

Multipurpose Stadium Project

STAGING PLAN

MPMS-DUO-PL-PM-01-13.0 Staging Plan_0A

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**MACQUARIE
POINT**

DEVELOPMENT CORPORATION

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Version History

Document Development

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Client Approval

Ver	Date	Reviewed by:	Approved by:	Notes
A	03/02/26	S Wilson-Haffenden	A Beach	Submission version

Acronyms and Abbreviations

Term	Meaning
ACM	Asbestos containing-material
CEMP	Construction Environmental Management Plan
CMP	Construction Management Plan
EPA	Environmental Protection Authority
HCC	Hobart City Council
HCMP	Heritage Conservation Management Plan
MPDC	Macquarie Point Development Corporation
OTMP	Operational Transport Management Plan
R.L	Reduced Level
Stadium Contractor	The party appointed to finalise the design, and undertake the construction of, the Multipurpose Stadium, through the procurement process that commenced on 10 January 2026
TSO	Tasmanian Symphony Orchestra
WSUD	Water Sensitive Urban Design

Other capitalised terms have the same interpretation as set out in the Order.

1. INTRODUCTION

The State Policies and Projects (Macquarie Point Precinct) Order 2025 (Order) sets out the conditions that must be met regarding the Macquarie Point Multipurpose Stadium.

Condition B2 in the Order sets out that the use and development of the Project may be completed in stages in accordance with a Staging Plan for a stage, to be approved by the Secretary of the Department of State Growth, in consultation with the Director of the EPA, before works commence on that stage.

This document has been developed to provide an overview of the stages of the project. It sets out four Project stages and which conditions within the Order apply to which stage. Every condition of the Order will be met at the completion of the Staging Plan, as demonstrated by the Conditions Matrix on page 15.

It is anticipated that this Staging Plan will be iterated over time and that the stages may be broken into further stages in future iterations. In this iteration of the Staging Plan, Stage 1 and Stage 2 are submitted for approval by the Secretary of the Department of State Growth. The Proponent will provide an updated Staging Plan for Stage 3 and Stage 4, prior to those stages commencing.

It is important to note that each stage is not intended to be fully complete before the subsequent stage commences. The stages outlined are intended to inform when each stage will commence.

This document outlines four stages of the Project. The information provided for each stage has been drafted to match the structure of the condition, which reads as follows:

B2

(3) A staging plan prepared under this condition must –

- (a) identify how relevant aspects of the construction, and operation, are to be staged and sequenced; and
- (b) set out the location, scope and details of development, and works, within each proposed stage; and
- (c) describe how the requirements of this Order are to be managed for each proposed stage, having regard to construction timing, potential impacts and the need for flexibility in staging and sequencing.

The stages are as follows:

- Stage 1 – Site Preparation and Bulk Earthworks
- Stage 2 – Goods Shed and Red Shed Removal
- Stage 3 – Stadium including Landscape
- Stage 4 – Operations

Stages 1 and 2 focus on packages of works that will be undertaken prior to the main stadium construction works, and will commence in advance of the Stadium Contractor being appointed. This will contribute to existing work to derisk the site, will prepare the site for the permanent works and enable works to progress while procurement of the Stadium Contractor occurs.

Stages 1 and 2 do not involve the construction of permanent works, rather early construction activities such as excavation, demolition, disassembly of existing structures and works to prepare the site for permanent works.

Stage 3 relates to the Stadium and associated landscaping areas including the installation of the relocated Goods Shed. Stage 3 includes the substantial portion of permanent works. It is anticipated after the appointment of the Stadium Contractor, further detail on Stage 3 will be provided including potentially separating these works into further stages.

Stage 4 relates to Operations of the Stadium.

Preparatory Works (B1) will be undertaken in accordance with the requirements of the Order. An overview of the preparatory works is contained within Appendix 1.

2. STAGE 1 - SITE PREPARATION & BULK EARTHWORKS

Stage 1 is the Site Preparation and Bulk Earthworks and involves activities to prepare for the main construction, including the excavation and removal of existing in-situ contaminated material to R.L 2.4 within the Stadium footprint and the transportation of material to waste disposal facilities. The plan at figure 1 shows the location of the bulk earthworks in purple.

A dashed line in figure 1 highlights two areas that will be progressed during this stage:

- Part 1 - the area to the left of the dashed line shown in figure 1; and
- Part 2 - the area to the right of the dashed line. The Goods Shed and Red Shed will need to be removed as part of progressing bulk excavation in the latter areas. Further information on the removal of these structures is provided at Stage 2.

The area to be excavated includes some small sections that may contain higher levels of contamination than the rest of the site, as well as areas where the removal of asbestos containing material is required. These areas will be sequenced such that there is sufficient time to undertake further testing and treatment onsite prior to the Stage 3 works.

Further information on the scope of works is provided below.



Figure 1: Bulk Excavation Extend of Works Overlaid on Stadium Footprint



Figure 2: Bulk Excavation Extent of Works Overlaid on Existing. Stage 1 includes the areas shown as Part 1 and Part 2. It does not include the areas shown as Part 3 in this figure.

1.1. STAGE 1 SCOPE OF WORKS

The Stage 1 scope is to complete early excavation works on site and other site preparations to reduce the work required in subsequent stages. The scope of the Stage 1 works are:

- Preliminary works including preparation of project documents and plans (including the Construction Environmental Management Plan), schedules, health and safety documentation and works approval
- Identify and engage appropriate waste management facilities
- Mobilisation of required equipment and establishment of the work zone
- Site establishment including site sheds, signage, traffic control and fencing
- Excavation and removal of soil material and remnant infrastructure, and management of the work zone
- Removal of the existing water main, and high voltage supply and storm water running through the north of the site alongside the access road
- Excavation, management and removal of Asbestos containing-material identified in the northern portion of the Site
- Remediation, on-site reuse and/or off-site disposal of soil stockpiles and other waste material stockpiles, to relevant licenced facilities
- Levelling and surface covering of the soil excavation to prevent contact with soil and prevent erosion
- Demobilisation and removal of equipment

- Provision of final survey reports on excavation works

Table 1 summarises the in-situ volumes of soil that are anticipated to be excavated:

Bulk Excavation	Level 2 Contaminated Soil	Level 3+ Contaminated Soil	Total Volume
Part 1	75,700m ³	8,300m ³	84,000m ³
Part 2	18,700m ³	1,500m ³	20,200m ³

Bulk Excavation of Soil

Soil for bulk excavation has been identified as potentially contaminated material as the result of historical land reclamation and industrial activities which occurred on the site commencing in the late 1800s. An assessment of in situ sampling soil data collected by AECOM during soil investigations since 2014, including recent soil testing conducted across Part 1 and Part 2 in December 2024, identified soil exceeding Fill Material criteria, as per the waste classifications defined by the Environment Protection Authority (EPA) Tasmania in the Information Bulletin No. 105 - Classification and Management of Contaminated Soil for Disposal (IB105) (EPA, 2018). Excavated soil is likely to consist of:

- Pre-categorised areas of Level 2 - Low Level Contaminated Soil. Pre-categorised soil may be loaded directly into trucks for transport to the designated waste management facilities, and may be temporarily stockpiled on the site before removal if required.
- Uncategorised areas of soil, including areas of potential Level 3 - Contaminated Soil, Level 4 Contaminated Soil Requiring Remediation, or containing asbestos containing material. Uncategorised soil will need to be stockpiled on, assessed and further treatment applied, if necessary, based on previously implemented and successful treatment methodologies, prior to removal.

