

TASMANIA

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**STATE POLICIES AND PROJECTS (MACQUARIE  
POINT PRECINCT) ORDER 2025**  
**STATUTORY RULES 2025, No.**

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**CONTENTS**

1. Short title
  2. Commencement
  3. Interpretation
  4. Project of State significance
  5. General conditions
  6. Planning conditions
  7. Aboriginal heritage conditions
  8. Heritage conditions
  9. Environmental conditions
  10. Construction conditions
- Schedule 1 – General Conditions
- Schedule 2 – Approved Documentation
- Schedule 3 – Aboriginal Heritage Conditions
- Schedule 4 – Historic Cultural Heritage Conditions
- Schedule 5 – Environmental Conditions
- Schedule 6 – TasWater Conditions
- Schedule 7 – Council Conditions
- Schedule 8 – Enforcement of Conditions

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## STATE POLICIES AND PROJECTS (MACQUARIE POINT PRECINCT) ORDER 2025

I, the Governor in and over the State of Tasmania and its Dependencies in the Commonwealth of Australia, acting with the advice of the Executive Council and on the recommendation of the Minister for Housing and Planning, make the following order under section 26(8) of the *State Policies and Projects Act 1993*.

Dated 20 .

Governor

By Her Excellency's Command,

Minister for Housing and Planning

### 1. Short title

This order may be cited as the *State Policies and Projects (Macquarie Point Precinct) Order 2025*.

### 2. Commencement

This order takes effect when it has been approved by resolution of each House of Parliament.

### 3. Interpretation

(1) In this order –

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

c. 3

---

***accredited environmental auditor*** means a person –

- (a) accredited as an environmental auditor for the purposes of section 39F of the *Macquarie Point Development Corporation Act 2012*; or
- (b) accredited, by the Director of the EPA, as an environmental auditor for the purposes of the Project;

***Act*** means the *State Policies and Projects Act 1993*;

***Construction Environmental Management Plan*** means the plan required under condition C1;

***development*** has the same meaning as in the *Land Use Planning and Approvals Act 1993*;

***Director of National Parks and Wildlife*** means the Director within the meaning of the *National Parks and Reserves Management Act 2002*;

***Director of the EPA*** means the Director within the meaning of the *Environmental Management and Pollution Control Act 1994*;

***EPA*** means the Authority within the meaning of the *Environmental Management and Pollution Control Act 1994*;

***Goods Shed*** means the Hobart Railway Goods Shed that is located within Project land;

***Heritage Council*** has the same meaning as in the *Historic Cultural Heritage Act 1995*;

***Heritage Tasmania*** means such part of the department, responsible for the administration of the *Historic Cultural Heritage Act 1995*, that is responsible for that Act;

***major events*** means events where the number of patrons is expected to exceed 3 000 patrons;

***Marine and Safety Tasmania*** means the Authority within the meaning of the *Marine and Safety Authority Act 1997*;

***noise-sensitive receiver*** means all areas where persons, buildings and land are potentially susceptible to the adverse effects of exposure to noise;

***Operational Transport Management Plan*** means the plan required to be prepared under condition D11;

***Operator*** means Stadiums Tasmania within the meaning of the *Stadiums Tasmania Act 2022*;

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

c. 3

---

***planning authority*** means the Hobart City Council;

***Project*** means the use and development of Project land for –

- (a) the Stadium; and
- (b) the relocation of the Goods Shed within Project land; and
- (c) a concourse and plaza surrounding the Stadium; and
- (d) associated works including, but not limited to, access, parking, landscaping and signage;

***Project land*** means the areas of land as specified in the following Folios of the Register kept under section 33 of the *Land Titles Act 1980*:

- (a) Volume 13583, Folio 1;
- (b) Volume 20452, Folio 2;
- (c) Volume 45404, Folio 1;
- (d) Volume 129483, Folio 6;
- (e) Volume 179192, Folio 2;
- (f) Volume 179192, Folio 3;
- (g) Volume 179192, Folio 4;
- (h) Volume 210801, Folio 1;

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

c. 3

**Proponent** means the Corporation within the meaning of the *Macquarie Point Development Corporation Act 2012*;

**relevant regulator**, in relation to a condition specified in this order, means the agency responsible for enforcing the condition;

**reservation**, in relation to a road, means a road-related area within the meaning of the *Road Rules*;

**Secretary** means the Secretary of the Department;

**site environmental management plan** means a management plan that –

- (a) is approved, in respect of Project land, by an accredited environmental auditor; and
- (b) in accordance with section 39F of the *Macquarie Point Development Corporation Act 2012*, certifies that remediation of Project land has occurred to a standard that is satisfactory for the purposes of the Project;

**Stadium** means the stadium to be developed at Macquarie Point, as specified in the *State Policies and Projects (Project of State Significance) Order 2023*;

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

c. 3

---

**stage**, in relation to the Project, means a stage of works of the Project that is approved under condition B2;

**subdivision** has the same meaning as in Part 3 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*;

**surrounding areas**, in relation to the Stadium, includes –

- (a) the concourse and plaza surrounding the Stadium; and
- (b) the public spaces, whether internal or external, within the Stadium, concourse and plaza;

**TasNetworks** means Tasmanian Networks Pty Ltd (ABN 24 167 357 299);

**TasPorts** means the Corporation within the meaning of the *Tasmanian Ports Corporation Act 2005*;

**TasWater** means the Tasmanian Water and Sewerage Corporation Pty Ltd (ABN 47 162 220 653);

**use** has the same meaning as in the *Land Use Planning and Approvals Act 1993*;

**works** has the same meaning as in the *Land Use Planning and Approvals Act 1993*;

**working day** means a day other than a Saturday, Sunday or statutory holiday as



*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

c. 3

---

defined in the *Statutory Holiday Act 2000*.

- (2) In this order, a reference to a condition by number is a reference to a condition of that number as set out in a Schedule to this order.
- (3) In this order, a reference to –
  - (a) AS followed by a number is a reference to a standard published, and from time to time amended, by Standards Australia under that number; and
  - (b) AS/NZS followed by a number is a reference to a standard published, and from time to time amended, by Standards Australia and Standards New Zealand jointly under that number.
- (4) In this order, a document is made publicly available if the document –
  - (a) is published on a website maintained by or on behalf of the Proponent or the Department; and
  - (b) is freely available for inspection by members of the public while so published.
- (5) The *Acts Interpretation Act 1931* applies to the interpretation of this order as if it were regulations.

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

c. 4

---

**4. Project of State significance**

- (1) The Project is to proceed, under the Act, as a project of State significance on the conditions specified in this order.
- (2) Unless otherwise specified in this order, Schedule 8 specifies the agency responsible for each condition imposed on the project of State significance under this order.

**5. General conditions**

The Project may proceed on the conditions set out in Schedule 1 as if those conditions were imposed on a permit issued under the *Land Use Planning and Approvals Act 1993* in respect of the Project.

**6. Planning conditions**

- (1) The Project must be carried out, generally, in accordance with the approved plans and documentation specified in Schedule 2, unless otherwise modified in accordance with this order.
- (2) The Project may proceed on the conditions set out in Schedules 6 and 7 as if those conditions were imposed on a permit issued under the *Land Use Planning and Approvals Act 1993* in respect of the Project.

**7. Aboriginal heritage conditions**

The Project may proceed on the conditions set out in Schedule 3 as if those conditions were imposed, in accordance with the *Aboriginal Heritage Act 1975*, on a permit issued under the *Land Use Planning and Approvals Act 1993* in respect of the Project.

**8. Heritage conditions**

The Project may proceed on the conditions set out in Schedule 4 as if those conditions were imposed, in accordance with the *Historic Cultural Heritage Act 1995*, on a permit issued under the *Land Use Planning and Approvals Act 1993* in respect of the Project.

**9. Environmental conditions**

The Project may proceed on the conditions set out in Schedule 5 as if those conditions were imposed, in accordance with the *Environmental Management and Pollution Control Act 1994*, on a permit issued under the *Land Use Planning and Approvals Act 1993* in respect of the Project.

**10. Construction conditions**

Unless otherwise specified in this order, the Project may proceed on the condition that the Proponent, and the Project, comply with the *Building Act 2016*.

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

sch. 1

---

**SCHEDULE 1 – GENERAL CONDITIONS**

Clause 5

**PART 1 – PRELIMINARY**

**1. Interpretation**

In this Schedule –

***relevant document*** includes, but is not limited to, a plan, strategy, review, report, specification or other document.

**PART 2 – GENERAL PROVISIONS**

**2. A1**

(1) If a condition specified in this order requires the approval of a relevant document, that relevant document must be –

- (a) prepared by a suitably qualified person; and
- (b) approved by the Secretary after consulting with the relevant regulator for the condition –

before the relevant document is relied upon for a use or development of the Project or as otherwise specified in the condition.

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

- (2) A relevant document approved in accordance with subclause (1) –
  - (a) forms part of the conditions specified in this order; and
  - (b) must be complied with under this order.

**3. A2**

- (1) As soon as practicable after a relevant document is approved in accordance with condition A1 including, but not limited to, a copy of a relevant document that has been amended, a copy of the relevant document must be provided to each relevant regulator for the condition to which the relevant document relates.
- (2) If a condition specified in this order –
  - (a) requires a relevant document to be prepared to the satisfaction of a person or agency; or
  - (b) allows a requirement of the condition to be varied to the satisfaction of a person or agency –

the person or agency must provide written notice, that the person or agency is so satisfied, to each relevant regulator for the condition to which the relevant document, or requirement, relates.

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

- (3) A document required to be provided to a person, agency or relevant regulator under this condition must be provided –
- (a) when whichever of the following occurs first:
    - (i) in the case of a requirement under subclause (1) in respect of the document, within 14 days after the approval of the document;
    - (ii) in the case of a requirement under subclause (2), within 14 days after the written evidence is provided under that subclause;
    - (iii) before works are performed to which the condition relates; or
  - (b) as otherwise specified in the condition.

**4. A3**

- (1) A relevant document that is approved in accordance with a condition under this order must be made publicly available except where the publication of the relevant document may –
- (a) create a risk to security or safety of persons, property or the environment; or
  - (b) cause damage to the commercial interests of a person.

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

- (2) A relevant document that is made publicly available in accordance with subclause (1) must remain publicly available –
  - (a) if the document relates to the construction of the Project – for at least 2 years after the Project reaches practical completion; and
  - (b) if the document relates to the operation or use of the Stadium and surrounding areas – while that document is in force in respect of that operation or use.

**5. A4**

- (1) The Secretary is to establish and maintain a register of each approval or amendment of a relevant document.
- (2) A person or agency that approves or amends a relevant document in accordance with this order is to notify the Secretary of the approval or amendment.
- (3) Subclauses (1) and (2) do not apply to an amendment of a relevant document if the amendment –
  - (a) is minor, administrative or typographical in nature; and
  - (b) does not increase or decrease –
    - (i) the scope of the relevant document; or

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

- (ii) the application of a condition under this order.
- (4) A notification under subclause (2) is to –
  - (a) specify the document so approved or amended; and
  - (b) include the reasons why the person or agency made that decision; and
  - (c) contain a summary of –
    - (i) the decision; and
    - (ii) the information that the person or agency relied upon to make the decision; and
    - (iii) any consultation undertaken by the person, or agency, in respect of the decision.
- (5) The register is to contain the information provided under subclause (4).
- (6) The Secretary is to cause a copy of the register kept under subclause (1) to be tabled in each House of Parliament, within 10 sitting days after the end of each quarter, for a period of 7 years beginning on the commencement of this order.

**6. A5**

- (1) The Stadium is approved to be used for –



*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

- (a) sporting matches and events, concerts, performances, functions and social or community events; and
  - (b) crowds that do not exceed –
    - (i) in the case of a concert, performance or similar event – 31 500 patrons; or
    - (ii) in any other case – 24 500 patrons.
- (2) Subclause (1)(b) does not apply to an event if –
- (a) the Secretary has approved the event as a special event; and
  - (b) the crowd at the event does not exceed 38 000 patrons; and
  - (c) the Secretary has approved, in respect of the event –
    - (i) a Special Event Management Plan; and
    - (ii) a Special Event Transport Management Plan.
- (3) For the purposes of subclause (2) –
- (a) a Special Event Management Plan means a management plan that –

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

- (i) has been prepared in respect of an event approved as a special event under subclause (2)(a); and
  - (ii) contains all the matters required to be included in the Events Management Plan, under condition D7, as those matters relate to the special event; and
- (b) a Special Event Transport Management Plan means a management plan that –
  - (i) has been prepared in respect of an event approved as a special event under subclause (2)(a); and
  - (ii) contains all the matters required to be included in the Operational Transport Management Plan as those matters relate to the special event.

**7. A6**

Each of the following parties must be consulted during the preparation of the Construction Environmental Management Plan, the Operational Noise Management Plan under condition D12 and the Events Management Plan under condition D7 in respect of how those plans relate to noise and vibration:

- (a) the Tasmanian Symphony Orchestra;

- (b) the University of Tasmania;
- (c) the Baha'i Centre of Learning;
- (d) the Hobart City Council;
- (e) the Federal Group;
- (f) TasPorts.

**8. A7**

The Construction Environmental Management Plan, the Operational Noise Management Plan under condition D12 and the Events Management Plan under condition D7 must be reviewed by a person who –

- (a) is registered as a Chartered Professional Engineer with the Institution of Engineers Australia; and
- (b) is a member of, or is eligible for membership with, the Australian Acoustical Society.

**9. A8**

If attended measurements are required under a condition specified in this order, all noise and vibration measurements must be undertaken in accordance with the *Noise Measurement Procedures Manual* published by the EPA in July 2009, as amended or substituted from time to time.

