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From: [REDACTED]
Sent: Friday, 5 January 2024 10:20 AM
To: TPC Enquiry
Subject: Submission: Proposed AFL Stadium at Macquarie Point

Categories: [REDACTED]

[REDACTED]

Good morning,

Thank you for the opportunity to provide comment on the assessment of the proposed Mac Point Stadium.

As a Tasmanian resident I value transparent government processes that include fair-minded community consultation. It appears the Draft Guidelines should be strengthened to ensure the process is fair to the Tasmanian community as a whole.

One concern of note is the date of 8 January for the submissions to be provided is extremely suboptimal and appears to be politically motivated to ensure the community do not provide comments. This is not how a reasonable business process should be conducted, let alone a government process.

It is hoped the Tasmanian Planning Commission ensures the actual process is free from further political interference and further community consultation will occur.

After research and numerous discussions based on the publicly available information I submit the following to assist make the Draft Guidelines more robust include:

- A Mac Point Precinct Plan, as referenced in the draft guidelines, is still in development, and did not exist at the time of the Ministerial Direction or at the time of publication of the draft guidelines.
- 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.
- Consultants engaged by the proponent should not have existing government contracts and questionable consultants like Price Waterhouse Coopers should be excluded.
- An unbiased and independently verified report detailing the full, updated cost estimate of the project should be provided. This report should include all expected and probable costs.

- The proposed source of the funding should be fully detailed.
- 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, including expected remediation costs.
- A detailed independent visual impact assessment must be provided, with impacts from a variety of viewpoints modelled, including, but not limited to:
 - The Tasman Bridge;
 - The Derwent River;
 - The Cenotaph;
 - Various locations within Sullivans Cove;
 - kunanyi/Mt Wellington.
- Details and plans of any proposed cut and fill should include proposed building footings, including expected costs.
- A cost-benefit analysis should detail:
 - 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;
 - The benefits to local businesses should be realistic and not inflated;
 - The usage costs and benefits should be based on realistic expectations, particularly concerts, and include the costs of other Tasmanian venues previously been used for a regular event;
 - The overall costs and benefits should be realistic, possibly containing scenarios such as minimum and maximum expectations.
- A social and cultural analysis report should include:
 - Consideration of the recruitment and accommodation of the construction workforce required to deliver the project and the impacts on housing availability across the construction period;
 - The perspective of the Tasmanian Aboriginal community and the effective abandonment of a Truth and Reconciliation Park;
 - The impact of the development on the built cultural heritage values of the Sullivans Cove precinct;
 - The impact on other important infrastructure required for the Tasmanian community based on the availability of labour and other resources.
- Reports examining the urban form of Sullivans Cove should also analyse the effect of any impacts from the proposed project on the existing cultural heritage values of the Cove.
- 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:
 - All aspects should be considered, including the issues of emergency services moving around large events along with associated costs to businesses, tourists and locals not involved with the proposed stadium events;
- Traffic and transport analysis must detail congestion issues on adjacent roads, including the approach to Davey Street and Davey Street itself:
 - This should include issues and costs of accidents on all roads and the affect on the road network.

- 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.

Regards

T Fox

Sent from my iPad

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