
From: Mitchell Houghton [REDACTED]
Sent: Thursday, 21 December 2023 1:48 PM
To: TPC Enquiry
Subject: Public Comment on the Tasmanian Planning Commission's Draft Guidelines for the Macquarie Point Multipurpose Stadium Project of State Significance

Categories:

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To Whom it May Concern,

The Guidelines for the Mac. Point Stadium should include:

1. Consideration of the completed Mac. Point Precinct Plan which is currently still under development
2. The extend to which the proponent conforms to current development plans and the compliance with prescriptions therein, those plans being:
 1. The Sullivans Cove Planning Scheme 1997;
 2. The Macquarie Point Site Development Plan;
 3. Macquarie Point Reset Masterplan 2017-2030
3. A full, independent, and updated Cost Estimate
4. A full Funding Proposal for both initial outlays and the on-going maintenance and service of the project
5. A full, independent, and updated Cost-Benefit Analysis, including:
 1. Cost Estimate;
 2. Funding Proposal;
 3. lost opportunities as a result of abandoning the previously-agreed-to development management plan;
 4. and, the losses incurred from abandoning the contracts already in place from that management plan
6. Compliance with the Aboriginal Heritage Act 1975, after it's review has been completed.
7. A Social and Cultural Analysis Report, including:
 1. accommodation of workers in the context of one of Australia's worst housing crises, specifically in one of the most effected cities
 2. recruitment of workers in the context of Australia's skills shortage
 3. **the engagement with and perspectives of Tasmanian Aboriginal communities, beyond the "box-ticking" tokenism of usual state-led consultancy. Especially in the context of the effective abandonment of the Truth and Reconciliation Park**
 4. the impact of the project on the colonial heritage of the area
 5. the impact of the project on the areas urban form
8. Questionable consultants, consultants with conflicts of interest, and/or consultants with existing government contracts should be excluded from the project, including Price Waterhouse Coopers
9. A full Site Description, Features, and Context Report that includes:
 1. future flood modelling, accounting for sea level rises
 2. details of site contamination issues and their proposed remedies/mitigation
10. Visual Impact Assessment Report(s) which include a multitude of vistas and vantage points, including but not limited to:
 1. The Tasman Bridge;
 2. The Derwent River;
 3. The Cenotaph;
 4. various locations within Sullivans Cove and Salamanca;

5. Kunanyi/Mt Wellington.
11. Implications to building footings from proposed cut and fill civil works
12. Mass Transport and Public Transport Analysis, including:
 1. consideration of existing conditions or guaranteed variables i.e., not an analysis based on hypothesised transport and infrastructure projects which might not come to fruition
 2. congestion issues, including those of adjacent roads such as the approaches to Davey Street and David Street itself
13. Noise Impact Assessment, including:
 1. activities of adjacent businesses and residences
 2. impact of the projects operation of neighbouring residences and businesses, including during the construction and the subsequent operation of the project

Thanks for the time in considering my comments.

Sincerely,
Mitchell Houghton ([he/him](#))