

31 July 2025

Mr Paul Turner SC
Panel Chair of the Macquarie Point Multipurpose Stadium Panel
Tasmanian Planning Commission
GPO Box 169
HOBART TAS 7001

BY EMAIL: tpc@planning.tas.gov.au

Dear Mr Turner

Macquarie Point Multipurpose Stadium, Project of State Significance

1. We continue to act for the Crown in the Right of Tasmania (**State**) in relation to the Macquarie Point Multipurpose Stadium, Project of State Significance (**Project**).
2. We refer to the commitment made by the State during the last day of the public hearings for the Project to provide an updated version of the proposed form of the Order to authorise and regulate Project under the *State Policies and Projects Act 1993* (Tas).
3. Please see at **Attachment 1** to this letter an updated version of the proposed conditions.
4. For ease of review, **Attachment 2** to this letter contains the updated version of the proposed conditions, with mark-ups to the version of the proposed conditions filed with the Commission on 11 July 2025.
5. In summary, the updated version of the proposed conditions include:
 - (a) changes to formatting;
 - (b) an alignment of terminology; and
 - (c) some substantive changes to the proposed conditions.
6. A table, contained at **Attachment 3** to this letter, summarises the substantive changes made in the updated version of the proposed conditions and includes a rationale for these changes.
7. Please contact us if you have any queries in relation to this letter.

Yours faithfully

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Signed: **Joshua Dellios**
Partner
+61 436 023 233
joshua.dellios@minterellison.com

Contact: **Aaron Wood**
Associate
+61 3 8608 2356
aaron.wood@minterellison.com

Attachment 1: Macquarie Point Multipurpose Stadium Project of State Significance proposed conditions (31 July 2025)

Attachment 2: Macquarie Point Multipurpose Stadium Project of State Significance proposed conditions with changes tracked (31 July 2025)

Attachment 3: Table summarising changes to proposed conditions (31 July 2025)

No.	Conditions reference	Amendment	Rationale
1.	A11	Prior to the approval of the Public Domain and Landscaping Plan, the Signage and Wayfinding Plan, or the Design Plans under Schedule B (whichever occurs earlier), The Secretary of State Growth must establish a Design Quality and Integrity Review Panel comprising 3 to 5 members with relevant qualifications and demonstrated expertise in:	Given that the Design Quality and Integrity Review Panel is to provide advice to the Proponent before seeking approval of the Public Domain and Landscaping Plan, Signage and Wayfinding Plan and the Design Plans (or any amendments, other than minor amendments, to those plans) from the Secretary, State Growth (or delegate), this text is superfluous and has been removed to promote clarity.
2.	A11	The purpose of the Design Quality and Integrity Review Panel is to review the architectural, landscaping and urban design solutions at the earliest opportunity within the design development process, and iteratively as required, and to provide feedback to the Proponent and approving authority, to assist in the effective development of design prior to the approval of the:	Given that the Proponent must seek advice from the Design Quality and Integrity Review Panel on the relevant plans before seeking approval from the Secretary, State Growth, and that the advice must be provided and publicised when the relevant plans are submitted, it is superfluous to also provide feedback from the Design Quality and Integrity Review Panel to the Secretary, State Growth (or delegate) before submission.
3.	A11	As part of the 3 to 5 members appointed, the Design Quality and Integrity Review Panel must include: (i) <i>the Tasmanian Government Strategic Architectural and Urban Design Advisor or equivalent;</i> (ii) <i>a person with expertise in historic cultural heritage, nominated by Heritage Tasmania; and</i> (iii) a person with expertise in landscape architecture.	Additional text has been added in response to Member Penn's comments on the Design Quality and Integrity Review Panel.
4.	A12	As part of the ongoing consultant team; Cox Architecture, Cumulus, and Realm, or other appointed architectural, landscape architectural and urban design firms to the satisfaction of the Secretary, State Growth (or delegate) must be engaged to: A12. (i) <i>oversee design and construction of the development; and</i> (ii) <i>ensure the design quality, integrity and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the Secretary, State Growth (or delegate).</i>	Sub-consultants, such as Cumulus and Realm, have not been engaged as part of the ongoing design team, rather they were contracted to perform a particular piece of work. The amendment provides greater transparency on the makeup of the design team appointed following procurement.
5.	D1(ii)	confirmation of operational arrangements for the provision of any required buses and ferries to support the Operational Transport Management Plan;	Amended to wording to clarify the intent of the condition.
6.	D10(v)	traffic management measures to support emergency response and large-scale egress, including coordination with the wider road network and relevant road authorities which may include the closure of roads they manage. major roads.	Greater specificity and certainty are provided by the added words in response to the Commission's comments throughout the hearings.
7.	Schedule 2 – Approved Plans	MPMS-OCR-DR-LA-20-00160-X SURFACE FINISHES PLAN – ZONE X	Surface finishes plan (Zone X) added after previously being mistakenly omitted as described in Technical Note 16: Reconciliation of Plans (dated 14 July 2025).

Proposed conditions

Land use planning and environmental conditions

The Project may proceed on the conditions set out in this Order (except those in Schedules 4 and 5), as if those conditions were the conditions of a permit issued by a planning authority under the *Land Use Planning and Approvals Act 1993* (Tas) and the *Local Government (Building and Miscellaneous Provisions) Act 1993* (Tas).

Heritage conditions

The Project may proceed on the conditions set out in Schedule 4 to this Order, as if those conditions were the conditions of a permit issued under the *Historic Cultural Heritage Act 1995* (Tas).

Environment Protection Authority conditions

The Project may proceed on the conditions set out in Schedule 5 to this Order, as if those conditions were imposed under the *Land Use Planning and Approvals Act 1993* (Tas) and the *Environmental Management and Pollution Control Act 1994* (Tas).

LAND USE PLANNING CONDITIONS

Conditions

Section A: Approved Plans and General Requirements

- A1. The use and development (including subdivision) must be carried out generally in accordance with the approved plans and documentation as provided in Schedule 2 of this permit, unless modified by a condition of this permit or under section 56 of the *Land Use Planning Approvals Act 1993* (Tas).
- A2. The use and development must comply with the conditions contained in the following Schedules to this permit:
- (i) Schedule 3 – Aboriginal Heritage;
 - (ii) Schedule 4 – Historic Cultural Heritage;
 - (iii) Schedule 5 – Environment Protection Authority (EPA);
 - (iv) Schedule 6 – TasWater and
 - (v) Schedule 7 – Hobart City Council stormwater requirements.
- A3. Where any condition of this permit requires the submission and approval of a plan, strategy, report, or specification, the document must be prepared by a suitably qualified person and submitted to and approved by the Secretary, State Growth (or delegate), prior to the commencement of the relevant use or development (or any stage of use or development), unless otherwise specified. Once approved, the document becomes part of the permit and must be complied with. In approving relevant plans, strategy, report, or specification required by this permit, the Secretary, State Growth (or delegate) must consult with the relevant regulator for the enforcement for each plan, as listed in Schedule 8.
- A4. A copy of any approved plans, strategies, reports, or specifications (including any amendment to any approved plans, strategies, reports, or specifications) must be provided to the relevant regulator for the enforcement for each plan, as listed in Schedule 8, within 14 days of approval.

Where any condition of this permit:

- (i) requires a plan to be prepared to the satisfaction of a person, agency or department; or
- (ii) allows requirements of conditions of this permit to be varied to the satisfaction of a person, agency or department,

then that person, agency or department must provide written evidence of their satisfaction to the relevant regulator for the enforcement for each plan, as listed in Schedule 8, within 14 days or prior to the Proponent relying on the plan or variation (whichever is earlier).

- A5. Except for matters of security, safety and commercial interest the approved plan, strategy, report or specification must be published either on the Proponent's or the Operator's website.
- A6. The agency responsible for enforcing the conditions in this permit is specified in Schedule 8.
- A7. The Stadium is approved to host sporting matches, concerts, functions, and social or community events. Events must not exceed 24,500 patrons, except for events in concert mode which may accommodate up to 31,500 patrons.
- A8. The Tasmanian Symphony Orchestra, the University Tasmania, the Baha'i Centre of Learning, the Hobart City Council and Federal Group, must be consulted in the preparation of the Construction and Environment Management Plan, Operational Noise Management Plan and Event Management Plans and, as they relate to noise and vibration.
- A9. The Construction and Environment Management Plan, Operational Noise Management Plan and Event Management Plans, as they relate to noise and vibration, must be independently reviewed by an Acoustic Engineer/Consultant (a person that is eligible for membership with the Australian Acoustical Society and is a Chartered Professional Engineer of the Institution of Engineers Australia).
- A10. Where attended measurements are required (e.g. to investigate complaints, monitor ad hoc events, construction activities, etc) by this permit, all noise and vibration measurements must be undertaken in accordance with the EPA, "Noise Measurement Procedures Manual", July 2008 (or such like manual approved by the EPA that replaces that manual).
- A11. The Secretary of State Growth must establish a Design Quality and Integrity Review Panel comprising 3 to 5 members with relevant qualifications and demonstrated expertise in:
 - (i) architecture;
 - (ii) landscape architecture;
 - (iii) urban design;
 - (iv) historic cultural heritage; and
 - (v) design review of major public realm and infrastructure projects during project design development and delivery.

As part of the 3 to 5 members appointed, the Design Quality and Integrity Review Panel must include:

- (i) the Tasmanian Government Strategic Architectural and Urban Design Advisor or equivalent;
- (ii) a person with expertise in historic cultural heritage, nominated by Heritage Tasmania; and
- (iii) a person with expertise in landscape architecture.

The purpose of the Design Quality and Integrity Review Panel is to review the architectural, landscaping and urban design solutions at the earliest opportunity within the design development process and iteratively as required, and to provide feedback to the Proponent to assist in the effective development of design prior to the approval of the:

- (i) Public Domain and Landscaping Plan; and
- (ii) Signage and Wayfinding Plan; and
- (iii) Design Plans,

required under Section B.

Before the Proponent submits the Public Domain and Landscaping Plan, Signage and Wayfinding Plan and the Design Plans (or any amendments, other than minor amendments, to those plans) to the Secretary, State Growth (or delegate) for approval the Proponent must seek the advice of the Design Quality and Integrity Review Panel on those plans. The Design Quality and Integrity Review Panel must provide written comments on those plans within 10 business days of those plans being provided to them. The written comments of the Design Quality and Integrity Review

Panel must be made publicly available and must be provided to the Secretary, State Growth (or delegate) when any of the plans are submitted for approval.

- A12. As part of the consultant team; Cox Architecture, Cumulus, and Realm, or other appointed architectural, landscape architectural and urban design firms to the satisfaction of the Secretary, State Growth (or delegate) must be engaged to:
- (i) oversee design and construction of the development; and
 - (ii) ensure the design quality, integrity and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the Secretary, State Growth (or delegate).
- A13. A copy of these conditions and any associated documents referred in these conditions must be held in a location that is known to and accessible by the Proponent and Operator. The Proponent must ensure that all persons who are responsible for undertaking work on Project Land, including contractors and sub-contractors, are familiar with and act in accordance with the conditions relevant to their work.

