

IN THE TASMANIAN PLANNING COMMISSION

IN THE MATTER OF THE MACQUARIE POINT MULTIPURPOSE STADIUM ASSESSMENT UNDER THE *STATE POLICIES AND PROJECTS ACT 1999* (TAS)

SUBMISSIONS OF THE ENVIRONMENT PROTECTION AUTHORITY OF 1 July 2025

Introduction

1. The effect of s 19 of the *State Policies and Projects Act 1993* (Tas) (**SPP Act**) is to suspend the Environment Protection Authority's (**EPA's**) powers under the *Environmental Management and Pollution Control Act 1994* (Tas) (**EMPCA**) to assess the project. The role of assessor sits with the Commission. Of course, the Commission has notified the EPA as an agency with an interest in the project which is subject to the integrated assessment, under s 21(1) of the SPP Act.
2. The EPA considers that its 'interest' in the project for the purposes of s 21(1) of the SPP Act is its ongoing regulatory role under the EMPCA, *if* the project is approved. That is, the EPA does not consider that it presently has a statutory role to assess the project as it might in other contexts. It will have a role to regulate activities associated with the development of the project in the same way that it regulates any other activities in Tasmania which have the potential to cause environmental harm, environmental nuisance or pollution within the meaning of the EMPCA.
3. The EPA's ongoing regulatory role is therefore the focus of these submissions. In that regard, annexed to these submissions are proposed conditions for the project which the EPA considers are appropriate from its perspective as environmental regulator, should the Commission recommend that the project proceed on conditions under s 26 of the SPP Act. These conditions have been adapted from those which were prepared for the *Macquarie Point Planning Permit Bill 2025* (**Bill**). They include some limited – but important – amendments since their development for the Bill.
4. Given the nature of the project, the EPA envisions any relevant impacts on the environment are likely to occur during the construction phase of the project. It does not see itself as having an ongoing role in regulating the operation of stadia in Tasmania; that is the role of the relevant Council. Hence, the EPA sees itself as having an important role

in regulating the construction of the project, but not its ongoing operation. That has been its focus in formulating the annexed conditions.

Background

5. On 24 October 2024, the EPA gave to the Commission submissions in accordance with s 21(2) of the SPP Act setting out its views in relation to the project. In that submission, the EPA raised a number of concerns with the project, including:
 - a. the apparent lack of a development-specific environmental (contaminated land) auditor's 'site suitability statement';
 - b. whether the supporting technical and management reports sufficiently reflected the current development design; and
 - c. whether the reports of the proponent adequately addressed all aspects of the project interacting with the environment and the associated potential environmental risks and impacts, in particular the project's interaction with groundwater.
6. Since that submission, the design of the project has been refined further. The proponent has made available further reports which have allayed some of the EPA's concerns. Discussions have occurred in relation to the Bill. As part of that process, a comprehensive set of permit conditions were developed in consultation with the EPA. Schedule 5 to the proposed conditions include those which were specifically prepared by the EPA, designed to assist it in its regulatory role.
7. In light of those developments, the EPA provides the following comments on, and modifications to, its submission of 24 October 2024:
 - a. the EPA's submission with respect to **air quality** remains the same;
 - b. the EPA's submission with respect to **noise** remains the same. In particular, the EPA generally adopts the recommendations in 'Appendix F Construction Noise Management Plan Preparation' attached to 'Appendix LL Site Environmental Management Plan', subject to the qualifications made in its 24 October 2024 submission.

The EPA also agrees with the recommendations made by Dr Neil McKenzie¹ in his statement of evidence at [10.1(h)] to [10.1(k)] and [11.6], save that:

- i. it does not consider that noise needs a separate sub-plan in the proposed conditions at CN2 of Schedule 5 to the proposed conditions. The final sub-plan will speak for itself as part of a construction environmental management plan (**CEMP**); and
 - ii. for reasons which are set out in detail below, the EPA submits it must approve the CEMP alongside the Secretaries of the Departments of State Growth and Natural Resources and Environment. This approval will include approval of the final construction noise management plan; and
- c. with respect to the EPA's comments about **potentially contaminated material, water and groundwater**, the EPA is of the view that:
- i. the supplementary information provided by the proponent, and in particular the continued engagement of the environmental auditor, gives the EPA sufficient comfort that the issues concerning contaminated land and groundwater can be managed under the auditor's supervision. This observation is subject to the ongoing engagement of the environmental auditor in the manner contemplated by the proposed conditions annexed to these submissions;
 - ii. issues relating to contaminated groundwater can be adequately managed, subject to the correctness of the assumptions set out at paragraph 17, below, i.e., the carpark is shown to be above the highest seasonal groundwater level, or the design is 'tanked' to prevent ongoing contact with groundwater;
 - iii. issues relating to contaminated land and groundwater during construction can be adequately managed through adaptive conditions and management. In this regard, the EPA acknowledges that issues may arise during the construction of the project which are unforeseen at the planning and

¹ See Statement of Evidence of Dr Neil McKenzie dated 18 June 2025.

integrated assessment stage. It is of the view that a detailed CEMP incorporating an adaptive conditioning methodology can appropriately manage and respond to project risks, such as groundwater ingress, as they arise.

Concerns and assumptions

8. An ongoing concern for the EPA is that the plans for the project remain in a state of flux. To give a simple example: the proponent's submissions presented to the Commission on day one of the draft integrated assessment hearings refer to a '*central question*' being the '*disturbance, treatment and disposal of contaminated soils and groundwater during construction*' and whether this can be handled appropriately.² The questions are said to be addressed in a number of documents referred to at [338] to [340] of the proponent's submissions, including, most recently:
 - a. **Annexure E** to the RFI response submitted on 31 January 2025 – Supporting statement in relation to detailed design stage plans prepared by Zancon (27 January 2025);
 - b. **Annexure U** to the RFI response submitted on 31 January 2025 – Environmental Auditor Opinion – Remediation Approach prepared by Tetra Tech Coffey (30 January 2025); and
 - c. **Annexure B** to the RFI submitted on 14 February 2025 – Construction management plan comments – carpark construction and site dewatering management.
9. Annexure E is of little relevance to the contamination issues to hand.
10. Annexure U is a preliminary opinion of the environmental auditor, Mr David Lam, on the approach to the assessment and remediation of the land and groundwater at the site. At 4.1 of the opinion, Mr Lam notes that while the previous Macquarie Point precinct plan and his work in relation to that remains relevant, '*some elements of the specific design for the stadium and nearby basement carpark will need to be considered for specific risk issues that may apply*'. At 4.2, Mr Lam says that '*a proposed basement carpark is now*

² Proponent's submissions of 24 June 2025 at [337].

understood to be significantly deeper than the previously envisaged underground carpark’ and that ‘[t]he management of contaminated groundwater and vapour ingress therefore needs to be considered’. At 4.3, Mr Lam also says that ‘[t]he proposed basement carpark abutting the northeast edge of the stadium is understood to be likely to extend several metres below the water table’.

11. Mr Lam also noted that he was reviewing two documents prepared by AECOM, being a Site Remediation Strategy Update dated 17 June 2024 and a Site Environment Management Plan by AECOM dated 18 December 2024. The latter document does not appear to be before the Commission as it is not on its website. To the extent that an updated Site Environment Management Plan is to be relied upon, different to the ‘Annexure LL’ document referred to at paragraph 7.b., above, that should be disclosed by the proponent.

12. Annexure B is a letter from Zancon of 14 February 2025, which states that:

A preliminary review of proposed concept underground carpark drawings indicate basement level B2 to be at RL-3.3 with three (3) separate lift overruns and footings requiring excavation to RL -6.6, well below the water table... From review of the geotechnical reports, the water table appears to be at approximately RLL1.5 with building piles assumed to require drilling to a depth of 14m...

13. This observation is consistent with the ‘consolidated’ set of plans supplied to the Commission on 17 February 2025, which indicate that there are three levels to the basement carpark; the lowest having a finished floor level of -3.3 metres.³ This observation is also consistent with the design referred to in the witness statement of planner Neil Shephard of 29 June 2025.⁴
14. At the first day of the hearings before the Commission, Counsel for the proponent informed the Commission that the package of the plans that formed part of the proposal for the Bill have taken out a level of car parking, so that the finished floor level is above

³ See Cumulus Studio architectural drawings no. MPMS-CXC-DR-01-A12-0000 Rev P 2 (Annexure B, consolidated plans, no. 2, page 7).

⁴ See paragraphs [5.16] and [5.20].

the groundwater level. That was certainly the EPA's understanding in developing the proposed conditions associated with the Bill and in particular, those at Schedule 5.

15. On 30 June 2025, the proponent's architect informed the Commission that the finished floor level of the car park is RL 2.5 and that there is continuing design work to finalise whether it will be tanked or subject to some other method of groundwater management.
16. The statements by the proponent's Counsel and architect may be true, but the proponent's amended design is not reflected in the materials relied upon by the proponent at [338] to [340] of the proponent's submissions. Indeed, it seems that key features of the final design (such as tanking) have not been decided upon. This leaves the EPA with a degree of uncertainty about the plans for the development and in particular how it interacts with groundwater.

