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**From:** Caroline Sharpen <SharpenC@tso.com.au>  
**Sent:** Friday, 22 December 2023 4:15 PM  
**To:** TPC Enquiry  
**Cc:** Daniel Hanna; William Manning; Shayne Davies; Andrew Nicol  
**Subject:** Mac Pt Multipurpose Stadium\_POSS | TSO & Federal Group | Draft Guidelines Response  
**Attachments:** 23\_12\_22 TPC Guidelines Submission\_TSO & Federal Group.pdf

To whom it may concern

***Macquarie Point Multipurpose Stadium, Project of State Significance | Draft guidelines***

Please find attached a response from the **Tasmanian Symphony Orchestra** and **Federal Group** to the guidelines detailed above.

Yours sincerely

Caroline Sharpen

CEO | Tasmanian Symphony Orchestra

+61 3 6232 4400  
www.tso.com.au

*The Tasmanian Symphony Orchestra acknowledges the traditional owners and continuing custodians of our island, lutruwita/Tasmania.  
We pay respect to the Aboriginal community today, and to its Elders past and present.  
We recognise the truth of our history and the impact of colonisation upon Aboriginal people.  
We stand for a future that profoundly respects Aboriginal stories, culture, language and history*

22 December, 2023

Tasmanian Planning Commission  
GPO Box 1691  
Hobart TAS 7001

Via email: [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au)

To whom it may concern,

**Macquarie Point Multipurpose Stadium  
Project of State Significance | Draft guidelines**

We refer to your correspondence of 4 December concerning the Draft Guidelines for the Project of State Significance: Macquarie Point Multipurpose Stadium.

The Tasmanian Symphony Orchestra and Federal Group have reviewed the Draft Guidelines and are pleased to provide the comments attached. These comments are relevant to a) the integrity of the Guidelines and b) achieving an outcome that protects existing Tasmanian assets that support the cultural, social and economic fabric of our city and state.

The TSO and Federal Group have each undertaken the following analyses of separate sections of the Guidelines. Together, they form a response that covers four areas:

- Items of general concern to both organisations, notably the clauses lacking clarity, objective quantification or specificity.
- The need for new and adequate noise and vibration policy/legislation to protect existing acoustically sensitive receivers of the project. And the requirement for additional time to be factored into the planning program to ensure the noise policy is legislated prior to development approval.
- A review of Section 8.4 on Noise and Vibration.
- Detailed proposed amendments to the Draft Guidelines.

Thank you for the opportunity to provide these comments. We would be pleased to discuss these in more detail and understand how they might be incorporated into the final Project Guidelines.

With many thanks and best wishes.

Yours sincerely,



**CAROLINE SHARPEN**  
CEO  
Tasmanian Symphony Orchestra  
[sharpenc@tso.com.au](mailto:sharpenc@tso.com.au)



**DR DANIEL HANNA**  
Executive General Manager, Corporate & Regulatory Affairs  
Federal Group  
[Daniel.Hanna@federalgroup.com.au](mailto:Daniel.Hanna@federalgroup.com.au)

## Proposed Arts, Entertainment and Sports Precinct in Hobart

### Review of Tasmanian Planning Commission - Draft Guidelines for the Macquarie Point Multipurpose Stadium - Project of State Significance – December 2023

#### 1. Introduction

This review has been prepared by A.E.N. Advisory and Design Services Pty Ltd (AEN Advisory) on behalf of the Tasmanian Symphony Orchestra Pty Ltd (TSO). AEN Advisory has been engaged by the Tasmanian Symphony Orchestra to act in a technical advisory capacity.

The TSO has received the following document from the Tasmanian Planning Commission:

***DRAFT GUIDELINES  
Macquarie Point Multipurpose Stadium  
Project of State Significance***

***prepared by the Tasmanian Planning Commission  
for the Macquarie Point Multipurpose Stadium project of State significance***

***dated December 2023***

The TSO has been asked to provide a formal response to the document, with their submission, by the 8<sup>th</sup> January 2024.

This submission addresses the following:

- |           |  |
|-----------|--|
| Section 2 | Items of general concern (to the TSO).   |
| Section 3 | Section 8.4 review of the <i>Draft Guidelines</i> on Noise and Vibration.      |
| Section 4 | Detailed request for amendment to Section 8.4 of the <i>Draft Guidelines</i> . |

#### 2. General Concerns

The page references below refer to the pdf page numbers of the *Draft Guideline* document.

**P4. Section 2.0 Background bullet point (b).** The TSO has (in their submission to the Commission and in this document) noted that there is need for appropriate noise policy to be introduced to protect the TSO (and other organisations and residents) from noise generated by the development. Clarification is sought as to how such policy can, and will be introduced, in time for this proposed development.

**P5. Section 2.0 Background.** TSO is concerned that the timeframe does not appear to allow sufficient time for review, implementation and consideration of the amendments being sought by the TSO and other impacted parties. It doesn't allow for further consultation or negotiation with concerned and potentially impacted parties, such as the TSO. It also doesn't appear to allow sufficient time to consider, design, introduce and implement suitable noise policy to objectively assess this development against.

**P9. Section 1.4.2 bullet point #2.** Normal project process means that these are addressed during the planning process and a comprehensive environmental impact assessment (EIA) and construction management plan (CMP) are required to be submitted once provisional planning approval is given (and prior to work commencing on site). This then leads to the contractor submitting their EIA and CMP on or around commencement. TSO is concerned that typical EIAs and CMPs will not provide adequate protection of the TSO operations (due to noise and vibration) and that TSO will not have any influence and control over the approval of such plans which are directly relevant given the acoustically sensitive nature of their work.

TSO is concerned that both the EIA and CMP will be self-approved (essentially) and as such, TSO formally requests that an independent approval and oversight committee (for approval of these plans) is put in place and they wish to be included as one of the approving parties.

**P9. Section 1.4.2 bullet point #6.** The TSO is one of the significant adjacent cultural places (refer to the submission in Appendix A) and this statement should include the TSO specifically to ensure that their interests are suitably addressed by the *Guidelines*.

**P10. Section 2.1.2.** As noted earlier in this document, suitable noise policy does not exist in Tasmania for such a development and it is needed. It becomes clearer when this section of the *Draft Guideline* document doesn't refer to any noise and vibration policy. Despite the lack of policy in Tasmania, there are policies from interstate or overseas that could be referenced as a starting point. This is an oversight and should be amended by the introduction of an appropriate noise policy. Importantly, the *Draft Guidelines* document is vague on noise and vibration. It relies more on subjective descriptions than the use of objective, quantifiable, noise criteria (which is commonly used in other jurisdictions).

**P11. Item 4.** TSO notes that several local authorities and businesses are named as needing to be covered by the "management plans" but the TSO (as close a neighbour to the site as the named businesses) is not listed. TSO feels that it would improve the *Draft Guideline* document if they were included here. This may also assist with **Section 1.4.2 bullet point #2**.

**P36. Appendix D.** This section highlights that the relevant State policies do not include any noise control policy (as has been mentioned several times in this document). Similar developments in other states and overseas would make clear reference to stringent environmental noise policies for the operation of such developments and place expectations on the design of the development to meet these requirements in order to protect existing businesses and residents. Such policies are not ambiguous and deal with absolute and measurable objective criteria. Such a policy for this development will assist to demonstrate (during design) that the noise control requirements are being met but also to assist with commissioning (on completion and during commencement of operation) that the noise criteria are being met. This is the clearest way for the State Government to protect the existing parties and this is the thrust and purpose of the submission made by the TSO to the Commission (see Appendix A).

### 3. Section 8.4 – High Level Review

#### 1. Section 8.4

TSO welcomes this section of the report and acknowledges that the intent of this section is to control the environmental noise and vibration impact on the surrounding locations / buildings / businesses / residents.

