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From: Sandra K [REDACTED]
Sent: Thursday, 4 January 2024 6:42 PM
To: TPC Enquiry
Subject: Mac Point submission draft guidelines

Categories: [REDACTED]

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I submit below points I wish to be considered when drafting the guidelines for the Mac Point submission:

- 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; and
 - 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 cost estimate of the project should be provided.

- The proposed source of the funding should be detailed.

- A detailed independent visual impact assessment must be provided, with impacts from a variety of viewpoints modeled, including:
 - o The Tasman Bridge;
 - o The Derwent River;
 - o The Cenotaph;
 - o Various locations within Sullivans Cove; and
 - o kunanyi/Mt Wellington.

- A social and cultural analysis report should:
 - o The perspective of the Tasmanian Aboriginal community and the 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.

- 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.

Regards

Sandra Kellett