



Dept. Ref MIG22/1111
Critical Date 19 August 2022

APPROVED/NOT APPROVED
 SIGNED:
DATE:

MINUTE TO THE PREMIER

SUBJECT: TASMANIA'S NEW ARTS, ENTERTAINMENT AND SPORTING PRECINCT - SITE FEASIBILITY WORK UNDERTAKEN WITH AFL.

Minister's notation:

Recommendation:

That you:

- NOTE** that the final reports recently completed in association with the AFL on desktop analysis of sites for the proposed new Tasmania's Arts, Entertainment and Sporting Precinct have been received

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Current Situation:

The following final reports have now been received:

- Hobart Stadium site options pre-feasibility study for Regatta Point and Macquarie Point sites engineering analysis undertaken by Aurecon (estimated cost of \$63,000 ex GST)
- Hobart Stadium capacity optimisation analysis undertaken by MI Associates (estimated cost of \$17,500 ex GST)
- Hobart Stadium pre-feasibility estimate no. 1 Time and cost analysis undertaken by WT Partnership (estimated cost of \$25,000 ex GST)
- Hobart Stadium estimating the socio-economic impacts of a new arts, entertainment and sports precinct in Hobart undertaken by PricewaterhouseCoopers (estimated cost of \$60,000 (ex GST).

The work is estimated to have cost in the order of \$165,500 which will be funded from the new 2022-23 \$1.25 million allocation for the AFL Taskforce and site feasibility testing.

One of the major findings from the work undertaken is that the cost of developing the stadium at Macquarie Point would be significantly cheaper than at Regatta Point, that is in the order of \$305 million or between 33 per cent and 50 per cent depending on the option chosen. This is

principally due to the need to reclaim land and build over the water at the Regatta Point site as opposed to a relatively flat site at Macquarie Point. The stadium build time would also be around 12 months longer at Regatta Point as a result of the site development issues. Planning approvals would also likely significantly add to the timeframes for a stadium development at Regatta Point.

The capacity optimisation analysis undertaken by MI Global has determined the optimal capacity for the potential new Hobart Stadium to be 23,000. The report advises that that a stadium of this size would enable an annual event calendar of 44 events (28 new to Tasmania) which could be achieved with an estimated additional events acquisition budget of \$5.3 million.

Outside of AFL (AFL and AFLW), there is appetite from content owners and consumer demand for additional content such as football (Socceroos, Matildas, U23, A-League), rugby (Wallabies and Super Rugby), cricket (International and domestic BBL), ad hoc entertainment events (that is international football friendlies, Supercross etc.), musical acts/concerts, world cup content, business events and existing Tasmanian events utilising a new stadium.

The report also noted that high functionality, flexible spaces and moveable multi-purpose seating modes and a retractable roof would provide greater confidence in attendances/promoters and provide more event options.

The economic impacts of a new arts, entertainment and sports precinct in Hobart undertaken by PricewaterhouseCoopers indicate that a new 23,000 capacity stadium, hosting 44 events per year in Hobart could generate \$300 million in additional economic activity and 4,200 jobs during construction, and \$85 million in additional economic activity and 950 jobs in each year of operations as well as \$162 million per year in additional consumption based on attracting 420,000 additional attendees with 350,000 bed nights.

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Background:

At your meeting with the AFL on 9 July, the AFL proposed that it would like to undertake further analysis of the Macquarie Point site as a potential site for Tasmania's new Arts, Entertainment and Sporting Precinct

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The sites considered were the government's current preferred site at Regatta Point, the Macquarie Point site and the Lower Domain site. These sites were the top three ranked sites in the 'Hobart Stadium – Site Selection Process' completed in February 2022 (copy attached) by MCS Management Consulting in conjunction with PhilpLighton Architects which has been publicly available since the announcement of the preferred site in the State of the State on 1 March 2022.

The Lower Domain site was effectively excluded from further consideration as part of the analysis.

The AFL's motive in proposing that this work be undertaken was to enable it to have a strong case to put to the club presidents around Tasmania's new Arts, Entertainment and Sports Precinct, and how it will drive economic, tourism and social outcomes for the city and the state more broadly in coming weeks, as it considers the granting of a Tasmanian AFL licence.

The AFL had some concerns that the government's current preferred site, Regatta Point, may be

too costly with regard to significant additional site works which will be required to reclaim land and build over water, which in turn may effectively make it unviable to be able to fund.

Kim Evans
Secretary

August 2022

Attachments:



Released under

Dept. Ref MIG22/1196
Critical Date 2 September 2022

APPROVED/NOT APPROVED
SIGNED: _____
DATE: _____

MINUTE TO THE PREMIER

**SUBJECT: TASMANIA'S NEW ARTS, ENTERTAINMENT AND SPORTING
 PRECINCT - SITE SELECTION**

Minister's notation:

Recommendation:

That you:

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Current Situation:

One of the major findings from the recent feasibility work undertaken in conjunction with the AFL is that the cost of developing the stadium at Macquarie Point would be significantly cheaper than at Regatta Point, that is in the order of \$305 million or between 33 per cent and 50 per cent depending on the option chosen. With some further savings available it is estimated to be approximately \$326 million less to construct at Macquarie Point than Regatta Point.

This is principally due to the need to reclaim land and build over the water at the Regatta Point site as opposed to a relatively flat site at Macquarie Point. The stadium build time would also be around 12 months longer at Regatta Point as a result of the site development issues. Planning approvals would also likely significantly add to the timeframes for a stadium development at Regatta Point.

The Macquarie Point site also offers the best prospect for both planning scheme amendments or Major Project declaration as it is owned and essentially controlled by government. The range of contentious and complex planning and environmental issues are also substantially less on the Macquarie Point site, particularly the issues of application of state policies and potential EPBC Act referrals to the Australian government.

The Macquarie Point Master Plan contains two key elements that define the precinct and will provide opportunities for ongoing engagement with the community. These are the proposed Antarctic and Science Precinct (ASP) which is also a key commitment under the Hobart City Deal, and the public open space labelled 'The Park', which runs through the middle of the site. While the other parcels are important to support an urban renewal outcome, they provide for a mixture of commercial and

residential spaces, which are less significant and could be facilitated in other locations across the city.

It is anticipated that the intent of these two key elements can be delivered alongside a stadium, by using the spaces around the facility to provide public open space that delivers on the intent of 'The Park', and by resolving an appropriate location for the ASP through a collaboration between Macquarie Point Development Corporation (Corporation) and Tas Ports. This will involve further consultation and close stakeholder management with the anchor tenants of the proposed ASP, primarily AAD and CSIRO.

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The construction of the northern access road to the Port which is critical to the ongoing operation of the working Port would be less complex and less costly to construct in the event that a Tas Arts, Entertainment and Sports Precinct was to occur at Macquarie Point rather than Regatta Point.

There are some long-term elements of the Macquarie Point Precinct Master Plan that are in early stages of development that will be disrupted if a stadium is to be established at the site. If Macquarie Point is the preferred location for a stadium, a prompt decision will minimise the risks and costs to government to cease the arrangements in place, which will increase over time.

It is understood that the Tasmanian Government may wish to make a public announcement in the near future s 27, aligned with key stakeholder advice, and prior to the AFL's licence outcome announcement, noting that the AFL have recently announced the window for the AFL Presidents' consideration of the Tasmanian AFL licence being August 29 to 6 September 2022.

Background:

At your meeting with the AFL on 9 July, the AFL proposed that it would like to undertake further analysis of the Macquarie Point site as a potential site for Tasmania's new Arts, Entertainment and Sporting Precinct

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Given the outcome of the work undertaken it is now possible to announce a new preferred site.

APPROVED BY

Brett Stewart
Acting Secretary

August 2022

Attachments:

5/27



Released under RTI

Premier

Adviser: Barb McGregor

Department: Department of State Growth

Ministerial RM Ref: MR22/2855

DPAC RM Ref: MIN22/38077

Meeting Brief for the Premier

Joint Meeting re Stadium for Cricket Tasmania, Monday, 12 December 2022, 8:30 am Premier's Office, Level 11, 15 Murray Street, Hobart

Order of proceedings: 8:30 am meeting commences
9:00 am meeting concludes

In attendance: Premier
Minister Street
Cricket Tasmania:
David Boon, Chair
Dominic Baker, Chief Executive Officer

GUIDANCE NOTES FOR THE PREMIER

- Cricket Tasmania has requested a briefing on the Stadium.

KEY TALKING POINTS

The strong benefits from the proposed new Tasmanian Arts, Entertainment and Sports precinct are as follows:

- The Tasmanian Government is committed to strengthening the State's future that will benefit all Tasmanians with a balance of commitments across a broad and diverse range of key priority areas.
- This Government is also committed to delivering transformative infrastructure that will help our economy thrive into the future, providing jobs and opportunities for Tasmanians.
- Initial work undertaken to explore the feasibility of developing a stadium in Hobart has highlighted the broad economic benefits that such a facility would offer – not just as a sports stadium, but as an Arts, Entertainment and Sports Precinct.
- This includes providing a facility to host large scale events, which will raise the profile of the city and region, and significantly boost Tasmania's capacity to host national and international cultural, entertainment, business and sporting events.
- A number of sites were considered in close proximity to the Hobart CBD and the feasibility work undertaken to date has highlighted that Macquarie Point offers the most cost effective and efficient option to base the Tasmanian Arts, Entertainment and Sports Precinct and is now our preferred location.
- The Government believes that activating Hobart's waterfront precinct would not just help diversify our economy, it would also transform the city into a cultural, entertainment and sporting capital to rival any on the mainland, or indeed around the world.
- The current Macquarie Point Master Plan contains two key elements that define the precinct and will provide opportunities for ongoing engagement with the community. These are the proposed Antarctic and Science Precinct, and the public open space labelled 'The Park', which runs through the middle of the site.
- It is anticipated that the intent of these two key elements can be delivered alongside a stadium by using the spaces around the facility to provide public open space that delivers on the intent of 'The Park', and by resolving an appropriate location for the Antarctic and Science Precinct through a collaboration between Macquarie Point Development Corporation and TasPorts.
- Establishing a new arts, entertainment and sports precinct including a stadium in Hobart will provide significant ongoing economic benefits for the whole state.
- There are massive opportunities and significant flow-on effects from this development, with every dollar injected into the economy allowing the Government to reinvest in the essential services that matter to Tasmanians, including health, housing and education.
- With a capacity of 23,000 seated and 30,000 standing and with a playing surface that can be adapted to a rectangular pitch or an oval – events could include anything from watching our very own Tassie AFL team, to watching international cricket, soccer, rugby union or an NRL display match.

- Inclusion of a roof will allow for all-weather playing and performances as well as being able to host indoor sports, arts and culture events, business conventions and national and international conferences. So, get ready for Coldplay and Robbie Williams.
- A new stadium would enable the inclusion of modern amenities to provide for an enhanced fan experience with modern state-of-the-art media facilities, corporate boxes, and function facilities.
- We anticipate there will be development and commercial opportunities around, and as part of, the new precinct, particularly hospitality and retail venues. The types of development and locations will become clearer as we work through the business case and design processes.
- The economic impacts of a new arts, entertainment and sports precinct in Hobart are very significant. Based on hosting a minimum of 44 events per year in Hobart could generate a very significant \$300 million in additional economic activity and 4,200 jobs during construction, \$85 million in additional economic activity and 950 jobs in each year of operation, and 162 million per year in additional consumption based on attracting 420,000 attendees with 350,000 bed nights.
- Local events such as Dark Mofo can grow and expand, using this new precinct for their festival calendar and Tasmania would finally be able to attract international and national artists, bands, and events on a scale never before possible.
- A precinct like this in the heart of Hobart's waterfront will unlock transport corridors and the associated development opportunities with it. This includes the northern transport corridor link and a ferry network – both of which are much needed networks for Tasmania.
- The Tasmanian Government is also investing funds to construct a new northern access road to the Hobart port, which is critical to its future operations and will complement transport and traffic management arrangements associated with the new precinct.

