

Toowoomba Motorsport – Track Proposal

The project is estimated at approximately \$40m, excluding land costs, and has a build time of approximately 9 months following government approvals.

The proposed 450-hectare development would include a 4.35km race track (FIA Category 2 standard), Go Kart Circuit and training facility, Driver Training Academy for Light and Heavy Vehicles as well as camping areas.

The proposed project has not been considered as part of the Indy scoping study.

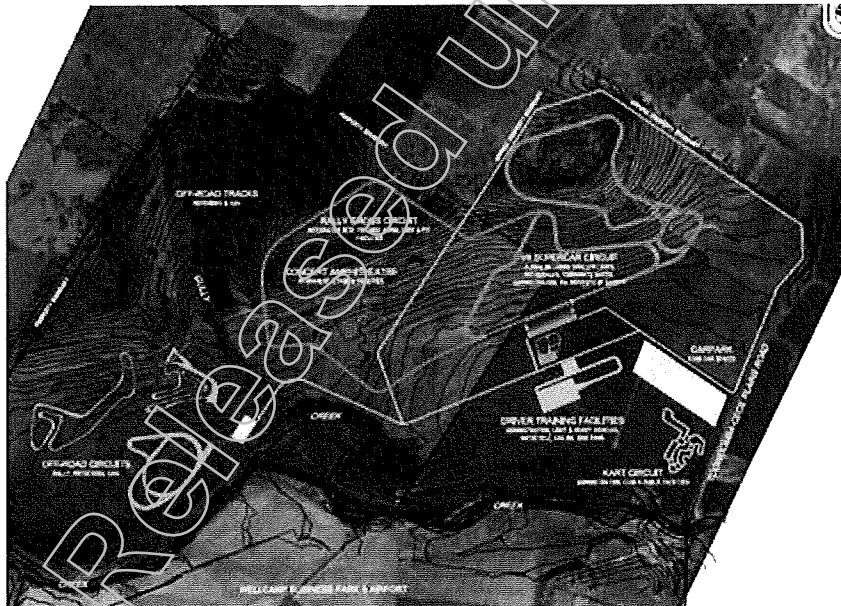
The \$300 Toowoomba Wellcamp Airport was developed by the Wagner family. The airport has a number of activation initiatives designed to build long term sustainability and to drive passenger and trade to and through the airport and Toowoomba Region.

These initiatives include the newly announced Qantas Academy and a business park to drive commercial activity and tenancy at the airport. The addition of a permanent motorsport facility is also seen as an activation project for the broader airport development.

In March 2014, Wagner's and V8 Supercars signed an MOU as part of 4 new permanent circuits' projects supported by the Australian motorsport organisation.

This facility would provide the infrastructure to attract major events and sports stars from interstate and overseas to the area.

The motorsports facility is on the Infrastructure Priority List for Toowoomba and Surat Basin Enterprise.



Admin Economic (DPC)

From: Pam Geekiyanage
Sent: Tuesday, 17 November 2020 8:29 AM
To: Admin Economic (DPC)
Subject: RTI Application by Mr Larry Pappin RTID503
Attachments: Toowoomba Track Proposal dot points _ HPW.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: RTI, Desley

Another one.

From: Pam Geekiyanage
Sent: Thursday, May 2, 2019 3:30 PM
To: Glenn Case <Glenn.Case@premiers.qld.gov.au>
Cc: Elisa Terry <elisa.terry@premiers.qld.gov.au>
Subject: RE: Meeting: Rachel Hunter (DPC), Mark Cridland, Tracey O'Meara, John Wagner (Wagner Corporation) & Shane Charles (Toowoomba and Surat Basin Enterprise)

Hi Glenn

Please see attached information from HPW regarding the new Toowoomba motorsport facility, see below for summary:

- The proposed motorsport facility development is estimated to cost \$40m (excluding land costs)
- It is estimated to take 9 months to build once approved by Government
- This motorsport facility has not been considered as part of the Indy scoping study
- HPW states the motorsport facility will attract major events and sports stars from interstate and overseas to the area
- The facility is on the Infrastructure Priority List for Toowoomba and Surat Basin Enterprise
- The addition of a permanent motorsport facility is seen as an activation project for other development in the area

Please let me know if any more information if needed.

Kind regards



Pam Geekiyanage
Policy Support Officer, Economic Policy
Department of the Premier and Cabinet
P (07) 3003 9325 M [REDACTED]
Level 30, 1 William Street, Brisbane QLD 4000
PO Box 15185, City East, QLD 4002

From: Elisa Terry <elisa.terry@premiers.qld.gov.au>

Sent: Tuesday, 30 April 2019 12:03 PM

To: Glenn Case <Glenn.Case@premiers.qld.gov.au>; Pam Geekiyana <Pam.Geekiyana@premiers.qld.gov.au>; Jacob Fredericks <jacob.fredericks@premiers.qld.gov.au>

Cc: Nancy Esler <nancy.esler@premiers.qld.gov.au>

Subject: RE: Meeting: Rachel Hunter (DPC), Mark Cridland, Tracey O'Meara, John Wagner (Wagner Corporation) & Shane Charles (Toowoomba and Surat Basin Enterprise)

Ok thanks Glenn, do we know when the meeting is?

Pam, are you please able to check with sport whether they are aware of a new racing facility near Toowoomba (don't worry about the Indy component as that has been covered)

Jacob, just checking from my distant memory wasn't there a proposal for this type of facility going through as an MLP (or alternative name) or other attraction fund?

Thanks



Queensland
Government

Elisa Terry

P 07 3003 9214 M

From: Glenn Case

Sent: Tuesday, 30 April 2019 11:15 AM

To: Elisa Terry <elisa.terry@premiers.qld.gov.au>

Cc: Nancy Esler <nancy.esler@premiers.qld.gov.au>

Subject: FW: Meeting: Rachel Hunter (DPC), Mark Cridland, Tracey O'Meara, John Wagner (Wagner Corporation) & Shane Charles (Toowoomba and Surat Basin Enterprise)

Hi Elisa, there is a meeting as per below, to discuss a new racing (motorsport) centre of excellence in or near Toowoomba

I have sent Nancy some dots on the Indy issue (she is attending in place of Tracey) however it might be worth while checking with Sport to see if they are aware of anything from their perspective (eg a new racing facility etc).

Thanks

Glenn

From: Tracey O'Meara <tracey.o'meara@premiers.qld.gov.au>

Sent: Monday, 29 April 2019 9:58 AM

To: Glenn Case <Glenn.Case@premiers.qld.gov.au>

Subject: Meeting: Rachel Hunter (DPC), Mark Cridland, Tracey O'Meara, John Wagner (Wagner Corporation) & Shane Charles (Toowoomba and Surat Basin Enterprise)

Purpose:

Discuss Queensland's s.73 Irrelevant, and the opportunity for a new racing centre of excellence.

Attendees:

Rachel Hunter, A/Director-General, Department of the Premier and Cabinet (DPC)

Mark Cridland, Deputy Director-General, Policy, DPC

Tracey O'Meara, A/Executive Director, Economic Policy

John Wagner, Chairman, Wagner Corporation

Shane Charles, Chairman, Toowoomba and Surat Basin Enterprise

Contacts:

Courtney Jarrett for Rachel Hunter – 3003 9392 / courtney.jarrett@premiers.qld.gov.au

John Wagner –

Shane Charles –

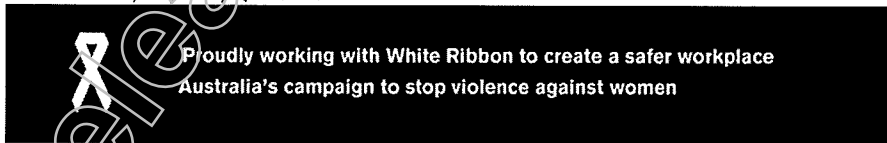


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Tracey O'Meara

Director
Economic Policy
Department of the Premier and Cabinet

P 07 3003 9343 M
Level 30, 1 William Street, Brisbane QLD 4000
PO Box 15185, City East, QLD 4002



Admin Economic (DPC)

From: Marcus Yip
Sent: Monday, 10 August 2020 1:00 PM
To: Marina Ibrahim
Subject: FW: TRIM: **SUPER URGENT EXTERNAL MEETING BRIEF**PO requests brief for Premier to meet with John Wagner - Wagner Corporation Wed 12 August at 4.45 pm

Hello Marina,

I'm looking at the meeting brief with Wagner Corp.

Glenn mentioned below that DHPW may be looking at a business case.....is it possible to check in with DHPW for any information?

We are trying to get more information about what the meeting is about – apparently it may be about a V8 track/Wellcamp Entertainment Precinct.

Apologies but it is a super urgent brief (technically due to ECU this afternoon). I'm also checking in with DSDTI.

Regards

Marcus



Queensland
Government

Marcus Yip
Economic Policy
Department of the Premier and Cabinet
P 07 3003 9217 E: Marcus.Yip@premiers.qld.gov.au
Level 30, 1 William Street, Brisbane QLD 4000
PO Box 15185, City East, QLD 4002

From: Glenn Case <Glenn.Case@premiers.qld.gov.au>
Sent: Monday, 10 August 2020 12:00 PM
To: Marcus Yip <Marcus.Yip@premiers.qld.gov.au>
Cc: Graham Marshall <graham_marshall@premiers.qld.gov.au>; Isabel Green <isabel.green@premiers.qld.gov.au>; Marcus Yip <Marcus.Yip@premiers.qld.gov.au>
Subject: RE: TRIM: **SUPER URGENT EXTERNAL MEETING BRIEF**PO requests brief for Premier to meet with John Wagner - Wagner Corporation Wed 12 August at 4.45 pm

Hi Marcus, can you lead this one please... super urgent due tomorrow.

Can you also check in with Marina - Christina said DHPW were looking at doing a business case for it..

Havent heard of this being an ISP candidate, unless the track is already up and running?



Glenn Case
A/Director
Economic Policy
Department of the Premier and Cabinet
P 07 3003 9329 Level 30, 1 William Street, Brisbane QLD 4000

From: Tracey O'Meara <tracey.o'meara@premiers.qld.gov.au>
Sent: Monday, 10 August 2020 11:55 AM
To: Glenn Case <Glenn.Case@premiers.qld.gov.au>
Cc: Graham Marshall <graham.marshall@premiers.qld.gov.au>; Isabel Green <isabel.green@premiers.qld.gov.au>; Marcus Yip <Marcus.Yip@premiers.qld.gov.au>
Subject: Fwd: TRIM: **SUPER URGENT EXTERNAL MEETING BRIEF**PO requests brief for Premier to meet with John Wagner - Wagner Corporation Wed 12 August at 4.45 pm

Hey all - I have allocated this to glen.

Apparently wagners have been in discussions with tourism about an entertainment/event precinct at wellcamp. Rob Lloyd Jones also suggested it may be an ISP candidate.

Sent from my iPhone

Begin forwarded message:

From: Brief Premier <Brief.Premier@premiers.qld.gov.au>
Date: 10 August 2020 at 11:28:05 am AEST
To: DCLO Admin <dcloadmin@premiers.qld.gov.au>, Danielle McAllister <danielle.mcallister@premiers.qld.gov.au>, Tracey O'Meara <tracey.o'meara@premiers.qld.gov.au>, Christina McConville <Christina.McConville@premiers.qld.gov.au>
Cc: "@ODG Requests" <ODGRequests@premiers.qld.gov.au>, DPCCovid19_Response and Recovery Taskforce <dppccovid19_rrt@premiers.qld.gov.au>
Subject: RE: TRIM: **SUPER URGENT EXTERNAL MEETING BRIEF**PO requests brief for Premier to meet with John Wagner - Wagner Corporation Wed 12 August at 4.45 pm

Hi All

FYI - your request has been actioned. Watch list box ticked. TF/20/18328 refers.

Please note the following times and dates:

Please note due dates are:
Due to ECU - COB 10 AUGUST 2020
Due to ODDGP - 9AM 11 AUGUST 2020
Due to DG - NOON 11 AUGUST 2020
Due to PO - 4PM 11 AUGUST 2020

Kind regards



Brendan McCurdie
Information Officer
Executive Correspondence Unit
Department of the Premier and Cabinet

P 07 3003 9263
Level 29, 1 William Street, Brisbane QLD 4000
PO Box 15185, City East, QLD 4002

From: DCLO Admin <dcloadmin@premiers.qld.gov.au>
Sent: Monday, 10 August 2020 10:49 AM
To: Danielle McAllister <danielle.mcallister@premiers.qld.gov.au>; Tracey O'Meara <tracey.o'meara@premiers.qld.gov.au>; Christina McConville <Christina.McConville@premiers.qld.gov.au>
Cc: DCLO Admin <dcloadmin@premiers.qld.gov.au>; Brief Premier <Brief.Premier@premiers.qld.gov.au>
Subject: TRIM: **SUPER URGENT EXTERNAL MEETING BRIEF**PO requests brief for Premier to meet with John Wagner - Wagner Corporation Wed 12 August at 4.45 pm

Hi Tracey and Christina

As per the below email, the Premier is meeting with Mr John Wagner, Chairman, Wagner Corporation and John Cochrane on Wednesday 12 August 2020 at 4.45 pm. Refer to (TF/20/16354). The meeting came out of the Premier's recent visit to Wagners.

