



Australian
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Architects

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11 August 2023

Macquarie Point Development Corporation
Mac Point Precinct Plan
41 Evans Street
Hobart TAS 7000

By email to: submissions@macpoint.com

Re: Mac Point Precinct Plan

Dear Macquarie Point Development Corporation,

The Tasmanian Chapter of the Australian Institute of Architects would like to thank the Macquarie Point Development Corporation for the opportunity to provide feedback on the development of the Macquarie Point precinct. The Institute supports development of this important location. We consider development of a site of this significance and proximity to the centre of Hobart must not only uphold the highest design standards, but also maximise benefits to the Tasmanian community. This is an opportunity to improve public infrastructure and civic amenities to support and enhance the lives of all Tasmanians.

The purpose of this submission is to inform you of the Institute's broader values, through three themes that pertain to the precinct and processes behind its development. At the end of our letter, we list out key considerations that are crucial for any large-scale urban development in Hobart.

First People's acknowledgement and cultural amenities

In the recent *Macquarie Point Reset Masterplan 2017-2023*, there was a strong emphasis on a Truth and Reconciliation Park to acknowledge first peoples of Tasmania. This was to be a key component of the master planning of Macquarie Point. In the current proposal, a Park is still proposed, together with an Antarctic and Science Hub and a residential development. The Institute would like to advocate for the ideas and values associated with the original Truth and Reconciliation Park, to be meaningfully incorporated into the precinct. In line with other major public projects, a consultation process would be undertaken with first people cultural advisors.

Planning process

The Institute has had continuing professional involvement in the development of planning and urban design policy in Sullivans Cove, since the formation of the Sullivans Cove Development Authority in 1975. Accordingly, the Institute is aware of previous proposals, including the recent *Macquarie Point Reset Masterplan 2017-2023*, and the amendments to the *Sullivans Cove Planning Scheme (1997)*, and subsequent approvals by Hobart City Council and the Tasmanian Planning Commission.

Due to the work achieved by former master planning, the Institute holds that future development reflects on the relative successes, and addresses opportunities, previously uncovered in former masterplans. These include a strong emphasis on the public realm, design decisions that reflect on local heritage and context, and integration with the surrounding urban fabric of Sullivans Cove.

Economic sustainability

Previous proposals for Macquarie Point offered the opportunity for staged development timelines, which would facilitate the ability for the Tasmanian workforce to be central to the construction process. In turn, Tasmanians in building and construction industries would benefit from upskilling opportunities. The Institute has considered a scenario where placing the emphasis on one large project will likely necessitate significant additional labour, from interstate or elsewhere, to construct the work on schedule and on budget.

We would like to support an approach that holistically benefits Tasmanians, by minimising specialised labour from outside of Tasmania, and brings the intended level of economic and social benefit to the community. One way this could be achieved could be if the project encouraged a sustained level of work over the course of many years to construct the different stages, rather than an approach involving a short and intense timeframe. This would facilitate upskilling of the Tasmanian work force, and promote knowledge and skills building within the community.

Expectations for planning for the city

The Institute would also like to share urban planning requirements that would benefit the city of Hobart, within the context of large-scale developments in this location. These include:

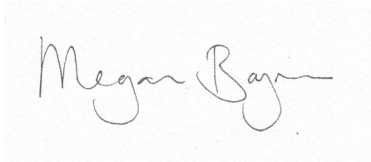
- Ongoing consultation with first peoples of lutruwita, and care and design for Country.
- Engaging with, and upgrading existing public infrastructure - including public transport systems, pedestrian walkways - and facilitating the development of further public transport networks and nodes.
- Maintenance and enhancement of the Intercity Cycleway and other cycle routes to support green city infrastructure.
- Due process and sensible planning for the site, such as that seen in previous master planning to Macquarie Point, namely, the *Macquarie Point Reset Masterplan 2017-2023*.
- Consideration of how the current need for more housing can be appropriately facilitated by the precinct redevelopment - by improved housing choices and through a proportionate amount of housing that is commensurate with the current housing crisis.

- Development that respects and enhances the scale and setting of the Cenotaph headland and Grounds, the Bridge of Remembrance and the Queens Domain.
- Further stages for local consultation from architectural and design professionals in Tasmania.
- Further stages for public consultation.

Any further developments in Hobart's urban spaces should be required to contribute positively to the surrounding urban fabric and improve the quality of the lives of Tasmanians, in myriad ways that consider climate sensitivity, settlement patterns, cultural impact, sustainability, liveability and longevity.

Thank you for the opportunity to provide feedback on the proposal for Macquarie Point. The Institute anticipates a productive role in the future of the precinct, in the context of Hobart as both a port and capital city. Further information on the Precinct and the opportunity for further consultation would be very much appreciated.

Kind regards,



Megan Baynes

Chapter President, Tasmanian Chapter
Australian Institute of Architects



Jennifer Nichols

Executive Director, Tasmanian Chapter
Australian Institute of Architects

The Australian Institute of Architects (Institute) is the peak body for the architectural profession in Australia. It is an independent, national member organisation with over 13,000 members across Australia and overseas. The Institute exists to advance the interests of members, their professional standards and contemporary practice, and expand and advocate the value of architects and architecture to the sustainable growth of our communities, economy and culture. The Institute actively works to maintain and improve the quality of our built environment by promoting better, responsible and environmental design. To learn more about the Institute, log on to www.architecture.com.au.