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

**10. A9**

- (1) The Secretary is to establish a panel, called the Design Quality and Integrity Review Panel which is to consist of at least 3 members and no more than 5 members.
- (2) The members of the Design Quality and Integrity Review Panel –
  - (a) must collectively have experience in the following areas:
    - (i) architecture;
    - (ii) landscape architecture;
    - (iii) urban design;
    - (iv) historic cultural heritage;
    - (v) design review of major public realm and infrastructure projects; and
  - (b) must include –
    - (i) a State Service officer or State Service employee who is employed or engaged for the purposes of providing strategic advice on architecture or urban design; and
    - (ii) a person, nominated by Heritage Tasmania, who has expertise in historic cultural heritage; and

- (iii) a person with expertise in landscape architecture.
- (3) The Design Quality and Integrity Review Panel is responsible for –
  - (a) reviewing the architectural, landscaping and urban design solutions for the Project at the earliest opportunity during the design process; and
  - (b) providing feedback to the Proponent to assist in the effective finalisation of design prior to the approval of the following in respect of the Project:
    - (i) the Public Domain and Landscaping Plan required under condition B3;
    - (ii) the Signage and Wayfinding Plan required under condition B5;
    - (iii) the Design Plans required under B7; and
  - (c) providing feedback to the Proponent, or the Secretary, on the development of the Project generally or in relation to a specific stage of works.
- (4) Before the Proponent submits a plan referred to in subclause (3)(b) for approval under the relevant condition, the Proponent must seek the feedback of the Design Quality and Integrity Review Panel.

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

- (5) Within 10 working days after the Proponent seeks the feedback of the Design Quality and Integrity Review Panel in respect of a plan, the Design Quality and Integrity Review Panel must provide written feedback on the plan to the Proponent.

**11. A10**

- (1) A copy of these conditions and all documents referred to in this order must be held in a location that is known to, and accessible by, the Proponent and the Operator.
- (2) The Proponent must ensure that all persons undertaking works in respect of the Project, including contractors and subcontractors, are familiar with and understand the conditions specified in this order that relate to that work.

**PART 3 – CONSULTATION REQUIREMENTS**

**12. AA1**

For the purposes of this order, if the Secretary is required, under this order, to consult with a person or agency in respect of a matter, the Secretary is to give the person or agency –

- (a) a period of at least 28 days to respond to the Secretary in respect of the matter; or

- (b) such shorter period to respond on the matter as agreed between the Secretary and person or agency.

**13. AA2**

Nothing in condition AA1 prevents the Secretary from –

- (a) agreeing to a period of consultation on a matter that is greater than 28 days; or
- (b) extending a period of consultation on a matter after that consultation has commenced.

**14. AA3**

If consultation with a relevant regulator is required under a condition specified in this order, the Secretary must take all reasonable steps to reach consensus on the condition within the consultation periods specified in this Part as they relate to the condition.

**PART 4 – STAGING AND DESIGN APPROVALS**

**15. B1**

- (1) In this clause –

*preparatory works* includes the following topographical or feature survey work:

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

- (a) installation of controls, markers, monitoring stations, temporary fencing, hoarding, construction signage, environmental and traffic management measures;
- (b) dilapidation surveys;
- (c) underground service location including, but not limited to, potholing;
- (d) geotechnical investigations including, but not limited to, drilling, coring, test pitting and hand testing, if those investigations are unlikely to cause impacts on off-site amenities;
- (e) collection of samples for analysis including of contaminated materials;
- (f) installation of mitigation measures for sediment and erosion control;
- (g) establishment of temporary facilities to support construction such as site offices and laydown areas;
- (h) installation of temporary testing rigs, including structural



*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

sch. 1

---

foundations and excavations,  
provided that –

- (i) any excavations do not extend below the water table; and
  - (ii) any material excavated remain on site;
  - (i) establishment of exclusion zones for protected areas;
  - (j) archaeological investigations and geoheritage investigations;
  - (k) minor utility protection works;
  - (l) remediation work carried out in accordance with a certificate issued under section 39F of the *Macquarie Point Development Corporation Act 2012*;
  - (m) such other works determined to be preparatory works by the Minister, the Secretary and the Director of the EPA, jointly.
- (2) Despite the requirements for this order for certain documents to be prepared and approved before works commence, preparatory works may occur prior to the approval of those documents if –

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

- (a) a draft of the site environmental management plan has been reviewed by an accredited environmental auditor; and
- (b) a site environmental management plan, as reviewed by an accredited environmental auditor, has been prepared to the satisfaction of the Director of the EPA.

**16. B2**

- (1) Use and development of the Project may be completed in stages, in accordance with a plan approved under subclause (2).
- (2) If works are to be completed in stages, a plan for each stage must be approved by the Secretary in consultation with the Director of the EPA.
- (3) A Staging Plan prepared under this condition must –
  - (a) identify how relevant aspects of the construction, and operation, are to be staged and sequenced; and
  - (b) set out the location, scope and details of development, and works, within each proposed stage; and
  - (c) describe how the requirements of this order are to be managed for each proposed stage, having regard to construction timing, potential impacts

and the need for flexibility in staging and sequencing.

- (4) The Secretary may approve an amendment to, or variation of, a Staging Plan.

**17. B3**

Before a stage of works for the Project commences, a plan must be prepared in respect of the public domain and landscaping works for that stage that –

- (a) contains the details specified in condition B4; and
- (b) is approved by the Secretary, in consultation with TasPorts, before the public domain and landscaping works for that stage commence.

**18. B4**

A Public Domain and Landscaping Plan prepared under condition B3 must include –

- (a) details of all works, within the Stadium and surrounding areas, that are external to the buildings; and
- (b) the location and design of –
  - (i) event bus stops within the surrounding areas for the Stadium; and

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

- (ii) a pedestrian and cyclist movement plan; and
  - (iii) signage and wayfinding including elements that support the Operational Transport Management Plan; and
- (c) details of proposed works within the Stadium and surrounding areas, that are external to the buildings, including any associated public infrastructure; and
- (d) detailed landscape plans within the Stadium and surrounding areas; and
- (e) hard and soft landscaping details and all fixed furniture, and other fixed elements, in those areas; and
- (f) asset management and maintenance; and
- (g) details of security measures within the Stadium and surrounding areas on non-event days; and
- (h) crime prevention through environmental design; and
- (i) lighting details –
  - (i) to demonstrate design integration with the architecture; and
  - (ii) including landscape architectural solutions to support public safety and public amenities; and

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

- (iii) including any feature lighting including modelling to minimise spill and impacts of the lighting on neighbouring properties; and
- (iv) that are coordinated with the lighting assessment undertaken under condition D3; and
- (j) details addressing measures being implemented to minimise the impact of winds on patron comfort; and
- (k) details addressing the potential impacts on marine navigation and port operations including –
  - (i) in consultation with TasPorts, sightlines to and from the Port Control Tower; and
  - (ii) in consultation with Marine and Safety Tasmania, sighting design and placement to avoid glare or distraction to marine navigation, for the purpose of informing the lighting plan required under condition D3; and
- (l) interpretation plans including –
  - (i) matters of historical significance; and

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

- (ii) other matters required, under Schedule 4, to be included in such plans; and
- (m) details of proposed public art to be integrated as part of an architectural and landscape solution.

**19. B5**

Before a stage of works for the Project commences, a plan must be prepared in respect of the signage and wayfinding works for the Stadium and surrounding areas for that stage that –

- (a) contains the details specified in condition B6; and
- (b) is approved by the Secretary before any signage for that stage is installed.

**20. B6**

A Signage and Wayfinding Plan prepared under condition B5 must contain –

- (a) details of the location and dimension of signage for the Project or Stadium; and
- (b) details of any signage illumination.

**21. B7**

Before a stage of works for the Project commences, a fully dimensioned and scaled plan must be prepared for that stage that –

- (a) contains the details specified in condition B8 for that stage; and
- (b) is approved by the Secretary, in consultation with the Director of the EPA, before works on that stage commence.

**22. B8**

A Design Plan for a stage of works for the Project must –

- (a) be generally in accordance with the documents listed in Schedule 2, unless complying with –
  - (i) a condition imposed under this order; or
  - (ii) the Public Domain and Landscaping Plan required under condition B3; or
  - (iii) an approved Signage and Wayfinding Plan required under condition B5; or

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

- (iv) an approved Vehicle Access and Car Parking Design required under condition B9; or
  - (v) an approved Stormwater Design required under condition B11; or
  - (vi) an approved Electrical Network Plan required under condition B15; or
  - (vii) a site suitability statement prepared in respect of Project land as required under Schedule 5; and
- (b) include the following:
- (i) a layout plan showing the location of all permanent above-ground roads, footpaths, public spaces, buildings and other structures within 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 conditions specified in this Order or approved plans.



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**23. B9**

Before a stage of works for the Project commences, detailed design plans must be prepared, for all traffic access, parking and circulating infrastructure within Project land during the stage, that –

(a) contain details of –

(i) compliance with the performance-based principles and relevant sections of the Guide to Road Design prepared by Austroads including for pedestrian and cyclist safety, shared-use paths and interface treatments; and

(ii) design of driveways, internal roads, kerbs, footpaths, intersections and associated infrastructure in accordance with –

(A) the Tasmanian Municipal Standard Drawings as published by the Local Government Association of Tasmania from time to time; or

(B) if the Tasmanian Municipal Standard Drawings are inapplicable, the Guide to

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

Road Design prepared by  
Austroads; and

- (iii) signage and line marking in accordance with AS 1742.2 and each relevant Austroads guidelines; and
- (iv) car parking layout and access designed to comply with AS 2890.1:2004 or an equivalent standard of safety, efficiency and usability; and
- (v) bicycle parking facilities in accordance with AS 2890.3:2015; and
- (vi) vehicle barriers, if required, in accordance with AS 2890.1:2004 and AS/NZS 1170.1:2002; and
- (vii) 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; and
- (viii) dimensions, levels, gradients, transitions, surface treatments and drainage sufficient to demonstrate compliance with the standards referenced in this paragraph; and

- (ix) any impact on operational access to neighbouring sites including the Port of Hobart; and
- (b) are approved by the Secretary before works on that stage commence.

**24. B10**

- (1) Before a stage of works for the Project commences, a plan must be prepared, for car parking, that –
  - (a) contains the details specified in subclause (2) for that stage; and
  - (b) is approved by the Secretary.
- (2) A Car Parking Plan under subclause (1) must –
  - (a) identify the proposed user types for all car parking spaces and how spaces are to be allocated across the Project land; and
  - (b) detail the management of public parking in conjunction with the multiple uses of the Project land, including justification for the number and allocation of spaces based on anticipated demand; and
  - (c) have regard to the existing on-street public car parking spaces currently in use on Evans Street and how those spaces are to be retained, replaced or modified as part of the Project; and

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

- (d) be consistent with, and support the objectives and measures of, the Operational Transport Management Plan if in force when the Car Parking Plan is prepared.

**25. B11**

Before a stage of works for the Project commences, detailed engineering drawings must be prepared, for the stormwater infrastructure, that –

- (a) are in accordance with the conditions specified in Schedule 7 for the stage; and
- (b) are approved by the Secretary, in consultation with the planning authority, before works on that stage commence.

**26. B12**

All excavations, footings or earth-retaining structures such as embankments, cuttings or retaining walls that are within Project land must be designed and constructed to maintain the stability and integrity of the road, and road reservation, and its infrastructure.

**27. B13**

Before a stage of works for the Project commences, detailed design drawings, structural certificates and associated geotechnical

assessments for that stage must be prepared that –

- (a) are prepared by a suitably qualified and experienced engineer and include –
  - (i) whether the works have, or do not have, an impact on the structural integrity of the road reservation during construction or operation; and
  - (ii) whether the works comply with AS 4678-2002 and specify a design life, consistent with Table 3.1 of that Standard, for major public infrastructure relating to the works; and
  - (iii) information that accounts for any additional surcharge loadings in accordance with relevant standards prepared by Standards Australia; and
  - (iv) a reference, and response, to any relevant geotechnical investigations or findings; and
  - (v) any necessary mitigation measures to protect road infrastructure; and
  - (vi) details on the location and structural design of footings

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

adjacent to the highway  
reservation; and

(vii) a requirement that all works must  
be performed in accordance with  
this order; and

(b) are approved by the Secretary before  
works on that stage commence.

**28. B14**

Before a stage of works for the Project  
commences, detailed engineering design  
drawings of proposed changes to existing public  
footpaths and shared-use paths, required as a  
result of the Project, must be –

(a) prepared for that stage in a manner that –

(i) demonstrates that proposed  
footpath levels provide  
unimpeded access from the  
streets to Project land; and

(ii) specifies the materials for the  
footpath and internal areas that  
offer cohesive urban design while  
clearly demarcating between  
public and private realms; and

(iii) ensures that there is appropriate  
separation between footpaths,  
shared-use paths and road  
carriageways; and

- (iv) provides clear and continuous wayfinding paths for vision-impaired pedestrians including treatments, such as building lines or tactile surfaces, to aid orientation and navigation; and
- (b) approved by the Secretary, in consultation with the planning authority and TasPorts, before works on that stage commence.

**29. B15**

Before a stage of works for the Project commences, a plan must be prepared, of the electrical network services for that stage, that –

- (a) includes –
  - (i) a final supply solution, as approved by TasNetworks, for the Stadium and surrounding areas; and
  - (ii) evidence that the supply design maintains resilience and does not compromise the reliability of supply to other users; and
  - (iii) the location of a dedicated substation site at natural ground level that is of adequate size for the supply infrastructure for the

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

Stadium and surrounding area;  
and

- (iv) the identification, and preservation, of the existing and future utility corridors, including electricity network service corridors and easements for shared distribution network connections; and
  - (v) demonstrated compliance with the technical and safety standards required by TasNetworks; and
  - (vi) whether a Regulatory Investment Test, as required under the National Electricity Rules, is necessary and that, if necessary, the Test is to be completed prior to any works to which the test applies; and
- (b) is approved by the Secretary, in consultation with TasNetworks before works on that stage commence.

**PART 5 – CONSTRUCTION MANAGEMENT**

**30. C1**

- (1) At least 30 days before a stage of works for the Project commence, a plan must be prepared, for



*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

construction and environmental management of that stage, that –

- (a) contains the details specified in conditions C2 and C4; and
  - (b) is approved by the Secretary, in consultation with the Director of the EPA.
- (2) Approval of a plan under subclause (1) may only be given once the Director of the EPA has confirmed, in writing to the Secretary, that the plan has addressed all the matters specified in –
  - (a) subclause (1) of condition CN2; and
  - (b) condition C2.
- (3) A plan prepared under subclause (1) may be prepared in respect of the Project or in respect of a specific stage of the Project.

