



Tamworth Motorsports Association Oakburn Park Master Plan

June 2022



Introduction - Masterplan Overview

The Tamworth Motorsports Committee is planning to transform the existing Oakburn Park Motorsports Facility into a new multi-purpose events precinct known as the Northern NSW MotorSports Hub.

The redeveloped complex is designed to attract significant levels of Sport, Tourism and Business to Tamworth and the Northern NSW region.

Master Plan is carefully managed, staged development of the Oakburn Park Motor Sports Complex to achieve the proposed final state.

Oakburn Park and TMSA are uniquely positioned to leverage upon existing, well utilised infrastructure to create a true centralised multi-purpose facility with motorsport diversity equaled only by Eastern Creek and Taillem Bend.

This regional hub is uniquely located between Sydney & Brisbane, with a large existing motorsport competitor base and significant catchment area.



Masterplan Summary

Stage 1 (Existing Facilities):

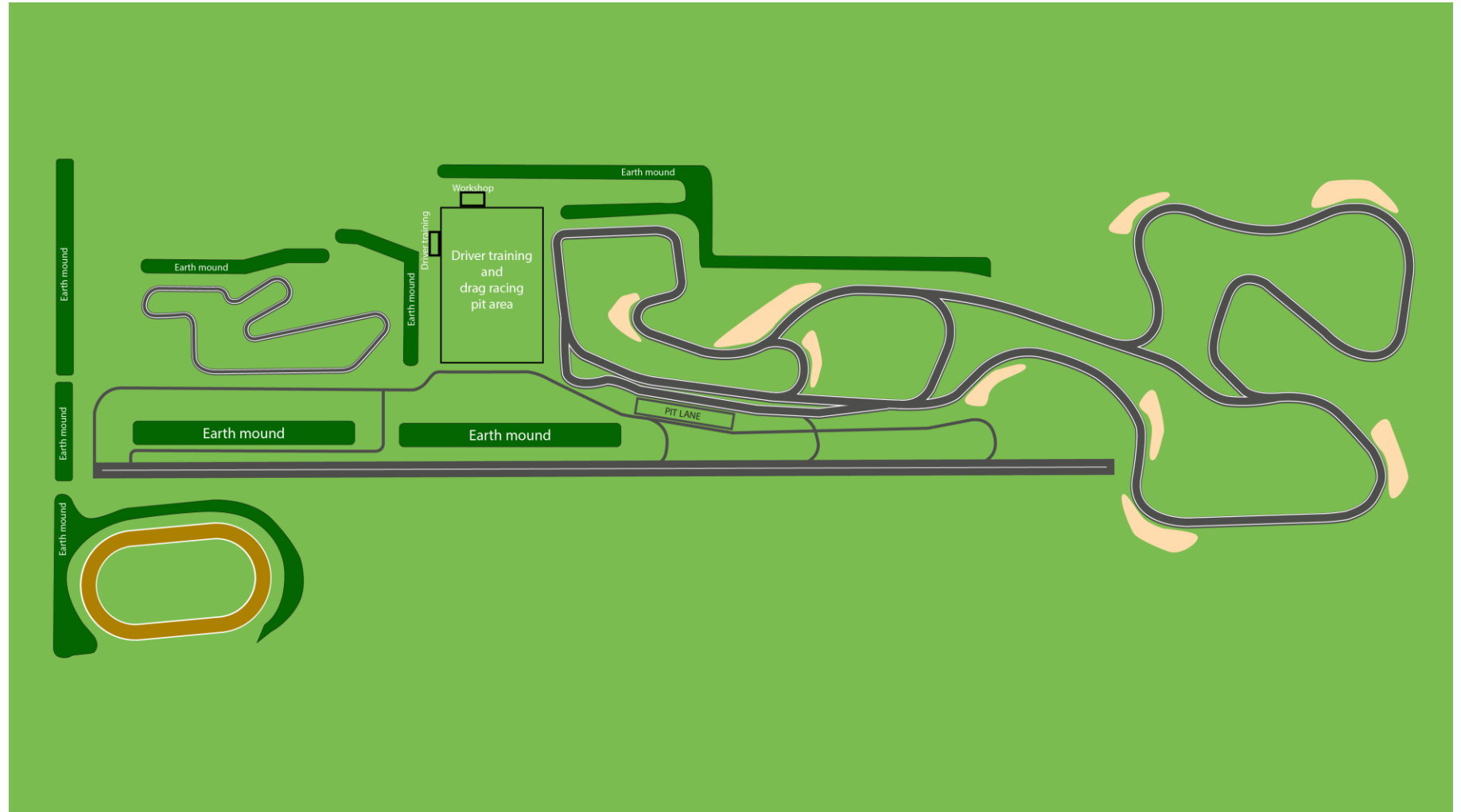
- 760m Kart Track
- 440m Speedway Circuit

