

Hobart Stadium at Macquarie Point submission

Dear Committee Secretary,

Please accept my submission regarding the proposed new stadium at Macquarie Point.

Thank you,

Christopher Woods

[REDACTED]
[REDACTED]
[REDACTED]

05 Feb 2023

General Comments:

I categorically and unreservedly **DO NOT SUPPORT IT**, there or anywhere else in Hobart.

1. It is not needed. Current attendances in Tasmania rarely exceed 50% of capacities. Attendances at UTAS Stadium are 68.9% higher than at Blundstone Arena. Neither stadium has been at capacity for decades, and only twice in 20 years has attendances reached 18,000. The attendance trend for the past twenty years is downward.
2. It is in an inappropriate site. It will dominate the Cenotaph, city and waterfront. The State Government has deliberately not included context-relevant photographs showing the stadium will be bigger than the city-dominating cruise ships that dock at Macquarie Point. It is jammed into a small space with no room for expansion, even though the proposal suggests that as a future scenario.
3. It is not economically viable. The State Government's own proposal clearly shows a loss of over \$300 million, and this is their best-case scenario? How much more will it lose when their best-case scenario is not achieved? The optimistic gain in sporting and entertainment events (a wish list) is likely to not occur as other cities will be able to pay more to either keep them. or to outbid us. The homeless, the sick and aged, and the struggling schools would prefer the money be used on the more pressing housing, health, aged care and education crises. Economy with the truth is the only one in which the State Government is proficient.
4. Ridiculous claims about sport and entertainment events: 1) Tasmanians "in the worst case, move interstate to experience" – Really? 2) "Tasmanians need to pay extra to travel interstate" – ignores the reverse that mainlanders will have to pay extra to travel here for those very same events. 3) "UTAS Stadium lies ... next to a busy road" – so Invermay Rd is worse than the Tasman-Brooker-Macquarie-Davey junction, one of the busiest bottlenecks in the State?

Execrable quality of proposal.

The Strategic Business Case (and Summary), and Appendices 1 to 7, are riddled with lies, misleading statements, false justifications, extraordinary claims, creative accounting, irrelevancies, contradictions, omissions of relevant facts, self-restricting and self-defeating criteria, selective comparisons, one inappropriate photograph and one insulting suggestion.

The quality control in the documents is often poor to non-existent. They don't appear to have been proofread or spell-checked as there are over 200 typographical or grammatical errors. This is the low standard the State Government is willing to accept for its overpriced \$1.2 million feasibility study.

Undemocratic public comment period.

Documents other than *Appendices 5 & 7* were released online in early December 2022 with a public comment deadline of 10 February 2023. This period covers Christmas, New Year and school holidays, a direct attempt to ensure fewer people are made aware of, or have time to comment on, the proposal. Added to that, the financial *Appendices 5 & 7* were only released between 18 and 23 January 2023. The delay of two months is clearly a further attempt to deny the public time to assess them as they are dated November 2022, and 11 November 2022 respectively. This is clearly undemocratic, against proper procedures, and perhaps able to be challenged in the courts.

Misleading by omission.

The documents have no street-level views in context with the landscape. All views (photographs, drawings or 'artist impressions') are either close-ups that do not show the surrounding landscape, or are aerial from various angles which lessen the height perception sufficiently to ensure the stadium appears not as high as it will actually be. I have included three of my own photographs [**Figures 1 to 3 on pages 2 & 3**] of views of the site with my 'artist impressions' of the size and scale of the structure from a street-level perspective in context with the surrounding landscape. Such photographs are lacking in the proposal, one can only assume deliberately. I have also included [**Figures 4 & 5 on page 4**] two relevant plans of the sight lines I used to determine the location of the stadium, based on the minimal and inconsistent data in the proposal.

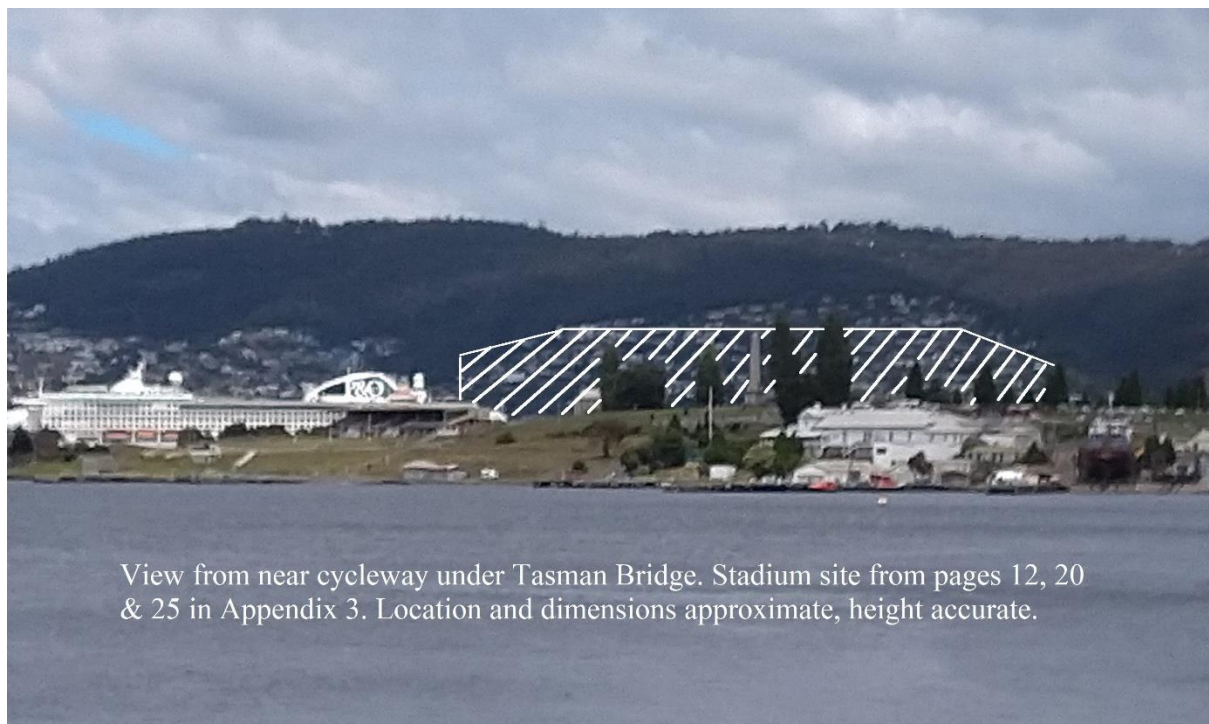


Figure 1 – Actual size of stadium, viewed from Tasman Bridge area, note comparative size of cruise ship



Figure 2 – Actual size of stadium, viewed from Bridge of Remembrance, note comparative size of cruise ship behind it

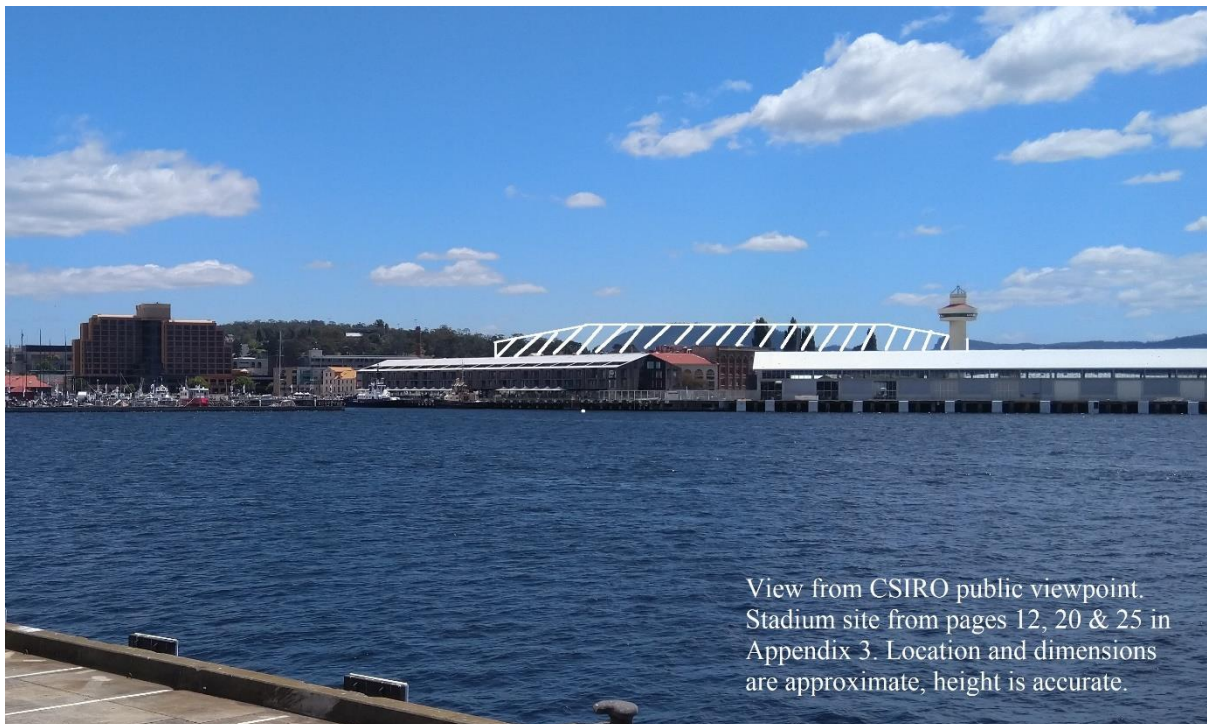


Figure 3 – Actual size of stadium, viewed from CSIRO lookout



Figure 4 – Sighting lines for estimating street-level perspective, overview



Figure 5 – Sighting lines for estimating street-level perspective, close-up

Un-investigated alternative [Figure 6 on page 5].

