



TASMANIAN

STADIUM

GATE 1

Parliamentary Accounts Committee

7 August 2026

MAC
POINT

Project update

- **Activity update**
 - Current work streams:
 - Site preparation works
 - Procurement
 - Conditions
- **Project management**
 - Project budget and costs to date
- **Tabling**
 - July snapshot





Activity update

Mid-May to July

Site Preparation Works

Preparatory works



Site Preparation Works

Preparatory works approvals

Required:

- ✓ Site Environmental Management Plan reviewed by an accredited environmental auditor, has been prepared to the satisfaction of the Director of the EPA

Best practice approach:

- ✓ Unanticipated Discovery Plan prepared to the satisfaction of the Minister administering the *Aboriginal Heritage Act 1975*
- ✓ Statement of Historical Archaeological Potential in place
- ✓ Archaeological Method Statement in place
- ✓ Notified the EPA ahead of works commencing

Site Preparation Works

Preparatory works - management

Environmental Management

The Site Environmental Management Plan (SEMP) sets out environmental controls, procedures, and performance requirements to ensure activities are conducted safely, sustainably, and in compliance with regulatory approvals.

The SEMP provides a framework to identify and manage environmental risks before and during works, implement appropriate controls and monitoring to minimise any impacts, and maintaining clear documentation and reporting processes.

This includes the management of water, contaminated soil and incident management.

www.macpoint.com/reporting



Site Environment Management Plan

Macquarie Point Development Project

29-May-2025
Doc No: MPMS-MPDC-MP-ES-04-02

 aecom.com

Delivering a better world

Site Preparation Works

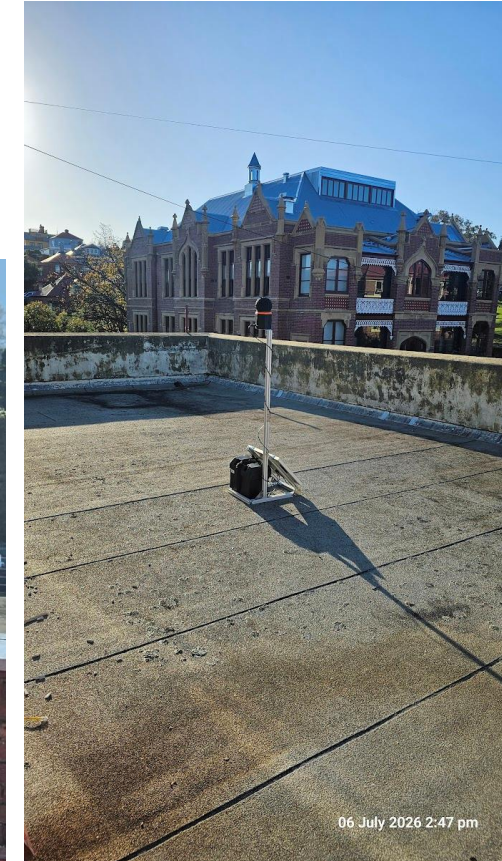
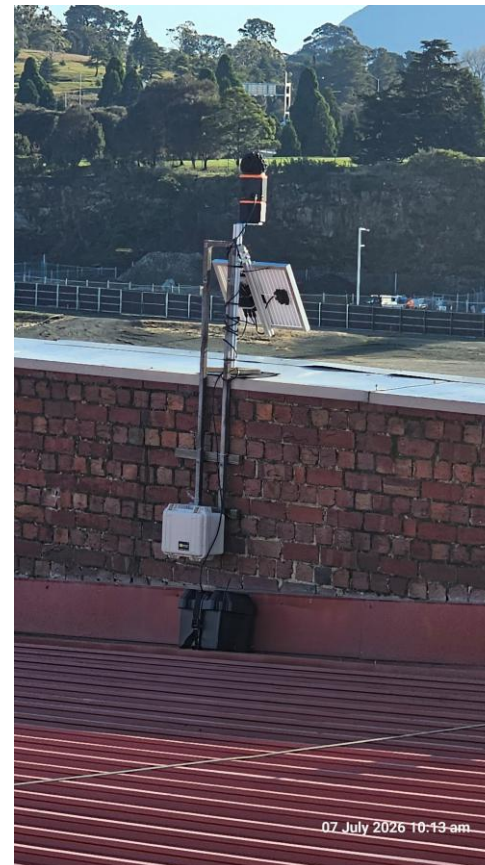
Preparatory works - management

Noise, Vibration, and Dust Monitoring

We have installed a network of noise, vibration and dust sensors to continuously monitor the site and surrounding areas.

