

Macquarie Point Multipurpose Stadium

Government Response

October 2025



An investment in Macquarie Point Multipurpose Stadium



Generates benefits for our whole community

- Creates jobs across a wide range of industries and grows a new elite sports sector in the state.
- Boosts tourism, hospitality, and business events - driving new investment and delivering flow-on benefits across the Tasmanian community, including in regional areas.
- Delivers intergenerational benefits by encouraging young people and families to stay in Tasmania and may help boost the interstate migration of young families.
- Boosts participation in grassroots sport, particularly among youth and women.
- Increases Tasmania's brand value nationally and globally - showcasing innovation, culture, and our unique identity.

Delivers the dream and aspirations of past, current and future generations

- Secures Tasmania's own AFL team - a long-held dream - adding to our proud legacy alongside the Hurricanes and JackJumpers.
- Provides a world-leading all-weather, roofed stadium that can host the highest levels of cricket across all formats - positioning Tasmania as a leader in cricket innovation.
- Attracts more arts and cultural events to our State, including major concerts.
- Inspires the next generation of athletes and builds career pathways for sports professionals.

Creates a place to gather, celebrate and reflect through the arts, culture, sports, events and entertainment

- Brings to life an underutilised site by transforming it into a vibrant mixed-use precinct with retail, arts, hospitality, residential, and entertainment offerings.
- Drives urban renewal to create a thriving destination that meets the needs of our growing capital city.
- Respectfully integrates the site's rich heritage into its design and purpose and ensures the past is meaningfully woven into our vision for the future.

Foreword

The Macquarie Point Multipurpose Stadium is an opportunity for Tasmania to reinforce its rightful place on the national stage, culturally and as a premium tourism destination. Importantly, it provides the pathway for realising the dreams of generations.

The Tasmanian Government's vision is clear: to turn Macquarie Point from an underutilised wasteland into a vibrant mixed-use precinct that offers retail, arts, hospitality, residential and entertainment opportunities. Central to this transformation is the stadium, a marquee development that will drive private investment and unlock broader opportunities across the site, the city and our State.

The Government acknowledges that change, especially on this scale, can be challenging. It is natural for people to feel uncertain when long-standing spaces and familiar landscapes are reimaged. However, this is how cities evolve, and how bold ideas become lasting legacies. We know from experience, both here and on the mainland, that projects offering immense opportunity also present as challenges.

To grow our state, we must pursue ambitious projects that inspire our youth and showcase our talent on the national stage. The dream of a Tasmanian team representing our state in the AFL and AFLW is now within reach – we cannot turn back. Together with our Tasmanian Tigers, Hobart Hurricanes and Tasmania JackJumpers, the Tasmania Devils will stand as equals in another of Australia's premier sporting competitions.

Beyond sport, the stadium will showcase Tasmania as a premier destination for conferences, concerts and world-class entertainment. It will allow Tasmanians to enjoy these major events at home, without the need to travel interstate. For too long, every other state has had this opportunity. Now it is Tasmania's turn.

The Tasmanian Planning Commission agrees that we can build this stadium at this site. It also found that we can manage pedestrian and vehicle traffic, we can manage the noise and we can evacuate people safely. In the Government's view, what is left are matters of opinion and choice.

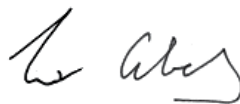
The stadium will create jobs, boost tourism and hospitality, and stimulate our economy. Once built, this project will unite communities and elevate our cultural life.

The opportunities this project offers Tasmanians are something we cannot and should not give up on. The reputational damage inflicted on our state would be immense. To walk away now would be to walk away from so much more than just a stadium. We would also be giving up the chance to have our own AFL and AFLW teams – something Tasmanians have fought for and dreamed of for decades. We would be giving up the economic boost that comes with major events and increased tourism. We would be giving up jobs for the next generation of tradespeople and opportunities for our sports administrators and allied health professionals to study, gain experience, and build a career in their home state. We would be giving up the chance to inspire the next generation of athletes, to create a place where our stories are told and homegrown talent is celebrated.

It's time to get on with the job.



The Hon Jeremy Rockliff MP
Premier



The Hon Eric Abetz MP
Treasurer
Minister for Macquarie Point Urban Renewal



The Hon Kerry Vincent MLC
Minister for Infrastructure and Transport



The Hon Nick Duigan MLC
Minister for Sport



The Hon Madeleine Ogilvie MP
Minister for Arts and Heritage

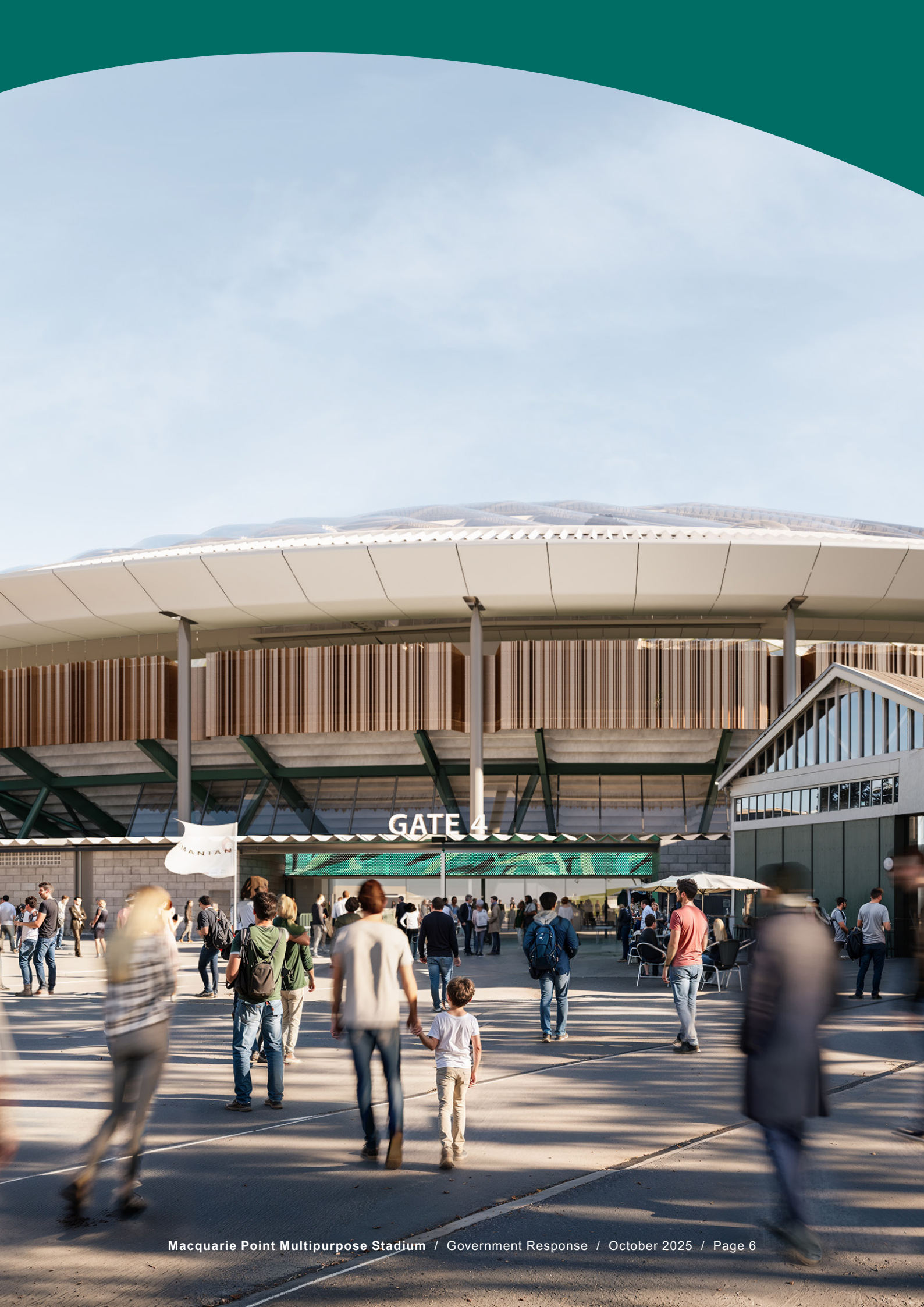


The Hon Jane Howlett MP
Minister for Tourism, Hospitality
and Events

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GATE 4

Our opportunity

The Macquarie Point Stadium is the centrepiece of the Tasmanian Government's urban renewal vision for the broader Macquarie Point precinct. The stadium will be:

- the home ground for Tasmania's new AFL team (the Tasmania Devils) and cricket (including the Hobart Hurricanes)
- Tasmania's premier facility for sports, arts, entertainment, and major events
- a flagship venue for attracting large scale conferences, expos and business events
- a catalyst for economic growth, state-wide tourism, and private investment across the Macquarie Point precinct, and beyond.

The Government is committed to these opportunities, which is why we support the Macquarie Point Multipurpose Stadium project.

This Government Response provides a response to the views of the Commission, as expressed in its Integrated Assessment Report, and provides an overview of the unique opportunities that this project provides to Tasmania now, and for future generations.

An investment in the Macquarie Point Multipurpose Stadium provides significant benefits for:

- the Tasmanian community
- arts, entertainment and events
- participation in sport, including AFL and cricket.

Community

The project represents a generational opportunity to invest in Tasmania's social fabric, offering far more than just a venue for sport. It will be a place where Tasmanians come together - across generations, backgrounds, and interests - to celebrate, connect, and belong.

Investment in the Macquarie Point Multipurpose Stadium will:

- deliver significant intergenerational benefits including employment opportunities for young Tasmanians
- help to retain talent and encourages young people to build their futures here
- support physical and mental wellbeing through increased participation in sport and recreation
- promote universal access for all patrons, incorporating features such as Changing Places facilities and sensory rooms
- reflect our local identity and tells the Tasmanian story, including through the incorporation of Tasmanian timber and materials and local art
- support the values of our community and will serve as a legacy for generations to come
- honour the state's heritage, balancing progress with cultural preservation
- create space that will foster pride and unity - a symbol of what Tasmania can achieve together.



Arts, heritage, entertainment and events

A truly multipurpose stadium and precinct will unlock new opportunities for Tasmania's arts, entertainment and events sectors, creating a vibrant precinct that celebrates culture and drives economic growth.

Investment in the Macquarie Point Multipurpose Stadium will:

- increase Tasmania's share of the \$36 billion business events industry, with the creation of Hobart's only function space capable of hosting up to 1,500 delegates
- boost our events market with the stadium projected to host over 300 events annually - including concerts, exhibitions, corporate events and conferences
- further increase visitor numbers not only in Hobart, but across the state, driving increased hotel investment, hospitality growth, and tourism opportunities
- provide opportunities to showcase Tasmania's Aboriginal and historical cultural heritage within the precinct including through a dedicated Aboriginal culturally informed zone and Tasmanian Museum and Art Gallery collaboration
- attract performers and organisers who currently bypass the state due to limited venue options and logistical challenges with inbuilt staging
- provide the community with the opportunity to attend more local events, from large-scale expos and international concerts to small community gatherings, local performances, and cultural festivals
- provide increased capacity beyond our existing venues, with the capacity for up to 31,500 patrons in concert mode (and the eventual expansion to up to 38,000)
- boost the current usability of the Goods Shed, as a complementary venue, offering additional space for events and conference exhibitions.



AFL and AFLW

Australian Rules Football has long been a cornerstone of Tasmanian sporting culture, with deep roots in our state and a proud history of producing elite talent and bringing communities together. The Macquarie Point Multipurpose Stadium represents a major step forward in supporting the growth and future of AFL in Tasmania.

Investment in the Macquarie Point Multipurpose Stadium will:

- secure Tasmania's first AFL and AFLW teams reflecting decades of advocacy and passion from Tasmanians who have long championed the state's rightful place in the league
- ensure the Devils are commercially sustainable and can compete on an equal footing with other clubs, alongside a \$360 million investment in football in Tasmania by the AFL
- deliver a professional, world-class experience for players, supporters and stakeholders
- support community football, through greater investment from the AFL in the game in Tasmania
- drive increased participation in football across the state, inspiring young Tasmanians to get involved in the sport, whether as players, coaches, administrators, specialist clinicians, volunteers, or fans
- showcase Tasmania on the national stage, further building on our brand value.



Cricket

Cricket is one of the most loved and widely played sports, not only in Tasmania but across the world. From local clubs and school competitions to elite representation - and even the armchair supporters of the Boxing Day Test - cricket plays a vital role in Tasmania's sporting identity and continues to unite communities across generations.

Investment in the Macquarie Point Multipurpose Stadium will:

- position Tasmania as a leader in cricket innovation, drawing significant international interest as the world's first premium roofed venue for all formats of cricket
- improve scheduling certainty, with the roof design ensuring no loss days of play as a result of weather – while also enhancing the spectator experience
- provide an upgraded home ground for the Hobart Hurricanes in the Big Bash Leagues, noting that the venue provides 16 dedicated outdoor practice pitches
- boost Tasmania's opportunity to host the highest levels of cricket across all formats (including One-Day Internationals, Twenty20 and Test matches)
- offer increased international broadcast opportunities to showcase Tasmania to the world
- inspire young players, who dream of representing their state and country, and attract new audiences to the game
- further support community cricket through clinics, development pathways, and inclusive events that encourage participation.



Response to the Final Integrated Assessment Report

The Project of State Significance (PoSS) process has provided important insights into the project. The Integrated Assessment Report (IAR) completed by the Commission shows that the stadium can be built, developed and operated safely. The final IAR also confirms that matters such as traffic, parking, pedestrian movement, noise and other environmental effects are capable of being effectively managed.

The Commission recommended against the project based on the following three principal matters:

- (i) Economic and social effects – assessed using a purely quantitative economic model (a Cost Benefit Analysis)
- (ii) Urban form, activation and public realm – largely assessed by reference to a planning scheme that is nearly 35 years old (Sullivans Cove Planning Scheme 1991)
- (iii) Historical cultural heritage and community value – having regard to the visual prominence of the roof.

The Commission has completed its work, and the Government acknowledges and thanks the Panel for its IAR.

The following sections of the Government Response respond to the principal matters raised by the Commission as follows:

1. Investing in our Future

This section provides the Government's response to issues raised by the Commission in relation to **economic and social effects**. It is the Government's considered and firm view that the economic and social benefits of this project, along with the broader opportunities that it will catalyse, are substantial. The stadium will drive significant investment and economic growth, supporting new developments and a new industry in Tasmania surrounding professional sport.

2. Macquarie Point Precinct

This section responds to the Commission's concerns about **urban form, activation and public realm**. It is the Government's very strong position that this project will transform the Hobart waterfront beyond what could have been anticipated over three decades ago and will provide an iconic gateway to our capital city. The stadium is the right development, at the right time, in the right place. The Government is confident that the stadium, which is projected to host over 300 events a year, will attract hundreds of thousands of visitors to the area and contribute to it being a bustling, thriving precinct.