Despite all this, if the certifiably delusional State Government is determined to build a new stadium somewhere, the site I've labelled **York Park East** (49 Boland Ave, Invermay) is far more appropriate given its scope for expansion, that attendances in Launceston are 68.9% higher than in Hobart, that it's closer to the mainland, and that it's far less intrusive on the

surrounding landscape and amenities than anything proposed for Hobart. It is also large enough to house at least four stadia of the planned size. It'll still be a loss-making, taxpayer-bailed-out white elephant, but a cheaper and less intrusive one.

It was announced on 31 January 2023 that \$65m will be provided to UTAS Stadium. Has the State Government forgotten either seven or three new AFL games will be played in the proposed stadium in Hobart? *Page 14 of Appendix 4* states seven, *page 11 of Appendix 7* states three – so which is it? How many will be poached from UTAS Stadium, which therefore won't warrant an upgrade to a site that is just as cramped as Blundstone Arena?

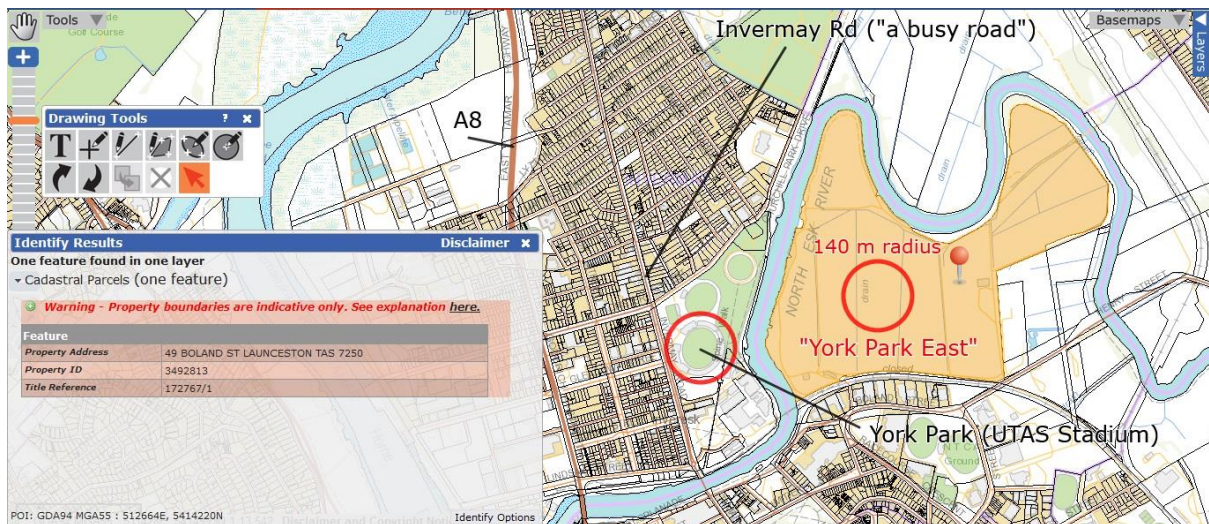


Figure 6 – York Park East, a perfect site for a new stadium (that isn't needed)

Specific Comments:

ALL DOCUMENTS

A number of statements are repeated throughout the documents, often expressed in different ways. Where necessary, I've commented on only those appearing first, unless later ones reveal more detail or are contradictory. The frequent use of qualifiers such as could, may, potentially, possibly, likely, estimate etc, are an indication of the large number of unknowns on which is based the justifications for a new stadium in the wrong place.

All photographs, drawings, plans.

Misleading by omission.

The public is deliberately misled by the lack of street-level photographs showing the visual impact it will have. There are no photographs or 'artist impressions' in context with the existing streetscapes and landscapes showing how big the stadium will be. All photographs are aerial or at an angle insufficient to gauge or compare heights. Our Cenotaph should remain unblemished by any intrusion. The open space and attendant views are culturally important – it's a sacred site.

Cenotaph: the 23 m high granite obelisk is on a 0.8 m high concrete base on a 20.4 m high bluestone-paved hill, a total of 44.2 m above sea level, based on my own calculations as well as data from https://en.wikipedia.org/wiki/Hobart_Cenotaph and <https://trove.nla.gov.au/newspaper/article/23811823?searchTerm=hobart%20cenotaph%20obelisk>. The original Macquarie Point Development Plan of December 2018 ensured views from and to the Cenotaph were to remain unobstructed http://hobart.infocouncil.biz/Open/2019/01/CP_14012019_AGN_1014_AT_files/CP_14012019_AGN_1014_AT_Attachment_3873_3.PDF. They must remain so.

Stadium: is on a ground level of 7 m, the roof is 37 m high, making a total of 44 m above sea level, almost equal to the height of the Cenotaph.

The original Macquarie Point Master Plan must be re-instated. Even though that plan has some flaws, at least it has low height limits and far fewer visual and aural impacts.

STRATEGIC BUSINESS CASE

Pages 2-3 – Quote: “Tasmanians normally need to jump on a plane and fly out of the state to have the opportunity to experience.”

Misleading, selective, and not a justification.

The State Government is *selective* in ignoring the fact that every major concert, sporting event, conference, and cultural exhibition held on the mainland does not go everywhere, and it's *misleading* to suggest otherwise. Canberra regularly has major events and exhibitions that are held only in Canberra. Interstate attendees fly or drive there from all states. The State Government ignores the hugely expensive bidding wars that happen between mainland capitals for events such as Olympic and Commonwealth Games, golf tournaments, grands prix, tennis tournaments etc. We will never be able to compete in that league, an ironic term if ever there was one.

Quote: “... or in the worst case, move interstate to experience.”

Ridiculous, unsubstantiated, questionable.

What evidence is there to verify this claim? If true, how many have done so and is it the main reason? Tasmania's population is increasing, so any supposed loss to the mainland due to this unsubstantiated claim is more than compensated for by incomers.

Quote: “... benefits that flow to the north, north-west and south ...”

Unsubstantiated.

East and west don't rate a mention. Where's the evidence this will happen in the north and north-west? Interstate attendees are more likely to only visit Hobart, just as they fly from interstate to visit the MCG, SCG, Gabba etc, watch the game or show, then go home. Some may stay overnight depending on the event, but not for days or weeks, and the same will surely happen here.

Quote: “Critics said no when Mona was proposed. Critics said no when the Tasmanian waterfront was redeveloped ...”

Misleading, irrelevant.

Mona is not an enormous white elephant dominating the city and Cenotaph. It is also in the suburbs, a place the State Government is refusing to consider, due to AFL influence one suspects. Waterfront redevelopment, so far, is relatively in keeping with the current landscape and does not dominate. Neither did the original Macquarie Point plan.

Quote: “... sympathetic to Hobart’s maritime heritage ...”

A lie.

An enormous white elephant jammed into a small space isn’t sympathetic to anything.

Page 4 – Quote: “... unlocking transport corridors ... proposed Northern Suburbs Transport Corridor and the ferry network”

False justification.

If this refers to a tramway along the old railway line, or dedicated busways down the Brooker, Tasman, Macquarie and Davey routes, then several State Governments have done nothing about it for years. This is despite the obvious result that they will reduce traffic congestion. It does not need a stadium in the CBD for people to use them. The ferry trial has proved a success and must be expanded to more wharves more often, why is it also stadium-dependent? For the record, a bus is equivalent to 54-71 vehicles off the road, a tram (light rail) is 208, a ferry is 138; data from <https://www.publications.qld.gov.au/dataset/2e3294e6-5577-4696-948a-c2e7ab36a403/resource/b19d84c6-4fcf-4112-916b-74306994c940/download/how-qld-travels-report.pdf>.

Quote: “... encouraging greater sports attendance and participation ...”

Not a justification.

Participation can happen, and is happening, by other means despite not having this stadium.

Quote: “... growing into a destination of choice ...”

Not a justification.

Hobart is a destination of choice because it’s a low-key, human scale city, not in spite of.

Page 6 – Quote: “... something out of the ordinary that doesn’t exist anywhere else in the world ...”

Misleading at best, a lie at worst.

The public will likely assume the reference is to other stadia with similar facilities which obviously exist, so effectively it’s untrue. The clear reference is to the Brescia Sport and Culture Precinct in Italy (*page 9 of Appendix 1*), which, as of November 2022, has yet to

start, despite their far greater population and resources. If such a concept has not been built in far bigger markets than Hobart, then why is it assumed it will work here?

Page 7 – Quote: “... current master plan ...”

Invalid argument.

Does the State Government mean the plan it has over-ridden, or is there another one?

Quote: “... intent of these can be delivered ...”

Misleading.

“Intent” will be a shadow of the original plan, and imperfect as it is, it’s better than this.

Page 9 – Quote: “No ongoing funding or subsidy is sought.”

Unverifiable until it happens.

Funding will be sought when events don’t happen because not enough attendees buy expensive tickets. It is almost inevitable funding will be sought.

Page 10 – Quote: “Tasmania is Australian Rules Football heartland.”

Misleading half-truth.

A founding state yes, heartland a long time ago yes, but Melbourne has been the undisputed heartland for many decades. Low attendances at AFL Tasmania games and closure of clubs attest to that. The fact that the State Government is giving Hawthorn \$13.5m to play at UTAS Stadium in 2023-25 (\$4.5m p.a.), yet provided only \$0.5m p.a. July 2011 to June 2016 to the entire Tasmanian club system sums it up. Refer to <https://www.hawthornfc.com.au/news/1265932> and <https://www.parliament.tas.gov.au/ctee/joint/Reports/Final%20Report%20-%20Government%20Funding%20of%20Australian%20Rules%20Community%20Football%20in%20Tasmania%20tabled%2013%20October%202015.pdf>. Just how much has the State Government given Hawthorn since 2001, and North Melbourne since 2012?

Quote: “... a number of proposals for a Tasmanian AFL team since the early 1990s.”

Unviable.

Logic suggests thirty years of trying with no result is an indication of lack of support from all quarters.

Quote: “... offer to the AFL: \$12m plus CPI per year for 12 years for the club, plus a \$60m contribution to club set-up costs ...”

Unviable.

