

MACQUARIE POINT DEVELOPMENT CORPORATION BILL 2012

Fact Sheet

The *Macquarie Point Development Corporation Bill 2012* (Bill), which establishes the Macquarie Point Development Corporation (Corporation), will be enacted in two stages, with the first stage focusing on the establishment of the Corporation.

The initial functions of the Corporation, as specified in the Bill, include matters related to remediation of the Macquarie Point railyards site, the redevelopment of Brooke Street Pier, public consultation regarding possible options for the railyards site redevelopment, and consideration of development models for the railyards site.

The second stage of legislation is expected to be drafted during 2013. This will focus on the functions and powers required by the Corporation to commercially develop the railyards site. It will include consideration of land-use planning matters and the best means of releasing the land to the market.

This two-stage approach will allow for a more detailed and mature consideration of the functions and powers required by the Corporation for commercial development of the site, avoiding the need to make significant policy choices before they can be fully investigated.

Main features of the *Macquarie Point Development Corporation Bill 2012*

The Corporation's principal objectives are to plan, facilitate and manage the remediation of the Macquarie Point railyards site and its redevelopment to ensure it:

- is redeveloped as a vibrant and active area with a mix of uses that connects with and complements adjacent areas within Hobart;
- encourages inner-city living;
- is redeveloped to deliver sustainable social and economic benefits to Hobart; and
- is redeveloped in accordance with sound planning, urban design and environmental principles.

The functions of the Corporation are to:

- carry out investigations in relation to the proposed remediation and redevelopment of the Macquarie Point railyards site;
- plan and manage the remediation of the Macquarie Point railyards site so it can be redeveloped;
- consult with the Tasmanian community in relation to options for the site's redevelopment;
- advise the Minister on any legislation that may be required to facilitate the site's redevelopment;
- undertake, manage and facilitate the redevelopment consistent with the Corporation's objectives;
- advise the Minister on options for the redevelopment or replacement of Brooke Street Pier; and
- undertake, manage and facilitate the redevelopment or replacement of Brooke Street Pier.

The Corporation will have the power to enter into contracts, appoint agents and attorneys and engage consultants. However, the Bill does not give the Corporation the authority to acquire or dispose of property or undertake any works on the Macquarie Point railyards site until the site is transferred to the Corporation unless otherwise approved by the Minister.

The Corporation will be subject to the Treasurer's Instructions, unless their application to the Corporation is modified by the Treasurer.

The Corporation will have a Board of directors consisting of the chairperson, the chief executive officer and between three and six other members.

The chairperson and the directors, other than the chief executive officer, will be appointed by the Governor, on the recommendation of the Minister, on the basis of specific knowledge and skills required to achieve the principal objectives of the Corporation.

The Board will be responsible for:

- the achievement of the Corporation's principal objectives;
- ensuring the Macquarie Point railyards site is redeveloped in accordance with the site redevelopment plan;
- ensuring the Corporation's business and affairs are managed and conducted in accordance with the principal objectives and corporate plan of the Corporation, and in accordance with sound business practice; and
- establishing an audit committee.

The Board will be required to prepare an annual report for tabling in Parliament each year, and will also be required to prepare a corporate plan by 31 May each year. The Board may also be required to prepare a site redevelopment plan on the direction of the Minister.

It should be noted that because the Corporation will operate using Australian Government funds, and there is currently no intention to direct State Government funding to the Corporation, there will be no requirement for the Corporation to be subject to the Budget Estimates process.

Should State Government funding be directed to the Corporation at a later date, this would be dealt with through the normal process of Budget Estimates for Finance General.

As the Corporation's annual report will be tabled in Parliament each year, this will provide the opportunity for Members of Parliament to request briefings in relation to the Corporation's operations outlined in its annual report.

The Board will have the power to invest and borrow funds.

The Minister will have the power to give the Board directions in connection with the functions and powers of the Corporation, but will not have the authority to direct the Board to enter into or terminate any contract on behalf of the Corporation.

The Minister will also have the authority to consent to the transfer of Crown land to the Corporation subject to the approval of the Minister administering the *Crown Lands Act 1976*, with the land then vesting in the Corporation.

No State tax will be payable by the Corporation for the transfer of Crown land.

The Corporation will be established as a State Service Agency, with the chief executive officer and all staff being employed under the *State Service Act 2000*.

The Bill allows for the person holding the position of General Manager, Macquarie Point Development Project at the commencement of the Act to be appointed as the chief executive officer of the Corporation.

The Minister will have the authority to transfer existing State Service employees to the Corporation.