

Macquarie Point Multipurpose Stadium Enabling Legislation Consultation. - Submission

RESPONSE TO INVITATION FOR PUBLIC COMMENT, ON THE
MACQUARIE POINT PLANNING PERMIT BILL 2025

In response to the invitation for the public to have their say on the above, I wish to submit the following.

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Introduction

The Macquarie Point Planning permit Bill raises significant concerns regarding its long-term implications for the state. While the concept of revitalizing public spaces and investing in large-scale infrastructure is often met with enthusiasm, this specific proposal warrants meticulous scrutiny due to its financial, procedural, and societal impacts. Below, I outline the major issues that merit attention.

I am a concerned resident of Tasmania with a background in civil engineering of +40yrs experience who sees a government that is bent on the construction of this project no matter what the cost or public opposition. The fact that the estimated cost is now revealed to be \$745m

has not deterred the Government from pursuing this project is very telling. One is prompted to ask, "at what cost will this project become too expensive, or is there no limit as far as the Government is concerned?" It seems there is no hesitancy or reevaluation of cost-benefit analysis given the release of this new estimate.

Economic factors

It is my view that borrowing funds to finance the project is irresponsible considering the current net state debt. Given the current state debt, (\$1.8b) accumulating additional debt of this scale is imprudent and would place an undue burden on future generations who will be responsible for repayment.

Inappropriate use of enabling legislation

Enabling legislation to facilitate the construction of a Macquarie point Multipurpose stadium is a desperate attempt to bypass the established procedural checks and balances that have evolved over decades of government administration as the decision-making process. It is thereby taken out of the hands of qualified appointees who are employed for the job of assessing the suitability of the project and the standard of the work. It is therefore a risky and unnecessary measure to take. The opportunity for proper statewide public consultation shall be taken from us and therefore such a move is undemocratic.

The AFL agreement

The Governments reasoning that enabling legislation is necessary to achieve timelines imposed by the AFL is irrational. The AFL cannot offer an absolute assurance that they will fulfil their obligations, as unforeseen circumstances beyond their control may exempt them from doing so.

Planning and infrastructure

Notwithstanding opposition to the project succeeding in convincing the Government to abandon the project, I make the following points regarding planning and infrastructure.

- 1) The chosen location at Macquarie Point is wrong because..
 - a). Public access to the facility is limited by surrounding infrastructure and the geomorphology of the area, also prevents future expansion should it become necessary in the future.
 - b). Furthermore, the planning assumes a static user demographic, disregarding potential shifts in population dynamics or technological advancements that could render the

proposed infrastructure obsolete. This lack of adaptability not only undermines future-proofing but also raises concerns regarding the economic sustainability of the project. For instance, sea transport via Bass Strait is likely to improve thus reducing the impediment that mainlanders currently face in making the journey.

c). Geotechnical factors such as the level of the structure above sea level and soil bearing capacity of a reclaimed site are ignored in making this choice.

d). In placing the facility at the Southern end of the state, the centroid of user distribution is ignored especially when taking into account the proportion of mainlanders that are predicted to use the facility. (25%).

These fundamental oversights in planning could result in inefficient use of resources, and ultimately, a facility that fails to meet its intended purpose. The inability to accommodate future expansions or anticipate changes in user demographics represents a significant flaw in the project's conception. For example, advancements in interconnectivity and transportation could shift user preferences, thereby creating unexpected demands on the facility's capacity and accessibility.

Summary

Public sentiment appears divided, with a growing number of citizens raising concerns about the project's feasibility and the lack of transparent discourse around its long-term implications. Many question the priorities of the Government in allocating resources to this venture when other critical areas, such as healthcare, education, and infrastructure maintenance, are in dire need of attention.

For the reasons above I oppose the enabling of the Macquarie Point Stadium legislation.

John Bindon

Submitter

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