

PRESENTATION TO ACCOMPANY STATEMENT OF EVIDENCE OF JIM GARD'NER

Macquarie Point Multi-Purpose Stadium Project of State Significance Integrated
Assessment Process

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Field of expertise: Built heritage

For Macquarie Point Development Corporation (MPDC) under the instruction of
MinterEllison

8 July 2025

Note: Figure numbers refer to those in Gard'ner Statement of Evidence dated 18 June 2025 unless otherwise stated



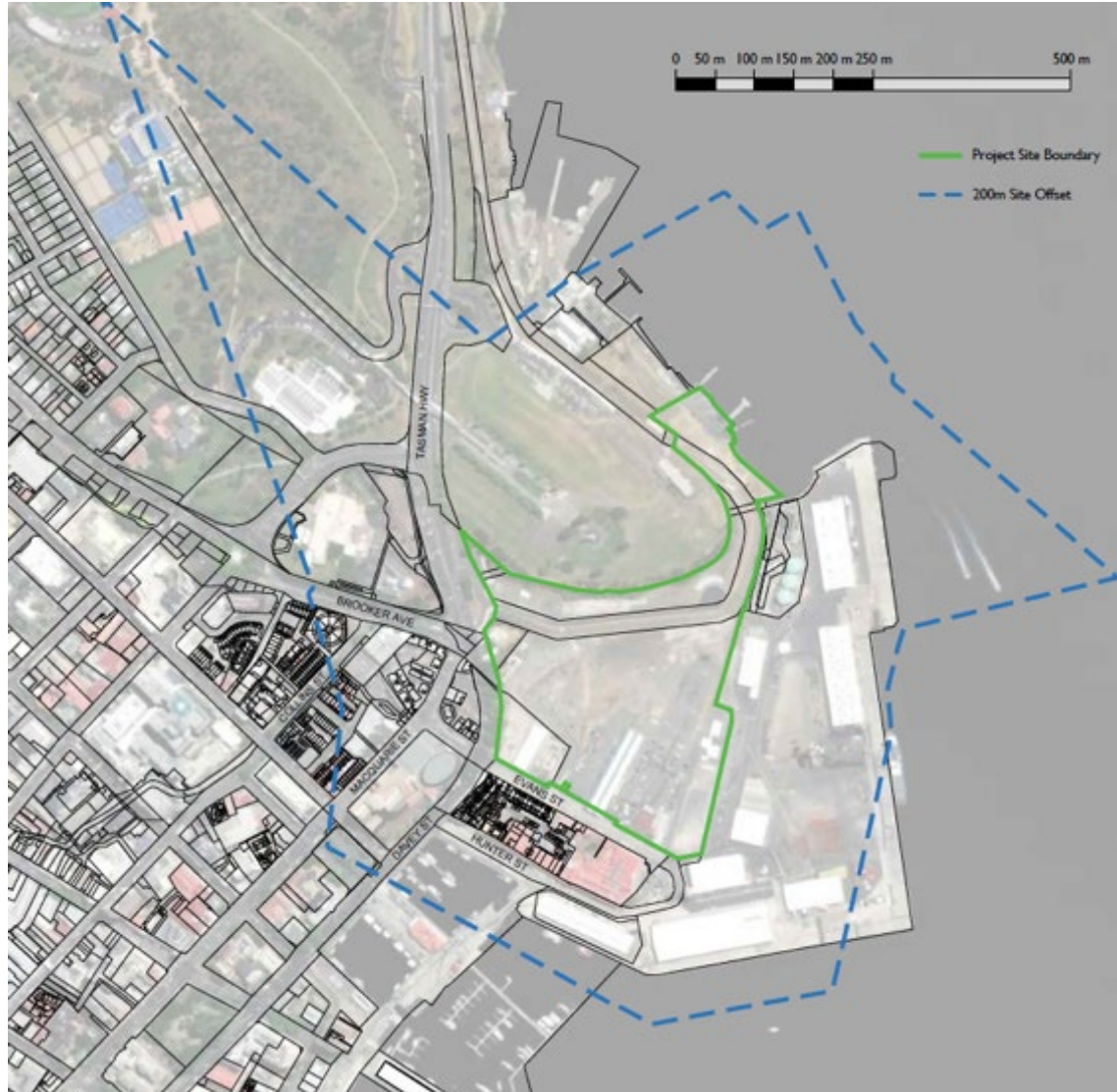
Project Area



◀ Figure 2. Current aerial photograph – Project Area outlined in green

(Source: Nearmap, 22 February 2025, as edited by GJM)

Study Area - HCHIA



◀ Figure 1. Aerial image of Study Area. Approximate Project Site boundary outlined in green, Study Area outlined in blue dashes

(Source: Figure 1. HCHIA, August 2024)

Study Area – draft IAR

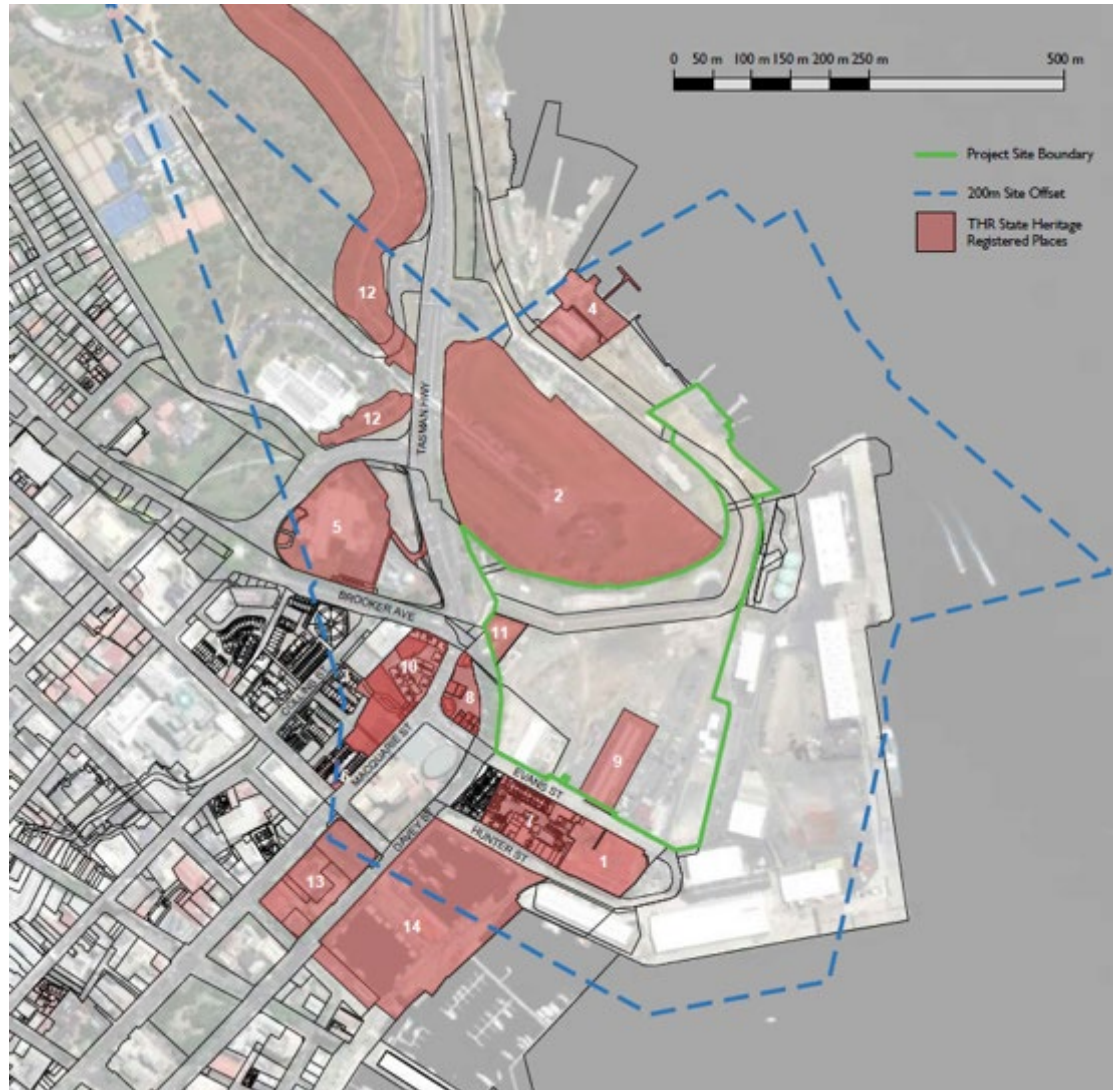


◀ Figure 15. Land associated with use and development that is part of the Project.

