

Tasmanian Planning Commission GPO Box 1691  
Hobart 7001

07 January 2024

Email [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au)

Dear TPC,

### **Integrated Assessment for proposed Stadium at Macquarie Point**

Thank you for the opportunity to offer comment on the Draft Guidelines pertaining to the above. I endorse fully the call for independence and transparency during the PoSS review process contained in the cover letter from Our Place. I also endorse all their suggested edits and clarifications in the draft text.

In addition, I am pleased to bring the following concerns to your attention.

1.2.1 Dot point 2 states:

- Titles to land and any areas of public land related to the project site including any use and development outside of the Macquarie Point site;

Now that Rosny Parklands and Charles Hand Park have been designated as potential sites for the training and administration facilities mandated by The AFL as part of the team/stadium package, the Guidelines need to explicitly state that the implications for the surrounding communities, in particular Rosny, Rosny Park, Bellerive and Warrane, will be examined and assessed with the same rigour as for the proposed Macquarie Point project site.

Rather than appending “**and Rosny Parklands and Charles Hand Park**” to every relevant clause in the document, an overarching statement in the preamble and appropriate editing of specific clauses as necessary would make it clear that these sites are not peripheral to the main issue, but integral parts of the proposal under assessment.

For example, Section 2.2 Government policy and strategy section 3 needs to say:

“Plans and strategies related to role of the City of Hobart “**and the City of Clarence**” across a range...”

1.4.3 Dot point 6 states that details should be provided regarding -

- ... significant places in the adjacent and broader area such as public parks, cultural venues, leisure or business locations and any proposed linkages to the project site;

The proposed sites for AFL infrastructure are currently closely adjacent to the TSO (Federation Concert Hall, Macquarie St) and Rosny Farm. These organisations must be consulted as to the impact that the stadium and training facilities respectively will have on their ability to attract audiences to their scheduled events, particularly with regard to parking, traffic management and noise levels. This should include consideration of the disruption that would be caused during the construction phase as well as the anticipated operational life of these facilities.

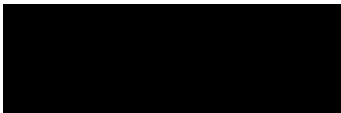
This should also be explicitly considered per Section 3.1 Cost-Benefit Analysis - “Where community, environmental, social and cultural effects can be valued ...” AND Section 3.4 Social and Cultural Analysis Report. A dot point should be added:

- effects related to existing sporting and other events which may be impacted by the stadium and associated infrastructure;

5.3.3 should include the historic cultural heritage significance of the Rosny Parklands and Charles Hand Park and surrounding areas.

Section 6 and all subsections should be amended to make it clear that issues of movement, traffic, parking, public transport, etc are integral to proposed use of the Rosny Parklands and Charles Hand Park for the training and administration facilities.

Yours sincerely,

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Dr Louise Denson

Two black rectangular redaction boxes covering contact information, likely an email address and a phone number.