Can your team please prepare the following:

- Briefing Note including Background information
- Talking points
- Q & A's
- VIP Guest List – who will attend meeting ?
- Departmental Representative
- VIP Biographies

ODG - Is the DG available to attend this meeting or if not, can an alternative please be arranged?

ECU – can you please register this request, allocate it to Economic Policy and add it to the watch list.

The PO has requested to receive this briefing pack by 4.00PM TUESDAY 11 AUGUST 2020.

Thank you



Leonie McGorry

Customer Liaison Officer
Departmental and Customer Liaison Office
Office of the Director-General
Department of the Premier and Cabinet

P 07 3003 9446 M [redacted] E leonie.mcgorry@premiers.qld.gov.au
Level 40, 1 William Street, Brisbane QLD 4000 PO Box 15185, City East, QLD 4002

Please consider the environment before printing this email.

From: Jackie Hughes <Jackie.Hughes@ministerial.qld.gov.au>
Sent: Monday, 10 August 2020 10:18 AM
To: DCLO Admin <dcloadmin@premiers.qld.gov.au>
Cc: Jackie Hughes <Jackie.Hughes@ministerial.qld.gov.au>; Brett Murphy <Brett.Murphy@ministerial.qld.gov.au>
Subject: Material Required from the Department

Hi Team

The Premier will be meeting with Mr John Wagner, Chairman, Wagner Corporation and John Cochrane. Refer to (no TF number). The meeting came out of the Premier's recent visit to Wagners.

John Wagner
Chairman
Wagner Corporation
[redacted]

Please organise for the department to prepare the following material for the Premier's consideration:

- Briefing Note including Background information
- Speech
- Draft media release
- Talking points
- Q & A's
- Run Sheet
- VIP Guest List
- Departmental Representative
- VIP Biographies

The relevant Advisor for any queries regarding content of the materials is: Mat Cooper

Could we please have the documentation in our office by 4:00pm Tuesday 11 August 20.

Full complement of the requested materials need to be emailed to the relevant Advisor and CC: premiersbriefingmaterial@ministerial.qld.gov.au

Speech notes to be emailed to me, Advisor and with cc: premiers.media@ministerial.qld.gov.au

Kind regards

Jackie



Jacqueline Hughes (C.dec)
Executive Assistant to the Premier
Office of the Hon. Anastacia Palaszczuk MP
Premier of Queensland and Minister for Trade

P 07 3719 7000 E Jackie.hughes@ministerial.qld.gov.au
1 William Street Brisbane QLD 4000 | PO Box 15185 City East QLD 4002

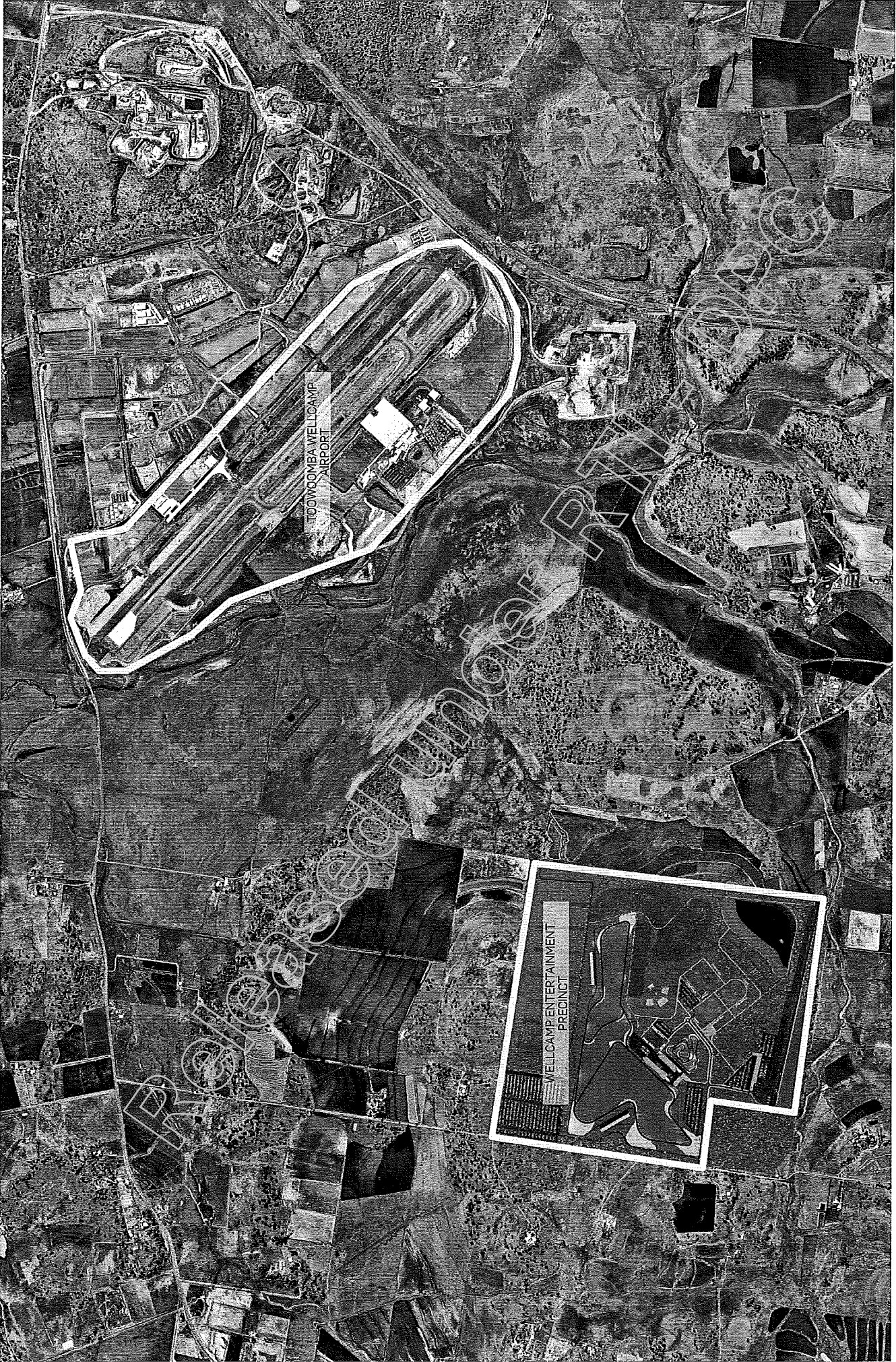
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Please consider the environment before printing this email.

Released under RTI - DPC



DATE: 06/07/2020
JOB NO: PRC024283
DWG NO: PLN-02
REV: A

WELLCAMP ENTERTAINMENT PRECINCT INCORPORATING THE WILL POWER CENTRE FOR MOTORSPORT EXCELLENCE
CONTEXT PLAN





WELL CAMP ENTERTAINMENT PRECINCT INCORPORATING THE WILL POWER CENTRE FOR MOTORSPORT EXCELLENCE
 RENDERED PLAN





WELL CAMP ENTERTAINMENT PRECINCT INCORPORATING THE WILL POWER CENTRE FOR MOTORSPORT EXCELLENCE
 RENDERED PLAN - ANNOTATED

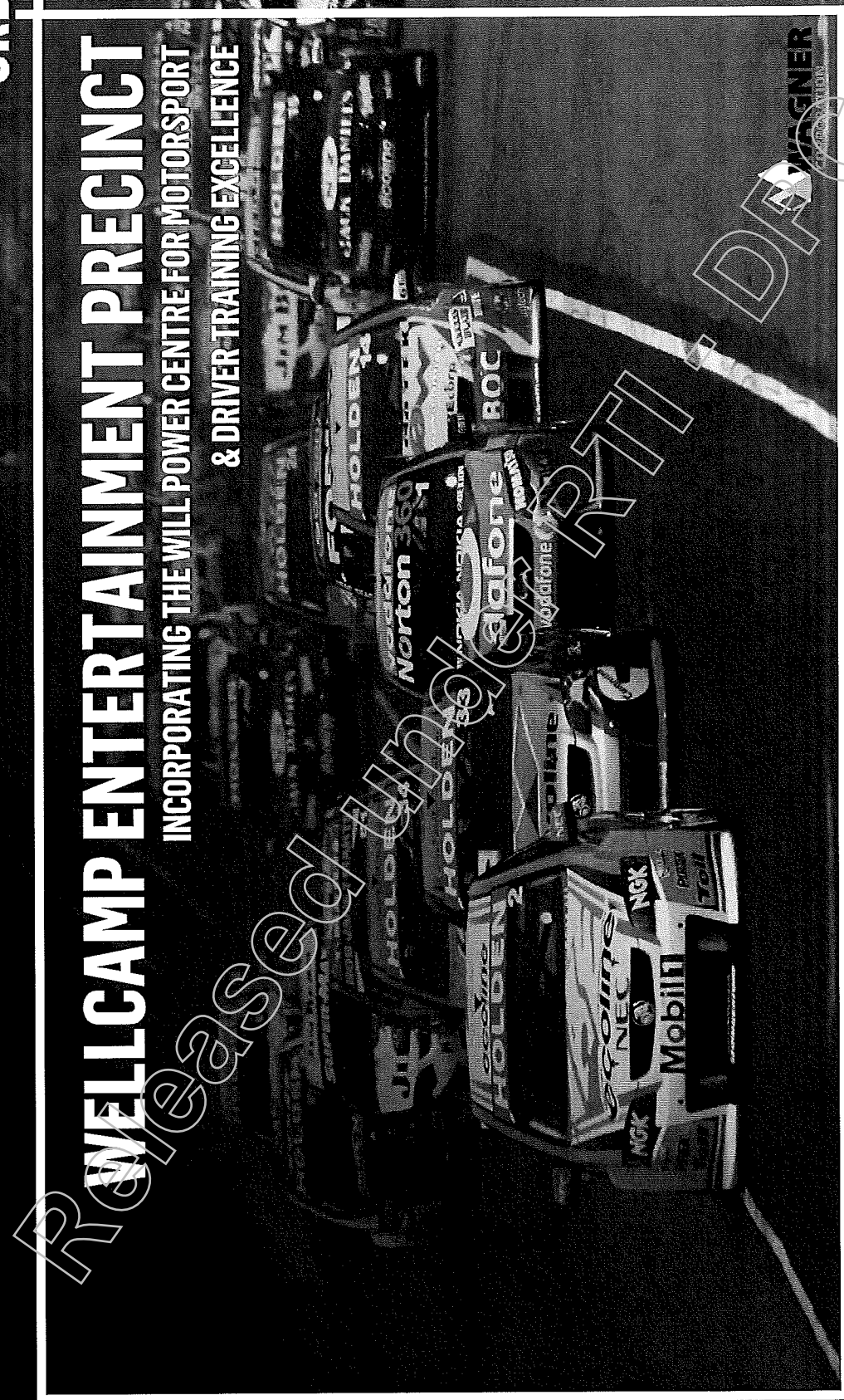
- LEGEND**
- 1 Western circuit and viewing area
 - 2 Eastern circuit and viewing area
 - 3 Viewing area and world class pit complex
 - 4 Motorcross and supercross precinct
 - 5 International karting complex
 - 6 Olympic Precinct
 - 7 AMP Experience and Driver Education Facility
 - 8 Articulated Vehicle Driver Safety Centre
 - 9 Open space and performance amphitheatre
 - 10 Camping ground and RV sites
 - 11 Car parking



URBIS

WELL CAMP ENTERTAINMENT PRECINCT

INCORPORATING THE WILL POWER CENTRE FOR MOTORSPORT
& DRIVER TRAINING EXCELLENCE



COMMERCIAL-IN-CONFIDENCE

30 JUNE 2020

Released Under
Freedom of Information Act

THE WELL CAMP ENTERTAINMENT PRECINCT, INCORPORATING THE WILL POWER CENTRE FOR MOTORSPORT & DRIVER TRAINING EXCELLENCE, IS A GENERATIONAL OPPORTUNITY TO PROVIDE CITY-BUILDING INFRASTRUCTURE, TO CELEBRATE REGIONAL QUEENSLAND AND TO TAKE TOO WOOMBA TO THE WORLD.

IT IS A WORLD CLASS PROJECT, FORMULATED BY GLOBAL EXPERTS, THAT WILL SECURE \$94,000,000 OF PRIVATE CAPITAL INVESTED IN THE SOUTH-EAST QUEENSLAND REGION. AND IT IS SHOVEL READY NOW.

Release

INTRODUCTION

The Wagner Corporation was founded by brothers John, Denis, Neill, Joe and their father Henry to continue a long-held family tradition in concrete, quarry, and transport enterprises. When business commenced in Toowoomba in 1989, the family focused on creating a sustainable business that built strong relationships with customers and suppliers and provided quality products with a high level of service. The Wagner Corporation now operates in both project development and construction and also as a major supplier of a wide range of construction products and services.