Note: 'Mac Point site' refers to the site area under the Mac Point Precinct Plan.

(Source: Figure 1.0, draft IAR, p.7).

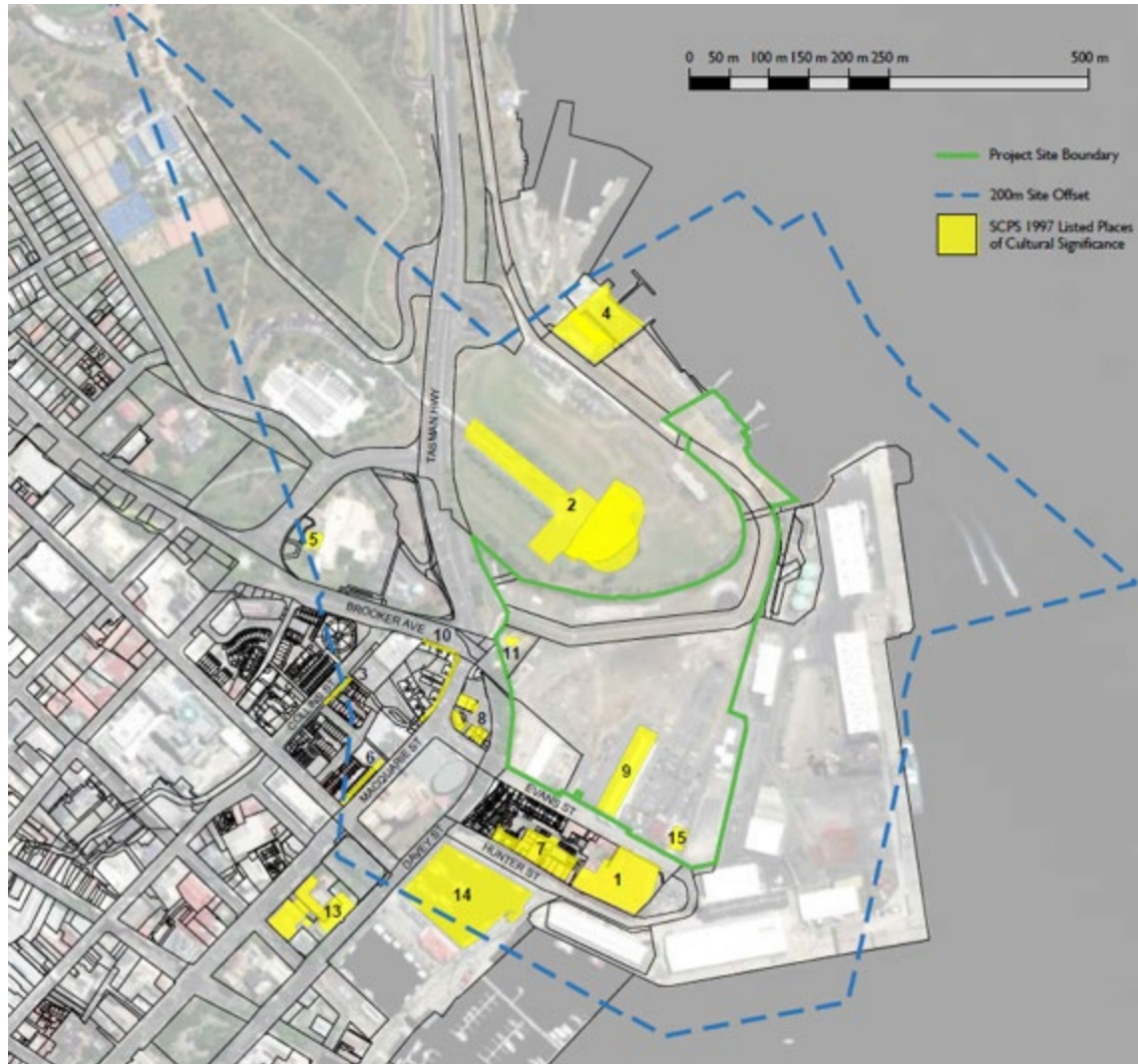
Historic Cultural Heritage: Tasmanian Heritage Register Places



◀ Figure 4. Aerial image of the Study Area showing the THR State Heritage Registered Places (shaded red). Approximate Project Site boundary outlined in green, and approximate Study Area (200m Project Site boundary offset) outlined in blue dashes

(HCHIA Figure 2. Source: Listmap, overlaid by Purcell)

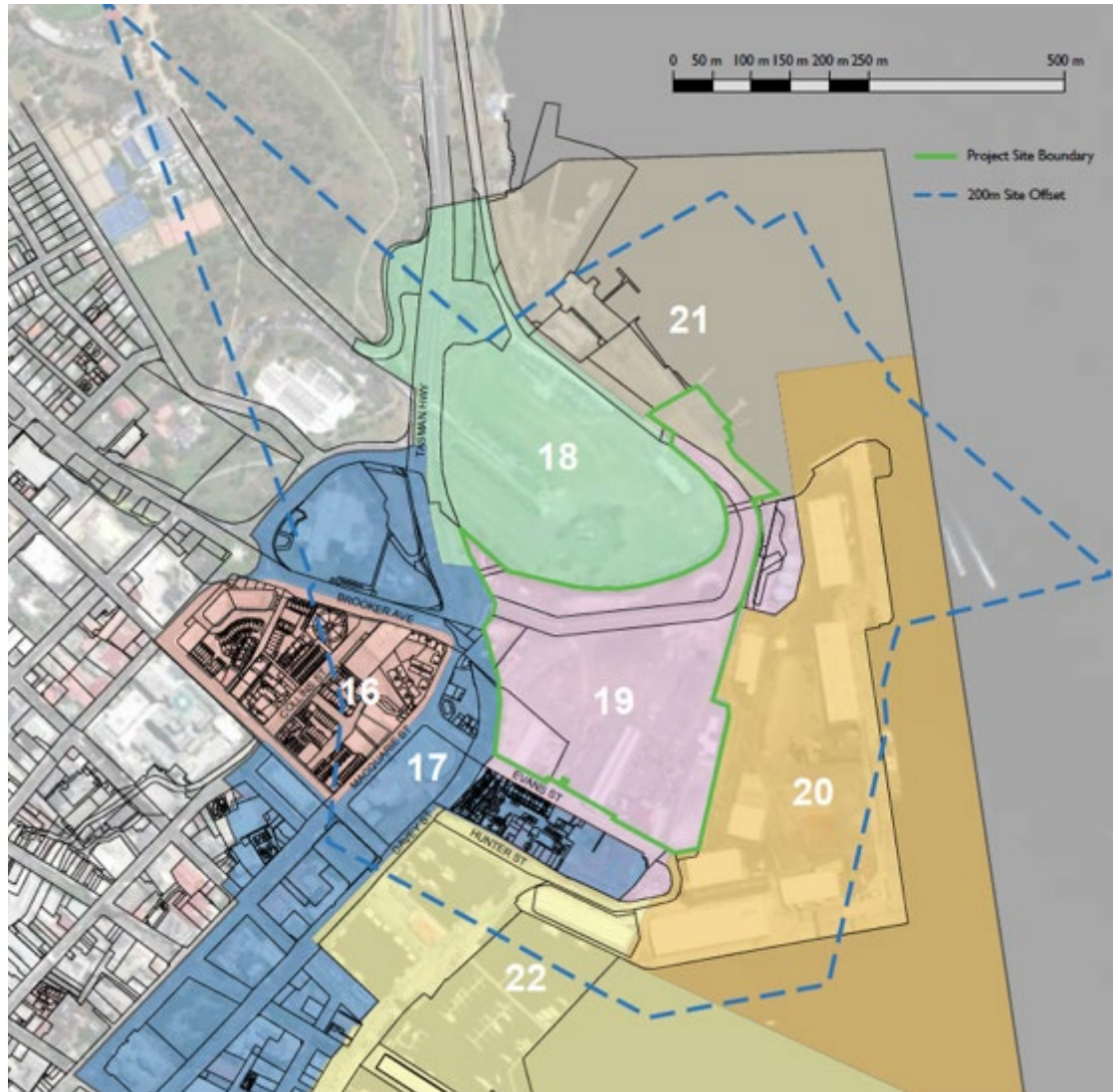
Historic Cultural Heritage: Sullivans Cove Planning Scheme 1997 – Local Heritage Places



◀ Figure 5. Aerial image of the Study Area showing the SCPS 1997 listed local Heritage Places (shaded yellow). Approximate Project Site boundary outlined in green, and approximate Study Area (200m Project Site boundary offset) outlined in blue dashes

(HCHIA Figure 3. Source: Listmap, overlaid by Purcell).

