

DRAFT SECOND READING SPEECH

HON PETER GUTWEIN MP

Macquarie Point Development Corporation Amendment Bill 2018

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Madam Speaker

I move that the Bill now be read a second time.

The 9.3 hectare Macquarie Point site presents a unique opportunity for Hobart and our state.

The site links together key destinations and activity centres in the city between the Queens Domain, the Regatta grounds, Sullivans Cove, Salamanca, the waterfront and Hobart's CBD.

It also represents a huge opportunity as a destination in its own right to facilitate community, social and cultural celebrations and engagement, as well as a hub for innovation, scientific research and design excellence.

The expectation of the community and industry is the same as the Government's. We all want to see Macquarie Point developed to its full potential.

The State has been working closely with the Commonwealth Government and is on the cusp of signing the Hobart City Deal which has the potential to create a blueprint for the future of the central Hobart area harnessing the resources of all three levels of Government. It is a once in a generation opportunity and the Government needs to be well positioned to take advantage of the huge benefits that it could bring.

The community wants this to occur, they want to see investment and development on Macquarie Point now and we are determined to deliver.

The Macquarie Point Development Corporation Amendment Bill 2018 seeks to do just that.

Madam Speaker, currently the planning controls for the site reflect the old masterplan, however, the implementation of that plan is heavily constrained by the limitation of both sensitive and non-sensitive uses across the site. The Bill provides a framework to facilitate investment in, and the development of, the Macquarie Point site by resetting the Masterplan and drawing from the MONA vision, to bring the site to life.

It also updates the Macquarie Point Development Corporation Act 2012, to reflect a shift in the Corporation's focus from remediation to redevelopment.

In addition to tabling the legislation, I have also released a revised site Masterplan for Macquarie Point.

This site plan draws from the MONA vision and this first stage covers the former rail yards component. Whilst the MONA vision extends past this footprint into the broader Macquarie Point area and involves future stages; these will need to be undertaken by prospective governments due to the lengthy timeframes associated with this project.

Critically, the site plan I have released is Stage 1 of the reset and will be a stand-alone development, so that no matter what happens into the future, the reset vision will be realised.

It retains the community's strong wish for public open space, art and cultural builds, public transport corridors and importantly from the perspective of our \$180m Antarctic sector, the ability to move forward with a world leading precinct.

As the Premier stated when MONA released its vision for the site in December 2016, "While the Government has endorsed the vision as a new starting point for Macquarie Point, it is starting point, not the end product. The Corporation will be expected to consult extensively as it develops the final plan, and I have no doubt it will undergo many changes through that process."

The Masterplan is the result of a long consultative process with a broad range of stakeholders by the Macquarie Point Development Corporation. The Corporation has engaged widely and developed a comprehensive package based on feedback and expert advice.

Amendments to the existing Act

The Bill includes updates to the Principal Act. These include expanding the Corporation's principal objectives and functions. Currently the objectives of the Act include:

- a) to plan, facilitate and manage the remediation of the Macquarie Point land in accordance with the Intergovernmental Agreement; and
- b) to plan, facilitate and manage the redevelopment of the site so as to ensure that the site –
 - i. is redeveloped as a vibrant and active area, with a mix of uses, that connects with and complements adjacent areas within Hobart; and
 - ii. encourages inner-city living; and
 - iii. is redeveloped so as to deliver sustainable social and economic benefits to Hobart; and
 - iv. is redeveloped in accordance with sound planning, urban design and environmental principles; and
- c) to the extent practicable, to make a profit from carrying out its functions

The amendments to the Act will add the following:

- encourage pedestrian and bicycle traffic;
- allow for public transport and transit corridors;
- provide for public open spaces; and
- to plan, facilitate and manage temporary and long-term uses of the site.

These amendments reflect the Government and the community's expectations for the site.

The Government has committed to working to activate the transit corridor from the northern suburbs to the centre of Hobart, including a potential linkage through Macquarie Point.

Providing for transit corridors in the Bill supports this commitment as well as ensuring that Macquarie Point is open and accessible for the first time since 1850.

A key consideration for Government and the Corporation is to ensure the delivery of a world leading Antarctic and Science Precinct as part of the Hobart City Deal.

It is important that the Corporation continues to work in partnership with TasPorts to support Macquarie Wharf to remain as a working port. Remaining as a working port while providing ongoing access for industry and users of the Antarctic and Science Precinct will be fundamental for this critical infrastructure.

This Bill also includes the ability for me, in my capacity as the Minister for State Growth, to provide the Board with a Statement of Expectations. This will enable this Government, and future Governments, to make its expectations clear regarding the Corporation's activities in implementing its prescribed objectives and functions.

