

Macquarie Point Multipurpose Stadium

Public Hearing Technical Note

Technical Note Number	3
Subject	Precinct Plan
Date	29 June 2025

1. Background

- 1.1 On 25 June 2025, during the course of the Proponent opening its case, the Proponent described the Mac Point Precinct Plan August 2024 (**Plan**) which is the Site Master Plan (**SMP**) for the purpose of s 37 of the *Macquarie Point Development Corporation Act 2012* (Tas) (**MPDC Act**). The Proponent undertook to set out some details in writing.
- 1.2 This Technical Note 3 responds to the issues raised in the following manner:
- (a) identifying relevant provisions of the MPDC Act;
 - (b) analysing s 37 of the MPDC Act;
 - (c) establishing the framework surrounding the SMP; and
 - (d) treatment of the Plan as a SMP.

2. MPDC Act

- 2.1 The MPDC Act establishes the Macquarie Point Development Corporation (**Corporation**), the principal objectives of which, at s 6, relevantly include:
- (b) *to plan, facilitate and manage the redevelopment of the site so as to ensure that the site –*
 - (i) *is redeveloped as a vibrant and active area, with a mix of uses, that connects with and complements adjacent areas within Hobart; and*
 - (ii) *encourages inner-city living; and*
 - (iia) *encourages pedestrian and bicycle traffic; and*
 - (iib) *allows for public transport; and*
 - (iic) *provides for public open space; and*
 - (iii) *is redeveloped so as to deliver sustainable social and economic benefits to Hobart; and*
 - (iv) *is redeveloped in accordance with sound planning, urban design and environmental principles; and*
 - (ba) *to plan, facilitate and manage temporary and longer-term use of the site;*
- 2.2 These objectives are reinforced by s 7 of the MPDC Act which sets out the functions of the Corporation.
- 2.3 Beyond these objectives and functions, and establishing the Corporation as a legal entity, the MPDC Act contains provisions in relation to:
- (a) staff of the Corporation;

- (b) powers and duties of the Directors and Staff; and
- (c) Directions, Plans, Property Instruments and Remediation.

2.4 It is clear from these purposes that the establishment of the Corporation is an organisational step to allocate responsibility for the delivery of substantial change to the development and land use of the precinct.

3. Section 37 of the MPDC Act

3.1 Section 37 of the MPDC Act provides:

- (1) *After consulting with the Board, the Minister, by notice in writing to the Board, may direct the Board to prepare a site master plan in respect of the site.*
- (2) *The site master plan is to include the following:*
 - (a) *a framework for the redevelopment of the site in accordance with the principal objectives of the Corporation;*
 - (b) *the major strategies the Board intends to use to facilitate the redevelopment of the site in accordance with that framework and the principal objectives of the Corporation.*
- (3) *The Board is to provide a copy of the site master plan to the Minister for approval.*
- (4) *The Minister may –*
 - (a) *approve the site master plan; or*
 - (b) *require the Board to amend the site master plan before approving it.*
- (5) *The Board may prepare an amendment of the site master plan at any time.*
- (6) *An amendment of the site master plan may take the form of a replacement site master plan.*
- (7) *An amendment of the site master plan takes effect when the Minister approves the amendment.*
- (8) *Except where the Minister otherwise approves, the Corporation must act in accordance with the site master plan for the time being in existence.*

3.2 'Site master plan' is relevantly defined to mean '*the site master plan prepared under section 37*'.

3.3 'Site' is defined to mean:

- (a) *the Macquarie Point land; and*
- (b) *any Crown land, in proximity to the Macquarie Point land, that is transferred by the Minister to the Corporation for the purposes of this Act; and*
- (c) *any land, in proximity to the Macquarie Point land, purchased by the Corporation for the purposes of this Act with the written approval of the Minister.*

4. Section 20 of the State Policies and Projects Act 1993 (SPP Act)

4.1 Section 20 of the SPP Act includes:

- (1) *Where an order under section 18(2) has been made, the Minister must give a written direction to the Commission to undertake an integrated assessment of the project of State significance, and the Commission must undertake an integrated assessment in accordance with the direction.*

4.2 The Ministerial Direction issued under s 20 of the SPP Act requires that

"...the Commission is to specifically consider the extent to which the project:

- *is consistent with and supports the urban renewal of the Macquarie Point site (as defined in the Macquarie Point Development Corporation Act 2012) as provided for in the Mac*