Cricket Tasmania and the new stadium

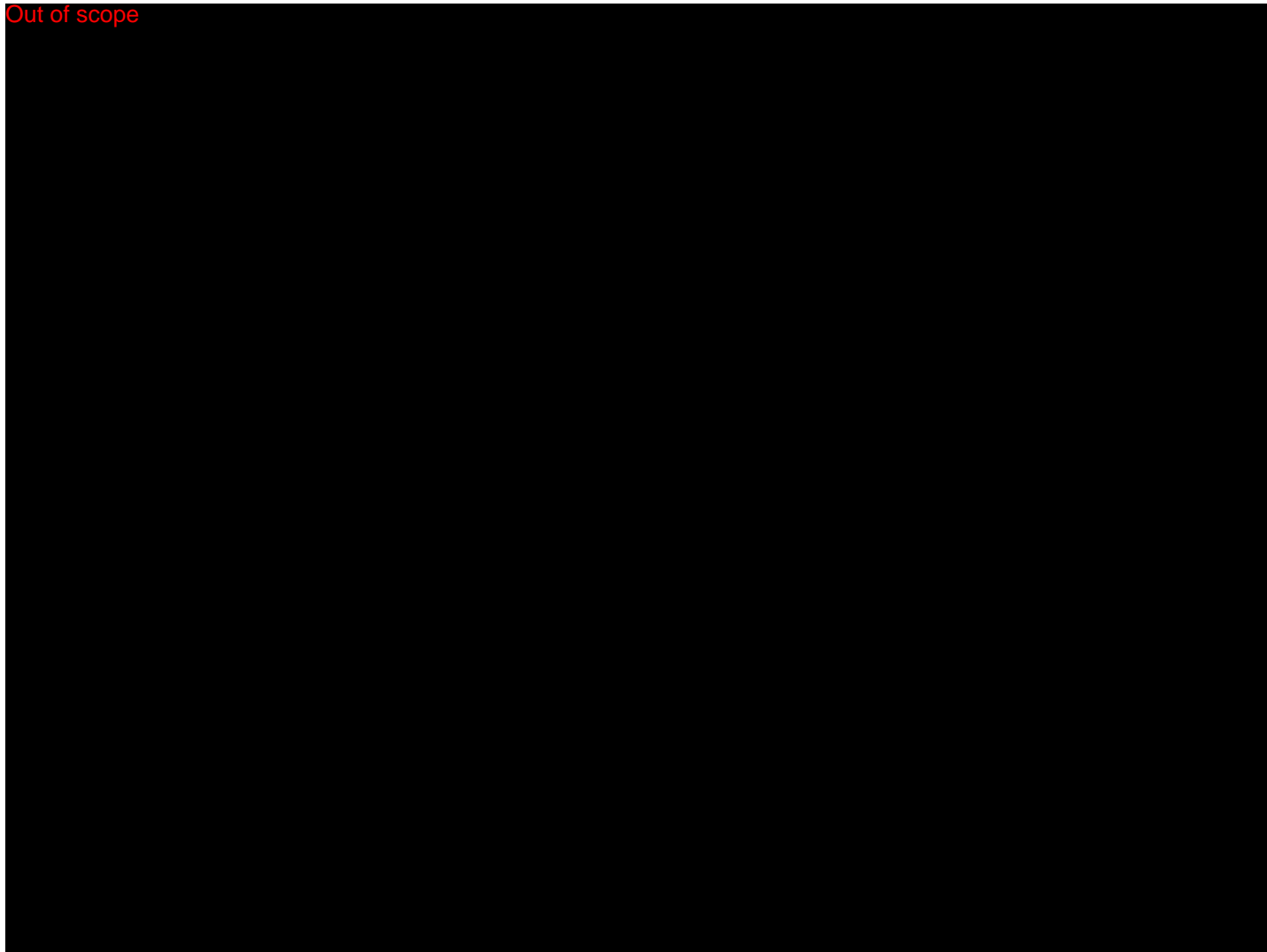
- It is considered that the majority of BBL games and any major international cricket matches involving Australia such as T20, One-dayers or test matches would be played at the new stadium to maximise the crowd attendance opportunity, transport, fan experience and connections with the broader precinct and Hobart CBD.
- Dial Park and UTAS stadium are also being upgraded to enable cricket content to be played around the state, particularly WBBL, some BBL and potentially lower-level international matches, for example world cup qualifiers not involving Australia.
- Subject to the outcomes of the current process being undertaken by KPMG and Cricket Tas outlined later in this document under “Cricket Tasmania & Blundstone Oval”, it is considered that after the new stadium is built Blundstone Oval would become the home of cricket and serve as a high-performance centre for cricket as well as being able to host lower-level matches with lower attendances such as WBBL, National shield cricket as well as local cricket.

Next steps on the stadium project:

- The Department of State Growth has recently completed a comprehensive business case which demonstrates the significant economic and social benefits that will be generated by a new stadium and broader arts, entertainment and sports precinct. The business case demonstrates that the stadium has a Benefits Cost Ratio (BCR of 0.5), which is comparable with like regional stadiums, and that the stadium would break even or generate a small profit based on an annual events calendar of 44 events which is considered very achievable with further opportunities to generate revenue beyond this, particularly in the business events and conventions area. The business case will now be submitted to the Australian Government to seek their funding commitment.
- Further feasibility work will now also be progressed which will include consideration of issues such as stadium functionality, planning approvals, site issues including geo-technical and security as well as traffic and transport considerations, finance and funding (dependent upon Australian Government outcome), procurement models for the engagement of relevant contractors, and business case development. This will include further detailed consultation with key stakeholders including Cricket Tasmania.

Out of scope





Stadium cost and timelines:

- The forecast development cost of the new stadium is \$750 million on completion and assumes a construction start date of mid 2025 and completion by the end of 2028 for the Macquarie Point site.
- The cost estimate includes a fixed roof as well as site costs, construction costs, contract and client contingency, consultant fees, development management fees, headwork contributions allowances and future cost escalation. Therefore, the estimates are for the total development cost of the stadium.
- The Tasmanian Government has committed one half of the cost - \$375 million towards the cost of the new stadium.

BACKGROUND



Macquarie Point Site:

- In recent months the Department of State Growth has worked closely with the AFL to undertake initial feasibility studies for the proposed new Tasmania's Arts, Entertainment and Sporting Precinct including a new stadium.
- The feasibility studies undertaken included consideration of site (including structural, civil, electrical, inground services as well as traffic mobility and acoustics and costs of construction at each site), a capacity optimisation analysis and a social and economic analysis.
- In terms of the Macquarie Point site, in recent years with the assistance of the Federal Government the Macquarie Point Development Corporation has overseen important remediation work to get the site ready for development. The Corporation has:
 - Undertaken nearly 2,000 soil samples to map contamination
 - Removed 67,000 tonnes of contaminated soil
 - Removed 2.3 million litres of contaminated groundwater
 - Removed almost 700 metres of contaminated diesel and gas pipelines
- In addition to remediation, the Corporation has also undertaken archaeological digs and works to inform development and understand the history of the site. The Corporation is also making the land development ready through the installation of public access infrastructure – including stairs, road, walk and cycleways, and planning and laying of utilities.

- A precinct like this in the heart of Hobart's waterfront will unlock transport corridors and the associated development opportunities with it. This includes the northern transport corridor link and a ferry network – both of which are much needed networks for Tasmania.
- The northern transport corridor ends very close to Macquarie Point and will provide the means to transport thousands of people along an unused rail corridor whilst activating more high-density residential accommodation along the corridor within close proximity to the Hobart CBD.
- The Government has put in place a very successful public ferry service between Hobart and Bellerive and wishes to investigate the feasibility of extending this service to other major urban areas including the Northern Suburbs, Southern Suburbs and more options for Eastern Shore suburbs.
- The Tasmanian Government is also investing funds to construct a new northern access road to the Hobart port, which is critical to its future operations and will complement transport and traffic management arrangements associated with the new precinct.

Macquarie Point Development Corporation

- The Macquarie Point Development Corporation was established to remediate the site, and to support development to transition the site into a vibrant mixed-use precinct.
- It is a statutory authority, supported by a Board.
- It is proposed that the Macquarie Point Development Board remain in place to support the development of key projects, such as:
 - The removal of the high voltage electricity cable running through the south-east corner of the site to enable the archaeological works to go ahead and to remove the cable that is no longer required to avoid impeding development in that area.
 - An archaeological dig to inform the management of cultural heritage on site. The latest stage will commence in early 2023.
 - The realignment of Hobart sewer main which currently runs through the middle of the site. The design and pathway is underway to redirect the works around the site running down Evans Street and along the western edge of the site. This work is being progressed working with TasWater and TasPorts.
- Works that will support the development of the stadium at Macquarie Point include:
 - A revised site plan will be developed to support the development of a stadium. Early work underway includes:
 - seeking planning advice on complementary commercial and other uses around the site
 - preparing key principles such as providing for public movement and access into the stadium from each of the four corners of the site
 - seeking engineering advice on early design concepts to provide for an access road to the north of the site to provide for bus drop-off areas

- themes for a series of inter-connected precincts in each of the four corners of the site around the stadium.
- The Park, substantial public open space, which is anticipated to be on the western end of the site.
- Public access to the site including a cycleway and stairs to connect the site and raised cenotaph area to the north of the site.
- Archaeological digs to understand the site's history and prepare the relevant area for development. This is constrained to the western side of the site only.
- Demolition and clearing of the site to prepare for the stadium.
- Other projects to be delivered
 - The development of an Antarctic and Science Precinct, likely in the north-east corner of the site.
 - Carparking onsite for other tenants, and to support the operational needs of the stadium.
 - Managing commercial arrangements with short and longer-term tenants, and discussions with developers.

Released under RTI

Dept. Ref MR22/2618/1
Critical Date **12 December 2022**

Meeting Briefing Note for the Minister for State Development, Construction and Housing

SUBJECT: ARTS, ENTERTAINMENT AND SPORTS PRECINCT

Minister's notation:

Meeting Date: Friday, 16 December 8:30 am – 9:00 am

Attendees: Minister Barnett
Senator Lambie
Senator Tyrrell
Melissa Redman
Ilise Bourke
Amy Hills

Venue: Webex

Address: <https://tg1.webex.com/join/guy.barnett>

Background:

- The Tasmanian Government is planning to develop a new stadium as part of a multi-purpose arts, entertainment and sporting precinct at Macquarie Point in Hobart which supports the Tasmanian bid for an AFL licence.
- This is a once in a generational opportunity to deliver a transformational infrastructure project that will unlock economic activity and invigorate a sense of community and pride, delivering flow on benefits right across Tasmania.
- Macquarie Point, as an arts, entertainment and sporting precinct, featuring a roofed stadium would become a global destination for events based on location and experience. It will enable Tasmania to compete for events, concerts, conferences, exhibitions and sporting fixtures, whose organisers currently don't consider Tasmania as an option, due to the lack of world class venue facilities and capacity constraints.
- It will deliver jobs for our construction workers and allow Tasmanians to build greater expertise in the events industry and the conference industry, and drive more traffic into our hotels, restaurants, bars and cafes.

- It will strengthen Tasmania's economy, providing a recurring revenue stream that can help to build schools, hospitals, roads, social housing and invest in the next big infrastructure project.
- Transport corridors will better connect communities and open further housing and development opportunities.
- The precinct development will provide a stream of ongoing employment for those workers committed currently to projects such as the Bridgewater Bridge construction.
- Having our own Tasmanian team (AFL and AFLW) will make it a truly national competition and enable young people in Tasmania to aspire to play the game at the highest level and will put Tasmania on the national stage as well as driving the economy with significantly increased activity in the state especially associated with increased AFL content right across the state.
- Similar new stadiums in other states and across the world have transformed and reinvigorated cities and created a vibrant precinct for locals and visitors. This has also recently been the case in Adelaide, Perth and Townsville.
- The Government is now proceeding with the next stage of the feasibility work which will focus on building the stadium at Macquarie Point and has recently developed and presented a business case to the Australian Government (planned for 7 December 2022) to secure the full funding to enable it to proceed.
- Initial work undertaken to explore the feasibility of developing a stadium in Hobart has highlighted the broad economic benefits that such a facility and precinct would offer.
- The economic impacts of a new arts, entertainment and sports precinct in Hobart estimated by PricewaterhouseCoopers indicate that a new facility, hosting a range of sporting and cultural events each year, could generate \$300 million in additional economic activity and 4,200 jobs during construction, and \$85 million in additional economic activity and 950 jobs in each year of operation, as well as \$162 million per year in additional consumption based on attracting 420,000 attendees with 350,000 bed nights.
- The Economic modelling is based on at least 44 events (28 new) being held each year at the new roofed stadium.
- The cost is estimated at \$750 million and the state Government has committed 50% of this - \$375 million, with the AFL to make a small contribution and the remainder of the funding being sought from the Australian Government and if necessary private equity.