We refer to the words in TSO's submission (Appendix A). This submission sets down the framework and background for TSO's concerns, including noise and vibration.

2. Section 8.4.1.

TSO acknowledges that this section is intended to define what needs to be assessed, where and how. We have annotated several of the bullet points in this section of the *Draft Guidelines* document in the table in Section 4 below to provide greater clarity and certainty to the outcome. It also includes TSO's requests for changes to be made to achieve an appropriate outcome.

The most significant omission has already been raised in the TSO submission (Section 8, Appendix A) where it is noted that environmental noise policy (or noise overlays) is not in place in Tasmania. As described, policy provides adequate protection for sensitive receivers, and the numerical (objective) noise criteria against which the proposed development can be appropriately assessed. Implementation of suitable noise policy (independently prepared) is needed now in order to provide a framework for suitable assessment of noise impact from the development as it progresses.

3. Section 8.4.2

This begins to address some of the shortfalls of the Section 8.4.1 but the key issue of concern to the TSO remains the lack of appropriate noise policy in Tasmania for such a development.

It is also a concern that this section is implying that there will be "impacts and effects" but does not provide any indication as to what is to be done if there is such an impact or effect. So for example, if the noise levels incident on the existing TSO building (due to the development) increase (compared with today's levels) and consequently, noise levels increase within the TSO building, this would result in disruption to the TSO's operations. The *Draft Guidelines* do not appear to make it a requirement for the development to implement measures to reduce noise to an acceptable level – it merely suggests that there could be an issue but it is simply identified. The intent of clause 8.4.4 (to limit) doesn't enforce a need to meet suitable (and defined) objective noise levels but simply to "limit".

The TSO would not be able to tolerate impacts or effects that cause a disruption to their operations (as noted in Section 4 of the TSO submission). In order to protect the TSO (an existing and established organisation), the noise policy or overlay would need to consider the current use of the TSO facilities (Federation Concert Hall, the Recording, Film and Rehearsal Studio and the ABC Recording Studio within the premises). This may need to include special provision in the environmental noise policy as has been done elsewhere with similar developments.

4. Section 8.4.3

While this section is helpful in that it discusses the nature of the potential noise from the proposed development, a robust noise policy (against which the development is assessed) would address all of these "descriptive" terms. It would replace them with objective and measurable terms that provide clear guidance to the developer (and what their design needs to accomplish) and others to assess the impact on completion.

5. Section 8.4.4

This section is vague. The use of the word "limit" does not set down agreed objective criteria (as suggested in establishing robust and appropriate noise policy). To "limit" doesn't mean there is a requirement to meet and favours the development and places organisations, such as the TSO, at risk.

4. Section 8.4 – Detailed Submission Comments

The table below provides TSO’s comments on, and formal requests for amendments to, the draft guidelines in Section 8.4.

Bullet Point Item – Section 8.4.1	TSO Requested Clarifications / Amendments to the Draft Guidelines
<p>The reports are to describe all sources of noise and vibration from the use of the proposed project, considering all types of expected and possible events. The reports are to analyse the potential effects of impacts from noise and vibration, taking into account, but not limited by, the following:</p>	
<ul style="list-style-type: none"> <li>the maximum potential impact for each proposed or possible type of event;</li> </ul>	<p>This needs to be better defined in terms of what is meant by “maximum potential impact”. It should really be using the defined noise level terminology in the environmental noise criteria / policy against which the assessment is to be made.</p>
<ul style="list-style-type: none"> <li>different crowd numbers for different types of events, including maximum capacity;</li> </ul>	<p>Clarification about this item is needed. The difference in environmental noise level due to a doubling of crown number (eg from 10,000 to 20,000) is small (in theory) and so the likely actual impact of crowd size difference is small, The modelling, and assessment against the environmental noise criteria / policy should model worse case conditions (ie maximum crowd capacity).</p>
<ul style="list-style-type: none"> <li>noise and vibration generated by crowds arriving at and departing from the venue;</li> </ul>	<p>No comment</p>
<ul style="list-style-type: none"> <li>noise and vibration generated by any entertainment provided outside the venue;</li> </ul>	<p>No comment</p>
<ul style="list-style-type: none"> <li>noise levels estimated at the boundary of land owned or controlled by the proponent and at the curtilage of the nearest noise-sensitive land use;</li> </ul>	<p>This is not tightly defined and is open to misinterpretation. The nearest residential <i>land use</i> may not be the TSO and in potentially satisfying the “nearest land use” the TSO may be disadvantaged and their operations impacted by noise.</p>
<ul style="list-style-type: none"> <li>the nature of the noise and its potential to cause nuisance (tonal components, impulsive or intermittent noise, etc.)</li> </ul>	<p>This is vague and needs to refer to clear (and appropriate) environmental noise policy (which as TSO has previously noted in the submission to the Commission, is missing (or a suitable alternative is not appropriately defined). “Potential to cause nuisance” is a subjective assessment rather than an objective use of policy to determine whether something is or is not considered to be a nuisance (based on scientific methods and precedents from elsewhere and well-used policies).</p>
<ul style="list-style-type: none"> <li>time of day;</li> </ul>	<p>This should be more clearly defined as day, evening and night and the time periods need to be defined for Monday to Sunday. It is normal for there to be more stringent criteria (defined within noise policy) for evening and night time levels and week and weekend times.</p>
<ul style="list-style-type: none"> <li>meteorological conditions, including normal and ‘worst case’ conditions and the expected frequency of ‘worst case’ conditions;</li> </ul>	<p>No comment</p>
<ul style="list-style-type: none"> <li>how and where noise and vibrations are likely to travel;</li> </ul>	<p>This needs to be clearer as it is vague. It should define requirements to undertake (and provide for independent review) noise contour predictions that model use, frequency, meteorological conditions, tonal content of the noise etc. The contour predictions should be done for each of the site uses and need to be based on the design proposal. It should also consider other external uses of the site and noise producing activities. The noise contours should be overlaid onto the defined (and agreed) environmental noise policy to demonstrate compliance with meeting the levels set.</p>

<b>Bullet Point Item – Section 8.4.1 (continued)</b>	<b>TSO Requested Clarifications / Amendments to the Draft Guidelines</b>
<ul style="list-style-type: none"> <li>the nature of other development and uses that may be affected by noise and vibration (including, but not limited to, consideration of the Royal Hobart Hospital and residential uses);</li> </ul>	The TSO requests that they named here, along with naming UTAS, HGC and Federal Group assets. For example, the nature of the TSO’s operations (described in Section 4 of the TSO submission, appended) have more stringent ambient or background noise level requirements than those in the RHH.
<ul style="list-style-type: none"> <li>the proximity of current, proposed or potential noise-sensitive land uses;</li> </ul>	No comment
<ul style="list-style-type: none"> <li>cumulative impacts, taking into account surrounding sources of noise and vibration; and</li> </ul>	No comment
<ul style="list-style-type: none"> <li>comparison between the predicted emission levels with existing noise and vibration levels.</li> </ul>	As noted earlier in this table, the comparison or predicted emission levels (modelling of contours) needs be presented in consideration of the times of day/evening/night (and the different noise criteria that would generally apply and be defined in appropriate noise policy). This should also address any differences for Monday to Sunday (if any).
<b>Bullet Point Item – Section 8.4.3</b>	<b>TSO Requested Clarifications / Amendments</b>
The potential for emissions to cause nuisance is to be discussed, taking into account:	
<ul style="list-style-type: none"> <li>changes in noise frequencies and tonal components;</li> </ul>	No comment
<ul style="list-style-type: none"> <li>increases in ambient noise levels;</li> </ul>	This is unclear and potentially ambiguous. If an increase in ambient noise level occurs (for any reason associated with the development) then this clause implies that this could be acceptable. A change in ambient noise level would result in increased noise to the TSO’s assets (internally) and this would not be acceptable to the TSO. The intent of this clause should be to ensure that the current ambient noise levels (in and around the development – as measured prior to the development commencing) are not increased due to the development.
<ul style="list-style-type: none"> <li>the time varying nature of emissions (e.g. impulsive or intermittent noise); and</li> </ul>	No comment
<ul style="list-style-type: none"> <li>the temporal span of the noise emissions and its effects on nearby uses.</li> </ul>	No comment
<b>Bullet Point Item – Section 8.4.4</b>	<b>TSO Requested Clarifications / Amendments to the Draft Guidelines</b>
The reports are to describe any measures to limit and control noise and vibration.	This section is far too vague. The use of the word “limit” does not set down agreed objective criteria (as would be the case when appropriate and robust noise policy is used to guide and assess such a development. To “limit” doesn’t mean there is a requirement to meet and favours the development and places organisations, such as the TSO, at risk. The amendment should place a requirement on the development to meet the defined noise contours or overlays in the implemented noise policy.

