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Social and Economic Impact Assessment – Response to Request for Additional Information Sydney Football Stadium Stage 2 (SSD 9835)

This document has been prepared in response to the Department of Planning, Industry and Environment's request for additional information in relation to the Stage 2 SSD DA for the Sydney Football Stadium Redevelopment (SSD 9835). The request issued by the Department in a letter dated 25 July 2019 raised several matters as requiring further discussion or clarification with regard to the social and economic impacts resulting from the operation of the proposed stadium. Each of these matters have been addressed in the following sections.

This report should be read in conjunction with the Concept Proposal (Stage 1) Social and Economic Impact Assessment prepared by Ethos Urban dated June 2018, the Addendum Social Impact Assessment prepared by Ethos Urban dated 13 September 2018, the further Stage 2 Addendum Social and Economic Impact Assessment prepared by Ethos Urban dated 30 May 2019, and the Stage 2 Environmental Impact Assessment prepared by Ethos Urban dated 12 June 2018.

1.0 Identify and assess “the social and economic impacts of the development, including impacts the stadium will have on the Sydney Central Business District and the local region, including tourism, retail, entertainment and night-time economies” (as required by the Planning Secretary's Environmental Assessment (SEARs) No. 18). (Item 6A)

The social and economic impacts of the development have been addressed in the preceding assessments, which have been built on and refined through the findings of this response. A comprehensive assessment of the social and economic impacts of the redevelopment of the Sydney Football Stadium has been previously undertaken and determined to be acceptable in granting consent to the Concept Proposal (Stage 1) SSD 9249. The detailed design and construction of the new stadium is consistent with the Concept Proposal, and accordingly the social and economic effects of the development are expected to be the same or less than those previously identified.

The assessments completed at the Concept Proposal stage confirmed that the proposed development would have the potential to result in both positive and negative impacts. The following section provides a brief assessment of the social and economic impacts of the development during the construction and operational phases of the proposed development.

Additionally, we have provided an overall summary assessment of the social impacts of the Stage 2 SSDA, as per the *Social impact assessment guideline for State significant mining, petroleum production and extractive industry development* (NSW DPIE, 2017). It is noted that the *Guideline* does not apply to this project and has been adopted as a guide in the absence of formal SIA policy by the NSW Government– refer to **Appendix A**.

Construction phase impacts

As identified in the *Stage 1 Social and Economic Impact Assessment* (Ethos Urban, June 2018) the construction phase of the project will result in a range of impacts to the locality and the wider Sydney CBD. Negative impacts on the locality are primarily associated with the demolition and construction of the stadium, including:

- Potential amenity impacts due to noise and vibration generated by demolition and construction works. There are a number of sensitive non-residential receivers within the local region including active recreation areas, child care centres, educational institutions, places of worship and Paddington Town Hall which may be affected by increased levels of noise and other amenity impacts associated with demolition and construction.
- Visual impacts associated with construction, including removal of trees and existing buildings.
- Accessibility impacts, including changes to the pedestrian accessibility of the site due to construction activities which will disrupt permeability and pedestrian flow through the surrounding area (including SCG and surrounding active open space, e.g. Moore Park).
- Traffic and congestion impacts associated with heavy vehicle movements in the locality.
- Inconvenience and disruption associated with the relocation of events and restricted access to the site and carpark, as well as changes to training sessions and disruption to established traditions associated with SFS (e.g. family outings, group excursions).
- Potential risk of impacting heritage items, with potential disruption to connection to place and stories connected with the area.

As identified above, the Stage 1 SEIA identified a range of impacts associated with the construction phase of the project, which were primarily negative without appropriate mitigation. Similar impacts will occur through Stage 2 construction works, and the mitigation measures identified in the Stage 2 EIS would be applicable to minimise the negative impacts of the project.

It is noted that negative impacts associated with construction works are temporary in nature. They will subside when the construction phase of the project is completed. Additionally, the identified negative impacts do not extend to tourism, retail, entertainment and night-time economies, which have all been identified as benefitting from the proposed development over the long-term.

Operational impacts

The Stage 1 SEIA also assessed the likely impacts of the project during operation. The likely social and economic impacts of the operation of the redeveloped stadium are predominantly positive and long term. The assessment identified a range of social and economic impacts associated with the operation of the redeveloped stadium, which also apply in the case of this Stage 2 SEIA, including:

- Improved visitor experience associated with improved all-weather seating, improved entry and exit, improved food and beverage offerings, improved permeability of the surrounding area. Enhanced visitor experience may improve customer satisfaction and enhance the community cohesion benefits associated with participation in sporting and cultural events. It may also inspire enhanced participation in sporting activities in the broader community.
- Improved flexibility of venue and experience for players associated with improved amenities and new 'back of house' area which will increase the range of events that can be hosted at the site, including music and cultural events, professional women's sports and special events. This will also likely lead to an increased diversity of attendees, which will strengthen a diverse range of community networks. It will bring potential to increase community access to diverse cultural and sporting experiences, which provide opportunities for social interaction, social capital building – across specific communities and the broader community, and community identity building.
- Improved perceptions of safety and actual safety throughout the precinct due to enhanced opportunities for surveillance and monitoring, as well as improved fire safety compliance and improved pedestrian flows.
- Enhanced connectivity and accessibility through and around the precinct for pedestrians and cyclists, as well as public transport users (especially those using the new CBD and South East Light Rail) resulting in reduced travel times, improved convenience and reduced private vehicle movements.
- Improved competitiveness of this social infrastructure at a State, national and international level to host major sporting and non-sporting events that are an important offer for NSW's tourism industry, which is worth \$33.2 billion per year to the NSW economy and supports 160,000 jobs.

- Increased demand for additional hotel room nights per year and support for additional full-time jobs in hotel and accommodation services.
- The creation of up to 600 full-time equivalent (FTE) new jobs during construction and 300 FTE jobs within the new completed Stadium, resulting in improved access to opportunity for workers across Sydney.
- Increased spending of up to \$6 million in hospitality, accommodation and entertainment within the immediate local area as a result of increased reliability and total levels of patronage, consequential increases in local employment in these industries, expected to be up to an additional 180,000 hours per year or an equivalent of 346 part-time jobs; as well as benefits associated with increased vibrancy and activation, which contributes towards improved perceptions of safety and opportunities for community interactions.

From a negative social impact perspective:

- The potential for negative operational social impacts were identified as being the same social impacts associated with the former stadium, namely that there would continue to be the risk of anti-social behaviour from patrons attending events at the stadium impacting the surrounding local community in the periods before, during and after events.
- There are also cumulative local amenity impacts associated with more frequent events, including:
 - Increased noise associated with patrons travelling to and from the stadium, through an increase in the frequency of activities, potentially resulting in disrupted sleep and daily routines for residents and businesses surrounding the proposed development.
 - Increased risk of anti-social behaviour, which may impact perceptions of safety within the local area, for residents and businesses.
 - Increased inconvenience and social and financial costs of travel time for users of the stadium and surrounding businesses and residents, associated with increased traffic and congestion and reduced parking availability related to more frequent events.