**31. C2**

Unless otherwise approved in writing by both the Secretary and the Director of the EPA, a Construction Environmental Management Plan must include sufficient details of the following matters:

- (a) conditions AH1, AH2 and AH5 in respect of Aboriginal heritage;
- (b) condition H7 in respect of historic cultural heritage;

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

- (c) conditions G1, G2, G4, CN2 and CN3 in respect of environmental conditions;
- (d) conditions T18, T19 and T20 in respect of TasWater infrastructure measures;
- (e) conditions SW1 and SW4 in respect of stormwater infrastructure;
- (f) condition C3 in respect of traffic management.

**32. C3**

A management plan in relation to traffic management in respect of a stage of works for the Project –

- (a) must be approved, in accordance with condition C1, before works on that stage commence; and
- (b) must reflect the matters specified in condition C4 in respect of the stage of work; and
- (c) must be implemented during the relevant stage of works; and
- (d) may be updated from time to time with the written approval of the Secretary.

**33. C4**

A Construction Traffic Management Plan prepared under condition C3 must include –

- (a) measures to avoid lane closures on key roads to minimise impact on traffic; and
- (b) access arrangements for emergency services, port operations and other essential traffic on Evans Street; and
- (c) measures to maintain a safe and continuous connection along the cycleway through to Hunter Street; and
- (d) details of haulage routes, site access points and associated safety and traffic control signage; and
- (e) identification of proposed temporary road or footpath closures and detour arrangements, including for pedestrian and cycling routes; and
- (f) consultation protocols with the Department, the planning authority, TasPorts and any other affected stakeholders; and
- (g) a communications plan for construction impacts including direct stakeholder notification processes and public updates; and

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

- (h) anticipated dates for key construction milestones and high-movement periods; and
- (i) planned operating hours for truck and vehicle movements; and
- (j) strategies for managing peak construction traffic and staging in coordination with the Plan.

**34. C5**

- (1) Before works in respect of the Project commence, a comprehensive dilapidation report must be prepared that –
  - (a) includes –
    - (i) a photographic and written record of the existing condition of –
      - (A) infrastructure adjacent to Project land including roads, stormwater systems, footpaths, driveway crossovers, the tunnel of the Hobart Rivulet, nature strips and service connections; and
      - (B) the Royal Engineers Building; and
      - (C) the buildings located on the southern side of Evans

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

Street, and others immediately adjacent to Project land, that may reasonably be affected by vibration, excavation or construction activity conducted as part of the Project; and

(D) the buildings located to the east of Evans Street which may be impacted by construction activity conducted as part of the Project, including the Port Tower and the Port Tower Building; and

(ii) documentation of any pre-existing structural damage or defects in that area; and

(iii) identification of points that require monitoring during works; and

(b) is approved by the Secretary in consultation with TasPorts.

(2) Once a plan is approved under subclause (1), a copy of the plan must be provided to each owner of buildings or infrastructure covered by the plan.

**PART 6 – OPERATIONAL MANAGEMENT AND  
ADAPTIVE REVIEW**

**35. D1**

The Stadium may only be used for events if the following requirements have been implemented to the satisfaction of the Secretary:

- (a) for the purpose of bus access to the stadium, the provision of –
  - (i) an access road and event bus plaza; or
  - (ii) an alternative solution that has been approved by the Secretary and identified in the Operational Transport Management Plan;
- (b) operational arrangements are confirmed for the provision of any required buses and ferries to support the Operational Transport Management Plan;
- (c) a communication and engagement plan is implemented to support the Operational Transport Management Plan;
- (d) landscaping, and other open spaces, within the Stadium and surrounding areas are completed;
- (e) lighting is installed, and operational, in –

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

- (i) the open spaces surrounding the Stadium; and
- (ii) along the access roads for the Stadium; and
- (iii) the bus plaza used for events; and
- (iv) Evans Street;
- (f) wayfinding and signage are installed throughout the Stadium and surrounding areas;
- (g) car parking, including disability parking as required under the *Disability Discrimination Act 1992* of the Commonwealth, is operational as required for events and daily operations of the Stadium;
- (h) waste management facilities are installed and operational;
- (i) pedestrian and cycling infrastructure is completed in accordance with the Operational Transport Management Plan.

**36. D2**

- (1) The operation of major events at the Stadium must not occur outside the hours specified in subclause (2), except with the written approval of the Secretary.

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

- (2) The default hours of operation for major events are –
  - (a) 8 a.m. to 8 p.m. for sporting matches, or training on the field of play, occurring during the day; and
  - (b) 2 p.m. to 11 p.m. for sporting matches occurring during twilight or nighttime; and
  - (c) noon to 11 p.m. for concerts or performances; and
  - (d) noon to 8 p.m. for rehearsals, or sound checks, for concerts or performances.
- (3) For the purpose of this condition, the operation of a major event does not include –
  - (a) the arrival of patrons to, and the departure of patrons from, the event; or
  - (b) bumping in and bumping out for the event; or
  - (c) the use of food and beverage outlets within the Stadium if that use –
    - (i) is in accordance with any licence in force in respect of the outlet under the *Liquor Licensing Act 1990*; and
    - (ii) does not impact a person's right of quiet enjoyment of the area; or



*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

- (d) other associated activities.
- (4) The default hours of operation for major events must be specified in the Events Management Plan required under condition D7.
- (5) If the Secretary provides written approval under subclause (1) for a major event to occur outside the default hours of operation for such events, the Secretary may also –
  - (a) approve, as specified in the written approval for the major event, a variation of the lighting plan required under D3, as it applies to the major event, to ensure the safety of patrons and staff for the event; and
  - (b) impose such additional conditions, on the major event, as are specified in the written approval for the event.

**37. D3**

- (1) An integrated lighting strategy, detailed lighting plan and an assessment for all external lighting and floodlighting of the Stadium and surrounding areas must be prepared that –
  - (a) meets the requirements of this order; and
  - (b) is approved by the Secretary, in consultation with Marine and Safety Tasmania.

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

- (2) A lighting plan prepared under subclause (1) must –
- (a) be consistent with –
    - (i) the Public Domain and Landscaping Plan required under condition B3; and
    - (ii) the Signage and Wayfinding Plan required under condition B5; and
  - (b) comply with the lighting strategy prepared, and the recommendations made as a result of the assessment undertaken, in accordance with subclause (1); and
  - (c) demonstrate compliance with AS/NZS 4282:2019 during operational and non-operational hours for the Stadium; and
  - (d) specify the predicted lux levels at each boundary of the Stadium and surrounding areas; and
  - (e) include a map of expected light spill beyond the Stadium and surrounding areas; and
  - (f) specify how light spill and glare control are to be addressed including consideration of roof design, surface reflectivity and shielding; and
  - (g) ensure any security lighting not required for patron safety is baffled to prevent

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

light trespass outside the boundary of the Stadium and surrounding areas; and

- (h) identify any proposed restrictions on lighting hours for the Stadium and explain how those restrictions balance operational requirements with amenity protection; and
- (i) include dedicated provisions that address lighting for pedestrian paths and car parking areas, and comply with AS/NZS 1158.3.1:2005 including –
  - (i) layout and spacing of luminaries; and
  - (ii) predicted illumination levels; and
  - (iii) compliance certification by a suitably qualified lighting engineer; and
  - (iv) integration of the principles of crime prevention through environmental design into the lighting design; and
- (j) specify how the lighting has been designed and located to avoid causing a visual distraction, or hazard, to marine navigation including vessels using the River Derwent and navigation under the Tasman Bridge.

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

**38. D4**

- (1) The Stadium may not be used for events until all traffic, access and parking infrastructure is –
  - (a) constructed in accordance with the conditions specified in this order; and
  - (b) completed to a sealed, all-weather standard; and
  - (c) surface drained in a manner that connects with the stormwater infrastructure in accordance with Schedule 7.
- (2) For the purpose of subclause (1), infrastructure includes, but is not limited to, driveways, internal roads, circulation areas, car parking areas (other than the underground car park that forms part of the Project), bicycle parking areas and shared paths.
- (3) For the purpose of subclause (1), infrastructure has been completed to the required standard if a suitably qualified engineer has certified that the infrastructure –
  - (a) has been constructed in accordance with this order; and
  - (b) complies with all applicable standards published by Standards Australia, including standards jointly published with Standards New Zealand.

**39. D5**

- (1) The Stadium may not be used for events until a plan is prepared, for the operational management of the Stadium, that –
  - (a) addresses the matters specified in condition D6; and
  - (b) is approved by the Secretary.
- (2) The Stadium may only be used for events in accordance with the plan prepared under subclause (1).

**40. D6**

An Operational Management Plan prepared under condition D5 must address each of the following plans:

- (a) the Events Management Plan required under condition D7;
- (b) the Security Management Plan required under condition D8;
- (c) the Operational Waste Management Plan required under condition D9;
- (d) the Flood and Emergency Evacuation Management Plan required under condition D10;
- (e) the Operational Transport Management Plan;

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

- (f) the Operational Noise Management Plan required under condition D12.

**41. D7**

- (1) At least 18 months before the Stadium is to be used for the first time, or at such later date as approved in writing by the Secretary, a plan must be prepared, for the management of events at the Stadium, that –
  - (a) addresses the matters specified in subclause (2); and
  - (b) is approved by the Secretary.
- (2) An Events Management Plan prepared under subclause (1) must address each of the following matters:
  - (a) patron management including, but not limited to, ticketing and pre-event travel advice;
  - (b) patron arrival and departure plans;
  - (c) arrival requirements for players, performers, operational and event staff;
  - (d) access and coordination for emergency responders;
  - (e) operational and event staff movements and needs;

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

- (f) transport and traffic management for events at the Stadium including, but not limited to –
  - (i) public transport integration; and
  - (ii) event bus planning; and
  - (iii) ticketing arrangements with transport operators;
- (g) initiatives to encourage and support non-car-based travel to events at the Stadium;
- (h) protocols for the management and coordination with –
  - (i) other events, and activities, in the surrounding areas for the Stadium and the broader urban area; and
  - (ii) cruise ship arrivals and departures and potential impacts on events at the Stadium; and
  - (iii) events at the Cenotaph;
- (i) port operations and access;
- (j) noise management for major events including any requirements under the Operational Noise Management Plan required under condition D12;
- (k) delivery and servicing arrangements for food, drink and goods that may be

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

required for, or relevant to, events at the Stadium.

**42. D8**

- (1) At least 12 months before the Stadium is to be used for the first time, or at such later date as approved in writing by the Secretary, a plan must be prepared, for the management of security at the Stadium, that –
  - (a) addresses the matters specified in subclause (2); and
  - (b) is approved by the Secretary.
- (2) A Security Management Plan prepared under subclause (1) must address each of the following matters:
  - (a) requirements for security personnel and the arrangements for deployment of security personnel;
  - (b) lighting to support the safe arrival and departure of patrons;
  - (c) the integration of the principles of crime prevention through environmental design into the Stadium and public domain design;
  - (d) traffic management requirements and how those requirements impact on security arrangements;



*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

- (e) terrorism tactic and attack vector methodologies;
- (f) protocols for Tasmania Police to attend events and operational response requirements;
- (g) integration with the security controls, systems and requirements of the Port of Hobart.

**43. D9**

- (1) At least 6 months before the Stadium is to be used for the first time, or at such later date as approved in writing by the Secretary, a plan must be prepared, for the management of operational waste at the Stadium, that –
  - (a) addresses the matters specified in subclause (2); and
  - (b) is approved by the Secretary, in consultation with the Director of the EPA.
- (2) An Operational Waste Management Plan prepared under subclause (1) must address each of the following matters:
  - (a) waste storage systems and their related infrastructure;
  - (b) recycling and waste diversion programs;

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

- (c) waste collection scheduling, logistics and site access;
- (d) measures to be achieved in waste avoidance;
- (e) the location and number of waste and recycling bins in and around the Stadium;
- (f) strategies to manage event-related waste and to prevent littering.

**44. D10**

- (1) At least 12 months before the Stadium is to be used for the first time, or at such later date as approved in writing by the Secretary, a plan must be prepared, for the management of flood and emergency evacuations from the Stadium, that –
  - (a) addresses the matters specified in subclause (2); and
  - (b) takes into account the Emergency Management and Incident Response Plan prepared by Intelligent Risks Pty Ltd (ABN 87 095 442 014), in January 2025; and
  - (c) is approved by the Secretary.
- (2) A Flood and Emergency Evacuation Management Plan prepared under subclause (1)

must include, at a minimum, each of the following matters:

- (a) access requirements and designated routes for emergency service vehicles including, but not limited to, ambulances, fire vehicles and police vehicles;
- (b) flood risk mitigation strategies including, but not limited to, identification of safe entry and exits routes in flood conditions;
- (c) evacuation procedures for patrons, staff, players and performers including, but not limited to –
  - (i) identification of likely evacuation points, paths of travel and evacuation assembly points; and
  - (ii) clear procedures for visually-impaired, and mobility-impaired, persons; and
  - (iii) provision for full, partial and shelter-in-place evacuations;
- (d) crowd management and evacuation strategies for event buses, players, performers and stadium staff both during, and outside of, events;
- (e) traffic management measures to support emergency response and large-scale exiting of patrons including –

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

- (i) coordination with the wider road management network and relevant road authorities; and
- (ii) the closure of roads managed by relevant road authorities.