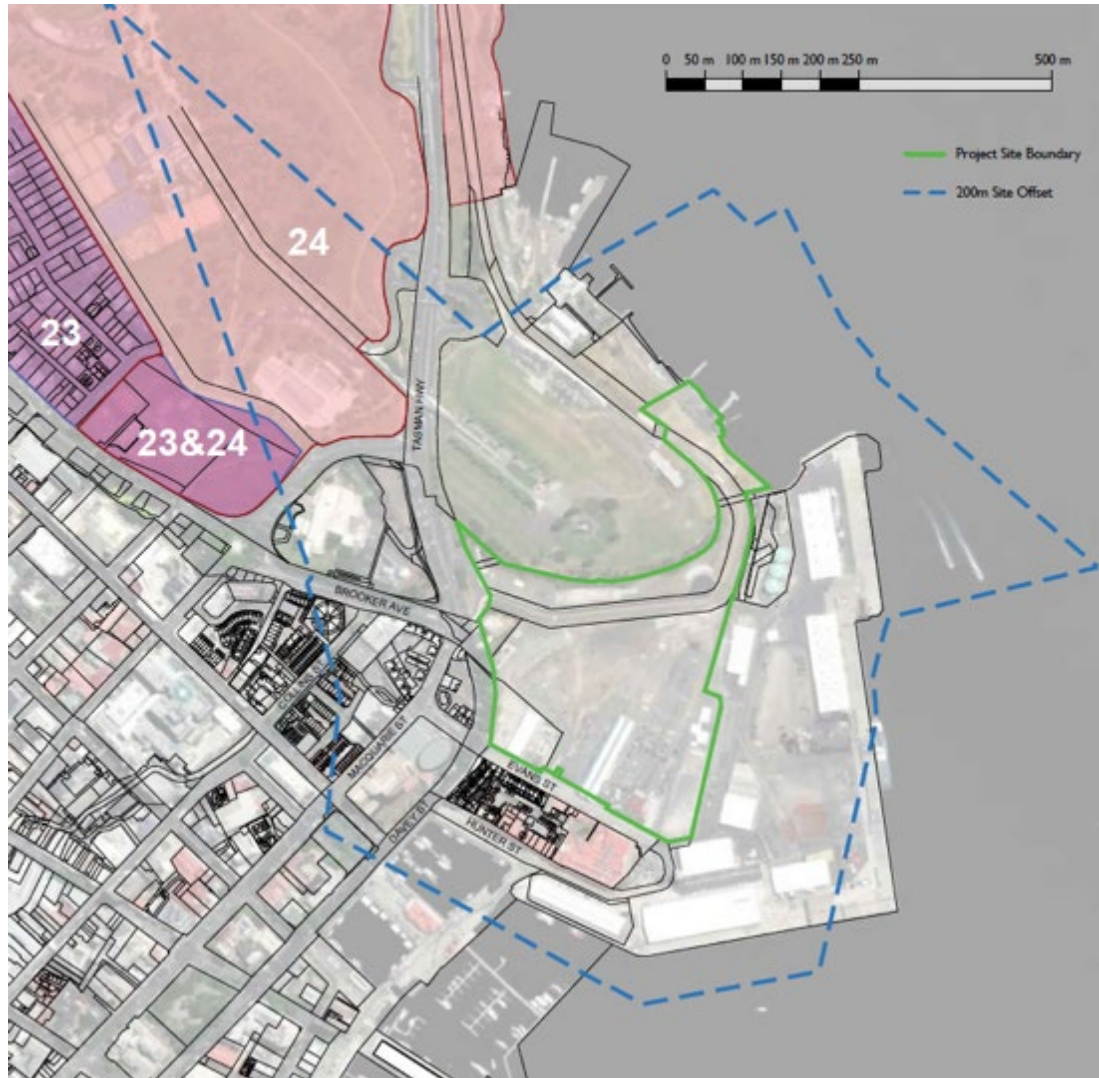
Historic Cultural Heritage: Sullivans Cove Planning Scheme 1997 – Activity Areas



◀ Figure 7. Aerial image of the Study Area showing the SCPS 1997 activity areas (shaded). Approximate Project Site boundary outlined in green, and approximate Study Area (200m Project Site boundary offset) outlined in blue dashes

(HCHIA Figure 4. Source: Listmap, overlaid by Purcell).

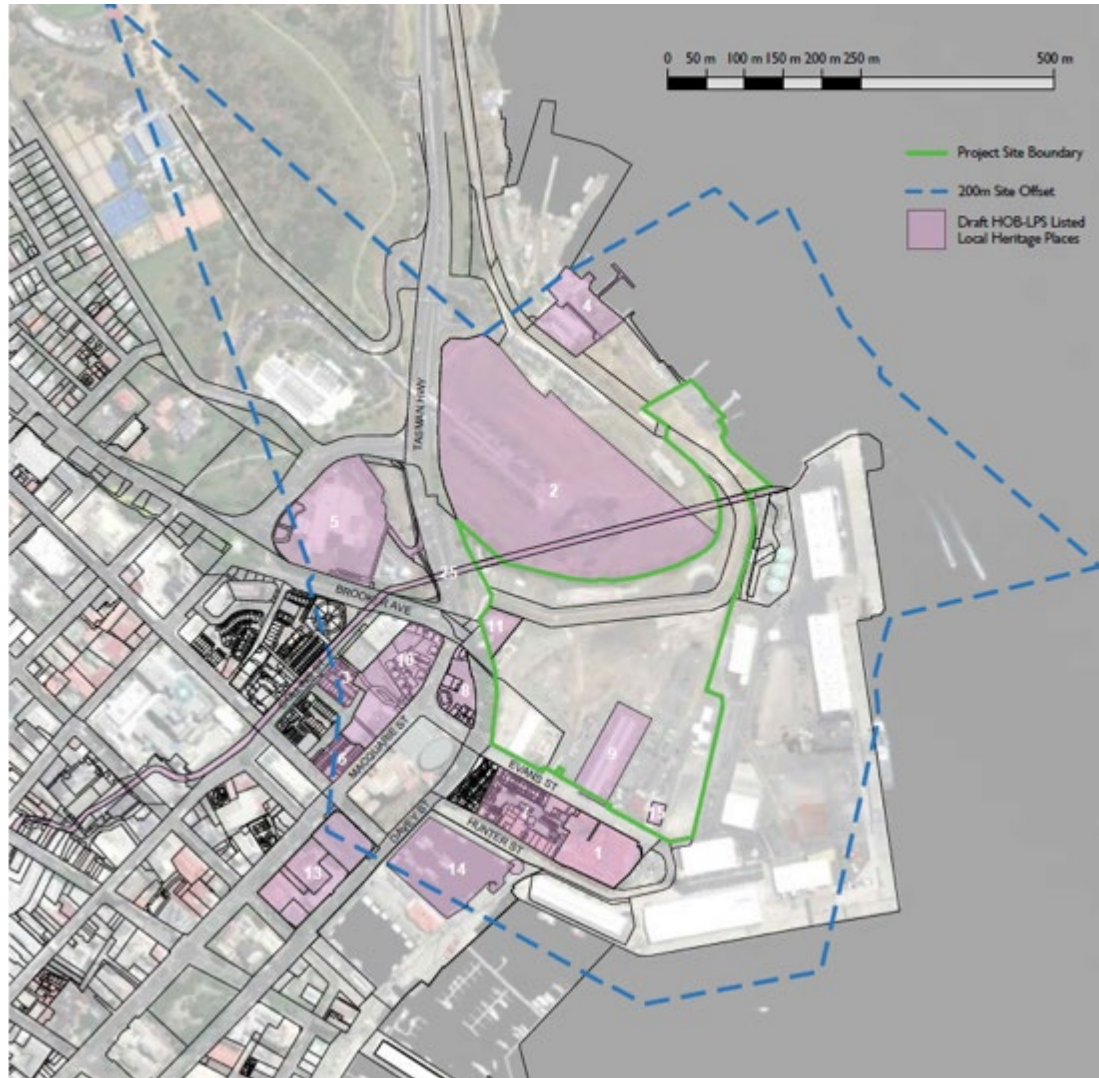
Historic Cultural Heritage: Hobart Interim Planning Scheme 2015 – Heritage Precincts



◀ Figure 8. Aerial image of the Study Area showing the HIPS 2015 listed local Heritage Precincts and Cultural Landscapes (shaded). Approximate Project Site boundary outlined in green, and approximate Study Area (200m Project Site boundary offset) outlined in blue dashes

(HCHIA Figure 6. Source: Listmap, overlaid by Purcell).