The bulk excavation works have been proposed to prepare the site for future construction and consists of:

- Part 1: Approximately 30,000 m² in surface area and incorporates the western and northern portion of the Site:
 - o Excavation is estimated to consist of up to 74,000 m³ of anthropogenic fill material and 8,000 m³ of weathered dolerite. An additional 2,000 m³ should be included, as indicated in Table 1, and consists of a mix of fill and dolerite.
 - o The proposed final design elevation for Part 1 is to +2.4 m AHD. Some areas of the site will require excavation below this depth followed by placement of a minimum 200 mm thick cover layer.

- o Shallow dolerite bedrock may be encountered in the northern portion of this excavation area.
- Part 2 2: Approximately 17,000 m² in surface area and incorporates the eastern and southern portion of the Site.
 - o Excavation is estimated to consist of up to 20,200 m³ of anthropogenic fill material.
 - o Part 2 is intended to be excavated to a similar final design elevation as Part 1 (+2.4 m AHD).

Bulk excavation is expected to a final design elevation of +2.4 m AHD, which varies between 0.5m and 5.0 m below the current surface level across the excavation area. The dolerite bedrock is likely to be encountered during bulk excavation in the northern portion of the excavation, and was generally encountered between +3.0 and +5.0 m AHD during soil assessment work in December 2024. Excavation and removal of intact dolerite bedrock is not included in this scope and will be conducted as part of a separate scope of work. If dolerite is encountered during excavation, loose material (such as dolerite gravel) will be excavated and removed, and solid dolerite surveyed and left in situ.

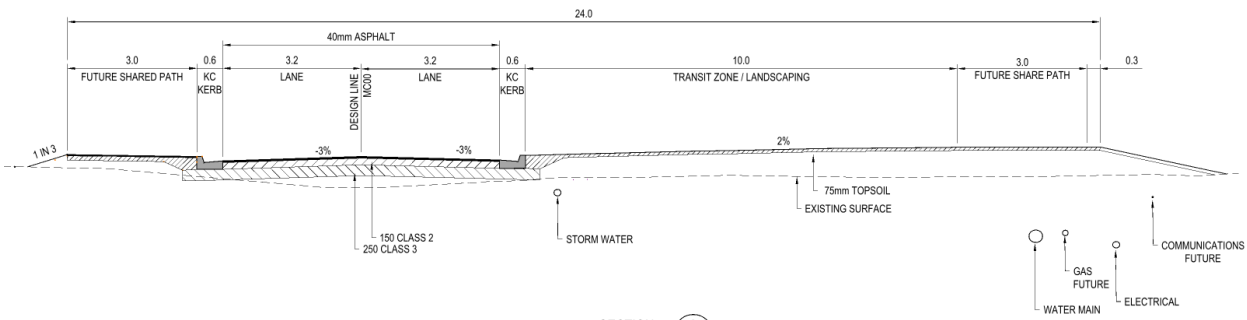


Figure 3: Cross Section of Services to be removed running through north side of site (future services not installed)

Exclusions

Items specifically excluded from the Stage 1 scope include:

- removal of the Goods Shed, as described in Stage 2
- the excavation of the area shown as Part 3 in figure 2
- excavation and removal of intact dolerite bedrock
- sewer main removal and relocation works

3. STAGE 2 - GOODS SHED & RED SHED REMOVAL

The scope of Stage 2 includes the disassembly, preservation, and storage of the Goods Shed and demolition in full of the Red Shed.

Disassembly of the Goods Shed includes:

The dismantling of the Goods Shed, taking care to preserve material as will be identified in the Goods Shed Dismantling Methodology, the Goods Shed Construction Environmental Management Plan and the endorsed Heritage Conservation Management Plan for preservation and future reassembly.

Activities will include:

- employing dismantling methods that minimise vibration and mechanical damage to heritage artefacts, timbers and steel connections;
- ensuring each heritage component is labelled, catalogued, and cross-referenced to its record; and
- protecting elements from damage during handling and transport.

Once the Goods Shed has been disassembled and transported offsite, the Goods Shed slab and foundations, and any non-natural materials immediately beneath the slab will be removed and disposed of, leaving the area at a safe and level surface suitable for subsequent works.

Demolition of the Red Shed includes:

Demolition the Red Shed and disposal of all resultant material in accordance with Order requirements and the Construction Environmental Management Plan for these works. Demolition of the Red Shed will be carried out in a controlled manner that protects adjacent heritage fabric, structures, and services. This includes the removal of the Red Shed slab and foundations, and any non-natural materials immediately beneath the slab or within the footprint, leaving the area at a safe and level surface suitable for subsequent works. The Contractor may salvage materials from the Red Shed.

The Goods Shed will be required to be rebuilt during Stage 3 and relocated to the north of the site as shown in Figure 4.