**45. D11**

- (1) At least 18 months before the Stadium is to be used for the first time, or at such later date as approved in writing by the Secretary, a plan must be prepared, for the management of transport operations at the Stadium, that –
  - (a) addresses the matters specified in subclause (2); and
  - (b) is approved by the Secretary, in consultation with TasPorts and Marine and Safety Tasmania where appropriate.
- (2) An Operational Transport Management Plan prepared under subclause (1) must address each of the following matters:
  - (a) initiatives to support proposed targets for non-car-based travel to events at the Stadium;
  - (b) identification of all parties responsible for managing event-related transport including the State, local government agencies, public transport operators and traffic management contractors;

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

- (c) details of the permanent infrastructure available to support transport operations and identify temporary measures, such as traffic controls, barriers or additional staffing, required for different types and sizes of events;
- (d) establishment of a clear operational framework for event planning, coordination and communication including, but not limited to, procedures for scenario-based transport planning;
- (e) coordination of transport planning with other events occurring concurrently in Hobart, including cruise ship visits and events at the Cenotaph;
- (f) outline of specific strategies and operational tactics to be used to manage, at different times and on different days, traffic flow, pedestrian access, taxi and ride-share access, public transport services and cyclists in and around Project land with the ability to adapt to different types and sizes of events;
- (g) details of construction type, and surfaces, of pedestrian pathways in the Stadium and surrounding areas to ensure that pathways are sufficient for patron numbers and that potential hazards to patrons are minimised;

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

- (h) outline of management strategies for pedestrians and cyclists around the Stadium;
- (i) inclusion of protocols for engaging public transport providers to ensure sufficient event buses, general access buses and ferry services for events, including funding arrangements and obligations for event organisers;
- (j) inclusion of a parking management plan for events which identifies –
  - (i) available parking locations; and
  - (ii) restrictions or closures of existing parking areas; and
  - (iii) entry and exit routes for traffic at the Stadium and surrounding areas; and
  - (iv) agreements with car park operators regarding hours of operation during events;
- (k) access needs of the general community not attending events in order to minimise disruption to access and amenity for all transport during events including, but not limited to, minimising or avoiding full, or partial, road closures;
- (l) how access for port operations, including over-dimensional cargo and cruise ship

related transport, is to be managed during events and outside of events;

- (m) protocols for ongoing coordination with TasPorts including during periods where transport is increased due to patrons leaving the stadium and as transport demands around the Stadium change;
- (n) consideration of sightlines from the Port Control Tower and proposal of measures to avoid or manage any visual obstruction that may impact navigational safety.

**46. D12**

- (1) Before the Stadium is to be used for the first time, a plan must be prepared, for the management of noise at the Stadium, that –
  - (a) addresses the matters specified in subclause (2); and
  - (b) is approved by the Secretary.
- (2) An Operational Noise Management Plan prepared under subclause (1) must address each of the following matters:
  - (a) establishment of event-specific operational noise limits and performance criteria;
  - (b) inclusion of protocols for noise monitoring during all major events, with

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

- unattended noise loggers to be positioned at nearby representative noise-sensitive receivers, including residential areas and cultural facilities;
- (c) a requirement that noise monitoring data for events be retained for a minimum of 90 days after the event and made available, on request, to the Secretary or the general manager of the Hobart City Council;
  - (d) outline of a procedure for complaints handling and response including record-keeping, investigation protocols, availability of noise monitoring and feedback mechanisms;
  - (e) identification of thresholds for noise triggers and associated operational responses in mitigation;
  - (f) referencing the findings of the assessments of noise and vibration required to be undertaken under condition CN2;
  - (g) a requirement that major events meet the default hours of operations specified in condition D2 unless otherwise approved under that condition;
  - (h) a requirement that major events that are concerts or performances be restricted in each calendar year as follows, unless otherwise agreed in writing by the



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Secretary in consultation with the general manager of the Hobart City Council:

- (i) no more than 3 events with noise levels (Leq. 15 min) no greater than 75 dBA, and 90 dBC, when measured at an off-site location;
  - (ii) no more than 9 events, in addition to the events in subparagraph (i), with noise levels (Leq. 15 min) no greater than 65 dBA, and 80 dBC, when measured at an off-site location;
- (i) a requirement that events to which paragraph (g) does not apply be restricted to the greater of the following:
  - (i) noise levels (LAeq. 15 min) no greater than the relevant levels specified in the Environment Protection Policy (Noise) 2009 made under section 96K of the *Environmental Management and Pollution Control Act 1994*;
  - (ii) noise levels (LA90. 15 min) no greater than 5 dB above the background noise level (LA90. 15 min);
- (j) a requirement that maximum noise levels from sirens used during events be limited to 65 dBA or the existing maximum noise level, whichever is greater;

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

- (k) a requirement that permanent noise monitors be located –
  - (i) at the west, south and east boundaries of the Project land; and
  - (ii) to the north of the Cenotaph, in a location that is unobtrusive to that location;
- (l) a requirement that the permanent noise monitors required under paragraph (k) –
  - (i) be installed above ground by at least 10 metres, if practicable, and
  - (ii) incorporate environmental protection of the monitors; and
  - (iii) provide real-time monitoring capability of noise levels; and
  - (iv) be regularly monitored and calibrated, as required;
- (m) a requirement that the public address system used at the Stadium not exceed the following noise levels when measured at any internal facade of the Stadium:
  - (i) noise levels (Leq. 15 min) no greater than 81 dB at 63Hz;

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

- 
- (ii) noise levels (Leq. 15 min) no greater than 91 dB at 125Hz;
  - (iii) noise levels (Leq. 15 min) no greater than 83 dB at 250Hz;
  - (iv) noise levels (Leq. 15 min) no greater than 84 dB at 500Hz;
  - (v) noise levels (Leq. 15 min) no greater than 81 dB at 1kHz;
  - (vi) noise levels (Leq. 15 min) no greater than 77 dB at 2kHz;
  - (vii) noise levels (Leq. 15 min) no greater than 74 dB at 4kHz;
  - (viii) noise levels (Leq. 15 min) no greater than 93 dB in total;
  - (n) a specification that major events that are music-based at the Stadium are not to exceed the following noise levels when measured at any internal facade of the Stadium:
    - (i) noise levels (Leq. 15 min) no greater than 112 dB at 63Hz;
    - (ii) noise levels (Leq. 15 min) no greater than 108 dB at 125Hz;
    - (iii) noise levels (Leq. 15 min) no greater than 104 dB at 250Hz;

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

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- (iv) noise levels (Leq. 15 min) no greater than 100 dB at 500Hz;
  - (v) noise levels (Leq. 15 min) no greater than 97 dB at 1kHz;
  - (vi) noise levels (Leq. 15 min) no greater than 95 dB at 2kHz;
  - (vii) noise levels (Leq. 15 min) no greater than 93 dB at 4kHz;
  - (viii) noise levels (Leq. 15 min) no greater than 114 dB in total.
- (3) An Operational Noise Management Plan prepared under subclause (1) must be reviewed, and updated as necessary, in accordance with the post-occupation review required by condition D13.

**47. D13**

- (1) The Operator must monitor the following events held within the first 2 years after the Stadium is used for the first time and review the compliance of each event with the plans specified in condition D6:
- (a) all concert, or performance, events;
  - (b) at least 8 sporting events each year (made up of 2 events from each quarter), with a range of event types and a range of attendance levels;

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

- (c) all events that are held over multiple days at the Stadium.
- (2) A review under subclause (1) must –
  - (a) consider the effectiveness of the Operational Transport Management Plan, and the Operational Noise Management Plan required under condition D12, in respect of the events to which the review relates; and
  - (b) evaluate the performance of the Operational Management Plan, required under condition D5, in respect of the events to which the review relates.
- (3) A report on the review under subclause (1) must be provided to the Secretary –
  - (a) for each 6-month period within the first 2 years after the Stadium is used for the first time; and
  - (b) within 3 months after the end of the period to which the report relates.
- (4) If a report under subclause (3) recommends an amendment or variation of a document required under this order, the Secretary must review each recommendation and –
  - (a) if the Secretary is satisfied that the recommendation should not, or is unable, to be implemented, make publicly available a statement of reasons why the

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

recommendation is not to be implemented; or

- (b) if the Secretary is satisfied that the recommendation should be implemented, the recommendation must be implemented within the 12-month period after the report was provided to the Secretary under that subclause.

(5) A report under subclause (3) must include –

- (a) a list of each event covered by the report including –
  - (i) the type of event; and
  - (ii) the players or performers at the event; and
  - (iii) the timings for the event; and
- (b) the patron, and staff, numbers for each event; and
- (c) summaries of each rehearsal, and sound test, performed in the period to which the report relates; and
- (d) data summaries of events and performances against plan targets; and
- (e) identification of unmet commitments that applied during the period to which the report relates; and

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

sch. 1

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- (f) comparison between predicted, and actual, impacts of events; and
  - (g) summaries of transport management, and traffic congestion, during the period to which the report relates, including –
    - (i) accessibility in relation to the operation of the Stadium for event patrons; and
    - (ii) the impact on persons, including road users, not attending events; and
  - (h) findings from key stakeholders in respect of third-party impacts on assets and operations from at least –
    - (i) the departments responsible for the administration of the *Roads and Jetties Act 1935*, the *Highways Act 1951* and the *Local Government (Highways) Act 1982*; and
    - (ii) TasPorts; and
    - (iii) Hobart City Council.
- (6) In addition to a report under subclause (3), a social impact report must be completed, and given to the Secretary –
- (a) in relation to the first 18 months after the Stadium is used for the first time; and

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

- (b) within 3 months after the end of the period specified in paragraph (a).

**48. D14**

A final plan of survey in respect of Project land, and any associated easements, must be prepared that –

- (a) shows the location of –
  - (i) existing pipelines and stormwater infrastructure; and
  - (ii) the Hobart Rivulet; and
  - (iii) existing, and proposed, electricity infrastructure including substations and share distribution network points of supply; and
  - (iv) any strategic infrastructure corridors, and strategic utility corridors, that are required to support long-term service provision to the Stadium and surrounding areas including, but not limited to, proposed electricity network service corridors; and
  - (v) any other existing, or proposed, easements or infrastructure in respect of the Project; and



*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 1**

---

- (b) specifies, for each easement specified on the plan, each infrastructure authority in whose favour the easement exists; and
- (c) includes a copy of the survey notes of the surveyor who prepared the plan; and
- (d) is approved by the Secretary, in consultation with the planning authority, TasWater and TasNetworks.

DRAFT

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 2**

**SCHEDULE 2 – APPROVED DOCUMENTATION**

Clause 6(1)

	<b>Document number</b>	<b>Document name</b>	<b>Revision</b>
1.	MPMS-CXC-DR-01-A00-0000	Cover Sheet – Drawing Index	P4
2.	MPMS-CXC-DR-01-A11-1000	Site Plan Existing Conditions	P2
3.	MPMS-CXC-DR-01-A11-2000	Site Plan Proposed	P2
4.	MPMS-CXC-DR-01-A11-3000	Ground Plane – External Concourse Plan	P2
5.	MPMS-CXC-DR-01-A12-0000	Northern Car Park	P3
6.	MPMS-CXC-DR-01-A15-1000	Existing Conditions and Demolition Plan – Level Ground	P2
7.	MPMS-CXC-DR-01-A18-0000	Ground Plane – External Concourse Plan Modal Split AFL	P1
8.	MPMS-CXC-DR-01-A18-0001	Ground Plane – External Concourse Plan Modal Split Concert	P1
9.	MPMS-CXC-DR-01-A20-0010	General Arrangement – Level 0 Field Level Plan	P3
10.	MPMS-CXC-DR-01-A20-0020	General Arrangement – Level 1 Concourse Plan	P2
11.	MPMS-CXC-DR-01-A20-0021	General Arrangement – Level 1M Plan	P2

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 2**

	<b>Document number</b>	<b>Document name</b>	<b>Revision</b>
12.	MPMS-CXC-DR-01-A20-0030	General Arrangement – Level 2 Stadium Club Plan	P2
13.	MPMS-CXC-DR-01-A20-0040	General Arrangement – Level 3 Media Plan	P2
14.	MPMS-CXC-DR-01-A20-0050	General Arrangement – Level 4 Gantry Level	P3
15.	MPMS-CXC-DR-01-A20-0060	General Arrangement – Roof Plan	P3
16.	MPMS-CXC-DR-01-A30-2000-1	Building Elevations – East and West	P3
17.	MPMS-CXC-DR-01-A30-2000-2	Building Elevations – North and South	P4
18.	MPMS-CXC-DR-01-A30-2000-3	Façade Part Elevation	P4
19.	MPMS-CXC-DR-01-A30-2000-4	Façade Part Elevation	P3
20.	MPMS-CXC-DR-01-A30-2000-5	Façade Part Elevation	P3
21.	MPMS-CXC-DR-01-A30-2000-6	Façade Part Elevation	P3
22.	MPMS-CXC-DR-01-A30-2000-7	External Materials Schedule	P3
23.	MPMS-CXC-DR-01-A30-2000-8	External Materials Schedule	P3
24.	MPMS-CXC-DR-01-A40-0000-0	Site Sections	P2

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 2**

	<b>Document number</b>	<b>Document name</b>	<b>Revision</b>
25.	MPMS-CXC-DR-01-A40-0010-0	Building Sections – East	P2
26.	MPMS-CXC-DR-01-A40-0011-0	Building Sections – North	P2
27.	MPMS-CXC-DR-01-A40-0012-0	Building Sections – South	P2
28.	MPMS-CXC-DR-01-A40-0013-0	Building Sections – West	P2
29.	MPMS-CXC-DR-01-A80-0000	Solar Studies	P2
30.	MPMS-CXC-DR-LA-00-0001	Legend	P1
31.	MPMS-CXC-DR-LA-00-0010-1	Security Infrastructure	P1
32.	MPMS-CXC-DR-LA-00-0012-1	Precinct Sheet Layout Plan 1-100	P1
33.	MPMS-CXC-DR-LA-00-0090-0002	Planting Schedule	P1
34.	MPMS-CXC-DR-LA-20-0001-A	Surface Finishes Plan – Zone A	P1
35.	MPMS-CXC-DR-LA-20-0002-B	Surface Finishes Plan – Zone B	P1
36.	MPMS-CXC-DR-LA-20-0003-C	Surface Finishes Plan – Zone C	P1
37.	MPMS-CXC-DR-LA-20-0004-E	Surface Finishes Plan – Zone E	P1