Section AA: Consultation requirements

- AA1. For the purposes of this permit, if the Secretary, State Growth (or delegate) or other agency is required to consult with a person, or entity, under this permit in respect of a matter, the Secretary, State Growth (or delegate) or other agency is to give the person or entity:
- (i) at least 28 days to respond on the matter; or
 - (ii) such shorter period to respond on the matter, as may be agreed between the person or entity and the Secretary, State Growth (or delegate) or other agency.
- AA2. Nothing in this section prevents the Secretary, State Growth (or delegate) or other agency from:
- (i) agreeing to a longer period of consultation in respect of a matter; or
 - (ii) extending a period of consultation if a person or entity requires further information before responding on the matter.
- AA3. Where consultation with the relevant regulator is required pursuant to Condition A3, the Secretary, State Growth (or delegate) must make best endeavours to reach consensus in the timeframe that applies under AA1 or AA2 in relation to the provisions of any plan, strategy, report, or specification, as it relates to enforcement.

Section B: Staging and Design Approvals

- B1. Notwithstanding any requirements in this permit for certain plans to be prepared and approved before construction commences, Preparatory Works may occur prior to the approval of those plans subject to an up-to-date Site Environmental Management Plan being provided to the Director of the EPA. The Site Environmental Management Plan must be reviewed by an Accredited Environmental Auditor, as defined in Schedule 5, with any relevant advice incorporated into the Site Environmental Management Plan.

Any additional Preparatory Works, not contemplated in the current definition at Schedule 1 may be approved by the Minister or their delegate, in consultation with the Secretary, State Growth (or delegate) and the Director of the EPA.

- B2. Use and development may be completed in stages. The corresponding obligations arising under this permit may be completed in accordance with an approved Staging Plan. Where staging is proposed, a Staging Plan must be prepared and submitted to, and approved by, the Secretary, State Growth (or delegate), in consultation with the Director of the EPA, prior to the commencement of construction.

The Staging Plan must:

- (i) identify how relevant aspects of construction and operation will be staged and sequenced;
- (ii) set out the location, scope and details of development and works proposed within each stage; and

- (iii) describe how the obligations under this permit will be managed for each stage, having regard to construction timing, potential impacts, and the need for flexibility in sequencing.

The Staging Plan may be amended from time to time with the written approval of the Secretary, State Growth (or delegate).

- B3. A Public Domain and Landscaping Plan must be prepared in accordance with Condition B4. The plan must be submitted to and approved by the Secretary, State Growth (or delegate) before such works commence.
- B4. The Public Domain and Landscaping Plan required by Condition B3 must include:
 - (i) details of all works within the public domain areas of the Project Land external to the buildings;
 - (ii) location and design of event bus stops, a pedestrian and cyclists movement plan, signage and wayfinding including those elements that support the Operational Transport Management Plan;
 - (iii) details of proposed works within the external public domain areas, as defined in this permit, including any associated public infrastructure;
 - (iv) detailed landscape plans for both internal and external public domain areas
 - (v) hard and soft landscaping details and all fixed furniture and other fixed elements;
 - (vi) asset management and maintenance;
 - (vii) details of security measures within the public domain on non-event days
 - (viii) crime prevention through environmental design (CPTED);
 - (ix) lighting details to demonstrate design integration with the architectural and landscape architectural solutions to support public safety, amenity, and any feature lighting, including modelling to minimise spill and impacts on neighbouring properties, and coordinated with the lighting assessment required by Condition D3;
 - (x) consideration of potential impacts on marine navigation and port operations, including:
 - a. sightlines to and from the Port Control Tower (in consultation with TasPorts);
 - b. sighting design and placement to avoid glare or distraction to marine navigation (in consultation with Marine and Safety Tasmania), with outcomes to inform the detailed lighting plan required under Condition D3.
 - (xi) interpretation plans including for matters of historical significance; and
 - (xii) details of proposed public art to be integrated as part of the architectural and landscape solution.
- B5. A Signage and Wayfinding Plan must be prepared by a Signage and Wayfinding consultant in accordance with Condition B6. The plan must be submitted to and approved by the Secretary, State Growth (or delegate) before such signage is installed.
- B6. The Signage and Wayfinding Plan required by Condition B5 must consider:
 - (i) details of the location and dimensions of signage; and
 - (ii) details of any signage illumination.
- B7. Prior to the commencement of construction of each relevant stage, fully dimensioned and scaled Design Plans must be submitted to and approved by the Secretary, State Growth (or delegate), in consultation with the Director of the EPA.
- B8. The Design Plans must:
 - (i) be generally in accordance with the plans and documentation listed in Schedule 2, unless modified by a condition of this permit or to integrate with the approved:
 - a. Public Domain and Landscaping Plan (Conditions B3 and B4);
 - b. Signage and Wayfinding Plan (Conditions B5 and B6);
 - c. Vehicle Access and Car Parking Design (Conditions B9 and B10);
 - d. Stormwater Design (Condition B11);
 - e. Electrical Network Plan (Condition B15); and
 - f. Accredited auditor's Site Suitability Statement for each certificate of title comprising the Project Land (Schedule 5 – EPA Conditions).
 - (ii) include the following:
 - a. a site layout plan showing the location of all permanent above-ground roads, footpaths, public spaces, buildings and structures within the Project Land;

- b. detailed plans, including elevations, sections, materials and finishes; and
 - c. detailed written specifications containing the information necessary to complete the works; and
 - d. any other details required to demonstrate compliance with the permit conditions or approved plans.
- B9. Prior to the commencement of construction of the relevant stage, detailed design plans for all traffic, access, parking, and circulation infrastructure within the site must be prepared by a suitably qualified and experienced traffic engineer and submitted to and approved by the Secretary, State Growth (or delegate). These plans must consider the following:
- (i) compliance with the performance-based principles and relevant sections of the Austroads Guide to Road Design, including for pedestrian and cyclist safety, shared use paths, and interface treatments;
 - (ii) design of driveways, internal roads, kerbs, footpaths, intersections, and associated infrastructure in accordance with the Tasmanian Standard Drawings (TSD), or where not addressed, the Austroads Guide to Road Design;
 - (iii) signage and line marking in accordance with AS 1742.2 and relevant Austroads guidelines;
 - (iv) car parking layout and access designed to comply with AS 2890.1:2004, or demonstrating an equivalent standard of safety, efficiency, and usability;
 - (v) bicycle parking facilities in accordance with AS 2890.3:2015;
 - (vi) vehicle barriers (if required) in accordance with AS 2890.1:2004 and AS/NZS 1170.1:2002;
 - (vii) sight distances at all access points in accordance with Figure 3.3 of AS/NZS 2890.1:2004, including elevations and visual transparency of adjacent obstructions; and
 - (viii) dimensions, levels, gradients, transitions, surface treatments, and drainage sufficient to demonstrate compliance with the above standards; and
 - (ix) any impact on operational access to neighbouring sites, including the Port of Hobart.
- B10. Prior to the commencement of the relevant stage of construction, a Car Parking Plan must be submitted to and approved by the Secretary, State Growth (or delegate).
- The Car Parking Plan must:
- (i) identify the proposed user types for all car parking spaces and how spaces will be allocated across the development;
 - (ii) detail the management of public parking in conjunction with the multiple uses of the site, including justification for the number and allocation of spaces based on anticipated demand;
 - (iii) have regard to the existing 499 public car parking spaces currently in use off Evans Street and how these will be retained, replaced, or modified as part of the development; and
 - (iv) be consistent with and support the objectives and measures of the Operational Transport Management Plan required by Condition D11.
- B11. Prior to the commencement of the relevant stage of construction, detailed engineering drawings for stormwater infrastructure must be submitted to and approved by the Secretary, State Growth (or delegate) in consultation with the Hobart City Council's General Manager and be in accordance with the stormwater conditions contained in Schedule 7 of this permit.
- B12. Any excavation, earth-retaining structures (such as embankments, cuttings, or retaining walls), or footings within or supporting the road reservation must be designed and constructed to maintain the stability and integrity of the road reservation and its infrastructure.
- B13. Prior to the commencement of the relevant construction works, detailed design drawings, structural certificates, and associated geotechnical assessments must be submitted to and approved by the Secretary, State Growth (or delegate). These documents must be prepared and certified by a suitably qualified and experienced engineer, and must:
- (i) confirm the works will not impact the structural integrity of the road reservation during construction or operation;
 - (ii) comply with AS 4678-2002 and specify a design life consistent with Table 3.1 for major public infrastructure;
 - (iii) account for any additional surcharge loadings in accordance with relevant Australian Standards;
 - (iv) reference and respond to any relevant geotechnical investigations or findings;

- (v) identify any necessary mitigation measures to protect road infrastructure;
 - (vi) detail the location and structural design of footings adjacent to the highway reservation; and
 - (vii) all works must be undertaken in accordance with the approved documents.
- B14. Detailed engineering design drawings of any proposed changes to existing public footpaths and shared use paths (as required by this development) must be submitted to and approved by the Secretary, State Growth (or delegate), after consultation with Hobart City Council and TasPorts prior to the commencement of the relevant construction stage (or subject to their consent where the relevant footpath or shared use path vests in that organisation). The drawings must:
- (i) demonstrate that proposed footpath levels provide unimpeded access from the street to the Project Land;
 - (ii) specify materials for the footpath and internal areas that offer cohesive urban design while clearly demarcating public and private realms;
 - (iii) ensure appropriate separation between footpaths, shared use paths and road carriageways; and
 - (iv) provide clear and continuous wayfinding paths for vision-impaired pedestrians, including treatments (such as building lines or tactile surfaces) to aid orientation and navigation.
- B15. Prior to the relevant stage of construction, an Electrical Network Services Plan must be prepared and submitted to and approved by the Secretary, State Growth (or delegate) and in consultation with TasNetworks. The Plan must:
- (i) confirm the final supply solution approved by TasNetworks' Network Planning Division for the Stadium and wider Macquarie Point precinct;
 - (ii) demonstrate that the supply design will maintain resilience and not compromise the reliability of service to other users;
 - (iii) identify and secure a dedicated substation site at natural ground level of adequate size for stadium and precinct supply infrastructure;
 - (iv) identify and preserve existing and future utility corridors, including electricity network service corridors and easements for shared distribution network connections;
 - (v) demonstrate compliance with TasNetworks' technical and safety standards; and
 - (vi) confirm whether a Regulatory Investment Test (as required under the National Electricity Rules) is necessary, and that it will be completed prior to any works to which the test applies.