A total of at least \$204m, so the AFL makes at least \$189m (plus CPI) out of the deal, not a bad return on their \$15m investment. And in return we get exactly what? A few more games played here to people who won’t attend in viable numbers at a cost of at least four times what they pay now.

Page 12 – Quote: “... capacity is limited ...”

Misleading, irrelevant.

All stadia have a limited capacity. But as Blundstone Arena has never been at capacity in 20 years, or near it in 6, it's irrelevant.

Quote: “... many fans would miss out, especially against the big Victorian-based teams ...”

A lie.

Nobody is “missing out”, they just don't turn up. Of the five “big” AFL games played at Blundstone Arena in 2022, two were at one quarter capacity, three were at one half, which is hardly an endorsement of popularity even at a bargain price of \$8 general admission. Cricket is no different, only 6,113 bothered to turn up to the local Hurricanes cricket match on 2 January 2023, a sunny public holiday. The general admission to an AFL game at the roofed Marvel Stadium is \$30, does the State Government really believe more will attend when the price is nearing four times as much or more?

Quote: “The 2014 upgrade of the Adelaide Oval ...”

Misleading.

A roof was not included. Neither Perth, Western Sydney, or anyone else except Marvel Stadium in Melbourne has a roof and they manage well enough – so why do we desperately need one? Because the AFL said we have to in order to join their gang.

Quote: “A new stadium is essential to secure a 19th AFL licence ...”

Spurious.

The AFL prefers not to have any more teams, especially an odd number of them which puts one team each week out of play. The season is long enough as it is, more teams equal more rounds, a longer season with more chance of injuries to top players. The main reason the AFL is considering it is the 1,260% profit on their investment.

Quote: “A new stadium will promote gender equity.”

Not a justification.

A new stadium is not required for this, all that is needed is the long-overdue improvement to the facilities (for both male and female) at existing stadia.

Quote: “... while the new club will have a core of local talent, it will draw the majority of its players from interstate as it gets established.”

Unsubstantiated and speculative.

Where is this “local talent”? “Core” indicates the State Government doesn't expect to be over-run with them. Does it believe sufficient numbers of the 24 Tasmanians currently playing on the mainland will be returning? What evidence is there that enough non-

Tasmanians will flock here? And how much un-costed dollars will we need to offer as inducements for anyone to do so?

Quote: “... close to the Hobart CBD ...”

Misleading and not a justification.

Not close to but in – just 500 m in a straight line from the GPO (a standard city centre reference point). No other city has one in the CBD or is required to, the closest is Geelong at 1.1 km in a straight line. Marvel Stadium in Melbourne is 1.4 km, the Gabba in Brisbane is 2.1 km, the SCG in Sydney is 3.1.

Quote: “The Tasmanian opposition parties ... are united with the government in their support ...”

Misleading.

They may be “united” for a team, but are mostly against a new stadium at Macquarie Point or anywhere else.

Page 13 – Quote: “Tasmanians need to pay extra to travel interstate to see the biggest names in international sport and entertainment.”

Ridiculous rationale, not a justification.

Re-phrasing it as “Mainlanders need to pay extra to travel to Tasmania to see ...” shows this is false reasoning. If Tasmania had “the biggest names” does the State Government really believe their argument would not apply in the reverse direction? Entertainers and others are conspicuously absent from Tasmania because of the low returns and high costs, a new stadium will not change this.

Quote: “Key stakeholders ... Property Council ... Industry Council ...”

Biased.

Key stakeholders such as the public tax- and rate-payers, and local residents are not mentioned or even considered except with box-ticking ‘consultations’ which are subsequently ignored.

Page 14 – Quote: “... open by the end of 2028”

Optimistic.

If a Tasmanian AFL team (and the few visiting mainland teams) can manage to play in the four seasons of 2024-28 to low attendances without a new roofed stadium, they can manage beyond that as well. What cricket and other ‘entertainment’ will we ‘miss out on’? None, because neither the costs of getting here, nor the lack of interest in attending, are going to change sufficiently to fill Blundstone Arena or anywhere else.

Page 19 – Quote: “Economic boost”

Misleading.

This does not appear to include the loss of such jobs in Bellerive when Blundstone Arena is even more underused then sold off (why would it need to be kept?). It takes no account of the costs and disruption to those staff who would have to commute into the CBD from the eastern shore where they now reside and work, so adding to the traffic and overloading the public transport system.

Page 20 – Quote: “Direct expenditure ... 420,000 attendees per year ... \$162m ...”

Misleading, unverifiable.

420,000 averages out at 1,151 per day (365 of) or 8,077 per weekend (52 of). Weekends would be the most popular times, but even so is still less than half of Blundstone Arena’s capacity. The figure of \$162m indicates they’ll spend \$385.71 each, on what is not stated, so is unverifiable. How much (if such figures exist) do patrons spend attending Blundstone Arena? How many (if such figures exist) of the 420,000 are locals who won’t travel far or stay overnight?

Quote: “Increase to gross state product”

Unsubstantiated.

My calculations show \$85m per year for 25 years equals \$2.125b, not \$2.2b. That \$75m quibble aside, what amount is generated from Blundstone Arena? An independent source of those figures would be beneficial. The other revenue from Macquarie Point would have occurred in any event had the original plan (sans stadium) been proceeded with.

Page 21 – Quote: “Unlock new, sustainable transport nodes ... eastern shore ... poorly located ... not well served by public or private transport.”

Contradictory, not a justification.

Refer to my previous comments regarding a similar quote on *page 4 of the Strategic Business Case*. The accompanying photograph showing traffic on the Tasman Bridge is hardly “new, sustainable”. As the State Government has obviously been aware of it for some years, why has it not improved public or private transport options on the eastern shore before now? It does not need a new stadium to do so.

Quote: “... much better placed ... south and west ... transport options ... particularly from the North and East ...”

Misleading.

The majority of the southern population lives in the Hobart City Council area, and to the north and east of it. Blundstone Arena serves them better than the CBD as the traffic is going in opposite directions. The smaller population to the south and southwest should not outweigh the rest. This also only focusses on the Hobart area, no mention is made of the rest of the state, highlighted as a (false) justification elsewhere.

Page 22 – Quote: “... proposed Northern Suburbs Transit Corridor ... in 2019”

Not a justification.

As above. Perhaps deferred for two years by the pandemic, but again, little if anything has been done.

Quote: “... once in a lifetime opportunity ... urban activation and renewal ...”

Spurious.

It does not need a stadium to achieve such goals. Exactly what “activation and renewal” is on the State Government’s agenda?

Page 23 – Quote: “... ferry service ... transporting people to and from the new precinct.”

Misleading.

The expansion of the ferry service has nothing to do with the stadium – it’s to alleviate traffic on the roads, and as an additional transport option for non-commuting locals and tourists. It must be extended to run in the middle of the day, every day like the bus network, not just peak times on weekdays. Does the State Government also not realise the ferries can take people from the city and other wharves to Bellerive for events at Blundstone Arena? It’s not a one-way system.

Page 24 – Quote: “All-weather stadium ...”

Not a justification.

Only Marvel Stadium in Melbourne has a roof. All other AFL, football, soccer, and cricket stadia used for those games and occasional entertainments, do not have roofs. Even the proposed upgrade of The Gabba in Brisbane (which has twice as much rain and twice as many rainy days than Hobart) for the 2032 Olympics will not have a roof!

Quote: “... 377 conferences are too large for Tasmania to host. This equates to 523,031 delegates. ... trade conferences ... opportunities are lost to other states.”

Spurious and not a justification.

Where is the evidence these 377 conferences have not come here because of lack of space and no other reason? 523,031 delegates divided by 377 conferences equals an average of 1,387.4 delegates per conference. How many of the 377 are “too large”? Whatever that number is, then it follows the rest are less than that average. Wrest Point can hold 1,600 in the combined Tasman & Plenary Rooms and has several other rooms for smaller events; the Hotel Grand Chancellor can hold 1,100. I’ve been unable to discern their annual occupancy rates (nor for anywhere else in Tasmania), and it would prove interesting to know what they are, and how many conferences they actually turn away for lack of space or availability.

Page 26 – Quote: “... one-off World Cup matches ...”

Not a justification.

Only one? Firstly, what’s the point, and secondly, we can’t afford the bidding war.

Quote: “Independent research and consultation with event promoters ...”

Possible bias.

Who did the research and how independent were they? Event promoters will promise all sorts of things when they're not footing the bill, or getting paid a lot. Or both.

Quote: "... 44 events ... on average 587,000 in attendance each year ..."

Not viable and not a justification.

587,000 equates to averages 1,608 per day, or 11,288 per weekend. 44 events equate to an average of 13,341 per event. Both results are well below Blundstone Arena's capacity.

Page 29 – Quote: "... Antarctic vessel to berth adjacent to the proposed Antarctic and Science Precinct."

False rationale.

The *Investigator* and *Nuyina* do that now at the Castray Esplanade wharf, where the Antarctic and University of Tasmania facilities are located. Prior to 2021 the State and Federal Governments agreed to investigate moving these facilities to Macquarie Point. [https://www.hobartcitydeal.com.au/data/assets/pdf_file/0004/254578/Fact_Sheet - Antarctic and Science Precinct at Macquarie Point.pdf](https://www.hobartcitydeal.com.au/data/assets/pdf_file/0004/254578/Fact_Sheet_-_Antarctic_and_Science_Precinct_at_Macquarie_Point.pdf). Has the Federal Government (and the University of Tasmania) been consulted and agreed to the changes that will ensue due to the stadium's impact? Who will benefit from the sale of the University and Antarctic buildings on Castray Esplanade, and what plans are there for the empty buildings?

Page 30 – Quote: "Currently, Tasmanians need to pay more to travel interstate to see these acts."

Misleading and not a justification.

Currently? It has always been so and always will be. The reverse is also true – those acts and their attendees "need to pay more to travel" here. This is just one reason why acts do not visit here, unless the State Government is planning to spend yet more money subsidising them.

Page 31 – Quote: "... Mona ..."