- 4.3 It is noted here that this Direction must be read in addition to the unstated but critical obligation that the TPC must provide its advice according to law.
- 4.4 Read together, the following prerequisites emerge in relation to the SMP:
- (a) the Minister must direct the Board of the Corporation to prepare the SMP in respect of the site;
 - (b) the SMP must include, but is not confined to, the matters set out in s 37(2);
 - (c) the Minister must approve the SMP pursuant to s 37(4); and
 - (d) in its integrated assessment, the Panel is to consider the extent to which the project is consistent with that SMP.
- 4.5 If a plan satisfies these requirements, irrespective of what it is called, it will be SMP for the purpose of the MPDC Act.
- 4.6 Under s 37(8) of the MPDC Act, the Corporation is then required to '*act in accordance with the site master plan for the time being in existence*'.
- 5. Precinct Plan**
- 5.1 On 9 May 2023, the Hon Guy Barnett MP, Minister for State Development, Construction and Housing (**Minister for State Development**), being the then Minister responsible for the MPDC Act¹ directed the Board of the Corporation, '*to develop a refreshed site plan, to be known as a Precinct Plan, under section 37*' of the MPDC Act (**Attachment 1**).
- 5.2 Subsequently, the Corporation established a project steering committee which oversaw the development of the Plan.
- 5.3 The Plan included:
- (a) a framework for the redevelopment of the site in accordance with the principal objectives of the Corporation; and
 - (b) the major strategies the Board intends to use to facilitate the redevelopment of the site in accordance with that framework and the principal objectives of the Corporation.
- 5.4 The Plan was approved by the then Minister for Sports and Events on 3 September 2024 (**Attachment 2**). Recommendations 4 and 6 of that approval clarify that the Plan was approved as a SMP under section 37 of the MPDC Act.
- 5.5 In these circumstances, the Plan satisfies the requirements for being the SMP for the purpose of the MPDC Act, namely:
- (a) there was a direction from the Minister responsible for the MPDC to prepare the Plan;
 - (b) the Plan includes:
 - (i) a framework for the redevelopment of the site in accordance with the principal objectives of the Corporation; and
 - (ii) the major strategies the Board intends to use to facilitate the redevelopment of the site in accordance with that framework and the principal objectives of the Corporation; and
 - (c) the Plan was approved by the Minister specifically under s 37 of the MPDC Act.

¹ In accordance with Part 25 of the [Administrative Arrangements Order 2023](#) (now rescinded).

6. The Plan is the SMP

- 6.1 In support of the above analysis, it is clear that the Plan has been accepted as the SMP approved under the MPDC Act.
- 6.2 By letter 3 September 2024, the Hon Nic Street MP, the Minister for Sports and Events provided the Hon Catherine King MP, the Commonwealth Minister for Infrastructure, Transport, Regional Development and Local Government with an update in respect of the Macquarie Point Precinct. This letter attached the Plan and referred to it as '*a Site Master Plan for the purposes of the Macquarie Point Development Corporation Act 2012.*' (**Attachment 3**).
- 6.3 In circumstances in which the SMP has been approved by the Minister and the Corporation is under a statutory duty to act in accordance with the SMP, it would be anomalous for an amendment to the relevant planning scheme not to be sought to align it with the SMP, otherwise the Corporation would encounter the predicament of having to act in accordance with the SMP, while there were inconsistencies to achieving this outcome in the planning scheme.
- 6.4 While the power for the Corporation under s 39G of the MPDC Act is not available in this instance, because it has previously been utilised, there is no impediment to an amendment proceeding under the 'usual process'.
- 6.5 In the present instance, there is no need for an amendment, because the process under the SPP Act both 'turns off' the planning scheme during its assessment and requires that the Tasmanian Planning Commission amend a planning scheme to remove any inconsistency between the scheme and the Order. It is noted that the Precinct Plan specifically refers to this process in respect of the Stadium.

7. Status of the Precinct Plan

- 7.1 Parliament has provided the authority to the Minister to declare a new vision for Macquarie Point through the development of a SMP. Through this mechanism, a new vision has been authorised for the site that includes, in stage 1, the construction of a Multipurpose Stadium.
- 7.2 The combined authority of the MPDC Act and SPP Act, in particular, the requirements of the Ministerial Direction, lead to the position that the Commission's task in undertaking its integrated assessment is not to decide *whether* a stadium should feature in the vision for this site. Rather, its task is to consider whether the stadium proposed delivers on the extant vision having regard to the environmental, social, economic and community issues relevant to the project.
- 7.3 There is no reasonable or rational basis for the Commission, in providing its advice, to avoid the status of the Precinct Plan, or its implications for the scope of advice sought.

Minister for State Development, Construction and Housing
Minister for Energy and Renewables
Minister for Veterans' Affairs

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Mr Brian Scullin
Chair
Macquarie Point Development Corporation

Dear Mr Scullin *Brian*

I write to you in relation to the future development of the Macquarie Point site and to request the Corporation's assistance in taking this forward.

