

From: [REDACTED]
To: [TPC Enquiry](#)
Subject: DRAFT GUIDELINES Macquarie Point Multipurpose Stadium Project of State Significance
Date: Monday, 1 January 2024 11:35:41 AM
Attachments: [Screenshot 2024-01-01 at 11.25.03.am.png](#)

I write to make the following brief submission regarding the Draft Guidelines for the Macquarie Point Multipurpose Stadium Project of State Significance.

I endorse the draft guidelines as published with the following caveats;

1. I fully endorse the submission made by Our Place dated 20 December 2023 (as published on the Commission website) and encourage the Commission to include these suggested amendments to the guidelines.
2. the guidelines should require the full release of all current documents (business case and appendices) that are available on the Infrastructure Tasmania website and these must be the unredacted version of all documents (the attached screenshot and links below references these documents). I note, in particular, that the "Hobart Stadium - Cost Benefit Analysis Report" by MI Global Partners has been heavily redacted. Without the full unredacted versions it is impossible to fully access or test the claims. Noting that the POSS process will see additional business case and supporting documents produced by the proponents, it is my view that these original documents are important to overall analysis and assessment of claims and assumptions regarding the proposal.
3. the guidelines should require that all documents produced by the proponent must include full disclosure of how all assumptions supporting the case were derived. For example what is the basis for the assumed crowd numbers, visitation and so on. In relation to crowds the documents must clearly detail attendance assumptions in relation to interstate, intrastate regional breakdown and greater Hobart attendees.
4. the business case documents must include reference to relevant prior statistics in relation to visitation breakdowns to Hobart and greater Tasmania and prior attendance at major sporting events at both Bellerive Oval and York Park over the last 20 years broken down by attendee as above at point 3.
5. climate change impacts, in particular sea level rise, must be assessed through the provision of expert independent reports that at a minimum assess impacts at 2040, 2050 and 2100.
6. I note that Evans Street interface is included in the guidelines. All planning must show the impact of the stadium on Evans Street including if the footprint impinges on the street and account fully for the concourse on the Evans Street side of the stadium. I note current drawings produced by the proponent fail to fully detail the concourse and do not take it into account for the impact on Evans Street. If the stadium inclusive of the concourse impacts Evans Street the proponents must detail how traffic will be managed both day to day and during events at the stadium with

particular reference to impact on traffic to Macquarie Wharf and the flow on impacts on Hunter Street and Victoria Wharf precinct.

Thank you for the opportunity to make a submission on the Draft Guidelines. I look forward to the release of the final guidelines and the opportunity to make further submissions as the POSS progresses.

Yours sincerely,

Garth [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Appendix: Links to existing Government documents regarding the stadium

Hobart Arts Entertainment and Sports Precinct – Business Case

- [Strategic Business Case](#)
- [Strategic Business Case Summary](#)

Appendices:

1. [Macquarie Point Stadium – Tasmanian Arts, Entertainment and Sports Precinct – Liminal Studio Pty Ltd](#)
2. [Hobart Stadium – Site Selection Process Report – MCS Management and Consulting in conjunction with Philp Lighton Architects](#)
3. [Pre-Feasibility Study for Regatta Point and Macquarie Point Sites – Aurecon](#)
4. [Hobart Stadium Economic Impact of new Arts, Entertainment and Sports Precinct - PwC](#)
5. [Macquarie Point Estimating the economic contribution of commercial uses at the new arts, entertainment and sports precinct – PwC](#)
6. [Hobart Stadium Capacity Optimisation Analysis – MI Global Partners](#)
7. [Hobart Stadium Cost Benefit Analysis Report - MI Global Partners](#)