DRAFT PROJECT PERMIT

PLANNING PERMIT GRANTED UNDER SECTION 8 OF THE MACQUARIE POINT PLANNING PERMIT BILL 2025

PROJECT NAME:	Macquarie Point Multipurpose Stadium
PERMIT HOLDER:	Macquarie Point Development Corporation
OPERATOR:	Stadiums Tasmania
PROJECT LAND:	The land specified in section 3 of the Macquarie Point Planning Permit Bill 2025
PERMIT APPROVAL IS FOR:	The use and development of the Project Land for: • A multipurpose stadium • Relocation of the Hobart Railway Goods Shed on the project land • Concourse and plaza surrounding the stadium • Demolition • Access, parking, landscaping and associated work

CONDITIONS AND RESTRICTIONS

Part A – Approved Plans and General Requirements	
A1	The use and development must be carried out generally in accordance with the approved plans and documentation as provided in Schedule 2 of this permit, unless otherwise amended by the *Macquarie Point Planning Permit Bill 2025* or modified by a condition of this permit.
	Reason for condition To clearly identify the use and development subject to this permit
A2	The use and development must comply with the conditions contained in the following Schedules to this permit: • Schedule 3 Aboriginal Heritage; • Schedule 4 Historic Cultural Heritage; • Schedule 5 Environment Protection Authority (EPA); • Schedule 6 TasWater; and • Schedule 7 City of Hobart stormwater requirements. If there is any inconsistency between a condition in the main body of this permit and a condition in any of the Schedules, the inconsistency is to be reconciled to the satisfaction of the Minister.
	Reason for condition To ensure the use and development complies with additional requirements of relevant regulators as set out in the Schedules to this permit, and to provide a clear mechanism for resolving any inconsistency in conditions.

A3	Where any condition of this permit requires the submission and approval of a plan, strategy, report, or specification, the document must be prepared by a suitably qualified person and submitted to and approved by the relevant regulator specified in Schedule 8, prior to the commencement of the relevant use or development (or any stage of use or development), unless otherwise specified. Except for matters of security, safety and commercial interest the approved plan, strategy, report or specification must be published either on the proponent's or the operator's website.
	Reason for condition To ensure that information required by the conditions of this permit is provided to required standards for the approval of the relevant regulator prior to the impacts of the relevant stage of use or development.
A4	The multipurpose stadium is approved to host sporting matches, concerts, functions, and social or community events. Events must not exceed 24,500 patrons, except for concert events which may accommodate up to 31,500 patrons. An increase in patron numbers above 31,500 may be permitted for specific events to a maximum of 40,000 patrons, subject to the prior approval of an Event Management Plan and Operational Transport Management Plan by the relevant regulator (as specified in Schedule 8).
	Reason for condition To define the approved event types and establish a framework for managing maximum patron capacities in a way that protects public safety, supports infrastructure planning, and allows for flexibility where justified by additional management measures.
A5	A copy of these conditions and any associated documents referred in these conditions must be held in a location that is known to and accessible by the proponent and operator. The proponent must ensure that all persons who are responsible for undertaking work on Project Land, including contractors and sub-contractors, are familiar with and act in accordance with the conditions relevant to their work.
	Reason for condition To ensure all persons involved in the activity are aware of and can comply with the permit conditions relevant to their responsibilities during the course of the project.

Part B – Staging and Design Approvals	
B1	Notwithstanding any requirements in this permit for certain plans to be prepared and approved before construction commences, preparatory works may occur prior to the approval of those plans subject to an up-to-date Site Environmental Management Plan being provided to the Director, EPA. Before being submitted to Director EPA, the Site Environmental Management Plan should be reviewed by the independent auditor, with any relevant advice incorporated into the Site Environmental Management Plan. Any additional preparatory works, not contemplated in the current definition at Schedule 1 may be approved by the Minister or their delegate, in consultation with the relevant regulators.
	Reason for condition To allow essential preparatory works to proceed ahead of full construction, where those works pose minimal risk.
B2	Use and development may be completed in stages. The corresponding obligations arising under this permit may be completed in accordance with an approved Staging Plan. Where staging is proposed, a Staging Plan must be prepared and submitted to, and approved by, the relevant regulators specified in Schedule 8 prior to the commencement of construction. The Staging Plan must: a) Identify how relevant aspects of construction and operation will be staged and sequenced; b) Set out the location, scope and details of development and works proposed within each stage; c) Describe how the obligations under this permit will be managed for each stage, having regard to construction timing, potential impacts, and the need for flexibility in sequencing. The Staging Plan may be amended from time to time with the written approval of the relevant regulators specified in Schedule 8.
	Reason for condition To reflect the scale and complexity of the project and the need for construction flexibility, enabling the development to proceed in stages while ensuring that permit requirements and amenity impacts are appropriately addressed at each stage.
B3	A Public Domain and Landscaping Plan must be prepared in accordance with Condition B4. The plan must be submitted to and approved by the relevant regulator (as specified in Schedule 8) before such works commence.
	Reason for condition To ensure that the design of external public domain and landscaping works within the Project Land is coordinated, functional and integrated with stadium operations and surrounding infrastructure

B4 The Public Domain and Landscaping Plan required by Condition B3 must consider:

a) Details of all works within the public domain areas of the Project Land external to the buildings;

b) Location and design of event bus stops, a pedestrian movement plan, and wayfinding elements that support the Operational Transport Management Plan;

c) Details of proposed works within the external public domain areas, as defined in this permit, including any associated public infrastructure;

d) Detailed landscape plans for both internal and external public domain areas

e) Hard and soft landscaping details and any fixed furniture;

f) Asset management and maintenance;

g) Details of security measures within the public domain on non-event days

h) Details of any material changes to the Signage Strategy

i) Crime prevention through environmental design (CPTED);

j) Lighting details to support public safety, amenity, and architectural visibility at night, including modelling to minimise spill and impacts on neighbouring properties, and coordinated with the lighting assessment required by Condition D3;

k) Consideration of potential impacts on marine navigation and port operations, including:

(i) Sightlines to and from the Port Control Tower (in consultation with TasPorts);

(ii) Lighting design and placement to avoid glare or distraction to marine navigation (in consultation with Marine and Safety Tasmania), with outcomes to inform the detailed lighting plan required under Condition D3.

l) interpretation plans including for matters of historical significance; and

m) details of proposed public art.

Reason for condition

To ensure the public domain and landscaping works are comprehensively designed to support accessibility, event operations, safety, amenity, environmental performance, and integration with the broader public realm and multipurpose stadium interface.

B5 Prior to the commencement of construction of each relevant stage, fully dimensioned and scaled Design Plans must be submitted to and approved by the relevant regulator specified in Schedule 8.

The Design Plans must:

a) be generally in accordance with the plans and documentation listed in Schedule 2, unless modified by a condition of this permit or to integrate with the approved:

i) Public Domain and Landscaping Plan (Conditions B3 and B4);
ii) Vehicle Access and Car Parking Design (Conditions B12, B16, B17 and B18);
iii) Stormwater Design (Condition B15);
iv) Electrical Network Plan (Condition B19); and
v) Accredited auditor's Site Suitability Statement for each certificate of title comprising the Project Land (Schedule 5 – EPA Conditions).

b) include the following:

i) a site layout plan showing the location of all permanent above-ground roads, footpaths, public spaces, buildings and structures within the Project Land;
ii) detailed plans, including elevations, sections, materials and finishes; and
iii) any other details required to demonstrate compliance with the permit conditions or approved plans.

Reason for condition

To ensure that specific design refinements necessary for effective operation, access, and integration with the public domain are incorporated into the final approved plans.

B6 Prior to the commencement of construction of the relevant stage, detailed design plans for all traffic, access, parking, and circulation infrastructure within the site must be prepared by a suitably qualified person and submitted to and approved by the relevant regulator specified in Schedule 8. These plans should consider the following:

a) Compliance with the performance-based principles and relevant sections of the Austroads Guide to Road Design, including for pedestrian and cyclist safety, shared use paths, and interface treatments;
b) Design of driveways, internal roads, kerbs, footpaths, intersections, and associated infrastructure in accordance with the Tasmanian Standard Drawings (TSD), or where not addressed, the Austroads Guide to Road Design;
c) Signage and line marking in accordance with AS 1742.2 and relevant Austroads guidelines;
d) Car parking layout and access designed to comply with AS 2890.1:2004, or demonstrating an equivalent standard of safety, efficiency, and usability;
e) Bicycle parking facilities in accordance with AS 2890.3:2015;
f) Vehicle barriers (if required) in accordance with AS 2890.1:2004 and AS/NZS 1170.1:2002;
g) Sight distances at all access points in accordance with Figure 3.3 of AS/NZS 2890.1:2004, including elevations and visual transparency of adjacent obstructions; and
h) Dimensions, levels, gradients, transitions, surface treatments, and drainage sufficient to demonstrate compliance with the above standards.

Reason for condition:

To ensure traffic, access, and parking infrastructure is appropriately designed to national and local standards, supporting safe and accessible movement across the site.

B7 Prior to the commencement of the relevant stage of construction, a Car Parking Plan must be submitted to and approved by the relevant regulator specified in Schedule 8.

The Car Parking Plan must:

a) Identify the proposed user types for all car parking spaces and how spaces will be allocated across the development;
b) Detail the management of public parking in conjunction with the multiple uses of the site, including justification for the number and allocation of spaces based on anticipated demand;
a) Have regard to the existing 499 public car parking spaces currently in use off Evans Street and how these will be retained, replaced, or modified as part of the development; and
b) Be consistent with and support the objectives and measures of the Operational Transport Management Plan required by Condition D11.

