

**From:** [N/A](#)  
**To:** [PAC](#)  
**Subject:** Hobart Stadium Proposal  
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I am one of the country's leading recreation planners. I have 22 years experience in planning for and building recreation infrastructure, for both grassroots sports and event sport (such as is elite sport like the AFL). I have project managed more than 1200 sport facilities.

The BCR for grassroots sport infrastructure is 1.33, as detailed by a recent (2022) report by KMPG. However, event sport facilities, such as major stadia, have a BCR of .5. According to Infrastructure Australia any project that does not have a BCR of at least 1 should not proceed.

I have also worked for local government for many years. My experience is that facilities such as state and national facilities almost always revert to LG for management, even if management practices are put in place by the state. This cost-shifting to LG comes under the heading of OPEX, meaning that Hobart local residents pick up the cost of managing the facility.

In recreation planning there is a concept of Catchment. To build a new stadium, so close to an existing stadium, with such a small expected use is in breach of Catchment. If a sport stadium is required then a lower cost upgrade to Bellerive should be undertaken.

In addition to being a recreation planner I am also an open space planner. Purposing public open space for event sport, where only people paying can make use of the space is in breach of a number of state government legislation's, primary of those being the Crown Land Act (Tas). It is unlawful to deny access to public open space for the purposes of any activity.

The only way that this facility would be viable is if there was a formalised local sport program that made use of the facility, such as a local competition. However, by its very nature this will not happen, as community sport will not be allowed on the high quality facility.

Sitelines are vitally important for human health and enjoyment. The ability to see green space has been recognised by work done by Prof Astell-Burt and Feng by the UOW and UNSW. This stadium will ruin sitelines from the eastern shore, and from the Derwent shoreline. This facility will have a negative impact on human health.

Finally, this is a wasted opportunity to provide to the community a public space that will ensure community outcomes for Hobart. The majority of attendees to the facility will not be Hobart residents, and so therefore the local community will not benefit.

Thank you for the opportunity to comment.

Neal

**Neal Ames** MMNT, PGCB, ASM, NEM, DFSM (Clasp), DSM, WOII (Ret), JP, MPLA, CPLP



Memento Mori