

Macquarie Point Planning Permit Bill 2025

Fact Sheet

The Project Permit

The purpose of this Bill is to issue a permit for the development of a multipurpose stadium at Macquarie Point. The draft project permit has been tabled alongside this Bill, a copy of which is provided in Schedule 1.

The draft project permit covers the 'proposed development' which is defined in the Bill as including the:

- multipurpose stadium;
- relocation of the Hobart Railway Goods Shed;
- concourse and plaza surrounding the stadium;
- facilities on the project land that are intended for practices or demonstrations; and
- parking facilities on the project land.

The project land is identified by eight title references in the Bill. Six of these titles are currently owned by the proponent (Macquarie Point Development Corporation – MPDC), one is in the process of being voluntarily transferred from TasNetworks to MPDC and the other is land owned by Hobart City Council, which will be compulsorily acquired through this Bill.

The draft project permit imposes conditions on the proposed development including specific conditions in relation to Aboriginal Heritage, Historical Cultural Heritage and Environmental Management. These conditions are to be applied, and enforced, as if they were imposed either directly or indirectly under the:

- *Land Use Planning and Approvals Act 1993;*
- *Aboriginal Heritage Act 1975;*
- *Historic Cultural Heritage Act 1995; or*
- *Environmental Management and Pollution Control Act 1994.*

Other Permits

Access Network

The Bill provides provisions for the Access Network, which is defined as including the road intended to be used for vehicle or pedestrian access to the stadium, carpark and adjacent facilities (e.g. Port of Hobart). This road project, referred to as the Northern Access Road, is being led by the Department of State Growth. To facilitate this project, the Bill:

- transfers control of McVilly Drive, Evans Street and the section of road that provides vehicle access to the Royal Engineers Building from the Hobart City Council to the Department of State Growth;
- provides for the acquisition of land required for the Access Network as illustrated in Schedule 2 (noting that that Bill also includes provisions to return any surplus land).
- removes land required for the Access Network from the rail network;
- allows the Minister to issue a permit or permits for the Access Network,
- provides that an Access Network permit or permits are not disallowable.

Subsequent Permits

The Bill provides the Minister with the power to issue subsequent permits. Subsequent permits can only relate to the 'proposed development'. The meaning of 'proposed development' can only be expanded through regulations, which are disallowable.

Before issuing a subsequent permit, the Minister must consult with the Premier, Hobart City Council and the relevant regulators.

Subsequent permits are disallowable instructions.

Permit Amendments

The Bill also provides the Minister with the power to amend a relevant permit (i.e. the initial project permit, an access road permit or a subsequent permit).

The Bill provides mechanisms to ensure that any permit amendments are done in a transparent way by:

- requiring the Minister to consult with, and take into account, the views of the Premier, the Hobart City Council and relevant regulators;
- publishing a summary of the representations received; and
- publishing reasons for the Minister's decision.

Amendments to relevant permits are not disallowable on the basis that their scope is constrained by the definition of proposed development.

Minor amendments that do not change the approved use or vary the effect of a condition can be made by the Minister provided that they are unlikely to negatively any person or cause environmental harm.

Other Matters

The Bill provides the Minister with additional powers in relation to planning and property dealings. The Minister may direct the Planning Commission to amend any relevant planning scheme to ensure consistency between a relevant project permit and the planning scheme. The Bill also provides the Minister with powers to consolidate and subdivide land and to resolve matters relating to titles, easements, covenants and caveats. These provisions are included in the interests of efficiency.

While the Bill provides a general exemption for fees and charges this can be varied through the permit. It is appropriate for entities, beyond state government agencies, such as Hobart City Council, to be able to collect fees associated with assessing compliance with relevant permit conditions.

The Bill extinguishes all appeal rights (other than the right to appeal the amount of compensation for land acquisition), provided that actions are carried out in good faith. This privative clause is considered necessary to provide the project with the requisite level of certainty.

The Bill terminates the Project of State Significance process by revoking the *State Policies and Projects (Project of State Significance) Order 2023*.