Reason for condition

To ensure car parking provision is appropriately planned, allocated, and managed across the site to meet the needs of all user groups and maintain overall parking efficiency and accessibility, including consideration of existing public parking availability.

Public Infrastructure and Road Authority Design Approvals

B8 Prior to the commencement of the relevant stage of construction, detailed engineering drawings for stormwater infrastructure must be submitted to and approved by the City of Hobart's General Manager in accordance with the stormwater conditions contained in Schedule 7 of this permit.

Reason for condition

To ensure stormwater infrastructure is designed and approved in advance of construction, enabling appropriate integration with the existing drainage network and compliance with the stormwater management requirements of this permit.

B9 Any excavation, earth-retaining structures (such as embankments, cuttings, or retaining walls), or footings within or supporting the road reservation must be designed and constructed to maintain the stability and integrity of the road reservation and its infrastructure.

Prior to the commencement of the relevant construction works, detailed design drawings, structural certificates, and associated geotechnical assessments must be submitted to and approved by the relevant regulator specified in Schedule 8. These documents must be prepared and certified by a suitably qualified and experienced engineer, and must:

a) Confirm the works will not impact the structural integrity of the road reservation during construction or operation;

b) Comply with AS 4678-2002 and specify a design life consistent with Table 3.1 for major public infrastructure;

c) Account for any additional surcharge loadings in accordance with relevant Australian Standards;

d) Reference and respond to any relevant geotechnical investigations or findings;

e) Identify any necessary mitigation measures to protect road infrastructure; and

f) Detail the location and structural design of footings adjacent to the highway reservation.

All works must be undertaken in accordance with the approved documents.

Reason for condition

To ensure the structural integrity of the highway reservation is maintained during and after construction, and that excavation and foundation works do not compromise public infrastructure.

B10 Detailed engineering design drawings of any proposed changes to existing public footpaths (as required by this development) must be submitted to and approved by the relevant regulator specified in Schedule 8, prior to the commencement of the relevant construction stage.

The drawings must:

a) Demonstrate that proposed footpath levels provide reasonable access from the street to the Project Land;

b) Specify materials for the footpath and internal areas that offer cohesive urban design while clearly demarcating public and private realms;

c) Ensure appropriate separation between footpaths and road carriageways; and

d) Provide clear and continuous wayfinding paths for vision-impaired pedestrians, including treatments (such as building lines or tactile surfaces) to aid orientation and navigation.

Reason for condition

To ensure upgraded public footpaths provide universal access, enhance pedestrian safety, and comply with the design and maintenance requirements of the Road Authority.

B11 – Electrical Network Services Plan

Prior to the relevant stage of construction, an Electrical Network Services Plan must be prepared by a suitably qualified person in consultation with TasNetworks and submitted to and approved by the relevant regulator specified in Schedule 8. The Plan must:

a) Confirm the final supply solution approved by TasNetworks' Network Planning Division for the multipurpose stadium and wider Macquarie Point precinct;

b) Demonstrate that the supply design will maintain resilience and not compromise the reliability of service to other users;

c) Identify and secure a dedicated substation site at natural ground level of adequate size for stadium and precinct supply infrastructure;

d) Identify and preserve existing and future utility corridors, including electricity network service corridors and easements for shared distribution network connections;

e) Demonstrate compliance with TasNetworks' technical and safety standards; and

f) Confirm whether a Regulatory Investment Test (as required under the National Electricity Rules) is necessary, and that it will be completed prior to any works to which the test applies.

Reason for condition

To ensure the electrical infrastructure serving the multipurpose stadium and surrounding precinct is designed and delivered in consultation with TasNetworks, maintains supply resilience, accommodates future needs, and complies with all technical, safety and regulatory requirements**.**

PART C – Construction Management

C1 At least 30 days prior to the commencement of the relevant construction stage, or other time approved by the relevant regulators specified in Schedule 8, a Construction Environmental Management Plan (CEMP) must be submitted to and approved by the relevant regulators specified in Schedule 8 to this permit. The CEMP must include the matters listed in Condition CN2 parts 1.1-1.4 of Schedule 5 and Condition C2.

The CEMP may be prepared and approved in stages, provided it addresses the relevant environmental risks to the satisfaction of the relevant regulators specified in Schedule 8.

Reason for condition

To ensure construction impacts are proactively managed through an adaptive and integrated environmental management framework that is embedded in staging and works planning, that is responsive to environmental risks at each phase.

C2 Unless otherwise approved in writing by the relevant regulators specified in Schedule 8, the CEMP must include sufficient detail to address the following requirements:

a) Aboriginal Heritage Conditions 1,2,3 and 6 in Schedule 3;

b) Historic Cultural Heritage Conditions in Schedule 4;

c) EPA Conditions G2, G3, G5, CN2, CN3 in Schedule 5;

d) TasWater infrastructure protection measures in accordance with conditions 18,19, 20 in Schedule 6;

e) Stormwater infrastructure protection measures in accordance with Conditions SW1 and SW5 in Schedule 7;

f) A Construction Traffic Management Plan in accordance with Condition C3.

Reason for condition

To ensure the CEMP comprehensively addresses environmental, heritage, utility, and infrastructure protection requirements, consistent with the conditions and responsibilities of relevant regulators identified in this permit.

C3 A Construction Traffic Management Plan (CTMP) must be submitted to and approved by the relevant regulator specified in Schedule 8, prior to the commencement of the relevant stage of construction.

The CTMP must be prepared having regard to the approved Staging Plan and must include the matters set out in Condition C4.

The CTMP must be implemented throughout the relevant stage of construction and may be updated from time to time with the written approval of the relevant regulator specified in Schedule 8.

Reason for condition:

To ensure construction-related traffic is planned and managed in a manner that minimises disruption to the road network, protects public safety, and complies with the requirements of the road authority.

C4 The CTMP required by condition C3 must include:

a) Measures to avoid lane closures on key roads to minimise traffic impacts;

b) Access arrangements for emergency services, port operations, and other essential traffic on Evans Street;

c) Measures to maintain a safe and continuous connection along the InterCity Cycleway through to Hunter Street;

d) Details of haulage routes, site access points, and associated safety and traffic control signage;

e) Identification of proposed temporary road or footpath closures and detour arrangements, including for pedestrian and cycling routes;

f) Consultation protocols with the Department of State Growth, City of Hobart, TasPorts, and any other affected stakeholders;

g) A communications plan for construction impacts, including direct stakeholder notifications and public updates;

h) Anticipated dates for key construction milestones and high-movement periods;

i) Planned operating hours for truck and vehicle movements;

j) Strategies for managing peak construction traffic and staging in coordination with the approved CEMP.

Reason for condition

To ensure appropriate planning and coordination of construction traffic, minimise disruption to the transport network, and protect public and worker safety throughout the project delivery.

C5 Prior to the commencement of construction, a comprehensive dilapidation report must be submitted to the satisfaction of relevant regulator specified in Schedule 8. The report must include:

a) A photographic and written record of the existing condition of:

(i) Infrastructure adjacent to the site (including roads, stormwater systems, footpaths, driveway crossovers, nature strips, and service connections);

(ii) The Royal Engineers Building; and

(iii) Buildings located on the southern side of Evans Street and other immediately adjacent to the construction area that may reasonably be affected by vibration, excavation, or construction activity.

b) Documentation of any pre-existing structural damage or defects;

c) Identification of monitoring points (if required) to assist in post-construction evaluation.

Reason for condition

To ensure the condition of nearby buildings and public infrastructure is documented prior to construction, and to assist in managing construction impacts through appropriate recording and monitoring.

PART D – Operational Management and Adaptive Review

D1 The use of the multipurpose stadium for events must not commence until the following requirements have been implemented to the satisfaction of the relevant regulator specified in Schedule 8:

a) Provision of the Northern Access Road and Event Bus Plaza, or an alternative approved arrangement for bus patron access as identified in the Operational Transport Management Plan (Condition D11);

b) Confirmation of operational arrangements for the provision of buses and ferries to support the Operational Transport Management Plan;

c) Implementation of a communication and engagement plan in support of the Operational Transport Management Plan;

d) Completion of landscaping and open space areas surrounding the stadium;

e) Installation of lighting in open space areas surrounding the stadium, along the Northern Access Road and Event Bus Plaza, and on Evans Street;

f) Installation of wayfinding signage throughout the site;

g) Provision of car parking (including DDA parking) required for events and daily operations;

h) Installation of waste management facilities; and

i) Completion of pedestrian and cycling infrastructure improvements identified in the approved Operational Transport Management Plan, including off-site works where required.

Reason for Condition

To ensure the multipurpose stadium operates as intended, with supporting infrastructure and systems in place to manage transport, accessibility, amenity, and operational impacts prior to use.

D2 - Multipurpose Stadium Event Operational Hours

The operation of events within the multipurpose stadium must be limited to the following hours, unless otherwise approved in writing by the relevant regulator specified in Schedule 8. The approved operational hours are related to hosting sport, major events and entertainment. The approved hours will not prevent the operator from continuing to serve patrons inside food and beverage outlets, in line with the operator's liquor licence, and provided the quiet enjoyment of space is maintained.

- 8am to 8pm for day sporting matches, or training on the field of play
- 2pm to 11:30pm for twilight and night sporting matches
- noon to 11:30pm for concerts
- noon to 8pm for concert rehearsal or sound checks.

The approved operational hours must be clearly communicated to event organisers and incorporated into the Event Management Plan required under Condition D7.

Reason for condition

To manage potential amenity impacts on nearby residents and land uses by clarifying the permitted hours of event operations at the multipurpose stadium.

