

TASMANIAN PLANNING COMMISSION



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

16 February 2024

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Part I - Introduction

1.0 Introduction

A proposal by the Crown in Right of Tasmania for the development of a multipurpose stadium at Macquarie Point has been declared a Project of State significance, by order (the order) of the Governor. The order was approved by both Houses of the Tasmanian Parliament on 8 November 2023 and took effect on 9 November 2023.

Under the Order, the proposal for a stadium to be developed includes:

- (a) a stadium that is suitable for a range of entertainment, sporting, cultural, corporate and community uses;
- (b) the related infrastructure and services necessary to support the stadium and its operations;
- (c) a public concourse adjacent to the stadium; and
- (d) any other facility or thing necessary, or convenient, for the implementation of the project.

A Ministerial Direction from the Premier dated 16 October 2023 (Appendix A) directs the Tasmanian Planning Commission (the Commission) to undertake an integrated assessment of the Macquarie Point Multipurpose Stadium project (the proposed project), in accordance with the *State Policies and Projects Act 1993* (the Act).

The Proponent of the proposed project is the Crown in Right of Tasmania. The Premier has advised that the Macquarie Point Development Corporation will be responsible for progressing the project. Where the guidelines refer to the Proponent it is referring to the Crown in Right of Tasmania.

2.0 Background

The Commission must undertake an integrated assessment of the proposed project in accordance with Part 3 of the Act. The Act specifies that the integrated assessment by the Commission must:

- (a) seek to further the objectives set out in Schedule 1 of the Act;
- (b) be undertaken in accordance with State Policies; and
- (c) take into consideration the matters set out in any representations made following public exhibition of the draft integrated assessment report.

The Ministerial Direction requires the Commission to comply with the following requirements (subject to the terms of the Act):

1. The integrated assessment is to address the environmental, social, economic and community impacts of the proposed project.
2. As part of the integrated assessment, the Commission is to specifically consider the extent to which the proposed project:
 - is consistent with and supports the urban renewal of the Macquarie Point site (as defined in the *Macquarie Point Development Corporation Act 2012*) as provided for in the Mac Point Precinct Plan prepared by the Macquarie Point Development Corporation established under section 5 of that Act;
 - impacts on the surrounding area and uses; and
 - could generate social, economic, and cultural benefits to the region and the State of Tasmania.

The order supplants the approval processes otherwise required by legislation concerning the use and development relevant to the proposed project under the Resource Management and Planning System of Tasmania, specifically:

- *Land Use Planning and Approvals Act 1993*;

- *Environmental Management and Pollution Control Act 1994*; and
- *Historic Cultural Heritage Act 1995*.

Section 20(2B) of the Act empowers the Commission to prepare and publicly exhibit guidelines to be followed in the preparation of reports to be presented to the Commission for the purposes of the integrated assessment. The reports will inform the Commission's integrated assessment.

The Ministerial Direction requires the Commission to prepare guidelines within four months of the Commission receiving the direction. In this document those guidelines are called 'the final guidelines'

3.0 Guidelines and reports

The Commission has prepared the final guidelines, which are set out in Part II.

The purpose of the final guidelines is to provide a framework to be followed '...in the preparation of reports to be provided to the Commission for the purposes of the integrated assessment'¹. The final guidelines set out the matters the Commission will consider when undertaking the integrated assessment of the proposed project. Reports to be provided to the Commission should address the matters in the final guidelines.

It is desirable that the Proponent provide all of its reports to the Commission at the one time, and accompanied by any written submission it wishes to make upon the merits of the proposed project and/or any issues connected with it.

The final guidelines are not rigid criteria for the assessment of the proposed project. The issues the final guidelines cover should not be taken as suggestive of the consideration or weighting that may be given to those issues in the Commission's integrated assessment.

The structure of the final guidelines does not seek to dictate the form that the submitted reports should take. Multiple issues may be covered in a single report, or split across multiple reports, and presented in a way that does not directly follow the structure of the guidelines.

The reports that address the matters in the final guidelines and which are provided to the Commission are to be prepared by suitability qualified people. Where findings or conclusions on matters of merit are reached, the reports should clearly outline:

- the evidence that supports or relates to the findings or conclusions; and
- the degree to which the findings or conclusions are based on professional opinion.

The reports are not to contain statements from the Proponent on the merits of a matter or the findings that should be made in relation to an issue. The Proponent may make a written submission on issues and matters of merit or the objectives that the proposed project will achieve, preferably at the time it provides its reports to the Commission.

While every attempt has been made to ensure the final guidelines address the major issues associated with the proposed project, they are not necessarily exhaustive and should not be interpreted as excluding matters not addressed from further consideration in the integrated assessment.

4.0 Process for participation

Draft guidelines were exhibited for public comment from 4 December 2023 to 8 January 2024. The Commission invited comments in relation to the form and content of the draft guidelines from members of the public and any group or organisation, including the Proponent.

547 comments were received and taken into consideration in the Commission's preparation of the final guidelines.

¹ S20(2B) of the Act

The Commission will separately publish an outline of further participation opportunities throughout the process.

Section 22 of the Act requires the Commission to prepare a draft integrated assessment report and to place that on public exhibition for not less than 28 days. In that period any person may make a representation. The Commission must consider each representation and to that end may hold a hearing in relation to each representation. Following consideration of representations the Commission may modify the draft report.

5.0 Final steps in the process

Following the integrated assessment a report must be submitted to the Minister recommending whether or not the proposed project should proceed and if so then on what conditions.

A flowchart of the project of State significance process is provided as Appendix B.

Part II - Guidelines

General

1.0 Proposal

1.1 Description of and plans for the proposed project

1.1.1 The proposal for which approval is sought is the use and development related to the proposed project, including any incidental or associated use and development.

The land related to the proposal is that on which any use or development is proposed (including any associated use or development), whether privately or publicly owned. If any such land is only part of land comprised in any title, then the whole of the land in that title is taken to be related to the proposal.

The reports are to provide an overview description of and plans for the proposed project in addition to the detailed plans as outlined in section 1.3.

The reports are to describe and provide plans of the proposed project that include all proposed use and development, including use and development related to:

- the stadium building and uses within areas of the building;
- people entering or queuing to enter the stadium;
- open spaces associated with and to be delivered as part of the proposed project;
- movement ways and safe places for people to use in the event of an evacuation;
- parking, loading/unloading and manoeuvring areas for service vehicles;
- roads or access ways used by vehicles, pedestrians and cyclists moving between the stadium building and the existing public road network;
- pedestrian/cycle pathways or standing areas;
- use of public/mass transport;
- vehicle pick up and drop off areas;
- works or structures on existing road, pedestrian, cycle or public transport assets to cater for pedestrians, cyclists, altered traffic arrangements, mass/public transport vehicles; and
- utility services to be provided to the stadium.

1.1.2 The reports are to provide information on the:

- titles and areas of land (including public land) related to the proposed project;
- objectives of the proposed project, including a broad statement of the objectives which have led to the proposed project and a summary of the reasons for the proposed project; and
- scope of the proposed project, including:
 - a history of the events leading up to the formulation of the proposed project;
 - the timeframe for implementation of the proposed project;
 - possible future development and activities related to the proposed project;
 - site choice, including key reasons for the chosen location of the proposed project; and
 - the staging and timing of the proposed project including ancillary works and expected dates for construction, completion and operation.

1.2 Site description

1.2.1 The reports are to provide plans and a description of the project site and its surrounds, including but not limited to the following:

Titles and ownership

- site plan showing the overall boundaries, dimensions and orientation of the project site and the Macquarie Point site as well as land and title boundaries;
- titles to land and any areas of public land related to the project site including any use and development outside of the Macquarie Point site;
- copy of the current folios of the Register for all of the project site, including the plans and any schedule of easements;
- ownership of the project site and surrounding land;
- any rights-of-way, easements, covenants and other reservations affecting the project site and Macquarie Point site;

Services and access

- the location of all existing infrastructure assets and services on the project site, the Macquarie Point site and in the locality;
- existing vehicular, bicycle and pedestrian access to and access ways on the project site, the Macquarie Point site and the Macquarie Wharf site;
- any existing car parking and loading areas on the project site, Macquarie Point site and adjacent area;

Existing physical properties

- plan of the project site and Macquarie Point site showing the location, building footprint and use of existing buildings and significant structures and open spaces within the project site, the Macquarie Point site and adjacent area;
- the building form, height and finishes of existing buildings on the project site, the Macquarie Point site and adjacent area;
- topography of the project site and Macquarie Point site including contours showing Australian Height Datum (AHD) levels;
- the hydrology of the site including any water bodies, waterways, catchments and natural drainage lines on or adjacent to or impacted by the project site;
- details of the geology and geomorphology of the project site and broader area and the nature, depth and engineering properties of the reclaimed land;
- existing areas of public open space in the broader area;
- existing vegetation types and ecological vegetation classes of the project site and adjacent area; and
- current aerial photography or mosaic at an appropriate scale showing the project site and the context of the broader area.

1.3 Proposed use and development

1.3.1 The reports are to provide full details and plans, including sections and elevations, of the proposed project. Plans are to relate to the full extent of the project site. The plans are to show all use and development that is necessary or convenient for the proposed implementation and operation of the project.

Plans are to be detailed in design, drawn to scale and show clear dimensions and areas for key elements of the development.

Plans are to be provided at a detailed design stage, where constructability, structural engineering and significant building code compliance issues have been adequately resolved and will not alter the proposed development. (Plans are not required to provide information or details of structural engineering or building code compliance matters).

