

MACQUARIE POINT DEVELOPMENT CORPORATION PRECINCT ZONE SURVEY

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I oppose the Macquarie Point Draft Precinct Plan October 2023 for the following reasons:

It fails to meet good urban design principles and does not meet the provisions of the 2017-2030 Master Plan for the site. That Master Plan had involved consultations with all interested stakeholders and had community support.

The stadium structure covering 43,000 square metres will be at least 31 metres at its edges and at least 40 metres at the central dome. That is too bulky and high for this site. It will not have the setbacks of the Grand Chancellor and it would dominate the IXL building at 22 metres and Zero Davey at 23 metres. This is poor urban design.

The Liminal Architecture Report on Stadium Key Views [May 2023] on pages 14,16, and 17 shows that the height and bulk of this building is dominating and so does not meet current planning guidelines for this area.

The Economic features of the plan are not justified when there are so many studies on the economics of stadia showing they are a significant cost to the local community:

<https://globalsportmatters.com/business/2022/06/15/so-your-city-wants-sports-stadium/>

There will only be significant permanent jobs in the construction phase and this would apply if the 2017-2030 Masterplan was developed. The advantage of that plan was that the whole area was designed to be conducive to regular local use and economic opportunities for small business.

Events will transfer spending from the local economy to the events and their profits are most likely to leave the state.

Complementary Mixed Use Zone will only attract locals and visitors on event days. Its siting on the port end of the massive structure is not conducive to regular use.

The pathways will become shortcuts to the Regatta Ground not places where cyclists or walkers would want to sit and have a coffee or utilise local business.

Development of the Antarctic Facilities Zone will provide economic and scientific stimulus to the community.

There should be a Truth and Reconciliation Park but to wedge it between Davey Street and a 31 metre wall is not conducive to the quiet reflection that the plans outlined in the 2017-2030 Master Plan promised.

This plan ignores the other proposal that has been made for the stadium.

	DATE	NAME	ADDITIONAL COMMENTS
1	26/11/23	M Black	
2	26/11/23	Wayne Bone	
3	26/11/23	MT Black	
4	26/11/23	Alexandra Farrow	
5	26/11/23	Carolyn	
6	26/11/23	Judy Keen	I wonder whether the expected thousands of occasional visitors are to find accommodation. With an already serious housing shortage, turning rental properties into more short term stays will only exacerbate the problem.
7	26/11/23	Brian Corr	
8	26/11/23	Dorothy Frisken	This is an outrageous waste of scarce resources. There are many other priorities for attention, not least our woeful traffic congestion and the absence of effective town planning. A stadium falls far down the list of priorities even if we had the money for the escalating cost of it, which we do not.
9	26/11/23	Ian Broinowski	
10	26/11/23	Anita B	
11	26/11/23	Margaret Taylor	Why has there been no proper assessment of the Regatta Point proposal
12	26/11/23	Douglas Armati	One can only hope the government has the sense to put their energies behind ensuring the alternative Stadium proposal, to be sited at the Regatta Grounds, is given the fast track needed to satisfy the various stakeholders.
13	26/11/23	Jan Febey	Development to date has complemented this waterfront area. The precinct plan October 2023 with its bulk of structure will have a negative impact and run counter to the serious consideration of urban planning issues used in the waterfront area to date. It will threaten the current feel

