

Environment Protection Authority

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4 January 2024

John Ramsay
Executive Commissioner
Tasmanian Planning Commission
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Email: tpc@planning.tas.gov.au

Dear John Ramsay

MACQUARIE POINT MULTIPURPOSE STADIUM - PROJECT OF STATE SIGNIFICANCE DRAFT GUIDELINES

I refer to your letter received by the Environment Protection Authority (EPA) on 4 December 2023, inviting comments on draft Guidelines for the Macquarie Point Multipurpose Stadium Project of State Significance (the Stadium) which have been developed by the Tasmanian Planning Commission, and are currently being advertised for public comment from 4 December 2023 until 8 January 2024, in accordance with the requirements of section 20(2B) of the *State Policies and Projects Act 1993*.

The EPA would like to thank you for the opportunity to review the draft Guidelines and provides the following comments. Please note that these comments are intended to relate only to the construction phase of the proposal and do not address the ongoing operation of the Stadium.

In relation to the construction phase, it appears that a number of matters have been omitted from the draft Guidelines, that the EPA considers necessary to enable a full and proper environmental assessment of the proposal.

In particular, consideration of the full range of construction impacts has not been adequately outlined, including noise and vibration impacts, dust, and stormwater management, as well as potential Acid Sulphate Soil (ASS) and contaminated land management associated with soil disturbance and excavation for foundations, piles, etc.

Contaminated land issues

The reference to contaminated soil issues in the construction plan should be strengthened to include:

- Characterisation of the remaining contamination on the site and its spatial extent.
- Details of proposed management/remediation and testing of contaminated soil to ensure the suitability of the site for the proposed land use.
- If removal of contaminated soil is needed, the proposed process for testing and making decisions as to lawful pathways for disposal of contaminated materials.

- Details of any planning in place to ensure there are facilities in Tasmania or elsewhere authorised to accept these waste types and volumes. Forward planning for waste facilities to receive such wastes may be necessary as some facilities will require EPA Board assessment and planning approval, which can take 1 to 2 years.

Source Options for aggregate

Details regarding the source options of the aggregate for construction and any fill materials should be provided to ensure there is adequate consideration of where they will be sourced from within Tasmania, and whether suppliers have the appropriate approvals to produce the quantities of materials required. Advice should be provided on forward planning for this, as some facilities may require EPA Board assessment and planning approval, which can take 1 – 2 years.

Dust

The construction management section (9.2) of the draft Guidelines mentions management of environmental matters but has not specifically included dust. The site appears to be located within 100 to 200 metres of residential apartment buildings and within 50 metres of multiple hospitality and hotel venues which may be adversely impacted by construction dust.

Noise and Vibration

The impacts of construction noise and vibration on nearby residential developments and hospitality businesses could be quite significant. It is suggested that a new section be included under either 8.4 Noise and Vibration to address construction noise, or alternatively, a new subsection could be included under 9.2 Construction Management. Please see example text below.

8.4.x

The reports are to:

- identify significant noise emissions and noise sensitive locations for the construction phases of the project;
- assess construction noise, including:
 - establishment of the baseline (pre-existing) noise in the area with particular focus on sensitive receptors likely to be influenced by the project;
 - prediction of construction noise at noise sensitive uses/receptors to identify the need or otherwise of noise mitigation;
 - address how noise generated from construction is consistent with Part 4 of the Environment Protection Policy (Noise) 2009;
 - address how the assessment of construction noise and any construction noise management approach have regard to the AS 2436-2010 Guide to noise and vibration control on construction, demolition and maintenance sites; and
 - provide an outline of the proposed construction noise management approach that includes management of noise complaints and options for noise and vibration monitoring, if required.

Alternatively, a new section could be included under Section 9.2 Construction Management:

9.2.x

The reports are to include the following:

- provide details of the results of soil contamination and acid sulphate soil (ASS) analysis, and describe any proposed disturbance of contaminated materials or acid sulphate soils; and
- provide an outline of the proposed construction stormwater management approach to mitigate the potential for release of entrained sediment and contaminants from construction activities to the Derwent Estuary.

Greenhouse Gas Emissions

Although the draft Guidelines refer to climate change adaptation (e.g., sea level rise impacts on the stadium itself), the Greenhouse/carbon footprint impact of the stadium, and how this will be offset, has not been addressed. The carbon footprint of the steel and concrete construction would be high, as well as the transport and equipment emissions associated with its construction.

Principles, Codes or Guidelines under the EMPC Act

Finally, it is noted that page 5 of the draft Guidelines mentions 'principles, codes or guidelines related to assessments under the EMPC Act' (*Environmental Management and Pollution Control Act 1994*). The Guidelines should list those to which the proponent should have regard, including but not limited to the following:

- EPA Board's generic Guidelines for Preparing an Environmental Impact Statement (May 2023)
- Environmental Management and Pollution Control (Miscellaneous Noise) Regulations 2016
- Environment Protection Policy (Noise) 2009 (Noise EPP)
- Environment Protection Policy (Air) 2004 (Air EPP)
- State Policy on Water Quality Management (SPWQM)
- Assessment of Site Contamination National Environment Protection Measure (site contamination NEPM) and
- Underground Petroleum Storage Systems Regulations 2020.

If you would like to discuss any of the matters raise above, please contact Helen Mulligan, Acting Executive Director, Environmental Assessment on mobile 0427 743 988 or email helen.mulligan@epa.tas.gov.au

Yours sincerely



Martin Read
Acting Chief Executive Officer
ENVIRONMENT PROTECTION AUTHORITY