Further consideration of the relationship between social and economic impacts of events and tourism, retail, entertainment and night-time economies in the locality, and impacts in relation to the wider state are discussed in the sections below.

The most significant negative potential social impact associated with the operational phase of the project are the risks of noise and anti-social behaviour from event attendees at the stadium and in the surrounding locality before, during or after events. In identifying this risk through the Stage 1 SEIA, it was recommended that a Crime Risk Assessment be prepared at Stage 2 of the redevelopment process to identify mitigation strategies to reduce and minimise instances of crime or anti-social behaviour. This subsequently informed Condition C53 and C54 of the Stage 1 consent.

The Stage 2 SSD DA satisfied these Stage 1 conditions and was accompanied by, and informed by, a Crime Prevention Through Environmental Design (CPTED) Assessment, Security Risk Assessment, Anti-Social Behaviour Strategy and an Event Management Plan which identified, assessed, and put in place strategies to mitigate potential negative social impacts associated with the stadium.

These documents were prepared in consultation with relevant stakeholders and authorities, including NSW Police. They do not identify any significant or adverse impact that could not be mitigated or managed. Accordingly, it is concluded that the identified potential negative social impacts on the local region resulting from the operation of the stadium will be effectively managed through the intended detailed design and operational framework for the stadium, including through crime prevention measures and the implementation of the Antisocial Behaviour Strategy, which includes recommended ongoing monitoring measures in relation to its ongoing successful delivery.

2.0 Identify the impacts of increased number of events, in excess of 52, on the community in the surrounding locality. This may include (but not be limited to) impacts due to increased anti-social behaviour, additional noise generation, unavailability of on-street car spaces, access constraints to surrounding residential areas and unavailability of parklands. (Item 6B)

The former stadium operated from 1988 to the end of 2018; hosting a number of events annually that impact on the surrounding locality. The precinct has been used for entertainment and sporting purposes for more than 100 years – pre-dating existing communities.

It is proposed that the new stadium will continue to operate in the same manner as the former stadium, including the same operating hours, restrictions on the maximum number of concerts, and attendee capacity. The new stadium brings the benefits of:

- An enhanced operational framework through the tailored Event Management Plan (including the Noise Management Plan).
- Reduced noise emissions associated with the new building structure and an improved and more responsive noise management framework to better control and mitigate noise for both sporting events and concerts.
- A revised framework to manage crowd behaviour within and outside of the site through the Anti-Social Behaviour Strategy developed in consultation with NSW Police.

This revised operational framework identifies a range of measures to be applied through the detailed design and operation of the stadium to ensure it does not give rise to any new or otherwise significant impacts, including anti-social behaviour. The Anti-Social Behaviour Strategy specifically provides a revised layer to venue management and has been developed in collaboration with NSW Police. In implementing this Strategy, the Sydney Cricket and Sports Ground Trust (SCSG Trust) has committed to continuing their long-standing relationship with NSW Police and working collaboratively through the sharing of information, shadowing of good practice skills and experiences, training of staff, and coordinating with relevant agencies to provide support.

The potential impact of increased numbers of events on the community surrounding the locality are identified below:

- Increased noise and vibration,
- Increased pedestrian and vehicle movements,
- Increased risk of anti-social behaviour from patrons attending events at SFS.

No significant or adverse impact from the operation of the stadium have been identified that cannot be effectively mitigated or managed. The direct impacts of hosting events – including a worst-case scenario of a concurrent maximum capacity events at both the SFS and SCG – have been assessed from a range of technical perspectives which have confirmed that the impact from such events can be mitigated and managed.

Perceived cumulative impacts of increased event frequency

It has been suggested that an uncapped operating environment could result in an increased frequency of events compared to the former stadium, and consequently the cumulative impacts of increased event frequency requires assessment.

The cumulative impacts of a potential increase in the frequency of events is unfounded. The full suite of technical and specialist reports prepared to support the SSD DA and this Report have considered all event types and demonstrated that the relevant amenity criteria (noise, vibration, traffic, etc) will be fully complied with year round. For clarity, the relevant criteria apply every day of every year. This means that on any given day, if an additional event(s) was held in excess of the Department's identified 'limit' of 52 in the Concept Plan Approval, an exceedance beyond regulatory comfort levels would not be experienced. This would be the case whether a singular or multiple events beyond 52 events were held.

The perceived social impacts (for e.g.: leaving behind of rubbish and patrons engaging in anti-social behaviour) which are not subject to regulatory comfort levels/criteria are being proactively managed by the SCG Trust, and will continue to be so. The SCSG Trust employs as many initiatives as possible within its control and area of jurisdiction to curtail anti-social behaviour and minimise social impacts. These include undertaking rubbish collections after

events, and implementing the aforementioned Anti-Social Behaviour Strategy with the NSW Police. Management responses may be customised for individual event types having regard to the scale, patron numbers, time of day and duration, if and when warranted.

It is also important to acknowledge the stadium's urban context. The SCG Trust will continue to use its best endeavours to minimise social impacts associated with events held at the stadium. The Stadium and Trust however cannot be reasonably held accountable for all anti-social behaviour in the broader precinct and this particular urban context. There are undoubtedly anti-social activities that take place that are entirely independent of the stadium and Trust; it is critical that these are not used as the justification for arguing an event cap, particularly in the context of the substantial social and economic benefits associated with the project.

Potential social impacts of increased event frequency

Understanding that the impacts from this worst-case scenario are acceptable, the impact from events within or outside a 52-event cap would also be acceptable. The following is noted in relation to the issues raised by DPIE:

- **Noise and vibration impacts:** The Noise and Vibration Impact Assessment by Arup modelled noise emissions from events held at the stadium to surrounding receivers and confirms that the proposed stadium is not expected to increase noise emissions when compared to the former SFS, and presents no additional or significant acoustic issues. At a broad level, the proposed stadium achieves the same capacity as the former SFS and will not alter the typical nature of sporting events being held. There would be no change to the number or frequency of concerts, which are the most significant source of noise from the venue. The Noise Management Plan has been tailored for the future operation of the proposed stadium which identifies the process for controlling and proactively preventing noise impacts, monitoring events, and the responses to noise should impacts occur.
- **Traffic and parking impacts:** The significant majority of parking spaces in nearby residential streets are subject to resident parking schemes, whereby resident only parking is permitted for periods of more than two hours. The enforcement of on-street parking restrictions will continue to occur as carried out by the relevant local roads authority. This policy of no additional car parking adopted by the proposed development complements the strategy of promoting public transport, walking and cycling to access the stadium and reducing the reliance on private vehicles.
- **Land take:** The development proposes to build a new stadium on the land occupied by the previous SFS. The proposed development is wholly contained within land controlled by the SCSG Trust, and as such does not impact existing access to surrounding residential areas or parklands. The detailed design of the stadium will instead serve to improve regional accessibility. The perimeter fence restricting public access to the former SFS site will be removed and a new public space connecting Paddington at Moore Park Road in the north through to Driver Avenue and Moore Park in the south will be provided. This will shortcut the existing circuitous route around Driver Avenue to facilitate public access through the site throughout the day and year-round (with the exception of a small number of events requiring perimeter enclosure of the stadium). The proposed stadium design promotes increased site permeability and circulation both during and outside of events.