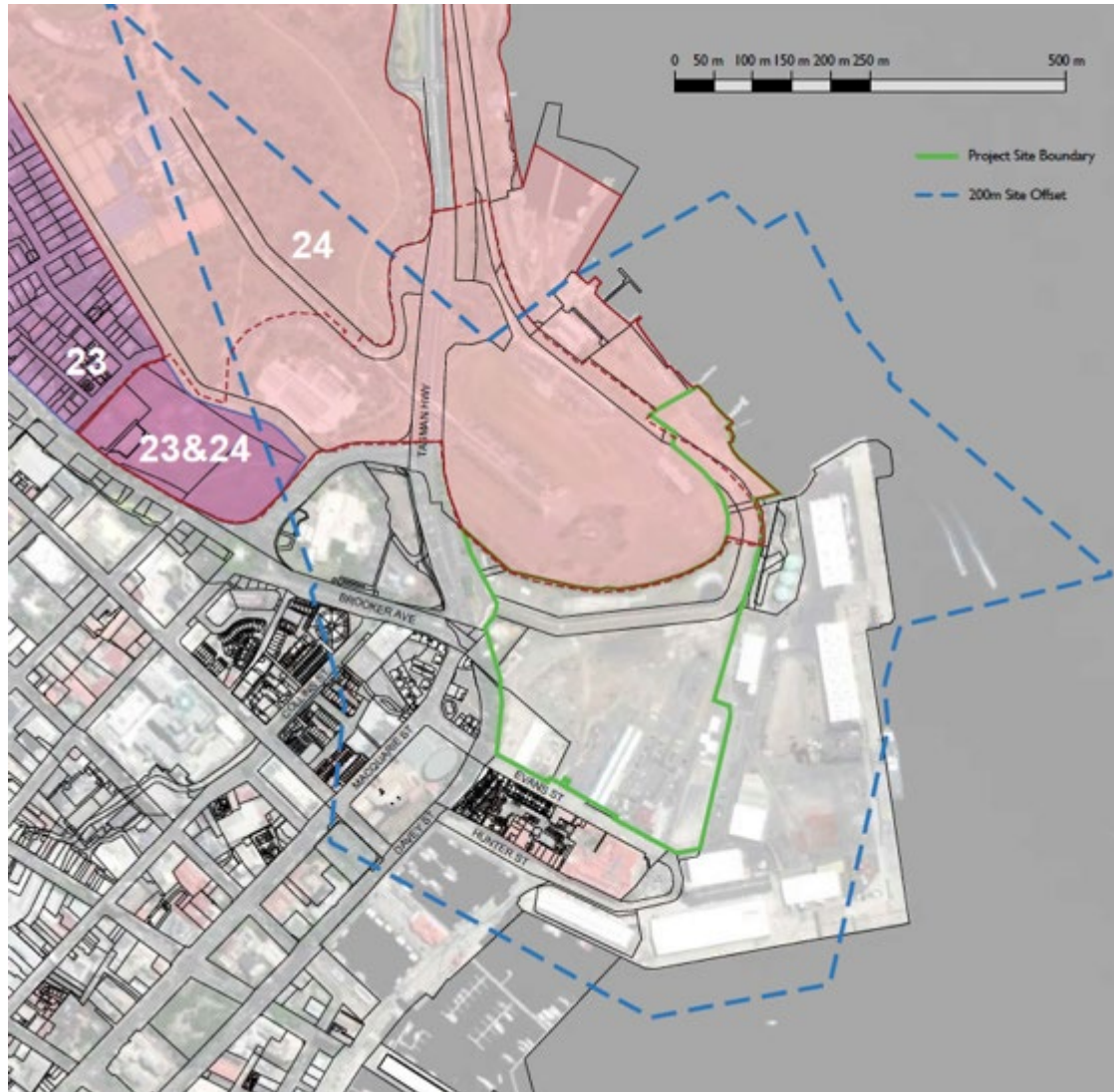
Historic Cultural Heritage: Draft Hobart Local Provisions Schedule – Local Heritage Places



◀ Figure 9. Aerial image of the Study Area showing the Draft HOB-LPS listed local historic heritage places (shaded pink). Approximate Project Site boundary outlined in green, and approximate Study Area (200m Project Site boundary offset) outlined in blue dashes

(HCHIA Figure 7. Source: Listmap, overlaid by Purcell).

Historic Cultural Heritage: Draft Hobart Local Provisions Schedule –Heritage Precincts



◀ Figure 10. Aerial image of the Study Area showing the Draft HOB-LPS listed local Heritage Precincts and Cultural Landscape Precincts. Approximate Project Site boundary outlined in green, and approximate Study Area (200m Project Site boundary offset) outlined in blue dashes

(HCHIA Figure 8. Source: Listmap, overlaid by Purcell).

Historic Cultural Heritage Impact Assessment: 'Direct' and 'Indirect' effects

Direct impacts are impacts to the fabric of a heritage place or development within its listed boundaries (or curtilage) that are directly attributable to the proposed development.

Indirect impacts include impacts to the to the setting of a heritage place, or changes to public views to or from a place, or impact during construction which may result in dilapidation, for instance vibration damage.

(Gard'ner Evidence Statement, para. 72, p. 29)

Historic Cultural Heritage Impact Assessment: Levels of Significance

Table 3: Value / importance of individual heritage places identified within the view

Value	Definition
State	• Site has visual, cultural, historical or landscape values of state significance and is included on the THR
Local	• Site has visual, cultural, historical or landscape values which are of local significance that is recognised in the local planning scheme
Activity Area	• Site is an SCPS 1997 Activity Area of local significance

◀ HCHIA, Table 3, p.18..

*A place is of historic heritage significance at a **STATE level** as being important to the whole of Tasmania, and therefore eligible for entry in the Tasmanian Heritage Register; or*

*A place is of historic heritage significance at a **LOCAL level** as being important to a region or local community and eligible for listing in a heritage schedule of a local planning scheme.*

NRE Tas, *Assessing Historic Heritage Significance*, p .2

Activity Area *A defined area of land as delineated in Part D, Figure 4.*

SCPS 1997, p.201

Historic Cultural Heritage Impact Assessment: Magnitude of Impact

Table 4: Magnitude of impact / effect on individual heritage places

Magnitude of Change	Definition
Very High	Substantial and Permanent Change (adapted from SLR) • Demolition of all or a substantial part of the heritage place • Major alterations, additions or other modifications that adversely impacts the cultural heritage significance of the place • Significant change in the setting, significant views to or from the place • Obstruction of a significant part of <u>or</u> primary elements of the view. • Overwhelming loss of key features or introduction of additional features in the view, resulting in the character of the view or landscape to fundamentally change. • Views to key landscape features are significantly impacted, affected or diminished. • Visual contrast of any new feature(s) in the view such that the nature of the view or local character is changed. • Substantial change to the landscape due to loss of and/ or change to elements, features or characteristics of the landscape, creating an overall worsening of landscape quality.
High	The development severely erodes the heritage values of the heritage assets in the view, or the <u>view as a whole, or the ability to appreciate those values.</u> (EH) Considerable Change (SLR) • Demolition of a substantial part of significant heritage fabric • Alterations, additions or other modifications that adversely impacts the cultural heritage significance of the place • Change in view, affecting part of the view continuously visible for a moderate duration or obstructing a substantial part or important elements of the view. • Loss of key features or introduction of additional features in the view, resulting in the character of the view or landscape to change. • Views to key landscape features are impacted, affected or diminished. • Visual contrast of any new feature(s) in the view that represents <u>change</u> but character remains the same. • Visual amenity of <u>local residents</u> or sensitive receivers is impacted or diminished. • Change to the landscape due to loss of and/ or change to elements, features or characteristics of the landscape, creating a worsening of landscape quality of specific elements.