Without limiting the scope of the reports, the details and plans are to include:

Use

- a full description of the proposed use of the land and buildings. The description is to include recreation/sporting use in addition to all other proposed uses. This shall include:
 - a description of all and each separate use proposed and the activities related to each use;
 - a description of ancillary activities and services that are integral to and dependent upon a use;
- the description of the separate uses proposed may be broken down into discrete types or classes of activities, and is to show and include:
 - the area for the buildings and site that are to be used and the activities that occur in these areas;
 - the number of people (visitors and staff) that are using the building/site;
 - the timeframes or operating periods proposed for each use or activity;
- where any specific limitations are proposed for either the timeframes or capacity associated with a proposed use or activity this shall be detailed;
- plans and details showing the proposed ownership and tenure of all land in the project site;
- details and plans of the pathways and areas where people will congregate or queue, including in an emergency evacuation event;

Development

- the location, building footprint, floor plan layout and purpose of proposed buildings and associated open areas;
- a contiguous ground floor plan showing the relationships of interior and exterior spaces, landscapes, access points and interfaces;
- the building form, height, detailing and finishes of proposed buildings and works;
- elevations and cross-sections of proposed buildings, including the relationship of the maximum elevations to existing ground level;
- any demolition requirements and plans including details for the removal or relocation of any utility services;
- landscaping plans including details of the treatment of open spaces, including their relationship to surrounding lands and linkages;
- details of how the proposed project connects to utility services and the capacity of these services;
- details and plans of any proposed cut or fill;
- details and plans of any public art proposed as part of the proposed project, including the proposed public art procurement strategy and management approach;
- 3D digital rendering of the proposed project in context;

Transport

- plans of any new transport infrastructure to accommodate pedestrians cyclists, vehicles and mass/public transport services;
- plans of all changes to any existing transport infrastructure assets, including any works, structures and temporary/permanent changes in use, to accommodate non-project related transport/movement as well as pedestrians, cyclists, vehicles and mass/public transport services related to the project;
- plans of any proposed vehicular and pedestrian access, roads and footpaths associated with the development, both within and outside of the project area; and
- plans of proposed access arrangements for service vehicles, loading/manoeuvring areas, car/vehicle parking or queuing areas within or outside of the building footprint.

1.4 Design and management response

1.4.1 The reports are to provide a context analysis and design response that assess and describe how:

- the design of all proposed use and development; and
- management actions related to the proposed use and development;

respond to the context, attributes, values and constraints of the project site, adjacent area, locality and broader area. The reports are to consider how analysis of each of the issues under 'Planning Assessment' below, have informed the proposed project's design and the proposed management of its use.

The reports are to outline potential non-site related effects on people's social, economic and cultural wellbeing arising due to the construction and operation of the proposed project and management actions proposed to be taken to either avoid, minimise or offset adverse effects, or enhance and realise beneficial effects. The analysis is to consider how consideration of effects identified under '3.0 Economic development and social, cultural and community wellbeing' below, have informed the proposed management actions.

For the purposes of this section, a 'management action' is a specific action proposed to be taken by the Proponent to manage or specifically address an effect (beneficial or adverse) that is occurring as a consequence of the project. Management actions may relate to:

- on site effects - where the effect is a direct consequence of the project, this may be due matters such as noise at a local level or due to traffic at a broader level; and
- off site effects - where the effect is a systemic consequence of the project - such as short term workers occupying rental accommodation and affecting housing affordability.

1.4.2 The reports are to assess and provide information on:

- how the proposed project design responds and contributes positively to its context and specifically avoids adverse effects of impacts on the project site, adjacent area and locality;
- how management actions applied during construction and operation of the proposed project eliminate, minimise, mitigate or offset direct adverse social and environmental effects to an acceptable level;
- how the requirements of the use of the proposed project have informed the siting, design, operation and management of the proposed project in the context of the project site, adjacent area and locality; and
- off-site management actions that are proposed to address broader social, cultural or economic effects of the project.

1.4.3 Without limiting the content of the reports, the following details and plans are to be provided:

- a description of the planning context of the project site and broader area, including distances to adjoining zones and activities;
- a description of the ground conditions and microclimate of the project site;

- plans and a description of surrounding road networks, public transport, utilities and infrastructure;
- public open space on the project site in the adjacent and broader area;
- any pedestrian or vehicular access ways in the adjacent and broader area;
- a description of significant places in the adjacent and broader area such as public parks, cultural venues, leisure or business locations and any proposed linkages to the project site;
- plans and a description of street frontage features such as poles, street trees, street furniture and cross-overs;
- plans and a description of the location, use and height of existing buildings and the location of any private and public open space on the project site and adjacent area;
- prevailing winds and wind patterns associated with existing built form;
- existing solar access to the project site, surrounding properties and public spaces including footpaths;
- existing views to and from the project site, paying particular regard to views to kunanyi/Mount Wellington and the Wellington Range and to views to and from public spaces (including roads, footpaths, public squares, wharf and dock areas and other open spaces) in the locality to other places in the locality or broader region that may be affected by the project;
- the pattern of subdivision and development in the adjacent area;
- areas of natural or human-made hazard;
- the architectural form, style, building details and materials of the adjacent area;
- off-site noise sources and noise sensitive activities in the locality that may be affected by noise from the site; and
- any other notable physical or cultural characteristics of the project site, adjacent area or locality including sites, places or items of cultural heritage significance.

The reports are to indicate where any management action or other undertaking outlined in this section is proposed to be given effect through an approval or permit for the project that may be granted.

1.5 Consultation

When the final guidelines are published, the Commission will write to the City of Hobart and agencies to inform them that they have been identified as 'relevant agencies' for the purpose of the project of State significance process. Information on who has been identified as a relevant agency will be published on the Commission website.

Where, in the preparation of an assessment report:

- the City of Hobart or an agency has been requested to provide advice of information; or
- advice or information from the City of Hobart or an agency has been provided or is used within a report;

that report is to outline when the advice was provided or requested and a brief description of what it relates to.

2.0 Policy, strategy and legislative context

2.1 State Policies and Projects Act 1993 (SPP Act) and Resource Management and Planning System (RMPS) legislation

2.1.1 The SPP Act contains the requirements for the integrated assessment of the Project, which include:

- seeking to further the objectives set out in Schedule 1 of the Act (refer Appendix C); and
- being undertaken in accordance with State Policies (refer Appendix D for relevant State Policies).

These requirements cover a broad range of considerations. The reports are to provide a summary assessment of how the project relates to these requirements, and a cross reference to where evidence/information directly related to these requirements is provided in the reports.

2.1.2 The reports are to provide an outline of relevant objectives, principles and process from the RMPS Acts related to the assessment of applications for permits for use and development under:

- the *Land Use Planning and Approvals Act 1993*;
- the *Environmental Management and Pollution Control Act 1993* (EMPC Act); and
- the *Historic Cultural Heritage Act 1995* (HCH Act).

The reports are to provide an outline of relevant objectives of and outcomes to be achieved under these Acts, with reference to:

- parts B and C of the Sullivans Cove Planning Scheme 1997, the Hobart Interim Planning Scheme 2015 and the draft Hobart Local Provisions Schedule;
- the Objectives and Principles of the Sullivans Cove Planning Review 1991;
- codes and guidelines related to planning schemes, including relevant Australian Standards and any referenced, applied, adopted or incorporated documents in the Sullivans Cove Planning Scheme 1997, Hobart Interim Planning Scheme 2015 and draft Hobart Local Provisions Schedule;
- principles, codes or guidelines related to assessments under the EMPC Act; and
- registers and inventories of places of cultural significance under the HCH Act.

The reports are to provide an overview summary of these objectives and outcomes and cross referenced to where these matters relate to these Acts and associated documents have been addressed or referred to in the reports.

2.1.3 The reports are to provide information that describes the extent to which the proposed project is consistent with and supports the urban renewal of the Macquarie Point site as provided in the Mac Point Precinct Plan or any draft Precinct Plan. To the degree of any inconsistency, a rationale is to be provided.

2.2 Governmental policy and strategy

2.2.1 In addition to matters directly related to the Objectives of the Act, State Policies and associated RMPS legislation, there are a range of other statutory and administrative plans, policies and programs that may be relevant to or provide context for the integrated assessment.

The reports are to identify and outline the relationship between the proposed use and development of the proposed project, effects arising from the proposed project and governmental policies or programs covering the project site, the adjacent area, locality or the broader area. Reports containing policies and strategies may be formally approved or in draft form or may be published publicly or used internally by the relevant organisation for management purposes.

The reports are to provide a cross reference to where these matters are addressed.

The scope of the policy and strategy addressed are to include:

1. Agreements or undertakings between or with local, State or Federal and other organisations relating to use and development of land on the project site, in the locality or in the broader area. This may include agreements such as the Hobart City Deal between multiple levels of government, or agreements between one level of government and other organisations that are relevant to the integrated assessment of the project.

2. Plans and strategies related to the project site managed under the *Macquarie Point Corporation Act 2012*. This may include:
 - the objectives and functions of the corporation and how these are being given effect to through programs or policies;
 - statements of expectations or directions provided by the Minister;
 - the site master plan or a precinct plan for the broader area or drafts of these plans; and
 - proposed amendments to planning schemes.
 3. Plans and strategies related to the role of the City of Hobart across a range of relevant areas including:
 - traffic and traffic congestion management;
 - active transport;
 - parking and carparks;
 - use and management of Council owned reserves and parkland;
 - strategies for pedestrian and cyclists;
 - management and redevelopment of the Hobart aquatic centre;
 - the Central Hobart Plan; and
 - strategies for urban design details in Sullivans Cove.
 4. The polices and strategies or management plans/development related strategies for infrastructure owners and managers in the areas covering:
 - TasPort’s operations at Macquarie Point and Franklin Wharf;
 - TasWater’s strategies and plans related to the Macquarie Point wastewater treatment plant;
 - the Department of State Growth’s policies and strategies related to roads it owns or manages in the area, traffic management of the road network and plans for passenger transport infrastructure and services, including buses and ferries; and
 - polices and strategies of the State Government or Renewables, Climate and Future Industries Tasmania, related to climate change and reduction of greenhouse gas emissions.
- 2.2.2 The reports are to provide a consolidated set of plans and maps showing the status and nature of governmental policies and strategies for the Macquarie Point site, the adjacent area, locality and broader area that are related to the stadium project.