Section C: Construction Management

- C1. At least 30 days prior to the commencement of the relevant construction stage, or other time approved by the Secretary, State Growth (or delegate) and the Director of the EPA, a Construction Environmental Management Plan (CEMP) must be submitted to and approved by the Secretary, State Growth (or delegate) and the Director of the EPA.
- Approval may only be given once the Director of the EPA has confirmed in writing to the Secretary, State Growth (or delegate) that the CEMP has addressed all matters listed in Condition CN2(1)(i) – (1)(iv) of Schedule 5 and Condition C2 to the satisfaction Director of the EPA.
- The CEMP may be prepared and approved in stages, provided it addresses the relevant environmental risks to the satisfaction of Director of the EPA.
- C2. Unless otherwise approved in writing by the Secretary, State Growth (or delegate) and the Director of the EPA, the CEMP must include sufficient detail to address the following requirements:
- (i) Aboriginal Heritage Conditions AH1, AH2, AH3 and AH6 in Schedule 3;
 - (ii) Historic Cultural Heritage Condition H7 in Schedule 4;
 - (iii) EPA Conditions G2, G3, G5, CN2, CN3 in Schedule 5;
 - (iv) TasWater infrastructure protection measures in accordance with Conditions T18, T19, T20 in Schedule 6;
 - (v) stormwater infrastructure protection measures in accordance with Conditions SW 1 and SW 5 in Schedule 7; and
 - (vi) a Construction Traffic Management Plan in accordance with Condition C3.

- C3. A Construction Traffic Management Plan (CTMP) must be submitted to and approved by the Secretary, State Growth (or delegate), prior to the commencement of the relevant stage of construction.

The CTMP must be prepared having regard to the approved Staging Plan and must include the matters set out in Condition C4.

The CTMP must be implemented throughout the relevant stage of construction and may be updated from time to time with the written approval of the Secretary, State Growth (or delegate).

- C4. The CTMP, required by condition C3, must include:

- (i) measures to avoid lane closures on key roads to minimise traffic impacts;
- (ii) access arrangements for emergency services, port operations, and other essential traffic on Evans Street;
- (iii) measures to maintain a safe and continuous connection along the InterCity Cycleway through to Hunter Street;
- (iv) details of haulage routes, site access points, and associated safety and traffic control signage;
- (v) identification of proposed temporary road or footpath closures and detour arrangements, including for pedestrian and cycling routes;
- (vi) consultation protocols with State Growth, Hobart City Council, TasPorts, and any other affected stakeholders;
- (vii) a communications plan for construction impacts, including direct stakeholder notifications and public updates;
- (viii) anticipated dates for key construction milestones and high-movement periods;
- (ix) planned operating hours for truck and vehicle movements; and
- (x) strategies for managing peak construction traffic and staging in coordination with the approved CEMP.

- C5. Prior to the commencement of construction, a comprehensive dilapidation report must be submitted to the satisfaction of Secretary, State Growth (or delegate). The report must include:

- (i) a photographic and written record of the existing condition of:
 - a. Infrastructure adjacent to the site (including roads, stormwater systems, footpaths, driveway crossovers, the Hobart Rivulet Tunnel, nature strips, and service connections);
 - b. The Royal Engineers Building;
 - c. Buildings located on the southern side of Evans Street and other immediately adjacent to the construction area that may reasonably be affected by vibration, excavation, or construction activity; and
 - d. Buildings located to the east of Evans Street, which may be impacted by construction, including Port Tower and the Port Tower Building.
- (ii) documentation of any pre-existing structural damage or defects;
- (iii) identification of monitoring points (if required) to assist in post-construction evaluation.

Once the dilapidation report is to the satisfaction of the Secretary, State Growth (or delegate), a copy of the report must be provided to the owners of the relevant infrastructure.

Section D: Operational Management and Adaptive Review

- D1. The use of the Stadium for events must not commence until the following requirements have been implemented to the satisfaction of the Secretary, State Growth (or delegate):

- (i) provision of the Northern Access Road and Event Bus Plaza, or an alternative approved arrangement for bus patron access as identified in the Operational Transport Management Plan (Condition D11);
- (ii) confirmation of operational arrangements for the provision of any required buses and ferries to support the Operational Transport Management Plan;
- (iii) implementation of a communication and engagement plan in support of the Operational Transport Management Plan;
- (iv) completion of landscaping and open space areas surrounding the Stadium;
- (v) installation of lighting in open space areas surrounding the Stadium, along the Northern Access Road and Event Bus Plaza, and on Evans Street;

- (vi) installation of wayfinding signage throughout the site;
- (vii) provision of car parking (including DDA parking) required for events and daily operations;
- (viii) installation of waste management facilities; and
- (ix) completion of pedestrian and cycling infrastructure improvements identified in the approved Operational Transport Management Plan, including off-site works where required.

D2. The operation of Major Events within the Stadium must not occur outside the following approved operational hours, unless otherwise approved in writing by the Secretary, State Growth (or delegate). The approved operational hours are related to Major Events and do not include patron ingress and egress, bump in and bump out, and other associated activities. The approved operational hours will not prevent the Operator from continuing to serve patrons inside food and beverage outlets, in line with the Operator's liquor licence, and provided the quiet enjoyment of space is maintained.

- (i) 8am to 8pm for day sporting matches, or training on the field of play;
- (ii) 2pm to 11:00pm for twilight and night sporting matches;
- (iii) noon to 11:00pm for concerts; and
- (iv) noon to 8pm for concert rehearsal or sound checks.

The approved operational hours must be clearly communicated to event organisers and incorporated into the Event Management Plan required under Condition D7.

D3. An integrated lighting strategy, detailed lighting plan and assessment for all external lighting and floodlighting of the Stadium and surrounding areas must be prepared and submitted to and approved by the Secretary, State Growth (or delegate) (Lighting Plan).

The Lighting Plan must:

- (i) be consistent with the approved Public Domain and Landscaping Plan under Conditions B3 and B4 and the Signage and Wayfinding Plan under conditions B5 and B6;
- (ii) comply with the concept lighting strategy and the recommendations of the external lighting and stadium floodlighting assessment;
- (iii) demonstrate compliance with AS 4282:2019 (Control of the Obtrusive Effects of Outdoor Lighting);
- (iv) confirm predicted lux levels at the boundaries of the site;
- (v) address light spill and glare control, including consideration of roof design, surface reflectivity, and shielding;
- (vi) ensure any security lighting not required for pedestrian safety is baffled to prevent light trespass beyond the site boundary;
- (vii) identify any proposed restrictions on lighting hours and explain how these balance operational requirements with amenity protection;
- (viii) include a dedicated section addressing lighting for pedestrian paths and car parking areas, demonstrating compliance with AS/NZS 1158.3.1:2005 (Category P lighting), including:
- (ix) layout and spacing of luminaires;
 - a. predicted illumination levels,
 - b. compliance certification by a suitably qualified lighting engineer,
 - c. integration of CPTED principles into the lighting design, and
- (x) lighting must be designed and located to avoid causing visual distraction or hazard to marine navigation, including for vessels using the River Derwent and navigating under the Tasman Bridge. The final lighting design must be reviewed in consultation with Marine and Safety Tasmania.

D4. Prior to the commencement of use, all traffic, access, and parking infrastructure—including driveways, internal roads, circulation areas, parking spaces, shared paths, and bicycle parking—must be:

- (i) constructed in accordance with the approved design documentation;
- (ii) completed to a sealed, all-weather standard (e.g. asphalt, concrete, pavers, or approved equivalent); and
- (iii) surface drained to connect with the approved stormwater infrastructure.

Certification must be provided by a suitably qualified engineer confirming the infrastructure has been constructed generally in accordance with the approved design plans and complies with all applicable standards.

- D5. Prior to the commencement of use, an Operational Management Plan must be submitted to and approved by the Secretary, State Growth (or delegate) in accordance with the requirements of Condition D6.
- D6. The preparation of the Operational Management Plan must consider the following plans, as set out in Conditions D7 to D11:
- (i) the Events Management Plan;
 - (ii) the Security Management Plan;
 - (iii) the Operational Waste Management Plan;
 - (iv) the Flood and Emergency Evacuation Management Plan; and
 - (v) the Operational Transport Management Plan.

The approved Operational Management Plan is a prerequisite to the operational use of the Stadium and must be implemented as approved.

- D7. An Events Management Plan must be prepared and submitted to the Secretary, State Growth (or delegate) no later than 18 months prior to the commencement of use of the Stadium, or by a later date approved in writing by the Secretary, State Growth (or delegate).

The Events Management Plan should consider the following:

- (i) patron management, ticketing, and pre-event travel advice;
 - (ii) arrival and departure arrangements for patrons;
 - (iii) arrival requirements for players and event staff;
 - (iv) emergency responder access and coordination;
 - (v) operational staff movements and needs;
 - (vi) transport and traffic management, including public transport integration, event bus planning, and ticketing arrangements agreed with transport operators;
 - (vii) travel behaviour change initiatives to encourage non-car-based travel;
 - (viii) protocols for coordination with other events and activities in the vicinity and broader urban area;
 - (ix) protocols for the coordination of cruise ship arrival timing and impacts;
 - (x) port operations and access;
 - (xi) noise management for major events, including any requirements of the Operational Noise Management Plan approved under condition D12;
 - (xii) management of events at the Cenotaph; and
 - (xiii) delivery and servicing arrangements for food, drink, and goods as may be relevant to various types of events.
- D8. A Security Management Plan must be prepared and submitted to the Secretary, State Growth (or delegate) no later than 12 months prior to the commencement of use of the Stadium, or by a later date approved in writing by the Secretary, State Growth (or delegate). The Security Management Plan must be approved prior to the commencement of stadium use.
- The Security Management Plan must consider the following:
- (i) security personnel requirements and deployment arrangements;
 - (ii) lighting provisions to support safe arrival and departure of patrons;
 - (iii) Crime Prevention Through Environmental Design (CPTED) responses integrated into the Stadium and public domain design;
 - (iv) traffic management requirements linked to security operations;
 - (v) terrorism tactic and attack vector methodologies; and
 - (vi) coordination with Tasmania Police for attendance and operational response during events; and
 - (vii) interface with the security controls, systems and requirements of the Port of Hobart.
- D9. An Operational Waste Management Plan must be prepared in consultation and submitted to the Secretary, State Growth (or delegate) no later than 6 months prior to the commencement of use of the Stadium, or by a later date approved in writing by the Secretary, State Growth (or delegate). Before approving the Operational Waste Management Plan the Secretary, State Growth (or delegate), must consult with the Director of the EPA.

The Operational Waste Management Plan must address:

- (i) waste storage systems and infrastructure;
- (ii) recycling and waste diversion programs;
- (iii) waste collection scheduling, logistics, and access;
- (iv) measures to achieve waste avoidance; and
- (v) location and number of waste and recycling bins in and around the Stadium, sufficient to manage event-related waste and prevent littering.

D10. A Flood and Emergency Evacuation Management Plan must be prepared in consultation with relevant emergency services, and submitted to the Secretary, State Growth (or delegate) no later than 12 months prior to the commencement of the use of the Stadium, or by a later date approved in writing by the Secretary, State Growth (or delegate).