Please note the Executive Director Major Stadiums is preparing a PowerPoint presentation to deliver at this meeting.

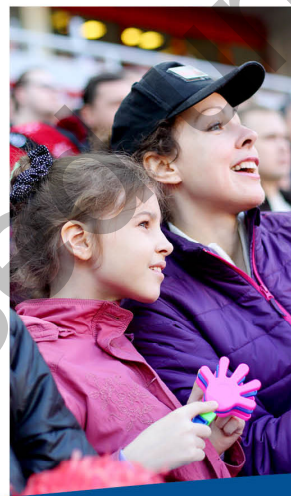
APPROVED BY ANDREW FINCH

Andrew Finch
Executive Director Major Stadiums
Transport & Infrastructure

2 December 2022

24 November 2022

Tasmania's new Arts, Entertainment and Sports Precinct



Department of State Growth



- Major Stadiums (not Stadiums Tasmania)
- Why build a new stadium?
- Macquarie Point
- Key design features
- The opportunity – Australia's first fully activated all year round precinct
- Benefits of the new Arts, Entertainment and Sports Precinct – what it delivers
- Making it happen
- Conclusion

Major Stadiums

(Not Stadiums Tasmania)

- \$125 million into the redeveloped MyState Bank Arena and the Wilkinsons Point precinct including the establishment of an Indoor Multi-Sport Facility and JackJumpers High Performance Facilities
- \$65 million to progress a major upgrade of the University of Tasmania (UTAS) Stadium in Launceston to improve the fan experience and also improve player amenity
- \$25 million for infrastructure upgrades to the Dial Regional Sports Complex to enhance spectator and participant infrastructure and enable state-wide and national sporting events to be hosted in the future
- A \$750 million new arts, entertainment and sporting precinct at Macquarie Point

Why build a new stadium?

- Current venues not fit for purpose and constraining growth
- Do not meet contemporary fan expectations
- New stadiums increase attendance and economic benefits (e.g. Adelaide Oval)
- Tasmania misses out on major events / conventions – can't compete with other States
- Elite infrastructure critical to attract and retain players
- AFL & Clubs have made it clear – without a new stadium to meet fan expectations and capture revenue from travelling fans, there is no 19th AFL Club

Macquarie Point

- 9.3 ha next to Hobart CBD
- Extremely well-located for access
- Unlocks transport corridors including the blue highway
- Wholly in State ownership
- Current Master Plan includes Antarctic and Science Precinct and 'the Park'
- Stadium and other commercial opportunities including hospitality and retail
- Majority remediated, remainder with stadium development and other pre-works including connections to regatta grounds

Key design features

- 23k seated plus field of play for concerts – 30k
- Fixed part solid / part clear roof over entire stadium for all weather events
- 1,500 corporate capacity plus potential hotel
- External concourse
- 3,600 sq m plaza / public and meeting spaces
- Flexible commercial opportunities and diverse revenue streams
- Accessible, safe, secure, inclusive
- Enhancing the experience for sport and entertainment fans in Tasmania
- Environmentally sustainable

The opportunity: Australia's first fully activated all year round precinct

Traditional

- The MCG: A world class purpose built major sports and entertainment venue

Contemporary

- Adelaide Oval: A strategically integrated stadium with broader hospitality, entertainment and tourism

Future

- Macquarie Point: A diverse and integrated precinct for sports, entertainment and business that belongs to all Tasmanians and attracts visitors worldwide

The pursuit of the extraordinary

THE PURSUIT OF THE EXTRAORDINARY



Benefits of the new Arts, Entertainment and Sports Precinct

- Year-round, multi-sport roofed sports and events venue within a revitalised precinct
- Unlock Tasmania's capacity to host large scale events and will put Tasmania on the national and international stage for sporting, cultural, business and entertainment events.
- Year round 7 day a week 365 days a year destination, integrated with precinct
- Enhancing the brand of Tasmania and community pride
- Economic, health, social and community benefits for the whole state
- More attendance and participation – better physical and mental health
- New jobs, diversifying the economy
- More elite sports content across the state

Economic Benefits

- 44 events a year (28 new) with 587,000 people attending
- \$300m extra activity and 4,200 construction jobs during construction
- \$85m extra activity and 950 operational jobs per annum – or \$2.2 billion GSP over 25 years
- 104,000 interstate and overseas visitors and up to 184,000 intrastate visitors annually
- \$162m consumption relating to 350,000 bed nights annually
- Land around the stadium has the potential to support up to 6,720 jobs
- Financial benefits to businesses providing multiplier effects throughout the state
- Provides revenue uplift to enable further investment in essential services

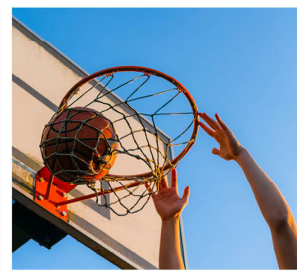
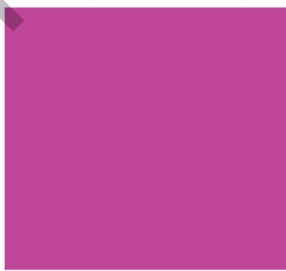
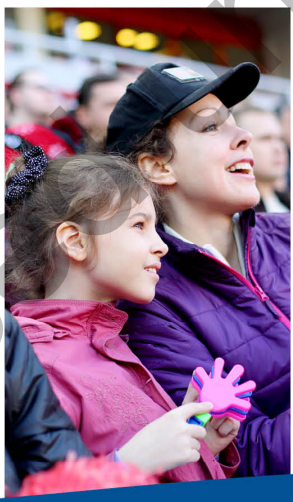
Making it happen – key activities

- Business case to Australian Government to secure funding
- Initial governance structure has been prepared
- Further feasibility work to be undertaken including:
 - Stadium functionality
 - Planning pathways
 - Transport and traffic considerations
 - Finance and funding
 - Procurement models

Conclusion

- We now have a once in a generational exciting opportunity to deliver a transformational change that will increase economic activity and invigorate a sense of community and pride, with flow on benefits right across Tasmania.
- Will unlock Tasmania's capacity to host national and international sport, concerts, events and business conventions and enable us to compete with other states as well as putting Tasmania on the global stage.
- An iconic urban renewal project, further reconnecting Hobart with its historic waterfront.
- We envisage this precinct being a global destination where patrons can explore and immerse themselves in our culture, enjoy our mountain and waterfront vistas, recreational and commercial activities, as well as transport nodes - all driving connections to this regenerated precinct.
- Let's secure the AFL licence, the stadium funding and get on with it as soon as possible

Thank you



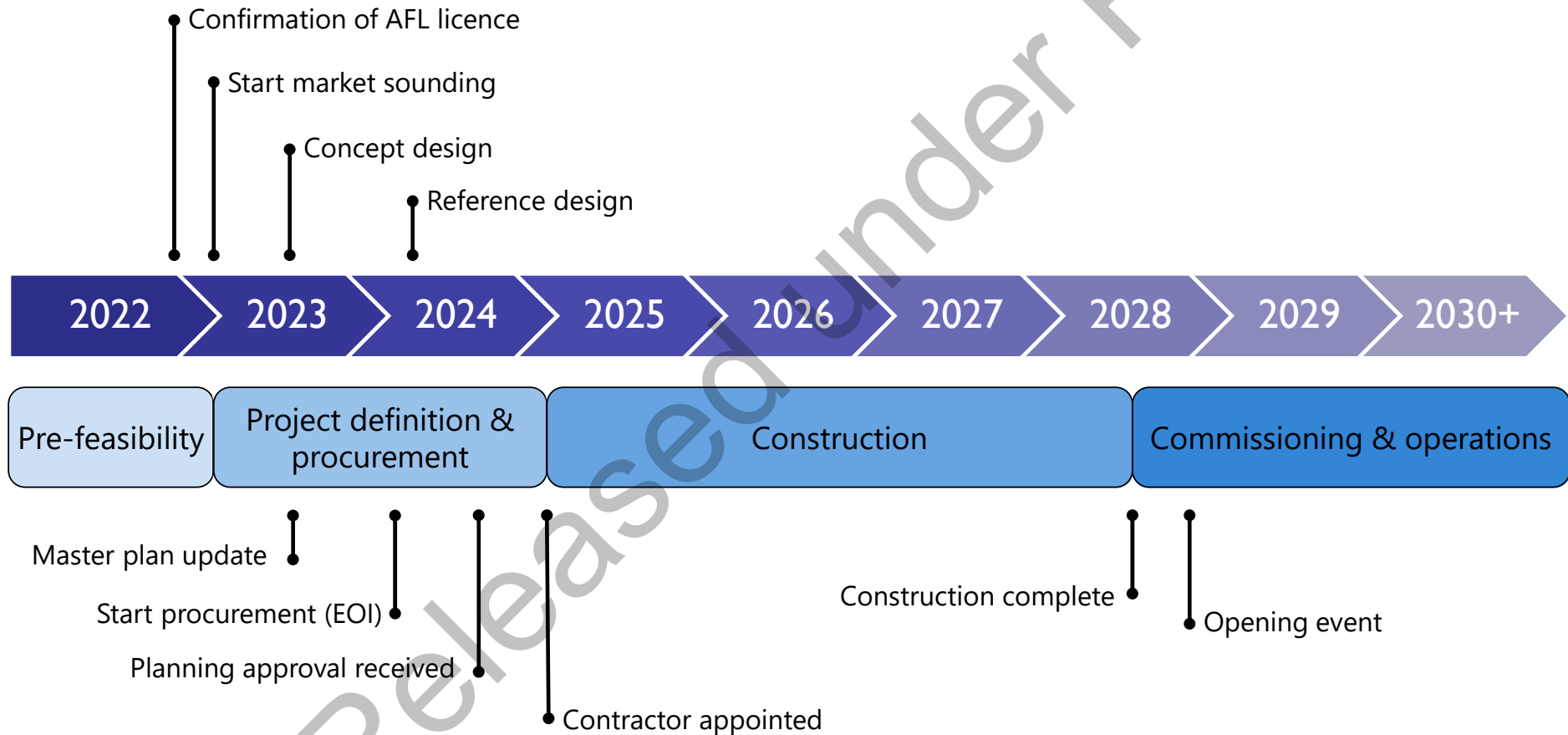


Contact details

der RTI

Relea

Making it happen – the delivery timeline



Draft – subject to further development

Premier

Adviser: Barb McGregor

Department: Department of State Growth

Ministerial RM Ref: MR22/2489

DPAC RM Ref: MIN22/21239

Meeting Brief for the Premier

Joint Meeting re AFL Stadium for Hobart City Council, Thursday 10 November 2022, 5:30 pm Committee Room 1, Parliament House

Order of proceedings: 5:30 pm meeting commences
6:00 pm meeting concludes

In attendance:

Premier

Minister Barnett

Minister Street

Council:

Anna Reynolds, Lord Mayor

Helen Burnett, Deputy Lord Mayor

John Kelly

Marti Zucco

Louise Elliot

Simon Behrakis

Mike Dutta

Louise Bloomfield

Bill Harvey

Ryan Posselt

Zelinda Sherlock

Ben Lohberger

On-site contact:

GUIDANCE NOTES FOR THE PREMIER

- The Hobart City Council has requested a briefing for Councillors on the new Stadium as well as advice on the consultation that will occur with the Council in relation to the project.

