

HOBART STADIUM - SITE SELECTION PROCESS

25th February 2022

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The State Government requires 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) within easy commuting distance of the Hobart CBD. The assessment may include up to three (3) sites.

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Scope of Report

PHASE A: BRIEFING AND PROJECT COMMENCEMENT

Inception meeting with Secretary of Department and any other relevant persons to agree first level-assessment criteria.

Agreement of initial first-level assessment criteria to determine a zone for potential locations with the Department of State Growth / Infrastructure that:

- has an acceptable commuting/walking distance from the CBD (eg within a determined radius from the GPO), to maximise patron utilisation of existing CBD parking, passenger transport, accommodation and hospitality
- maximise the promotional benefit of the venue to the State
- minimise impact on residential areas

PHASE B: DEVELOPMENT AND ANALYSIS OF ASSESSMENT CRITERIA

A workshop with specialist Departmental staff to interpret and apply information relevant to multi-criteria analysis.

Further development of a multi-criteria analysis to enable comparison of potential sites within the defined zone that includes desk-top assessment of the following criteria:

- Heritage impacts
- Aboriginal heritage impacts
- Natural conservation value impacts
- Noise/light impacts
- Event day Traffic impact / congestion / management / ease of patron access
- Hobart City Council zoning and management plan compliance
- Site ownership constraints
- Site size constraints, including expansion capability
- Opportunities for functional integration with nearby infrastructure

- Services capacity
 - distribution – power, gas, water, sewer, stormwater, data, augmented reality
 - Data consumption and speed during events
- Emergency and other services amenity, access and ability to respond
 - Tas Police, Ambulance, Air Ambulance, Fire Services, etc
 - Health Department (eg: Covid agencies)
 - Federal Agencies
 - Defence forces
- Construction impact
 - Long term construction project (+2 years)
- Safety and security
 - Evacuation and egress
 - Surveillance / observation / protection
 - Counter terrorism
- Environmental considerations
 - Low impact – materials, re-use and recycled, energy demand, building envelope etc
 - Carbon neutral footprint guiding principals
 - Low emissions
- Site Expansion/Growth Opportunities

PHASE C – SCHEMATIC CONCEPT DESIGN

Production of concept designs, including

- Location / Site Assessment Plans
- High level conceptual floor plans
- Digital renders showing visual impact of two or three most feasible stadium sites at a landscape level

PHASE D – COMPILATION OF A REPORT + PRESENTATIONS

Collation of successful outcomes of Phases A, B and C into a presentation and Draft Report providing methodology and results and discussion of multi-criteria analysis.

Presentation to Secretary (1) (and potentially Minister/s) on content of draft Report.

Final Report to be provided following presentation.

Project Brief

The State Government requires a preliminary feasibility assessment of possible sites that could accommodate the footprint of a contemporary Tier 2 sporting and event stadium (capacity of 23,000 to 27,000 seats) within easy commuting distance of the Hobart CBD.

The final assessment may include up to three (3) sites.

KEY CONSIDERATIONS FOR THE SITES

1. Has an acceptable commuting/walking distance from the Central Business District (eg within a determined radius from the GPO), 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

Site Consideration Criteria

- Heritage impacts
- Aboriginal heritage impacts
- Natural conservation value impacts
- Noise/light impacts
- Event day Traffic impact / congestion / management
- Ease of patron access
- Hobart City Council zoning and management plan compliance
- Site ownership constraints
- Site size constraints, including expansion capability
- Opportunities for functional integration with nearby infrastructure / precinct creation
- Services capacity
- distribution – power, gas, water, sewer, stormwater, data, augmented reality
- Data consumption and speed during events
- Emergency and other services amenity, access and ability to respond
- Tas Police, Ambulance, Air Ambulance, Fire Services, etc
- Health Department (eg: Covid agencies)
- Federal Agencies
- Defence forces
- Construction impact
- Long term construction project (+2 years)
- Safety and security
- Evacuation and egress
- Surveillance / observation / protection
- Counter terrorism
- Environmental considerations
- Low impact – materials, re-use and recycled, energy demand, building envelope etc
- Carbon neutral footprint guiding principles
- Low emissions
- Site Expansion/Growth Opportunities

SITE CONSIDERATION CRITERIA

We developed a spreadsheet to allow us to score the sites. Using the scope as the basis, and then subsequently the site consideration criteria, we grouped each into a 5 distinctive categories being;

- Environmental
- Cultural
- Location
- Buildability
- Governance

Each is given a total point value which adds up to 100. Each category has sub categories which contain sub-sections relating to the area. We placed a weighting against these sub-categories based on our view of the importance of the sub-category to the overall project.

Finally, we used a scoring process for each sub-category, out of 5, which then calculates the total points of each area. If any area scored a 1 it calculated 0% of the total potential score whereas a 5 scored 100% of the potential score.

Each site was set off against each other to enable us to get a total score for each area and site to compare as part of our analysis.

CATEGORY	WEIGHT	SUB-CATEGORY	FOCUS
	30%	Natural conservation value impacts	Flora & Fauna
Points Value	20%	Noise/light impacts	Nearby Residential location
20	20%	Patron impact	Residential location
Total Points	10%	Construction impact	Long term construction project (+2 years)
0	20%	Environmental considerations	Land disturbance
CULTURAL	30%	Heritage impacts	Historical significance of site
Points Value	30%	Aboriginal heritage impacts	Cultural significance of site
20	20%	Community	Residential impact
Total Points	20%	Community	Existing usage
0			
LOCATION	35%	Ease of patron access	Walking distance from CBD
Points Value	15%	Event day traffic impact and congestion	Need for vehicular access
40	10%	Site size constraints, including expansion capability	Future proofing
Total Points	10%	Emergency and other services amenity	Access and ability to respond
	10%	Safety and security	Evacuation and egress
	20%	Wow factor	Look and feel of stadium within surrounds
BUILDABILITY	30%	Cost to develop	Civil works required
Points Value	10%	Cost to develop	Minimising project costs
10	30%	Opportunities for functional integration with nearby infrastructure	External civil works to access and service site
Total Points	30%	Services capacity	Existing availability and/or capacity of services
0			
GOVERNANCE	25%	Ownership	Site ownership constraints
Points Value	50%	Statutory authority compliance	Planning and development constraints/opportunities

SITE CONSIDERATION CRITERIA

ENVIRONMENTAL – FOCUS AREAS

This describes the environmental impact of the development both during construction and after completion on the pre-existent endemic and introduced flora and fauna, together with excavation or fill into natural landform and topography, and the nearby residential uses.

- Flora and Fauna: score based on the impact on the natural environment, including identification of any know habitat for rare or endangered species
- Noise and Light: score based on the impact on neighbouring houses on event night, including stadium noise, and flood lighting
- Patron impact: score based on the anticipated impact of patron using the site, both during construction and event night, including traffic congestion and pedestrian management, and outside stadium anti-social behaviour before or after events.
- Construction impact: score based on a long term construction activity and working hours, contractor parking, traffic management, construction noise including rock-breaking and power tools, heavy vehicle movements, meal purchases at local shops, rubbish, dust and spoil management
- Topography and landform: score based on the disturbance of the landform including natural waterways and to riparian corridors, cut, fill, excavations, and stockpiling of excavated material, over a +6ha flat site

CULTURAL – FOCUS AREAS

This describes the cultural impact of the development on the historical and cultural significance of the site, both first nations' and post-colonial, including heritage, adjacent residential uses and the effect on the site's current usage patterns and experiences

- Aboriginal heritage impacts: score based on the consultation with the traditional custodians of the land to determine identification of issues, evidence of occupation and connections to country (site)
- Heritage Impacts: score based on the impact to the historical significance of the site including known buildings, relics or previous usage or historical links to the site
- Community residential impact: score based on the anticipated impact to the adjacent residences and occupants, including impacts on occupants' peace and quiet, on-street parking, flood lighting, and noise, property values, outlook, and views
- Community existing usage impact: score based on the anticipated impact to the existing current usage of the proposed site, be it passive, recreational or organised, including such things as accessibility to the site, community sport, commercial or industrial usages

LOCATION – FOCUS AREAS

This describes the site's location in relation to the Central Business District, distance by walking, capability and capacity of the existing infrastructure, services, utilities, road networks and access and promotional capacity of the facility to the state.

- Ease of patron access: score based on the adjacency to the CBD, and ease and safety of pedestrian access before, during and after events, ease of way-faring, utilisation of existing infrastructure and services
- Event day traffic impact and congestion: score based on the ease of traffic management, event logistic vehicles, carparking, safe access, public and alternative transport arrangement – bus, bikes, e-vehicles, light rail, ferry, ride share, taxis, utilisation of existing infrastructure and services
- Site size constraints: score based on the ability to future proof the site to provide for the ability to grow the site with minimal changes to requirements, this includes such items as infrastructure capacity, land availability, etc
- Emergency and services amenity: score based on the ability for emergency and other services to be accommodated, infrastructure capacity, reaction times and ease of access (fire fighting etc)
- Safety and security: score based on the provisions for emergency evacuation and safe refuge, entry screening, crime prevention through environmental design
- Wow factor: score based on the experiential brilliance, showcase of Tasmanian excellence, promotional overview to city, iconic facility embedded in the public realm

SITE CONSIDERATION CRITERIA

BUILDABILITY – FOCUS AREAS

This describes the straightforwardness with which the facility could be developed on the site and includes building cost, earthworks (cut / fill / excavation), other required civil works construction, connections to the existing infrastructure and contractor access to the site

- Cost to develop - civil works: score based on the relative costs for excavations, cut and fill, importation of material and the complexity of building the site on the existing topography
- Cost to develop – building works: score based on minimising project expenditure by using existing landforms, services, structures and the like
- Opportunities for functional integration with nearby infrastructure: score based on the ability to connect to existing road networks, and other transportation hubs without the need to build new access or provide major improvements to the existing.
- Services capacity: score based on the close availability of building services such as stormwater, sewer, power, water, data and comms without the need to build new or provide major upgrades or improvements to the existing

GOVERNANCE – FOCUS AREAS

This describes the ownership of the land on the proposed site, statutory requirements and management over the site and the ease of meeting those requirements

- Ownership: score based on the ability to obtain “ownership” and access to the site – lease / rent / purchase and to amalgamate titles or other methods to enable construction over adjacent lots
- Statutory Authority compliance: score based on the ability to meet town planning requirements for the new works working within the statutory authority framework
- Management Plan compliance: score based on the ability to meet management plan requirements for the new works working within the statutory authority framework