False justification for site.

Mona is located in Berriedale. If so many thousands of visitors manage to get there for that, then they will manage to get to Bellerive, or anywhere other than the CBD.

Page 32 – Quote: "Government leadership on climate change ... a net zero climate impact ..."

Misleading, unproven.

Leadership such as logging carbon-storing old growth forest, not valuing the rail network, refusing to implement the northern tramway? How much CO₂ will be released in constructing it? Surely less would be released by upgrading Blundstone Arena.

Page 33 – Quote: "Our rightful place in the national AFL competition ... 35 years."

Untrue, unviable, misplaced loyalty.

It's not a "national" competition if it does not include Canberra and Darwin. Wollongong has more people than Hobart and is not in it. A Tasmanian team hasn't been viable financially or otherwise for 35 years, and with falling attendances year after year, it is even less viable now.

Page 34 – Quote: "In 2022 North Melbourne and Hawthorn each hosted 4 home and away matches ..."

Untrue, misleading by omission.

North Melbourne and Hawthorn did not "host" them, they were the invitees – Blundstone Arena and UTAS Stadium "hosted" them. What is omitted are the 2022 AFL crowd numbers – at Blundstone Arena: North Melbourne vs Geelong (8,663), vs Port Adelaide (5,114), vs Adelaide (5,072), vs Hawthorn (9,713); and at UTAS Stadium: Hawthorn vs Sydney (14,107), vs Brisbane (12,007), vs Gold Coast (9,022), vs Western (13,105). As can be seen they are all well under capacity, and it also shows average attendance in Launceston is 68.9% above that in Hobart. No other events had higher figures than the respective 9,713 & 14,107 AFL attendances. This reinforces the evidence, wilfully ignored by the State Government, for Launceston over Hobart, evidence which is against a new stadium which isn't needed anyway.

Quote: "... capacity is limited to ... 19,500 ... 17,500 ..."

Not a justification, variable figures.

The previous paragraph states an "attendance of 17,844" which is 344 above "capacity". The biggest attendance was 18,149 in 2016, 649 above "capacity". Three sources <https://www.austadiums.com/stadiums/state/7>, https://en.wikipedia.org/wiki/York_Park & https://en.wikipedia.org/wiki/Bellerive_Oval, indicate capacities of 19,000 and 19,500 respectively. UTAS Stadium's highest attendance of 20,971 (AFL) was on 18 Jun 2006 (over 16 years ago). Blundstone Arena's was 18,149 (BBL) on 10 Jan 2016 (over 6 years ago). Blundstone has not been at capacity for at least 20 years. The site https://afltables.com/afl/afl_index.html is also helpful.

Quote: "... top drawing Victorian-based teams ..."

Misleading.

Such as Geelong and Adelaide? These two "top-drawing teams" had attendances at Blundstone Arena in 2022 of 8,663 in April and 5,072 in May respectively, all less than half capacity. These are the facts.

Quote: "... multi-purpose all-weather ..."

Not a justification.

Only one other stadium (Marvel) fits this criterium. All others manage well enough without it.

Quote: “The evidence shows that Tasmania’s AFL team will be strongly supported by Tasmanians”

Unproven.

What evidence? How many were asked what questions when? Where is the evidence that Blundstone Arena will actually have events that overflow it often enough to warrant a bigger stadium? It is extremely unlikely that sufficient long-term inter-generational allegiances to mainland clubs will change.

Quote: “... 32,000 Tasmanians are currently members of AFL clubs ... 28,000 ticketed club members ... over half would have access ...”

Misuse of statistics, optimistic scenario, self-defeating.

Would the two different figures have anything to do with current allegiances? The members are scattered across the state, and if only “half would have access” (14-16,000) then Blundstone Arena and UTAS Stadium are suitable. What evidence is there that sufficient members from the northwest to northeast would ever attend a game in Hobart?

Page 35 – Quote: “... 5,000 people will travel per game to Hobart ...”

Not a justification.

With such low current attendances, Blundstone Arena can easily accommodate those ‘extra’ 5,000 (if they turn up).

Page 36 – Quote: “... \$65m ... major upgrade ... UTAS Stadium in Launceston ...”

False justification.

Why not put a roof over it at the same time? A better and cheaper alternative without destroying Hobart’s amenity, considering Launceston’s 2:1 ratio of attendances over Hobart.

Page 37 – Quote: “... surrounded by residential neighbourhoods ...”

Spurious and not a justification.

While Macquarie Point isn’t “surrounded”, the residents of North Hobart, Glebe, Central Hobart, and Battery Point are close enough to be highly disrupted. Those who live in Bellerive, Rosny and Howrah moved there knowing Blundstone Arena was part of the mix. Those living in Hobart surely have a prior-usage right to not want a massive white elephant with attendant crowds and traffic in their vicinity (assuming they turn up). The State Government is ignoring the fact that UTAS Stadium is similarly located in suburbia, and across the narrow North Esk River is an empty brown-field site (‘York Park East’, 49 Boland Ave, Invermay) more than four times as large (some 38 ha) which is far more suitable than cramming it into Macquarie Point.

Quote: “... UTAS Stadium lies between the North Esk River and a busy road.”

Ridiculous, contradictory, disingenuous.

The UTAS Stadium site is far less constraining than Macquarie Point. It's ridiculous to claim the narrow North Esk River and the 2-4-lane "busy" Invermay Rd are more constraining than the wide River Derwent, and the multiple lanes (and traffic) of the Tasman, Brooker, Macquarie & Davey routes.

Page 38 – Quote: "... Blundstone Arena ... access is challenging and presents a constraint to growth."

Not a justification.

Macquarie Point is not this? Only if the State Government is planning to expand into the rest of the port area, the CBD or the Queen's Domain.

Page 39 – Quote: "... doesn't exist anywhere else in the world ..."

Questionable, repetition of argument on Page 6.

If true, then why not, given their larger populations and financial base?

Page 43 – Quote: "Capacity analysis ... 44 events per year ... optimal capacity 23,000 ... 171 events across a 4-year cycle."

Creative accounting, misleading.

44 events per year for four years equals 176 events. Unguaranteed forecast attendances of 587,000 (*page 26 of the Strategic Business Case*) average out at 13,341 per event, little more than half Blundstone Arena's capacity. A capacity of 23,000 is only 3,500 more than either UTAS Stadium or Blundstone Arena, neither of which have been near capacity for years. Considering the State Government recently announced the funding of 2,000 more seats for UTAS Stadium (bringing it up to 21,500), it is irresponsible to build a new stadium where those 1,500 seats will essentially cost in excess of \$500,000 each.

Page 45 – Quote: "... car spaces (non-public) ... 40 ..."

Gridlock inducing.

The public will have to park in the parking stations or on residential streets. Whatever solutions are proposed to deal with getting people in and out of Macquarie Point can just as easily be applied to Blundstone Arena. Bearing that in mind, the three multistorey carparks within a 20-minute walk (60 Melville St, 35 Victoria St, 38 Argyle St,) have places for 456, 782, and 1,155 spaces respectively – a total of 2,393 – and they close at various time during the week, the latest being 2200, 1830 and 1815 respectively. Attendees will not park there after hours unless the State Government is going to pay for extra staff and security time as Hobart City Council should not have to. Assuming each car will have four people means a minimum of 58% of the required parking spaces will be on the streets, along with residents and everyone else who are not going to the stadium. It is assumed that more street parking restrictions will be introduced further disadvantaging local residents. NOTE it is unstated how many would be bussed in (on already clogged streets), use the ferries, or walk.

Page 48 – Quote: "Site Preparation ..."

Misleading, irrelevant claim.

Preparation was done as a prelude to the original plan. It's disingenuous to claim it as a part of the stadium proposal.

Pages 51-53 – Quote: “Feasibility Studies”

Biased and not a justification.

A self-limiting string of six site selections clearly aimed at ignoring more obvious sites. Possible alternative sites to Blundstone Arena are Sandy Bay (University of Tasmania have shown they want to move to the CBD), Cambridge and Acton Park (both near the airport and freeway which features in the State Government's arguments), UTAS Stadium (York Park) and York Park East in Launceston to name but a few. Why it must be in the CBD appears to be a condition of the AFL, and has nothing to do with all the other so-called uses the State Government is using as justification.

No quote: Aerial photograph

Poor graphic alignments.

The location of the stadium at Macquarie Point is much further to the right in this montage than in subsequent documents, e.g., *page 43 of Appendix 2*. Another example of the poor quality-control in document preparation.

Quote: “... site selection assessment ...”

Biased.

Proximity to the CBD is the primary reason for site selection (as specified by the AFL who don't live here and aren't footing the bill), all other factors appear to be far less relevant. A stadium touted as “world class” can be built elsewhere with far less visual and aural impact on the surrounding landscape. Why is the AFL being allowed to direct the State Government on what is built where? The stadium is touted as being “multi-purpose” but it seems everything revolves around the AFL which simply doesn't have the support-base here to warrant it, nor does cricket. The pros and cons of the six sites are selectively worded to ensure Macquarie Point is perceived as ‘better’.

Quote: “Excellent views from the River and Domain Hwy.”

Not a justification.

Other than to remind people of the once-pleasant landscape that used to be there, for what reason does the view toward the stadium matter from these places? It can only be a ‘look at me’ self-aggrandisement to remind residents of how the State Government can and will ram through un-necessary and inappropriate developments despite much opposition.

Quote: “Regatta Point ... future development earmarked for the site”

Hidden agenda.

What is proposed for this site and kept hidden from the public?

Quote: “Macquarie Point ... substantial distance from existing residential areas ...”

A lie, contradictory.

Close, not substantial. Distances to nearby residential areas – 20 m across the road (Evans St), 150 m to Wapping, 650 m to Glebe, 650 m to Battery Point. The first two residential areas are closer than the alternate site of Lower Domain Rd is to Glebe, noted as “close to existing residential”.

No quote: Hospital proximity

Ignored.