This real-time data allows us to:

- monitor noise, vibration and dust levels to ensure adherence to regulations, protecting the community from excessive disturbance.
- promptly identifying and actioning any noise, vibration or dust concerns that may arise during construction.
- inform future activity informed by the data collected.
- minimise potential impacts on neighbours nearby.



Site Preparation Works

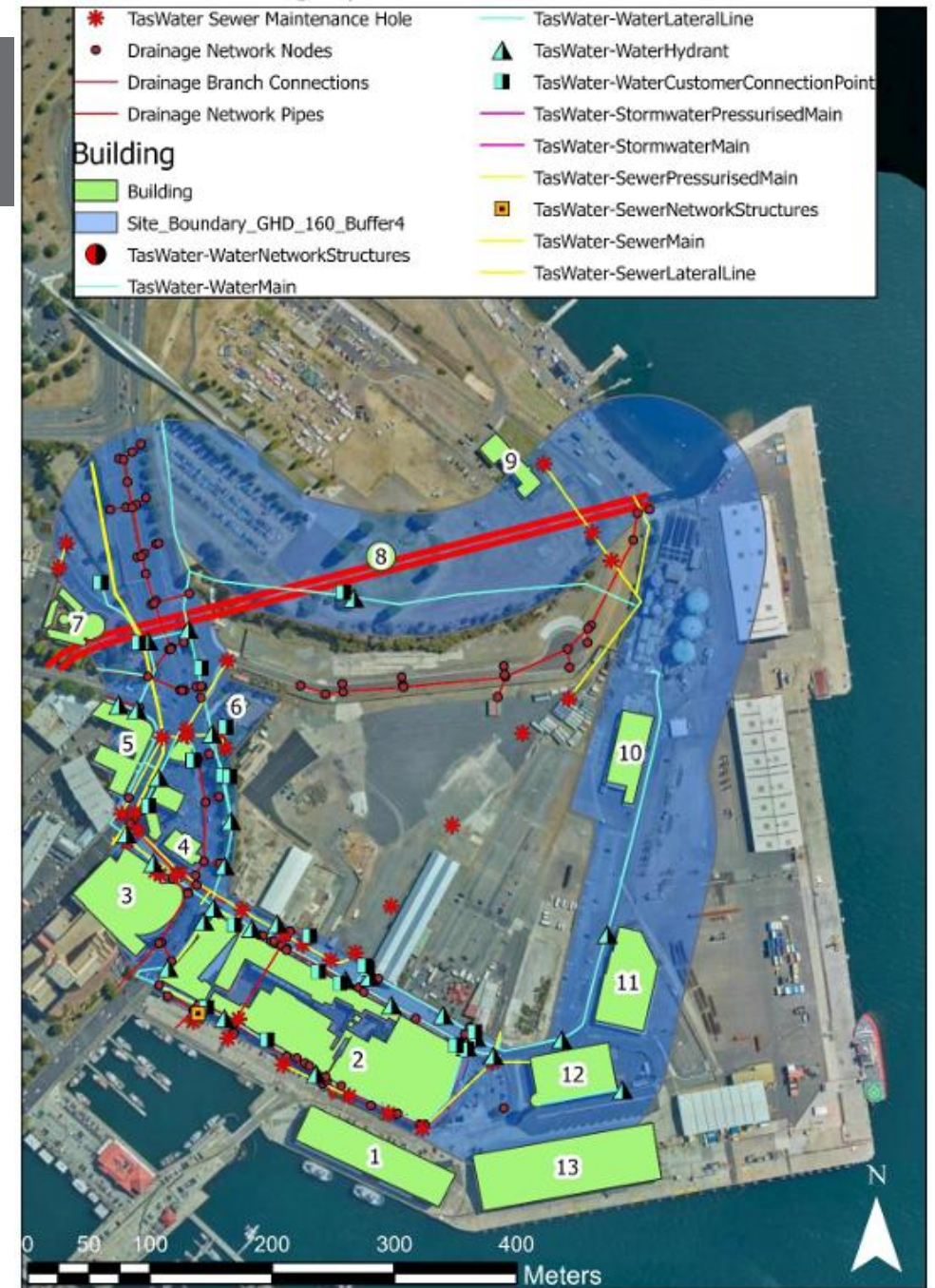
Preparatory works - management

Dilapidation surveys

Surveys are being undertaken within 100m radius of the site.

These assessments provide a written and photographic record of the condition of the structure.

Dilapidation reports are to be approved by the Secretary, in consultation with TasPorts and the Hobart City Council.



Site Preparation Works

Communication focus

We have been working with stakeholders to:

- Conduct Dilapidation Surveys
- Install equipment at key points e.g. Noise monitoring units
- Inform them of upcoming works and answer related questions
- Engage on the CEMP including as required under condition A6 of the Order
- Sharing information on current activity on our website



WORKS & EVENTS

Multipurpose Stadium preparatory works – activity on site

1. Dilapidation Survey Works

We are currently conducting dilapidation surveys of properties and infrastructure within 100 metres of the Macquarie Point precinct prior to construction commencing.

