



MACQUARIE POINT

RESET MASTERPLAN 2017-2030

"Macquarie Point will be a place that draws optimism and co-operation from across the world. It will re-create Tasmania as a place where the darkest of histories are transformed into the brightest of futures. Macquarie Point will be where Australia comes of age."

Gregory Lehman, Aboriginal Elder.

Background:

In recognition of the strategic importance of the Macquarie Point (Mac Point) site to the future of both Hobart and Tasmania, the Tasmanian Government sought funding from Infrastructure Australia to remediate the land. The Macquarie Point Development Corporation (Corporation) was established in early 2013 and was granted \$45m to achieve its strategic objectives.

The Corporation prepared the *Macquarie Point Strategic Framework and Masterplan 2015-2030* (former masterplan) and lodged an accompanying set of amendments to the *Sullivans Cove Planning Scheme 1997* (planning scheme) in 2015. The planning scheme amendment, in the form of a Site Development Plan, was endorsed by Hobart City Council in December 2015 and approved by the Tasmanian Planning Commission in November 2016.

Introduction:

In December 2016, Mona put forward its 30-year vision for Mac Point centred around the development of an arts and cultural precinct and a nationally significant Truth and Reconciliation Art Park.

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

The Mona vision put forward bold ideas for the Mac Point site and in accordance with the Minister's directions, the Corporation has developed the *Reset Masterplan 2017 – 2030* (reset masterplan) based on the Mona vision.

"The Macquarie Point redevelopment is ideally positioned to stimulate the broader economy, attract investment and create jobs."

Minister for State Growth, Peter Gutwein

Reset Masterplan

The reset masterplan represents the urban design rationale which ground-truths the Mona vision and aligns with the strategic policies of Parts A and B of the planning scheme.

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

The Truth and Reconciliation Art Park will become the cultural heart of Mac Point. It will be an expression of the people of Tasmania and embody the values and ideals of our community, spanning over 40,000 years of continuous shared history.

Uses:

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.



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 direct access into the port area particularly from the Antarctic and Science Precinct.

The remainder of the site presents opportunities for mixed-use development with residential limited to above ground floor and only if in the areas north of the Truth and Reconciliation Art Park.

The reset masterplan does not designate building lots, rather it offers the flexibility to respond to the nature and scale of the specific development and market demand. This provides the strategic principles which underpin the planning scheme.

The buildings adjacent to the Gateway Park 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.

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 reset reduces allowable residential floor area from 43,949m² to 15,000m² and ensures 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.

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.

Reset Masterplan: Strategic Principles

The former masterplan identified eight underpinning key drivers which provided a structure upon which the site's narrative 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:*

Mac Point will be an expression of the people of Tasmania embodying the values and ideals of our community, spanning more than 40,000 years of continuous shared history. 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.

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

2. *Reconnecting River to Cove – 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 Berriedale or Taroona, the pathway is currently broken by the site itself.

There is now an opportunity to complete this network, and for the first time in decades, provide a connection between Sullivans Cove and the Regatta Grounds/Queens Domain (particularly with construction of a new bridge over the Tasman Highway).

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 Mac Point into an internationally significant cultural precinct which builds on its location to establish a critical mass of art, cultural, science and tourism 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, science 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:*

Mac 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 Mac 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 Truth and Reconciliation Art Park will form the centrepiece of Mac Point and the Gateway Park will be the entrance to the site and offer a glimpse of the headland and beyond.

7. *Mobility policy – enhance the pedestrian experience in the Cove:*

Mac 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 Mac Point, corridors for the movement of light rail and heavy vehicles will be reserved where they traverse the site.