Regarding the number of events, in excess of 52 per year, that can be hosted by the proposed new stadium:

- It is not specifically proposed to increase the number of events that can be hosted by the proposed stadium annually, as there is no cap or formal restriction on the number of events (other than concerts) that could have been hosted at the former stadium. Events vary on a season-to-season and year-to-year basis. Along with hosting a range of regular sporting fixtures for national competitions, the stadium will also seek to host international sporting matches and tournaments and special events over the course of its lifespan, which may result in the stadium hosting less than or greater than the Department's identified 52 events in any given year.
- Precluding the stadium from hosting sporting fixtures and events that would otherwise comply with the relevant environmental framework is contrary to the objective of this project to deliver a globally competitive stadium that will generate social and economic benefits for Sydney; the basis of the business case. In restricting the ability of the stadium to flexibly respond to fluctuating demand for events, including the potential hosting rights for major regional or international tournaments, the cap would serve to undermine the investment drivers of the NSW Government in a new stadium that is capable of attracting and hosting events and delivering significant

economic, social and cultural opportunities for Sydney and NSW. Maximising these benefits is central to the objectives of the development and to its success.

- On 23 July 2018, the NSW Premier committed to maximising return on investment in its stadia by bidding for 10 World Cups in the next 10 years. This seeks to leverage the competitive advantage of NSW to attract and host international events catalysed by the NSW Government's investment in developing leading sports infrastructure. This includes seeking the hosting rights for the Rugby League World Cup and Nine's World Cup, Men's and Women's Rugby World Cup, and FIFA Women's World Cup. Whilst it is recognised that these World Cup events are typically spread across stadia, implementing a prescriptive numerical restriction on the number of events that could be hosted at SFS would impact on the ability of NSW to host these major events that deliver the most significant per-event economic benefits to Sydney and NSW. As a benchmark, the upcoming 2019 Rugby World Cup will require 48 matches, and has grown from 32 matches when the event was first hosted in Australia approximately 30 years ago. The proposed stadium would be unable to accommodate these matches, or even potentially a proportion of these matches, in the event that a cap is imposed.
- There are significant economic benefits to the NSW and Australian economy to increasing events above 52 events per year, and restricting the redeveloped stadium's availability to host events may undermine the competitiveness and operation of the stadium at a national level.
- A key component of future-proofing and the overall vision for the redevelopment of the SFS has also been to provide the necessary facilities and platform to cater for and grow women's elite sports. Requiring the stadium to program events within a set cap disincentivises and restricts the ability of the stadium to promote emerging sports which don't have a large established fan-base and permanent schedule of matches within Sydney. Operating within a cap will effectively require the stadium to prioritise confirmed regular domestic and international fixtures and those events with the highest potential attendances and economic return. Restricting the roster of events, therefore, directly undermines the ability of the stadium to host and grow emerging sports that can have a significant positive social impact.
- The growth and awareness of women's elite sports contributes to the NSW Government's vision under *Shaping the Future of Women's Sport in NSW 2019-2023*. This Strategy identifies that providing opportunities for women's elite sport has the ability to increase participation in sport across society with wide-spread impacts on health and community cohesion through normalising female participation, providing positive role models, and creating a pathway for women to continue to play competitive sport.

In summary, flexibly allowing for an increased number of events at the redeveloped stadium (in excess of 52 events per year) will have a range of positive social benefits for the city and state more broadly, while the impacts of its operation on the surrounding locality will be manageable through the implementation of the appropriate operational framework.

Economic impacts assuming additional events

Cumulative impacts from an economics perspective are primarily positive, with additional employment generation and visitation from the additional 10 events further solidifying the stadium, locality and state as a key destination supporting growth and employment opportunities in the community

A redeveloped Sydney Football Stadium is expected to generate a number of economic benefits that will support and enhance the local and broader economy through generation of both direct and indirect employment growth. Additional events (above a proposed 52-event limit) at a redevelopment Sydney Football Stadium will result in direct and indirect impacts on employment and expenditure from additional attendance at the stadium. Direct jobs will include food and beverage, ticketing, security jobs etc during event operation; whereas indirect jobs will be to the broader economy, generated through spend by stadium workers and visitors. The mix of increase attendance is expected to be from Sydney residents, intrastate and interstate residents as well as a small proportion from overseas, noting that the attraction of interstate and overseas residents is founded on improved quality and amenity of the redeveloped stadium.

Assumptions pertaining to annual events and attendance as well as per capita spending levels are informed by the SEIA Stage 1 and use information sourced from SCSG Trust and the *Final Business Case Summary: Sydney Football Stadium Redevelopment, March 2018*.

In order to analyse additional benefits associated with a removal of an event cap limit we adopt a hypothetical 20% increase over the 52-event assumption outlined in the Business Case. A 20% increase is, therefore, the equivalent of a further 10 events per annum (62 events per annum in total).

For the purposes of this analysis figures informing the Business Case Summary are adopted including:

- Annual attendance (average year) of between 1,211,438 - 1,280,325 across 48 - 52 events in the annual event calendar.
- This results in an average attendance per event of between 23,754 - 26,129. Adopting a mid-point indicates an average attendance of 25,000 per event.

A number of additional events (above 52) are likely to be supportable at a redeveloped stadium. An additional 10 events above the assumed 52 event limit per annum could include a mix of events, from additional NRL, Super Rugby and A-league club games through to major international sporting fixtures and tournaments. In addition, it is not unreasonable to expect additional demand from new and emerging competitions not currently assumed, such as demand from women's football codes.

While some of these additional events are likely to attract a large attendance, others are likely to be smaller, particularly in the emerging stages of codes such as Women's Rugby League. As a result, an average attendance of 20,000 per event is assumed at the additional 10 events (representing 80% of the average attendance per event of 25,000 assumed in the Business Case).

SCSG Trust data for 2017 indicates that employment levels at larger events (above 27,000 attendees) typically employ some 1,500 - 2,000 staff during events. For smaller events (less than 27,000 attendees), employment levels are in the order of 700 - 1,200. Based on the SCG Trust data this results in an average of 55 - 61 jobs per 1,000 attendees (as stated in the SEIA – Stage 1).

Using a similar approach to that outlined in the SEIA – Stage 1, the employment impact can be determined through an estimation of increased visitation from the 10 additional events above 52. As stated above, an additional 10 events are projected to result in an additional 200,000 visitors to the redeveloped stadium (10 additional events at an average attendance of 20,000). Assuming an additional 10 events at the redeveloped stadium, this would result in an additional 1,100 - 1,220 jobs per event during operation (refer Table 1).