A dilapidation survey is an independent condition assessment that documents the existing state of nearby buildings, structures, and infrastructure. These surveys serve to protect both building owners, tenants, the community and the Corporation by establishing a clear baseline record before works begin.

Expected impact and management in place:
We are engaging directly with owners and managers of sites and infrastructure.
No broader impacts are expected.

2. Archaeological works

Archaeological works will commence in July.

Archaeological excavations are a typical preliminary step as part of major development projects. The works will target early colonial development associated with the Kings Yard (1804), a place of skilled convict labour. Protocols are also in place for the management of Aboriginal heritage should it be discovered.

- Archaeological works are being carried out Macquarie Point to address permit conditions of the *State Policies and Projects (Macquarie Point Precinct) Order 2025*.
- These works will take place at the western end of the Macquarie Point site.

Commencing in July 2024, the survey works are expected to last approximately 12 weeks, finishing Monday 5th August 2024.

Works

Stage 1 – Bulk Excavation

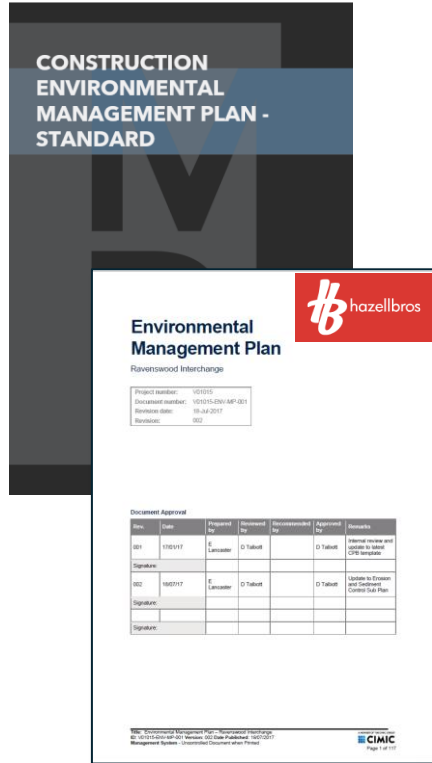
Stage 1 - Bulk Excavation: the removal of materials from Macquarie Point and transport to nominated waste disposal facilities, to prepare the site for construction.

