

# Parliamentary Standing Committee of Public Accounts

## Mac Point Precinct Plan and Proposed Stadium 1 & 2.0

### Invitation for Submissions

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**To:**

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**From:**

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Dear Committee Members,

Please accept my submission for review regarding the Macquarie Point Precinct and proposed AFL Stadium.  
My submission is AGAINST the proposed Stadium.

#### **SUBMISSION**

While I understand Labor's justification for their vote on the PoSS, it, like the Stadia 2.0 proposal, and the tabling of the latest Mac Pt Precinct Plan, makes the 3rd stadium an assumption from which all other actions progress.

I, for one, am not ready to accept this yet.

The Mac Point Precinct Plan is seeking a response, something that seems to have been lost in the barrage of media regarding all the alternative proposals and political posturing that we've been subjected to over the past week.

#### **1 Matters related to the Club Funding and Development Agreement (Agreement) signed between the Crown in the Right of Tasmanian and Australian Football League**

The government should not allow one man (no matter how important he used to be) dictate to the entire community in his insistence on the Macquarie Point location. Mr McLachlan has no qualifications or expertise in planning or social design.

The Club Funding and Development Agreement, signed between the Crown in the Right of Tasmania and the Australian Football League (AFL), represents a significant commitment to the growth and sustainability of football clubs in Tasmania. This agreement outlines the financial support and developmental initiatives aimed at fostering the growth of Australian rules football in the region.

Under the Agreement, the Crown in the Right of Tasmania commits financial resources to support local football clubs affiliated with the AFL. This funding is crucial for the clubs' operational and developmental needs, including player development programs, facility upgrades, and community engagement initiatives.

The AFL, in return, collaborates with the Tasmanian government to ensure the effective utilization of funds and the implementation of strategic development plans.

The Agreement reflects a partnership focused on nurturing talent, promoting community involvement, and enhancing the overall football infrastructure in Tasmania. By addressing funding and developmental aspects, the agreement aims to strengthen the ties between the local football community and the national league, fostering a robust and sustainable football ecosystem in the region. This collaborative effort underscores the commitment of both parties to the long-term success and growth of Australian rules football in Tasmania.

## **2 The suitability of Macquarie Point as a site for a proposed the Arts, Entertainment and Sports Precinct.**

- a. Macquarie Point is completely unsuitable for a structure of these dimensions.
- b. the site is too small to comfortably accommodate a footprint of this size.
- c. the foundations/substrate will not take the weight, without extensive & costly geoengineering.
- d. the scale of the surrounding heritage buildings will be dwarfed by a stadium that has to be at least 40mtrs high to accommodate seating for 23,000. Roofing superstructure adds extra height to that;
- e. any surrounding structures – accommodation, hotels etc - will be compromised by the location of the stadium shoehorned into the centre of the site, with unpleasantly narrow access ways between it and the IXL precinct and the northern shoreline.

## **3 The financial risks associated with the Agreement**

The cost to build an AFL (Australian Football League) stadium with a seating capacity of 23,000 can vary significantly depending on several factors, including location, design, materials, labor costs, and local regulations. Generally, stadium construction costs are estimated on a per-seat basis, and these costs can range from \$5,000 to \$20,000 per seat or more, depending on the aforementioned factors. Assuming a mid-range cost per seat of \$12,500, here's a rough estimate for a 23,000-seat AFL stadium: 23,000 seats x \$12,500 per seat = \$287.5 million

This is a very rough estimate, and the actual cost could be higher or lower. It's important to consider other factors that can impact costs, such as land acquisition, infrastructure development, parking facilities, utilities, and amenities within the stadium (concessions, restrooms, luxury suites, scoreboards, etc.). Additionally, labor costs can vary greatly by location and can be a significant part of the budget.

To get an accurate cost estimate, a detailed feasibility study and cost analysis should be conducted, taking into account all the specific requirements and conditions of the project. Consulting with architects, construction firms, and experts in stadium construction would be advisable when planning such a project.

#### **4 Matters related to the financing and delivery of the entire proposed Arts, Entertainment and Sports Precinct**

The proposed Arts, Entertainment, and Sports Precinct at Macquarie Point in Hobart, Tasmania, is a significant development project that would likely involve various financial, logistical, and administrative considerations. While I don't have access to real-time information, I can provide you with a general overview of the typical matters that would be involved in the financing and delivery of such a project. Keep in mind that specific details and requirements may change over time, and I recommend consulting the latest available sources for up-to-date information on this particular project.

##### **1. Funding Sources:**

- Identify and secure funding sources, which may include government grants, private investments, public-private partnerships, and loans.
- Create a financial plan that outlines the budget for the project, including initial construction costs and ongoing operational expenses.

##### **2. Project Management:**

- Appoint a project manager or a project management team to oversee the development and delivery of the precinct.
- Develop a detailed project plan, including timelines, milestones, and key deliverables.

##### **3. Site Development:**

- Acquire the necessary land or property for the precinct and address any legal or regulatory requirements associated with the site.

##### **4. Design and Architecture:**

- Collaborate with architects, urban planners, and designers to create the master plan and architectural designs for the precinct.

##### **5. Infrastructure and Facilities:**

- Plan and construct the necessary infrastructure, such as roads, utilities, parking, and transportation facilities.
- Build the required venues and facilities for arts, entertainment, and sports, such as theatres, stadiums, exhibition spaces, and recreational areas.