An Emergency Management and Incident Response Plan (Intelligent Risks Pty Ltd, January 2025) has been prepared and may be used to inform the final Plan. The final Plan must be updated to reflect the Stadium's detailed design and interface with the broader precinct and must include, at a minimum:

- (i) access requirements and designated routes for emergency service vehicles (e.g. ambulance, fire, police);
- (ii) flood risk mitigation strategies, including identification of safe access and egress routes in flood conditions;
- (iii) evacuation procedures for patrons, staff, and mobility-impaired persons, including provisions for full, partial, and shelter-in-place evacuations;
- (iv) crowd management and evacuation strategies for event buses, performers, and stadium staff under both Event and Non-Event Mode; and
- (v) traffic management measures to support emergency response and large-scale egress, including coordination with the wider road network and relevant road authorities which may include the closure of roads they manage.

D11. An Operational Transport Management Plan (OTMP) must be prepared and submitted to the Secretary, State Growth (or delegate) no later than 18 months prior to the commencement of Stadium use, or by a later date approved in writing by the Secretary, State Growth (or delegate).

The OTMP must:

- (i) support the proposed targets for non-car mode share for people attending events at the Stadium;
- (ii) identify all parties responsible for managing event-related transport, including State and local government agencies, public transport operators, and traffic management contractors;
- (iii) detail the permanent infrastructure available to support transport operations, and identify temporary measures (e.g. traffic controls, barriers, or additional services) required for different types and scales of events;
- (iv) establish a clear operational framework for event planning, coordination, and communication, including procedures for scenario-based transport planning;
- (v) coordinate transport planning with other significant events occurring concurrently in Hobart, including cruise ship visits and events at the Cenotaph;
- (vi) outline specific strategies and operational tactics to manage traffic flow, pedestrian access, the movement and frequency of public transport services, and cyclists travelling to and around the precinct, with the ability to adapt to varying event types, attendance levels, and time of day/week;
- (vii) outline management strategies for pedestrians and cyclists.
- (viii) include protocols for engaging public transport providers to ensure sufficient supply of event buses, general access buses, and ferry services, including funding arrangements and obligations for each event organiser;
- (ix) include an Event Parking Management Plan, identifying available parking locations, restrictions or closures to existing parking areas, access and egress routes, and any agreements with car park operators regarding hours of operation;
- (x) consider access needs for the general community, including non-event users of the area, to minimise disruption to citywide movement, access, and amenity for all transport modes during events.
- (xi) demonstrate how access for port operations, including over-dimensional cargo and cruise ship-related transport, will be managed during event and non-event periods;

- (xii) include protocols for ongoing coordination with TasPorts, including during post-event dispersal and operational updates to reflect evolving precinct demands; and
- (xiii) include consideration of sightlines from the Port Control Tower and measures to avoid or manage any visual obstruction that may impact navigational safety, in consultation with TasPorts and Marine and Safety Tasmania.

The OTMP may be updated from time to time with the approval of the Secretary, State Growth (or delegate).

D12. An Operational Noise Management Plan (ONMP) must be prepared and submitted to the Secretary, State Growth (or delegate), prior to the commencement of Stadium operations.

The ONMP must:

- (i) establish event-specific operational noise limits and performance criteria;
- (ii) include protocols for noise monitoring during all major events, with unattended noise loggers positioned at representative noise-sensitive receivers (including residential areas and cultural facilities);
- (iii) require that noise monitoring data is retained for a minimum of 90 days and made available upon request of the Secretary, State Growth (or delegate) or the General Management, Hobart City Council;
- (iv) outline a complaints handling and response procedure, including record-keeping, investigation protocols, availability of any noise monitoring and feedback mechanisms;
- (v) identify noise trigger thresholds and associated operational mitigation responses;
- (vi) reference the findings and recommendations of the Noise and Vibration Assessment;
- (vii) provide that Major Concert events (excluding patron ingress and egress, bump in and bump out, and associated activities) must not commence before 9am and must cease before 11.00pm and be restricted as follows:
 - a. up to three events per annum with noise levels (Leq,15min) no greater than 75 dBA and 90 dBC when measured at any off-site sensitive location;
 - b. an additional nine events per annum with noise levels (Leq,15min) no greater than 65 dBA and 80 dBC when measured at any off-site sensitive location, and
 - c. unless otherwise approved by the Secretary, State Growth (or delegate), in consultation with the General Manager, Hobart City Council, and subject to post-occupancy operational review.
- (viii) unless otherwise approved by the Secretary, State Growth (or delegate), in consultation with the Director of the EPA (or delegate) and General Manager, Hobart City Council, and subject to post-occupancy operational review. Ensure that noise limits other than for Major Concert events (i.e., Business-as-Usual and Game Day events) must be limited to an LAeq,15min no more than the EPP Noise indicator levels (with daytime, evening and night-time defined as per the EPA's Noise Measurement Procedures Manual July 2008.) or 5 dB above the background noise level (LA90,15min), whichever is the greater. Maximum noise levels (LAFmax) for game sirens must be limited to 65dBA or the typical existing maximum noise levels (LAFmax), whichever is greater;
- (ix) require that permanent noise monitors should be located outside the Stadium at the boundaries of the site (west, south and east) and to the north at the Cenotaph (recognizing the cultural significance of the site ensuring its location is unobtrusive). All noise loggers must be mounted above ground (at around 10m, where practicable), incorporate environmental protection, be able to provide a live/real-time monitoring capability, and be maintained and calibrated as required;
- (x) identify that noise levels from the Public Address system should not exceed the levels provided in the table below when measured at any facade (inside) of the Stadium. Permanent noise monitors must be positioned within the Stadium, providing live/real-time monitoring capability to demonstrate compliance with these noise levels (octave bands);

Public Address System Noise Levels								
Noise Level	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	Total
Leq,15min in dB	81	91	83	84	81	77	74	93

- (i) identify Major concert music levels should not exceed the levels provided in the table below when measured at any facade (inside) of the Stadium. Permanent noise monitors must be positioned within the Stadium, providing live/real-time monitoring capability to demonstrate compliance with these noise levels (octave bands); and

Major Concert Music Noise Levels								
Noise Level	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	Total
Leq, 15min in dB	112	108	104	100	97	95	93	114

- (ii) be reviewed and updated as necessary following each Post-Occupation Review cycle required by Condition D13.

D13. Post-Occupation Review of Event Operations

- (i) The Operator must monitor the following event types for a minimum of two years after the commencement of Stadium use, and prepare a compliance table against each of the operational plans listed in Condition D6:
 - a. all concert events,
 - b. at least two sporting events each quarter, comprising a range of event types and attendance levels, and
 - c. events involving activities that extend over multiple days.
- (ii) Any changes to approved plans, strategies, reports or specifications arising from the post-occupation review must be applied for within 12 months of completing the relevant review.
- (iii) A Post-Occupation Review of Event Operations must be submitted to the Secretary, State Growth (or delegate) every six months for two years in accordance with the requirements of D13(i). Each review must:
 - a. validate the effectiveness of each of the plans listed in Condition D11 and D12,
 - b. evaluate the performance of the Operational Management Plan required by condition D6, and
 - c. be submitted within 3 months of each monitoring period.
- (iv) Each review submitted under D13(iii) must include:
 - a. event type, teams/entertainers and timings,
 - b. patron and staff numbers,
 - c. rehearsal and sound test summaries,
 - d. data summaries and performance against plan targets,
 - e. identification of unmet commitments,
 - f. comparison between predicted and actual impacts,
 - g. transport management impacts and traffic congestion and accessibility in relation to the operation of the Stadium (including for non-event users of the precinct),
 - h. key stakeholder engagement findings to confirm third party impacts on their assets and or operations from at least:
 - o Department of State Growth – State Roads;
 - o TasPorts;
 - o Hobart City Council; and
 - o adaptive management responses implemented.
- (v) A social impact report must be completed 18 months after the commencement of operations and provided to the Secretary, State Growth (or delegate).

D14. The final plan of subdivision (consolidation) and associated Schedule of Easements must provide for all necessary easements to the satisfaction of the Secretary, State Growth (or delegate), in consultation with the Hobart City Council, TasWater, and TasNetworks. These easements must include, but are not limited to:

- (i) existing pipelines, stormwater infrastructure, and the Hobart Rivulet, where these services pass through any lots shown on the final plan;
- (ii) existing and proposed electricity infrastructure, including substations and shared distribution network points of supply; and
- (iii) any strategic utility corridors required to support long-term service provision across the precinct, including future electricity network service corridors.

The applicant must submit to the Hobart City Council a copy of the surveyor's survey notes at the time of lodging the final plan. All easements must be in favour of the relevant infrastructure authority.

Schedule 1 – Definitions

Construction means activities associated with construction of the activity, including but not limited to, site works to create a level site, earthworks, rock breaking and installation of infrastructure whether on land or in water, and associated activities.

Design Plans means documents described in condition B5 of this permit.

Development means development within the meaning of the *Land Use Planning Approvals Act 1993* (Tas).

EPA means the Environment Protection Authority as established under the *Environmental Management and Pollution Control Act 1994* (Tas).

LUPA Act means the *Land Use Planning and Approvals Act 1993* (Tas).

Management Plans means air quality management plan, noise and vibration management plan, estuarine water quality monitoring plan, contingency management plan, stormwater management plan, environmentally hazardous materials management plan, and waste materials management plan.

Major Events means sporting, entertainment and other events which have in excess of 3,000 patron numbers;

MPDC Act means the *Macquarie Point Development Corporation Act 2012* (Tas).

Operator means Stadiums Tasmania as established under the *Stadiums Tasmania Act 2022* (Tas).

Preparatory Works means topographical or feature survey work including installation of controls and markers, dilapidation surveys, underground service location including potholing, geotechnical investigations including drilling, coring, test pitting and hand testing (where those investigations are unlikely to cause off-site amenity impacts), collection of samples for analysis including of contaminated materials, installation of monitoring stations, installation of mitigation measures for sediment and erosion control, installation of temporary fencing, hoarding, construction signage, and environmental and traffic management measures, establishment of temporary facilities to support construction (e.g. site offices and laydown areas), installation of temporary testing rigs that do not require excavation for structural foundations, establishment of exclusion zones for protected areas, archaeological investigations, geoheritage investigations, minor utility protection works, site remediation works carried out in accordance with a certification issued by an Accredited Environmental Auditor under section 39F of the MPDC Act, maintenance of existing facilities under the control of the Proponent.

Project means the use and development (including subdivision) of the Project Land for:

- (a) A multipurpose stadium;
- (b) Relocation of the Hobart Railway Goods Shed on the Project Land;
- (c) Concourse and plaza surrounding the stadium;
- (d) Demolition;
- (e) Access, parking, landscaping, signage and associated works.

Project Land means the land at Macquarie Point, Hobart, comprised in the following certificates of title, as specified in the Register on the day on which this definition commences:

- (a) Volume 13583, Folio 1;
- (b) Volume 20452, Folio 2;
- (c) Volume 45404, Folio 1;
- (d) Volume 129483, Folio 6;
- (e) Volume 179192, Folio 2;
- (f) Volume 179192, Folio 3;
- (g) Volume 179192, Folio 4;
- (h) Volume 210801, Folio 1.