D3 - Lighting

A detailed lighting plan and assessment for all external lighting and floodlighting of the multipurpose stadium and surrounding areas must be prepared and submitted to and approved by the relevant regulator specified in Schedule 8 prior to installation. The lighting plan must:

a) Be consistent with the approved Public Domain and Landscaping Plan under Conditions B3 and B4;

b) Comply with the concept lighting strategy and the recommendations of the external lighting and stadium floodlighting assessment;

c) Demonstrate compliance with AS 4282:2019 (*Control of the Obtrusive Effects of Outdoor Lighting*);

d) Confirm predicted lux levels at the boundaries of the site;

e) Address light spill and glare control, including consideration of roof design, surface reflectivity, and shielding;

f) Ensure any security lighting not required for pedestrian safety is baffled to prevent light trespass beyond the site boundary;

g) Identify any proposed restrictions on lighting hours and explain how these balance operational requirements with amenity protection;

h) Include a dedicated section addressing lighting for pedestrian paths and car parking areas, demonstrating compliance with AS/NZS 1158.3.1:2005 (Category P lighting), including:

i) Layout and spacing of luminaires;
ii) Predicted illumination levels;
iii) Compliance certification by a suitably qualified lighting engineer;
iv) Integration of CPTED principles into the lighting design.

j) Lighting must be designed and located to avoid causing visual distraction or hazard to marine navigation, including for vessels using the River Derwent and navigating under the Tasman Bridge. The final lighting design must be reviewed in consultation with Marine and Safety Tasmania.

Reason for condition

To ensure lighting associated with the multipurpose stadium and public realm is designed to minimise amenity impacts, maximise public safety, and comply with applicable lighting standards.

D4 Prior to the commencement of use, all traffic, access, and parking infrastructure—including driveways, internal roads, circulation areas, parking spaces, shared paths, and bicycle parking—must be:

a) Constructed in accordance with the approved design documentation;

b) Completed to a sealed, all-weather standard (e.g. asphalt, concrete, pavers, or approved equivalent); and

c) Surface drained to connect with the approved stormwater infrastructure.

Certification must be provided by a suitably qualified engineer confirming the infrastructure has been constructed generally in accordance with the approved design plans and complies with all applicable standards.

Reason for condition

To ensure the approved access and parking infrastructure is completed to a durable standard, independently certified, and fit for safe and functional use prior to operation of the multipurpose stadium.

D5 Prior to the commencement of use, an Operational Management Plan must be submitted to and approved by the relevant regulator specified in Schedule 8 in accordance with the requirements of Condition D6.

Reason for condition

To ensure a clear and coordinated framework is in place that will guide the operational performance of the multipurpose stadium and support integration with event, security, access, and emergency planning requirements.

D6 The preparation of the Operational Management Plan must consider the following plans, as set out in Conditions D7 to D11:

a) Events Management Plan
b) Security Management Plan
c) Operational Waste Management Plan
d) Flood and Emergency Evacuation Management Plan
e) Operational Transport Management Plan

The approved Operational Management Plan is a prerequisite to the operational use of the multipurpose stadium and must be implemented as approved.

Reason for condition

To ensure the Operational Management Plan integrates key event, security, waste, and emergency planning considerations into a single, coordinated framework that supports the safe, efficient and consistent operation of the multipurpose stadium.

D7 An Events Management Plan must be prepared and submitted to the relevant regulator specified in Schedule 8 no later than 18 months prior to the commencement of use of the multipurpose stadium, or by a later date approved in writing by the relevant regulator specified in Schedule 8.

The Events Management Plan should consider the following:

a) Patron management, ticketing, and pre-event travel advice;
b) Arrival and departure arrangements for patrons;
c) Arrival requirements for players and event staff;
d) Emergency responder access and coordination;
e) Operational staff movements and needs;
f) Transport and traffic management, including public transport integration, event bus planning, and ticketing arrangements agreed with transport operators;
g) Travel behaviour change initiatives to encourage non-car-based travel;
h) Protocols for coordination with other events and activities in the vicinity and broader urban area;
i) Protocols for the coordination of cruise ship arrival timing and impacts;
j) Port operations and access;
k) Management of events at the Cenotaph; and
l) Delivery and servicing arrangements for food, drink, and goods as may be relevant to various types of events.

Reason for condition

To ensure event planning informs the design and construction of the multipurpose stadium and surrounding infrastructure, and that safe, coordinated, and efficient event management is confirmed prior to operations.

D8 A Security Management Plan must be prepared and submitted to the relevant regulator specified in Schedule 8 no later than 12 months prior to the commencement of use of the multipurpose stadium, or by a later date approved in writing by the relevant regulator specified in Schedule 8. The Security Management Plan must be approved prior to the commencement of stadium use.

The Security Management Plan should consider the following:

a) Security personnel requirements and deployment arrangements;
b) Lighting provisions to support safe arrival and departure of patrons;
c) Crime Prevention Through Environmental Design (CPTED) responses integrated into the stadium and public domain design;
d) Traffic management requirements linked to security operations;
e) Terrorism tactic and attack vector methodologies; and
f) Coordination with Tasmania Police for attendance and operational response during events.

Reason for condition

To ensure security considerations are identified early and integrated into the design and construction of the multipurpose stadium, and that coordinated operational measures are in place to support safe and secure event management.

D9 An Operational Waste Management Plan must be prepared in consultation and submitted to the relevant regulator specified in Schedule 8, no later than 6 months prior to the commencement of use of the multipurpose stadium, or by a later date approved in writing by the relevant regulator specified in Schedule 8.

The Operational Waste Management Plan must address:

a) Waste storage systems and infrastructure;
b) Recycling and waste diversion programs;
c) Waste collection scheduling, logistics, and access; and
d) Location and number of waste and recycling bins in and around the stadium, sufficient to manage event-related waste and prevent littering.

Reason for condition

To ensure waste generated during stadium operations is managed efficiently, with appropriate infrastructure and collection systems in place to reduce landfill and protect public amenity.

D10 A Flood and Emergency Evacuation Management Plan must be prepared in consultation with relevant emergency services, and submitted to the relevant regulator specified in Schedule 8, no later than 12 months prior to the commencement of the use of the multipurpose stadium, or by a later date approved in writing by the relevant regulator specified in Schedule 8.

An Emergency Management and Incident Response Plan (Intelligent Risks Pty Ltd, January 2025) has been prepared and may be used to inform the final Plan. The final Plan must be updated to reflect the stadium's detailed design and interface with the broader precinct and must include, at a minimum:

a) Access requirements and designated routes for emergency service vehicles (e.g. ambulance, fire, police);

b) Flood risk mitigation strategies, including identification of safe access and egress routes in flood conditions;

c) Evacuation procedures for patrons, staff, and mobility-impaired persons, including provisions for full, partial, and shelter-in-place evacuations;

d) Crowd management and evacuation strategies for event buses, performers, and stadium staff under both Event and Non-Event Mode; and

e) Traffic management measures to support emergency response and large-scale egress, including coordination with the wider road network.

Reason for condition

To ensure coordinated and effective planning is in place for managing flood risks and emergency evacuation procedures prior to the commencement of stadium operations, supporting the safety of all occupants and emergency responders.

D11 – Operational Transport Management Plan (OTMP)

An Operational Transport Management Plan (OTMP) must be prepared and submitted to the relevant regulator specified in Schedule 8, no later than 18 months prior to the commencement of multipurpose stadium use. The OTMP must:

a) Support the proposed targets for non-car mode share for people attending events at the multipurpose stadium;

b) Identify all parties responsible for managing event-related transport, including State and local government agencies, public transport operators, and traffic management contractors;

c) Detail the permanent infrastructure available to support transport operations, and identify temporary measures (e.g. traffic controls, barriers, or additional services) required for different types and scales of events;

d) Establish a clear operational framework for event planning, coordination, and communication, including procedures for scenario-based transport planning;

e) Coordinate transport planning with other significant events occurring concurrently in Hobart, including cruise ship visits and events at the Cenotaph;

f) Outline specific strategies and operational tactics to manage traffic flow, pedestrian access, the movement and frequency of public transport services, and cyclists travelling to and around the precinct, with the ability to adapt to varying event types, attendance levels, and time of day/week;

g) Outline management strategies for pedestrians and cyclists.

h) Include protocols for engaging public transport providers to ensure sufficient supply of event buses, general access buses, and ferry services, including funding arrangements and obligations for each event organiser;

i) Include an Event Parking Management Plan, identifying available parking locations, restrictions or closures to existing parking areas, access and egress routes, and any agreements with car park operators regarding hours of operation;

j) Consider access needs for the general community, including non-event users of the area, to minimise disruption to citywide movement, access, and amenity for all transport modes during events.

k) Demonstrate how access for port operations, including over-dimensional cargo and cruise ship-related transport, will be maintained during event and non-event periods;

l) Include protocols for ongoing coordination with TasPorts, including during post-event dispersal and operational updates to reflect evolving precinct demands;

m) Include consideration of sightlines from the Port Control Tower and measures to avoid or manage any visual obstruction that may impact navigational safety, in consultation with TasPorts and Marine and Safety Tasmania.

The OTMP may be updated from time to time with the approval of the relevant regulator as specified in Schedule 8.

Reason for condition

To ensure traffic, transport, and access arrangements for multipurpose stadium operations are planned and coordinated in a way that supports event needs, minimises disruption to the city and port, and maintains safety, efficiency, and accessibility for all users of the surrounding road network and public realm.