SITE CONSIDERATION CRITERIA

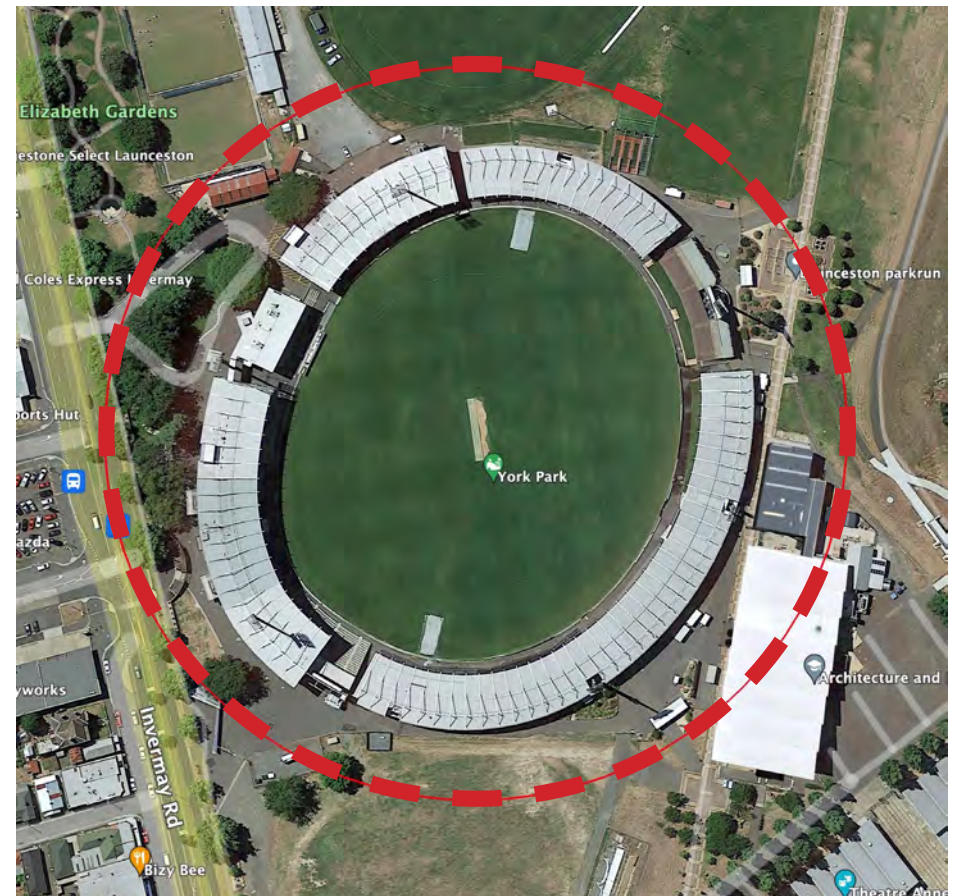
140M RADIUS – EXPLANATION AND IMAGERY AUTHORITY FRAMEWORK
After viewing various stadia around the country we developed the 140 metre radius to allow us to consider the different sites. This radius is considered a reasonable size for the development of the stadium and precinct, which allows for approach routes of both foot and traffic, activation areas, meeting space and appropriate apron around site.

You can see that Tasmania's two stadiums sit well inside the 140 metre radius. Some of the criticism of these stadiums is the approaches and meeting space as well as the ability to create a true "match day experience" by enabling quality activation areas in the precinct. The creation of these spaces allows the patrons the ability to engage in some of the pre/post event atmosphere which creates excitement and enjoyment of the event.

The space also allows for true separation between players & officials, broadcast and patrons, as well as giving the space for safe entry and exit processes and practices, both counter terrorism and public health.



140m radius - Blundstone Arena - 20,000 capacity



140m radius - UTAS Stadium - 21,000 capacity

SITE CONSIDERATION CRITERIA



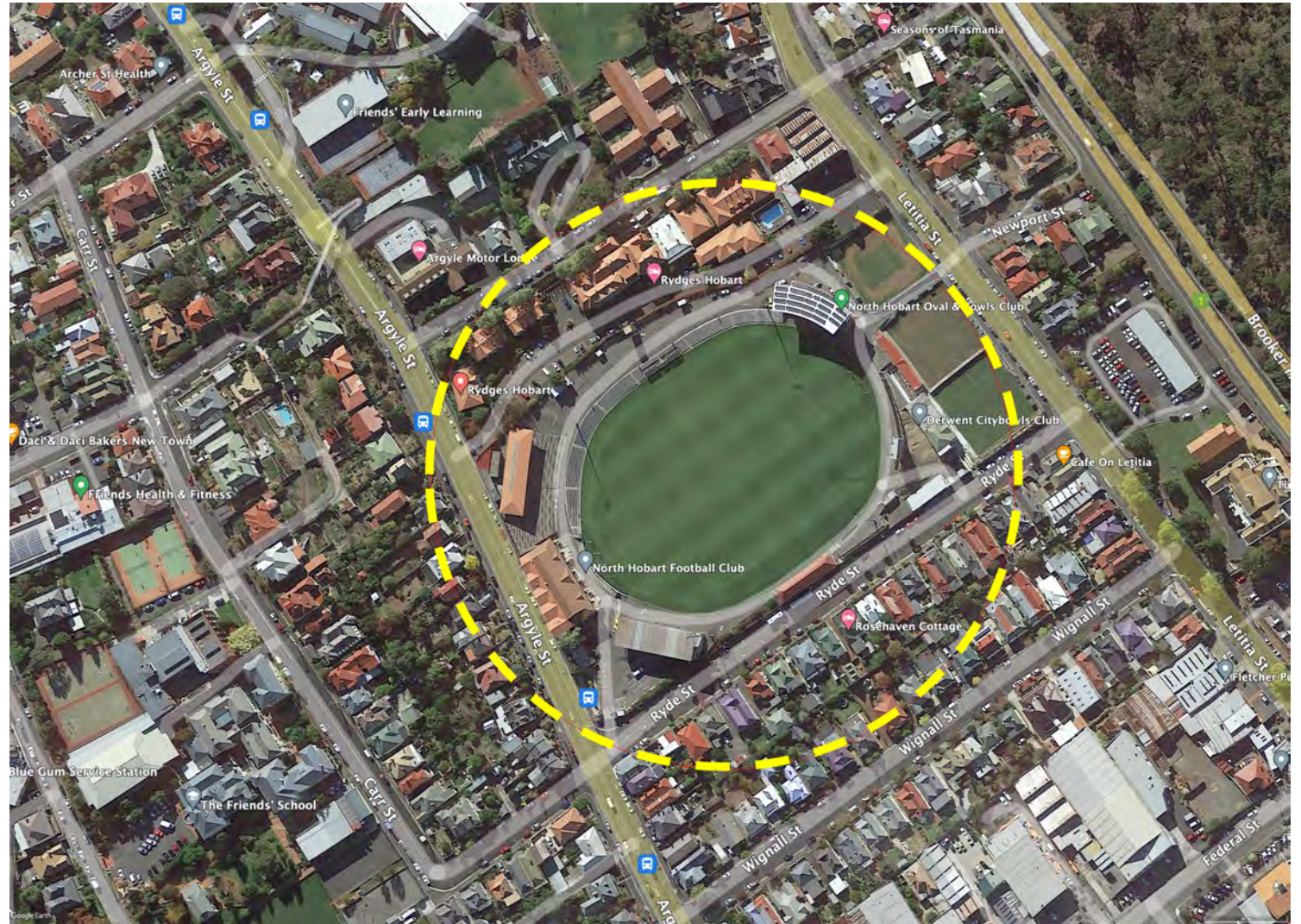
140m radius - Adelaide Oval - 53,500 capacity



140m radius - Metricon Stadium - 25,000 capacity

SITE CONSIDERATION CRITERIA

North Hobart Oval was considered briefly however when overlaying the 140 metre radius and consideration that site is 1,750 metres from the GPO, as well as the density of property around the site we decided to disregard.



140m radius - North Hobart Oval

SITE CONSIDERATION CRITERIA

ACCEPTABLE COMMUTING / WALKING DISTANCE

Walkability Standards – Design Concepts – Test of Common Assumptions

Robby Layton, Phd.

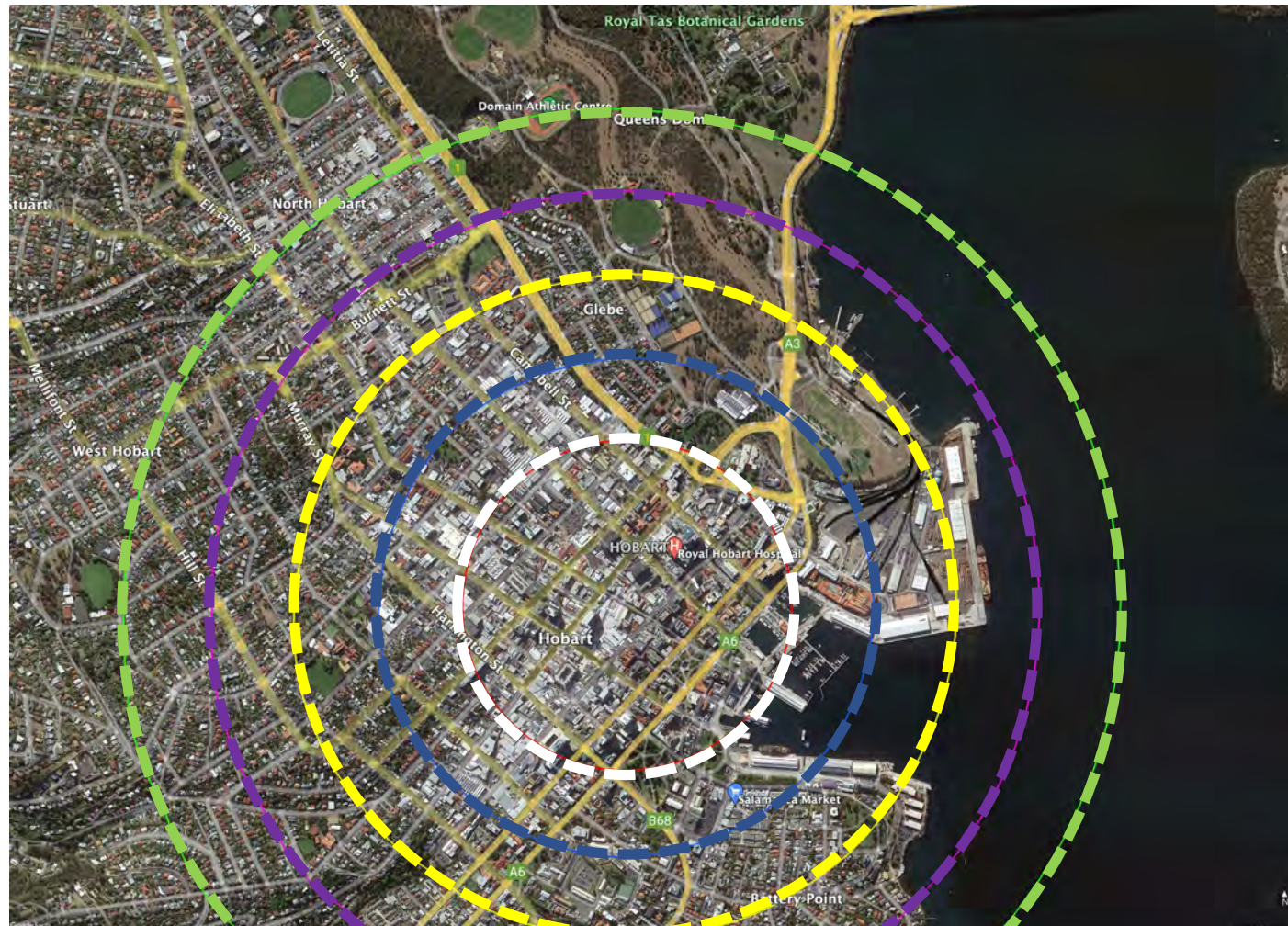
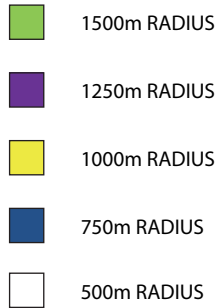
- Typical pedestrians believe 10 minutes walking time is an acceptable time
- Average speed of pedestrians ranges from 1.44 to 3.32 miles per hour (2.32 to 5.34km/h)
- Outcome of this study is common assumption is 390 to 900

