

20th June 2025

Department of Premier and Cabinet
No. 15 Murray Street
Hobart, Tas. 7000

Submission re:- Draft Macquarie Point Planning Permit Bill 2025

The Department of Premier and Cabinet "*invite for provision of feedback*" re the above development proposal - draft Permit and Conditions for, the draft enabling Legislation.

The (*now*) Submission provided by David K. Gourlay is predicated from one's professional expertise,

- both direct practice in the Planning for, assessment and Value considerations / financial criteria and implications of a development proposal.
- advice for, assessment of development proposal(s) within the Statutory framework of the Land Use Planning Act.

The Writer thru contact with Department of Premier and Cabinet (62327112), Friday 30 May 2025 per [REDACTED] .., who provided hard copy of the Consultation material as follows

- Cox Cumulus, Macquarie Point Multipurpose Stadium - Drawings for, comprising 50 pages.
- Cox Cumulus, Macquarie Point Multipurpose Stadium - Design description, dated May 2025
- Department of Premier and Cabinet Folder - Consultation package. INDEX inclusions are
 1. Macquarie Point Multipurpose Stadium - Summary of Observations.
 2. Draft Macquarie Point Planning Permit - Bill 2025
 3. Draft Macquarie Point Planning Permit - Draft Project Permit
 4. Macquarie Point Multipurpose Stadium - Enabling Legislation Draft Report

NB:- The Writer wishes to acknowledge (thank) [REDACTED] ... for the engagement, courtesy and approach to / re the above.

Secondly, her concurrence - Friday, 13 June 2025 (@1200) that, noting the '*now circumstance(s)*' of/for all parties, that a time extension for lodgement is not unreasonable.

Considerations

The Writer is aware, considered objectively - coupled with one's approach to make own enquiries, the Tasmanian Planning Commission Draft Integrated Assessment Report dated 31 March 2025, for the Stadium Development Proposal on the Macquarie Point Site.

Similarly, reference to(from) has been had to the above provided components of the Proponents Documentation, for the proposed development of the site.

Relevant to the '*actual / now*' Development Proposal **ie the facts for and merits of**, these in the first instance are the basis whereby the Planning assessment for is approached.

Consideration is given as to whether the proposed **Use** - includes access to and onsite, similarly impact upon streetscape and surrounding land use NB: instance Queens Domain and Cenotaph, together with that **Development of** - hence resultant Building structure(s) ie the form, size, mass and bulk etc from which is determined whether the Development Proposal is an appropriate proposition for the subject Macquarie Point site, or otherwise.

If the Development proposition ie subject proposal for, is deemed - on balance to be inappropriate for the subject Site, then the Statutory Legislation for ie need of, is negated. Put simply, Parliament should not override - create a false premise of authenticity for. (INDEX 2 & 3)

Utilization of the Department Premier and Cabinet Consultation package - both the overview material and discussion re therein together with the referenced Reports, has been made.

Rather than a '*full reiteration of the above to within this Submission, to reduce the verbiage*' the Writer's conclusion / reasoning for what has to be addressed, simply put the question posed - **Is Macquarie Point the appropriate site, for the "proposed development of a Stadium" ??**

Accordingly the Writer's initial consideration are of the **Planning** aspects the issues re justification for the Development proposition, or otherwise.

Reference the 'Consultation Package' - INDEX 1. Summary of observations (Pages 1 & 2)

The Writer's conclusions are - **do not concur**, with that projected by the proponent = the Macquarie Point Development Corporation ("*Government*").

- the fourth, fifth & sixth para's (Page No. 1) - the thrust of, perceived as at the least patronising - arguably objectionable, toward the Tasmanian Planning Commission's assessment, outcomes from and recommendations re.

Hence in this context, consistent with the Writer's considered opinion (outcome) as to **Use** of the Macquarie Point site - subject development proposal to build thereon, can simply be expressed per a "*rewrite*" of the first para top of second page, as follows -

"The Tasmanian Planning Commission IAR confirms there are critical barriers to the stadium's construction and operation. The site canNOT accommodate the development NOR viable plans developed to manage aspects such as traffic - includes the ACCESS to, pedestrian flow and emergencies.

*Further work to 'refine these plans - site proposal', would NOT fundamentally change that - **the proposal as a whole, is not appropriate for the Macquarie Point site.***

The second para top of Page No. 2, references the aspect "*of choice*".

Planning decision(s) **are predicated from (on)** - facts of and merit for, not the emotions of.

- Is the proposed site Use, access to and Development of (*includes* Building size, form, mass) appropriate for the subject locale, having regard to **the surrounds and environ of**.
 - Primary operations in the immediate locale are the Port of Hobart. The proposed Stadium is not a 'complimenting' use / structure to. Hence to compromise The Port is not an option.
 - Heritage "values" & considerations re, both of 'the Site' and locale as a whole - includes streetscape, are to be acknowledged and respected. Hence a compromise, is not an option.
- Quote: "*.. the Stadium need to respect the cherished commemorative value of the Cenotaph*"
The Writer's view - thrust of this Submission, is that - **the Stadium compromises/detracts from** both 'the Queens Domain south area of ie 'Regatta Ground', the Cenotaph position which is immediately adjoins to / oversees, hence cannot be mitigated or "managed". -/3

One's (my) *legitimate* choice, on balance is - "that the M P D C project for ie the now proposal to realise a stadium, is NOT a 'positive opportunity' for the site let alone Tasmania".