3. Macquarie Point Stadium

This section provides the Government's response to issues raised by the Commission in relation to **historical cultural heritage and community values**. It is the Government's strong view, which was supported by expert evidence during the PoSS hearings, that impacts on the cultural heritage of the surrounding sites, can be appropriately mitigated.¹ Modest impacts on heritage can be justified by the positive transformation opportunities that the stadium and Macquarie Point Urban Renewal represents.

A copy of the expert evidence relied upon by the Government in relation to each of these principle matters is outlined in Appendix 1.

Community consultation

The Macquarie Point Multipurpose Stadium has been one of the most extensively consulted infrastructure projects in Tasmania's history.

The Government has heard a diverse range of community views on this project and acknowledges the deeply held feelings of many community members for and against this development.

While the majority of representations received by the Commission under the PoSS process raised concerns with aspects of the project, the majority of submissions received in response to the Macquarie Point Precinct Plan and enabling legislation process were supportive of the stadium. All community feedback received has been carefully considered and has informed the next steps. The Government thanks all those who participated in public consultation to date, including those who appeared before the Commission's public hearings.



Macquarie Point Precinct Plan
2,400+ submissions
100+ meetings with community, business and individuals.



Project of State Significance
4 Dec 2023 - 8 Jan 2024
500+ submissions
31 March – 8 May 2025
840 submissions
Hearings held 25 June-15 July
24 representors appeared

Draft Enabling Legislation Consultation
27 May – 16 June 2025
970 submissions



¹ [Correspondence from Jim Gard'ner \(historical heritage expert\) to Commission dated 10 July 2025.](#)

Next Steps

Under the *State Policies and Projects Act 1993*, the Minister for Housing and Planning may recommend to Her Excellency (the Governor of Tasmania) the making of an Order enabling the PoSS project to proceed on conditions.

The Order is required to specify:

- a) those conditions
- b) the Act pursuant to which, and the permit, licence or other approval in which, each condition would normally be imposed
- c) the agency responsible for the enforcement of each condition.

This Government Response does not seek to pre-empt Her Excellency's decision in relation to the making of an Order. Rather, it seeks to provide the Tasmanian community and members of Parliament with visibility of the Government's intentions.

Any Order made by Her Excellency will have no effect until it is endorsed by both Houses of Parliament.

Investing in our future

Generating benefits for
our whole community



Our investment

The Government understands there is a high level of community interest in the costs and benefits of the stadium project. This level of engagement reflects the importance of the project to Tasmanians and we will continue to provide information about the project to the community as it progresses through the planning, procurement, construction and operational stages.

The Government has been transparent about the costs of the project as updated estimates have become available. Large scale infrastructure projects are continuously costed and estimates revised as designs progress through market testing and during construction as variations occur. The Government will continue to release information about estimated and actual expenditure as the project progresses.

On 18 September 2025, the Government announced a revised cost estimate of \$1.13 billion. A full outline of the costs, including detail on why the State's estimate has changed over time, is provided at Appendix 2. The detailed provided in Appendix 2 also responds to the motion agreed to by the Parliament to make available the total estimated cost of the stadium, including conditions.

The Government acknowledges that this is a significant investment. Unlike operational expenditure, this capital investment is a one-off spend (spread over several financial years) that will generate economic activity. It should also be considered in the context of Tasmania's broader capital program and the \$240 million and \$15 million funding commitments from the Australian Government and AFL respectively, which will assist the State to pay for this transformative infrastructure.

The Government appreciates the investment in this project is substantial, but it is an investment in our State's future prosperity. It secures the long-held dreams and aspirations of generations past, current and future. It provides a foundation for investment in Tasmania well beyond the project itself.

The life of the stadium is estimated to be 30 to 50 years, or longer with regular maintenance. Based on recent capital spending, the State is likely to spend well over \$20 billion on other capital projects (over a period of 30 years) to support a growing Tasmanian economy, including approximately:

- \$12 billion on transport infrastructure, including roads and bridges
- \$5 billion on hospitals and health facilities
- \$3 billion on law and order infrastructure
- \$2 billion on schools and educational facilities.

The stadium will increase the State's debt but this debt should be paid off within the life of the stadium asset. Until the Government reaches a point of peak debt, the interest on this debt will compound. However, this is conceptually similar to other capital investments the Government is making at the present time, noting in the stadium's case the State will make equity investments in MPDC which will in turn make the capital investment, rather than the State making a direct investment in an asset. The Government's intention is for the debt to be paid down by MPDC over time, as commercial opportunities are realised across the broader precinct.

The key issue for the Government is that it needs to make choices concerning its capital and equity priorities and strike the right balance between its budget repair aspirations and broader strategic priorities—such as economic growth, infrastructure development, and community wellbeing.

Leveraging our investment

It is important to consider that the State's investment attracts significant direct investment from the Australian Government and the AFL:

- \$240 million from the Australian Government, for the Macquarie Point urban renewal, which includes the stadium
- \$360 million for football in Tasmania from the AFL, including \$209 million for the new club and grassroots development
- a \$15 million direct contribution from the AFL for the Stadium.

This opportunity has also allowed Tasmania to secure:

- matched funding of \$65 million from the Australian Government for the UTAS Stadium redevelopment in Launceston.

Economic and social benefits

The Macquarie Point Multipurpose Stadium will deliver substantial economic and social benefits for Tasmanians.

While the Government acknowledges the Commission's economic modelling, a cost benefit ratio of less than one does not necessarily mean that the project has more costs than benefits. It simply means the project's quantifiable benefits are less than its quantifiable costs.

The stadium will create jobs, stimulate investment and supercharge our sports, tourism and hospitality sectors. It will also deliver a range of long-lasting intergenerational benefits that cannot be easily quantified, such as community pride and belonging.

If governments were to make infrastructure investment decisions solely based on BCRs then many large, complex infrastructure projects like hospitals, transport networks, or stadiums, would not be built. Governments are not private businesses. Our focus, as a government, is to deliver the best possible outcomes for the Tasmanian community – both now and into the future.

Benefit-Cost Ratios

KPMG

“This type of analysis cannot capture broader welfare impacts, such as social and cultural outcomes. Moreover, it does not even capture the broader economic impacts where both direct and indirect economic impacts are considered. The limitations of BCRs are well understood.”²

UK Treasury

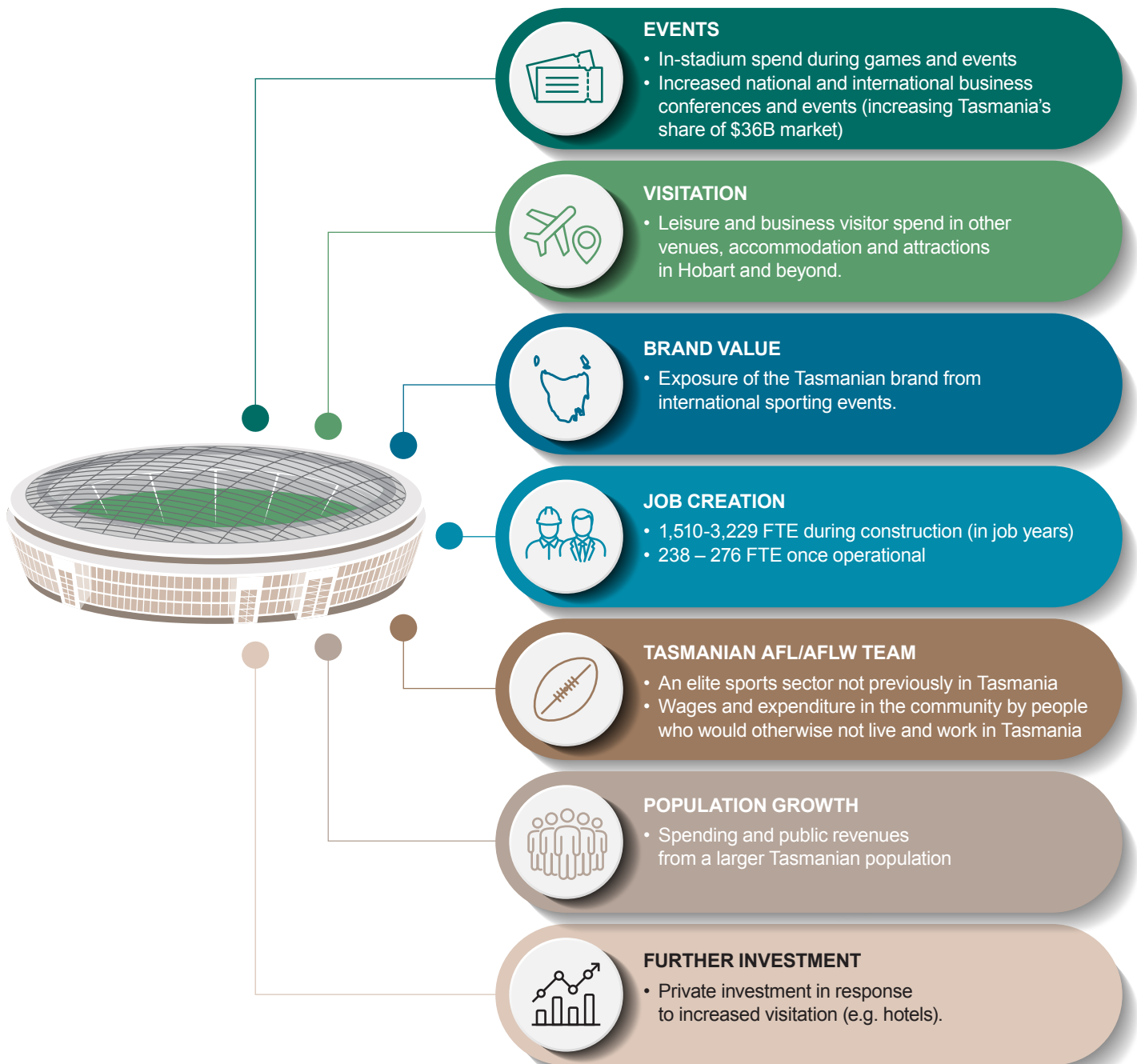
The UK Treasury recently updated its Green Book³ to warn against the over emphasis on BCRs in government decision making noting that:

- Governments should not make decisions solely based on BCRs
- Ministers and other decision makers make spending decisions based on a range of factors
- the BCR is one summary metric of social value and not sufficient by itself to make a judgement on value for money
- the use of arbitrary BCR thresholds can also disadvantage projects that have substantial benefits that are difficult to quantify.

² Consolidated Report – Macquarie Point Multipurpose Stadium (26 June 2025)

³ Green Book Review 2025: Findings and actions (June 2025)

Sources of economic activity



Creating jobs and building our skilled workforce

The stadium will be a major contributor to Tasmania's infrastructure pipeline, providing our construction sector with a steady flow of work over a number of years.

“

We see this project as critical not only to the ongoing health of the building and construction industry but also to the broader economic and social fabric of Tasmania... [the stadium] will provide a clear, stable pipeline of work for the commercial construction sector. The industry remains heavily reliant on large government-led projects. A major project like the stadium, with a defined construction schedule, will provide vital continuity, allowing businesses to better plan resourcing, workforce development, and investment in upskilling.

Master Builders Tasmania.

The project will generate thousands of jobs – creating vital opportunities to retain our existing workforce, address critical skills shortages, and attract new tradespeople to the industry. It will also play a key role in upskilling the next generation, helping build a future-ready workforce capable of delivering future infrastructure projects.

Economic modelling from KPMG⁴ shows that, over the period of construction, the project will:

- create 1,510 – 3,229 total FTE jobs (measured in job-years)
- generate incremental Gross State Product of \$250 million – \$269 million
- boost the construction industry's gross value by \$161 million – \$168 million.

The project will provide more than just employment for Tasmania's tradespeople. It is a chance for them to help build the Tasmania of tomorrow.



⁴ Economic Impact Assessment, (KPMG, September 2024).

“

The smaller contractors in the construction industry must have this stadium to ensure ongoing work. Hospitality would boom together with accommodation the flow on effect of this project is just huge. Airlines, the airport, hire cars the list is endless. We must have this stadium we must bring life into Tasmania to keep our young people here.

Christine, Hobart

To ensure Tasmania can fully capitalise on these opportunities, it is critical that planning approvals are secured this year. This will position Tasmania well to attract Tier 1 contractors ahead of intensifying national competition in the lead-up to the Brisbane 2032 Olympic Games.

The jobs will not stop when the stadium is built. Once operational, the stadium will create ongoing employment opportunities in facilities management, event coordination, security, and hospitality. The full events calendar for the stadium will deliver broad employment opportunities.

Securing our AFL dream

The stadium at Macquarie Point is a formal condition of Tasmania's AFL and AFLW licence. As outlined in Club Funding and Development Agreement: “the stadium will be a 23,000 seat multi-purpose fixed translucent roof stadium at Macquarie Point in Hobart”⁵

The construction of a new, roofed stadium in a central capital city location was a core recommendation of the 2019 Tasmanian AFL Licence Taskforce⁶.

“

On making it a condition, the AFL wasn't imposing its will from above or bullying or coercing, it was in fact setting up the club for success... it wants the club to be successful. To be successful you need a strong commercial platform and stadium revenues go to the heart of that.

Brendon Gale, CEO, Tasmania Devils.

The Stadium is not optional. It is essential to fulfilling the terms of Tasmania's AFL licence. **To be clear: without the stadium, there is no team.**

Already, community interest in the Tasmania Devils has been extraordinary. With more than 211,000 members, Tasmania's club boasts the largest membership base of any club in the AFL. Early indications are that there is also overwhelming support from founding members for membership packages (across all tiers).

⁵ [Club Funding and Development Agreement, Schedule 10](#)

⁶ [AFL Licence Taskforce Business Plan 2019](#)



Nearly **110,000** members currently live in Tasmania
1 in 3 members are **under 29** years old
Close to **40%** are women and girls

Strong Tasmanian-based membership reflects deep community pride and a strong appetite for local access to elite sport. The Tasmanian team, and by extension the stadium, will allow AFL fans to enjoy high-quality matches locally, rather than travelling to the mainland. This means that rather than spending money on flights and interstate accommodation, AFL fans can invest in local hospitality and tourism experiences. This shift supports Tasmanian businesses and strengthens the state's economy.

Equally, the strong interest in the club from beyond Tasmania is an encouraging sign that the team, and by extension the stadium, will be a strong drawcard for sports-based tourism.



The journey to secure Tasmania's AFL team

- **1994–1997:** A formal bid with stadium plans failed as AFL chose other expansion options
- **2008–2010:** Tasmania's bid was rejected again in favour of the Gold Coast and Greater Western Sydney (GWS)
- **2011–2017:** The AFL offered limited inclusion through hosting games for Victorian clubs (for example: Hawthorn and North Melbourne), grassroots investment, and AFLW pathways, but no standalone team
- **2019:** A united taskforce submitted a strong bid backed by public and business support
- **2020–2021:** The Carter Review validated Tasmania's viability but suggested alternative models
- **2022:** Tasmania committed to a stadium and secured AFL's in-principle agreement for a team
- **2023:** AFL granted Tasmania a conditional licence, subject to fulfilling the conditions in the Club Funding and Development Agreement.
- **2024:** The Tasmania Devils were officially launched

A game changing venue for cricket

Cricket is deeply embedded in Tasmania's sporting culture. In 2024-25 Cricket Tasmania had 16,929 registered participants including 4,888 kids playing Woolworths Cricket Blast. A new stadium will provide new opportunities for cricket, inspiring the next generation of players and fans.

