



**HON DEAN WINTER MP  
TASMANIAN LABOR LEADER**

15 April 2025

The Hon. Jeremy Rockliff MP  
Premier of Tasmania

Dear Premier

**PROPOSED MACQUARIE POINT STADIUM LEGISLATION**

Tasmanian Labor supports the AFL and AFLW teams, understands the importance of a stadium to the viability of those licences, and sees the enormous opportunities for tourism, hospitality and construction sectors from the project.

I note your announcement of 13 April regarding a legislated approval for the proposed Macquarie Point Stadium. This is an admission by you of your government's impending failure to usher the stadium project successfully through the independent planning process you initiated. You have abandoned the process even before a single public hearing has been held. For the record, Labor rejects outright that you have evidenced that the Tasmanian Planning Commission or any of its commissioners is subject to apprehended bias.

Your responsible Minister, Eric Abetz, declined to provide the Opposition with a briefing on the project earlier this year. That is regrettable and I require a briefing on the project and your Government's proposed approach to planning and building approvals before the resumption of Parliament on 6 May 2025.

I understand the proposed legislation will provide planning approval for a stadium and associated infrastructure. However, I seek to understand the intended scope of such legislation. For example, whether the Bill is intended to also provide relevant building approvals, how relevant conditions will be applied and the developer (presumably Macquarie Point Development Corporation) held accountable for meeting those conditions.

Irrespective of the process undertaken to gain approval, the issues identified within the Tasmanian Planning Commission's integrated assessment require resolution, and the Parliament will need to ensure those checks and balances are in place.

I also seek to understand what advice you have received about how the proposed legislation will affect the timeframes for the delivery of the project, what the new timeframes for construction and completion will be, and how these relate to the commitments you made in your agreement with the AFL.

I will also require some clarity around the proposed budget for the project, and how you will keep your commitment to cap government expenditure at \$375 million. [You promised Tasmanian government capital expenditure on the Macquarie Point Multipurpose Stadium will be capped at \\$375 million](#) and ‘not one red cent more’, and repeated the commitment more than 100 times.

The Interim Assessment estimates the project will cost \$959.7 million. The publicly disclosed funding streams indicate that if the TPC cost estimate is correct, there is a \$329.7 million shortfall as per the below table.

<b>Funding Source</b>	<b>Amount</b>
State	375m
Federal	240m
AFL	15m
<i>Shortfall</i>	<i>\$329.7m</i>
Total Cost*	959.7m

*\*Tasmanian Planning Commission integrated assessment combined stadium, stadium-related and precinct costs.*

When I receive the briefing, I expect you to provide a detailed breakdown of the cost of the project, including all components proposed to be incorporated into the Bill.

Minister Abetz has claimed there is significant interest from the private sector in investing in the stadium. However, I am concerned this is a public private partnership (PPP) model that is effectively an expensive financing arrangement, rather than ‘private investment’.

Minister Abetz outlined to the ABC that the funding allocation would include a fourth funding source, Macquarie Point Development Corporation (MPDC). It would be entirely inconsistent with your promise to the people of Tasmania if you presented funding by the MPDC or a private financing arrangement as anything other than Tasmanian taxpayers’ money, or money they must pay back.

Further, Minister Abetz has indicated that it would be up to Parliament to decide whether your stadium has a roof. I have two major concerns in relation to this. First, is the expectation that the Parliament will be amending design components on the floor of both houses of Parliament? This would be utterly ridiculous, take days or even weeks to do and potentially lead to flaws in the approvals.

Secondly, I am now entirely unclear as to your government’s position in relation to the stadium roof. Is it a requirement of your agreement with the AFL or not? If it is a requirement, why is your Minister suggesting Parliament could simply remove it in the debate?

I understand the Project of State Significance public exhibition process will continue until public exhibition of the assessment is completed. In a standard development application process the proposed application would see the authority write to nearby property owners and tenants, inviting

them to make representations on the application. In this case, property owners and their tenants should be invited to comment on the draft legislation given its development and relevant conditions will directly impact on them.

I also seek your early approval for Labor access to the Office of Parliamentary Counsel for any amendments we may seek to make on the Bill.

I want to see a stadium built, and I want it to be the best project for Tasmania it can be. I'm offering to work in good faith to make that happen, and I'm hopeful you can do the same.

These are some initial requirements, concerns and questions but are not exhaustive. I look forward to hearing from you regarding a briefing and the other matters raised.

Yours sincerely

A handwritten signature in black ink, appearing to read "Dean Winter". The signature is fluid and cursive, with a large initial "D" and "W".

**Dean Winter MP**  
**Tasmanian Labor Leader**