

Macquarie Point Multipurpose Stadium draft guidelines

Comments – Jill Hickie

Section 3 – The guidelines should be as comprehensive as possible to ensure the best possible assessment of the proposed development.

Part 1 - Guidelines

1.1.1 Need to include identification of the routes for movement of people by vehicles, public transport and walking , parking locations & options, the walkway links to offsite carparking,

Include assessment of impacts on historic cultural heritage including the Cenotaph and broader Domain with has a cultural heritage overlay, and Aboriginal heritage and landscape values.

1.2 Site description

A report should be prepared under Site description, features and context that includes current and future flood modelling, taking into account sea level rise.

1.2.1

Features and context – Change to “Features, values and context”

6th dot point –

Needs to be more specific in defining the boundaries of the Public Open Space in the broader area.

An area that extends out 500m from Macquarie Point is to include the Queens Domain

Must include any historic and Aboriginal heritage values including sites, buildings, landscapes.

1.3 Proposed Use and Development

Use

4th dot point –

Need to include and provide plans of how people will move to and from the site that connect to carparks, public transport systems and other mobility networks in the broader area.

Development

Needs to include visual impact montages that show the scale of stadium viewed from key vacate points including Sullivans Cove, the Eastern Shore, the Cenotaph, the Brooker Highway, the Tasman Bridge, the Tasman Highway entry into the City, kunanyi/Mt Wellingoetc.

Transport

Dot point 3 –

Need to be more definitive specifying the actual area to be considered

Need to consider and identify current and new parking facilities

1.4.3

Dot points 4 & 5

Need to be definite in specifying the extent and/or boundaries of the broader area

2.2 Government Policy & Strategies

2.2.1

3. Dot point 4 - include the City of Hobart Queens Domain Master Plan 2013-2033, City to Gardens Way Connectivity and Wayfinding Plan 2020, Cenotaph Conservation Management Plan

Need to identify how this relates to the adopted Macquarie Point Strategic Framework and Development Plan 2015-2030, and following Macquarie Point Reset Master Plan 2017-2030

Section 3 – Economic development and social, cultural and community wellbeing

These studies should be undertaken by a trustworthy consultancy NOT Price Waterhouse Cooper.

3.1 Cost Benefit Analysis

The report is to analyse and compare investment in this stadium site compared with other options - no stadium, upgrading Blundstone Arena, and York Park .

Compare with the investment of similar funds into social capital - housing, health and education.

3.4 Social and Cultural Analysis Report

Para 3 to be amended to include that the report should provide information on the effects on Tasmanian Aboriginal people. Particularly when Mac Point was identified and agreed to be the location of a large Truth and Reconciliation Park in the Macquarie Point Reset Master Plan. When agreement was reached for this important reconciliation park, a significant investment was made by members of the Tasmanian Aboriginal community in the development of the social enterprise of Nayri Niara at the Long House, which has since had its tenancy terminated.

3.5 Sensitivity and comparative analysis and information document

Either this section or the cost benefit analysis section should include assessment of the impact on the other stadium facilities including the Blundstone Arena and Launceston York Park Stadium

This section should also consider the impact of the recruitment of the construction workforce required to deliver the project and the impacts of accommodating them on housing them in greater Hobart during construction of the stadium

Planning Assessment

4.0 Landscape and Urban form

4.1.2 There needs to be greater definition of what defines “the broader area” to ensure that certain areas are not overlooked.

6th dot point – need to change to “Where **and how** the proposed project is to be lit at night, the effects of lighting are to be assessed”

7th dot point – need to include – as outlined in the Cenotaph Conservation Management Plan by Ian Terry

4.2.3 10th dot point – Amend to “To what degree the proposed project overshadows public **and open space** areas “

5.2.2. 3rd dot point – add ... and provides an Aboriginal Reconciliation Park as was agreed and endorsed by the Tasmanian Government in previously plans for Macquarie Point.

6.0 Movement

6.1.1 This should include not only stadium users but also the broader community who move in and through the Macquarie Point, Cenotaph to connect to the City, Queens Domain and Botanical Gardens.

6.1.3 & 6.4.3 Consideration is also needed with regard to the use of bikes through this area as the Sullivans Cove, Davey Street, Tasman Highway, Evans Street and Cenotaph areas are a major route for bicycle commuters between the Northern Suburbs and the City.

6.4.4 Include cycle activity.

7.0 Activity and land use

7.0.1 3rd dot point - Amend to include “How the proposed use, **construction** and development of the stadium relates to...”

7.03 Need to include consideration of the impact on the Federation Concert Hall and Tasmanian Symphony Orchestra

8.0 Environmental quality and hazards

8.4 Noise and vibration

8.4.1 4th dot point – consider the impact on the development during and after construction on the Federation Concert Hall and the Tasmanian Symphony Orchestra.

8.5 Water quality and water management

These reports should provide details of future flooding of the site.

9.0 Other planning matters

9.2 Construction

First para to be amended to “...the potential effects of construction activities on the environment, surrounding land uses, **businesses, community, movement, traffic** and infrastructure.”

Construction plans should include details of cut and fill and details of the extent and scale of the building footings. Previous construction of sports buildings on reclaimed sites in Hobart has entailed significant additional costs when this has been properly considered.