Assumptions

17. Given the level of uncertainty about some of the details of the design, this submission on the part of the EPA and the conditions which it recommends for the project are founded upon the following assumptions being correct (and the relevant circumstances existing):
 - (1) Remediation of the site will be conditioned to occur in-line with s 39F of the Macquarie Point Development Corporation Act 2012 (Tas). That is, an environmental auditor will be appointed (or Mr Lam will continue to work), with the approval and accreditation of the EPA. Section 39F of the MPDC Act is an important safeguard for the development of the site because Tasmania has no system for registering accredited environmental auditors as in other States and Territories.⁵ Section 39F has unfortunately been 'turned off' by s 19 of the SPP Act. Given the known levels of contamination at the site, this is an essential environmental safeguard which should not be dispensed with.
 - (2) It is assumed for the purposes of the proposed conditions that it is possible to remediate the site sufficiently to achieve a site suitability statement for the proposed development, which statement is to be given by the environmental

⁵ See second reading speech to the *Macquarie Point Development Corporation Amendment Bill 2015*, Hansard, House of Assembly, 29 October 2015, pp 26-27.

auditor prior to the commencement of construction. A site suitability statement may include conditions on which the development must proceed, in which case they must be incorporated and implemented.

(3) The enforcement provisions in Part 4 of the EMPCA will still apply, and to that end, if the Commission recommends the project to the Minister, the Commission will, under s 26 of the SPP Act:

- a. recommend to the Minister that the Schedule 5 conditions annexed to these submissions be imposed;
- b. specify that those conditions are those which would normally be imposed by the Board under ss 24(3) and 25(5) of the EMPCA, which the planning authority would be required to include in any permit which it grants (s 25(8), EMPCA); and
- c. specify that the EPA will be the agency responsible for the enforcement of these conditions (as it would under s 51B of the EMPCA).

The EPA sees itself as having an important role in regulating these conditions, including under s 51B of the EMPCA, which creates an offence for breach of a permit '*granted by a planning authority*'. The EPA understands that the proposed Schedule 5 conditions can be enforced by the EPA (or, more particularly, its Board, the Director and/or authorized officers) under Part 4 of the EMPCA because normally, such conditions would be imposed by the planning authority as a result of the operation of s 25(8) of the EMPCA. That is what ss 26(2) and 27(1) of the SPP Act intend to effect.

That said, the EPA also notes that the joint operation of ss 26 and 27 of the SPP Act and s 25(5), (8) and Part 4 of the EMPCA is complex. There is a legal question as to whether the conditions can be deemed to have been issued under subs 25(5) and (8) EMPCA (under s 27(1)(b) of the SPP Act), when in reality, such conditions would actually issue via a permit granted by a planning authority under the *Land Use Planning and Approvals Act 1993* (Tas). The Commission may wish to satisfy itself that the EPA can enforce the

permit conditions under the SPP Act before recommending the conditions to the Minister.

- (4) The project entails a car park which is either ‘tanked’ in design or which is above the highest seasonal groundwater level. These design details are yet to be confirmed. Architects and/or a civil works designer should be able to provide plans which plot the groundwater level of the site to show the interaction with the building at the highest seasonal groundwater level. Noting the observations above, these are matters which the proponent will need to confirm with the Commission.
- (5) The construction of the car park, even if above groundwater or ‘tanked’, will encounter groundwater which is possibly contaminated. However, it is envisioned that the environmental auditor’s conditions (if any) coupled with the CEMP will be able to control any disturbance to contaminated groundwater, if that eventuates.
- (6) The volumes of any contaminated soil and waste can be managed by the developer as part of the construction process. The EPA has not done its own independent assessment of this, but is of the view that this is for the developer to manage after liaising with the owners of the waste facilities which have the capacity to take contaminated materials.
- (7) Post-construction, operational noise will be regulated by the City of Hobart.

Proposed Conditions

- 18. As noted, the EPA has been involved with the development of proposed conditions for the project as part of the Bill process. Those conditions were not adapted to the integrated assessment under the SPP Act and require amendment if they are to be used in relation to this context. Accordingly, the EPA now proposes a number of amendments to those conditions which it sees as important to its ongoing role as regulator of environmental activities in Tasmania. While efforts have been made to update this document for the integrated assessment, in conducting its review of it, the EPA has focused on the general conditions and those in Schedule 5. Some consequential amendments may be required to other schedules (which concern other State agencies) to make them consistent with the SPP Act if the Commission is to use the proposed conditions as a template.

19. The proposed conditions, as amended and adapted to the integrated assessment, are annexed to these submissions. The proposed amendments are shown by strike-outs and underlining. By way of overview, these are the key features of those conditions, from the perspective of the EPA:

- a. The most important amendment is that the Director of the EPA⁶ is one of the persons who approves the CEMP created under C1 and CN2 in Schedule 5, alongside the Secretaries of the Departments of State Growth and Natural Resources and Environment.⁷ Under the draft prepared for the Bill, the operation of C1 and CN2 to Schedule 5 were inconsistent. Under the former, it was proposed that the CEMP be approved in ‘consultation’ with the EPA. However, under CN2, the Director had a key role in approving the CEMP.

It is the EPA’s view that the role of the Director in approving the CEMP is essential to ensure appropriate oversight of construction processes and procedures, particularly insofar as noise, contamination and groundwater are concerned. Director oversight is necessary to ensure that adaptive management of the development occurs under the CEMP, consistent with the EMPCA.

- b. For similar reasons, the EPA proposes that the Director is a person who approves the ‘Design Plans’, including for parking, under conditions B5 and B6, given the potential for the final design to impact on the environment, which may, in turn, affect the appropriate conditions for the CEMP.⁸ A minor amendment to B5(b)(iii) also calls for detailed written specifications containing the information necessary to complete the works. This is principally to address the EPA’s concerns with respect to incomplete aspects of the design and its interaction with groundwater.
- c. General condition A2 has been modified because the EPA is of the view that the permit should be read together as a whole. Schedules, which are more specific in content, should prevail over the general conditions where that is intended.

⁶ Being that person appointed under s 18 of the EMPCA as the Director.

⁷ This has resulted in proposed amendments to conditions C1 and Sch 8, in particular to make consistent with CN2.

⁸ This has resulted in proposed amendments to Sch 8.

- d. General condition A5 has been removed, because it is effectively a duplicate of Schedule 5, condition G1.
 - e. Changes have been proposed to condition C1 (Construction Management) to make consistent with the EPA condition at CN2 in Schedule 5. Those changes speak for themselves.
 - f. Some changes need to be made to the definitions in Schedule 1, principally because the process is under the SPP Act and not the Bill (as if it were enacted). The definition of 'Design Plans' has been updated to make it consistent with condition B5.
 - g. There are consequential and improved definitions in Schedule 5. Those changes speak for themselves.
 - h. There are minor but improved amendments to conditions G1 to G5, D1, CN1 and CN2 to Schedule 5. Those changes speak for themselves.
 - i. There is a new condition R1 to formalise the involvement of the environmental auditor and their certification that the remediation of the 'Activity Area' has occurred to a standard that is satisfactory. The condition largely reflects s 39F of the MPDC Act. For the reasons outlined above, that is an essential environmental safeguard for the development of the Macquarie Point site.
 - j. Note that CN2 includes specific reference to sub-plans for: (i) contaminated site management; (ii) groundwater assessment and management; and (iii) erosion and sediment control. These are prescribed because the EPA considers them to be unique to the site and require the additional detail of a sub-plan. Noise is not referred to as a specific sub-plan, as a construction noise management plan is already contemplated to be incorporated in to the CEMP and sufficient detail about that plan has already emerged during the integrated assessment.
20. It is also critical that any conditions are capable of enforcement. The EPA considers that it is the body which should be responsible for the enforcement of the conditions in Schedule 5, including the CEMP. The EPA submits that if the Commission recommends to the Minister that the project should proceed, it should recommend that the project proceeds on the conditions set out in the annexed document. The recommendation should specify, in accordance with s 26(2)(b) of the SPP Act that the Board of the EPA would

normally impose conditions on the development under subs 25(5) and (8) of the EMPCA, and that the Director, Board and/or an authorized officer of the EPA (as applicable) would be the agencies responsible for the enforcement of each condition in accordance with Part 4 of the EMPCA.

21. It is the EPA's hope that this recommendation would carry through to any order made under s 26(6) of the SPP Act, such that the Director, Board and/or an authorized officer would retain their enforcement powers under Part 4 of the EMPCA, by reason of s 27(1)(b) of the SPP Act.

DATE: 1 July 2025

J O'Farrell

Counsel for the Environment Protection Authority

DRAFT – MACQUARIE POINT PLANNING PERMIT

PLANNING PERMIT GRANTED UNDER SECTION 8 OF THE *MACQUARIE POINT PLANNING PERMIT ACT 2025*

PROJECT NAME:	Macquarie Point Multipurpose Stadium
PROPONENT:	Macquarie Point Development Corporation
PROJECT LAND:	The land described in section 3 of the <i>Macquarie Point Planning Permit Act 2025</i> <u>[insert alternative document]</u> .
PERMIT APPROVAL IS FOR:	The use and development of the Project Land for: • A multipurpose stadium • Relocation of the Hobart Railway Goods Shed • Concourse and plaza surrounding the stadium • Demolition • Access, parking, landscaping and associated works

CONDITIONS AND RESTRICTIONS

Part A – Approved Plans and General Requirements

- A1** The use and development must be carried out generally in accordance with the approved plans and documentation as provided in Schedule 2 of this permit, unless otherwise ~~amended by the *Stadium Precinct Planning Permit Act 2025*~~ or modified by a condition of this permit.