Australasian Transport Research Forum

- Average speed of pedestrians is 1.49 metres per second (90 metres per minute = 900 metres)

PROJECT ASSUMPTION

10 to 15 minutes is the radius we will work to = 1,350 metres



SITE SELECTION AREA

STADIUM

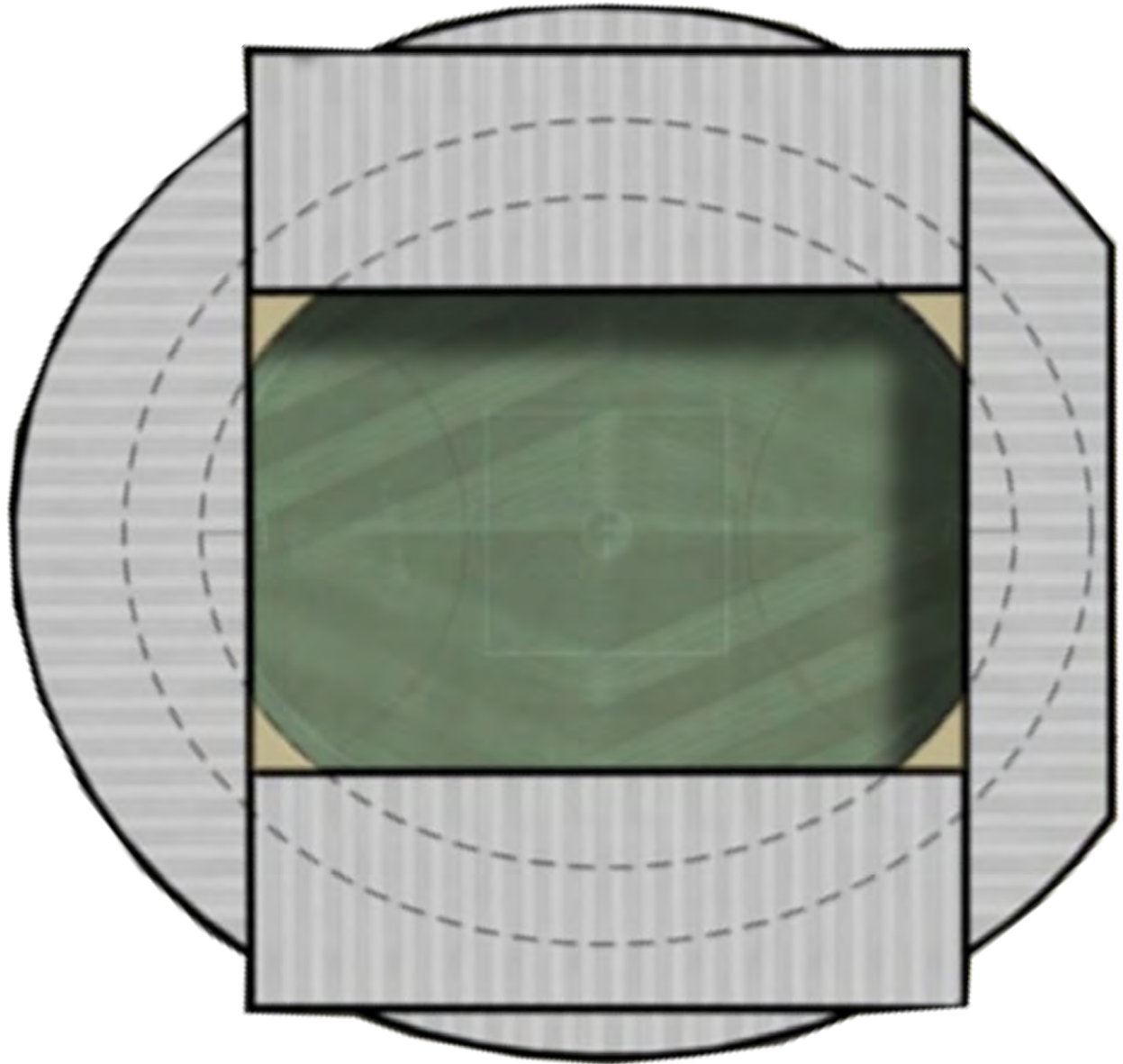
The stadium would have a 25,000 seat capacity with an operable roof. Lighting and AV equipment would be positioned within the envelope of the building to enhance the experience and to control light and sound spill.

Playing field size, roof height and broadcasting facility locations are designed to cater for multiple sports and events.

Operable banks of seating enables the stadium to transform when hosting rectangular sports events like Soccer or Rugby, creating more engaging spectator, player and broadcast experience.

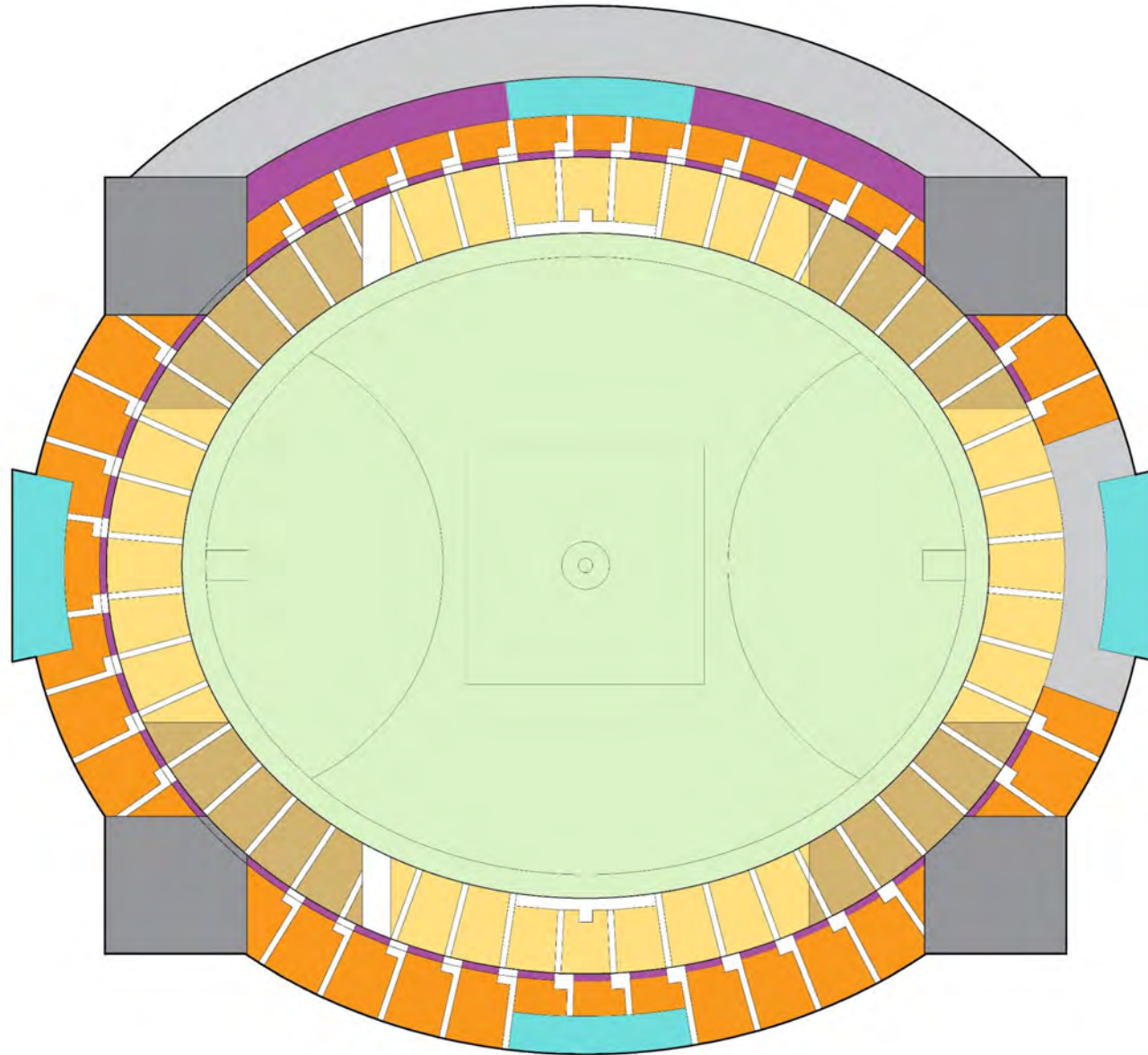
MODES AND CAPACITIES

AFL	25,000
Cricket	23,000
Rugby/Soccer	20,000
Concert	30,000

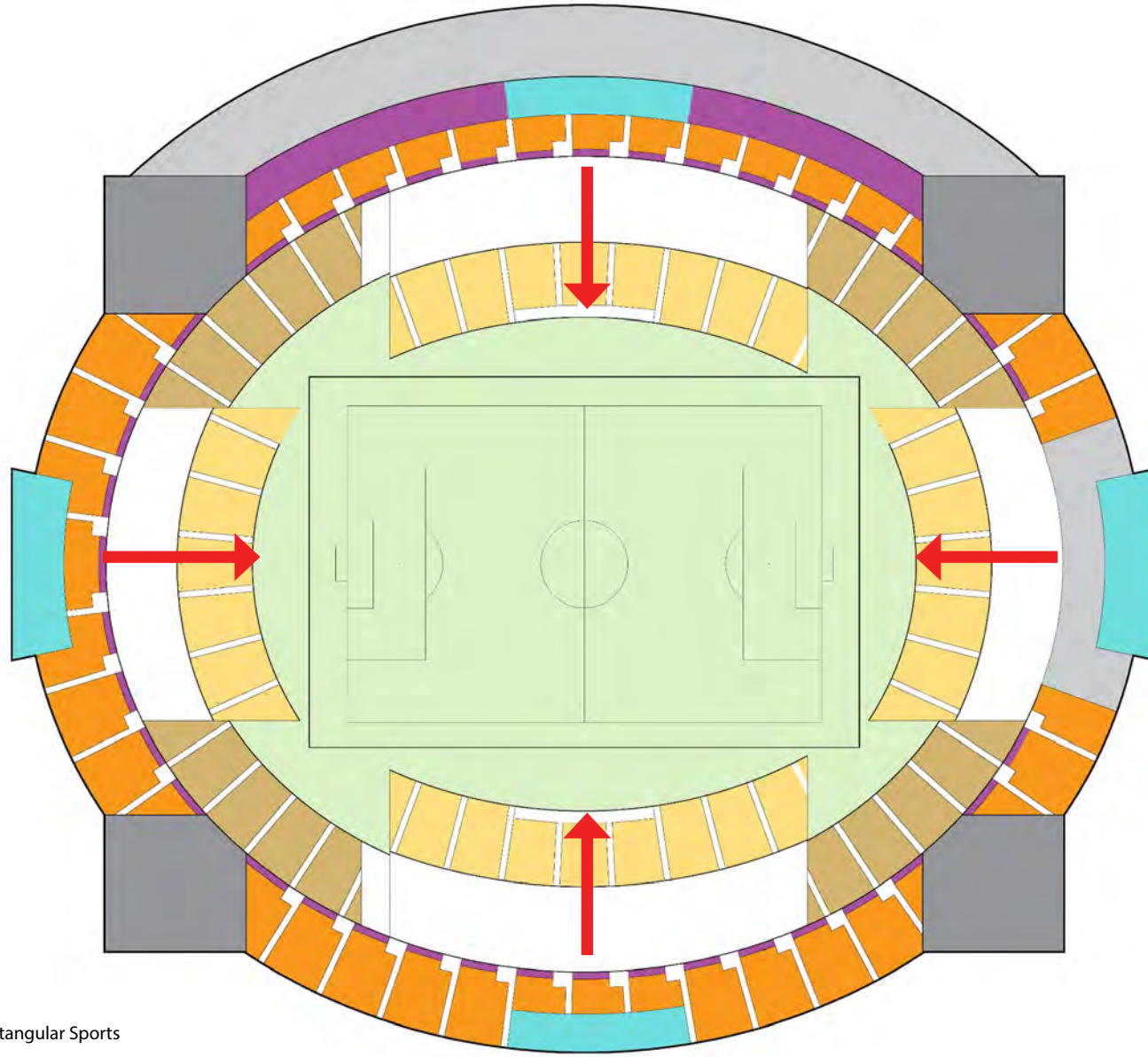


SITE SELECTION AREA

- LOWER LEVEL SEATING
- UPPER LEVEL SEATING
- CORPORATE VIEWING
- BROADCAST / MEDIA
- ROOF SUPPORT / VERTICAL CIRCULATION



