

Perth Park

Business Case Summary

November 2025



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Our purpose is to help clients make informed decisions about complex economic and public policy issues.

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Report to: Office of Major Transport Infrastructure Delivery

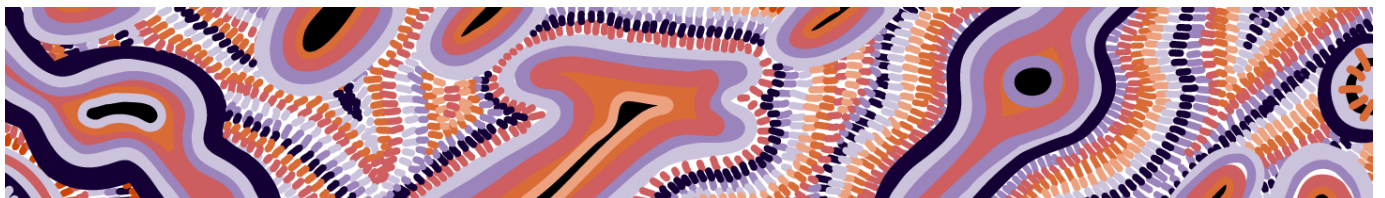
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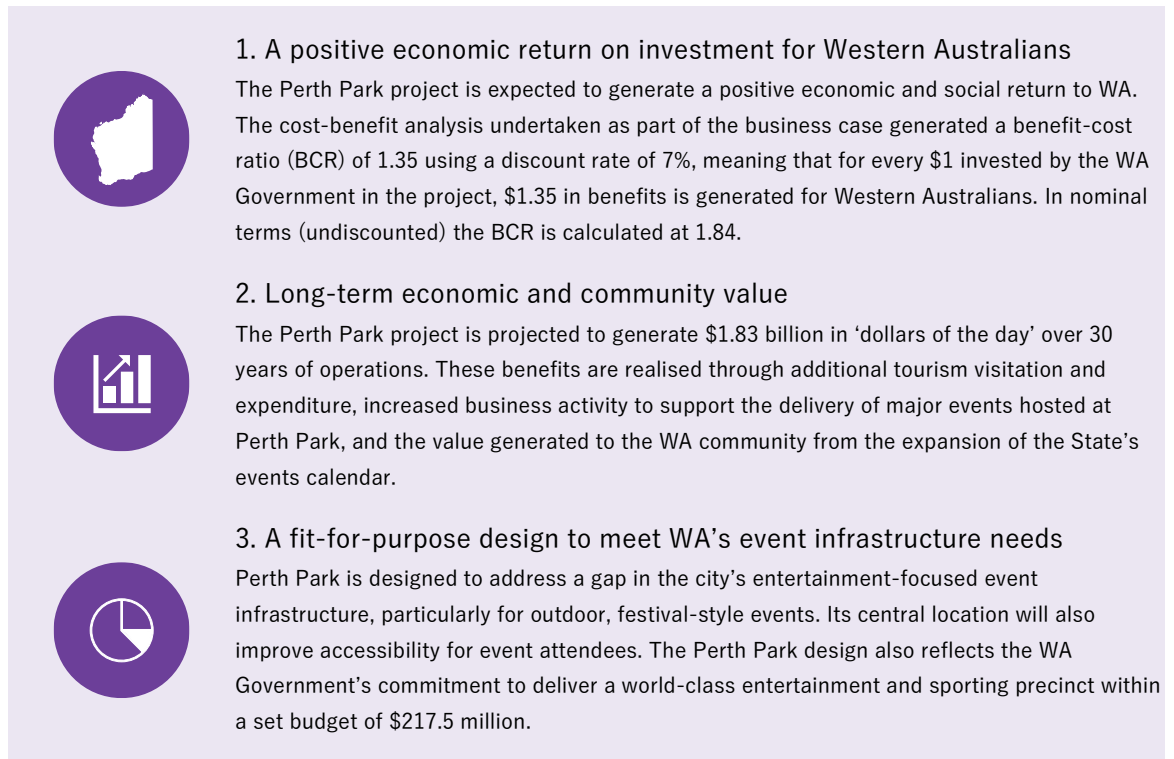


Goomup, by Jarni McGuire

Key findings

Figure 1 presents three key findings based on analysis undertaken as part of the Perth Park Business Case.