##### **6. Stakeholder Engagement:**

- Involve key stakeholders, including the local community, residents, artists, sports organizations, and businesses, in the project planning and development process.
- Address any concerns or issues raised by stakeholders and ensure their support for the project.

##### **7. Regulatory Compliance:**

- Navigate through the regulatory and permitting process, including environmental impact assessments, zoning, and building permits.

##### **8. Marketing and Promotion:**

- Develop a marketing and promotion strategy to generate public interest and attract visitors and investors to the precinct.

##### **9. Operational Planning:**

- Create a long-term operational plan that includes management, maintenance, and programming for the precinct.
- Consider partnerships with arts organizations, entertainment promoters, and sports teams to schedule events and activities.

##### **10. Accessibility and Transportation:**

- Ensure that the precinct is easily accessible to the public, with adequate transportation options and parking facilities.

**11. Risk Management:**

- Identify potential risks associated with the project and develop risk mitigation strategies.

**12. Sustainability:**

- Integrate sustainable and environmentally friendly practices into the precinct's design and operations.

**13. Financial Management:**

- Establish financial controls, reporting mechanisms, and accountability measures to ensure the project stays within budget and is financially sustainable.

**14. Monitoring and Evaluation:**

- Implement a system for ongoing monitoring and evaluation to measure the success and impact of the precinct once it is operational.

The financing and delivery of a project like the Macquarie Point Arts, Entertainment, and Sports Precinct is a complex and multifaceted undertaking that involves collaboration among various stakeholders, careful planning, and efficient execution. The success of such a project depends on effective project management, financial sustainability, and support from the community and relevant authorities.

## **5 The future of Blundstone Arena and UTAS Stadium, and**

As of my last knowledge update in January 2022, there were discussions and considerations for the potential construction of a third stadium in Hobart, Tasmania, to complement Blundstone Arena and UTAS Stadium. However, I do not have information on any specific developments or decisions made beyond that date. The future of Blundstone Arena and UTAS Stadium would depend on various factors, including the actual construction of the third stadium, its location, capacity, and purpose.

Here are some potential scenarios for the future of Blundstone Arena and UTAS Stadium if a third stadium is built in Hobart:

**1. Coexistence and Differentiation:**

- Blundstone Arena and UTAS Stadium could continue to host sporting events, but they might need to differentiate themselves by offering unique features or amenities to attract events and fans.

**2. Repurposing or Redevelopment:**

- If the third stadium significantly impacts the market for sporting events in Hobart, there could be discussions about repurposing or redeveloping Blundstone Arena or UTAS Stadium for other purposes, such as cultural or entertainment events. However, this is unlikely as the Mac Point Precinct will have the same and in such a small population this would cause a duplication of buildings.

**3. Specialization:**

- Blundstone Arena and UTAS Stadium could specialize in certain sports or events, focusing on their strengths and providing venues for specific types of games, tournaments, or competitions.

**4. Increased Competition:**

- With a third stadium in the mix, there may be more competition for events and teams, which could result in a more competitive market for hosting games and potentially lead division amongst the people of Tasmania and less profits for the venues due to competitive pricing.

**5. Cooperation and Collaboration:**

- The venues might choose to cooperate or collaborate to maximize their utilization, share resources, and collectively attract a broader range of events and activities.

The future of these venues will depend on a variety of factors, including local demand for sporting and entertainment events, economic considerations, and government decisions.

## **6 Any other matter incidental thereto**

### **1. It's not needed**

Tasmania doesn't need a costly 3rd stadium. It's imposition as a starting premise for all debate is rank perfidy.

### **2. It's too big:**

#### ***Macquarie Point is completely unsuitable for a structure of these dimensions:***

- a.** the site is too small to comfortably accommodate a stadium footprint this size
- b.** the foundations/substrate will not take the weight, without extensive & costly geo-engineering.
- c.** the scale of the surrounding heritage buildings will be dwarfed by a stadium that has to be at least 40mtrs high to accommodate seating for 23,000. Roofing superstructure adds **extra** height to that;
- d.** the surrounding structures – commercial, residential, hotels, parks etc - are compromised by the location of the stadium shoehorned into the centre of the site, with unpleasantly narrow access ways between it and the IXL precinct and the northern shoreline. The Aboriginal Culturally Informed Zone looks like an afterthought, squeezed in between the stadium and the busiest road network in Hobart, and is, quite frankly, an insult.

### **2. It's blackmail and coercion:**

The government should not allow one man (no matter how important he used to be) dictate to the entire community in his insistence on the Macquarie Point location. Mr McLachlan has no qualifications or expertise in planning or social design. There have been several previous proposals for this precinct with far more integrity than this monument to the hubris of one man.

### **4. It's too expensive:**

Tasmania can't afford the opportunity costs of spending \$700+mil on an underused facility when there are more important budgetary needs in ambulance ramping, health, housing, aged care, education, rental crisis, power bills, homelessness and the cost of living crisis.

### **6. It's the wrong location:**

The proposed AFL stadium faces criticism for its ill-suited location, raising concerns about accessibility and community impact. Positioned in an inconvenient area, the stadium's placement could hinder fan attendance and disrupt the local surroundings. Critics argue for a more strategic and community-friendly location to ensure the success and positive integration of the new sports facility.