KEY TALKING POINTS

The strong benefits from the proposed new Tasmanian Arts, Entertainment and Sports precinct are as follows:

- The Tasmanian Government is committed to strengthening the State's future that will benefit all Tasmanians with a balance of commitments across a broad and diverse range of key priority areas.
- This Government is also committed to delivering transformative infrastructure that will help our economy thrive into the future, providing jobs and opportunities for Tasmanians.
- Initial work undertaken to explore the feasibility of developing a stadium in Hobart has highlighted the broad economic benefits that such a facility would offer – not just as a sports stadium, but as an Arts, Entertainment and Sports Precinct.
- This includes providing a facility to host large scale events, which will raise the profile of the city and region, and significantly boost Tasmania's capacity to host national and international cultural, entertainment, business and sporting events.
- A number of sites were considered in close proximity to the Hobart CBD and the feasibility work undertaken to date has highlighted that Macquarie Point offers the most cost effective and efficient option to base the Tasmanian Arts, Entertainment and Sports Precinct and is now our preferred location.
- The Government believes that activating Hobart's waterfront precinct would not just help diversify our economy, it would also transform the city into a cultural, entertainment and sporting capital to rival any on the mainland, or indeed around the world.
- The current Macquarie Point Master Plan contains two key elements that define the precinct and will provide opportunities for ongoing engagement with the community. These are the proposed Antarctic and Science Precinct, and the public open space labelled 'The Park', which runs through the middle of the site.
- It is anticipated that the intent of these two key elements can be delivered alongside a stadium by using the spaces around the facility to provide public open space that delivers on the intent of 'The Park', and by resolving an appropriate location for the Antarctic and Science Precinct through a collaboration between Macquarie Point Development Corporation and TasPorts.
- Establishing a new arts, entertainment and sports precinct including a stadium in Hobart will provide significant ongoing economic benefits for the whole state.
- There are massive opportunities and significant flow-on effects from this development, with every dollar injected into the economy allowing the Government to reinvest in the essential services that matter to Tasmanians, including health, housing and education.
- With a capacity of 23,000 seated and 30,000 standing and with a playing surface that can be adapted to a rectangular pitch or an oval – events could include anything from watching our very own Tassie AFL team, to watching international cricket, soccer, rugby union or an NRL display match.

- Inclusion of a roof will allow for all-weather playing and performances as well as being able to host indoor sports, arts and culture events, business conventions and national and international conferences. So get ready for Coldplay and Robbie Williams.
- A new stadium would enable the inclusion of modern amenities to provide for an enhanced fan experience with modern state-of-the-art media facilities, corporate boxes, and function facilities.
- We anticipate there will be development and commercial opportunities around, and as part of, the new precinct, particularly hospitality and retail venues. The types of development and locations will become clearer as we work through the business case and design processes.
- The economic impacts of a new arts, entertainment and sports precinct in Hobart are very significant. Based on hosting a minimum of 44 events per year in Hobart could generate a very significant \$300 million in additional economic activity and 4,200 jobs during construction, \$85 million in additional economic activity and 950 jobs in each year of operation, and 162 million per year in additional consumption based on attracting 420,000 attendees with 350,000 bed nights.
- Local events such as Dark Mofo can grow and expand, using this new precinct for their festival calendar and Tasmania would finally be able to attract international and national artists, bands and events on a scale never before possible.
- A precinct like this in the heart of Hobart's waterfront will unlock transport corridors and the associated development opportunities with it. This includes the northern transport corridor link and a ferry network – both of which are much needed networks for Tasmania.
- The Tasmanian Government is also investing funds to construct a new northern access road to the Hobart port, which is critical to its future operations and will complement transport and traffic management arrangements associated with the new precinct.

Next steps on the project:

- The Department of State Growth is currently scoping a further feasibility analysis to be undertaken into the proposed new arts, entertainment and sports precinct. These studies will include consideration of issues such as stadium functionality, planning approvals, site issues including geo-technical and security as well as traffic and transport considerations, finance and funding, procurement models for the engagement of relevant contractors, and business case development.

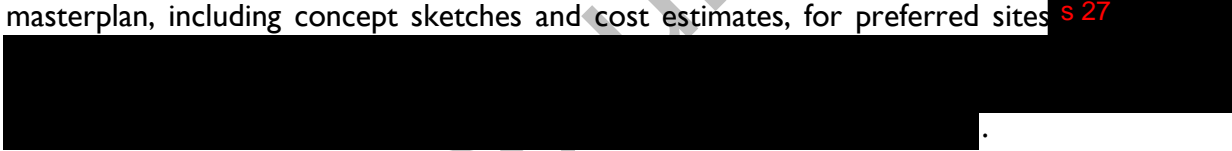
In terms of further consultation with the Council:

- The Department of State Growth is currently establishing the project governance structure to oversee the development and delivery of the project and enable appropriate consultation with key stakeholders.
- It is proposed that the Council will be represented in the project's governance structure and there will also be ongoing engagement and consultation with the Council as a key stakeholder associated with the project.

If asked for cost and timelines:

- The forecast development cost of the new stadium is \$750 million on completion and assumes a construction start date of mid 2025 and completion by the end of 2028 for the Macquarie Point site.
- The cost estimate includes a fixed roof as well as site costs, construction costs, contract and client contingency, consultant fees, development management fees, headwork contributions allowances and future cost escalation. Therefore, the estimates are for the total development cost of the stadium.
- The Tasmanian Government has committed one half of the cost - \$375 million towards the cost of the new stadium.

High Performance Training and Administration Centre for the new AFL teams: (ONLY IF ASKED)

- A high performance training and administration facility has been identified by the AFL Taskforce as a key requirement to support a Tasmanian AFL licence being granted and to underpin future player retention.
- A site options analysis and preliminary master planning and initial design and costing exercise for a high performance facility has recently been undertaken.
- The Tasmanian Government has worked closely with the AFL Taskforce to undertake a critical analysis of potential sites in the Greater Hobart area and to develop a preliminary masterplan, including concept sketches and cost estimates, for preferred sites s 27

- The outputs from the initial site analysis and master planning have been undertaken to support a decision on a licence for a Tasmanian AFL team.
- Following the announcement of a Tasmanian AFL licence, further work will be progressed on the high performance facility.
- The Government has allocated \$60 million for the development of the high performance centre with a contribution also anticipated from the AFL.

BACKGROUND

Tasmania's quest for an AFL licence:

- Tasmania is regarded as a heartland for AFL football in Australia. It is a founding state of Australian Rules Football, but is the only state in Australia not to have an AFL team. There have been a number of proposals for a Tasmanian AFL team since the early 1990s and over 100,000 Tasmanians are members of existing mainland AFL clubs in 2018.

- In 2019, the Tasmanian Government established the Tasmanian Football Board, chaired by former Legislative Council President Jim Wilkinson. The objectives of the Board are to promote Tasmanian grassroots football, as well as a pathway to establishing Tasmanian AFL and AFLW teams.
- In May 2022 the State of Tasmania put forward a non-binding offer to progress the AFL's considerations with respect to granting AFL and AFLW licences to Tasmania.
- Following negotiations with the AFL, the Government's final offer is for \$12 million + CPI per year for 12 years for the club, plus a \$60 million contribution to club set up costs and high performance facilities.
- The AFL has accepted this offer and presented it as part of the bid to the 18 Club Presidents, who are currently deliberating their vote on a Tasmanian licence.
- Advice from the AFL is that a new stadium in Hobart is paramount to Tasmania being granted an AFL licence.

Macquarie Point Site:

- In recent months the Department of State Growth has worked closely with the AFL to undertake initial feasibility studies for the proposed new Tasmania's Arts, Entertainment and Sporting Precinct including a new stadium.
- The feasibility studies undertaken included consideration of site (including structural, civil, electrical, inground services as well as traffic mobility and acoustics and costs of construction at each site), a capacity optimisation analysis and a social and economic analysis.
- In terms of the Macquarie Point site, in recent years with the assistance of the Federal Government the Macquarie Point Development Corporation has overseen important remediation work to get the site ready for development. The Corporation has:
 - Undertaken nearly 2,000 soil samples to map contamination
 - Removed 67,000 tonnes of contaminated soil
 - Removed 2.3 million litres of contaminated groundwater
 - Removed almost 700 metres of contaminated diesel and gas pipelines
- In addition to remediation, the Corporation has also undertaken archaeological digs and works to inform development and understand the history of the site. The Corporation is also making the land development ready through the installation of public access infrastructure – including stairs, road, walk and cycleways, and planning and laying of utilities.
- A precinct like this in the heart of Hobart's waterfront will unlock transport corridors and the associated development opportunities with it. This includes the northern transport corridor link and a ferry network – both of which are much needed networks for Tasmania.
- The northern transport corridor ends very close to Macquarie Point and will provide the means to transport thousands of people along an unused rail corridor whilst activating more high density residential accommodation along the corridor within close proximity to the Hobart CBD.

- The Government has put in place a very successful public ferry service between Hobart and Bellerive and wishes to investigate the feasibility of extending this service to other major urban areas including the Northern Suburbs, Southern Suburbs and more options for Eastern Shore suburbs.
- The Tasmanian Government is also investing funds to construct a new northern access road to the Hobart port, which is critical to its future operations and will complement transport and traffic management arrangements associated with the new precinct.

Macquarie Point Development Corporation

- The Macquarie Point Development Corporation was established to remediate the site, and to support development to transition the site into a vibrant mixed-use precinct.
- It is a statutory authority, supported by a Board.
- It is proposed that the Macquarie Point Development Board remain in place to support the development of key projects, such as:
 - The removal of the High Voltage electricity cable running through the south-east corner of the site to enable the archaeological works to go ahead (see below) and to remove the cable that is no longer required to avoid impeding development in that area.
 - An archaeological dig to inform the management of cultural heritage on site. The latest stage will commence in early 2023.
 - The realignment of Hobart Sewer main which currently runs through the middle of the site. The design and pathway is underway to redirect the works around the site running down Evans Street and along the western edge of the site. This work is being progressed working with TasWater and TasPorts.
- Works that will support the development of the stadium at Macquarie Point include:
 - A revised site plan will be developed to support the development of a stadium. Early work underway includes:
 - seeking planning advice on complementary commercial and other uses around the site
 - preparing key principles such as providing for public movement and access into the stadium from each of the four corners of the site
 - seeking engineering advice on early design concepts to provide for an access road to the north of the site to provide for bus drop-off areas
 - themes for a series of inter-connected precincts in each of the four corners of the site around the stadium.
 - The Park, substantial public open space, which is anticipated to be on the western end of the site.
 - Public access to the site including a cycleway and stairs to connect the site and raised cenotaph area to the north of the site.

- Archaeological digs to understand the site's history and prepare the relevant area for development. This is constrained to the western side of the site only.
- Demolition and clearing of the site to prepare for the stadium.
- Other projects to be delivered
 - The development of an Antarctic and Science Precinct, likely in the north-east corner of the site.
 - Carparking onsite for other tenants, and to support the operational needs of the stadium.
 - Managing commercial arrangements with short and longer-term tenants, and discussions with developers.

High Performance Training and Administration Centre for new AFL team

- A high performance training and administration facility has been identified by the AFL Taskforce as a key requirement to support a Tasmanian AFL licence being granted and to underpin future player retention.
- A site options analysis and preliminary master planning and initial design and costing exercise for a high performance facility has recently been undertaken.
- The Tasmanian Government has worked closely with the Taskforce to undertake a critical analysis of potential sites in the Greater Hobart area and to develop a preliminary masterplan, including concept sketches and cost estimates, for preferred sites. The outputs from the initial site analysis and master planning have been undertaken to support a decision on a licence for a Tasmanian AFL team.
- Following the announcement of a Tasmanian AFL licence, further work will be progressed on the high performance facility.
- The vision for the training and administration facility will be to provide the players (mens and womens), coaches and administrators with every opportunity to be successful, both on and off the field.
- Some inclusions being considered for the facility from an AFL perspective include:
 - Full sized, MCG dimension oval and additional grassed training areas
 - An indoor training area/s
 - High performance training areas
 - Office spaces/facilities for football and administrative staff
 - Player/staff breakout and lounge facilities
 - Treatment facilities and wet recovery facilities
 - Gymnasium

QUESTION WITHOUT NOTICE

Question No. [Number] of 2022

Legislative Council

ASKED BY: Hon Josh Willie MLC

ANSWERED BY: Hon Leonie Hiscutt MLC the Leader of the Government in the Legislative Council

QUESTION:

Can the State Government please provide the following:

1. The total estimated borrowing costs that will be associated with the Tasmanian Government's contribution to the new Hobart stadium.
2. From where, and how, the new Hobart stadium will be funded?
3. In relation to the information supplied to PwC for the Hobart Stadium Economic Impact Assessment:
 - a. The basis on which the Government informed PwC that 11,500 spectators will attend A-League matches held at a new stadium in Hobart?
 - b. The basis on which the Government informed PwC that nearly 15,000 spectators will attend NRL matches held at a new stadium in Hobart?
 - c. The estimated average attendance figures for Big Bash matches supplied to PwC?
 - d. The number of Big Bash matches the Government informed PwC would be played at the new Hobart stadium each year?
 - e. The number of days of international cricket the Government informed PwC would be played at the new Hobart stadium each year?
 - f. The number of international rugby matches the Government informed PwC would be played at the new Hobart stadium each year?

