



SOUTH HOBART PROGRESS ASSOCIATION

(Incorporating Cascades Progress Association)

Founded 1922

ABN 65 850 310 318

President: Michael Cole

Hon. Secretary: David Halse Rogers

Simon Scott
Committee Secretary
Parliamentary Standing Committee of Public Accounts
Parliament House
HOBART TAS 7000
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Dear Mr. Scott,

re: Representation against the Proposed AFL Stadium at Macquarie Point.

Thank you for the opportunity to comment on the proposed AFL Stadium at *Macquarie Point*.

The South Hobart Progress Association Inc. (SHPA Inc.) is a community-based, non-government, not-for-profit organisation that endeavours to promote what is in the best interests of South Hobart and beyond.

The SHPA (Inc.) has long taken an interest in planning issues, particularly as it affects our Suburb and the CBD. We are a member of *Planning Matters Alliance Tasmania* (PMAT) and, as such, the Association endorses its submission in relation to the proposed stadium development at *Macquarie Point*.

Further, the Association broadly concurs with the views of *Hobart Not Highrise* on this matter. The SHPA (Inc.) is opposed to 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 *River Derwent*, harbour and foreshore.
- The proposed stadium would destroy the view from **the Cenotaph**. It would be an insult to all diggers.
- **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 residents do not want this stadium.
- There has not been any thorough, evidence-based analysis of the economic and social benefits to the community, comparing this proposal to other options for *Macquarie Point*. The State Government's business case is flawed and cannot be corroborated. 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 proposed development is unnecessary, given that *Blundestone Arena* at Bellerive could easily be enlarged to accommodate up to 19,000 patrons: more than adequate, given attendance numbers over the past five years hardly ever exceed 10,000 – 11,000 per match.
- The SHPA (Inc.) has no issue with the State being awarded the nineteenth licence by the AFL. The concern is that Tasmania is being asked to divert funding from essential services, such as health, education, and much-needed housing.

Yours sincerely

Michael Cole.
President
South Hobart Progress Association Inc.
 9th February, 2023