



MACQUARIE POINT

DEVELOPMENT CORPORATION

John Ramsay
Executive Commissioner: Tasmanian Planning Commission
Level 3, 144 Macquarie Street
Hobart Tasmania
GPO Box 1691

By email: tpc@planning.tas.gov.au

Dear Mr Ramsay

Further to our submission and your request for further information (RFI Letter) dated 19 November 2024 in relation to the integrated assessment of Macquarie Point Multipurpose Stadium, please find attached further information as requested and updates on information that is currently being prepared.

Approach to responding to the requested further information

Annexure A provides a summary of the material requested in the RFI Letter.

Further to our recent discussions, updates are noted at the following items:

- Item 4, 5, 41, 42, 43, 44, 51 – Consolidated set of plans and updated drawings plans, with supporting statements provided
- Items 6, 7, 9, 18, 27, 65 – Planning report provided
- Item 8, 14, 57 – Response letter provided
- Item 11, 12, 58, 59, 60, 61, 62, 63, 64 – Economic analysis report provided
- Item 12 – WT professional details and basis of cost estimation provided
- Item 14 – Mac Point Draft Precinct Plan – Consultation Summary, October 2023 provided
- Item 16 – Clarification regarding visualisation provided
- Item 19 – Summary of engagement with the Aboriginal community and reports provided
- Item 22, 23, 24, 25, 26, 28, 66, 67, 68, 70, 71 – Response on transport and movement matters provided
- Item 26, 33 – Noise and Vibration report provided
- Item 31 – Statement regarding the lighting assessment provided
- Item 34, 35, 36, 37, 73, 74 – Additional information on the environmental condition of the site provided
- Item 37 – Storm water management plan provided
- Item 38, 39 – Environmental Auditor opinion provided
- Item 40, 69 – Emergency management plan provided
- Item 45 – Subdivision plan provided
- Item 47 – Statement regarding the roof structure provided
- Item 49 – Summary on opportunity for commercial tenancies provided
- Item 58 – Key components cost spreadsheet provided

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Further information has also been provided for the following items, with additional information in relation to each item expected to be provided at the timelines noted below.

- Item 15 – Three visualisations provided. Additional visualisations and accompanying commentary to be provided by 14 February
- Item 17 – Urban Design Framework provided. Additional visualisations to be provided by 14 February
- Item 32 – Additional information on the environmental condition of the site provided. Flooding report to be provided by 14 February
- Item 39 – Additional information on the environmental condition of the site provided. Construction Management Plan supplementary report expected to be provided on 14 February
- Item 49 – Consolidated plans provided. Gross Floor areas to be provided 14 February.

As discussed with the Commission on 17 January 2025, some of the requested information for specific items where the analysis and inputs could not be completed within January, Annexure A notes this and states when this information is expected to be provided. These items are:

- Item 20, 52, 53, 54, 55, 56 – Additional visualisations and accompanying commentary expected to be provided by 14 February
- Item 21 – Goods Shed and Red Shed conservation management plan expected to be provided in March
- Item 29 – Wind effects report expected to be provided by 28 February
- Item 72 – CMP supplementary report expected to be provided by 14 February
- Item 75 – Information expected to be provided by 14 February

Response to request for information

In relation to the requested information please find attached to this letter:

- Annexure A – a table numbering each of the items requested in the RFI Letter, with updates on the information being provided.
- Annexure B – Consolidated set of plans and updated drawings plans provided, relating to items 2, 4, 5, 41, 42, 43, 44 and 51.
- Annexure C – BMG supporting statement, relating to item 4.
- Annexure D – Jensen Hughes supporting statement, relating to item 4.
- Annexure E – Zancon supporting statement, relating to item 4.
- Annexure F – Planning report, relating to items 6, 7, 9, 18, 27 and 65.
- Annexure G – Response letter, relating to items 8, 14 and 57.
- Annexure H – Economic analysis report, relating to items 11, 12, 58, 59, 60, 61, 62, 63 and 64.
- Annexure I – WT professional details and basis of cost estimation, relating to item 12.
- Annexure J – Mac Point Draft Precinct Plan – Consultation Summary, October 2023, relating to item 14.
- Annexure K – Three visualisations, relating to items 15.
- Annexure L – Clarification regarding visualisation, relating to item 16.
- Annexure M – LET – Multipurpose Stadium – RFI – Aboriginal Community Consultation, relating to item 19.
- Annexure N – Macquarie Point Development Corporation – Tasmanian Aboriginal Community Engagement – Aboriginal Culturally Informed Zone and Stadium, relating to item 19.
- Annexure O – Proposed Multi-Use Stadium at Macquarie Point, lutruwita (Tasmania) Aboriginal Heritage Assessment Report, relating to item 19.
- Annexure P – Response on transport and movement matters, relating to items 22, 23, 24, 25, 26, 28, 66, 67, 68, 70 and 71.
- Annexure Q – Noise and Vibration report, relating to items 26 and 33.

- Annexure R – Statement regarding the lighting assessment, relating to item 31.
- Annexure S – Additional information on the environmental condition of the site, relating to items 32, 34, 35, 36, 37, 73, 74.
- Annexure T – Storm water management plan, relating to item 37.
- Annexure U – Environmental Auditor opinion, relating to items 38 and 39.
- Annexure V – Emergency management plan, relating to items 40 and 69.
- Annexure W – Subdivision plan, relating to item 45.
- Annexure X – Statement regarding the roof structure, relating to item 47.
- Annexure Y – Summary on opportunity for commercial tenancies, relating to item 49.
- Annexure Z – Key components cost spreadsheet, relating to item 58.
- Annexure AA – Urban Design Framework, relating to item 17.

Project of State Significance process

From our meeting on 17 January, we understand that the Commission will outline its view of the project scope as part of the draft Integrated Assessment Report and that the Macquarie Point Development Corporation will have the opportunity to respond and provide further information throughout the Project of State Significance assessment process.

We also understand that the Commission will publish the estimated timeline for when hearings are likely to be held in parallel to releasing the draft Integrated Assessment Report for public exhibition. This will be important to provide notice to enable preparations for the hearing process. The Corporation considers it would be beneficial to schedule a directions hearing for any hearing as early as possible following the end of the exhibition period for the draft integrated assessment report, so that directions can be given on matters such as the exchange of expert evidence.

Should you require further information regarding the above, please contact me by email at anne@macpoint.com or by telephone on 0439 892 509.

Sincerely



Anne Beach
CEO

31 January 2025

Attachments:

Enclosed as listed above

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