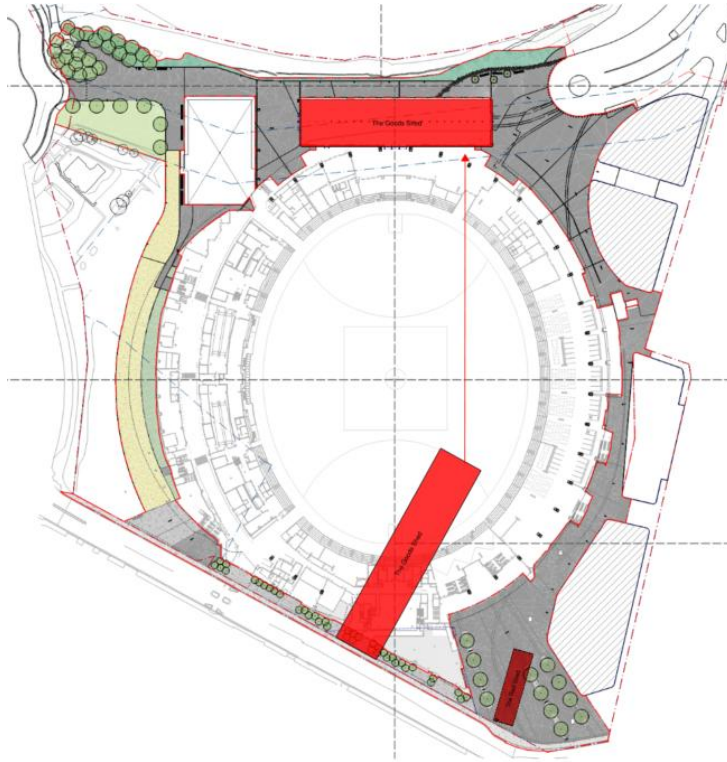


Figure 4 Goods Shed and Red Shed Current Location and Future Location of the Goods Shed overlaid on Stadium Footprint

4. STAGE 3 - STADIUM INCLUDING LANDSCAPING

Stage 3 relates to the construction of the Stadium including the surrounding landscaping and installation of the Goods Shed. It includes the area as outlined in the plan at figure 5 in dark blue, the areas in light blue will be made suitable for public access.

Further information on Stage 3 will be provided in the next iteration of the Staging Plan.

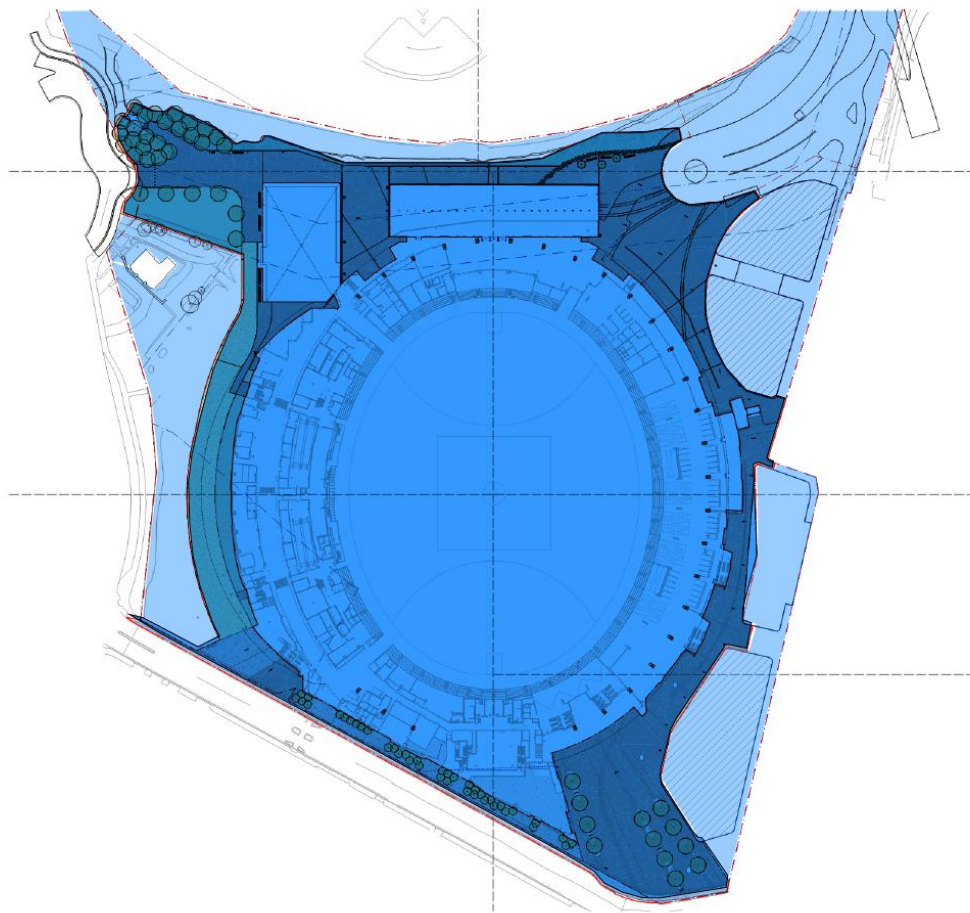


Figure 5: Stadium Permanent works extent

5. STAGE 4 - OPERATIONS

Stage 4 refers to the conditions required to be discharged prior to practical completion, and/or operations of the Stadium, generally related to operational conditions from the Order.

The plan at figure 6 identifies the area in which the operation will be affected in green.

The majority of management plans required for Stage 4 are developed during Stage 3, with time allowed for review and sign off before operation.

The Stage 4 conditions are to be managed by Stadium Tasmania (STAS), the future Operator of the Stadium, with the assistance of the Proponent.