D12 – Operational Noise Management Plan (ONMP)

An Operational Noise Management Plan (ONMP) must be prepared and submitted to the relevant regulator specified in Schedule 8, prior to the commencement of multipurpose stadium operations. The ONMP must:

a) Establish event-specific operational noise limits and performance criteria;

b) Include protocols for noise monitoring during all major events, with unattended noise loggers positioned at representative noise-sensitive receivers (including residential areas and cultural facilities);

c) Require that noise monitoring data is retained for a minimum of 90 days and made available upon request of the relevant regulator specified in Schedule 8;

d) Outline a complaints handling and response procedure, including record-keeping, investigation protocols, and feedback mechanisms;

e) Identify noise trigger thresholds and associated operational mitigation responses;

f) Reference the findings and recommendations of the Noise and Vibration Assessment;

g) Be reviewed and updated as necessary following each Post-Occupation Review cycle required by Condition D13.

Reason for condition

To ensure operational noise emissions from events at the multipurpose stadium are actively monitored, managed, and mitigated to not unreasonably impact the amenity of sensitive receivers and maintain compliance with environmental performance standards

D13 Post-Occupation Review of Event Operations

D13.1 The Operator must monitor the following event types for a minimum of two years after the commencement of multipurpose stadium use, and prepare a compliance table against each of the operational plans listed in Condition D6:

a) All concert events;

b) At least two sporting events each quarter, comprising a range of event types and attendance levels;

c) events involving activities that extend over multiple days.

D13.2 Any changes to approved plans, strategies, reports or specifications arising from the post-occupation review must be applied for within 12 months of completing the relevant review.

D13.3A Post-Occupation Review of Event Operations must be submitted to the relevant regulator specified in Schedule 8 every six months for two years in accordance with the requirements of D6.1. Each review must:

a) Validate the effectiveness of each of the plans listed in Condition D11 and D12;

b) Evaluate the performance of the Operational Management Plan required by condition D6;

c) Be submitted within 3 months of each monitoring period;

D13.4 Each review submitted under D13.3 must include:

a) Event type, teams/entertainers and timings;

b) Patron and staff numbers;

c) Rehearsal and sound test summaries;

d) Data summaries and performance against plan targets;

e) Identification of unmet commitments;

f) Comparison between predicted and actual impacts;

g) Transport management impacts and traffic congestion and accessibility in relation to the operation of the stadium (including for non-event users of the precinct);

h) key stakeholder engagement findings to confirm third party impacts on their assets and or operations from at least:

i) Department of State Growth – State Roads

ii) TasPorts

iii) City of Hobart

i) Adaptive management responses implemented.

D13.5. A social impact report must be completed 18 months after the commencement of operations and provided to the relevant regulator specified in Schedule 8.

<u>Reason for condition</u>

To ensure stadium operations are subject to ongoing performance review and continuous improvement, based on real-world data, community impact monitoring, and stakeholder feedback, with transparent reporting and adaptive responses.

D14 Final plan of subdivision

The final plan of subdivision and associated Schedule of Easements must provide for all necessary easements to the satisfaction of relevant regulator specified in Schedule 8, in consultation with the City of Hobart, TasWater, and TasNetworks. These easements must include, but are not limited to:

a) Existing pipelines, stormwater infrastructure, and the Hobart Rivulet, where these services pass through any lots shown on the final plan;

b) Existing and proposed electricity infrastructure, including substations and shared distribution network points of supply; and

c) Any strategic utility corridors required to support long-term service provision across the precinct, including future electricity network service corridors.

All easements must be in favour of the relevant infrastructure authority.

Reason for condition

To ensure that essential utility services—including electricity, water, stormwater, and drainage—remain protected, legally accessible, and capable of future expansion through appropriate easement provisions as part of the final subdivision.

Schedule 1 – Definitions

Construction means activities associated with construction of the activity, including but not limited to, site works to create a level site, earthworks, rock breaking and installation of infrastructure whether on land or in water, and associated activities.

Design Plans means general arrangement plans prepared to show the extent, location, size and elevation of use and development, at a scale sufficient to confirm permit compliance.

LUPA Act means the *Land Use Planning and Approvals Act 1993* (Tas).

Management Plans means air quality management plan, noise and vibration management plan, estuarine water quality monitoring plan, contingency management plan, stormwater management plan, environmentally hazardous materials management plan, and waste materials management plan.

Minister means the Minister responsible for administering the Macquarie Point Planning Permit Bill 2025 (unless otherwise specified).

MPDC Act means the *Macquarie Point Development Corporation Act 2012* (Tas).

Noise Sensitive Receptor means those receptors identified in Table 2 and the Site Map – Boundaries and Nearby Receptors of the Noise and Vibration Assessment Report prepared by AECOM dated 21 August 2024.

Preparatory Works means topographical or feature survey work including installation of controls and markers, dilapidation surveys, underground service location including potholing, geotechnical investigations including drilling, coring, test pitting and hand testing, collection of samples for analysis including of contaminated materials, installation of monitoring stations, installation of mitigation measures for sediment and erosion control, installation of temporary fencing, hoarding, construction signage, and environmental and traffic management measures, establishment of temporary facilities to support construction (e.g. site offices and laydown areas), installation of temporary testing rigs that do not require excavation for structural foundations, establishment of exclusion zones for protected areas, archaeological investigations, geoheritage investigations, minor utility protection works, site remediation works carried out in accordance with a certification issued by an accredited environmental auditor under section 39F of the *Macquarie Point Development Corporation Act 2012*, maintenance of existing facilities under the control of the Proponent.

Project means the Proposed Development within the meaning of section 4 of the Macquarie Point Planning Permit Bill 2025.

Project Land means the land identified in section 3 of the Macquarie Point Planning Permit Bill 2025.

Stadium means the multipurpose stadium proposed as part of the Project.

State Stormwater Strategy means the State Stormwater Strategy, Department of Primary Industries, Parks, Water and Environment, 2010.

Works means works within the meaning of the *Land Use Planning Approvals Act 1993.*

Schedule 2 – Approved Plans and Supporting Reports

Approved Plans
MPMS-CXC-DR-01-A00-0000 COVER SHEET - DRAWING INDEX Rev L1
MPMS-CXC-DR-01-A11-0200 PROPOSED CONTEXT PLAN Rev L1
MPMS-CXC-DR-01-A11-1000 SITE PLAN EXISTING CONDITIONS Rev L1
MPMS-CXC-DR-01-A11-2000 SITE PLAN PROPOSED Rev L1
MPMS-CXC-DR-01-A11-2001 SITE DIAGRAM - SCOPE Rev L1
MPMS-CXC-DR-01-A11-2002 SITE DIAGRAM - CONSTRUCTION ZONE Rev L1
MPMS-CXC-DR-01-A11-2003 SITE DIAGRAM - SERVICES Rev L1
MPMS-CXC-DR-01-A11-2004 SITE DIAGRAM - TRANSPORT Rev L1
MPMS-CXC-DR-01-A11-3000 GROUND PLANE - EXTERNAL CONCOURSE PLAN Rev L1
MPMS-CXC-DR-01-A12-0000 NORTHERN CAR PARK Rev L1
MPMS-CXC-DR-01-A15-1000 EXISTING CONDITIONS AND DEMOLITION PLAN - LEVEL GROUND Rev L1
MPMS-CXC-DR-01-A18-0000 GROUND PLANE - EXTERNAL CONCOURSE PLAN MODAL SPLIT AFL Rev L1
MPMS-CXC-DR-01-A18-0001 GROUND PLANE - EXTERNAL CONCOURSE PLAN MODAL SPLIT CONCERT Rev L1
MPMS-CXC-DR-01-A18-1000 GENERAL ARRANGEMENT - LEVEL 0 FIELD LEVEL PLAN MODAL SPLIT AFL Rev L1
MPMS-CXC-DR-01-A18-1001 GENERAL ARRANGEMENT - LEVEL 0 FIELD LEVEL PLAN MODAL SPLIT CONCERT Rev L1
MPMS-CXC-DR-01-A18-1100 GENERAL ARRANGEMENT - LEVEL 1 CONCOURSE PLAN MODAL SPLIT AFL Rev L1
MPMS-CXC-DR-01-A18-1101 GENERAL ARRANGEMENT - LEVEL 1 CONCOURSE PLAN MODAL SPLIT CONCERT Rev L1
MPMS-CXC-DR-01-A18-1200 GENERAL ARRANGEMENT - LEVEL 1M PLAN MODAL SPLIT AFL Rev L1
MPMS-CXC-DR-01-A18-1201 GENERAL ARRANGEMENT - LEVEL 1M PLAN MODAL SPLIT CONCERT Rev L1
MPMS-CXC-DR-01-A18-2100 GENERAL ARRANGEMENT - LEVEL 2 STADIUM CLUB PLAN MODAL SPLIT AFL Rev L1
MPMS-CXC-DR-01-A18-2101 GENERAL ARRANGEMENT - LEVEL 2 STADIUM CLUB PLAN MODAL SPLIT CONCERT Rev L1
MPMS-CXC-DR-01-A18-3100 GENERAL ARRANGEMENT - LEVEL 3 MEDIA LEVEL PLAN MODAL SPLIT AFL Rev L1
MPMS-CXC-DR-01-A18-3101 GENERAL ARRANGEMENT - LEVEL 3 MEDIA LEVEL PLAN MODAL SPLIT CONCERT Rev L1
MPMS-CXC-DR-01-A20-0010 GENERAL ARRANGEMENT - LEVEL 0 FIELD LEVEL PLAN Rev L1
MPMS-CXC-DR-01-A20-0020 GENERAL ARRANGEMENT - LEVEL 1 CONCOURSE PLAN Rev L1
MPMS-CXC-DR-01-A20-0021 GENERAL ARRANGEMENT - LEVEL 1M PLAN Rev L1
MPMS-CXC-DR-01-A20-0030 GENERAL ARRANGEMENT - LEVEL 2 STADIUM CLUB PLAN Rev L1
MPMS-CXC-DR-01-A20-0040 GENERAL ARRANGEMENT - LEVEL 3 MEDIA PLAN Rev L1
MPMS-CXC-DR-01-A20-0050 GENERAL ARRANGEMENT - LEVEL 4 GANTRY LEVEL Rev L1
MPMS-CXC-DR-01-A20-0060 GENERAL ARRANGEMENT - ROOF PLAN Rev L1
MPMS-CXC-DR-01-A40-0000-0 SITE SECTIONS Rev L1
MPMS-CXC-DR-01-A40-0010-0 BUILDING SECTIONS - EAST Rev L1
MPMS-CXC-DR-01-A40-0011-0 BUILDING SECTIONS - NORTH Rev L1
MPMS-CXC-DR-01-A40-0012-0 BUILDING SECTIONS - SOUTH Rev L1

