

MEMORANDUM

To	Macquarie Point Development Corporation
From	Lucy Burke-Smith, Partner, Purcell Architecture Australia Jim Gard'ner, Director, GJM Heritage
Date	17 February 2025

MACQUARIE POINT MULTIPURPOSE STADIUM – PROJECT OF STATE SIGNIFICANCE: RFI RESPONSE

We write in response to Request for Further Information, received from the Planning Commission 19 November 2024 (DOC/24/14508), with regard to the Macquarie Point Multipurpose Stadium (MPMS) – Project of State Significance (PoSS). In particular we outline our response to the following points, as included within the RFI Appendix 1 – Scope of project and requested further information:

Cultural heritage and values

RFI Response – Item 20:

- *Further evidence/analysis on, and visualisations showing, specific effects of the project (including its use) on individual places of historic heritage cultural significance (section 5.3 of the Guidelines).*

With reference to section 5.3 of the Guidelines reporting is to assess the effect of the proposed project on the historic cultural heritage characteristics, values and significance.¹ Specifically:

- *the degree to which the proposed project complements and contributes to or detracts from the values of places or precincts of historic cultural heritage significance;*
- *the effect of the use, location, bulk, form and appearance of the proposed project on the values of places or precincts of historic cultural heritage significance;²*

Executive Summary

In response to RFI 20, "Further evidence/analysis on, and visualisations showing, specific effects of the project (including its use) on individual places of historic heritage cultural significance (section 5.3 of the Guidelines)" we have undertaken a further visual impact analysis with regard to SLR's additional visualisations, the results of which are explained in Table B.4.2"

In addition, we enclose a correction to Figure 14 on page 41 of the Heritage Impact Assessment (Appendix L) to include the number notations that are referenced in the caption.

¹ PoSS MPMS Final Guidelines 16 February 2024, s.5.3.1, p.14
² PoSS MPMS Final Guidelines 16 February 2024, s.5.3.2, p.14

Overview and methodology

The Heritage Impact Assessment (HIA), Appendix L, outlines our assessment, based on material available at the time of drafting. This response provides our assessment of any increase or decrease in the effect of the proposal on the historic cultural heritage of the places and precincts identified within the HIA, and summarised within Table 13³. It is based on additional visualisations contained within the visualisation package prepared by SLR, Issue 01, dated 17 February 2025. It is to be noted that our assessment is limited to those images that illustrate the impact on heritage places, precincts and areas.

This response has been prepared by Lucy Burke-Smith, Parter, Purcell Architecture Australia, and Jim Gard'ner, director GJM Heritage, who also authored the HIA. It applies the Framework for impact assessment, as outlined within Section 4 of the HIA, including the following matrix⁴ where the magnitude of impact is compared to the value of the heritage place. This determines a value for the effect of the Proposed Project on the place as shown below.

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

This assessment also applies the definitions for magnitude of Change as outlined within Table 4 of the HIA, and reproduced below:

Magnitude of Change	Definition
Very High	<i>Substantial and Permanent Change</i> - 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 or 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	<i>The development severely erodes the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values. (EH)</i>