Wagner Corporation developed and constructed the Toowoomba Wellcamp Airport Precinct and Wellcamp Business Precinct located approximately 15 minutes north-west of the Toowoomba CBD. It is strategically located along the Toowoomba Bypass (Western Freight Corridor) with easy access to the southbound Gore Highway, east-west bound Warrego Highway and the northbound New England Highway. It is also located adjacent to the alignment of the proposed Inland Rail. Toowoomba is Australia's largest non-capital inland city, the western gateway to South East Queensland and the principal centre of the Darling Downs, the southern and western regions of Queensland and the northern and central rural regions of New South Wales. It is a thriving city which is proudly defined by its setting and its heritage. Toowoomba is a rapidly growing gateway city.

The ongoing prosperity of Toowoomba and the region depend critically on the ongoing provision of city-building infrastructure and continued economic diversification. Over the last decade, the construction of two major pieces of infrastructure – the Toowoomba Wellcamp Airport and the Toowoomba Second Range Crossing – have put in place the cornerstones of the city's future and with planning now well progressed for the Inland Rail to transform the freight connections between Toowoomba and the rest of Australia, many of the foundations of Toowoomba's future are in place. The opportunity now exists to complement the huge investment in the region's transport infrastructure with the community and social infrastructure that is also critical to the future prosperity of the city and region.

The Wagner Corporation landholdings are ideally located to accommodate the next stages of that infrastructure and supporting facilities as the next stage of development. In addition to the international standard airport and business precincts, the remaining 400 hectares of strategically located land presents the unique opportunity to provide the world-class infrastructure that the region needs in the right location.

The vision for the Wellcamp Entertainment Precinct, incorporating the Will Power Centre for Motorsport & Driver Training Excellence, is to provide Toowoomba and the surrounding region with a globally competitive major events precinct. The opportunity exists to provide for a broad range of complementary facilities anchored by an international standard motorsports precinct that is suitable for a broad range of both international and domestic motorsport events, such as IndyCar, Supercars and other FIA Championships. The Precinct will also provide the facilities that the Toowoomba region desperately needs to attract and stage major events across the performing arts, business tourism, sport and events sectors.

Wagner Corporation has assembled a team of the world's best consultants with practical experience in the design, delivery and operation of both motor sport and entertainment precincts. The project team, working in collaboration with Wagner Corporation, the Queensland Government and other key stakeholders, well ensure that the Wellcamp Entertainment Precinct is a globally competitive precinct and a cornerstone of the region's continue prosperity.

PROJECT TEAM

- GLOBAL EXPERIENCE AND LOCAL INSIGHT
- WORLD CLASS MOTORSPORT DESIGN AND DELIVERY EXPERIENCE
- LOCAL AND INTERNATIONAL PROPERTY DEVELOPMENT EXPERIENCE
- EXPERTS IN PLANNING, ECONOMIC, MASTERPLANNING AND FEASIBILITY
- EXTENSIVE EXPERIENCE AND CONTACTS WITH INDUSTRY BODIES
- ESTABLISHED RELATIONSHIPS, EXPERIENCE AND REPUTATION WITH GOVERNMENT
- ESTABLISHED RELATIONSHIPS, EXPERIENCE AND REPUTATION WITH THE MAJOR NATIONAL AND INTERNATIONAL MOTORSPORTS STAKEHOLDERS AND INDUSTRY REPRESENTATIVES

Report prepared for Wagner Corporation



iEDM



Wagner Corporation is a family owned Australian infrastructure and property development company with a rich history in the Toowoomba Region.

Urbis has one simple goal – to shape the cities and communities of Australia for a better future. It's something that is achieved by drawing together a network of the brightest minds. Whether it's in the areas of planning, design, policy, heritage, valuations, transactions, economics or research, you know you're dealing with the experts who will connect you to a better outcome, every time.

iEDM is an engineering, design, advisory and project delivery practice specialising in major event and sports infrastructure projects. We have particular expertise in the design and delivery of both permanent and temporary motor racing facilities. iEDM and Skatfe Racing have been exclusive design and motorsport project partners since 2008, is recognised as one of seven international circuit designers by the FIA and sits on the FIA's Industry Working Group. Our integrated, outcome focused approach provides circuit design, motorsport engineering, infrastructure engineering operational planning and project delivery to provide a unique end to end service model.

The record books confirm Mark Skatfe as the most successful driver in Australian Touring Cars/ V8 Supercars history. He also enjoyed great success as a team owner. After retiring from full time racing in 2008, Mark was appointed an Independent Director of V8 Supercars Australia and joined the V8 Supercars TV commentary team. He served as the inaugural Chairman of the V8 Supercars Commission until the end of 2013. In 2014, Mark was recognised for his contribution and achievements by being inducted into the V8 Supercars Hall of Fame. Mark is Chairman of the CAMS National Track Safety Advisory Committee (NTSAC) and designer of the most recent V8 Supercars street circuits in Townsville, Sydney and the revised layout on the Gold Coast and New Zealand. He is also a Director of the CAMS Foundation, which aims to help talented young Australian drivers reach the pinnacle of motorsport in their chosen category and raise Australia's profile on the world stage. Mark's motor industry credentials are impeccable and is an active advisor to various companies and motor racing groups regarding road safety, vehicle dynamics and driver training. In 2004 Mark was awarded the Medal of the Order Of Australia for his services to motor racing and the community.

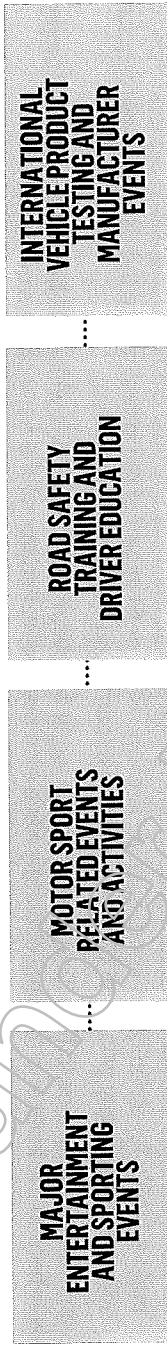
Cochrane Entertainment was co-founded by company directors Tony Cochrane & Thea Jeanes-Cochrane. Based out of Queensland, Australia, Cochrane Entertainment pride themselves on being leading originators in both entertainment and sporting events on a global scale. Their world-wide contacts base and connections enable world class projects to connect with the very best in both sports and entertainment. Passionate about sports and entertainment, their originality, combined with innovative, turn-key touring solutions and logistics, sets them apart.

Rider Levett Bucknall has substantial experience in the development of project feasibility studies on projects across all sectors together with specialised experience in mixed use motorsport precincts. RLB's extensive project cost data library provides us with a robust development advisory framework of commercial outcomes for projects in Queensland.

The Wellcamp Entertainment Precinct is a major entertainment, events and sport precinct proposed by Wagner Corporation adjacent to the existing Toowoomba Wellcamp Airport at the western edge of Toowoomba in South East Queensland. The Precinct will be anchored by the Will Power Centre for Motorsport & Driver Training Excellence – a world-class facility catering for all levels of motorsport from amateur club racing through to professional events.

There are already deep connections between motorsport and regional Queensland, but motorsports and driver education need a world class centre, superior in every manner to what exists in the other Australian States! There are too many opportunities going begging because the region does not have the right facilities to attract and host top line motor racing events, as well as other motor sports, in purpose-built facilities. The project will deliver a permanent home for motorsport in South East Queensland and facilities of a standard that will attract and support world-class events and top-class race meets.

The project presents the opportunity to attract both international and domestic race events. Notably, the opportunity to design and deliver the project to provide for Australia's first championship grade night race exists on the proposed site. In order to be successful, and to deliver a return on the significant investment that both the public and private sector will make, the Wellcamp Entertainment Precinct must be a multipurpose destination. It must not only provide a home for motorsports in regional Queensland; it must offer the supporting infrastructure and facilities that can be used to attract and accommodate ongoing investment in other important sectors of the region's economy. The Project Team have worked with Wagner Corporation to identify and design a Precinct that will provide for the following core activities that will co-locate to deliver a regionally, nationally and internationally significant project:



A Concept Plan and Video for the project have been prepared by the Project Team and is included in the following section of this report. Easy accessibility and excellent customer experience are key. The Precinct has been planned to capitalise on its location adjacent to the Toowoomba Wellcamp Airport and along the region's major road and future rail connections. It is well located to strike the right balance between managing amenity impacts and providing convenient access to users and guests from across the region.

Will Power is a champion Motorsports driver who currently competes in the IndyCar series, driving for Team Penske. He proudly grew up in Toowoomba. Partnering with Will Power to deliver the Precinct creates significant opportunities to both celebrate the achievements of one of the city's most successful athletes and attract global interest and investment in the project. Opportunities for such landmark projects, close to infrastructure, with proximity to Australia's 3rd largest and 6th largest cities, in an exciting State like Queensland with its ideal weather, are completely unique and will witness the project utilized by operators from all over the Country as well as the Asia/Pacific basin. This Precinct is not simply a local project but will generate national and international commercial and tourism opportunities. It is the objective of the Project Team to design and deliver a world-class facility that will grow to house one of the great motorsport complexes of the southern hemisphere and to create a thriving mixed-use precinct that can underpin the economic development of Toowoomba and south-east Queensland.

Because of the location and size of the site, the project creates and unlocks significant economic, social and cultural opportunities in addition to the core motorsport and event activities that are proposed. The related opportunities that the Project Team have identified and contemplated in the initial appraisal and concept design include:

- road safety training and driver education facilities for all levels of drivers and vehicle types supported by an FIA Global Centre of Excellence;
- research and innovation partnerships with local universities and industry partners, including international automotive manufacturers;
- road safety and driver training facilities;
- vocational training facilities; music festivals and major events;
- local and touring performance artists;
- sporting facilities and venues (professional and amateur);
- business tourism, conference and event facilities;
- on-site accommodation;
- the opportunity to develop, trial and operate autonomous vehicles within the Precinct during major events; and
- A future Olympic Games venue/precinct. Working closely with the 2032 Olympic Games Queensland bid team, we will build a facility for a dedicated sport, such as Archery, BMX or fill in part of the infrastructure the Olympics will require. We will work collegiately with John Coates and the bid team to suit their requirements.

Significant opportunities to take Toowoomba to the world by leveraging the facilities which will be delivered by the project elsewhere in the local and regional economy have also been identified during the early phases of the project.

It is anticipated that future related opportunities and partnership opportunities will emerge as the project progresses.

The project will deliver several important opportunities which strongly align with Tourism and Events Queensland's Strategic Plan and the Destination Q Blueprint to drive destination tourism into Toowoomba and the greater SEQ region. Similar precincts in other regional centres provide a clear picture of the positive impacts the Wellcamp Entertainment Precinct will have in the Toowoomba region.

A study commissioned by the Bathurst Regional Council in 2009 demonstrated that the four events (two major and two minor) held at the Mt Panorama Motor Racing Circuit generated over \$69 million of economic impact with the equivalent of 355 full-time jobs and constituted 20% of their annual tourism.

