

[REDACTED]
6th January 2024

To whom it may concern,

I am writing to comment on the proposed construction of a stadium at Macquarie Point.

There are a number of factors to at least consider with regards to this proposal, in concept. I believe that Tasmania does not have the necessary population to make this plan viable; progress is not always wisely driven by the push for construction and the drive of commerce, especially if on a large scale, not in character with an already established town. Motives are important. I urge you to strengthen the planning guidelines, to reflect greater social and fiscal responsibility

Please consider:

- **Management Plans** – it is important that already existing plans are complied with (Sullivan’s Cove Planning Scheme – 1997, Macquarie Point Site Development Plan and Macquarie Point Reset Masterplan 2017-2030), and implemented to determine future projects, or else why bother to spend a great deal of time, money and due thought, in establishing them in the first place. Any planning schemes not fully completed, should be finalised within the time-frame necessary, not fast-tracked to suit proponents or developers, and further used to guide any projects.
- **Independent consultants and advisors** should be used, with no political or governmental ties already established, especially by any proponent.
- The ‘**character**’ of Hobart contains a significant component of European structural heritage, which could well be adversely affected by a plan, unsympathetic to this preservation and aesthetics. Commerce is not the only thing to be considered, looking at such projects of this scale and content.
- **Indigenous concerns** – Aboriginal Heritage Act is currently under review, and should be concluded before assessment of any future project. Indigenous concerns are often not given enough recognition.
- **Environmental Issues** - Any proposal that involves a coastline, must surely nowadays, give significant attention to changing climate trends, acknowledging the actual difficulty in evaluating scientific knowledge regarding any future sea level rise... modelling or otherwise; is such modelling reliable, given the unknown extent of any sea-rise, over the next few decades? Whilst many of us here in Tasmania may not currently feel the impacts of climate-change directly, we cannot forecast the (global) repercussions of failing to address the ‘environmental problems’ that is leading to the temperature rise and its impacts. This makes the efforts for future planning for towns and cities (and farming practices, of course) so much more vital in its responsibilities. This is an important **NEW** concept for any planning regulations to now take into consideration, most especially on any coastline location. Indeed, I would posit that the very idea of any future structure even considering going out over or into the sea, is an extremely risky project, one that is likely to face major difficulties in the future.
- **State Significance status:** whilst I can see that such a project might appeal to sports fans and allied industries, I do not think that Tasmania has the population to make such a project financially viable long-term, nor socially responsible to the wider community. Having looked into similar stadiums around the world, a number of them are found to be deficient in how much actual use they get, in the longer term. (ie. poor transport access, poor location etc.) Being considered a project of State Significance, should not exclude any project from rigour and responsible assessment, by already established planning criteria. I would think that such SS status for any project should reflect a wide-range of social responsibility at its core, which to my thinking, a stadium such as this, greatly lacks.

Regards,

C. Klimek
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