4. The estimated cost of bringing six A-League matches to Tasmania each year?
5. The estimated cost of bringing seven NRL matches to Tasmania each year?
6. The estimated annual profit or loss for the new Hobart stadium?
7. The estimated annual operational costs of the new Hobart stadium?
8. The estimated annual maintenance cost of the new Hobart stadium?
9. The estimated Net Present Value and Internal Rate of Return of the new Hobart stadium?

ANSWER:

1. The total estimated borrowing costs associated with the Tasmanian Government's contribution to the Hobart stadium will depend on several factors such as the state's overall financial position at the time the funds are required, interest rates applicable at the time and also the timing of the payments to be made associated with the delivery of the stadium across a number of years.
2. It is intended that the stadium will be funded from the Public Account.
3. a and b: Estimated numbers attending A-League and NRL matches are based on PwC analysis that considers attendance as a percentage of stadium capacity. The Department utilised a Demand Analysis that had been undertaken as part of the stadium feasibility to provide estimated attendance figures by event type. This analysis was provided to PwC to inform their modelling.

c and d: The estimated number of BBL games to be played at the new stadium provided to PwC was four per year, with an average attendance of 10,000 per game. However, the PwC analysis considers the number of net new events to be held in Tasmania as a result of the stadium. The number of BBL games played in Tasmania would not increase, therefore the number of BBL games considered in the analysis is zero
4. The estimated cost of bringing A-League games to Tasmania in the current market is \$100,000 to \$200,000 per game.
5. The estimated cost of bringing NRL games to Tasmania in the current market is \$300,000 to \$500,000 per game.
6. to 9. Further work will be undertaken to prepare a business case and associated cost benefit analysis as part of further feasibility work to be undertaken in coming months.

APPROVED/NOT APPROVED

Guy Barnett MP
Minister for State Development, Housing and Construction

Date:

Released under RTI

MEMBERS OF PARLIAMENTARY LIBERAL PARTY

SUBJECT: Notice of Motion No. [xxx]. By Hon Cassy O'Connor MP

Motion: That the House:

4. Agrees that while Tasmania deserves its own AFL team, that bid should not be connected to a new stadium;
5. Acknowledges Tasmania has two stadiums, Bellerive Oval and York Park, that are fit for purpose and currently, successfully hosting AFL and AFLW games;
6. Condemns the Rockliff Government for choosing to spend more than \$350 million in public funding on an unnecessary mega-stadium, over Tasmanians in need;
7. Acknowledges with shame the Liberal's stadium plan also requires massive federal government funding;
8. Calls on the Labor Opposition to step up, put its money where its mouth is, and lobby the Albanese Government not to fund the Rockliff Liberals' mega-stadium folly.

Background:

- The Tasmanian Government is planning to develop a new multi-purpose arts, entertainment and sporting precinct at Macquarie Point in Hobart which will provide significant ongoing economic benefits for the whole state.
- The new precinct supports the Tasmanian bid for an AFL licence, as announced in the 2022 State of the State Address.
- The precinct would be the home of a Tasmanian AFL team, with an estimated seated capacity of up to 23,000 and 30,000 for concerts including standing room.
- A new arts, entertainment and sporting precinct will be much more than an AFL stadium. It will be an important multi-purpose entertainment venue which would provide significant economic, health, social and community benefits not just for Hobart but for the whole state.
- Initial work undertaken to explore the feasibility of developing a stadium in Hobart has highlighted the broad economic benefits that such a facility would offer – not just as a sports stadium, but as an Arts, Entertainment and Sports Precinct.
- This includes providing a facility to host large scale events, which will significantly boost Tasmania's capacity to host national and international cultural, entertainment and sporting events.
- A new precinct will boost Tasmania's capacity to host world-class sporting and cultural events. A roofed stadium has the potential to strengthen the viability of and enable numerous world class events to proceed indoors.
- The work undertaken to date has highlighted that Macquarie Point offers the most cost effective and efficient option to base the Tasmanian Arts, Entertainment and Sports Precinct and is now our preferred location.
- The economic impacts of a new arts, entertainment and sports precinct in Hobart estimated by PricewaterhouseCoopers indicate that a new facility, hosting a range of sporting and

cultural events each year, could generate \$300 million in additional economic activity and 4,200 jobs during construction, and \$85 million in additional economic activity and 950 jobs in each year of operations, as well as \$162 million per year in additional consumption based on attracting 420,000 attendees with 350,000 bed nights.

- Economic modelling is based on at least 44 events being held each year at the new roofed stadium.
- The new precinct will put Tasmania on the national and international stage for both sporting and entertainment events on a scale that hasn't been possible in the past. Similar new stadiums in other states and across the world have transformed and reinvigorated cities and created a vibrant precinct for locals and visitors.
- Two of the key elements of the vision for Macquarie Point are: an Antarctic and Science Precinct and The Park.
- We remain strongly committed to both of these developments, which can be delivered alongside a stadium.
- We anticipate there will be development and commercial opportunities around, and as part of, the new precinct. The types of development and locations will become clearer as we work through the business case and design processes.
- We will continue to engage with developers and stakeholders to explore these opportunities, which will be informed by the business case work.
- With respect to the Regatta Point site, the Government believes that there is potential to work with the Hobart City Council and all stakeholders to consider how Regatta Point fits into the broader precinct plan.
- Planning for the new precinct will consider:
 - Functionality for rectangular sporting codes (including soccer and rugby).
 - Modern state-of-the-art media facilities, corporate boxes, and function facilities.
 - Design for a concert venue to attract audiences of up to 30,000.
 - Potential for a roof for all-weather playing and performances.
- The stadium will put Tasmania on the national and international stage for both sporting and entertainment events on a scale that hasn't been possible in the past. Similar new stadiums in other states and across the world have transformed and reinvigorated cities and created a vibrant precinct for locals and visitors.
- A preliminary site option analysis undertaken by MCS Management & Consulting considered several site possibilities for hosting a contemporary Tier 2 stadium within easy walking distance of central Hobart.
- A site at Regatta Point was previously identified as the preferred location due to its accessibility for pedestrians and public transport, and relatively low level of community, heritage and environmental impacts for an inner-city site.

- The other top ranked sites included Macquarie Point, albeit the assessment of this site acknowledged the existing masterplan and development plans, and Lower Domain.
- The Department of State Growth has been working with the AFL to undertake a desktop assessment of these top ranked sites to inform a decision on a licence for a Tasmanian AFL team in August 2022.
- The scope of this work has included engineering analysis, stadium demand and optimisation analysis, cost and time analysis, and social and economic impact analysis.
- This work has highlighted that Macquarie Point offers the most cost effective and efficient option to base the Tasmanian Arts, Entertainment and Sports Precinct and is now our preferred location.
- The 2022-23 State Budget includes provision for \$1.25 million for the AFL taskforce and for stadium feasibility work to be undertaken.
- The Government will now proceed with the next stage of the feasibility work which will focus on building the stadium at Macquarie Point and will include the development of a business case to secure full funding. We will continue to engage with our key stakeholders and potential developers as we finalise this second stage of the feasibility work.
- Consultancy firm Bellgrove Advisory is assisting the Department of State Growth undertaking pre-feasibility scoping work to assist in the preparation of a Request for Tender to the market for further feasibility work.
- In order to be in a position to proceed to tender for this further feasibility work, and recognising that experience and expertise with a project of this size and scale does not currently exist, the department has engaged a consultant, Bellgrove Advisory, to provide advice and assistance.
- The Bellgrove Advisory team are highly experienced and have worked closely together leading project scoping and definition planning exercises, the development of business case and economic appraisals, strategic options analyses and project development and resourcing plans for other complex infrastructure projects.
- The Government has been clear that the project is subject to stakeholder consultation, planning approval, and achievement of an AFL licence.
- With respect to the Regatta Point site, the Government believes that there is potential to work with the Hobart City Council and all stakeholders to consider how Regatta Point fits into the broader precinct plan.
- The Tasmanian Government has committed to fund up to half of the cost to build the stadium.
- We will be working with the AFL, the Australian Government and potential private sector investors to help deliver the stadium.
- The investment and effort to date has helped make the site ready for development. However, there is still some more work to do.
- The Macquarie Point Development Corporation will continue to manage interim activation on the Macquarie Point site, work with developers, finish the last pockets of land requiring

remediation, manage the installation and relocation of infrastructure, and support the installation of public infrastructure and open space that will be needed to support the stadium.

- **BACKGROUND AND FACTS**

- The AFL Taskforce has been progressing its next program of works aimed at securing an AFL licence for Tasmania. A key component of that program of works relates to infrastructure, including a southern stadium and a best-of-breed high-performance facility as an immediate priority.
- MCS Management & Consulting was engaged by Infrastructure Tasmania in late October 2021 to undertake a preliminary feasibility assessment of possible sites that could accommodate the footprint of a contemporary Tier 2 sporting and event stadium.
- The MCS assessment included initial briefings, development and analysis of assessment criteria, high level schematic concept design and compilation of a report and presentations. A preliminary report was presented to ITas on 4 February 2022, with the final report provided on 25 February 2022.
- Six sites were considered in the analysis, with a relative ranking based on the following key considerations:
 - Has an acceptable commuting/walking distance from the CBD to maximise patron utilisation of existing CBD parking, passenger transport, accommodation and hospitality.
 - Maximise the promotional benefit of the venue to the State.
 - Minimise environmental, cultural and heritage impacts.
 - Minimise impact on residential areas.
- In mid-June 2022, following a meeting between the Premier and the CEO of the AFL, the Department of State Growth agreed to work with the AFL to support additional analysis of the top three sites from the MCS work.
- The current additional analysis has included the following core components:
 - Engineering analysis being undertaken by Aurecon (estimated cost of \$63,000 ex GST)
 - Stadium demand and optimisation analysis being undertaken by MI Associates (estimated cost of \$17,500 ex GST)
 - Time and cost analysis being undertaken by WT Partnership (estimated cost of \$25,000 ex GST)
- The Department has also directly procured PricewaterhouseCoopers to undertake an economic impact analysis of a new stadium at a cost of \$60,000 (ex GST). This was publicly released on 18 September 2022.

- This work has highlighted that Macquarie Point offers the most cost effective and efficient option to base the Tasmanian Arts, Entertainment and Sports Precinct and is now the preferred location.
- Consultancy firm Bellgrove Advisory is assisting the Department of State Growth, undertaking pre-feasibility scoping work to assist in the preparation of a Request for Tender to the market for further feasibility work. This work is estimated to cost \$99,800.

Response:

- [Write here]

Recommendation:

That the motion be supported / opposed / amended to read:

Guy Barnett
Minister for State Development, Construction & Housing

Date: 26 October 2022

Released under RTI

Jeremy Rockliff MP
Premier
Minister for Trade
Minister for Tourism
Minister for Health
Minister for Mental Health and Wellbeing

QUESTION TIME BRIEF

SUBJECT: NEW SOUTHERN STADIUM

Date reviewed: 9/5/2022

Status: No Change

KEY MESSAGES

- The Tasmanian Government is planning to develop a new Hobart multi-purpose sporting and event stadium at Regatta Point.
- The Stadium will be the home of a Tasmanian AFL team with seating for 25 000 people and up to 30 000 people for concerts.
- The new Stadium supports the Tasmanian bid for an AFL licence, as announced in the 2022 State of the State Address.

Talking Points:

- The Tasmanian Government is planning the development of a new Hobart sporting and event stadium at Regatta Point.
- The stadium would be the home of a Tasmanian AFL team, with a seated capacity of 25 000 and 30 000 for concerts.
- Planning for the new stadium will consider:
 - Functionality for rectangular sporting codes (including soccer and rugby).
 - Modern state-of-the-art media facilities, corporate boxes, and function facilities.

- Design for a concert venue to attract audiences of 30 000.
- Potential for a retractable roof for all-weather playing and performances, making it one of only two such AFL venues in the country.
- A preliminary site option analysis undertaken by MCS Management & Consulting considered several site possibilities for hosting a contemporary Tier 2 stadium within easy walking distance of central Hobart.
- The Regatta Point site is the preferred location due to its accessibility for pedestrians and public transport, and relatively low level of community, heritage and environmental impacts for an inner-city site.
- The project is in the preliminary stages with a significant amount of planning, scoping and design work to be undertaken. This work, including stakeholder engagement, has commenced.
- The project is subject to stakeholder consultation, planning approval, and achievement of an AFL licence, the outcome of which is expected to be known later this year.
- During the development process and as part of early site investigations, a range of factors including built heritage and natural conservation value impacts will be taken into account.
- The area is significant for many people, including those with a connection to the Cenotaph, the Royal Hobart Regatta, users of the Regatta Ground facilities and waterfront, and current and future users of the Hobart Port and Macquarie Point.
- There will be a thorough and coordinated planning and design process that will include extensive consultation with stakeholders.