			of an historic waterfront area which is so appealing to locals and visitors alike.
14	26/11/23	Jenny Armati	My sincere hope is that the government will ditch their original version of the stadium in favour of making sure the proposal put forward by Dean Coleman and his consortium is given the same consideration and fast tracked to become a reality by the time required by the AFL.
15	26/11/23	Cheryl Lalor	There are so many cases where the planned expansion at Macquarie Point goes against recommendations made for community use of the site. This is an iconic place in the history of Hobart which people have enjoyed for many many years. The scale of the proposed stadium and its impact on the landscape of Hobart means that it will dominate a beautiful historic site - all for the purpose of fulfilling a commitment to the AFL hierarchy so that Tasmania can have a team in the AFL. The costings are highly questionable and the State Government is promising to spend an unknown amount of money for an unknown number of years to make this project happen. It makes no sense!!!
16	26/11/23	Rebecca Lesley Taylor	
17	26/11/23	Linda Christine Oliver	
18	26/11/23	Jane Harbard	
19	26/11/23	Susan Clennett	
20	26/11/23	Richard Clennett	
21	26/11/23	Carmel Johnson	
22	26/11/23	Vicki O'May	Hobart CBD is a popular destination for locals and visitors to enjoy. It is unique in its design, including age, originality and low rise buildings, unlike other Australian cities. It's why it's increasingly visited and enjoyed by many and should remain so, without massive overpowering buildings to spoil its beauty and keep it unique.
23	26/11/23	Robyn Conway	
24	26/11/23	Carolyn Canty	common sense needs to guide the government, not \$\$\$s Realistically Tasmania needs a facility that suits its population spread.... two well equipped sporting arenas which serve the likely full house spectator numbers. the afl will never regularly schedule top four/eight teams in Tasmania!
25	26/11/23	Jan Spaulding	

26	26/11/23	Henk Broksma	
27	26/11/23	Katrina Bowler	
28	26/11/23	June Templer	
29	26/11/23	Edward Granville	
30	26/11/23	Lili	
31	26/11/23	Michael J Davis	
32	26/11/23	Andre Metzeler	NO stadium full stop!
33	26/11/23	Keitha Granville	There is little information about the major entertainment acts that will now come to Tasmania because there is a venue. THEY WON'T. They don't come now because the amount of production equipment they use - often several semi trailers full - cost too much to bring over the water. Nothing to do with no venue, all to do with COST. The "expected" revenue for all the events is a fairy tale.
34	26/11/23	Veronica Bowe-Murphy	
35	26/11/23	Susan Jones	
36	26/11/23	Steven Smit	Dear sirs/madams: I fully understand and respect the desire for a Tassie AFL team. However the licence does not need to be linked to the Mac Point site: please apply sound urban planning creativity and make this an opportunity to bring development to the greater Hobart region where other sites surely can be found: sites with better soil conditions for construction of a stadium within the budget, with less negative impact on a nationally unique waterfront heritage site, and with less traffic impact on a CBD that is already suffering from traffic congestion. Mac point, from a professional urban planning point of view is the least suitable location I would select for a large stadium (that barely fits). A stadium on Mac point will not result in the best possible urban transformation outcome where heritage is integrated with the best new public and cultural uses. Please apply all creativity you can muster to create a win-win solution for GREATER HOBART. Regards, Steven Smit Design Director Architecture Hobart - ex UTAS B Arch graduate 1995 - 25 years international landmark project experience.
37	26/11/23	Prue Slatyer	The Sullivans Cove Planning Scheme emphasises the importance of protecting views to and from the Cenotaph, and the reverential ambience of this place overlooking the wharf and river's mouth where the first contingent of troops sailed out to WW1. Views to the rising sun,

