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Institute of  
Architects

# TAS

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Department of Premier and Cabinet  
GPO Box 123  
Hobart TAS 7001

By email to: [Stadium.Legislation@dpac.tas.gov.au](mailto:Stadium.Legislation@dpac.tas.gov.au)

## **Re: Macquarie Point Planning Permit Bill 2025**

To whom this may concern,

The Tasmanian Chapter of the Australian Institute of Architects (the Institute) would like to thank you for the opportunity to comment on the Macquarie Point Planning Permit Bill 2025 (the Bill).

The Tasmanian Chapter is committed to helping create a positive future for our state that benefits all Tasmanians. The Institute advocates for the built environment, and works to shape policies, foster collaboration, and promote design excellence that benefits society as a whole. Strategic planning and coordination are critical components in this, and the Institute advocates for this in all decisions relating to design and planning.

The Institute understands that the Macquarie Point Planning Permit Bill 2025 is being introduced by the Tasmanian Government to expedite the development of the Macquarie Point Multipurpose Stadium in Hobart and seeks to circumvent the existing planning processes – notably the Project of State Significance (PoSS) assessment conducted by the Tasmanian Planning Commission (TPC) – by transferring decision-making authority directly to the Tasmanian Parliament and relevant Ministers.

The Institute understands the key provisions of the Bill empowers the Minister to:

- Issue a development permit, bypassing the TPC standard assessment process.

- Issue development permits directly, effectively removing the requirement for independent planning approval.
- Acquire land necessary for the supporting infrastructure and consolidate titles to facilitate construction.
- Define the exact parcels of land at Macquarie Point designated for the project.
- Consult with the Aboriginal Heritage Council and the Environment Protection Authority in an advisory role only.

The Institute, in its advocacy for design excellence, would like to point out that design excellence is more than just a suite of design requirements, but rather strategically coordinated design processes, that enable extraordinary built outcomes that benefit all Tasmanians. Design excellence can create social, economic, innovative, healthy, and sustainable benefits to cities and towns through the provision of excellent spaces and places that into the future will both retain and celebrate the sense of place that we all hold dearly, whilst providing positive amenity for all of society. Our cities require high quality designed outcomes that incorporate innovative design responses. The quality of design affects how places and people function, can stimulate the economy, enhance the environment and improve wellbeing for all. Good design adds value for all people and good design architecture can play a transformative role in the lives of every person.

The Institute reiterates the value of qualified professionals from architectural, urban, heritage, planning, landscape, and engineering backgrounds to provide professional expertise and guidance on the proposed project as part of an integrated assessment process. The Institute also continues to advocate for expert oversight of the project's development by the Strategic Architectural and Urban Design Advisor for the Tasmanian Government.

The Institute advocates for a high level of rigorous assessment by skilled professionals, as if the project goes ahead, it will result in large scale and long-lasting changes to Hobart's architecture, city, and urban fabric. The Institute notes that the proposed bypassing process could potentially reduce the level of expert assessment applied in the decision making and the existing planning process, as set out in the PoSS, while also reducing community input and engagement. The Institute also identifies that an expedited process may not adequately address environmental concerns and the protection of heritage sites in the area.

Enabling legislation that gives specific powers or authority to a government to carry out certain functions – in this instance, a Minister – has potential positives and negatives. A major concern is the powers to approve works that could impact the environment or Indigenous heritage, unless robust safeguards are in place. The Institute is concerned that this Bill could set a precedent for removing planning powers from elected bodies and centralise them in government or government-appointed corporations. This has the

potential to weaken local input and accountability in future developments elsewhere in Tasmania.

In Australia there are numerous examples of enabling legislation which has streamlined development processes to produce coordinated large-scale urban renewal, along with delivering projects (built or otherwise) with significant social benefit. This in turn has provided economic stimulation, including job creation and an ability to attract private investment, along with positive outcomes for society.

There are also inherent risks, particularly around the areas where there may be a deviation to the existing planning processes, community oversight, financial accountability, and environmental protection, and the Institute urges the Tasmanian Government to maintain the highest level of engagement, and to act in the best interests of all Tasmanians.

Tasmania is a unique place – one that the community protects fiercely – and the Institute urges the Government to consider this when considering any legislation that deviates from robust, existing planning processes.

Thank you for the opportunity to provide feedback on the proposed Bill. Please contact us if you would like to discuss any of the points raised further.

Kind regards,



**Daniel Lane**  
President, Tasmanian Chapter  
Australian Institute of Architects



**Jennifer Nichols**  
Executive Director, Tasmanian Chapter  
Australian Institute of Architects

The Australian Institute of Architects (Institute) is the peak body for the architectural profession in Australia. It is an independent, national member organisation with over 13,500 members across Australia and overseas. The Institute exists to advance the interests of members, their professional standards and contemporary practice, and expand and advocate the value of architects and architecture to the sustainable growth of our communities, economy and culture. The Institute actively works to maintain and improve the quality of our built environment by promoting better, responsible and environmental design. To learn more about the Institute, log on to [www.architecture.com.au](http://www.architecture.com.au).