For a contractor to begin these works, other than preparatory works, under the *State Policies and Projects (Macquarie Point Precinct) Order 2025* the following steps must be completed:

- Unanticipated Discovery Plan accepted by the Minister administering the Aboriginal Heritage Act 1975 (complete)
- Statement of Historical Archaeological Potential and Goods Shed / Red Shed /Hydro Electric Commission Building Archival Record (to be in place)
- Dilapidation Surveys consulted on and approved (in progress)
- Impact Assessment on Road Reserves approved (complete)
- Construction Environmental Management Plan (in progress):
 - Preparation of a stage specific plan
 - Consultation with Tasmanian Symphony Orchestra, University of Tasmania, Baha'i, Hobart City Council, Federal Group, Returned Services League, TasPorts
 - Reviewed by an Acoustic Engineer
 - Consultation with EPA (28 days) and Secretary approval

CEMP structure

PART A: CEMP Scope & EMS



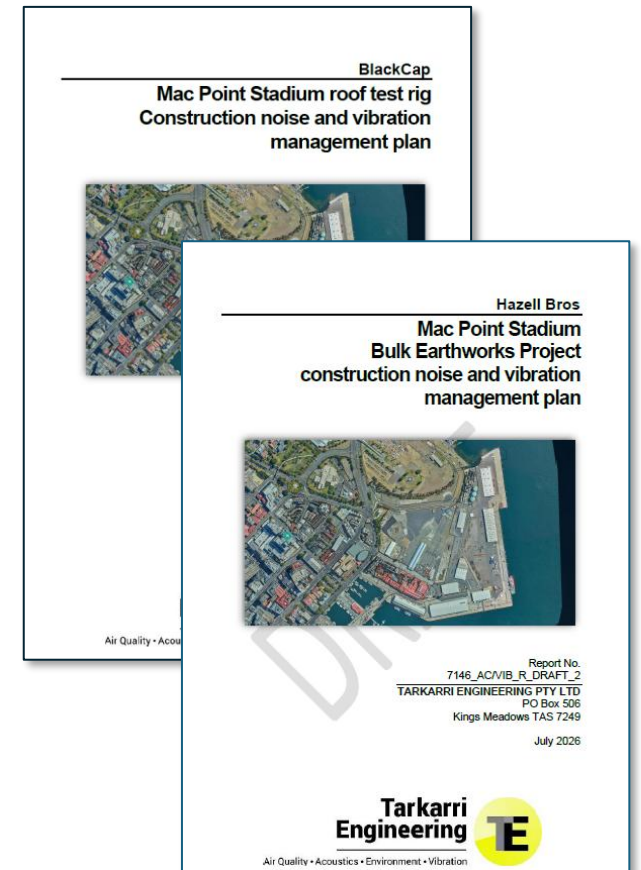
PART B: MPDC &/or Contractor Sub-plans



PART B: Frameworks / Procedures / Tools



PART C: Stage-specific plans, reports and procedures prepared by the Contractor or MPDC



What is in the sub-plan?

Performance Objectives & Targets

- Both statutory and internal MPDC

Approvals & Obligations

- Including all Order requirements and other applicable obligations

Relevant information

- Exclusions from the sub-plan and where in they are covered

Relevant project documentation

- List of relevant MPDC and Stage-specific contractor documents to the discipline