The Macquarie Point Multipurpose Stadium design is a world-first for cricket, offering an all-weather venue for test cricket, as well as a high-quality and accessible venue for all other forms of cricket. The innovative roof design of the Macquarie Point Multipurpose Stadium has already captured international attention, with the England and Wales Cricket Board considering it as a potential solution to mitigate rain delays and extend the cricket season.

The stadium has received strong endorsement from Cricket Australia and Cricket Tasmania, who have described the project as a "fantastic opportunity" for the sport. In June 2025, the Tasmanian Government signed a formal Heads of Agreement with cricket, confirming the parties' shared commitment to progressing the design, construction, and operation of a world-class cricket facility⁷. The Tasmanian Government will work closely with Cricket Tasmania to plan for the transition from Ninja Stadium to the new Macquarie Point Multipurpose Stadium.

⁷ [Cricket Tasmania, Cricket Australia and Tasmanian Government Heads of Agreement \(signed 10 June 2025\)](#).

Designing for cricket excellence

Cricket-specific elements have been purposefully integrated into the stadium's design to meet international standards and support elite performance. These include a 49-metre internal roof clearance based on Hawk-Eye ball trajectory data, extended warm-up facilities, 16 outdoor practice pitches, and sight screen infrastructure. Dedicated media and broadcast facilities, along with premium seating behind the bowler's arm. These features ensure the venue is optimised for both players and spectators.

Already, MPDC has modelled and analysed ball trajectories using Hawk-Eye camera data from cricket matches. None of the cricket balls in the data analysed would have ever hit the stadium roof within the field of play. This is game-changing for international cricket, given that poor weather has a significant impact on both the enjoyment and economics of the game.

Ongoing engagement with Cricket Tasmania and Cricket Australia is ensuring design alignment and operational readiness.



Ensuring playability and international accreditation

To ensure optimal playing conditions for cricket, a comprehensive roof testing plan is underway. This includes physical test rigs and computer modelling to assess and mitigate the impact of roof shadows on visibility, ball tracking, and turf health. The stadium's translucent ETFE roof structure is being refined, to determine the optimised level of translucency over critical areas of the pitch and playing surface with input from players, officials, and broadcasters. All parties have committed to ensuring that the design specification for the stadium meets the playing, operational, and broadcast requirements for cricket.



We're ploughing forward as if the stadium is happening, and we're investing a lot of time and energy making sure that cricket is going to be there....we've been working on that now for six months, we'll continue to work on that.

Dominic Baker, CEO, Cricket Tasmania.

The Government acknowledges the stadium will need to be accredited by the International Cricket Council (ICC), through Cricket Australia, before international and domestic cricket matches can be played there. As is the case for all new cricket venues, accreditation can only occur after the stadium is constructed – much like a house can only be certified by a building surveyor for occupation after it has been constructed. Early engagement with relevant authorities for the purposes of streamlining the formal accreditation process is being prioritised.

Growing the Economic Benefits of Cricket

Based on 2022-23 figures, it is estimated that Tasmanian cricket alone delivers annual economic benefits of over \$62 million to the state. This does not include the economic benefits delivered by international cricket matches hosted in Tasmania each year, nor does it include the media value of Big Bash League and international matches that are broadcast to millions of viewers across Australia and the world (also see Tasmania Brand Value section).

Early this year, the Big Bash League final, featuring Tasmania's champions the Hobart Hurricanes, quickly sold out as Ninja Stadium reached capacity. The new stadium at Macquarie Point will offer increased venue capacity and the potential for more cricket content (including internationals) to be played in Tasmania.

Building an elite sports sector in Tasmania

The AFL's presence in Tasmania will have a significant impact on the State's broader economy. Establishing a professional AFL and AFLW team in Tasmania brings with it an elite sports sector – coaching, performance, administration, commercial operations and sport medicine and science.

While the Tasmania Devils will look to establish strong pathways for Tasmanian players, it is expected that the majority of the players that will make up the Devils' inaugural AFL and AFLW teams will come from interstate.

Many will bring their families with them, who will become active participants in the local economy and community – enrolling their children in local schools, shopping at Tasmanian stores, and engaging in community activities – creating broader and longer-lasting economic benefits for Tasmania. This impact has the potential to be substantial noting that the average salary for an AFL player is nearly \$500,000 a year, with the top players earning over \$1 million a season.

It is also common for elite athletes, whether it be during their career or after retirement from professional sport, to capitalise on their personal brand by becoming business owners or investors.

The club's reach into the community will go beyond its players with the Tasmania Devils planning to recruit between 110-120 operational, administration, marketing and media and corporate staff to manage its on-field and off-field operations.

“

Tasmania has been an 'Australian-Rules' state since early settlement with the first clubs formed in the 1860s and various leagues soon thereafter. Tasmania's contribution to our game has been substantial with around 400 Tasmanians having played in VFL/AFL teams. Some of our most famous players came from Tasmania: for example, there are 24 player Legends in the AFL Hall of Fame and four are Tasmanians - Darrel Baldock, Royce Hart, Peter Hudson and Ian Stewart. Tasmania has as many Legends as have South Australia and Western Australia combined.

Colin Carter (Carter Review)⁸

⁸ A Licence for a Tasmanian Team? A Report to the AFL Commission (Colin Carter, July 2021).

Rob's Story

I left Tasmania in 2013 to further my career opportunities on the mainland. I spent time in Melbourne and Adelaide, and began working in AFL clubs in 2016. I assumed that I could never work in professional sport back in Hobart due to a lack of opportunities. Although exciting, it was also challenging to carve out a career in an industry I knew would keep me apart from my parents and friends in Hobart. The opportunity to move my family back to Hobart became real in 2025 when I began discussions with the Tasmania Devils. Being able to continue my career in professional sport in my hometown is an absolute dream. I feel incredibly grateful to be part of this exciting chapter in Tasmanian sporting history. I'm excited for the next generation of Tasmanians who dream of working in sport. This team will make those career opportunities so much more visible.



Rob Mason was appointed as the Tasmania Devils Learning and Development Lead in September 2025.

Sport industry pathways for young people

In October 2024, the Tasmania Football Club, in partnership with TasTAFE, the Tasmania JackJumpers, the Hobart Hurricanes, and Netball Tasmania launched the Tasmania Academy of Leadership and Sport (TALS). This program provides a dedicated pathway for participants, largely young people, looking to pursue a career in sports administration, coaching or leadership.

TALS students study nationally recognised Diplomas of Leadership & Management and Sport, complete over 100 hours of industry placement, and gain direct exposure to some of Tasmania's top sporting organisations. There are currently 55 students on track to complete the program by the end of 2025, with over half of these students already securing employment in the sports industry. Noting the success of the program, expansion to Launceston is planned for 2026.



More than just a sporting venue

The stadium has been designed to ensure it is a premier venue for various sports, music, cultural and business events. This flexibility in functionality will support Stadiums Tasmania, as the stadium's operator, in attracting a full and varied calendar of events throughout the year.

Annual Events Calendar

334 events
across 337 days



Live sport & entertainment - 34 events

Across 37 event days



Major conferences - 40 events

450+ delegates per event across 80 days



Minor non-event-day bookings - 260 bookings

e.g. corporate dinners, private functions



Major tenants - Tas Devils & Cricket Tas

Cricket content: 1× Test, 1× ODI/T20M per year



Assumed one-off events

Annual (NRL) & every 4 years (e.g. Socceroos/Matildas)



Concerts

1 full stadium + 1 arena



Community Events

Several per year

The stadium's projected events calendar and operating model has been developed through consultation with major sporting codes, global promoters including Frontier Touring and Live Nation, event agencies, and hospitality experts. It has also been benchmarked against leading national and international stadiums.



A world-class indoor stadium in Hobart would be a game-changer for Tasmania. With a venue of this calibre, Hobart could be in the frame for global artists, tours and major events that have previously bypassed the state.

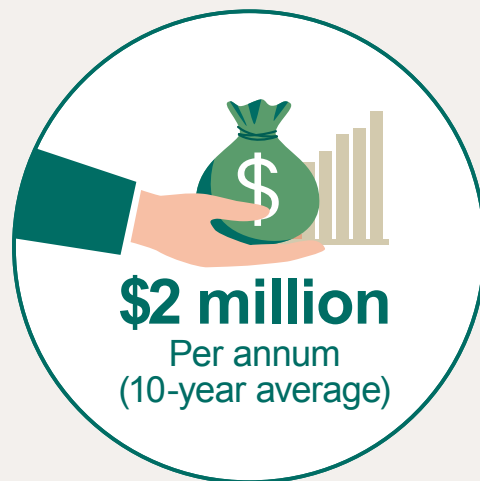
Live Nation

Operating Model

Financial modelling based on Earnings Before Interest, Taxes, Depreciation and Amortisation (EBITDA) indicates the stadium is expected to deliver a positive operating return.

The estimated return from the stadium on an operational basis (EBITDA) is on average, over a ten-year period, **\$2 million** per annum.

Key revenue streams include venue hire, sponsorships and naming rights, stadium memberships, food and beverage operations, and non-event day activations.



This operating model provides a clear pathway to deliver growth, activation, innovation, and optimisation of the venue.

Designed to be commercially sound and to support the broader economic and cultural outcomes for Tasmania, it reflects a truly multipurpose facility, capable of hosting elite sport, concerts, conferences, trade shows, and community events.



Business, events and tourism

The stadium will include a 1,500-person conference facility with views to both the field of play and toward kunanyi/Mt Wellington. The design also prioritises universal accessibility throughout the venue.

Business events are valued at \$35.7 billion annually to the Australian economy⁹. The Tasmanian business events industry currently contributes \$199 million, demonstrating significant growth opportunity for the Tasmanian market.

Despite significant growth in the Tasmanian business events sector over the years, the opportunity for maximum growth is limited by Hobart's current 1,100 delegate conferencing capacity.

Business Events Tasmania has estimated that each year, 20 per cent of business events considering Tasmania are lost due to infrastructure not being available or capable of delivering their event. On average, this equates to 24 events annually, between 7,000-10,000 delegates and a missed direct economic impact of \$30 million. The lost opportunity may potentially be greater, with leading industry event organisers describing Hobart as a challenging destination for larger conferences.

⁹ Australian Business Events Association

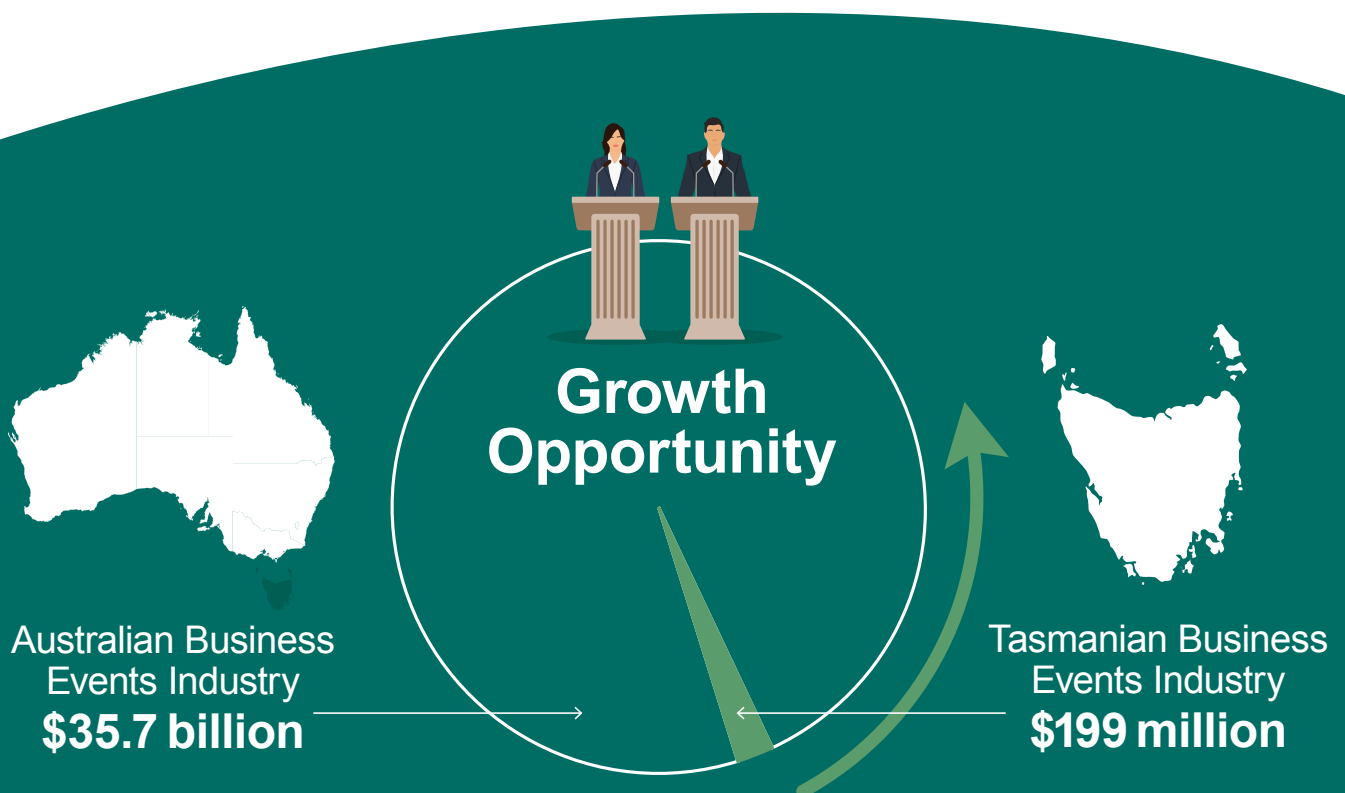


If a conference has more than 750 attendees, Hobart doesn't currently make sense – but the flexibility of the Macquarie Point stadium has massive potential. Tassie should have a bigger bite of the \$35 billion business events economy.

Nell Harrison (former Managing Director, Association Specialists)
with over 25 years' experience in conference management.

The flow-on economic impacts of bringing more business event travellers to the State should not be underestimated noting that conference delegates:

- are the highest yielding visitors in the visitor economy, spending around three times more than leisure tourists
- extend their stays to an average of 4.7 nights
- tend to travel for conferences that are held in the winter and shoulder seasons, providing a much-needed boost for our tourism and hospitality sectors in the off-season
- help lift awareness of Tasmania as a destination of choice, noting that 89 per cent of delegates say they intend to return to Tasmania on a holiday within three years. It is also of note that those who do return for leisure are likely to be accompanied by friends or family.



Data from Business Events Tasmania also helps demonstrate how the stadium's benefit will reach beyond the greater Hobart area, noting that 20 per cent of people attending Hobart conferences extend their time in Tasmania by visiting regional areas.



Being able to target events that we currently can't cater for will give us increased market opportunity...