- For Minister's Office to insert

Background and Facts

- The AFL Taskforce is progressing its next program of works aimed at securing an AFL licence for Tasmania. A key component of that program of works relates to infrastructure, including a southern stadium and a best-of-breed high-performance facility as an immediate priority.
- MCS Management & Consulting was engaged by Infrastructure Tasmania in late October 2021 to undertake a preliminary feasibility assessment of possible sites that could accommodate the footprint of a contemporary Tier 2 sporting and event stadium.
- The MCS assessment included initial briefings, development and analysis of assessment criteria, high level schematic concept design and compilation of a report and presentations. A preliminary report was presented to ITas on 4 February 2022, with the final report provided on 25 February 2022.
- Six sites were considered in the analysis, with a relative ranking based on the following key considerations:
 - Has an acceptable commuting/walking distance from the CBD to maximise patron utilisation of existing CBD parking, passenger transport, accommodation and hospitality.
 - Maximise the promotional benefit of the venue to the State.
 - Minimise environmental, cultural and heritage impacts.
 - Minimise impact on residential areas.

R

Question Time Briefing for Minister for Infrastructure and Transport

Doc 16

Infrastructure Tasmania

Date –Sitting Days – 3-5 May 2022

Subject:	New Southern Stadium		
Budget/Election/Reform:	2022 State of the State commitment		
Updated:	N/A		
Reviewed:	N/A	Status:	New

Funding Envelope: tbc
Funded through: FY tbc

Current Situation

- The Tasmanian Government is planning the development of a new Hobart sporting and event stadium at Regatta Point.
- The stadium would be the home of a Tasmanian AFL team, with a seated capacity of 25 000 and 30 000 for concerts.
- Planning for the new stadium will consider:
 - Functionality for rectangular sporting codes (including soccer and rugby).
 - Modern state-of-the-art media facilities, corporate boxes, and function facilities.
 - Design for a concert venue to attract audiences of 30 000.
 - Potential for a retractable roof for all-weather playing and performances, making it one of only two such AFL venues in the country.
- A preliminary site option analysis undertaken by MCS Management & Consulting considered several site possibilities for hosting a contemporary Tier 2 stadium within easy walking distance of central Hobart.
- The Regatta Point site is the preferred location due to its accessibility for pedestrians and public transport, and relatively low level of community, heritage and environmental impacts for an inner-city site.
- The project is in the preliminary stages with a significant amount of planning, scoping and design work to be undertaken. This work, including stakeholder engagement, has commenced.

- The project is subject to stakeholder consultation, planning approval, and achievement of an AFL licence, the outcome of which is expected to be known later this year.
- During the development process and as part of early site investigations, a range of factors including built heritage and natural conservation value impacts will be taken into account.
- The area is significant for many people, including those with a connection to the Cenotaph, the Royal Hobart Regatta, users of the Regatta Ground facilities and waterfront, and current and future users of the Hobart Port and Macquarie Point.
- There will be a thorough and coordinated planning and design process that will include extensive consultation with stakeholders.

Core Background Information

- The AFL Taskforce is progressing its next program of works aimed at securing an AFL licence for Tasmania. A key component of that program of works relates to infrastructure, including a southern stadium and a best-of-breed high-performance facility as an immediate priority.
- MCS Management & Consulting was engaged by Infrastructure Tasmania in late October 2021 to undertake a preliminary feasibility assessment of possible sites that could accommodate the footprint of a contemporary Tier 2 sporting and event stadium.
- The MCS assessment included initial briefings, development and analysis of assessment criteria, high level schematic concept design and compilation of a report and presentations. A preliminary report was presented to ITas on 4 February 2022, with the final report provided on 25 February 2022.
- Six sites were considered in the analysis, with a relative ranking based on the following key considerations:
 - Has an acceptable commuting/walking distance from the CBD to maximise patron utilisation of existing CBD parking, passenger transport, accommodation and hospitality.
 - Maximise the promotional benefit of the venue to the State.
 - Minimise environmental, cultural and heritage impacts.
 - Minimise impact on residential areas.

Clearances

This information has been approved for transmission and accuracy.

Released under RTI

Guy Barnett MP
Minister for Energy and Renewables
Minister for State Development, Construction and Housing
Minister for Veterans' Affairs

Ref No: D22/282508

QUESTION TIME BRIEF

SUBJECT: NEW SOUTHERN STADIUM (Tas Arts, Entertainment and Sports Precinct)

(Date: 01/11/2022)

TALKING POINTS:

- The Tasmanian Government is planning to develop a new multi-purpose arts, entertainment and sporting precinct at Macquarie Point in Hobart.
- The new precinct supports the Tasmanian bid for an AFL licence, as announced in the 2022 State of the State Address.
- A new arts, entertainment and sporting precinct will be much more than an AFL stadium. It will be an important multi-purpose entertainment venue which would provide significant economic, health, social and community benefits not just for Hobart but for the whole state.
- Initial work undertaken to explore the feasibility of developing a stadium in Hobart has highlighted the broad economic benefits that such a facility would offer – not just as a sports stadium, but as an Arts, Entertainment and Sports Precinct.

- This includes providing a facility to host large scale events, which will significantly boost Tasmania's capacity to host national and international cultural, entertainment and sporting events.
- The work undertaken to date has highlighted that Macquarie Point offers the most cost effective and efficient option to base the Tasmanian Arts, Entertainment and Sports Precinct and is now our preferred location.
- The economic impacts of a new arts, entertainment and sports precinct in Hobart estimated by PricewaterhouseCoopers indicate that a new facility, hosting a range of sporting and cultural events each year, could generate \$300 million in additional economic activity and 4,200 jobs during construction, and \$85 million in additional economic activity and 950 jobs in each year of operations, as well as \$162 million per year in additional consumption based on attracting 420,000 attendees with 350,000 bed nights.
- Economic modelling is based on at least 44 events being held each year at the new roofed stadium.

- The new precinct will put Tasmania on the national and international stage for both sporting and entertainment events on a scale that hasn't been possible in the past. Similar new stadiums in other states and across the world have transformed and reinvigorated cities and created a vibrant precinct for locals and visitors.
- The 2022-23 State Budget includes provision for \$1.25 million for the AFL taskforce and for stadium feasibility work to be undertaken.
- The Government will now proceed with the next stage of the feasibility work which will focus on building the stadium at Macquarie Point and will include the development of a business case to secure full funding.
- Two of the key elements of the vision for Macquarie Point are: an Antarctic and Science Precinct and The Park.
- We remain strongly committed to both of these developments, which can be delivered alongside a stadium.
- We anticipate there will be development and commercial opportunities around, and as part of, the new precinct. The types of development and locations will become clearer as we work through the business case and design processes.

- We will continue to engage with developers and stakeholders to explore these opportunities, which will be informed by the business case work.
- Establishing a new arts, entertainment and sports precinct including a stadium in Hobart will provide significant ongoing economic benefits for the whole state.
- With respect to the Regatta Point site, the Government believes that there is potential to work with the Hobart City Council and all stakeholders to consider how Regatta Point fits into the broader precinct plan.

ADDITIONAL TALKING POINTS

- The Tasmanian Government is planning the development of a new arts, sporting and entertainment precinct at Macquarie Point in Hobart.
- The precinct would be the home of a Tasmanian AFL team, with an estimated seated capacity of up to 23,000 and 30,000 for concerts including standing room.
- Planning for the new precinct will consider:
 - Functionality for rectangular sporting codes (including soccer and rugby).
 - Modern state-of-the-art media facilities, corporate boxes, and function facilities.
 - Design for a concert venue to attract audiences of up to 30,000.
 - Potential for a roof for all-weather playing and performances.

- A new precinct would be much more than an AFL stadium. It would be an important multi-purpose entertainment precinct which would provide significant economic, health, social and community benefits not just for Hobart but for the whole state.
- A new precinct will boost Tasmania's capacity to host world-class sporting and cultural events. A roofed stadium has the potential to strengthen the viability of and enable numerous world class events to proceed indoors.
- The stadium will put Tasmania on the national and international stage for both sporting and entertainment events on a scale that hasn't been possible in the past. Similar new stadiums in other states and across the world have transformed and reinvigorated cities and created a vibrant precinct for locals and visitors.
- A preliminary site option analysis undertaken by MCS Management & Consulting considered several site possibilities for hosting a contemporary Tier 2 stadium within easy walking distance of central Hobart.
- A site at Regatta Point was previously identified as the preferred location due to its accessibility for pedestrians and public transport, and relatively low level of community, heritage and environmental impacts for an inner-city site.
- The other top ranked sites included Macquarie Point, albeit the assessment of this site acknowledged the existing masterplan and development plans, and Lower Domain.
- The Department of State Growth has been working with the AFL to undertake a desktop assessment of these top ranked sites to inform a decision on a licence for a Tasmanian AFL team in August 2022.
- The scope of this work has included engineering analysis, stadium demand and optimisation analysis, cost and time analysis, and social and economic impact analysis.
- This work has highlighted that Macquarie Point offers the most cost effective and efficient option to base the Tasmanian Arts, Entertainment and Sports Precinct and is now our preferred location.

- The Government will now proceed with the next stage of the feasibility work which will focus on building the stadium at Macquarie Point and will include the development of a business case to secure full funding. We will continue to engage with our key stakeholders and potential developers as we finalise this second stage of the feasibility work.
- Consultancy firm Bellgrove Advisory is assisting the Department of State Growth undertaking pre-feasibility scoping work to assist in the preparation of a Request for Tender to the market for further feasibility work.
- In order to be in a position to proceed to tender for this further feasibility work, and recognising that experience and expertise with a project of this size and scale does not currently exist, the department has engaged a consultant, Bellgrove Advisory, to provide advice and assistance.
- The Bellgrove Advisory team are highly experienced and have worked closely together leading project scoping and definition planning exercises, the development of business case and economic appraisals, strategic options analyses and project development and resourcing plans for other complex infrastructure projects.
- The Government has been clear that the project is subject to stakeholder consultation, planning approval, and achievement of an AFL licence.
- With respect to the Regatta Point site, the Government believes that there is potential to work with the Hobart City Council and all stakeholders to consider how Regatta Point fits into the broader precinct plan.

If asked, who will own/build the stadium?

- We will continue to progress the feasibility work to deliver the Tasmanian Arts, Entertainment and Sports Precinct, and move to the business case stage.
- The Tasmanian Government has committed to fund up to half of the cost to build the stadium.

- We will be working with the AFL, the Australian Government and potential private sector investors to help deliver the stadium.

If asked what does this mean for Macquarie Point Development Corporation/what will the Corporation's role be?

- The investment and effort to date has helped make the site ready for development. However, there is still some more work to do.
- The Corporation will continue to manage interim activation on the site, work with developers, finish the last pockets of land requiring remediation, manage the installation and relocation of infrastructure, and support the installation of public infrastructure and open space that will be needed to support the stadium.

BACKGROUND AND FACTS

- The AFL Taskforce has been progressing its next program of works aimed at securing an AFL licence for Tasmania. A key component of that program of works relates to infrastructure, including a southern stadium and a best-of-breed high-performance facility as an immediate priority.
- MCS Management & Consulting was engaged by Infrastructure Tasmania in late October 2021 to undertake a preliminary feasibility assessment of possible sites that could accommodate the footprint of a contemporary Tier 2 sporting and event stadium.
- The MCS assessment included initial briefings, development and analysis of assessment criteria, high level schematic concept design and compilation of a report and presentations. A preliminary report was presented to ITas on 4 February 2022, with the final report provided on 25 February 2022.
- Six sites were considered in the analysis, with a relative ranking based on the following key considerations:
 - Has an acceptable commuting/walking distance from the CBD to maximise patron utilisation of existing CBD parking, passenger transport, accommodation and hospitality.
 - Maximise the promotional benefit of the venue to the State.
 - Minimise environmental, cultural and heritage impacts.

