



Parliamentary Accounts Committee

4 February 2025

Project update

■ Activity update

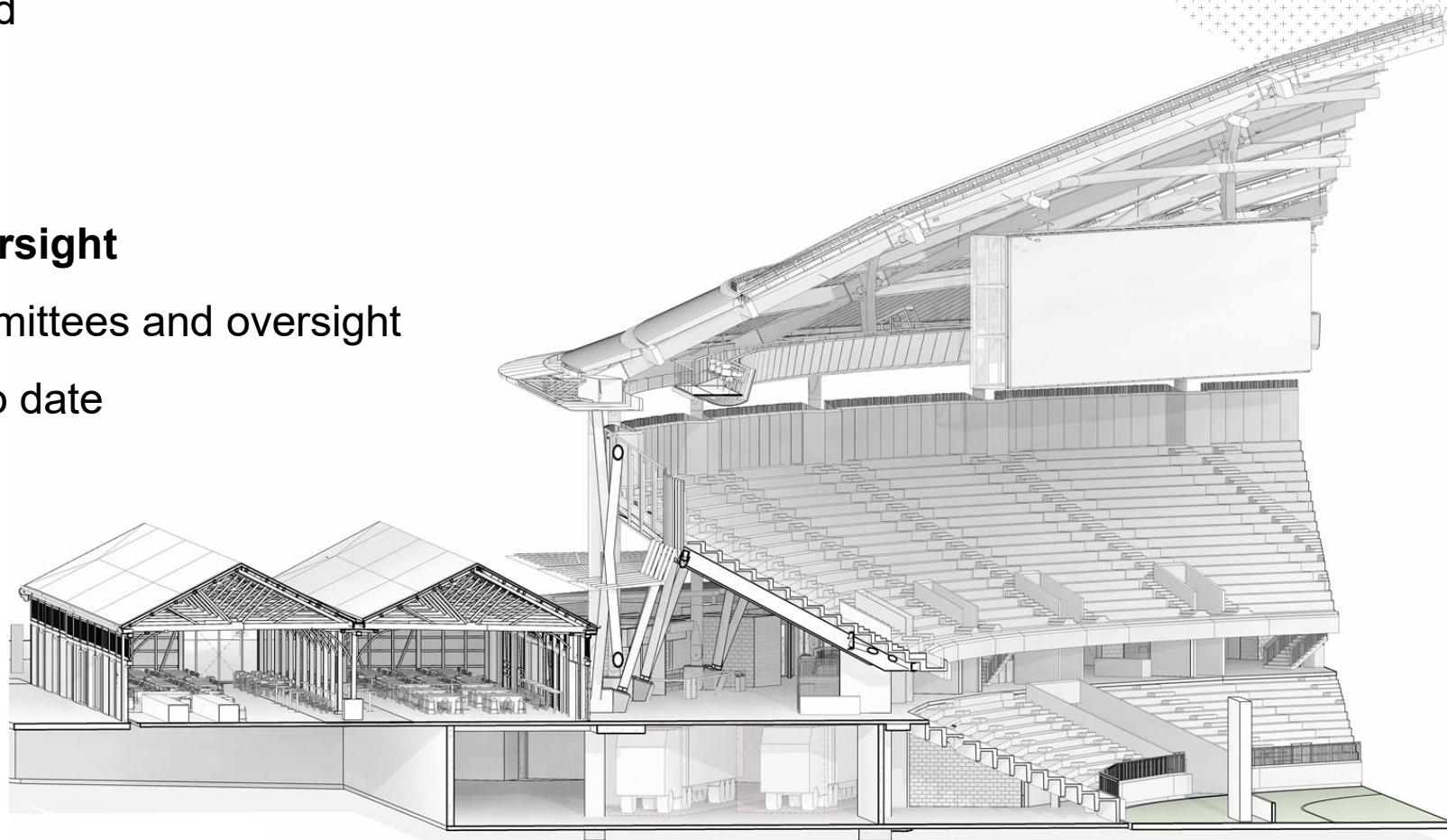
- Current work streams:
 - Procurements released
 - Conditions
 - Preparatory works

■ Project management and oversight

- Governance: internal, committees and oversight
- Project budget and costs to date

■ Tabling

- January snapshot
- Project Assurance





Activity update

mid-December to January

Procurements released

December - January

Site Preparation Works

- **Bulk Excavation:** a tender for qualified civil contractors to undertake site works in preparation for construction. These works are for the removal of materials from Macquarie Point and transport to nominated waste disposal facilities.
 - Opened: 6 December 2025
 - Closed: 28 January 2026

- **Goods Shed Relocation:** a tender for a suitably qualified Design and Construct Contractor to undertake the design, dismantling, storage, and rebuild of the Goods Shed and removal of the Red Shed.
 - Opened: 6 December 2025
 - Closes: 4 February 2026

Procurements released

December - January

Main construction stage

Expression of interest – designed to shortlist contractors to participate in the RFT phase.