Opportunity

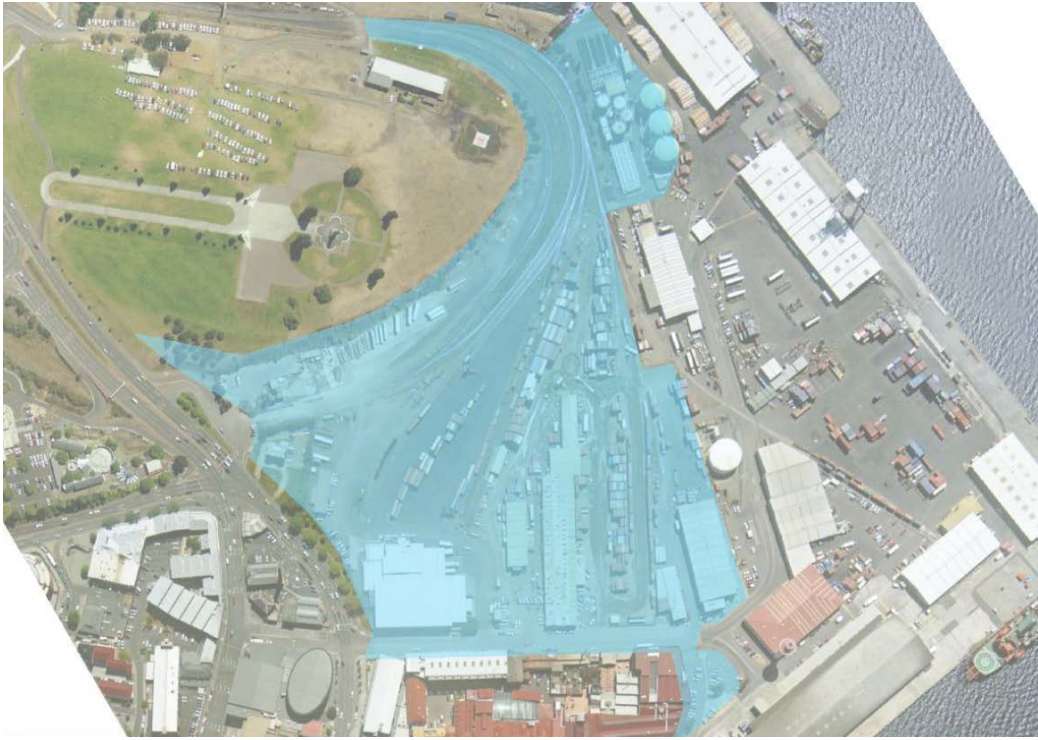
"Mona has identified a way to advance reconciliation in developing Mac Point and the Government will seek the views of Aboriginal Tasmanians about this proposal."

Tasmanian Premier Will Hodgman

Mac Point aims to inspire a new era of cooperation and optimism and be a national symbol of truth and reconciliation.

The reset masterplan focuses solely on the first stage of the Mona vision and is confined to the bounds of the existing planning scheme (see image below).

The Corporation will be prioritising development adjacent to Evans Street in clusters around the existing infrastructure on the site, such as the historic Goods Shed.

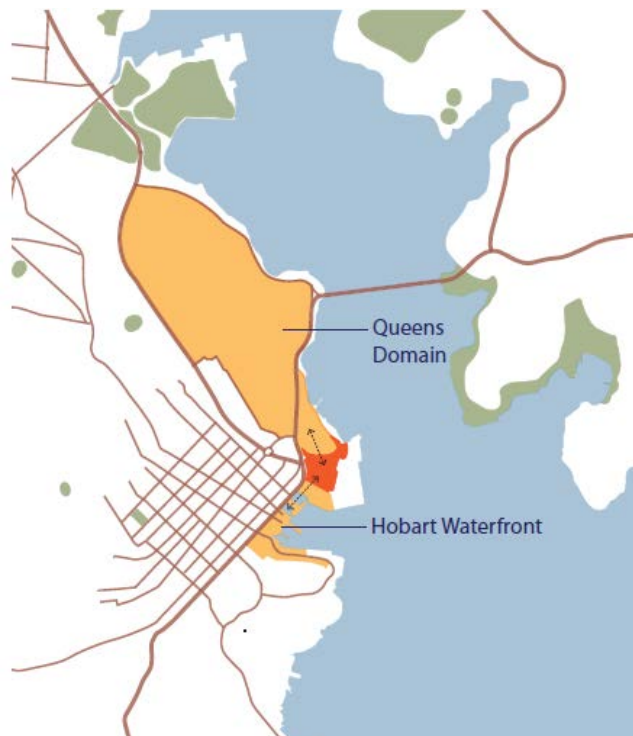


The Site and its Regional Context

Mac Point is a 9.3 ha flat, open site within the heart of greater Hobart, with a multitude of cultural assets located within a three-kilometre radius.



The site presents an opportunity to unlock an open space network and become a central connector from the Hobart CBD and waterfront precincts to the Regatta Grounds, the Queens Domain and beyond.