Legislation, Guidelines and Standards

1. ESP-09 NOISE AND VIBRATION MANAGEMENT SUB-PLAN

Performance objectives and targets	Objectives: 1. Construction related noise from the Project land does not adversely impact the amenity of surrounding communities. 2. Construction related vibration from the Project land does not cause structural damage or defects to nearby infrastructure and/or buildings and does not adversely impact human comfort to occupants in nearby buildings. Targets: 1. Compliance with noise and vibration management levels as specified in the agency approved Stage-specific Construction Noise and Vibration Management Plan (CNVMP). 2. Acknowledge 100% of nuisance noise and vibration related complaints within 3 business days of notification and best endeavours to achieve formal resolution/closure for all issues within 20 business days of receipt. 3. Zero (0) Project land vibration induced related structural damage or defects to nearby infrastructure and/or buildings.
Approvals and obligations	The Principal Obligations Register (MPMS-MPDC-RG-ES-04-02) and Stage-contract Approvals Matrix lists the applicable Principal obtained regulatory permits, approvals and obligations relevant to the Multipurpose Stadium Project. Specific obligations that relate to construction noise and vibration management include the following: • State Policies and Projects (Macquarie Point Precinct) Order 2025 Statutory Rules, No.49 ('the Order') Conditions: A6, A7, A8, C1, C2(c), C5, H8(a)(ii), CN2(2)(e), CN2(3) and CN3 • The Deed of Agreement between Macquarie Point Development Corporation, Stadiums Tasmania and the Tasmanian Symphony Orchestra (TSO) ('Deed of Agreement') • This Sub-plan which forms an attachment to the Construction Environmental Management Plan (Standard) (MPMS-MPDC-MP-ES-05-01)
Relevant information	This ESP-09 Noise and Vibration Sub-plan relates to the management of noise and vibration while undertaking construction works but <u>excludes</u> the following: • The management of operational noise and vibration as per the Operational Noise Management Plan required under the Order condition D8(f) and D12, the Events Management Plan required under the Order condition D7 and a Special Event Management Plan required under the Order condition A5 in respect how those plans relate to noise and vibration. • ESP-07 Heritage Sub-plan (MPMS-MPDC-ES-05-07) has been prepared to ensure construction activities do not cause damage, disturbance or otherwise adverse impact to historic cultural heritage sites and will be read in conjunction with this ESP-09 Noise and Vibration Sub-plan.
Relevant project documentation	Principal: • ESP-07 Heritage Sub-plan (MPMS-MPDC-ES-05-07) • Construction Noise and Vibration Management (CNVM) Framework (MPMS-MPDC-FW-MP-04-02) • Outside of Standard Hours Work Procedure (MPMS-MPDC-PC-ES-05-04) • Outside of Standard Hours Work Permit (MPMS-MPDC-FM-ES-05-02) • Complaints Policy (MPMS-MPDC-PY-MP-04-03) • Complaints Register (MPMS-MPDC-RG-MP-04-01) • Noise and Vibration Sensitive Receivers (NVSRR) Register (MPMS-MPDC-RG-MP-04-02) Stage Contractor: • Preparatory Works Management Plan, or similar (as applicable) • Preparatory Works specific CNVMP • Stage-specific Construction Noise and Vibration Management Plan (CNVMP)
Relevant legislation, standards and guidance	Legislation, Guideline and Standards: • <i>Environmental Management and Pollution Control Act 1994</i> (Tas) viewed on 13 April 2026, at https://www.legislation.tas.gov.au/search

Identifier	Measure	Stage/timing	Responsibility	Compliance Evidence
Agency Approvals				
ESP-09-AA01 <i>[the Order Condition C1, C2(c) and CN2(1)]</i>	This ESP-09 Noise and Vibration Sub-plan has been prepared in accordance with the requirements of the Order Conditions C1 and C2(c) to the approval of the Secretary, in consultation with the Director of the EPA.	At least 30 days before a stage of works for the Project commences	Principal	Secretary Approval and EPA Director in relation to matters specified in CN2(1) and C2
ESP-09-AA02 <i>[the Order Condition C1, C2(c) and CN2(1)]</i>	The Stage-specific CNVMP , which forms an attachment to ESP-09 Noise and Vibration Sub-plan will be approved by the Secretary, in consultation with the Director of the EPA for each stage or a combination of stages of works where cumulative noise and vibration impacts may arise.	At least 30 days before a stage of works for the Project commences	Contractor (with Principal Assistance)	Secretary Approval and EPA Director in relation to matters specified in CN2(1) and C2
ESP-09-AA03 <i>[the Order Condition A6]</i>	Each of the following parties have been consulted during the preparation of this ESP-09 Noise and Vibration Sub-plan , in accordance with the Order Condition A6: i. the Baha'i Centre of Learning ii. the Federal Group iii. the Hobart City Council iv. the Returned and Services League of Australia (Tasmania Branch) v. the Tasmanian Symphony Orchestra vi. TasPorts vii. the University of Tasmania	At least 30 days before a stage of works for the Project commences	Principal	Consultation records
ESP-09-AA04	Where requested during consultation with the parties as per ESP-09-AA03 (and listed in the Order Condition A6), further consultation during the preparation of the Stage-specific CNVMP will occur.	At least 30 days before a stage of works for the Project commences	Contractor (with Principal Assistance)	Consultation records

Identifier – Unique MPDC Identifier for auditability and cross-referencing.