**Appendix A – Tasmanian Symphony Orchestra - Representation – Submission to  
Parliamentary Standing Committee of Public Accounts (letter dated 24<sup>th</sup> November 2023 and  
Technical Submission dated 23<sup>rd</sup> November 2023)**





24 November 2023

Simon Scott  
Committee Secretary  
Parliamentary Standing Committee of Public Accounts  
Parliament House  
Hobart TAS 7000

Dear Mr Scott,

**Re: Inquiry into Tasmanian Government's process into the proposed Arts, Entertainment and Sports Precinct in Hobart**

I am writing to detail the Tasmanian Symphony Orchestra response to the above inquiry. The TSO is an interested and acoustically sensitive receiver of the proposed project, with significant business interests adjoining the Macquarie Point site.

This submission is most relevant to items 2 and 6 of the Inquiry terms of reference:

- *The suitability of Macquarie Point as the site for a proposed Arts, Entertainment and Sports Precinct and*
- *Any other matter incidental thereto.*

The Tasmanian Symphony Orchestra is a Tasmanian icon that has served the Tasmanian community and represented Tasmanian arts and culture nationally and internationally for the last 75 years. The company generates direct revenues of \$3 million, directly employs 218 people and attracts audiences of 31,200 each year.

Today the orchestra occupies premises on the Macquarie, Evans St, Davey Street block. Our leasehold includes the TSO Recording, Film and Rehearsal Studio on Evans St, the Australian Broadcasting Corporation recording studio, and TSO administration offices. We activate these premises 7 days and 6 nights per week. Additionally we utilise Federation Concert Hall on more than 30 concert occasions per year and 60 rehearsal days, and we access the Evans Street loading dock seven days per week.

In the last two years, the Tasmanian Symphony Orchestra has invested \$1.3 million in the acoustic upgrade of Federation Concert Hall and the installation of digital infrastructure in the hall and TSO Studio to create world-class performance, recording, and filming venues for the state of Tasmania.

These premises now promise the highest quality performance, recording and audience experience across all music genres as well as every other purpose the venue supports.

With this infrastructure in place, TSO has amplified its physical presence by livestreaming 16 full orchestra concerts per year, supplementing the digital content we produce weekly in the TSO Studio. All of this has been achievable through careful investment and the management of our environment. The protection of this investment and asset, and the experience of all audiences and artists who use it, is of **utmost importance**. This protection has material economic consequences for the TSO, and its continued creation of economic, social, and cultural value for our island.

Our concerns as to the suitability of Macquarie Point as the proposed site of this development are:

- Acoustic impact on Federation Concert Hall, TSO Recording, Film and Rehearsal Studio and ABC Recording Studio
- Noise during construction and operation
- Loss of amenity during construction and operation
- Degraded customer experience during construction and operation
- General amenity post-construction including visual impact on existing cultural assets and the waterfront's "maritime heritage"
- Traffic flow, parking, and impact of road closures on access to Federation Hall

Following this letter is the detail of our submission which has been completed by TSO's long-standing acoustic consultant, Andrew Nicol, of AEN Advisory.

Thank you for the opportunity to provide a submission to the inquiry. Please don't hesitate to be in touch if I can provide any further context or information for the committee. I can be contacted on 0419 215 711 or by email [sharpenc@tso.com.au](mailto:sharpenc@tso.com.au).

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Caroline Sharpen', with a stylized, flowing script.

**Caroline Sharpen**

CEO

## Proposed Arts, Entertainment and Sports Precinct in Hobart

### Representation – Submission to Parliamentary Standing Committee of Public Accounts

#### 1. Introduction

This submission has been prepared by A.E.N. Advisory and Design Services Pty Ltd (AEN Advisory) on behalf of the Tasmanian Symphony Orchestra Pty Ltd (TSO).

AEN Advisory has been engaged by the Tasmanian Symphony Orchestra to act in a technical advisory capacity in making the following representation to the *Parliamentary Standing Committee of Public Accounts*. In making this submission, the TSO has expressed their intent to seek a collaborative outcome which remains supportive of the intent to locate a stadium within the Hobart CBD yet provides the necessary protection of the TSO's existing assets and business interests.

It is acknowledged that the project has recently been referred as a *Project of State Significance* by the Upper House and as such, it will proceed to the Planning Commission for assessment. It is understood that the Terms of Reference for the Planning Commission have not yet been finalised and as such, this submission is unable to refer to it. This submission does refer to the amended *Parliamentary Standing Committee of Public Accounts* Terms of Reference as detailed in Section 2 below.

#### 2. Invitation for Submission Reference

Following on from the Parliamentary Standing Committee of Public Accounts (Committee) December 2022 resolution to inquire into and report upon the Tasmanian Government's process into the feasibility planning for a new sporting and event stadium in Hobart, the Committee amended its terms of reference on Friday 20<sup>th</sup> October 2022 and invited written submissions from interested organisations in relation to the Terms of Reference stated in the release.

This submission (by the TSO) responds to items 2 and 6 of the Terms of Reference which are:

2. the suitability of Macquarie Point as the site for a proposed the Arts, Entertainment and Sports Precinct; and
6. any other matter incidental thereto.

The TSO reserves the right to re-consider their submission should the Terms of Reference be further updated.

#### 3. Project of State Significance

It is noted that the project has now been referred as a *Project of State Significance* by the Upper House and will proceed to the Planning Commission for assessment. It is also understood that the Terms of Reference for the Planning Commission (which is understood will set the scope of the inquiry and guide how the process will be conducted) are yet to be finalised.

The TSO supports this direction on the understanding that the matters raised in this submission are addressed in a substantial, suitable and technically meaningful manner, in line with the significance of the concerns raised by this submission.

#### 4. About the Tasmanian Symphony Orchestra and Federation Concert Hall

The Tasmanian Symphony Orchestra (TSO) has been Tasmania's orchestra for over 75 years and TSO is recognised across the island and throughout the world for their artistry and high quality brand and reputation. The TSO is indispensable to the community they serve. Their home and place of work is Federation Concert Hall, located at 1 Davey Street in Hobart's CBD.

The TSO rehearse, perform, record, live stream and sell video on demand services at Federation Concert Hall, a hall that was purpose designed and built for the orchestra (opening in 2000) and subsequently enhanced (acoustically and from a professional recording and live streaming perspective) over the last few years. Their world-class concerts are live broadcast via the Australian Broadcast Corporation (ABC), streamed via an international distribution partnership to screens around the world as well enjoyed by locals and visitors attending their concerts in person.