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 2**

	<b>Document number</b>	<b>Document name</b>	<b>Revision</b>
38.	MPMS-CXC-DR-LA-20-0005-G	Surface Finishes Plan – Zone G	P1
39.	MPMS-CXC-DR-LA-20-0006-H	Surface Finishes Plan – Zone H	P1
40.	MPMS-CXC-DR-LA-20-0007-J	Surface Finishes Plan – Zone J	P1
41.	MPMS-CXC-DR-LA-20-0008-L	Surface Finishes Plan – Zone L	P1
42.	MPMS-CXC-DR-LA-20-0009-M	Surface Finishes Plan – Zone M	P1
43.	MPMS-CXC-DR-LA-20-0010-R	Surface Finishes Plan – Zone R	P1
44.	MPMS-CXC-DR-LA-20-0011-S	Surface Finishes Plan – Zone S	P1
45.	MPMS-CXC-DR-LA-20-0012-T	Surface Finishes Plan – Zone T	P1
46.	MPMS-CXC-DR-LA-20-0013-U	Surface Finishes Plan – Zone U	P1
47.	MPMS-CXC-DR-LA-20-0014-V	Surface Finishes Plan – Zone V	P1
48.	MPMS-CXC-DR-LA-20-0015-W	Surface Finishes Plan – Zone W	P1
49.	MPMS-CXC-DR-LA-20-00160-X	Surface Finishes Plan – Zone X	P1
50.	MPMS-CXC-DR-LA-20-0018-Z	Surface Finishes Plan – Zone Z	P1

**SCHEDULE 3 – ABORIGINAL HERITAGE  
CONDITIONS**

Clause 7

**1. Interpretation**

In this Schedule –

***Aboriginal Heritage Council*** means the Aboriginal Heritage Council established by section 3 of the *Aboriginal Heritage Act 1975*;

***Aboriginal Heritage Officer*** means a person who is recorded in the Register of Consulting Aboriginal Heritage Officers that is maintained by Aboriginal Heritage Tasmania;

***Aboriginal Heritage Tasmania*** means such part of the department responsible for the administration of the *Aboriginal Heritage Act 1975* as is responsible for that Act;

***Aboriginal Heritage Tasmania employee*** means a State Service officer, or State Service employee, employed or engaged by Aboriginal Heritage Tasmania;

***Aboriginal heritage area*** means the area of land comprising of –

- (a) an L-shaped polygon of land (of approx. 1 400 square metres) that falls within the imaginary

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 3**

boundary defined by the  
following straight lines:

- (i) a line (approx. 70m) from  
grid reference E527369,  
N5252504 (being  
approximately 15m east  
of Davey Street and 230m  
southwest of the  
Cenotaph) to grid  
reference E527416,  
N5252556;
- (ii) a line (approx. 5m) from  
grid reference E527416,  
N5252556 to grid  
reference E527419,  
N5252553;
- (iii) a line (approx. 55m) from  
grid reference E527419,  
N5252553 to grid  
reference E527396,  
N5252501;
- (iv) a line (approx. 50m) from  
grid reference E527396,  
N5252501 to grid  
reference E527427,  
N5252460;
- (v) a line (approx. 10m) from  
grid reference E527427,  
N5252460 to grid

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 3**

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reference E527420,  
N5252453;

(vi) a line (approx. 75m) from  
grid reference E527420,  
N5252453 to grid  
reference E527369,  
N5252504; and

(b) the area of land recorded as entry  
AH 13901 in the Aboriginal  
Heritage Register that is  
maintained by Aboriginal  
Heritage Tasmania;

**grid reference** means the grid reference taken  
from the Universal Grid Reference  
System used in Tasmania and based on  
the Geocentric Datum of Australia (also  
known as GDA94) as defined in the  
Commonwealth Gazette No. GN35, 6  
September 1995;

**relic** has the same meaning as in the  
*Aboriginal Heritage Act 1975*.

**2. AH1**

An archaeologist and an Aboriginal Heritage  
Officer must be present to monitor the removal  
of topsoil during works on Project land within  
the Aboriginal heritage area to a depth that is  
deemed, by the archaeologist and Aboriginal  
Heritage Officer, to be sterile of Aboriginal  
heritage potential.



**3. AH2**

The archaeologist and Aboriginal Heritage Officer that are present on Project land –

- (a) may collect and store relics, observed on Project land, with other relics already removed from Project land and in the custody of the Proponent; and
- (b) are to seek advice from Aboriginal Heritage Tasmania in respect of –
  - (i) each relic collected and stored under this condition; and
  - (ii) whether a relic is to be collected from Project land.

**4. AH3**

Any subsequent relocation of a relic from Project land, including the relic's use for interpretative purposes, must be consistent with advice provided by the Aboriginal Heritage Council as a result of consultation with the Tasmanian Aboriginal community.

**5. AH4**

Consultation with the Tasmanian Aboriginal community, as referenced in AH3 –

- (a) is the responsibility of the Proponent; and

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 3**

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- (b) must be completed no later than one year after the completion of the Project.

**6. AH5**

- (1) Before works in respect of the Project commence, a plan in respect of the Project must be prepared that covers the following requirements in respect of an unanticipated discovery of Aboriginal Heritage:

- (a) if the unanticipated discovery does not relate to skeletal material –

- (i) the person who believes that they have uncovered a relic on Project land must notify all persons working in the immediate area that all earth disturbances in that area must immediately cease; and
    - (ii) a temporary buffer zone of at least 10 metres is to be established to protect the suspected relict, where practicable; and
    - (iii) no persons may enter the buffer zone until the suspected relict has been assessed by an archaeologist, an Aboriginal Heritage Officer or an Aboriginal Heritage Tasmania employee; and

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 3**

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- (iv) Aboriginal Heritage Tasmania must be contacted as soon as practicable, and no later than 48 hours, after the suspected relic is discovered; and
  - (v) documentation of the suspected relic must be provided to Aboriginal Heritage Tasmania as soon as practicable; and
- (b) if the unanticipated discovery relates to skeletal material –
  - (i) the person who believes that they have uncovered the remains on Project land must immediately notify the police, or the coroner, and inform all persons working in the immediate area that all earth disturbances in that area must immediately cease; and
  - (ii) no persons may touch, or disturb, the remains, and the location is to be treated as a potential crime scene; and
  - (iii) a temporary buffer zone of at least 50 metres is to be established to protect the suspected skeletal remains, where practicable; and
  - (iv) works may not resume within the buffer zone until the suspected

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

sch. 3

---

skeletal remains have been dealt  
with in accordance with the  
relevant legislation.

- (2) A plan prepared under this condition must be prepared to the satisfaction of the Minister administering the *Aboriginal Heritage Act 1975*, in consultation with the department responsible for the administration of that Act.

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**SCHEDULE 4 – HISTORIC CULTURAL HERITAGE  
CONDITIONS**

Clause 8

**1. Interpretation**

In this Schedule –

***Heritage Conservation Management Plan***  
means the management plan required  
under condition H1;

***Heritage Register*** has the same meaning as in  
the *Historic Cultural Heritage Act 1995*;

***relevant works*** means works on Project land  
that –

- (a) are heritage works within the  
meaning of Part 6 of the *Historic  
Cultural Heritage Act 1995*; or
- (b) may have an impact on heritage,  
within the meaning of that Act, in  
and around the Project land;

***Stadium Guidelines*** means the guidelines  
prepared by the Commission, within the  
meaning of the *Tasmanian Planning  
Commission Act 1997*, and titled  
Macquarie Point Multipurpose Stadium  
Guidelines.

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 4**

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**2. H1**

Before the relocation of the Goods Shed, a management plan must be prepared by the Proponent, to the satisfaction of Heritage Tasmania, for the purpose of management of historical cultural heritage matters relating to the Project.

**3. H2**

The Heritage Conservation Management Plan must –

- (a) be prepared before works commence to dismantle the Goods Shed; and
- (b) include the methodology proposed to be used to dismantle, store and re-erect the Goods Shed including, but not limited to, alteration, adaptation and interpretation of the Shed; and
- (c) be prepared while having regard to The Goods Shed Initial Conservation Management Plan prepared by Purcell Architecture (ABN 43 636 400 327) on 16 May 2025; and
- (d) be prepared by a suitably qualified and experienced person in heritage matters.

**4. H3**

The Heritage Conservation Management Plan must be prepared on the basis of a structural assessment, and extant recording, of the Goods Shed undertaken by a suitably qualified and experienced structural engineer to ensure that the building –

- (a) is relocated with minimal loss of heritage fabric; and
- (b) is conserved with a high degree of integrity and authenticity.

**5. H4**

The relocation of the Goods Shed must be carried out in accordance with the methodology specified in the Heritage Conservation Management Plan.

**6. H5**

The Heritage Conservation Management Plan must be made publicly available by the Proponent before the relevant works commence.

**7. H6**

Any substantial variation from the methodology specified in the Heritage Conservation Management Plan must be endorsed by Heritage

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 4**

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Tasmania before any works are performed under the variation.

**8. H7**

A revised Heritage Conservation Management Plan must be prepared by a person who is suitably qualified and experienced in heritage, and made publicly available, by the Proponent –

- (a) after the Goods Shed has been relocated on Project land; and
- (b) before the Goods Shed is occupied for use.

**9. H8**

The Construction Environmental Management Plan must –

- (a) make provision for the protection of nearby heritage sites from damaging impacts including, but not limited to –
  - (i) direct, and indirect, impact from vehicles; and
  - (ii) excess vibrations; and
  - (iii) changes in levels and flow of ground water; and



- (b) be developed in consultation with a suitably qualified and experienced structural engineer.

**10. H9**

The Heritage Conservation Management Plan must include a Statement of Historical Archaeological Potential prepared in accordance with Part 2 of Practice Note No. 2, approved by the Heritage Council on 19 November 2014, and entitled Managing Historical Archaeological Significance in the Works Process.

**11. H10**

In addition to the Statement of Historical Archaeological Potential required under condition H9, a Statement of Historical Archaeological Potential must be prepared –

- (a) in respect of the Royal Engineers Building and Kings Yard –
  - (i) identified in Certificate of Title Volume 20452, Folio 2, and Certificate of Title Volume 179192, Folio 3, in the Register kept under section 33 of the *Land Titles Act 1980*; and
  - (ii) recognised as a place, or precinct, of archaeological potential in the planning scheme, within the

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 4**

---

meaning of the *Land Use Planning and Approvals Act 1993*, that applies to the Project land; and

- (b) in accordance with Part 2 of Practice Note No. 2, approved by the Heritage Council on 19 November 2014 and entitled *Managing Historical Archaeological Significance in the Works Process*.

**12. H11**

If the Statement of Historical Archaeological Potential required under condition H9 or H10 indicates that culturally significant archaeological values may be affected by the works and avoidance of that effect in all, or part, is not possible, then an Archaeological Method Statement for managing the archaeological values –

- (a) must be prepared in accordance with Parts 3 to 8 of Practice Note No. 2, approved by the Heritage Council on 19 November 2014, and entitled *Managing Historical Archaeological Significance in the Works Process*; and
- (b) must be submitted to Heritage Tasmania before the relevant works commence.

**13. H12**

If an Archaeological Method Statement is prepared in accordance with condition H11 and recommends an archaeological process to be undertaken, the archaeological process must be completed in accordance with the Archaeological Method Statement before excavation work on Project land commences.

**14. H13**

The Heritage Conservation Management Plan must include policies for management of artefacts and in situ archaeological deposits, including recovering, recording, cataloguing, protecting, conserving, temporary storage and long-term management.

**15. H14**

Any design changes in relation to the Project that are likely to result in greater impacts on historic cultural heritage of any place listed on the Heritage Register, within the meaning of the *Historic Cultural Heritage Act 1995*, within the area specified in section 5.3.3 of the Stadium Guidelines must be subject to, and have regard to, further assessment and advice –

- (a) given for the purpose of removing or minimising those impacts; and

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 4**

---

- (b) given by a person who is qualified and experienced in heritage after having regard to comments from Heritage Tasmania.

**16. H15**

- (1) Before any demolition occurs on Project land as part of heritage works, an archival record of the buildings referred to in subclause (2) must be prepared by the Proponent that –
  - (a) is in accordance with Practice Note No. 3, approved by the Heritage Council on 19 November 2014, and entitled Procedure for Recording a Heritage Place; and
  - (b) once so prepared, is made publicly available.
- (2) An archival record is required under this condition of the following buildings:
  - (a) the Goods Shed;
  - (b) the building known as the Red Shed;
  - (c) the Hydro Electric Commission Building.

**17. H16**

In accordance with conditions B3 and B4, the interpretation of the heritage of the Project land –

- (a) must be accessible, on Project land, to the public; and
- (b) may include the preparation of oral histories to capture the social history of the land and its former uses to inform and enrich the interpretation; and
- (c) must be prepared in conjunction with a person who is qualified and experienced in heritage interpretation.

**18. H17**

The Public Domain and Landscaping Plan required under condition B3 must –

- (a) include landscaping surrounding the Goods Shed in its new location on Project land that is informed by the revised Heritage Conservation Management Plan required under condition H7; and
- (b) ensure that public realm treatments, such as signage and lighting, minimise light spill and visual impact on heritage; and

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 4**

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- (c) ensure that the following outcomes are delivered substantially in respect of the following locations:
  - (i) 41 Hunter Street (being the UTAS Centre for the Arts and formally part of H. Jones & Co) as recorded in entry 2397 of the Heritage Register – to avoid illuminated or other signage that substantially impacts on the prominence of –
    - (A) the IXL sign; or
    - (B) the articulated roof form –  
when viewed from the southern corner of Constitution Dock where it meets Franklin Wharf;
  - (ii) Henry Jones & Co., IXL Jam Factory as recorded in entry 11961 of the Heritage Register – to avoid illuminated or other signage that detracts from the prominence of the articulated roof form when viewed from the southern corner of Constitution Dock where it meets Franklin Wharf;
  - (iii) the Cenotaph, Anzac Parade and Queen’s Battery as recorded in entry 7137 of the Heritage Register – to ensure that

illuminated and other signage is kept outside of key view lines and view cones to the Cenotaph, Anzac Parade and Queen's Battery;

- (iv) the Royal Engineers Building as recorded in entry 2280 of the Heritage Register – to ensure that landscaping and public realm works are designed to respond positively to the historic cultural heritage values of the Royal Engineers Building, and that illuminated and other signage that has a potential to intrude on the setting of that Building, including views from the Tasman Highway, is minimised including through the use of reduced illumination at times when the Stadium is not in public access mode;
- (v) Victoria Dock and Constitution Dock as recorded in Entry 12022 of the Heritage Register – to interpret connections with the railway site, on Project land, by retaining and interpreting any remnant rail tracks.