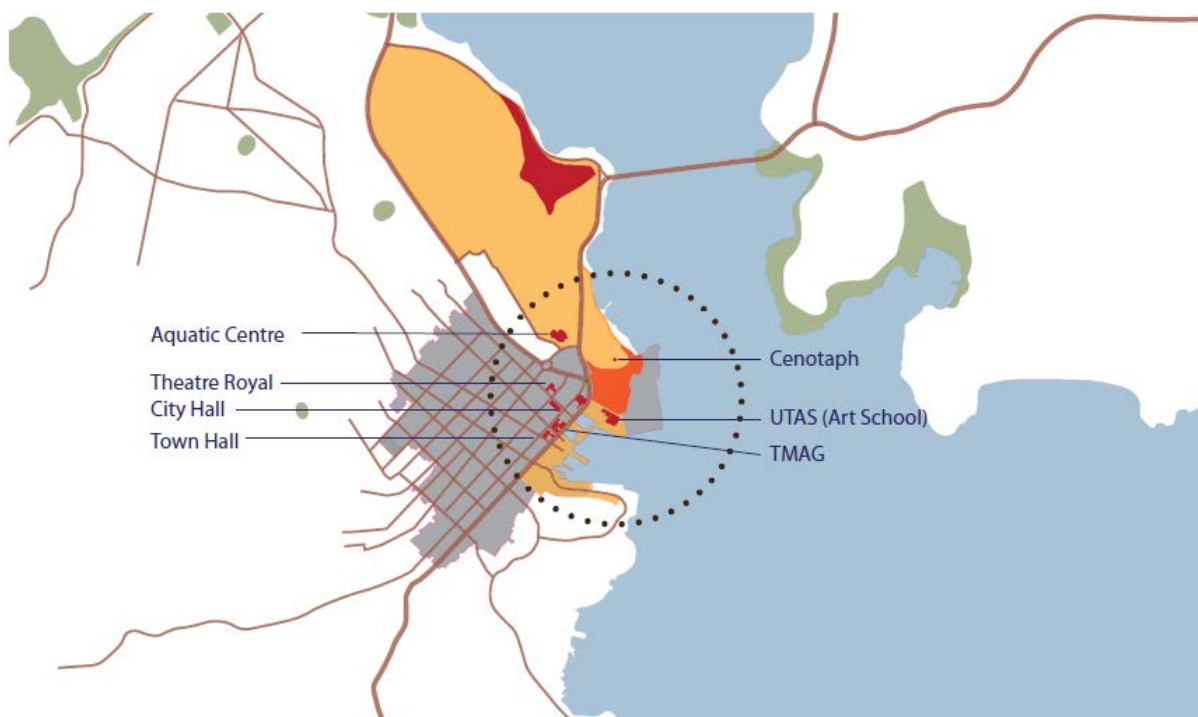


It is the last major urban renewal opportunity within the Hobart CBD and is the only piece of land left with any significant large open public space potential.

Cultural assets within a seven-minute walking radius include:

- Tasmanian Museum and Art Gallery;
- Federation Concert Hall/Tasmanian Symphony Orchestra;
- Hobart City Hall;
- Hobart Town Hall;
- The Theatre Royal;
- The University of Tasmania's new Academy of Creative Industries and Performing Arts (the Hedberg Precinct);
- The University of Tasmania's Centre of the Arts;
- Detached Cultural Organisation;
- Old Mercury Building;
- Cenotaph War Memorial; and
- The Doone Kennedy Aquatic Centre.

The cultural hub of Salamanca and the Hobart CBD are within a ten-minute walk.