◀ HCHIA, Table 4, pp.18-19.

Magnitude of Change	Definition
Medium	The development erodes to a clearly discernible extent the heritage values of the heritage assets in the view, or the <u>view as a whole, or the ability to appreciate those values.</u> (EH) Moderate Change (SLR) • Demolition of heritage fabric • Minor alterations, additions or other modifications that adversely impacts the cultural heritage significance of the place • Perceptible change impacting parts of the view or a moderate change across a specific area. • Minor Loss of key features or introduction of additional features in the view, resulting in a minor change to the overall character view. • Visually contrast with existing site and surrounding features but the character of the view does not fundamentally change • Views to key landscapes partially obstructed but views remain intact.
Low	The development erodes to a minor extent the heritage values of the heritage assets in the view, or the <u>view as a whole, or the ability to appreciate those values.</u> (EH) Minimal Change (SLR) • Demolition of non-significant fabric • Alterations, additions or other modifications that do not adversely impact the cultural heritage significance of the place • Minor change to the landscape or views. • Temporary or reversible impact. • Existing elements are retained as the dominant within the view and built form/ development is either well integrated within it or does not significantly diminish them. • Minimal contrast of any new elements such that the nature of the view or local character remains relatively unchanged. • Little permanent change or no fundamental change to local character
Imperceptible / None	The development does not affect the heritage values of the heritage assets in the view, or the <u>view as a whole, or the ability to appreciate those values.</u> (EH) Barely perceptible change (SLR) • Physical impacts on the heritage place limited to non-contributory fabric • No memorable or rarely perceptible change to local character or key views

◀ HCHIA, Table 4, pp.18-19
(cont.)

EH English Heritage, 'Seeing the History in the View a method for assessing heritage significance within views', May 2011, pp 19-20.

SLR SLR Consulting Australia, 'Visual Impact Assessment Report: Macquarie Multipurpose Stadium', 9 July 2024, R.3.0, p.40.

Historic Cultural Heritage Impact Assessment:

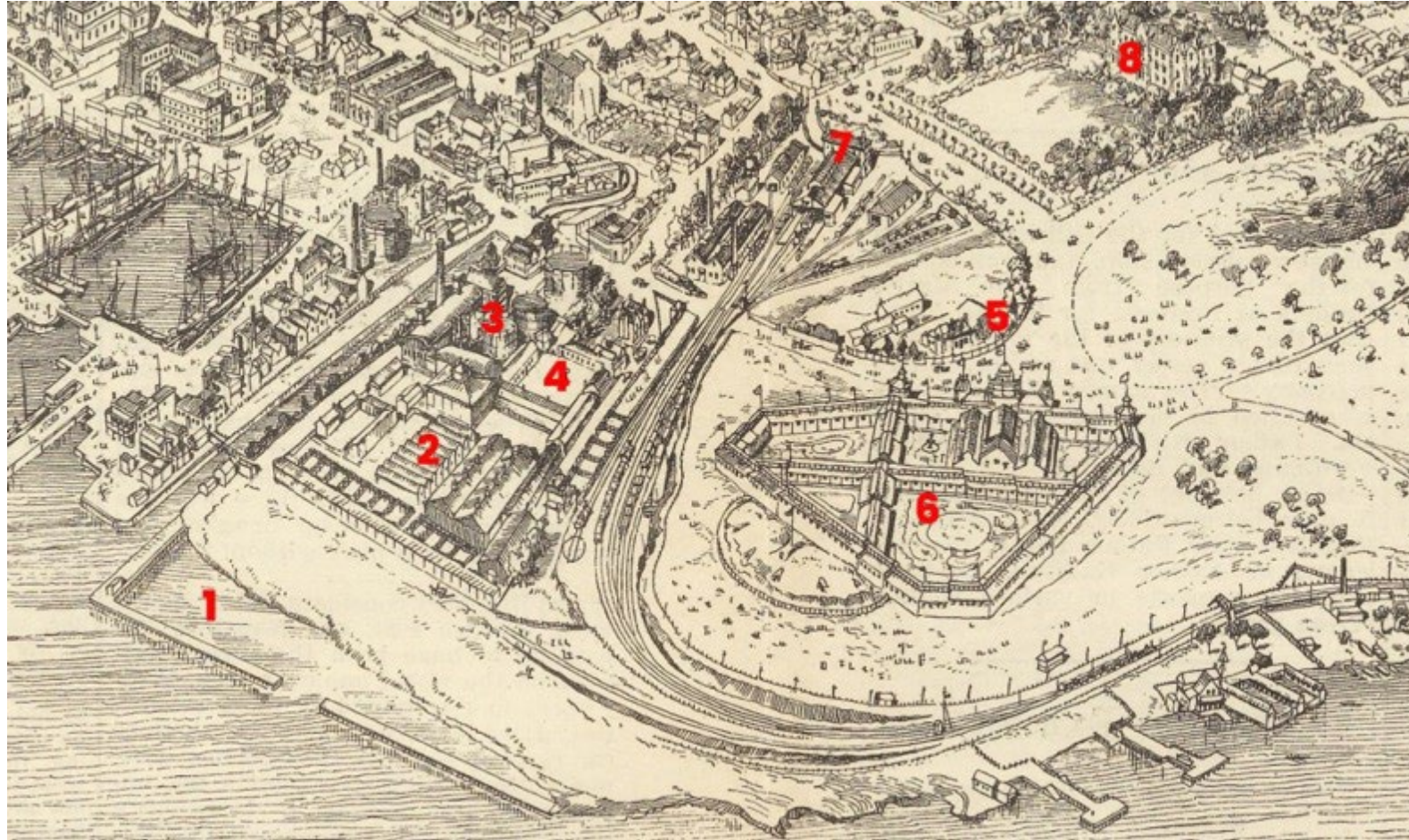
Overall magnitude of effect matrix

Magnitude of impact		Value of place		
		State	Local	Activity Area
	Very High	Major effect	Major effect	Major effect
	High	Major effect	Major effect	Moderate effect
	Medium	Major effect	Moderate effect	Minor effect
	Low	Moderate effect	Minor effect	Negligible effect
	Negligible / neutral impact	Negligible effect	Negligible effect	Negligible effect

◀ Overall magnitude of effect of the Proposed Project

(Source: HCHIA, p.51)

Historic Cultural Heritage Impact Assessment: Correction to the historic plan Figure 14, Page 41.



◀ Figure 3. Revised Figure 14, HCHIA, p.41.

(Source: HCHIA, p.51)

Figure 14: 1 - Seawall and basin; 2 - Slaughter Yards; 3 - Gasworks and Gasworks Straits; 4 - Drill Yard; 5 - Former Royal Engineer's Quarters; 6 - Exhibition Buildings and grounds; 7 - Hobart Railway Station; 8 - University;
(Source: 'A bird's-eye view of Hobart, Tasmania', [Sydney]: Australian Town and Country Journal, 1894, TAHO, SD_ILS: 920758, detail).

Assessment and Findings: SLR Photomontages



◀ Figure 13. SLR Viewpoint 15 – showing a lighter rendering of the stadium
(Source: Macquarie Point Multipurpose Stadium photomontages, prepared by SLR, 31 January 2025)



◀ Figure 14. SLR Viewpoint 15 – showing a darker rendering of the stadium
(Source: Macquarie Point Multipurpose Stadium photomontages, prepared by SLR, 17 February 2025)

Revised Photomontages



◀ SLR Viewpoint 19, Proposed view with Stadium Built Form, 23 August 2024, Issue Final



◀ Orbit Solutions KOP
15, Macquaire Street / Evans Street
Proposed Built Form, 24 June 2025

NOTE: SLR and Orbit
photomontages cropped to
provide similar view point

Revised Assessment Summary

Note: adapted from HCHIA Table 13 (pp.56-57) changes indicated and shading added

Site No.	Name	Significance Level	Direct Impacts	Indirect Impacts	Overall Magnitude	Cultural Landscape impacts	Management Recommended
1	'41 Hunter Street (UTAS Centre for the Arts, formerly part of H. Jones & Co.)'	State Local	Imperceptible / None	Very High Medium	Major effect	Very High	Specific; and General
2	'Cenotaph, Anzac Parade and Queen's Battery'	State Local	Imperceptible / None	Very High	Major effect	Very High	Specific; and General
3	'Former HCC / City Motors Garage - façade'	State Local	Imperceptible / None	Imperceptible / None	Negligible effect	Low	None
4	'Former HMAS Huon Naval Depot (Huon Quays)'	State Local	Imperceptible / None	Imperceptible / None	Negligible effect	Low	None
5	'Former Hobart Railway Station'	State Local	Imperceptible / None	Imperceptible / None	Negligible effect	Imperceptible / None	None
6	'Former MTT Offices'	State Local	Imperceptible / None	Imperceptible / None	Negligible effect	Low	None
7	'Henry Jones & Co. IXL Jam Factory'	State Local	Imperceptible / None	Very High	Major effect	Very High	Specific; and General
8	'Hobart Gas Works complex (incl. chimney)'	State Local	Imperceptible / None	Medium Low	Moderate effect	High	General
9	'Hobart Railway Goods Shed'	State Local	Very High	Very High	Major effect	Very High	Specific; and General
10	'Roberts & Co. <u>Woolstore Complex</u> '	State Local	Imperceptible / None	Imperceptible / None	Negligible effect	High	General

Revised Assessment Summary (cont.)