MPMS-CXC-DR-01-A40-0013-0 BUILDING SECTIONS - WEST Rev L1
MPMS-CXC-DR-01-A80-0000 SOLAR STUDIES Rev L1
MPMS-CXC-DR-01-A90-0001-0 EXTERNAL MATERIALS SCHEDULE Rev L1
MPMS-CXC-DR-01-A90-0002-0 EXTERNAL MATERIALS SCHEDULE Rev L1
MPMS-CXC-DR-01-A99-0000-1 RENDER IMAGES - PAGE 1 Rev L1
MPMS-CXC-DR-01-A99-0000-2 RENDER IMAGES - PAGE 2 Rev L1
MPMS-CXC-DR-01-A99-0000-3 RENDER IMAGES - PAGE 3 Rev L1
MPMS-CXC-DR-01-A99-0000-4 RENDER IMAGES - PAGE 4 Rev L1
MPMS-OCR-DR-LA-00-0002 LEGEND Rev L1
MPMS-OCR-DR-LA-00-0013 PRECINCT SHEET LAYOUT PLAN Rev L1
MPMS-OCR-DR-LA-10-0001-1 GENERAL ARRANGEMENT PLAN - ZONE 1 Rev L1
MPMS-OCR-DR-LA-10-0002-2 GENERAL ARRANGEMENT PLAN - ZONE 2 Rev L1
MPMS-OCR-DR-LA-10-0003-3 GENERAL ARRANGEMENT PLAN - ZONE 3 Rev L1
MPMS-OCR-DR-LA-10-0004-4 GENERAL ARRANGEMENT PLAN - ZONE 4 Rev L1
MPMS-OCR-DR-LA-10-0005-5 GENERAL ARRANGEMENT PLAN - ZONE 5 Rev L1
MPMS-OCR-DR-LA-10-0006-6 GENERAL ARRANGEMENT PLAN - ZONE 6 Rev L1
MPMS-OCR-DR-LA-10-0007-7 GENERAL ARRANGEMENT PLAN - ZONE 7 Rev L1
View Point Locations, 17.02.2025, Rev 01 pages 1-5
Existing and Proposed photo montages from viewpoints 1-22, 23.08.2024 pages 6-38
Draft Plan of Subdivision, Veris Australia Pty Ltd
S.P.24.0237-00-CIV-SKT-021 EXCAVATION LEVELS
S.P.24.0237-00-CIV-SKT-022 ENGINEERED FILL AND PAVEMENT MATERIALS
Civil Engineering Drawings C01-C08 Rev DA1
Supporting Reports
Planning Report, Ireneinc, May 2025
Car Parking & Access Review – Macquarie Point, Hobart, Report Reference: 22241REP002, 4 September 2024
Emergency Management and Incident Response, Revision C, May 2025
Macquarie Point Stadium Development – Geotechnical Factual Report, WSP, June 2024
The Goods Shed – Initial Conservation Management Plan, Purcell, 2 May 2025
Historic Cultural Heritage Impact Assessment, Purcell, August 2024
Lighting Assessment and Electrical & Hydraulic Infrastructure, Introba, 4 September 2024
Noise and Vibration Assessment, AECOM, 21 August 2024
Previous Aboriginal Heritage Investigations, Macquarie Point Development Corporation, 17 July 2024
Signage Strategy, Futago, 27 August 2024
Site Environment Management Plan, Aecon, 22 October 2021
Site Remediation Strategy Update 2024, 17 June 2024
Solid Waste and Hazardous Material Management, Incognitus, August 2024
Stadium Design Description, Cox Cumulus, May 2025
Stormwater Assessment, Pitt and Sherry, 7 May 2025
Macquarie Point Stormwater Management Plan , BMT, 26 August 2024
Transport Study, WSP, August 2024
Wind Comfort Assessment for Visitors and the Precinct Area, Wackner Ingenieure, 21 August 2024

Schedule 3 – Aboriginal Heritage Conditions

1) An archaeologist and Aboriginal Heritage Officer (AHO) shall be present to monitor the removal of topsoil during Approved Works at AH 13901 to a depth that is deemed to be sterile of Aboriginal heritage potential by the archaeologist and AHO.

2) The Approved Works are any works required to complete the Stadium as described in the final Macquarie Point Development Corporation Project Proposal and confined to the Project Land.

3) Relics observed by the Archaeologist and AHO can be collected and stored with other Aboriginal heritage material already removed from the project site and in the custody of Macquarie Point Development Corporation. The consultants are to seek advice from Aboriginal Heritage Tasmania regarding the relics to be collected or not collected.

4) Any subsequent re-location of any relics recovered from AH 13901 at Macquarie Point, including any future use for interpretive purposes, must be consistent with advice sought from the Aboriginal Heritage Council following consultation with the Tasmanian Aboriginal community.

5) Consultation with the Tasmanian Aboriginal community regarding the future location of relics and any future use for interpretive purposes, is the responsibility of the Macquarie Point Development Corporation. Consultation process must be completed no later than one (1) year after the formal completion of the proposed development.

6) Prior to the commencement of construction an Unanticipated Discovery Plan (UDP) must be prepared to the satisfaction of the Minister for Aboriginal Affairs, in consultation with Aboriginal Heritage Tasmania. The UDP must include the following requirements:

    a) Other than Skeletal Material - Discovery of Aboriginal Relics other than Skeletal Material Step 1: Any person who believes they have uncovered Aboriginal relics should notify all employees or contractors working in the immediate area of the uncovered relic that all earth disturbance works must cease immediately. Step 2: A temporary 'no-go' or buffer zone of at least 10m should be established around all visible Aboriginal relics to protect the suspected Aboriginal site, where practicable. No unauthorised entry or works should be allowed within this 'no-go' zone until the suspected Aboriginal relics have been assessed by a consulting archaeologist, Aboriginal Heritage Officer or AHT staff member. Step 3: Contact AHT on 1300 487 045 as soon as possible but no later than 48hrs from the discovery of the relic and inform them of the discovery. Documentation of the find should be emailed to aboriginal@heritage.tas.gov.au as soon as possible. AHT will then provide further advice.
    b) Skeletal Material - Discovery of Skeletal Material Step 1: Call the Police (or if practical, a coroner) immediately. Under no circumstances should the suspected skeletal material be touched or disturbed. It is advisable to immediately treat the area as a potential crime scene, and remove all personnel and equipment that may contaminate the area. Step 2: Any person who believes they have uncovered skeletal material should notify all employees or contractors working in the immediate area that all earth disturbance works cease immediately. Step 3: A temporary 'no-go' or buffer zone of at least 50m should be established to protect the suspected skeletal material, where practicable. No unauthorised entry or works will be allowed within this 'no-go' zone until the suspected skeletal remains have been dealt with under the Coroners Act 1995 or the Criminal Code Act 1924. Step 4: Should the skeletal material be

determined to be Aboriginal, the Coroner will contact the Aboriginal organisation approved by the Attorney-General, as per the Coroners Act 1995 and Aboriginal Heritage Tasmania as per the Aboriginal Heritage Act 1975.

Schedule 4 – Historic Cultural Heritage Conditions

1. The Construction Environmental Management Plan (CEMP), must include a specific section Heritage Conservation Management Plan (HCMP), detailing heritage matters, and must include a methodology for dismantling, storing and re-erecting the Goods Shed, including alteration, adaptation and interpretation, and must be prepared by a suitably qualified and experienced heritage practitioner prior to the commencement of the dismantling of the building.
2. The HCMP must be informed by a structural assessment and extant recording of the Goods Shed undertaken by a suitably qualified and experienced structural engineer to ensure that the building is relocated with minimal loss of heritage fabric and is conserved with a high degree of integrity and authenticity.
3. The relocation of the Goods Shed must be carried out with regard to any requirements or recommendations of the methodology specified in Condition 1 of Schedule 4.
4. Any departure from the methodology specified in Condition 1 of Schedule 4 must be advised to Heritage Tasmania prior to any of that relevant action being taken.
5. The CEMP must include provisions to protect nearby heritage sites from excess vibrations that may impact on the structures.
6. The HCMP must include a Statement of Historical Archaeological Potential (SoAP) prepared in accordance with Part 2 of the current version of the Tasmanian Heritage Council's Practice Note 2 "Managing Historical Archaeological Significance in the Works Process".
7. The CEMP (incorporating HCMP) required by Condition C2 must be prepared and submitted to Heritage Tasmania for endorsement prior to the commencement of relevant works.
8. If the SoAP indicates that culturally significant archaeological values may be impacted by the works and avoidance in all or parts of such areas is not possible, then an Archaeological Method Statement (AMS) for managing the archaeological values must be prepared in accordance with Parts 3 to 8 of the current version of the Tasmanian Heritage Council's Practice Note 2 "Managing Historical Archaeological Significance in the Works Process" and this must be submitted to Heritage Tasmania for advice prior to the commencement of relevant works.
9. If the AMS recommends any archaeological processes to be undertaken, then these must be completed in accordance with the endorsed AMS prior to the commencement of building excavation work.
10. The HCMP must include policies for management of artefacts and in situ archaeological deposits, including recovering, recording, cataloguing, protecting, conserving, temporary storage and long-term management.
11. Any design changes to the Project Proposal that are likely to result in greater impacts on the historic cultural heritage significance of any place listed on the Tasmanian Heritage Register must be subject to further assessment and advice to minimise impacts. The assessment and

advice must be by a qualified and experienced heritage practitioner and allow the opportunity for comment from Heritage Tasmania being a relevant regulator specified in Schedule 8.

