
From: zoe cozens [REDACTED]
Sent: Thursday, 28 December 2023 7:25 PM
To: TPC Enquiry
Subject: Stadium Guidelines – Submission

Please find below my submission on guidelines for the assessment of the proposed AFL Stadium at Mac Point.

- 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:
 - o The Sullivans Cove Planning Scheme 1997
 - o The Macquarie Point Site Development Plan
 - o Macquarie Point Reset Masterplan 2017-2030.

- The Commission should assess the project against compliance with prescriptions in these planning documents.

- An independently verified report detailing the full, updated cost estimate of the project should be provided, and available for public review.

- The proposed source of the funding should be detailed, including by an assessment that the costs of building the stadium will not reduce funding for essential services (i.e. health, education and housing).

- A report prepared under 'Site description, features and context', should include:
 - o Future flood modelling, taking into account sea level rise;
 - o 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 modeled, including, but not limited to:
 - o The Tasman Bridge;
 - o The Derwent River;
 - o The Cenotaph;
 - o Various locations within Sullivans Cove;
 - o kunanyi/Mt Wellington.

- A cost-benefit analysis should detail:
 - o The full financial cost of the project;
 - o The opportunity cost of not using the site in accordance with the previously agreed and finalised development management plan;
 - o The cost associated with paying out commercial contracts entered into in line with the previously agreed and finalised management plan.

- A social and cultural analysis report should:
 - o The perspective of the Tasmanian Aboriginal community and the effective abandonment of a Truth and Reconciliation Park; and
 - o The impact of the development on the built cultural heritage values of the

Sullivans Cove precinct, as perceived by a statistically relevant proportion of nipaluna/Hobart residents and current visitors to Salamanca.

- 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.

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

- The proponent must establish how the proposed use of this area as a football stadium is future proof, considering climate change, pandemic risks, and the predicted social and economic prosperity of Tasmanians.