

Regulation Plan for EPA requirements under the State Policies and Projects (Macquarie Point Precinct) Order 2025

I Background

On 21 October 2025 Governor Baker gave effect to the [State Policies and Projects \(Macquarie Point Precinct\) Order 2025](#) (the Order). The Order gives approval for a Stadium development at Macquarie Point, as if it had been approved as a Project of State Significance under the *State Policies and Projects Act 1993*, with conditions of approval and development attached.

2 Purpose of this Document

This document is a guide and field manual to regulating the development occurring under the *State Policies and Projects (Macquarie Point Precinct) Order 2025*.

This document includes:

- A description of the requirements imposed on the Director of the EPA under the order,
- Sets out the types of regulator activities required to enforce the order,
- Establishes an estimate of resource requirements to meet the regulation burden,
- Sets out standards for regulatory activities, including:
 - Direct document review
 - Consultative review for the Secretary DSG
 - Site Inspections
 - Audit
 - Non-routine Events
 - Other Issues

This regulation plan is a living document. Although initiated and stewarded by Adam Davies, it will evolve as the project evolves and areas for clarity or improvement are identified.

The current version and date is shown at the bottom of every page.

3 Resources

Lead Regulator for Macquarie Point Precinct Development:

Adam Davies

Backup Regulators (leave, other duties prioritised, help needed etc.):

Roy Adam, Kandy Smith

4 Conditions of Order relevant to EPA

There is value in regulators reviewing and being familiar with the complete text of the order, as some administrative requirements and responsibilities of other regulatory bodies may affect the work and activities of EPA. Below is summarised the key elements of the order that require action by the Director of the EPA.

Section 4(2) of the Order empowers the Director of the EPA (as listed in Section 8 of the Order) with responsibility for the enforcement of Conditions:

1. CI and CN2, pertaining to the Construction Environmental Management Plan (CEMP); and
2. Each condition specified in Schedule 5 – Environmental Conditions.

The Director of the EPA is also referenced under certain other sections of the Order, including:

- Section 15, Condition B1(1)(m) – to make a determination with the Minister and the Secretary if works not otherwise described in the Order are preparatory works.
- Section 15, Condition B1(2) – to determine if a site environmental management plan (note this is different in meaning to the Construction Environmental Management Plan) relating to preparatory works is satisfactorily prepared such that preparatory works may occur.
- Section 16, Condition B2 – to be consulted by the Secretary prior to approving a Staging Plan if works are staged.
- Section 21, Condition B7 – to be consulted by the Secretary prior to approving a fully dimensioned and scaled plan for a stage of works.
- Section 31, Condition C2 – to approve, with the Secretary a deviation from the required contents of the CEMP, as prescribed under Condition C2.
- Section 32, Condition C3 – to be consulted by the Secretary prior to approving a Construction Traffic Management Plan.
- Section 33, Condition C4 – to consider if the requirements of Condition C4 are satisfied as a requirement of condition C1.
- Section 43, Condition D9 - to be consulted by the Secretary prior to approving an Operational Waste Management Plan.

A comprehensive table of Order Requirements (Conditions), and how they relate to EPA is included in a spreadsheet filed here for easy interrogation:

[Macquarie Point Precinct Order Regulation - Table of Requirements and Conditions - January 2026](#)

5 Current Project Staging Timeline

Episodes of regulation are generally informed by the staging of the project.

The current working staging timeline for the project is broadly, per most recent working program schedule provided by MPDC on 2 April 2026:

Preparatory Works:

January 2026 to August 2026

Stage 1: Site Preparation and Bulk Earthworks –

Document approvals February to July 2026

Earthworks commencing August 2026 continuing into 2027

Stage 2: Red Shed and Goods Shed Removal

Document approvals June to July 2026

Works in parallel to earthworks, late 2026

Stage 3: Stadium construction and Landscaping

Document approvals September to December 2026

Works commencing early 2027 and continuing to completion.

Stage 4: Operations

No operational regulation by EPA.

6 Types of Regulatory Requirements

The Order has requirements on the Director of the EPA that fall into 6 broad 'streams' of regulation:

Regulatory Stream 1: Document Approval

Documents the Director EPA is required to review and approve. Once approved, commitments made in approved documents become conditions of development that must be complied with.

Includes:

- Review and Approval of a Site Environmental Management Plan for preparatory works.
- Review of Annual Environmental Review (AER) at end of each financial year.
- Review of Site Suitability Statements.

Regulatory Stream 2: Document Consultation Review

Documents the Secretary (Currently Department of State Growth (DSG), TBC after 30 June 2026) must consult with Director EPA to review and approve. Once approved, commitments made in approved documents become conditions of development that must be complied with.

Includes:

- Staging Plan (multiple iterations)
- Design Plans, including drawings and written specifications (likely multiple iterations)
- Construction Environmental Management Plan, including sub-plans (multiple iterations)
- Construction Traffic Management Plan (likely multiple iterations)
- Operational Waste Management Plan (likely to happen much later in the project ~ 2028+)

Regulatory Stream 3: Site Inspections to Assess Compliance

Regulator attendance to site to inspect and review compliance with requirements either directly in the Order, or commitments of an approved document.

Includes:

- Compliance with CEMP requirements for pollution control, adaptive management, risk management, waste, hazardous materials, noise, contamination, gas/vapour, potential acid sulphate soils, dust, groundwater, sediment and erosion, surface water, noise and vibration.
- Compliance of workers and subcontractors with requirements of CEMP.
- Construction is occurring in compliance with Auditor Site Suitability Statement design requirements.

Regulatory Stream 4: Audit of Compliance

Audit of compliance against conditions. Not all conditions are able to be assessed for compliance through incidental or periodic site inspections. Some structured and either comprehensive or targeted audits of developer project management systems, records, activities and outcomes is necessary to test compliance with some order requirements or approved document (CEMP etc) commitments.

Includes:

- Complaints register
- Evidence of adaptive management
- Implementation of all CEMP requirements for all works and subcontractors
- Compliance with auditor design requirements
- Notification requirements

Regulatory Stream 5: Non-routine Regulation Events

Some provisions of the order will only become relevant under scenarios not guaranteed to occur, or involve the approval of a deviation from the approved order. This stream also captures responding to environmental incidents.

Includes:

- Review and approve deviation from order CEMP requirements (with Secretary DSG).
- Approve additional preparatory works, other than those defined in Order (with Secretary).
- Incident response and after incident debrief / lessons learned / operational changes.
- Approving works outside standard work hours.

Regulatory Stream 6: Other Macquarie Point Related Issues

The development of the Macquarie Point Precinct has knock on effects outside the scope of the Order. Some regulatory effort is required to meet the needs of:

- Controlled waste management – support of transporter and waste depot regulators for issues relating to the development.
- Briefing notes / Minutes for senior management.
- Drafting responses for stakeholder engagement due to incidents or media/public interest.
- Right to Information requests related to the Order and regulation of the development.