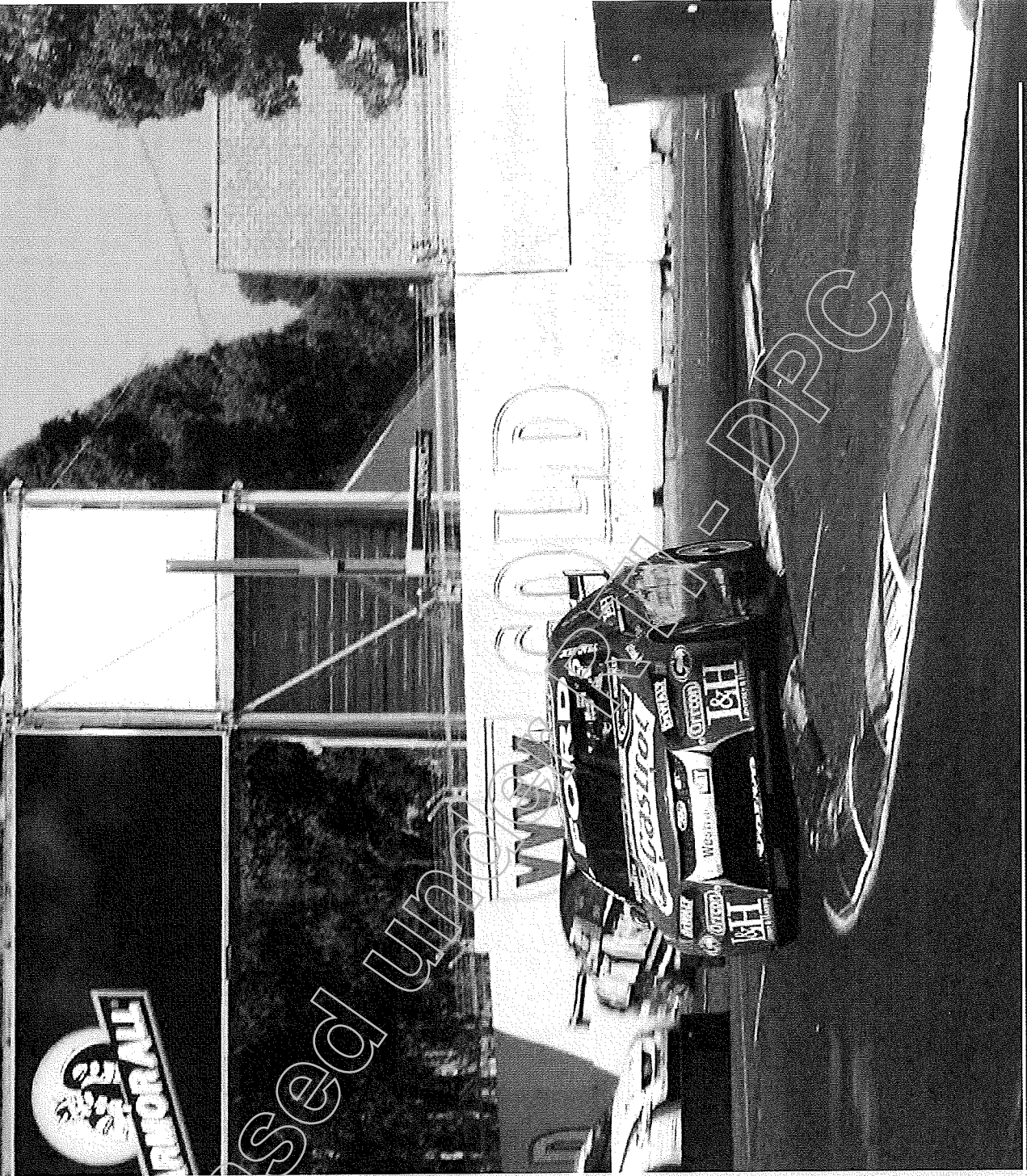
The Bass Coast Shire Council initiated a similar economic impact study on the "Social and Economic Impact of Events", which found events held at the Phillip Island Circuit contributed nearly \$130 million to the local economy in the 2010/11 financial year. As a permanent circuit, the Phillip Island Circuit most closely replicates the intentions for the Wellcamp Entertainment Precinct.

In order to assist the Queensland Government consider the project, the proposal has been costed by Rider Levett Bucknall and Urbis have completed a Preliminary Economic Benefit Assessment to provide a conservative estimate of the benefits of the project during both its construction and operational phases. The results of that assessment are set out later in this report.

TRA A Released Under DPC

THE PROPOSAL

RTID503.pdf - Page 19 of 254



THE SITE

The site of the proposed Wellcamp Entertainment Precinct and Will Power Centre for Motorsport Excellent is situated to the west of the Toowoomba CBD. It is well separated from existing urban areas but remains conveniently located and enjoys high levels of accessibility.

The site is approximately 90 minutes drive from central Brisbane and two hours from the Gold Coast. It is well serviced by arterial roads, including the recently opened Toowoomba Bypass and Second Range Crossing.

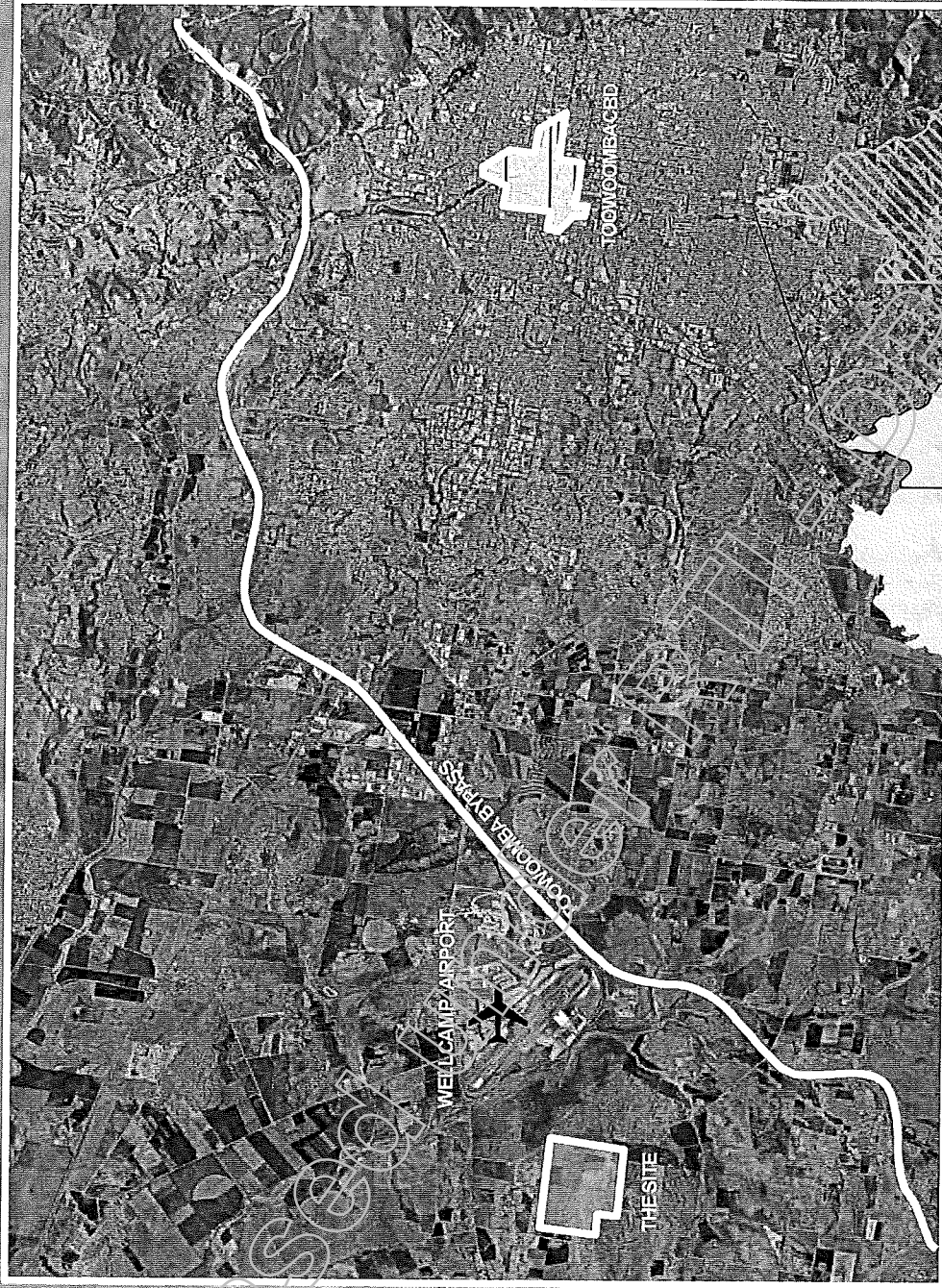
It is a key characteristic of the site that it is situated adjacent to the existing Wellcamp Airport. The ability to service both the passenger and freight requirements of major events from an established airport within the precinct is a unique advantage.

The proposed co-location of the Precinct with the existing airport also creates important advantages in respect of noise mitigation and control for the surrounding area.

The proposed alignment of the future Inland Rail adjoining the proposed site is a further locational advantage of the proposed site.

The site is relatively unconstrained and well-suited to the proposed development.

It is held in freehold by Wagner Corporation and is easily able to accommodate the commencement of works immediately upon approval.



TOOWOOMBA / DARLINGDOWNS



- LEGEND**
- 1** Western circuit and viewing area
 - 2** Eastern circuit and viewing area
 - 3** Viewing area and world class pit complex
 - 4** Motorsport and supercars precinct
 - 5** International karting complex
 - 6** Olympic Precinct
 - 7** 4WD Experience and Driver Education Facility
 - 8** Articulated Vehicle Driver Safety Centre
 - 9** Open space and performance amphitheatre
 - 10** Camping Ground and RV sites
 - 11** Car parking

DATE: 10.07.2024
 JOB NO: 2024-035
 DPC NO: PL-03
 RVT: 2.1
 REV: 1

WELLCAMP ENTERTAINMENT PRECINCT INCORPORATING THE WILL POWER CENTRE FOR MOTORSPORT EXCELLENCE
 RENDERED PLAN - ANNOTATED

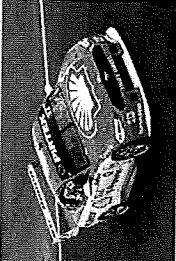

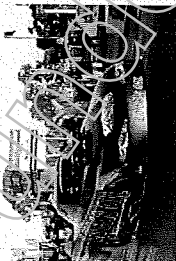





MAJOR EVENTS OVERVIEW

The Project Team have identified three categories of major events – motorsport, festivals and other concerts – which are to be accommodated in the Precinct. These three major event categories are forecast to be the most significant contributors to the employment and utilisation of the project.

The likely positioning, scale and nature of each major event has been informed by the specialised expertise and experience of the Project Team members.

Additional uses (e.g. vehicle testing, advanced driving lessons, automotive manufacturer's events, etc.) are considered likely to utilise the Precinct during the periods between major events. The facility is positioned to be operational for 300 days each year.

Examples	Description
<p data-bbox="327 824 367 1361">Major Motorsport Event: V8 Super Cars</p>  	<p data-bbox="335 504 367 784">Attendance: 50,000</p> <p data-bbox="375 548 406 784">Duration: 3 days</p> <p data-bbox="414 224 590 784">Description: The Supercars Championship is a touring car racing category in Australia and run as an International Series under Fédération Internationale de l'Automobile (FIA) regulations.</p>
<p data-bbox="614 940 678 1361">2nd Category Motorsport Event: Winternationals (400 Thunder)</p>  	<p data-bbox="614 504 646 784">Attendance: 30,000</p> <p data-bbox="654 548 686 784">Duration: 4 days</p> <p data-bbox="694 235 758 784">Description: Championship drag racing event</p>
<p data-bbox="901 996 933 1361">Major Festival: CMC Rocks</p>  	<p data-bbox="901 504 933 784">Attendance: 24,000</p> <p data-bbox="941 548 973 784">Duration: 5 days</p> <p data-bbox="981 257 1093 784">Description: International country and roots festival. Festival goes camp and stay for the full 5 nights or less.</p>
<p data-bbox="1165 952 1236 1361">Large Regional Music Concert (e.g. Local Artist or Band)</p>	<p data-bbox="1173 504 1204 784">Attendance: 15,000</p> <p data-bbox="1212 481 1244 784">Duration: 1 day/night</p>
<p data-bbox="1292 840 1364 1361">Medium Scale Regional Music Concert (e.g. Local Artist or Band)</p>	<p data-bbox="1300 504 1332 784">Attendance: 10,000</p> <p data-bbox="1340 481 1372 784">Duration: 1 day/night</p>

ECONOMIC BENEFIT ASSESSMENT

A summary of the economic benefits (employment and GVA) to be directly and indirectly created across the construction and operational phases.

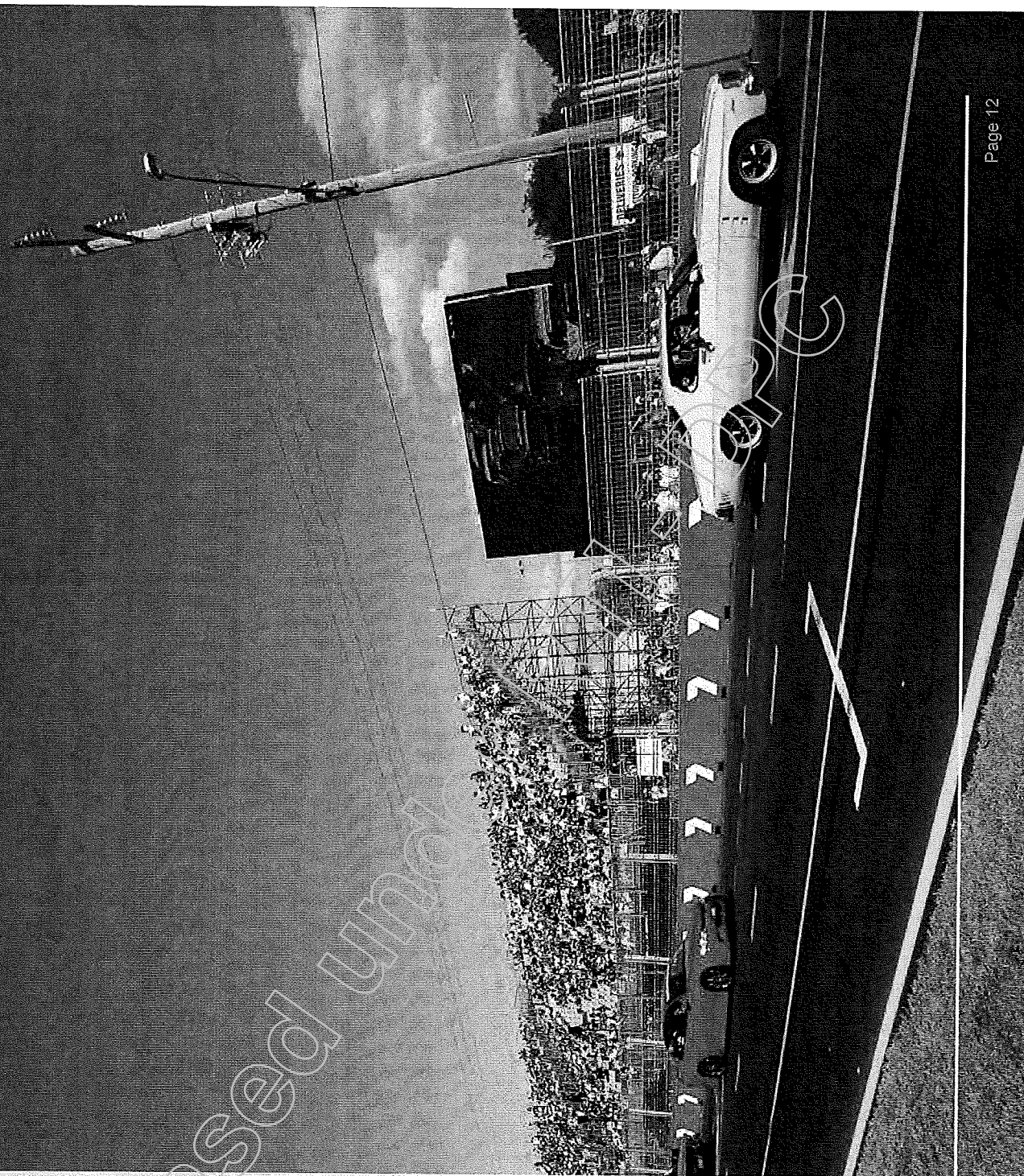
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OVERVIEW OF PRELIMINARY ECONOMIC BENEFIT ASSESSMENT