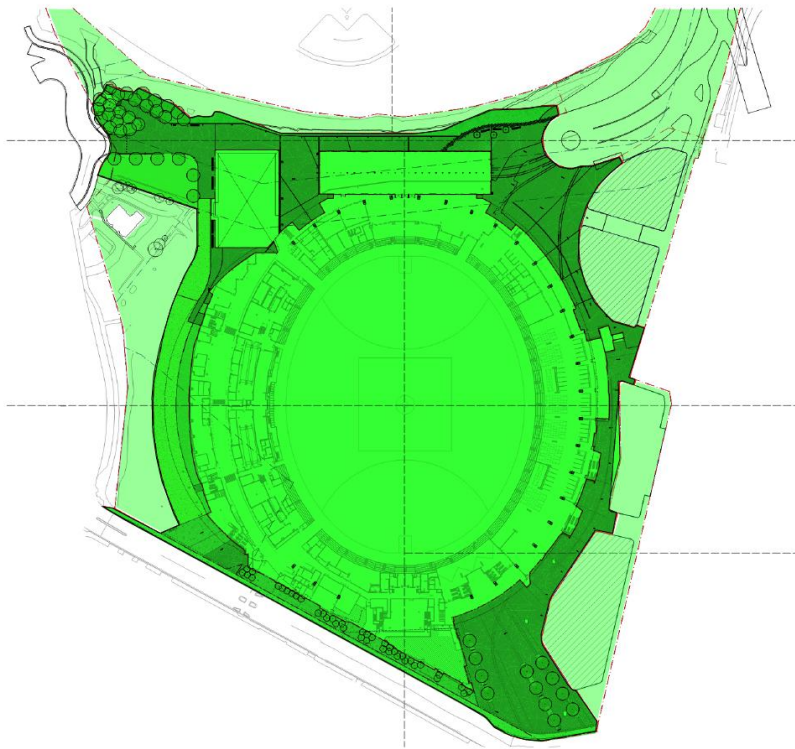


Figure 6: Stadium Operational Area

6. CROSS STAGE DEPENDENCIES

- **Stage 1 to Stage 2:** Part 2 of the Stage 1 bulk earthworks cannot commence until Stage 2 has progressed to the point of removing the Goods Shed.
- **Stage 1 to Stage 3:** Excavation within 10m of the existing sewer main that runs through the site, cannot occur until related works for its relocation are progressed, unless TasWater grants written approval. Works will be sequenced such that no excavation occurs within this zone prior to removing the sewer main, unless provided for in accordance with written consent from TasWater through condition T9 (2) in the Order.
- **Stage 3:** The main Stadium construction cannot commence until the Goods Shed and Red Shed are removed from site.
- **Stage 3:** Design and reassembly requirements for the Goods Shed will be undertaken as part of the main Stadium construction in Stage 3.
- **Stage 3 to Stage 4:** Opening the stadium requires satisfaction of **D1** infrastructure, and approvals/plans under **D5-D12**, **T4-T6**, **SW2**, and **D14** final survey.

7. CONDITIONS MATRIX

The below conditions matrix sets out the conditions that apply to each stage of works, with a rationale for why this is the relevant stage(s) for the condition.

Condition	S1	S2	S3	S4	Rationale
A1 - General Provision	✓	✓	✓	✓	This applies to all stages, the requirements will be considered as part of addressing matters in schedules 1 through 7.
A2 - Relevant Regulator	✓	✓	✓	✓	This applies to all stages, the requirements will be considered as part of addressing matters in schedules 1 through 7.
A3 - Publish Relevant Documents	✓	✓	✓	✓	This applies to all stages, the requirements will be considered as part of addressing matters in schedules 1 through 7.
A4 - Register of approved / amended documents	✓	✓	✓	✓	This applies to all stages, the requirements will be considered as part of addressing matters in schedules 1 through 7.
A5 - Special Events	☐	☐	☐	✓	This applies to the operation of the Stadium. Whilst the design will have regard to the capacities provided in this section there is no discrete requirement that relates to design and construction.
A6 - Consultation for CEMP, ONMP, EMP, Special EMP	✓	✓	✓	✓	This applies to all stages, the requirements will be considered as part of addressing matters in schedules 1 through 7.
A7 - Review of CEMP, ONMP, EMP	✓	✓	✓	✓	This applies to all stages, the requirements will be considered as part of addressing matters in schedules 1 through 7.
A8 - Noise and Vibration Measurements	✓	✓	✓	✓	This applies to all stages, the requirements will be considered as part of addressing matters in schedules 1 through 7.
A9 - Design Quality and Integrity Review Panel Review	☐	☐	✓	☐	This applies to all stages where Public Domain and Landscaping Plan (B3) Signage and Wayfinding (B5) and Design Plans (B7) are required. These plans relate to the permanent construction works contemplated in Stage 3. Stages 1 and 2 involve the removal of material or items from site however do not contribute to permanent works. Changes in plans required by a review under A9 or as a result of other conditions in this Order can be accommodated in Stage 3. There is a little to no risk that activities in Stages 1 and 2 will prevent any requirements relating to A9 being satisfied in Stage 3.
A10 - Conditions and Documents On Site	✓	✓	✓	✓	This condition applies to all stages.
AA1 - Consultation Requirements Note	✓	✓	✓	✓	This applies to all stages, the requirements will be considered as part of addressing matters in schedules 1 through 7.
AA2 - Consultation Requirements Note	✓	✓	✓	✓	This applies to all stages, the requirements will be considered as part of addressing matters in schedules 1 through 7.
AA3 - Consultation Requirements Note	✓	✓	✓	✓	This applies to all stages, the requirements will be considered as part of addressing matters in schedules 1 through 7.
B1 - Preparatory Works	☐	☐	☐	☐	This applies to Preparatory Works, which are pre-stage works and will be undertaken in accordance with the requirements of the Order.
B2 - Staging Plan	✓	✓	✓	✓	The Staging Plan is required before any stage commences so applies to Stage 1, 2, 3 and 4. An overall plan will be provided however the Proponent may only seek approval of an individual stage.
B3 - Public Domain and Landscape Plan	☐	☐	✓	☐	This condition must be met before public domain and landscaping works commence. These works only take place within Stage 3, as Stage 1 is limited to bulk earthworks, Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation. Not satisfying this condition in Stages 1 or 2 will not affect those works or provide any constraint in satisfying the condition in Stage 3.
B4 - Public Domain and Landscape Plan	☐	☐	✓	☐	This condition must be met before public domain and landscaping works commence. These works only take place within Stage 3, as Stage 1 is limited to bulk earthworks, Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation. Not satisfying this condition in Stages 1 or 2 will not affect those works or provide any constraint in satisfying the condition in Stage 3.

B5 - Signage and Wayfinding Plan	☐	☐	☒	☐	This condition must be met before permanent signage is installed. These works only take place within Stage 3 which installs permanent signage and wayfinding associated with the Stadium and landscaping. Stage 1 is limited to bulk earthworks, Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation. Not satisfying this condition in Stages 1 or 2 will not affect those works or provide any constraint in satisfying the condition in Stage 3.
B6 - Signage and Wayfinding Plan	☐	☐	☒	☐	This condition must be met before permanent signage is installed. These works only take place within Stage 3 which installs permanent signage and wayfinding associated with the Stadium and landscaping. Stage 1 is limited to bulk earthworks, Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation. Not satisfying this condition in Stages 1 or 2 will not affect those works or provide any constraint in satisfying the condition in Stage 3.
B7 - Design Plans	☐	☐	☒	☐	Design Plans contemplated under B7 refer to the Design Plans submitted in Schedule 2 of the Order as updated to comply with another condition of this Order. Design Plans contemplate permanent works. These works only take place within Stage 3, as Stage 1 is limited to bulk earthworks, Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation. Not satisfying this condition in Stages 1 or 2 will not affect those works or provide any constraint in satisfying the condition in Stage 3.
B8 - Design Plans	☐	☐	☒	☐	Design Plans contemplated under B7 refer to the Design Plans submitted in Schedule 2 of the Order as updated to comply with another condition of this Order. Design Plans contemplate permanent works. These works only take place within Stage 3, as Stage 1 is limited to bulk earthworks, Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation. Not satisfying this condition in Stages 1 or 2 will not affect those works or provide any constraint in satisfying the condition in Stage 3.
B9 - Traffic Design Plan	☐	☐	☒	☐	This condition must be met before permanent building and public realm construction commence. These works only take place within Stage 3 which constructs internal roads, circulation areas and event access, associated with the landscaping and Stadium. Stage 1 is limited to bulk earthworks, Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation. Not satisfying this condition in Stages 1 or 2 will not affect those works or provide any constraint in satisfying the condition in Stage 3. Schedule 1 Part 5 C3 and C4 specifically considers traffic management during construction and will apply to each construction stage.
B10 - Car Parking Plan	☐	☐	☒	☐	This condition is relevant for permanent works, which will determine permanent car parking arrangements. These works only take place within Stage 3, as Stage 1 is limited to bulk earthworks, Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation. Not satisfying this condition in Stages 1 or 2 will not affect those works or provide any constraint in satisfying the condition in Stage 3. Schedule 1 Part 5 C3 and C4 specifically considers traffic management during construction and will apply to each construction stage.
B11 - Stormwater Drawings	☐	☐	☒	☐	This condition must be met before permanent building works or modification are undertaken on stormwater infrastructure. These works only take place within Stage 3 which builds core and permanent stormwater infrastructure. Stage 1 is limited to bulk earthworks (includes the removal of minor stormwater infrastructure), Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation. Not satisfying this condition in Stages 1 or 2 will not affect those works or provide any constraint in satisfying the condition in Stage 3.
B12 - Excavation Works	☒	☒	☒	☐	This condition must be met before works related to excavations and retaining structures, these types of works occur primarily in Stage 1 and 3. Stage 2 involves minor excavation of footings. Stage 4 is limited to operation and so does not contain these works.