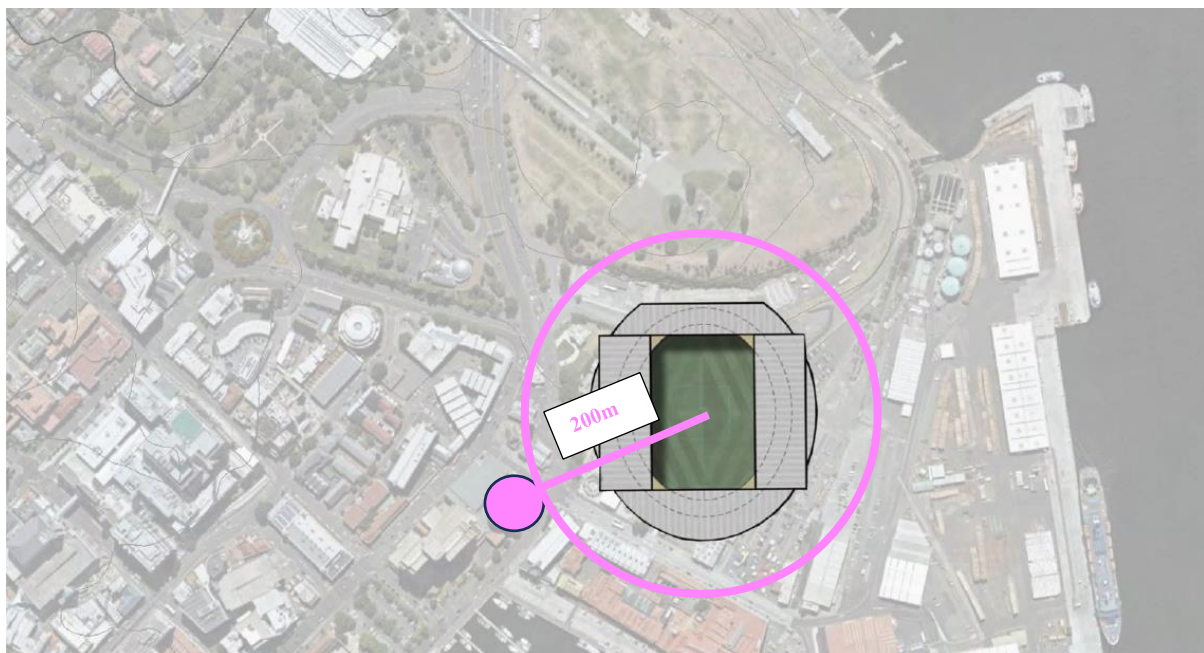
In addition to Federation Concert Hall, the TSO has their Film, Recording and Rehearsal Studio (located on the Evans Street façade) which is used for noise critical activities and similar uses to those described above. Also, the ABC Recording Booth (which is also part of TSO's Leasehold) is located within the building and is used for highly critical recording and live stream events, broadcast nationally and internationally.

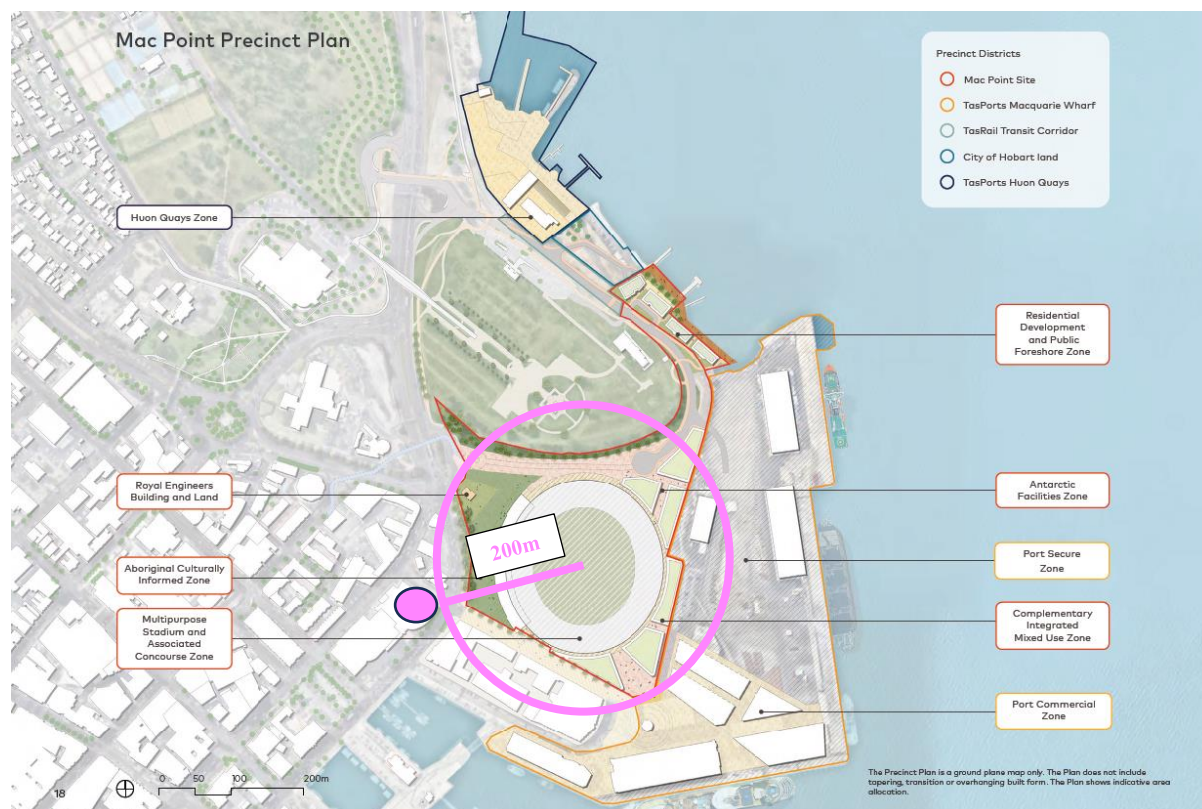
#### 5. Context and Relative Location

Two publicly available documents that have been used to inform this submission are:

1. Hobart Stadium – Site Selection Process, prepared by MCS Management Consultants with PhilipLighton Architects, dated 25th February 2022; and
2. Mac Point Draft Precinct Plan, prepared by the Macquarie Point Development Corporation, working with Cox Architecture, dated October 2023.

The plans below, extracted from the above reports show the currently proposed location for the stadium and the close proximity to TSO's Federation Concert Hall, the TSO Studio and the ABC Recording Booth (solid pink circle).





Both reports illustrate how close the stadium is likely to be to Federation Concert Hall and other potential noise sensitive receivers in the area.

## 6. Preliminary Noise Impact Assessment

The proposed stadium (part of the arts, entertainment and sports precinct) is assumed to be used for a range of sporting events, live concerts and other entertainment events, in line with the preliminary business case submitted to the Government (also publicly available). The nature of these events are that they are “noise events” that have the potential to generate very high levels of environmental noise in the vicinity. The reports and preliminary information released to the public, does not provide any technical detail around this, however, based on projects with similar uses and similar proximity (of the stadium to the nearby noise sensitive receivers, such as the TSO) environmental noise (and limitation of it) should be one of the key considerations by the development.

Federation Concert Hall is approximately 200m from the centre of the stadium (which will have a noise radiating surface (either a roof or the open area of the oval) of approximately 100 to 150m (diameter). This means that the attenuation (due to distance and other technical considerations) from stadium to noise sensitive receivers (such as Federation Concert Hall) will be minimal and therefore surrounding buildings’ facades (envelopes) are likely be exposed to similar noise levels to those radiating from the exterior of the stadium. Unless significantly controlled (especially at low frequency) the noise radiating from the stadium roof (or opening) is likely to be much higher than the levels that the envelope of Federation Concert Hall was designed to withstand. Consequently, noise would break-in to the concert hall and disrupt its uses, assuming they occur concurrently, which is to be expected based on TSO programming and the anticipated uses of the stadium.

