



8 January 2024

The Tasmanian Planning Commission
GPO Box 1691
HOBART TAS 7001

Dear Commissioners

Macquarie Point Multipurpose Stadium Project of State Significance

I support the submissions draft guidelines lodged by the City of Hobart and Our Place – Hobart. In addition, I would like to make the following points:

- Development 1.3.1: Will there be capacity to provide sufficient electricity to meet the needs of the proposed stadium? There has been mention in the press that the State cannot supply businesses requiring more than 50 MW. Although I am not qualified in this area I strongly suspect that the stadium would require a lot more than 50 MW, especially for night matches.
- Cultural Heritage 5.0: I understand that the “Goods Shed” on the Macquarie Point site is a heritage listed site. Will this be preserved? Surely, it should be, and if so, will its preservation be a limiting factor for the proposed stadium?
- Aboriginal Heritage 5.2: I believe the guidelines should provide for a much bigger and better positioned Aboriginal Heritage area than that mooted for.
- Access: Mass-Public Transport, Car Use and Parking 6.3.2: Specific mention of ferries and ferry terminals should be included in this section.
- Access: Mass-Public Transport, Car Use and Parking 6.3.3: I recommend the addition of a bullet point ensuring that people with disability issues are provided with excellent facilities to ensure they can get to matches and events.
- Noise and Vibration 8.4.1: Specific mention should be made of possible effects on the events held at the same time at the Federation Concert Hall. The guidelines should also include possible effects on Eastern Shore suburbs, as well as nearby suburbs, such as Glebe, Wapping et cetera. This should also be during the period of construction.

I note all the requirements of the draft guidelines and anticipate that compliance will take substantial time and resources to complete.

As I am strongly opposed to this stadium going ahead, I would like to know what happens if the Planning Commission review refuses the planning application submitted based on the guidelines. What if it concluded that Macquarie Point is just not big enough to accommodate the stadium and all the necessary infrastructure? What if the commission considered that it was too high for the area? What if the commission thought that a stadium at Macquarie Point could not provide the necessary infrastructure, such as traffic access, access for people with special needs, sufficient Aboriginal land, pedestrian access, public transport access et cetera? If so, will the project be disallowed, both for now and the future on this site?

I cannot understand how our Premier and his predecessor had the authority to agree to a contract with the AFL (which blatantly favours the AFL), without having to consult Cabinet or Parliament for what will definitely be a very substantial and very expensive project. All this without a business case or even draft plans. **I gather that this is for a stadium which the AFL will only use for four matches per year! It will also have less capacity than either of the two existing Tasmanian AFL stadiums.**

While I am happy for Tasmanians to have a team in the AFL, I do not believe there needs to be a new facility for it.

I trust my recommendations on the guidelines will be incorporated.

Yours faithfully,

Lynden Howells.

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