3.0 Economic development and social, cultural and community wellbeing

The following reports are required to assess the economic, social and cultural effects of the project.

Without limiting the methodologies that may be used to assess these matters, the reports are to include what follows.

In addition, the assumptions used in each of the Cost-Benefit Analysis, Economic Impact Assessment and Financial Impact Report are to be internally consistent.

3.1 Cost-Benefit Analysis (CBA)

A CBA assessing the net benefit of investing in the proposed project.

The CBA should identify and quantify to the fullest extent possible, all significant benefits and costs over the life of the project, discounted to current values.

The CBA should present a base case in which all assumptions represent the best estimates at this time, with supporting evidence for the value of each key assumption.

Where community, environmental, social and cultural effects can be valued as costs and benefits with a reasonable degree of confidence, these should be included in the analysis. Where the CBA is assessing the effect of the project on intangible or cultural/social factors, these are to be valued or monetised in a similar way.

If there are significant costs or benefits that are not able to be easily quantified, notional but plausible values should be used, which can be varied in sensitivity analysis (see below) where they are significant drivers of the results.

If there are significant costs or benefits that cannot be valued or monetised with any degree of accuracy, these factors should be included in the CBA and quantified information provided that links to social welfare values.

All significant costs and benefits used in the analysis should be separately and clearly identified, with supporting evidence provided for the values assumed for each item.

All the important assumptions for both costs and benefits should be clearly stated over the life of the project analysis, with supporting evidence for each of the key assumptions made.

The CBA should include sensitivity analyses. For guidance, sensitivity analyses could include best and worst cases (i.e. “high” and “low” case scenarios that vary critical assumptions including the discount rate), partial sensitivity analysis (i.e. individually varying one critical assumption at a time), and scenarios that create plausible future alternative “states of the world” by reflecting collective changes in assumptions that are internally consistent with each other. Further information in relation to sensitivity analyses is provided below.

The choice of the discount rate is critical and it is expected the CBA base case would utilise a discount rate currently or commonly accepted by governments for assessing infrastructure proposals. For example, the Department of Prime Minister and Cabinet Cost-Benefit Analysis Guidance suggests a real discount rate of 7%, with alternative discount rates of 3% and 10% to be used for sensitivity analyses.

Except where required in these guidelines, the CBA:

- is to be prepared to align with the recommended principles and procedures outlined for a detailed CBA in the *Guide to economic appraisal*, Infrastructure Australia July 2021;
- is to be informed by the method for assessing/valuing greenhouse gas emissions and the information to be provided in reports on this matter being informed by the *Guide to assessing greenhouse gas emissions (interim)*, Infrastructure Australia Feb 2023.

3.2 Economic Impact Assessment (EIA)

An Economic Impact Assessment (EIA) utilising a computable general equilibrium (CGE) model to assess the net effect of the proposed project on the Tasmanian economy from construction activities and the operation of the stadium.

The modelling is to show the direct and indirect/induced economic effects resulting from indicators such as GDP (including GSP), employment, real income per capita and industry sector output. Any assessment of employment effects is to express these effects in terms of Full Time Equivalent (FTE) employment for the specific period of time.

The modelling is to be provided in a transparent manner with all key assumptions separately detailed and supported and should enable professional peer review.

The results of the economic modelling will form a key input to the CBA report and are to be explained in a manner that is understandable to an informed reader.

The modelling outputs should enable the construction and operation phase impacts to be separately identified.

The economic impact report should also consider the opportunity cost of domestic investment - for example, a “counter-factual” estimate of the impact of an alternative investment of equivalent public funds. The report should also consider the degree of ‘crowding out’ that may occur through construction stage activities.

3.3 Financial Impact Report (FIR)

The FIR is to show the impact of the project’s construction and ongoing costs on the State’s projected General Government Sector and Total State Sector financial position, compared with a projected financial position for the State on a “no policy change” basis as outlined in 3.5. The outcomes of these impacts are to be expressed with respect to key fiscal measures including, net operating balance, fiscal balance and net debt.

This report is to show the assumed year-by-year cash flow projections associated with the project.

Trends in key financial ratios for comparison purposes should be included and an assessment provided of the possible implications for the cost of State debt and the State’s credit rating.

The assumed treatment in the base case of the Commonwealth funding contribution by the Commonwealth Grants Commission under the horizontal fiscal equalisation process is to be specifically identified and the alternative treatment should be modelled in a sensitivity analysis.

Sensitivity analysis in the FIR is to include the impact of a significant delay in construction and of cost escalation.

The time period for the financial projections is to be the time period for construction including the scenario of a significant delay, and the first three years of full operation.

3.4 Social and cultural analysis report

Where the proposed project is likely to significantly affect the cultural or social wellbeing of people or groups of people, or where effects are not suitable to be included in a cost-benefit analysis, the reports are to include an analysis of these effects based on a combination of quantitative and qualitative data and information.

Where data and information about the effect of the proposed project is held amongst stakeholder and community groups, a range of suitable analysis techniques is to be used to establish dialogue or elicit information from Tasmanians.

Without limiting the scope of social or cultural matters that may be included in this assessment, the reports are to provide information on:

- effects related to sporting and other events and programs which would not occur without the stadium;
- the effects of Tasmania having AFL and AFLW clubs;
- effects on environmental values of the site and associated social and cultural impacts;
- effects on people with a cultural association with the cenotaph or the Macquarie Point headland; and
- effects due to changes in the cost and supply of residential accommodation in the greater Hobart area during construction.

Where the analysis includes groups and stakeholders that have expressed views on the effect the proposed project may have on their social or cultural wellbeing, the analysis is to also include information from people from a range of socio-economic and ethno-cultural groups whose views may otherwise be underrepresented.

Where the analysis relates to cultural or social effects or people’s cultural association with place, these assessments are to specifically include Tasmanian Aboriginal communities.

3.5 Sensitivity and comparative analyses and information documentation

The above reports are to provide a consolidated balanced overview of effects based on data and information drawn from the specific assessment methods outlined above.

The reports can use a variety of methodologies and indicators to provide evidence and information on economic development and qualities of people's social, cultural and economic wellbeing.

The reports should aim to address all significant beneficial and detrimental effects. Where there is a lack of evidence or direct quantifiable information, the reports may use information from other places in a balanced manner.

The "Base Case" scenarios should clearly set out all relevant and material factors including:

- the type and frequency of events and activities;
- the composition and number of users/customers;
- forecast/estimated costs and revenue;
- organisations and associations that will use the facility; and
- forecast/estimated effects on interstate visitation.

Sensitivity analysis is to be undertaken as part of the Cost-Benefit, Economic Impact and Financial Impact assessments, to understand how different assumptions around risk and uncertainty affect outcomes. Sensitivity analysis should ideally include the creation of probability distributions for key cost and revenue parameters that include P10, P50 and P90 values.

Sensitivity analyses must include discount rate sensitivity for the CBA and variations on the key assumptions in relation to patronage of the facility.

The CBA will be undertaken as an absolute assessment for the base case scenario and not in comparison to an alternate option.

For the purposes of comparative assessment of 'no policy change scenarios' and sensitivity analyses the reports are to refer to or include information relating to:

- the level of AFL, sporting and other events and activities and associated tourism activity, that have generally occurred in the state and region over the past decade (COVID-19 period excluded) over the forecast period; and
- changes in the level of activity of AFL, sporting and other events and activity as well as flow on activity at a state and regional level that is forecast to occur as a result of the operation of the stadium.

Planning assessment

4.0 Landscape and urban form

4.1 Landscape and visual values

- 4.1.1 The reports are to discuss, identify and assess the likely significance of and the effects of change resulting from the stadium on the landscape, as a public resource, and on people's views, enjoyment and visual amenity.

The landscape is to be assessed in its broadest sense. The area to be included in the assessment is to be the full extent of land and water where there may be an effect. The definition of landscape is to include natural landforms, waters and ecosystems, human settlement and people's association with place.

The landscape assessment is to describe the importance and values attached to elements of the landscape by people and communities.

- 4.1.2 The reports are to assess the effect the proposed project has on:

- the landscape and townscape values and characteristics of the project site and broader area;
- spatial and physical use and enjoyment; and
- specific views in to and out of the site, and the general visual amenity experienced by people and the likely significance of visual effects.

4.1.3 In preparing the reports, specific consideration is to be given to:

- how the historic character of the landscape is incorporated into and shapes the character of the locality. The historic landscape character will be derived from understanding how the long sequence of events and actions are visible in today's landscape and the broad patterns and character that this sequence reveals;
- supplementing the assessment of historic and landscape character with information on:
 - the historic cultural heritage significance of registered and listed heritage places and precincts; and
 - the cultural significance of known Aboriginal heritage (note: advice from Aboriginal Heritage Tasmania will be obtained on how sensitive information is to be presented in reports);
- the spatial characteristics of the broader area;
- the existing urban morphology of the broader area, how previously adopted plans and strategies related to future urban form contribute to the landscape character of the area, and the effect that out of scale buildings have on the historic and landscape character of the area;
- the area within which the proposed project is visible, the number and range of people and groups who may experience views and viewpoints and where they will be affected;
- the overall significance of visual effects from an understanding of the sensitivity of viewers, the values of different views and the scale, degree of contrast and magnitude of visual effects;
- people's visual and spatial experience of the proposed project incorporating:
 - where people experience the proposed project while moving in the broader area, the sequential visual experience is to be assessed; and
 - where the proposed project is to be lit at night, the effects of lighting are to be assessed;
- the spatial and location characteristics of the cenotaph headland within the surrounding townscape and landscape at a local and subregional level. The roles, values and landscape significance of the cenotaph headland is to be assessed with respect to views and vistas to and from the cenotaph:
 - as identified by users and managers of the cenotaph;
 - as outlined in section 32.3 and figure 32.2 of the Sullivans Cove Planning Scheme 1997;
 - as outlined in Planning Scheme Amendments to Macquarie Point Site Development Plan Planning Report, AllUrban Planning, Dec 2018; and
 - as outlined in Macquarie Point Master Plan: Reset - urban design notes, Leigh Woolley, 2019;
- the spatial and location characteristics of the surrounding landscapes, and their roles and values.