11	'Royal Engineers Building and Stone Post'	State Local	Imperceptible / None	Very High	Major effect	Very High	Specific; and General
12	'Soldiers Memorial Avenue, South African (Boer) War Memorial, and 2/40th Infantry Battalion monument'	State	Imperceptible / None	Low	Moderate effect	Low	General
13	'Tasmanian Museum and Art Gallery Complex'	State Local	Imperceptible / None	Imperceptible / None	Negligible effect	Medium	General
14	'Victoria Dock and Constitution Dock'	State Local	Imperceptible / None	Very High High	Major effect	Very High	Specific; and General
15	'Red Shed'	Local	Very High	Very High	Major effect	Very High	Specific
16	1.0 Inner City Residential (Wapping)	Local Activity Centre	Imperceptible / None	Imperceptible / None	Negligible effect	Low	None
17	2.0 Sullivans Cove Mixed Use	Local Activity Centre	Imperceptible / None	Very High	Major effect	Very High	General
18	2.1 Domain Open Space	Local Activity Centre	Low	Medium Very High	Major effect	High	General
19	3.0 Sullivans Cove 'Gateway'	Local Activity Centre	Very High	Very High	Major effect	Very High	General
20	4.1 Macquarie Point Wharf	Local Activity Centre	Imperceptible / None	Imperceptible / None	Negligible effect	Imperceptible / None	General

Revised Assessment Summary (cont.)

21	4.2 Regatta Point	Local Activity Centre	Very High	Very High	Major effect	Very High	Specific; and General
22	4.3 Sullivans Cove 'Working Port'	Local Activity Centre	Imperceptible / None	Very High High	Major effect Moderate effect	Very High	General
23	'The Glebe'	Local [precinct]	Imperceptible / None	Imperceptible / None	Negligible effect	Medium	General
24	'Middle Queens Domain'	Local [cultural landscape]	Imperceptible / None	Low	Minor effect	Low	General
	'Queens Domain Foreshore'	Local [cultural landscape]	Very High	Very High	Major effect	Very High	General
	'Southern Queens Domain'	Local [cultural landscape]	Imperceptible / None	Very High	Major effect	Very High	General
25	Hobart Rivulet	Local	Medium	Imperceptible / None	Minor effect	Imperceptible / None	General

