royal Engineers Building and Land Antarctic Facilities Zone Transport Corridor Vegetated Area	CURRENT AND HISTORIC ASSESSMENT AREA LAYOUT
DATUM GDA 1994, PROJECTION MGA ZONE 55 0 25 50 100 metres 1:1,800 (when printed at A3)			Macquarie Point Development Corporation Macquarie Point, Hobart, TAS
			Figure F1

Attachment 2 – Status of Site Suitability Statements (as at June 2025)

Site Area	Approx. Area (ha)	Site Suitability Statement or Remaining Actions and Activities
The following Site Suitability Statements have been issued:		
The Goods Shed and Yard (Audit Area 1)	0.86	Status – Issued (complete) <i>Site Suitability Statement: Macquarie Point Development Project - Audit Area 1, Evans Street, Hobart, issued by Tetra Tech Coffey Pty Ltd on 4 June 2019¹</i> <i>Contaminated Land Audit Report – Macquarie Point Development Project – Audit Area 1, issued by Tetra Tech Coffey Pty Ltd on 5 June 2019</i>
The Escarpment (Audit Area 4 West)	1.68	Status – Issued (complete) <i>Contaminated Land Audit Report – Macquarie Point Development Project – Audit Area 4 West, issued by Tetra Tech Coffey Pty Ltd on 24 September 2020</i>
The Promenade and Underground Carpark (Lot E and UGC)	1.73	Status – Issued (complete) <i>Contaminated Land Audit Report – Macquarie Point Development Project – Lot E and Underground Carpark, issued by Tetra Tech Coffey Pty Ltd on 23 July 2021</i>
The Precinct North (Lot B)	1.04	Status – Issued (complete) <i>Contaminated Land Audit Report – Macquarie Point Development Project – Lot B, issued by Tetra Tech Coffey Pty Ltd on 22 November 2021</i>
These areas are relevant to the project and are currently being reviewed by the Environmental Auditor:		
The Precinct South	1.40	Actions: Physical remediation – Complete: no remaining remediation actions identified. Clean-Up to Extent Practicable (CUTEP) report – In progress – Initial report has been issued to the Auditor. Responses to Auditor queries are being compiled. Site Suitability Statement Issued – anticipated September 2025.
The Gateway	1.46	Actions: Physical remediation – Complete: no remaining remediation actions identified. Clean-Up to Extent Practicable (CUTEP) report – In progress – validation report has been submitted to the Auditor and additional investigation (soil vapour and groundwater) monitoring works are currently occurring to complete the submission of a CUTEP report. Site Suitability Statement Issued – anticipated December 2025.
Outside of the Stadium footprint		
Audit Area 4 East	1.20	Actions: Physical remediation – pending: the northern portion of a remnant fuel pipeline; and Buried Asbestos Containing Material (ACM) in the western portion of the area which has been temporarily capped with concrete to prevent disturbance or incidental contact, requires removal during the development of the Northern Access Road. .