Additional attendees would also have flow on benefits to the surrounding community, the region and the broader NSW economy. The ABS retail services multiplier indicates that for every 1 direct job created, an additional 0.7 jobs are created as a result of flow on effects to the broader economy. This is considered appropriate as additional attendees to the stadium would support jobs in broader sectors including retail, accommodation, transport as well as inputs into the various industry supply-chains supporting the stadium operation. Adopting the ABS multiplier of 0.7 jobs, the 55-61 direct jobs per 1,000 attendees would support a further 39-43 jobs per 1,000 attendees in the broader economy. This would result in some 780 – 860 indirect jobs in the broader economy per event.

Table 1 Projected employment impacts – direct and indirect

Metric	Value
Direct – Stadium Operation Jobs	
Number of Direct Jobs per 1,000 Attendees	55-61
Increase in Attendance per Annum (compared to redeveloped stadium)	200,000
Increase in Number of Events per Annum (compared to redeveloped stadium)	10
Additional Increase in Attendance per Match per Annum	20,000
Increase in the Number of Direct Jobs per Event	1,100 – 1,220

Metric	Value
Indirect Jobs	
ABS retail services multiplier – flow on indirect jobs	0.7
Number of Indirect Jobs per 1,000 Attendees	39-43
Increase in the Number of Indirect Jobs per Event	780 – 860

A proportion of indirect jobs outlined in Table 1 will be due to increased visitation to a redeveloped Sydney Football Stadium. An increase in events is expected to increase the number of visitors to Sydney, and potentially increase the average length of stay. These visitors will come from regional NSW, interstate or international locations. Additional visitors and an increased length of stay will have flow on benefits for the Sydney economy, particularly to retail and commercial accommodation.

A substantial number of indirect jobs created will be located within the existing precincts of Surry Hills and Paddington, which provide complementary entertainment, recreational and retail services that enhance the event experience. The addition of these jobs will assist the local economy and the viability and diversity of facilities available to the local community.

The Business Case Summary outlines that a redeveloped stadium would generate annual attendance of 1,280,320, with 11% of these attendees coming from outside NSW (*Final Business Case Summary: Sydney Football Stadium Redevelopment, March 2018*). Assuming a similar proportion for attendees at the additional 10 events would result in some 178,000 of the additional stadium attendees coming from within NSW and 22,000 attendees being additional interstate and international visitors to the redeveloped stadium.

While 178,000 additional attendees already reside in NSW, these residents will spend on transportation and retail facilities travelling to and from the stadium.

The 22,000 interstate and international attendees are, however, considered new business to NSW given they would not have travelled without these additional events.

Based on information from Destination NSW (and outlined in the Business Case), the average expenditure of interstate visitors attending events would typically be some \$745 per person. Applying this average to the 22,000 interstate and international attendees would result in a total of \$16.4 million in additional spending likely to be directed to the Sydney and NSW economy each year across 10 additional events. A large proportion of this expenditure will be directed to retail facilities (food and beverage) as well as accommodation and transportation services.

Minimal negative economic impacts are likely to be associated with additional events at a redeveloped stadium as additional attendance will bring about economic benefit to the venue, locality and region through increased visitation, movements and spending. As there is no additional construction duration for the stadium associated with accommodating these events, there would be no economic impact to businesses or communities during this period.

The major impact of further events at a redeveloped SFS will be due to lost attendance at competing stadiums. As the State Government controls the nearest major competing stadiums, this competitive impact is considered limited, with the stadiums to be managed as a network to ensure optimal event management and attraction. Furthermore, as discussed previously, it is likely that a number of the additional events will be new events to NSW (allowing the state to compete more effectively with other states in the country and international venues) or will support new and emerging codes that otherwise would not be given the opportunity to host events at a Tier 1 stadium. Taking the above into account, there would be a net benefit resulting from not imposing a cap on events at a redeveloped stadium.

Impacts on competitiveness

From an economic perspective, additional events in excess of 52 events will generate positive economic benefits only.

- **Future proofing the asset.** Removal of the limit on events will provide flexibility in how the stadium can be used in the future and reduces the risk of obsolescence, particularly given the estimated 50-year structural life. Providing a no event limit will allow the stadium to adapt to growth and innovations in the sport and entertainment industry and provides the potential for greater return on the stadium investment.
- **Artificial restriction on growth.** A cap on events may impose an artificial restriction on growth of sporting and non-sporting events by reducing the availability in this part of Sydney. This may impact on the expansion of Sydney sporting codes as well as potential development and expansion of new and emerging codes. This includes women's competitions which are not included in the Business Case assumptions of 49-52 events. This is consistent with the *NSW Stadia Strategy*, which identifies the need to prioritise utilisation of Tier 1 stadia.
- **Increased capacity for emerging events.** Removal of the cap will provide more flexibility and scope to host events that otherwise would be not be able to be supported in Tier 1 stadiums. A no event limit scenario would increase the potential for a greater diversity of events and can also assist in creating an environment of growth and awareness of other sporting and non-sporting events now and in the future. The provision of a broader spectrum of events supports diversity and greater community involvement. For example, the *Shaping the Future of Women's Sport in NSW 2019-2023* strategy identifies a need to increase access to National/State-level stadia for women's sport to boost recognition, support emerging competitions and provide a level playing field for women's sporting events.
- **Better management of events across Tier 1 stadiums.** Infrastructure New South Wales also controls Stadium Australia at Sydney Olympic Park and as a result, can provide a coordinated approach to event management at the major stadiums in the city. A cap on events at Sydney Football Stadium would put additional pressure on Stadium Australia and may result in a loss of events and associated visitation and economic benefits to other major stadiums outside of New South Wales that do not face similar restrictions. A removal of the cap on events would also ensure better management of events across stadiums including the ability for a redeveloped SFS to absorb additional event capacity during any future redevelopment of Stadium Australia.
- **Once imposed difficult to remove.** The former stadium did not have a cap on events and any cap on events is likely to impact on the viability of a redeveloped stadium in the future. It is important to allow flexibility for asset management in the future and any cap imposed today will be more difficult to remove in years to come. Attracting major events requires an agile approach to bidding, and additional administrative hurdles and delays reduces NSW's competitive advantage.

3.0 Include a brief assessment of the baseline condition of how people have experienced noise historically, and then assess how the redeveloped stadium will change this experience of noise for people, particularly in relation to the frequency of the events and the subsequent noise generation, which is not identified in the Noise Impact Assessment Report. (Item 6C)

During the operational phase, the redeveloped stadium is not expected to significantly change or increase noise levels in the surrounding locality. Although there is potential for there to be an increased number of events hosted at the redeveloped stadium, the noise generated by these events will continue to be effectively managed via the *Sydney Cricket Ground and Allianz Stadium Noise Management Plan 2017* and will not significantly change the experience of noise for people in the surrounding locality.

The Noise and Vibration Impact Assessment prepared by Arup, which accompanied the EIS at Appendix X, and has been updated at **Appendix F** of the RTS Report, identifies the existing noise environment (or baseline conditions) through both long-term and short-term noise monitoring to understand the prevailing ambient noise environment. Arup determined that the general noise environment is characterised by traffic noise from Moore Park Road and Anzac Parade, the 'urban hum' of the CBD, aircraft noise, as well as activities from the use of existing facilities in the sporting and entertainment precinct.