SITE SELECTION AREA



Operable Seating for Rectangular Sports

Site 1: Soldiers Walk Crossroads



Aerial contextual view

SITE ASSESSMENTS - SITE 1: CROSSROADS – SOLDIERS MEMORIAL OVAL

Title information: 2 Davies Avenue Queens Domain CT164058/1

Owner: People of Hobart managed by the City of Hobart

This site comprises two open sports fields bounded to the North and West by Upper Domain Road and to the East by the Soldiers Memorial Walk. The site is grassed and generally level as sports playing fields.

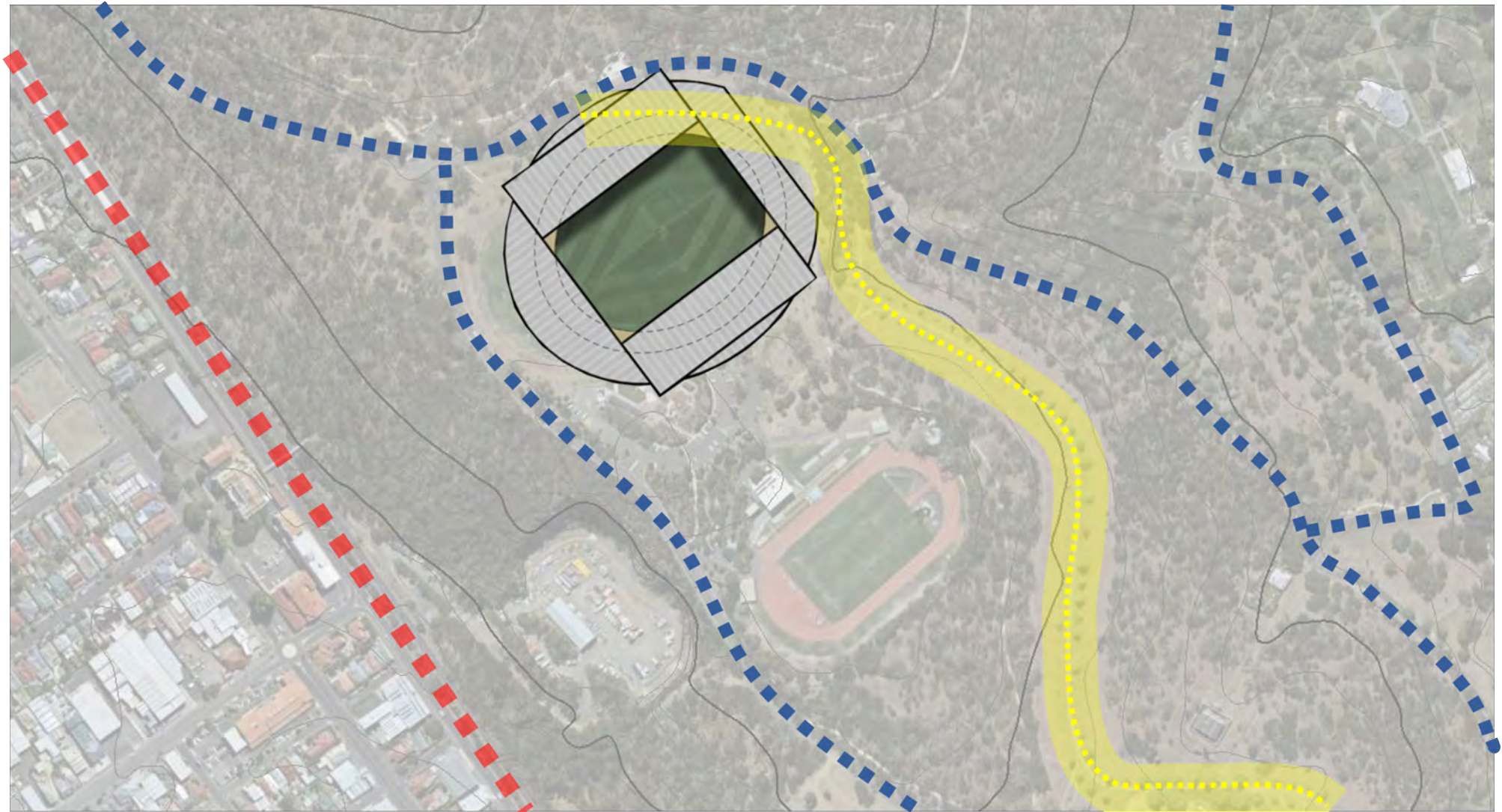





140m radius overlay



Stadium fit

SITE ASSESSMENTS - SITE 1 SOLDIERS WALK CROSSROADS



 4-Lane Highway  2-Lane Road  Soldiers Memorial Walk

SITE ASSESSMENTS - SITE 1: SOLDIERS WALK CROSSROADS

CATEGORY	WEIGHT	SUB-CATEGORY	FOCUS	DESCRIPTION	RATING	POINTS	COMMENT
ENVIRONMENTAL	30%	Natural conservation value impacts	Flora & Fauna	Impact on current habitat	4	4.50	Low impact due to existing site being two ovals
	Points Value	20%	Noise/light impacts	Nearby Residential location	3	2.00	Site is a reasonable distance away from residential properties
	20	20%	Patron impact	Residential location	2	1.00	Patrons and traffic will need to travel through residential area to access
	Total Points	10%	Construction impact	Long term construction project (+2 years)	3	1.00	Area currently used for parking and transit around domain as well as usage of area for outdoor activities
	11.5	20%	Environmental considerations	Land disturbance	4	3.00	As existing sports field not a great deal of excavation etc to be done
CULTURAL	30%	Heritage impacts	Historical significance of site	Identification of issues	3	3.00	Impact on existing Soldiers Memorial Walk area
	Points Value	30%	Aboriginal heritage impacts	Cultural significance of site	3	3.00	Unknown - TBA
	20	20%	Community	Residential impact	2	1.00	Patrons and traffic will need to travel through residential area to access
	Total Points	20%	Community	Existing usage	2	1.00	Site used by many different community groups for various purposes
8							
LOCATION	35%	Ease of patron access	Walking distance from CBD	Utilisation of existing infrastructure & services	1	0.00	Site is significant distance from GPO and via steep terrain
	Points Value	15%	Event day traffic impact and congestion	Need for vehicular access	2	1.50	Small narrow existing road network and directional change required
	40	10%	Site size constraints, including expansion capability	Future proofing	4	3.00	Site has space around for expansion in most directions
	Total Points	10%	Emergency and other services amenity	Access and ability to respond	2	1.00	Small narrow existing road network which congests easily
	10.5	10%	Safety and security	Evacuation and egress	4	3.00	Space around site to egress for emergency
		20%	Wow factor	Look and feel of stadium within surrounds	2	2.00	Site is concealed and difficult for markability
BUILDABILITY	30%	Cost to develop	Civil works required	Complexity of site preparation on existing topography	5	3.00	As existing sports field not a great deal of excavation etc to be done
	Points Value	10%	Cost to develop	Mimising project costs	2	0.25	High cost as site is significant distance from major services
	10	30%	Opportunities for functional integration with nearby infrastructure	External civil works to access and service site	1	0.00	Small narrow existing road network which congests easily
	Total Points	30%	Services capacity	Existing availability and/or capacity of services	1	0.00	Site is significant distance from major services
3.25							
GOVERNANCE	25%	Ownership	Site ownership constraints	Obtaining and amalgamating site titles	3	1.25	Domain land holdings problematic
	Points Value	50%	Statutory authority compliance	Planning and development constraints/opportunities	4	3.75	Existing use as a sportsfield
	10	25%	Statutory authority compliance	Management plan compliance	3	1.25	Domain land holdings problematic
Total Points							
6.25							
TOTAL SCORE						39.50	

DESCRIPTION	RATING	SCORE
EXCEPTIONAL	5	100%
EXCELLENT	4	75%
SATISFACTORY	3	50%
POOR	2	25%
UNACCEPTABLE	1	0%

Site 2: Upper Domain Road



Aerial contextual view

SITE ASSESSMENTS - SITE 2: UPPER DOMAIN ROAD

Title information: 2 Davies Avenue Queens Domain CT164058/1

Owner: People of Hobart managed by the City of Hobart

This site comprises open wooded grassland sloping down from the Domain Athletics Centre (DAC - Athletics Tasmania) to the TCA Ground (North Hobart Cricket Club, Hobart Football Club, DOSA Football Club). There is approximately 25m fall from the DAC to the TCA. The Domain Athletic Centre was built in 1971 on the site of two small existing ovals

The site is bounded by to the North – the Domain Athletics centre embankment retaining the athletic track, to the east Soldiers Memorial Walk (including heritage buildings – Victoria Powder Magazine), to South the TCA Ground, a frequently used Sports Oval with a long history (see below) and to the west Upper Domain Road.