Proponent means the Macquarie Point Development Corporation as established under the MPDC Act.

Site Environmental Management Plan is an environmental management plan approved by the Accredited Environmental Auditor as set out in section 39F of the *Macquarie Point Development Corporation Act 2012*.

SPP Act means the *State Policies and Projects Act 1993* (Tas).

Stadium means the multipurpose stadium proposed as part of the Project.

State Stormwater Strategy means the State Stormwater Strategy, Department of Primary Industries, Parks, Water and Environment, 2010.

Use means use within the meaning of the *Land Use Planning Approvals Act 1993* (Tas).

Works means works within the meaning of the *Land Use Planning Approvals Act 1993* (Tas).

Schedule 2 – Approved Plans

Approved Plans		
SHEET NUMBER	SHEET NAME	Current Revision
MPMS-CXC-DR-01-A00-0000	COVER SHEET - DRAWING INDEX	P4
MPMS-CXC-DR-01-A11-1000	SITE PLAN EXISTING CONDITIONS	P2
MPMS-CXC-DR-01-A11-2000	SITE PLAN PROPOSED	P2
MPMS-CXC-DR-01-A11-3000	GROUND PLANE - EXTERNAL CONCOURSE PLAN	P2
MPMS-CXC-DR-01-A12-0000	NORTHERN CAR PARK	P3
MPMS-CXC-DR-01-A15-1000	EXISTING CONDITIONS AND DEMOLITION PLAN - LEVEL GROUND	P2
MPMS-CXC-DR-01-A18-0000	GROUND PLANE - EXTERNAL CONCOURSE PLAN MODAL SPLIT AFL	P1
MPMS-CXC-DR-01-A18-0001	GROUND PLANE - EXTERNAL CONCOURSE PLAN MODAL SPLIT CONCERT	P1
MPMS-CXC-DR-01-A20-0010	GENERAL ARRANGEMENT - LEVEL 0 FIELD LEVEL PLAN	P3
MPMS-CXC-DR-01-A20-0020	GENERAL ARRANGEMENT - LEVEL 1 CONCOURSE PLAN	P2
MPMS-CXC-DR-01-A20-0021	GENERAL ARRANGEMENT - LEVEL 1M PLAN GENERAL ARRANGEMENT - LEVEL 2 STADIUM CLUB PLAN	P2
MPMS-CXC-DR-01-A20-0030	GENERAL ARRANGEMENT - LEVEL 3 MEDIA PLAN	P2
MPMS-CXC-DR-01-A20-0040	GENERAL ARRANGEMENT - LEVEL 4 GANTRY LEVEL	P3
MPMS-CXC-DR-01-A20-0050	GENERAL ARRANGEMENT - ROOF PLAN	P3
MPMS-CXC-DR-01-A20-0060	BUILDING ELEVATIONS - EAST AND WEST	P3
MPMS-CXC-DR-01-A30-2000-1	BUILDING ELEVATIONS - NORTH AND SOUTH	P4
MPMS-CXC-DR-01-A30-2000-2	FAÇADE PART ELEVATION	P4
MPMS-CXC-DR-01-A30-2000-3	FAÇADE PART ELEVATION	P3
MPMS-CXC-DR-01-A30-2000-4	FAÇADE PART ELEVATION	P3
MPMS-CXC-DR-01-A30-2000-5	FAÇADE PART ELEVATION	P3
MPMS-CXC-DR-01-A30-2000-6	FAÇADE PART ELEVATION	P3
MPMS-CXC-DR-01-A30-2000-7	EXTERNAL MATERIALS SCHEDULE	P3
MPMS-CXC-DR-01-A30-2000-8	EXTERNAL MATERIALS SCHEDULE	P3
MPMS-CXC-DR-01-A40-0000-0	SITE SECTIONS	P2
MPMS-CXC-DR-01-A40-0010-0	BUILDING SECTIONS - EAST	P2
MPMS-CXC-DR-01-A40-0011-0	BUILDING SECTIONS - NORTH	P2
MPMS-CXC-DR-01-A40-0012-0	BUILDING SECTIONS - SOUTH	P2
MPMS-CXC-DR-01-A40-0013-0	BUILDING SECTIONS - WEST	P2
MPMS-CXC-DR-01-A80-0000	SOLAR STUDIES	P2
MPMS-OCR-DR-LA-00-0001	LEGEND	P1
MPMS-OCR-DR-LA-00-0010-1	SECURITY INFRASTRUCTURE	P1
MPMS-OCR-DR-LA-00-0012-1	PRECINCT SHEET LAYOUT PLAN 1-100	P1
MPMS-OCR-DR-LA-00-0090-0002	PLANTING SCHEDULE	P1
MPMS-OCR-DR-LA-20-0001-A	SURFACE FINISHES PLAN - ZONE A	P1
MPMS-OCR-DR-LA-20-0002-B	SURFACE FINISHES PLAN - ZONE B	P1
MPMS-OCR-DR-LA-20-0003-C	SURFACE FINISHES PLAN - ZONE C	P1
MPMS-OCR-DR-LA-20-0004-E	SURFACE FINISHES PLAN - ZONE E	P1
MPMS-OCR-DR-LA-20-0005-G	SURFACE FINISHES PLAN - ZONE G	P1
MPMS-OCR-DR-LA-20-0006-H	SURFACE FINISHES PLAN - ZONE H	P1
MPMS-OCR-DR-LA-20-0007-J	SURFACE FINISHES PLAN - ZONE J	P1
MPMS-OCR-DR-LA-20-0008-L	SURFACE FINISHES PLAN - ZONE L	P1

MPMS-OCR-DR-LA-20-0009-M	SURFACE FINISHES PLAN - ZONE M	P1
MPMS-OCR-DR-LA-20-0010-R	SURFACE FINISHES PLAN - ZONE R	P1
MPMS-OCR-DR-LA-20-0011-S	SURFACE FINISHES PLAN - ZONE S	P1
MPMS-OCR-DR-LA-20-0012-T	SURFACE FINISHES PLAN - ZONE T	P1
MPMS-OCR-DR-LA-20-0013-U	SURFACE FINISHES PLAN - ZONE U	P1
MPMS-OCR-DR-LA-20-0014-V	SURFACE FINISHES PLAN - ZONE V	P1
MPMS-OCR-DR-LA-20-0015-W	SURFACE FINISHES PLAN - ZONE W	P1
MPMS-OCR-DR-LA-20-00160-X	SURFACE FINISHES PLAN – ZONE X	P1
MPMS-OCR-DR-LA-20-0018-Z	SURFACE FINISHES PLAN - ZONE Z	P1

Schedule 3 – Aboriginal Heritage Conditions

- AH1. An archaeologist and Aboriginal Heritage Officer (AHO) must be present to monitor the removal of topsoil during Approved Works at AH 13901 to a depth that is deemed to be sterile of Aboriginal heritage potential by the archaeologist and AHO.
- AH2. The Approved Works are any works required to complete the Stadium as described in the final Macquarie Point Development Corporation Project Proposal and confined to the Project Land.
- AH3. Relics observed by the Archaeologist and AHO can be collected and stored with other Aboriginal heritage material already removed from the project site and in the custody of the Proponent. The consultants are to seek advice from Aboriginal Heritage Tasmania regarding the relics to be collected or not collected.
- AH4. Any subsequent re-location of any relics recovered from AH 13901 at Macquarie Point, including any future use for interpretive purposes, must be consistent with advice sought from the Aboriginal Heritage Council following consultation with the Tasmanian Aboriginal community.
- AH5. Consultation with the Tasmanian Aboriginal community regarding the future location of relics and any future use for interpretive purposes, is the responsibility of the Proponent. The consultation process must be completed no later than one (1) year after the formal completion of the proposed development.
- AH6. Prior to the commencement of construction an Unanticipated Discovery Plan (UDP) must be prepared to the satisfaction of the Minister for Aboriginal Affairs, in consultation with Aboriginal Heritage Tasmania (AHT). The UDP must include the following requirements:
1. Other than Skeletal Material - Discovery of Aboriginal Relics other than Skeletal Material Step 1: Any person who believes they have uncovered Aboriginal relics should notify all employees or contractors working in the immediate area of the uncovered relic that all earth disturbance works must cease immediately. Step 2: A temporary 'no-go' or buffer zone of at least 10m should be established around all visible Aboriginal relics to protect the suspected Aboriginal site, where practicable. No unauthorised entry or works should be allowed within this 'no-go' zone until the suspected Aboriginal relics have been assessed by a consulting archaeologist, AHO or AHT staff member. Step 3: Contact AHT on 1300 487 045 as soon as possible but no later than 48hrs from the discovery of the relic and inform them of the discovery. Documentation of the find should be emailed to aboriginal@heritage.tas.gov.au as soon as possible. AHT will then provide further advice.
 2. Skeletal Material - Discovery of Skeletal Material Step 1: Call the Police (or if practical, a coroner) immediately. Under no circumstances should the suspected skeletal material be touched or disturbed. It is advisable to immediately treat the area as a potential crime scene, and remove all personnel and equipment that may contaminate the area. Step 2: Any person who believes they have uncovered skeletal material should notify all employees or contractors working in the immediate area that all earth disturbance works cease immediately. Step 3: A temporary 'no-go' or buffer zone of at least 50m should be established to protect the suspected skeletal material, where practicable. No unauthorised entry or works will be allowed within this 'no-go' zone until the suspected skeletal remains have been dealt with under the *Coroners Act 1995 (Tas)* or the *Criminal Code Act 1924 (Tas)*. Step 4: Should the skeletal material be determined to be Aboriginal, the Coroner will contact the Aboriginal organisation approved by the Attorney-General, as per the *Coroners Act 1995 (Tas)* and AHT as per the *Aboriginal Heritage Act 1975 (Tas)*.

Schedule 4 – Historic Cultural Heritage Conditions

- H1. 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.
- H2. 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.
- H3. 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.
- H4. The relocation of the Goods Shed must be carried out with regard to any requirements or recommendations of the methodology specified in Condition H1 of Schedule 4.
- H5. The HCMP referred to in Condition H1 of Schedule 4, must be made publicly available by the permit holder prior to the commencement of relevant works.
- H6. Any substantial departure from the methodology specified in the HCMP that is required by Condition H1 of Schedule 4 must be endorsed by Heritage Tasmania, prior to any of that relevant action being taken.
- H7. 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 a suitably qualified and experienced heritage practitioner and made publicly available.
- H8. 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.
- H9. The HCMP required by Condition H1 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".
- H10. If the SoAP required by Condition H8 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.
- H11. If an AMS produced as required by Condition H9 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.
- H12. 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.
- H13. 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 to comments from Heritage Tasmania.