- The documentation provides an overview of the procurement process, timing, and requirements for interested parties.
- The EOI is comprised of two volumes:
 - Volume 1: provides a Project and Procurement overview and sets out the process and timing.
 - Volume 2: provides instructions for respondents on how to prepare their EOI submission, and includes the returnable schedules:
 - EOI Response Form
 - Probity Declaration
 - Economic and Social Benefits (ESB) Statement

Procurements released

Economic and Social Benefits (ESB) Statement



Attachment 3: EOI Response Schedule QEC4: Economic and Social Benefits (ESB) Statement

The Tasmanian Government is committed to ensuring expenditure by the Government on goods and services provides a corresponding benefit to the Tasmanian community, where possible.

As part of this commitment, suppliers should provide an Economic and Social Benefits Statement (**Statement**) about the potential positive impact on the Tasmanian economy and wider community of being awarded a contract. These broader economic and social benefits of procurement are evaluated as part of the Government's value for money considerations.

Suppliers do not necessarily need to be a Tasmanian business. What is important is the benefit a supplier can bring to the Tasmanian community. For example, a supplier who is located outside Tasmania could still provide a local benefit by using a Tasmanian-based workforce. The use of local contractors and manufacturers in the supply chain also supports the Tasmanian economy.

In preparing this Statement, a supplier should consider any specific factors or desirable localised outcomes described by an agency (within this document or within the procurement documentation) that are relevant to the procurement opportunity. If you are successful in winning this contract, you may be reasonably expected to deliver on commitments made in this Statement.

This Statement will be used to evaluate your overall submission. It will contribute 30 per cent (30%) of the procurement evaluation.

If you do not provide a Statement, you will receive a zero weighting for the Economic and Social Benefits criterion.

Economic and Social Benefits Statement

Detail how you will have a positive impact on the Tasmanian community or economy. You should answer all questions and provide as much information as you think necessary. Where possible, provide specific details (such as actual numbers of staff and their location; or the value of goods or services that will be purchased) to support your claims.

Procurements released

Economic and Social Benefits (ESB) Statement

- Maximising Tasmanian job opportunities (25%)
- Where goods and services will be sourced from (15%)
- Opportunities for Tasmanian SME involvement (20%)
- Tasmanian skills and training (20%)
- Broader social and economic opportunities (10%)
- Local innovative solutions (10%)

Conditions

Staging Plan

Public Domain
and
Landscaping
Plan

Signage and
Wayfinding Plan

Design Plan

Car Parking Plan

Electrical
Network Plan

Construction
Environmental
Management
Plan

Construction
Traffic
Management
Plan

Operational
Transport
Management
Plan

Events
Management
Plan

Lighting Plan

Operational
Management
Plan

Security
Management
Plan

Operational
Waste
Management
Plan

Flood and
Emergency
Evacuation

Management
Plan

Operational
Noise
Management
Plan

Unanticipated
Discovery of
Aboriginal
Heritage Plan

Heritage
Conservation
Management
Plan

Rivulet
Construction
Management
Plan

Conditions

Staging Plan (B2)