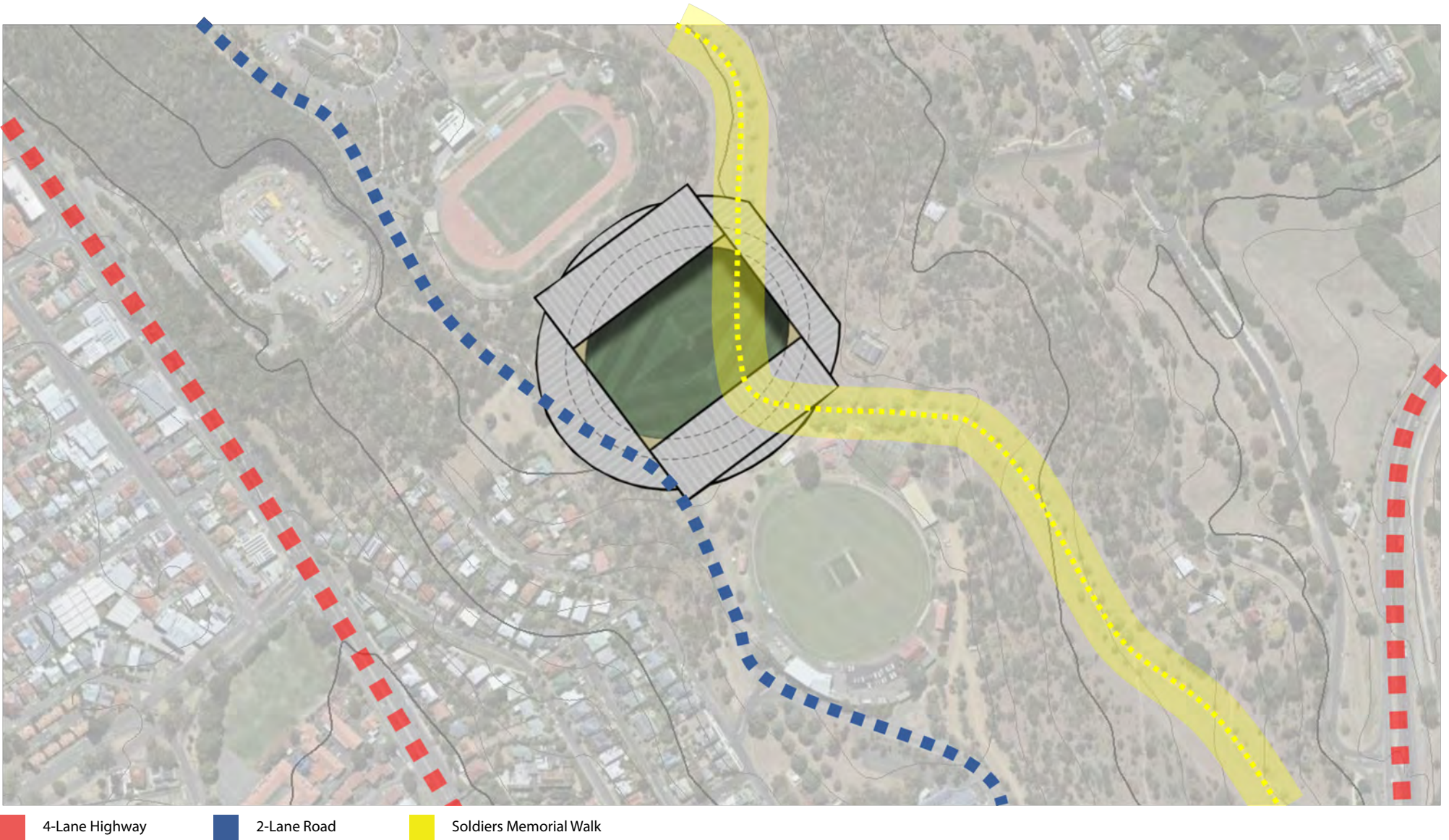
140m radius overlay

SITE ASSESSMENTS - SITE 2: UPPER DOMAIN ROAD



Stadium fit

SITE ASSESSMENTS - SITE 2: UPPER DOMAIN ROAD



SITE ASSESSMENTS - SITE 2: UPPER DOMAIN ROAD

CATEGORY	WEIGHT	SUB-CATEGORY	FOCUS	DESCRIPTION	RATING	POINTS	COMMENT
ENVIRONMENTAL Points Value 20 Total Points 2.5	30%	Natural conservation value impacts	Flora & Fauna	Impact on current habitat	2	1.50	High impact due to existing site part bushland
	20%	Noise/light impacts	Nearby Residential location	Event sound and light emittance	1	0.00	Site is a close distance to residential properties
	20%	Patron impact	Residential location	Event traffic & pedestrian management	1	0.00	Patrons and traffic will need to travel through residential area to access
	10%	Construction impact	Long term construction project (+2 years)	Impact on surrounding area during build period	1	0.00	Area currently used for parking and transit around domain is only accessible from one road
	20%	Environmental considerations	Land disturbance	6.1 hectares flat build site	2	1.00	In excess of 5 metre fall across site requiring excavation and fill
	CULTURAL Points Value 20 Total Points 7.5	30%	Heritage impacts	Historical significance of site	Identification of issues	2	1.50
30%		Aboriginal heritage impacts	Cultural significance of site	Evidence and connection to site	3	3.00	Unknown - TBA
20%		Community	Residential impact	Impact on residential amenity	1	0.00	Patrons and traffic will need to travel through residential area to access
20%		Community	Existing usage	Impact on users and tennant activities	4	3.00	Site not utilised for many activities other than parking. TCA & Athletics centre needs consideration.
LOCATION Points Value 40 Total Points 9	35%	Ease of patron access	Walking distance from CBD	Utilisation of existing infrastructure & services	2	3.50	Site is significant distance from GPO and via considerable terrain
	15%	Event day traffic impact and congestion	Need for vehicular access	Utilisation of existing infrastructure & services	2	1.50	Small narrow existing road network and directional change required
	10%	Site size constraints, including expansion capability	Future proofing	Ability to grow site with changes to requirements	1	0.00	Narrow site constrained by existing facilities
	10%	Emergency and other services amenity	Access and ability to respond	Tas Police, Ambulance and Fire Services etc access routes	1	0.00	Small narrow existing single road which congests easily
	10%	Safety and security	Evacuation and egress	Safe surrounds	3	2.00	Limited space around site to egress for emergency
	20%	Wow factor	Look and feel of stadium within surrounds	Maximise the promotional benefit of the site to the state	2	2.00	Site is concealed and difficult for markability
BUILDABILITY Points Value 10 Total Points 1	30%	Cost to develop	Civil works required	Complexity of site preparation on existing topography	1	0.00	Major cut and fill required to prepare site
	10%	Cost to develop	Mimising project costs	Maximise the savings to project	2	0.25	High cost as site is significant distance from major services
	30%	Opportunities for functional integration with nearby infrastructure	External civil works to access and service site	Approach roads, footpaths, parking etc	1	0.00	Small narrow existing road which congests easily
	30%	Services capacity	Existing availability and/or capacity of services	Power, gas, water, sewer, stormwater & data	2	0.75	Site is significant distance from major services
GOVERNANCE Points Value 10 Total Points 5	25%	Ownership	Site ownership constraints	Obtaining and amalgamating site titles	3	1.25	Domain land holdings problematic
	50%	Statutory authority compliance	Planning and development constraints/opportunities	Working within statutory authority requirements	3	2.50	Exisiting use as busland and a car-park
	25%	Statutory authority compliance	Management plan compliance	Working within statutory authority requirements	3	1.25	Domain land holdings problematic
					25.00		
TOTAL SCORE		25					

DESCRIPTION	RATING	SCORE
EXCEPTIONAL	5	100%
EXCELLENT	4	75%
SATISFACTORY	3	50%
POOR	2	25%
UNACCEPTABLE	1	0%

Site 3: TCA Ground



Aerial contextual view

SITE ASSESSMENTS - SITE 3: TCA GROUND

Title information: 2 Davies Avenue Queens Domain CT164058/1

Owner: People of Hobart managed by the City of Hobart

This site comprises a heritage cricket and football oval, formerly the headquarters ground of the Tasmanian Cricket Association (now Cricket Tasmania - CT). It is a picturesque ground and includes several heritage buildings and some moveable cultural heritage such as stone pitch rollers.

Since CT relocated to Bellerive Oval / Blundstone Arena the ground has primarily been used for local cricket and football competition and is used by North Hobart Cricket Club, Hobart Football Club, and DOSA Football Club

Surrounded by native bush and some mature exotic trees are located within its grounds, the site is bounded to the North – by open woodland as above to the Domain Athletics Centre, to the east Soldiers Memorial Walk (including heritage buildings), to the South open woodland and to the west Upper Domain Road / Davies Road.



140m radius overlay

SITE ASSESSMENTS - SITE 3: TCA GROUND



Stadium fit

SITE ASSESSMENTS - SITE 3: TCA GROUND



- 4-Lane Highway
- 2-Lane Road
- Soldiers Memorial Walk

SITE ASSESSMENTS - SITE 3: TCA GROUND

CATEGORY	WEIGHT	SUB-CATEGORY	FOCUS	DESCRIPTION	RATING	POINTS	COMMENT
ENVIRONMENTAL	30%	Natural conservation value impacts	Flora & Fauna	Impact on current habitat	4	4.50	Existing sportsfield
	Points Value	20%	Noise/light impacts	Nearby Residential location	3	2.00	Intensification of existing use
	20	20%	Patron impact	Residential location	1	0.00	Patrons and traffic will need to travel through residential area to access
	Total Points	10%	Construction impact	Long term construction project (+2 years)	2	0.50	Area currently used for parking and transit around domain is only accessible from one road
	10	20%	Environmental considerations	Land disturbance	4	3.00	Existing site requiring minimal excavation
CULTURAL	30%	Heritage impacts	Historical significance of site	Identification of issues	1	0.00	Impact on current buildings significant
	Points Value	30%	Aboriginal heritage impacts	Cultural significance of site	3	3.00	Unknown - TBA
	20	20%	Community	Residential impact	1	0.00	Patrons and traffic will need to travel through residential area to access
	Total Points	20%	Community	Existing usage	2	1.00	North Hobart CC, Hobrt & Dosa FC's would all require relocation
4							
LOCATION	35%	Ease of patron access	Walking distance from CBD	Utilisation of existing infrastructure & services	2	3.50	Site is significant distance from GPO and via considerable terrain
	Points Value	15%	Event day traffic impact and congestion	Need for vehicular access	2	1.50	Small narrow existing road network and directional change required
	40	10%	Site size constraints, including expansion capability	Future proofing	3	2.00	Limited space available around site
	Total Points	10%	Emergency and other services amenity	Access and ability to respond	2	1.00	Small narrow existing single road which congests easily
	15	10%	Safety and security	Evacuation and egress	4	3.00	Reasonable space around site to egress for emergency
		20%	Wow factor	Look and feel of stadium within surrounds	3	4.00	Historical site which provides some traditional opportunity for markability
BUILDABILITY	30%	Cost to develop	Civil works required	Complexity of site preparation on existing topography	4	2.25	Limited civil works required due to existing footprint
	Points Value	10%	Cost to develop	Mimising project costs	3	0.50	Limited opportunity as site is significant distance from major services
	10	30%	Opportunities for functional integration with nearby infrastructure	External civil works to access and service site	2	0.75	Small narrow existing road network which congests easily
	Total Points	30%	Services capacity	Existing availability and/or capacity of services	3	1.50	Some existing services on site however site is reasonable distance from major services
5							
GOVERNANCE	25%	Ownership	Site ownership constraints	Obtaining and amalgamating site titles	2	0.63	City of Hobart & Tennanted hence some issues
	Points Value	50%	Statutory authority compliance	Planning and development constraints/opportunities	4	3.75	Existing usage as a sports field
	10	25%	Statutory authority compliance	Management plan compliance	4	1.88	Intensification of existing use
Total Points							
6.25							
TOTAL SCORE	40.25					40.25	

DESCRIPTION	RATING	SCORE
EXCEPTIONAL	5	100%
EXCELLENT	4	75%
SATISFACTORY	3	50%
POOR	2	25%
UNACCEPTABLE	1	0%

Site 4: Lower Domain Road



Aerial contextual view

SITE 4: LOWER DOMAIN ROAD

Title information: 7 Lower Domain Road "Government House Estate" - historic title in the Crown

Owner: The Crown

This site comprises sloping open pasture to the south of Government House, the Vice Regal residence of the Governor of Tasmania.