This section sets out Urbis' preliminary assessment of the construction and operational employment creation attached to the facilities and events proposed at the Wellcamp Entertainment Precinct. It is structured under the following headings:

- **Development Overview** - A brief overview of the facilities at the centre. Each of these facilities will contribute to spectator visitation and by implication permanent and casual employment for the development.
- **Events Overview** - The centre will be positioned to host a variety of event types including motorsport, festivals and concerts. This section includes examples of event types that will be targeted for the facility.
- **Economic Benefit Assessment** - A summary of the economic benefits (employment and GVA) to be directly and indirectly created across the construction and operational phases.

The methodology and assumptions are noted in the technical notes at the end of the report.



CONSTRUCTION PHASE BENEFITS

Key Insights

- The proposed development will be constructed over a 12-month period (FY2021 – 2022). Given an annual construction cost of \$64 million (excl. GST) on average, the number of workers employed on site during construction will be significant.
- In total, 310 direct & indirect FTE jobs are likely to be created for the region on an annualised basis during construction, with many accruing locally.
- Total direct and indirect Gross Value-Added (GVA) to the state's economy is estimated at more than \$50.7 million in constant 2020 dollars.

Annual Average Full-Time Equivalent Jobs Created



130+

DIRECT FTE* JOBS

AVG. DIRECT FTE JOBS PER YEAR DURING CONSTRUCTION



180+

INDIRECT FTE* JOBS

AVG. INDIRECT FTE JOBS PER YEAR DURING CONSTRUCTION

Gross Value Added Annually to the State Economy



\$25.2M

DIRECT GVA*

AVG. ANNUAL DIRECT GVA TO THE STATE ECONOMY



\$25.5M

INDIRECT GVA*

AVG. ANNUAL INDIRECT GVA TO THE STATE ECONOMY

CONSTRUCTION PERIOD: FY2021-2022

* FTE = Full-Time Equivalent, GVA = Gross Value Added, Indirect benefits refer to Supply Chain effects, but not Consumption Effects. See Definitions at the end of this report for more information.

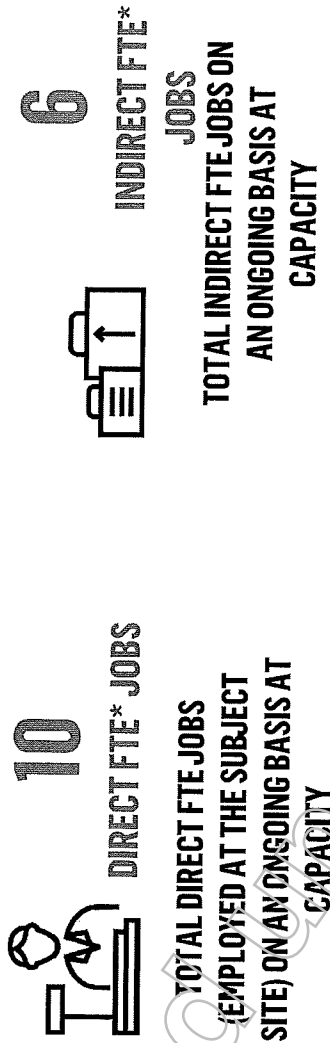
Source: REMPLAN; Rider Levett Bucknall; Urbis

OPERATIONAL PHASE - PERMANENT ECONOMIC BENEFITS

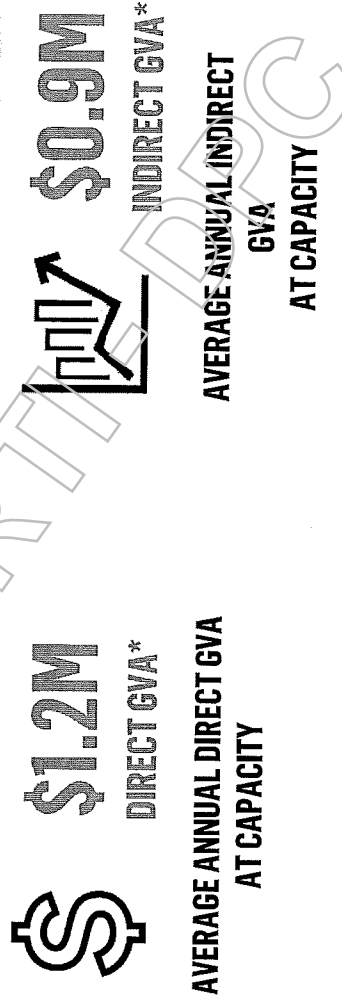
Key Insights

- Upon completion, normal operation across all land uses proposed, Wellcamp Entertainment Precinct will support around 10 permanent FTE jobs on site. These jobs will be ongoing over the life of the asset with that activity in turn creating permanent jobs elsewhere through the economy.
- At capacity, the project is likely to generate approximately 16 additional FTE jobs in total on an ongoing basis across the state, with the majority created and retained within the local municipality. This includes 6 indirect jobs in addition to the on-site jobs.
- These jobs are equivalent to an average annual contribution of \$2.1 Million of direct and indirect Gross Value Added (GVA), derived from the economic activities of all land uses at the location.
- The employment and GVA generated by the hosting of events on an annual basis are presented on the following slide.

Permanent Full-Time Equivalent Jobs Created



Gross Value Added to the State Economy



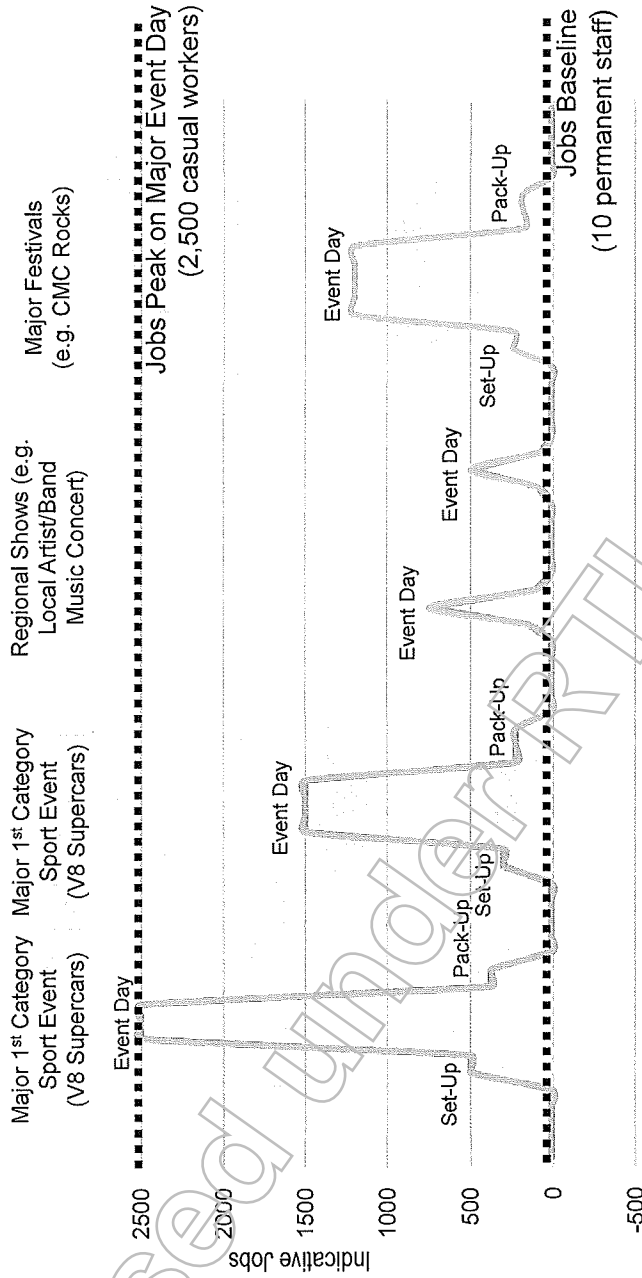
* FTE = Full-Time Equivalent, GVA = Gross Value Added. Indirect benefits refer to Supply Chain effects, but not Consumption Effects. See Definitions at the end of this report for more information.
Source: REMPLAN; Wagners; Urbis

OPERATIONAL PHASE – EVENT BASED EMPLOYMENT BENEFITS

Key Insights

- The employment trend to the right and supporting table illustrates the difference between event day and normal day employment on site. The nature of the development being an event venue means that at event days there will be high intensity of employment of up to 2,500 casual workers on site for a 1st Category Motorsport Event. At the off peak the number is significantly reduced. The current assumptions consider 7 major events per annum and the facilities being used for training and testing on other operational days.
- When the combined event days casual employment (including preparation days and pack-up) is annualised we can determine the Full Time Equivalent (FTE) at approximately 93 FTE jobs. The direct employment will translate to 42 indirect opportunities and totals to 135 FTE jobs.
- The direct baseline employment (ground operational staff) equates to 10 jobs, creating 6 indirect opportunities and 16 jobs in total.

Employment Trend



Employment Summary

Number of Jobs	Direct	Indirect	Total
Total Jobs (FTE)	93	42	135
Jobs (Peak)	2,500	N/A	N/A
Jobs (Baseline)	10	6	16

Source: REMPLAN; Wagners; Urbis

OPERATIONAL PHASE – VISITATION BENEFITS

Key Insights

The adjacent table provides an overview of the indicative key events that will be held at the proposed Wellcamp project. These events have been used as the basis for the following tourism impact assessment.

In total, five key events of varying size / visitation are expected to be held across the Wellcamp land uses on an annual basis. These include:

- Two **motorsport** events will draw a significant number of visitors to the local region. In total, these events are estimated to generate **approximately \$16.7 million GVA** to the economy per annum.
- Two **locally focussed festivals** are estimated to be held at the site each year. This will generate an **additional \$1.8 million GVA** to the economy each year.
- A **major national festival** is expected to the hosted at Wellcamp. This type of event generally spans over multiple days and can attract strong visitation to the region. This can potentially generate approximately \$2.4 million GVA per annum.
- In total the various events held at the Wellcamp site is estimated to **generate approximately \$20.8 million in GVA to the local and state economy.**

It is noted that additional events of varying size may be held at Wellcamp site each year; however, the benefits accruing from those events will be in addition to the benefits quantified in this analysis.

Tourism Impact Per Annum

Event Example	Events P.A.	Direct GVA (\$m)	Indirect GVA (\$m)	Total GVA (\$m)
V8 Super Cars	1	\$4.7	\$2.7	\$7.4
Winternationals (400 Thundert)	2	\$5.8	\$3.4	\$9.2
Large Regional Music Concert	2	\$0.9	\$0.5	\$1.4
Medium Regional Music Concert	1	\$0.3	\$0.1	\$0.4
CMC Rocks	1	\$1.5	\$0.9	\$2.4
Total	7	\$13.2	\$7.7	\$20.8

Source: REMPLAN; Wagners; Urbis

INDUSTRY SUPPORT

The proposal has the support of key stakeholders in both the motor racing industry and across the Toowoomba region.