It's another level of transparency and accountability which is important to enshrine for the Government and the Corporation, especially as we enter a period where commercial property transactions will be occurring.

Planning arrangements

Critically, the Bill also provides for me, in my capacity as the Minister for State Growth, with the ability to amend the planning arrangements that guide development at the Macquarie Point site.

Right now, development on the site is heavily constrained by the planning arrangements in place. In particular, the 400 metre buffer zone around the wastewater treatment plant, which applies to the majority of the site and impedes sensitive and non-sensitive uses and development.

We are working to resolve this issue on two fronts, firstly the removal of the waste water treatment plant and secondly, to implement immediate planning changes to take advantage of the opportunities that are out there, especially the Hobart City Deal.

For the sake of our community, our businesses, our visitors and our potential developers we need to get on and develop Macquarie Point, now.

We are determined to get on with the next phase of development.

Madam Speaker, this Bill enables the Corporation's Board to prepare a proposal for my consideration to seek an amendment to the Sullivans Cove Planning Scheme 1997 to reset the masterplan. Importantly, Hobart City Council will remain as the planning authority for all projects, which will still be assessed against the provisions in that Planning Scheme.

After considering the proposal in consultation with the Minister for Planning, the Corporation, TasPorts, TasWater and the Hobart City Council, this legislation will enable me to approve a planning amendment and request the Tasmanian Planning Commission to make the change.

The proposed amendment must:

- further the objectives set out in Schedule 1 of the Land Use Planning and Approvals Act 1993;
- be consistent with any applicable State Policy within the meaning of the State Policies and Projects Act 1993; and
- be consistent, as far as practicable, with the Southern Regional Land Use Strategy.

Furthermore, the Bill also requires consistency with the existing Strategic Framework and Conservation of Cultural Heritage Values of the Sullivans Cove Planning Scheme.

The Corporation has been finalising the planning amendment to support development on the site in line with its revised masterplan.

To give you some idea of the changes involved, the proposed amendments to the Sullivans Cove Planning Scheme 1997 involve:

- the Arts and Institutional Use Area adding Exhibition Centre as a Permitted Use but moving Gambling, Hospital Services and Recreational Boating Facility to Prohibited Uses.
- The Mixed Use Area adding Exhibition Centre and Manufacturing Sales to Permitted Use status along with Residential Accommodation
- Heights are broadly consistent with the existing limits
- The total combined areas of various uses are changed to reflect a more civic focus for the site however the overall footprint is broadly in line with the current site plan
- Open space remaining a prominent feature with more than 50 per cent of the site set aside for public open space

After Parliament's consideration of this Bill, if supported, I hope to shortly commence engagement with the relevant parties to seek to amend the planning arrangements in place for the Mac Point site in the coming months.

Madam Speaker, as you are aware the Government is continuing to work with the Clarence, Glenorchy, Hobart and Kingborough councils, along with the Australian Government to negotiate the Hobart City Deal.

This includes working to facilitate the realisation of the Antarctic and Science Precinct at Macquarie Point.

This legislation seeks to balance the need to support the investment in, and development of, the Macquarie Point site now and provide flexibility to support an Antarctic and Science Precinct.

That is why the Bill includes the ability for me to make further amendments to the site for a period of 12 months after an initial amendment is made.

At the end of that 12 months, any further amendments will need to be progressed through the Land Use Planning and Approvals Act 1993 not this legislation.

As we are exploring the addition of other parcels of land to the Macquarie Point site, including the site of the TasWater waste water treatment plant (which also includes a small parcel of land owned by the Hobart City Council) the legislation provides for land that is subsequently added to the site to be dealt with in the same way to the original parcel.

That is, any new land will be limited to a one-off power to amend, supported by a 12 month window for amendments, consistent with the treatment of the primary Mac Point site.

Vision and plan

Macquarie Point is one of the nation's last remaining vacant sites adjacent to a working port on the edge of a capital city's CBD. It's a development which will deliver an extraordinary opportunity for Tasmanians and all Australians.

Mac Point aims to be a site which fosters culture and community, innovation and inspiration, nourishment and growth, action and energy. It also provides the opportunity to progress the vision of a Truth and Reconciliation Park, but most importantly it is a place for everyone.

Madam Speaker, this key parcel of land will provide spaces which can be used for arts and cultural events, festivals or even Carols by Candlelight. It can be a place to represent our history and culture, a place for leisure or a place to be inspired and learn.

Conclusion

Madam Speaker, this legislation provides for accelerated investment in, and development of Mac Point.

The time for talk is over.

The community expects the Government to act, and we are.

We want to see action now, so let's get on with it.

Madam Speaker, I commend this Bill to the House.