Figure 1 Perth Park Business Case – Key findings



Source: ACIL Allen

Introduction

Perth Park is an initiative by the WA Government to transform a section of Burswood Park into a vibrant, multi-purpose events destination. The project was announced as an election commitment for the Cook Labor Government in January 2025 and received a funding allocation of \$217.5 million in the 2025-26 WA State Budget.

A business case was subsequently prepared by ACIL Allen on behalf of the Office of Major Transport Infrastructure Delivery (OMTID) in accordance with the principles of the WA Government Strategic Asset Management Framework (SAMF) Business Case Guidelines.

Key elements of the Perth Park project that underpin the business case include:

- An outdoor amphitheatre capable of hosting live music, arts, cultural and community events with a capacity of up to 12,000 people.
- A multi-use track, including for use by FIA-approved Supercars, cycling criterium, and community sport.
- A multi-use building, including event and function facilities and meeting spaces.
- Better transport and connectivity with Optus Stadium and the wider precinct, particularly for people with a disability.
- Enhancement of the local environment through landscape improvements (such as an urban forest) and renewal.

Problem outline

The development of Perth Park is expected to help address concerns about Western Australia's ability to attract and retain major events and other live entertainment content, and the difficulties in hosting cultural and outdoor events. These concerns relate to an identified gap in Perth's entertainment-focused event infrastructure, particularly for outdoor, festival-style events.

There are also concerns about accessibility challenges at existing venues, which limit attendance and reduce the profile of these events. Given the locations of these venues, Perth's major events are dispersed geographically across facilities that cannot deliver the integrated, festival-style programming seen in other capital cities.

Project objectives

The Perth Park project will support several important economic and social objectives for the State, addressing the problems and opportunities identified in the business case. Four objectives for the project were defined:

- **Objective 1:** Increase the number of major events and other live entertainment content hosted in WA, particularly for international artists touring Australia.
- **Objective 2:** Retain existing major events hosted in WA.
- **Objective 3:** Improve access to and connectivity across venues used to stage major events.
- **Objective 4:** Provide facilities that support both community and high-performance sport in WA, including for events and training.

Alignment to policy

The development of Perth Park is closely aligned to the WA Government's strategic policy agenda, as defined in its plans and policies including *Diversify WA*, the *State Infrastructure Strategy*, and *Tourism WA's Visitor Economy Strategy 2033*.

The development of Perth Park will also help to realise a number of key elements of the Burswood Park Board's 20-Year Vision for the Burswood Peninsula.

Indicative events calendar

An indicative events calendar was developed to reflect the expected event activity when the precinct is fully operational. While there are many events that are expected to take place within the footprint and surrounds of Perth Park each year, the business case is underpinned by several new major and mass participation events and the associated boost to visitation and economic activity that is expected to result.

Primary among these new events is expected to be a new and enhanced Supercars Australia event, with the proposed street racing circuit underpinning the origins of the Perth Park development concept. This signature event for Perth Park, and other potential new events for the State are outlined in **Table 1**.

The attribution figure represents the proportion of quantified economic and social benefits related to these events that can be attributed to Perth Park. New major and mass participation events are expected to be attracted to the State as a result of the Perth Park infrastructure and facilities. However, some commercial, and theatre and arts events hosted at Perth Park may have taken place at alternative venues in Perth in the absence of the development, while others may reflect entirely new events for the State. The quantified benefits from these events are therefore assigned a 50% attribution in the financial and economic analysis.