- H14. 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.
- H15. 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.
- H16. The Public Domain and Landscaping Plan (Conditions B3 and B4) must:
1. include landscaping surrounding the Goods Shed in its relocated position that is informed by the revised HCMP required by Condition H6 of Schedule 4;
 2. ensure public realm treatments – including signage and lighting – minimise light spill and visual impact on heritage places;
 3. ensure the following outcomes are substantially delivered in respect of specific heritage places:
 - (i) 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;
 - (ii) 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;
 - (iii) 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;
 - (iv) 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; and
 - (v) THR 12022 Victoria Dock and Constitution Dock – interpret connections with the railway site by retaining and interpreting any remnant rail tracks.

Schedule 5 – Environment Protection Authority (EPA) Conditions

In addition to the definitions in Schedule 1 the following definitions apply to Schedule 5:

Accredited Environmental Auditor means a person who is accredited under R2, or section 39F(3) of the MPDC Act.

Activity means construction of the Macquarie Point Multipurpose Stadium development and associated works approved by this permit.

Activity Area means the area to be used for the Activity when these conditions take effect, as shown in the Design Plans.

Controlled Waste has the meaning described in Section 3(1) of EMPCA.

Director means the Director, Environment Protection Authority holding office under Section 18 of EMPCA and includes a delegate or person authorised in writing by the Director to exercise a power or function on the Director's behalf.

EMPCA means the *Environmental Management and Pollution Control Act 1994* (Tas).

Environmental Harm and **Material Environmental Harm** and **Serious Environmental Harm** each have the meanings ascribed to them in Section 5 of EMPCA.

Environmental Nuisance has the meaning described in Section 3 of EMPCA.

Environmentally Hazardous Material means any substance or mixture of substances of a nature or held in quantities which present a reasonably foreseeable risk of causing serious or material environmental harm if released to the environment and includes fuels, oils, waste and chemicals but excludes sewage.

Environmental Monitoring Data means results of laboratory and field testing of soil, sludge, water, dust, air or other environmental media. It also includes results of noise and vibration monitoring.

Noise sensitive receiver means all areas where the occupants, buildings or land use are potentially susceptible to the adverse effects of exposure to noise.

Person Responsible is any person who is or was responsible for the activity to which this document relates and includes the officers, employees, contractors, joint venture partners and agents of that person, and includes a body corporate.

Reporting Period means the financial year.

Site Suitability Statement means a certification by an accredited environmental auditor that the remediation of the Activity Area (or part of thereof) has occurred to a standard that is satisfactory for the purposes of the proposed development, in accordance with section 39F of the *MPDC Act*. A Site Suitability Statement may or may not include conditions to be imposed on the development.

Surface water means water runoff on the Activity Area from a rainfall event, or from construction activities, including washdown, and dust mitigation whether surface flow, piped flow, or flow within conduits, including any contaminants collected by the water during its passage.

Vibration sensitive receiver means all sensitive receptors with the potential to be affected by vibration, including critical infrastructure such as electrical and telecommunications facilities, oil and gas pipelines and other petrochemical installations, and utilities such as water mains and sewers, and any art or artifact storage facilities of the Tasmanian Museum and Art Gallery.

General

G1. Access to and awareness of conditions and associated documents

A copy of this permit and any associated documents referred to in Schedule 5 must be held in a location that is known to and accessible by the Person Responsible. The Person Responsible must ensure that all persons who are responsible for undertaking work in the Activity Area, including contractors and sub-contractors, are familiar with these conditions to the extent relevant to their work.

G2. Incident response

If an incident causing or threatening Environmental Nuisance, Serious Environmental Harm or Material Environmental Harm from pollution occurs in the course of the Activity, then the Person Responsible must immediately take all reasonable and practicable action to minimise any adverse environmental effects from the incident.

G3. Complaints register

A public complaints register must be maintained by the Person Responsible. The public complaints register must, as a minimum, record the following detail in relation to each complaint received in which it is alleged that Environmental Harm (including Environmental Nuisance) has been caused by the activity:

- (i) the date and time at which the complaint was received;
- (ii) contact details for the complainant (where provided);
- (iii) the subject matter of the complaint;
- (iv) any investigations undertaken with regard to the complaint; and
- (v) the manner in which the complaint was resolved, including any mitigation measures implemented.

Complaint records must be maintained until the end of the contracted defects liability period, or 1 year after the cessation of construction, whichever occurs first.

G4. Notification prior to construction

At least 14 days prior to commencement of construction of the Activity, or any approved stage thereof, the Person Responsible for the Activity must notify the Director of the date on which construction is expected to commence.

G5. Annual Environmental Review for Construction

1. Unless otherwise specified in writing by the Director, an Annual Environmental Review for the activity must be submitted to the Director each year for the period of construction within three months of the end of the reporting period.
2. The Annual Environmental Review must be made publicly available on a website operated by the person responsible within one week of finalisation.
3. Without limitation, each Annual Environmental Review must include:
 - (i) a statement by the Chief Executive Officer or equivalent for the activity acknowledging the contents of the Annual Environmental Review as true and correct;
 - (ii) a summary of the works completed during the reporting period;
 - (iii) a summary of works proposed to be completed during the next reporting period;
 - (iv) subject to the *Personal Information Protection Act 2004* (Tas), a list of all public complaints received during the reporting period concerning actual or potential Environmental Harm or Nuisance caused by the activity and a description of any actions taken as a result of those complaints;
 - (v) evidence of compliance with the Schedule 5 permit conditions during the reporting period;
 - (vi) details of any non-compliance with the Schedule 5 permit conditions and any environmental incidents during the reporting period and any mitigative or preventative actions that have resulted from such incidents; and
 - (vii) a summary of any environmental monitoring data collected for the reporting period.

G6. Amendment of required plans and reports

1. The plans and reports required by these conditions must be amended to address any matter required by the Director, as advised by notice in writing.
2. Amended plans and reports must be resubmitted within the timeframe specified by the Director.

Remediation of site

- Re1. Development of any part of the Activity Area must not occur until an Accredited Environmental Auditor has certified that the remediation of that part of the Activity Area has occurred to a standard that is satisfactory for the purposes of the redevelopment approved in this permit.
- Re2. The Director may accredit a person as an environmental auditor for the purposes of this condition.
- Re3. The Director may only accredit a person as an environmental auditor for the purposes of this condition if the Director is satisfied that the person has the necessary qualifications and experience to determine whether the remediation of all or part of the site has occurred to a standard that is satisfactory for the purposes of the proposed redevelopment.
- Re4. The Director may accredit a person under Re2 subject to any conditions the Director specifies on the instrument of accreditation for the person.
- Re5. The Director may revoke the accreditation of a person as an environmental auditor under Re2 if the person has failed to comply with a condition of their accreditation and accredit another person in accordance with this condition.

Design compliance with Auditor's Site Suitability Statement

- DC1. Where a Site Suitability Statement or Site Environmental Management Plan includes a condition of development, such a condition must be implemented in the design of the development.
- DC2. Where a design element is required to satisfy a condition of a Site Suitability Statement, the Design Plans required by this permit must be updated to include:
- (i) a description of the proposed construction method and specifications of materials proposed;
 - (ii) quality assurance and quality controls to be used in relation to those methods and materials; and
 - (iii) the required technical level of supervision and independent verification.

Construction

CN1. Construction in accordance with Auditor's Site Suitability Statement

1. Where a Site Suitability Statement or Site Environmental Management Plan includes a condition of development, such a condition must be satisfied in the construction of the works.
2. Where a design element referred to in DC2 includes a quality assurance process, a suitably qualified independent third party must verify that construction works have been satisfactorily completed in accordance with the Design Plans.
3. Unless otherwise authorised by the Director in writing, a Post Construction Report must be submitted to the Director for approval within two (2) months of the completion of construction.
4. The Post Construction Report must include, but is not necessarily limited to:
 - (i) 'as-built' drawings showing the design elements required by DC2;
 - (ii) evidence of compliance with, and identification of any deviations from the requirements of any Site Suitability Statement;

- (iii) an assessment of the potential human health and environmental risks of any deviation from the requirements of any Site Suitability Statement;
- (iv) results of any quality testing required;
- (v) the level of independent supervision and verification that has occurred during construction, including site reports; and
- (vi) a statement from an Accredited Environmental Auditor that the development, as constructed, is likely to meet the performance requirements specified in any Site Suitability Statement.

CN2. Construction Environmental Management Plan

1. The Construction Environmental Management Plan (CEMP) required by C1 must:

- (i) outline measures for environmental management during construction to prevent the discharge of any pollutants to the environment;
- (ii) provide for adaptive management by incorporating continuous monitoring and evaluation of the effectiveness of measures specified in the CEMP in preventing or minimising Environmental Harm or Nuisance. Where necessary, the CEMP must be updated to incorporate improvements identified during continuous monitoring and evaluation;
- (iii) be embedded in works planning processes, ensuring the CEMP captures the appropriate environmental risks for the coming works, and identifies appropriate risk mitigation measures including contingency planning for unforeseen events; and
- (iv) must contain a description of the proposed timing and sequence of the major construction stages and associated activities. Proposed management measures to be implemented to prevent or minimise environmental impacts during each construction stage must be identified.

2. Unless otherwise approved by the Secretary, State Growth (or delegate) and the Director of the EPA, in writing, the CEMP must include a risk assessment and comprehensive controls for all environmental hazards including but not limited to waste management, including controlled waste; environmentally hazardous materials management; noise management; and contingency management, and the following sub-plans:

- (i) Contaminated Site Management Plan that provides for the prevention, minimisation and control of potential human health and environmental risks associated with subsurface contamination and acid sulphate soils, including:
 - a. the likely nature and extent of known contaminated soils;
 - b. general mitigation measures to control risks associated with contaminated soils;
 - c. procedures for identification, management, stockpiling, sampling, analysis, classification, treatment, validation, reuse and/or disposal of contaminated soils;
 - d. the likely nature and extent of known gas and soil vapour contamination;
 - e. general mitigation measures to control risks associated with gas and soil vapour contamination;
 - f. procedures for identification, management, stockpiling, treatment, validation, reuse and/or disposal of acid sulphate soils; and
 - g. dust management procedures that provide for mitigation and control of dust to prevent environmental harm and nuisance beyond the boundary of the Activity Area.
- (ii) Groundwater Assessment and Management Plan which provides for the prevention, minimisation and control of potential human health risks and environmental risks associated with contaminated groundwater, including:
 - a. a plan for excavation dewatering and management of groundwater inflow; and
 - b. procedures for storage, sampling and classification, management, treatment, validation, reuse, discharge and/or disposal of contaminated groundwater.
- (iii) Erosion and Sediment Control Plan that details measures to prevent impacts of soil erosion and sedimentation to waterways during the construction, in accordance with best practice erosion and sediment control guidance from the International Erosion Control Association (Australasian Chapter) or similar, and which includes:
 - c. management measures to limit the contamination of surface waters from contaminated sources on the Activity Area, including contaminated land,

- stockpile and treatment areas, and other contaminant sources including, including construction processes;
- d. management measures to limit the interaction between surface water and contaminated groundwater; and
- e. procedures for storage, sampling, management, treatment and validation to prevent the discharge of polluted surface water to the environment.