The Noise and Vibration Assessment modelled the noise emissions from events and the relative impact on these baseline conditions. This included amplified music and announcements and crowd noises against project-specific noise criteria and the existing noise policy for the stadium, being the *Sydney Cricket Ground and Allianz Stadium Noise Management Plan 2017*. Although there may be an increased number of events at the proposed stadium, the modelling confirmed that the proposed stadium is expected to reduce noise emission compared with the former

SFS, and presents an improved outcome in terms of noise effects on the community. Accordingly, it is considered that the redeveloped stadium will not change how people experience noise, and will improve how people experience noise, as the proposed stadium will continue to operate in the same manner as the former stadium.

When considered historically, the broad influencing factors of the ambient noise environment would not have significantly changed. Whilst Sydney has significantly grown and developed, the area surrounding the site would still have been influenced its location on the edge of the CBD, its proximity to key thoroughfares, and the sports and entertainment precinct that has had a long and active history spanning over 100 years. A modern stadium has been operating on the site for the last 30 years and, before this, it has accommodated a rifle range, military depot, athletic sports ground and motorcycle speedway. Therefore, the site has historically been occupied by noise-generating uses which have affected the local community and been accepted and managed to varying degrees.

4.0 Identify and assess the potential impacts of pedestrian patrons accessing the stadium to and from Central Station, for residents and businesses around Devonshire Street, especially in the post-event scenario. (Item 6D)

There are likely to be a range of impacts for residents and businesses – both positive and negative – associated with pedestrian movements along Devonshire Street, as patrons access the stadium to and from Central Station.

Devonshire Street will be a primary pedestrian route for persons accessing the stadium from Central Station, and vice-versa. This route has benefited from upgrades associated with construction of the Light Rail including higher footpath capacity, fewer light crossings, easier grades, greatly improved sight lines and visual cues presented by the light rail infrastructure, and generally enhanced wayfinding and lighting. This more activated and legible route is also well connected to the eat streets of Devonshire Street west, Holt Street and Crown Street, and is served by a number of cafes, restaurants, take-aways and a few bars and pubs.

The pedestrian movements of patrons accessing the stadium to and from Central Station are likely to have an impact on residents and business around Devonshire Street, in line with impacts experienced during the operation of the previous stadium. Potential impacts of high volume pedestrian flows along Devonshire Street include:

- Negative impacts:
 - Noise generated by pedestrian activities, including at night after events, resulting in disruption to sleep, daily routines and potentially business operations along Devonshire Street.
 - Risks associated with anti-social behaviour of patrons leaving events and flowing along Devonshire Street, including drunk and disorderly behaviour from patrons accessing Central Station, resulting in reduced perceptions of safety and actual safety impacts for residents and businesses.
 - Disruptions to daily routines for local residents associated with increased foot-traffic and crowding on pavements.
- Positive impacts:
 - Increased activation and passive surveillance along Devonshire Street, particularly at night, and
 - Increased foot-traffic for businesses along Devonshire Street, resulting in increased activation in this precinct and increased demand/interest in local businesses, potentially generating increased revenue.

While the above impacts are acknowledged, it is again noted that the redeveloped stadium capacity has not increased from the former stadium, and as such peak travel impacts will remain generally unchanged. In addition, the effect of increased foot-traffic on residents and businesses would be relatively short lived, recognising that at the conclusion of events the majority of patrons will migrate from the stadium to key connections or other venues within the first 30 minutes to an hour.

The potential negative impacts associated with the additional foot-traffic are associated with increased noise and risk of anti-social behaviour, which has the potential to affect residents or business operators in this area. In this regard, the appropriate management of patrons attending the stadium, as per the Anti-Social Behaviour Strategy, ensures that when they leave the site there is a far reduced risk of incidences.

International evidence demonstrates that it is possible to employ practices and mitigation measures that respond to anti-social behaviours and effectively minimise occurrences. In reducing the prevalence of such behaviours, the risk and threat to the community is also removed and perceptions of safety are increased. The Anti-Social Behaviour Strategy developed with the SCSG Trust and NSW Police establishes a range of measures to manage and reduce the number of instances of anti-social behaviour.

5.0 Identify how the project might affect livelihoods (employment and local economy) of people in the area, particularly in the light of the recent impacts of Sydney Light Rail construction (Item 6E)

During the construction phase of the project, there is the potential for works on the site to generate impacts on surrounding businesses and therefore on employment and the immediate local economy, as follows:

- All works are contained within the site boundaries, and all surrounding footpaths and roads will be maintained with the exception of minor temporary works that may require access to these areas. The construction of the stadium will, therefore, not directly impact access to any surrounding businesses. The proposal will have a neutral impact in this instance.
- Businesses in the area are primarily concentrated north of the stadium along Oxford Street, further to the west of the stadium within Surry Hills, and in Fox Studios and the Entertainment Quarter. Construction works occurring on the site may result in temporary negative impacts on the amenity of these businesses (e.g. increased noise, dust, vibration, influx of unfamiliar construction workers to the area, pressure on parking and disruption to the daily routines of businesses and employees associated with construction activity). However, such impacts would not be expected to lead to significant changes in employment and the local economy.
- There may be potential cumulative impacts on businesses and residents associated with the Light Rail construction phase, although it is noted that construction works occurring on the site are not expected to coincide with the Light Rail which will be completed by the time construction works associated with the SFS redevelopment commence on site. Most of the activity that will coincide with construction works for the stadium, and prior to the opening of the Light Rail, will be focussed on testing and commissioning rather than significant construction related activities. However, it is noted that there is still potential for cumulative impacts on businesses in this area associated with “construction fatigue”, and ongoing amenity impacts associated with construction activity (as discussed above).
- There may be direct and indirect impacts to surrounding local businesses, particularly those within the service and hospitality industries, when there is no active stadium on the site. The temporary closure of the stadium will result in reduced revenue and temporary loss of employment for workers at the site. It is noted the SCG will continue to operate and host events, including the majority of events currently hosted at the SFS during the construction of SFS so local business ‘flow-on’ effects will still be maintained, albeit reduced.

During operation, the redeveloped stadium may have the following livelihoods (employment and local economy) of people in the area:

- Increased access to employment for people in the area associated with the creation of new jobs within and surrounding the stadium, including associated with:
 - 300 FTW new jobs within the new completed stadium,
 - Increased demand for additional hotel room nights per year and support for additional full-time jobs in hotel and accommodation services,
 - Increased spending of up to \$6 million in hospitality, accommodation and entertainment within the immediate local area as a result of increased reliability and total levels of patronage, consequential increases in local employment in these industries, expected to be up to an additional 180,000 hours per year or an equivalent of 346 part-time jobs.
- Increased foot traffic and patronage associated with the redeveloped stadium is likely to result in increased revenue for businesses surrounding the local area, and increased activation and vibrancy in the surrounding area.