Glaringly absent is any mention of the proximity to the Royal Hobart Hospital 400 m away. The patients on the eastern and southern sides of the building will be disturbed by the excessive noise levels of construction and events which will penetrate the hospital’s insulation properties. No doubt more money will be spent on otherwise un-necessary insulation. Of concern is whether the high cranes used during several years of construction, and the glare from stadium lights during events, will create a navigation hazard for helicopter movements at the hospital.

Page 55 – No quote: Photographs selectively cropped

Misleading by omission.

Macquarie Point is never shown in perspectives such as these, nor is there any ‘artist impressions’ showing how big it is in context with the surrounding landscape. Aerial photographs do not give any sense of height. My own ‘artist impressions’ show the real visual impact kept hidden from the public.

Page 56 – Quote: “... The cost estimate will be updated ...”

Obfuscation.

Continually and upwards. Granted, estimates are just that, but inevitably the final cost will be well in excess of the stated figures, at the expense of tax- and rate-payers.

Quote: “All current planned activity ...”

Misleading and a false justification.

All these things have been suggested, are in planning, or have been in progress for years. They were planned before the stadium was suggested and are there for a more workable city. The stadium will exacerbate the transport issues in the CBD which will involve even more expense to alleviate congestion that was not foreseen in the decade’s-long planning scheme.

Page 57 – Quote: “... the stadium component ... generating -\$306 million in net benefits over its lifespan.”

Irrational.

Minus \$306m! It is a measure of insanity to insist on building a project that will lose this amount of money especially with more pressing issues such as health and housing.

Page 59 – Quote: “Physical Health ... Mental Health”

Irrelevant.

A new stadium is not required for these, any sporting event will do.

Quote: “Liveability”

Not a justification.

The housing market is already unaffordable and will be for many years. A new stadium may increase nearby property values as they’re close to entertainment, but it’s also likely to decrease property values due to incessant noise and light.

Quote: Community Pride

Not a justification.

No pride for those whose Cenotaph amenity has been desecrated, nor for those who are homeless or on hospital waiting lists who will be reminded every day of the State Government’s waste of their money.

Page 60 – Quote: “Net benefits”

Misleading.

How can this project go ahead with the “benefits” of a loss of \$306.3m?

Page 65 – Quote: “Funding”

Self-defeating rationale.

Their own cost/benefit analyses do not support it. The AFL is directing the State Government on this project, yet is only contributing \$15m, a tiny 2.1% of the total. Note the “request” for \$240m from the Commonwealth Government which, according to recent statements by them, are not keen on complying. The State Government will end up footing the other 97.9%, plus the interest on the borrowed (from whom?) \$85m. Page 58 refers to “lifecycle capital costs” of \$49.5m per annum, more money into the black hole. Page 60 estimates the project’s final cost at \$1.0 b, money better spent on our collapsing health, housing and education systems.

Page 66 – Quote: “... most suitable planning approval pathway ...”

Biased.

In the list of four pathways, three are State Government bodies which can over-ride all opposition including the fourth pathway (HCC) with no right of appeal or protest. The State Government has shown their willingness to override elected bodies and the independence of statutory authorities by suggesting they may yet grant permission for the financially

unviable, environmentally and visually destructive, Mt Wellington cable car proposal using one or more of those three pathways.

Page 70 – Quote: “Ongoing engagement and dialogue”

Misleading and not a justification.

The decision to go ahead has likely been made, the ‘consultation’ will be the usual sham box-ticking for appearances sake and will make no difference to the outcome. It will be interesting to see how much notice the State Government takes of the negative responses. How much whitewashing, obfuscation, double-talk, false justifications and outright lies will be told to jam this white elephant into such a confined and inappropriate site?

Page 73 – Quote: “... is necessary to secure a 19th AFL licence ...”

Not a justification.

As this is the stated reason for building the stadium, given all the past and current attendance statistics, the financial burden, and the inappropriate site, then it proves the State Government is guilty of financial mismanagement, gross incompetency, misleading the public and possible corruption.

Quote: “... All that remains is for the Australian Government to contribute \$240 million to make the project a reality ...”

Untested, poor demonstration of financial management.

Some years ago, the Federal Government gave the State Government \$25 million to help fund the redevelopment of Macquarie Point. A master plan was created and agreed upon by all concerned but so far very little has been done, the State Government has over-ridden the Plan and should not get a cent more until they explain why this is so and where the money has gone.

The Commonwealth Government surely has more sense and financial responsibility than to acquiesce to this request. What will be the response from the State Government to a ‘no’? They’ll fund it anyway, but perhaps they can first ask the tens of thousands who are homeless, on medical waiting lists, and in underfunded schools their opinion.

APPENDIX 1

Page 1 – Quote: “Research emboldens the brave ... global evidence strongly supports that an integrated precinct stadium model is yet to be realised ...”

Does not engender confidence.

In other words, this proposal has been thought of elsewhere and is yet to succeed. While I do support the idea of visionary schemes, they do have to be in the right place for the right reasons. This project is neither.

Page 2 – Quote: “MCG”

Misleading by omission.

Ignores numerous entertainment and cultural events that have taken place there, and will continue into the future. With no roof.

Quote: “Adelaide Oval”

Misleading by omission.

Ignores the fact the recent upgrade did not include a roof, yet has an AFL team playing there. How come the AFL didn’t demand a roof?

Quote: “Macquarie Point Stadium ... doesn’t exist anywhere else in the world ...”

Partial lie.

The proposed stadium in Italy (*page 9 of Appendix 1*) has yet to go beyond planning. If places elsewhere in the world with greater populations, resources and funds have yet to build such an edifice then there must be valid reasons why not.

Page 3 – Quote: “... affordable access (for locals) ...”

Questionable.

No definition of “affordable” and “local”, but it implies locals will get a discount, or non-locals will subsidise them, or both. If non-locals have to pay a premium (a ‘foreigner price’ as used in some places overseas) then they will attend even less than they do now. In any case, the cost to attend will be several multiples of what ‘locals’ pay now.

No quote: Selective photographs

Misleading, unsubstantiated, not a justification.

Photographs of full stadia, not seen in Tasmania for decades. Photograph 3 is partially relevant in that a proposed use of the new stadium is for the Dark Mofo Ogoh-Ogoh burning, which would damage the roof and playing surface, and likely set off the sprinkler system.

Page 4 – No quote: Selective or irrelevant photographs

Irresponsible and misleading.

Where in the plan is an elevated projection over water? With climate change upon us, why is ‘clean, green, Tasmania’ promoting greenhouse-gas-emitting unsustainable fossil fuel use by monster trucks?

Page 5 – Quote: “... battery for the city ... geothermal functions ...”

Spurious, unverifiable.

There are no mentions of these items anywhere else, and these can be started without the need for a stadium to justify them.

No quote: Irrelevant photographs

Irrelevant.

Photograph 7 is part of a concept for Expo 2012 in Yeosu, South Korea. Whether it actually happened is difficult to ascertain.

Page 6 – Quote: “Gathering”

Not a justification.

These things happen now, they’re called the waterfront, Salamanca, and the CBD generally.

No quote: Irrelevant photographs

Irrelevant.

The photographs portray some situations significantly different from what is proposed. Most portray things already existing elsewhere in Hobart.

Quote: “... top ten most Instagrammed locations in Australia ...”

Questionable.

Where is the evidence it will achieve that? Instagram may not even be a ‘thing’ by 2028, and it is foolhardy to base claims and expensive, un-needed projects on short-term fads.

Page 7 – Quote: “... contemplation and reflection through cultural values ...” (NOTE there is either text missing after the “truth-telling,” comma, or it’s another typo)

Disrespectful, no justification.

The overbearing size and location of the stadium will significantly detract from the “cultural values” of the Cenotaph and its surrounds. What is the purpose of destroying the amenity of this sacred site? Photograph 6 is unintendedly ironic. There are numerous existing areas where people practice ‘wellness and self-health’. We also have plenty of museums.

Page 8 – Quote: “... strong education ... including primary, secondary, tertiary ...”

Misleading.

Education in general is in dire need of proper funding, the stadium funds would be better spent there. The University’s reputation is suffering due to its focus on real estate.

Quote: “... TV ...”

Not a justification.

The State Government won’t be getting much (if any) of the money, it will go to the broadcasters and event promoters.

Quote: “... next gen accommodation and hotels ...”

Unsubstantiated.

These will be where? What evidence is there that “next gen” (or anyone else) will support it? We have an accommodation crisis which won’t be relieved while ever funds are diverted to bread and circuses (without the bread).

Page 9 – Quote: “Case Studies”

One lie, other items misleading.

The only one to fully match Macquarie Point’s 12 criteria is the *Brescia Sport and Culture Precinct* (another typo, it’s actually “Cultural”) which does not yet exist. Photograph 9 is an ‘artist impression’, as featured on the Limnal website [the link from *Appendix 1 page 14* “photo credits”, erroneously labelled number 4, is no longer valid].

This is a meaningless comparison, because not mentioned is the fact that Brescia was a 10 May 2019 proposal to upgrade *Mario Rigamonte Stadium* (in the suburbs) <https://www.thestadiumbusiness.com/2019/05/10/stadium-project-works-serie-bound-brescia/>. Nothing has started (if it ever will) as indicated in Google Streetviews of May 2010 and Nov 2022. The architect Limnal Studio’s partner, Centrum Stadia of Melbourne <https://www.limnalstudio.com.au/news/architecture-brescia-stadium-italy/>, is listed in the ASIC register as “Proposed for Deregistration” dated 24 Dec 2020 <https://publishednotices.asic.gov.au/browsesearch-notices/notice-details/CENTRUM-STADIA-PTY-LTD-630124604/f705bd9f-8e33-4b83-a412-f0309f7e8a9f>.

That’s an endorsement?

Also not mentioned is the cost in Brescia is estimated at €200-240m (AU\$310-380m), double the €100-150 cost in 2019, and significantly less than Macquarie Point. Why is ours so expensive? Nor is mentioned Brescia has a population of 1.5 m, a metro system, a traffic-free CBD, a tramway under construction etc.