**SCHEDULE 5 – ENVIRONMENTAL CONDITIONS**

Clause 9

**PART 1 – PRELIMINARY**

**1. Interpretation**

In this Schedule –

***activity*** includes –

- (a) works in respect of the Project;  
and
- (b) associated works approved, in  
respect of the Project, under this  
order;

***environmental harm*** has the same meaning as  
in the *Environmental Management and  
Pollution Control Act 1994*;

***environmentally hazardous material*** means a  
substance, or mixture of substances, that  
presents a reasonably foreseeable risk of  
causing serious environmental harm or  
material environmental harm if released  
in the environment due to –

- (a) the nature of the substance or  
mixture of substances; or
- (b) the quantity of the substance, or  
mixture of substances, held;



***environmental monitoring data*** means the results of laboratory and field testing of environmental monitoring required under this order, including results of noise and vibration monitoring and testing;

***environmental nuisance*** has the same meaning as in *Environmental Management and Pollution Control Act 1994*;

***material environmental harm*** has the same meaning as in *Environmental Management and Pollution Control Act 1994*;

***person responsible***, for any works, means the Proponent and any person employed or engaged by the Proponent to perform those works including contractors, joint venture partners, agents and bodies corporate;

***serious environmental harm*** has the same meaning as in *Environmental Management and Pollution Control Act 1994*;

***site suitability statement*** means certification by an accredited environmental auditor that the remediation of all, or part, of Project land has occurred to the standard that is satisfactory for the purposes of the proposed development as required under

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 5**

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section 39F of the *Macquarie Point  
Development Corporation Act 2012*;

***surface water*** means water runoff, including any contaminants collected by the water runoff, from Project land from rainfall or construction activities, including but not limited to washdown and dust mitigation, whether surface flow, piped flow or flow within conduits;

***vibration-sensitive receiver*** means all areas with the potential to be affected by vibrations including –

- (a) infrastructure such as electrical and telecommunications facilities, oil and gas pipelines and other petrochemical installations; and
- (b) utilities such as water mains and sewers and storage facilities for art or artefacts held by TMAG within the meaning of the *Tasmanian Museum and Art Gallery Act 2017*.

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**PART 2 – GENERAL ENVIRONMENTAL  
CONDITIONS**

**2. G1**

If an incident occurs as part of works on Project land that causes, or threatens to cause, pollution that is an environmental nuisance, serious environmental harm or material environmental harm, then the person responsible for the works must immediately take all reasonable and practicable actions to minimise any adverse environmental effects from the incident.

**3. G2**

(1) The Proponent must maintain a complaints register that records the following details in respect of each complaint received in respect of works in respect of the Project where environmental harm, including environmental nuisance, is alleged:

- (a) the date and time at which the complaint was received;
- (b) contact details for the complainant, if provided;
- (c) the subject matter of the complaint;
- (d) the type of environmental harm alleged, if stated;

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 5**

---

- (e) any investigations undertaken by the Proponent, or the person responsible for the relevant works, in respect of the complaint;
  - (f) any steps taken to resolve the complaint, including any mitigation measures taken;
  - (g) whether the complaint was resolved to the satisfaction of the complainant.
- (2) The complaints register required to be kept under subclause (1) must be kept until whichever of the following occurs first:
  - (a) the end of the contracted defects liability period;
  - (b) one year after the completion of the works in respect of the Project.

**4. G3**

At least 14 days before works on Project land commence, including the commencement of a stage of works for the Project, the person responsible for the works must notify the Director of the EPA of the date on which the works are expected to commence.

**5. G4**

- (1) In this clause –

***reporting year*** means financial year.

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

sch. 5

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- (2) Unless otherwise specified in writing by the Director of the EPA, a review of works on Project land must be submitted to the Director of the EPA that –
- (a) contains the matters specified in subclause (3); and
  - (b) is submitted –
    - (i) in respect of each reporting year during which the works are performed; and
    - (ii) within 3 months after the end of the reporting year to which the review relates.
- (3) An Annual Environmental Review under subclause (2) must include –
- (a) a statement that the most senior person responsible for the works has certified that the contents of the Review are true and correct; and
  - (b) a summary of the works completed during the reporting year to which the Review relates; and
  - (c) a summary of the works proposed to be completed during the immediately following reporting year; and
  - (d) subject to the *Personal Information Protection Act 2004*, details of –

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 5**

---

- (i) each complaint received during the reporting year to which the report relates that is recorded in the complaints register required to be kept under condition G2; and
  - (ii) each action taken as a result of the complaint as recorded in the complaints register; and
- (e) evidence of compliance with the conditions imposed under this Schedule during the reporting year to which the report relates; and
- (f) details of—
  - (i) any known non-compliance with the conditions imposed under this Schedule during the reporting year to which the report relates; and
  - (ii) the reason for the non-compliance, if known; and
  - (iii) any steps taken to mitigate, or prevent, consequences as a result of the non-compliance; and
- (g) a summary of the environmental monitoring data collected during the reporting year to which the report relates.

**6. G5**

- (1) Any document required to be prepared or maintained under a condition specified in this Schedule must be amended if requested, in writing, by the Director of the EPA.
- (2) A person responsible for works who receives a written request under subclause (1) must comply with the request in the timeframe specified in the request.

**PART 3 – REMEDIATION OF PROJECT LAND**

**7. Re1**

Development of all or any part of Project land must not occur until an accredited environmental auditor has certified that the remediation of that part of Project land has occurred to a standard that is satisfactory for the purposes of the Project.

**8. Re2**

The Director of the EPA may only accredit a person as an environmental auditor, under this order, for the purposes of the Project if the Director of the EPA is satisfied that the person has the necessary qualifications and experience to determine whether the remediation of Project land has occurred to a standard that is satisfactory for the purposes of the Project.

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 5**

---

**9. Re3**

The Director of the EPA may accredit a person as an environmental auditor subject to any condition that the Director of the EPA may specify in the instrument of accreditation for the person.

**10. Re4**

The Director of the EPA may revoke the accreditation of a person as an environmental auditor if the Director is satisfied that the person –

- (a) no longer has the qualifications and experience to determine whether the remediation of Project land has occurred to a standard that is satisfactory for the purposes of the Project; or
- (b) has failed to comply with a condition of the person's accreditation.

**PART 4 – DESIGN COMPLIANCE**

**11. DC1**

If a site suitability statement or a site environmental management plan includes a condition relating to the Project, the condition must be implemented in the design of the Project.



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**12. DC2**

If a design element is required to satisfy a condition relating to the Project that is specified in a site suitability statement or a site environmental management plan, documents required to be prepared in respect of the Project under this order must be updated to include, if applicable –

- (a) a description of the proposed construction method, and materials, to be used in the design element; and
- (b) quality assurance and quality controls to be used in relation to the construction method and materials; and
- (c) the required level of supervision, and independent verification, required to review the design element.

**PART 5 – CONSTRUCTION**

**13. CN1**

- (1) If a site suitability statement or a site environmental management plan includes a condition relating to the works for the Project, the condition must be implemented in the performance of the works.
- (2) If a design element referred to in condition DC2 requires a review of the design element, that review of the design element must be completed

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 5**

---

as required under the documents amended under that condition.

- (3) Unless otherwise authorised by the Director of the EPA in writing, a report must be prepared that –
  - (a) contains the matters specified in subclause (4); and
  - (b) is submitted to the Director of the EPA within 2 months after the completion of works in respect of the Project.
- (4) The Post Construction Report required to be prepared under subclause (3) must include, but is not limited to –
  - (a) “as built” drawings for each design element referred to in condition DC2; and
  - (b) evidence of compliance with, and identification of any deviations from, the requirements of the site suitability statement in respect of the Project; and
  - (c) an assessment of the potential human health and environmental risks of any deviation from the requirements of the site suitability statement in respect of the Project; and
  - (d) the results of any quality testing required to be performed; and

- (e) the level of independent supervision and verification that has occurred during the works, including site reports; and
- (f) a statement from an accredited environmental auditor that the Project, as constructed, is likely to meet the performance requirements specified in any site suitability statement.

**14. CN2**

- (1) The Construction Environmental Management Plan must –
  - (a) outline measures for environmental management during construction to prevent the discharge of any pollutants to the environment; and
  - (b) provide for adaptive management by incorporating continuous monitoring and evaluation of the effectiveness of measures specified in the Plan; and
  - (c) be embedded in the processes relating to planning for works; and
  - (d) ensure that the Plan –
    - (i) captures the environmental risks relating to proposed works; and
    - (ii) identifies appropriate risk mitigation measures; and

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 5**

---

- (iii) includes contingencies for unforeseen events; and
  - (e) contain a description of the proposed timings and sequencing of stages of work, and associated activities; and
  - (f) identify proposed management measures to be implemented to prevent, or minimise, environmental impact during each stage of work; and
  - (g) be updated to incorporate improvements identified during monitoring and evaluation under paragraph (b).
- (2) Unless otherwise approved by both the Secretary and the Director of the EPA, the Construction Environmental Management Plan must include –
  - (a) a risk assessment and comprehensive controls for all environmental hazards including, but not limited to, waste management, environmentally hazardous materials management, noise management and contingency management; and
  - (b) a management plan for contaminated sites that provides for the prevention, minimisation and control of potential human health and environmental risks associated with subsurface contamination and acid sulphate soils including –

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 5**

- 
- (i) the likely nature, and extent, of known contaminated soils; and
  - (ii) general mitigation measures to be implemented to control risks associated with contaminated soils; and
  - (iii) procedures for identification, management, stockpiling, sampling, analysis, classification, treatment, validation, reuse and disposal of contaminated soils; and
  - (iv) the likely nature, and extent, of known gas and soil vapour contamination; and
  - (v) general mitigation measures to be implemented to control risks associated with gas and soil vapour contamination; and
  - (vi) procedures for identification, management, stockpiling, sampling, analysis, classification, treatment, validation, reuse and disposal of acid sulphate soils; and
  - (vii) dust management procedures that provide for the mitigation and control of dust to prevent environmental harm and environmental nuisance beyond

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 5**

---

the boundary of the Project land;  
and

- (c) a management and assessment plan for groundwater which provides for the prevention, minimisation and control of potential human health risks and environmental risks associated with contaminated groundwater including –
  - (i) a plan for the excavation, dewatering and management of groundwater inflow; and
  - (ii) procedures for storage, sampling, classification, management, treatment, validation, reuse, discharge and disposal of contaminated groundwater; and
- (d) a control plan for erosion and sediment that details measures to prevent impacts of soil erosion and sedimentation to waterways during works on Project land, in accordance with best-practice erosion and sediment control guidance from the Australasian Chapter of the International Erosion Control Association, which includes –
  - (i) management measures to limit the contamination of surface waters from contaminated sources on Project land, including contaminated land, stockpile and

- treatment areas and other  
contaminant sources including  
construction processes; and
- (ii) management measures to limit  
the interaction between surface  
water and contaminated  
groundwater; and
  - (iii) procedures for storage, sampling,  
management, treatment and  
validation to prevent the  
discharge of polluted surface  
water to the environment; and
- (e) a management plan for construction  
noise and vibration that includes –
- (i) specific construction work  
methodologies, techniques and  
programs; and
  - (ii) results of baseline noise surveys  
of the existing environment that  
are representative of all noise-  
sensitive receivers, and vibration-  
sensitive receivers, surrounding  
the Project; and
  - (iii) defined noise management levels  
for all noise-sensitive receivers  
that consider the existing noise  
levels in the environment in  
accordance with –

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 5**

---

- (A) the Interim Construction Noise Guideline, published July 2009 by the Department of Environment and Climate Change NSW; and
  - (B) the Construction Noise and Vibration Guidelines of NSW; and
- (iv) defined vibration management level for all vibration-sensitive receivers in accordance with –
  - (A) BS 6472:2008, as published by the British Standards Institution (as incorporated by Royal Charter); and
  - (B) DIN 4150-3:2016, as published by DIN Standards Committee Building and Civil Engineering; and
- (v) modelling noise and vibration impacts from noise and vibration-generating works; and
- (vi) details of all standard and specific noise and vibration mitigation measures that are to be implemented as part of the Project; and



- (vii) proposed attended and unattended monitoring that is required throughout the works to ensure that the noise and vibration management levels for the Project are met; and
  - (viii) measured noise levels must be in accordance with the Noise Measurement Procedures Manual published by the EPA in July 2009 and adjusted for impulsiveness, modulation and low-frequency noise within the meaning of that manual; and
  - (ix) a noise and vibration complaint response and management procedure.
- (3) Each person responsible for works must implement and act in accordance with –
- (a) the Construction Environmental Management Plan; and
  - (b) each plan specified in subclause (2).

**15. CN3**

Unless otherwise approved by the Director of the EPA in writing –

- (a) works must not be performed on Project land outside of –

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 5**

---

- (i) 7 a.m. to 6 p.m. on working days;  
and
  - (ii) 8 a.m. to 6 p.m. on Saturday or  
Sunday; and
- (b) works must not be performed on a public  
holiday that is observed across the entire  
State, other than Easter Tuesday; and
- (c) works must not be performed on any of  
the following days until at least one hour  
after the completion of the service at the  
Cenotaph on that day:
  - (i) the Battle of Britain  
commemoration day;
  - (ii) the Siege of Tobruk  
commemoration day;
  - (iii) the Battle of Crete  
commemoration day;
  - (iv) Remembrance Day;
  - (v) Vietnam Veterans' Day;
  - (vi) anniversary of the Korean War  
Armistice Day.

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**SCHEDULE 6 – TASWATER CONDITIONS**

Clause 5

**PART 1 – PRELIMINARY**

**1. Interpretation**

In this Schedule –

*newly created works* means new water and sewerage works required as part of the Project;

*water and sewerage works* means the water and sewerage works required as part of the Project.

**PART 2 – CONNECTIONS, METERING AND  
BACKFLOW**

**2. T1**

A suitably sized water supply with metered connections and a sewerage system and connections to Project land must –

- (a) be designed, and constructed, to the satisfaction of TasWater; and
- (b) be in accordance with each relevant condition specified in this order.