Direct Impacts causing Major Effects

Site 9: Hobart Railway Goods Shed



◀ HCHIA, Figure 49:
Goods Shed exterior



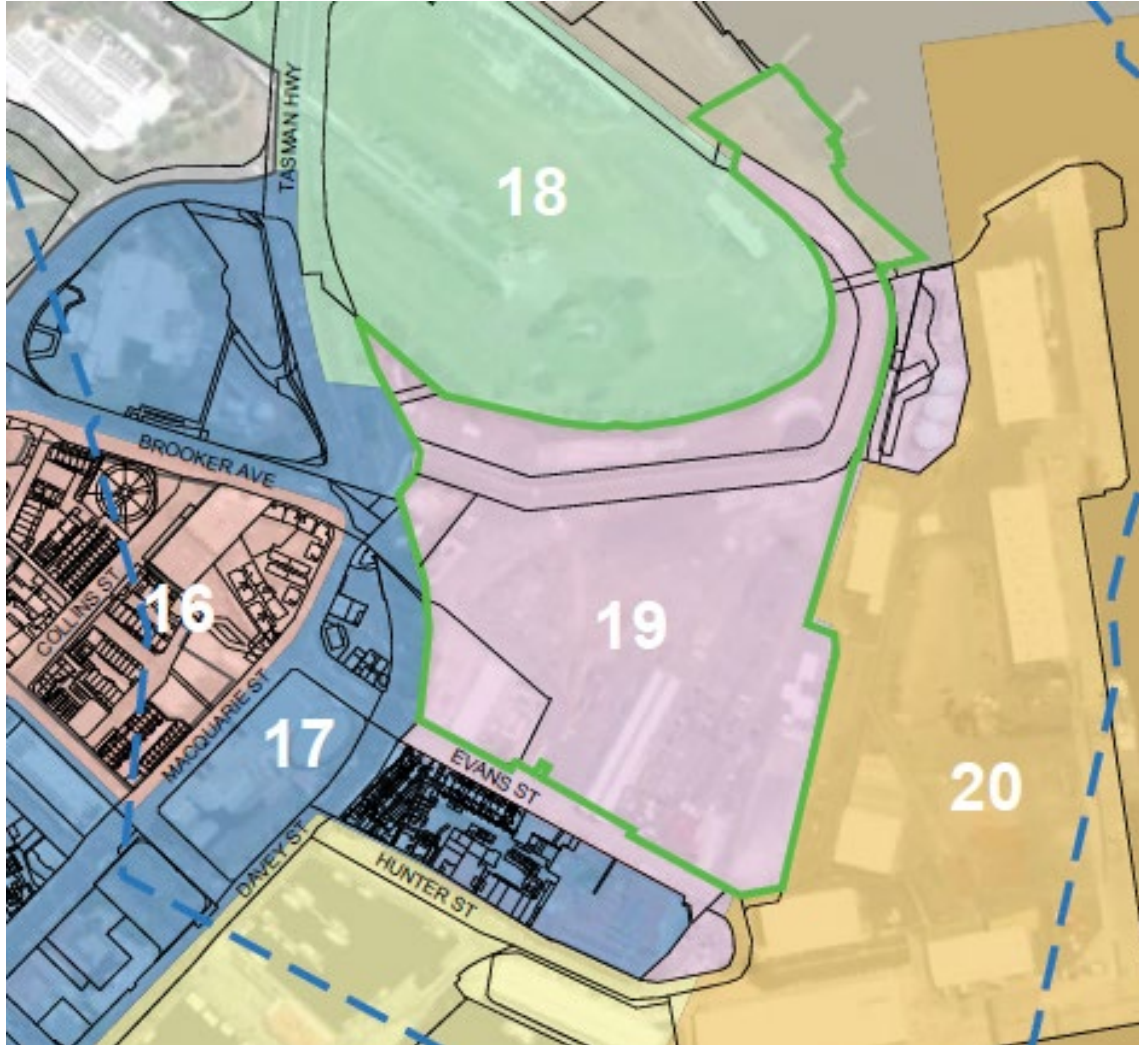
◀ HCHIA, Figure 51:
Goods Shed interior

Site 15: The Red Shed



▲ HCHIA, Figure 71: The Red Shed

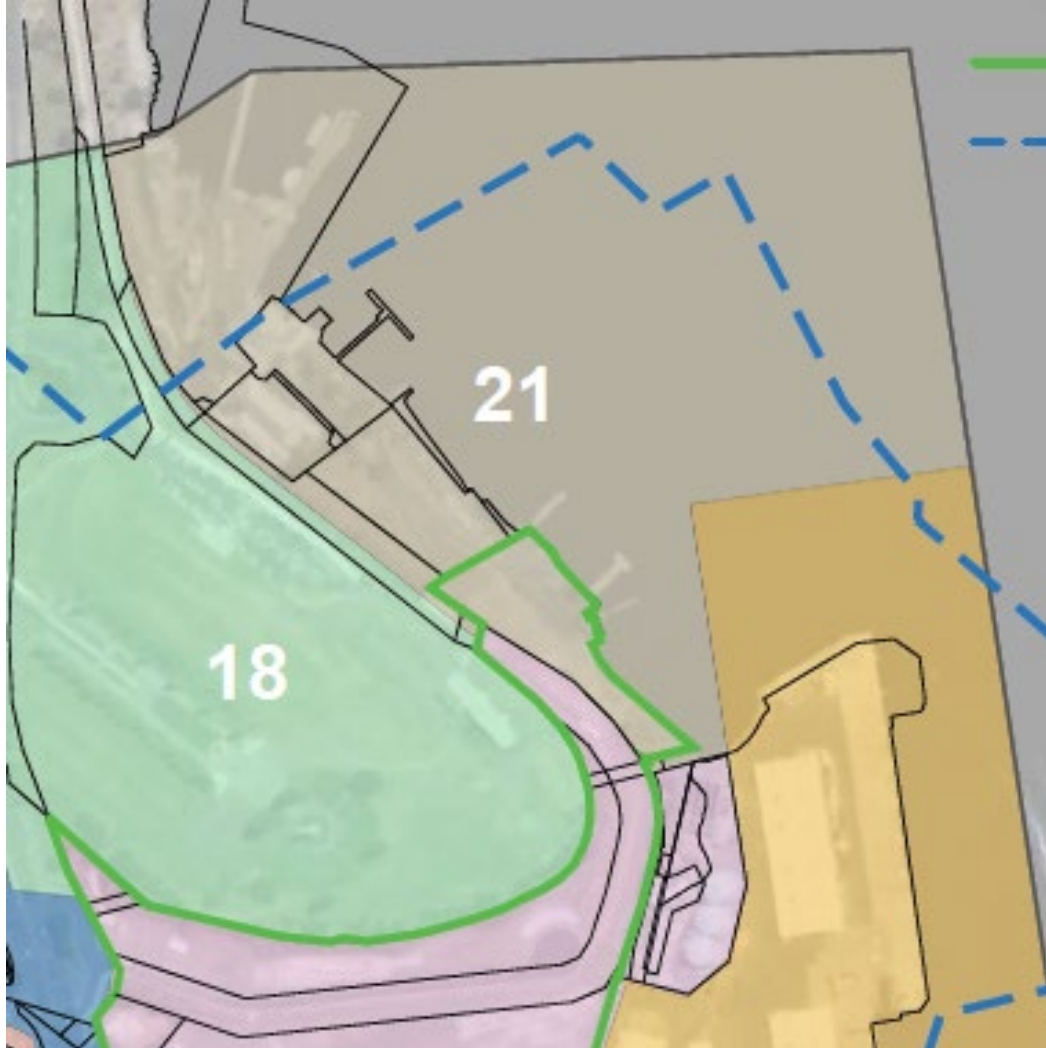
Site 19: 3.0 Sullivans Cove 'Gateway' activity area



▲ HCHIA, Figure 91: View from car park behind Goods Shed

◀ HCHIA, Figure 88: Aerial image of Study Area showing Sullivans Cove 'Gateway' activity area (19) shaded in pink

Site 21: 4.2 Regatta Point activity area & Site 24: Queens Domain Foreshore cultural landscape



▲ HCHIA, Figure 97: The John Colvin Stand

◀ HCHIA, Figure 95: Aerial image of Study Area showing Regatta Point (21) activity area shaded in grey

Indirect Impacts causing Major Effects

Site 2: Cenotaph, ANZAC Parade and Queens's Battery

(also Site 18: 2.1 Domain Open Space activity area & Site 24: Southern Queens Domain cultural landscape)



◀ SLR Viewpoint 2, Cenotaph
Bridge Proposed Development, 23
August 2024, Issue Final



◀ Orbit Solutions KOP 2, Bridge of
Remembrance, Proposed Built
Form, 24 June 2025

NOTE: SLR and Orbit
photomontages cropped to
provide similar view point

Site 2: Cenotaph, ANZAC Parade and Queens's Battery



◀ SLR Viewpoint 3, Cenotaph
Bridge, Proposed Development, 23
August 2024, Issue Final



◀ Orbit Solutions KOP 3, Hobart
Cenotaph, Proposed Built Form, 24
June 2025

NOTE: SLR and Orbit
photomontages cropped to
provide similar view point

Site 7: Henry Jones & Co. IXL Jam Factory

(also Site 17: 2.0 Sullivans Cove Mixed Use activity area)



◀ SLR Viewpoint 16, Proposed View with Stadium Built Form, 23 August 2024, Issue Final



◀ Orbit Solutions KOP 11, Victoria Dock Bridge, Proposed Built Form, 24 June 2025.

NOTE: SLR and Orbit photomontages cropped to provide similar view point



◀ SLR Viewpoint 12, Proposed View with Stadium Built Form, 23 August 2024, Issue Final



◀ SLR Viewpoint 13, Proposed View with Stadium Built Form, 23 August 2024, Issue Final



◀ SLR Viewpoint 15, Proposed View with Stadium Built Form, 23 August 2024, Issue Final

Site 1: 41 Hunter Street (UTAS Centre for Arts)

(also Site 17: 2.0 Sullivans Cove Mixed Use activity area)



▲ SLR Viewpoint 17, Proposed View with Stadium Built Form Development, 23 August 2024, Issue Final



▲ Orbit Solutions KOP 6, Evans Street, Proposed Built Form, 24 June 2025

NOTE: SLR and Orbit
photomontages cropped to
provide similar view point

Site 14: Victoria Dock and Constitution Dock

(also Site 22: Sullivans Cove 'Working Port' activity area)



◀ SLR Viewpoint 10, Proposed Development, 23 August 2024, Issue Final



◀ Orbit Solutions KOP 10, Waterside Pavilion Constitution Dock, Proposed Built Form, 24 June 2025.

NOTE: SLR and Orbit photomontages cropped to provide similar view point

Site 11: Royal Engineers Building



▲ SLR View 4, Brooker Avenue, Proposed Development, 23 August 2024, Issue Final



▲ Orbit Solutions KOP 16, Tasman Highway / Brooker Avenue, Proposed Built Form, 24 June 2025

NOTE: SLR and Orbit photomontages cropped to provide similar view point

Future Ancillary Development Zones



▲ Figure 11. View 7 Monash Ferry Proposed Development – Stadium and Additional Buildings, Date 01.07.2024, Issue Final.

(Source: Visual Impact Assessment Report Macquarie Point Multipurpose Stadium, prepared by SLR, Rev. 3.0, 9 July 2024)



▲ Figure 12. View 7 Monash Ferry Proposed Development – Stadium, Date 23.08.2024, Issue Final

(Source: Macquarie Point Multipurpose Stadium photomontages and viewpoint locations, prepared by SLR, 17 February 2025).

Future Ancillary Development Zones



▲ Figure 11. View 7 Monash Ferry Proposed Development – Stadium and Additional Buildings, Date 01.07.2024, Issue Final.