4.1.4 The reports are to provide plans, including sections and elevations, maps and graphics that show, illustrate and describe:

- the landscape character of the area and the significance of effects to landscape values;

- the historic character of the area and how layers of history are revealed through visual and spatial indicators;
- the historic, existing and planned urban morphology of the area, and how this character is represented in the landscape;
- the areas within which the proposed project may be viewed and the range and number of people that may be affected; and
- key sequential and static viewpoints and the overall significance of visual effects.

The methodology used for visualisations is to be described and is to be informed by the New Zealand Institute of Landscape Architects Best Practice Guide 10.2, Visual Simulations, 2010, or an equivalent professionally developed and adopted set of guidelines.

The reports are to be informed and guided by the processes and principles outlined in Guidelines for Landscape and Visual Assessment, third edition, 2013.

4.2 Urban form of Sullivans Cove

4.2.1 The reports are to describe the existing urban form of Sullivans Cove and describe and analyse:

- how the built form, massing, bulk, scale, alignment, orientation, detailing and landscaping of the proposed project is informed by the historic, existing spatial and built form of Sullivans Cove; and
- the effect of any impacts from the proposed project on the existing spatial and built form and historic and cultural value of Sullivans Cove.

4.2.2 The reports are to describe:

- the planning history of the spatial and built form of Sullivans Cove and how the proposed project relates and responds; and
- the history of master plans and site development plans for the Macquarie Point site and how the proposed project relates and responds.

4.2.3 In preparing the reports, without limiting the scope, specific consideration is to be given to:

- the pattern of building height, bulk and form;
- to what degree the proposed stadium building is individually prominent by virtue of being significantly higher or having a larger apparent size in contrast to neighbouring buildings when viewed in street elevation;
- to what degree the proposed project contributes to or detracts from a human scale environment;
- to what degree the formal modulation, articulation, architectural expression, pattern of fenestration, design details, materials and colours of the proposed project complement or detract from existing forms and reinforce and contribute to or detract from spatial patterns of Sullivans Cove;
- how the proposed project relates to and affects the expression of the wall of the Cove and the Cove floor;
- to what degree the proposed project contributes to or detracts from a continuous built wall edge to Evans Street, and details of any interface at Evans Street;
- to what degree the proposed project provides active street frontages, and their locations;
- whether any 'secondary spaces' are created on the project site and their pedestrian useability, and contribution to public benefit;
- to what degree the proposed stadium building is designed to make an all-round spatial and visual contribution including through active frontage;

- to what degree the design and placement of urban details such as steps, seats, planting, lights and external treatments integrate with and reinforce, or detract from, the character and form of spaces and buildings; and
- to what degree the proposed project overshadows public areas.

4.2.4 The reports are to be informed by:

- the Sullivans Cove Planning Review 1991; and
- the Sullivans Cove Planning Scheme 1997.

4.2.5 Without limiting the content of the reports, the following information is to be provided:

- plans detailing the existing urban form qualities of Sullivans Cove, including building footprints and heights, primary and secondary spaces and expression of the wall of the Cove; and
- long sections and visualisations showing the location, size, bulk and design of the proposed project relative to the existing urban form, from a range of relevant locations.

The methodology used for visualisations is to be described and is to be informed by the New Zealand Institute of Landscape Architects Best Practice Guide 10.2, Visual Simulations, 2010, or an equivalent professionally developed and adopted set of guidelines.

5.0 Cultural heritage and values

5.1 Aboriginal cultural values and landscape²

5.1.1 The reports are to describe the character of the landscape and any Aboriginal cultural values relating to the use, associations and meanings linked to the landscape character of the place. The reports are to analyse and assess the effects of the proposed project on the landscape character and the associated Aboriginal cultural values.

5.1.2 Without limiting the scope of the reports, the reports are to include discussion and provide information relating to:

- identification of existing, historical and potential Aboriginal cultural values associated with the distinct combination of physical, associative and perceptual attributes of the landscape (both tangible and intangible);
- a description of the methodology used to identify the landscape character and associated Aboriginal cultural values, to be developed in consultation with Aboriginal Heritage Tasmania;
- analysis of both the nature and degree of effects on the attributes of the landscape character and on Aboriginal cultural values associated with the landscape character; and
- consideration of any measures to avoid, remedy or mitigate potential adverse effects and to promote positive effects.

5.1.3 The reports are to be informed by:

- Ask First - a guide to respecting Indigenous heritage, places and values, Australian Heritage Commission;
- Australian ICOMOS Practice Notes on cultural landscapes and intangible cultural heritage;
- Aboriginal Heritage Standards and Procedures, Aboriginal Heritage Tasmania; and

² Section 5.1 is concerned with matters that are beyond the scope of the *Aboriginal Heritage Act 1975*. Section 5.2 is referable to matters captured by that Act.

- relevant processes and procedures of Te Tangi A Te Manu: Aotearoa New Zealand Landscape Assessment Guidelines, Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022.

5.2 Aboriginal heritage

5.2.1 The reports are to describe:

- the known and potential Aboriginal heritage within the project site and in the vicinity; and
- measures that will be undertaken so that development which may have adverse effects, including a direct impact, on Aboriginal heritage is avoided or managed in an acceptable manner.

5.2.2 The reports are to assess:

- the extent to which the development directly impacts Aboriginal heritage protected under the *Aboriginal Heritage Act 1975*;
- the significance of known and potential Aboriginal heritage within the project site and the degree to which the location and design of proposed development avoid adverse effects to this heritage;
- how the proposed development will positively contribute to an understanding and appreciation of Aboriginal heritage within the project site; and
- the options investigated for avoiding or mitigating impacts to known or potential Aboriginal heritage and for actions to enhance understanding, appreciation and extension of Aboriginal values.

5.2.3 The reports are to be informed and guided by relevant principles and process outlined in:

- Aboriginal Heritage Standards and Procedures;
- Ask First - a guide to respecting Indigenous heritage, places and values, Australian Heritage Commission; and
- The Burra Charter and associated Practice Notes.

5.3 Places and precincts of historic cultural heritage significance³

5.3.1 The reports are to describe the historic cultural heritage characteristics, values and significance of the buildings, structures, streetscapes and spaces on the project site and adjacent area. The reports are to assess the effect of the proposed project on the historic cultural heritage characteristics, values and significance.

5.3.2 The reports are to assess:

- what is significant about the places or precincts in terms of their historic cultural heritage values and whether some parts are more significant than others;
- the degree to which the proposed project complements and contributes to or detracts from the values of places or precincts of historic cultural heritage significance;
- the effect of the use, location, bulk, form and appearance of the proposed project on the values of places or precincts of historic cultural heritage significance;
- what measures, if any, are proposed to avoid or ameliorate any adverse effects; and
- whether the proposed project will result in any heritage conservation benefits that might offset any adverse effects.

³ Section 5.3 is not concerned with Aboriginal cultural values and heritage. Those things are the subject of sections 5.1 and 5.2.

5.3.3 In preparing the reports, without limiting the scope, specific consideration is to be given to all places and precincts of historic cultural heritage significance as well as cultural landscape precincts and local historic landscape precincts listed or provisionally listed in the Tasmanian Heritage Register, Sullivans Cove Planning Scheme 1997, Hobart Interim Planning Scheme 2015 and the draft Hobart Local Provisions Schedule that are:

- on the Macquarie Point site;
- on Evans Street or Hunter Street;
- on the Cenotaph and Regatta Grounds at 20 McVilly Drive;
- within or partly within 200m of the title boundaries of the project site;
- beyond 200m of the title boundaries of the project site where relevant; and
- relevant to the site in relation to the River Derwent.

5.3.4 The reports are to be informed by:

- the Burra Charter and associated Practice Notes;
- Tasmanian Heritage Council Practice Note 1B - Preparation of Heritage Impact Statements;
- Tasmanian Heritage Council Works Guidelines for Historic Heritage Places; and
- where relevant, the Queens Domain Cultural Heritage Management Plan 2002.

5.3.5 Without limiting the content of the reports, the following information is to be provided:

- plans, graphics and photographs demonstrating the historical timeline of the project site and broader area;
- a list and plans detailing the location of all places listed under the Tasmanian Heritage Register, Sullivans Cove Planning Scheme 1997, Hobart Interim Planning Scheme 2015 and draft Hobart Local Provisions Schedule on the project site and adjacent area;
- elevation plans and visualisations of the proposed development that clearly show the impact and effect of the proposal on each identified place and precinct of historic cultural heritage significance, from a range of relevant locations;
- the methodology used for visualisations is to be described and is to be informed by the New Zealand Institute of Landscape Architects Best Practice Guide 10.2, Visual Simulations, 2010, or an equivalent professionally developed and adopted set of guidelines;
- where relevant, Heritage Impact Assessments or Conservation Management Plans; and
- details of any proposed disturbance, relocation or demolition relating to places of historic cultural heritage significance, including:
 - whether the works are approved as part of any conservation plan;
 - how affected elements will be recorded;
 - any proposed reuse or storage of materials; and
 - detailed justification for the works.

5.4 Historic archaeology⁴

5.4.1 The reports are to describe the historic archaeological potential and significance of the project site and assess the likely effect of the proposed project.