			<p>the symbol of the spirit of Anzac, are significant especially on Anzac Day. Other significant views from the Cenotaph include to kunyani/Mt Wellington, the Wellington Range, Mount Nelson, the sloping skyline down to the river at Sandy Bay and the flat water plane of the wide River Derwent. These expansive views promote contemplation from the site, which is Tasmania's principal war memorial. Views to the Cenotaph from Battery Point, across Sullivan's Cove, Hobart's eastern suburbs and the CBD, especially down Macquarie Street, Hobart's most civic and historic street, are also identified in the planning scheme as essential to protect. All these views, to and from the Cenotaph, as well as the ambience of this highly significant cultural landscape will be severely impacted by the enormity of the adjacent stadium. At 40 metres tall the proposed stadium is a similar height but greater bulk than the Hotel Grand Chancellor. It will dwarf the Henry Jones Art Hotel and historic buildings in Sullivans Cove and will tower 30 metres (equivalent to a 10 storey building) above the ground plane of the adjacent Cenotaph. The height and bulk of the stadium contravene the principles in the planning scheme for new development adjacent to sites of cultural significance to be considerably smaller than their culturally significant neighbour, and to avoid being individually prominent in the immediate historic urban landscape.</p>
38	26/11/23	Mike Meerding	<p>If a stadium is capable of having B doubles drive underneath them for unloading equipment then there is clearly enough room to also include a full covered railway terminal. I personally dont want a stadium thrust upon us by the blackmailing AFL because our funds should be spent on essential infrastucture. But we have no choice in the matter so for me it is imperative to include a railway line to transport the thousands of people in and out of the site</p>
39	26/11/23	Richard Watson	
40	26/11/23	Penny Riddoch	
41	26/11/23	Kelly Quinn	
42	26/11/23	Margaret Gale	
43	26/11/23	Peter Black	<p>The government should seriously consider Stadium 2.0 That proposal removes 90% of my objections to having a stadium at all. Please do not just obey the AFL - think and act for Tasmanians!</p>

44	26/11/23	Veronica Mather	Definetly in the wrong place. Agree with Lord Mayor Bellerive oval should be upgraded instead. It's too bulky too expensive for Tasmania. We will be in debt for years. It's pure blackmail by AFL. A ghastly structure for first impression to visitors to Hobart
45	26/11/23	Margaret	
46	26/11/23	James Fraser	I believe 'the other proposal' is head and shoulders better than this and should be implemented. James
47	26/11/23	Ken Mellers	
48	26/11/23	Jane Boot	
49	26/11/23	Geraldine Lum	Unless all spectators use ferry to disperse the traffic congestion after a game will grid lock the roads in the city in all directions. The Mac Point land area is precious. Sydney would have put an Opera House on it, not a Sydney football stadium. There is no other waterfront like it. Please do not despoil it with a stadium. Spectators don't need a stadium in the center of Hobart. They will go wherever you build it but we will not get the likes of this land area again. Please build a unique people's place where people can use it everyday not just a monstrosity for big sporting events
50	27/11/23	J Michel	The process so far has betrayed the trust of the community. There was a plan for Mac Point, which was then scrapped at the whim of the AFL and select people in the government without transparency
51	27/11/23	Jenny Matthews	
52	27/11/23	Gary Chadwick	
53	27/11/23	Richard Blundell	I this just an excuse to make a ton of money for interstate investors at our expense partly paid for by the tax payers
54	27/11/23	Trudi Curtis	
55	27/11/23	Michelle Delany	
56	27/11/23	Julius Roberts	I would like a clear and unencumbered cycle path through the area, similar to that which was constructed then blocked off. I think a stadium at this location is culturally insensitive; it is completely at odds to the spirit of a truth and reconciliation park. It will also create a traffic nightmare. It will also yield into the area hoards of drunken football hooligans. This proposal also attempts to put the kibosh on a light rail in Hobart, and replace it with another road so called a busway. Yuk. Meanwhile there are steam trains ready to go just 10 mins up the road; what a massive