- (iv) Construction Noise and Vibration Management Plan incorporating the following:
 - a. specific construction work methodology, technique and program;
 - b. results of baseline noise surveys of the existing environment that are representative of all relevant sensitive receivers surrounding the Project;
 - c. defined noise management levels for all noise sensitive receivers that consider the existing noise levels in the environment, in accordance with the NSW Interim Construction Noise Guideline (ICNG) and TfNSW Construction Noise and Vibration Guideline (CNVG), or any revised version of these guidelines;
 - d. defined vibration management level for all vibration sensitive receivers, in accordance with BS 6472:2008 (for human comfort) and DIN 4150-3:2016 (for building and structural integrity);
 - e. modelling noise and vibration impacts from noise and vibration generating activities;
 - f. details of all standard and specific noise and vibration mitigation measures that will be implemented;
 - g. proposed attended and unattended motoring will be required through-out the construction program to ensure that the noise and vibration management levels are met;
 - h. measured noise levels must be in accordance with the Tasmanian Noise Measurement Procedure Manual dated July 2008 (or any revised version of that manual) and adjusted for impulsiveness, modulation and low frequency noise as prescribed in that manual; and
 - i. a noise and vibration complaint response and management procedure.

- 3. Once approved, the Person Responsible must implement and act in accordance with the CEMP, and all subplans referred to in CN1(2).

CN3. Operating hours – Construction

- 1. Unless otherwise approved in writing by the Director:
 - (i) construction activities must not be undertaken outside 0700 hours to 1800 hours Monday to Friday; and 0800 hours to 1800 hours on weekends; and
 - (ii) notwithstanding the above paragraph, the construction activities must not be carried out on:
 - a. Public Holidays that are observed State-wide (Easter Tuesday excepted);
 - b. Hobart Cenotaph significant events days, during the time of the service held at the Hobart Cenotaph or within an hour of the finishing time of the service:
 - o ANZAC Day;
 - o Battle of Britain Day;
 - o Siege of Tobruk Day;
 - o Battle of Crete Day;
 - o Remembrance Day;
 - o Vietnam Veterans Remember Day; and
 - o Anniversary of the Korean War Armistice Day.

Schedule 6 – TasWater Conditions

Connections, metering & backflow

- T1. A suitably sized water supply with metered connections and sewerage system and connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.
- T2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
- T3. Prior to commencing construction / use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

Trade waste

- T4. Prior to the commencement of operation, the developer/property owner must obtain Consent to discharge Trade Waste from TasWater.
- T5. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge.
- T6. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent.

Asset creation & infrastructure works

- T7. Prior to applying for a Certificate for Certifiable Works/Engineering Design Approval, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.
- T8. Prior to undertaking any works related to water and sewerage, physical markers must be in place that clearly identify where water and/or sewer connections are to be made in accordance with any approved plan to TasWater's satisfaction.
- T9. Prior to commencing construction / use of the development, the developer must re-locate the existing DN1050mm critical gravity sewer main from within the footprint of the stadium works, to the satisfaction of TasWater.
- T10. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) / Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.
- T11. Prior to applying for a Permit to Construct the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.
- T12. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
- T13. In addition to any other conditions in this permit, all works required by this Schedule must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
- T14. Prior to the issue of a Certificate for Certifiable Work (Building and/or Plumbing) / Consent to Register a Legal Document / Certificate of Water and sewerage Compliance (Building and/or Plumbing) all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed, and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.

- T15. After testing, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
- T16. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document / applying to TasWater for a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
- (i) written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
 - (ii) a request for a joint on-site inspection with TasWater's authorised representative must be made;
 - (iii) security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee; and
 - (iv) Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

Upon TasWater issuing a Certificate of Practical Completion, the newly constructed infrastructure is deemed to have transferred to TasWater.

- T17. After the Certificate of Practical Completion has been issued, a 12-month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12-month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". TasWater will release any security held for the defect's liability period.
- T18. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
- T19. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
- T20. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

Final plans, easements & endorsements

- T21. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
- T22. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.

56W consent

- T23. When applying for a Certificate for Certifiable Work (Building) and/or (Plumbing), the application documentation must include an application to TasWater, pursuant to section 56W of the *Water and Sewerage Industry Act 2008* (Tas), for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure.

Developer chargers

- T24. Prior to applying for a Certificate for Certifiable Works, the developer must provide TasWater with the following details:
- (i) the total sewage flow at the point of connection;
 - (ii) probable simultaneous water demand (PSD) for the existing + proposed development;
 - (iii) the required fire flow rate in L/s and the required residual pressure (kPa) at the point of connection; and
- NOTE: The pressures will need to include losses through the actual connection, the associated pipework and the elevation changes.
- (iv) the calculation of equivalent tenements for the development.
- The document(s) submitted should include the relevant calculations for the proposal as well as include the relevant calculations for determining credits to be applied for Developer Charges.
See advice section for details
- T25. Prior to TasWater issuing Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay developer charges in accordance with the policy in place at the time, to TasWater for water and sewerage infrastructure for additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
- T26. In the event the development precedes in stages, prior to TasWater issuing a Consent to Register a Legal Document/Certificate(s) for Certifiable Work (Building) and/or (Plumbing) for each stage, the developer must pay the developer charges commensurate with the number of Equivalent Tenements in each stage, as approved in the permit.

Development assessment fees

- T27. The applicant or landowner as the case may be, must pay a development assessment fee of \$1,307.93, and a Consent to Register a Legal Document fee of \$256.99 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

In the event the development precedes in stages, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Hobart City Council.

Schedule 7 – Hobart City Council Conditions

Protection of Hobart City Council's Assets

ENG 1A. Any damage to Hobart City Council's infrastructure must be reported to Hobart City Council as soon as practicable. Any damage to Hobart City Council's infrastructure resulting from the implementation of this permit, must, at the election of Hobart City Council:

1. be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to Hobart City Council); or
2. be repaired and reinstated by the owner to the satisfaction of the Hobart City Council.

Any damage must be reported to Hobart City Council as soon as practicable.

ENG 1B. Prior to the issue of any approval under the *Building Act 2016 (Tas)* or the commencement of work on the site (whichever occurs first), a written report and photos detailing the existing condition of the Hobart City Council's infrastructure on or adjacent to the site must be provided to the Hobart City Council. The report should include, but not be limited to property service connection points, roads, kerb and channel, buildings and structures, stormwater pits and manholes, Hobart Rivulet, footpaths, driveway crossovers and nature strips; both on and adjacent to the subject site.

SW 1. Prior to the issue of any approval under the *Building Act 2016 (Tas)* or the commencement of work on the site (whichever occurs first), a pre-construction structural condition assessment and visual record (e.g. video and photos) of the Hobart City Council's stormwater infrastructure (including the Hobart Rivulet tunnel if within 10m of the proposed works, Rivulet mouth and floating litter trap) within/adjacent to the proposed development must be submitted to the Hobart City Council.

The condition assessment must include at least:

1. a site plan clearly showing the location of the investigation, with access points and all segments and nodes shown and labelled, with assets found to have a different alignment from that shown on the Hobart City Council's plans to be marked on the ground and on the plan;
2. a digital recording of a CCTV inspection and written condition assessment report in accordance with WSA 05-2013 Conduit Inspection Reporting Code of Australia, in a 'WinCan' compatible format; and
3. photos/ videos of any existing drainage structures connected to or modified as part of the development.

SW 2. Prior to occupancy or the commencement of the approved use (whichever occurs first), a post-construction structural condition assessment and visual record (e.g. video and photos) of the Hobart City Council's stormwater infrastructure within/adjacent to the proposed development (including Hobart Rivulet tunnel if within 10m of the proposed works, Rivulet mouth and floating litter trap) must be submitted to Hobart City Council.

The condition assessment must include at least:

1. a site plan clearly showing the location of the investigation, with access points and all segments and nodes shown and labelled, with assets found to have a different alignment from that shown on Hobart City Council's plans must be marked on the ground and on the plan;
2. a digital recording of a CCTV inspection and written condition assessment report in accordance with WSA 05-2013 Conduit Inspection Reporting Code of Australia, in a 'WinCan' compatible format; and
3. photos of any existing drainage structures connected to or modified as part of the development.

SW 3. If any works are proposed within 10m of the Hobart Rivulet, or 1m of other Hobart City Council stormwater infrastructure; the proposed works must be designed to ensure the protection of and access to these assets.

Detailed engineering design and supporting material must be submitted and approved prior to the issue of any consent under the *Building Act 2016* (Tas) or commencement of work (whichever occurs first) via the condition endorsement process. The detailed design must be certified by a suitably qualified engineer.

Prior to issue of any Certificate of Completion a suitably qualified engineer must confirm the installation of the works adjacent to Hobart City Council's assets is in accordance with the approved drawings and complies with this condition. Should any remediation works be required, these must be carried out at the developer's cost.

All work required by this condition must be undertaken in accordance with the approved detailed design.

Stormwater

- ENG 10. All stormwater from the proposed development (including but not limited to: roofed areas, drains, and impervious surfaces such as driveways and paved areas) must be drained to a lawful point of discharge to the public stormwater system prior to occupancy or commencement of use (whichever occurs first).

Subdivision – Services

- ENG 11. Services (private sewer, stormwater (including surface drainage) and water services/connections) to each lot must be designed and installed to meet the needs of future development, prior to the sealing of the final plan.
- ENG 12. All internal lots must have services (private sewer, stormwater (including surface drainage) and water services/connections) installed to the lots proper, prior to the sealing of the final plan.
- ENG 13. Private Services (private sewer, stormwater (including surface drainage) and water services/connections) are to be entirely separate to each lot and contained wholly within the lots served or appropriate easements, prior to the sealing of the final plan.
- ENG 14. Prior to the sealing of the final plan, the developer must supply Hobart City Council with an as-installed services plan clearly indicating the location and details of all relevant services (entirely contained within their respective lots or appropriate easements). The as-installed services plan must be accompanied by certification from a suitably qualified expert that all engineering work required by this permit has been completed.

Construction Management

- SW 5. Construction of the development must not adversely impact the Hobart Rivulet. If any works or construction traffic will occur within 10m of the Hobart Rivulet, a rivulet construction management plan (RCMP) must be submitted and approved as a condition endorsement prior to commencement of works prior to the issue of any consent under the *Building Act 2016* (Tas) or commencement of work (whichever occurs first). The RCMP must:
1. detail the proposed construction methodology and identify all potential risks to the Hobart Rivulet during construction including but not limited to construction loading, traffic loading, excavation works, footing construction, vibrations, undermining, flood, and environmental harm;
 2. provide treatment measures to eliminate or otherwise mitigate to as low as reasonably practicable all identified risks; and
 3. include a monitoring regime.

