Building Tasmania

4 Salamanca Place, Hobart TAS 7000
GPO Box 536, Hobart TAS 7001 Australia
www.building.tas.gov.au

Tasmanian Government

Our Ref: MPR26/207/4

Hon Ruth Forrest MLC
Chair
Public Accounts Committee
E-mail: ruth.forrest@parliament.tas.gov.au

Dear Chair

In line with the commitment to provide the Public Accounts Committee with reports from the Independent Probity Adviser as set out in the *Macquarie Point Multipurpose Stadium – Governance, Oversight and Assurance Framework,* I am writing to provide you with the Probity Report on the Dilapidation Surveys submitted by the Macquarie Point Development Corporation (MPDC).

Condition C5 of the *State Policies and Projects (Macquarie Point Precinct) Order 2025* requires that before works in respect of the Project commence, a comprehensive dilapidation report must be prepared that covers a range of different buildings / infrastructure, document any pre-existing structural damage or defects, and identify points that require monitoring during the works.

On 15 October 2026 the Secretary approved the documentation submitted by MPDC and I have attached the relevant Probity Report for the Committee's information.

If you have any questions, please contact Andrew Johnson, Director – Office of the Secretary by email at [redacted]

Yours sincerely

[redacted]

Brett Stewart
A/Secretary

23 October 2026

Enc: IPA advice – Dilapidation Survey Report

INDEPENDENT PROBITY ADVISOR – MINUTE TO THE SECRETARY

APPROVAL OF DILAPIDATION SURVEY REPORT UNDER ORDER CONDITION C5

To: Secretary, Building Tasmania
From: Independent Probity Advisor
Subject: Probity and assurance advice – Dilapidation Survey Report (Condition C5)

Date: 12 October 2026

BACKGROUND AND PURPOSE

The Proponent has submitted a formal request for approval of dilapidation reporting for the Macquarie Point Multipurpose Stadium Project (the Project) under Condition C5 of the *State Policies and Projects (Macquarie Point Precinct) Order 2025* (the Order). The submission is made by letter dated 2 September 2026 and is supported by five packages of dilapidation reporting covering buildings, heritage and sensitive assets, services infrastructure, roads, pathways, and Hobart City Council infrastructure.

This Minute provides independent probity and assurance advice to support the Secretary's consideration of whether the submitted C5 dilapidation reporting package may be approved under Condition C5 of the Order.

STATUTORY CONTEXT

Condition C5 of the Order requires that, before works commence, a comprehensive dilapidation report be prepared that includes a photographic and written record of the existing condition of infrastructure adjacent to Project land, including roads, stormwater systems, footpaths, driveway crossovers, the tunnel of the Hobart Rivulet, nature strips and service connections, together with the Royal Engineers Building, buildings on the southern side of Evans Street and other immediately adjacent buildings that may reasonably be affected by vibration, excavation or construction activity, and buildings east of Evans Street including the Port Tower and the Port Tower Building.

Also, Condition C5 requires the report to document any pre-existing structural damage or defects in that area, identify points that require monitoring during the works, and be approved by the Secretary in consultation with TasPorts and the Hobart City Council.

Condition C5 should be treated as a pre-commencement requirement for any works undertaken under a B2 staging plan. This should be distinguished from Condition B1(2), which separately permits preparatory works to be undertaken before works commence. This distinction matters because the Order specifically defines "works" as having the same meaning as in the *Land Use Planning and Approvals Act 1993*, while treating "preparatory works" as a separate defined category. Accordingly, approval under C5 should occur before commencement of any stage involving works within that statutory meaning, while preparatory works may proceed earlier where permitted by Condition B1(2).

CONSULTATION UNDERTAKEN

Condition C5 requires consultation with TasPorts and the Hobart City Council before the Secretary approves the dilapidation reporting. The Secretary's approval/decision record should confirm the consultation undertaken, any matters raised by TasPorts or the Hobart City Council, and how those matters were considered before approval is granted.