The TSO acknowledges that it is potentially too soon to be definitive about what the actual impacts would be on them (in terms of noise) but would argue that it is one of the key considerations (under item 2 of the Terms of Reference) that should be considered prior to formally proceeding with the project in this location.



In the timeframe available, the TSO has not been able to engage the necessary team of experts to provide evidence to substantiate these noise concerns (which are expanded on in Section 7) but there are broader concerns about the development location (in addition to the environmental noise) which are of significance to the TSO that require significant technical consideration prior to proceeding with this location, again under item 2 of the Terms of Reference.

## 7. Summary of the TSO's Concerns

The TSO has expressed concerns about the development and the proposed location. While it is acknowledged that some of these issues will be addressed via the planning considerations process, the TSO has expressed their desire for them to be noted within this submission so that they can be addressed and not overlooked. The other technical concerns are raised under item 2 of the Terms of Reference.

### Items under item 2 of the Terms of Reference

**Noise from the stadium (concert events, entertainment events, sirens, and sports activity noise).** The TSO (and their different facilities described in Section 4) will be impacted to a greater or lesser degree (depending on the proximity to the stadium and the surrounding areas of the stadium as well as the acoustic design of the facility itself). With limited information submitted at this stage, a full technical evaluation has not been completed on this issue but precedent evidence and the experience of the author both suggest that this is a matter for detailed consideration and review and is of real concern to the TSO. *The impact of unwanted noise (from the development) intruding into the TSO's existing buildings and disrupting their ability to use them is a real concern.*

**Impact on car-parking (for their customers).** Anecdotal evidence (by the TSO) notes that there are already stresses on the availability of car-parking servicing their facilities with the current activities in and around the area. The consequence of additional activity in the close vicinity due to the proposed development is likely to put further pressure on the carparking capacity and the TSO's concerns are that their patrons will miss out on parking and not be able to get to their events. *The consequential loss of revenue and patronage is a concern to the TSO.*

### Planning Considerations

*Construction noise.* Similar to the above item on noise, the potential noise (and vibration) from construction activities disrupting the TSO's existing facilities and operations is a genuine concern. *Planning approvals will require the development to put in place (and manage) a stringent noise and vibration construction management plan to prevent unwanted disruption to the TSO's facilities. This will need to demonstrate that there is no loss of current use capability to the TSO.*

*Impact on access to their facilities due to road closures (especially Evans Street).* Similar to the above item on car-parking, the TSO relies on access to their facilities to load and unload as well as for their patrons to attend the facilities. *Planning approvals will require the development to put in place (and manage) a stringent traffic management plan that allows the current facilities to operate without loss of access (and amenity) to prevent unwanted disruption to the TSO's facilities.*

## 8. Environmental Noise Policy

The current (existing) environmental noise policies (noise pollution control regulations) in Tasmania are not robust enough to address the noise control requirements for such a development built within the surroundings of a number of noise sensitive businesses (and local residents). This is not uncommon and there are precedents within the region where noise policy has been amended or even introduced to address the shortfalls of existing policy (for example Docklands in Melbourne), Sydney (Football Arenas) and Eden Park in Auckland.

The State Government of Victoria introduced noise policy that imposed requirements on new developments in the area around the Docklands Stadium to control noise into the new premises as well as controlling (and limiting) environmental noise from the stadium activity (noise level and frequency of events). In this context, where new development is built around an existing stadium, this approach can be adopted but reliance is needed on protecting existing businesses (in and around a site for such a stadium development).

***It is the TSO's view that the State Government should be lobbied and encouraged to introduce suitable environmental noise policy/policies to protect the existing businesses in and around the vicinity of the development (specifically their business) in order to protect them from future development and use. This must be developed and put in place prior to any planning approval process is progressed.***

The TSO recommend that a detailed (independent) technical environmental noise impact assessment of the development should be undertaken at this stage to assess the feasibility of the development, given the nature of the TSO's existing facilities and their sensitivity to noise (as outlined above). The TSO wish to be consulted in this process and will also engage their own independent assessment.

***It is the TSO's view that the State Government should be lobbied and encourage the restriction of frequency of event use, noise level and other noise emissions from the development (prior to the planning application process) in order to ensure that the existing facilities interests are protected but also to ensure that the intended uses of the development are not overly restricted to make the facility a financial risk to the State Government due to any restrictions that may need to be imposed (that have already been assumed in the business case).***

## 9. Recommendations

The TSO's concerns are such that further, more detailed, technical submissions are needed to protect the interests of the TSO. The TSO's recommendation is that (through this Commission) there should be a request to implement suitable environmental noise policies and use (type and frequency of) restrictions, to protect the interests of the TSO (and others who may join at a point in the future) and that a thorough technical assessment is made, prior to any planning process commencing, to inform decisions around item 2 of the Terms of Reference.

The project funds *independent* expert reports on environmental noise, traffic and urban design to inform the decisions of the Commission and prior to the Planning Commission assessment of the site (and the Terms of Reference for the Commission).

The project provides a technical acoustic report that informs the Commission on the anticipated noise egress from the stadium (level, duration, frequency etc) that allows an independent assessment of the impact on Federation Concert Hall (and other sensitive receivers). This assessment should be undertaken prior to any decisions being made as to the suitability of the site (under item 2 of the Terms of Reference).

**Date of Document**

23<sup>rd</sup> November 2023

**Contact Details**

Andrew Nicol  
Founding Director  
**A.E.N. Advisory and Design Services Pty Ltd**

PO Box 41, Glen Iris, VIC 3146, Australia  
E | [andrew@aenadvisory.com](mailto:andrew@aenadvisory.com)  
M | +61 407 880 646

ABN 19 615 104 865



**Date of Document**

15<sup>th</sup> December 2023

**Contact Details**

Andrew Nicol  
Founding Director  
**A.E.N. Advisory and Design Services Pty Ltd**

PO Box 41, Glen Iris, VIC 3146, Australia  
E | [andrew@aenadvisory.com](mailto:andrew@aenadvisory.com)  
M | +61 407 880 646

ABN 19 615 104 865

## Assessment Criteria – Submission Draft

December 2023

### Context

For many years, Federal Group has been a major investor in Hobart's waterfront, establishing and operating a range of businesses and while still considering plans for other future developments. A standout among these is the Henry Jones Art Hotel, which boasts 56 luxury rooms, each infused with art and heritage themes. This hotel is proudly positioned as the second-ranked establishment in Hobart on Trip Advisor. Additionally, the group manages the Landscape Restaurant and the Long Bar, and offers a variety of event spaces including the Atrium, Packing Room, and Jones and Co Room, ideal for hosting meetings, weddings, and small conferences. In addition, the company operates the Henry Jones Design retail outlet, leases the Jam Packed Café, and is currently developing a new hospitality concept at the former location of the Peacock and Jones restaurant.

The company's portfolio also includes the MACq 01 hotel, a pioneering establishment acclaimed as the world's first storytelling hotel. With 114 luxury rooms, each dedicated to a unique Tasmanian character, MACq 01 has earned the top spot on Trip Advisor for Hobart hotels. Beyond accommodations, the hotel operates the Evolve Spirits Bar, the Story Bar, and the Old Wharf Restaurant, while also housing the leases for several high-end restaurants, including Frogmore Creek, Black Footed Pig, and Fellini.

Furthermore, the company owns the former Retlas Bronze site on Evans Street, which is earmarked for development into a boutique luxury hotel. This project is intended to complement the Henry Jones Art Hotel and contribute to the region's cultural offerings. Its location across from the proposed stadium at Macquarie Point positions Federal Group as a key stakeholder in the development and evolution of the Macquarie Point area, especially in the fields of tourism, hospitality, and retail.