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

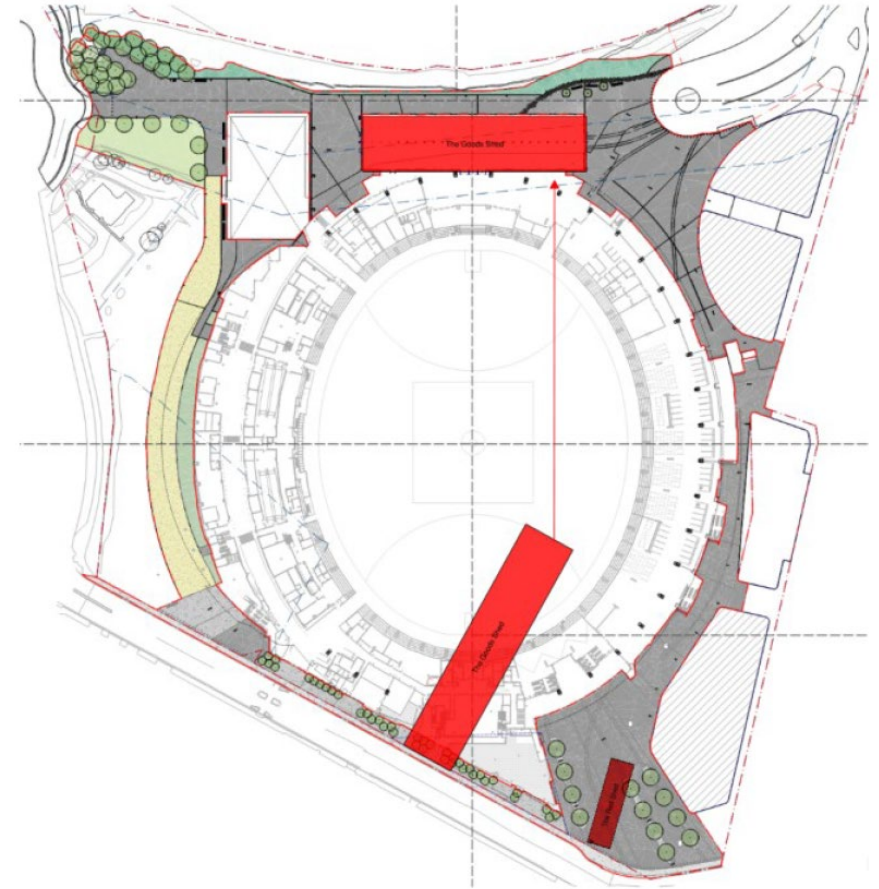
Conditions

Staging Plan (B2)

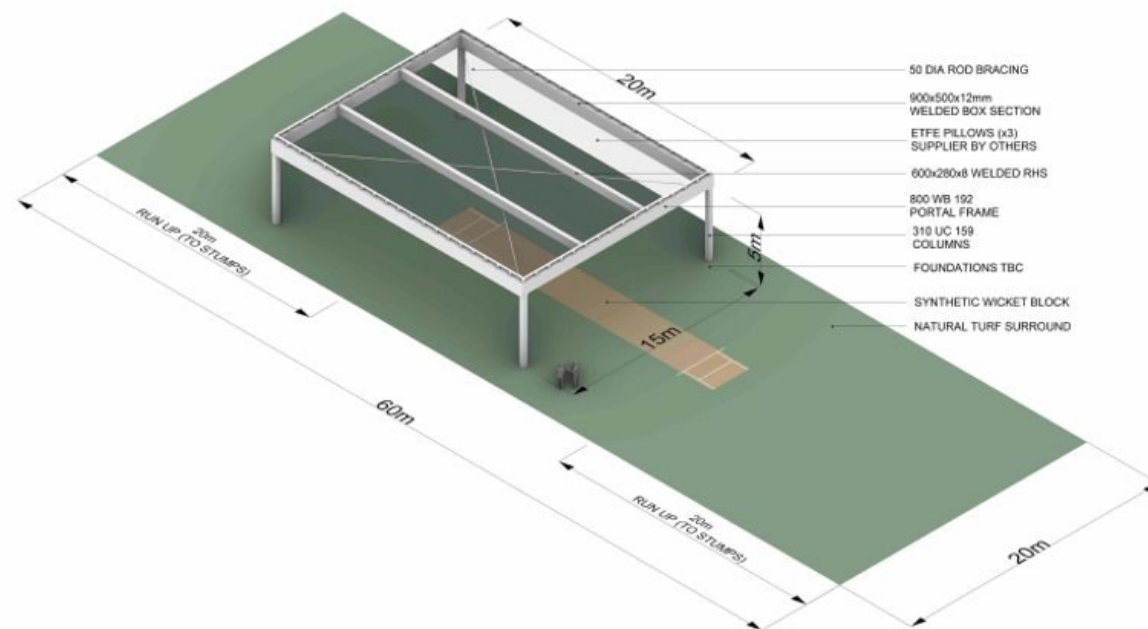
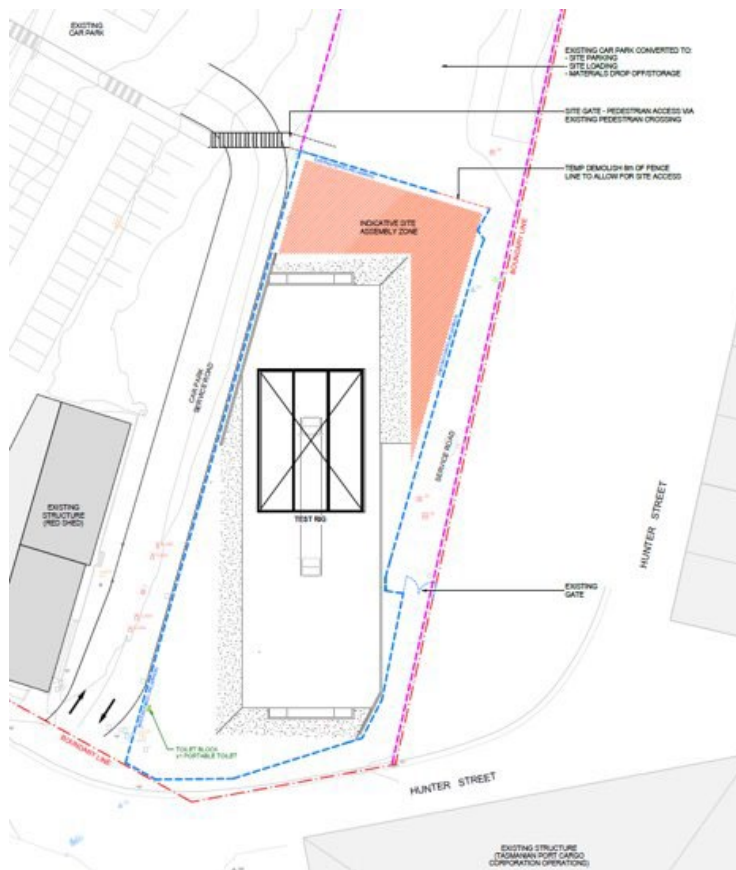
Stage 1 – Site Preparation and Bulk Excavation



