

I am writing this submission as a Tasmanian citizen who is extremely concerned about the development of a stadium at Macquarie Point. I fully object to this planned build of the stadium and for it to become a PoSS, that seems to be all to please the AFL and not in the interest of Tasmanians.

I will mention the Terms of reference 1 (ToR 1)

In Australian stadium history it is clear that they are notorious to go over budget and over time (Optus stadium, Sydney Stadium, The Gabba). Why would Mac point be different? Less working population(remember The Royal Hobart Hospital?), delays in materials to the island, poor weather conditions. When this happens who will pay the extra 9-million-dollar bill, it certainly won't be the AFL, which leaves Tasmanian government. Why is a multi-billion-dollar company (AFL) allowed to decide the very strict conditions for a stadium, that will have a negative affect. The estimated 375 million that the State government will pay for the stadium is highly unlikely to be the total cost. Material's will likely go up, unplanned delays and costs are inevitable, use the previous stadiums as a few of many examples.

ToR 2:

The RSL have voiced concerns over the location of the stadium due to concerns over the impact of the Cenotaph, the place where Tasmanian men and women sailed from their homes to fight in wars across the world, an extremely precious and high valued part of Australian history and culture that should never not be heard or forgotten about. Adding to the very important Australian history and culture. The Aboriginal Heritage Park and cultural centre was discussed with the State Government at Mac Point in a step towards reconciliation for Tasmanian indigenous people. According to Leaders in the Aboriginal community. Since the announcement by the State Government in 2022 of its intention to accept the demands by the AFL for a stadium to be located at Macquarie Point, the successful consultation, and working relationship with Tasmanian Aboriginal people has effectively stopped. This would be an extremely unfortunate step in the wrong direction for reconciliation for our First Nation's people, especially after all the planning and funding that has gone into the project already.

The stadium is illegal under the prevailing Planning Scheme, set up to protect the unique values of the Sullivans Cove area. This project clearly fails to comply with the Sullivans Cove Planning Scheme. It breaches many of the principles of the scheme, designed to protect the cultural heritage of Hobart's waterfront precinct.

ToR 3:

For the claimed \$715 million stadium, the AFL's exposure is no more than \$15 million. Clauses in the Club Funding and Development Agreement specify that all risk falls to Tasmania for the costs of development and construction, including cost overruns. And the same applies for the \$60 million Training and Administration Facility which we will also pay for on top of the \$715 million, and which we are told is to be constructed close to the Hobart CBD. And we are also told that the facility is to have an oval the same size as the MCG. Moreover, the new Tasmanian club, effectively run by the AFL, will rent the Training and Administration Facility for \$1.00. In its funding commitments, the Tasmanian Government has signed away any entitlement for sponsorship or commercial rights or

any interests in the club, yet the Government pays the establishment funding and, if needed, additional establishment funding and additional operational funding.

All up, the Tasmanian taxpayer is on the hook for \$144 million over 12 years, which when added to the \$60 million high performance centre makes \$204 million just for the team on top of the \$715 million for the stadium. That's \$915 million, without any blowouts.

The Government's own Reports demonstrate conclusively that a stadium at Macquarie Point is not a financially viable project – the business case just doesn't add up. The cost-benefit analysis (CBA) 'base-case scenario' concludes that the project has a Net Present Value (NPV) of – \$301.3 million and a Benefit to Cost Ratio (BCR) of 0.51. Every dollar spent on the Stadium Project returns a benefit of just 51 cents. Over its life the stadium delivers to the public a net loss of \$301.3 million. State Treasuries insist on a BCR >1 for a project to be considered financially viable. The Commonwealth's \$240m "grant" will come out of the state's GST allocation, so is not a grant at all. The Stadium cost is 14% of the State's entire budget, we cannot afford this when we have more important things to fund, like housing, health and education.

In Conclusion I have only mentioned a few of many points against this development and I hope that the majority of Tasmanian voices will be heard and this Stadium will not become a PoSS and will not go ahead at Mac Point.

Sincerely

Liam McGuinness

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