Together, MACq 01 and Henry Jones effectively draw interstate and international visitors that look to immerse themselves in Tasmania's rich history, aesthetic, and culture. The visitor experience at Hobart's waterfront, particularly the maritime heritage aspect, is a key attraction for guests in the city. The views from Victoria and Constitution Docks towards the Henry Jones Art Hotel are iconic. The proposed construction of a stadium at the edge of Evans Street may change these sightlines, which could alter the current visitor experience.

Currently, there are currently several underlying areas of concern regarding the proposed stadium's development, for which specific details are not yet available.

These initial concerns include:

- ⇒ Potential noise disturbance during both the construction phase and after the stadium becomes operational.
- ⇒ Restricted access and decreased amenity on Evans and Hunter Streets for guests, visitors, and suppliers to our businesses, likely during both construction and operation.
- ⇒ A reduction in the quality of customer experience attributable to the construction process and the operational phase of the stadium.
- ⇒ Impacts on the visual lines and increased shadowing from the proposed stadium, affecting both existing and planned businesses.
- ⇒ Changes to the maritime heritage experience for visitors, specifically in terms of ambiance and sightlines on the waterfront, due to the stadium's proposed location.
- ⇒ Concerns about the physical dimensions and aesthetic design of the stadium, including its height, bulk, and external appearance.
- ⇒ Potential limitations on parking availability for guests and visitors to the businesses in the vicinity of the proposed development.



### Section 1.1.1

**"Incidental or Associated Use and Development"**: This term is broad and lacks specificity. It's unclear what exactly qualifies as incidental or associated, leaving room for varied interpretations. This could lead to inconsistency in understanding the full scope of the project and its impacts.

### Section 1.1.2

**"History of the Events Leading Up to the Formulation of the Proposed Project"**: This point lacks clarity on the depth and range of historical context required. It's not clear which events are considered relevant or how far back this history should extend.

**"Site Choice, Including Key Reasons for the Chosen Location"**: The phrase 'key reasons' is subjective and can vary in interpretation. It's unclear what criteria should be considered 'key' in justifying the site choice. To reduce speculation of subjectivity, it would be beneficial to have key points justified in context to suitability of alternative site considerations.

### Section 1.2.1

**"Any Use and Development Outside of the Macquarie Point Site"**: This is broad and lacks specificity about what constitutes relevant 'use and development' to be included in the report.

**"Any existing car parking and loading areas on the project site, Macquarie Point site and adjacent area"**:

- ⇒ Lack of Specificity in "Any": The word "any" is broad and non-specific. It doesn't define the types or capacities of the parking and loading areas that should be considered.
- ⇒ Scope of "Adjacent Area": The term "adjacent area" is vague in terms of its geographical extent. Without a clear definition, it could lead to varying interpretations of how far from the project site this assessment should consider, potentially either excluding relevant areas or including unnecessary ones.
- ⇒ Details of Parking and Loading Areas: The criterion does not specify what details about these parking and loading areas are required. Aspects like the number of parking spots, size of loading areas, accessibility, and current usage patterns are crucial for a comprehensive understanding but are not clearly requested.

### Section 1.3.1

**"Description of the Expected Types, Frequency, and Capacity of Events"**:

While it asks for types, frequency, and capacity, it does not clarify the level of detail or the criteria for determining these aspects, which could lead to varied interpretations and reporting. For example:

- ⇒ "Types of Events": No clear definition of what qualifies as an event type.
- ⇒ "Frequency of Events": Lacks specifics on how frequently events are expected (daily, weekly, monthly, yearly).
- ⇒ "Capacity of Events": Unclear if referring to maximum attendance, size categories, or other capacity measures.

**"Contiguous Ground Floor Plan"**: While it asks for a plan showing relationships of spaces, it does not specify the level of detail or scale required, potentially leading to insufficient representations.

**"3D Digital Rendering of the Proposed Project in Context"**: It's unclear what specific aspects of context should be included in the rendering, potentially affecting the accuracy of visual impact assessments.

**"Plans of Any New Transport Infrastructure to Accommodate Pedestrians, Cyclists, Vehicles, and Mass/Public Transport Services"**: It's unclear how comprehensive these plans need to be in terms of showing the integration and interaction between different modes of transport.



**"Changes to Any Existing Transport Infrastructure Assets"**: The lack of parameters for each area could result in either over-reporting minor changes or under-reporting major alterations.

**"Plans of Proposed Access Arrangements for Service Vehicles, Loading/Manoeuvring Areas, Car/Vehicle Parking or Queuing Areas"**: This lacks specificity on the extent of detail required for these areas. For instance, it doesn't clarify if capacity, size, traffic impact, or access routes for adjacent business supplier deliveries to be included.

#### Section 1.4.1

**"Potential Non-Site Related Effects on People's Social, Economic, and Cultural Wellbeing"**: The term 'non-site related effects' is broad and could encompass a wide range of indirect impacts. It's unclear how far-reaching these effects should be considered or assessed.

**"Acceptable Level of Social and Environmental Effects"**: The criterion does not define what is considered an 'acceptable level,' which could result in varying standards of mitigation efforts.

#### Section 1.4.2

**"Responds and Contributes Positively to Its Context"**: This phrase is vague as it does not define what constitutes a positive response or contribution to the context.

**"Specifically Avoids Adverse Effects of Impacts"**: This lacks clarity on what qualifies as 'adverse effects' and 'impacts,' leaving room for interpretation on what needs to be avoided, minimised, or mitigated.

**"Informed the Siting, Design, Operation and Management of the Proposed Project"**: The criterion doesn't specify how the relationship between the project's requirements and these aspects should be demonstrated.

**"Off-Site Management Actions to Address Broader Social, Cultural or Economic Effects"**: The phrase 'broader social, cultural or economic effects' is broad and undefined, potentially leading to inconsistencies in identifying and addressing these wider impacts.

#### Section 1.4.3

**"Surrounding Road Networks, Public Transport, Utilities, and Infrastructure"**: This lacks specificity regarding the level of detail required for the description and plans, particularly regarding the use of the word 'surrounding'. It's unclear how comprehensive the analysis of these elements needs to be.

**"Public Open Space in the Adjacent and Broader Area"**: The phrase 'broader area' is vague and might be interpreted differently, leading to inconsistencies in how public open space is documented.

**"Pedestrian or Vehicular Access Ways in the Adjacent and Broader Area"**: This does not specify the scope or extent to which these access ways should be analysed, which could affect the thoroughness of the assessment.

**"Significant Places in the Adjacent and Broader Area"**: The criterion does not define what qualifies as a 'significant place,' potentially leading to subjective interpretations and inconsistent reporting.

**"Existing Solar Access to the Project Site"**: This criterion is vague because it does not specify the parameters for assessing solar access. Important aspects such as the angle and duration of sunlight, potential shading from new or existing structures, and how solar access impacts energy efficiency or the use of outdoor spaces are not defined. Without clear guidelines, assessments of solar access can vary significantly, impacting decisions related to design and sustainability.

**"Existing Views to and from the Project Site"**: It's unclear whether the report should focus on aesthetic, cultural, historical, or environmental value of the views. Additionally, there's no guidance on how to balance or prioritise different views (e.g., natural landscapes vs. urban settings), which can lead to subjective or inconsistent evaluations of viewsheds in the project's design and planning.



**"Pattern of Subdivision and Development in the Adjacent Area":** This point is vague as it doesn't specify what aspects of the subdivision and development patterns are relevant. Key considerations like the density, layout, historical development patterns, or zoning changes are not clearly defined. This could result in a lack of comprehensive understanding of how the project fits into or impacts the existing urban fabric.

**"Off-Site Noise Sources" and "Other Notable Physical or Cultural Characteristics":** These phrases are vague due to their broad scope. For off-site noise sources, it's unclear what distance from the site should be considered and which types of noise (traffic, industrial, natural) are most relevant. Regarding physical or cultural characteristics, the term 'notable' is subjective, and there's no guidance on what features (historical landmarks, community spaces, natural features) should be included or how they should impact the project planning and design.

