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From: kathryn tubb [REDACTED]
Sent: Friday, 5 January 2024 9:11 AM
To: TPC Enquiry
Subject: Submission to TPC on Guidelines for Macquarie Point Stadium

Categories: [REDACTED]

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Submission to TPC on Guidelines for Macquarie Point Stadium

I am writing to provide a submission on the guidelines to be established for any development of any stadium at Macquarie Point. I am strongly in favour of a strengthening of guidelines to ensure the best outcome for all Tasmanians.

I note with concern that a 'Mac Point Precinct Plan', as referenced in the draft guidelines, is still in development, and did not exist at the time of the Ministerial Direction or at the time of publication of the draft guidelines. This approach raises concerns about the legitimacy of the entire approach to planning around the project at this site and guidelines need to ensure that the finalised Mac Point Precinct plan are assessed in the context of any development. In this regard, the proponent must therefore be required to specifically report against the extent to which the proposed project is consistent with all elements of **all current relevant planning** documents for the site, including:

- o The Sullivans Cove Planning Scheme 1997
- o The Macquarie Point Site Development Plan
- o Macquarie Point Reset Masterplan 2017-2030

I would encourage the Commission to impose requirements for the project to be assessed against compliance with prescriptions in these planning documents. I also note that the 'Aboriginal Heritage Act (1975)' that has been acknowledged as deficient and is currently under review should be a required assessment guideline. Therefore a project of this scale and significance should not be assessed until that process on the Act has been completed.

I am also concerned that consultants engaged by the proponent may already have existing government contracts and therefore may be susceptible to political pressure. I also am very

concerned about involvement of consultants Price Waterhouse Coopers whose proven inappropriate/illegal behaviour on government contracts must be used as a basis for their exclusion.

It is also essential as a guideline that an **independently verified report detailing the full, updated cost estimate** of the project should be provided. Details on the funding as follows are required:

A report prepared under 'Site description, features and context', should include:

- Future flood modelling, taking into account sea level rise;
- Details on remaining site contamination issues including proposed treatments, if any.

Also a detailed independent visual impact assessment must be provided, with impacts from a variety of viewing points modelled, including, but not limited to:

- o The Tasman Bridge;
- o The Derwent River;
- o The Cenotaph;
- o Various locations within Sullivans Cove;
- o Kunanyi/Mt Wellington.

Details and plans of any proposed cut and fill should include proposed building footings.

A cost-benefit analysis should detail:

- The full financial cost of the project;
- The opportunity cost of not using the site in accordance with the previously agreed and finalised development management plan;
- The cost associated with paying out commercial contracts entered into in line with the previously agreed and finalised management plan;

• A social and cultural analysis report should:

- Consider the recruitment and accommodation of the construction workforce required to deliver the project and the impacts on housing availability across the construction period;
- The perspective of the Tasmanian Aboriginal community and the effective abandonment of a Truth and Reconciliation Park;
- The impact of the development on the built cultural heritage values of the Sullivans Cove precinct.

Reports examining the **urban form of Sullivans Cove should also** analyse the effect of any impacts from the proposed project on the existing cultural heritage values of the Cove.

Critically, **Mass transport and public transport analysis** should only consider those aspects of public transport that are existing, or formally form part of this proposal, as there are no guarantees other mass transport proposals that have been mooted will eventuate.

- Traffic and transport analysis must detail **congestion issues on adjacent roads**, including the approach to Davey Street and Davey Street itself.
- Noise impact assessment must consider the activities of adjacent businesses and residences and the likely impact of all aspects of the operation of the project on neighbours, including construction and operation

Thank you

Kathryn Tubb

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Sent from my iPhone