
From: Mikalha George [REDACTED]
Sent: Sunday, 24 December 2023 9:30 AM
To: TPC Enquiry
Subject: Planning consideration concerns for the stadiums

Hi there,

I'm writing in regards to the proposed Macquarie point stadium.

I'm concerned that a full cost benefit analysis has not be conducted. It should examine:

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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 pla

-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:

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

Thank you for taking the time to read and consider these concerns.

Kind regards,
Mikalha George.