Based under RTI - DPC





FEDERATION INTERNATIONALE DE L'AUTOMOBILE

Le Président

The Hon. Anastacia Palaszczuk MP
Premier of Queensland,
Department of the Premier and Cabinet,
1 William Street,
Brisbane QLD 4000
Australia
Paris, 5th June 2020

Dear Premier,

I am informed by my colleagues and friends at Motorsport Australia regarding a proposal to construct a world class motorsport facility in Toowoomba, which I understand is not far from your city of Brisbane.

The proposed "Will Power Centre of Motorsports Excellence", I am told, will be aiming to obtain an FIA Circuit Licence, which will enable it to host major international motorsport events.

Having visited your country on many occasions, I am aware that there is an urgent need for more permanent motor racing facilities.

I also understand that your Government is in the process of conducting a Parliamentary Inquiry into Motor Recreational Activities. A number of submissions to that inquiry have indicated the importance of motorsport to the economic fabric of the community and the great benefits motorsport innovation and research brings to the area of road safety and society in general.

The addition of a new motor racing circuit in South East Queensland would provide a valuable addition to the major infrastructure of our sport in Australia and be of great benefit to your State and its people.

This new facility would host motorsport events sanctioned by Motorsport Australia and the FIA. This is important as it ensures that events will be conducted in the safest manner possible.

The FIA is strongly supportive of this exciting project and accordingly I hope to count on the support of you and your Government.

With my most heartfelt wishes for your continued safety and health,



Seal of the FIA

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FIA.COM



28 May 2020

The Hon. Anastacia Palaszczuk MP
Premier of Queensland,
Department of the Premier and Cabinet,
1 William Street,
Brisbane QLD 4000

Dear Premier

I write in support of the proposed Will Power Centre of Excellent and Entertain Predict which will be located near Toowoomba.

Motorsport Australia (formerly the Confederation of Australian Motor Sport) is the governing body of all four-wheeled motor sport in Australia and is recognised by Sport Australia as the National Sporting Organisation for motorsport.

In the company of our President and our Delegate to the FIA (the world governing body for motorsport) I visited the site of the Centre with Mr John Wagner and we are very impressed with his plans for this venue.

Motorsport desperately needs more permanent venues in this country, and one such as that planned by the Wagner family will bring enormous social, economic and community benefits to the people of the Darling Downs and Queensland in general.

This circuit design has the potential for the venue to host international and even World Championship motor sport events.

With track licensing by Motorsport Australia and the FIA, the Government of Queensland can rest assured that events there will be conducted to safety standards that are world's best practice.

We strongly urge your Government to provide the necessary assistance for this project to provide Queensland with a much-needed world class permanent facility.

Yours faithfully,



Eugene Arocca
Chief Executive Officer

Motorsport Australia ABN: 55 068 045 665
275 Canterbury Rd, Canterbury VIC 3126
Phone: +61 3 9593 7777 Hotline: 1300 383 959
motorsport.org.au





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29 May 2020

The Hon. Anastacia Palaszczuk MP
Premier of Queensland
Department of Premier and Cabinet
1 William St
Brisbane QLD 4000

Dear Premier

Re: LETTER OF SUPPORT FOR THE WILL POWER CENTRE FOR MOTORSPORTS EXCELLENCE

I am writing to offer support for the Will Power Centre for Motorsports Excellence, which will generate significant opportunities for the Toowoomba region and greater Queensland.

Toowoomba and Surat Basin Enterprise (TSBE) is an economic development organisation linking business with opportunity to create sustainable growth and diversity for the region. Encouraging and assisting new developments and infrastructure is one of our key pillars, therefore we offer our full support for this project.

The economic benefit for Queensland will be substantial, including \$51m in construction costs, as well as ongoing revenue generated from motorsports racing, driver training facilities, events and festivals, other sporting events and on-site accommodation. There is also likely to be interest from international automotive manufacturers which could open a whole new industry to Queensland.

Further, the flow-on benefits to the tourism sector will be extended to accommodation providers, restaurants and cafes and many small businesses.

TSBE wholeheartedly supports the Will Power Centre for Motorsports Excellence because of the positive contribution this development will make to our community and to Queensland. The Wagner family are behind this investment and have proven themselves to be successful visionaries who have already transformed the Toowoomba region through the Wellcamp Airport. We believe this project should be supported by the Queensland Government.

Yours sincerely



Ali Davenport
CEO
TSBE

Released

DRAFT

The Wellcamp Entertainment Precinct, incorporating the Will Power Centre for Motorsport & Driver Training Excellence, represents a generational opportunity to transform the economic base of Toowoomba and the South East Queensland region. It has the potential to serve as a truly catalytic project and a cornerstone of Queensland's economic recovery from the COVID-19 global pandemic.

To progress this opportunity, the Project Team invites the Queensland Government to consider this introduction to the project and would welcome the opportunity to meet with you to discuss the optimal pathway forward.

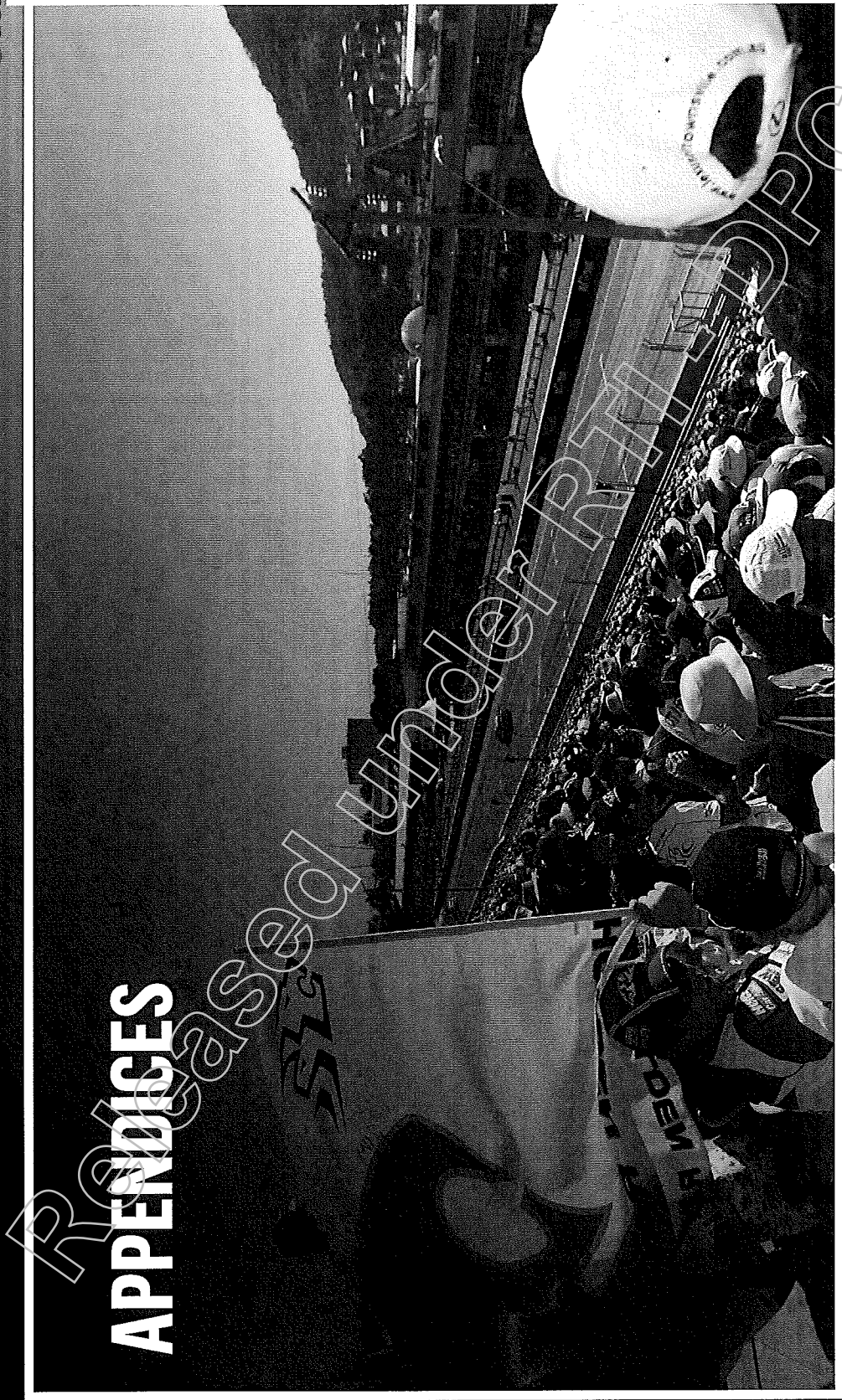
As a project of significance to the State, we anticipate a State-led pathway to project formulation, approvals and permitting. The facilitation of the project by way of the declaration of the Precinct as a Priority Development Area pursuant to the *Economic Development Act 2012* is one such mechanism available to the Queensland Development.

Wagner Corporation anticipate a shared funding model leveraging significant investments from both the private and public sector as the funding model to deliver the project.

We look forward to the opportunity to discuss the project with the Queensland Government and other project partners.

URBIS

APPENDICES



This report is dated 07 June 2020 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (Urbis) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Wagner Corporation (Instructing Party) for the purpose of a report on the Sustainable Jobs to be created at the Will Power Centre for Motorsport Excellence (Purpose) and not for any other purpose or use. Urbis expressly disclaims any liability to the Instructing Party who relies or purports to rely on this report for any purpose other than the Purpose and to any party other than the Instructing Party who relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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All surveys, forecasts, projections and recommendations contained in or made in relation to or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

Urbis has made all reasonable inquiries that it believes is necessary in preparing this report but it cannot be certain that all information material to the preparation of this report has been provided to it as there may be information that is not publicly available at the time of its inquiry.

In preparing this report, Urbis may rely on or refer to documents in a language other than English which Urbis will procure the translation of into English. Urbis is not responsible for the accuracy or completeness of such translations and to the extent that the inaccurate or incomplete translation of any document results in any statement or opinion made in this report being inaccurate or incomplete, Urbis expressly disclaims any liability for that inaccuracy or incompleteness.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the belief on reasonable grounds that such statements and opinions are correct and not misleading bearing in mind the necessary limitations noted in the previous paragraphs. Further, no responsibility is accepted by Urbis or any of its officers or employees for any errors, including errors in data which is either supplied by the Instructing Party, supplied by a third party to Urbis, or which Urbis is required to estimate, or omissions howsoever arising in the preparation of this report, provided that this will not absolve Urbis from liability arising from an opinion expressed recklessly or in bad faith.

Urbis staff responsible for this report were:

Directors

Associate Director

Senior Consultant

Research Assistant

Project code P0023634

Report number Final

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You must read the important disclaimer appearing within the body of this report.

TECHNICAL NOTES

The following technical notes set out the methodology and assumptions that have formed the basis of the modelling set out in this report.



ECONOMIC BENEFIT METHODOLOGY & DEFINITIONS

The REMPLAN Methodology

Analysis presented here uses REMPLAN economic modelling to assess current and potential economic impacts. REMPLAN is an Input-Output model that captures inter-industry relationships within an economy. It can assess the area-specific direct and flow-on implications across industry sectors in terms of employment, wages and salaries, output and value-added, allowing for analysis of impacts at the local-level being the Toowoomba Regional Council, and for the state more generally. Key points regarding the workings or terminology of the model are as follows:

- REMPLAN uses either the value of investment or employment generation as the primary input. For this analysis, the value of total upfront investment has been used as the key input to assess the benefits of the construction phase.
- Outputs from the model include employment generated through the project and economic Gross Value Added (GVA) at the State level.
- Employment generated is calculated over the life of the construction phase; or in terms of the on-going operations, total on-going jobs generated.
- Both the direct and indirect employment are modelled:
 - *Direct* refers to the effect felt within the industry as a result of the investment. For example, the construction phase will directly result in the creation of construction jobs.
 - *Indirect* effects are those felt within industries that supply goods to the industries directly affected. **Consumption induced impacts have not be quantified and are excluded from this analysis.**
- It should be noted that the results presented in this report are estimates only based on the existing state of economic activity in the area. Additionally, operational jobs are not necessarily new jobs, but rather an estimate of jobs to be housed within the development, this analysis does not account for the geographical re-location of employment and subsequent GVA. Nonetheless, the analysis still reflects the fact that employment growth and economic value added will be positive for the State and the local area.
- Urbis consider that in the absence of the investment package it is unlikely that similar projects would be undertaken within the same period at each of the subject locations, and therefore the investments can be considered *additional*.

Definitions

- **Construction cost** is the estimated investment value for each development over the anticipated delivery period, measured in constant 2020 dollar (i.e. excluding inflation) excluding GST.
- **Gross Value Added or GVA** is a measure of the value of goods and services produced in an area, industry or sector of an economy during a certain period of time. In this case, GVA represents the total economic contribution of the investment in the project. GVA is measured in constant 2020 dollar (i.e. excluding inflation) excluding GST.