5.4.2 The reports are to assess:

⁴ Section 5.4 is not concerned with Aboriginal cultural values and heritage. Those things are the subject of sections 5.1 and 5.2.

- what is significant about the project site in terms of historic archaeological values and whether some parts are more significant than others;
- the likelihood of the proposed project resulting in the removal or destruction of items of historic archaeological significance and how this may affect the historic archaeological significance of the project site; and
- what measures, if any, are proposed to avoid or ameliorate any likely adverse effects on the historic archaeological significance of the project site.

5.4.3 In preparing the reports, without limiting the scope, specific consideration is to be given to all identified archaeological assets, features or places of historic archaeological potential identified on the project site in:

- the Sullivans Cove Planning Scheme 1997;
- the Tasmanian Heritage Register;
- the Hobart Interim Planning Scheme 2015; and
- the draft Hobart Local Provisions Schedule.

5.4.4 The reports are to be informed by:

- Tasmanian Heritage Council Practice Note 2 - Managing Historical Archaeological Significance in the Works Process; and
- Tasmanian Heritage Council Guidelines for Historical Archaeological Research Projects on Registered Places.

5.4.5 Without limiting the content of the reports, the following information is to be provided:

- investigation of documentary evidence pertinent to the project site;
- a sampling program which includes timing and method of sampling and procedures followed where items of archaeological value are discovered;
- a statement of archaeological potential and distribution on the project site;
- plans showing the location of all archaeological assets, features or places of archaeological potential, including those identified in the Tasmanian Heritage Register, Sullivans Cove Planning Scheme 1997, Hobart Interim Planning Scheme 2015 and draft Hobart Local Provisions Schedule;
- evidence that adequate archaeological reconnaissance and site sampling will be undertaken prior to the carrying out of works;
- details of how items of archaeological significance will be reasonably protected during the design and carrying out of works; and
- details of 'watching brief' procedures to be implemented during the completion of works.

6.0 Movement

6.1 Travel scenarios and management options

6.1.1 The reports are to provide a transport assessment that provides evidence and information on a range of potential travel demand scenarios and travel demand management measures to be implemented and extended/adapted over time to achieve acceptable outcomes for stadium users and the broader transport/movement network.

The purpose of the transport assessment is to provide information on the range of strategies and measures that may be required under different demand scenarios to:

- enable visitors and Tasmanians using the stadium to have an easy, safe, amenable, reliable and convenient door to door travel experience;

- support and encourage active transport;
- minimise the risk of local and regional traffic disturbance before, during and after events; and
- manage to an acceptable level any adverse effects to local businesses and residents from traffic, crowds and parking.

6.1.2 The reports are to provide an overall framework supported by suitable models and assessment methods that:

- enable a range of possible travel demand scenarios to be understood from the perspective of the users and the overall transport network;
- enable assessment of the effectiveness of a range of possible solutions including capacity creation, network management and behavioural change;
- underpin a proposed suite of travel demand measures that can be implemented prior to the stadium commencing operation, as well as extended and adapted over the life of the stadium;
- achieve acceptable public safety outcomes for users of the stadium and all other transport network users; and
- are informed by consideration of relevant transport plans and strategies, at a local and regional level, identified in section 2, including Keeping Hobart Moving - Transport Solutions for Our Future (draft) State of Tasmania Oct 2023 and The Greater Hobart Cycle Plan.

6.1.3 In preparing the reports, specific consideration is to be given to:

- modelling and assessing a range of transport planning scenarios including:
 - a high proportion of users travelling to the stadium by car from outer ring areas of greater Hobart and other regions;
 - a high proportion/P10 use of private cars to travel to the stadium/locality/area; and
 - a high proportion/P10 pedestrian movement between the stadium and the Princes Wharf 1/Salamanca Place area;
- travel demand preferences related to local weather events, the time of day/night events are being held, the age profile of event spectators;
- the range of uses and activities proposed, which may include major events at different scales, conferences, exhibitions as well as daily activities;
- the higher and lower levels of confidence associated with anticipated mode share changes resulting from travel demand measures;
- assessing travel preferences, management measures and outcomes from a:
 - whole of Hobart's inner/waterfront precinct perspective; and
 - whole of local/regional transport network perspective;
- providing an acceptable level of resilience in the transport network across transport services to enable atypical travel/movement circumstances to be managed;
- establishing systems that enable travel outcomes to be monitored and evaluated over the lifetime of the stadium and for travel demand measures to be adapted and extend overtime; and
- where the proposed use includes the potential for events to be held during or overlapping with peak weekday/weekend travel patterns, the options and strategies are to assess this period as a base scenario.

6.2 Traffic, freight and transport routes

6.2.1 The reports are to discuss how the use of the stadium relates to and affects:

- the land transport task and function of roads in the locality and broader area as well as the operation of the Port of Hobart;
 - the current and estimated (with/without the proposed project) traffic volumes and levels of services of roads in the area and specifically the risk of and timeframes associated with periods of saturation and congestion; and
 - periods of congestion/saturation on roads in the locality of the stadium as well as the broader road network effects.
- 6.2.2 The reports are to assess the road network changes/improvements and the other management interventions required to maintain the function, level of service and safety of major roads and the broader network.
- 6.2.3 In preparing the reports, specific consideration is to be given to:
- estimated changes in traffic volumes and characteristics over the operating life of the stadium;
 - continued access to the Port of Hobart via Evans Street and any new proposed freight access route;
 - the heavy vehicle volume and types associated with transport to/from the Port of Hobart and any effect vehicles accessing the Tasman Highway or Brooker Highway has for congestion and the risk of crashes;
 - the proposed and likely timeframes associated with events at the stadium and how the transport task associated with these timeframes relates to current and forecast traffic on the road network;
 - the traffic characteristics and specific events that currently, or are forecast to, lead to low level of service on the road network and how this relates to the transport tasks scenarios or traffic related events during use of the stadium;
 - the potential for and effects of traffic congestion resulting from use of the stadium on the provision of emergency services in Hobart area; and
 - the history of vehicle crashes in the locality and the need to avoid and otherwise minimise the number and severity of crashes, where possible.
- 6.2.4 The reports are to provide plans, maps and graphs that show:
- the function and characteristics of the land transport network both generally and during periods of low level of service, and how these characteristics change under a range of transport scenarios or traffic related risks associated with the stadium;
 - the characteristics of the land transport freight task and proposed network associated with the Port of Hobart and how these changes affect the broader network;
 - the land transport task and characteristics associated with proposed mass transit services and how this may affect the broader transport network; and
 - the location and type of proposed road network change/improvement and management interventions.
- 6.3 Access: mass/public transport, car use and parking
- 6.3.1 The reports are to discuss and provide information on issues, effects and user preferences associated with people choosing to use mass/public transport rather than cars (private cars/ride share) to travel to the stadium/locality for events. Based on this, the reports are to provide evidence based strategies for:
- achieving a planned mass/public transport versus car mode share; and

- managing the provision and use of car parking in the broader area to achieve transport outcomes.

6.3.2 The reports are to provide an assessment of the issues and options associated with people accessing the stadium/locality and outline:

- the maximum extent, location and design of mass/public transport services and infrastructure (including park and ride) required to achieve planned usage levels with a high degree of confidence;
- strategies to achieve the majority of people accessing the stadium/locality by mass/public transport services;
- strategies to manage the capacity and use of metered, multistorey, off-street and on-street car parking and how this will be managed around events; and
- strategies for the provision of drop off/pick up areas generally, and arrangements and infrastructure for people with specific access needs.

Where the proposed use includes the potential for events to be held during or overlapping with peak weekday/weekend travel patterns, the options and strategies are to assess this period as a base scenario.

6.3.3 In preparing the reports, specific consideration is to be given to:

- the alignment of public/mass transport and parking strategies with the information and outcomes of related travel demand management and transport assessment processes;
- the need to ensure plans and redesign for mass/public transport fit with the need to provide pedestrians with safe, amenable, convenient pathways and platforms;
- the capacity of the existing mass/public transport system; and
- the capacity for plans and strategies for mass/public transport movement to be altered or extended based on experience and evaluation.

6.3.4 The reports are to provide maps, plans and graphics that describe and show:

- the home catchments, key transport routes, modes and vehicle numbers associated with people travelling to/from the stadium/locality;
- the mass/public transport (coaches, buses, ferries) fleet, capacity and key routes during peak movement periods;
- the potential and planned capacity for car parking (metered, multi-storey, off-street and on-street) to be used around event periods within a 30 minute walking distance of the stadium; and
- the detailed design of:
 - mass/public transport infrastructure to be used during peak periods; and
 - infrastructure/arrangements for general drop off/pick up locations and for people with specific access needs.

6.4 Pedestrian/cycling movement

6.4.1 The reports are to discuss the characteristics of the use of the stadium and associated pedestrian, cycling and other non-motorised movement. The reports are to discuss and present information on the origins/destinations, paths, volumes and networks associated with pedestrian and cycle movement. The associated planning, infrastructure provision and management issues are to be discussed, with consideration given to how these issues change depending on factors such as time of day, prevailing weather conditions and the age and composition of users.

6.4.2 The reports are to assess:

- the physical connections and improvements and management arrangements with surrounding land and road owners, required for pedestrians and cyclists to have safe, visible, amenable, direct and convenient routes when moving to and from the stadium and surrounding area;
- the pedestrian network and standing/queuing area requirements associated with peak use of mass transport services;
- a range of pedestrian movement scenarios including the peak movement of people to initial destinations in the Salamanca and central city areas;
- the level of security of proposed bicycle parking infrastructure and number of bicycle bays to be accommodated; and
- pedestrian/cycle conflict and crash risks and interventions.