Government House Estate is Permanently Registered on the Heritage Register, and the site is adjacent to other heritage features. The land is open pasture grazed by the Governors cattle and has a fall of approximately 20+m across the site.

The site is bounded to the North – by Government House and associated outbuildings and infrastructure, to the East and South by the Tasman Highway and to the West Upper Domain Road

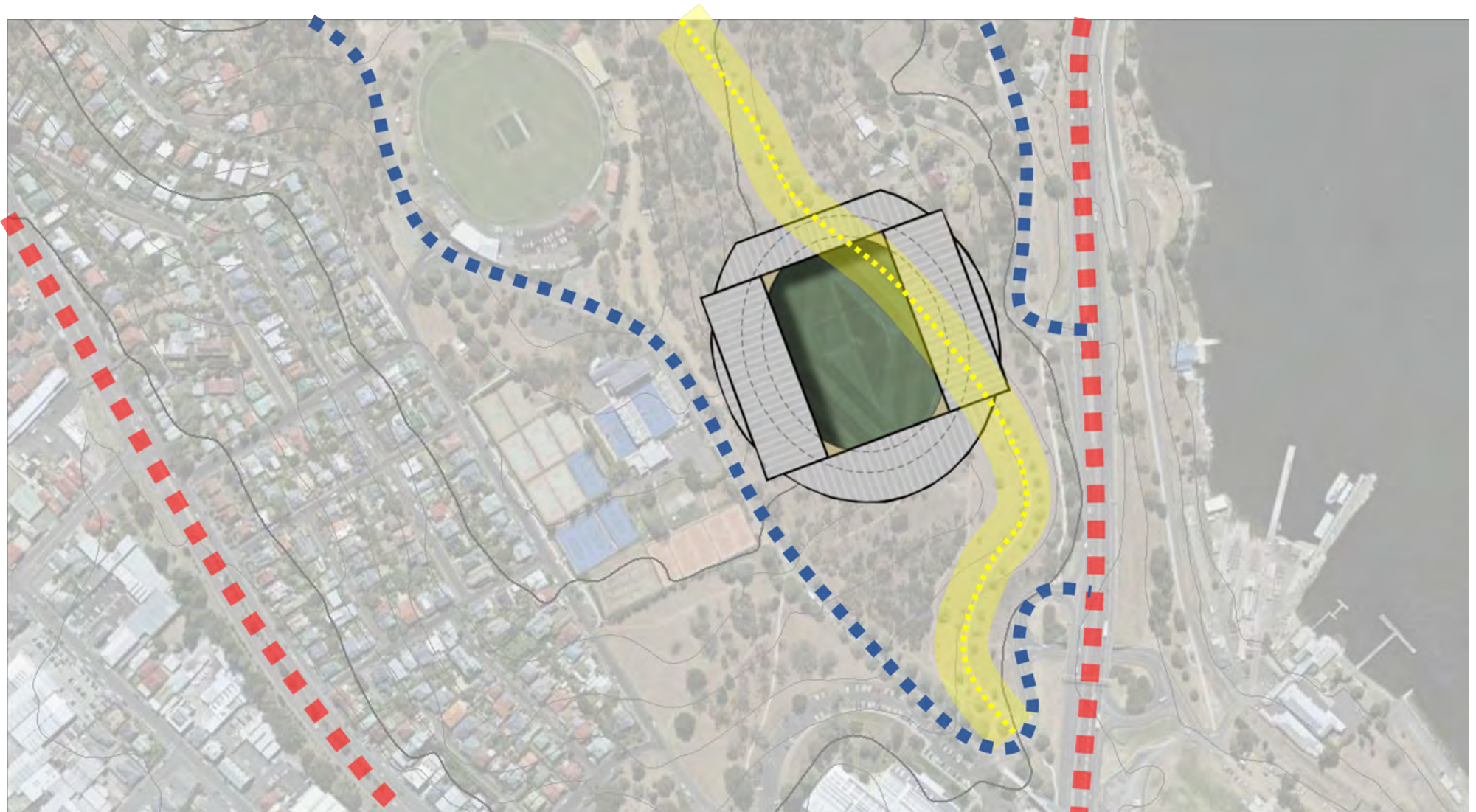


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Stadium fit

SITE ASSESSMENTS - SITE 4: LOWER DOMAIN ROAD



- 4-Lane Highway
- 2-Lane Road
- Soldiers Memorial Walk

SITE ASSESSMENTS - SITE 4: LOWER DOMAIN ROAD

CATEGORY	WEIGHT	SUB-CATEGORY	FOCUS	DESCRIPTION	RATING	POINTS	COMMENT
ENVIRONMENTAL Points Value 20 Total Points 9	30%	Natural conservation value impacts	Flora & Fauna	Impact on current habitat	2	1.50	High impact due to existing site part bushland
	20%	Noise/light impacts	Nearby Residential location	Event sound and light emmitence	4	3.00	Site is a clear distance to residential properties
	20%	Patron impact	Residential location	Event traffic & pedestrian management	4	3.00	Site is a clear distance to residential properties
	10%	Construction impact	Long term construction project (+2 years)	Impact on surrounding area during build period	2	0.50	Impact on existing services bar Botanical Gardens and Government House
	20%	Environmental considerations	Land disturbance	6.1 hectares flat build site	2	1.00	Significant civil works requiring excavation and fill
CULTURAL Points Value 20 Total Points 10	30%	Heritage impacts	Historical significance of site	Identification of issues	1	0.00	Impact on existing Soldiers Memorial Walk & Heritage buildings
	30%	Aboriginal heritage impacts	Cultural significance of site	Evidence and connection to site	3	3.00	Unknown - TBA
	20%	Community	Residential impact	Impact on residential amenity	4	3.00	Site is a clear distance to residential properties
	20%	Community	Existing usage	Impact on users and tennant activities	5	4.00	No current users identified
LOCATION Points Value 40 Total Points 22	35%	Ease of patron access	Walking distance from CBD	Utilisation of existing infrastructure & services	3	7.00	Site is reasonable distance from GPO
	15%	Event day traffic impact and congestion	Need for vehicular access	Utilisation of existing infrastructure & services	3	3.00	Some congestion expected impacting Tasman Highway - East only
	10%	Site size constraints, including expansion capability	Future proofing	Ability to grow site with changes to requirements	2	1.00	Site constrained by topography
	10%	Emergency and other services amenity	Access and ability to respond	Tas Police, Ambulance and Fire Services etc access routes	4	3.00	Via Tasman Highway (major arterial)
	10%	Safety and security	Evacuation and egress	Safe surrounds	3	2.00	Limited space around site to egress for emergency
	20%	Wow factor	Look and feel of stadium within surrounds	Maximise the promotional benefit of the site to the state	4	6.00	Site has potential to link with area including water, bridge and city
BUILDABILITY Points Value 10 Total Points 2.75	30%	Cost to develop	Civil works required	Complexity of site preparation on existing topography	1	0.00	Major cut and fill required to prepare site
	10%	Cost to develop	Mimising project costs	Maximise the savings to project	3	0.50	Reasonable cost as site somewhat distance from major services
	30%	Opportunities for functional integration with nearby infrastructure	External civil works to access and service site	Approach roads, footpaths, parking etc	3	1.50	Minimal works required
	30%	Services capacity	Existing availability and/or capacity of services	Power, gas, water, sewer, stormwater & data	2	0.75	Limited services in area
GOVERNANCE Points Value 10 Total Points 5	25%	Ownership	Site ownership constraints	Obtaining and amalgamating site titles	3	1.25	Domain land holdings problematic
	50%	Statutory authority compliance	Planning and development constraints/opportunities	Working within statutory authority requirements	3	2.50	Exisitng use as busland and a car-park
	25%	Statutory authority compliance	Management plan compliance	Working within statutory authority requirements	3	1.25	Domain land holdings problematic
TOTAL SCORE						48.75	

DESCRIPTION	RATING	SCORE
EXCEPTIONAL	5	100%
EXCELLENT	4	75%
SATISFACTORY	3	50%
POOR	2	25%
UNACCEPTABLE	1	0%

Site 5: Regatta Point



Aerial contextual view

SITE ASSESSMENTS - SITE 5: REGATTA POINT

Title information:

1. Cenotaph & Regatta Grounds Queens Domain CT1350
2. South Line McVilly Drive CT179192/4
3. Crown Land – foreshore apron – historic title

Owner(s):

1. People of Hobart managed by the City of Hobart
2. TasRail
3. Crown Land Services DPIPWE

This site comprises several packages of land including reclaimed land. The site has for many years been the site of the historic Hobart Regatta held in February, The Regatta Pavilion holds historic memories but is not listed, and the Cenotaph, Anzac Parade and the Queen's Battery are all Permanently Registered

The site would include for the flat waterfrontage apron rising up the headland on which the Cenotaph is placed, and is bounded to the North-West by Tasports slip and HMAS Huon facilities, to the North East the River Derwent, the South-East by the Taswater Sewage treatment plant, Macquarie Point and Tasports Hunter Street port workings and to the South West by the Cenotaph parklands.

