



MACQUARIE POINT

DEVELOPMENT CORPORATION

Mr John Ramsay
Executive Commissioner
Tasmanian Planning Commission
GPO Box 1691
Hobart TAS 7001

Dear Mr Ramsay

Thank you for your correspondence of 19 November 2024 and the request for further information. This letter responds to items 8, 14, and 57.

Request for further information – item 8:

Item 8 - Detailed consideration of the full economic societal costs and benefits of the project and whether providing for the use and development will be likely to facilitate economic development (section 3.0 of the Guidelines).

Response:

The multipurpose stadium will contribute to economic development by:

- Creating and supporting jobs during construction and operations
- Providing a boost to the tourism and hospitality industry

These contributions are directly addressed in the Economic Impact Assessment. It is important to note that there are many other channels through which the stadium will contribute to economic development in the state that are not specifically addressed in that report. Such contributions are more difficult to quantify but relate to making Tasmania more liveable – that is, a more desirable place for people to live, work and participate in the community. Increased liveability serves to attract and retain talented, skilled and creative people, which supports the development of new and innovative businesses. This in turn adds to the depth and breadth of the Tasmanian economy and supports community wellbeing. This will be furthered by the increase in sport participation, including through the creation of the Tasmania Devils team, and the investment in local football.

An all-weather, centrally located, accessible multipurpose stadium that hosts high profile domestic and international events provides a leveraged opportunity for Tasmania to showcase what it has to offer to the rest of Australia and to the rest of the world. This includes business and community events, through to creative, entertainment and sporting events.

This will promote economic development over time as businesses have greater opportunity to reach new markets through sponsoring events and marketing campaigns that benefit from the reach of the stadium to new and bigger audiences in Australia and more broadly. The enhanced branding opportunities that the stadium will provide to Tasmania will also build awareness and attract new business investments.

MACPOINT.COM

41 EVANS STREET, HOBART, 7000 GPO BOX 251, HOBART 7001 +61 3 6166 4000 contact@macpoint.com

ABN: 92 657 409 841

The stadium has the potential to be the catalyst for revitalising the surrounding area, increasing interest and value in land, and supporting community activation of the public spaces, and interest in the residential and commercial developments.

Request for further information – item 14:

Item 14 - Information on the research undertaken that provided a means for community groups to express their views on social and cultural effects of the project (section 3.4 of the Guidelines).

Response:

Considerable consultation was undertaken with the community during the development of the Mac Point Precinct Plan. The Precinct Plan is published in full on the [Macquarie Point Development Corporation website](#) and is provided at Appendix JJ to the Project of State Significance submission made on 17 September 2014.

The Plan was informed by over 16 weeks of public consultation over two rounds with nearly 2,500 written submissions, and 100 meetings with local business, organisations and individuals. This is set out in section 2.5 Consultation in the Precinct Plan commencing on page 15 of Appendix JJ and page 1 of the Social and Cultural Analysis Report prepared by KPMG provided at Appendix H.

In addition, full details of the consultation are published on a dedicated webpage that can also be found on the Macquarie Point Development Corporation's website, here: www.macpoint.com/precinctplan. The website includes:

- A summary of the initial consultation, which took place between June and September 2023, that informed the Draft Precinct Plan.
- The written submissions received in response to the initial public consultation process. *Note this does not include the 9 submissions where the authors requested their input be kept in confidence.*
- The written submissions received in response to the further public consultation process, which ran from October until November 2023. *Note this does not include submissions where the author requested their input be kept in confidence.*
- A link to where the key themes of both consultations can be found in the Precinct Plan.

A copy of the [Consultation Summary](#) from the first round of consultation is attached. It is noted that the survey sought input on both the development of the precinct and the multipurpose stadium.

The Social and Cultural Analysis Report provided at Attachment H researched this work and also draws on the over 500 submissions made by individual Tasmanians, organisations and stakeholder groups to the Tasmanian Planning Commission as part of the consultation on the Macquarie Point Multipurpose Stadium Guidelines.

The feedback, results and data from these combined consultations and engagements has provided a diverse range of views related to the development of the site and the multipurpose stadium which informed the development of the Social and Cultural Analysis.

Request for further information – item 57:

Item 57 - The Guidelines for the project outline the basis of assessment method and information that will enable the Commission to assess, through comparison, the effect of the “with-the-stadium” and “without-the-stadium” scenarios for Tasmania. To assist the Commission with its assessment of economic matters the following information is requested:

The estimates and projections used in the economic and financial reports are to be based on the full capital costs required for the full operation of the stadium to realise stated benefits. Specifically, these

costs are to include the cost associated with the provision or development of services and infrastructure that are necessary for the project to operate (Including, for instance, the northern access road). The basis for doing this is outlined Infrastructure Australia Guide to Economic Appraisal 2021, including on page 26.

Response:

It is noted the Commission has indicated that it would like to consider a broader range of matters than the scope of the project that the Corporation has sought approval for. As discussed at a meeting on 17 January, it is understood the Commission's view will be set out in the draft Integrated Assessment Report, to which the Corporation can then respond and provide further information as may be appropriate.

The Corporation has provided information in accordance with the Project scope set out in the Project of State Significance Summary Report. As requested by Commission officers at the 17 January meeting, estimates for interface works requested are as follows:

- Sewer realignment - \$15M
- General Infrastructure - \$4.1M
- Good Shed Relocation - \$6.5M
- District Energy infrastructure Scheme - \$11.5M

These reflect a combination of contracted and quoted works, and quantity surveyor estimates.

Should you require further information regarding the above, please do not hesitate to contact me.

Sincerely



Anne Beach
Chief Executive Officer

31 January 2025

Enclosed: Mac Point Draft Precinct Plan – Consultation Summary, October 2023