Amy Hills, CEO, Tourism Industry Council Tasmania.

The stadium's value proposition for the industry is further enhanced by the planned proximity of the Goods Shed, which offers enormous potential as a trade exhibition space and add-on events, such as cocktail functions.

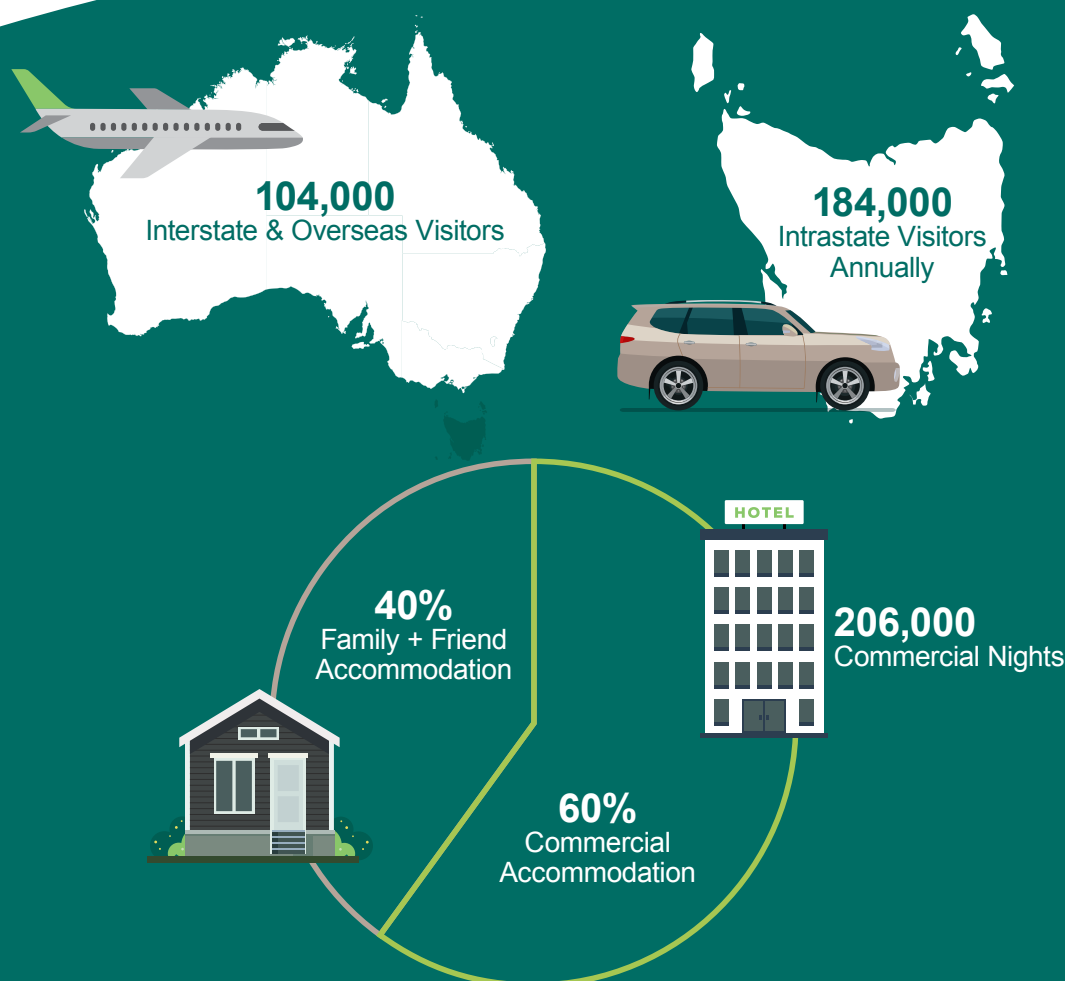


Broader economic benefits

As projects progress through each planning phase and move closer to becoming reality, new benefits can emerge. The dynamic nature of project development is one reason why a static Benefit-Cost Ratio (BCR), typically calculated at the business case stage, can lose relevance over time.

While the Government has always recognised that the stadium would result in an uplift in tourism, these benefits are not fully quantifiable.

The Office of the Coordinator-General (OCG) commissioned strategic business marketing consultancy BDA to assess the additional hotel rooms required by 2030. Drawing on work by MI Global Partners, BDA projected that 1,330 new rooms will be required to meet general market growth, with a further 254 rooms needed to accommodate the extra demand specifically generated by stadium events, including AFL games. The extra 254 rooms will essentially require the equivalent of another large hotel to be built in Hobart (larger in size than the current Crowne Plaza or Movenpick offerings).





Given that the AFL season runs through the traditional off peak tourist season, the stadium and team will serve as a powerful drawcard—strengthening the business case for new hotel developments and significantly enhancing occupancy and profitability for existing Hobart hotels during the traditionally quieter months.

There is no alternate plan underway, of this scale, to supercharge and promote this level of economic and social uplift for Tasmania. This is a unique opportunity that Tasmania has not had since MONA's opening in 2011, which sparked unprecedented investment in new hotels and brought newfound recognition to the state's iconic food, wine, and hospitality industries.

“

The Macquarie Point Stadium is not simply a sporting venue. It is a once-in-a-generation economic catalyst, a branding powerhouse and a community asset. It will supercharge hospitality and tourism, deliver statewide economic uplift and reinforce Tasmania's place on the national stage.

Tasmanian Hospitality Association

Social, cultural & community wellbeing

This stadium will deliver meaningful social, cultural and wellbeing benefits for the people of Tasmania, our communities and for future generations. It will increase community and civic pride, promote health and wellbeing outcomes and boost the Tasmanian brand.

Intergenerational benefits

Recent research shows that the biggest supporters of the stadium are younger Tasmanians and families¹⁰. The project offers a compelling reason for young Tasmanians and future generations to stay, live, and contribute to our State. The stadium will create pathways in sport, employment, and community engagement that foster talent retention and attraction while strengthening pride and belonging.

Tasmania continues to face population challenges, with data showing we are the oldest and slowest growing state, and are losing too many young families and working-age adults to the rest of Australia.¹¹

By enhancing liveability through high-quality infrastructure, supporting workforce development, and creating opportunities, the stadium aligns with the Tasmanian Population Policy's goals of attracting and retaining people and skills, contributing to a more resilient, connected and future-ready State. A balanced demographic better ensures the needs of all age groups are more able to be met over time.

What success looks like

Tasmania is a great place to live, work, invest and raise a family. Our outstanding liveability and vibrant economy attracts people of all ages and stages to choose this place as home.

Tasmanian Population Policy: Planning for our future 2024

Intergenerational benefits emerged as the most frequently cited theme in public submissions supporting the Government's previously planned enabling legislation. Many highlighted the need to create opportunities for young Tasmanians, particularly in sport, employment, and community life, with a recurring sentiment that too many have historically left in search of better prospects.

¹⁰ Tasmania Football Club Research, (September 2025).

¹¹ Based on July 2025 Population Snapshot for Tasmania, Department of State Growth: population.tas.gov.au

““

Both my daughters have moved to Qld because there are not the opportunities here in Tasmania...one a qualified and experienced NICU nurse has moved to Brisbane to pursue a career with the Brisbane Lions AFL Team. They may never return, so we lose more young people that pay taxes to contribute to our society. This must be built.

Natalie, Mother, Hobart

““

...I had to move to Brisbane to pursue a career in AFL, and without a stadium, I may never have the opportunity to return home. As a nurse, I also left the Tasmanian Health Service in search of greater opportunities, which I believe this development could help provide for others. Many of my friends are planning to leave the state due to the ongoing lack of career prospects and major events, and this stadium could be a turning point for retaining young talent in Tasmania.

Emily, Daughter, Brisbane

This opportunity is about inspiring our children through the achievements of Tasmania's own elite athletes, showing them what is possible both on and off the field. It is about creating real opportunities for young Tasmanians to build their futures here – in sport, construction, tourism, hospitality, and beyond. It is about giving them a reason to stay, to thrive, and to contribute. At its core, it is about making Tasmania the best place to live, work, and raise a family.



Participation in sports

The project, its associated facilities and activities, aim to help inspire a healthy Tasmania and will support preventative health by encouraging participation in sport and active recreation, particularly among young people and families. This aligns with Tasmania's broader health goals with infrastructure that promotes active lifestyles, such as the stadium and other associated facilities, seen as a strategic investment in long-term wellbeing.

The Tasmania Football Club has previously outlined a notable uptake in youth engagement and development linked to the club and by extension the stadium on which the licence is conditioned.

Since the launch of the Tasmania Football Club in March 2024, there has been a notable 40 per cent increase in Auskick registrations across the state, throughout the 2024 season, demonstrating heightened interest and participation in grassroots football. Early into the 2025 season there has been another 25 per cent Auskick and 121 per cent Superkick increase (year to date) on top of the 2024 numbers.

This surge reflects the club's potential to inspire youth engagement, promote healthy lifestyles, as well as providing structured pathways for young athletes to progress to professional levels.



While not all young people aspire to become professional AFL players, the presence of a Tasmanian AFL team and a dedicated stadium is likely to significantly boost participation in Australian Rules Football across the state, for both girls and boys. We have already witnessed this effect with the emergence of the JackJumpers, whose influence on youth basketball participation and pride in our local sporting identity has been nothing short of remarkable...I have a granddaughter playing u16 football, and she wants to play for our Devils.

Christine, Teacher, Launceston

A similar increase in participation was observed by the JackJumpers with basketball participation rates in Tasmania increasing by 29 per cent from 13,345 in 2020 to 17,206 in 2023. The prominence of the team, facilitation of training clinics, community appearances and provision of funding for local clubs and facilities have encouraged more people to take up basketball and get active in their local community.¹²

Cricket Tasmania also recently commissioned a community impact study, which sought to measure the economic, social and health contributions that cricket delivers to the Tasmanian community. The health benefits alone were estimated to be \$393,551 per annum, equating to \$7.75 million across the lifespan.¹³ The new Macquarie Point Stadium offers an opportunity to grow these benefits.

¹² Community benefits of the Tasmania JackJumpers, (March 2025).

¹³ Community Impact of Cricket in Tasmania Study, (February 2024).



Women and girls in sport

The stadium is designed to host AFLW matches and women's cricket, among other events, and includes facilities specifically designed to support women's sport. This visibility and accessibility are expected to help normalise and elevate women's participation, aligning with the state's goals of removing barriers and promoting equity in sport.

The stadium at Macquarie Point will be a game-changer for girls' participation in AFL and sport more generally. A dedicated stadium will provide a platform for further showcasing female role models in football and cricket and help inspire the next generation of girls to stay active. The rapid growth of AFLW is a testament to this impact, with female participation in Australian rules football increasing by 21,000 in just the last year, reaching 176,000 women.

Community pride and belonging

Designed to reflect Tasmania's unique character in both form and function, the stadium will be a place for all Tasmanians. It aspires to become a landmark in Hobart – a mark of civic pride and a place for community connection.

Importantly, the expanded range of cultural and sporting events – from AFL, AFLW and cricket to concerts, festivals, and educational programs – will create inclusive spaces for celebration, shared experience, and community connection.

Research shows sport plays a powerful role in fostering community pride and social cohesion. Sporting teams often serve as symbols of collective pride, with victories and milestones celebrated as community achievements. Tasmania has been fortunate enough to see this in action with both the Tasmanian JackJumpers and Hobart Hurricanes. A recently commissioned socio-economic analysis of the JackJumpers found the largest benefits of the team to be Tasmanian brand value and community pride.

We have already seen this community pride with the Tasmania Devils including with the launch of the Rum'un, who has attended events with over 15,000 Tasmanians since March 2025.

Cricket, as a long established Tasmanian sport, is deeply embedded in the community. Cricket Tasmania, through the Hobart Hurricanes, actively engage with the community through local events such as fan and family days, the Royal Hobart Show, AGFEST, and shopping centre activations. The Hurricanes also engage with thousands of students across the state every year through school visits, clinics, breakfast clubs, and Book Week activities. The new Macquarie Point Multipurpose Stadium will provide the Hurricanes with an even greater platform through which community engagement can occur.



Tasmanian brand value



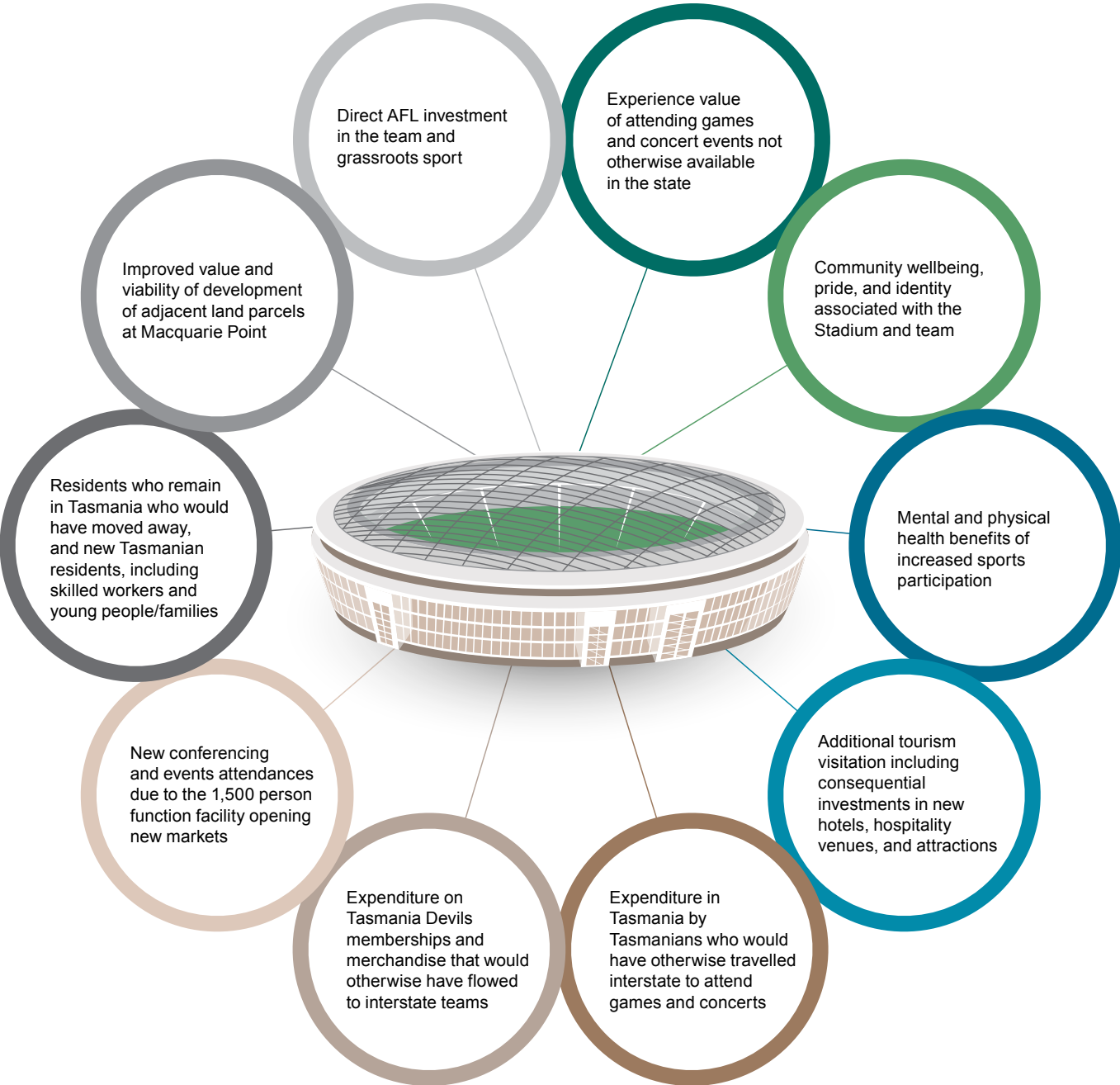
Beyond physical attendance, the broadcasting of live sport from the stadium provides a significant opportunity to promote Tasmania on the national and international stage, strengthening the brand value of the State. The AFL's broadcasting footprint alone reaches over 122 million viewers annually.