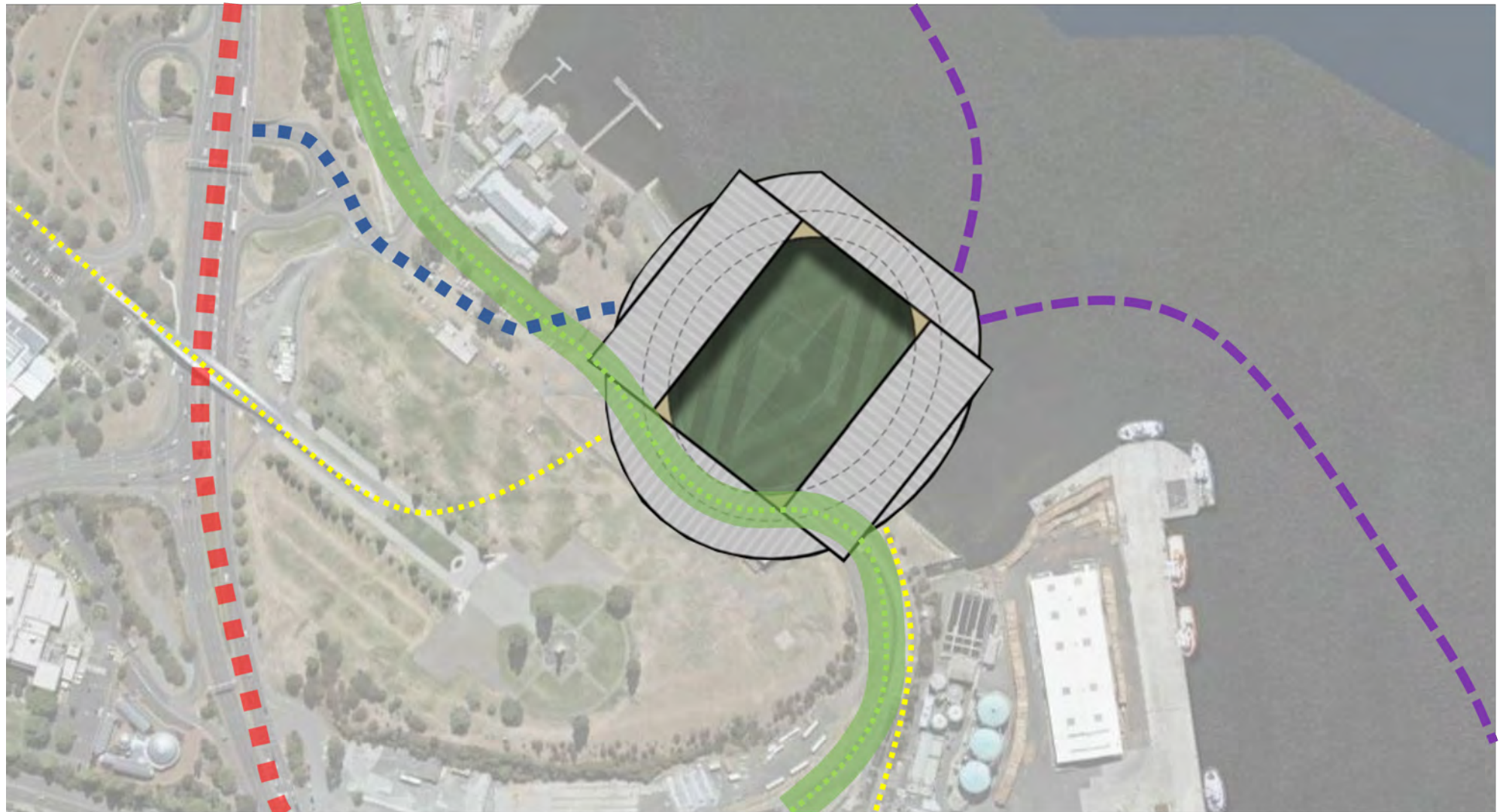


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Stadium fit

SITE ASSESSMENTS - SITE 5: REGATTA POINT



- 4-Lane Highway
- 2-Lane Road
- Pedestrian Access
- Intercity Link
- Ferry Transport Routes

SITE ASSESSMENTS - SITE 5: REGATTA POINT

CATEGORY	WEIGHT	SUB-CATEGORY	FOCUS	DESCRIPTION	RATING	POINTS	COMMENT
ENVIRONMENTAL	30%	Natural conservation value impacts	Flora & Fauna	Impact on current habitat	3	3.00	Aquatic environment requiring further discussion
	Points Value	20%	Noise/light impacts	Nearby Residential location	5	4.00	No issues identified
	20	20%	Patron impact	Residential location	5	4.00	No issues identified
	Total Points	10%	Construction impact	Long term construction project (+2 years)	4	1.50	Minor impact on existing roadworks and surrounds
	14.5	20%	Environmental considerations	Land disturbance	3	2.00	Some significant earth works/reclamation required
CULTURAL	30%	Heritage impacts	Historical significance of site	Identification of issues	3	3.00	HMAS Huon, Regatta Association and Cenotaph needing consideration
	Points Value	30%	Aboriginal heritage impacts	Cultural significance of site	3	3.00	Unknown - TBA
	20	20%	Community	Residential impact	5	4.00	No issues identified
	Total Points	20%	Community	Existing usage	3	2.00	Impact on regatta and boat ramp users
	12						
LOCATION	35%	Ease of patron access	Walking distance from CBD	Utilisation of existing infrastructure & services	5	14.00	Short distance to CBD
	Points Value	15%	Event day traffic impact and congestion	Need for vehicular access	3	3.00	Some congestion expected - most arterial roads accessible
	40	10%	Site size constraints, including expansion capability	Future proofing	3	2.00	Site has some constraints due to being built in
	Total Points	10%	Emergency and other services amenity	Access and ability to respond	4	3.00	Close proximity to CBD area
	33	10%	Safety and security	Evacuation and egress	4	3.00	Space around site to egress for emergency
		20%	Wow factor	Look and feel of stadium within surrounds	5	8.00	Site has potential to link with area including waterfront and city
BUILDABILITY	30%	Cost to develop	Civil works required	Complexity of site preparation on existing topography	3	1.50	Cut and reclamation/piering required (utilization of material excavated)
	Points Value	10%	Cost to develop	Maximise the savings to project	4	0.75	Industrial services nearby area
	10	30%	Opportunities for functional integration with nearby infrastructure	External civil works to access and service site	4	2.25	Some works required but access to ferrie and bike/rail network
	Total Points	30%	Services capacity	Existing availability and/or capacity of services	4	2.25	Industrial services nearby area
	6.75						
GOVERNANCE	25%	Ownership	Site ownership constraints	Obtaining and amalgamating site titles	3	1.25	Multiple ownership tricky but not immsomountable
	Points Value	50%	Statutory authority compliance	Planning and development constraints/opportunities	3	2.50	Some work required
	10	25%	Statutory authority compliance	Management plan compliance	3	1.25	Some work required
Total Points							
5							
TOTAL SCORE						71.25	

DESCRIPTION	RATING	SCORE
EXCEPTIONAL	5	100%
EXCELLENT	4	75%
SATISFACTORY	3	50%
POOR	2	25%
UNACCEPTABLE	1	0%

Site 6: Macquarie Point



Aerial contextual view

SITE 6: MACQUARIE POINT

Title information: 10 Evans Street CT179192/3

Owner: Macquarie Point Development Corporation

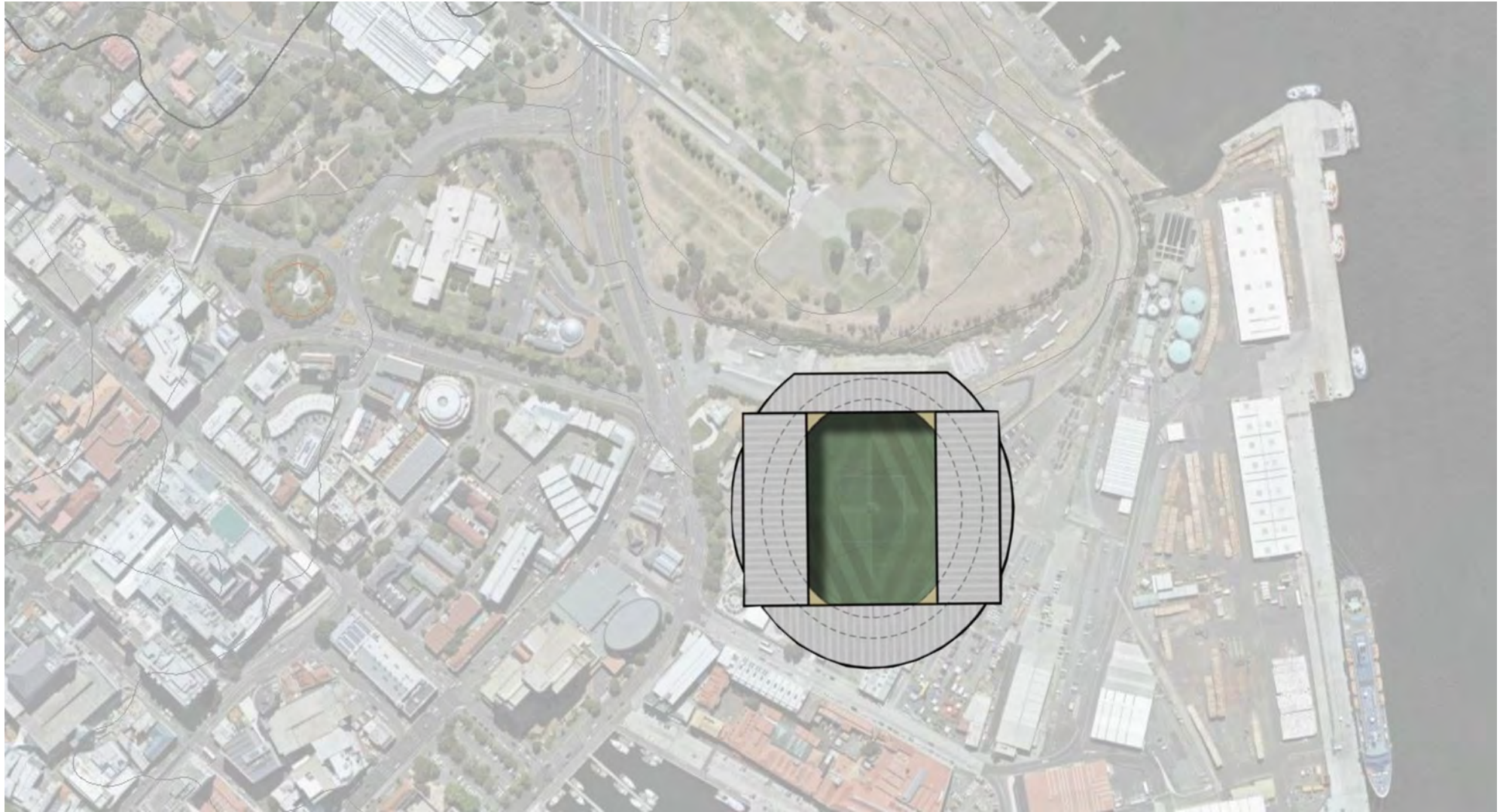
The Macquarie Point site comprising 9.3 hectares is largely located on reclaimed land within the Hobart port area. The site and surrounding area have a history of mixed industrial use, including the former Hobart Gasworks, Taswater sewage works, rail freight, and bulk fuel storage.

The Macquarie Point Development Corporation was created by the Tasmanian Government to remediate and develop the site, and there are several development plans for the Site.

The site would be considered "flat" and is bounded by the Cenotaph parklands to the North, Tasports operations to the east, Evans Street to the South and the Tasman Highway/ Davey Street to the West

