

To whom it may concern,

**Re. Tasmanian Planning Commission Draft Guidelines for the proposed stadium development at Macquarie Point.**

Thank you for the opportunity to comment however, the timeline for this feedback is inappropriate given that nearly three weeks of this consultation period is over the Christmas and New Year season, during which most of us are either taking a well-deserved break or, to the other extreme, are working through the busiest business period of the year. Consequently, many people will be genuinely unable to provide feedback, and this undermines confidence in this process from the outset. However, due to the very short time-frame for comment, I will focus in two general areas outlined below:

**Cost-benefit analysis**

- This should consider the impact of gifting public land to a private/business entity, including the long-term impact of the loss to future Tasmanians for the last remaining piece of public, undeveloped land on the foreshore in immediate vicinity and walking distance to the city. The value of this public land, and its long-term removal from public ownership must be calculated and Tasmanians should be given the right to decide whether they wish the land to be given away to private interests,
- The further privatisation of the public domain by requiring Tasmanians to pay to use areas that were publicly owned and should therefore be free to access,
- Independent economic modelling detailing all the costs to the Tasmanian taxpayer should be presented for public scrutiny, including the costs of paying out previous contracts that have been rescinded, the abandoning of the development management plan, federal-government GST obligations, the inevitable projected budget over-runs etc. These should be available to review in the context of the state budget analysis so Tasmanian can determine if and how our funds are being diverted from other essential services to pay for a stadium development,
- An economic analysis of how the construction of a stadium in Hobart will impact on existing venues such as Bellerive and York Park.

**Social and cultural analysis**

- The views of the Tasmanian Aboriginal community and the abandonment of a Truth and Reconciliation Park,
- The compatibility and appropriateness of a massive and intrusive sporting venue in the existing cultural zone of Sullivan's Cove and the Cenotaph and the public natural space of the Domain, Botanical Gardens, and river foreshore especially in the context of the recent remediation of the site and its potential future use,
- Impact on existing tangible cultural heritage, including visual amenity and other values,
- The social cost of a divisive development that is perceived to prioritise one business entity over all other recreational pursuits, that is, one male-dominated, business-based sporting code over all the other sport, arts cultural and not-for-profit activities that are practiced and enjoyed in Tasmania.

I support Tasmania having its own AFLW and AFL team, but I believe that it should not be contingent on this state's commitment to the stadium.

Kind regards and all the best with your efforts,

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