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 6**

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**3. T2**

The following works in respect of the Project must be carried out by TasWater at the Proponent's cost:

- (a) the removal, supply or installation of water meters;
- (b) the removal or installation of new and modified property service connections.

**4. T3**

- (1) Before works in respect of the Project commence, any water connection used for construction must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.
- (2) Before the Stadium is used for the first time, any water connection used for the Stadium must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

**PART 3 – TRADE WASTE**

**5. T4**

Before the Stadium is used for the first time, the Proponent must obtain consent, from TasWater, to discharge trade waste.

**6. T5**

The Proponent must install appropriately sized, and suitable, pre-treatment devices before obtaining the consent of TasWater as required under condition T4.

**7. T6**

The Proponent and Operator must comply with all TasWater conditions specified in the consent of TasWater as required under condition T4.

**PART 4 – ASSET CREATION AND INFRASTRUCTURE  
WORKS**

**8. T7**

Before applying to TasWater for a certificate of certifiable work or an engineering design approval in respect of the Project, the Proponent must physically locate all relevant existing infrastructure on Project land and surrounding areas to provide sufficient information for accurate design, and physical, works to be performed in respect of the Project.

**9. T8**

Before commencing any water and sewerage works, physical markers must be in place, to the satisfaction of TasWater, that clearly identify the location where water or sewer connections are to

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 6**

---

be made in accordance with the conditions of this order.

**10. T9**

- (1) Before works commence in respect of the Project that are within 10 metres of the existing DN 1050mm critical gravity sewer main on Project land, the Proponent must relocate the existing DN 1050mm critical gravity sewer main from within the footprint of the Stadium works, to the satisfaction of TasWater.
- (2) Subclause (1) does not apply in respect of works that are within are within 10 metres of the existing DN 1050mm critical gravity sewer main on Project land, if TasWater has given written approval for the works to commence before the relocation of the existing DN 1050mm critical gravity sewer main.

**11. T10**

Plans submitted with an application to TasWater for a certificate of certifiable work or an engineering design approval must show, to the satisfaction of TasWater, all existing, proposed and redundant property services and mains in respect of the Project.

**12. T11**

- (1) Before obtaining a permit to construct from TasWater, the Proponent must obtain from

TasWater engineering design approval for all new TasWater infrastructure to be located in respect of the Project.

- (2) The application for engineering design approval must include an engineering design plan that shows, to the satisfaction of TasWater, the hydraulic servicing requirements for water and sewerage.

**13. T12**

- (1) Before water and sewerage works in respect of the Project commence, the Proponent must obtain from TasWater a permit to construct.
- (2) All water and sewerage works in respect of the Project must be inspected by TasWater and completed to the satisfaction of TasWater.

**14. T13**

In addition to any other condition imposed under this order, all works required by this Schedule must be constructed under the supervision of a person who, in the opinion of TasWater, is suitably qualified to supervise the work.

**15. T14**

Before TasWater issues any documentation in respect of water and sewerage works in respect of the Project, all additions, extensions, alterations and upgrades to TasWater's

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 6**

---

infrastructure that are required under this order, including those to service the Stadium and surrounding areas must be completed –

- (a) at the expense of the Proponent; and
- (b) to the satisfaction of TasWater; and
- (c) by TasWater, if the works relate to live connections.

**16. T15**

After the Proponent has completed testing of newly created works to the satisfaction of TasWater, the Proponent must arrange with TasWater for the newly created works to be connected to existing TasWater infrastructure, at the expense of the Proponent.

**17. T16**

- (1) On the practical completion of water and sewerage works that are to be transferred to TasWater, the Proponent must apply to TasWater for a certificate of practical completion by –

- (a) providing TasWater with written confirmation by the person supervising the works, as required under condition T13, that the works have been –
  - (i) constructed in accordance with the plans and specifications



required, or approved, under this order; and

- (ii) completed to a standard that is acceptable to TasWater; and
  - (b) requesting that an inspection of the works be performed, by TasWater, to the satisfaction of TasWater; and
  - (c) providing to TasWater a security deposit, that is in the form of a bank guarantee to an amount that is at least 10% of the value of the works, for the 12-month defects liability period for the works; and
  - (d) forwarding to TasWater “as constructed” drawings and documentation, prepared to the satisfaction of TasWater by a suitably qualified person.
- (2) A certificate of practical completion must be issued by TasWater in respect of water and sewerage works before TasWater issues any other documentation in respect of the practical completion of those works.
- (3) Newly created works are taken to be transferred to TasWater if TasWater issues a certificate of practical completion under this condition in respect of the works.

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 6**

---

**18. T17**

- (1) If a certificate of practical completion is issued under condition T16 in respect of newly created works, a 12-month defects liability period applies to the works.
- (2) During the 12-month defects liability period for newly created works, all defects in respect of the works must be rectified –
  - (a) at the expense of the Proponent; and
  - (b) to the satisfaction of TasWater.
- (3) TasWater may, in its discretion, rectify defects in respect of newly created works, at the expense of the Proponent.
- (4) At the end of the 12-month defects liability period for newly created works, TasWater is to release any of the security deposit held by TasWater under condition T16 in respect of the works.

**19. T18**

- (1) The Proponent must take all precautions, when performing works in respect of the Project, to protect TasWater infrastructure.
- (2) If the Proponent becomes aware of damage to TasWater infrastructure –
  - (a) the Proponent must notify TasWater as soon as practicable; and

- (b) TasWater is to repair the damage at the expense of the Proponent.

**20. T19**

Ground levels over TasWater infrastructure and assets, and easements which exist in favour of TasWater, must not be altered without prior written approval from TasWater.

**21. T20**

- (1) A construction management plan must be submitted to TasWater with any application for engineering design approval.
- (2) A construction management plan referred to in subclause (1) must –
  - (a) detail how the water and sewerage works, to which the plan relates, are to be constructed while maintaining existing TasWater services to the community; and
  - (b) include a risk assessment, and contingency plan, that cover the major risks to TasWater infrastructure and assets during any works in respect of the Project; and
  - (c) be prepared to the satisfaction of TasWater.

**PART 5 – FINAL PLANS, EASEMENTS AND  
ENDORSEMENTS**

**22. T21**

A consent to register a legal document must be obtained from TasWater, as evidence of compliance with this Schedule, before the Proponent applies for the sealing of the Final Plan of Survey in respect of the Project.

**23. T22**

An easement must be created, to the satisfaction of TasWater, over any existing or proposed TasWater infrastructure and assets, in accordance with TasWater's standard pipeline easement conditions.

**PART 6 – CONSENT UNDER SECTION 56W OF THE  
*WATER AND SEWERAGE INDUSTRY ACT 2008***

**24. T23**

When applying to TasWater for a certificate of certifiable work in respect of water and sewerage works, the Proponent must also include an application, under section 56W of the *Water and Sewerage Industry Act 2008*, for TasWater's consent in respect of any part of the Project that is built –

- (a) within an easement that exists in favour of TasWater; or
- (b) within 2 metres of TasWater infrastructure or assets.

## **PART 7 – PROPONENT CHARGES**

### **25. T24**

Before applying to TasWater for a certificate of certifiable work in respect of water and sewerage works, the Proponent must provide TasWater with –

- (a) details of the total sewerage flow at each point of connection; and
- (b) details of the probable simultaneous water demand for the existing, and proposed, works; and
- (c) the required fire flow rate in l/s and the required residual pressure in kPa at the point of connection (including losses through the actual connection, the associated pipework and the elevation changes); and
- (d) calculation of equivalent tenements for the Project; and
- (e) the relevant calculations for the proposal as well as the relevant calculations for determining credits to be applied to

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

sch. 6

---

charges for the Project under condition T25.

**26. T25**

Before applying to TasWater for a certificate of certifiable work in respect of water and sewerage works, the applicant must pay charges, known as developer charges, in accordance with TasWater's policy in respect of developer charges.

**27. T26**

If the Project is undertaken in stages in accordance with this order, TasWater may require the charges for the Project, under condition T25, to be paid –

- (a) in respect of each stage for which the Proponent applies to TasWater for a certificate of certifiable work in respect of water and sewerage works; and
- (b) commensurate with –
  - (i) the number of equivalent tenements in that stage of work; or
  - (ii) an equivalent methodology for determining the charges, as approved by the Regulator, within the meaning of the *Economic Regulator Act 2009*.

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**PART 8 – DEVELOPMENT ASSESSMENT FEES**

**28. T27**

- (1) The following fees are payable to TasWater in respect of the Project:
  - (a) for each development assessment undertaken by TasWater – \$1 307.93;
  - (b) for each consent to register a legal document – \$256.99.
- (2) A fee specified in subclause (1) is –
  - (a) to be indexed as approved by the Regulator, within the meaning of the *Economic Regulator Act 2009*; and
  - (b) payable to TasWater within 30 days after TasWater has issued an invoice in respect of the fee.
- (3) If the Project is undertaken in stages in accordance with this order, the fee for a consent to register a legal document, specified in subclause (1), is payable commensurate with –
  - (a) the number of equivalent tenements in that stage of work; or
  - (b) an equivalent methodology for determining the fee, as approved by the Regulator, within the meaning of the *Economic Regulator Act 2009*.

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

sch. 7

---

**SCHEDULE 7 – COUNCIL CONDITIONS**

Clause 7

**PART 1 – PRELIMINARY**

**1. Interpretation**

In this Schedule –

*AEP*, in relation to an event, means the annual exceedance probability for the event;

*Council* means the Hobart City Council;

*subdivision services* includes services such as private sewer services, stormwater services and other water services and connections.

**PART 2 – PROTECTION OF COUNCIL ASSETS**

**2. ENG1**

Any damage to Council infrastructure as a result of works must –

- (a) be reported to the Council as soon as practicable after the damage is identified; and
- (b) at the discretion of the Council –



- (i) be repaired and reinstated, at the expense of the Proponent, to the satisfaction of the Council; or
- (ii) be repaired and reinstated by the Council with the Proponent reimbursing the Council for the cost of the repair.

### **3. ENG2**

- (1) Before works in respect of the Project commence, a written report must be prepared that –
  - (a) details the existing condition, including detailed photographs, of the Council's infrastructure on, or adjacent to, Project land; and
  - (b) relates to infrastructure including, but not limited to, property service connection points, roads, kerbs and channels, buildings, structures, stormwater pits, manholes, the Hobart Rivulet, footpaths, driveway crossovers and nature strips.
- (2) A copy of a report prepared under subclause (1) must be provided to the Council as soon as practicable after the report is completed.

### **4. SW1**

- (1) Before works in respect of the Project commence, a pre-construction structural

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 7**

---

condition assessment must be undertaken in respect of Council stormwater infrastructure.

- (2) A pre-construction structural condition assessment under subclause (1) must include –
- (a) videos and photographs of the Council’s stormwater infrastructure before the works commence including, but not limited to –
    - (i) the tunnel of the Hobart Rivulet, if within 10 metres of the works; and
    - (ii) the mouth of the Hobart Rivulet; and
    - (iii) floating litter traps on or adjacent to Project land; and
  - (b) a plan of the Project land that clearly –
    - (i) shows the location of the assessment; and
    - (ii) shows all segments and nodes clearly labelled; and
    - (iii) marks where assets have a different alignment from those shown on the Council’s plan; and
  - (c) a digital recording of CCTV inspection and written condition assessment report, in accordance with WSA 05:2013, as published by the Water Services

Association of Australia, in a “WinCan” compatible format; and

- (d) photos and videos of existing drainage structures that are connected to, or being modified by, the Project.

**5. SW2**

- (1) Before the Stadium is used for the first time, a post-construction assessment must be undertaken in respect of Council stormwater infrastructure.
- (2) A post-construction structural condition assessment under subclause (1) must include –
  - (a) videos and photographs of the Council’s stormwater infrastructure after the Project is completed including, but not limited to –
    - (i) the tunnel of the Hobart Rivulet, if within 10 metres of the works; and
    - (ii) the mouth of the Hobart Rivulet; and
    - (iii) floating litter traps on or adjacent to Project land; and
  - (b) a plan of the Project land that clearly –
    - (i) shows the location of the assessment; and

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 7**

---

- (ii) shows all segments and nodes clearly labelled; and
  - (iii) marks where assets have a different alignment from those shown on the Council's plan; and
- (c) a digital recording of CCTV inspection and written condition assessment report, in accordance with WSA 05:2013, as published by the Water Services Association of Australia, in a "WinCan" compatible format; and
- (d) photos and videos of the drainage structures that are connected to, or were modified by, the Project.

**6. SW3**

- (1) All works within 10 metres of the Hobart Rivulet, or within one metre of other Council stormwater infrastructure, must be designed to ensure the protection of, and access to, the infrastructure.
- (2) Before works in respect of the Project commence, detailed engineering designs, and supporting materials for those designs, must be prepared that –
  - (a) are prepared and certified by a suitably qualified engineer; and
  - (b) are approved by the planning authority.

(3) Before the Stadium is used for the first time –

- (a) a suitably qualified engineer must confirm that all works adjacent to the Council's infrastructure and assets comply with the requirements of this order; and
- (b) if the works require remediation, in the opinion of the engineer, the works are to be remediated to the satisfaction of the engineer at the cost of the Proponent.

### **PART 3 – STORMWATER**

#### **7. ENG3**

All stormwater from Project land including, but not limited to, water from roofed areas and impervious surfaces such as driveways and paving, must be drained to a lawful point of discharge into the public stormwater system before whichever of the following occurs first:

- (a) the Stadium is occupied for the first time;
- (b) the Stadium is used for the first time.

### **PART 4 – SUBDIVISION SERVICES**

#### **8. ENG4**

Before the Final Plan of Survey in respect of the Project is sealed, subdivision services to each lot

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 7**

---

within Project land must be designed, and installed, to meet the needs of future development.

**9. ENG5**

Before the Final Plan of Survey in respect of the Project is sealed, all internal lots within Project land must have subdivision services installed to the lots proper.

**10. ENG6**

Before the Final Plan of Survey in respect of the Project is sealed, subdivision services are to be –

- (a) entirely separate from each lot; and
- (b) contained wholly within the lots served or within appropriate easements.