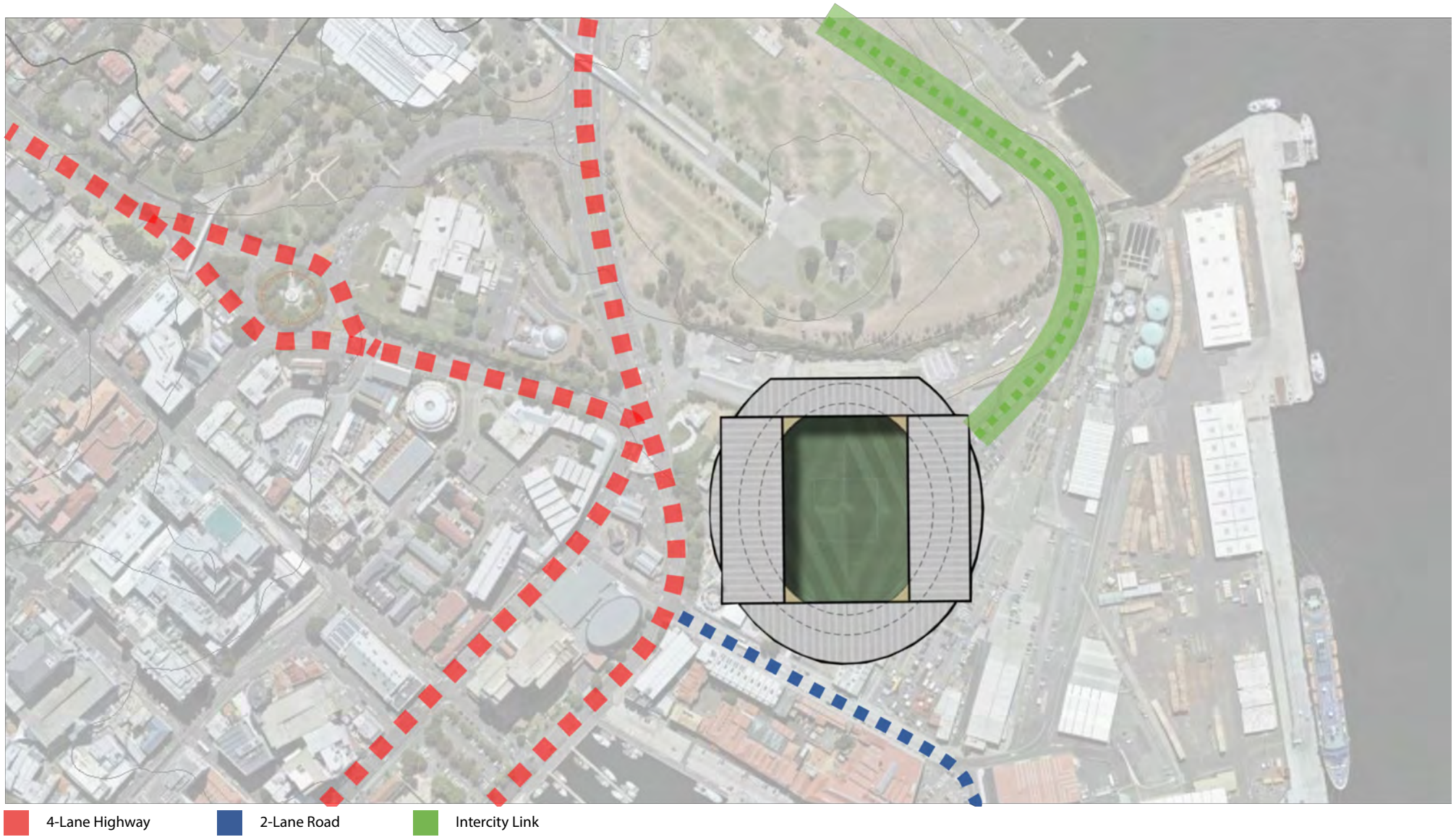


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Stadium fit

SITE ASSESSMENTS - SITE 6: MACQUARIE POINT



SITE ASSESSMENTS - SITE 6: MACQUARIE POINT

CATEGORY	WEIGHT	SUB-CATEGORY	FOCUS	DESCRIPTION	RATING	POINTS	COMMENT
ENVIRONMENTAL	30%	Natural conservation value impacts	Flora & Fauna	Impact on current habitat	5	6.00	No impact due to current site
	Points Value	20%	Noise/light impacts	Nearby Residential location	4	3.00	Somewhat limited by future accomodation providers and proposals
	20	20%	Patron impact	Residential location	4	3.00	No impact due to current site and proposals
	Total Points	10%	Construction impact	Long term construction project (+2 years)	4	1.50	No impact due to current site and proposals
16.5	20%	Environmental considerations	Land disturbance	6.1 hectares flat build site	4	3.00	No impact due to current site - some potential for contaminants on site
CULTURAL	30%	Heritage impacts	Historical significance of site	Identification of issues	4	4.50	Limited however some due to Cenotaph
	Points Value	30%	Aboriginal heritage impacts	Cultural significance of site	3	3.00	Unknown - TBA
	20	20%	Community	Residential impact	4	3.00	Somewhat limited by future accomodation providers and proposals
	Total Points	20%	Community	Existing usage	1	0.00	Proposed developments on site
10.5							
LOCATION	35%	Ease of patron access	Walking distance from CBD	Utilisation of existing infrastructure & services	5	14.00	Short distance to CBD
	Points Value	15%	Event day traffic impact and congestion	Need for vehicular access	4	4.50	Some congestion expected - all arterial roads accessible
	40	10%	Site size constraints, including expansion capability	Future proofing	3	2.00	Site has some constraints by being built
	Total Points	10%	Emergency and other services amenity	Access and ability to respond	4	3.00	Close proximity to CBD area
	32.5	10%	Safety and security	Evacuation and egress	4	3.00	Space around site to egress for emergency
		20%	Wow factor	Look and feel of stadium within surrounds	4	6.00	Site has potential to link with area including waterfront and city
BUILDABILITY	30%	Cost to develop	Civil works required	Complexity of site preparation on existing topography	5	3.00	Minor works required
	Points Value	10%	Cost to develop	Mimising project costs	5	1.00	Industrial services already in area
	10	30%	Opportunities for functional integration with nearby infrastructure	External civil works to access and service site	5	3.00	Minor works required
	Total Points	30%	Services capacity	Existing availability and/or capacity of services	5	3.00	Assumed more than adequate
10							
GOVERNANCE	25%	Ownership	Site ownership constraints	Obtaining and amalgamating site titles	1	0.00	Proposed usage problematic
	Points Value	50%	Statutory authority compliance	Planning and development constraints/opportunities	5	5.00	Not an issue
	10	25%	Statutory authority compliance	Management plan compliance	1	0.00	Proposed usage problematic
Total Points							
5							
						74.50	
TOTAL SCORE		74.5					

DESCRIPTION	RATING	SCORE
EXCEPTIONAL	5	100%
EXCELLENT	4	75%
SATISFACTORY	3	50%
POOR	2	25%
UNACCEPTABLE	1	0%

Summary

SITE	ENVIRONMENTAL	CULTURAL	LOCATION	BUILDABILITY	GOVERNANCE	TOTAL POINTS	RANKING
1 Crossroads	11.50	8.00	10.50	3.25	6.25	39.50	5
2 Upper Domain Rd	2.50	7.50	9.00	1.00	5.00	25.00	6
3 TCA	10.00	4.00	15.00	5.00	6.25	40.25	4
4 Lower Domain Rd	9.00	10.00	22.00	2.75	5.00	48.75	3
5 Regatta Point	14.50	12.00	33.00	6.75	5.00	71.25	2
6 Macquarie Point	16.50	10.50	32.50	10.00	5.00	74.50	1

Comparative Analysis

The selection criteria were developed to provide a logical assessment of each site against standard measures.

The summary of the comparative analysis and findings follows.

SITE 1: CROSSROADS – SOLDIERS MEMORIAL OVAL

Positives

- large flat open space
- currently utilised as sports fields
- reasonably distant from current residential areas

Challenges

distance from Hobart CBD

lack of services in the immediate vicinity

impact on Soldiers' Memorial Walk

SITE 2: UPPER DOMAIN ROAD (BETWEEN DOMAIN ATHLETICS CENTRE AND TCA GROUND)

Positives

- open woodland
- Abuts current sports fields

Challenges

- distance from Hobart CBD with minimal existing road networks
- considerable cross fall requiring substantial cut and fill
- some impact on Soldiers' Memorial Walk
- close to existing residential areas

SITE 3: TCA GROUND

Positives

- Currently utilised as a sports fields
- Former major State cricket venue
- Picturesque site

Challenges

- distance from Hobart CBD with minimal existing road networks
- heritage constraints
- some impact on Soldiers' Memorial Walk
- close to existing residential areas

SITE 4: LOWER DOMAIN ROAD (OPPOSITE THE TENNIS CENTRE)

Positives

- excellent views from the River and Domain Highway
- good infrastructure adjacent
- good distance from existing residential areas

Challenges

- considerable cross fall requiring substantial cut and fill
- substantial impact on Soldiers' Memorial Walk
- close to existing residential

SITE 5 – REGATTA POINT

Positives

- excellent views from the River and Domain Highway – WOW factor!
- major infrastructure opportunities adjacent – including road rail and river
- substantial distance from existing residential areas but close to CBD

Challenges

- existing landholdings and operations
- potential for impact on Cenotaph and associated events
- potential for impact on Regatta events

SITE 6 – MACQUARIE POINT

Positives

- flat site capable of accommodating the facility
- major infrastructure opportunities adjacent – including road and rail
- substantial distance from existing residential areas but close to CBD

Challenges

- existing landholdings and operations
- impact on the future development earmarked for the site

Report Findings

Whilst the Domain Precinct has always been touted as an ideal location for a stadium to be developed the reality is that there are so many other users and uses of the area, any development at sites 1 (Soldiers Walk – Crossroads), 2 (Upper Domain Road) or 3 (TCA Ground) will face significant obstacles.

There has been tension with local residents and objections to sporting or other developments citing noise, light emission, traffic and pedestrian movement as well as existing user groups as part of their grounds. Limited access to the area via smaller local road network designed for light vehicle movement would also be problematic requiring substantial infrastructure re-works.

Sites 1, 2 & 3 are located in either recreational or open space zones meaning there is a mechanism to challenge other events at the venue.

The TCA Ground as a site, and their users, has a long history and any acquisition would be considered detrimental to the relevant codes unless suitable and agreed relocation can be found & funded. The growing significant soccer usage at Crossroads in winter would also pose as a high detrimental and contentious removal facing strong opposition.

We feel though that the underlying issues with these sites is the fact that they sit outside the “acceptable walking” distance and pose a threat to foot traffic use of the site. The terrain itself must be given significant attention when considering a site so as to allow for all users. When comparing to other sites, on flat surfaces, and then back to the Project brief these sites have been discounted.

Site 4 (Lower Domain Road) offers much better commuting ability by foot and link to the city as opposed to sites 1, 2 & 3 there are still some significant hurdles to pass.

The site itself is situated directly through Soldiers Memorial Walk, as well as a number of significant sites surrounding.

The build cost is significant here and the contour cut is some 30 to 40 metres into the Queens Domain. As the site is a greenfield site there are also limited to no services in the area which would require considerable investment in developing.

Site 5 (Regatta Point) & 6 (Macquarie Point), whilst having their own challenges are the obvious choices for this project with their proximity to the city, limited current users and fact that they both are the closest to the city, accommodation and entertainment districts as well as in direct site of Hobart, hence the wow factor.

Macquarie Point has been touted for other uses and throughout our project we have gained an understanding that the chances of using this site are more or less non-existent.

Regatta Point is our recommended site.

Whilst there are some challenges to overcome such as reclaiming and structural works, the topography of the site lends itself to a structure of this size with the land already falling away from 20 metres to sea level in the desired location. The water level is shallow here also fanning out to a depth of no more than 10 metres.

Site users of the area are limited to the Regatta Association and a public boat ramp. The conversations with the Regatta Association should be along the lines of incorporating their needs into the design of the stadium. A relocation of a boat ramp to a suitable site around the Derwent would be a reasonably cost-effective solution.

The other consideration is to work with the RSL on how such a stadium can enhance the Cenotaph area and annual events held to remember the servicemen and their sacrifices. Consideration could be given here to amphitheatre seating for the parades, use of screens or facilities to enrich the experience, all the way to the name of the stadium, such as Anzac Stadium (as an example) to honour the association.

We believe that there are a number of reasons to choose this site over the other sites such as;

- Ability to develop new absolute waterfront restaurant and retail precinct.
- Wow factor from approach.
- Implementation of extra public transport options than all others with Ferry service, as well as joining Macquarie Point with access to Northern Corridor.
- Development of a regular Public Transport hub to help awaken and enhance the new precinct.
- It is the furthest away of any of the sites to residential areas.
- Opportunity to work with Regatta Association to have new Regatta site – undercover.
- Open flat space adjacent on current Regatta Grounds for parking/ match day activations at events.