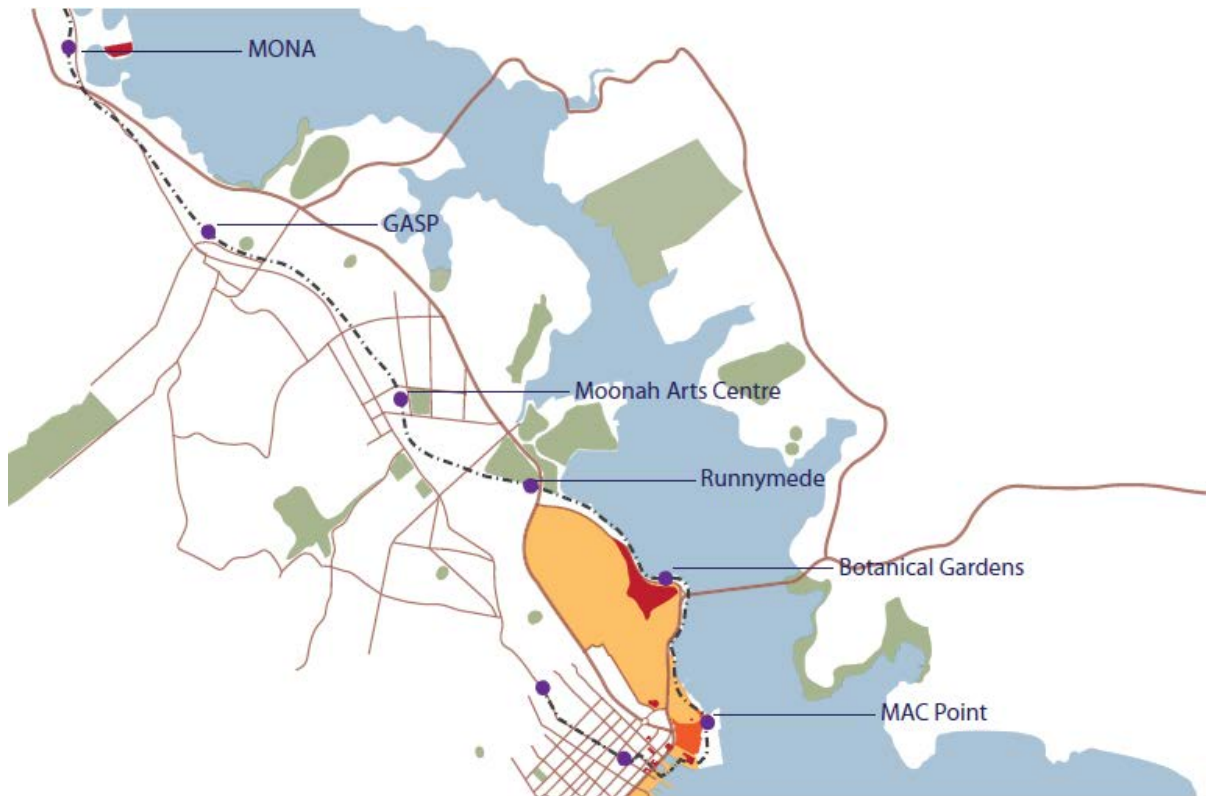


The existing rail corridor would create a cultural ribbon from Mac Point to Mona.

Cultural attractions along the rail line such as the Royal Tasmanian Botanical Gardens, Runnymede, Moonah Arts Centre, the Transport Museum and GASP! become only minutes away.

This would prove a highly attractive proposition for tourists, while providing businesses along the corridor the chance to leverage off the 'Mona effect' along with transport orientated development opportunities.

In acknowledgement of the community's desire for passenger rail, the reset masterplan reserves a corridor to preserve the opportunity to extend the existing rail line through the Mac Point site.



Antarctic and Science Precinct:

Tasmania is home to a unique collection of science and research organisations focused on improving our understanding of climate change, the Antarctic and temperate marine environments.

They include the Australian Antarctic Division, the CSIRO, the Antarctic Climate and Ecosystems Cooperative Research Centre, the Institute for Marine and Antarctic Studies, the Integrated Marine Observing System, Tas Polar Network, CCAMLR and the Antarctic Gateway.

This internationally and southern hemisphere recognized community and its scientific capabilities have been built up over decades.

This is a significant cultural and economic asset to Tasmania with research generated supporting global decision-making and providing a focal point for international cooperation.

Hobart is internationally regarded as both a headquarters for East Antarctic activity and an Antarctic and Southern Ocean research centre of excellence.

Hobart's Mac Point site offers an outstanding opportunity not only to secure the future of Antarctic and climate change science in Australia, but also to build an incubator of Australian innovation in Tasmania's capital city.

The reset masterplan recognizes the importance of the Antarctic and science industries to Hobart and sets aside a precinct adjacent to the port as a future development site for these uses. Arguably, the site is the last parcel of land on the CBD fringe, next to a working port in the country.

People and Community

Sullivans Cove is a place for people and the reset masterplan embodies this value in the site's aspirations.