Stage 2 – Goods Shed and Red Shed removal



Roof test rig





Project management and oversight

- Governance: internal, committees and oversight
 - Project cost controls

Governance, oversight and assurance:

Project Governance	Project Assurance	Corporation	Oversight	Oversight advisory	Parliament	Regulators
Stadium user group meetings (design stage) + delivery working groups (implementation) <i>(various – weekly to as required)</i>	Project Probity Advisor	Macquarie Point Development Corporation Board <i>(monthly)</i>	Project Steering Committee <i>(monthly, including funding partners)</i>	Stadium Order - Probity Advisor	Parliamentary Standing Committee of Public Accounts <i>(quarterly / as required)</i>	Secretary of State Growth
Stadiums Tasmania and Corporation meetings <i>(weekly)</i>	Third party design reviews at key design stages	Audit and Risk Committee <i>(quarterly)</i>	Oversight supporting officer meetings <i>(twice weekly)</i>	Design Quality and Integrity Review Panel	Parliament	Environmental Protection Authority
Project management stream meetings <i>(incl risk, design review, PM, weekly to monthly)</i>	Ongoing value management reviews	Board Development Working Group <i>(weekly)</i>	Oversight Committee <i>(monthly, DPAC, Treasury, State Growth, OCS)</i>			Heritage Tasmania
Expert consultants <i>(project management, design, engineering)</i>	Infrastructure Tasmania Project Assurance Framework	Financial controls and delegations	Macquarie Point Urban Renewal Committee of Cabinet <i>(monthly)</i>			Aboriginal Heritage Tasmania
Expert advisors <i>(incl. quantity surveying, legal, probity, infrastructure, stadium, financial)</i>	Third party review of project documentation and plans (PPR, risk management framework)		Minister for Macquarie Point Urban Renewal <i>(dedicated portfolio)</i>			Hobart City Council
Project controls <i>(incl. cost, change, work program)</i>						

*Shaded cells indicate meetings/forums

Project Budget

The Project Budget of \$1.13bn includes all costs related to the Stadium development

- Design
- Commissioning
- Construction
- Operational equipment required
- Resourcing and advisories
- Escalation
- Contingencies
- Costs incurred to date

Project Budget

Spend to date

As at the end of 31 December spend to date is \$40.84m

This comprises:

