

## Submission against proposed Mac Point Stadium

1

I am a Hobart resident who is totally opposed to this ill conceived and inappropriate proposal for this unique heritage site.

It is an appallingly bad concept for the site. The AFL has no town planning expertise .

The plan does not conform with well established Town Planning rules and concepts

Indeed the Stadium will be illegal according to the prevailing Planning scheme , set up to protect the unique values of the Sullivans Cove area . What has changed to suddenly make this a good idea ??

Nothing more than a demand from the AFL executive , who do not live in Tasmania let alone Hobart, for this to be an essential condition for an AFL licence . It will have zero impact on their daily lives and they have no concern for the lasting detrimental impact on Tasmanians.

Why did our Government agree ?? The project has been shrouded in secrecy. It has been an example of very bad government We don't even need a 3<sup>rd</sup> Stadium in Tasmania .There has been no accurate costing of the proposal and the associated work.

Recent History of similar projects elsewhere suggest Taxpayers will be left with long lingering cost overruns, of hundreds of millions of dollars they simply cannot afford. The financial risk to Tasmanians is enormous, The AFL will not be sharing this burden.

The complexities of funding and building the stadium have a high chance of the project completion not meeting the AFL's deadline , allowing them to walk away. Why did our premier sign such an appalling deal and in such haste and secrecy ?

He has given away our "family jewels" . Mac point is a precious site and is deserving of something far more significant for all Tasmanians to enjoy and that we would be proud of in the National and International Arena eg Mona A stadium on this site will be a state embarrassment

If the Stadium proceeds the Rockcliff government will only be remembered for creating a colossal white elephant on a unique heritage site and an ongoing cost burden for Tasmanians

2

The stadium is simply too big for Mac Point although this appears of no concern to the AFL and Mr Rockcliff

No professional planner could possibly support such overdevelopment of any site let alone one as unique as this.

The stadium will overpower the site .The draft plans showing 40m height are misleading, informed critics say this is more likely to be 45-55m a horrendous impact on adjoining heritage buildings and the IXL residential apartments in Evans St.. The draft shows Evans Street as an upgraded tree lined street. This is simply not possible as the plan shows zero setback from Davey st The Stadium will be right on the street boundary, an appalling situation. It will be illegal under the present planning scheme. What has changed to allow this to happen other than demands AFL executive who has no concern for destroying the amenity of this unique site

3

The financial cost and risk is huge and cannot be justified. It has not been accurately costed. Similar projects have always had enormous cost blowouts. These could easily run to 100s of millions

Many infrastructure issues such as roadworks and drainage, relocation of sewerage works etc have not as yet been costed.

The Agreement specifies all costs of construction and overruns are the responsibility of Tasmania. The AFLs exposure is limited to its contribution of \$15m And the same applies for the \$60m training facility. It will however pay \$1 rent.!

Tasmania cannot afford this .

4

The Mac Point site will be so overpowered by the size and footprint of the stadium that Arts and entertainment will be an afterthought of little significance and impact. The stadium should be located elsewhere so this magnificent site could be utilised for more appropriate uses encompassing arts and entertainment, cultural heritage etc creating a lasting amenity and attraction worthy of national pride ,not embarrassment over a stadium.

The project is not accurately costed. The additional cost of essential infrastructure will be enormous.

The systems and infrastructure of City of Hobart are not able to cope with the impact of a stadium without massive reconfiguration to facilitate servicing the needs and demands of the stadium.

5

We do not need a costly 3<sup>rd</sup> Stadium. The money is better spent elsewhere for the benefit of all Tasmanians

Blundstone Arena is the logical choice to locate the AFL It is already there ! Additional capacity if justified could be added at a modest cost. To date there is little evidence of required additional capacity to satisfy demand , other the the demands of the AFL

There is no requirement for expensive infrastructure works that are plaguing Mac Point

6

If we must have a Stadium then embrace the Mac Point 2 proposal.

It is in a far more acceptable location and proposes much more than a football stadium,encompassing hospitality entertainment commercial and residential in a striking architectural setting, something Tasmanians would be proud of .

It also solves traffic access issues and parking something sadly lacking with Mac point 1.

More importantly the Financial risk will be borne by private enterprise ,Not Tasmanians but we will benefit from the wonderful world class facility it will be.

Kevin Whitehead