Reason for condition

To clearly identify the use and development subject to this permit

- A2** The use and development must comply with the conditions contained in the following Schedules to this permit:
- Schedule 3 Aboriginal Heritage;
 - Schedule 4 Historic Cultural Heritage;
 - Schedule 5 Environment Protection Authority (EPA);
 - Schedule 6 TasWater
 - Schedule 7 City of Hobart stormwater requirements.

~~If there is any inconsistency between a condition in the main body of this permit and a condition in any of the Schedules, the condition in the main body of the permit prevails~~

Reason for condition

~~To ensure the use and development complies with additional requirements of relevant regulators as set out in the Schedules to this permit, and to provide a clear mechanism for resolving any inconsistency in conditions.~~

- A3** Where any condition of this permit requires the submission and approval of a plan, strategy, report, or specification, the document must be prepared by a suitably qualified person and submitted to and approved by the relevant regulator specified in Schedule 8, prior to the commencement of the relevant use or development (or any stage of use or development), unless otherwise specified.

Reason for condition

To ensure that information required by the conditions of this permit is provided to required standards for the approval of the relevant regulator prior to the impacts of the relevant stage of use or development.

- A4** The multipurpose stadium is approved to host sporting matches, concerts, functions, and social or community events. Events must not exceed 24,500 patrons, except for concert events which may accommodate up to 31,500 patrons.

Reason for condition

To define the approved event types and establish a framework for managing maximum patron capacities in a way that protects public safety, supports infrastructure planning, and allows for flexibility where justified by additional management measures.

- ~~**A5** A copy of these conditions and any associated documents referred in these conditions must be held in a location that is known to and accessible by the proponent. The person responsible for the use and development must ensure that all persons who are responsible for undertaking work on Project Land, including contractors and sub-contractors, are familiar with and act in accordance with the conditions relevant to their work.~~

Reason for condition

~~***To ensure all persons involved in the activity are aware of and can comply with the permit conditions relevant to their responsibilities during the course of the project.***~~

Part B – Staging and Design Approvals

- B1** Notwithstanding any requirements in this permit for certain plans to be prepared and approved before construction commences, Preparatory Works may occur prior to the approval of those plans.

Reason for condition

To allow essential preparatory works to proceed ahead of full construction, where those works pose minimal risk.

- B2** If the use and development approved by this permit is to be carried out in stages, a Staging Plan must be prepared and submitted to and approved by the relevant regulator specified in Schedule 8, prior to the commencement of construction.

The Staging Plan must identify all relevant obligations under this permit and describe how these will be managed for each stage, having regard to the nature and timing of construction activities, their location and the potential impacts associated with each stage.

The Staging Plan may be varied from time to time with the written approval of the relevant

regulator (as specified in Schedule 8).

Reason for condition

To reflect the scale and complexity of the project and the need for construction flexibility, enabling the development to proceed in stages while ensuring that permit requirements and amenity impacts are appropriately addressed at each stage.

- B3** A Public Domain and Landscaping Plan must be prepared in accordance with Condition B4. The plan must be submitted to and approved by the relevant regulator (as specified in Schedule 8) before such works commence.

Reason for condition

To ensure that the design of external public domain and landscaping works within the Project Land is coordinated, functional and integrated with stadium operations and surrounding infrastructure.

- B4** The Public Domain and Landscaping Plan required by Condition B3 should consider:
- a) Details of all works within the public domain areas of the Project Land external to the buildings;
 - b) Location and design of event bus stops, a pedestrian movement plan, and wayfinding elements that support the Operational Transport Management Plan;
 - c) Details of proposed works within the external public domain areas, as defined in this permit, including any associated public infrastructure;
 - d) Detailed landscape plans for both internal and external public domain areas
 - e) Hard and soft landscaping details and any fixed furniture;
 - f) Asset management and maintenance;
 - g) Details of security measures within the public domain on non-event days
 - h) Details of signage attached to the multipurpose stadium and within the Project Land, including any required modifications to reduce visual impact, as identified in the Urban Design Framework and Visual Impact Assessment;
 - i) Crime prevention through environmental design (CPTED);
 - j) Lighting details to support public safety, amenity, and architectural visibility at night, including modelling to minimise spill and impacts on neighbouring properties, and coordinated with the lighting assessment required by Condition D3;
 - k) Consideration of potential impacts on marine navigation and port operations, including:
 - (i) Sightlines to and from the Port Control Tower (in consultation with TasPorts);
 - (ii) Lighting design and placement to avoid glare or distraction to marine navigation (in consultation with Marine and Safety Tasmania), with outcomes to inform the detailed lighting plan required under Condition D3.
 - l) Interpretation plans including for matters of historical significance.

Reason for condition

To ensure the public domain and landscaping works are comprehensively designed to support accessibility, event operations, safety, amenity, environmental performance, and integration with the broader public realm and multipurpose stadium interface.

- B5** Prior to the commencement of construction of each relevant stage, fully dimensioned and scaled Design Plans must be submitted to and approved by the ~~{insert responsible authority}~~ relevant regulators as specified in Schedule 8.

The Design Plans must:

- a) be generally in accordance with the plans and documentation listed in Schedule 2, unless modified by a condition of this permit or to integrate with the approved:
 - i) Public Domain and Landscaping Plan (Conditions B3 and B4);
 - ii) Vehicle Access and Car Parking Design (Conditions B12, B16, B17 and B18);
 - iii) Stormwater Design (Condition B15);
 - iv) Electrical Network Plan (Condition B19).
 - v) Accredited auditor's Site Suitability Statement for each certificate of title comprising the Project Land (Schedule 5 – EPA Conditions).
- b) include the following:
 - i) a site layout plan showing the location of all permanent above-ground roads, footpaths, public spaces, buildings and structures within the Project Land;
 - ii) detailed plans, including elevations, sections, materials and finishes;
 - iii) detailed written specifications containing the information necessary to complete the works.
 - iv) any other details required to demonstrate compliance with the permit conditions or approved plans.

Reason for condition

To ensure that specific design refinements necessary for effective operation, access, and integration with the public domain are incorporated into the final approved plans.

- B6** Prior to the commencement of construction of the relevant stage, detailed design plans for all traffic, access, parking, and circulation infrastructure within the site must be prepared by a suitably qualified person and submitted to and approved by the ~~{insert responsible authority}~~ the relevant regulator specified in Schedule 8. These plans should consider the following:
- a) Compliance with the performance-based principles and relevant sections of the Austroads Guide to Road Design, including for pedestrian and cyclist safety, shared use paths, and interface treatments;
 - b) Design of driveways, internal roads, kerbs, footpaths, intersections, and associated infrastructure in accordance with the Tasmanian Standard Drawings (TSD), or where not addressed, the Austroads Guide to Road Design;
 - c) Signage and line marking in accordance with AS 1742.2 and relevant Austroads guidelines;
 - d) Car parking layout and access designed to comply with AS 2890.1:2004, or demonstrating an equivalent standard of safety, efficiency, and usability;
 - e) Bicycle parking facilities in accordance with AS 2890.3:2015;
 - f) Vehicle barriers (if required) in accordance with AS 2890.1:2004 and AS/NZS 1170.1:2002;
 - g) Sight distances at all access points in accordance with Figure 3.3 of AS/NZS 2890.1:2004, including elevations and visual transparency of adjacent obstructions;

- h) Dimensions, levels, gradients, transitions, surface treatments, and drainage sufficient to demonstrate compliance with the above standards.

Reason for condition:

To ensure traffic, access, and parking infrastructure is appropriately designed to national and local standards, supporting safe and accessible movement across the site.

B7 Prior to the commencement of the relevant stage of construction, a Car Parking Plan must be submitted to and approved by the relevant regulator specified in Schedule 8.

The Car Parking Plan must:

- a) Identify the proposed user types for all car parking spaces and how spaces will be allocated across the development;
- b) Detail the management of public parking in conjunction with the multiple uses of the site, including justification for the number and allocation of spaces based on anticipated demand;
- a) Have regard to the existing 499 public car parking spaces currently in use off Evans Street and how these will be retained, replaced, or modified as part of the development; and
- b) Be consistent with and support the objectives and measures of the Operational Transport Management Plan required by Condition D11.

Reason for condition

To ensure car parking provision is appropriately planned, allocated, and managed across the site to meet the needs of all user groups and maintain overall parking efficiency and accessibility, including consideration of existing public parking availability.

Public Infrastructure and Road Authority Design Approvals

B8 Prior to the commencement of the relevant stage of construction, detailed engineering drawings for stormwater infrastructure must be submitted to and approved by the City of Hobart's General Manager in accordance with the stormwater conditions contained in Schedule 7 of this permit.

Reason for condition

To ensure stormwater infrastructure is designed and approved in advance of construction, enabling appropriate integration with the existing drainage network and compliance with the stormwater management requirements of this permit.

B9 Any excavation, earth-retaining structures (such as embankments, cuttings, or retaining walls), or footings within or supporting the road reservation must be designed and constructed to maintain the stability and integrity of the road reservation and its infrastructure.