			boon for tourism that would be, steam trains to Mona! I think the timing of any stadium is completely inappropriate. Health and literacy outcomes in Tasmania are appalling and represent a much better use of taxpayer funds. And yet this proposal will drain the public purse more than \$600m; for what? Anyhow. I don't like it, please don't do it.
57	27/11/23	Susanne Nixon	A complete waste of money. Spend money on hospitals and care of the homeless
58	27/11/23	Hermie Cornelisse	
59	27/11/23	Wayne Johnson	I do not play or follow football. An AFL game at Bellerive never makes capacity, why do we need another stadium
60	27/11/23	Michelle Balcombe	
61	27/11/23	Bronwyn Clarke	
62	27/11/23	Bonnie Jones Dobson	
63	27/11/23	Gavin Rigby	
64	27/11/23	Glenda Humes	My heritage city is in fear of becoming a conglomeration of poorly designed monoliths that (further) strip Hobart of its unique historical, charming, waterfront character. I've lived in multiple cities where stadiums have overtaken the central heart of a city - and all suffer monstrous traffic jams, massive walls that block out the sun, noise pollution, elevated crime, homeless enclaves, small business death, a venue where the larger population is squeezed out due to entertainment pricing. This completely disrespects the will of the local people and their history which in itself is a huge tourism draw (Hobart has already lost a large part of itself due to poor, misguided and "progressive" development). It seems to me that a more sensible plan proposed by ex Premier Paul Lennon was rejected purely out of politics - Labor requests and bills gets rejected by Liberal and vice versa - it's a game that takes no consideration of the will of the people who strangely, perhaps unwittingly elected the individuals to cater to them (and get walloped every time). Launceston is a far better planned, capable city than Hobart - always has been, better mayoral capabilities! But no, the stadium must be in Hobart - on Macquarie Point - because the Tasmanian government is cow towing to the AFL and the almighty dollar that will mostly end up leaving Tasmania yet Tasmanians are footing a huge part of the cost without any discernible benefit to them. The Federal Government's

			infusion of cash will have long lasting effects on Tasmania's self governance (if any) over this stadium and its relative business. It's set to be a huge loss for Tasmania that cannot cater to its own citizens' need for housing and quality of life. Let's build a stadium and suffer more homelessness!
65	27/11/23	Jane Paterson	
66	27/11/23	Laura Cini	The Liminal Architecture report shows the proposed stadium is way too bulky and high for the sight. It will dominate this area of the waterfront and not fit in. It is very poor urban planning. Surely Tassie needs to be planning smart, well designed urban projects to enhance our beautiful capital city. The current studies on the economics of stadia show they come at a significant cost to the local community. Tasmania is not in a position to outlay this sort of cost on a project like this.
67	27/11/23	Suzanne Morris	
68	27/11/23	Patricia Knight	
69	27/11/23	L & F Cini	
70	27/11/23	Gail Ludeke	
71	27/11/23	Guy Deakin	This development would be an economic, design and cultural disaster and should not proceed under any circumstances.
72	27/11/23	Kate McDonald	
73	27/11/23	Rose Wade	
74	27/11/23	Craig Hobbins	
75	27/11/23	Hailey Rae	Why aren't we putting this money into the Royal Hobart Hospital and building homeless shelters? This is ridiculous.
76	27/11/23	Mary Briggs	
77	27/11/23	Marie Ramsay	
78	27/11/23	Cathy McIntosh	
79	27/11/23	Rainer	Hobart does not have the air traffic available to fill a stadium and we already have one.
80	27/11/23	John Biggs AM	These comments apply to Mac1 -- the one McLachlan ordered. I'd agree to Mac2 IF it can be privately funded.
	27/11/23	John Borojevic	
	27/11/23	Jane Marie Davis	

