

## **Attention: Simon Scott, Committee Secretary, Parliamentary Standing Committee of Public Accounts.**

22/11/23

I am writing to tell you why I oppose development of a stadium at Mac Point to satisfy the demands of the AFL.

I live in Hobart and I am appalled at this secretive, financially crippling to-the-state, backroom and rushed, non-consultative development proposal.

### **My objections based on Terms of Reference 1**

***To inquire into and report upon the Tasmanian Government's process into the proposed Arts, Entertainment and Sports Precinct in Hobart with a particular emphasis on matters related to the Club Funding and Development Agreement (Agreement) signed between the Crown in the Right of Tasmania and Australian Football League.***

The AFL should not be making overburdening demands on the community or 'determining' (and 'owning') the fabric of the city. There are other feasible locations that would consolidate existing sporting infrastructure.

The agreement is deeply embarrassing to read. It would seem to put Tasmania's financial future at risk with a highly speculative venture.

By any standard, the agreement negotiated by the Tasmanian Government has been a sell-out of Tasmanian interests, including giving away access to public land (Macquarie Point) that some describe as our Sydney Opera House site. The Tasmanian Government hasn't just helped out with the establishment of a Tasmanian AFL club, it has entered into a highly risky business venture with the AFL, where the AFL bears no risk and where the anticipated costs of this project will escalate rapidly.

### **My objections based on Terms of Reference 2**

***To inquire into and report upon the Tasmanian Government's process into the proposed Arts, Entertainment and Sports Precinct in Hobart with a particular emphasis on the suitability of Macquarie Point as the site for a proposed the Arts, Entertainment and Sports Precinct.***

The proposed stadium is a 'round peg' being forced into a 'square hole'. It simply doesn't fit.

It towers over the heritage buildings of Hunter Street and Sullivans Cove.

The stadium destroys Sullivans Cove heritage.

The stadium robs Tasmanians of all opportunities provided by a prime waterfront site in their capital city.

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.

### **My objections based on Terms of Reference 3**

***To inquire into and report upon the Tasmanian Government's process into the proposed Arts, Entertainment and Sports Precinct in Hobart with a particular emphasis on the financial risks associated with the Agreement.***

Tasmania can't afford the opportunity costs of spending \$700M+ on an underused facility when there are more important budgetary needs in health / housing / education.

The stadium has not been adequately costed.

The business case for the proposed Mac Point stadium doesn't stack up.

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 stack up.

The Stadium cost is 14% of the State's entire budget.

The Rockliff stadium has nothing to commend it. On current figures, Tasmanians are told \$750 million will come out of the State budget to pay for the stadium. This figure is already outdated. Some economists estimate the project will blow out to cost approximately \$1.2 billion.

Tasmania cannot afford it.

Sincerely,

Rowan Smith