B13 - Excavation Plans (Road Reserves)	☒	☒	☒	☐	This condition must be met before works related to excavations and retaining structures, these types of works occur primarily in Stage 1 and 3. Stage 2 involves minor excavation of footings. Stage 4 is limited to operation and so does not contain these works.
B14 - Changes to Paths	☐	☐	☒	☐	This condition applies only where changes are proposed to public footpaths or shared-use paths. These works only take place within Stage 3, which will do these type of works as part of the stadium public realm integration, Stage 1 is limited to bulk earthworks, Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation. Not satisfying this condition in Stages 1 or 2 will not affect those works or provide any constraint in satisfying the condition in Stage 3.
B15 - Electrical Network Services Plan	☐	☐	☒	☐	This condition contemplates the final supply solution, substation location, corridors/easements and compliance as part of the final Stadium and landscaping design. These works only take place within Stage 3, which constructs the Stadium, Stage 1 is limited to bulk earthworks (which includes the removal of minor electrical infrastructure), Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation.
C1 - Construction Environmental Management Plan	☒	☒	☒	☐	This condition must be met before a construction stage begins, these works takes place in Stage 1, 2 and 3, Stage 4 is limited to operation.
C2 - Construction Environmental Management Plan	☒	☒	☒	☐	This condition must be met before a construction stage begins, these works takes place in Stage 1, 2 and 3, Stage 4 is limited to operation.
C3 - Construction Traffic Management Plan	☒	☒	☒	☐	This condition must be met before a construction stage begins, these works takes place in Stage 1, 2 and 3, Stage 4 is limited to operation.
C4 - Construction Traffic Management Plan	☒	☒	☒	☐	This condition must be met before a construction stage begins, these works takes place in Stage 1, 2 and 3, Stage 4 is limited to operation.
C5 - Dilapidation Report	☒	☒	☒	☐	This condition must be met before a construction stage begins, these works takes place in Stage 1, 2 and 3, Stage 4 is limited to operation.
D1 - Stadium Operation Conditions	☐	☐	☐	☒	This condition relates to operation and therefore does not apply to Stages 1, 2 and 3 which are construction stages.
D2 - Operating Hours and Conditions	☐	☐	☐	☒	This condition relates to operation and therefore does not apply to Stages 1, 2 and 3 which are construction stages.
D3 - Lighting Plan	☐	☐	☐	☒	This condition relates to operation and therefore does not apply to Stages 1, 2 and 3 which are construction stages. Schedule 1 Part 4 B3 provides for Lighting plans as part of the design process.
D4 - Traffic, Access, and Parking Certification	☐	☐	☐	☒	This condition relates to operation and therefore does not apply to Stages 1, 2 and 3 which are construction stages. Schedule 1 Part 4 B9 provides for Lighting plans as part of the design process and Schedule 1 Part 5 C3 and C4 allows for traffic management during construction.
D5 - Operational Management Plan	☐	☐	☐	☒	This condition relates to operation and therefore does not apply to Stages 1, 2 and 3 which are construction stages.
D6 - Operational Management Plan Inclusions	☐	☐	☐	☒	This condition relates to operation and therefore does not apply to Stages 1, 2 and 3 which are construction stages.
D7 - Events Management Plan	☐	☐	☐	☒	This condition relates to operation and therefore does not apply to Stages 1, 2 and 3 which are construction stages.
D8 - Security Management Plan	☐	☐	☐	☒	This condition relates to operation and therefore does not apply to Stages 1, 2 and 3 which are construction stages.
D9 - Operational Waste Management Plan	☐	☐	☐	☒	This condition relates to operation and therefore does not apply to Stages 1, 2 and 3 which are construction stages.
D10 - Flood and Emergency Evacuation Management Plan	☐	☐	☐	☒	This condition relates to operation and therefore does not apply to Stages 1, 2 and 3 which are construction stages.
D11 - Operational Transport Management Plan	☐	☐	☐	☒	This condition relates to operation and therefore does not apply to Stages 1, 2 and 3 which are construction stages.
D12 - Operational Noise Management Plan	☐	☐	☐	☒	This condition relates to operation and therefore does not apply to Stages 1, 2 and 3 which are construction stages.
D13 - Event Operations Report including Social Impact Report	☐	☐	☐	☒	This condition relates to operation and therefore does not apply to Stages 1, 2 and 3 which are construction stages.
D14 - Final Plan of Subdivision	☐	☐	☐	☒	This condition relates to operation and therefore does not apply to Stages 1, 2 and 3 which are construction stages.