Table 1 Examples of new events for WA to be hosted at Perth Park

| New event type | No. of events | Event hosted | Attribution to PESP | Attribution rationale |
|--|---------------|---|---------------------|--|
| Major events | 1 per annum | Supercars event | 100% | This reflects a larger motorsport event for WA, increasing the capacity and attendance of the existing Wanneroo Raceway event. |
| Mass participation events | 2 per annum | T100 Triathlon event; Tour Down Under warm-up | 100% | This reflects new events for WA, attracted to the State as a result of the Perth Park infrastructure and facilities. |
| Commercial events (performances) | 10 per annum | Commercial music events | 50% | The 50% attribution of benefits associated with commercial and theatre and arts events hosted at Perth Park reflects the potential offset of existing economic activity within the State (i.e. some of these events are likely to have been hosted elsewhere in WA in the absence of the development). |
| Theatre and arts events (performances) | 5 per annum | Theatre and arts events | | |

Source: ACIL Allen

Financial and economic analysis

Framework

To project the net economic and social impacts of Perth Park, ACIL Allen developed a cost-benefit analysis (CBA) framework. A CBA is a commonly used quantitative framework for logically and objectively analysing the social and economic costs and benefits of a particular project or investment.

The basis of a CBA is simple: for a given investment proposal or policy reform, a CBA compares the total projected costs to the community and economy of the investment or policy with the total projected benefits. This determines whether the benefits outweigh the costs, and by how much.

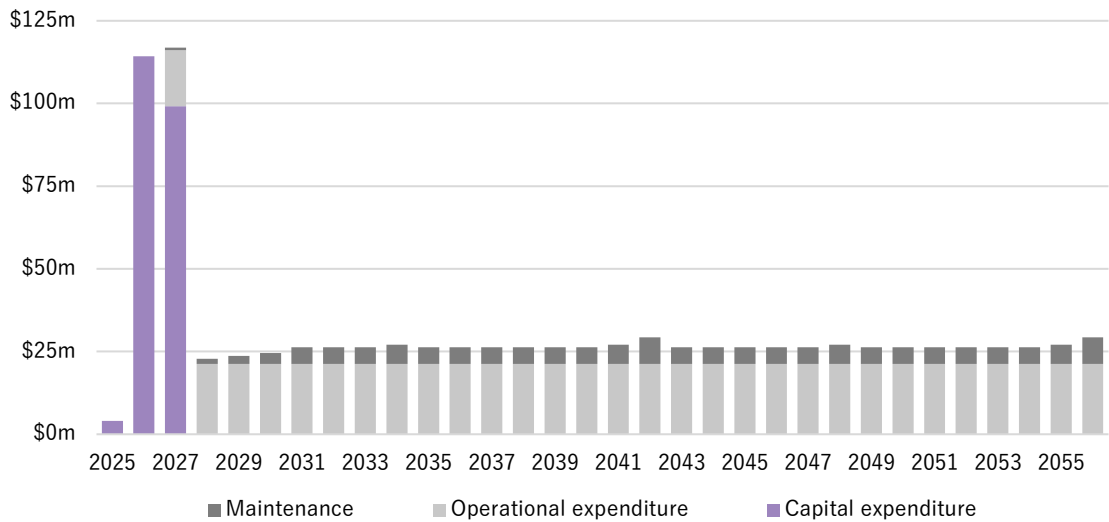
The output of a CBA is typically expressed as a Benefit-Cost Ratio (BCR) where total benefits are divided by total costs. A BCR of greater than one indicates that the quantifiable estimated net benefits of the project exceed the quantifiable costs. All things being equal, this suggests there is economic and social value in investing in the option. The reverse applies for a BCR below one.

Quantified costs

Figure 2 presents a 30-year profile of the quantified costs attributable to Perth Park. In undiscounted terms, the project is expected to incur:

- \$217.5 million in capital costs
- An average of \$20.1 million per annum in operational costs between 2026-27 and 2055-56
- An average of \$4.9 million per annum in maintenance costs between 2026-27 and 2055-56 (with allowances for track reconstruction in 2040-41 and 2055-56).

