



TASMANIAN

STADIUM

GATE 1

TASMANIAN

Parliamentary Accounts Committee

25 May 2026

M **MAC**
P **POINT**

Project update

▪ Activity update

- Current work streams:
 - Site preparation works
 - Procurement
 - Conditions
 - Other activities

▪ Project management

- Project budget and costs to date

▪ Mac Point Precinct

- Site Master Plan and Housing Plan
- Precinct Infrastructure

▪ Tabling

- May snapshot





Activity update
February to mid-May

Site Preparation Works

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
Finalised Statement of Historical Archaeological Potential and Goods Shed / Red Shed /Hydro Electric Commission Building Archival Record
Dilapidation Surveys consulted on and approved
Impact Assessment on Road Reserves approved
Construction Environmental Management Plan: <ul style="list-style-type: none">• 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 (28 days)• Reviewed by an Acoustic Engineer• Consultation (28 days) and approval

Site Preparation Works

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:

Heritage Conservation Management Plan prepared to the satisfaction of Heritage Tasmania

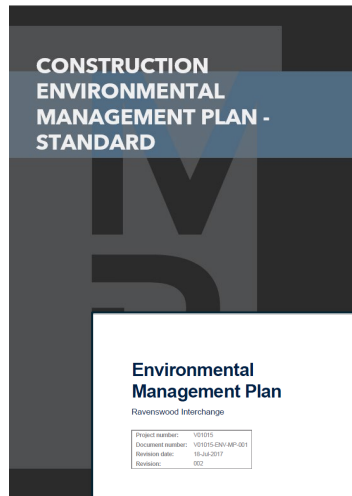
Construction Environmental Management Plan:

- 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 (28 days)
- Reviewed by an Acoustic Engineer
- Consultation (28 days) and approval

CEMP (Standard)

Sub-plans

Appended Stage-specific plans

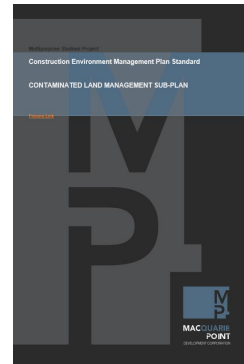


Environmental Management Plan
Reverswood Interchange

Project number: V02015
Document number: V02015 (EN) 001-001
Revision date: 18-JUL-2017
Revision: 002

Doc. No.	Date	Prepared By	Reviewed By	Recommended By	Approved By	Remarks
001	15/07/17	E. Lencastre	D. Taboat		D. Taboat	Internal review and update to latest CEM template
002	18/07/17	E. Lencastre	D. Taboat		D. Taboat	Update to English and Subsequent Control Site Plan
Signature:						
Signature:						
Signature:						

MAC POINT
CIAMC



Framework / Guidelines



BlackCap
Mac Point Stadium roof test rig
Construction noise and vibration
management plan

Report No. 7126_AC/VIB_R
TARKARRI ENGINEERING PTY LTD
PO Box 506
Kings Meadows TAS 7249
January 2026

Tarkarri Engineering

Air Quality • Acoustics • Environment • Vibration

Procurement

Expression of Interest assessment process overview

EOI Responses received were assessed against Conditions for Participation and the Evaluation Criteria.

The assessment considered their delivery experience and capacity, their team and financial capacity to deliver the project.

Evaluation Committee

Role: assess EOI Responses submitted by each Respondent during the EOI Phase.

Steps:

- Review and assessment of bids
- Scoring
- Clarifications
- Final Scoring
- Produce Evaluation Report

Executive Tender Review Committee

Role: oversee and resolve any queries arising from the Evaluation Committee, and through a merit and risk approach either ratify the Evaluation Committee's recommendations or veto and seek a further review and recommendation by the Evaluation Committee.

Steps:

- Review report
- Clarifications
- Endorse report

Procurement Review Committee

Role: review the procurement process to confirm that a fair and equitable process has been followed and that there has been adherence to the Treasurer's Instructions.