It’s notable that every one of the 22 places in the photographs have a greater population than Hobart. If I can easily find out these things, surely the State Government can too, so they are either deliberately not checking, deliberately ignoring inconvenient data, or deliberately lying to the public by withholding relevant information.

Pages 13-14 – Quote: “Image Credits cont.”

Sloppy editing.

On page 9 there are 22 photographs but only 20 credits numbered 1 to 4, then 1 to 16. Credit numbers restart on page 14 instead of continuing the sequence from number 5. Number 8 is the credit for photograph 9, and it is highly likely others are wrong as well.

APPENDIX 2

Page 1 – No quote: Aerial photograph

Misleading by omission.

This perspective, like all the others, does not show the stadium site, or the size and dominance of the stadium relative to the Cenotaph and the CBD.

Page 2 – Quote: “... within easy commuting distance of the Hobart CBD.”

Undefined, self-limiting and not a justification.

Thousands easily commute from Berriedale, Howrah and Kingston into the CBD and beyond. This is a government-imposed self-limiting frame of reference to ensure a narrow list of potential sites.

Quote: “... may include up to three (3) sites”

Unjustified, deliberately exclusionary.

Many more suitable sites have been deliberately excluded in order to ensure Macquarie Point wins out.

Page 3 – Quote: “... commuting/walking distance from the CBD ...”

Deliberately exclusionary, misleading.

Including walking from the CBD ensures no other site can be selected. A sham process to focus on the Queen’s Domain sites and Macquarie Point. Does the State Government know the CBD boundary (where it borders the surrounding suburbs) extends to Antill St, 1.9 km from Macquarie Point? Similar distances are to Ispahan Ave, Molle St, and north Harrington St (2 km each), and west Patrick St (2.2 km). Twice the distance that Blundstone Arena is from the Bellerive ferry wharf (1.1 km).

Page 5 – Quote: “Site Expansion/Growth Opportunities”

Unviable.

With the stadium jammed into this self-limiting confined space, where’s it going to expand to? There are only two options – horizontally into Macquarie Point, across Evans St, or into the Queen’s Domain (all destroying things already there); or vertically making it even more intrusive. There are no other options. The best place for this scenario is York Park East, Launceston.

Page 6 – Quote: Mis-aligned labels

Sloppy editing.

First two columns - they don’t all add up to 100. There is no label on the first line, unexplained zeros, and Total Points labels sometimes not at the end of each section. The Points Value figures add up to 90 so I can only assume a 10 has been missed. With editing like this, no trust can be placed in other figures.

Quote: “... a total point value that adds up to 100 ...”

Misleading by omission, unjustified claims.

It doesn't – see above comment. The Cenotaph is a significant cultural site. While not on the stadium site, it should not have its contemplative amenity, nor its views compromised. The stadium wall will be approximately 90 m away and excessive noise will easily travel that distance and more. "Existing usage" has the same rating as "Noise and light impacts" – the former is incomparable as there's no to little usage at present due to the State Government's delays and changes, while the latter is undefined, untested and will likely be higher than currently.

Quote: "Cultural"

Misleading, unsubstantiated claims.

A 35% weighting for "ease of patron access" contradicts the 15% for event traffic and congestion – and how are "walking" patrons going to get to the CBD in the first place if not by being part of "traffic"? The miniscule 10% for site size constraints is unrealistic as there's nowhere it can expand to without impacting on others. York Park East does not have those issues. "Wow factor" is an unquantifiable and subjective criterium. By what reasoning is it given the second-highest rating?

Quote: "Location"

Misleading.

Surely "functional integration" is a necessity, not an "opportunity".

Quote: "Buildability"

Incorrect addition, or sloppy editing.

Where is the remaining 25% of Governance? Perhaps it refers to the State Government's lack of it. Or perhaps the spreadsheet was cut off, if so, what else is missing?

Page 7 – Quote: "Environmental ... over a +6ha flat site"

Misleading, contradictory.

Page 47 of Strategic Business Case states the site is 9.3 hectares.

Quote: Cultural "... outlook, and views"

Misleading by omission.

No mention is made of the Cenotaph, a culturally sensitive site. The community residential section dot point makes reference to their outlook and views, the views from and to the Cenotaph don't rate a mention. Nor are relevant street-level context views of the stadium in situ to be found in any document.

Quote: Location "... distance by walking capability ..."

Unjustified focus.

While encouraging walking is to be applauded, what is understated is the method people are going to get to the CBD in order to walk. It will primarily be by car as public transport will

not be adequate, and the State Government's record does not inspire confidence in this area.

Quote: "... bus, bikes, e-vehicles, light rail, ferry, ride share, taxis ..."

Misleading.

Buses, e-vehicles, ride share and taxis all use the same roads as cars, bikes have limited safe access, e-vehicles have few charging points, light rail has been dismissed by the State Government, ferries will need more to be expanded in location and quantity.

Quote: "... site size constraints ..."

Unrealistic.

While all things must be considered, to ignore the small site and extremely limited expansion possibilities is an abject failure by the State Government's agenda to ensure Macquarie Point is the only option to be considered. York Park East is again ignored.

Quote: "... experiential brilliance ..."

Not a justification.

Unprovable 'feel good' claim.

Quote: "... facility embedded in the public realm ..."

At best the wrong term, at worst a lie.

The dictionary definition is "existing or firmly attached within something or under the surface" – to describe the stadium as such is a lie, it is not hidden, it will dominate.

Page 8 – Quote: "Buildability ... without the need to build new access or provide major improvements to the existing"

A lie.

The documents clearly state there will be a new access road from McVilly Drive past Regatta Point. Major improvements will need to be provided as the roads can barely cope with current usage, let alone that in 5 years' time plus stadium traffic.

Quote: "... meet town planning requirements ..."

A lie.

Town planning is irrelevant. Several State Government pieces of legislation will be used to over-ride local government or other obstructions, including public protest. They have said so.

Quote: "Management plan compliance ..."

A lie.

This plan, like many others, is subject to alteration or deletion, the same as the scrapped Macquarie Point Management Plan.

Pages 9-11 – Quote: “Site Consideration Criteria”

Misleading, selective, incomplete.

A self-imposed 140 m radius (280 m diameter) footprint, while applicable in some locations, ignores UTAS Stadium’s capacity to expand seating to hold another 2,000 (funding announced by the State Government recently) taking it to 21,000. The cost to increase the capacity by a further 2,000 to 23,000 is minimal compared to building a new one to hold 23,000 which will effectively cost \$500,000 per extra seat.

The circles are centred on Elizabeth St Mall, common sense suggests they should be centred on the stadium – that’s where patrons are supposed to be walking to and from. It’s stated their working distance is 1,350 m (10-15 minutes’ walk) which is just outside the purple ring (1,250 m radius). This takes no account of topography or street layout.

Page 12 – No quote: Missing text

It appears some text is hidden under the top of the photograph. What other text is hidden from view, accidentally or otherwise?

Page 13 - “... a 25,000-seat capacity ...”

Incorrect.

Almost all references indicate the minimum capacity to be 23,000, using a higher figure is contradictory, confusing, and not valid for comparison purposes.

Pages 16-44 – Quote: Sites 1 to 6

Misleading by omission, comparison confusion.

On pages 17, 22, 27, 32, 37 & 42 the choice of using differently scaled and sized photographs to those on other pages creates confusion, as does the use of brightly coloured cropped photographs compared to washed-out greyed photographs. The 140 m radius circle should be overlaid on all photographs for proper context. One wonders what score the York Park East site would get if anywhere other than Hobart was considered.

Pages 36 – No quote: Photograph

Misleading by omission.

The contour lines, which are on other greyed photographs, are either missing or so faint as to be invisible.

Page 43 – No quote: Dimensions

Difficult to ascertain.

The length and breadth of the stadium can only be guessed as those details are not in the documents. An approximate size can be gleaned from the plan on this page, that is, 240 m long by 220 m wide, similar to the plan on *page 25 in Appendix 3*.

Page 47 – Quote: “Comparative Analysis”

Misleading by omission.

The list of “challenges” for Macquarie Point does not include likely traffic gridlock on event days, visual and aural impacts on the Cenotaph and residents, and lack of expansion space. Neither site is good, but how can the Regatta Point site have an impact on the Cenotaph but Macquarie Point site does not?

Page 48 – Quote: “There has been tension with local residents and objections to sporting or other developments citing noise, light emission, traffic and pedestrian movement ...”

Self-defeating.

The State Government is ignoring the fact that this applies to Macquarie Point as well.

Quote: “... “acceptable walking” distance ...”

Self-imposed limit.

The focus of the whole project is to make Macquarie Point the approved site by limiting criteria, walking distance from the CBD being one of them. This ignores such sites as the SCG (a 44-minute walk from the GPO), MCG (29 minutes), Perth (45 minutes) etc.

Quote: “Regatta Point is our recommended site”

Unviable.

This site has more issues than the issue-ridden Macquarie Point. It would cost significantly more due to the location over water, and also ignoring the potential effects of sea-level rise due to climate change. Governments and Councils elsewhere are already limiting structures at water level, it defies belief that this location is a contender, let alone a preferred site. Like Macquarie Point it would dominate the Cenotaph, the coastline, and the city generally.

Quote: “... the topography of the site lends itself to a structure of this size with the land already falling away from 20 metres to sea level ...”

Contradictory.

It appears that a fall of 20 m at Regatta Point is a benefit, but a fall of 20+ m for Site 4 is not, nor is 25 m for Site 2. Whatever cut and fill is manageable for Site 5 can easily be done at Sites 2 and 4 (if necessary). NOTE the Regatta Point fall of 20 m is contradicted on *page 5 of Appendix 3* “... site topography varies between RL17 and RL3.5 ...”, that is, a difference of 13.5 m. What figures, if any, are to be believed?

Quote: “... how much a stadium can enhance the Cenotaph area ...”

Insulting.