6.0 Integrate the outcomes of the research conducted regarding anti-social behaviour into the social impact assessment, and where necessary reassess the social impacts of anti-social behaviour to ensure that:

- *they are directly informed by community experience and sentiment.*
- *mitigation measures respond directly to predicted impacts.* (Item 6F)

Ethos Urban conducted further research regarding anti-social behaviour to inform an Anti-Social Behaviour Strategy (June 2019). The Strategy was developed to identify and address the social impacts of anti-social behaviour that could potentially be generated by the proposed development, including:

- Disorderly conduct / offensive conduct
- Non-domestic violence-related assault, and
- Malicious damage to property

Over the course of its operational history, the SFS has been susceptible to limited incidents of anti-social behaviour, typically associated with alcohol consumption. The current stadium has been operational for more than 30 years, however, and low levels of crime and anti-social behaviour have been associated with its operation during this time. This has been confirmed through consultation with the NSW Police Surry Hills Local Area Command to inform to Anti-Social Behaviour Strategy. The social impacts associated with the redeveloped stadium are not expected to differ from impacts associated with its longstanding operation.

Community and stakeholder consultation undertaken previously has highlighted that community concerns generally relate to disorderly conduct, linked to alcohol consumption and associated with crowds exiting events into the surrounding locality. Likely social impacts of anti-social behaviour associated with the operational phase of the redevelopment stadium may include:

- Reduced perceptions of safety within the local area, for residents and businesses, associated with disorderly behaviour from patrons of the redeveloped stadium leaving the site. This anti-social behaviour has the potential to intimidate residents, visitors and workers in the area, and reduced perceptions of safety may prevent the community from undertaking their daily routines.
- Reduced perceptions of safety and disrupted sense of place for residents surrounding the stadium associated with street drinking, misuse of alcohol, offensive conduct, noise nuisance and littering that may be undertaken by patrons accessing the stadium. However, it is noted that a stadium has operated at this site for 30 years and that the development will not represent a significant change in use for the site.
- Increased risk of injury and harm for patrons of the stadium within, and when leaving the site, associated with risk of fights and other anti-social behaviour that may be catalysed by large crowd movements.

The Anti-Social Behaviour Strategy was developed collaboratively by Ethos Urban with SCSGT and NSW Police in to help address these issues and mitigate community impacts. Key responses and strategic outcomes of the Strategy are quoted below:

- Working in collaboration to improve community outcomes:

In recognition that anti-social behaviour cannot be tackled by one agency alone, the SCSGT will work collaboratively with the NSW Police in the delivery of the strategy. The collaboration will entail:

- Sharing information to identify anti-social behaviour issues and trends
- Training staff effectively and deal with reports of anti-social behaviour
- Fostering coordination across agencies to support and protect victims of anti-social behaviour.
- Ensuring a consistent approach to addressing antisocial behaviour:
 - Regularly monitoring and reviewing the mechanisms and processes undertaken to addresses cases of antisocial behaviour to ensure consistency in the application of enforcement and victim support measures.
- Increasing patron awareness of anti-social behaviour, the consequences and the support available to victims:
 - Developing and implementing mechanisms for raising awareness of:

- What constitutes anti-social behaviour
- How to report antisocial behaviour
- Services available for victims
- The repercussions of such behaviour.
- Increasing public feelings of safety and security, including by:
 - Promptly responding to victims who experience anti-social behaviour
 - Logging complaints and feedback
 - Monitoring patron and victim feedback submitted through available platforms and actioning as required.

Appropriate management of the potential impacts of anti-social behaviour can be effectively managed through the implementation of the Anti-Social Behaviour Strategy.

7.0 The feedback from the Community Consultative Committee and other engagements with stakeholders during the Stage 1 and the Stage 2 applications, should be included to inform the updated assessment of social impacts. (Item 6)

On behalf of Infrastructure NSW, Ethos Urban has undertaken significant community and stakeholder engagement during Stage 1 and Stage 2 applications for the proposed development. The overall objectives of both stages of the consultation were to:

- Facilitate collaboration with all stakeholders and government authorities;
- Ensure the audiences are broadly reached;
- Minimise opportunity for speculation and misinformation;
- Improve stakeholder relationships, particularly with key local resident action groups; and
- Promote confidence in the project and decision makers.

Engagement activities undertaken during Stage 1 SSDA

A variety of communications were used to promote the consultation. These included:

- Letterbox drop to 23,000 local residents
- 83 stakeholder letters
- 4 newspaper advertisements
- Establishment of 1800 number and email address
- Project website.

A total of 21 face-to-face consultation events were held, which included:

- Three community information sessions
- Two Sydney Cricket and Sports Ground Trust members-only sessions
- Four pop up stalls
- 12 stakeholder meetings.

Most of the feedback received to date focuses on:

- Improving transport options to reduce traffic in the area;
- Removing parking on Moore Park grounds;

- Improving connectivity between Paddington and Anzac Parade;
- Improving the design, amenity and facilities of the new stadium; and
- Concern about the loss of members facilities.

Engagement activities undertaken during Stage 2 SSDA

A variety of communications were used to promote the consultation. These included:

- Letterbox drop to 23,000 local residents
- 29 stakeholder letters
- 2 newspaper advertisements
- 1800 number and email address
- Infrastructure NSW project page website.

Three community information sessions were held and meetings with 21 stakeholder groups occurred. Most of the feedback received to date focussed on:

- Design and height of the new stadium;
- Removing parking on Moore Park grounds; and
- Traffic and parking in surrounding suburbs.

Throughout this process, Infrastructure NSW has worked closely with all stakeholders to ensure everyone has been provided with ample opportunity to participate prior to lodgement of the Stage 2 SSD DA.

A workshop was held with members of the Community Consultative Committee (CCC) on Monday 27 May 2019. The purpose of the workshop was to give CCC members an opportunity to provide additional feedback on the Stage 2 SSD DA. The following key issues were raised:

- Visual impacts from Paddington and Moore Park due to increased height and mass, including the roof
- Poor stair design from Driver Avenue entry, causing issues around safety and disability access
- Need for two lifts minimum from Driver Avenue entry to address disability accessibility issues
- Overshadowing of Moore Park and Kippax Lake
- Prioritisation of pedestrian access to the site and design solutions to ensure ease of pedestrian movements
- Ensure support for operational staff i.e. catering staff
- Removal of parking to encourage active transport and reduce congestion in the surrounding area
- Support for surrounding businesses pre- and post-events.

The detailed outcomes of the consultation are included in the Consultation Outcomes Report for Stage 2 (dated 11 June 2019). The issues raised by the CCC have been addressed within the Consultation Outcomes report. Key responses and mitigation measures include:

- The proposed development has been designed with reference to the Building Code of Australia, and other design guidelines, and meet relevant standards, including for height and bulk.
- Shadowing impacts of the proposed design are within (and less than) the shadow assessed for the concept envelope within the approved Stage 1 SSD DA. They do not adversely impact Moore Park or extend onto any residential areas.
- CPTED analysis has been undertaken and concludes that sight lines and pedestrian access across the site is adequate. An Anti-Social Behaviour Strategy has also been developed to address potential safety impacts of the proposed development.