As the world's second-most popular sport with 2.5 billion fans, cricket broadcasting similarly represents a powerful opportunity to elevate Tasmania's profile. Across the 2024-25 Big Bash League (BBL) season, including finals, over 9 million people in Australia or an average of 838,000 per match watched the Hobart Hurricanes. The Hurricanes also averaged viewership of almost 545,000 per match in India.

The power of the stadium's iconic and world-leading roof to attract and spark curiosity about the stadium – and by extension Hobart and Tasmania more broadly – should not be underestimated. The stadium will be much more than a sporting venue – it will be a gateway to Tasmania, enhancing destination branding and driving tourism in key international tourist markets through the global reach of the game.

The broadcasting of globally enjoyed sports like cricket, has the potential to drive increased interest in commercial partnerships (including naming rights) for the stadium.

Economic and social benefits



Macquarie Point

A place to gather, celebrate and reflect, through the arts, culture, sport, events and entertainment



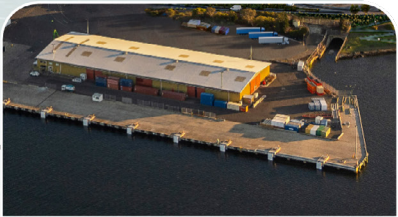
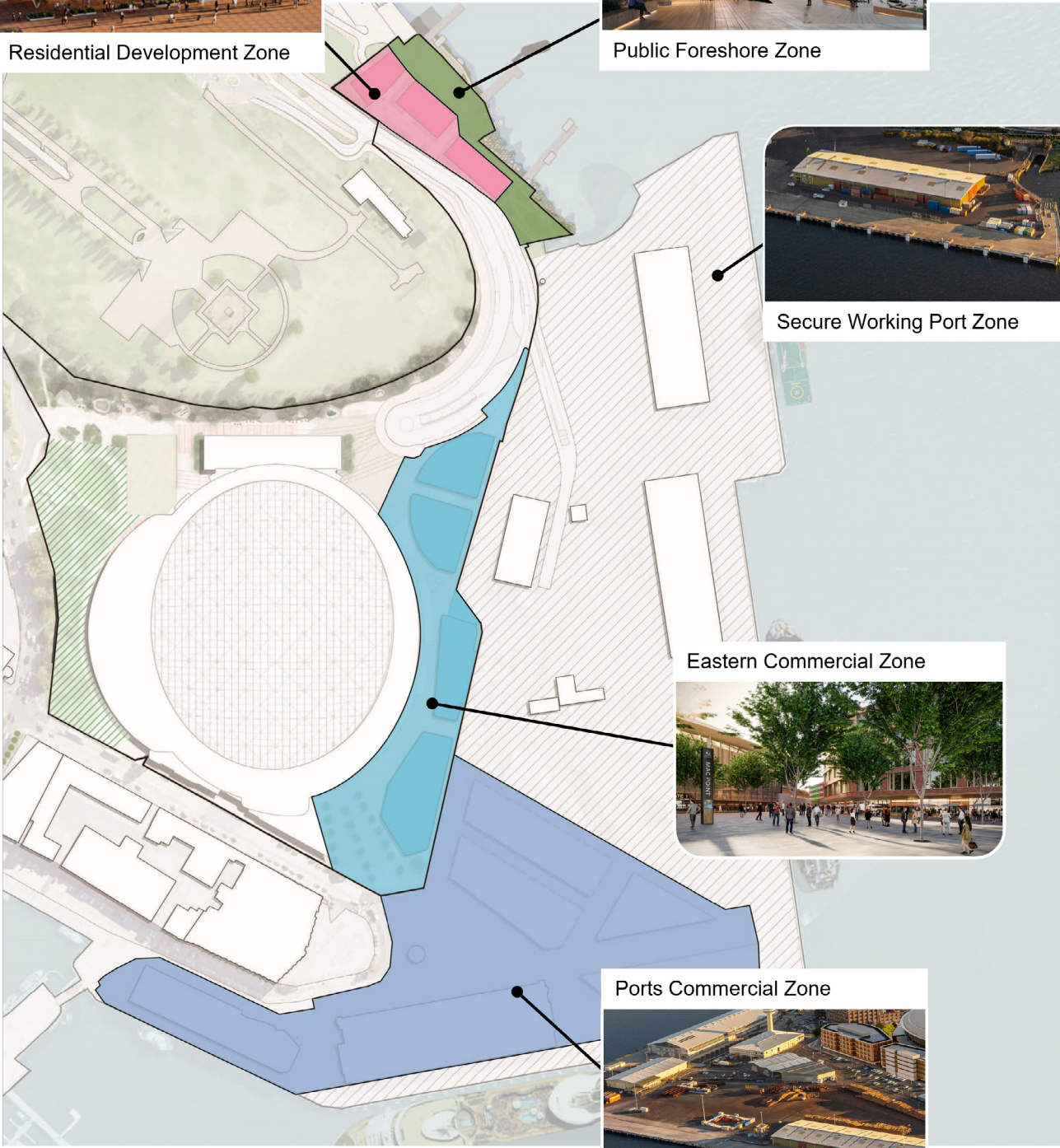
Macquarie Point Zones



Residential Development Zone



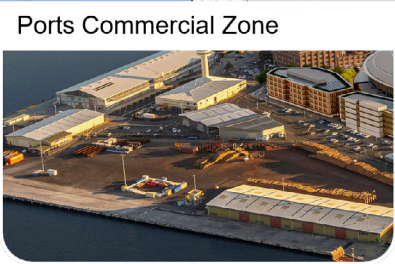
Public Foreshore Zone



Secure Working Port Zone



Eastern Commercial Zone



Ports Commercial Zone

Our opportunity at Macquarie Point

The Government's vision is to transform Macquarie Point into a vibrant, mixed-use precinct – a dynamic destination anchored by a world-class multipurpose stadium that energises Hobart's waterfront.

The Government is confident that this is the right vision, and we have been given a unique opportunity, through our agreements with the AFL, Cricket Tasmania, Cricket Australia, and the Australian Government, to make this vision a reality.

The Government understands why the assessment to date applied the principles of the Sullivan's Cove Planning Review completed in 1991 but notes that, at that time, this site was designated as a car park. We have moved on from that vision.



The Macquarie Point site is unbelievable... as part of a precinct – sporting, hospitality, residential– it will bring the CBD down to the river and open up the city of Hobart.

Prime Minister Anthony Albanese

Whilst it is acknowledged that the change will be significant, it is through these moments of bold renewal that cities grow, and new legacies are created for future generations.

Our urban renewal opportunity

The overall development opportunity for Macquarie Point has been understated in commentary about the stadium to date.

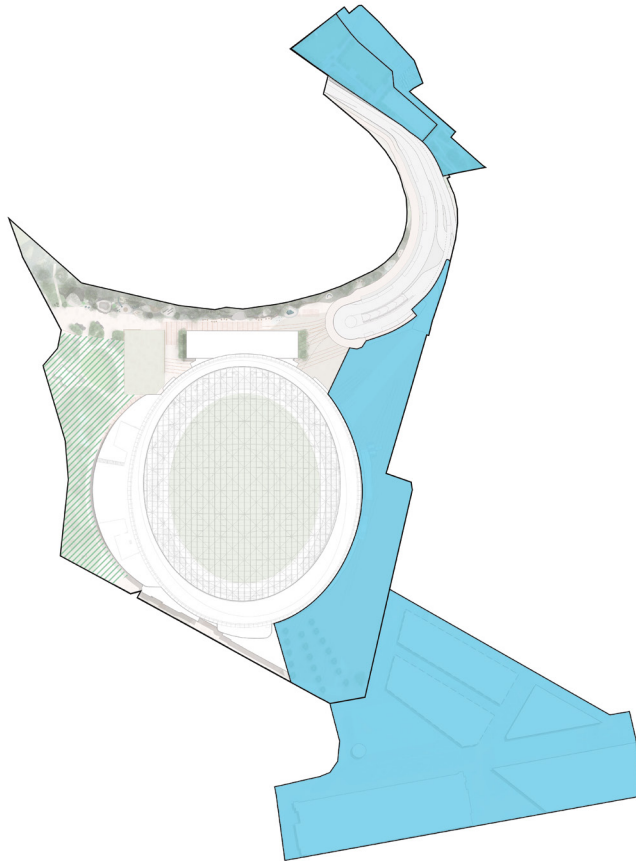
The urban renewal opportunity extends across land owned by both MPDC and TasPorts from the existing, and underdeveloped cruise terminal, across the heavily underutilised Macquarie Point precinct north towards Regatta Point and Huon Quays.

Taken together, MPDC-owned land not required for the stadium and TasPorts' commercial zone not required for secure port operations (not including the existing MACq 01 Hotel) covers approximately 59,000m² this is:

- roughly equivalent to two of Hobart's inner-city blocks
- larger than Federation Square in Melbourne, including all buildings such as the NGV Australia and ACMI (around 33,000 m²)
- comparable to the Salamanca and Princes Wharf No.1 precinct (around 50,000 m²).

Macquarie Point Development Area Comparisons

Macquarie Point Eastern Commercial Zone, Port Commercial Zone, and Residential Development and Public Foreshore Zone development areas (approx. 59,000m²)



Two Hobart city blocks bounded by Liverpool, Collins, Argyle, and Murray streets (approx. 50,000m²)



Federation Square (approx. 33,000 m²)

Measurements are indicative and approximate



Salamanca precinct (approx. 50,000m²)

The total opportunity for activation and redevelopment is considerable, and stretches from:

- the space east and north of Mac 2 (the Port Commercial Zone), which includes space for several large additional buildings with varied uses, including carparking, and expansive additional public realm
- the Eastern Commercial Zone to the south-east (adjoining the Gate 1 plaza), including a major building envelope, and east of the stadium, with an additional building envelope, with possible adjacent complementary development on port land
- the stadium's large split-level tenancy fronting Evans Street
- year-round usage of the stadium's meetings and events spaces and hospitality venues
- the commercial building envelope adjoining the Gate 4 plaza
- a new Aboriginal Culturally Informed Zone to the west providing public realm, opportunities for public education and interpretation
- a relocated and redeveloped Goods Shed, providing year-round hospitality opportunities and flexible events space for up to 1,500 patrons
- a residential and hospitality precinct on the Regatta Port foreshore, with three apartment buildings and ground floor hospitality, together with a substantial waterfront public realm
- a future redeveloped heritage Huon Quays precinct, including commercial tenancies and public recreational and wellbeing facilities
- high-quality pedestrian connectivity throughout the expansive precinct.

The opportunity, staging and timeframes

Commercial development and activation on the Macquarie Point site will occur in stages and over time. It is not the case that this development could or would occur without the stadium, which is expected to spearhead development in the area and deliver upon the decades-long promise of urban regeneration at Macquarie Point.

Absent that anchor and source of year-round vibrancy, the development opportunity is not clear. This should be considered when alternative schemes are presented by those critical or opposing the stadium, and indeed, when evaluating the initial Site Development Plan advanced by Government for a mixed-use precinct.

There is ample time for the Government, together with the community and adjoining landowners such as TasPorts (as a government business), to work together on the unique opportunity presented by the wider Macquarie Point precinct. Once realised, an appealing public and significantly pedestrianised precinct will stretch from Victoria Dock, linking through the University of Tasmania Centre for the Arts buildings, and traverse a substantial new commercial and community district connecting to a renewed public foreshore all the way through to Huon Quays. This will be directly connected to the cruise ship terminal as a major origin point for visitation during that season, and benefitting from the spillover patronage of stadium events.

The opportunity is large and can only be catalysed by the stadium.

The Government is committed to improving and expanding the current Macquarie Point Precinct Plan to deliver an agreed vision for the broader Macquarie Point area. It is intended that the Precinct Plan will be implemented through the Planning Scheme ensuring future use and development can be delivered consistent with the vision. The Government is committed to this vision.



Stadium site (credit: MPDC)

Genuine mixed uses

The eventual mix of buildings and tenancies will depend on market interest and may change over time. At the highest level, it is expected the precinct will feature:

- visitor accommodation
- residential apartments at Regatta Point, including key-worker housing
- restaurant, café, bar and retail tenancy opportunities fronting Evans Street, the Gate 1 plaza, and Regatta Point
- commercial and office spaces
- specialist retail (merchandise)
- fitness and wellness facilities
- new footpaths and pedestrian ways
- public plazas including landscaping, planting, and seating, and with active frontages
- car parking.

The right site for the stadium

The Government acknowledges the Panel's findings in relation to urban form and visual impact but believes this is the right development on the right site.

Macquarie Point was selected after an evaluation process confirmed it as the most suitable site for a Tier 2 stadium close to Hobart's CBD.¹⁴ The location offers excellent walkability, access to public transport, and the potential to activate surrounding areas with hospitality, tourism, and cultural uses. Other sites including North Hobart Oval, the Queens Domain, and Regatta Point, were ruled out due to terrain challenges, heritage impacts, or significant infrastructure costs.

Locating the stadium in Hobart's CBD is a deliberate and strategic choice, consistent with successful stadium developments across Australia, including in Adelaide and Perth.



Like Adelaide Cricket Ground or the MCG, a world class inner-city stadium is a far better proposition.... It turns a night out at the footy into a 'night out'. Football becomes one part of the evening's entertainment."

Tasmanian AFL Taskforce report - Scott Verdouw, Jaws Architects

Transport connectivity and urban integration

The development of the stadium and the surrounding precinct will be complemented by the construction of the northern access road. The northern access road will bring these opportunities together by improving transport options into the Macquarie Point precinct.

¹⁴ [Hobart Stadium – Site Selection Process Report - MCS Management and Consulting in conjunction with PhilpLighton Architects.pdf](#)

This new road will integrate efficient access between the Tasman Highway and existing uses such as the Huon Quays and the existing port facilities. To ensure a safe and efficient connection to the Tasman Highway, the McVilly Drive interchange will be upgraded to increase the length of entry ramps onto the Tasman Highway in both directions, providing a safer merge between cars or heavy vehicles when entering the highway. Safer and more efficient ramp merges should help the Tasman Highway flow more smoothly during peak periods every day, whether an event is occurring at Macquarie Point or not.