The IPA noted the following consultation steps undertaken by parties involved:

- Prior to formal lodgment of the C5 Submission, initial Macquarie Point Development Corporation (MPDC) advice was provided (to the Secretary, Building Tasmania, Hobart City Council, TasPorts) on the scope of the C5 Survey, explaining the proposed format/methodology and level of detail to be provided by the service providers undertaking the survey work.
- On 9 September 2026, the Secretary sought feedback on the Dilapidation Survey Report from the Chief Executive Officer, Hobart City Council, Chief Executive Officer, TasPorts, the Head of the State Service (HOSS) and the Managing Director, ERA Advisory.
- On 18 September 2026, at the request of the Secretary, Building Tasmania, the Proponent provided a briefing for the General Manager, Planning and Development, TasPorts, the Chief Executive Officer for the Hobart City Council and Building Tasmania officers on the methodology and outcomes of the Dilapidation Survey Report.
    - Given the extent and scale of the documentation and evidence comprising the Dilapidation Survey Report, this briefing was conducted as a practical and efficient method for the Secretary to satisfy the requirements under Condition C5(1)(b) for consultation with the Hobart City Council and TasPorts in determining approval of the Dilapidation Survey Report under C5. The meeting was documented by the Office of the Secretary, Building Tasmania with matters raised by the Hobart City Council and TasPorts recorded;
    - Following the briefing, the Proponent provided supplementary information (by letter dated 22 September 2026) to assist consideration of the C5 submission. The supplementary material included the briefing presentation, the Pitt & Sherry scope memorandum explaining the methodology and survey extent adopted for the dilapidation reporting, clarification regarding the exclusion of the Bridge of Remembrance and the TasWater Wastewater Treatment Plant from the survey scope, information on the proposed management of identified defects through contractor management processes, and the Proponent's proposed approach to engaging affected asset owners prior to publication of approved documentation under the Order.
- On 23 September 2026, the Chief Executive Officer of TasPorts confirmed in writing that Tasports is satisfied that the revised dilapidation reports reflect an industry-aligned approach and provide an appropriate pre-construction baseline for its assets.
- On 28 September 2026, the full Hobart City Council (elected officials) noted the Dilapidation Reports, provided by the Proponent for consultation with Council pursuant to Condition C5 of the Order.
    - The Council noted that officers had reviewed the documents and were satisfied the documents appropriately addressed matters relevant to the Council. The Council endorsed the position that no amendments were required to the documents as a result of Council's consultation and supported the approval of those documents to the Secretary.

- On 25 September 2026, the Secretary received external technical advice (from ERA Advisory) on the Dilapidation Survey Report which resulted in the Secretary writing to the Proponent on 1 October 2026 to seek further information on the following matters:
  - The particular stages and works covered by the current baseline, and the process and triggers for reviewing and supplementing the survey scope as later design and construction methods are confirmed;
  - Whether the replacement TasWater pumping station and associated works require inspection;
  - The reasons for excluding underground service connections other than stormwater and TasWater assets;
  - How MPDC will accept, consolidate, implement and audit the reports' management, mitigation and monitoring recommendations.

  The Proponent provided advice on each of these matters via correspondence dated 7 October 2026. The IPA notes the questions and responses may be information not specifically required by the Order to make a C5 approval, but seeking such information is at the discretion of the parties involved who may prefer supplementary technical verification.

DECISION SCOPE AND EFFECT

Approval under Condition C5 would approve the submitted C5 dilapidation reporting package, comprising the five packages of reports identified by the Proponent, for the purposes of establishing the baseline condition record and identifying monitoring points before works commence.

Approval does not authorise the commencement of works, which remains subject to satisfaction of all other applicable conditions, approvals and permits under the Order.

DOCUMENTATION REVIEWED

Documentation/Artefact	Purpose	Date
Memorandum – Pitt & Sherry to Macquarie Point Development Corporation	Proposed Dilapidation Scope Document forwarded to Secretary, Building Tasmania, Hobart City Council, TasPorts	24 March 2026
Dilapidation Survey Report/s	17-19 Hunter St, Hobart TAS 7000 Macquarie Point Development Corporation 16 July 2026 (consolidated)	16 July 2026