- Implementation of a Green Travel Plan to encourage active transport to the development, however, there Infrastructure NSW has limited control over surrounding parking facilities.

8.0 The Department considers that the scenario of 'no event limits' has not been assessed within the scope of the Concept Proposal. Consequently, additional assessment of all environmental impacts, including (but not limited to), the following should be conducted to support the proposal: a. social and economic impacts on the surrounding residents and wider region. (Item 1)

All social and economic impact assessments undertaken for this project have assumed that there would be no limit on the number of sporting events (limit on concert events retained) at the stadium, consistent with the operation of the former stadium from 1988-2018 and the adjoining Sydney Cricket Ground over a much longer period. Whilst some assessment has made reference to an indicative event profile of 49-52 events, it has not been suggested that this should form a limit or restriction on future stadium operation. In addition, specific further assessment of the social and economic effects of more than 52 events occurring at the stadium is addressed in **Section 2** of this assessment.

No additional mitigation measures are required to address social and economic impacts, beyond those identified in the Concept Proposal (Stage 1) Social and Economic Impact Assessment prepared by Ethos Urban dated June 2018, the Addendum Social Impact Assessment prepared by Ethos Urban dated 13 September 2018, the further Stage 2 Addendum Social and Economic Impact Assessment prepared by Ethos Urban dated 30 May 2019, and the Stage 2 Environmental Impact Assessment prepared by Ethos Urban dated 12 June 2018.

9.0 Conclusion

We trust the above adequately addresses the matters raised by the Department. Should you have any queries relating to this matter, please do not hesitate to contact the undersigned.

Yours sincerely,



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Attachments:

- Attachment A - Summary assessment of the social impacts to NSW DPIE's Social Impact Guideline

Appendix A

Summary assessment of social impacts – construction stage

Factors	Potential Impacts (Description)
Way of life	<ul style="list-style-type: none"> Reduced amenity due to construction noise and vibration, particularly experienced by residential communities in close proximity to the site, resulting in increased inconvenience, frustration and disruption to daily routines. Disruption to pedestrian and vehicle movements at the site, e.g. due to establishment of hoardings, changes to road and public transport routes and access patterns, changed wayfinding and pedestrian accessibility, resulting in potential for increased inconvenience, travel times and disruption to daily routines. Changes to pedestrian access arrangements is likely to be more challenging for people living with disabilities, older people and children and their carers. Changes to daily routines due to changed access the stadium and surrounding businesses. Temporary loss of employment/ livelihood due to temporary closure of the stadium, and impacts to businesses associated with the entertainment precinct due to construction activities, e.g. reduced foot traffic. This is offset somewhat by the temporary transition of many events formerly hosted at the SFS to the SCG during the demolition/construction phase. Changed working and living environments for residents, workers and visitors in and around construction site – typically negative in effect.
Community	<ul style="list-style-type: none"> Changes to community character, e.g. changes to streetscape, and sense of place in localities associated with the physical and social impacts and changes associated with construction works, including increased numbers of workers in the area. These changes are typically negative in their effects. Changes to sense of place (negative) due to direct impacts of construction, e.g. changes to streetscapes and the urban fabric, affecting communities' sense of place and connection, potential risk to some heritage items. Changes to how the community functions, e.g. temporary loss of opportunities for community interactions and family outings to major sporting events at SFS, resulting in potential impacts to community cohesion. This is partially offset by the temporary transition of many events formerly hosted at the SFS to the SCG during the demolition/construction phase.
Access to and use of infrastructure, services and facilities	<ul style="list-style-type: none"> Temporary loss of access to Sydney Football Stadium, Tier 1 social and economic infrastructure that provides a space for enjoyment of and participation in sporting and other events Changes to the accessibility of the broader Sydney Football Stadium precinct, e.g. hoarding/construction activity, reduction of car parking which may reduce the accessibility of local social infrastructure, and changes to access patterns more broadly. Impacts on community interactions and associated social cohesion and social capital associated with the temporary loss of Sydney Football Stadium, which provides a space for community gathering.
Culture	<ul style="list-style-type: none"> Changes to community relationships to place due to the temporary loss of Sydney Football Stadium, which is an important community gathering and celebration space. Changes to community connections to place and local place narratives associated with the transformation of Sydney Football Stadium.
Health and wellbeing	<ul style="list-style-type: none"> Impacts to health and wellbeing associated with impacts of construction noise and vibration for surrounding residents, e.g. sleep disturbance, stress and anxiety – and attendant physical and mental wellbeing impacts – exacerbated by vibration and noise. The latter may also experience mental wellbeing impacts associated with concerns about potential property damage – e.g., structural cracking. Impacts on healthy active lifestyles for the surrounding community associated with changed street layouts, reduced local amenity and accessibility surrounding the construction. This may impact people's choices to use active transport modes (walking, cycling), or their desire or opportunities to participate in outdoor activities (including at Moore Park, adjacent to the site), impacting health outcomes. Cumulative negative wellbeing impacts associated ongoing construction associated with major infrastructure projects of a long duration in areas already affected by Sydney Light Rail. Cumulative construction impacts may result in construction fatigue, frustration and stress associated with uncertainty and disruption among local communities. However, it is noted that construction for Sydney Light Rail is forecast to be completed by the time construction on the redeveloped stadium commences.

Factors	Potential Impacts (Description)
Surroundings	<ul style="list-style-type: none"> Reduced amenity due to construction noise, dust, vibration, changes to the streetscape and reduced aesthetic value of local neighbourhoods and open spaces associated with the establishment of large construction sites (e.g. views for properties along Moore Park Road). Perceived and actual safety impacts associated with changed sightlines, establishment of hoardings, changes to wayfinding, and the reduced (or increased) activation of construction precincts at night, which may affect residents' decisions to access Moore Park or the surrounding Entertainment Quarter. Perceived and actual safety impacts associated with the influx of unfamiliar construction workers (generally a male-dominated workforce) to the surrounding locality, particularly when construction sites are located close to sensitive receivers in the surrounding locality (e.g. schools, childcare centres, Paddington Town Hall).
Personal and property rights	<ul style="list-style-type: none"> It is noted that the construction and demolition works will primarily take place within the existing site footprint, and therefore there will be no social impacts associated with property acquisition, including distress and disruption to property owners. Negative social impacts associated with perceived impacts to housing, e.g. cracking of houses associated with vibration caused by construction works. Negative impacts on businesses likely to be disrupted by construction phases, e.g. loss of foot traffic, decreased amenity.
Fears and aspirations	<ul style="list-style-type: none"> Potential negative impacts associated with fear of disruption to the fine grain of the local community, potential long-term changes to the fabric of the community, particularly in combination with other construction activity (e.g. Sydney Light Rail). Potential negative impacts associated with perceived over-investment by government in stadium infrastructure at the expense of other forms of social infrastructure.
Cumulative impacts	<ul style="list-style-type: none"> Communities surrounding the site have already been affected by construction activities in this area associated with the Sydney Light Rail. Residents in these areas may experience 'construction fatigue' associated with ongoing disruption and attendant wellbeing impacts. Cumulative impacts will be experienced for residents, workers and visitors in and around the construction in terms of access-related inconvenience and disruptions to daily life, movement patterns and routines. Intangible cumulative community impacts may affect local social capital, community cohesion, sense of place and identity.