³ Appendix L HIA, August 2024, Purcell & GJM, Section 6.1, Table 13, p.56

⁴ Appendix L HIA, August 2024, Purcell & GJM, Section 4.3, p.51

	<i>Considerable Change (SLR MacPoint VA)</i> • <i>Demolition of a substantial part of significant heritage fabric</i> • <i>Alterations, additions or other modifications that adversely impacts the cultural heritage significance of the place</i> • <i>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.</i> • <i>Loss of key features or introduction of additional features in the view, resulting in the character of the view or landscape to change.</i> • <i>Views to key landscape features are impacted, affected or diminished.</i> • <i>Visual contrast of any new feature(s) in the view that represents change but character remains the same.</i> • <i>Visual amenity of local residents or sensitive receivers is impacted or diminished.</i> • <i>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.</i>
Medium	<i>The development erodes to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values. (EH)</i> <i>Moderate Change</i> • <i>Demolition of heritage fabric</i> • <i>Minor alterations, additions or other modifications that adversely impacts the cultural heritage significance of the place</i> • <i>Perceptible change impacting parts of the view or a moderate change across a specific area.</i> • <i>Minor Loss of key features or introduction of additional features in the view, resulting in a minor change to the overall character view.</i> • <i>Visually contrast with existing site and surrounding features but the character of the view does not fundamentally change</i> • <i>Views to key landscapes partially obstructed but views remain intact.</i>
Low	<i>The development erodes to a minor extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values. (EH)</i> <i>Minimal Change</i> <i>Demolition of non-significant fabric</i> <i>Alterations, additions or other modifications that do not adversely impact the cultural heritage significance of the place</i> • <i>Minor change to the landscape or views.</i> • <i>Temporary or reversible impact.</i> • <i>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.</i> • <i>Minimal contrast of any new elements such that the nature of the view or local character remains relatively unchanged.</i> • <i>Little permanent change or no fundamental change to local character</i>
Imperceptible / None	<i>The development does not affect the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values. (EH)</i> <i>Barely perceptible change</i> • <i>Physical impacts on the heritage place limited to non-contributory fabric</i> • <i>No memorable or rarely perceptible change to local character or key views</i>

For the purpose of this RFI response the column assessing Direct Impacts has been removed from Table 13, enabling a focus on visual, or Indirect Impacts, being the matter of this RFI. Indirect Impacts are noted within the HIA as including, amongst other examples *changes to the setting of a place, or changes to*

public views to or from a place.⁵ The HIA also references the following definition from the *Guidelines for Landscape and Visual Impact Assessment*⁶

Indirect effects Effects that result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the Site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects.

RFI Response – Item 20: Further analysis on specific effects of the project on individual places of historic heritage cultural significance

The following table is an amended extract from the HIA at Appendix L. As outlined within the above methodology it removes the column assessing direct impacts, and represents the initial assessment within greyed boxes, with the assessment, subject of this RFI unshaded.

Site No.	Name	Significance Level	Indirect Impacts	Indirect Impacts RFI Assessment	Overall Magnitude	Overall Magnitude RFI Assessment	Cultural Landscape impacts	Cultural Landscape RFI Assessment
1	'41 Hunter Street (UTAS Centre for the Arts, formerly part of H. Jones & Co.)'	State Local	Very High	SLR Viewpoints 12, 13, 15 & 17 Very High	Major effect	SLR Viewpoints 12, 13, 15 & 17 Major effect	Very High	SLR Viewpoints 12, 13, 15, 17 Very High
2	'Cenotaph, Anzac Parade and Queen's Battery'	State Local	Very High	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relating to the relevant views of the place identified within HIA Section 7.1.2	Major effect	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relating to the relevant views of the place identified within HIA Section 7.1.2	Very High	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relating to the relevant views of the place identified within HIA Section 7.1.2
3	'Former HCC / City Motors Garage - façade'	State Local	Imperceptible / None	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	Negligible effect	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	Low	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site
4	'Former HMAS Huon Naval Depot (Huon Quays)'	State Local	Imperceptible / None	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	Negligible effect	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	Low	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site

⁵ Appendix L HIA, August 2024, Purcell & GJM, Section 6.1, p.1

⁶ Landscape Institute (LI) and Institute of Environmental Management & Assessment (IEMA), *Guidelines for Landscape and Visual Impact Assessment (GLVIA)*, Third Edition, Routledge, 2013, pp 155-158.