The reset masterplan aims to create a vibrant and diverse place of arts and culture which responds to and interprets the Cove's existing spatial characteristics.

The reset masterplan focuses on stage 1 of the Mona vision with a ten to fifteen-year development timeframe.

Already underway and throughout the life of the development, the Corporation will encourage and support the interim activation of the site with pop-ups and temporary activities to re-establish the community connection with and ownership of Mac Point.

Planning Strategy

As discussed in Appendix A, the reset masterplan is consistent with and furthers all relevant planning legislation and policy including:

- the *Land Use Planning and Approvals Act 1993 (LUPAA)*;
- applicable State Policies within the *State Policies and Projects Act 1993*
- Southern Tasmania Regional Land Use Strategy; and
- Sullivans Cove Strategic Framework under the Planning Scheme.

Stakeholder Engagement

In December 2016, the Premier and the then Minister for State Growth announced the adoption of the Mona vision as the reset policy for the Mac Point development site. This was a consequence of feedback from the community and key stakeholders' dissatisfaction with the former masterplan.

Under the new plan, the Tasmanian Government said it wanted to see the area developed to include public space, exhibition space, commercial space, cultural space, conference facilities, accommodation, tourism infrastructure, as well as facilities to support Tasmania's status as Australia's Antarctic gateway.

The community feedback from the vision reset was overwhelmingly positive. In particular, there was a recognition of the need to express the importance of truth and reconciliation for both the Aboriginal community and the wider community within the site.

The Government directed the Corporation to make the necessary planning amendments to the planning scheme to support the reset vision.

Resetting the relationships with the community and key stakeholders:

The Corporation has fundamentally changed its relationship with the wider community.

It now understands that engagement and community ownership over the site are a central and vital element of its business. The Corporation understands it must go beyond the formal and ordinary consultation processes.

Since January 2017, the Corporation has been pro-actively engaging with over 250 key stakeholders to provide opportunities for input into the reset vision and enhance community ownership and commitment to the reset.

During this process, the principles developed in 2012 as a result of a previous consultative process have been refined to reflect community views of the proposed reset.

High-level principles expressed in the reset vision and refined as part of consultation require the site to:

- Involve a mix of uses;
- Be people-focused;
- Support inner-city living;
- Be well-connected to the broader Hobart environment;
- Respect the site's history;
- Incorporate principals of sustainability;
- Not prejudice port activities;
- Complement and not compete with activity in the CBD and greater Hobart area; and
- Deliver major socio-economic benefits to Hobart and Tasmania.

Reset masterplan consultation:

In finalising the reset masterplan and the planning scheme amendments, the Corporation has increased its consultation across Tasmanian Government agencies and key stakeholders and community groups, including the following:

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| • TasWater | • Engineers Australia |
| • TasPorts | • Dial before you Dig National Board |
| • TasNetworks | • Various architecture firms including the Institute of Architects |
| • Tasrail | • Business Events Tasmania |
| • Infrastructure Tasmania | • Hobart Chamber of Commerce |
| • Metro Tasmania | • Waterfront Business Community |
| • Tasmanian Audit Office | • Tasmanian Small Business Council |
| • Tourism Tasmania | • Women in Business Network |
| • Environment Protection Authority | • Tourism Industry Council of Tasmania |
| • Property Council of Australia (Tas) | • Tasmanian Hospitality Association |
| • Tasmanian Chamber of Commerce and Industry | • Destination Southern Tasmania |
| • Green Building Council Australia | • Planning Reform Taskforce |
| • Master Builders' Association of Tasmania Inc | • Hobart Northern Suburbs Rail Action Group |
| • Housing Institute of Australia (Tas) | |

