

## ADELAIDE RIVERBANK ARENA

### PROJECT VISION & SUMMARY



***“To build the world’s best multipurpose arena within Adelaide’s Riverbank Precinct which assists South Australia to achieve its social and economic priorities. The new arena is to be first and foremost a market leading contemporary live entertainment venue, with convention/exhibition adaptability, that also provides unsurpassed facilities and match-day experience for professional court sports.”***

- The Adelaide Riverbank Arena will significantly strengthen the Adelaide Riverbank Precinct’s competitive advantage and positioning as a world leading event, entertainment and tourism precinct.
- The Adelaide Entertainment Centre is nearing the end of its useful life and its capacity too small to enable the world’s biggest acts to be commercial viable. Adelaide is going to increasingly miss out on more concert tours unless something is done.
- The Adelaide Convention Centre is missing opportunities to attract and host major conventions and exhibitions of significant importance to the South Australian economy due to lack of plenary and exhibition capacity.

### ARENA FEATURES

- Project Cost: \$662.3 million
- Arena Capacity: 15,000pax
- Theatre Capacity: 3,100pax
- Exhibition Space: 5,600m<sup>2</sup>
- External Plaza: 5,000m<sup>2</sup>
- Patronage: Est. 825,000 visitors per annum
- Site: The Arena is to be situated to the west of the Morphett Street Bridge, to the south of the River Torrens, within the Adelaide Riverbank Precinct
- Core Purposes: Contemporary Live Entertainment, Conventions & Exhibitions
- Other Potential Users: Professional netball, basketball and tennis
- Improved disability and mobility restricted access – currently deficient at Adelaide Entertainment Centre
- Fully integrated with the Adelaide Convention Centre via an enclosed 10m wide air-conditioned pedestrian walkway beneath Morphett Street Bridge
- 550 secure on-site car spaces to complement the Adelaide Convention Centre’s 1,100 spaces
- 6 new world-class rowing clubs are to be constructed as part of the Arena development to replace those clubs to be removed
- The ‘City Loop’ pedestrian and bicycle trail is to be upgraded within immediate proximity of the Arena
- Project Commencement: Detailed design to commence from July 2022, with early site works scheduled for 2023
- Project Completion: 2028
- Adelaide Venue Management will manage the Adelaide Riverbank Arena
- The Adelaide Entertainment Centre is to be decommissioned upon the opening of Adelaide Riverbank Arena

### FINANCIAL & OTHER BENEFITS

- Benefit Cost Ratio (BCR) of 1.23 (Fiscal BCR=0.87)
- Increased attraction of the world’s biggest contemporary live entertainment acts for the benefit of South Australians
- Enable the Adelaide Convention Centre to leverage the new Arena to attract and host larger conventions and exhibitions
- Attraction of the world’s thought leaders and key decision makers to South Australia within key industries to deliver lasting economic legacies
- This is an infrastructure project that generates jobs and revenue to support other key government services
- The Arena will make operating profits which will cover all operational and recurrent capital expenditure needs
- Circa \$1,094 million value added to South Australian economy during construction phase (direct and indirect)
- More than 4,500 jobs will be created during the construction phase
- Circa \$69 million per annum value added to South Australian economy during operational phase (direct and indirect)
- More than 640 jobs created per annum during operational phase
- Maximise integration with public transport as well as dining and entertainment experiences within the City of Adelaide
- Will bring further vibrancy to the City and will support existing, as well as provide additional opportunities in, the retail, hospitality and accommodation sectors
- Provide South Australia’s professional court sports with opportunity to achieve growth and commercial viability
- The Arena concept design is committed to adopting sustainable practices in all aspects of its built environment lifecycle to minimise its environmental impact
- The majority of the proposed Arena site has contaminated soil and groundwater issues, and is fenced-off with barb wire fencing to prevent public access. The site will be remediated and re-greened to provide unrestricted public access around the Arena.
- This will be a public building of the highest quality, befitting of its prominent and spectacular location



## STAKEHOLDER FEEDBACK

*“The Land Forces Conference and Exhibition has grown over recent years and as the event was previously at capacity in Adelaide, the conference was awarded to the larger convention centre in Brisbane for 2020. Unfortunately, at current capacity and without any additional exhibition floor space, it is unlikely we can consider a return for Land Forces to Adelaide.”*

**Ian Honnery, CEO, Land Forces Australia Indo Asia Pacific**

*“Investment in a new arena is a necessity and in Adelaide’s best interests if South Australia is going to consistently attract international concerts and other major events. Adelaide is in danger of becoming a backwater in terms of contemporary live entertainment without a new larger capacity arena.”*

**Tim McGregor, Managing Director, TEG Live**

*“If this venue does not materialize then Adelaide will continue to see even more tours, choose to bypass the State as a result of rising costs of tours and lack of viability with the existing facility both in capacity and location.”*

**Michael Chugg, Chugg Entertainment**

*“The existing Adelaide Entertainment Centre has served South Australia well but it is no longer able to compete with its interstate competitors and is in danger of losing more shows from national tour itineraries as many tier one acts are no longer commercially viable in the facility due to lack of capacity. The current facility is no longer marketable which is impeding our willingness to bring major acts to Adelaide.”*

**Michael Gudinski, Former Chairman & Managing Director, Frontier Touring**

*“... the Adelaide Riverbank Arena offers opportunities to accommodate growth in conventions, entertainment and sport to provide a sustainable arena model, furthermore this proposal does align and complement strategic work currently being undertaken by the by the Office for Recreation, Sport and Racing..... This presents options that address multiple sport needs for major and event based sports and importantly offers an opportunity to centralise match venues for a number of the State’s National League Teams”*

**Kylie Taylor, Chief Executive Officer, Office for Recreation, Sport and Racing**

*“Adelaide is missing out on large business events of strategic economic importance to the State. The Adelaide Riverbank Arena provides the venue capacity to host these globally significant business events. The economic benefit to South Australia is immense.”*

**Damien Kitto, CEO, Adelaide Convention Bureau**

*“The expectation of the match day experience of fans who attend professional sports has never been greater and it is imperative that netball delivers a quality product and experience to maintain and grow the interest in the sport. To do this a venue of the highest standard is required. Netball SA would welcome the opportunity to play Adelaide Thunderbirds’ home matches at the new multi-purpose arena that AVM is proposing.”*

**Bronwyn Klei, CEO, Netball SA**

*“... the opportunity would exist to use a complying court provided within the arena, in conjunction with Memorial Drive, for the tournament. In addition, upon completion the new arena has the potential, with its greater capacity, to enable other major tennis events or exhibitions to be played in Adelaide.”*

**Kent Thiele, President, Tennis SA**

*“A new centrally located, highly marketable and integrated arena is critical to our future and success off the court..... Adelaide Venue Management has our full support in its pursuit of the development of a new multipurpose arena within the Riverbank Precinct – it can’t come soon enough.”*

**Grant Kelley, Owner, Adelaide 36ers**

*“Adelaide Entertainment Centre is short 2,000 seats to make a significant return for both the performers and promoters.” (2014)*

*“When we couldn’t do Sir Paul McCartney [in Adelaide], we had 5,000 people from Adelaide roughly that came over to Melbourne.” (2020)*

**Michael Gudinski, Former CEO of Mushroom Records**