All work required by this condition must be undertaken in accordance with the CEMP approved by C1.

Stormwater Design

- SW 6. Adequate stormwater infrastructure must be designed and constructed prior to occupancy, sealing of the final plan or the commencement of the approved use (whichever occurs first).

Prior to the commencement of plumbing or structural works, detailed engineering drawings must be submitted and approved as a condition endorsement by the Hobart City Council. The detailed engineering drawings must be certified by a suitably qualified and experienced civil engineer and must:

1. be substantially in accordance with the Local Government Association of Tasmania: Tasmanian Municipal Standard Drawings (the version which applies at the time the relevant works), as varied by Hobart City Council's published departures from those Drawings, and the Local Government Association of Tasmania, Tasmanian Subdivision Guidelines (October 2013);
2. clearly distinguish between public and private infrastructure, as at time of completion of the works, and in the future;
3. show in both plan and long-section the proposed stormwater infrastructure, including but not limited to, connections, flows, velocities, hydraulic grade lines, clearances, cover, gradients, sizing, material, pipe class, adequate working platforms around manholes, erosion control, easements and inspection openings;
4. show any existing redundant infrastructure be abandoned and removed at the owner's expense;
5. show safe overland flow paths through or from the site with no impact on third-party land;
6. include the associated calculations and catchment area plans. The stormwater system (including defined overland flow paths) must cater for all 1% AEP event flows as at 2100 (i.e. including climate change loading) from a fully developed catchment. The main itself must be sized to accommodate at least the 5% AEP event flows from a fully-developed catchment with climate change load, or as otherwise approved by Hobart City Council. Calculations must make provision for tailwater level and sea level rise; and
7. include provision for future development within the catchment to be adequately and efficiently serviced.

All works must be carried out in accordance with the approved plans.

SW 8. All stormwater runoff from impervious surfaces within the site (particularly hardstand) must be treated and discharged from the site using Water Sensitive Urban Design principles to achieve stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010 or as close as practicable. Detailed engineering designs and supporting material must be submitted and approved as a condition endorsement prior to the commencement of plumbing or structural works. These must include:

1. final treatment efficiency estimates;
2. all stormwater design parameters and assumptions, including any MUSIC model; and
3. a supporting maintenance plan, which specifies the required maintenance measures to check and ensure the ongoing effective operation of all systems, such as: inspection frequency; cleanout procedures; descriptions and diagrams of how the installed systems operate; details of the life of assets and replacement requirements.

Any treatment assets to become Hobart City Council-owned and maintained must fully detail and minimise life-cycle costs; have adequate access (both physical and legal); and be agreed upon with Hobart City Council.

All work required by this condition must be undertaken and maintained in accordance with the approved stormwater management report and design.

SW 9. A stormwater management report and design must be submitted and approved as a condition endorsement by Hobart City Council, prior to the commencement of plumbing or structural works. The stormwater management report and design must be prepared by a suitably qualified engineer and must:

1. Clearly detail catchment areas and runoff coefficients draining to each system (existing and proposed).
2. Demonstrate each existing or upgraded receiving system has receiving capacity for all 5% AEP events (including climate change loading), or as otherwise agreed by Hobart City Council.
3. Should any detention be required; include detailed design and supporting calculations of the detention showing:
 - (i) detention tank sizing such that there is no increase in flows from the developed site up to 5% AEP event and no worsening of flooding;
 - (ii) the layout, the inlet and outlet (including long section), outlet size, overflow mechanism and invert level;
 - (iii) the discharge rates and emptying times; and
 - (iv) all assumptions must be clearly stated.
4. include a supporting maintenance plan, which specifies the required maintenance measures to check and ensure the ongoing effective operation of all systems, such as: inspection frequency; cleanout procedures; descriptions and diagrams of how the installed systems operate; details of the life of assets and replacement requirements.

All detention, upgrade or new infrastructure must be installed prior to occupancy, sealing of the final plan or the commencement of the approved use (whichever occurs first).

All work required by this condition must be undertaken and maintained in accordance with the approved stormwater management report and design.

Roads Conditions

- R 1. The excavation and/or earth retaining structures (i.e. embankments, cuttings, retaining walls) and/or footings within or supporting the highway reservation must not undermine the stability and integrity of the highway reservation and its infrastructure.

Detailed design drawings, structural certificates and associated geotechnical assessments of the earth retaining structure within or supporting the highway reservation must be submitted and approved as a condition endorsement, prior to the issue of any approval under the *Building Act 2016* (Tas) or the commencement of work on the site (whichever occurs first). The (drawings/certificates/assessments) must be prepared and certified by a suitably qualified and experienced engineer and must:

1. not undermine the stability of the highway reservation;
2. be designed in accordance with AS 4678-2002, with a design life in accordance with table 3.1 typical application major public infrastructure works;
3. take into account any additional surcharge loadings as required by relevant Australian Standards;
4. take into account and reference accordingly any geotechnical findings;
5. detail any mitigation measures required; and
6. detail the design and location of the footing adjacent to the highway reservation;.

All work required by this condition must be undertaken in accordance with the documents approved pursuant to this condition.

- R 3. Prior to occupancy or the commencement of the use, the proposed driveway crossover and or driveway reinstatement/s within the existing local highway reservation/s must be designed and constructed in general accordance with the Local Government Association of Tasmania, Tasmanian Standard Drawings (the version which applies at the time the relevant works), as varied by Hobart City Council's published departures from those drawings:

1. Commercial Urban: TSDR09 – Urban Roads Driveways and TSD R16 Type KCR and B1 or Type KCRB and B1
2. Urban Road Footpaths TSD R11; and
3. Kerb and channel dimensions TSD-R14 or approved equivalent.

Design drawings must be submitted and approved as a condition endorsement prior to the issue of any approval under the *Building Act 2016* (Tas) or the commencement of work on the site (whichever occurs first). The design drawing must be prepared and certified by a suitably qualified expert and must:

1. show the cross and long section of the driveway crossover within the highway reservation and onto the property.
2. detail any services or infrastructure (i.e. light poles, pits, awnings) at or near the proposed driveway crossover;
3. be designed for the expected vehicle loadings and must be accompanied by a structural certificate to note that the driveway is suitable for heavy vehicle loadings; and
4. show swept path templates in accordance with AS 2890.2 e) Show that vehicular and pedestrian sight lines are met as per AS/NZS 2890.1:2004.

All work required by this condition must be undertaken in accordance with the approved drawings.

- Rs1. Public road lighting changes on a statutory public highway must be approved by the relevant road authority and installed prior to occupancy or the commencement of use.

Lighting design and documentation are to be in accordance with AS/NZS 1158 series and to the satisfaction of Hobart City Council.

All work required by this condition must be undertaken in accordance with the approved road lighting design.

- Rs2. New public roads that are proposed to be transferred to Hobart City Council must be approved by the statutory road authority

Detailed engineering design drawings must be submitted for approval prior to the commencement of road construction works.

Design drawings must be submitted and approved prior to the issuing of any permit to construct public infrastructure. Issued under the *Local Government (Highways) Act 1982* (Tas), *Local Government (Building and Miscellaneous Provisions) Act 1993* (Tas), *Urban Drainage Act 2013* (Tas) and Hobart City Council Policy No. 7.06.08)

The design drawing must include a scaled and labelled site plan showing the location of new and proposed public infrastructure and boundaries in general accordance with TSD-R06.

The plan must clearly show:

1. the extent of land to be transferred to Hobart City Council in the short or long term;
2. a pavement design, including CBR test results, in accordance with Austroads Guide to Pavement Technology;
3. detail of how the new and old road and footways will connect, including removal of redundant vehicle crossings and kerb ramps;
4. available sight distance at all proposed accesses and intersections; and
5. all services or infrastructure to become Hobart City Council assets must be in accordance with the requirements of the relevant division.

All work required by this condition must be undertaken in accordance with the approved drawing.

- Rs3. Detailed engineering design drawings of proposed changes to the existing public footpaths (as triggered by this development) must be submitted for approval prior to the commencement of construction works.

Design drawing must be submitted and approved prior to the issuing of any permit to construct public infrastructure, any approval under the *Building Act 2016* (Tas) or commencement of works (whichever occurs first).

The design drawing must:

1. demonstrate that the footpath levels provide reasonable access to the facility from the existing footpath;
2. show that materials used on the footpath and within the property provide a cohesive urban design while demarcating the boundary so that the public footpath can be maintained separately from the open areas within the site;
3. show how the footpath is suitably separated from the road carriageway; and
4. provide a clear path for vision impaired pedestrians for wayfinding and orientation.

Schedule 8 – Enforcement Responsibilities

Plan/Document	Relevant Condition(s)	Relevant Regulator
Compliance with plans	A3	General Manager, Hobart City Council
Patron numbers for specific events	A7	General Manager, Hobart City Council
Public Domain and Landscaping Plan	B3, B4	General Manager, Hobart City Council
Staging Plan	B2	General Manager, Hobart City Council
Signage and Wayfaring	B5, B6	General Manager, Hobart City Council
Design Plans	B7,	General Manager, Hobart City Council
Stormwater Design	Schedule 7	General Manager, Hobart City Council
Car Park Plan	B10	General Manager, Hobart City Council
Structural protection road infrastructure	B13 and B 14	General Manager, Hobart City Council
Electrical Network Services Plan	B15	General Manager, Hobart City Council
Construction Environmental Management Plan (CEMP)	C1, CN2 and Schedule 5	Director of the Environment Protection Authority
Construction Traffic Management Plan	C3, C4	General Manager, Hobart City Council
Dilapidation Report	C5	General Manager, Hobart City Council
Other requirements prior to commencement of use	D1	General Manager, Hobart City Council
Multipurpose Stadium Event Operational Hours	D2	General Manager, Hobart City Council
Lighting Plan	D3	General Manager, Hobart City Council
Operational Management Plan	D5, D6	General Manager, Hobart City Council
Events Management Plan	D7	General Manager, Hobart City Council
Security Management Plan	D8	General Manager, Hobart City Council
Operational Waste Management Plan	D9	General Manager, Hobart City Council
Flood and Emergency Evacuation Management Plan	D10	General Manager, Hobart City Council
Operational Transport Management Plan	D11	General Manager, Hobart City Council
Operational Noise Management Plan	D12	General Manager, Hobart City Council
Post-Occupation Review of Event Operations	D13	General Manager, Hobart City Council
Final Plan of Subdivision and Schedule of Easements	D14	General Manager, Hobart City Council
Aboriginal Heritage Conditions	Schedule 3	Director of National Parks and Wildlife

Plan/Document	Relevant Condition(s)	Relevant Regulator
Compliance with plans	A3	General Manager, Hobart City Council
Historic Cultural Heritage Conditions	Schedule 4	Tasmanian Heritage Council
EPA Conditions	Schedule 5	Director of the Environment Protection Authority,
TasWater Conditions	Schedule 6	TasWater
Hobart City Council Conditions	Schedule 7	General Manager, Hobart City Council