The road will provide an additional point of access to the stadium, the port and adjacent developments so that the reliance on access via Evans Street is reduced. This will provide the opportunity for maintenance works in Evans Street to be completed when required without disrupting essential transport access.

The northern access road will facilitate further commercial development such as waterfront residential buildings, while also providing opportunities to improve or renew ageing community infrastructure in the Regatta Point area.

The opportunity to encourage increased use of alternatives to private vehicle usage to attend events in the Macquarie Point precinct requires choice. The northern access road development will provide visitors with a choice on how to travel to the site. During events, the road will terminate at a bus plaza designed for the efficient drop-off and pick-up by dedicated buses, with a short walk to the event. The development of the access road also provides links to active transport facilities such as the Intercity Cycleway so that visitors can choose other means to travel to the precinct. Greater use of buses for event attendance is expected to increase public transport use and over time this should provide opportunities to modernise the bus fleet with more accessible and/or fuel-efficient vehicles. This will also provide opportunities to utilise the improved vehicle fleet for services outside of event times.



Concept design of event bus plaza

Our changing landscape

The Government accepts the stadium is a large structure that will be visible from various viewpoints around the city. How members of the community respond to these views will vary significantly. For some, the stadium may represent progress, civic pride, or architectural interest. For others, it may be seen as a disruption to familiar sightlines or heritage character. These responses are inherently subjective, shaped by individual values, experiences, and perspectives. Community views may also change over time as the stadium becomes something more than just a piece of infrastructure.

While the Government accepts there will be differences of opinion on this matter, it is of the strong view the stadium will contribute to the city's visual richness rather than diminishing its character.

“

The development does represent a visual change to the Site and its context, primarily due to its scale and height compared to surrounding structures. The key element in this respect is the domed roof. While the Stadium will be visually prominent, the design approach ensures the building maintains a respectful relationship to its surroundings...

Neil Shepherd, Planning expert

It is acknowledged that the stadium's roof will have the largest visual impact on surrounding areas. The roof is an essential feature of the stadium – it is not optional. It has been designed in a way to minimise its visual impact while maximising functionality, particularly for cricket. The stadium's architects have carefully designed the structure to taper in height toward its edges, with the roofline and overhang intentionally kept low to ensure compatibility with the surrounding built form.

At street level, the stadium's edge height is approximately 22.5 metres, which aligns closely with nearby buildings such as the IXL Jam Factory (22 metres) and Zero Davey apartments (22.5 metres). This approach helps the stadium integrate more sensitively into the existing urban context, particularly when viewed from street level.



Visual Impact Assessment - Key Observation Point 11 (credit: Orbit Solutions)

Stadiums in urban sites: anchors of transformation and integration

Stadiums are often perceived as large, disruptive structures, but when thoughtfully designed, they can become catalysts for urban renewal, community engagement, integrating into complex environments and delivering significant benefits to their cities and communities.

Within Australia, Allianz Stadium in Sydney demonstrates how stadiums can thrive in constrained, sensitive urban contexts.

Allianz Stadium

Located in inner-city Sydney, Allianz Stadium has a seated capacity of approximately 53,000 and is surrounded by a complex mix of heritage assets, active infrastructure, and tight spatial boundaries. To the north lies Moore Park Road, while the eastern edge sits just 50 metres from the Sydney Cricket Ground, a fully operational 50,000-seat venue. The western boundary is flanked by existing buildings, and the south-west corner opens modestly to Kippax Lake and parklands. Additionally, the proximity to Fox Studios introduced further sensitivities due to its status as a working production facility.

Despite these challenges, the project (led by Cox Architecture – the same architects engaged for the Macquarie Point Stadium) was able to proceed through careful design and planning that responded directly to its context. The architectural approach focused on reducing visual bulk and enhancing the relationship between the stadium and its surrounding environment. The building's form and materiality were deliberately chosen to soften its presence and complement the existing landscape. This sensitivity to scale and setting was instrumental in securing planning approval, particularly in light of strong community interest and significant heritage considerations.¹⁵

It stands as a precedent for how stadiums can coexist with heritage, community, and operational constraints – offering valuable lessons for the Macquarie Point Multipurpose Stadium proposal.

Other Stadia

Many other urban stadia around Australia operate as part of built environments, with comparable site boundaries to the proposed Macquarie Point Multipurpose Stadium. Some examples are provided on the following page.

¹⁵ Alistair Richardson, Cox Architecture (evidence presented as PoSS Hearings)

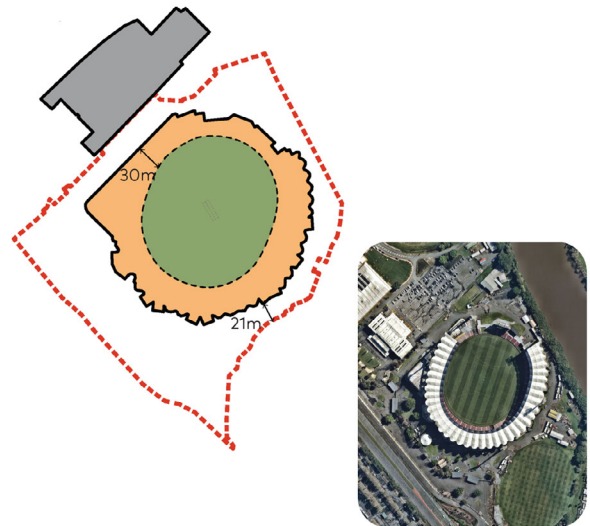
Stadia Comparisons*

Macquarie Point Stadium (Hobart)



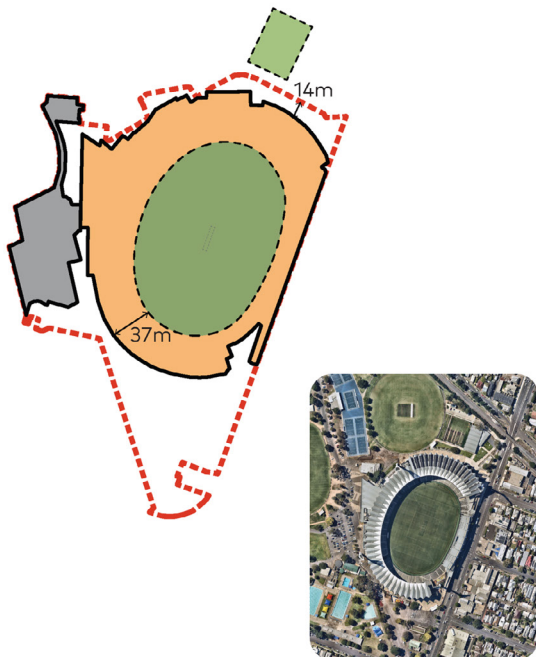
Site area: 101,500 m²
Stadium footprint incl. field: 44,000 m²
Capacity: 24,500

People First Stadium (Gold Coast)



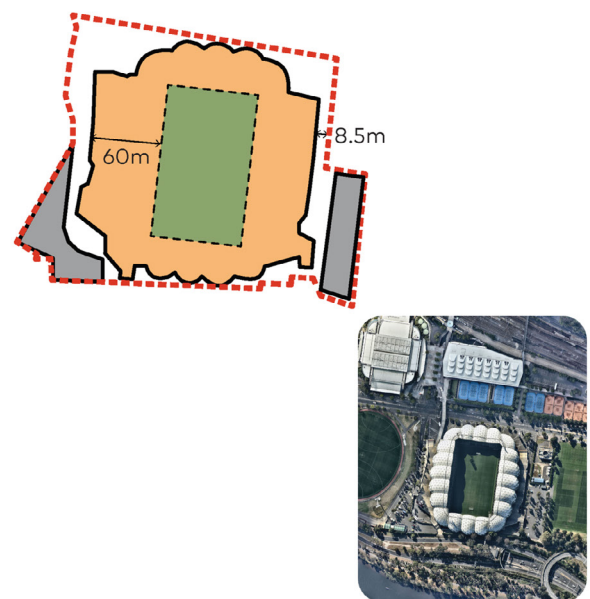
Site area: 85,000 m²
Stadium footprint incl. field: 42,700 m²
Capacity: 27,500

GMHBA Stadium (Geelong)



Site area: 70,000 m²
Stadium footprint incl. field: 45,600 m²
Capacity: 40,000

AAMI Park (Melbourne)



Site area: 55,480 m²
Stadium footprint incl. field: 35,000 m²
Capacity: 30,050

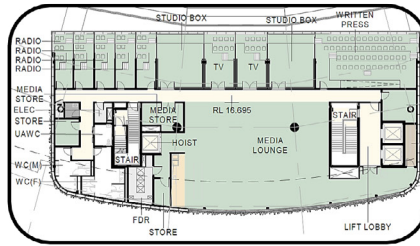
*Measurements and aerial photography are indicative and approximate.

Macquarie Point Stadium

Delivering the dreams and aspirations of past, current and future generations



Key Features



Broadcast Facilities

Modern sports broadcasting facilities for events at the Stadium to be watched across the nation



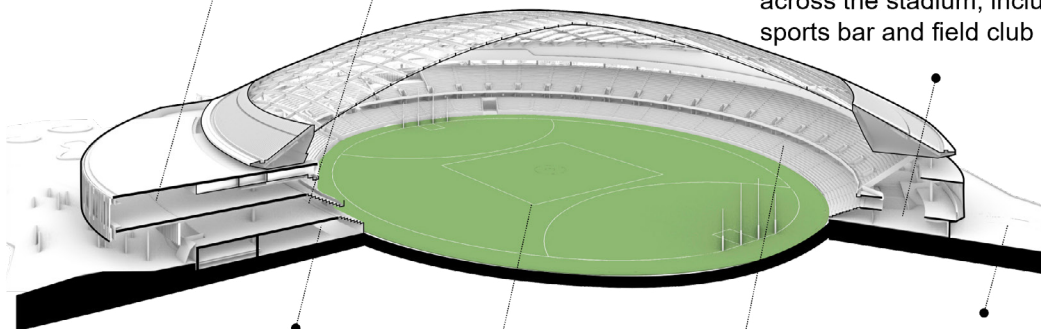
Event/Functions

1,500+ person flexible function room with views to kunanyi, a dedicated entrance and hospitality/event/AV amenities



Food & Beverage

Multiple food and beverage offerings across the stadium, including outlets, sports bar and field club

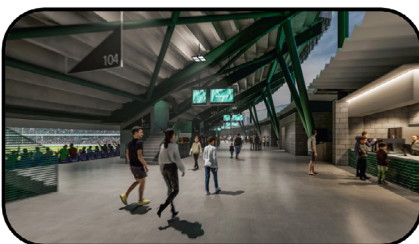


360° Internal Concourse

Elevated internal concourse with views over the field

External Concourse

Open concourse supporting easy access and movement



Multi-Sport Field

Designed to support a range of sporting codes inc. AFL, cricket and rectangular sports



Intimate Seating Bowl

Fans are closer to the action



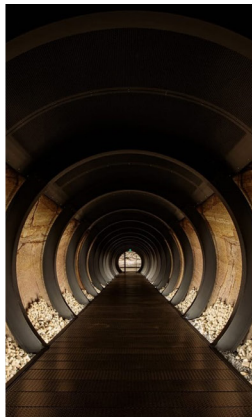
A uniquely Tasmanian stadium



Culturally Informed



Grounded in Place



Experience and Delivery



A Tasmanian Timber Story



A Welcoming Design

The stadium has been carefully and deliberately designed to embrace Tasmania's rich cultural, environmental, and historic values.

The stadium design draws inspiration from the landscape, the original shoreline, the natural character of its setting and the site's layered history, with material choices and sustainability measures central to the stadium's design and operation.

The design of the stadium, and broader precinct, also acknowledges the site's history as a major industrial and transport hub.

Once operational, the stadium will provide a distinctly Tasmanian fan experience – one that reflects local identity through tailored food and beverage offerings, a bespoke customer service model, and immersive interior design and atmosphere, all of which can significantly enhance brand impact and community connection.

Design Quality and Integrity Review Panel

MDPC is committed to ensuring the stadium's final design specifications meet the highest standards of architectural, landscape and urban design excellence.

To this end, the permit conditions (to be provided for in the form of an order) will require the Secretary, Department of State Growth to establish a Design Quality and Integrity Review Panel. The inclusion of a condition of this type was suggested by Commission Panel member, Shelley Penn AM, during the public hearings process.

This independent panel – comprising experts in architecture, landscape architecture, urban design, and historic cultural heritage – will provide iterative feedback throughout the design development process. This condition reinforces the State's commitment to delivering a landmark stadium that is both contextually sensitive and of enduring quality.

Architectural Composition

The stadium's form is articulated through three interrelated layers, from sky down:

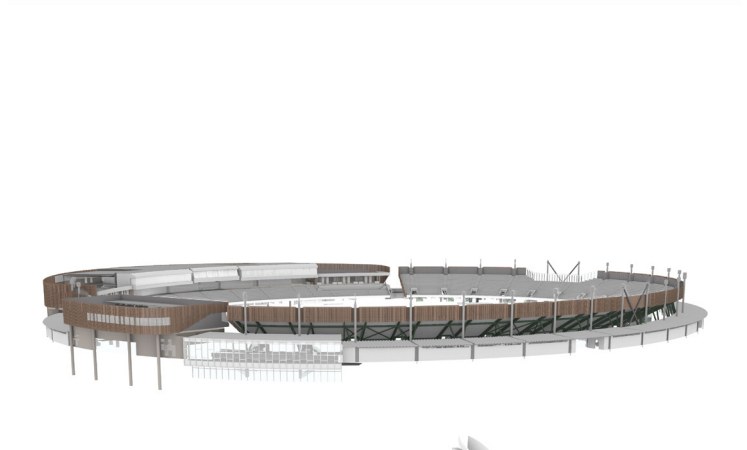
Timber shell roof

The roof combines advanced engineering with local materials in a structure that is both innovative and distinctly Tasmanian. Using a hybrid of Tasmanian timber and steel, it reflects the state's timber heritage while demonstrating sustainable design. Its translucent form allows natural light to filter through, creating a sense of openness and connection to the surrounding landscape.



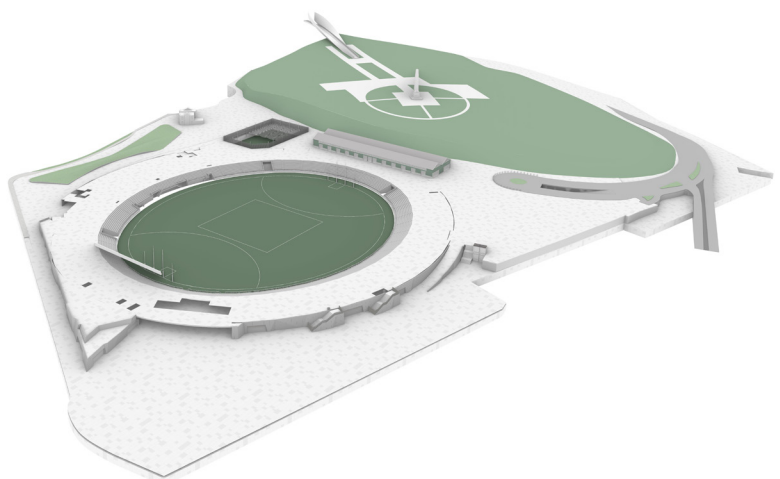
Woven veil

An aluminium screen wraps the stadium, creating a transition between the ground plane and the roof. Its design references traditional Aboriginal weaving techniques, embedding cultural meaning while providing shading, weather protection, and framed views.