The purpose for and functions of the M P D C - established under the *Macquarie Point Development Corporation Act 2012* created to oversee the remediation and redevelopment of the Macquarie Point site, have been foregone (lost) 'shanghaied' by proponents for a development proposition that cannot be justified per objective Planning assessment and/or considerations re.

As previously noted the formulation of/approach to this Submission, is to minimize verbiage. Hence the context of, the saying - "*speak a thousand words, but a picture tells it all*".

Such is expressed *per the aerial view/site image "embossed with that of the stadium", a photograph of included throughout all of the proponent's report(s).* (Copy attached)

NB: The 'oblique view angle' distorts - does not give a correct vertical context for ie *the eye test*.

Interposing 'the stadium development proposal' to the Macquarie Point site, consequent of the building's size - both footprint upon the site and vertical scale of, when related to / as seen in the context of and relationship with its surrounds - both immediately adjoining and distant from, the context of hence conclusion drawn from objective consideration of ALL the aspects / issues re pertinent to this development proposal - **is that it 'fails'**. Hence not appropriate for the MP Site.

The 'above' critical aspects pertinent to the design and built form (**size & mass/bulk of**) have had **scant** assessment, consideration of and regard to, in both the MPDC Reports similarly Cox Cumulus supporting Plans and documentation for.

Depiction of the building's form and size of in a vertical plane (Elevations & Section views), where such includes and references to both the surrounding streetscapes and built forms within, the topographical features ie of Queens Domain / The Cenotaph, memorial and access Avenue to, Plans of, ie *a horizontal view* - yes. **But in the vertical plane** - *a view of,* **are limited**.

Namely - Cox Cumulus MPMpS Drawings, One (1) page in 53 Sheets
- Cox Cumulus MPMpS Design Description, One (1) page in 89 Sheets
- DP & Cabinet MPMpS Enabling Legislation Draft Report, Page 61 & 62, of 145

Not unreasonably, it is questioned **why** ie the "limited" provision of/re - 'height perspectives'.

The Draft Project Permit (INDEX 3) is seeking - "an intention of", to override the Tasmanian Planning Commission IAR assessment of and recommendations re.

Similarly, the Historic Cultural Heritage Act 1995 where in Schedule 4 - Conditions for a "relocation" of the Goods Shed, are a blatant departure from a Heritage Act Listing to maintain its position insitu.

Reference the Macquarie Point Multipurpose Stadium INDEX 4 - Enabling Legislation Draft Report. Aspects specific to Use and Development of the Macquarie Point site ie the actual Stadium proposal, are addressed above. The facilitation of approvals for a stadium within "the broader Macquarie Point Urban Renewable Project", by default means that such will be the **only ie sole development**.

The balance site area ie curtilage of around the stadium building is disjointed and irregular shapes, hence inconsequential for any further development of substance. Only '*lip service*' has been given to the suggested 'Users of and Proponents for'. The MPDC Act 2012, the ideals for aims of **lost !!**

All of the 'above noted reports, documentation re and proposed Legislation for', put simply
- whilst said with respect to others ie the proponents 'for', report 'authors of', Legislation draft,
the majority of are considered as predicated from a stance of - *trying to justify the unjustifiable*.

Conclusions

The Proposal for a (the) Multipurpose Stadium at the Macquarie Point site fails.

The subject development submitted by the M P D C, together with the 'supporting' legislation for
is not appropriate, having regard to consideration of relevant Planning / Development parameters,
together with the criteria for.

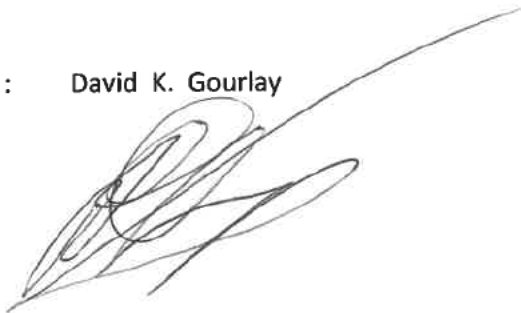
Emotional aspects of OR a bias toward, are not the basis upon which prudent consideration of
then decision making in respect of, is founded.

Legislation, the intention of which is to override the legitimacy of existing Statute(s) is ill founded,
hence to be rebutted.

Parliament, thru the Members of, is not the forum whereby a development proposal which is
being questioned as to Planning and intertwined matters, irrespective that it is on Crown Land,
is resolved.

The Submission has been prepared in a Resume format. The Writer welcomes the opportunity
- if deemed necessary and/or helpful, for clarification of or to enlarge upon the considerations re,
the reasoning for hence judgements made.

Submitted by : David K. Gourlay

A handwritten signature in black ink, appearing to be 'DKG', with a long, sweeping horizontal line extending to the right.

Attachment (As noted)

