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10 July 2025

John Carey
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MinterEllison
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By Email: john.carey@minterellison.com

Dear John,

MACQUARIE POINT MULTIPURPOSE STADIUM PROJECT OF STATE SIGNIFICANCE

Proposed Heritage Permit Conditions

Following the presentation of my historic heritage expert evidence before the Panel of Delegates of the Tasmanian Planning Commission (TPC) in relation the above matter you have provided me with amended draft conditions, dated 9 July 2025, and have requested that I review these insofar as they relate to my expertise in non-archaeological historic heritage.

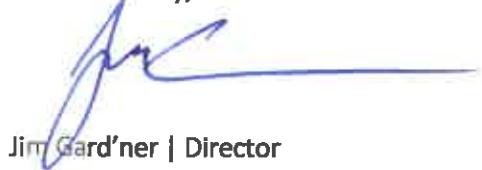
I have turned my mind to the amended draft conditions in the context of Section 10 and Annexure IV of my statement of evidence. If an Order is made authorising Macquarie Point Multipurpose Stadium project (the Project) it is my opinion that it is prudent and necessary to apply the conditions set out at Schedule 4 of the amended draft conditions to further ameliorate historic heritage impacts. While the wording of the amended draft conditions may differ, the intent of the amended draft permit conditions address the same matters as those changes I recommended in my statement of evidence and Annexure IV.

Further, I understand that Heritage Tasmania has reviewed the amended draft historic heritage conditions to ensure the language used reflects Tasmanian heritage practice and terminology.

For clarity I attach an extract of the amended draft conditions.

Please do not hesitate to contact me if you require further advice on this matter and I am happy to make myself available to the TPC Panel should it have any further questions.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Jim Gardner', with a long horizontal flourish extending to the right.

Jim Gardner | Director

GJM Heritage

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Schedule 4 – Historic Cultural Heritage Conditions

1. Before the relocation of the Goods Shed, a Heritage Conservation Management Plan (HCMP) must be prepared to the satisfaction of Heritage Tasmania. The purpose of the HCMP is to provide detail on the management of relevant heritage matters.
2. The HCMP must include a methodology for dismantling, storing and re-erecting the Goods Shed, including alteration, adaptation and interpretation having regard to The Goods Shed Initial Conservation Management Plan (16 May 2025), and must be prepared by a suitably qualified and experienced heritage practitioner prior to the commencement of the dismantling of the building.

The HCMP must be informed by a structural assessment and extant recording of the Goods Shed undertaken by a suitably qualified and experienced structural engineer to ensure that the building is relocated with minimal loss of heritage fabric and is conserved with a high degree of integrity and authenticity.

3. The relocation of the Goods Shed must be carried out with regard to any requirements or recommendations of the methodology specified in Condition 1 of Schedule 4.
4. The HCMP referred to in Condition 1 of Schedule 4, must be made publicly available by the permit holder prior to the commencement of relevant works.
5. Any substantial departure from the methodology specified in the HCMP that is required by Condition 1 of Schedule 4 must be endorsed by Heritage Tasmania, prior to any of that relevant action being taken.
6. Following relocation of the Goods Shed – and prior to being occupied for use – a revised HCMP for the Goods Shed is to be prepared by an experienced heritage practitioner and made publicly available.
7. The CEMP must include provisions to protect nearby heritage sites from excess vibrations that may impact on the structures. The scope of vibration monitoring must be developed in consultation with a suitably qualified and experienced structural engineer.
8. The HCMP required by Condition 1 of Schedule 4 must include a Statement of Historical Archaeological Potential (SoAP) prepared in accordance with Part 2 of the current version of the Tasmanian Heritage Council's Practice Note 2 "Managing Historical Archaeological Significance in the Works Process".
9. If the SoAP required by Condition 8 indicates that culturally significant archaeological values may be impacted by the works and avoidance in all or parts of such areas is not possible, then an Archaeological Method Statement (AMS) for managing the archaeological values must be prepared in accordance with Parts 3 to 8 of the current version of the Tasmanian Heritage Council's Practice Note 2 "Managing Historical Archaeological Significance in the Works Process" and this must be submitted to Heritage Tasmania for advice prior to the commencement of relevant works.
10. If an AMS produced according to Condition 9 recommends any archaeological processes are to be undertaken, then these must be completed in accordance with the AMS prior to the commencement of building excavation work.
11. The HCMP must include policies for management of artefacts and in situ archaeological deposits, including recovering, recording, cataloguing, protecting, conserving, temporary storage and long-term management.

12. Any design changes to the Project that are likely to result in greater impacts on the historic cultural heritage significance of any place listed on the Tasmanian Heritage Register within the area identified in section 5.3.3 of the TPC's Macquarie Point Multipurpose Stadium Guidelines must be subject to, and have regard for, further assessment and advice to minimise impacts. The assessment and advice must be by a qualified and experienced heritage practitioner and have regard for comment from Heritage Tasmania.
13. Prior to the commencement of any demolition works of the Goods Shed, Red Shed, or Hydro Electric Commission Building, an archival record of the buildings is to be prepared in accordance with the Tasmanian Heritage Council's current version of Practice Note 3, and the archival record is to be made publicly available.
14. In accordance with Conditions B3 and B4, the interpretation of the heritage of the site must be accessible to the public on-site. The heritage interpretation may include the preparation of oral histories to capture the social history of the project site and its former uses to inform and enrich the interpretation. Heritage interpretation must be prepared in conjunction with a heritage interpretation specialist.
15. Unless with the written consent of the Secretary, State Growth (or delegate), the Public Domain and Landscaping Plan (Conditions B3 and B4) must:
 - include landscaping surrounding the Goods Shed in its relocated position that is informed by the revised HCMP required by Condition 6 of Schedule 4;
 - Ensure public realm treatments – including signage and lighting – minimise light spill and visual impact on heritage places;
 - Ensure the following outcomes are substantially delivered in respect of specific heritage places:
 - THR 2397 41 Hunter Street (UTAS Centre for the Arts, formerly part of H. Jones & Co) - avoid illuminated or other signage that substantially impacts on the prominence of the IXL sign or the articulated roof form when viewed from the intersection of Victoria Dock and Franklin Wharf.
 - THR 11961 Henry Jones & Co. IXL Jam Factory - avoid illuminated or other signage that detracts from the prominence of the articulated roof form when viewed from the intersection of Victoria Dock and Franklin Wharf;
 - THR 7137 Cenotaph, Anzac Parade, and Queens Battery – ensure that illuminated and other signage is kept outside of key view lines and view cones to Cenotaph, Anzac Parade and Queens Battery;
 - THR 2280 Royal Engineers Building– ensure landscaping and public realm works are designed to respond positively to the historic cultural heritage values of the Royal Engineers Building, and that illuminated or other signage that has potential to intrude on the setting of this heritage place, including views from Tasman Highway, is minimised including through the use of reduced illumination at times when the stadium is not in public access event mode.
 - THR 12022 Victoria Dock and Constitution Dock – interpret connections with the railway site by retaining and interpreting any remnant rail tracks.

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