**11. ENG7**

Before the Final Plan of Survey in respect of the Project is sealed, the Proponent must provide to the Council –

- (a) an “as installed” plan that clearly indicates the location and details of all relevant subdivision services installed in Project land; and
- (b) certification from a suitably qualified expert that all works required under this

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order have been completed in accordance with this order.

## **PART 5 – CONSTRUCTION MANAGEMENT**

### **12. SW4**

- (1) Works must not have an adverse impact on the Hobart Rivulet.
- (2) If any works, or traffic to and from Project land, is to occur within 10 metres of the Hobart Rivulet, a management plan must be prepared, for rivulet construction, that –
  - (a) is prepared by a suitably qualified person; and
  - (b) is approved by the planning authority before those works or traffic commence.
- (3) A Rivulet Construction Management Plan required under subclause (2) must –
  - (a) detail the proposed construction methodology, and identify all potential risks to the Hobart Rivulet, during the works on Project land including, but not limited to, construction loading, traffic loading, excavation works, footing construction, vibrations, undermining, flooding and environmental harm; and
  - (b) provide details as to how all identified risk are to be eliminated or otherwise

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 7**

---

mitigated as far as reasonably  
practicable; and

(c) include a monitoring regime for the  
Hobart Rivulet.

(4) All works to which subclause (2) applies must be  
performed in accordance with –

(a) the Rivulet Construction Management  
Plan required under that subclause; and

(b) the Construction Environmental  
Management Plan.

**PART 6 – STORMWATER DESIGN**

**13. SW5**

(1) Stormwater infrastructure that is adequate for the  
Stadium and surrounding areas must be designed  
and constructed before whichever of the  
following occurs first:

(a) the Final Plan of Survey in respect of the  
Project is sealed;

(b) the Stadium is occupied for the first time;

(c) the Stadium is used for the first time.

(2) Before plumbing work or structural work in  
respect of the Project commences, detailed  
engineering drawings must be prepared that –



- (a) are prepared by a suitably qualified and experienced civil engineer; and
  - (b) contain the matters specified in subclause (3); and
  - (c) are approved by the planning authority.
- (3) Engineering drawings prepared under subclause (2) must –
  - (a) be substantially in accordance with –
    - (i) the Tasmanian Municipal Standard Drawings, as published by the Local Government Association of Tasmania from time to time; and
    - (ii) the Tasmanian Subdivision Guidelines, as published by the Local Government Association of Tasmania from time to time; and
  - (b) clearly distinguish between public and private infrastructure both at the time when the works on Project land are completed and in the future; and
  - (c) show, in both plan and in long section, the proposed stormwater infrastructure including, but not limited to, connections, flows, velocities, hydraulic grade lines, clearances, covers, gradients, sizing, materials, pipe classes, working platforms around manholes, erosion

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 7**

---

control, easements and inspection openings; and

- (d) show any existing redundant infrastructure to be abandoned, and removed, from Project land at the Proponent's expense; and
  - (e) show safe overland flow paths through, or from, Project land with no impact on land outside of Project land; and
  - (f) include the associated calculations and catchment area plans;
  - (g) include provision for future development within the catchment to be serviced adequately and efficiently.
- (4) Stormwater infrastructure for the Stadium and surrounding areas, including but not limited to defined overland flow paths, must –
- (a) cater for all 1% AEP event flows, as at 2100 and including climate change loading, from a fully developed catchment; and
  - (b) include a main that is sized to accommodate at least 5% AEP event flows from a fully developed catchment with climate change loading –

unless otherwise agreed, in writing, by the planning authority.

- (5) Calculations used in this condition must make provision for tailwater levels and sea level rise.

**14. SW7**

- (1) All stormwater runoff from impervious surfaces within Project land must be treated and discharged from the land using Water Sensitive Urban Design principles to achieve, as far as is practicable, the stormwater quality and quantity targets specified in the State Stormwater Strategy published by the EPA.
- (2) Detailed engineering designs and supporting materials must be prepared that –
  - (a) meet the requirements specified in subclause (3); and
  - (b) are approved by the planning authority before plumbing work or structural work in respect of the Project commences.
- (3) Engineering designs required under subclause (2) must include –
  - (a) the final treatment efficiency estimates for Project land; and
  - (b) all stormwater design parameters and assumptions, including any MUSIC model (being the Model for Urban Stormwater Improvement Conceptualisation), used in the design; and

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 7**

---

- (c) a supporting maintenance plan which specifies the maintenance measures required to check and ensure the ongoing effective operation of all systems including, but not limited to, inspection frequency, cleanout procedures, descriptions and diagrams of how installed systems operate, details of the life of the assets covered by the designs and replacement requirements for those assets.
- (4) If assets are to be transferred to the Council –
  - (a) those assets may only be transferred with the consent of the Council; and
  - (b) the Proponent must arrange for the life-cycle costs for those assets to be –
    - (i) fully detailed and provided to the Council; and
    - (ii) minimised, where possible; and
  - (c) adequate physical, and legal, access to the assets must be ensured for the Council.
- (5) All works required by this condition must be performed in accordance with the Stormwater Management Report required under condition SW8.

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**15. SW8**

- (1) Before plumbing work or structural work in respect of the Project commences, a report into stormwater management and design must be prepared by a suitably qualified engineer that –
  - (a) contains the matters specified in subclause (2); and
  - (b) is approved by the planning authority.
- (2) A Stormwater Management Report must –
  - (a) clearly detail catchment areas and runoff coefficients, both existing and proposed, draining to each system relating to Project lands; and
  - (b) demonstrate that each existing, or upgraded, receiving system has receiving capacity –
    - (i) for all 5% AEP events, including climate change loading; or
    - (ii) as otherwise agreed by the Council in writing; and
  - (c) should any detention be required, include detailed design and supporting calculations for detention that shows –
    - (i) detention tank sizing that would result in no increase in flows from Project land up to 5% AEP

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 7**

---

- events and no worsening of flooding; and
  - (ii) the layout, the inlet and the outlet (including the long section), the outlet size, the overflow mechanism and the invert level; and
  - (iii) the discharge rates and emptying times; and
  - (iv) the assumptions relied upon for the design and supporting calculations; and
  - (d) include a supporting maintenance plan which specifies the maintenance measures required to check and ensure the ongoing effective operation of all systems including, but not limited to, inspection frequency, cleanout procedures, descriptions and diagrams of how installed systems operate, details of the life of the assets covered by the designs and replacement requirements for those assets.
- (3) All detention, upgrades or new infrastructure required under this condition must be installed before whichever of the following occurs first:
- (a) the Final Plan of Survey in respect of the Project is sealed;
  - (b) the Stadium is occupied for the first time;

- (c) the Stadium is used for the first time.

## **PART 7 – ROADS CONDITIONS**

### **16. R1**

- (1) Works on Project land that involve excavation, or earth retaining structures or footings, within or supporting an access road for the Stadium must not be performed so as to undermine the stability and integrity of the access road and its infrastructure.
- (2) Before works in respect of the Project commence, detailed design drawings, structural certificates and associated assessments must be prepared, in respect of works referred to in subclause (1), that –
- (a) contain the matters specified in subclause (3); and
  - (b) are prepared by a suitably qualified and experienced engineer; and
  - (c) must be approved by the planning authority.
- (3) Detailed design drawings, structural certificates and associated assessments prepared under subclause (2) must –
- (a) demonstrate how the works, to which the drawings, certificates and assessments

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 7**

---

relate, do not undermine the stability of an access road for the stadium; and

- (b) specify whether the works comply with AS 4678-2002 and specify a design life consistent with Table 3.1 of that Standard for major public infrastructure; and
- (c) include information that accounts for any additional surcharge loadings in accordance with relevant standards prepared by Standards Australia; and
- (d) make reference, and respond, to any relevant geotechnical investigations or findings; and
- (e) include any necessary mitigation measures to protect road infrastructure; and
- (f) detail the location and structural design of footings adjacent to the highway reservation.

**17. R2**

- (1) Before the Stadium is used for the first time, the proposed driveway crossover and driveway reinstatement undertaken as part of the Project must be constructed substantially in accordance with –



*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 7**

---

- (a) the Tasmanian Municipal Standard Drawings, as published by the Local Government Association of Tasmania from time to time, as varied by the planning authority; and
  - (b) TSD R09; and
  - (c) TSD R16 –
    - (i) Type KCR and B1; or
    - (ii) Type KCRB and B1; and
  - (d) TSD R11; and
  - (e) TSD R14 or an equivalent approved by the planning authority.
- (2) Before works in respect of the Project commence, design drawings of any proposed driveway crossover and driveway reinstatement must be prepared, and certified, by a suitably qualified expert that –
- (a) show the cross and long section of the proposed driveway crossover within the highway reservation and onto Project land; and
  - (b) detail any services or infrastructure that are, or are proposed to be, at or near the proposed driveway crossover; and
  - (c) are designed for the expected vehicle loadings; and

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 7**

---

- (d) are accompanied by a structural certificate to specify that the proposed driveway crossover is suitable for heavy vehicle loadings; and
- (e) show swept path templates in accordance with AS 2890; and
- (f) show that vehicle and pedestrian sight lines meet AS/NZS 2890.1:2004.

**18. Rs1**

- (1) Lighting changes on a public road must be approved by the relevant road authority before whichever of the following occurs first:
  - (a) the Stadium is occupied for the first time;
  - (b) the Stadium is used for the first time.
- (2) Lighting design and documents in relation to a public road must be –
  - (a) in accordance with AS/NZS 1158; and
  - (b) to the satisfaction of the Council.

**19. Rs2**

- (1) New public roads must be approved by the department responsible for administration of the *Roads and Jetties Act 1935* before the road is transferred to the Council.

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 7**

---

- (2) Before works on the construction of new public roads in relation to the Project commence, detailed engineering design drawings must be approved by the planning authority.
- (3) Design drawings required under subclause (2) must –
  - (a) include a scaled and labelled site plan that shows the location of new and proposed public infrastructure, and boundaries in general, in accordance with TSD R06; and
  - (b) clearly show the boundaries of the land to be transferred to the Council, whether permanently or temporarily; and
  - (c) demonstrate how the design of any pavement, including CBR test results, are in accordance with the Austroads Guide to Pavement Technology; and
  - (d) detail how new and old roads and footways are to connect, including details of whether redundant vehicle crossings and kerb ramps are to be removed; and
  - (e) identify available sight distances at all proposed accesses and intersections.
- (4) All services and infrastructure, to be transferred to the Council in accordance with this condition, must comply with this order before being transferred.

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 7**

---

**20. Rs3**

- (1) Before works in respect of the Project commence, detailed engineering design drawings of proposed changes to existing foot paths must be prepared by a suitably qualified person, that –
  - (a) contain the matters specified in subclause (2); and
  - (b) are approved by the planning authority.
- (2) A design drawing prepared under subclause (1) must –
  - (a) demonstrate that the proposed footpath levels provide reasonable access to the Stadium from the existing footpath; and
  - (b) show that the materials to be used on the footpath, and within Project land, provide –
    - (i) a cohesive urban design; and
    - (ii) a clear demarcation so that any public footpath is able to be maintained separately from the Stadium and surrounding areas; and
  - (c) show how the proposed footpath is suitably separated from the road carriageway; and

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 7**

---

- (d) provide details as to how a clear path is being provided for vision-impaired pedestrians for wayfinding and orientation.

DRAFT

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 8**

**SCHEDULE 8 – ENFORCEMENT OF CONDITIONS**

Clause 4(2)

	Condition	Description	Agency responsible for enforcement
1.	A1	Compliance with plans	Planning authority
2.	A5	Patron limits for specific events	Planning authority
3.	B2	Staging Plan	Planning authority
4.	B3	Public Domain and Landscaping Plan	Planning authority
5.	B5	Signage and Wayfinding Plan	Planning authority
6.	B7	Design plans	Planning authority
7.	B10	Car Parking Plan	Planning authority
8.	B13 and B14	Structural protection of road infrastructure	Planning authority
9.	B15	Electrical network services plan	Planning authority
10.	C1 and CN2	Construction Environmental Management Plan	Director of the EPA
11.	C3 and C4	Construction Traffic Management Plan	Planning authority
12.	C5	Dilapidation report	Planning authority
13.	D1	Other requirements to be met prior to use	Planning authority

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 8**

	<b>Condition</b>	<b>Description</b>	<b>Agency responsible for enforcement</b>
14.	D2	Major events operational hours	Planning authority
15.	D3	Lighting plan	Planning authority
16.	D5	Operational Management Plan	Planning authority
17.	D7	Events Management Plan	Planning authority
18.	D8	Security Management Plan	Planning authority
19.	D9	Operational Waste Management Plan	Planning authority
20.	D10	Flood and Emergency Evacuation Management Plan	Planning authority
21.	D11	Operational Transport Management Plan	Planning authority
22.	D12	Operational Noise Management Plan	Planning authority
23.	D13	Post-occupation review of events operations	Planning authority
24.	D14	Final plan of survey and schedule of easements	Planning authority
25.	Each condition specified in Schedule 3	Aboriginal heritage conditions	Director of National Parks and Wildlife

*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

**sch. 8**

	<b>Condition</b>	<b>Description</b>	<b>Agency responsible for enforcement</b>
26.	Each condition specified in Schedule 4	Historic cultural heritage conditions	Heritage Council
27.	Each condition specified in Schedule 5	Environmental conditions	Director of the EPA
28.	Each condition specified in Schedule 6	TasWater conditions	TasWater
29.	Each condition specified in Schedule 7	Planning and building conditions	Planning authority



*State Policies and Projects (Macquarie Point  
Precinct) Order 2025  
Statutory Rules 2025, No.*

---

Printed and numbered in accordance with the *Rules  
Publication Act 1953*.

Notified in the *Gazette* on 20 .

This order is administered in the Department of State Growth.

**EXPLANATORY NOTE**

*(This note is not part of the order)*

This order, under the *State Policies and Projects Act 1993* –

- (a) declares that the multipurpose stadium at Macquarie Point is to proceed as a project of State significance under that Act; and
- (b) specifies the conditions to be imposed, under that Act, on the project of State significance.