Prior to the commencement of the relevant construction works, detailed design drawings, structural certificates, and associated geotechnical assessments must be submitted to and approved by the Secretary of the Department of State Growth, in consultation with the relevant Road Authority. These documents must be prepared and certified by a suitably qualified and experienced engineer, and must:

- a) Confirm the works will not impact the structural integrity of the road reservation during construction or operation;
- b) Comply with AS 4678-2002 and specify a design life consistent with Table 3.1 for major public infrastructure;
- c) Account for any additional surcharge loadings in accordance with relevant Australian Standards;
- d) Reference and respond to any relevant geotechnical investigations or findings;
- e) Identify any necessary mitigation measures to protect road infrastructure; and
- f) Detail the location and structural design of footings adjacent to the highway reservation.

All works must be undertaken in accordance with the approved documents.

Reason for condition

To ensure the structural integrity of the highway reservation is maintained during and after construction, and that excavation and foundation works do not compromise public infrastructure.

B10 Detailed engineering design drawings of any proposed changes to existing public footpaths (as required by this development) must be submitted to and approved by the Secretary of the Department of State Growth, in consultation with the Road Authority, prior to the commencement of the relevant construction stage.

The drawings must:

- a) Demonstrate that proposed footpath levels provide reasonable access from the street to the Project Land;
- b) Specify materials for the footpath and internal areas that offer cohesive urban design while clearly demarcating public and private realms;
- c) Ensure appropriate separation between footpaths and road carriageways; and
- d) Provide clear and continuous wayfinding paths for vision-impaired pedestrians, including treatments (such as building lines or tactile surfaces) to aid orientation and navigation.

Reason for condition

To ensure upgraded public footpaths provide universal access, enhance pedestrian safety, and comply with the design and maintenance requirements of the Road Authority.

B11 – Electrical Network Services Plan

Prior to the relevant stage of construction, an Electrical Network Services Plan must be prepared by a suitably qualified person in consultation with TasNetworks and submitted to and approved by the relevant regulator specified in Schedule 8. The Plan must:

- a) Confirm the final supply solution approved by TasNetworks' Network Planning Division for the multipurpose stadium and wider Macquarie Point precinct;
- b) Demonstrate that the supply design will maintain resilience and not compromise the reliability of service to other users;

- c) Identify and secure a dedicated substation site at natural ground level of adequate size for stadium and precinct supply infrastructure;
- d) Identify and preserve existing and future utility corridors, including electricity network service corridors and easements for shared distribution network connections;
- e) Demonstrate compliance with TasNetworks' technical and safety standards; and
- f) Confirm whether a Regulatory Investment Test (as required under the National Electricity Rules) is necessary, and that it will be completed prior to any works to which the test applies.

Reason for condition

To ensure the electrical infrastructure serving the multipurpose stadium and surrounding precinct is designed and delivered in consultation with TasNetworks, maintains supply resilience, accommodates future needs, and complies with all technical, safety and regulatory requirements.

PART C –Construction Management

- C1** Prior to the commencement of ~~relevant construction stage~~ construction, a Construction Environmental Management Plan (CEMP) must be submitted to and approved by the relevant regulators listed in Schedule 8 to this permit. The CEMP must comply with the requirements in Schedule 5, condition CN2 and:
- a) Provide for adaptive management through continuous monitoring and evaluation of the effectiveness of environmental protection measures, and be updated where improvements are identified;
 - b) Be embedded in works planning processes and aligned with the approved Staging Plan, ensuring the CEMP identifies environmental risks and mitigation strategies relevant to each construction stage;
 - c) Include a description of the proposed timing and sequencing of major construction phases and activities, and specify the management measures to avoid or minimise environmental impacts for each phase.

The CEMP may be prepared and approved in stages, and staged construction may be permitted with the written approval of the relevant regulators specified in Schedule 8 confirming that they are satisfied that the CEMP adequately addresses the relevant environmental risks in respect of the stage to be commenced. ~~provided it addresses the relevant environmental risks to the satisfaction of the relevant regulators specified in Schedule 8,~~

Reason for condition

To ensure construction impacts are proactively managed through an adaptive and integrated environmental management framework that is embedded in staging and works planning, that is responsive to environmental risks at each phase.

- C2** Unless otherwise approved in writing by the relevant regulators specified in Schedule 8, the CEMP must include sufficient detail to address the following requirements:
- a) EPA Conditions CN2, CN3 in Schedule 5 to this permit;
 - b) A Construction Traffic Management Plan in accordance with Condition C3;

- c) Stormwater infrastructure protection measures in accordance with Conditions SW1 and SW5 in Schedule 7;
- d) TasWater infrastructure protection measures in accordance with conditions 18,19, 20 in Schedule 6;
- e) Aboriginal Heritage Conditions 1 and 6 in Schedule 3;
- f) Historic Cultural Heritage Conditions 6,9,10 and 11 in Schedule 4.

Reason for condition

To ensure the CEMP comprehensively addresses environmental, heritage, utility, and infrastructure protection requirements, consistent with the conditions and responsibilities of relevant regulators identified in this permit.

C3 A Construction Traffic Management Plan (CTMP) must be submitted to and approved by the relevant regulator specified in Schedule 8, prior to the commencement of the relevant stage of construction.

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

The CTMP must be implemented throughout the relevant stage of construction and may be updated from time to time with the written approval of the Department of State Growth.

Reason for condition:

To ensure construction-related traffic is planned and managed in a manner that minimises disruption to the road network, protects public safety, and complies with the requirements of the road authority.

C4 The CTMP required by condition C3 must include:

- a) Measures to avoid lane closures on key roads to minimise traffic impacts;
- b) Confirmation of access arrangements for emergency services, port operations, and other essential traffic on Evans Street that must be maintained at all times;
- c) Measures to maintain a safe and continuous connection along the InterCity Cycleway through to Hunter Street;
- d) Details of haulage routes, site access points, and associated safety and traffic control signage;
- e) Identification of proposed temporary road or footpath closures and detour arrangements, including for pedestrian and cycling routes;
- f) Consultation protocols with the Department of State Growth, City of Hobart, TasPorts, and any other affected stakeholders;
- g) A communications plan for construction impacts, including direct stakeholder notifications and public updates;
- h) Anticipated dates for key construction milestones and high-movement periods;
- i) Planned operating hours for truck and vehicle movements;

- j) Strategies for managing peak construction traffic and staging in coordination with the approved CEMP.

Reason for condition

To ensure appropriate planning and coordination of construction traffic, minimise disruption to the transport network, and protect public and worker safety throughout the project delivery.

- C5** Prior to the commencement of construction, a comprehensive dilapidation report must be submitted to the satisfaction of relevant regulator specified in Schedule 8. The report must include:
- a) A photographic and written record of the existing condition of:
 - (i) Infrastructure adjacent to the site (including roads, stormwater systems, footpaths, driveway crossovers, nature strips, and service connections);
 - (ii) The Royal Engineers Building; and
 - (iii) Buildings located on the southern side of Evans Street and other immediately adjacent to the construction area that may reasonably be affected by vibration, excavation, or construction activity.
 - b) Documentation of any pre-existing structural damage or defects;
 - c) Identification of monitoring points (if required) to assist in post-construction evaluation.

Reason for condition

To ensure the condition of nearby buildings and public infrastructure is documented prior to construction, and to assist in managing construction impacts through appropriate recording and monitoring.

PART D – Operational Management and Adaptive Review

- D1** The use of the multipurpose stadium for events must not commence until the following requirements have been implemented to the satisfaction of the Secretary of the Department of State Growth:
- a) Provision of the Northern Access Road and Event Bus Plaza, or an alternative approved arrangement for bus patron access as identified in the Operational Transport Management Plan (Condition D11);
 - b) Confirmation of operational arrangements for the provision of buses and ferries to support the Operational Transport Management Plan;
 - c) Implementation of a communication and engagement plan in support of the Operational Transport Management Plan;
 - d) Completion of landscaping and open space areas surrounding the stadium;
 - e) Installation of lighting in open space areas surrounding the stadium, along the Northern Access Road and Event Bus Plaza, and on Evans Street;
 - f) Installation of wayfinding signage throughout the site;
 - g) Provision of car parking (including DDA parking) required for events and daily operations;
 - h) Installation of waste management facilities; and

- i) Completion of pedestrian and cycling infrastructure improvements identified in the approved Pedestrian and Cycling Management Plan, including off-site works where required.

Reason for Condition

To ensure the multipurpose stadium operates as intended, with supporting infrastructure and systems in place to manage transport, accessibility, amenity, and operational impacts prior to use.

D2 - Multipurpose Stadium Event Operational Hours

The operation of events within the multipurpose stadium must be limited to the following hours, unless otherwise approved in writing by the Secretary of the Department of State Growth.

- 8am to 8pm for day sporting matches, or training on the field of play
- 2pm to 11:30pm for twilight and night sporting matches
- 10am to 11:30pm for concerts
- noon to 8pm for concert rehearsal or sound checks.

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

Reason for condition

To manage potential amenity impacts on nearby residents and land uses by clarifying the permitted hours of event operations at the multipurpose stadium.