Documentation/Artefact	Purpose	Date
Email from MPDC to Secretary, Building Tasmania, Director Strategic and Regulatory Services Network, Hobart City Council and General Manager Planning and Development, TasPorts	Representative samples of Batch 1 Survey Reports to explain format, methodology, and level of detail provided by respective service providers. Samples were: Package 1 – General Building #1 12698103-GHD-XX-XX-REP-ST-00001 – The Drunken Admiral Package 2 – General Building #2 26D395.MAQPT.MAC5.230726 Package 3 – Heritage & Sensitive Assets 25.0543 IXL Building - 41 Hunter St 20260721 Package 4 – Services Infrastructure T-P.26.0354-04-STR-REP-001-RevA – Services infrastructure within the zone of influence, including Hobart City Council stormwater assets. Package 5 – Public Roads, Pathways & Council Infrastructure WGA261029-RP-CV-0007 – Condition survey of publicly accessible roadways, pathways and crossovers	31 July 2026
Letter from CEO, MPDC to Secretary, Building Tasmania	Formal submission seeking approval of the dilapidation reporting package under C5	2 September 2026
Package 1 – General Building 1	Reporting certified by Damian Jones, GHD, covering nominated Hunter Street properties, McVilly Drive, Baha'i Centre of Learning, 1 Davey Street and 5A Evans Street	As submitted
Package 2 – General Building 2	Reporting certified by David Fisher, Howarth Fisher and Associates, covering 18 Hunter Street and Macquarie Wharves assets including the Port Tower complex	As submitted
Package 3 – Heritage and Sensitive Assets	Reporting certified by Owen de la Motte, Gandy and Roberts, covering the Hobart Cenotaph, Hobart Gas Company, IXL Building, Royal Engineers Building and Woolstore	As submitted
Package 4 – Services Infrastructure	Reporting certified by Nicholas Muggeridge, Pitt & Sherry, covering Hobart City Council stormwater infrastructure, TasWater infrastructure and other infrastructure owned by TasNetworks, Tas Gas, NBN Co and Telstra	As submitted
Package 5 – Roads, pathways and Council Infrastructure	Reporting certified by Abbas Al Nadir, WGA, covering Evans Street, Hunter Street, Macquarie Street, Davey Street verge, Tasman Highway verge, TasPorts roads, car parks, footpaths, crossovers, verges, street furniture and the Hobart Rivulet entrance and headwall	As submitted
Resumes of Survey Authors	Resumes of the reporting authors noted in the rows immediately above	Various
Minute from Director, Office of the Secretary, Building Tasamania to Secretary, Building Tasmania (MPR26/179)	Commencement of consultation	9 September 2026

Documentation/Artefact	Purpose	Date
Letters from Secretary, Building Tasmania to: . Head of State Service; . Managing Director, ERA Advisory; . CEO, Hobart City Council . CEO, TasPorts	Consultation on Dilapidation Survey Report	9 September 2026
Letter from Secretary, Building Tasmania to CEO, MPDC	Confirming commencement of consultation on Dilapidation Survey Report under C5	9 September 2026
Letter from the CEO Macquarie Point Development Corporation to Secretary, Building Tasmania + Attachments 1,2 & 3 (see below)	Macquarie Point Multipurpose Stadium Dilapidation Report Supplementary Information (Condition C5)	22 September 2026
Attachment 1 - Macquarie Point Development Corporation Presentation – Pre-Construction Dilapidation Reporting Scope	Presentation on the scope, approach and delivery of the Dilapidation Survey Report under the Order	September 2026
Correspondence – CEO, TasPorts to Secretary, Building Tasmania	TasPorts satisfaction that the revised dilapidation reports reflect an industry-aligned approach and provide an appropriate pre-construction baseline for its assets	23 September 2026
Memorandum - Managing Director ERA Advisory to Secretary, Building Tasmania	Macquarie Point Multipurpose Stadium Independent advice for Permit Regulator – Dilapidation Reports	25 September 2026
Attachment 2 – Memorandum from Pitt and Sherry to Macquarie Point Development Corporation	Proposed Dilapidation Scope	22 September 2026
Attachment 3 – email from Head of Major Projects, TasWater to Macquarie Point Development Corporation	Advice from TasWater to Macquarie Point Development Corporation that a Dilapidation Report for the Waste Water Treatment Plant is not required	3 December 2025
Consultation record with TasPorts and Hobart City Council	Evidence to support the Secretary's statutory consultation requirement under Condition C5	18 September 2026
Letter from A/HOSS to Secretary, Building Tasmania	Feedback on Dilapidation Survey Report	25 September 2026
Hobart City Council (City of Hobart) - Meeting Open Portion Agenda and Resolution on the Dilapidation Survey Report (as minuted)	Agenda Item 9.2 - Macquarie Point Precinct Dilapidation Report – Condition C5 – Consultation *Council resolution:* 1. The Council notes the Dilapidation Reports, marked as items 9.2.2 to 9.2.15, provided for consultation with Council pursuant to Condition C5 of the *State Policies and Projects (Macquarie Point Precinct) Order 2025* (as attached to this report). 2. The Council notes that officers have reviewed the documents referred to in paragraph 1 and are satisfied the documents appropriately address the matters relevant to Council. 3. The Council endorses the position of officers that no amendments are required to the documents referred to in clause 1 as a result of Council's consultation and supports the approval of those documents by the Secretary.	28 September 2026
Correspondence – A/CEO, Hobart City Council to Secretary, Building Tasmania	Hobart City Council support for approval of Dilapidation Survey Report under C5	29 September 2026

