

---

**From:** [REDACTED]  
**Sent:** Thursday, 21 December 2023 2:16 PM  
**To:** TPC Enquiry  
**Subject:** SUBMISSION RELATING TO NEW STADIUM GUIDELINES

**Categories:**

You don't often get email from [REDACTED] [Learn why this is important](#)

In Relation to the Draft Planning Guidelines for the proposed new stadium at Macquarie Point, I submit the following;

- The proponent should specifically report against the extent to which the proposed project is consistent with all elements of all current relevant planning documents for the site, including:  
The Sullivans Cove Planning Scheme 1997  
The Macquarie Point Site Development Plan Macquarie Point Reset Masterplan 2017-2030
- The Commission should assess the project against compliance with prescriptions in these planning documents
- The Aboriginal Heritage Act (1975) is acknowledged as deficient and is currently under review. Projects of this scale and significance should not be assessed until that process has been completed
- An independently verified report detailing the full, updated cost estimate of the project should be provided
- A report prepared under 'Site description, features and context', should include:  
future flood modelling, taking into account sea level rise;  
details on remaining site contamination issues including proposed treatments, if any.
- A detailed independent visual impact assessment must be provided, with impacts from a variety of viewpoints, including, but not limited to :

The Tasman Highway  
The Eastern Shore  
The Derwent River  
The Cenotaph  
Battery Point  
Various locations within Sullivans Cove  
The Tasman Bridge

- Details and plans of any proposed cut and fill should include proposed building footings
- Any impact on the Hobart Rivulet in the area of the site
- Accurate building sections indicating the true height of the structure
- Any facilities below sea level

- Any limitations for future expansion on or beyond the site area
- A cost-benefit analysis should detail:  
The full financial cost of the project, including relocation of the treatment works to Selfs Point, and transport facilities and interest on loans
- A social and cultural analysis report should:

As the development is effectively a gateway to Hobart, by land and water, the quality of architecture needs to be of an acceptable building form and fabric quality.

The Planning Commission should consider the requirement for independent architectural advice

The planning Commission should consider the requirement for advice from the Tasmanian Heritage Council

The impact of stadium lighting on neighbouring properties including the Domain and the Cenotaph.

Consideration of the perspective of the Tasmanian Aboriginal community

The impact of the development on the built cultural heritage values of the Sullivans Cove precinct. In particular Hunter Street

Reports examining the urban form of Sullivans Cove should also analyse the effect of any impacts of the proposed project on the existing cultural heritage values of the Cove.

Mass transport and public transport analysis

Traffic and transport analysis must detail congestion issues on adjacent roads, including the approach to Davey Street and Davey Street itself.

Noise impact assessment must consider the activities of adjacent businesses and residences and the likely impact of all aspects of the operation of the project on neighbours, including construction and operation.

Wilfred John Hodgman B arch||

[REDACTED]

21<sup>st</sup> December 2023