Summary assessment of social impacts – operation stage

Factors	Impacts (Description)
Way of life	<p><u>Positive impacts</u></p> <ul style="list-style-type: none"> Improvements to accessibility of the site associated with improved walking, cycling and public transport connections (including integration with Sydney Light Rail), and improved pedestrian amenity associated with the renewed precinct, leading to increased convenience and reduced social and financial costs of travel time. It is noted that improved integration between the redeveloped stadium and surrounding public transport will particularly benefit those groups that currently experience transport or mobility difficulties such as older people, youth, people with a disability, non-drivers or people without access to a private vehicle. Potential for increased use of public transport, leading to increased opportunities for healthy active lifestyles as users walk and cycle to the redeveloped stadium. Improved visitor experience associated with improvements to all-weather seating, entry and exit and so on, leading to improved patron satisfaction and potentially increased attendance and enjoyment of visits to the stadium. This will enhance opportunities for community interactions and strengthening community cohesion and social capital. <p><u>Negative/ mixed impacts</u></p> <ul style="list-style-type: none"> Potential negative impacts of operation associated with potential increased numbers of patrons accessing the redeveloped stadium due to its increased capacity and improved visitor experience. Impacts may include increased noise and increased risk of anti-social behaviour.

Factors	Impacts (Description)
Community	<p><u>Positive impacts</u></p> <ul style="list-style-type: none"> Potential positive changes to localised community character and sense of place associated with placemaking opportunities associated with delivery of major new sporting infrastructure. Improved potential for activation and vibrancy of surrounding areas and viability of surrounding business and retail precincts, e.g. increased foot traffic along Devonshire Street as patrons walk to Central Station. <p><u>Negative/ mixed impacts</u></p> <ul style="list-style-type: none"> Changes to sense of place e.g. potential impacts to heritage items, changes to streetscape and urban fabric, changes to local connection to place associated with the historic entertainment quarter. The project provides opportunities to enhance the amenity and strengthen the character of areas. Changes to how the community functions, potentially associated with changes to the accessibility of the redeveloped stadium, increased and diversified range of patrons and a broader range of activities.
Access to and use of infrastructure, services and facilities	<p><u>Positive impacts</u></p> <ul style="list-style-type: none"> Improved user experience for event attendees due to improvements to stadium design and layout, including: <ul style="list-style-type: none"> Providing 100% drip line roof coverage, Renewing food and beverage concessions, bathrooms and other facilities, Improved sightlines for spectators due to increased steepness of stadium, Improved entry and exit to stadium and improved permeability for pedestrians. <p>These improvements are likely to increase spectator's enjoyment and experience of sporting and other events taking place in the stadium, leading to enhanced sense of wellbeing and customer satisfaction. Improved spectator experience is likely to lead to increased participation and attendance at sporting and other events, leading to increased opportunities for community interactions and social cohesion.</p> <ul style="list-style-type: none"> Improved access to sporting facilities for players and members of various sporting codes due to improvements to stadium design and layout, including improved team facilities, which may enable more professional women's sport to be played at this stadium. This may have indirect positive social impacts related to encouraging girls and women to participate in sport and recreation activities, consistent with the NSW Office of Sport's <i>Shaping the Future of Women's Sport in NSW 2019-2023</i> strategy.
Culture	<p><u>Positive impacts</u></p> <ul style="list-style-type: none"> Improved community pride and connection to place associated with renewal of Sydney Football Stadium. Improved connection to place catalysed by placemaking associated redevelopment of the site. <p><u>Negative/ mixed impacts</u></p> <ul style="list-style-type: none"> Changes to sense of place and connection to place associated with changes to the relationship to the historic narrative of Sydney Football Stadium.
Health and wellbeing	<p><u>Positive impacts</u></p> <ul style="list-style-type: none"> The overall enhancement of sporting experiences for spectators and players may have a positive impact on the sporting communities and networks, particularly the flow on effect of sporting codes that play at the Stadium. Positive experiences for both players and spectators may lead to improved interest and participation in sporting events at the amateur level as a result of experiencing a high profile game at the re-designed Stadium. Increased opportunities for healthy active lifestyles due to improved convenience and accessibility of redeveloped stadium to Sydney Light Rail and improved pedestrian and cycling accessibility. <p><u>Negative/ mixed impacts</u></p> <ul style="list-style-type: none"> Negative health and wellbeing impacts associated with noise and vibration associated with stadium operation.

Factors	Impacts (Description)
Surroundings	<p><u>Positive impacts</u></p> <ul style="list-style-type: none"> Improved perceptions of safety associated with high quality station design and lighting, enhanced activation and utilisation of stations and surrounding precincts. Increased opportunities for high quality placemaking in and around stations to enhance the amenity, activation and vibrancy of the surrounding area, including the Entertainment Quarter and Moore Park. <p><u>Negative/ mixed impacts</u></p> <ul style="list-style-type: none"> Reduced amenity associated with increased noise, vibration and congestion associated with operation of Stadium. Perceived and actual safety impacts associated with increased numbers of people accessing the redeveloped stadium, resulting in an influx of unfamiliar visitors to some areas. However, it is noted that the former stadium operated from 1988 to the end of 2018. Changes to views and visual environment associated with completion and operation of the redeveloped stadium, including views from Paddington and Moore Park.
Personal and property rights	<p><u>Positive impacts</u></p> <ul style="list-style-type: none"> Increased employment opportunities associated with operation of the stadium, e.g. new employment opportunities. Increased economic development opportunities as a result of increased foot-traffic and vibrancy in the precinct. <p><u>Negative/ mixed impacts</u></p> <ul style="list-style-type: none"> Impacts to housing adjacent the redeveloped stadium, which may experience noise and vibration, as well as risk of anti-social behaviour from patrons leaving the site. However, it is noted that the site has operated as a stadium for over 30 years and that the operation of the site and precinct for major sporting infrastructure pre-dates this significantly.
Fears and aspirations	<p><u>Positive impacts</u></p> <ul style="list-style-type: none"> Increased community pride and excitement associated with renewal and activation of the stadium, particularly for event attendees and members of sporting codes associated with the redeveloped stadium. <p><u>Negative/ mixed impacts</u></p> <ul style="list-style-type: none"> Dissatisfaction with perceived over-investment by government in stadium infrastructure at the expense of other forms of social infrastructure.
Cumulative impacts	<p><u>Positive impacts</u></p> <ul style="list-style-type: none"> Increased integration with nearby urban renewal activities and Sydney Light Rail, resulting in overall improvements to the surrounding area, including improved permeability, connectivity and coordination across and within precincts.