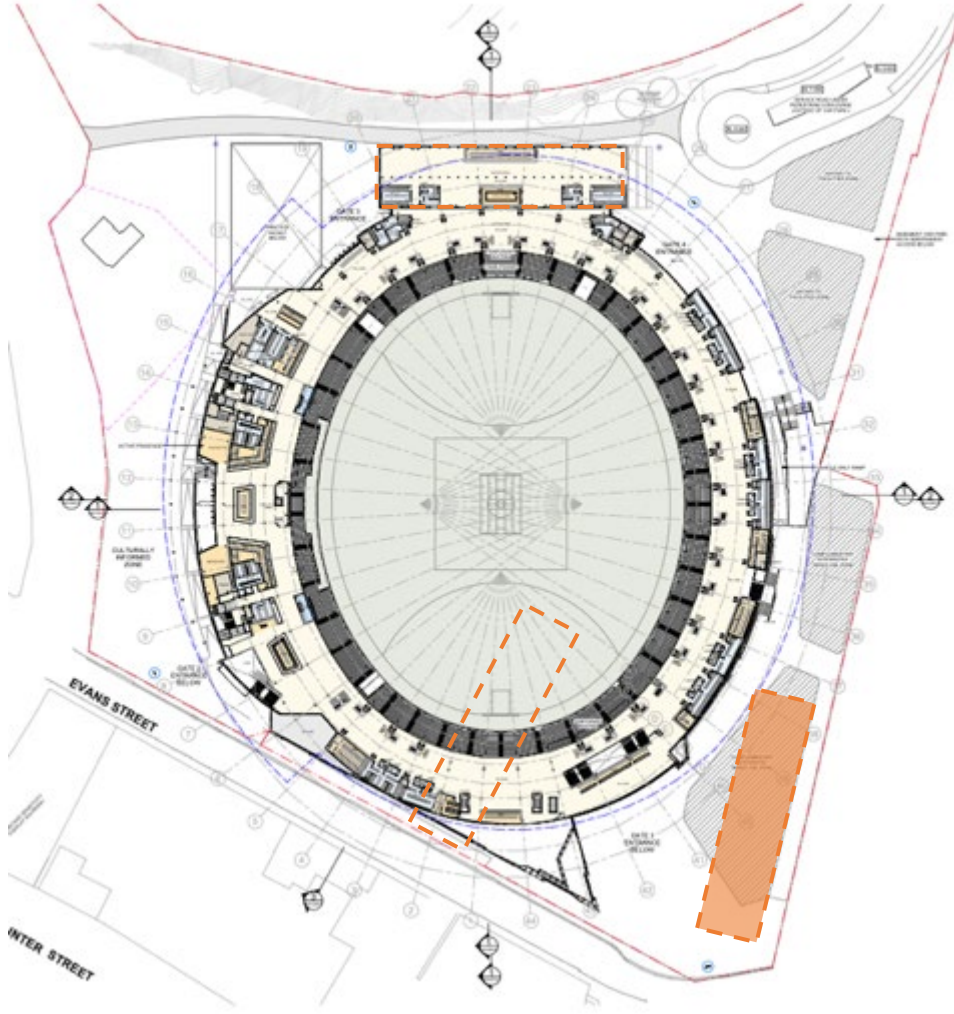
(Source: Visual Impact Assessment Report Macquarie Point Multipurpose Stadium, prepared by SLR, Rev. 3.0, 9 July 2024)



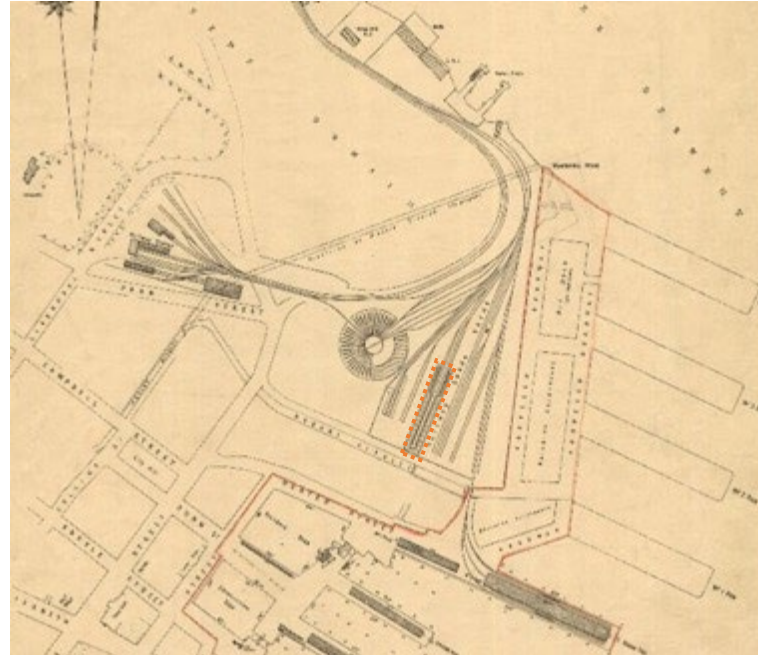
▲ Figure 12. View 7 Monash Ferry Proposed Development – Stadium, Date 23.08.2024, Issue Final

(Source: Macquarie Point Multipurpose Stadium photomontages and viewpoint locations, prepared by SLR, 17 February 2025).

Future Goods Shed Location

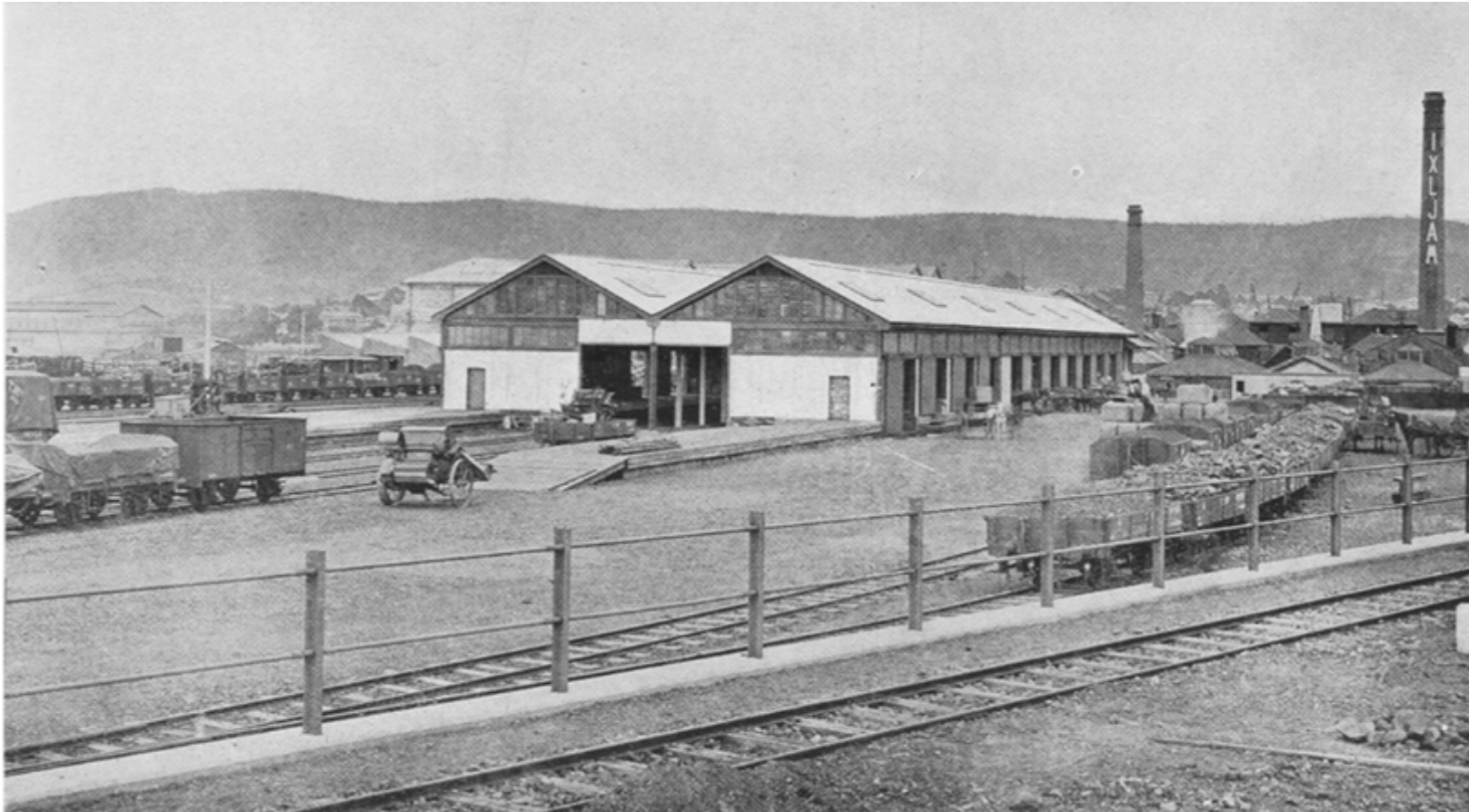


◀ General Arrangement - Level 1
Concourse Plan, Cox/Cumulus drawing MPMS-CXC-DR-01-A20-0020, 14 February 2025.
Alternative location of Goods Shed shaded should 'Complementary Integrated Mixed Use' not proceed in that location.



◀ Plan of Hobart Harbour, 1916 showing north-south orientation of rail sidings and the 'new' Goods Shed (Source HCHIA, Figure 16, p.42).

- Final Draft Project Permit Conditions
- The Goods Shed Initial Conservation Management Plan



◀ Beattie, '2 - New Goods Shed',
The Weekly Courier, 23
December, Insert 4(2), p 22, TA,
SD_ILS:582993, detail from *Goods
Shed Initial Conservation
Management Plan*, 16 May 2025
(cover image)

gjm
heritage