12. Prior to demolition of the Red Shed building an archival record is to be prepared with regard to the Tasmanian Heritage Council's Practice Note 3 and submitted to and approved by Heritage Tasmania for endorsement prior to the commencement of relevant works.

Schedule 5 – Environment Protection Authority (EPA) Conditions

These conditions are included in the project permit as if they had been required by the EPA Board pursuant to 25(5) of the Environmental Management and Pollution Control Act 1994.

Definitions:

Accredited Environmental Auditor means a person who is accredited under R1(3), or section 39F(3) of the Macquarie Point Development Corporation Act 2012.

Activity means construction of the Macquarie Point Multipurpose Stadium development.

Activity Area means the area to be used for the Activity when these conditions take effect, as defined in the document/ primary permit.

Construction means activities associated with construction of the activity, including but not limited to, site works to create a level site, earthworks, rock breaking and installation of infrastructure whether on land or in water, and associated activities.

Controlled Waste has the meaning described in Section 3(1) of EMPCA.

Director means the Director, Environment Protection Authority holding office under Section 18 of EMPCA and includes a delegate or person authorised in writing by the Director to exercise a power or function on the Director's behalf.

EMPCA means the Environmental Management and Pollution Control Act 1994.

Environmental Harm and **Material Environmental Harm** and **Serious Environmental Harm** each have the meanings ascribed to them in Section 5 of EMPCA.

Environmental Nuisance has the meaning described in Section 3 of EMPCA.

Environmentally Hazardous Material means any substance or mixture of substances of a nature or held in quantities which present a reasonably foreseeable risk of causing serious or material environmental harm if released to the environment and includes fuels, oils, waste and chemicals but excludes sewage.

Environmental Monitoring Data means results of laboratory and field testing of soil, sludge, water, dust, air or other environmental media. It also includes results of noise and vibration monitoring.

Person Responsible is any person who is or was responsible for the activity to which this document relates and includes the officers, employees, contractors, joint venture partners and agents of that person, and includes a body corporate.

Preparatory Works means topographical or feature survey work including installation of controls and markers, dilapidation surveys, underground service location including potholing, geotechnical investigations including drilling, coring, test pitting and hand testing, collection of samples for analysis including of contaminated materials, installation of monitoring stations, installation of mitigation measures for sediment and erosion control, installation of temporary fencing, hoarding, construction signage, and environmental and traffic management measures, establishment of temporary facilities to support construction (e.g. site offices and laydown areas), installation of temporary testing rigs that do not require excavation for structural foundations, establishment of exclusion zones for protected areas, archaeological investigations, geoheritage investigations, minor utility protection works, site remediation works carried out in accordance with a certification issued by an accredited

environmental auditor under section 39F of the *Macquarie Point Development Corporation Act 2012*, maintenance of existing facilities under the control of the Proponent.

Reporting Period means the financial year.

Site Environmental Management Plan is an environmental management plan approved by the accredited environmental auditor as set out in section 39F of the *Macquarie Point Development Corporation Act 2012*.

Site Suitability Statement means a certification by an accredited environmental auditor that the remediation of the site (or part of the site) has occurred to a standard that is satisfactory for the purposes of the proposed development, in accordance with section 39F of the *Macquarie Point Development Corporation Act 2012.* A site suitability statement may or may not include conditions to be imposed on the development.

Surface water means water runoff on the Activity Area from a rainfall event, or from construction activities, including washdown, and dust mitigation whether surface flow, piped flow, or flow within conduits, including any contaminants collected by the water during its passage.

General:

G1 Access to and awareness of conditions and associated documents

A copy of these conditions and any associated documents referred to in these conditions must be held in a location that is known to and accessible by the person responsible for the activity. The person responsible for the activity must ensure that all persons who are responsible for undertaking work in the Activity Area, including contractors and sub-contractors, are familiar with these conditions to the extent relevant to their work.

G2 Incident response

If an incident causing or threatening environmental nuisance, serious environmental harm or material environmental harm from pollution occurs in the course of the activity, then the person responsible for the activity must immediately take all reasonable and practicable action to minimise any adverse environmental effects from the incident.

G3 Complaints register

1. A public complaints register must be maintained. The public complaints register must, as a minimum, record the following detail in relation to each complaint received in which it is alleged that environmental harm (including an environmental nuisance) has been caused by the activity:

1.1. the date and time at which the complaint was received;

1.2 contact details for the complainant (where provided);

1.3 the subject matter of the complaint;

1.4 any investigations undertaken with regard to the complaint; and

1.5 the manner in which the complaint was resolved, including any mitigation measures implemented.

2. Complaint records must be maintained until the end of the contracted defects liability period, or 1 year after the cessation of construction, whichever occurs first.

G4 Notification prior to construction

At least 14 days prior to commencement of construction of the Macquarie Point Multipurpose Stadium, the person responsible for the activity must notify the Director of the date on which construction is expected to commence.

G5 Annual Environmental Review for Construction

1. Unless otherwise specified in writing by the Director, an Annual Environmental Review for the activity must be submitted to the Director each year for the period of construction within three months of the end of the reporting period.

2. The Annual Environmental Review must be made publicly available on the person responsible's website within one week of finalisation.

3. Without limitation, each Annual Environmental Review must include:

3.1 a statement by the Chief Executive or equivalent for the activity acknowledging the contents of the Annual Environmental Review as true and correct;

3.2 a summary of the works completed during the reporting period;

3.3 a summary of works proposed to be completed during the next reporting period;

3.4 subject to the Personal Information Protection Act 2004, a list of all public complaints received during the reporting period concerning actual or potential environmental harm or nuisance caused by the activity and a description of any actions taken as a result of those complaints;

3.5 evidence of compliance with permit conditions during the reporting period;

3.6 details of any non-compliance with permit conditions and any environmental incidents during the reporting period and any mitigative or preventative actions that have resulted from such incidents; and

3.7 a summary of any environmental monitoring data collected for the reporting period.

G6 Amendment of required plans and reports

1. The plans and reports required by these conditions must be amended to address any matter required by the Director, as advised by notice in writing.

2. Amended plans and reports must be resubmitted within the timeframe specified by the Director.

Design

D1 Design compliance with Auditors Site Suitability Statement

1. Where an accredited environmental auditor's Site Suitability Statement or Site Environmental Management Plan includes a condition of development, such a condition must be implemented in the design of the development.

2. Where a design element is required to satisfy a condition of a Site Suitability Statement, the works specification must include:

    2.1 a description of the proposed construction method and specifications of materials proposed;

    2.2 quality assurance and quality controls to be used in relation to those methods and materials; and

    2.3 the required technical level of supervision and independent verification.

Construction

CN1 Construction in accordance with Auditor's Site Suitability Statement

2. Where an accredited environmental auditor's Site Suitability Statement or Site Environmental Management Plan includes a condition of development, such a condition must be implemented in the relevant stage of construction, through the CEMP or relevant document.
3. The implementation of any conditions required under CN1.1 is to include a construction quality assurance process, where an independent third party verifies that the condition has been met.
4. The Director must be notified of any design changes approved by the accredited environmental auditor relevant to environmental management, within 5 working days of approval.
5. Unless otherwise authorised by the Director in writing, a Post Construction Report must be submitted to the Director for approval within two (2) months of the completion of construction.
6. The Post Construction Report must include, but is not necessarily limited to:

    5.1 'as-built' plans;

    5.2 details of any deviations from the requirements of an auditor's site suitability statement;

    5.3 the potential human health and environmental risk of any deviations in Condition CN1(5)(5.2) above;

    5.4 results of any quality testing required;

    5.5 the level of independent supervision and verification that has occurred during construction, including site reports; and

    5.6 a statement from the accredited environmental auditor who issued the site suitability statement, or other accredited environmental auditor approved by the Director, that the development, as constructed, is likely to meet the performance requirements specified in the Site Suitability Statement

CN2 Construction Environmental Management Plan

1 At least 30 days prior to the commencement of construction, or by a date otherwise specified in writing by the Director, a Construction Environmental Management Plan ('Construction EMP') must be submitted to the Director for approval. The Construction EMP must:

1.1 Outline measures for environmental management during construction to prevent the discharge of any pollutants to the environment.

1.2 provide for adaptive management by incorporating continuous monitoring and evaluation of the effectiveness of measures specified in the Construction EMP in mitigating environmental harm or nuisance. Where necessary, the Construction EMP must be updated to incorporate improvements identified during continuous monitoring and evaluation.