AH1 - Heritage Monitoring Removal of Topsoil	☒	☒	☒	☐	This condition is relevant for construction stages, these works take place in Stage 1, 2 and 3, Stage 4 is limited to operation. The condition only applies if works are within the defined Aboriginal heritage area.
AH2 - Relic collection and storage	☒	☒	☒	☐	This condition is relevant for construction stages, these works take place in Stage 1, 2 and 3, Stage 4 is limited to operation. The condition only applies if relics are discovered; otherwise, they remain contingency measures embedded in the Construction Environmental Management Plan/AH5.
AH3 - Aboriginal Heritage Condition Note	☒	☒	☒	☐	This condition is relevant for construction stages, these works take place in Stage 1, 2 and 3, Stage 4 is limited to operation. The condition only applies if relics are discovered; otherwise, they remain contingency measures embedded in the Construction Environmental Management Plan/AH5.
AH4 - Consultation with Tasmanian Aboriginal Community	☒	☒	☒	☐	This condition is relevant for construction stages, these works take place in Stage 1, 2 and 3, Stage 4 is limited to operation. The condition only applies if relics are discovered; otherwise, they remain contingency measures embedded in the Construction Environmental Management Plan/AH5.
AH5 - Unanticipated Discovery Plan	☒	☒	☒	☐	This condition must be met before a construction stage begins, these works takes place in Stage 1, 2 and 3, Stage 4 is limited to operation.
H1 - Heritage Conservation Management Plan	☐	☒	☒	☐	This condition must be met before dismantling of the Goods Shed. These works take place within Stage 2. The re-erection takes place in Stage 3. Stage 1 is limited to bulk earthworks and Stage 4 is limited to operation and don't impact the Goods Shed.
H2 - Heritage Conservation Management Plan	☐	☒	☒	☐	This condition must be met before dismantling of the Goods Shed. These works take place within Stage 2. The re-erection takes place in Stage 3. Stage 1 is limited to bulk earthworks and Stage 4 is limited to operation and don't impact the Goods Shed. H17 separately requires H1 and H2 to be considered as part of B3.
H3 - Structural Assessment	☐	☒	☒	☐	This condition must be met before dismantling of the Goods Shed. These works take place within Stage 2. The re-erection takes place in Stage 3. Stage 1 is limited to bulk earthworks and Stage 4 is limited to operation and don't impact the Goods Shed.
H4 - Goods Shed Relocation	☐	☒	☒	☐	This condition must be met before dismantling of the Goods Shed. These works take place within Stage 2. The re-erection takes place in Stage 3. Stage 1 is limited to bulk earthworks and Stage 4 is limited to operation and don't impact the Goods Shed.
H5 - Heritage Conservation Management Plan Publicly Available	☐	☒	☒	☐	This condition must be met before dismantling of the Goods Shed. These works take place within Stage 2. The re-erection takes place in Stage 3. Stage 1 is limited to bulk earthworks and Stage 4 is limited to operation and don't impact the Goods Shed.
H6 - Variation from Heritage Conservation Management Plan Endorsement	☐	☒	☒	☐	This condition must be met before dismantling of the Goods Shed. These works take place within Stage 2. The re-erection takes place in Stage 3. Stage 1 is limited to bulk earthworks and Stage 4 is limited to operation and don't impact the Goods Shed.
H7 - Revised Heritage Conservation Management Plan	☐	☐	☐	☒	This condition must be met after the Goods Shed has been relocated and before the Goods Shed is occupied. The condition can only be satisfied either during or at the completion of Stage 3.
H8 - Construction Environmental Management Plan, Heritage Sites	☒	☒	☒	☐	This condition must be met before a construction stage begins, these works takes place in Stage 1, 2 and 3, Stage 4 is limited to operation.
H9 - Statement of Historical Archaeological Potential	☐	☒	☒	☐	The Heritage Conservation Management Plan prepared as part of H1 must include a statement of Historical Archaeological Potential (including for Royal Engineers Building & Kings Yard) and must be prepared and implemented before excavation for heritage works. These works only take place in Stage 2, where dismantling of the Goods Shed, site works and archaeology are involved, as Stage 1 is limited to bulk earthworks, Stage 3 is limited to Stadium construction and landscape and Stage 4 is limited to operation.

H10 - Statement of Historical Archaeological Potential	☐	☒	☒	☐	The Heritage Conservation Management Plan prepared as part of H1 must include a statement of Historical Archaeological Potential (including for Royal Engineers Building & Kings Yard) and must be prepared and implemented before excavation for heritage works. These works only take place in Stage 2, where dismantling, site works, or archaeology are involved, as Stage 1 is limited to bulk earthworks, Stage 3 is limited to Stadium construction and landscape and Stage 4 is limited to operation.
H11 - Archaeological Method Statement	☐	☒	☒	☐	If the Heritage Conservation Management Plan identifies that culturally significant archaeological values may be affected and cannot be avoided an Archaeological Method Statement must be prepared. The Heritage Conservation Management Plan is relevant for Stage 2 and Stage 3.
H12 - Archaeological Method Statement	☐	☒	☒	☐	If the Heritage Conservation Management Plan identifies that culturally significant archaeological values may be affected and cannot be avoided an Archaeological Method Statement must be prepared. The Heritage Conservation Management Plan is relevant for Stage 2 and Stage 3.
H13 - Heritage Conservation Management Plan Inclusions	☐	☒	☐	☐	This condition must be met before dismantling of the Goods Shed. These works take place within Stage 2. The re-erection takes place in Stage 3. Stage 1 is limited to bulk earthworks and Stage 4 is limited to operation and don't impact the Goods Shed.
H14 - Design Changes in relation to Historic Cultural Heritage	☒	☒	☒	☐	Whilst design plans are provided as part of Stage 3 and thus this condition predominantly applies to Stage 3 the requirement will sit across all stages until operation.
H15 - Record of Goods Shed, Red Shed and Hydro Electric Building	☐	☒	☒	☐	This condition must be met before demolition as part of heritage works. These works only take place within Stage 2, as Stage 1 is limited to bulk earthworks, Stage 3 is limited to Stadium construction and landscape and Stage 4 is limited to operation.
H16 - Heritage Interpretation Report	☐	☐	☒	☐	This condition will be addressed through conditions B3 and B4 regarding public domain and landscaping works. These works only take place within Stage 3, as Stage 1 is limited to bulk earthworks, Stage 2 is limited to demolition and relocation works
H17 - Public Domain and Landscape Plan Inclusions	☐	☐	☒	☐	This condition will be addressed through condition B3 regarding public domain and landscaping works. These works only take place within Stage 3, as Stage 1 is limited to bulk earthworks, Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation.
G1 - Environmental Nuisance or Harm Management	☒	☒	☒	☐	This condition applies during the construction stages, these works takes place in Stage 1, 2 and 3, Stage 4 is limited to operation.
G2 - Complaints Register	☒	☒	☒	☐	This condition applies during the construction stages, these works takes place in Stage 1, 2 and 3, Stage 4 is limited to operation.
G3 - Notification to the Director of the EPA	☒	☒	☒	☐	This condition must be met before a construction stage begins, these works takes place in Stage 1, 2 and 3, Stage 4 is limited to operation.
G4 - Annual Environmental Review for Construction	☒	☒	☒	☐	This condition applies to the construction stages, these works takes place in Stage 1, 2 and 3, Stage 4 is limited to operation.
G5 - Amendment of Plans and Reports	☒	☒	☒	☐	This condition applies during the construction stages, these works takes place in Stage 1, 2 and 3, Stage 4 is limited to operation.
Re1 - Accredited Environmental Auditor Certification	☒	☒	☒	☐	This condition must be met before a construction stage begins, these works takes place in Stage 1, 2 and 3, Stage 4 is limited to operation.
Re2 - Environmental Auditor Accreditation	☒	☒	☒	☐	This condition must be met before a construction stage begins, these works takes place in Stage 1, 2 and 3, Stage 4 is limited to operation.
Re3 - Environmental Auditor Accreditation	☒	☒	☒	☐	This condition must be met before a construction stage begins, these works takes place in Stage 1, 2 and 3, Stage 4 is limited to operation.
Re4 - Environmental Auditor Accreditation	☒	☒	☒	☐	This condition must be met before a construction stage begins, these works takes place in Stage 1, 2 and 3, Stage 4 is limited to operation.