- Minimise impact on residential areas.
- In mid-June 2022, following a meeting between the Premier and the CEO of the AFL, the Department of State Growth agreed to work with the AFL to support additional analysis of the top three sites from the MCS work.
- The current additional analysis has included the following core components:
 - Engineering analysis being undertaken by Aurecon (estimated cost of \$63,000 ex GST)
 - Stadium demand and optimisation analysis being undertaken by MI Associates (estimated cost of \$17,500 ex GST)
 - Time and cost analysis being undertaken by WT Partnership (estimated cost of \$25,000 ex GST)
- The Department has also directly procured PricewaterhouseCoopers to undertake an economic impact analysis of a new stadium at a cost of \$60,000 (ex GST). This was publicly released on 18 September 2022.
- This work has highlighted that Macquarie Point offers the most cost effective and efficient option to base the Tasmanian Arts, Entertainment and Sports Precinct and is now the preferred location.
- Consultancy firm Bellgrove Advisory is assisting the Department of State Growth, undertaking pre-feasibility scoping work to assist in the preparation of a Request for Tender to the market for further feasibility work. This work is estimated to cost \$99,800.
-

Political Lines:

- *For Minister's Office to insert*



DEPARTMENT OF STATE GROWTH

Dept. Ref MIG22/216
Critical Date 22 February 2022

APPROVED/NOT APPROVED
 SIGNED:
DATE: 1.3.22

Minute to the Premier

SUBJECT: SOUTHERN STADIUM PRELIMINARY ANALYSIS

Minister's notation:

Recommendation:

That you:

1. **NOTE** that a preliminary feasibility assessment of possible sites that could accommodate the footprint of a contemporary Tier 2 sporting and event stadium with a retractable roof was presented to Infrastructure Tasmania by MCS Management & Consulting on 4 February 2022;
2. **NOTE** that the southern stadium analysis utilises a desktop multi-criteria assessment under the broad categories of environmental, cultural, location, buildability and governance, of six possible sites for a new stadium and identifies Regatta Point as the preferred site;
3. **NOTE** that the southern stadium analysis is desktop and high-level in nature and significant further work will be required to appropriately scope, plan and cost a project to develop and deliver a new stadium;
4. **NOTE** that the significance of a new stadium project will be of interest to many stakeholders and the broader Tasmanian community and a decision to fully scope and develop the project requires some targeted engagement of impacted and important stakeholders in the first instance;
5. **APPROVE** the draft Southern Stadium Stakeholder Engagement Plan included at Attachment 2, which is premised on a Tier 2 stadium with retractable roof and oval and rectangular functionality at the Regatta Point site, for implementation upon the timing of a southern stadium announcement being confirmed;
6. **NOTE** that Infrastructure Tasmania is developing separate advice with respect to the next steps for progressing a southern stadium project.

Current Situation:

Preliminary analysis

In late October Infrastructure Tasmania (ITas) engaged local firm MCS Management & Consulting (the Consultant) to undertake a preliminary feasibility assessment of possible sites that could accommodate the footprint of a contemporary Tier 2 sporting and event stadium (capacity of 23-27,000 seats) with a retractable roof and within easy commuting distance of the Hobart CBD. This analysis supports the work of the AFL Taskforce with respect to infrastructure, including stadia, that is necessary to effectively support a Tasmanian team being secured and operating into the future.

The analysis included initial briefings, development and analysis of assessment criteria, high level schematic concept design and compilation of a report and presentations. A preliminary report, a copy of which is provided at Attachment 1, was presented to ITas on 4 February 2022. A total of six sites have been considered in the analysis, with selection based on the following key considerations:

1. Has an acceptable commuting/walking distance from the CBD to maximise patron utilisation of existing CBD parking, passenger transport, accommodation and hospitality.
2. Maximise the promotional benefit of the venue to the State.
3. Minimise impact on residential areas.

These considerations resulted in a focused consideration of the Doman precinct, Macquarie Point and the Regatta Grounds. A comprehensive suite of criteria, under the broad categories of environmental, cultural, location, buildability and governance, have been utilised to assess and undertake a relative ranking of each potential site. This assessment resulted in Macquarie Point being ranked first, Regatta Point second and Lower Domain Road third.

With alternate development plans for Macquarie Point in place, the Consultant has recommended Regatta Point as the preferred site, noting the following:

- Its relative position and proximity to residential areas (being the furthest of the sites considered).
- Its ability to be well connected into numerous public transport services including ferries and the northern transit corridor.
- It presents an opportunity to develop a new absolute waterfront restaurant and retail precinct, which is connected to the Hobart waterfront via Macquarie Point.
- The site provides a significant 'wow' factor from all approaches.
- The opportunity to work with the RSL and the Regatta Association to enhance the area and annual events.

The Consultant is expected to provide its final report and related documentation during the week commencing 14 February 2022. In considering the Consultant's recommendation, ITas has also requested that a small number of very high quality conceptual images of the site, stadium and facilities be produced to support stakeholder engagement activities. These images will be completed by the end of February 2022.

Details of the Consultant's work have been shared with the AFL Taskforce given one of its key workstreams is infrastructure, including stadia, that would support a Tasmanian team.

Next steps

The approach to the preliminary feasibility analysis, whilst carefully considered, has been desktop and high level in nature. Significant further work, including stakeholder engagement, is required to develop the concept into a project that has an appropriate scope, budget and potential timelines. It is possible that stakeholder engagement may identify that not all elements of all future plans may be compatible, eg the extent to which a stadium at Regatta Point impacts on wharf expansion plans.

ITas is working with MCS Management & Consulting to consider possible next steps following its preliminary advice and recommendation regarding a preferred site. ITas will also seek input from its expert adviser Waypoint and the AFL. Separate advice in this regard will be provided for consideration in the coming months.

Communications Strategy:

The development of a southern stadium is significant and will be of interest to many stakeholders and the broader Tasmanian community.

A draft Southern Stadium Stakeholder Engagement Plan, a copy of which is provided at Attachment 2, has been developed to support an announcement the Government may make in relation to the preliminary analysis becoming a project that will be fully scoped and developed.

The draft stakeholder engagement plan identifies key messages which link to the Government's broad vision for major sporting and entertainment infrastructure across the State, and prioritises stakeholders based on the extent to which they are impacted and their influence. It also includes an action plan which categorises engagement activities pre and post any announcement about the project.

Implementation of the Stakeholder Engagement Plan can commence once approved and/or the timing of an announcement about progressing a southern stadium project is confirmed.

Background:

The Tasmanian AFL Licence Taskforce Report was delivered to the State Government on 20 December 2019. The Report concluded that Tasmania should be included in the national competition. The AFL commissioned Colin Carter, former Geelong President and AFL Commissioner, to undertake a detailed review of the Taskforce business report to examine all financial, fixturing, talent and other relevant considerations. Mr Carter concluded that Tasmania had a strong case for inclusion in the AFL. The AFL has agreed that a decision on whether a standalone team from Tasmania will enter the league will be made in 2022.

A working party involving representatives from the AFL Taskforce, AFL and the Department of State Growth (the Department) has been established to progress the outcome of the Carter Review. Concurrently the AFL Taskforce is progressing its next program of works aimed at securing an AFL licence for Tasmania. A key component of that program of works relates to infrastructure, including a southern stadium and a best-of-breed high performance facility as an immediate priority.

MCS Management & Consulting was engaged by Infrastructure Tasmania in late October 2021 to undertake a preliminary feasibility assessment of possible sites that could accommodate the footprint of a contemporary Tier 2 sporting and event stadium. The value of the contract was \$18,000 (ex GST). The cost of conceptual images of the Consultant's preferred site is \$22,500 (ex GST).



Kim Evans
Secretary

15 February 2022

Attachments:

1. Southern Stadium Analysis Preliminary Report, *MCS Management & Consulting*, 4 February 2022
2. Draft Southern Stadium Stakeholder Engagement Plan

Released under

Dept. Ref MIG22/1077
Critical Date 19 August 2022

NOTED
SIGNED:
DATE:

ISSUES BRIEFING NOTE FOR THE MINISTER FOR STATE DEVELOPMENT, CONSTRUCTION AND HOUSING

**SUBJECT: TASMANIAN ARTS, ENTERTAINMENT AND SPORTING PRECINCT
FEASIBILITY SCOPING STUDY**

Minister's notation:

Background:

The AFL Taskforce has been progressing its next program of works aimed at securing an AFL licence for Tasmania. A key component of that program of works relates to infrastructure, including a southern stadium and a best-of-breed high-performance facility as an immediate priority.

MCS Management & Consulting was engaged by Infrastructure Tasmania in late October 2021 to undertake a preliminary feasibility assessment of possible sites that could accommodate the footprint of a contemporary Tier 2 sporting and event stadium in close proximity to the Hobart CBD.

The MCS assessment included initial briefings, development and analysis of assessment criteria, high level schematic concept design and compilation of a report and presentations. The final report was provided to the Department of State Growth (the department) on 25 February 2022.

Six sites were considered in the analysis, with a relative ranking based on the following key considerations:

- Has an acceptable commuting/walking distance from the CBD to maximise patron utilisation of existing CBD parking, passenger transport, accommodation and hospitality.
- Maximise the promotional benefit of the venue to the State.
- Minimise environmental, cultural and heritage impacts.
- Minimise impact on residential areas.

In the 2022 State of the State address the former Premier announced that a site at Regatta Point had been identified as the preferred location due to its accessibility for pedestrians and public transport, and relatively low level of community, heritage and environmental impacts for an inner-city site. Further, the announcement indicated that the Government was planning to progress the planning and development of a new stadium at that site at a potential cost of \$750 million which would be the home of a Tasmanian AFL team, with an estimated seated capacity of up to 25 000 and 30 000 for concerts.

Current Situation:

The 2022-23 State Budget includes provision for \$1.25 million for the AFL Taskforce and for stadium feasibility work.

In mid-June 2022, following a meeting between the Premier and the CEO of the AFL, the department agreed to work with the AFL to support additional analysis of the top three sites assessed as part of the MCS work – being Macquarie Point, Regatta Point and Lower Domain.

The current analysis includes the following core components:

- Engineering analysis being undertaken by Aurecon (estimated cost of \$63 000 ex GST)
- Stadium demand and optimisation analysis being undertaken by MI Associates (estimated cost of \$17,500 ex GST)
- Time and cost analysis being undertaken by WT Partnership (estimated cost of \$25,000 ex GST).

The department, through Events Tasmania, has also directly procured PricewaterhouseCoopers to undertake a social and economic impact analysis of a new stadium at a cost of \$60 000 (ex GST).

This analysis is being funded from the current budget allocation and is expected to be complete by 10 August 2022. Advice about the outputs from this analysis will be separately provided once the advice and reports have been received by the department.

The budget allocation also recognises that further project feasibility work, through a Request for Tender/s to the market, will be required to inform more detailed advice about the project including in relation to the possible site/s, the project scope, a program for the planning and delivery phases of the project as well as updated cost estimates.

Should there be a favourable decision on a licence, it is expected that the Government will need to move quickly to progress this more detailed feasibility work. In order to be in a position to do this, and recognising that experience and expertise with a project of this size and scale does not currently exist, the department is engaging a consultant, Bellgrove Advisory, to provide advice and assistance.

The Bellgrove Advisory team are highly experienced and have worked closely together leading project scoping and definition planning exercises, the development of business case and economic appraisals, strategic options analyses and project development and resourcing plans for complex infrastructure projects. The team's experience includes leading the Sydney Football Stadium Redevelopment project for Infrastructure NSW and leading the business cases and delivery of the Sydney Metro Northwest.

The scope of work for the Bellgrove engagement with the department includes the following:

- Review work completed to date on site selection and recommend next steps (considering the Infrastructure Australia Assessment Framework) to further analyse a shortlist of potential site selection options that would meet key product requirements and project benefits including value for money.
- Outline approaches to the delivery of technical input that will support a future project definition phase based on the Infrastructure Australia Assessment Framework and Tasmanian Treasury requirements, including:
 - Options for refining key product elements and developing a functional brief for the project

- Concept design development sufficient to support government decisions on key product elements including requirements of user groups and other project stakeholders
- Cost planning, risk and change control management to support refinement of project budgets
- Industry engagement, market sounding and development of procurement and delivery strategies including benchmarking of privately financed delivery models.
- Prepare a 'project implementation plan' covering resourcing for the next phase of the project, including consideration of project development and specialist technical resources.