Site No.	Name	Significance Level	Indirect Impacts	Indirect Impacts RFI Assessment	Overall Magnitude	Overall Magnitude RFI Assessment	Cultural Landscape impacts	Cultural Landscape RFI Assessment
5	'Former Hobart Railway Station'	State Local	Imperceptible / None	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	Negligible effect	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	Imperceptible / None	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site
6	'Former MTT Offices'	State Local	Imperceptible / None	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	Negligible effect	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	Low	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site
7	'Henry Jones & Co. IXL Jam Factory'	State Local	Very High	SLR Viewpoints 12, 15 & 16 Very High	Major effect	SLR Viewpoints 12, 15 & 16 Major effect	Very High	SLR Viewpoints 12, 15 & 16 Very High
8	'Hobart Gas Works complex (incl. chimney)'	State Local	Medium	SLR Viewpoints 18 & 19 Medium	Moderate effect	SLR Viewpoints 10 & 11 Moderate effect	High	SLR Viewpoints 18 & 19 High
9	'Hobart Railway Goods Shed'	State Local	Very High	Building relocated - not shown in visualisations	Major effect	Building relocated - not shown in visualisations	Very High	Building relocated - not shown in visualisations
10	'Roberts & Co. Woolstore Complex'	State Local	Imperceptible / None	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	Negligible effect	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	High	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site
11	'Royal Engineers Building and Stone Post'	State Local	Very High	SLR Viewpoints 20 & 21 Viewpoint 20 shows Very High impact whereas Viewpoint 21 shows Imperceptible impact	Major effect	SLR Viewpoints 20 & 21 Viewpoint 20 shows Very High impact whereas Viewpoint 21 shows Imperceptible impact	Very High	SLR Viewpoints 20 & 21 Very High
12	'Soldiers Memorial Avenue, South African (Boer) War Memorial, and 2/40th Infantry Battalion monument'	State	Low	SLR Viewpoint 22 Low	Moderate effect	SLR Viewpoint 22 Moderate effect	Low	SLR Viewpoint 22 Low

Site No.	Name	Significance Level	Indirect Impacts	Indirect Impacts RFI Assessment	Overall Magnitude	Overall Magnitude RFI Assessment	Cultural Landscape impacts	Cultural Landscape RFI Assessment
13	'Tasmanian Museum and Art Gallery Complex'	State Local	Imperceptible / None	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	Negligible effect	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	Medium	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site
14	'Victoria Dock and Constitution Dock'	State Local	Very High	SLR Viewpoints 12, 13 & 15 Very High	Major effect	SLR Viewpoints 12, 13 & 15 Major effect	Very High	SLR Viewpoints 12, 13 & 15 Very High
15	'Red Shed'	Local	Very High	Building relocated - not shown in visualisations	Major effect	Building relocated - not shown in visualisations	Very High	Building relocated - not shown in visualisations
16	1.0 Inner City Residential (Wapping)	Local	Imperceptible / None	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	Negligible effect	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	Low	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site
17	2.0 Sullivans Cove Mixed Use	Local	Very High	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	Major effect	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	Very High	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site
18	2.1 Domain Open Space	Local	Medium	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	Major effect	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	High	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site

Site No.	Name	Significance Level	Indirect Impacts	Indirect Impacts RFI Assessment	Overall Magnitude	Overall Magnitude RFI Assessment	Cultural Landscape impacts	Cultural Landscape RFI Assessment
19	3.0 Sullivans Cove 'Gateway'	Local	Very High	SLR Viewpoints 17, 19 & 21 show proximate gateway views. The impacts from these differ from the more distant gateways shown in the HIA inventory datasheet Site No, 19. Viewpoint 17 shows a High impact whereas Viewpoint 19 shows a Low impact and Viewpoint 21 a Imperceivable impact.	Major effect	SLR Viewpoints 17, 19 & 21 show proximate gateway views. The impacts from these differ from the more distant gateways shown in the HIA inventory datasheet Site No, 19. Viewpoint 17 demonstrates a Major effect whereas Viewpoint 19 demonstrates a Moderate effect impact and Viewpoint 21 a Negligible effect.	Very High	SLR Viewpoints 17, 19 & 21 Very High
20	4.1 Macquarie Point Wharf	Local	Imperceptible / None	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	Negligible effect	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	Imperceptible / None	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site
21	4.2 Regatta Point	Local	Very High	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	Major effect	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	Very High	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site
22	4.3 Sullivans Cove 'Working Port'	Local	Very High	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	Major effect	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	Very High	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site