Figure 2 Summary of quantified costs: Perth Park (\$ million, undiscounted)



Source: ACIL Allen

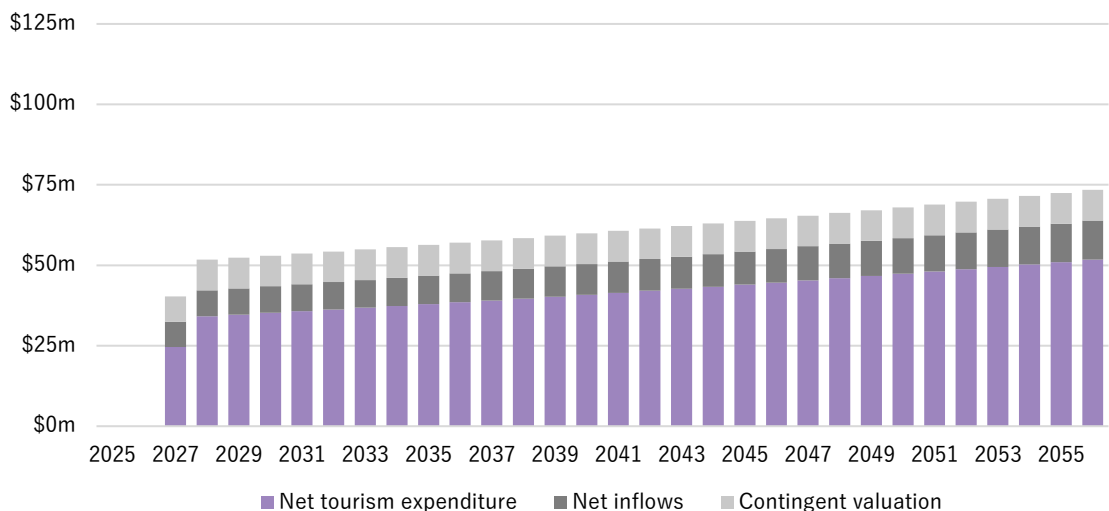
Quantified benefits

Benefits were quantified by assessing the economic and social benefits of new events at the precinct. The new events included in the analysis were based on the indicative events calendar (see **Table 1** above).

Figure 3 presents a 30-year profile of the quantified benefits associated with Perth Park. Between 2026-27 and 2055-56, it is estimated that in undiscounted terms:

- Net tourism expenditure will generate an average annual benefit of \$41.8 million
- Net organisational inflows will contribute an average annual benefit of \$9.8 million
- Event attendees will realise an average annual benefit of \$9.5 million, based on contingent valuation estimates reflecting the economic and social value of events to Western Australians.

Figure 3 Summary of quantified benefits: Perth Park (\$ million, undiscounted)



Source: ACIL Allen

Overall results

When considered together, the development of Perth Park is expected to realise a **discounted BCR of 1.35**, or 1.84 in nominal terms. All things being equal, this suggests that the project can be considered a worthy investment for the State Government based on the quantifiable economic and social benefits and costs.

Sensitivity testing was also undertaken on the key inputs and assumptions to assess both the upside and downside of the most significant or sensitive assumptions. Overall, the results of the sensitivity analysis found that the economics of the project are most sensitive to changes in the visitation numbers for major events such as the Supercars event and the mass participation events assumed to be hosted in the State as a result of the project.

There were also a range of other benefits and costs identified that were not quantified in the CBA. In terms of unquantified benefits, these include the following:

- Community event enhancement
- Media and brand exposure
- Safety and connectivity enhancement
- Indirect economic benefits, such as employment opportunities
- Social benefits, such as increased sports participation.

Unquantified costs included noise, traffic congestion or local disruption, and the opportunity cost of land use.

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