



OFFICIAL

Study Terms of Reference

Special Broadcasting Service (SBS) Relocation Feasibility Study

April 2023

The feasibility study will explore the economic, social, cultural, environmental and financial benefits of a physical relocation of the SBS to Western Sydney by:

- 1) examining the business case, benefits, costs and risks of relocating the SBS Sydney HQ (including studios and other production spaces) from Artarmon to Western Sydney, including consideration of:
 - a) the cost and benefits of SBS staying in the Artarmon location,
 - b) the development with SBS of a comprehensive scope of SBS needs in delivering services in line with its charter. This will include the future vision for SBS and what would be needed to support SBS as part of any relocation and enable it to enhance the delivery of its services to all Australians,
 - c) a valuation of the SBS Artarmon site and the analysis of other related relevant property financial impacts (whether ongoing or one-off) including rents, ownership and asset management and taxation,
 - d) alignment with broader Australian Government policies including investing in city improvements that align with the government's 'Build Back Stronger' initiatives.
- 2) assessing the costs and benefits of creating a co-located multi-purpose space or arts/cultural hub in Western Sydney for content creation, arts or industry training facilities and community or public use, with SBS at its heart.

If relocation is found to be feasible:

- 3) identifying an appropriate competitive bidding process that involves local councils and may include other parties such as the NSW Government, private developers or consortiums involving public and private entities to inform the preferred site/s for any relocation.
- 4) considering a range of financing options and financing structures that could include funding in full or in part by SBS, co-investment from the NSW Government, local councils, the Australian Government, the private sector, or the incorporation of other cultural institutions or training facilities and across different time horizons, taking into account SBS's funding model.
- 5) identifying any NSW planning, assessment and approval processes required to implement identified options.