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**From:** [REDACTED]  
**Sent:** Monday, 8 January 2024 6:12 PM  
**To:** TPC Enquiry  
**Subject:** Submission - Integrated Assessment for proposed Stadium at Macquarie Point

**Categories:** [REDACTED]

[REDACTED]

Tasmanian Planning Commission  
GPO Box 1691  
Hobart 7001

Dear TPC,

**Integrated Assessment for proposed Stadium at Macquarie Point**

In confidence. Please do not publish name.

I submit these comments to express my concerns about the new stadium proposal and processes. I support the decision for an AFL team for Tasmania (if it is affordable on it's own merits) but not the the requirement to have a stadium, particularly at the Macquarie Point Site which is a poorly costed and poor decision for the State on so many levels. The premier is treating it as a fait accompli showing no respect for openness, transparency, due process or good planning and budgeting so I am hoping that the PoSS project can provide a rigorous and impartial review free of political interference and biased consultants which is sadly hard to achieve in Tasmania. The secrecy and haste with this project, the timing of this consultation process are common approaches when government has something to hide and want to limit visibility.

The premier has totally disrespected and tried to shut down anyone with a contrary view.

Currently just smoke and mirrors, untruths have been told( eg fast buses) We need the commission to determine and convey what the proposal is, how it will impact the site, what it will actually look like, what it will realistically cost, what happens if there are cost over runs, did the AFL really demand it when they have never done so for other teams, how it will impact surrounding heritage, where they will find quality builders to meet the timeline, how they will manage major traffic when building the stadium and events are on, why it is the best use of an important public site, provide transparent and realistic data about potential use of the site, how they will improve public transport, manage traffic and parking - one road in and out, how we can get a worthy stadium design with such a low budget, the abhorrent penalties in the contract, how do they support data such as how many visitors from interstate will come, how much people will spend, why he accepted such a one sided contract etc etc need to be sure it's not a big white (well grey) elephant.

I have read and fully endorse the submission made by Our Place - Hobart.

The premier has put the cart before. We require full disclosure. If the team is truly dependent on a stadium surely the wise path is to ensure the stadium is viable, in the right place etc before spending, setting up new agencies, designing, jumpers, a massive controversial training facility and it goes on. Without a stadium agreement this is sheer largesse and folly.

There are so many uncertainties that this project needs to make clear through this process around the stadium concept and it's feasibility:

Accurate costing and contract agreements. No recent stadium has come in on time or budget why. Still hidden costs with moving sewerage and site contamination eg asbestos is prevalent, everything associated with the proposed development needs to be clarified and funded. From building, penalties to infrastructure and CB public transport, expected traffic numbers. People need to understand fully the likely impact

The process need to determine if other locations were even seriously considered. It should not be up to the AFL how we use prime public land. There would be better sites that would be more cost effective, easier to access and that would cause less chaos to the city and traffic. Prime site near the airport or in outer suburbs, the domain (at least more roads in and out)

It does not have to be in the city.

Explore why it is considered the best option for the site. It is not something that will activate the site 24/7, only when something is on. People also have limited money to spend if they spend it on a football ticket can they truly afford to dine in the city. The case made that it will attract big artists is ludicrous. The stadium does not actually hold many more people than the one we already have 5 minutes away. It should surely hold more.

How can this be the best use of a major public site for the community, we build a structure that looks inside itself on a site where people should be looking out at the best views. What happened to the MONA plan, the reconciliation park, the gateway to the Antarctic. A place for everyone.

There is a heritage building where the premier wants to site the stadium. Very disingenuous plan shows it in a different spot. Where is a plan, a design, some honesty about the visual bulk behind our unique heritage and tourism buildings. We need an articulated plan, images, heights, etc. Many months ago the premier undertook to provide an image of the proposed visual bulk as he claimed public images were wrong - nothing.

How traffic, parking and people will be managed. Traffic will be a major issue both when building the site and when events are on. The proposal sites it on a major traffic thoroughfare where one incident can gridlock the whole city for hours. Public transport in Hobart is a nightmare that shows no sign of improvement yet the govt won't consider light rail or other options. The council finally they can to limit access to the CBD making already making traffic movement challenging.

We want this process to be rigorous and bring us truth and break through the subterfuge.

Thankyou

Yours faithfully,

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