### Section 3.1

To enhance the relevance and reliability of the Cost-Benefit Analysis (CBA) for the proposed project, several improvements can be made. Firstly, while the CBA does well to itemise and quantify significant costs and benefits, there is room for improvement in providing more detailed justifications and methodologies, especially for quantifying intangible benefits and costs like social and environmental impacts. This would enhance the transparency and credibility of the analysis. Secondly, the approach to handling unquantifiable elements could be refined by offering more comprehensive explanations for the notional values used, thereby reducing subjectivity in the analysis. Further, the sensitivity analyses should be expanded to more thoroughly explore the implications of varying key assumptions to better capture the range of potential long-term outcomes of the project. Finally, the CBA should outline how funds will be sourced, what funds have already been put aside, and how much has been spent to date to prepare the proposal.

### Section 3.2

**Detailed Assessment of Local Business Impact:** The EIA should incorporate a more detailed analysis of how the stadium will affect local businesses, especially those in close proximity. This involves using the Computable General Equilibrium (CGE) model to predict shifts in consumer spending patterns, potential displacement of existing businesses, and the effect on local supply chains (particularly regarding construction materials). Understanding these dynamics is critical to identifying and mitigating any negative consequences for small and medium-sized enterprises.

**Evaluation of Competitive Impact on Similar Venues:** The EIA must specifically address how the introduction of the new stadium might impact existing venues that offer similar services, such as other stadiums, event spaces, and conference centres. The CGE model should be employed to simulate the potential redistribution of events, assessing not only the direct competitive impact but also the indirect effects on related businesses like hotels, restaurants, and retail outlets.

**Long-term Sustainability Analysis for Businesses:** The assessment should extend to examining the long-term sustainability of both the stadium and surrounding businesses. This would include evaluating whether the stadium could lead to oversaturation/overcrowding of the market, potentially harming the viability of existing venues and related businesses in the long run. In this regard, the CGE would significantly benefit from including any impacts from possible future development and activities or any use and development outside of the Macquarie Point Site, as outlined in the Proposal and Site Description.

**Reporting of Negative Impacts:** Finally, the EIA should clearly articulate any identified negative impacts on businesses, providing stakeholders with a comprehensive view of the potential challenges so that they can adapt if the project gets approved. This approach would enable more effective planning and implementation of mitigation strategies.

### Section 3.4

Incorporating a dedicated Cultural Impact Assessment (CIA) within the Social and Cultural Analysis Report for the proposed stadium project could offer significant benefits, primarily by providing a focused and nuanced understanding of how the project might influence the cultural fabric of the community. A CIA would more appropriately provide insights into the project's implications for local heritage sites, cultural practices, and community identity, ensuring that the project aligns with and respects the cultural dynamics of the area. This assessment is especially important in preserving the historical and symbolic value of sites like the cenotaph, Macquarie Point headland, and the Hobart waterfront broadly, which hold significant cultural meaning for the local community and state.

#### *Approach to CIA*

To mitigate confirmation bias when presenting community sentiment, the report could be structured in a way that ensures a balanced view. This can be achieved by having two distinct sections in the analysis:

**Negative Impacts Section:** This section would focus on outlining potential negative cultural impacts. This might include the risk of cultural displacement, the overshadowing of historical sites, and any concerns about the project's alignment with local cultural values. By explicitly addressing these concerns, the report can demonstrate a commitment to understanding and mitigating potential adverse effects.

**Positive Impacts Section:** Conversely, this section would collate and present all the potential positive cultural impacts of the project, including enhanced community cohesion, opportunities for cultural celebration, and increased public engagement with cultural sites. It would highlight the project's potential to enrich local culture and heritage, based on feedback from various community groups and stakeholders.

Furthermore, employing third-party analysts or external consultants to conduct the CIA could provide an additional layer of objectivity, helping to further reduce any potential biases and help provide a well-rounded perspective. Information for the CIA could be gathered through surveys, interviews, public consultations.

### Section 4

**Neighbouring Business Impacts:** The assessment guidelines outlined across section 4, in the context of 'effects of change', should include assessment of any potential impact to neighbouring businesses, especially those like hotels and restaurants that are integral to the area's ambiance and experience. The unique charm of waterfront businesses stems from the harmonious cultural character that extends from Battery Point to Evans Street. Any significant alteration to this visual and cultural landscape, especially in views towards key landmarks like the Henry Jones complex from Franklin Wharf, could irreparably disrupt the area's cohesive character.

**Landscape Definition and Neighbouring Views:** The term 'landscape' in the assessment should be expanded to encompass more specific aspects of 'human settlement'. This includes an in-depth assessment of how the project would impact neighbouring buildings' views, considering additional elements like the sky as part of the landscape definition due to the closer proximity of neighbouring areas.

**Associations and Values of the Landscape:** The guidelines should clearly define and include the perspectives of neighbouring businesses regarding their association with the place and what they value in the landscape. This should encompass both the cultural and aesthetic elements that contribute to the identity of the waterfront.

**Clearer Assessment Parameters:** To ensure that the assessment is comprehensive and objective, there needs to be clear parameters for evaluating the impact on visual amenity, cultural character, and business values and operations. This should involve detailed criteria for assessing how the project aligns or contrasts with the existing urban and cultural fabric of the neighbouring area.



### Section 5.3

**Depth of Heritage Significance Assessment:** The current assessment method could benefit from a more nuanced analysis. A deeper exploration of both tangible and intangible heritage elements would offer a clearer understanding of their significance. Incorporating a broader historical context, including social and cultural narratives, could provide a more comprehensive view of each site's importance, thereby limiting bias and objectivity indicated in phrasing.

**Impact on Heritage Properties:** Conduct a thorough analysis of the potential impact of the stadium on nearby heritage-listed properties. This includes assessing any visual, acoustic, and environmental impacts that could affect the integrity and character of these properties. The report should propose mitigation strategies to preserve the heritage value of these sites.

**Compatibility with Heritage Values:** The evaluation of the project's compatibility with the surrounding heritage context seems to lack a detailed architectural and aesthetic consideration. A more thorough examination of design elements in relation to the heritage landscape is needed to ensure that the project enhances rather than detracts from these values.

**Expert Consultation:** Given the inherent to assessing the impact on historic cultural heritage sites, it is recommended to involve historians or local heritage experts in the consultation process. These experts can provide essential insights and more objective evaluations regarding the historical and cultural significance of the sites. Their specialised knowledge would be invaluable in accurately determining the heritage values, ensuring that the assessment of the project's complementarity and contribution to these values is grounded in historical context and expertise. Additionally, their input can guide the development of more effective mitigation strategies and help evaluate the potential heritage conservation benefits of the project. Engaging with these professionals will bring a level of rigor and depth to the assessment process, reducing subjectivity and enhancing the reliability of the evaluation outcomes.

#### Section 5.3.3

Considering the expansive size and potential impact of the project, it would be prudent to expand the historic and cultural heritage assessment boundary beyond the current 200-meter limit. Aligning this boundary with the project site's longest dimension will create a more accurate reflection of the project's extensive reach and scale. This adjustment would benefit a more thorough and comprehensive evaluation of the project's impact on the surrounding heritage and cultural landscape, ensuring that all potentially affected areas, possibly overlooked within the narrower 200-meter boundary, are adequately considered. The project's considerable importance and scale necessitates a wider scope of assessment to grasp fully and address its effects on both the immediate vicinity and the broader regional setting.