6.4.3 In preparing the reports, specific consideration is to be given to:

- maintaining the function and traffic flow of major arterial roads in the area during periods of high pedestrian use;
- the need for plans and management of pedestrian networks to where possible avoid and otherwise minimise the likelihood of near misses or crashes between vehicles and pedestrians/cyclists, and to minimise pedestrian/cyclist conflicts;
- any effect periods of high pedestrian use have on operation of wharf and port activities, tourist activities, parking and cycle paths in and around Sullivans Cove;
- a range of potential techniques to manage flow, volume and direction of pedestrian movement before and after events;
- the integration of pedestrian and cycling routes within the landscape and built form proposal;
- the potential for risky/antisocial behaviour before and after events and the effect this has on movement and safety;
- whether there is an opportunity to create a pedestrian route between Evans and Hunter Streets on Crown land used by the University of Tasmania; and
- physical restrictions and pinch/congestion points such as pedestrians waiting to cross at controlled intersections and the shared pedestrian and cycleway on Davey Street/Tasman Highway.

6.4.4 Without limiting the content of the reports, the reports are to provide plans, maps and graphs that show:

- peak pedestrian movement networks, origins/destinations, preferred desire lines, volumes, level of service/comfort and congestion/risk locations;
- linkages between existing and proposed infrastructure;
- proposed infrastructure improvements and management interventions; and
- volumes and timeframes associated with peak pedestrian activity in the area.

7.0 Activity and land use

7.0.1 The reports are to discuss, describe and provide information on:

- the range of uses and activities for which approval is sought, as well as any limitation that is proposed on the use of the stadium;
- the proposed management and programming regimes associated with the proposed uses;
- how the proposed use and development of the stadium relates to current or potential future uses of sites and places in the locality of the stadium; and

- any restriction on the capacity of the stadium to host events arising from existing or potential future use of sites and places in the locality.

7.0.2 The reports are to assess:

- how the maximum level of proposed use of the stadium and the development of the stadium may affect current and potential future use of sites and places in the locality;
- the potential for land use conflicts between existing activities in the locality and the operation of the stadium as well as measures that may be taken to avoid or minimise the likelihood of conflicts; and
- the potential for current or future use of sites and places to restrict the capacity of the stadium to host major events.

7.0.3 In preparing the reports, specific consideration is to be given to:

- the current and future potential use of the cenotaph area for remembrance, commemorative or other activities;
- current and future use of TasPorts' Hobart Port operations, including port and wharf activities at Macquarie Point, the port control tower, the movement of passengers to and from cruise ships, and shipping/berthing facilities at the docks and piers off Franklin Wharf;
- the current and future use of the Macquarie Point wastewater treatment plant and the Domain slipyards;
- allowable use of sites in the locality under applicable planning schemes;
- the potential for land use conflicts between the proposed operation of the stadium and existing activities in the locality resulting from:
 - car parking demand;
 - noise and vibration affecting noise sensitive uses (this term is to be defined in the glossary);
 - pedestrian movement and crowd behaviour; and
 - changes to traffic patterns such as alterations to traffic routes or periods of congestion;
- where potential land use conflicts are identified, actions that may be taken to avoid or minimise the likelihood or consequence of any adverse effect;
- how temporary or significant changes in pedestrian movement, demand for parking or the closure/restricted use of roads/public places may affect current and future uses in the locality;
- the level and characteristics of use of the stadium by Tasmanians and visitors outside of major events; and
- how the design of the proposed development will facilitate effective relationships between the proposed activities and uses.

8.0 Environmental quality and hazards

8.1 Wind effects

8.1.1 The reports are to describe the existing wind conditions of the project site and analyse the effects of the proposed project on the patterns of air movement and pressure, including, but not limited to:

- downwards-deflection (downdraft);
- upwards-deflection causing high wind speed and pressure effects;

- flow through narrow spaces between buildings (Venturi effect) causing high wind speed and high turbulence (wind tunnels);
- low velocity eddies on the downwind side of the proposed stadium building;
- counter-current effects (reversed or cross-wind direction); and
- consideration of the cumulative impact, taking into account the effects of surrounding development.

8.1.2 The reports are to analyse the effects of any impacts of the wind on the comfort experience and safety of the public, including pedestrians, cyclists, and people using open spaces, and any measures to minimise or manage wind effects.

8.1.3 The reports are to review and detail appropriate wind assessment methodology, standards and acceptable limits. Where relevant, the choice of a particular methodology over alternative methodologies is to be explained. Assessment of impacts and effects is to include information on the significance and duration of the impact. Assumptions and judgements are to be stated clearly and the nature and magnitude of uncertainties are to be clearly defined.

8.2 Overshadowing

8.2.1 The reports are to describe the existing solar access of the project site and adjacent area and analyse the effects of shadow impacts from the proposed project, including:

- overshadowing of public open space;
- overshadowing of roads, access ways, footpaths and open areas;
- overshadowing of other buildings, private open space, and windows;
- cumulative impact of overshadowing from the proposed project and surrounding development;
- the effects on occupants of other buildings (including heating and cooling requirements of a building and impacts on existing solar panels);
- the effects on the public and the usage and amenity of surrounding open spaces, including the total sun hours for affected public spaces at the Winter and Summer solstices and Spring Equinox; and
- the effect on existing and proposed vegetation.

8.2.2 Without limiting the content of the reports, the reports are to include shadow diagrams that:

- are drawn to scale;
- clearly show location and orientation;
- show the solar position and angle;
- show the impacts of the proposed project at minimum at 9 am, 12 noon and 3 pm on the Winter and Summer solstices and Spring Equinox; and
- separately show the cumulative impacts of the proposed project and adjacent development at minimum at 9 am, 12 noon and 3 pm on the Winter and Summer solstices and Spring Equinox.

8.2.3 The reports are to describe any measures to minimise negative overshadowing effects.

8.3 Light

8.3.1 The reports are to describe the existing light conditions of the project site and the vicinity. The reports are to describe all sources and integration of proposed lighting and its use during different activities, including during events and outside of events. The reports are to evaluate the potential for adverse effects arising from lighting, including the cumulative impact, taking into account surrounding sources of lighting. The reports are to consider the nature of adjacent use and

development potentially adversely impacted from lighting on the site, and whether there are any potential effects on fauna or on traffic safety. If necessary, the reports are to outline control measures to prevent light spill.

- 8.3.2 The reports are to review and detail appropriate light spill assessment methodology, standards and acceptable limits. Where relevant, the choice of a particular methodology over alternative methodologies is to be explained. Assessment of impacts and effects are to include information on the significance, duration and timing of the impact. Assumptions and judgements are to be stated clearly and the nature and magnitude of uncertainties are to be clearly defined.

8.4 Noise and vibration

- 8.4.1 The reports are to describe the existing noise and vibration conditions of the project site and vicinity. The reports are to describe all sources of noise and vibration that can be reasonably identified 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:

- the maximum potential impact (maximum capacity and maximum sound amplification) for each proposed or possible type of event;
- noise and vibration generated by the operation of the proposed development outside of event times, including mechanical plant, loading and waste collection;
- noise and vibration generated by crowds arriving at and departing from the venue;
- noise and vibration generated by any entertainment provided outside the venue;
- noise levels estimated at the boundary of land owned or controlled by the Proponent and at the curtilage of noise-sensitive uses in the locality;
- how and where noise and vibrations are likely to travel, based on contour predictions;
- the nature of the noise and its potential to cause nuisance (tonal components, impulsive or intermittent noise, etc.);
- time of day (day, evening and night) and day of the week;
- meteorological conditions, including normal and 'worst case' conditions and the expected frequency of 'worst case' conditions;
- the nature of noise-sensitive uses that may be affected by noise and vibration;
- the proximity of current, proposed or potential noise-sensitive uses;
- impacts and effects on fauna;
- cumulative impacts, taking into account surrounding sources of noise and vibration; and
- comparison between the predicted emission levels with existing noise and vibration levels.

- 8.4.2 The reports are to review and detail appropriate noise and vibration assessment methodology, standards and acceptable limits. Where relevant, the choice of a particular methodology over alternative methodologies is to be explained. Assessment of impacts and effects is to include information on the significance and duration of the impact. Assumptions and judgements are to be stated clearly and the nature and magnitude of uncertainties are to be clearly defined.

- 8.4.3 The potential for emissions to cause nuisance is to be assessed, taking into account:

- changes in noise frequencies and tonal components;
- increases in ambient noise levels;
- the time varying nature of emissions (e.g. impulsive or intermittent noise); and
- the temporal span of the noise emissions and its effects on nearby uses.

8.4.4 The reports are to describe any measures to limit and control noise and vibration to an acceptable level.

8.5 Water quality and water management

8.5.1 The reports are to identify and describe the potential effects of the design and operation of the proposed project on site and surrounding hydrology, water quality and stormwater drainage. The reports are to describe management strategies for:

- water/stormwater treatment;
- water/stormwater management; and
- environmental impacts, including but not limited to:
 - impacts and effects on flora and fauna within the Derwent Estuary; and
 - risks associated with disturbance and re-suspension of sediments within the Derwent Estuary.

8.5.2 In preparing the reports specific consideration is to be given to:

- the site and surrounding hydrology and ecology, including as a catchment;
- the receiving environment including all relevant Protected Environmental Values;
- liquid emissions that could emanate from the stadium including from turf hydration, cleaning and stormwater;
- proposed waste water/stormwater retention, treatment systems, reuse, and the quality of water reused or discharged from these systems; and
- the proposed stormwater management system, including during foreseeable heavy rainfall events, the potential for pollutants to be entrained in stormwater and drainage control measures.

8.5.3 The reports are to provide details and a map(s) depicting:

- the proposed wastewater treatment and/or discharge locations;
- preferential flow of stormwater arising from rainfall on the project site; and
- the location, detail and integration of stormwater collection, treatment and reuse system, including through Water Sensitive Urban Design.