Site No.	Name	Significance Level	Indirect Impacts	Indirect Impacts RFI Assessment	Overall Magnitude	Overall Magnitude RFI Assessment	Cultural Landscape impacts	Cultural Landscape RFI Assessment
23	'The Glebe'	Local	Imperceptible / None	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	Negligible effect	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	Medium	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site
24	'Middle Queens Domain'	Local	Low	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	Minor effect	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	Low	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site
	'Queens Domain Foreshore'	Local	Very High	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	Major effect	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	Very High	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site
	'Southern Queens Domain'	Local	Very High	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	Major effect	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	Very High	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site
25	Hobart Rivulet	Local	Imperceptible / None	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	Minor effect	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site	Imperceptible / None	No additional visualisations within SLR, Issue 01, dated 11 February 2025 relevant to the site

Conclusion

An assessment of the additional visualisations has not changed the preliminary assessment outlined within our HIA that reads:

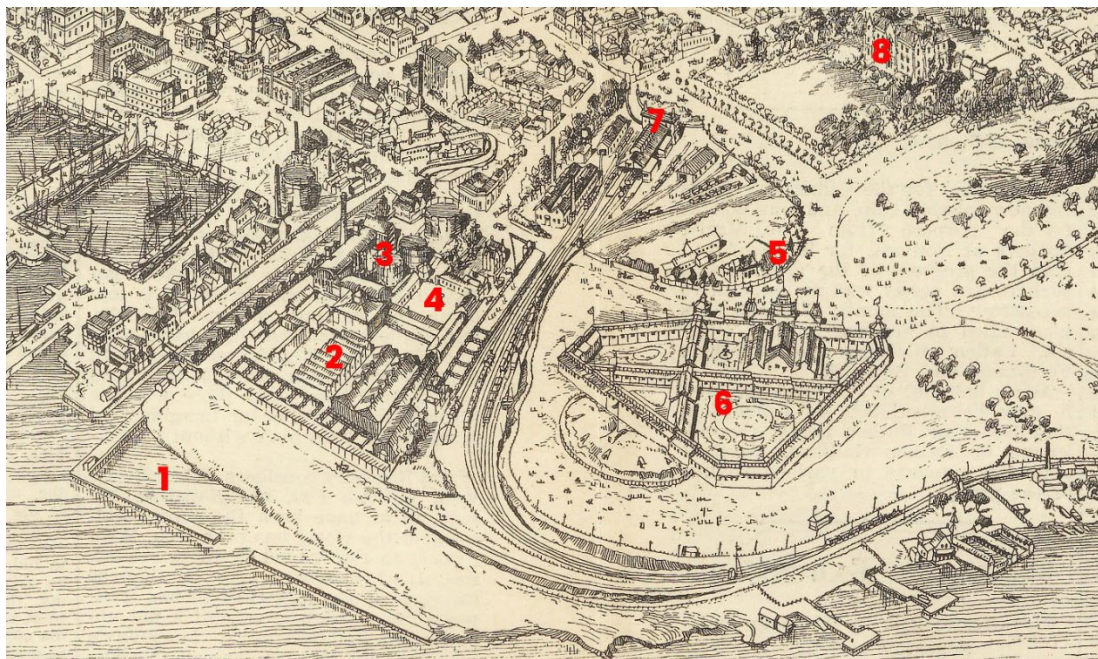
...there are a range of heritage impacts from Imperceptible / None to Very High across the Study Area. The impacts identified above cannot be avoided and mitigation measures will not fully ameliorate these impacts to historic cultural heritage significance of the affected sites.⁷

⁷ Appendix L HIA, August 2024, Purcell & GJM, Section 6.1, p.58

RFI Response – D. Unintentional Errors Additional Information

The following image is provided in response to the following observation of the Commission:

Figure 14 on page 41 of the Heritage Impact Assessment (Appendix L) does not include on the plan the number notations that are referenced in the caption.⁸



Revised 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).

⁸ TPC Letter Response, Item 75, November 2024.