- Chartered Accountants Australia & New Zealand
- Planning Institute of Australia (Tas)
- Tasmanian Polar Network
- Antarctic Tasmania
- Australian Antarctic Division
- CSIRO
- CCAMLR
- Tasmanian Maritime Network
- Screen Tasmania
- RSL Tasmania
- Army Museum of Tasmania
- Mona owner and directors
- Sir Tim Smit and staff from the Eden Project
- Tasmanian Museum and Art Gallery
- The Old Mercury Building
- Hedberg Precinct
- The Theatre Royal
- Salamanca Arts Centre
- Tasmanian Symphony Orchestra
- The University of Tasmania, including the Vice Chancellor, IMAS, the School of Architecture and Design, and the Centre of the Arts
- Contemporary Arts Tasmania
- Federal Group
- Southern Export Terminals
- Southern Waste Solutions
- Par Avion
- Rotor-Lift
- Royal Hobart Regatta Association
- Hobart Twilight Market
- Farm Gate Market and Street Eats @ Franko
- Macquarie Point tenants and neighbours
- Developers and investors
- Departments of State Growth, Treasury and Finance, Premier and Cabinet and Primary Industries, Parks, Water and Environment
- The Coordinator-General
- The Lord Mayor, Deputy Lord Mayor, Council Officers from the Hobart City Council
- Tasmanian Government Legislative Councillors
- Tasmanian Senators
- Tasmanian Labor Party
- Local and national media representatives

A separate, but fundamentally important, element of the consultation has been the start of a respectful, inclusive and equitable relationship with Tasmania's Aboriginal community. It is important the Aboriginal community leads the development of the Truth and Reconciliation Art Park, the Centre for Living Culture and the Aboriginal Heritage Centre.

This relationship will go beyond the life of the development of these components. It is the intention to deliver, through the Truth and Reconciliation Art Park, a state and nationally significant landmark. The Corporation has consulted with the Aboriginal community, groups, individuals and Elders around the state including:

- Aboriginal Land Council of Tasmania
- Aboriginal Heritage Council
- Tasmanian Aboriginal Centre Inc
- Tasmanians for Recognition
- Elders Council of Tasmania Aboriginal Corporation

- Tasmanian Aboriginal academic Greg Lehman
- Reconciliation Australia national board
- Tasmanian Regional Aboriginal Communities Alliance
- Professor Maggie Walter, Pro-Vice Chancellor Aboriginal Research and Leadership at the University of Tasmania
- Reconciliation Tasmania
- Nayri Niara Good Spirit Festival
- TMAG Indigenous Cultures department
- Karadi Aboriginal Corporation
- South East Tasmanian Aboriginal Corporation

In addition, the Corporation has worked closely with Hobart City Council planning officers as well as the consultant architect to ensure that issues which arose during the former masterplan process continue to be addressed. Furthermore, the Corporation has worked closely with TasWater, TasRail and TasPorts as adjacent landowners to ensure support and understanding of the proposed reset and planning amendments.

The comments and feedback received have been taken into account in the planning scheme amendments and the preparation of supporting reports including the Traffic Impact Assessment and the Market Impacts Assessment.

In addition to the Corporation has undertaken considerable stakeholder consultation in the lead up to the submission of the reset masterplan and the planning scheme amendments. It is important that the wider community have ongoing opportunities to seek information during the formal process.

It will also provide the community with an opportunity to see that the social license which was given to the reset vision since December 2016 is being delivered. Furthermore, it is a demonstration of the commitment to ensuring that Tasmanians remain essential stakeholders during the site's development.

Since January 2017 the Corporation has thrown open the gates at Mac Point encouraging the community to own and use the site. This has engendered a high level of community engagement and laid the foundations for ownership and connection to the site in the long term.

The Tasmanian Government's reset of Mac Point won overwhelming community support because it presented a landscape for people.

It is the Corporation's intention to ensure that the consultative processes set in place continue to put Tasmanians at the heart of this development as it works on delivering a once in a generation, nationally significant development.

Wastewater Treatment Plant

Due to the proximity of Mac Point to the Wastewater Treatment Plant (WWTP), the current planning scheme outlines the need for onerous technical assessments for even the most basic land uses and prohibits sensitive uses.

Detailed technical assessments of the WWTP have since been undertaken and supports a more flexible approach to use and development that can now be driven by the reset, including consideration of sensitive uses.

It was announced by the State Government in September 2018 that the WWTP will be decommissioned and removed within 4 years.

Conclusion:

The role of the reset masterplan is to guide the delivery of the first stage of the Government's reset. It sets the framework for the spatial and use controls in the planning scheme amendments and establishes the Truth and Reconciliation Art Park, Gateway Park and pedestrian linkages as public open spaces for the people of Tasmania.

The reset masterplan and the planning scheme amendments support the Mona vision, the Government's reset and the community's social license. These key concepts and values form the basis for the planning controls which will govern use and development on the Mac Point site and deliver a development which is expected by the wider Tasmanian community.