8.6 Solid waste and hazardous material management

8.6.1 The reports are to identify the sources, nature and quantities of all solid wastes likely to be generated as well as any hazardous or controlled wastes that will be collected and disposed of separately from wastewater streams, and describe the management of these waste materials. The methods of use, storage, treatment or disposal of each type of waste are to be described.

8.6.2 The reports are to review and evaluate the potential for human health to be affected by wastes from the proposed project, including during handling, transport, or as a result of disposal. The reports are to describe any measures required to adequately mitigate or manage any identified human health impacts.

8.6.3 The reports are to describe any measures taken to avoid or minimise the amount of waste which must be disposed of.

8.7 Environmental hazards

8.7.1 The reports are to identify and describe any environmental hazards within or adjacent to the project site, including but not limited to:

- overland flooding;
- groundwater fluctuations related to buried segments of Hobart Rivulet;

- acid sulfate soils;
- landslip;
- ground subsidence;
- liquefaction;
- coastal inundation; and
- contaminated land.

8.7.2 If any hazards are identified, the reports are to describe any potential effects on the project site, any potential effects on public health and any measures to manage risks. The reports are to detail any emergency management requirements and responses relating to environmental hazards, considering the proposed use.

8.7.3 The reports are to analyse the environmental effects and benefits and the feasibility of any method proposed to remediate any contaminated land within or adjacent to the project site, and compare against alternative methods.

8.7.4 If relevant, the reports are to review and detail appropriate assessment methodology, standards and tolerable levels of risk. Where relevant, the choice of a particular methodology over alternative methodologies is to be explained. Assumptions and judgements are to be stated clearly and the nature and magnitude of uncertainties are to be clearly defined.

8.8 Climate change

The reports are to assess climate risk and vulnerability and analyse the potential effects of climate change and sea level rise implications from a risk management perspective, including adaptive management strategies.

Without limiting the scope of the reports, the reports are to include relevant modelling of sea level rise predictions that:

- is based on the latest available climate projections data;
- incorporates 'worst case' storm surge and sea level rise scenarios;
- addresses impacts across time, extending to the expected life of the proposed project; and
- clearly states assumptions, judgements and the nature and magnitude of uncertainties.

The analysis is to include an outline of any compounding or cascading effects the proposed project may have on the adjacent area and infrastructure occurring as a result of sea level rise, extreme weather events or other climate-related shocks.

9.0 Other planning matters

9.1 Signs

9.1.1 The reports are to provide details on any proposed advertising, information (including identification) and wayfinding signs, and analyse the effects of impacts of the signage, including (but not limited to) consideration of the following:

- the individual and cumulative effect of the signs on buildings and the amenity of the area, including consideration of:
 - visual disorder or clutter;
 - effects on buildings to which the signs are attached;
 - effects and means of attachment on any places of historic cultural heritage significance and Aboriginal cultural heritage significance; and
 - the likely impact of the size of the sign, considering the size of the premises on which it is to be displayed and the scale of surrounding buildings;

- the cumulative effect of the signs on other existing or approved signs;
- the effect of the signs on the safety and security of premises in the area;
- the effect of the signs on the appearance, efficiency and safety of a road, waterway or other public way, having particular regard to the sign's colour, brightness and location; and
- the effect of the signs on pedestrian movement and safety.

9.1.2 Without limiting the contents of the reports, the following information is to be provided:

- a Wayfinding and Signage Strategy, including consideration of how any information or wayfinding signage integrates with existing signage schemes and treatments, and the proposal as a whole;
- details on and plans showing the location, dimensions and methods of attachment of all proposed signs;
- indicative graphic content of the sign or a graphics concept showing colours, finishes, materials, lettering style and logos;
- method of lighting (if applicable);
- details on whether the signs are permanent or temporary, and their integration with built form and landscape design;
- whether and how frequently the messaging/graphics of the signs will change; and
- an assessment of the signs under the provisions of Schedule 4 of the Sullivans Cove Planning Scheme 1997.

9.2 Construction management

9.2.1 The reports are to provide full details on the timeframe and staging for construction. The reports are to discuss and assess the potential effects of construction activities on the environment, surrounding land uses and infrastructure.

9.2.2 The reports are to outline:

- the stages and periods of construction;
- daily working timeframes for different elements of the construction process;
- transport routes and access points for heavy and light vehicles;
- location of areas for storage, on-site manufacturing or temporary offices;
- potential adverse environmental effects;
- potential adverse effects from construction noise;
- potential adverse effects from dust;
- the results of soil contamination and acid sulfate soil analysis and description of any proposed disturbance;
- the proposed construction stormwater management approach and mitigation strategies for the potential for release of entrained sediment and contaminants from construction activities to the Derwent Estuary; and
- the expected overall and daily quantities of materials and movement of heavy and light vehicles.

9.2.3 The reports are to outline strategies that address significant effects and demonstrate that construction is able to occur:

- within acceptable environmental limits; and

- in a manner that avoids significant adverse effects to surrounding land uses and infrastructure.

9.3 Utility services

The reports are to discuss, assess and demonstrate that:

- the activity can occur within the capacity of existing utility services (electricity, gas, water, stormwater, sewerage);
- where relevant, the required augmentation of utility services is viable and supported by asset managers; and
- where the development directly impacts on existing utility services, assets are able to be relocated or modified in an acceptable manner.

9.4 Emergency management and incident response

9.4.1 The reports are to describe and provide information on:

- the overall design of emergency exit routes and spaces that enable spectators to move to temporary and permanent safe areas within an acceptable time period;
- how the design of stadium enables emergency services to access all areas of the stadium from the public road network; and
- the criteria and process to be followed to ensure the design and management of evacuation procedures and access for emergency services is undertaken in an acceptable manner.

9.4.2 In preparing the reports consideration will be given to the assessment and information provided as part of section 6.0 Movement. Specifically the reports are to demonstrate how evacuation procedures and management of people movement is undertaken to maintain the transport and traffic flow function of the major road network.

9.4.3 The reports are to provide maps and plans that show the design and management of roads, routes, pathways and spaces, external to the stadium building to achieve acceptable outcomes for emergency evacuation and emergency services access.

Glossary

In these guidelines the following terms have the meaning ascribed (unless the context otherwise requires):

Aboriginal Heritage: Means any site, object or place that bears signs of the activities of the original inhabitants of Australia or their descendants. This includes, but is not limited to, any artefact, painting, carving, engravings, arrangement of stones, midden, modified landscape, and human remains within the site. Refer to the *Aboriginal Heritage Act 1975* for the full definition.

adjacent area: means land that is near to, including adjoining, the project site.

amphitheatre: means the layering of rising ground from waterplane to kunanyi/Mount Wellington and the Wellington ranges, climbing away from the earlier rivulet outfalls as the low point into Sullivans Cove, incorporating adjacent hills and ridges, especially to the west and north-west, and also flanked by two distinct headlands (Queens Domain and Battery Point).

broader area: land beyond the adjacent area or locality that is relevant to the issue being considered.

Cenotaph: means the Hobart War Memorial and includes structures, works and surrounding land associated with the memorial including:

- the obelisk, base and surrounding paved area;
- Anzac Parade; and
- the land and vegetation generally between the Tasman Highway, the escarpment rock face and Regatta Pavilion.

congestion/saturation: Under the Austroads framework for assessing the performance of a transport network there are six Levels of Service (LOS), designated A for best operating condition through to F for the worst. Congestion and saturation refer to Levels of Service E and F respectively.

Cost Benefit Analysis and Computable General Equilibrium modelling - outline: Cost Benefit Analysis (CBA) is an economic assessment technique that enables a systematic evaluation of all gains and losses associated with a proposal. A CBA will convert the gains and losses from a proposal into a dollar value and compare outcomes with at least a base case or 'business as usual' alternative.

CBA is often used by governments to understand the significance of non-market social, cultural or environmental effects in addition to the direct market based or financial effects when considering the merits of an infrastructure project.

Computable General Equilibrium (CGE) models are large numerical models which combine economic theory with real economic data to derive computationally the effects of major project or policy in the economy.

CGE models can model how agents (consumers/producers/providers) within an economy at a state/regional or national level will react to a change. CGE models used to generate economy wide information on the result of significant change to effects to production, employment or income.

As with CBA, the CGE models estimate the consequences of significant changes to the economy by comparing outcomes with or without the project or policy.

Cove floor: the concept of the flat fill surface of Sullivans Cove such as wharves, docks and associated areas, including Macquarie Point, having a recognisable identity contained by the built form (Cove wall) and topography.

crowding out: refers to a process where an increase in government spending leads to a fall in private sector spending.

downwards-deflection: means downdraft

ground conditions: the geology, hydrology, soil condition and any contamination of the ground.

Hobart Port: means the buildings and areas operated by the Tasmanian Ports Corporation Pty Ltd for port, shipping and related purposes. Areas include the Domain Slipways, Huon Quays, Macquarie Wharf, Princes Wharf and the docks, piers and other facilities off Franklin Wharf.

Locality: intermediary place between 'adjacent area' and 'broader area', which is directly related to the relevant issue being considered.

Macquarie Point site: means the land included with the definition of a *site* under the *Macquarie Point Development Corporation Act 2012*

microclimate: the climatic conditions measured in the localised area, including temperature, light, wind speed and moisture.

mosaic: an assembly of a series of aerial photographs put together in such a way that the detail of one photograph matches the detail of all adjacent photographs.

noise-sensitive uses: land uses potentially particularly affected by noise. Including, but not limited to:

- residential uses;
- schools, educational institutions and childcare centres;
- hospitals;
- places of worship;
- passive recreation areas, such as outdoor grounds used for teaching;
- active recreation areas such as parks and sports grounds;
- culturally or historically significant open spaces, such as the Cenotaph surrounds;
- sensitive commercial uses, such as film, television and radio studios, concert halls and conference facilities;
- research facilities;
- temporary accommodation such as visitor accommodation or crisis accommodation; and
- certain industrial premises, such as those that house noise sensitive processes.