Steps:

- Review report
- Endorse of report

Corporation Board

Role: Approval of the Evaluation Report

Steps:

- Review report
- Approve report

Probity Adviser

Role: Ensuring the probity of the process, an independent observer of the evaluation process

Procurement

Project Procurement objectives

The objectives of this procurement are to engage a Contractor to develop, design and construct a multipurpose stadium.

The objectives are that the procurement is completed in a manner:

- a) which **meets the requirements of the contractual documents** for the design development and construction of the Project;
- b) which **represents value for money** to the Corporation and the people of Tasmania;
- c) which at a minimum **meets the requirements of Schedule 10 of the Tasmanian Government AFL Club Funding and Development Agreement** as it relates to the construction of the Macquarie Point Multipurpose Stadium;
- d) for which the design development and construction process **reasonably minimises risks to the Corporation and the community and contributes social and cultural benefits** to the State of Tasmania;
- e) for which the design development and construction process **reasonably minimises the impacts on the environment** and complies with the Corporation's sustainability objectives;
- f) for which the design development and construction process **complies with approvals and the law**; and
- g) that **delivers a foundation development that support the redevelopment and activation of Macquarie Point**, as part of a mixed-use precinct

Procurements

February – mid-May

Main Construction stage

- Expression of Interest assessment completed
- Request For Tender Stage 1 commenced
- The bidders have demonstrated experience in delivering complex infrastructure of this scale, including stadiums.
- Two tenderers participating:
 - Constructure Joint Venture, comprising Webuild S.p.A and China Construction Oceania, with McConnell Dowell as a key delivery partner
 - Besix Watpac
- Workshops with the Tenderers will be a key focus, until 4 weeks prior to the RFT Stage 1 closing

Procurement

Request For Tender process overview

Phase	Key milestone	Outcome
RFT Stage 1	Commencement of RFT Stage 1	Each Tenderer will be required to submit detail on how they will deliver the project and the associated costs.
	Submission due for RFT Stage 1 Tenders	Tenders received will be assessed against the Conditions for Participation and the Evaluation Criteria.
	Confirmation of selection to participate in RFT Stage 2	One tenderer (with the option to extend to 2) will be selected to proceed to RFT Stage 2.
RFT Stage 2	Commencement of RFT Stage 2	The final stage of the RFT is an opportunity to undertake further work, commence the design finalisation process and to provide more time to engage with the local industry.
	Submission due for RFT Stage 2 Tender(s)	The Corporation will assess the Lump Sum Design & Construct Offer to confirm that it satisfactorily achieves the stated Project Procurement Objectives.
Design & Construct Phase	Contract award	

Conditions

February – mid-May

Regulator Engagement:

EPA

- Regular check-ins commenced
- Workshops on CEMP Standard

State Growth

- Initial check-in
- Regular check-ins commenced

Hobart City Council

- Regular governance meeting
- Regular working group commenced

Probity Advisor

- Initial briefing on the Order
- Regular check-ins commenced

Heritage Tasmania

- Initial briefing on the Order
- Further check-ins as required

Aboriginal Heritage Tasmania

- Initial briefing on the Order
- Further check-ins as required

TasWater

- Initial briefing on the Order
- Regular check-ins commenced

TasNetworks

- Initial briefing on the Order
- Further check-ins as required

TasPorts

- Initial briefing on the Order
- Further check-ins as required

Marine and Safety Tasmania

- Initial briefing on the Order
- Further check-ins as required

Design Quality and Integrity Review Panel

- Initial briefing on the Order
- Further session arranged

Conditions

February – mid-May

Submissions:

- Staging Plan – B2 – 28 January 2026
- Preparatory Works Determination – B1 – 9 April 2026
- Impact Assessment on Road Reserves – B12 & B13 - 23 April 2026

Other activities:

- Key focus on meeting the conditions for Stage 1 and 2 including document preparation
- CEMP standard development

