

From: [REDACTED]
To: PAC
Subject: Submission against the proposed AFL stadium
Date: Thursday, 9 February 2023 9:36:21 PM

I am against the proposed AFL Stadium at Macquarie Point for the following reasons:

The proposed stadium is simply too big in height and scale. It would dominate the harbour, river and foreshore.

The proposed stadium would eliminate the peaceful and serene, open-air, wide-view aspects of, and toward, the Cenotaph. The Cenotaph and memorial services would be overshadowed by the height and bulk of this stadium.

The heritage-listed goods shed, recently refurbished with plans in place for a 2,500sqm events area, would be demolished if the stadium goes ahead. The Longhouse, which the aboriginal Community has been developing as a meeting area with food gardens attached would be lost.

There has been no consultation with the community about this proposal. A packed Hobart Town Hall meeting, in November 2022, clearly showed that the residents do not want this stadium.

There's been no thorough, evidence-based analysis of the economic and social benefits to the community, comparing this proposal to other options for Macquarie Point.

Once the construction is finished, most stadiums generate only a few jobs because such sites are exceedingly under-used. Other options for Macquarie Point would provide more ongoing jobs, economic stimulus and improve the livability of Hobart.

The Government's stadium business case suggests the new stadium will host 7 AFL games per year, and yet the AFL dictates how and where the stadium should be built. The AFL is proposing to pay just 2% of the proposed total cost of \$750M+.

The Stadium business case finds only a 50 cent return for every dollar invested in the project (a Benefit Cost Ratio of 0.5), noting that "social infrastructure such as stadiums rarely return a Benefit Cost ratio above 1.0 and usually the economic costs will outweigh the identifiable and quantifiable economic benefits."

A cost-benefit analysis from MI Global Partners, commissioned by the Tasmanian government last year shows that the stadium will lose \$300 million over 20 years of operation. This does not include the costs of supporting an AFL team in the state.

The case does not properly look at upgrading the 19,000 seat Bellerive Oval. The average AFL attendances for the past 5 years at Bellerive have been:

2022 – 7,141
2021 – 5,394
2020 – 9,882
2019 – 10,879
2018 – 10,920

Simply put, a 19,000 seat stadium is quite adequate for years ahead.

With so much money (\$750m+) being spent on the stadium, it's likely that the state and federal governments would be forced to spend less than otherwise on health, housing, education, and public transport.

Your name: Richard Lennard
Your email: [REDACTED]
Additional Primarily traffic related matters Hobart already has serious traffic

comments::

issues which increase significantly every time there is a large event such as a fun run or a marathon. The areas surrounding My State Arena (Derwent Entertainment Centre) and Blundstone Arena (Bellerive Oval) always experience problems whenever an event is held and neither the local authorities or the police have so far, from my observations as a sometime spectator, ever been able to deal adequately with the resultant congestion. e.g. it is not unusual after a football game at Blundstone Arena for the traffic to be so congested that a trip back to my home on West Hobart takes around 50 minutes to an hour. The area near the CBD does not have adequate parking to deal with the increased numbers of people in the area with the presence of a stadium nor is there adequate public transport to service the needs of those who prefer that option. I am not aware, particularly as the idea of the stadium has only recently been floated, of any research on the likely impact of the increased people and vehicular traffic that would result from a stadium. Any problems resulting from these issues will undoubtedly become even more serious with the increased demands of staff and students of UTAS for parking and public transport should the controversial proposed move of the campus to the CBD ever proceed. I am particularly concerned with traffic issues having, as a resident of inner West Hobart, had first hand experience of the problems resulting from increased numbers of commuters over the past few years, not helped by increased parking costs and decreased availability by both the HCC and the private sector. In this and other areas near the city such as South Hobart, Glebe, Battery Point and parts of Sandy Bay commuters, and more recently users of electric scooters, on a daily basis, generally from around 6am, cause the homeowners considerable distress with various issues including parking over driveways, damage to vehicles, noise issues, speeding and littering. These problems can only increase with the presence of a stadium!