Assumptions

- The development timeframe is estimated to be a 12-month period.
- Construction costs have been provided by Rider Levett Bucknall and are estimated to be \$64.0 million excluding GST.
- These construction costs are estimates only for this preliminary assessment. Detailed costs may vary from the adjacent estimates and subsequently result in flow on effects to this assessment of economic benefits. In this instance, Urbis would recommend a review of the economic benefits having regard to the final construction costs.
- The number of permanent direct jobs (full-time equivalent) for the project has been provided by facility specialists in the project team.
- The number of event based jobs (full-time equivalent) has been derived for the ratio of supporting staff per visitor per event provided by event specialists in the project team.
- Direct FTE employment has been entered into REMPLAN to produce an estimate for indirect jobs and direct and indirect GVA contributions.
- Furthermore, operational employment is dependent on the size and mix of uses proposed. Any changes to the scale of the development will impact this level of employment and any associated economic benefits. This would subsequently require a review of this assessment.

TOURISM IMPACT METHODOLOGY & DEFINITIONS

Analysis presented in this report uses REMPLAN expenditure and tourism impact modelling to assess current and historic economic impacts. REMPLAN is an Input-Output model that captures inter-industry relationships within an economy. It can assess the area-specific direct and flow-on implications across industry sectors in terms of employment, output and value-added, allowing for analysis of impact at the local level being the Local Government Area, and for the State more generally.

Key points regarding the workings or terminology of the model are as follows:

REMPPLAN uses total event expenditure or duration of the event and total visitation as the primary input. For this analysis, total event visitation have been used as the key input to assess the economic benefit.

Outputs from the tourism impact scenarios include the economic Gross Value Added (GVA) at the State level.

Gross Value Added or GVA is a measure of the value of goods and services produced in an area, industry or sector of an economy during a certain period of time. In this case, GVA represents the total economic contribution of each event held at the Wellcamp site.

Both the direct and indirect benefits are modelled for employment and value added.

- o *Direct* refers to the effect felt within the industry as a result of the investment.
- o *Indirect* effects are those felt within industries that supply goods to the industries directly affected. Consumption induced impacts have not been included in the tourism scenarios and are excluded from this analysis.

Tourism benefits are modelled for the operational phase of each event with value-added numbers being presented on an annualised basis (if each event was to occur the following year under similar circumstances).

A 'visitor' has been defined as those originating from outside of the Toowoomba Local Government Area (LGA).

It should be noted that the results presented are estimates only based on the existing state of economic activity in the region. Due to the static nature of input-output modelling they have the potential to overstate the actual effects. Nonetheless, the analysis still reflects the fact that the economic value added will be positive for the region.

The following slide provides the assumptions and data sources adopted for the Economic Benefit and Tourism Impact Assessments.

OPERATIONAL PHASE EMPLOYMENT INPUTS AND ASSUMPTIONS

Permanent Employment (non-events) Inputs

Occupations
 Permanent operational staff including Property and Building Managers, Upkeep and Maintenance Staff, Administrative, Management, Event Planners and Security

Total Permanent Operational Staff (Non-Event)*
 10 employees

Event Inputs

Event Types	Capacity (Visitors/ Attendance)	Duration (Days)	Expected Number of Events Per Annum*
Motorsport Events	30,000-50,000	3-4	3
Concerts Events	10,000-15,000	1-2	3
Festivals Events	24,000	3-5	1

*The above is based on interview responses and have been gauged by limited desktop market research

Pre- and Post Event Employment

Casual Staff (Pre-and Post Event)	Motorsport Events	Concert Events	Festival Events
Days (pre)	2	1	2
Days (post)	3	1	3
Capacity (pre)	20%	20%	20%
Capacity (post)	15%	15%	15%

Event Day Employment

Event Type	Example	Employment (Casual Staff)*
Major 1st Category Events	V8 Super Cars	2,500
2nd Category Sport Events	Winternationals (400 Thunder)	1,500
Major Event	Large Regional Music Concert (Local Artist/Band)	750
2nd Category Show Events	Medium Regional Music Concert (Local Artist/Band)	500
Regional Festivals	CMC Rocks	1,200

*Casual staff includes: Chefs and cooks, Wait staff, Bar staff, Catering assistants, Track and grounds staff, Traffic controllers, Ushers/Parking Assistants and Ticket sellers. The staffing was determined as a factor of 0.05 workers per spectator.

Released

COVID-19 AND THE POTENTIAL IMPACT ON DATA INFORMATION

The data and information that informs and supports our opinions, estimates, surveys, forecasts, projections, conclusion, judgments, assumptions and recommendations contained in this report (**Economic Benefit Assessment**) are predominantly generated over long periods and is reflective of the circumstances applying in the past. Significant economic, health and other local and world events can, however, take a period of time for the market to absorb and to be reflected in such data and information. In many instances a change in market thinking and actual market conditions as at the date of this report may not be reflected in the data and information used to support the Report Content.

The recent international outbreak of the Novel Coronavirus (COVID-19), which the World Health Organisation declared a global health emergency in January 2020 and pandemic on 11 March 2020, is causing a material impact on the Australian and world economies and increased uncertainty in both local and global market conditions.

The effects (both directly and indirectly) of the COVID-19 Outbreak on the Australian real estate market and business operations is currently unknown and it is difficult to predict the quantum of the impact it will have more broadly on the Australian economy and how long that impact will last. As at March 2020, the COVID-19 Outbreak is materially impacting global travel, trade and near-term economic growth expectations. Some business sectors, such as the retail, hotel and tourism sectors, are already reporting material impacts on trading performance now and potentially into the future. For example, Shopping Centre operators are reporting material reductions in foot traffic numbers, particularly in centres that ordinarily experience a high proportion of international visitors.

The Report Content and the data and information that informs and supports it is current as at the date of this report and (unless otherwise specifically stated in the Report) necessarily assumes that, as at the date of this report, the COVID-19 Outbreak has not materially impacted the Australian economy, the asset(s) and any associated business operations to which the report relates and the Report Content. However, it is not possible to ascertain with certainty at this time how the market and the Australian economy more broadly will respond to this unprecedented event. It is possible that the market conditions applying to the asset(s) and any associated business operations to which the report relates and the business sector to which they belong could be (or has been) materially impacted by the COVID-19 Outbreak within a short space of time and that it will have a lasting impact. Clearly, the COVID-19 Outbreak is an important risk factor you must carefully consider when relying on the report and the Report Content.

Any Report Content addressing the impact of the COVID-19 Outbreak on the asset(s) and any associated business operations to which the report relates or the Australian economy more broadly is (unless otherwise specifically stated in the Report) unsupported by specific and reliable data and information and must not be relied on.

To the maximum extent permitted by law, Urbis (its officers, employees and agents) expressly disclaim all liability and responsibility, whether direct or indirect, to any person (including the Instructing Party) in respect of any loss suffered or incurred as a result of the COVID-19 Outbreak materially impacting the Report Content, but only to the extent that such impact is not reflected in the data and information used to support the Report Content.

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CONTACT

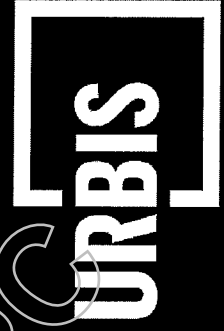
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Admin Economic (DPC)

From: DPCCovid19_Response and Recovery Taskforce
Sent: Monday, 10 August 2020 2:34 PM
To: Marcus Yip
Cc: Glenn Case; Marina Ibrahim; DPCCovid19_Response and Recovery Taskforce
Subject: FW: EVENT TF/20/18328 **SUPER URGENT EXTERNAL MEETING BRIEF**PO requests brief for Premier to meet with John Wagner
Attachments: Wellcamp Entertainment Precinct - July 2020.pdf; wellcamp-entertainment-precinct - Initiative Proposal Template.docx

Hi Marcus,

Please find below potential input and supporting documentation for the event briefing pack from the COVID-19 Response and Recovery which has been approved by Kerry Petersen.

TF/20/18328 - PO requests brief for Premier to meet with John Wagner - Wagner Corporation Wed 12 August at 4.45 pm

Wellcamp Entertainment Precinct

- *The Wellcamp Entertainment Precinct initiative proposes a new international standard motor sport facility (Indy, supercars and other FIA championships) and major entertainment precinct in Toowoomba.*
- *The vision for the Wellcamp Entertainment Precinct, incorporating the Will Power Centre for Motorsport & Driver Training Excellence, is to provide Toowoomba and the surrounding region with a globally competitive major events precinct.*
- *The proposal suggests that the opportunity exists to provide for a broad range of complementary facilities anchored by an international standard motorsports precinct that is suitable for both international and domestic motorsport events, such as IndyCar, Supercars and other FIA Championships.*
- *The Precinct will also provide the facilities to attract and stage major events across the performing arts, business tourism, sport and events sectors.*
- *The total cost of the initiative is \$174 million (plus connecting infrastructure), which is proposed to be funded via:*
 - *\$94 million of private funding*
 - *\$40 million from the Queensland Government*
 - *\$40 million from the Federal Government.*
- *To date, no funding commitments have been made by the Queensland Government or Federal Government.*
- *A business case was submitted to the Department of State Development, Tourism and Innovation by the Wagner Corporation in June 2020 (see attached).*
- *The business case is currently being considered by DSDTI and it is understood a meeting is in the process of being arranged with DSDTI and Wagners.*
- *DSDTI note a range of project risks that will require attention including:*
 - *Planning approvals still to be obtained*
 - *No public consultation has occurred to date*
 - *Detailed design and costing – TBC*
 - *FIA and Motor Sport Australia very supportive but no firm contracts*
 - *Australian Government still to be asked for financial contribution.*
- *The proposal has been identified for possible consideration by the Queensland Government (DPC and Queensland Treasury) as an economic recovery initiative (refer to attached Initiative proposal template) .*

Kind regards
Deborah



Deborah Ryder

COVID-19 Response and Recovery Taskforce
Department of the Premier and Cabinet

P 07 3003 9916

Level 30, 1 William Street, Brisbane QLD 4000

PO Box 15185, City East, QLD 4002

This email may contain Cabinet-in-Confidence information and its distribution should be limited accordingly.

From: Brief Premier <Brief.Premier@premiers.qld.gov.au>

Sent: Monday, 10 August 2020 11:28 AM

To: DCLO Admin <dcloadmin@premiers.qld.gov.au>; Danielle McAllister <danielle.mcallister@premiers.qld.gov.au>; Tracey O'Meara <tracey.o'meara@premiers.qld.gov.au>; Christina McConville <Christina.McConville@premiers.qld.gov.au>

Cc: @ODG Requests <ODGRequests@premiers.qld.gov.au>; DPCCovid19_Response and Recovery Taskforce <dpccovid19_rrt@premiers.qld.gov.au>

Subject: RE: TRIM: **SUPER URGENT EXTERNAL MEETING BRIEF**PO requests brief for Premier to meet with John Wagner - Wagner Corporation Wed 12 August at 4.45 pm

Hi All

FYI - your request has been actioned. Watch list box ticked. TF/20/18328 refers.

Please note the following times and dates:

Please note due dates are:

Due to ECU - COB 10 AUGUST 2020

Due to ODDGP - 9AM 11 AUGUST 2020

Due to DG - NOON 11 AUGUST 2020

Due to PO - 4PM 11 AUGUST 2020

Kind regards



Brendan McCurdie

Information Officer
Executive Correspondence Unit
Department of the Premier and Cabinet

P 07 3003 9263

Level 29, 1 William Street, Brisbane QLD 4000

PO Box 15185, City East, QLD 4002

From: DCLO Admin <dcloadmin@premiers.qld.gov.au>

Sent: Monday, 10 August 2020 10:49 AM

To: Danielle McAllister <danielle.mcallister@premiers.qld.gov.au>; Tracey O'Meara <tracey.o'meara@premiers.qld.gov.au>; Christina McConville <Christina.McConville@premiers.qld.gov.au>

Cc: DCLO Admin <dcloadmin@premiers.qld.gov.au>; Brief Premier <Brief.Premier@premiers.qld.gov.au>

Subject: TRIM: **SUPER URGENT EXTERNAL MEETING BRIEF**PO requests brief for Premier to meet with John Wagner - Wagner Corporation Wed 12 August at 4.45 pm

Hi Tracey and Christina

As per the below email, the Premier is meeting with Mr John Wagner, Chairman, Wagner Corporation and John Cochrane on Wednesday 12 August 2020 at 4.45 pm. Refer to (TF/20/16354). The meeting came out of the Premier's recent visit to Wagners.

Can your team please prepare the following:

- Briefing Note including Background information
- Talking points
- Q & A's
- VIP Guest List – who will attend meeting ?
- Departmental Representative
- VIP Biographies

ODG - Is the DG available to attend this meeting or if not, can an alternative please be arranged?

ECU – can you please register this request, allocate it to Economic Policy and add it to the watch list.

The PO has requested to receive this briefing pack by 4.00PM TUESDAY 11 AUGUST 2020.

Thank you



Queensland
Government

Leonie McGorry

Customer Liaison Officer
Departmental and Customer Liaison Office
Office of the Director-General
Department of the Premier and Cabinet

P 07 3003 9446 M [redacted] E leonie.mcgorry@premiers.qld.gov.au
Level 40, 1 William Street, Brisbane QLD 4000 PO Box 15185, City East, QLD 4002

Please consider the environment before printing this email.