DC1 - Design Compliance Condition	☒	☒	☒	☐	This condition must be met before a construction stage begins, these works takes place in Stage 1, 2 and 3, Stage 4 is limited to operation.
DC2 - Design Compliance Condition	☒	☒	☒	☐	This condition must be met before a construction stage begins, these works takes place in Stage 1, 2 and 3, Stage 4 is limited to operation.
CN1 - Post Construction Report	☐	☐	☐	☒	The post construction report is to be submitted at the completion of works in respect to the Project which occur in stage 3.
CN2 - Construction Environmental Management Plan	☒	☒	☒	☐	This condition must be met before a construction stage begins, these works takes place in Stage 1, 2 and 3, Stage 4 is limited to operation.
CN3 - Construction Working Hours	☒	☒	☒	☐	This condition must be met during construction stages, these works takes place in Stage 1, 2 and 3, Stage 4 is limited to operation.
T1 - Water Supply, Meter and Sewerage Connection	☐	☐	☒	☐	This condition requires water, meter and sewerage connections. These works only take place within Stage 3, as Stage 1 is limited to bulk earthworks, Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation.
T2 - Water Services Removal/Supply or Installation	☐	☐	☒	☐	This condition concerns water meters and modified property service connections. These works only take place within Stage 3, as Stage 1 is limited to bulk earthworks, Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation.
T3 - Backflow Prevention Device and Water Meter Installation	☐	☐	☒	☒	This condition is intended to apply to new connections created as part of construction of operation. This only occurs during Stage 3 however operations are limited unless it is satisfied
T4 - Consent to Discharge Trade Waste	☐	☐	☐	☒	This condition relates to operation and therefore does not apply to Stages 1, 2 and 3 which are construction stages.
T5 - Install Pre-treatment Devices	☐	☐	☐	☒	This condition relates to operation and therefore does not apply to Stages 1, 2 and 3 which are construction stages.
T6 - Trade Waste Note	☐	☐	☐	☒	This condition relates to operation and therefore does not apply to Stages 1, 2 and 3 which are construction stages.
T7 - Physically Locate All Existing Infrastructure	☒	☐	☒	☐	This condition is regarding TasWater design/permits, works where these apply only take place within Stage 1 (removal) and Stage 3, Stage 2 is limited to demolition and relocation works not including TasWater assets and Stage 4 is limited to operation. No works occur on TasWater infrastructure in Stage 2.
T8 - Physical Markers for Water and Sewer Connections	☒	☐	☒	☐	This condition concerns water and sewerage works. These works only take place within Stage 1 and Stage 3. Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation.
T9 - Relocation of Sewer DN1050	☐	☐	☒	☐	The relocation of the sewer is not included as part of the Order or scope of the project. If any works are required in Stage 1 or 2 within 10m of the existing sewer, this shall be based on agreement with TasWater in accordance with the condition. Stage 3 will require the Sewer Main to be relocated.
T10 - Plans to be submitted to TasWater	☒	☐	☒	☐	This condition is regarding TasWater design/permits relating to works on water and sewer infrastructure, works where these apply only take place within Stage 1 and Stage 3, Stage 2 is limited to demolition and relocation of the Goods Shed and Red Shed and Stage 4 is limited to operation.
T11 - TasWater Engineering Design Approval	☐	☐	☒	☐	This condition is regarding a TasWater design certificate relating to new TasWater infrastructure, works where these apply only take place within Stage 3, as Stage 1 is limited to bulk earthworks, Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation.
T12 - TasWater Permit to Construct	☐	☐	☒	☐	This condition is regarding a TasWater permit to construct TasWater infrastructure, works where these apply only take place within Stage 3, as Stage 1 is limited to bulk earthworks, Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation.
T13 - TasWater Asset and Infrastructure Works Supervision	☒	☐	☒	☐	Works required in the schedule are limited to water and sewer infrastructure. This condition is regarding construction supervision of relevant works, works where this applies only take place within Stages 1 and Stage 3, Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation.
T14 - TasWater Works Requirements	☐	☐	☒	☐	This condition is regarding TasWater documentation on water and sewer works, works where these apply only take place within Stage 3, as Stage 1 is limited to bulk earthworks, Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation.
T15 - TasWater Application for Connection	☐	☐	☒	☐	This condition is regarding TasWater connections, this will only take place within Stage 3, as Stage 1 is limited to bulk earthworks, Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation.