This advice is expected to be completed within an eight-week period commencing early August and will be delivered for up to \$99 800 (ex GST).

The Bellgrove engagement has been progressed as a direct selection given the department's needs and to appropriately prepare scoping documents to be released to market. Provision of this assistance would provide any consultant with an unfair advantage during any subsequent tendering and could compromise the quality of the advice and for this reason the department is engaging Bellgrove on the basis that they are not eligible to tender for the works for which they have developed a scope/s. This, however, would not prevent Bellgrove providing other assistance to the department such as to fulfill a Principal's adviser role, for example.

Progressing this work is consistent with the Government's existing narrative regarding there being a thorough and coordinated planning and design process for the project that will include extensive consultation with stakeholders. It also acknowledges that the project is subject to stakeholder consultation, planning approval, and achievement of an AFL licence.

Consistent with usual practice, details of the contract between the department and Bellgrove will be published on the Tenders website within 10 days of the contract being signed by both parties. This is likely to be by 19 August 2022 at the latest.

Communications Strategy:

The standard practice for publication of contracts awarded means that some details of the next phase of feasibility work related to this project will be made public in the near future. These details include name of the supplier, procurement method, contract value, period of contract, project description and purpose of engagement,

With recent and ongoing media attention about the project, it is likely that the award of this contract will draw some commentary and/or queries from the media. There is an opportunity for this to be managed either proactively or reactively. Whichever pathway is taken, some key messages about the next phase of work (and the Bellgrove engagement) include:

- A new arts, entertainment and sporting precinct is a significant project in both size and complexity.
- The Government is committed to a thorough and coordinated planning and design process that will set the project up for success in future phases.
- The aims of this next pre-definition stage of the project are to:
 - Advance the interests of the Tasmanian Government on behalf of the community
 - Scope and plan future work to maximise the benefits of a new arts, entertainment and sporting venue for the state

- Build the evidence base for future decision(s) required including opportunities to enhance value
- Ensure strategic project risks are effectively understood, managed and mitigated
- Set the project up for success in future phases.
- The Government is seeking to maximise the considerable market interest that already exists in the project.
- Open, competitive, and fair procurement processes will be used to attract the best firms to partner with the Government to conduct further feasibility studies and to deliver the best outcomes for the Tasmanian community on this once-in-a-lifetime project.

The department can support the Government Media Unit with any additional information required to support any communications in relation to the project and this engagement.

Kim Evans
Secretary

August 2022

Release

er R/TI

Dept. Ref MIG22/403
Critical Date 21 March 2022

APPROVED/NOT APPROVED
SIGNED:
DATE:

Minute to the Premier

SUBJECT: KEY STAKEHOLDER COMMUNICATION: SOUTHERN STADIUM

Minister's notation:

Recommendation:

That you:

- 1. APPROVE and SIGN the attached draft letters to communicate with key stakeholders about the Southern Stadium**
- 2. NOTE the current activities underway in relation to the Southern Stadium development.**

Current Situation:

In the State of State Address 2022 you announced plans to develop the Southern Stadium at Regatta Point. The development will put Tasmania on the national and international stage for both sporting and entertainment events on a scale that has not been possible in the past and has the potential to provide broader opportunities for the state.

The project is in the preliminary stages with a significant amount of planning, scoping and design work to be undertaken. There will be a thorough and coordinated planning and design process that will include extensive consultation with stakeholders.

Communication with key stakeholders:

Following initial stakeholder communication, letters have been drafted to:

- Prime Minister Scott Morrison
- the State President of RSL Tasmania
- the CEO of AFL
- the Lord Mayor of Hobart
- the Mayor of Clarence
- the Mayor of Launceston.

These letters are attached for your review and finalisation.

A separate letter is being provided for the Royal Hobart Regatta in response to a letter from Mr David Skegg.


In person project briefings have also been held with the Football Federation Tasmania and Macquarie Point Development Corporation since the State of the State address.

Initial project development work

Additional activities are being undertaken in anticipation of an announcement on the AFL licence. This includes:

- development of an initial stakeholder consultation and engagement strategy
- establishment of initial governance structure
- mapping of a high-level project schedule.

As the activities progress, we will keep you updated.



Kim Evans
Secretary

18 March 2022

Attachments:

Letters to:

1. Prime Minister Scott Morrison – Southern Stadium
2. RSL Tasmania – Southern Stadium
3. AFL – Southern Stadium
4. Lord Mayor of Hobart – Southern Stadium
5. Mayor of Clarence – Southern Stadium
6. Mayor of Launceston – Southern Stadium



PREMIER OF TASMANIA

The Hon Scott Morrison MP
Prime Minister of Australia
Parliament House
CANBERRA ACT 2600

Dear Prime Minister

I am writing to update you on Tasmania's plans to create a home for Tasmanian AFL and AFLW teams and to seek your support as we explore the funding options for a new Hobart stadium.

I was excited to announce in this month's State of the State Address that the preferred location for a new stadium will be at Regatta Point. The site is ideally located given its proximity to the city and passenger transport links and will create a spectacular and iconic entry to the city.

A Hobart stadium supports the aspirations for securing a Tasmanian AFL licence and will put Tasmania on the national and international stage for both sporting and entertainment events on a scale that has not been possible in the past.

This is a once-in-a-generation opportunity to develop a major entertainment, sporting, and event stadium with a capacity of up to 27 000 seats, or capacity of up to 30 000 for a major concert or event, within easy commuting distance of the Hobart CBD and Eastern Shore.

We have undertaken preliminary feasibility work to understand the opportunities and risks of a range of possible sites for the development. While it remains subject to stakeholder consultation and planning approval, and achieving an AFL licence later this year, it is clear that the economic opportunities of a development of this nature would bring to the state are significant.

I am seeking your in-principle support for this iconic and city-shaping development. Please be assured that the Tasmanian Government will also be exploring opportunities for potential private investment.

I look forward to discussing potential funding arrangements with you as we continue our feasibility work.

Yours sincerely



TASMANIA
PREMIER OF TASMANIA

Peter Gutwein MP
Premier

Released under RTI

TASMANIA
PREMIER OF TASMANIA

Mr Barry Quinn
State President
RSL Tasmania
Email: barry.quinn@rsltas.org.au

Dear Mr Quinn

Following our recent conversation following my State of the State Address, I am writing to update you and to seek your support as we progress a new Hobart stadium.

I spoke with you at the time about the plans to develop the Southern Stadium at Regatta Point. The development will put Tasmania on the national and international stage for both sporting and entertainment events on a scale that has not been possible in the past and has real opportunities for the state.

As you know, we have undertaken preliminary feasibility work to understand the opportunities and risks for a range of possible sites for the development. While it remains subject to stakeholder consultation and planning approval, and achieving an AFL licence later this year, the opportunities that a development of this nature will bring to the state are significant.

We recognise that the area holds great significance for Tasmanians who have served their country, their families, and the community, and the Government will work closely with the RSL on how such a stadium could enhance the Cenotaph area and further promote the contribution of our armed service personnel. We will work with you to incorporate your needs into the development.

The project, including the site selection, is in the preliminary stages, with a significant amount of planning, scoping and design work to be undertaken. There will be a thorough and coordinated planning and design process which will include extensive consultation with stakeholders.

I will look forward to working with you if we do proceed with a development at the site as I believe there are considerable potential benefits for RSL Tasmania that could be realised through this project.

Yours sincerely



TASMANIA
PREMIER OF TASMANIA

Peter Gutwein MP
Premier

Released under RTI

TASMANIA
PREMIER OF TASMANIA

Mr Gill McLachlan
Chief Executive Officer
Australian Football League
GPO Box 1449
MELBOURNE VIC 3001

Dear Gill

Following our conversation relating to my recent State of the State Address, I am writing to update you and to seek your support as we continue Tasmania's plans to create a southern home for a Tasmanian AFL and AFLW team.

I was excited to announce that the new stadium will be located at Regatta Point. The site is ideally located given its proximity to the city and to passenger transport links, and will create a spectacular and iconic entry to the city.

The stadium will put Tasmania on the national and international stage for both sporting and entertainment events on a scale that has not been possible in the past.

I am aware that the AFL Working Group has recently discussed the Hobart stadium with you and understand its importance to the AFL's deliberation on a Tasmanian AFL licence.

We have undertaken preliminary feasibility work to understand the opportunities and risks for a range of possible sites for the development. While it remains subject to stakeholder consultation and planning approval, and achieving an AFL licence later this year, it is clear that the economic opportunities a development of this nature will bring to the state are significant.

This is a once-in-a-generation opportunity to develop a major entertainment, sporting, and event stadium with a capacity of up to 27 000 seats, or capacity of up to 30 000 for a major concert or event including standing space, within easy commuting distance of the Hobart CBD and connected to a variety of transport modes.

I look forward to our continued discussions regarding a Tasmanian team in the AFL and AFLW.

Yours sincerely



TASMANIA
PREMIER OF TASMANIA

Peter Gutwein MP
Premier

Released under RTI



TASMANIA

PREMIER OF TASMANIA

The Rt Hon Lord Mayor of Hobart
Councillor Anna Reynolds
City of Hobart
Email: lord.mayor@hobartcity.com.au

Dear Lord Mayor

Following our recent conversation prior to my State of the State Address, I am writing to update you and to seek your continued support as we progress a new stadium for the city.

This is obviously a development that will put Tasmania on the national and international stage for both sporting and entertainment events on a scale that has not been possible in the past and has real opportunities for the state.

As you know, we have undertaken preliminary feasibility work to understand the opportunities and risks for a range of possible sites for the development. While it remains subject to stakeholder consultation and planning approval, and achieving an AFL licence later this year, the economic and wider opportunities that a development of this nature will bring to the city and the state are significant.

The project, including site selection, is in the preliminary stages with a significant amount of planning, scoping and design work to be undertaken. There will be a thorough and coordinated planning and design process that will include extensive consultation with stakeholders.

I look forward to further discussions with you as the project progresses and would welcome the opportunity to offer a briefing to the Council on the project at an appropriate point in time.

Yours sincerely

Peter Gutwein MP
Premier



TASMANIA

PREMIER OF TASMANIA

Alderman Doug Chipman
Mayor
City of Clarence
Email: mayor@ccc.tas.gov.au

Dear Mayor

Following my recent State of the State Address, I am writing to update you and to seek your continued support as we progress a new stadium for the south of the state.

This is obviously a development that will put Tasmania on the national and international stage for both sporting and entertainment events on a scale that has not been possible in the past and has real opportunities for the state.

As you know, we have undertaken preliminary feasibility work to understand the opportunities and risks for a range of possible sites for the development. While it remains subject to stakeholder consultation and planning approval, and achieving an AFL licence later this year, the economic and wider opportunities that a development of this nature will bring to the state are significant.

The project, including site selection, is in the preliminary stages with a significant amount of planning, scoping and design work to be undertaken. There will be a thorough and coordinated planning and design process that will include extensive consultation with stakeholders.

I look forward to further discussions with you as the project progresses and would welcome the opportunity to offer a briefing to the Council on the project at an appropriate point in time.

Yours sincerely

Peter Gutwein MP
Premier



TASMANIA
PREMIER OF TASMANIA

Alderman Albert van Zetten
Mayor
City of Launceston
Email: mayor@launceston.tas.gov.au

Dear Mayor

Following my recent State of the State Address, I am writing to update you and to confirm our commitment to our redevelopment of the UTAS Stadium in Launceston.

As you know, a new southern stadium was first proposed by the AFL Taskforce in 2019 as a not immediate but necessary part of our AFL licence bid and forms a key part of our long-term vision for sporting and entertainment infrastructure across Tasmania.

A Hobart stadium supports the aspirations for Tasmania securing its own AFL team which would be based in Hobart and will put Tasmania on the national and international stage for both sporting and entertainment events on a scale that has not been possible in the past.

As you are aware, we have undertaken preliminary feasibility work to understand the opportunities and risks for a range of possible sites for the development. While it remains subject to stakeholder consultation and planning approval, and achieving an AFL licence later this year, the economic and wider opportunities that a development of this nature will bring to the entire state are significant.

The project, including site selection, is in the preliminary stages with a significant amount of planning, scoping and design work to be undertaken. There will be a thorough and coordinated planning and design process that will include extensive consultation with stakeholders.

I look forward to further discussions with you as the project progresses and would welcome the opportunity to offer a briefing to the Council on the project at an appropriate point in time.

Yours sincerely

Peter Gutwein MP
Premier