	27/11/23	Bruce Irving	The Mac Point stadium has no architectural merit and was not designed for the space it will occupy. It is UGLY and overpowers the historic area it shadows. The second stadium design at the Regatta ground is a well conceived architectural design for the space, it will be an asset.
	27/11/23	Dorothy Anne Godfrey	
	27/11/23	Christopher Richards	I am prepared to continue to voice my concerns and to protest against the proposed development, even if it proceeds. I will also hold accountable council and governmental representatives onside with the proposed development's proponents. This will influence how i vote in future. I'm astonished this half-witted, populist proposal is wasting so much time and money. Absolute idiocy.
	27/11/23	Lindsay Brinsdon	
	27/11/23	Jennifer Benjamin	
	27/11/23	Gary Richards	
	27/11/23	Chris Clark	My main objection to this proposal is the way in which he will dominate the whole waterfront. The waterfront is one of the main attractions of Hobart for tourists. The proposed stadium will be an eyesore. For most of the time, the stadium will be unused. It is a poor use of scarce funds.
	27/11/23	Jennifer Wray	
	27/11/23	Sarah Rackham	It is completely out of keeping with the heritage nature of the Hunter Street area. It has no way of being appropriate next to the Cenotaph. The traffic plans and transport options are inadequate so that event days will be a nightmare for attendees and locals alike. How a plan can be considered for being significant for the State when no detailed proposals are presented seems completely bizarre, but from what is known of the plans they are completely inappropriate.
	27/11/23	Deborah Williamson	
	27/11/23	Mark O'Brien	
	27/11/23	Merryn Obrien	I cannot fathom that anybody with more than 2 brain cells to rub together could support this ridiculously narrow minded and very poorly thought out process. Truth is it hasn't been given any proper thought at all. Hobartians are once again the laughing stock of the mainlanders. As some of my mainlanders friends pointed out very clearly to me....NO OTHER capital city has or would do anything as stupid as placing a

			<p>massive stadium so close to the city on prime waterfront property that will certainly have significant traffic and other significant logistical impact. What utter short sighted dumb nonsense it is to suggest putting a stadium in an area that has prime and beautiful water views. No wonder mainlanders are laughing at us. When you are in the stadium CLEARLY you WILL NOT be checking out the views because you wont be able to see them and your focus will be the oval for heavens sakes!!. So why place a massive ugly stadium of all things it in an area that should instead VERY OBVIOUSLY be properly developed as prime public park space interspersed with activity areas, park and excise areas as well as eating and drinking restaurant facilities etc for all Hobartians to enjoy and appreciate the lovely views. This whole proposal smacks of corrupt decision making by AFL, developers and government. It needs to be stopped now and a proper investigation conducted. A stadium has to be placed in an area that does not have premium water views, that will not significantly impact and disrupt city traffic and potentially hospital logistics as well. Obviously!! Also a stadium is a nice to have not a necessity. We are a city of just over 250,000 people. That's all and there are plenty of facilities that can be utilised instead. Priority needs to be given to healthcare (currently akin to dark ages stuff) and looking after the homeless etc. And let's face it the cost overrun of building a stadium will of course be massive. So lets not kid ourselves it wont end up costing many times more than forecast. Lets get the real problems fixed first and hen developpe the water front appropriately and then maybe think about putting a stadium in a more suitable area with easy access and parking.</p>
	27/11/23	Diane Marion Smith	<p>VERY opposed to this stadium. But could consider another site, although costs would still be high. Suggest putting the stadium at Glenorchy, Bridgewater, Sorell or some other place convenient to Hobart, but also with good access to the North and North west</p>
	27/11/23	Kerry Anne Johnstone	<p>The AFL has in effect sold us our own land in a deal which will keep us under obligation to them for the next few years. The Truth and Reconciliation Park squashed between the Stadium and a very busy road is another insult to the aboriginal people of our state. With the money already spent on Macquarie Point is adding up and with cost increases</p>

			the stadium design is likely to be very ordinary and unedifying to our city. Not everyone is a fan of Aussie Rules football.
	27/11/23	Helen Kilmartin	
	27/11/23	Barbara Enright-Moony	
	27/11/23	James Wurf	
	27/11/23	Ruth Mollison	
	27/11/23	Jenny Summers	
	27/11/23	Arthur Burgess	I remains vitally important that any development on Macquarie Point earns and maintains social, environmental and economic license. The current draft proposal endorsed by the Tasmanian Government fails in all these areas and ignores numerous authoritative studies and reports that clearly outline poor performance in all these areas. This proposed development should proceed through the rigorous local government planning process to ensure it receives the scrutiny and community input such a decisive project deserves.
	27/11/23	Eileen Lloyd	
	27/11/23	Debra Dragonheart	
	27/11/23	Jane Elizabeth Richardson	
	27/11/23	Vivian Fujiura	