Documentation/Artefact	Purpose	Date
Letter from Secretary, Building Tasmania to CEO, MPDC	Request for clarification on matters contained in the Dilapidation Survey Report submitted on 2 September 2026	1 October 2026
Letter from CEO, MPDC to Secretary, Building Tasmania	Proponent response to queries from the Secretary, Building Tasmania on the Dilapidation Survey Report submitted on 2 September 2026	7 October 2026
Minute from Director, Office of the Secretary, Building Tasmania to Secretary, Building Tasmania	Seeking a determination from the Secretary, Building Tasmania under C5	12 October 2026

USE OF ASSURANCE CHECKLIST

An assurance checklist has been prepared to support the Secretary's consideration of approval under Condition C5, and subsequent record keeping required under the Order. The checklist provides a transparent and structured basis for confirming that the submitted documentation satisfies the relevant requirements of the Order.

CONCLUSION

Subject to the Secretary's approval/decision record confirming consultation with TasPorts and the Hobart City Council, the submitted C5 dilapidation reporting package appears capable of being considered for approval under Condition C5 of the Order.

SCOPE LIMITATIONS

This probity and assurance advice is limited to assessment of administrative decision-making processes and governance compliance associated with the Secretary's consideration of the Dilapidation Survey Report under Condition C5 of the Order. It does not extend to technical evaluation of structural conditions, vibration risk, construction methodology, engineering judgement, or the adequacy of proposed monitoring regimes, which are subject to separate expert review and/or separate approvals under other conditions of the Order.

RELEASE OF C5 APPROVAL

Schedule 1 (A2) and (A3) of the Order will require relevant documents (including documents approved under Condition C5) to be recorded and made publicly available unless a basis exists for withholding publication under the Order.

While the Order does not expressly require consultation with, or advance notification of, affected owners prior to publication, it is understood that the Proponent is contemplating stakeholder communications with third party asset owners before publication occurs.

Accordingly, the Secretary may wish to give consideration to categories of redaction for Survey Report documentation in cases where there may be sensitivity in releasing information or legislative or other constraints on publication.

Also, the Secretary should seek confirmation that the Proponent has informed affected owners where the approved documentation contains photographic records, condition assessments or identified defects relating to privately owned assets. Any such communications would be a matter of administrative discretion and stakeholder management rather than a statutory requirement under Condition C5 of the Order.

SIGN-OFF

As the Independent Probity Advisor, we confirm that we have reviewed the documentation identified above and the processes applied by Building Tasmania in support of the Secretary's consideration of the Dilapidation Survey Report under Condition C5 of the Order.

Based on the information provided and the assurance checks undertaken, we are satisfied that the approval process can be completed consistently with the requirements of the Order and accepted probity principles, provided the approval record confirms the consultation undertaken and the basis for the Secretary's decision.



Andrew Harris
Director
MODA Consulting
t: [redacted]
e: [redacted]

12 October 2026

ATTACHMENT A – ASSURANCE CHECKLIST (DILAPIDATION SURVEY REPORT UNDER ORDER CONDITION C5)

Order Approval

☐ The submitted C5 documentation comprises the five reporting packages identified in the Proponent's 2 September 2026 submission.

☐ Each reporting package has been prepared or certified by a suitably qualified person, consistent with Schedule 1 (A1) of the Order.

☐ The reporting includes photographic and written records of the existing condition of buildings and infrastructure covered by Condition C5.

☐ The reporting documents any pre-existing structural damage or defects identified within the relevant area.

☐ The reporting identifies points that require monitoring during Project works, where relevant.

☐ The Secretary's approval under Condition C5(1)(b) is given before works in respect of the Project commence, other than preparatory works where separately permitted under Condition B1(2).

☐ The approval/decision record confirms consultation with TasPorts and the Hobart City Council, any matters raised, and how those matters were considered before approval was granted.

Order Reporting Obligations

☐ Once approved, the C5 dilapidation reporting package is treated as a "relevant document" under Schedule 1 and forms part of the conditions specified in the Order.

☐ The approved dilapidation reporting package is suitable to be made publicly available, or a basis for non-publication has been identified, consistent with Schedule 1 (A3).

☐ Following approval, a copy of the approved dilapidation report is to be provided to each owner of buildings or infrastructure covered by the report, consistent with Condition C5(2).