Folded ground plane

The stadium base is formed as an extension of the historic cove floor, reconnecting the site to its original shoreline and working port heritage. By folding the landscape upward, the design helps to manage the building's scale and integrate it with its surroundings.



Respecting our heritage

The Government notes the Panel's comments in relation to the project's impact on historical cultural heritage but reiterates that this development will have a direct impact on only one State-listed heritage site, the Hobart Railway Goods Shed (the Goods Shed). All other impacts are indirect.

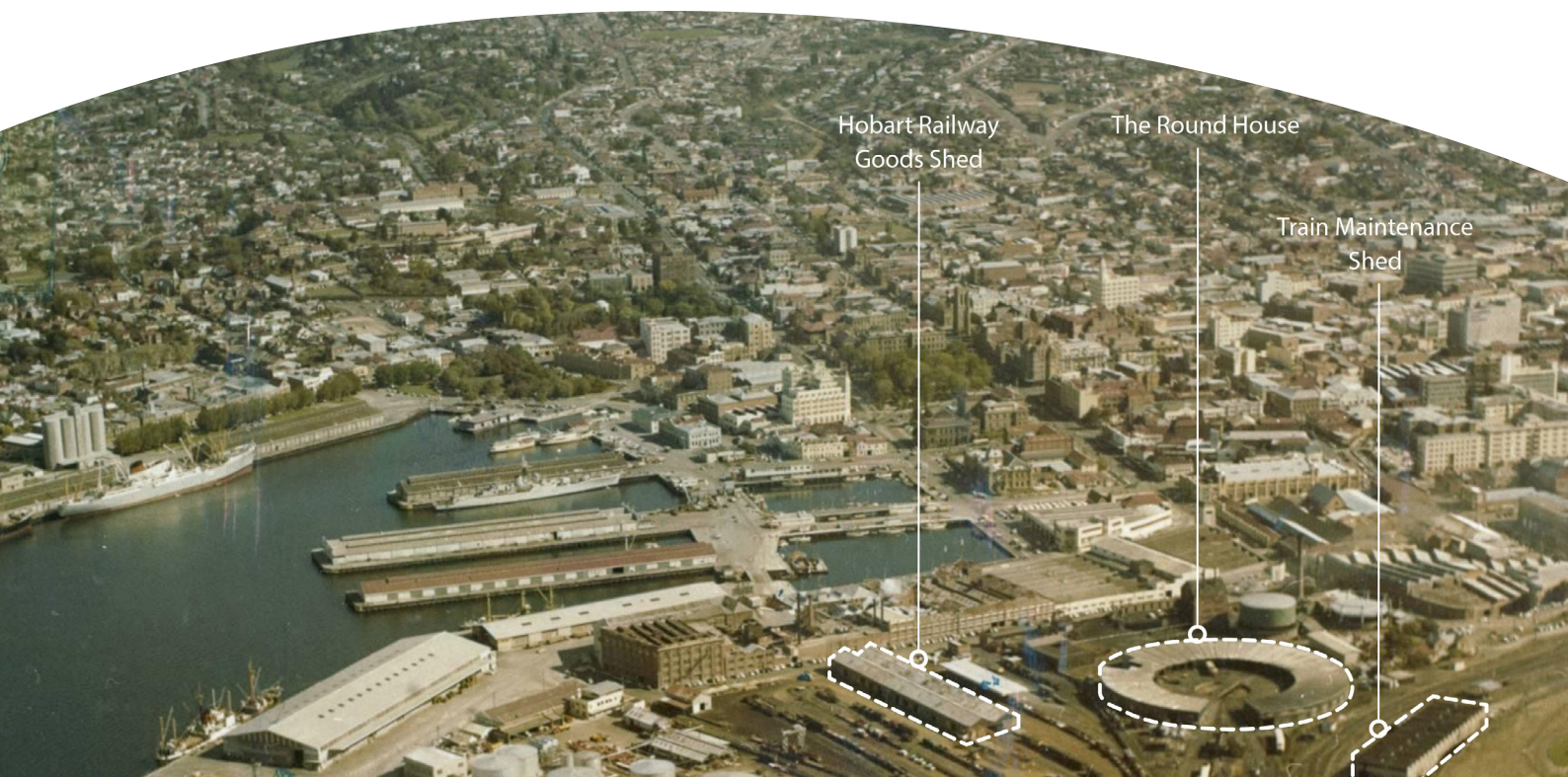
Goods Shed

The Goods Shed will be carefully relocated and integrated into the northern concourse, retaining its original timber framing and industrial character.

The proposed new location and orientation have similar relationships with the historical infrastructure and was previously occupied by a railway shed with a direct connection to the rail line.

Taking into account the Tasmanian Heritage Council's representation to the PoSS process, the permit conditions (see Schedule 4) include robust requirements around the relocation of the Goods Shed to ensure the dismantling, storing and re-erecting of the Goods Shed is carried out in accordance with the recommendations of a suitably qualified and experienced heritage practitioner. Within the Goods Shed, signs and wayfinding will feature historical information and design details

In its final IAR, the Commission noted that the relocation of the Goods Shed was not a significant issue for the project.



Hobart Rail Yards in the 1960s (uncredited, source: Stations of Tasmania)

Cenotaph

The Government acknowledges that the stadium development will have an indirect impact on the Cenotaph. The significance of the Cenotaph, as the site of Anzac Day, Remembrance Day and other memorial services, is respected. However, it is important to acknowledge that the Cenotaph has been subject to an evolving landscape around it over the last century.

“

To impose such an unhistorical and rigid interpretation upon the Macquarie Point development is to ignore two centuries of precedent for integrating significant urban infrastructure and evolution into Hobart's cityscape, often in close proximity to what has currently evolved into the Cenotaph and the Domain. The proposed stadium represents the next logical step in this continuous urban and visual evolution, reclaiming a derelict industrialised site to recreate new civic amenity and a dynamic public precinct, thereby re-enriching, rather than freezing, the Domain's evolving identity.¹⁶

Chris Goss, Architectural Visualisation Expert.

The stadium, and surrounding development, will offer the community more opportunities to engage with the Cenotaph and its significance, providing new viewpoints and public spaces from which to appreciate the Cenotaph from.

“

There are different views about the significance of the Cenotaph and the stadium... my son, who is still in active service, made the point to me that it is also important to celebrate the future and things for future generations... and the freedoms that we fight for. There has to be some sort of balance considered in that respect.

Neil Shepherd, Town Planner (evidence given in PoSS hearings).

The state's proposed permit conditions were revised during the PoSS hearing process to explicitly prohibit stadium construction work occurring during significant commemorative events to be held at the Cenotaph (see condition CN3 in draft Order). Stadiums Tasmania will work to avoid any conflicts between stadium events and Cenotaph commemorations.

¹⁶ [Landscape and Visual Impact Assessment – Orbit Solutions](#)

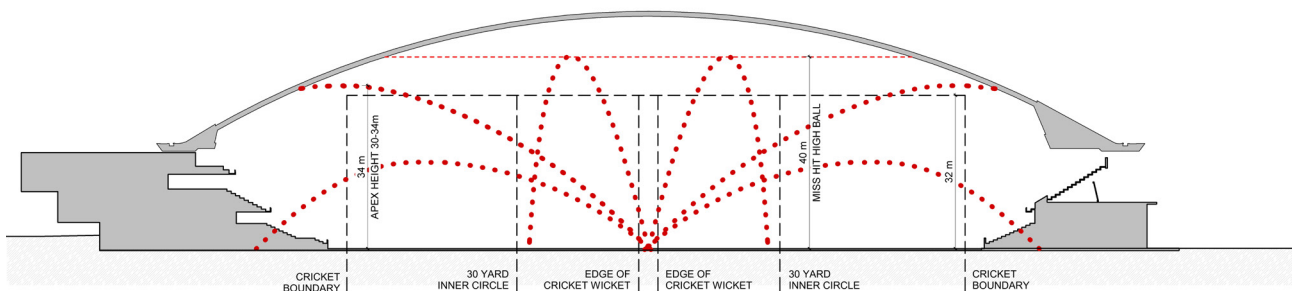


Historic aerial view of the Cenotaph in 1950 (source: Libraries Tasmania)

Roof innovation: shelter, experience, and opportunity

A key feature of the stadium is the 190-metre clearspan roof. It is believed to be the largest fixed roof over a natural grass oval anywhere in the world.

Its 49m internal roof clearance is designed using cricket Hawk-Eye data to accommodate high ball trajectories (miss hits and sixes).



The Design Team reviewed data available from Hawk-Eye camera systems that visually track and map the trajectory of a cricket ball. This reveals typical patterns of play in a cricket match and indicates the likelihood of a ball coming into contact with adjacent structures which determined the clear-ball height required

The roof will be constructed using ETFE pillows, supported by a frame of steel and locally grown glulam timber. ETFE is a high-strength polymer material that has been used on several other roofed stadiums in Munich, Beijing, Dunedin and Las Vegas, and locally such as at Allianz Stadium in Sydney.

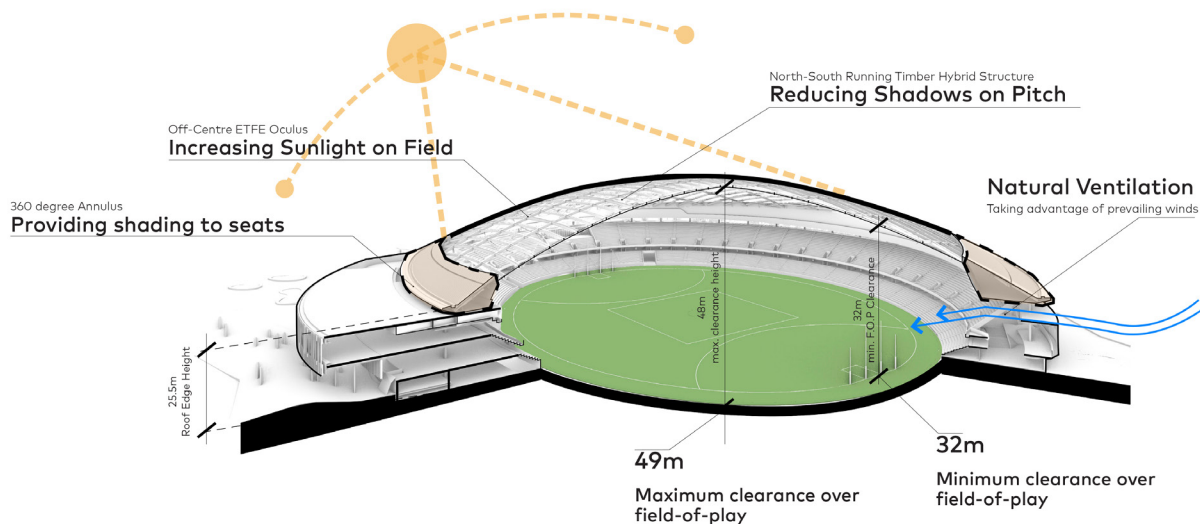
The stadium as designed with a full roof offers a number of advantages.

Extended event calendar and event certainty - the presence of a roof negates weather-related disruptions, ensuring events can proceed as scheduled, irrespective of rain or wind. This also supports events attraction as events can be held throughout the year, including in the low season, safely and with certainty.

Certainty of events is an enormous benefit for cricket (particularly Test matches), for concert organisers and for larger events (such as expos) that could utilise the expanse of the playing surface.

Patron comfort and certainty – the full roof enables year-round usability, providing shelter from the weather. Roof openings provide ventilation that mean the stadium has an internal temperature of +/- 5 degrees Celsius from the external environment. Protection from the wind and rain are key advantages that full-roof coverage presents. This encourages greater attendance as spectators are guaranteed protection from the elements, which is significant for the comfort of attendees and part of offering a fan-first experience.

The design has been carefully informed by modelling wind, temperature humidity and ventilation benefits. A full roof also offers protection from wind driven rain, which partial roofs are vulnerable to and can result in patrons becoming wet despite some roof coverage over the seating bowl.

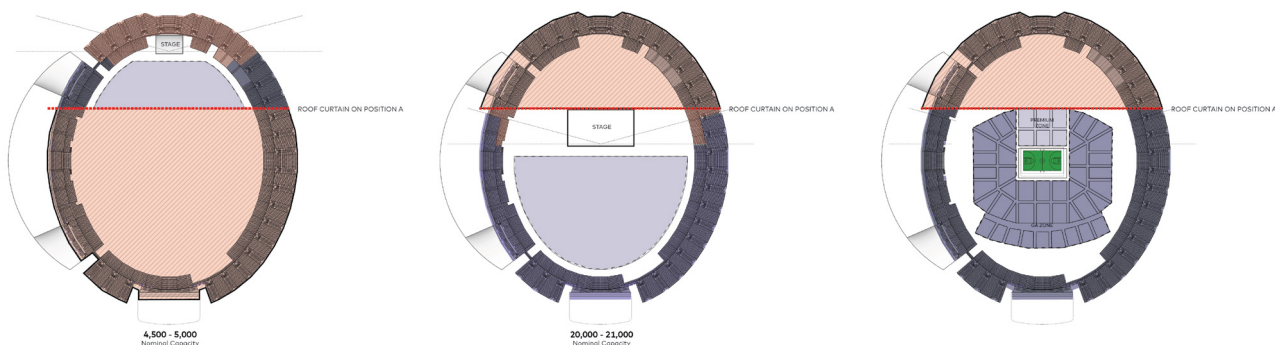


Macquarie Point Multipurpose Stadium – sun and weather modelling (credit: MPDC)

Minimises light spill and removes the need for light towers - a significant advantage of a full coverage roof is that it provides an apparatus from which sports lighting can be suspended, negating the need for free-standing light towers (similar to the MCG or Adelaide Oval), or lights fitted to a roof edge further from the field. The design of the stadium roof enables light fittings to be fixed directly over the field and closer to the playing surface. The result of this configuration is that fewer light fittings are required and, with fittings that direct sports lights only to the field of play, reduces light spill from the venue. Mitigating light spill presents a considerable benefit for neighbouring residential areas and existing activities on Evans Street.

Supports different sizes and types of events - Roof rigging points, under the EFTE roof, can accommodate loads to support concert, sporting and entertainment events. There is rigging capacity of 108 tonnes across the full roof. This enables the stadium to be used in a variety of ways, such as:

- curtains can be hung to partition the space to accommodate smaller events. This might include a concert of 20,000 (rather than full capacity of 31,500) through to a 5,000-person event
- using only the centre of the dome, which has a capacity of 72 tonnes, to hang large screens for a concert or central screens for a basketball game
- supporting concert staging using the dedicated stage pocket concrete base and removable seats in the north of the stadium. The roof above the stage can be used to hang lights, speakers, and supporting apparatus and secondary rigs, of up to 18 tonnes.