Other activities

Roof test rig



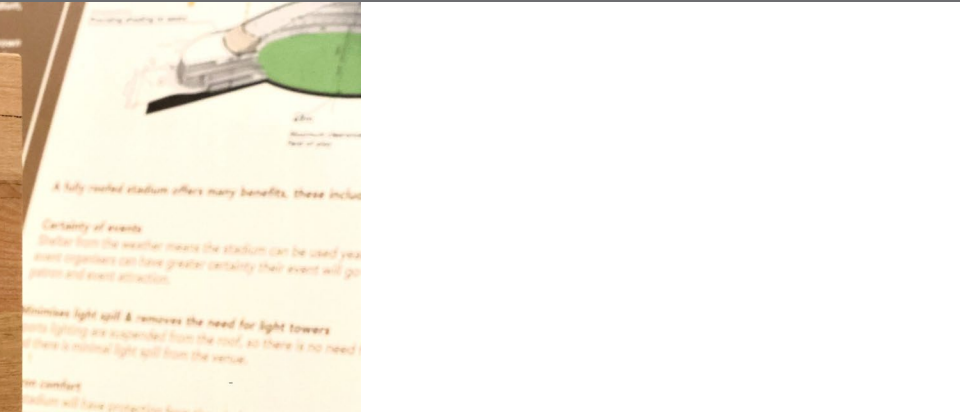
Other activities

Stadium Design Roadshow

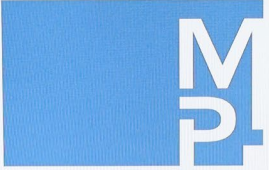


Other activities

Industry Briefing



Industry Briefing
Macquarie Point
Development
Corporation



**MACQUARIE
POINT**
DEVELOPMENT CORPORATION



Other activities

Green Star

Green Star is an internationally recognized, Australian sustainability rating system developed by the Green Building Council of Australia (GBCA).

The Green Star Rating Tools have been developed by the GBCA to evaluate the design, construction and operation of sustainable buildings, fit outs and communities. Green Star certification demonstrates leadership, innovation, environmental stewardship and social responsibility.

The Macquarie Point Development Corporation recently became an official member of the GBCA.

The Stadium will be the first Stadium to seek a Green Star accreditation. This includes looking at how to reduce:

- Upfront Carbon
- Operational Energy
- Potable Water use
- Construction & demolition waste diverted from landfill

The Precinct will also be seeking a Green Star communities accreditation.



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

How cost estimate is developed

The Project Budget is based on the P90 developed in September 2025.

The P90 is a tool that will be used to assess the bids from the tenderers received through the Request for Tender for the Stadium.

The P90 cost estimate for the Stadium was prepared by the project consultant quantity surveyor, who is an expert in construction costs.

A probabilistic cost risk model was informed by workshops to identify and review risks and the estimated cost, variability, frequency and probability if the risks were considered.

The risk model simulation simulated ten to twenty thousand possible outcomes from which the P90 cost estimate is extracted.

Project Budget

Spend to date

As at the end of 31 March spend to date is \$44.81m

This comprises:

\$37.87m in consultancies and design:

- \$19.99m for design
- \$0.76m for construction and building surveying advice
- \$0.42m functional brief and related advisory preparation
- \$3.97m legal and probity advice
- \$3.08m planning and environmental
- \$6.39m project management

- \$1.86m quantities surveying

- \$1.40m other consultancies and disbursements

\$6.94m other items:

- \$2.46m for project resourcing
- \$0.25m for Green Star Accreditation
- \$0.20m Site Remediation works
- \$2.05m site works
- \$1.98m Cricket Test Rig

Project Budget

Project of State Significance Hearings

The Project of State Significant process was selected by the Parliament and included public hearings.

The Project of State Significance hearings were an opportunity for important details about Macquarie Point to be analysed and scrutinised.

To enable this to happen engaging experts and legal representation was required.

As at April 2026 the costs of the PoSS process are calculated at \$6.64m, with no further costs anticipated by the Corporation.

This comprises of approximately:

- \$3.34m in legal fees
- \$2.05m in consultancies related to planning, visualisations, heritage, financial analysis and master planning
- \$1.25m of costs charged by the Tasmanian Planning Commission.