- \$36.35m in consultancies and design:
 - \$19.64m for design
 - \$0.76m for construction and building surveying advice
 - \$0.42m functional brief and related advisory preparation
 - \$3.78m legal and probity advice
 - \$2.86m planning and environmental
 - \$5.69m project management
 - \$1.86m quantity surveying
 - \$1.33m other consultancies and disbursements
- \$4.49m other items:
 - \$1.99m for project resourcing
 - \$0.25m for Green Star Accreditation
 - \$0.20m site works
 - \$2.05m Authority fees

Risk Management Framework

Objectives:

- establish comprehensive, consistent and inclusive risk management across projects to:
 - identify, define, measure, apportion and manage risks;
 - mitigate uncertainty; and
 - improve and justify decision-making within a dynamic project environment;
- guide the procurement, design, construction and operational readiness phases of the projects and to support the realisation of project objectives/benefits;
- facilitate a shared understanding of significant risks, their relative priorities and their interdependencies;
- facilitate formal risk treatment plans for all high-ranked risks; and
- incorporate risk-informed thinking in all facets of the redevelopment.

This is supported by project specific:

- **Risk Management Governance** – This project-specific plan outlines arrangements for risk governance to be applied, including: project governance structure; roles and responsibilities for risk management; risk escalation; and risk communication and reporting.
- **Risk Management Action Plan** – provides a summary of one-off and recurring risk management actions to be completed by the project team for the design development and procurement phases of the Project.

Ongoing management:

- Monthly risk meetings and reporting
- Quarterly review
- Contracting risk monitoring and allocations
- Quantitative risk assessments



Tabling

- January snapshot
- Project Assurance – Gate 3 Health Check
(*commercial in confidence*)
- ESB – EOI Returnable (Vol2, Attachment 3)
 - Overview presentation

Macquarie Point Multipurpose Stadium – Project snapshot – January 2025

Key activities up to 30 January 2026

Procurement activity	Date
Bulk Excavation (Request for Tender)	Opened: 6 December Closed: 28 January
Goods Shed Relocation (Request for Tender)	Opened: 6 December Closes: 4 February
Multipurpose Stadium design and construction (Expression of Interest)	Opened: 10 January Closes: 11 February

State Policies and Projects (Macquarie Point Precinct) Order 2025 implementation:
<ul style="list-style-type: none">• Drafting of the Staging Plan – outlined the key stages of the project and mapped conditions contained in the Order to the relevant stages. The matrix of stages will need to be approved by the Secretary of State Growth, in consultation with the Director of the EPA.• Preparatory works – design and agreement to the scope for the development of a temporary roof test rig completed; Site Environmental Management Plan (SEMP) and notification of intent to commence works issued to the EPA; and preparations and investigations undertaken to enable works to commence at the start of February 2026.

Governance (meetings held)

Project	Oversight	Regulator
<ul style="list-style-type: none">• Board meetings (Dec)• Stadiums Tasmania + Corporation (weekly)• User meetings (weekly (cricket))• Tasmania First Taskforce (Dec, Jan)	<ul style="list-style-type: none">• Oversight Committee (Dec, Jan)• Cabinet Committee (Dec, Jan)	<ul style="list-style-type: none">• EPA - project briefing on roof test rig• Hobart City Council – regular working group meeting scheduled to commence in February

Budget

Project Budget	Spend as at 30 Dec 2025
\$1.13bn (<i>unchanged</i>)	\$40.84M

Upcoming key activities

Procurement activity	Date
Construction – roof test rig (preparatory works)	Early February
Industry Briefing Session	End February
Bulk Excavation + Goods Shed Relocation (Tender Assessment)	February to March
Multipurpose Stadium design and construction (Expression of Interest assessment)	February to March
Multipurpose Stadium design and construction (Request for Tender stage 1 issue)	Early April

Project Assurance Framework (ITas)

Gate 3 Health Check

Infrastructure Tasmania (ITas) administers the project assurance framework for the Tasmanian Government

- The process identifies a series of 'gates' at key stages in the infrastructure planning and delivery process
- The Project Assurance Framework has been informed by practices in place across Australia and the world. The use of a Project Assurance Framework is considered best practice

www.infrastructure.tas.gov.au/policy_and_advice/project_assurance_framework

For tabling (commercial in confidence): Gate 3: Readiness for market – Health Check – completed in November