



City of **HOBART**

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12 November 2024

Claire Hynes
Acting Executive Commissioner
Tasmanian Planning Commission
Level 3, 144 Macquarie Street
Hobart Tasmania
tpc@planning.tas.gov.au

Dear Claire,

**MACQUARIE POINT MULTIPURPOSE STADIUM PROJECT OF STATE
SIGNIFICANCE – STATE POLICIES AND PROJECTS ACT 1993 SECTION 21(2)
SUBMISSION**

The Council at its meeting of 11 November 2024 considered the above and endorsed the following submission regarding its views on the Macquarie Point Multipurpose Stadium Project of State Significance (the project).

Council is of the view that in order to form a view on the project, more time is required to fully review and assess the application, particularly with regard to Section 2.1.2 of the Guidelines that states:

The reports are to provide an outline of relevant objectives of and outcomes to be achieved under these Acts, with reference to:

- *parts B and C of the Sullivans Cove Planning Scheme 1997, the Hobart Interim Planning Scheme 2015 and the draft Hobart Local Provisions Schedule;*
- *the Objectives and Principles of the Sullivans Cove Planning Review 1991;*
- *codes and guidelines related to planning schemes, including relevant Australian Standards and any referenced, applied, adopted or incorporated documents in the Sullivans Cove Planning Scheme 1997, Hobart Interim Planning Scheme 2015 and draft Hobart Local Provisions Schedule;*

Council also notes that there are several essential infrastructure projects that have been excluded from the application.

Moreover, it is understood that under the Governor's order dated 9 November 2023 the proposal for the stadium should include *(b) the related infrastructure and services necessary to support the stadium and its operations.*

Therefore, Council requests the Commission, to clarify if the application contravenes the Governor's order due to the omission of the following essential infrastructure:

- Northern Access Road,
- Collins Street Active Travel Bridge,
- Event bus plaza, and
- Reconfiguration of 47 Hunter Street carpark (elimination of pedestrian impediments from cruise terminal to Davey Street).

Additionally, in order to meet its responsibilities and undertake a due diligence assessment, Council requests the following additional information:

- a) A 3D CAD model to analyse the visual impacts of the proposal.
- b) The Visual Impact Assessment (Appendix J) is not commensurate with the scale of the development and its potential visual impact. The City's premier entrance gateway (view from the intersection of Brooker Highway and Tasman Highway) to be included as part of the Visual Impact Assessment. In addition, a view from Davies Avenue should also be included. The elevated view from the Davies Avenue ridge, at the approximately 50m relative level contour, aligned with the port control tower will approximate the height of the domed roof form of the proposed stadium. It is noted that the Port Control tower is 41m high.
- c) 3D CAD views of the Northwest Plaza (to the same level of detail provide for the other entrance plazas) area to ascertain the urban design qualities and visual impacts of the proposal on the premier entrance gateway into the City and the potential impacts on the State Heritage listed Royal Engineers Building.
- d) Further details on how the cricket wickets intersect with the stadium structure. The existing cross-section provided does not show the junction (Section 8, page 17, Urban Design Framework).
- e) More detail regarding how the proposed budget for Public Art will deliver three to four projects as stated in Appendix NN Public Art Strategy.
- f) Appendix N of the Transport Study states that if the Collins Street Active Travel Bridge is not constructed, two lanes of Davey Street would need to be closed to traffic in order for pedestrians to safely transit to and from the precincts during major events. The reduction of Davey Street to one lane will have major impacts on the transport network of Greater Hobart. *Therefore, we request mesoscopic modelling to understand the impacts on the Hobart CBD.* We urgently advise the Commission to seek clarity from the government as to how the network will function if the bridge is not included in the application.
- g) Council acknowledges that the List of Proposed Conditions (Appendix 2.0) lodged with the application, includes proposed Heritage Conditions (Schedule B) that specify a Conservation Management Plan (CMP) for the Goods Shed and the Red Shed by submitted to and approved by the Minister in consultation with Heritage Tasmania. However, the Goods Shed is of State significance and is the subject of an existing CMP prepared in 2021, which

provides for its conservation and adaptation in its current location. It is proposed that it would be relocated and adapted, in accordance with a new CMP. Insofar as a new CMP may be warranted and appropriate, given that the proposed action is directly contrary to the policy provisions of the existing CMP, the new CMP should be prepared now (and not as a subsequent implementation action), so that it can properly inform decision-making regarding the project.

- h) Furthermore, in view of the nature of the Goods Shed, and its historic composite structure, including evidence of use and changes over time, the application should include a detailed methodology and construction plan which shows that re-location is possible and precisely how it would be undertaken.
- i) Similarly, in relation to the Red Shed, insofar as a new CMP is proposed and decisions are yet to be made about its potential retention / relocation, all of those processes should be completed now, so that it can properly inform decision-making regarding the project.
- j) The historical archaeology report (Appendix M: Draft Macquarie Point Stadium Historical Archaeological Assessment, Archaeological Sensitivity Report and Archaeological Method Statement) is not fit for purpose in its current form as it lacks clarity as to archaeological assessment, potential impacts and appears to minimise archaeological requirements. Noting that this report is still in 'draft' stage, suggests that some more focused work is needed which clearly and strategically presents the historic landform and use, interventions like cut and fill, areas of disturbance, and a resolved archaeological zoning plan which shows where pro-active archaeological investigations, monitoring or no action are warranted and proposed.
- k) More detail regarding spectral information for adjacent sensitive uses, such as low frequency sound, indoor sound levels or existing background sound that provides a more comprehensive understandings of the noise impacts that the project may generate once in operation and during construction. This should include the elements outlined in point (m) of this letter.
- l) It is noted the 'Aboriginal Culturally Informed Zone', to the northwest of the stadium, will be informed by a separate co-design process with the Tasmanian Aboriginal Community. However, the reduction in size of the Aboriginal Culturally Informed Zone in the Mac Point Precinct Plan (Appendix JJ) from the draft precinct plan (October 2023) appears to be a lost opportunity and is of concern to Council. Council seeks further justification from the applicant regarding the reduction in size of this area.
- m) A comprehensive, independent Noise and Vibration Impact Assessment conducted by expert consultants, to assess potential effects on the Federation Concert Hall, the Tasmanian Symphony Orchestra Rehearsal and Film Studio, practice rooms, and the ABC Recording Studio.

- n) More detail regarding waste removal from the site including the frequency and volume.

Please be advised Council has dedicated a significant amount of officer time and engaged a number of subject matter experts to peer review selected technical reports and expects to prepare its Section 21(2) views in the relation to the project, at the completion of this process. The above-mentioned requested information will be essential to this process.

Finally, Council notes the request by the Commission for Council to provide advice and information on the merits of key issues and ultimately to facilitate the Commission undertaking a thorough assessment of the project as per Section 22 of the Act and can confirm this process has now commenced with Council officers.

Yours sincerely,



(Michael Stretton)
CHIEF EXECUTIVE OFFICER