

[REDACTED]

From: Phillip England [REDACTED]
Sent: Friday, 5 January 2024 1:49 PM
To: TPC Enquiry
Subject: submission regarding the Draft guidelines of the Macquarie Point Multipurpose stadium

Categories: [REDACTED]

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To whom it may concern,

I am writing to express my position on the recently published guidelines about the Mac Point stadium planning. I am concerned that the stadium plan has not properly taken into account a number of important issues that will affect Tasmanian people and am requesting that the guidelines should be amended to include the following points:

- The proposed source of the funding should be detailed and transparent. This is a key issue for the Tasmanian community.
- An independently verified report detailing the full, updated cost estimate of the project should be provided.
- A detailed cost-benefit analysis should be conducted that will provide full details of:
 - 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 plan;
 - The cost associated with paying out commercial contracts entered into in line with the previously agreed and finalised management plan;
- A detailed independent visual impact assessment must be provided, with impacts from a variety of viewpoints modeled, including, but not limited to:
 - The Tasman Bridge;
 - The Derwent River;
 - The Cenotaph;
 - Various locations within Sullivans Cove;
 - kunanyi/Mt Wellington.
- A social and cultural analysis report should consider the impact of the development on the built cultural heritage values of the Sullivans Cove precinct.
- 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.

Yours sincerely,

Dr Phillip England
[REDACTED]