Measure – management, mitigation, monitoring or reporting measure.

There are a number of measure types per sub-plan, including:

- **Agency approvals**
- **Preparatory works**
- **Management and mitigation**
- **Reporting**
- **Monitoring**

Stage/Timing – Which stage of the project is the condition relevant to.

Responsibility – Contractor or MPDC

Compliance evidence – what is required to verify compliance

Works

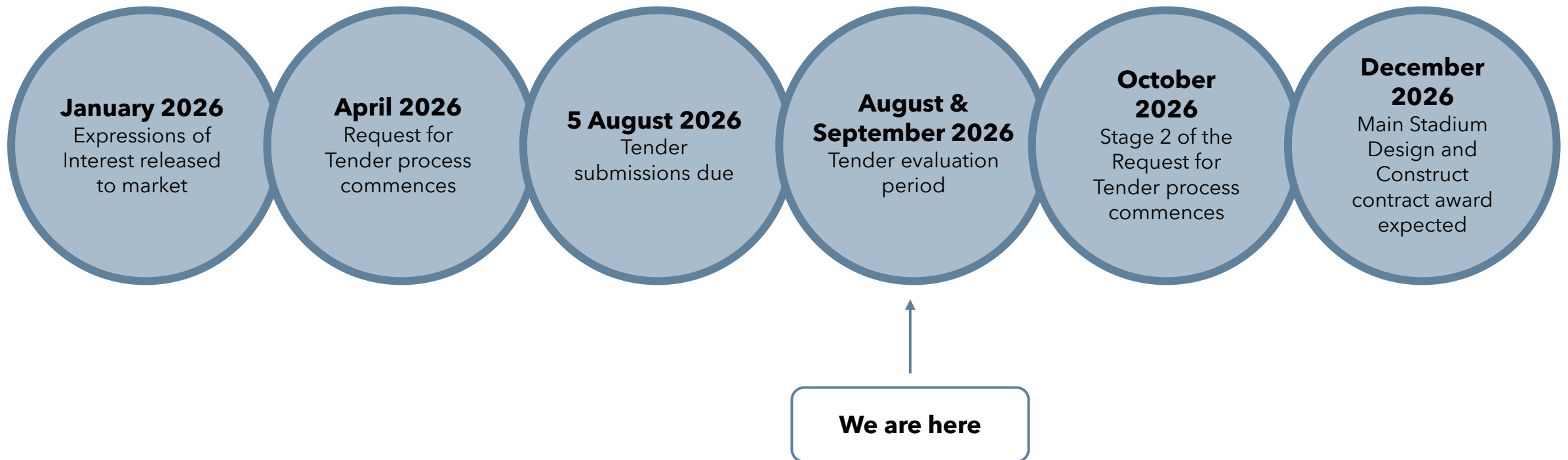
Stage 2 – Goods Shed Relocation

Stage 2 - Goods Shed and Red Shed Relocation: the design, dismantling, and storage of the Goods Shed and removal of the Red Shed.

For a contractor to begin these works, other than preparatory works, under the *State Policies and Projects (Macquarie Point Precinct) Order 2025* the following steps must be completed:

- Impact Assessment on Road Reserves (submitted)
- Heritage Conservation Management Plan prepared to the to the satisfaction of Heritage Tasmania (in progress)
- Construction Environmental Management Plan (in progress):
 - Preparation of a stage specific plan
 - Consultation with Tasmanian Symphony Orchestra, University of Tasmania, Baha'i, Hobart City Council, Federal Group, Returned Services League, TasPorts
 - Reviewed by an Acoustic Engineer
 - Consultation with EPA (28 days) and Secretary approval

Main construction procurement



Conditions implementation

Mid-May - July

Approvals:

- Preparatory Works Determination – B1 – 9 June
- Staging Plan – B2 – 18 June
- Impact Assessment on Road Reserves (Stage 1) – B12 & B13 – 17 June
- Site Environmental Management Plan – B1 – 2 July
- Unanticipated Discovery Plan – AH5 – 10 July

Submissions:

- Impact Assessment on Road Reserves (Stage 2) – B12 & B13 – 8 July

Other activities:

- Ongoing regulator engagement
- Briefings on Order with Design Quality and Integrity Review Panel
- Key focus on meeting the conditions for Stage 1 and 2 including document preparation and consultation
- CEMP standard development and consultation



Project management

Project cost controls

Project Budget

The Project Budget of \$1.13bn includes all costs related to the Stadium development

- Design
- Commissioning
- Construction
- Operational equipment required
- Resourcing and advisories
- Escalation
- Contingencies
- Costs incurred to date

Project Budget

Spend to date

As at the end of 30 June is \$45.83m

This comprises:

\$38.98m in consultancies and design:

- \$20.04m for design
- \$0.77m for construction and building surveying advice
- \$0.42m functional brief and related advisory preparation
- \$4.11m legal and probity advice
- \$3.20m planning and environmental
- \$7.09m project management

- \$1.86m quantities surveying

- \$1.48m other consultancies and disbursements

\$6.85m other items:

- \$3.05m for project resourcing
- \$0.36m for Green Star Accreditation
- \$0.20m Site Remediation works
- \$1.25m site works
- \$1.99m Cricket Test Rig



Tabling

- Overview presentation
 - July snapshot

Macquarie Point Multipurpose Stadium – Project snapshot – July 2026

Key activities up to 31 July 2026

Procurement activity	Date
Tender workshops	April to July
Multipurpose Stadium design and construction (Request for Tender)	Opened: April Closes: August
Works on site	Date
Site preparation works commence	July

Upcoming key activities

Procurement activity	Date
Multipurpose Stadium design and construction (Request for Tender assessment)	August to October
Multipurpose Stadium design and construction (Request for Tender stage 2 issue)	October
Works on site	Date
Site preparation works	July onwards

Key activities up to 31 July 2026

State Policies and Projects (Macquarie Point Precinct) Order 2025 implementation:

- **Preparatory works determination** – determination that the offsite disposal of material excavated during preparatory works and on-site remediation of potential level 3+ contaminated soil are preparatory works
- **Staging Plan approved** – plan that identifies the stages of the Project and associated conditions approved for Stages 1 and 2
- **Impact on Road Reserves approved** – Approvals of the assessment of the Stage 1 works on road reserves in the vicinity
- **Unanticipated Discovery Plan prepared to satisfaction of the Minister** - Unanticipated Discovery Plan must be followed if Aboriginal heritage material is discovered during construction or other ground-disturbing works associated with the Macquarie Point Multipurpose Stadium Project on the Project Land
- **Statement of Historic Archaeological Potential for the Royal Engineers Building and Kings Yard, Archaeological Method Statement for the Royal Engineers Building and Kings Yard finalised**
- **Impact on Road Reserves submitted** – Assessment of the Stage 2 works on road reserves in the vicinity
- **Construction Environmental Management Plan (CEMP) Standard development** – The Corporation has been developing a CEMP Standard, which will contain the minimum requirements that need to be included in the stage specific CEMPs for the Project.

Macquarie Point Multipurpose Stadium – Project snapshot – July 2026

Governance (meetings held)		
Project	Oversight	Regulator
• Board meetings (June, July) • Stadiums Tasmania + Corporation (weekly) • User meetings (weekly (cricket))	• Oversight Committee (June, July) • Cabinet Committee (May, July) • Estimates (June)	• EPA (May, June, July) • Department of State Growth/Building Tasmania (June, July) • Hobart City Council (June, July) • Probity Advisor (May, June, July) • Heritage Tasmania (June) • Aboriginal Heritage Tasmania (June, August) • TasWater (June, July) • TasPorts (June) • Design Quality and Integrity Review Panel (July)



Budget	
Project Budget	Spend as at 30 June 2026
\$1.13bn (<i>unchanged</i>)	\$45.83m