"Our vision is for a unified cultural precinct with a range of attractors across the fields of art, culture, tourism and science. At the heart of the project is a reconciliation art park that resonates internationally."

Dark Mofo director Leigh Carmichael

APPENDIX A: Planning Strategy

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 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 Mac Point are the following:

- 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.

To deliver the vision and strategic directions the Strategy defines 14 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 has 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 reset aligns with the Activity Centres policy which provides 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:*
 - o *Glenorchy LGA - 40% (5,300 dwellings);*
 - o *Hobart LGA - 25% (3,312 dwellings);*
 - o *Clarence LGA - 15% (1,987 dwelling);*
 - o *Brighton LGA - 15% (1,987 dwellings); and*
 - o *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 commercial development opportunities on the site. It is considered that the improved civic amenity offered by the development of Mac Point will continue to support inner city living and urban consolidation in and around Hobart's CBD.

Hobart 2025 Strategic Framework

The reset aligns with the Hobart 2025 Strategic Framework (Strategic Framework), which 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 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 Mac 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.*

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 reset aligns with the study, which made the following recommendations with regard to the development of Mac Point:

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 Mac 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.

Land Use Planning and Approvals Act 1993 - Schedule 1

To enable the reset, the Minister must be satisfied that proposed changes to the planning scheme further 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 the reset are addressed below.

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 reset promotes the objectives for sustainable development of land through careful design and implementation of an agreed objective for a mixed use precinct at Mac Point 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 to Mac Point.

(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. The proposed layout of the reset is supported by analysis and consideration of strategic implications including impacts on the CBD and Port of Hobart. The reset is considered to be 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 and 250 key stakeholders to provide opportunities for input in the preparation of the reset masterplan. The future 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

Technical assessments underpinning the reset masterplan indicate that the reset is 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 reset masterplan 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

Planning scheme amendments will be made which 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 through a range of technical assessments looking at:

- Urban design;
- Wastewater Treatment Plant Odour assessment;
- Environmental impact;
- Market Impacts;
- Site contamination and remediation;
- Aboriginal and historic cultural heritage;
- Site infrastructure; and

- Traffic impact.

(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 Mac 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 reset 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

Amendments to the planning scheme to enable establishment of the reset will maintain the existing heritage listing and protection considerations. Allowable height and massing of development under the reset will reduce 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 reset is supported by updated analysis that confirms the capacity of current infrastructure and utilities to cater for the anticipated development.

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

Comment

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

Land Use Conflicts

The reset minimises the potential for land use conflicts at Mac Point.

The interface with the working port is one potential for conflict. To protect the operations of the port, the reset includes a non-sensitive use buffer of the Arts and Institutional Activity Area (existing Commercial and Institutional Area).

Proximity to the WWTP poses another potential for land use conflict. The plant will be decommissioned and removed over the next four years. Furthermore, recent detailed investigations support a more flexible approach to use and development.

There is potential for land use conflict between residential and visitor accommodation uses and the use of Mac Point for major public events. This will be managed by where residential uses can be located and by ensuring residential development is built to achieve a minimum reduction in sound pressure level.

Impact of the Amendment on the Region as an Entity

The reset provides a spatial arrangement of mixed use redevelopment at Mac Point and will have an overwhelmingly positive impact on the Hobart CBD, and Southern Tasmania in general.

State Policies and Projects Act 1993

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

- State Policy on Water Quality Management 1997; and
- Tasmanian State Coastal Policy 1996.

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

The following section examines the State Policies as they apply to the reset masterplan.

State Coastal Policy 1996

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

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 does not involve port land and adjacent development will not impact efficient port operations and safety requirements.

The reset proposes arts and institutional uses adjacent to the boundary shared with the Hobart port reflecting the need to provide a buffer zone of non-sensitive uses.

The reset is therefore consistent with these Outcomes and the State Coastal Policy.

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:

Development under the reset masterplan will continue to allow for suitable stormwater treatment to be incorporated in future development. Such measures will ensure the long-term quality of stormwater runoff is efficiently managed to protect water quality in accordance with this Policy.

National Environment Protection Measures

The NEPM 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:

Amendments to the planning scheme to enable the reset will maintain the existing Environmental Management provisions of the planning scheme to manage emissions and water quality consistent with the NEPM.