1.3 be embedded in works planning processes, ensuring the Construction EMP captures the appropriate environmental risks for the coming works, and identifies appropriate risk mitigation measures including contingency planning for unforeseen events.

1.4 must contain a description of the proposed timing and sequence of the major construction phases and associated activities. Proposed management measures to be implemented to avoid or minimise environmental impacts during each construction phase must be identified.

2 Unless otherwise approved by the Director in writing, the Construction EMP must include a risk assessment and comprehensive controls for all environmental hazards including but not limited to waste management, including controlled waste; environmentally hazardous materials management; noise management; and contingency management, and the following sub-plans:

2.1 Contaminated Site Management Plan that provides for mitigation and control of potential human health and environmental risks associated with subsurface contamination and acid sulphate soils, including:

2.1.1 the likely nature and extent of known contaminated soils;

2.1.2 general mitigation measures to control risks associated with contaminated soils; and

2.1.3 procedures for identification, management, stockpiling, sampling, analysis, classification, treatment, validation, reuse and/or disposal of contaminated soils;

2.1.4 the likely nature and extent of known gas and soil vapour contamination;

2.1.5 general mitigation measures to control risks associated with gas and soil vapour contamination;

2.1.6 procedures for identification, management, stockpiling, treatment, validation, reuse and/or disposal of acid sulphate soils; and

2.1.7 dust management procedures that provide for mitigation and control of dust to prevent environmental harm and nuisance beyond the boundary of the Activity Area.

2.2 Groundwater Assessment and Management Plan which provides for mitigation and control of potential human health risks and environmental risks associated with contaminated groundwater, including;

2.2.1 a plan for excavation dewatering; and

2.2.2 procedures for storage, sampling and classification, management, treatment, validation, reuse, discharge and/or disposal of contaminated groundwater.

2.3 Erosion and Sediment Control Plan that details measures to prevent impacts of soil erosion and sedimentation to waterways during the construction, in accordance with best practice outlined in IECA or similar, and which includes:

2.3.1 Management measures to limit the contamination of surface waters from contaminated sources on the Activity Area, including contaminated land, stockpile and treatment areas, and other contaminant sources including, including construction processes;

2.3.2 Management measures to limit the interaction between surface water and contaminated groundwater; and

2.3.3 Procedures for storage, sampling, management, treatment and validation to prevent the discharge of polluted surface water to the environment.

3 Construction must not commence until the Construction EMP has been approved by the Director.

4 Once approved, the person responsible must act in accordance with the approved Construction EMP.

5 The person responsible may apply to the Director to vary or substitute the Construction EMP or part of the Construction EMP. Any variation or substitution of the plan approved by the Director, by notice in writing, replaces the earlier approval with effect from the date specified in the notice.

CN3 Operating hours - Construction

1 Unless otherwise approved in writing by the Director:

1.1 Construction activities must not be undertaken outside 0700 hours to 1800 hours Monday to Friday; and 0800 hours to 1800 hours on weekends; and

1.2 Notwithstanding the above paragraph, the construction activities must not be carried out on Public Holidays that are observed State-wide (Easter Tuesday excepted).

Legal Obligations:

LO1 EMPCA

The activity must be conducted in accordance with both the conditions in this document and the obligations of the Environmental Management and Pollution Control Act 1994 (EMPCA) and subordinate regulations. The conditions of this document do not replicate legislated obligations; therefore, you should ensure you are aware of your obligations under EMPCA and subordinate regulations.

LO3 Change of responsibility

If the person responsible for the activity ceases to be responsible for the activity, they must notify the Director in accordance with Section 45 of the EMPCA.

LO4 Controlled waste transport

Transport of controlled wastes to and from the Activity Area must be undertaken only by persons authorised to do so under EMPCA or subordinate legislation.

LO5 Redevelopment under the Macquarie Point Development Corporation Act 2012

Under section 39F of the MPDC Act Redevelopment of a part of the site may not occur until an accredited environmental auditor has certified that the remediation of the part of the site has occurred to a standard that is satisfactory for the purposes of the proposed redevelopment.

Other Information:

OI1 Notification of incidents under section 32 of EMPCA

Where a person is required by section 32 of EMPCA to notify the Director of the release of a pollutant, the Director can be notified by telephoning **1800 005 171** (a 24-hour emergency telephone number).

Schedule 6 – TasWater Conditions

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with metered connections and sewerage system and connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.

2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.

3. Prior to commencing construction / use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

TRADE WASTE

4. Prior to the commencement of operation, the developer/property owner must obtain Consent to discharge Trade Waste from TasWater.

5. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge.

6. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent.

ASSET CREATION & INFRASTRUCTURE WORKS

7. Prior to applying for a Certificate for Certifiable Works/Engineering Design Approval, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.

8. Prior to undertaking any works related to water and sewerage, physical markers must be in place that clearly identify where water and/or sewer connections are to be made in accordance with any approved plan to TasWater's satisfaction.

9. Prior to commencing construction / use of the development, the developer must re-locate the existing DN1050mm critical gravity sewer main from within the footprint of the stadium works, to the satisfaction of TasWater.

10. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) / Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.

11. Prior to applying for a Permit to Construct the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.

12. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.

13. In addition to any other conditions in this permit, all works required by this Schedule must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.

14. Prior to the issue of a Certificate for Certifiable Work (Building and/or Plumbing) / Consent to Register a Legal Document / Certificate of Water and sewerage Compliance (Building and/or Plumbing) all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed, and are to be

constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.

15. After testing, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.

16. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document / applying to TasWater for a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:

    a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved.

    b. A request for a joint on-site inspection with TasWater's authorised representative must be made.

    c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee.

    d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

    Upon TasWater issuing a Certificate of Practical Completion, the newly constructed infrastructure is deemed to have transferred to TasWater.

17. After the Certificate of Practical Completion has been issued, a 12-month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12-month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". TasWater will release any security held for the defect's liability period.

18. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.

19. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

20. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

21. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.

22. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.

56W CONSENT

23. When applying for a Certificate for Certifiable Work (Building) and/or (Plumbing), the application documentation must include an application to TasWater, pursuant to section 56W of the Water and Sewerage Industry Act 2008, for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure.

DEVELOPER CHARGES

24. Prior to applying for a Certificate for Certifiable Works, the developer must provide TasWater with the following details:

    a. The total sewage flow at the point of connection.

    b. Probable simultaneous water demand (PSD) for the existing + proposed development.

    c. The required fire flow rate in L/s and the required residual pressure (kPa) at the point of connection.

       NOTE: The pressures will need to include losses through the actual connection, the associated pipework and the elevation changes.

    d. The calculation of equivalent tenements for the development.

       The document(s) submitted should include the relevant calculations for the proposal as well as include the relevant calculations for determining credits to be applied for Developer Charges.

    See advice section for details

25. Prior to TasWater issuing Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay developer charges in accordance with the policy in place at the time, to TasWater for water and sewerage infrastructure for additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

26. In the event the development precedes in stages, prior to TasWater issuing a Consent to Register a Legal Document/Certificate(s) for Certifiable Work (Building) and/or (Plumbing) for each stage, the developer must pay the developer charges commensurate with the number of Equivalent Tenements in each stage, as approved in the permit.

DEVELOPMENT ASSESSMENT FEES

27. The applicant or landowner as the case may be, must pay a development assessment fee of $1,307.93, and a Consent to Register a Legal Document fee of $256.99 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

    The payment is required within 30 days of the issue of an invoice by TasWater.

    In the event the development precedes in stages, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

Schedule 7 – Hobart City Council Conditions

Protection of Hobart City Council's Assets

ENG 1A

Any damage to Council's infrastructure must be reported to City of Hobart as soon as practicable. Any damage to the Council's infrastructure resulting from the implementation of this permit, must, at the election of the Council and within 30 days of demand:

1. be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the City of Hobart); or
2. be repaired and reinstated by the owner to the satisfaction of the City of Hobart.

Any damage must be reported to Council as soon as practicable.

ENG 1B

Prior to the issue of any approval under the Building Act 2016 or the commencement of work on the site (whichever occurs first), a written report and photos detailing any existing damage to the Hobart City Council's infrastructure on or adjacent to the site must be provided to the City of Hobart. The report should include, but not be limited to property service connection points, roads, kerb and channel, buildings and structures, stormwater pits and manholes, Hobart Rivulet, footpaths, driveway crossovers and nature strips; both on and adjacent to the subject site.

SW 1

Prior to the issue of any approval under the Building Act 2016 or the commencement of work on the site (whichever occurs first), a pre-construction structural condition assessment and visual record (eg video and photos) of the Hobart City Council's stormwater infrastructure (including the Hobart Rivulet tunnel if within 10m of the proposed works, Rivulet mouth and floating litter trap) within/adjacent to the proposed development must be submitted to the City of Hobart.

The condition assessment must include at least:

1. a site plan clearly showing the location of the investigation, with access points and all segments and nodes shown and labelled, with assets found to have a different alignment from that shown on the City of Hobart's plans to be marked on the ground and on the plan;
2. a digital recording of a CCTV inspection and written condition assessment report in accordance with WSA 05-2013 Conduit Inspection Reporting Code of Australia, in a 'Wincan' compatible format; and
3. photos/ videos of any existing drainage structures connected to or modified as part of the development.

SW 2

Prior to occupancy or the commencement of the approved use (whichever occurs first), a post-construction structural condition assessment and visual record (eg video and photos) of the Hobart City Council's stormwater infrastructure within/adjacent to the proposed development (including Hobart Rivulet tunnel if within 10m of the proposed works, Rivulet mouth and floating litter trap) must be submitted to the City of Hobart.