Macquarie Point Multipurpose Stadium - roof functionality

Reduces visual clutter - the roof houses a range of supporting infrastructure such as lighting and speakers required to accommodate a world class event. The service gantry and video boards are suspended from the primary roof structure reducing the visual clutter, keeping the focus on the field.

Optimal noise quality and atmosphere - a roofed stadium creates an atmosphere conducive to enhanced acoustics for concerts and other performances. For sports events, the acuity of sound from the crowd can elevate the level of excitement and engagement within the venue. This controlled environment could attract a higher calibre of musical and cultural acts, confident in the knowledge their performances will be seen and heard at optimal quality.

Provides additional customisation – the roof provides a canvas for feature lighting as part of the event, with customisable lights on the roof trailing and the use of sports lighting to create colours and effects without additional equipment.

Greater variety of events - The inclusion of the roof allows for a variety of events to be staged on the field. This includes one-off sporting fixtures such as stadium basketball events, noting there is capacity to hang scoreboards and equipment from the roof.

Our Pathway Forward

Next Steps



Planning approval

State Policies and Projects (Macquarie Point Precinct) Order 2025

Despite the Commission's overarching recommendation, it found issues such as traffic, parking, pedestrian movement, noise and other environmental effects are capable of being effectively managed. Management of these matters will occur through a set of robust permit conditions.

In accordance with the *State Policies and Projects Act 1993*, these conditions need to be provided in the form of an Order.

Any Order that the Minister for Housing and Planning recommends to her Excellency, the Governor of Tasmania, will be substantially consistent with the conditions the State submitted to the Commission during the PoSS hearings (as reflected in Attachment F of the final IAR). These conditions were subject to extensive review and reiterative refinement through both the enabling legislation and PoSS processes and reflect the negotiated position between:

- Macquarie Point Development Corporation
- Stadiums Tasmania
- Department of State Growth
- Department of Premier and Cabinet
- Department of Treasury and Finance
- Department of Natural Resources and Environment including Heritage Tasmania and Aboriginal Heritage Tasmania
- Department of Health including Ambulance Tasmania
- Department of Justice
- The Department of Police, Fire and Emergency Management (including the SES)
- Environment Protection Authority (EPA)
- TasPorts
- TasWater
- TasNetworks
- Hobart City Council (Council).

Some minor variations are currently being considered by Government – largely to respond to suggestions included in the final IAR. The proposed conditions for this project have been informed by those imposed on other major Tasmanian infrastructure projects (such as the Bridgewater Bridge) and those imposed on other stadium builds and redevelopments interstate (such as Allianz Stadium).

If Parliament approves the Order, further approvals will not be required under the *Land Use Planning and Approvals Act 1993*, the *Environmental Management and Pollution Control Act 1994*, the *Historic Cultural Heritage Act 1995* or the *Aboriginal Heritage Act 1975*. Through conditions, these matters will be regulated as if separate permits have been issued in the usual manner under the aforementioned Acts. This is how the PoSS process has been designed to work.

The permit does not extend to issuing building approvals required under the *Building Act 2016*. These approvals will still need to be sought from Council.

Governance

The Government is committed to ensuring there is robust oversight and control of the stadium project to give provide the possible chance of delivery on time, on quality and on budget.

The Government has created a ministry to oversee the delivery of the stadium and the broader precinct. The Hon Eric Abetz MP is the inaugural Minister for Macquarie Point Urban Renewal.

The Minister chairs dedicated Macquarie Point Urban Renewal Cabinet Committee that has responsibility for overseeing all aspects of the development of the Macquarie Point Precinct including the stadium. The other members of the Cabinet Committee are the Premier, the Minister for Infrastructure and Transport and the Minister for Sport.

The oversight of the urban renewal project by the Cabinet Committee will be supported by a Secretary-level Oversight Committee that will seek regular reports from MPDC, Stadiums Tasmania and TasPorts on progress with urban renewal related projects.

MPDC is established under the *Macquarie Point Development Corporation Act 2012*. The principal objectives in the Act include that MPDC are to plan, facilitate and manage the redevelopment of Macquarie Point land.

The operations of MPDC are overseen by the Board, which includes highly experienced and knowledgeable members, including members who have direct experience in large scale infrastructure development.

Parliamentary Standing Committee of Public Accounts

Further demonstrating our commitment to transparency and accountability, on 24 September 2025, the Government supported a motion referring the project to the Parliamentary Standing Committee of Public Accounts (PAC) to inquire into and report upon:

- the adherence of the Tasmanian Government, Macquarie Point Development Corporation and other entities to all announced delivery schedules and budgets regarding the Macquarie Point Stadium project, should the project be approved by the Parliament
- options to minimise delays and reduce additional expenses for taxpayers
- the appropriateness of the project's oversight and governance arrangements
- any other matters incidental thereto.

Conclusion

The Macquarie Point Multipurpose Stadium provides Tasmania with the opportunity to take a giant step forward in the national cultural, sporting and economic landscape. It adds to our success in basketball and short-form cricket by securing an AFL team of our own, the aspiration of generations. It makes Tasmania a global leader in playing long-form test cricket in all-weather conditions. It sets Hobart up as a destination for major global performing artists and large scale conferences.

Tasmanians have worked hard to lift this State into a position of national and international respect and recognition. We deserve the opportunity to take the next step.

Stadiums are costly. That is why in almost every instance, governments build them. This stadium, with its connection to the AFL Team and international cricket provides the foundation for economic investments that far outweigh the capital cost; for new hotels and a new professional sports sector. The economic growth will be shared by everyone and will be ongoing.

There is no hiding from the fact that stadiums are large. But this stadium, in this place, with this design will, over time, be seen as a place of memories. A place that brings the Tasmanian community together to celebrate in ways that we could only experience previously through travelling interstate.

A Tasmanian AFL Team is, and will, drive lasting benefits for Tasmania in terms of mental health and wellbeing for young people, increased community cohesion and ongoing economic growth. Professional sport has served us well nationally over decades and it will continue to do so, but this time locally.

This opportunity for all Tasmanians is too big and too important to turn our back on. Now is the time for a new vision for Hobart and for Tasmania. Now is the time to approve the Macquarie Point Multipurpose Stadium, to secure the Tasmanian AFL Team and to set a new direction for international test cricket. The Tasmanian Government is working to achieve this transformational outcome.

Appendix 1- State's expert evidence

Throughout the PoSS process, including during the public hearings, the State tabled expert evidence on a wide range of matters. The following outlines the evidence provided on the three principal matters raised by the Commission. The Government notes that the Commission has accepted this evidence in relation to some matters. For others, the Commission has relied on alternative evidence or other factors.

Economic and Social Effect

- KPMG hearing presentation (8 July 2025)
- KPMG consolidated report (26 June 2025)
- Supplementary Report - KPMG (31 January 2025)
- Cost Benefit Analysis - KPMG (September 2024)
- Economic Impact Assessment - KPMG (September 2024)
- Financial Impact Report - KPMG (September 2024)
- Social and Cultural Analysis Report - KPMG (September 2024)
- Technical note 1 - Updated Capital Cost Estimates (24 June 2025)
- Technical Note 8 - Additional Operating Model and Capital Cost Information (8 July 2025)
- Technical Note 14 - Tourism Data (14 July 2025)

Urban Form and Public Realm

- Neil Shephard - Planning Statement of Evidence (29 June 2025)
- Visual Impact Assessment agreement between Mr Goss Orbit Solutions Mr Saul and Mr Murphy (30 June 2025)
- Christopher Goss Orbit Solutions - Landscape and Visual Impact Assessment (25 June 2025)
- Christopher Goss Orbit Solutions - visual amenity evidence statement photomontages (24 June 2025)
- Christopher Goss Orbit Solutions - visual amenity statement of evidence (24 June 2025)

Historical Cultural Heritage

- GJM Heritage letter to MinterEllison on proposed heritage permit conditions (10 July 2025)
- Jim Gard'ner hearing presentation (8 July 2025)
- Jim Gard'ner Historic Heritage Addendum to Statement of Evidence (7 July 2025)
- The Goods Shed initial conservation management plan (16 May 2025)

Appendix 2 - Stadium costs

Stadium Costs

The Stadium is estimated to cost \$1.13 billion to design, construct and commission. An estimated breakdown of costs is provided below.

Item	\$ (excl GST)
Construction cost	640,542,966
Development Costs Including Contingencies and Consultant Fees	302,694,464
Headworks and Council Fees	5,600,000
Project Resourcing	17,900,000
Escalation	147,643,774
Day 1 operational costs	18,500,000
Total	\$1,132,881,204

The Government will continue to release information about estimated and actual expenditure as the project progresses.

Permit conditions

An analysis of costs associated with the conditions contained in the anticipated Order has been undertaken in consultation with the project's quantity surveyor. Condition compliance is estimated to cost approximately **\$3.083 million**.

The costs of developing and supplying documentation to meet of the conditions, and then compliance with those conditions, will be the responsibility of:

- contractors, both the main contractor and those appointed separately in respect of preliminary and enabling works
- MPDC, as it continues site preparations and oversees contractors
- Stadiums Tasmania in the operational and pre-operations phase.

Construction-related conditions are provided for in the construction cost budget outlined in the table above. These are met from construction preliminaries. Preliminaries are a standard inclusion within a quantity surveyor's cost plans, and anticipate costs including:

- site establishment and temporary facilities
- preparing safety and permit related documentation
- obtaining approvals
- installing scaffolding and safety equipment.

Based on expert advice from MPDC's construction advisors and quantity surveyor, it is estimated that the majority of the conditions to be met by contractors would reasonably fall within normal practice. Based on this advice it is estimated that **51%** of the anticipated cost of the conditions will be met from construction preliminaries.

Specific purpose conditions

The Project includes specific-purpose conditions, such as those relating to the review of specific plans by the Design Quality and Integrity Review Panel. Informed by the guidance of the project's constructability advisors, these conditions have been identified as being beyond the scope of what would ordinarily be provisioned for a project of this scale through preliminaries. These costs will be met from the client contingency.

Estimating the costs of these conditions includes the time of the Panel to consult on solutions and review the plans, as well as for the contractor and MPDC to provide material and facilitate the consultation. At this point in time, it is estimated that **37%** of the cost of meeting conditions will be met from the client contingency.

The remaining of the cost of the conditions (**12%**) is attributed to Stadiums Tasmania as they relate to the operational and pre-operations phase. These costs are not reflected in the stadium construction and commissioning cost.

Evolution of Costs

The Government has announced revised costs for the project as work has advanced on the design and scope, and as updated estimates have become available. Large scale infrastructure projects are continuously costed. Estimates are revised through the design and scoping process, through market testing, and during construction, as variations occur.

\$715m → \$775m

The total cost was revised to \$775m from an initial \$715m around the time of the submission of MPDC's reports to the Tasmanian Planning Commission in September 2024. This represented contingencies, design development, and some escalation.

\$775m → \$945m

The estimated project cost shifted from \$775 million to \$945 million in May 2025, at the time the Government released the then-proposed draft enabling legislation, permit, and Report. This change was due to three primary factors:

- **\$75 million** in additional costs which were to be funded through commercial partnership opportunities by the private sector. They include:
 - communication and technical services (PA system, CCTV, audio-visual and ICT, Ribbon Boards)
 - kitchen, food and beverage fit out.

- **\$38 million** in additional costs from design clarifications that led to an increase in gross floor area, and design refinement that provided more detail on internal costs and steel and structural estimations.
- **\$57 million** for additional facilities to assist in generating improved patron experiences (and revenue) required to support the ongoing sustainable operation of the Stadium. These included additional food and beverage offerings, enhanced storage and streamline operations, providing full patron connectivity and enhanced in-seat experience, and specific features such as the Chair's lounge.

Providing technical infrastructure and food and beverage fit-outs through the capital budget or through service arrangements is a trade-off between capital and operating costs. It also enables the Stadiums Tas to utilise local providers/brands, influence the food and beverage offerings and types of outlets, prices within those outlets and many other aspects related to these offerings.

Similarly, the investment in additional hospitality, premium, and member spaces improves patron experience and the estimated operating position for the Stadium. These additional functions and spaces helped move the stadium to a projected positive annual operating return (EBITDA) based on the latest modelling.

\$945m → \$1.13b

The recent revision of the project budget from \$945 million to \$1.13 billion comprise the following four factors:

- **\$97.5 million:** Escalation and delay costs related to delayed commencement. Escalation costs relate directly to the higher costs of building over time, and have been incurred due to the later timing for the build than planned for at the time the initial cost estimates were prepared by the quantity surveyor. Delay costs include prolongation as the additional time to start the process has added to the length of the time the project is taking, requiring resources and supporting consultants to be dedicated to the project for a longer period. The delays relate in part to the delays to obtaining planning and budget approval.
- **\$63 million:** Adding a client contingency, separate to the design and construction contingencies embedded within the base estimates (which are calculated as a proportion of estimated costs). This provides a contingency to manage risk associated with delivery.
- **\$18.5 million:** A new allowance has been included to add day-one operational equipment. These are additional to the construction. These items – for example, loose furniture, turf machinery, and grow lights – are recognised here as the costs will need to be met in order for the Stadium to host its first games and events.
- **\$6 million:** An additional allowance for progressing the project, including PoSS costs incurred by and MPDC and those reimbursed to the Tasmanian Planning Commission. The PoSS process has cost almost \$5 million to date.

Broader Precinct Related Costs

Northern Access Road and bus plaza

The Northern Access Road services the needs of the port and broader Macquarie Point Precinct. The delivery of this infrastructure is a requirement of the conditions contained within the Order (see condition D1 in draft Order).

The Northern Access Road services the needs of the port and broader Mac Point Precinct. The delivery of this infrastructure will be a requirement of the conditions contained within the Order. To meet the broader precinct needs in addition to the conditions within the Order, the scope and cost will also be subject to stakeholder requirements from the port and other uses in the Precinct.

Based on early concepts and subject to refinement based on further stakeholder engagement, the cost of the Northern Access Road has been estimated at \$75.9 million which will be considered as part of the 2025-26 State Budget. As the concept design is further developed, the estimate may need to be adjusted for upgrades of the Tasman Highway at the McVilly Drive interchange.

Car Park

A two-level, 374 space car park below the northern concourse, is included in the design plans to enable an option for delivery as part of the Stadium main works contract to realise integration efficiencies.

The initial estimated trade costs for this car park is \$49 million, with additional contingencies and on-costs taking this to \$97 million.

The delivery of this car park is a commercial proposition with the potential to defray the capital costs across the broader commercial activation of the precinct, including the TasPorts commercial zone.

MPDC is currently working through an analysis of the business case for the car park, including engagement with prospective operators. The analysis includes consideration of alternative options for car parking within the wider Macquarie Point precinct.