#### Section 6 & 7.0.3

**Access:** The guidelines should include a report that addresses the effects of road closures and event traffic on adjacent businesses, particularly those reliant on supplier deliveries and concierge services. This report should detail mitigation strategies to minimise disruptions during events. Additionally, it should present transport and parking strategies that are in line with existing traffic management systems to ensure minimal impact on business operations. The report must also feature maps that clearly delineate accessible routes for businesses to maintain uninterrupted operations during events. Moreover, the report should outline adaptive transport and parking plans, allowing for modifications based on feedback from the local business community. These elements are crucial for ensuring the stadium's development does not adversely affect the surrounding business environment.

**Event Overlaps:** It is recommended that the guidelines for the Macquarie Point Multipurpose Stadium Project incorporate detailed traffic modelling to account for scenarios where a stadium event coincides with other





major local events. This traffic modelling should encompass various key locations, including Salamanca, the Wharf, Blundstone Arena, the Domain, the Cenotaph, and wider Hobart areas. The aim is to predict and manage the cumulative traffic impact effectively, ensuring efficient transportation flow and access across these critical points during concurrent events.

**Parking:** It is recommended to incorporate a section explicitly detailing the development of new parking facilities made specifically for public use during stadium events. This section should present an exhaustive outline of the total number of new parking spaces, specifying their exact locations, capacities, and ease of access. The inclusion of this information is crucial to understand the project capacity to adequately cater to the heightened parking demand associated with event days and to facilitate effective traffic management.

Additionally, this part of the report should assess the potential impact on accessibility to nearby businesses, particularly for those within a 30-minute walk from the Stadium. The rationale here is that while event attendees might be willing to walk this distance for a stadium event, such a walk is less feasible for quick or routine visits to the central business district (CBD). Insufficient parking provision could severely limit access to these businesses, adversely affecting their customer footfall and operational viability. Thus, outlining a strategic plan for additional event-specific parking in the planning report is necessary to ensure seamless access to local businesses and to uphold the economic stability of the CBD and its environs.

## Section 8.2

The guidelines should mandate a detailed assessment of the shadow impacts on adjacent businesses, focusing on the duration and variation of these shadows throughout different times of the day and across seasons on any affected building. The guidelines should also stipulate the development of strategies or design adjustments to minimise negative shadowing effects.

## Section 8.3

It is recommended to include a comprehensive assessment of the stadium's lighting impact on nearby hotels and accommodations. This should encompass a detailed analysis of how lighting affects guest experiences, particularly regarding room illumination and potential sleep disruptions during night-time events. The guidelines should mandate active engagement with nearby property owners to address their specific lighting concerns and include an in-depth analysis of light intensity, colour temperature, and their visual impact on the surrounding area. Additionally, the timing and duration of lighting operations should be carefully evaluated to align with the typical rest times in nearby residential and accommodation settings. Finally, establishing a post-construction feedback mechanism is crucial to monitor and promptly address any unforeseen lighting issues, ensuring that the stadium's integration into the urban landscape is both considerate and appropriate.

## Section 9.2

It will be crucial to include a detailed assessment of the construction phase's impact on adjacent buildings and accommodations. Notably absent is a focus on the impact of noise and vibration during construction which are key concerns for neighbouring residential and hospitality businesses. Additionally, the guidelines should encompass strategies for dust control and air quality management during construction, as these factors could significantly impact the health of those in the vicinity, particularly in consideration of the site's pre-existing contamination.

Furthermore, the guidelines should mandate details on proactive communication and coordination with neighbouring properties. This involves regularly updating them on construction schedules, potential changes, and expected disruptions. It's also important to address the visual impact of construction activities, ensuring that the presence of cranes, scaffolding, and other equipment does not overly detract from the aesthetic environment of the area, especially for accommodations offering scenic views. Critically important is the need to outline specific measures for access and traffic management to ensure neighbouring businesses and residents





maintain access. The guidelines should also outline contingency plans for unforeseen disruptions and establish robust monitoring and response mechanisms to address concerns from adjacent buildings and accommodations promptly. These additions would make the construction management plan more comprehensive and responsive to the needs of the surrounding area.

## Glossary

Given the complex nature of the project and its potential impacts, it is recommended to expand the number of terms defined in the guideline's 'Glossary'. This expansion is essential for increasing clarity and ensuring a unified understanding among all stakeholders involved. The project's multifaceted nature—encompassing aspects like urban development, environmental impact, heritage conservation, and community interaction—necessitates a comprehensive glossary that covers a wide range of relevant terms.

The expanded glossary should include detailed definitions of terms related to urban planning, construction, environmental management, cultural heritage, and social impact, wherever there may be ambiguity. These definitions should be precise, avoiding broad or vague language that could lead to varied interpretations. This is particularly important for terms like "environmental impact," "significant places," "community engagement," and "urban renewal," which are central to understanding and evaluating the project. Definitions should also encompass technical terms related to construction and design, terms relevant to legal and regulatory compliance, and those that describe the project's socio-economic aspects.

Moreover, each term should be defined in a context-specific manner, taking into account the unique aspects of the Macquarie Point site and the broader locality of Hobart. This approach will ensure that all stakeholders, including project developers, government bodies, local businesses, residents, and environmental groups, have a clear and common understanding of the key concepts and terms used throughout the project's planning and execution phases.

## Glossary Clarifications

In reviewing the glossary definitions provided, certain key terms are considered to require further clarification to ensure accuracy and relevance in assessing potential impacts and benefits. Specifically, the terms "adjacent area" and "broader area" are defined in a manner that could lead to ambiguity and varied interpretation, potentially affecting the comprehensiveness and accuracy of the project assessment.

**Adjacent Area:** Currently defined as "land that is near to, including adjoining, the project site," this term needs a more precise definition. The recommendation is to clearly delineate the spatial boundaries of what constitutes an 'adjacent area.' This could involve specifying a fixed distance or a set of criteria that clearly identify the areas directly influenced or impacted by the project. Such specificity will ensure consistent understanding and assessment of the immediate impacts on surrounding land and communities.

**Broader Area:** Defined as "land beyond the adjacent area or locality that is relevant to the issue being considered," this term is vague, particularly with the use of 'relevant to the issue.' The recommendation is to establish clearer parameters that define what makes an area 'relevant' to the issue under consideration. This could include guidelines on how to determine the relevance based on specific project aspects such as environmental impact, social influence, economic effect, or cultural significance. Providing clarity on what constitutes the 'broader area' will aid in accurately assessing the wider impacts and benefits of the project, ensuring that all relevant factors are considered in the decision-making process.

**Neighbouring Area:** It is recommended to establish a distinct definition for "neighbouring area," separate from the existing "adjacent area." This distinction recognizes that the impacts of the project may significantly differ between immediate neighbours and those in the broader adjacent area. The current definition of "adjacent area" includes land that is 'adjoining' the project site, but this inclusion within a broader context may overlook the nuanced impacts on direct neighbours. A separate definition for "neighbouring area" would enable



a more focused and detailed assessment of the project's impact on key stakeholders, ensuring any negative impacts are adequately considered.

### **Integration Assessment Report**

The guidelines for assessing the proposed stadium project should incorporate a detailed Integration Assessment Report (IAR) that purposely evaluates the project's integration with Hobart's existing urban infrastructure, local economy, and community dynamics. The IAR should offer an in-depth analysis of how the stadium aligns with the city's transport and traffic systems, urban layout, and contributes to the local economy, while respecting the presence of heritage buildings and the area's cultural and social values.

As a vital component of the evaluation process, the IAR should utilise a cross-examination methodology, effectively collating and analysing various aspects stipulated in the guidelines. This approach will provide a nuanced understanding of the stadium's impact on Hobart's urban fabric, its economic landscape, and its cultural and social milieu. The assessment should balance economic benefits with the preservation of Hobart's unique heritage and cultural identity, ensuring that the stadium's integration supports and enhances the city's existing functionality and social qualities.