The Tasmanian Government is pleased to have secured \$240 million from the Australian Government to support the development of an Arts, Entertainment and Sporting precinct at Macquarie Point. We are excited by the proposition this brings to transform Macquarie Point and adjoining Regatta Point into an urban renewal project, bringing genuine city shaping benefits for Hobart and attracting investment to benefit all Tasmanians.

As you are aware, the funding from the Australian Government is contingent on a number of matters, including:

- delivering a refreshed precinct plan for the site, engaging suitably qualified urban planners to lead this process and ensure all proposed land uses are compatible and to deliver quality design outcomes. The refreshed plan should consider transport connectivity and accessibility in and around the precinct.
- engaging with community groups and all affected stakeholders, including First Nations groups, RSL Tasmania and Hobart City Council to understand the breadth of strategic opportunities of the precinct.
- maintaining and enhancing existing amenity for the Hobart community and visitors by ensuring continued public access to the waterfront and existing jetties and marine infrastructure.

In addition to these requirements in developing a Precinct Plan, the Plan must include housing, including a portion set aside as affordable or essential health worker housing.

The Tasmanian Government has committed to developing a 23,000 seat, roofed stadium which will function as an Arts, Entertainment and Sporting venue for Tasmania, and support our new AFL and AFLW teams. Our vision is for a boutique and unique venue that reflects the Tasmanian brand, includes Tasmanian products and materials, facilitates Tasmanian business and employment opportunities in and around the stadium and activates the broader precinct throughout the day and year. It is expected this would include hotels, conference facilities, hospitality venues and commercial developments, alongside housing and public open space.

As part of activating Macquarie Point, the Tasmanian Government has committed to delivering The Park, a public open space that will celebrate and honour the history, culture and values of our Aboriginal community. Another important element of the Precinct will be cementing Hobart's role

as the Gateway to the Antarctic and ensuring facilities are developed to support this important scientific sector for the benefit of Hobart, Tasmania and Australia.

The Tasmanian Government considers all of the above objectives are consistent with the principal objectives of the Corporation under the *Macquarie Point Development Corporation Act 2012* (the Act). Given the functions and responsibilities of the Corporation under the Act for the Macquarie Point site, the Government considers it ideally placed to undertake the development of a Precinct Plan that meets the Tasmanian Government objectives while also delivering the requirements of the Australian Government funding commitment. In taking on this project, it is the Government's expectation that the Corporation would be responsible for the Precinct Plan. As you have been doing to date, please continue to work collaboratively with other relevant parts of government who will be asked to support the Corporation in this important project. I further request that you work with relevant government agencies, in particular the Department of State Growth to confirm the broader governance structure for the intersecting projects that must all be progressed in alignment with this Urban Renewal Project.

Following my discussion with the Board on Monday 8 May 2023, I request that the Corporation undertake work to develop a refreshed site plan, to be known as a Precinct Plan, under section 37 of the Act. The site plan should incorporate the above requirements as well as the requirements of the Act. In developing this Precinct Plan, it is my expectation that the Corporation will engage suitably qualified professionals, including a design team and urban planners and consider appropriate land uses. It is also my expectation that the Corporation will consult with key stakeholders and the broader community in developing the Precinct Plan to meet key Tasmanian Government requirements as well as those of the Australian Government. This should include but is not limited to the Greater Hobart Councils, Ex-Service organisations, the Hobart Regatta Association, key industry sectors and TasPorts. It will be important that as part of this consultation the views of key stakeholders in relation to the design and functionality of the stadium are properly understood and taken into account in the development of the functional design brief. I would appreciate if the Corporation could take the lead on this as part of your stakeholder engagement.

This project is a priority project for Government and as such, I would appreciate you preparing a draft updated Precinct Plan for approval and to progress through planning approvals by 1 October 2023. I expect you to do all things necessary to progress this project in a responsible and accountable way as a public authority.

I will be issuing an updated Statement of Expectations in coming weeks, which will reflect the requests in this letter.

I thank the Board for their support and collaboration to date and look forward to working with you as we progress a once in a generation opportunity that will grow our economy, create more jobs and achieve a long-lasting legacy for years to come.