P 10: means there is at least a 10% probability that the number is equal to or exceeds the estimate.

project site: means the land on which any use or development is proposed (including any associated use or development), whether privately or publicly owned. If any such land is only part of the land comprised in any title, then the whole of that land is included.

proposed project: means all use and development related to the project including any associated or incidental use and development.

Public land: means land owned or vested in the Crown, the City of Hobart, the Macquarie Point Development Corporation, the Tasmanian Ports Corporation Pty Ltd and the Tasmanian Water and Sewerage Corporation Pty Ltd.

streetscape: means the visual quality of a street depicted by road width, street planting, characteristics and features, public utilities constructed within the road reserve, the setback of buildings and structures from the property boundaries, the quality, scale, bulk and design of buildings and structures fronting the road reserve.

TasPorts: means the Tasmanian Ports Corporation Pty Ltd trading as TasPorts.

TasWater: means the Tasmanian Water and Sewerage Corporation Pty Ltd trading as TasWater.

The stadium: means the multipurpose stadium proposed to be constructed as part of the proposed project.

townscape: Landscapes include natural, rural and urban areas and land, water structures and works in these areas. Townscape means the landscape within built-up areas, including the buildings, the relationship between them, the different types of urban spaces including green or water based places, and the relationship between built form and urban spaces.

urban morphology: means the study of the form of cities. It includes:

- the physical shape and structure of cities; and
- the agents and processes that are responsible for creating and transforming cities.

Vehicle: means car, truck, bus, and any mechanically or electrically propelled device designed to carry any person(s)

wall of the Cove: the concept of a defined continuous built wall edge comprised of a number of building facades, which loosely marks the edge of the original shoreline against the flat fill surface of Sullivans Cove. The strongest expression of the wall of the Cove is at Salamanca Place and Hunter Street.

Appendices

- A. Ministerial Direction
- B. Project of State significance flowchart
- C. Objectives set out in Schedule 1 of the *State Policies and Projects Act 1993*
- D. Relevant State Policies

Appendix A - Ministerial Direction

STATE POLICIES AND PROJECTS ACT 1993 **Section 20**

Ministerial Direction to the Tasmanian Planning Commission in relation to the Macquarie Point Stadium and Entertainment project

I, Jeremy Page Rockliff, Premier and Minister administering the *State Policies and Projects Act 1993* ("the Act"), acting under section 20(1) of the Act, hereby direct the Tasmanian Planning Commission ("the Commission") to undertake an integrated assessment of the Macquarie Point Multipurpose Stadium project advanced by the Crown in Right of Tasmania ("the proponent"), which was declared by the Governor to be a project of State significance by an order made under section 18(2) of the Act on **16 October 2023** ("the project").

The Commission is required to comply with the following requirements in relation to this integrated assessment, subject to the terms of the Act -

1. The integrated assessment is to address the environmental, social, economic and community impacts of the project.
2. As part of the integrated assessment, the Commission is to specifically consider the extent to which the project:
 - is consistent with and supports the urban renewal of the Macquarie Point site (as defined in the *Macquarie Point Development Corporation Act 2012*) as provided for in the Mac Point Precinct Plan prepared by the Macquarie Point Development Corporation established under section 5 of that Act;
 - impacts on the surrounding area and uses; and
 - could generate social, economic, and cultural benefits to the region and the State of Tasmania.
3. Guidelines are to be prepared by the Commission, in accordance with section 20(2B) of the Act, within four months after receiving this direction. The Commission is to submit its report to the Minister under section 26(1) of the Act within twelve months following the submission, by the proponent, of reports addressing the integrated assessment guidelines, or such later day as the Minister may direct in writing.


PREMIER and MINISTER ADMINISTERING THE
STATE POLICIES AND PROJECTS ACT 1993

Date:

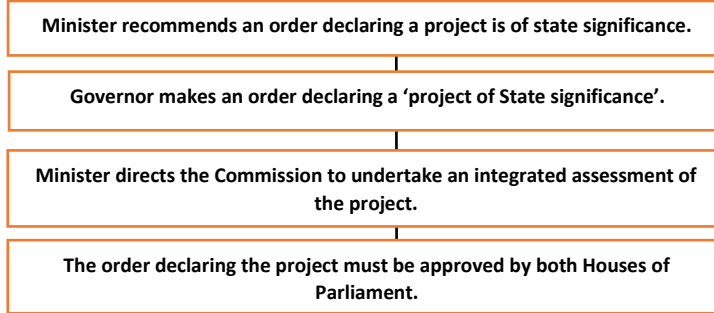
16/10/23

Appendix B - Project of State significance flowchart

TASMANIAN PLANNING COMMISSION

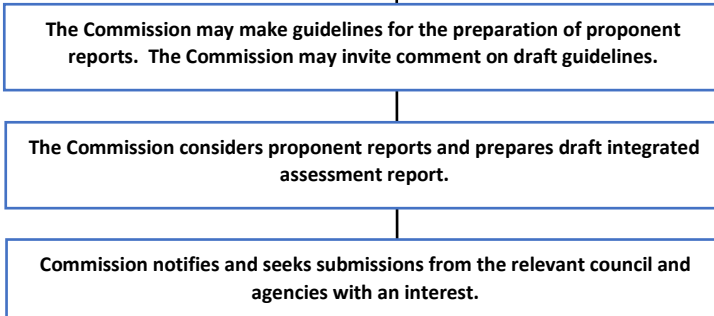
Assessment of projects of state significance Part 3, State Policies and Projects Act 1993

Declaration

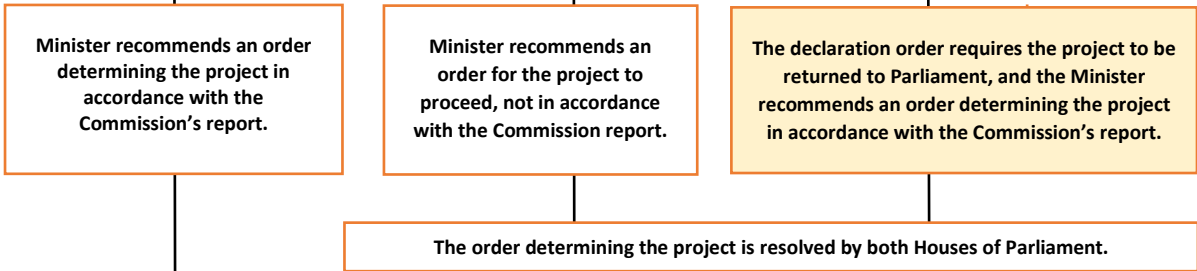
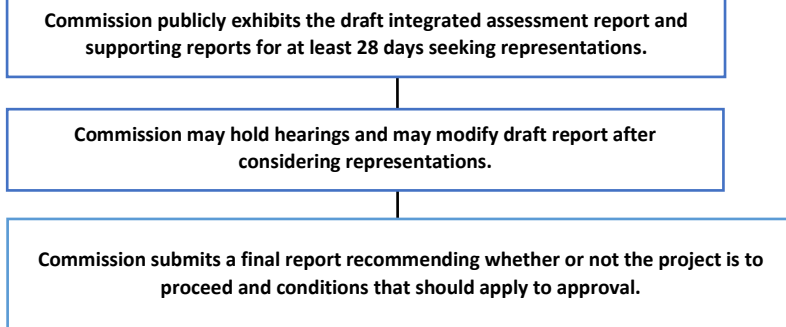


NOTE: This declaration order may include the requirement that an order determining the project is returned to Parliament.

Guidelines



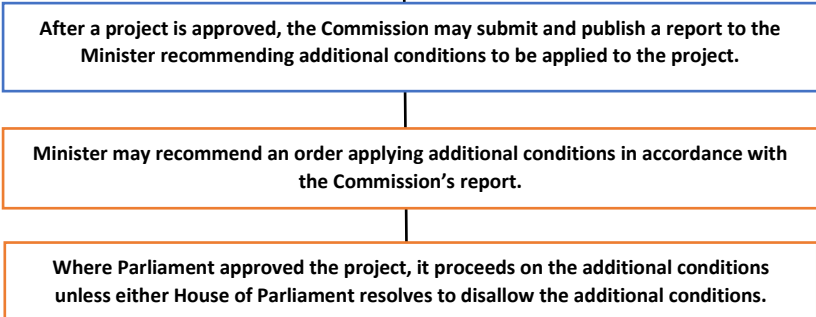
Exhibition



Decision



Additional conditions



Appendix C - Objectives set out in Schedule 1 of the *State Policies and Projects Act 1993*

Schedule 1 - Objectives of the Resource Management and Planning System of Tasmania

1. The objectives of the resource management and planning system of Tasmania are:
 - (a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and
 - (b) to provide for the fair, orderly and sustainable use and development of air, land and water; and
 - (c) to encourage public involvement in resource management and planning; and
 - (d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and
 - (e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.
2. In clause 1 (a), **sustainable development** means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well-being and for their health and safety while:
 - (a) sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and
 - (b) safeguarding the life-supporting capacity of air, water, soil and the ecosystems; and
 - (c) avoiding, remedying or mitigating any adverse effects of activities on the environment.

Appendix D - Relevant State Policies

State Policy on Water Quality Management 1997

https://www.dpac.tas.gov.au/_data/assets/pdf_file/0013/30622/state_policy_on_water_quality_management_1997.pdf

State Coastal Policy 1996

https://www.dpac.tas.gov.au/_data/assets/pdf_file/0010/11521/State_Coastal_Policy_1996.pdf

National Environment Protection (Assessment of Site Contamination) Measure 1999

<https://www.legislation.gov.au/Details/F2013C00288>