Mac Point Precinct

Master Plan and Housing Plan

Precinct Infrastructure

Mac Point Precinct

Master Plan

The Master Plan builds on the Precinct Plan. It provides a statutory and strategic framework to deliver the Mac Point Precinct.

The purpose of the plan is to:

- identify urban design principles and parameters that will underpin the proposed development
- provide a site and context analysis that identifies opportunities to be considered
- demonstrate that potential future uses, built form and landscape can achieve high quality place outcomes
- propose building heights, building envelopes, and draft development principles to be incorporated into future planning controls
- assess impacts on views to significant spaces and landmark structures.



Mac Point Precinct

Master Plan

Key areas:

- Multipurpose Stadium and Associated Concourse Zone
- Aboriginal Culturally Informed Zone
- Eastern Commercial Zone
- Residential Development and Public Foreshore Zone

The Master Plan will form part of a package to be submitted later this year to seek an update to the planning scheme.



Mac Point Precinct

Housing Plan

The Housing Plan provides an overview of:

- the proposed site
- connection, accessibility and proximity to amenities
- land use conflicts, recognising proximity to the port
- the proposed development, inclusive of private housing and affordable keyworker housing
- community space and access
- market sounding
- site investigations including infrastructure
- delivery and commercial drivers





Tabling

- Overview presentation
- In Confidence: P90 report
- Correspondence from WeBuild
 - Mid-May snapshot

Macquarie Point Multipurpose Stadium – Project snapshot – Mid-May 2025

Key activities up to 15 May 2026

Procurement activity	Date
Bulk Excavation (Contract awarded)	19 May 2026
Goods Shed Relocation (Contract awarded)	29 April 2026
Multipurpose Stadium design and construction (Expression of Interest assessment)	February to March
Multipurpose Stadium design and construction (Request for Tender)	Opened: April Closes: August
Industry Briefing Session	25 February



General activity	Date
Temporary Test Rig Testing	March onwards
Stadium Design Roadshow	April - May
Multipurpose Stadium design and construction (Request for Tender)	Opened: April Closes: August
Mac Point Master Plan released	April
Housing Plan released	April
Member of the Green Building Council of Australia	February



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 commence	July onwards

Macquarie Point Multipurpose Stadium – Project snapshot – Mid-May 2025

Key activities up to 15 May 2026

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

- **Preparatory works** – Request for a determination on whether the offsite disposal of material excavated during preparatory works and on-site remediation of potential level 3+ contaminated soil are preparatory works
- **Impact on Road Reserves submitted** – Assessment of the Stage 1 works on road reserves in the vicinity
- **Unanticipated Discovery Plan drafted** - The 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
- **Construction Environmental Management Plan (CEMP) Standard development** – The Corporation is developing a CEMP Standard, which will contain the minimum requirements that need to be included in the stage specific CEMPs for the Project. The CEMP will have 16 sub-plans that focus on key environmental aspects and impacts and Order compliance. The Corporation is engaging stakeholders including the EPA as it develops each sub-plan. Each Stage-specific CEMP will require approval under the Order.
- **Preparation of documents** to meet the conditions for under Stage 1 and Stage 2

Budget

Project Budget	Spend as at 31 March 2026
\$1.13bn (<i>unchanged</i>)	\$44.81M

Governance (meetings held)

Project	Oversight	Regulator
<ul style="list-style-type: none"> • Board meetings (February, March, April, May) • Stadiums Tasmania + Corporation (weekly) • User meetings (weekly (cricket)) • TSO Board Meeting (February) 	<ul style="list-style-type: none"> • Oversight Committee (February, March, April) • Cabinet Committee (February, March) 	<ul style="list-style-type: none"> • EPA (February, April, May) • Department of State Growth (April, May) • Hobart City Council (February, March, April, May) • Probity Advisor (March, May) • Heritage Tasmania (February, April) • Aboriginal Heritage Tasmania (March, April) • TasWater (March, April) • TasNetworks (April) • TasPorts (May) • Marine and Safety Tasmania (May) • Design Quality and Integrity Review Panel (May)