Yours sincerely



Hon Guy Barnett MP
Minister for State Development, Construction and Housing

9/5/23

Ref DOC/24/2244
Critical Date Thursday, 5 September 2024

APPROVED/NOT APPROVED	
	
SIGNED:	
DATE:	3/9/24

MINUTE TO THE MINISTER FOR SPORTS AND EVENTS

**SUBJECT: MACQUARIE POINT DEVELOPMENT CORPORATION –
APPROVAL OF FINAL MAC POINT PRECINCT PLAN**

Minister's notation:

Recommendation:

That you:

1. Note some minor updates have been made to the Mac Point Draft Precinct Plan since it was previously presented to you. These reflect the latest work to redevelop the Macquarie Point site.
2. Note the Precinct Plan is consistent with the submission that is being finalised for the assessment of the Multipurpose Stadium through the Project of State Significance process.
3. Note that the development of a refreshed Precinct Plan is a requirement of the Federation Funding Agreement (FFA) for the urban renewal of the Macquarie Point site (agreement with the Australian Government) and of the Ministerial Direction issued to the Corporation by then portfolio Minister (Tasmania Government requirement) in May 2023 .
4. Note that the Precinct Plan is a site master plan for the purposes of the *Macquarie Point Development Corporation Act 2012* as set out in the Ministerial Direction issued in May 2023.
5. Note that the Precinct Plan has been noted by the Macquarie Point Precinct Plan Project Steering Committee and approved by the Macquarie Point Development Corporation Board
6. Approve the attached Mac Point Precinct Plan under Section 37 of the *Macquarie Point Development Corporation Act 2012*.
7. Sign the attached letter to the Australia Government Minister for Infrastructure, Transport, Regional Development and Local Government, providing a copy of the approved Mac Point Precinct Plan, as is required under the FFA.

8. Note that pending your approval, the Precinct Plan and the latest written submissions from the consultation undertaken at the end of 2023, will be published on the Corporation's website.

Background

On 9 May 2023, the then Minister for State Development, Construction and Housing issued a Ministerial Direction to the MPDC's Board requiring the development of a refreshed Precinct Plan for the site. The Macquarie Point Precinct Plan provides a layout and guide for how the site will be developed to deliver a mixed-use precinct.

The development of a refreshed Precinct Plan is also a requirement of the Australian Government as part of the funding for the urban renewal of the site. This expectation was set out by the Hon Catherine King, MP, Minister for Infrastructure, Transport and Regional Development of Australia in correspondence to the Premier dated 28 April 2023, and was subsequently included in the Federation Funding Agreement signed earlier this year.

The Precinct Plan will be attached to the upcoming Project of State Significance (PoSS) submission to the Tasmanian Planning Commission to assess the development of a Multipurpose Stadium on the site. The development of the Multipurpose Stadium is addressed through the PoSS submission, noting as part of the assessment the TPC is required to consider the extent to which the Multipurpose Stadium is consistent with the Precinct Plan.

The Precinct Plan has been developed by Cox Architecture through a consultancy awarded in 2023.

Macquarie Point Precinct Plan Project Steering Committee

To help facilitate the development of a Precinct Plan, the Macquarie Point Precinct Plan Project Steering Committee (the Steering Committee) was established to provide a forum for delivery partners and related officials to oversee and monitor progress to develop a draft Precinct Plan for Macquarie Point.

The Steering Committee comprises the following members:

- Anne Beach, CEO, Macquarie Point Development Corporation (Chair)
- Craig Limkin, Secretary, Department of State Growth
- James Avery, CEO, Stadiums Tasmania
- David Mackay, Deputy Secretary, Department of Infrastructure, Transport, Regional Development, Communications and the Arts
- Jarred Moore, General Manager, Planning and Development, TasPorts.

The Steering Committee has been monitoring the development of the Precinct Plan since mid-2023, including both periods of public consultation held in that year.

Mac Point Precinct Plan

The development of the draft Precinct Plan was informed by over 2,200 survey responses and written submissions, and meetings with more than 100 individuals and organisations between June and August 2023.

Following this consultation, the Corporation released the Mac Point Draft Precinct Plan in October 2023, and a period of 6-weeks further public consultation was undertaken. Members of the public

and organisations were encouraged to provide feedback on the plan, and in particular, input on its implementation.

The feedback received was limited (234 submissions) and of those only a small portion of the responses raised matters relevant to the implementation of the plan.

