

**Submission
No 86**

INQUIRY INTO SYDNEY STADIUMS STRATEGY

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The proposed redevelopment of the Allianz Stadium does not conform to good planning principles and practice. The location of the stadium is inappropriate in terms of the distribution of Sydney's population. It is remote from the bulk of Sydney's population, and there are no proposed major improvements to public transport that will allow good access to a redeveloped stadium for that population. The new light rail line will be slower in getting people from Central Station than special buses that are now run to the stadium for major sporting events. Further increases in car traffic for those attending stadium events is not feasible, as surrounding streets are already beyond capacity when the stadium had a large crowd.

It is concerning that the project has a benefit:cost ratio of less than one. This means that the value of the community's resources to be invested in the project will not be recouped in terms of benefits the community receives from the project. Thus the project cannot be supported as an economically rational investment. If it proceeds, the benefit: cost analysis means that it will be because of political, not economic considerations. There are many projects needed to cope with Sydney's expanding population that have benefit:cost ratios of well above one that should receive the investment proposed for this project.

Priority should be given to full redevelopment of the Olympic Park main stadium (ANZ Stadium). While a partial redevelopment is being proposed there, this will not provide the rectangular stadium with a capacity of 70,000 or so that Sydney needs to compete for major sporting events. The partial redevelopment will not allow full reconstruction of the stands to bring them closer to the playing field and provide the intensity of spectator experience that makes for a great stadium, such as that at Suncorp Stadium. Abandoning the redevelopment of Allianz Stadium would allow full reconstruction of ANZ Stadium to proceed to provide the spectator experience that is not going to be achieved with the partial redevelopment. It would make a a new world-class stadium for major events much easier for the average Sydney resident to attend, as ANZ Stadium is almost at the demographic centre of Sydney, unlike Allianz Stadium.