By what measure is an enormous and dominating white elephant next door to, and almost as high as, the Cenotaph's obelisk an "enhancement"? The peace and tranquillity of the Cenotaph area must be retained. To consider naming it "Anzac Stadium" is an insult to the descendants of those who served. In any case, as occurs elsewhere the name will go to the highest bidder, and the public is never consulted on that.

APPENDIX 3

Page 6 – Quote: "Typical arrangement on site ... 5.1"

Inappropriate site.

This overwhelms the surrounding landscape. Other issues abound as stated above.

Page 7 – Quote: "Typical arrangement on site ... 5.1"

Inappropriate site, misleading by omission.

This overwhelms the surrounding landscape. NOTE the size of the drawing is 119% larger than that for Regatta Point, ensuring the Cenotaph is not included for scale. Other issues as stated above.

Quote: "... 6.2 ... 400 m2 of new pavement ..."

Waste of public funds.

The new road was paid for by either the State Government or Hobart City Council. If the latter, will they be reimbursed? If the former, it's another example of government ineptitude. The cycleway from Regatta Point to Evans St has already been similarly affected, is the State Government going to fund its reconstruction?

Page 12 – Quote: "... 10 Evans St ..."

Incorrect, misleading.

The largest area is 10 Evans St, but the site will take over or impact on numbers 6, 8 and 12. The State Government will have to acquire those lots to make it work as planned.

Quote: "... a fall of 4m from the Hobart Cenotaph towards Evans Street"

Incorrect, misleading.

It is more than 15 m – the contour line nearest the Cenotaph is 20 m, the one at the base of the cliff is 10 m, and Evans St is less than 5 m. If the document meant the fall from the base of the cliff, then it's *still* incorrect.

Page 13 – Quote: "Hobart Geology Map"

Undisclosed information, misleading by omission.

The majority of the Macquarie Point site is reclaimed land (the dotted line indicates the original shoreline). Nowhere in the documents are references to the subsidence potential

due to the weight of the structure thereon, nor the added movable weights of the stated 20-30,000+ attendees, staff, performers etc. Has the total expected maximum weight, including the approximate 23,000 tonnes of fill (*page 22 Appendix 3*) been factored in? If so, where is the data? There are no references to the liquefaction of reclaimed land that would eventuate if an earth tremor of relevant size occurred, remote as it is. Nor are there references to the capabilities of the understaffed and underfunded emergency services were any of these issues to occur mid-performance.

Page 20 – Quote: “Drawing”

Insufficient perspectives.

This is one of the very few ground-level aspects in the documents showing how high the stadium will be compared to its surrounds, in this case the Cenotaph. It appears the State Government has ensured ‘artist impressions’ are at various angles from the air, or are extreme close-ups which do not show ground-level context with the surrounding landscape.

Page 22 – Quote: “... no traffic analysis has been assessed or undertaken ...”

Misleading by omission.

Understandable as it wasn’t in Aurecon’s brief. However, there are no traffic study data in any of the documents. This leads to the conclusion that the data has either been withheld because it shows severe traffic congestion, the data is being massaged to fit the State Government’s narrative, or that the data does not exist.

Page 23 – Quote: “Figure 6-3”

Inappropriate site.

The diagram clearly shows how close to Evans St residents the stadium is. As well, it overshadows the apartments for several hours each morning.

Page 36 – Quote: “Figure 7-10”

Irresponsible, inappropriate image.

This photograph shows three children beside Hobart Rivulet. The site is in Collins St near Campbell St and access is prohibited. It is highly irresponsible to promote such illegal activity, especially involving children, even if the undated photograph was taken while on a now-defunct guided tour by persons uncredited.

Pages 37-38 – Quote: “Sea Level Rise”

Incomplete.

What is not stated are the effects of such inundation on the reclaimed land that underlays Macquarie Point (as noted on *page 13 of Appendix 3*) and therefore the stadium’s foundations.

Page 46 & 52 – Quote: “Greenfield Site Comparator”

Misleading, false comparison.

While using a fictitious site as a benchmark, the York Park East brownfield site would have been a better comparison as it's very similar to the fictitious one. In some respects, it's comparing apples and oranges, both Regatta Point and Macquarie Point have piles, and Macquarie Point does not have pads.

Pages 48-50 – No quote: Artist impressions

Misleading by omission.

Note the close-up views and lack of surrounding landscape, water excepted, showing the dominance of the structure.

Page 53 – Quote: “Event Size Comparison”

Misleading, not a justification.

By what means was the 23,000-figure obtained? That aside, using an event that happens once per year rather than say, several AFL games, is misleading. No other event attracts anywhere near that number either. It is misleading as the final-night parade (not a seated event) attracted only 13,000 <https://www.triplem.com.au/story/dark-mofo-2022-figures-show-festival-was-a-success-202082>. Apart from the inevitable and rarely explained ‘safety reasons’, it is doubtful the Ogoh-Ogoh burning would be allowed in the stadium due to smoke and ash damage to the awnings and roof, and heat damage to the playing surface. It would probably set off the automatic sprinkler system.

Quote: “Persona Profiles”

Inconclusive.

Sam adds to traffic congestion. Matt's bus, while preferred, is hampered by traffic congestion. Mary is already in the CBD, but how did she get there?

Quote: “... last mile journey ...”

Non-current term.

While realising imperial measures are still used every-day phrases, miles have not been officially used since the mid-1970s. A preferred measure would be either a rounded 1,500 m, or a 15–20-minute walk.

Page 54: Quote: “Persona comments”

Misleading and not a justification.

Sam's comments apply equally to Blundstone Arena. Whatever traffic solutions are planned for Macquarie Point, they can be implemented elsewhere now. Matt's bus would surely be allowed to stop at the stadium, assuming bus stops are included? Mary's e-scooter advice regarding riding in busy areas is true but often ignored. Just where would a “straight access” be made?

Page 55 – No quote: First five dot points

Not a justification.

Whatever traffic solutions are promised for Macquarie Point, they can be instituted now for the CBD, as well as Blundstone Arena and anywhere else that needs it.

Quote: “Missing Pedestrian Connections ... Safety Concerns”

Not a justification.

Missing connections are the bane of walkers everywhere. Hobart has many hidden footways and accessways between streets, but in some areas, they are sadly lacking.

Quote: “Food & Beveridge Amenities”

Not a justification, contradictory.

The raison d’être for the stadium appears to be a ‘build it and they will come’ mentality. If so, why does that not apply to bars and restaurants as well?

Page 56 – Quote: “Persona comments”

Not a justification.

Sam can already catch the ferry into the CBD, more so if it’s expanded. However, parking at Blundstone Arena will need to be improved, or better still, public transport. Proposed solutions can be implemented now without the need for a stadium to justify them.

Page 58 – Quote: “Figure 13-5”

Misleading, inconsistent.

The circle for the Macquarie Point stadium a lot further to the east than in almost all other plans.

Pages 60-61 – Quote: “Figure 14-1 ... Figure 14-2”

Misleading by distortion and omission.

The angle of the graphics present both stadia with lower apparent profiles than the plans specify. The roof appears much lower than the top of the Cenotaph, when in fact it’s almost as high. Conspicuously absent are labels indicating nearby residences in Evans St and Wapping.

APPENDIX 4

Pages 6-7 – Quote: “... could ... estimated ... potential ...”

Optimistic, unverifiable.

Noted, there are no guarantees. The repetitive use of qualifiers infers that some of the costs and benefits may be understated or overstated, or both (i.e.; subject to spin).

Page 14 – Quote: “attendance ... using figures from Events Tasmania’s UTAS Stadium ... [Table 2]”

Misleading.

As noted in the comments relating to *page 34 of the Strategic Business Case*, the UTAS Stadium attendances are, on average, 68.9% higher than Blundstone Arena. To directly use those figures as a basis for the Macquarie Point estimates, without reducing them by 40.8%, is highly misleading.

Quote: “Applying the net new events... [Table 3]”

Misleading, confusing, and not a justification.

Refer to comment above regarding percentage non-reduction. Attendances at AFL of 112,700 over 7 games (Table 1) average out at 16,100; A-League 69,000 over 6 games average out at 11,500; International Cricket 16,100; International Rugby 18,400; NRL 14,950; Concerts 16,100. The combined average is 14,909.

It’s noted that BBL is zero (why?), though the second table has a figure of 65%, equal to NRL. These forecast attendances are all below (some significantly) the capacities of both UTAS Stadium and Blundstone Arena.

Page 15 – Quote: “... analysis assumes that the attendee origin profile of Hobart Stadium will mirror that of UTAS Stadium ...”

False and misleading analysis.

Quite an assumption given the attendance data which shows a substantially lower average in Blundstone Arena compared to the rarely-if-ever-full UTAS Stadium.

Page 16 – Quote: “Estimating impacts ...”

False and misleading analysis.

Based as it is on the previous page’s misleading data and interpretations.

APPENDIX 5

In its entirety

Late availability online.

Public submissions sent before release are therefore based on incomplete information.

Misleading by omission.

Dated Nov 2022 and only available to the public on 18 Jan 23 with just 16 business days remaining before close of submissions. It raises suspicions that the release was delayed in order to prevent proper scrutiny. If this is not the case, a truthful explanation of why it’s taken 6-10 weeks to get it online is required, along with why the public comment period has not been extended to compensate.

Page 5 – Quote: “... provide services around the clock ...”

Misleading by omission.

The State Government has withheld, or at a minimum downplayed, the fact that the stadium precinct will be a 24-hr operation. Depending on exactly what this actually means, this will have dramatic and detrimental effects on the nearby residents, traffic, wildlife etc.

APPENDIX 6

Generally

This document is electronically unsearchable as all the pages are jpeg or equivalent images. There are several **redacted** sections which make it impossible to ascertain their veracity.

Page 4 – Quote: “... consumer demand ...”

Misleading, unsubstantiated claim.

Given the previously stated attendance data, where is the “demand”?

Quote: “... additional acquisition budget of \$5.3m ...”

Misleading, unverifiable.