D3 - Lighting

A detailed lighting plan and assessment for all external lighting and floodlighting of the multipurpose stadium and surrounding areas must be prepared and submitted to and approved by the relevant regulator specified in Schedule 8 prior to installation. The lighting plan must:

- a) Be consistent with the approved Public Domain and Landscaping Plan under Conditions B3 and B4;
- b) Comply with the concept lighting strategy and the recommendations of the external lighting and stadium floodlighting assessment;
- c) Demonstrate compliance with AS 4282:2019 (*Control of the Obtrusive Effects of Outdoor Lighting*);
- d) Confirm predicted lux levels at the boundaries of the site;
- e) Address light spill and glare control, including consideration of roof design, surface reflectivity, and shielding;
- f) Ensure any security lighting not required for pedestrian safety is baffled to prevent light trespass beyond the site boundary;
- g) Identify any proposed restrictions on lighting hours and explain how these balance operational requirements with amenity protection;
- h) Include a dedicated section addressing lighting for pedestrian paths and car parking areas, demonstrating compliance with AS/NZS 1158.3.1:2005 (Category P lighting), including:
 - i) Layout and spacing of luminaires;
 - ii) Predicted illumination levels;

- iii) Compliance certification by a suitably qualified lighting engineer;
- iv) Integration of CPTED principles into the lighting design.
- j) Lighting must be designed and located to avoid causing visual distraction or hazard to marine navigation, including for vessels using the River Derwent and navigating under the Tasman Bridge. The final lighting design must be reviewed in consultation with Marine and Safety Tasmania.

Reason for condition

To ensure lighting associated with the multipurpose stadium and public realm is designed to minimise amenity impacts, maximise public safety, and comply with applicable lighting standards.

- D4** Prior to the commencement of use (whichever occurs first), all traffic, access, and parking infrastructure—including driveways, internal roads, circulation areas, parking spaces, shared paths, and bicycle parking—must be:
- a) Constructed in accordance with the approved design documentation;
 - b) Completed to a sealed, all-weather standard (e.g. asphalt, concrete, pavers, or approved equivalent); and
 - c) Surface drained to connect with the approved stormwater infrastructure.
- Certification must be provided by a suitably qualified engineer confirming the infrastructure has been constructed generally in accordance with the approved design plans and complies with all applicable standards.

Reason for condition

To ensure the approved access and parking infrastructure is completed to a durable standard, independently certified, and fit for safe and functional use prior to operation of the multipurpose stadium.

- D5** Prior to the commencement of use, an Operational Management Plan must be submitted to and approved by the relevant regulator specified in Schedule 8 in accordance with the requirements of Condition D6.

Reason for condition

To ensure a clear and coordinated framework is in place that will guide the operational performance of the multipurpose stadium and support integration with event, security, access, and emergency planning requirements.

- D6** The preparation of the Operational Management Plan must consider the following plans, as set out in Conditions D7 to D11:
- a) Events Management Plan
 - b) Security Management Plan
 - c) Operational Waste Management Plan
 - d) Flood and Emergency Evacuation Management Plan
 - e) Operational Transport Management Plan

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

Reason for condition

To ensure the Operational Management Plan integrates key event, security, waste, and emergency planning considerations into a single, coordinated framework that supports the safe, efficient and consistent operation of the multipurpose stadium.

D7 An Events Management Plan must be prepared and submitted to the relevant regulator specified in Schedule 8 no later than 18 months prior to the commencement of use of the multipurpose stadium, or by a later date approved in writing by the relevant regulator specified in Schedule 8.

The Events Management Plan should consider the following:

- a) Patron management, ticketing, and pre-event travel advice;
- b) Arrival and departure arrangements for patrons;
- c) Arrival requirements for players and event staff;
- d) Emergency responder access and coordination;
- e) Operational staff movements and needs;
- f) Transport and traffic management, including public transport integration, event bus planning, and ticketing arrangements agreed with transport operators;
- g) Travel behaviour change initiatives to encourage non-car-based travel;
- h) Protocols for coordination with other events and activities in the vicinity and broader urban area;
- i) Protocols for the coordination of cruise ship arrival timing and impacts;
- j) Port operations and access;
- k) Management of events at the Cenotaph; and
- l) Delivery and servicing arrangements for food, drink, and goods as may be relevant to various types of events.

Reason for condition

To ensure event planning informs the design and construction of the multipurpose stadium and surrounding infrastructure, and that safe, coordinated, and efficient event management is confirmed prior to operations.

D8 A Security Management Plan must be prepared and submitted to the relevant regulator specified in Schedule 8 no later than 12 months prior to the commencement of use of the multipurpose stadium, or by a later date approved in writing by the relevant regulator specified in Schedule 8. The Security Management Plan must be approved prior to the commencement of stadium use.

The Security Management Plan should consider the following:

- a) Security personnel requirements and deployment arrangements;
- b) Lighting provisions to support safe arrival and departure of patrons;
- c) Crime Prevention Through Environmental Design (CPTED) responses integrated into the stadium and public domain design;
- d) Traffic management requirements linked to security operations;
- e) Terrorism tactic and attack vector methodologies; and
- f) Coordination with Tasmania Police for attendance and operational response during events.

Reason for condition

To ensure security considerations are identified early and integrated into the design and construction of the multipurpose stadium, and that coordinated operational measures are in place to support safe and secure event management.

D9 An Operational Waste Management Plan must be prepared in consultation and submitted to the relevant regulator specified in Schedule 8, no later than 6 months prior to the commencement of use of the multipurpose stadium, or by a later date approved in writing by the relevant regulator specified in Schedule 8.

The Operational Waste Management Plan must address:

- a) Waste storage systems and infrastructure;
- b) Recycling and waste diversion programs;
- c) Waste collection scheduling, logistics, and access; and
- d) Location and number of waste and recycling bins in and around the stadium, sufficient to manage event-related waste and prevent littering.

Reason for condition

To ensure waste generated during stadium operations is managed efficiently, with appropriate infrastructure and collection systems in place to reduce landfill and protect public amenity.

D10 A Flood and Emergency Evacuation Management Plan must be prepared in consultation with relevant emergency services, and submitted to the relevant regulator specified in Schedule 8, no later than 12 months prior to the commencement of the use of the multipurpose stadium, or by a later date approved in writing by the relevant regulator specified in Schedule 8.

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

- a) Access requirements and designated routes for emergency service vehicles (e.g. ambulance, fire, police);
- b) Flood risk mitigation strategies, including identification of safe access and egress routes in flood conditions;
- c) Evacuation procedures for patrons, staff, and mobility-impaired persons, including provisions for full, partial, and shelter-in-place evacuations;
- d) Crowd management and evacuation strategies for event buses, performers, and stadium staff under both Event and Non-Event Mode; and
- e) Traffic management measures to support emergency response and large-scale egress, including coordination with the wider road network.

Reason for condition

To ensure coordinated and effective planning is in place for managing flood risks and emergency evacuation procedures prior to the commencement of stadium operations, supporting the safety of all occupants and emergency responders.

D11 – Operational Transport Management Plan (OTMP)

An Operational Transport Management Plan (OTMP) must be prepared and submitted to the relevant regulator specified in Schedule 8, no later than 18 months prior to the commencement of multipurpose stadium use. The OTMP must:

- a) Support the proposed targets for non-car mode share for people attending events at the multipurpose stadium;
- b) Identify all parties responsible for managing event-related transport, including State and local government agencies, public transport operators, and traffic management contractors;
- c) Detail the permanent infrastructure available to support transport operations, and identify temporary measures (e.g. traffic controls, barriers, or additional services) required for different types and scales of events;
- d) Establish a clear operational framework for event planning, coordination, and communication, including procedures for scenario-based transport planning;
- e) Coordinate transport planning with other significant events occurring concurrently in Hobart, including cruise ship visits and events at the Cenotaph;
- f) Outline specific strategies and operational tactics to manage traffic flow, pedestrian access, the movement and frequency of public transport services, and cyclists travelling to and around the precinct, with the ability to adapt to varying event types, attendance levels, and time of day/week;
- g) Include protocols for engaging public transport providers to ensure sufficient supply of event buses, general access buses, and ferry services, including funding arrangements and obligations for each event organiser;
- h) Include an Event Parking Management Plan, identifying available parking locations, restrictions or closures to existing parking areas, access and egress routes, and any agreements with car park operators regarding hours of operation;
- i) Consider access needs for the general community, including non-event users of the area, to minimise disruption to citywide movement, access, and amenity for all transport modes during events.
- j) Demonstrate how access for port operations, including over-dimensional cargo and cruise ship-related transport, will be maintained during event and non-event periods;
- k) Include protocols for ongoing coordination with TasPorts, including during post-event dispersal and operational updates to reflect evolving precinct demands;
- l) Include consideration of sightlines from the Port Control Tower and measures to avoid or manage any visual obstruction that may impact navigational safety, in consultation with TasPorts and Marine and Safety Tasmania.

The OTMP may be updated from time to time with the approval of the Department of State Growth.

Reason for condition

To ensure traffic, transport, and access arrangements for multipurpose stadium operations are planned and coordinated in a way that supports event needs, minimises disruption to the city and port, and maintains safety, efficiency, and accessibility for all users of the surrounding road network and public realm.