The Precinct Plan sets out the following development zones:

- Multipurpose Stadium and Associated Concourse
- Antarctic Facilities Zone
- Residential Development and Public Foreshore Zone
- Aboriginal Culturally Informed Zone
- Complementary Integrated Mixed Use Zone
- Royal Engineers Building and Land

It has been informed by:

- Concept design work for the Northern Access Road – undertaken by Burbury working with Infrastructure Tasmania
- Event-day mode share analysis – undertaken by WSP working State Growth
- Stadium foot-print test – undertaken by Cox Architecture working with Stadiums Tasmania
- Consultation with the creative sector – undertaken by InkHorn Projects
- Sustainability principles – prepared working with Jacobs

Key amendments that have been made to the draft Precinct Plan since it was last discussed and a briefing was provided, are as follows:

- **Goods Shed:**

- An additional page has been included to feature the Goods Shed to reflect its listing on the Tasmanian Heritage Register (page 27) – this is consistent with the inclusion of a standalone feature page on the Royal Engineers Building.
- Information on the proposed relocation of the shed has also been included now that this assessment work has been undertaken. Site selection has sought to support the continued use of the shed as a venue for community and commercial events, as well as to enhance its preservation and heritage values by aligning the shed with the location of rail lines that used to run through the site, and the location of a train maintenance shed, which was of a similar scale and style, and was in use at a similar time.
- The relocation of the Goods Shed has been reflected in all relevant maps throughout the document.

- **Residential Development and Public Foreshore Zone**

- An image has been included to support the existing text to make it clear that the existing marine facilities, including jetties and public foreshore, are intended to remain (page 24).

- **Multipurpose Stadium** – design updates

- The progression of the design of the multipurpose stadium has identified the need for external practice cricket wickets to deliver on the multipurpose objectives of the development parcel. This update has been included in the precinct plan and is reflected in all plans throughout the document. This has resulted in a small reduction to the Aboriginally Culturally Informed Zone on page 20, by straightening the edge of the north-east corner of the zone.
- Concept design images have been included on the Multipurpose Stadium description on page 21.

Next Steps

Subject to your approval of the Precinct Plan:

- a letter has been prepared for your consideration and signature to provide a copy of the Mac Point Precinct Plan to the Australian Government Minister for Infrastructure, Transport, Regional Development and Local Government. Approval of the Precinct Plan and sending the correspondence to Minister King prior to the submission of the Project of State Significance application will strengthen its presentation against the guidelines and assessment considerations.
- the Corporation will publish the Precinct Plan and associated written submissions on its website in keeping with the Tasmanian Government's policy to publish written submissions.



Anne Beach

Chief Executive Officer

2nd August 2024

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Cleared by: Anne Beach
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Attachments:

1. Macquarie Point Precinct Plan
2. Letter to the Hon Catherine King, Minister for Infrastructure, Transport, Regional Development and Local Government

Minister for Finance
Minister for Local Government
Minister for Sport and Events

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The Hon Catherine King MP
Minister for Infrastructure, Transport, Regional Development and Local Government
Email: catherine.king.MP@aph.gov.au

Dear Minister King

Thank you for your letter to the Premier, the Hon Jeremy Rockliff MP regarding the finalisation of the Precinct Plan for Macquarie Point. As the responsible Minister I am pleased to provide you with an update, along with a copy of the Precinct Plan.

As you are aware, the development of the refreshed Precinct Plan began in early 2023 as part of our work to progress the urban renewal of Macquarie Point. This has included over 16 weeks of public consultation, nearly 2,500 written submissions and over 100 meetings with local business, organisations and individuals.

This work has been overseen by the Macquarie Point Precinct Plan Project Steering Committee and I am advised this has been supported by engagement from Australian Government officials throughout the process.

The Precinct Plan was developed by the Macquarie Point Development Corporation Board and is a Site Master Plan for the purposes of the *Macquarie Point Development Corporation Act 2012*. Accordingly, the Plan provides a framework for the redevelopment of the Macquarie Point site.

In keeping with the Federation Funding Agreement, and our previous in-principle discussions, please find attached a copy of the refreshed Precinct Plan. This includes some minor but important updates from the draft Precinct Plan that was previously provided to your office.

The minor updates include:

- highlighting the Goods Shed's heritage listing, proposed future location and the update of plans to reflect this throughout the Precinct Plan;
- updates to imagery to emphasise the continued use and access of the jetties and public foreshore below the Regatta Grounds as part of the Residential Development and renders to illustrate the concept design for the multipurpose stadium; and
- design updates to capture the multipurpose objectives of the stadium development parcel, including the inclusion of external practice cricket wickets, which is reflected in plans throughout the document. This has resulted in a small reduction to the Aboriginal Culturally Informed Zone, by straightening the edge of the north-east corner of the space.

The Tasmanian Government looks forward to continuing our partnership with the Australian Government and progressing our shared vision to see the urban renewal of Macquarie Point as it transitions into an exciting mixed-use precinct and destination for Tasmania and Tasmanians.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'N. Street', written over the 'Yours sincerely' text.

Hon Nic Street MP

Minister for Sport and Events

Encl. Mac Point Precinct Plan

3 SEP 2024