
From: [REDACTED]
Sent: Thursday, 21 December 2023 2:29 PM
To: TPC Enquiry
Subject: Submission on Draft Guidelines for Proposed Macquarie Point Stadium

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Submission on Draft Guidelines for Proposed Macquarie Point Stadium

Thank you for the opportunity to respond to the draft guidelines prepared by the Planning Commission for the proposed Macquarie Point stadium.

Regarding the reporting required of the proponent, the cost estimate needs to be:

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- Informed by the cost blowouts experienced in relation
- to other major infrastructure projects in Australia in recent years

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- Inclusive of the cost of all infrastructure required
- for the stadium, most particularly transportation

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- Based upon the financial burdens to taxpayers created
- by stadium developments elsewhere around the world (in similar contexts)

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- Inclusive of expected subsidisation of major events/concerts
- by taxpayers

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- Losses associated with stranded assets (eg Blundstone
- Stadium) which result from construction of the new stadium

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- The potential loss of tourism revenue associated with those visitors currently attracted to the historic character of the Hobart waterfront area. The report should also discuss the financial implications of the ongoing erosion of the very image used to sell Tasmania to tourists - that is, its historic built environment and natural beauty.
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- Implications of spending such a huge sum of money on a stadium on the levels of investment in health, education and housing in the State. These consequences extend beyond the construction costs to ongoing management costs and interest payments
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- Based upon REALISTIC projections of the likely use of the stadium as distinct from wishful thinking.
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Reports on the visual impact of the proposed stadium should:

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- Provide visual representations of the stadium when viewed from a variety of vantage points including The Cenotaph, Constitution Dock, Salamanca/Sullivans Cove and other sites in which viewfields are likely to be dramatically impacted upon by the stadium
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- Describe how the proposed stadium will be at odds with the character of the Sullivan's Cove area and the various planning provisions designed to protect the unique character of this part of Hobart. In particular, how the stadium will permanently alter the current human-scale of the waterfront precinct
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- Explore the loss of tourism revenue associated with

- the loss of the special character of the Hobart waterfront area - which is currently a drawcard for many visitors.
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- Describe the impact of siting a tall monolithic structure
- in one of the most important and sensitive landscape sites in the city
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- Describe the loss of the reflective and expansive
- sense of place currently associated with the Cenotaph.
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Yours sincerely

Sam Rando