D12 – Operational Noise Management Plan (ONMP)

An Operational Noise Management Plan (ONMP) must be prepared and submitted to the relevant regulator specified in Schedule 8, prior to the commencement of multipurpose stadium operations. The ONMP must:

- a) Establish event-specific operational noise limits and performance criteria;
- b) Include protocols for noise monitoring during all major events, with unattended noise loggers positioned at representative noise-sensitive receivers (including residential areas and cultural facilities);
- c) Require that noise monitoring data is retained for a minimum of 90 days and made available upon request of the relevant regulator specified in Schedule 8;
- d) Outline a complaints handling and response procedure, including record-keeping, investigation protocols, and feedback mechanisms;
- e) Identify noise trigger thresholds and associated operational mitigation responses;
- f) Reference the findings and recommendations of the Noise and Vibration Assessment;
- g) Be reviewed and updated as necessary following each Post-Occupation Review cycle required by Condition D13.

Reason for condition

To ensure operational noise emissions from events at the multipurpose stadium are actively monitored, managed, and mitigated to not unreasonably impact the amenity of sensitive receivers and maintain compliance with environmental performance standards

D13 Post-Occupation Review of Event Operations

D13.1 The Operator must monitor the following event types for a minimum of two years after the commencement of multipurpose stadium use, and prepare a compliance table against each of the operational plans listed in Condition D6:

- a) All concert events;
- b) At least two sporting events each quarter, comprising a range of event types and attendance levels;
- c) events involving activities that extend over multiple days.

D13.2 Any approvals required must be applied for within 12 months of completing the relevant review.

D13.3A Post-Occupation Review of Event Operations must be submitted to the relevant regulator specified in Schedule 8 every six months for two years in accordance with the requirements of D6.1. Each review must:

- a) Validate the effectiveness of each of the plans listed in Condition D11 and D12;
- b) Evaluate the performance of the Operational Management Plan required by condition D6;
- c) Be submitted within 3 months of each monitoring period;

D13.4 Each review submitted under D13.3 must include:

- a) Event type, teams/entertainers and timings;
- b) Patron and staff numbers;

- c) Rehearsal and sound test summaries;
- d) Data summaries and performance against plan targets;
- e) Identification of unmet commitments;
- f) Comparison between predicted and actual impacts;
- g) Transport management impacts and traffic congestion and accessibility in relation to the operation of the stadium (including for non-event users of the precinct);
- h) key stakeholder engagement findings to confirm third party impacts on their assets and or operations from at least:
 - i) Department of State Growth – State Roads
 - ii) TasPorts
 - iii) City of Hobart
 - i) Adaptive management responses implemented.

D13.5. A social impact report must be completed 18 months after the commencement of operations and provided to the Department of State Growth.

Reason for condition

To ensure stadium operations are subject to ongoing performance review and continuous improvement, based on real-world data, community impact monitoring, and stakeholder feedback, with transparent reporting and adaptive responses.

D14 Final plan of subdivision

The final plan of subdivision and associated Schedule of Easements must provide for all necessary easements to the satisfaction of relevant regulator specified in Schedule 8, in consultation with the City of Hobart, TasWater, and TasNetworks. These easements must include, but are not limited to:

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

All easements must be in favour of the relevant infrastructure authority.

Reason for condition

To ensure that essential utility services—including electricity, water, stormwater, and drainage—remain protected, legally accessible, and capable of future expansion through appropriate easement provisions as part of the final subdivision.

Schedule 1 – Definitions

Construction means activities associated with the construction phase of the Project encompassed by these conditions, including but not limited to, activities associated with the clearance of vegetation, soil disturbance, rock breaking and installation of infrastructure.

Design Plans means the documents described in condition B5 of this permit. ~~general arrangement plans prepared to show the extent, location, size and elevation of use and development, at a scale sufficient to confirm permit compliance.~~

Preparatory Works means topographical or feature survey work including installation of controls and markers, dilapidation surveys, underground service location including potholing, geotechnical investigations including drilling, coring, test pitting and hand testing, collection of samples for analysis including of contaminated materials, installation of monitoring stations, installation of mitigation measures for sediment and erosion control, installation of temporary fencing, hoarding, construction signage, and environmental and traffic management measures, establishment of temporary facilities to support construction (e.g. site offices and laydown areas), installation of temporary testing rigs that do not require excavation for structural foundations, establishment of exclusion zones for protected areas, archaeological investigations, geoheritage investigations, minor utility protection works, site remediation works carried out in accordance with a certification issued by an accredited environmental auditor under section 39F of the *Macquarie Point Development Corporation Act 2012*, maintenance of existing facilities under the control of the Proponent, and any other preparatory works approved in writing by the Minister or their delegate, and in accordance with any other condition required by this permit.

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

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

Minister means the Minister responsible for administering the *Macquarie Point Planning Permit Act 2025* (unless otherwise specified).

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

Noise Sensitive Receptor means those receptors identified in Table 2 and the Site Map – Boundaries and Nearby Receptors of the Noise and Vibration Assessment Report prepared by AECOM dated 21 August 2024.

Project means the Proposed Development within the meaning of section 4 of the Stadium Precinct Planning Permit Bill 2025

Project Land means the land identified in section 8 of the Stadium Precinct Planning Permit Bill 2025.

Stadium means the multipurpose stadium proposed as part of ~~the Project~~ this permit.

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

Works means works within the meaning of the Land Use Planning Approvals Act 1993

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Schedule 2 – Approved Plans

LIST APPROVED PLANS AND REPORTS (TBC)

- Consolidated Set of Plans
- Car Parking and Access Review
- Emergency Management and Incident Response
- Geotechnical Factual Report
- Geotechnical Interpretive Report
- Goods Shed Conservation Management Plan
- Historic Cultural Heritage Impact Assessment
- Lighting Assessment and Electrical and Hydraulic Infrastructure
- Noise and Vibration Assessment
- Planning Report
- Previous Aboriginal Heritage Investigations
- Signage Strategy
- Site Development Plan Brian Risby April 2024
- Site Environment Management Plan
- Site Remediation Strategy
- Solid Waste and Hazardous Material Management
- Stadium Design Description
- Stormwater Assessment
- Stormwater Management Plan
- Transport Study
- Wind Assessment

Schedule 3 – Aboriginal Heritage Conditions

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

Should the skeletal material be determined to be Aboriginal, the Coroner will contact the Aboriginal organisation approved by the Attorney-General, as per the Coroners Act 1995 and Aboriginal Heritage Tasmania as per the Aboriginal Heritage Act 1975.

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Schedule 4 – Historic Cultural Heritage Conditions

1. Any design changes to the Project Proposal that are likely to result in greater impacts on the historic cultural heritage significance of any place listed on the Tasmanian Heritage Register must be subject to further assessment and advice to minimise impacts. The assessment and advice must be by a qualified and experienced heritage practitioner and allow the opportunity for comment from Heritage Tasmania and the Tasmanian Heritage Council as the relevant regulator.
2. A structural assessment and extant recording of the Goods Shed must be completed to ensure that the building is relocated with minimal loss of heritage fabric and is conserved with a high degree of integrity and authenticity.
3. The Conservation Management Plan (CMP), must include a specific section detailing heritage matters, and must include a methodology for dismantling, storing and re-erecting the Goods Shed, including alteration, adaptation and interpretation, and must be prepared by a suitably qualified and experienced heritage practitioner prior to the commencement of the dismantling of the building.
4. The relocation of the Goods Shed must be carried out with regard to any requirements or recommendations of the methodology specified in Condition 3 of Schedule 4.
5. Any departure from the methodology specified in Condition 3 of Schedule 4 must be advised to Heritage Tasmania.
6. The CEMP must include provisions to protect nearby heritage sites from excess vibrations that may impact on the structures.
7. The CEMP must include a Statement of Historical Archaeological Potential (SoAP) prepared in accordance with Part 2 of the current version of the Tasmanian Heritage Council's Practice Note 2 "Managing Historical Archaeological Significance in the Works Process".
8. The CMP (incorporating SoAP) required by Condition C2 must be prepared and submitted to the relevant regulator for approval prior to the commencement of works.
9. If the SoAP indicates that culturally significant archaeological values may be impacted by the works and avoidance in all or parts of such areas is not possible, then an Archaeological Method Statement (AMS) for managing the archaeological values must be prepared in accordance with Parts 3 to 8 of the current version of the Tasmanian Heritage Council's Practice Note 2 "Managing Historical Archaeological Significance in the Works Process" and this must be submitted to the relevant regulator for approval prior to the commencement of works.
10. If the AMS recommends any archaeological processes to be undertaken, then these must be completed in accordance with the endorsed AMS prior to the commencement of building excavation work.
11. The CEMP must include policies for management of artefacts and in situ archaeological deposits, including recovering, recording, cataloguing, protecting, conserving, temporary storage and long-term management.

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Schedule 5 – Environment Protection Authority Conditions

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

Accredited Environmental Auditor means a person who is accredited in accordance with condition R1 in Schedule 5 of this permit.

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

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

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

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

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

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

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

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

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

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

Low Impact Works means site establishment, survey, mobilisation of plant and equipment, site fencing and security, identification of services, installation and monitoring of bores and wells for soil or water sampling and testing and other works approved as low impact works by the Director in writing.

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

Reporting Period means the financial year.

Site Suitability Statement means a certification by an Accredited Environmental Auditor that the remediation of the site (or part of the site) has occurred to a standard that is satisfactory for the purposes of the proposed development, in accordance with section 39F of the ~~Macquarie Point~~

~~Development Corporation Act 2012~~. MPDC Act. A site suitability statement may or may not include conditions to be imposed on the development.

