

Tasmanian Planning Commission  
Hobart Tasmania

**Submission on Draft Guidelines - Macquarie Point Multipurpose Stadium Project of State Significance - December 2023**

The Draft Guidelines for the Macquarie Point stadium development are comprehensive and if they are adhered to should provide for a robust assessment of the project.

We support the Our Place Submission written by Roland Browne because the points raised give more clarity to the requirements of the Guidelines.

**Under the Features and Contexts** points 1.2.1, we consider the following points to be particularly important considerations requiring detailed and factual reporting backed by expert evidence.

- The building form, height and finishes of existing buildings on the project site, the Macquarie Point site and adjacent area;
- Topography of the project site and Macquarie Point site including contours showing Australian Height Datum (AHD) levels;
- The hydrology of the site including any water bodies, waterways, catchments and natural drainage lines on or adjacent to or impacted by the project site;
- Details of the geology and geomorphology of the project site and broader area and the nature, depth and engineering properties of the reclaimed land;
- Details of any natural hazards that may affect use or development on the project site; and
- Current aerial photography or mosaic at an appropriate scale showing the project site and the context of the broader area.

In 1.3.1. the guideline is that *“Plans are to be detailed in design, drawn to scale and with structural and engineering elements resolved to a degree that these matters will not substantially alter the proposed plans in future”*. We contend that ‘substantially’ will need to be carefully defined for this project. Adding a single story or extending the structure by a metre or two would be **substantial changes** for most Hobartians.

In 1.3.1 under *Development*, the guidelines should require the plans to consider and detail the relationship of buildings that comprise the project to buildings in Evans Street and across Davey Street. Although there is a street between, a stadium will affect both because of its bulk and height.

We strongly support the submission from Our Place that the required 3D digital rendering of the project should be required to include renders from Mures at Constitution Dock, the GPO in Macquarie Street, Mawson’s Hut, the Cenotaph, the Remembrance Bridge and from the northern side of Princes Wharf.

**References to the adjacent area** need to clarify what is meant by that term in the context of this development. It will visually impact the University’s Domain Campus, lower Collins Street, Sullivans Cove, the area of Regatta Point, and that part of Soldier’s Walk on the Queens Domain that is on the northern side of the Aquatic Centre and Davies Avenue.

**The following economic points** from the Our Place Submission need to be emphasised:

1. 2.1.3 The reports are to provide information that describes the extent to which the proposed project is consistent with and supports the urban renewal of the Macquarie Point site as provided in the Mac Point Precinct Plan or any draft Precinct Plan.

2. 3.1 Cost-Benefit Analysis - the CBA needs to include the loss of Macquarie Point as public land and to identify the value of that loss.
3. 3.3 Financial Impact Report - the sensitivity analysis of the FIR should also include identification of a range of cost escalation scenarios. It should also be required to make its assessment in light of the recent Infrastructure Australia report identifying and predicting the shortage of labour and materials to enable Australia's infrastructure program to be rolled out.

**The Financial Impact Report** is important and should be a public document which details both the construction and operation phase impacts and separately identifies them. This is particularly important because overseas experience shows that stadiums are a continuing drain on the public purse for their lifetime.

The financial implications of a limited expansion of the Antarctic Division should be included in the CBA and FIR. The loss of a welcoming parkland area will reduce the number of people visiting the area when the stadium is constructed so small businesses which may be encouraged in the external surrounds of the stadium are likely to have limited success.

Where the requirements of 3.4 necessitate a range of suitable analysis techniques to be used to establish dialogue or elicit information from Tasmanians such work must be carried out by well-qualified, independent analysts.

Our Place identifies two important areas of reporting in assessing state significance -

- 1 3.4 Social and Cultural Analysis Report - these reports should also be required to provide information on the impacts on Blundstone Arena (Bellerive Oval), UTAS Stadium (York Park) and other event locations that would flow from this project being approved.
- 2 3.4 Social and Cultural Analysis Report - a further reporting requirement should be the effect of the loss of Aboriginal truth telling and recognition as a potential use of the site if the proposed stadium is constructed.

**Under clause 3.5, there should be a requirement that the assumptions upon which all forecasts are based are to be explained and justified.**

Section 4 will require reports from not only State and Local Governments but also a range of Community Groups to provide a fair and transparent process for a project of state significance. This project is vastly different to the previous plans for the site.

*4.1.1 The reports are to discuss, identify and assess the likely significance of and the effects of change resulting from the stadium on the landscape, as a public resource, and on people's views, enjoyment and visual amenity.*

4.2.3 lists numerous groups and reports outlining effects that will require consideration.

4.2 discusses the Urban form of Sullivans Cove which has been protected in previous developments in the area and was a major influence on previous plans for the site. It is vital that as outlined in 4.2.2, the development shows *the built form, massing, bulk, scale, alignment, orientation, detailing and landscaping of the proposed project is informed by the historic, existing spatial and built form of the Cove; and the effect of any impacts from the proposed project on the existing spatial and built form of the Cove.* We consider this a major issue.

Photo montages should be required to include photo montages from Mures, Mawson's Hut, the GPO and other identified places around Sullivans Cove, the Cenotaph and Regatta Point.

We do not believe that there can be 'management in an acceptable manner' for adverse effects on the cultural significance of Aboriginal heritage.

Clause 5.3.3, should include the Domain Campus which the University, with community consultation, has preserved at considerable cost.

Reports should be required to consider and quantify the visual, light and noise impacts on the Evans Street and Collins street residential areas as well as nearby concert halls and accommodation sites.

**Transport** will be a major consideration in this project and should be considered as part of the development with proposals to be implemented before the stadium begins operation.

This Section should also require consideration of an acceptable outcome for the people of Hobart as users of the road network, and not just stadium users, and what is described as a broader transport/movement network.

- Under clause 7.0.2, the report should be required to assess how a stadium on this site integrates with Hobart traffic management planning over the life of the stadium.
- Under clause 7.0.3, there should be a requirement for consideration of impact on Glebe, Evans Street and lower Collins Street residential areas.

**Overshadowing** is a major consideration in Tasmania's latitudes. It is vital to consider *the effect on occupants of other buildings (including heating and cooling requirements of a building and impacts on existing solar panels), the public and the usage and amenity of surrounding open spaces.*

Reliable and detailed shadow diagrams are essential.

For local residents and those staying in nearby hotels lighting provided for events at the site will be a major consideration. 8.3.1 is essential to amenity in the surrounding area.

Lighting may also impact traffic entering Davey street from the Brooker or Tasman highways. Motorists must not face strong lights that impact on safe driving.

Signage on the external walls is inappropriate to the area and unnecessary when it will be very clear what the structure is and where it is..

Emergency management and incident response will require specific detail and planning to ensure the overall design of emergency exit routes and spaces that enable spectators to move to temporary and permeant safe areas within an acceptable time period.

Noise and vibration on this scale will be a new impact on the area so the points from the Our Place Submission are important considerations.

- Under clause 8.4.1, eleventh dot point, the proximity of current, proposed or potential noise sensitive land uses should be specified to include residential areas in Evans Street, Glebe and lower Collins Street.
- At clause 8.4.3, the potential for emissions to cause nuisance should not be "discussed", it should be assessed.
- Under clause 8.4.4, there should be a requirement that the reports address the prospect of financial penalties for exceeding noise limits.

Yours sincerely,

Margaret Taylor



Rosemary Scott