What is being acquired? If it's the right to stage certain events, the usual bidding wars will see the cost escalate well beyond the \$5.3m budget.

Quote: “AFL ... Football ... Rugby”

Unrealistic, unverifiable.

Attendances are falling and are now well below current Tasmanian stadia capacity. Having a Tasmanian team is no guarantee attendances will suddenly increase, paying at least four times as much to see them.

Quote: “Cricket”

Misleading, not a justification.

The 67,500 “per event” refers to the total over a five-day test match, an average of just 13,500 per day, about two thirds capacity of Blundstone Arena. As this match will only happen once in eight years it's not justified. Attendance at Blundstone Arena for a Hobart Hurricanes match on the sunny public holiday of 2 Jan 23 was a mere 6,113, less than one third capacity. How can a figure of 10,000 “per match” be a reasonable estimate? And what's the point when it's barely half the capacity of Blundstone Arena anyway?

Quote: “Weighted Total / Annual Average”

Totally unjustifiable by any measure, farcical.

The projected yearly figure of 587,188 attendees over 43.625 events average out at 13,460 per event, barely two thirds capacity of Blundstone Arena.

There are only ten events which are forecast to exceed the capacity of Blundstone Arena – the AFL final (once in eight years), Tier 2 Socceroos and Tier 2 Wallabies (both once in four years), Tier 1 concerts and Ad-hoc sport (three times per year), Tier 3 World Cup (once in two years). Only six of those events are forecast to happen every year. The other four are forecast to happen less than once per year.

The figures provided cannot possibly justify the expense of a new stadium, given the final cost is estimated at \$750-1000m. This works out at \$75-100m each just to cater for those extra ten events, including those four which would occur less than once per year, for attendances that will not exceed current stadia capacities.

Page 5 – Quote: “An event will be impacted when demand and attendances exceeds stadium capacity ensuring smaller attendances ...”

Confusing, poorly presented dot points.

How can demand exceeding capacity possibly ensure smaller attendances? This dot point on its own is nonsense, but not when combined with the third dot point. MIGP need somebody to proofread their documents to ensure statements make sense on their own and are not reliant on subsequent statements to make sense.

Quote: “About 24% ... 22,500 ...”

Not a justification.

If one quarter of events will not make economic sense at capacity levels approximating Blundstone Arena’s and UTAS Stadium’s, then the other 76% have to make a total of one third more profit to compensate for the 24% that make a loss. Where is the data to indicate those events will do that?

UTAS Stadium will have a seating capacity of 21,500 when upgraded (as announced recently). All things being equal, and based on the data in the graph, the new capacity will have an “impacted” percentage of about 11%, a figure almost double that quoted for 22,500. Details such as this are conspicuously lacking in these documents.

Page 6 – Quote: “Optimal capacity 23,000”

Not a justification, not economically viable.

What is the point of spending so much money on a new stadium when those 3,000 seats, which are not needed for people who do not turn up, could be added to either Blundstone Arena or UTAS Stadium at a tiny fraction of the cost?

Page 8 – Quote: “Graph”

Not a justification.

This graph reinforces all my previous arguments that a new stadium is not required. The obvious downward trend cannot be ignored despite occasional rises. Neither Blundstone Arena nor UTAS Stadium has had attendances for the past twenty years that justify building a new, slightly larger, stadium.

Quote: “... an uplift ... in attendances ... support for Melbourne-based sides ...”

Granted on one point, but not a justification.

Still only two thirds capacity at best. Why is it assumed Tasmanian, rusted-on, inter-generational, mainland-team supporters will suddenly abandon their allegiances and loyalties? Where are the Tasmanian players talented enough to compete against mainland teams? There isn't enough of them (or their supporters) to keep old clubs viable such as Glenorchy.

Pages 9-10 – Quote: “... fixturing ... decision to attend events on the day due to weather ...”

Unverifiable, misleading and not a justification.

Where are the guarantees that anything other than low-ranking teams will ever play in Tasmania? It hasn't happened for at least twenty years, and it isn't due to lack of a stadium – it's due to lack of local support. Considering Melbourne has 9% less rain, and Brisbane has 183% more rain than Hobart, how many people in those places make their decision to attend “due to weather”?

Quote: “... membership ... attendance ...”

Non-comparable.

Comparing Sydney, Brisbane, Geelong, Perth and the Gold Coast with Hobart (or even Tasmania) is a folly. The population size difference is noteworthy, from Sydney's 2118% to Geelong's 107% bigger than Hobart's. Even if the entire State of Tasmania is compared, the percentages are 916% and 46% respectively. Neither equate to a guarantee of comparable memberships.

Page 11 – Quote: “Table”

Not a justification.

Three of the four totals are still below UTAS Stadium's capacity, and attendances there are 68.9% higher than at Blundstone Arena.

Page 12 – Quote: “Stadium Utilisation”

Incomparable, not a justification.

Where is the evidence that Hobart will be fourth on the graph (missing at 44 events), out-bidding Sydney and Brisbane for rights? Shining examples of Suncorp, Sydney and Adelaide have been used several times in these documents as references, so why do they all have less than 44 events? Perhaps it's to do with too many stadia and not enough events to go around, thereby pushing up the prices in the inevitable bidding wars.

Page 13 – Quote: “... Tasmania’s budget significantly lower than the five mainland states.”

Proof of non-viability.

Tasmania will never be able to compete in the bidding wars, therefore all estimates, suppositions and promises of dozens of events arriving along with moneyed-up attendees are wild guesses at best, flimflam at worst.

Quote: “... establishment of a risk pool ... offsetting the risk to promoters ...”

Misleading, unprovable, bottomless money pit.

It is more than likely promoters will ‘game the system’ to ensure they will always get a profit. A tried-and-true method – the profit goes to the promoter, the risk to the Tasmanian Government. Without this guarantee, it’s not in the promoters’ interest, nor does it make economic sense. Almost all events bypass Tasmania because of extremely low or negative profit margins. This will not change with a new stadium.

Page 17 – Quote: “... 2030 ...”

Contradictory.

As 2028 has been used up to this point, it’s interesting to find 2030 being admitted to as “more realistic”, but more like optimistic.

Page 20 – Quote: “The yield per event is based on no capacity restrictions ... 30,000 seat-stadium”

Misleading, unviable, not a justification.

The figures are optimistic and assume full capacity for the top two. Again, only ten events exceed the capacity of either Blundstone Arena or UTAS Stadium. Does the final Yield figure take into account all the costs of obtaining those events?

Page 22 – Quote: “Optimisation Analysis”

Unprovable.

Ignoring the redacted section, the best-case scenario looks good, but there are no guarantees. Even the baseline does not show much profit, nor is there evidence that all costs have been accounted for, especially the indefinable costs of bidding against mainland and overseas cities.

APPENDIX 7

In its entirety

Late availability online.

Public submissions sent before release are therefore based on incomplete information.

Misleading by omission.

Supposedly released on 18 Jan 23 but when checked on 20 Jan 23 the error message “page not found” appeared. It was available 21-23 Jan 23 with 13 business days remaining. This contravenes the State Government’s own regulations regarding public comment time-frames.

Poor presentation.

The use of the unfamiliar acronyms such as BCR (Benefit-Cost Ratio) without explaining what it stands for is contrary to proper reporting. Readers should not need to search for it online.

Page 1 – Quote: “Final Full Report”

Untrue.

There are a number of redacted sections, therefore the public is not privy to the “full” report, nor certain costs and supposed benefits withheld from scrutiny. Commercial-in-Confidence is the usual, unprovable, excuse to avoid scrutiny. It is assumed likely costs and benefits that have been redacted would likely include the percentages of profits retained by promoters, the amount advertisers are willing to pay for signage, costs to the State Government to run the event, etc.

Page 5 – Quote: “... some event content will continue to be hosted by the two stadiums even if the new stadium is developed”

Unviable, unjustifiable, contradictory.

Why is a new stadium necessary if Blundstone Arena and UTAS Stadium are still going to hold “certain” events? Which ones and how many? This has not been mentioned anywhere else, and such continued usage will possibly reduce the touted 44 for the new stadium, making it even more unviable.

Quote: “... 16 existing ... potentially move to the new stadium ... \$65m committed ... UTAS Stadium ... captured under the base case.”

New information.

These have not been mentioned anywhere else. What events are these? What, exactly, does “captured under the base case” mean?

Page 6 – Quote: “... inflation ... to 2022 ... 2.5%”

Unviable.

The 2.5% figure was accurate at the time of assessment “to 2022”. However, given the recent steep rises in inflation, all costs related to future years have to be recalculated. This makes all costs quoted in these documents highly likely to be underestimates.

Page 8 – Quote: “Life Cycle Capital Costs”

Unprovable.

One assumes the redacted figure is a percentage. Why is this hidden? Does it prove the stadium is economically unviable?

Quote: “Cost Impacts ... Operational Costs ... Event Acquisition Costs”

Unviable.

These add up to almost \$13,883,965 per year (plus inflation). Where is the State Government going to find this amount every year?

Page 9 – Quote: “Benefit impacts”

Unverifiable, misleading.

These four figures add up to \$37,235,647 per year and is assuming enough people turn up to enough events that are not guaranteed to happen enough times.

Page 23 – Quote: “Life Cycle Capital Costs (avg)”

Possibly contradictory.

This figure \$2,121,836 may or may not agree with the redacted figure (or percentage) on *page 8 of Appendix 7*, though it is visible here and on *page 26 of Appendix 7* (as \$49.5m). If they are not inconsistent, then why redact only one of them?

Page 26 – Quote: “Cost benefit analysis summary ... Net benefits ... -\$308.3”

Unviable, unjustified.

With a loss of this size, the State Government has demonstrated it is fiscally irresponsible. Just how much has this delusional scheme cost so far?

Page 27 – Quote: “... effect on development ...”

Hidden agenda.

More inappropriate developments continuing around Macquarie Point and on to Regatta Point. No doubt these will be just as large and will further erode the amenity of the Cenotaph. Hobart needs more public open space, not less.

END OF SUBMISSION