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

General

G1 Access to and awareness of conditions and associated documents

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

G2 Incident response

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

G3 Complaints register

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

- 1.1 the date and time at which the complaint was received;
- 1.2 contact details for the complainant (where provided);
- 1.3 the subject matter of the complaint;
- 1.4 any investigations undertaken with regard to the complaint; and
- 1.5 the manner in which the complaint was resolved, including any mitigation measures implemented.

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

G4 Notification prior to construction

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

G5 Annual Environmental Review for Construction

1 Unless otherwise specified in writing by the Director, an Annual Environmental Review for the Activity must be submitted to the Director each year for the period of construction within three months of the end of the reporting period.

2 The Annual Environmental Review must be made publicly available on a website operated by the Person Responsible's website within one week of finalisation.

3 Without limitation, each Annual Environmental Review must include:

3.1 a statement by the Chief Executive Officer or equivalent for the Activity acknowledging the contents of the Annual Environmental Review as true and correct;

3.2 a summary of the works completed during the reporting period;

3.3 a summary of works proposed to be completed during the next reporting period;

3.4 subject to the Personal Information Protection Act 2004, a list of all public complaints received during the reporting period concerning actual or potential Environmental Harm (including Environmental Nuisance) caused by the Activity and a description of any actions taken as a result of those complaints;

3.5 evidence of compliance with the Schedule 5 permit conditions during the reporting period;

3.6 details of any non-compliance with the Schedule 5 permit conditions and any environmental incidents during the reporting period and any mitigative or preventative actions that have resulted from such incidents; and

3.7 a summary of any Environmental Monitoring Data collected for the reporting period.

G6 Amendment of required plans and reports

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

2 Amended plans and reports must be resubmitted within the timeframe specified by the Director.

Remediation

R1 Remediation of site

1 Development of any part of the Activity Area must not occur until an Accredited Environmental Auditor has certified that the remediation of that part of the Activity Area has occurred to a standard that is satisfactory for the purposes of the redevelopment approved in this permit.

2 For the purposes of R1(1), an Accredited Environmental Auditor is a person who is accredited under R1(3) or section 39F(3) of the MPDC Act.

3 The Director may accredit a person as an environmental auditor for the purposes of this condition.

4 The Director may only accredit a person as an environmental auditor for the purposes of this condition if the Director is satisfied that the person has the necessary qualifications and experience to determine whether the remediation of all or part of the site has occurred to a standard that is satisfactory for the purposes of the proposed redevelopment.

5 The Director may accredit a person under R1(3) subject to any conditions the Director specifies on the instrument of accreditation for the person.

6 The Director may revoke the accreditation of a person as an environmental auditor under R1(3) if the person has failed to comply with a condition of their accreditation and accredit another person in accordance with this condition.

Design

D1 Design compliance with Auditors Site Suitability Statement

1 Where an Accredited Environmental Auditor's Site Suitability Statement includes a condition of development, such a condition must be implemented in the design of the development.

2 Where a design element is required to satisfy a condition of a Site Suitability Statement the ~~works specification must include~~ Design Plans required by this permit must be updated to include:

2.1 a description of the proposed construction method and specifications of materials proposed;

2.2 quality assurance and quality controls to be used in relation to those methods and materials; and

2.3 the required technical level of supervision and independent verification.

Construction

CN1 Construction in accordance with Auditor's Site Suitability Statement

1 Where an Accredited Environmental Auditor's Site Suitability Statement includes a condition of development, such a condition must be satisfied in the construction of the works.

2 ~~Where an Accredited Environmental Auditor's Site Suitability Statement includes a condition of development, a design element referred to in D1(2) includes a construction quality assurance process, where a suitably qualified independent third party must verify~~ that construction works have been satisfactorily completed in accordance with the Design Plans, must be undertaken.

~~3. The Director must be notified of any design changes approved by the accredited environmental auditor relevant to environmental management, within 5 working days of approval.~~

3 Unless otherwise authorised by the Director in writing, a Post Construction Report must be submitted to the Director for approval within two (2) months of the completion of construction.

4 The Post Construction Report must include, but is not necessarily limited to:

4.1 'as-built' plans drawings showing the design elements required by D1(2);

4.2 evidence of details of compliance with, and identification of any deviations from, the requirements of an auditor's Site Suitability Statement;

4.3 an assessment of the potential human health and environmental risk of any deviations from the requirements of an auditor's Site Suitability Statement in Condition CN1(5)(5.2) above;

4.4 results of any quality testing required;

4.5 the level of independent supervision and verification that has occurred during construction, including site reports; and

4.6 a statement from ~~an~~ the Accredited Environmental Auditor ~~who issued the site suitability statement, or other accredited environmental auditor approved by the Director,~~ that the development, as constructed, is likely to meet the performance requirements conditions specified in the Site Suitability Statement

CN2 Construction Environmental Management Plan (CEMP)

1 At least 60 days prior to the commencement of construction, or by a date otherwise specified in writing by the Director, a ~~Construction Environmental Management Plan ('Construction EMP')~~ CEMP must be submitted to the Director for approval. The CEMP must:

- 1.1 Outline measures for environmental management during construction to prevent the discharge of any pollutants to the environment.
- 1.2 provide for adaptive management by incorporating continuous monitoring and evaluation of the effectiveness of measures specified in the CEMP in preventing or minimising ~~mitigating~~ Environmental Harm or Environmental Nuisance. Where necessary, the CEMP must be updated to incorporate improvements identified during continuous monitoring and evaluation.
- 1.3 be embedded in works planning processes, ensuring the ~~Construction EMP~~ captures the appropriate environmental risks for the coming works, and identifies appropriate risk mitigation measures including contingency planning for unforeseen events.
- 1.4 must contain a description of the proposed timing and sequence of the major construction ~~stages~~ phases and associated activities. Proposed management measures to be implemented to ~~prevent~~ avoid or minimise environmental impacts during each construction ~~phase~~ stage must be identified.

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

2.1 Contaminated Site Management Plan that provides for ~~mitigation and~~ the prevention, minimisation and control of potential human health and environmental risks associated with subsurface contamination and acid sulphate soils, including:

- 2.1.1 the likely nature and extent of known contaminated soils;
- 2.1.2 general mitigation measures to control risks associated with contaminated soils; and
- 2.1.3 procedures for identification, management, stockpiling, sampling, analysis, classification, treatment, validation, reuse and/or disposal of contaminated soils;
- 2.1.4 the likely nature and extent of known gas and soil vapour contamination;
- 2.1.5 general mitigation measures to control risks associated with gas and soil vapour contamination;

2.1.6 procedures for identification, management, stockpiling, treatment, validation, reuse and/or disposal of acid sulphate soils; and

2.1.7 dust management procedures that provide for mitigation and control of dust to prevent environmental harm and nuisance beyond the boundary of the Activity Area.

2.2 Groundwater Assessment and Management Plan which provides for the prevention, minimisation, mitigation and control of potential human health risks and environmental risks associated with contaminated groundwater, including;

2.2.1 a plan for excavation dewatering and management of groundwater inflow; and

2.2.2 procedures for storage, sampling and classification, management, treatment, validation, reuse, discharge and/or disposal of contaminated groundwater.

2.3 Erosion and Sediment Control Plan that details measures to prevent impacts of soil erosion and sedimentation to waterways during the construction, in accordance with best practice erosion and sediment control guidance from the *International Erosion Control Association (Australasian Chapter)* outlined in ICA or similar, and which includes:

2.3.1 Management measures to limit the contamination of surface waters from contaminated sources on the Activity Area, including contaminated land, stockpile and treatment areas, and other contaminant sources including, including construction processes;

2.3.2 Management measures to limit the interaction between surface water and contaminated groundwater; and

2.3.3 Procedures for storage, sampling, management, treatment and validation to prevent the discharge of polluted surface water to the environment.

3 Construction (or any stage thereof) must not commence until the CEMP has been approved by the Director.

4 Once approved, the Person Responsible must act in accordance with the approved CEMP.

5 The Person Responsible may apply to the Director to vary or substitute the CEMP or part of the CEMP. Any variation or substitution of the plan approved by the Director, by notice in writing, replaces the earlier approval with effect from the date specified in the notice.

CN3 Operating hours - Construction

1 Unless otherwise approved in writing by the Director:

1.1 Construction activities must not be undertaken outside 0700 hours to 1800 hours Monday to Friday; and 0800 hours to 1800 hours on weekends; and

1.2 Notwithstanding the above paragraph, the construction activities must not be carried out on Public Holidays that are observed State-wide (Easter Tuesday excepted).

The following provisions of Schedule 5 are not conditions of the permit; they are included as advice only regarding the responsibilities of the Person Responsible under EMPCA.

Legal Obligations:

LO1 EMPCA

The activity must be conducted in accordance with both the conditions in this document and the obligations of the Environmental Management and Pollution Control Act 1994 (EMPCA) and subordinate regulations. The conditions of this document do not replicate legislated obligations; therefore, the Person Responsible should ensure you are aware of your obligations under EMPCA and subordinate regulations.

LO3 Change of responsibility

If the Person Responsible for the activity ceases to be responsible for the activity, they must notify the Director in accordance with Section 45 of the EMPCA.