Stage 2 (New Facilities):

- 1/8th Mile Drag Strip
- 1.2km Touring Car Circuit
- Driver Training & STEM Workshop Facility

Stage 3 (Expansion):

- 1/4th Mile Drag Strip
- 3.1km Touring Car Circuit



Local Economic Benefits

Tamworth Regional Council utilises the Event Impact Calculator provided by .idCommunity as a tool to calculate the economic benefit of events. The event impact calculator has been developed to enable Tamworth Regional Council to calculate the potential economic impact of a proposed event. This calculator can indicate the potential economic impact a successful event may have across a range of economic measures such as output, employment, wages and salaries and local jobs. This tool uses input/output estimates to calculate the impact of an event based on the average spend per day by visitors to the event. Utilising this calculator, once upgraded, **Oakburn Park has the potential to inject \$9,784,704 annually into the local economy** based on 2022 estimates.

For perspective, the June 2022 long weekend baseball carnival was estimated to have provided an economic benefit of \$708,551, The June Long weekend Country Capital Cup (gymnastics) event was estimated to have provided an economic benefit of \$1,032,371 and the upcoming National Primary Games is estimated to provide an economic benefit to the community of \$1,404,063.

In addition, by the end of Stage 3 construction TMSA estimates it will be providing ~4 full time direct employment opportunities to the local community. These positions form part of the management and operations team to run the new facility.

Driver Training



Increased use of local accommodation



New STEM facilities



Increased traffic for local business



Marquee Events

- New Facilities will be sanctioned by ANDRA and Motorsport Australia and will be capable of hosting National and International level sporting events.
- Following completion of Stage 3 the event profile will expand to incorporate marquee events such as the Australian Superbike Championship and the Shannons Nationals.



Project Economic Case

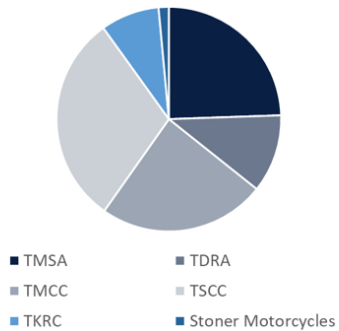
The models below assume a 10 month construction timeframe for each stage with an expected facility life exceeding 20 years.

Stage 2

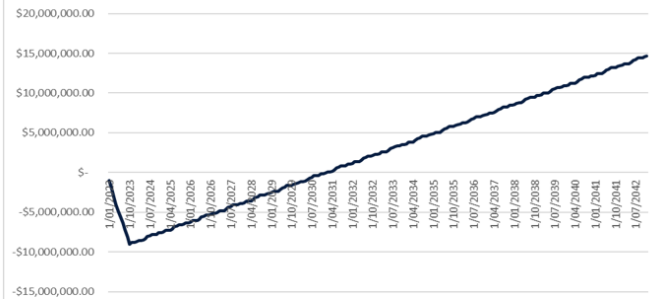
NPV	IRR	Payback
\$14,635,452	11.71%	8.2 Years

- 20 year model timeframe
- Stage 3 excluded from the model
- Assumed 0% discount rate (grant funded, no cost of funds)
- Includes management salary allowance

Annual Event Profit Split (Stage 2 Completion)



Cumulative FCF

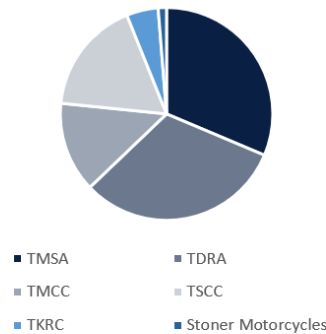


Stage 2 + Stage 3

NPV	IRR	Payback
\$20,391,247	10.17%	9.7 Years

- 20 year model timeframe
- 1 year of stage 2 operations prior to commencement of stage 3 construction
- Assumed 0% discount rate (grant funded, no cost of funds)
- Includes escalating management salary allowance

Annual Event Profit Split (Stage 3 Completion)



Cumulative FCF