T16 - TasWater Certificate of Practical Completion	☐	☐	☒	☐	This condition is regarding a TasWater certificate of completion, relevant works will only take place within Stage 3, as Stage 1 is limited to bulk earthworks, Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation.
T17 - TasWater Certificate of Final Acceptance	☐	☐	☒	☐	This condition is regarding a TasWater certificate of completion, relevant works will only take place within Stage 3, as Stage 1 is limited to bulk earthworks, Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation. Stage 3 will include management of defects and liability periods for the Stadium inclusive of this condition.
T18 - TasWater Precautions Note	☒	☒	☒	☐	This is a general condition relating to care of TasWater infrastructure and applies to all stages as contemplated.
T19 - TasWater Alteration Note	☒	☒	☒	☒	This is a condition relating to ground levels above existing TasWater infrastructure. Ground levels are not planned to be altered on existing TasWater infrastructure within the Project Land excluding the sewer main, however the sewer main will be disconnected prior to the works occurring. This is a general condition so has been applied to all stages
T20 - TasWater Construction Management Plan Submission	☐	☐	☒	☐	This condition is regarding an application for engineering design approval which is required for permanent works or modifications to TasWater infrastructure, relevant works will only take place within Stage 3, as Stage 1 is limited to bulk earthworks, Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation.
T21 - TasWater Consent to Register a Legal Document	☐	☐	☐	☒	This condition relates to operation and therefore does not apply to Stages 1, 2 and 3 which are construction stages.
T22 - Easement Creation	☐	☐	☐	☒	This condition relates to operation and therefore does not apply to Stages 1, 2 and 3 which are construction stages.
T23 - S56W of Water and Sewerage Industry Act 2008 Consent	☒	☐	☒	☐	This condition is regarding an application for a certificate of certifiable works which is required for permanent works or modifications (including removal) to TasWater infrastructure, relevant works will only take place within Stage 1 and Stage 3. Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation.
T24 - Details to provide TasWater	☒	☐	☒	☐	This condition is regarding an application for a certificate of certifiable works which is required for permanent works or modifications (including removal) to TasWater infrastructure, relevant works will only take place within Stage 1 and Stage 3. Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation.
T25 - Developer Charges to TasWater	☒	☐	☒	☐	This condition is regarding an application for a certificate of certifiable works which is required for permanent works or modifications (including removal) to TasWater infrastructure, relevant works will only take place within Stage 1 and Stage 3. Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation.
T26 - Developer Charges to TasWater	☒	☒	☒	☐	This is a general condition which applies to each construction stage.
T27 - Development Assessment Fees	☒	☒	☒	☐	This condition outlines the fees and charges applicable in relation to T26.
ENG1 - Damage to Hobart City Council Infrastructure	☒	☒	☒	☐	This condition must be met during construction stages, these works takes place in Stage 1, 2 and 3, Stage 4 is limited to operation.
ENG2 - HCC Infrastructure Existing Conditions Report	☒	☒	☒	☐	This condition must be met before a construction stage begins, these works takes place in Stage 1, 2 and 3, Stage 4 is limited to operation.
SW1 - HCC Pre-Construction Structural Condition Assessment	☒	☒	☒	☐	This condition must be met before a construction stage begins, these works takes place in Stage 1, 2 and 3, Stage 4 is limited to operation.
SW2 - HCC Post-Construction Structural Condition Assessment	☐	☐	☐	☒	This condition relates to operation and therefore does not apply to Stages 1, 2 and 3 which are construction stages.
SW3 - HCC Stormwater Design and Confirmation	☒	☒	☒	☐	This condition must be met before a construction stage begins, these works takes place in Stage 1, 2 and 3, Stage 4 is limited to operation.
ENG3 - Stormwater Drainage	☐	☐	☒	☐	Stormwater works will occur in Stage 3. The condition must be satisfied by the end of Stage 3.
ENG4 - Subdivision to Each Lot	☐	☐	☒	☒	This condition relates to the installation of subdivision services. These works only take place within Stage 3 however are required to satisfy D14 for Stage 4.
ENG5 - Subdivision Services Installation	☐	☐	☒	☒	This condition relates to the installation of subdivision services. These works only take place within Stage 3 however are required to satisfy D14 for Stage 4.

ENG6 - Subdivision Condition	☐	☐	☒	☒	This condition relates to the installation of subdivision services. These works only take place within Stage 3 however are required to satisfy D14 for Stage 4.
ENG7 - HCC Services As-Built and Certification	☐	☐	☒	☒	This condition relates to the installation of subdivision services. These works only take place within Stage 3 however are required to satisfy D14 for Stage 4.
SW4 - Rivulet Construction Management Plan	☒	☒	☒	☐	This condition must be met during construction, these works take place in Stage 1, 2 and 3, Stage 4 is limited to operation.
SW5 - Stormwater Design Condition	☐	☐	☒	☒	This condition relates to the installation of subdivision services. These works only take place within Stage 3 however are required to satisfy D14 for Stage 4.
SW6 - Stormwater Design Condition	☐	☐	☒	☐	This condition relates to stormwater infrastructure. These works only take place within Stage 3, as Stage 1 is limited to bulk earthworks, Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation.
SW7 - Stormwater Management Report	☐	☐	☒	☐	This condition relates to stormwater infrastructure. These works only take place within Stage 3, as Stage 1 is limited to bulk earthworks, Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation.
R1 - Road Conditions Design Condition	☐	☐	☒	☐	This condition applies only to works that are within or supporting an access road for the Stadium. These works only take place within Stage 3, which will do these type of works as part of the stadium public realm integration, Stage 1 is limited to bulk earthworks (not within or supporting an access road), Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation.
R2 (1) - Road Conditions Proposed Driveway Reinstatement	☐	☐	☒	☐	This condition applies only to driveway design or works. These works only take place within Stage 3, which will do these type of works as part of the stadium public realm integration, Stage 1 is limited to bulk earthworks, Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation.
Rs1 - Road Conditions Lighting	☐	☐	☒	☐	This condition applies only where changes are proposed to lighting changes on a public road. These works would only take place within Stage 3, which will do these type of works as part of the stadium public realm integration, Stage 1 is limited to bulk earthworks, Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation.
Rs2 - Road Conditions Design Drawings	☐	☐	☒	☐	This condition applies only to new public roads. These works would only take place within Stage 3, which will do these type of works as part of the stadium public realm integration, Stage 1 is limited to bulk earthworks, Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation.
Rs3 - Road Conditions Existing Footpath Changes	☐	☐	☒	☐	This condition applies only where changes are proposed near public footpaths or shared paths. These works only take place within Stage 3, which will do these type of works as part of the stadium public realm integration, Stage 1 is limited to bulk earthworks, Stage 2 is limited to demolition and relocation works and Stage 4 is limited to operation.

Appendix 1 - Preparatory Works

Condition B1 in the Order sets out that Preparatory works can take place prior to the approval of documents set out within the Order if a draft of the site environmental management plan has been reviewed by an accredited environmental auditor; and a site environmental management plan, as reviewed by an accredited environmental auditor, has been prepared to the satisfaction of the Director of the EPA.

The Order defines what works are preparatory works and sets out that there can be further inclusions with the agreement of the Minister for Housing and Planning, the Secretary of the Department of State Growth and the Director of the Environmental Protection Authority.

Works that have been identified to date as being carried out as preparatory works are:

Test Rig

The test rig is being developed in consultation with Cricket Tasmania and Cricket Australia to trial the identified ETFE specifications for the stadium roof.

The test rig will be located on Yard 16 on the Macquarie Point site and works are planned to commence in early February. To support this, a notification was sent to the EPA, which includes a copy of the current Site Environmental Management Plan as approved by the Corporation's accredited environmental auditor. The EPA have confirmed they are satisfied with the development of that plan, as required by the Order.

Further works are expected to be nominated as the project progresses.