LO4 Controlled waste transport

Transport of controlled wastes to and from the Activity Area must be undertaken only by persons authorised to do so under EMPCA or subordinate legislation.

Other Information:

OI1 Notification of incidents under section 32 of EMPCA

Where a person is required by section 32 of EMPCA to notify the Director of the release of a pollutant, the Director can be notified by telephoning **1800 005 171** (a 24-hour emergency telephone number).

Schedule 6 – TasWater Conditions

CONNECTIONS, METERING & BACKFLOW

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

TRADE WASTE

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

ASSET CREATION & INFRASTRUCTURE WORKS

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

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

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

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

FINAL PLANS, EASEMENTS & ENDORSEMENTS

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

56W CONSENT

23. When applying for a Certificate for Certifiable Work (Building) and/or (Plumbing), the application documentation must include an application to TasWater, pursuant to section 56W

of the Water and Sewerage Industry Act 2008, for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure.

DEVELOPER CHARGES

24. Prior to applying for a Certificate for Certifiable Works, the developer must provide TasWater with the following details:

- a. The total sewage flow at the point of connection.
- b. Probable simultaneous water demand (PSD) for the existing + proposed development.
- c. The required fire flow rate in L/s and the required residual pressure (kPa) at the point of connection.

NOTE: The pressures will need to include losses through the actual connection, the associated pipework and the elevation changes.

- d. The calculation of equivalent tenements for the development.
The document(s) submitted should include the relevant calculations for the proposal as well as include the relevant calculations for determining credits to be applied for Developer Charges.

See advice section for details

25. Prior to TasWater issuing Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay developer charges in accordance with the policy in place at the time, to TasWater for water and sewerage infrastructure for additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
26. In the event the development precedes in stages, prior to TasWater issuing a Consent to Register a Legal Document/Certificate(s) for Certifiable Work (Building) and/or (Plumbing) for each stage, the developer must pay the developer charges commensurate with the number of Equivalent Tenements in each stage, as approved in the permit.

DEVELOPMENT ASSESSMENT FEES

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

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

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

Schedule 7 – Hobart City Council Conditions

Protection of Hobart City Council's Assets

ENG 1A

Any damage to Council's infrastructure must be reported to City of Hobart as soon as practicable. Any damage to the Council's infrastructure resulting from the implementation of this permit, must, at the election of the Council and within 30 days of demand:

1. be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the City of Hobart); or
 2. be repaired and reinstated by the owner to the satisfaction of the City of Hobart.
- Any damage must be reported to Council as soon as practicable.

ENG 1B

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

SW 1

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

The condition assessment must include at least:

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

SW 2

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

The condition assessment must include at least:

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

SW 3

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

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

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

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

Stormwater

ENG 10

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

Subdivision – Services

ENG 11

Services (private sewer, stormwater (including surface drainage) and water services/connections) to each lot must be designed and installed to meet the needs of future development, prior to the sealing of the final plan.

ENG 12

All internal lots must have services (private sewer, stormwater (including surface drainage) and water services/connections) installed to the lots proper, prior to the sealing of the final plan.

ENG 13

Private Services (private sewer, stormwater (including surface drainage) and water services/connections) are to be entirely separate to each lot and contained wholly within the lots served or appropriate easements, prior to the sealing of the final plan.

ENG 14

Prior to the sealing of the final plan, the developer must supply the City of Hobart with an as-installed services plan clearly indicating the location and details of all relevant services (entirely contained within their respective lots or appropriate easements). The as-installed services plan must be accompanied by certification from a suitably qualified expert that all engineering work required by this permit has been completed.

Construction Management

SW 5

Construction of the development must not adversely impact the Hobart Rivulet.

If any works or construction traffic will occur within 10m of the Hobart Rivulet, a rivulet construction management plan (RCMP) must be submitted and approved as a condition endorsement prior to commencement of works prior to the issue of any consent under the Building Act 2016 or commencement of work (whichever occurs first). The RCMP must:

1. detail the proposed construction methodology and identify all potential risks to the Hobart Rivulet during construction including but not limited to construction loading, traffic loading, excavation works, footing construction, vibrations, undermining, flood, and environmental harm;
2. provide treatment measures to eliminate or otherwise mitigate to as low as reasonably practicable all identified risks;
3. include a monitoring regime.

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

Stormwater Design

SW 6

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

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

1. be substantially in accordance with the Local Government Association of Tasmania: Tasmanian Municipal Standard Drawings (the version which applies at the time the relevant works), as varied by the City of Hobart's published departures from those Drawings, and the Local Government Association of Tasmania, Tasmanian Subdivision Guidelines (October 2013);
2. clearly distinguish between public and private infrastructure, as at time of completion of the works, and in the future;

3. show in both plan and long-section the proposed stormwater infrastructure, including but not limited to, connections, flows, velocities, hydraulic grade lines, clearances, cover, gradients, sizing, material, pipe class, adequate working platforms around manholes, erosion control, easements and inspection openings;
 4. Show any existing redundant infrastructure be abandoned and removed at the owner's expense
 5. Show safe overland flow paths through or from the site with no impact on third-party land
 5. include the associated calculations and catchment area plans. The stormwater system (including defined overland flow paths) must cater for all 1% AEP event flows as at 2100 (i.e including climate change loading) from a fully developed catchment. The main itself must be sized to accommodate at least the 5% AEP event flows from a fully-developed catchment with climate change load, or as otherwise approved by Council. Calculations must make provision for tailwater level and sea level rise;
 6. include provision for future development within the catchment to be adequately and efficiently serviced;
- All works must be carried out in accordance with the approved plans.

SW 8

All stormwater runoff from impervious surfaces within the site (particularly hardstand) must be treated and discharged from the site using Water Sensitive Urban Design principles to achieve stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010 or as close as practicable.

Detailed engineering designs and supporting material must be submitted and approved as a condition endorsement prior to the commencement of plumbing or structural works. These must include:

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

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

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

SW 9

Council's receiving infrastructure and the existing private shared stormwater infrastructure have limited receiving capacity.

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

1. Clearly detail catchment areas and runoff coefficients draining to each system (existing and proposed).
2. Demonstrate each existing or upgraded receiving system has receiving capacity for all 5% AEP events (including climate change loading), or as otherwise agreed by Council.
4. Should any detention be required; include detailed design and supporting calculations of the detention showing:

- a. detention tank sizing such that there is no increase in flows from the developed site up to 5% AEP event and no worsening of flooding;
- b. the layout, the inlet and outlet (including long section), outlet size, overflow mechanism and invert level;
- c. the discharge rates and emptying times; and
- d. all assumptions must be clearly stated;
- 5. include a supporting maintenance plan, which specifies the required maintenance measures to check and ensure the ongoing effective operation of all systems, such as: inspection frequency; cleanout procedures; descriptions and diagrams of how the installed systems operate; details of the life of assets and replacement requirements.

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

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

Schedule 8

Draft Plan Endorsement and Enforcement Responsibilities

Plan/Document	Relevant Condition(s)	Relevant Regulator
Public Domain and Landscaping Plan	B3, B4	Secretary, State Growth (or delegate)
Operational Management Plan	D5, D6	Secretary, State Growth (or delegate)
Events Management Plan	D7	Secretary, State Growth (or delegate)
Security Management Plan	D8	Commissioner of Police
Operational Waste Management Plan	D9	Secretary, State Growth (or delegate) and the Secretary of Natural Resource and Environment (or delegate) in consultation with <u>the Director of the Environment Protection Authority</u> EPA and the General Manager, Hobart City Council
Flood and Emergency Evacuation Management Plan	D10	Commissioner of Police, in consultation with the Fire and Emergency Services Commissioner
Staging Plan	B2	Secretary, State Growth (or delegate)
Design Plans	B5, B6	Secretary, State Growth (or delegate) and the <u>Director of the Environment Protection Authority</u>
Stormwater Design	Schedule 7	General Manager, Hobart City Council
Car Park Plan	B7	Secretary, State Growth (or delegate)
Electrical Network Services Plan	B11	Secretary, State Growth (or delegate) in consultation with TasNetworks
Construction Environmental Management Plan (CEMP)	C1, CN2 and EPA <u>conditions Schedule 5</u>	Secretary, State Growth (or delegate), and the Secretary of Natural Resource and Environment (or delegate) <u>and</u> the Director of the Environment Protection Authority; in consultation with EPA , City of Hobart, TasWater, Heritage Tasmania, Aboriginal Heritage Tasmania
Construction Traffic Management Plan	C3, C4	Secretary, State Growth (or delegate) in consultation with Hobart City Council and TasPorts
Dilapidation Report	C5	Secretary, State Growth (or delegate)
Lighting Plan	D3	Secretary, State Growth (or delegate) in consultation with Marine and Safety Tasmania
Operational Transport Management Plan	D11	Secretary, State Growth (or delegate)
Operational Noise Management Plan	D12	Secretary, State Growth (or delegate) in consultation with Hobart City Council and TasPorts
Post-Occupation Review of Event Operations	D13	Secretary, State Growth (or delegate)
Final Plan of Subdivision and Schedule of Easements	D14	Secretary, State Growth (or delegate), in consultation with Hobart City Council, TasWater, TasNetworks

Note: Final authorities to be confirmed based on agency review.