The condition assessment must include at least:

1. a site plan clearly showing the location of the investigation, with access points and all segments and nodes shown and labelled, with assets found to have a different alignment from that shown on the City of Hobart's plans shall be marked on the ground and on the plan;
2. a digital recording of a CCTV inspection and written condition assessment report in accordance with WSA 05-2013 Conduit Inspection Reporting Code of Australia, in a 'Wincan' compatible format; and
3. photos of any existing drainage structures connected to or modified as part of the development.

SW 3

If any works are proposed within 10m of the Hobart Rivulet, or 1m of other Council stormwater infrastructure; the proposed works must be designed to ensure the protection of and access to these assets.

Detailed engineering design and supporting material must be submitted and approved prior to the issue of any consent under the Building Act 2016 or commencement of work (whichever occurs first) via the condition endorsement process. The detailed design must be certified by a suitably qualified engineer.

Prior to issue of any Certificate of Completion a suitably qualified engineer must confirm the installation of the works adjacent to Council's assets is in accordance with the approved drawings and complies with this condition. Should any remediation works be required, these must be carried out at the developer's cost.

All work required by this condition must be undertaken in accordance with the approved detailed design.

Stormwater

ENG 10

All stormwater from the proposed development (including but not limited to: roofed areas, ag drains, and impervious surfaces such as driveways and paved areas) must be drained to a lawful point of discharge to the public stormwater system prior to occupancy or commencement of use (whichever occurs first).

Subdivision – Services

ENG 11

Services (private sewer, stormwater (including surface drainage) and water services/connections) to each lot must be designed and installed to meet the needs of future development, prior to the sealing of the final plan.

ENG 12

All internal lots must have services (private sewer, stormwater (including surface drainage) and water services/connections) installed to the lots proper, prior to the sealing of the final plan.

ENG 13

Private Services (private sewer, stormwater (including surface drainage) and water services/connections) are to be entirely separate to each lot and contained wholly within the lots served or appropriate easements, prior to the sealing of the final plan.

ENG 14

Prior to the sealing of the final plan, the developer must supply the City of Hobart with an as-installed services plan clearly indicating the location and details of all relevant services (entirely contained within their respective lots or appropriate easements). The as-installed services plan must be accompanied by certification from a suitably qualified expert that all engineering work required by this permit has been completed.

Construction Management

SW 5

Construction of the development must not adversely impact the Hobart Rivulet.
If any works or construction traffic will occur within 10m of the Hobart Rivulet, a rivulet construction management plan (RCMP) must be submitted and approved as a condition endorsement prior to commencement of works prior to the issue of any consent under the Building Act 2016 or commencement of work (whichever occurs first). The RCMP must:

1. detail the proposed construction methodology and identify all potential risks to the Hobart Rivulet during construction including but not limited to construction loading, traffic loading, excavation works, footing construction, vibrations, undermining, flood, and environmental harm;
2. provide treatment measures to eliminate or otherwise mitigate to as low as reasonably practicable all identified risks;
3. include a monitoring regime.

All work required by this condition must be undertaken in accordance with the approved CMP.

Stormwater Design

SW 6
Adequate stormwater infrastructure must be designed and constructed prior to occupancy, sealing of the final plan or the commencement of the approved use (whichever occurs first).

Prior to the commencement of plumbing or structural works, detailed engineering drawings must be submitted and approved as a condition endorsement. The detailed engineering drawings must be certified by a suitably qualified and experienced civil engineer and must:

1. be substantially in accordance with the Local Government Association of Tasmania: Tasmanian Municipal Standard Drawings (the version which applies at the time the relevant works), as varied by the City of Hobart's published departures from those Drawings, and the Local Government Association of Tasmania, Tasmanian Subdivision Guidelines (October 2013);
2. clearly distinguish between public and private infrastructure, as at time of completion of the works, and in the future;

3. show in both plan and long-section the proposed stormwater infrastructure, including but not limited to, connections, flows, velocities, hydraulic grade lines, clearances, cover, gradients, sizing, material, pipe class, adequate working platforms around manholes, erosion control, easements and inspection openings;
4. Show any existing redundant infrastructure be abandoned and removed at the owner's expense
5. Show safe overland flow paths through or from the site with no impact on third-party land
6. include the associated calculations and catchment area plans. The stormwater system (including defined overland flow paths) must cater for all 1% AEP event flows as at 2100 (i.e. including climate change loading) from a fully developed catchment. The main itself must be sized to accommodate at least the 5% AEP event flows from a fully-developed catchment with climate change load, or as otherwise approved by Council. Calculations must make provision for tailwater level and sea level rise;
7. include provision for future development within the catchment to be adequately and efficiently serviced;

All works must be carried out in accordance with the approved plans.

SW 8
All stormwater runoff from impervious surfaces within the site (particularly hardstand) must be treated and discharged from the site using Water Sensitive Urban Design principles to achieve stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010 or as close as practicable.
Detailed engineering designs and supporting material must be submitted and approved as a condition endorsement prior to the commencement of plumbing or structural works. These must include:

1. final treatment efficiency estimates,
2. all stormwater design parameters and assumptions, including any MUSIC model.
3. A supporting maintenance plan, which specifies the required maintenance measures to check and ensure the ongoing effective operation of all systems, such as: inspection frequency; cleanout procedures; descriptions and diagrams of how the installed systems operate; details of the life of assets and replacement requirements.

Any treatment assets to become Council-owned and maintained must fully detail and minimise life-cycle costs; have adequate access (both physical and legal); and be agreed upon with Council.

All work required by this condition must be undertaken and maintained in accordance with the approved stormwater management report and design.

SW 9
Council's receiving infrastructure and the existing private shared stormwater infrastructure have limited receiving capacity.

A stormwater management report and design must be submitted and approved as a condition endorsement, prior to the commencement of plumbing or structural works. The stormwater management report and design must be prepared by a suitably qualified engineer and must:

1. Clearly detail catchment areas and runoff coefficients draining to each system (existing and proposed).

2. Demonstrate each existing or upgraded receiving system has receiving capacity for all 5% AEP events (including climate change loading), or as otherwise agreed by Council.
3. Should any detention be required; include detailed design and supporting calculations of the detention showing:
    a. detention tank sizing such that there is no increase in flows from the developed site up to 5% AEP event and no worsening of flooding;
    b. the layout, the inlet and outlet (including long section), outlet size, overflow mechanism and invert level;
    c. the discharge rates and emptying times; and
    d. all assumptions must be clearly stated;
4. include a supporting maintenance plan, which specifies the required maintenance measures to check and ensure the ongoing effective operation of all systems, such as: inspection frequency; cleanout procedures; descriptions and diagrams of how the installed systems operate; details of the life of assets and replacement requirements.

All detention, upgrade or new infrastructure must be installed prior to occupancy, sealing of the final plan or the commencement of the approved use (whichever occurs first).
All work required by this condition must be undertaken and maintained in accordance with the approved stormwater management report and design.

Schedule 8

Draft Plan Endorsement and Enforcement Responsibilities

Plan/Document	Relevant Condition(s)	Relevant Regulator
Patron numbers for specific events	A4	Secretary, State Growth (or delegate)
Public Domain and Landscaping Plan	B3, B4	Secretary, State Growth (or delegate)
Staging Plan	B2	Secretary, State Growth (or delegate), in consultation with the Director EPA
Design Plans	B5, B6	Secretary, State Growth (or delegate)
Stormwater Design	Schedule 7	General Manager, Hobart City Council
Car Park Plan	B7	Secretary, State Growth (or delegate)
Structural protection road infrastructure	B9, B10	Secretary, State Growth (or delegate)
Electrical Network Services Plan	B11	Secretary, State Growth (or delegate) in consultation with TasNetworks
Construction Environmental Management Plan (CEMP)	C1, CN2 and EPA conditions	Secretary, State Growth (or delegate) and the Secretary of Natural Resource and Environment or delegate) in consultation with Director EPA, City of Hobart, TasWater, Heritage Tasmania, Aboriginal Heritage Tasmania
Construction Traffic Management Plan	C3, C4	Secretary, State Growth (or delegate) in consultation with Hobart City Council and TasPorts
Dilapidation Report	C5	Secretary, State Growth (or delegate)
Other requirements prior to commencement of use	D1	Secretary of the Department of State Growth (or delegate)
Multipurpose Stadium Event Operational Hours	D2	Secretary of the Department of State Growth (or delegate)
Lighting Plan	D3	Secretary, State Growth (or delegate) in consultation with CEO Marine and Safety Tasmania
Operational Management Plan	D5, D6	Secretary, State Growth (or delegate)
Events Management Plan	D7	Secretary, State Growth (or delegate)
Security Management Plan	D8	Commissioner of Police
Operational Waste Management Plan	D9	Secretary, State Growth (or delegate) and the Secretary of Natural Resource and Environment (or delegate) in consultation with Director EPA and the General Manager, Hobart City Council

Plan/Document	Relevant Condition(s)	Relevant Regulator
Flood and Emergency Evacuation Management Plan	D10	Commissioner of Police, in consultation with the Fire and Emergency Services Commissioner
Operational Transport Management Plan	D11	Secretary, State Growth (or delegate)
Operational Noise Management Plan	D12	Secretary, State Growth (or delegate) in consultation with Hobart City Council and TasPorts
Post-Occupation Review of Event Operations	D13	Secretary, State Growth (or delegate)
Final Plan of Subdivision and Schedule of Easements	D14	Secretary, State Growth (or delegate), in consultation with General Manager, Hobart City Council, TasWater, TasNetworks