From: Jackie Hughes <Jackie.Hughes@ministerial.qld.gov.au>

Sent: Monday, 10 August 2020 10:18 AM

To: DCLO Admin <dcloadmin@premiers.qld.gov.au>

Cc: Jackie Hughes <Jackie.Hughes@ministerial.qld.gov.au>; Brett Murphy <Brett.Murphy@ministerial.qld.gov.au>

Subject: Material Required from the Department

Hi Team

The Premier will be meeting with Mr John Wagner, Chairman, Wagner Corporation and John Cochrane. Refer to (no TF number). The meeting came out of the Premier's recent visit to Wagners.

John Wagner
Chairman
Wagner Corporation

Please organise for the department to prepare the following material for the Premier's consideration:

- Briefing Note including Background information
- Speech
- Draft media release
- Talking points
- Q & A's
- Run Sheet
- VIP Guest List
- Departmental Representative
- VIP Biographies

The relevant Advisor for any queries regarding content of the materials is: Mat Cooper

Could we please have the documentation in our office by 4:00pm Tuesday 11 August 20.

Full complement of the requested materials need to be emailed to the relevant Advisor and CC: premiersbriefingmaterial@ministerial.qld.gov.au

Speech notes to be emailed to me, Advisor and with cc: premiers.media@ministerial.qld.gov.au

Kind regards

Jackie



**Queensland
Government**

Jacqueline Hughes (C.dec)
Executive Assistant to the Premier
Office of the Hon. Anastacia Palaszczuk MP
Premier of Queensland and Minister for Trade

P 07 3719 7000 E Jackie.hughes@ministerial.qld.gov.au
1 William Street Brisbane QLD 4000 | PO Box 15185 City East QLD 4002

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Admin Economic (DPC)

From: Pam Geekiyanage
Sent: Tuesday, 17 November 2020 8:28 AM
To: Admin Economic (DPC)
Subject: RTI Application by Mr Larry Pappin RTID503

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: RTI, Desley

Hi Sue

I just found the following in my emails. Not sure if relevant.

More to follow 😊

Thanks
Pam

From: Pam Geekiyanage
Sent: Thursday, May 16, 2019 11:33 AM
To: Elisa Terry <elisa.terry@premiers.qld.gov.au>
Subject: DPC meeting with Wagner Corporation and Toowoomba and Surat Basin Enterprise

Hi Elisa

Please see below.

Kind regards

Pam

Hi Damian

Thank you for your time on the phone earlier today.

Our DG, Rachel Hunter; DDG Policy, Mark Cridland and Director Economic Policy, Nancy Esler met with John Wagner from Wagner Corporation and Shane Charles from Toowoomba and Surat Basin Enterprise on Tuesday 7 May 2019.

Please see below for dot points DPC Economic Policy provided in preparation for the meeting.

Re-securing an IndyRace for the Gold Coast

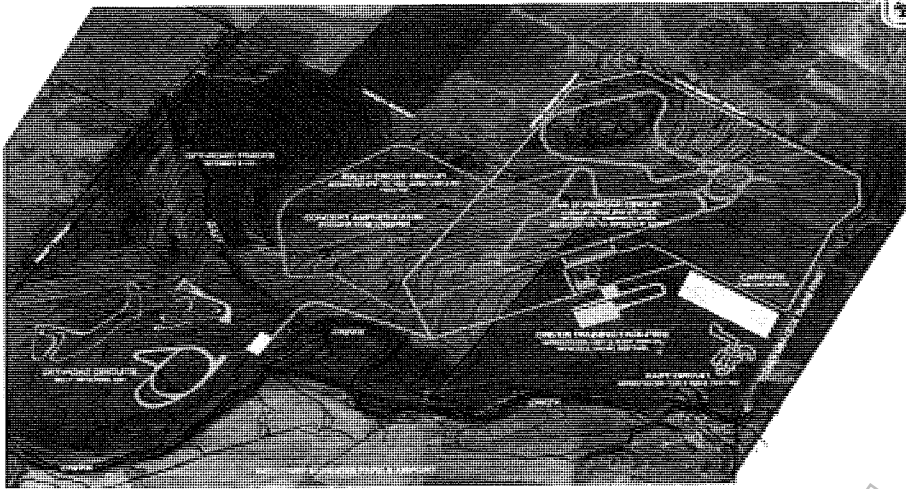
s.73 Irrelevant



Racing Centre of Excellence for Toowoomba

- The project is estimated at approximately \$40m, excluding land costs, and has a build time of approximately 9 months following government approvals.
- The proposed 450-hectare development would include a 4.35km race track (FIA Category 2 standard), Go Kart Circuit and training facility, Driver Training Academy for Light and Heavy Vehicles as well as camping areas.
- The proposed project has not been considered as part of the Indy scoping study and would be considered to be out of scope as the feasibility study was looking at the IndyCar race being returned to the Gold Coast (where it was historically held).
- The \$300 Toowoomba Wellcamp Airport was developed by the Wagner family. The airport has a number of activation initiatives designed to build long term sustainability and to drive passenger and trade to and through the airport and Toowoomba Region.
- These initiatives include the newly announced Qantas Academy and a business park to drive commercial activity and tenancy at the airport. The addition of a permanent motorsport facility is also seen as an activation project for the broader airport development.
- In March 2014, Wagner's and V8 Supercars signed an MOU as part of 4 new permanent circuits' projects supported by the Australian motorsport organisation. This facility would provide the infrastructure to attract major events and sports stars from interstate and overseas to the area.
- The motorsports facility is on the Infrastructure Priority List for Toowoomba and Surat Basin Enterprise.
- The proponents are engaging with the Toowoomba Regional Council to take the project forward.
- To date, no formal application for funding has been received by the Department of Housing and Public Works.
- The project could potentially be eligible for support through Jobs and Regional Growth Fund, however there would need to be future details around the proponent (who is leading the project), the number of jobs, commercial return on investment and contribution from the proponent.

Map of the proposal



Toowoomba Motorsport Facility needed to keep region's tourism on track



Pam Geekiyanage
Policy Support Officer, Economic Policy
Department of the Premier and Cabinet

P (07) 3003 9325 M [REDACTED]
Level 30, 1 William Street, Brisbane QLD 4000
PO Box 15185, City East, QLD 4002

Released under RTI - DPC

Admin Economic (DPC)

From: Isabel Green
Sent: Thursday, 24 September 2020 10:40 AM
To: Tory Gallagher
Cc: Glenn Case; Andrew Saunders; Marcus Yip; Graham Marshall
Subject: FW: FOR REVIEW - Darling Downs economic recovery documents

Follow Up Flag: Follow up
Flag Status: Completed

Hi Tory,

Please see our comments on the Wellcamp initiative in the Darling Downs economic recovery document.

- On page 6 for the State backs world-class entertainment precinct section:
 - 'The **proposed** Wellcamp Entertainment Precinct' to align with later references and as a final business case and development approvals have not been approved.
 - 'The Queensland Government has provided conditional funding support of **up to \$40 million**'
Exempt Sch.3(2)(1)(b)
Cabinet considerations
 - 'The Wagner Corporation estimates the project will create 130 **direct new full-time** jobs during construction' to align with the Wagners' description of the employment outcomes and to align with later references.
 - 'It is expected that interest from international automotive manufactures will **open up a whole new industry for Queensland.**' Recommend rephrasing to new opportunities or something similar rather than new industry. The car and parts manufacturing industry remains a significant employer in Queensland.
- On Page 12 the second sentence of the second paragraph should be worded as 'The Government's **conditional funding support of up to \$40 million** will add'

We also have the comment:

- Page 4 – the introduction at the top of the page states that in February 2020, Queensland implemented a decisive response to the crisis, announcing measures assist business and industry. Following this sentence are statistics on Government recovery measures until now. However, the flow of the page makes it look like all these measures were announced in February (e.g. over \$8 billion in recovery measures).

Kind regards,



Isabel Green
A/Senior Policy Officer
Economic Policy
Department of the Premier of Cabinet
P 07 300 39328 E Isabel.Green@premiers.qld.gov.au
Level 30, 1 William Street, Brisbane QLD 4000
PO Box 15185, City East, QLD 4002

From: Glenn Case <Glenn.Case@premiers.qld.gov.au>
Sent: Wednesday, 23 September 2020 8:53 PM
To: Isabel Green <isabel.green@premiers.qld.gov.au>; Graham Marshall <Graham.Marshall@premiers.qld.gov.au>;

Andrew Saunders <andrew.saunders@premiers.qld.gov.au>; Marcus Yip <Marcus.Yip@premiers.qld.gov.au>
Subject: Fwd: FOR REVIEW - Darling Downs economic recovery documents

For review in the a.m. ...

ta

From: Ben Gordon <Ben.Gordon@premiers.qld.gov.au>
Sent: Wednesday, September 23, 2020 8:22:05 PM
To: Kyla Hayden <Kyla.Hayden@premiers.qld.gov.au>; Adrian Jeffreys <adrian.jeffreys@premiers.qld.gov.au>; Glenn Case <Glenn.Case@premiers.qld.gov.au>; Tracey O'Meara <tracey.o'meara@premiers.qld.gov.au>; Lauren Pearce <Lauren.Pearce@premiers.qld.gov.au>; Nancy Esler <nancy.esler@premiers.qld.gov.au>
Cc: Elisa Terry <elisa.terry@premiers.qld.gov.au>; Tory Gallagher <Tory.Gallagher@premiers.qld.gov.au>
Subject: FW: FOR REVIEW - Darling Downs economic recovery documents

Hi EDs and Ec Pol Directors

Next plan is in. If any of your teams have suggested changes, can they please email them to Tory Gallagher who is collating for the division tomorrow AM?

Thanks
Ben



Ben Gordon
A/Executive Director
Economic Policy
Department of the Premier and Cabinet
P 07 3003 9338 M [REDACTED]
Level 30, 1 William Street, Brisbane QLD 4000
PO Box 15185, City East, QLD 4002

From: Brendan Keane <brendan.keane@premiers.qld.gov.au>
Sent: Wednesday, 23 September 2020 5:10 PM
To: Ben Gordon <Ben.Gordon@premiers.qld.gov.au>; Elisa Terry <elisa.terry@premiers.qld.gov.au>; Marina Ibrahim <marina.ibrahim@premiers.qld.gov.au>; Amy Cupitt <amy.cupitt@premiers.qld.gov.au>
Cc: Paul Martyn <paul.martyn@premiers.qld.gov.au>; Kerry Petersen <kerry.petersen@premiers.qld.gov.au>; Megan Saunders <megan.saunders@premiers.qld.gov.au>
Subject: FW: FOR REVIEW - Darling Downs economic recovery documents

Hi all

Darling Downs plans attached for review and any comments/feedback to QT.

Thanks
Brendan



Brendan Keane
Director
COVID-19 Response and Recovery Taskforce
Department of the Premier and Cabinet
P 07 3003 9332 M [redacted]
Level 30, 1 William Street, Brisbane QLD 4000
PO Box 15185, City East, QLD 4002

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From: Grant Perry <Grant.Perry@dsmip.qld.gov.au>
Sent: Wednesday, 23 September 2020 5:02 PM
To: Paul Martyn <Paul.Martyn@premiers.qld.gov.au>; Stephanie Challen <Stephanie.Challen@ministerial.qld.gov.au>; Caroline Smith <Caroline.Smith@dsmip.qld.gov.au>; Jimmy Scott <Jimmy.Scott@gra.qld.gov.au>; Helen Dogan <Helen.Dogan@treasury.qld.gov.au>; william.ryan@treasury.qld.gov.au
Cc: Janet England (QRA) <janet.england@gra.qld.gov.au>; Jo Killick <Jo.Killick@gra.qld.gov.au>; Tara Gardiner <Tara.Gardiner@dsmip.qld.gov.au>; William Hyams <William.Hyams@dsmip.qld.gov.au>; Economic Recovery <EconomicRecovery@dsmip.qld.gov.au>; Megan Saunders <megan.saunders@premiers.qld.gov.au>; Kerry Petersen <kerry.petersen@premiers.qld.gov.au>; Brendan Keane <brendan.keane@premiers.qld.gov.au>; Judith Rowell <Judith.Rowell@dsmip.qld.gov.au>
Subject: FOR REVIEW - Darling Downs economic recovery documents

Hello,

Please find attached the draft Darling Downs economic recovery documents for review - Could I ask for feedback by **10.00am tomorrow** please? Apologies for the short timeframe again.

Appreciate everyone's ongoing support as to continue to get through each of the regions!!

We'll also look to send out the Outback, Mackay-Whitsunday and FNQ versions tomorrow morning for review.

Three done, with two now online - Well done everyone!

Regards,
Grant



Grant Perry
A/Executive Director
Regional and Infrastructure Strategy
Infrastructure and Economic Resilience
Queensland Treasury
P 07 3452 7210 M [redacted]
Level 27, 1 William Street, Brisbane QLD 4000
PO Box 15009, City East QLD 4002

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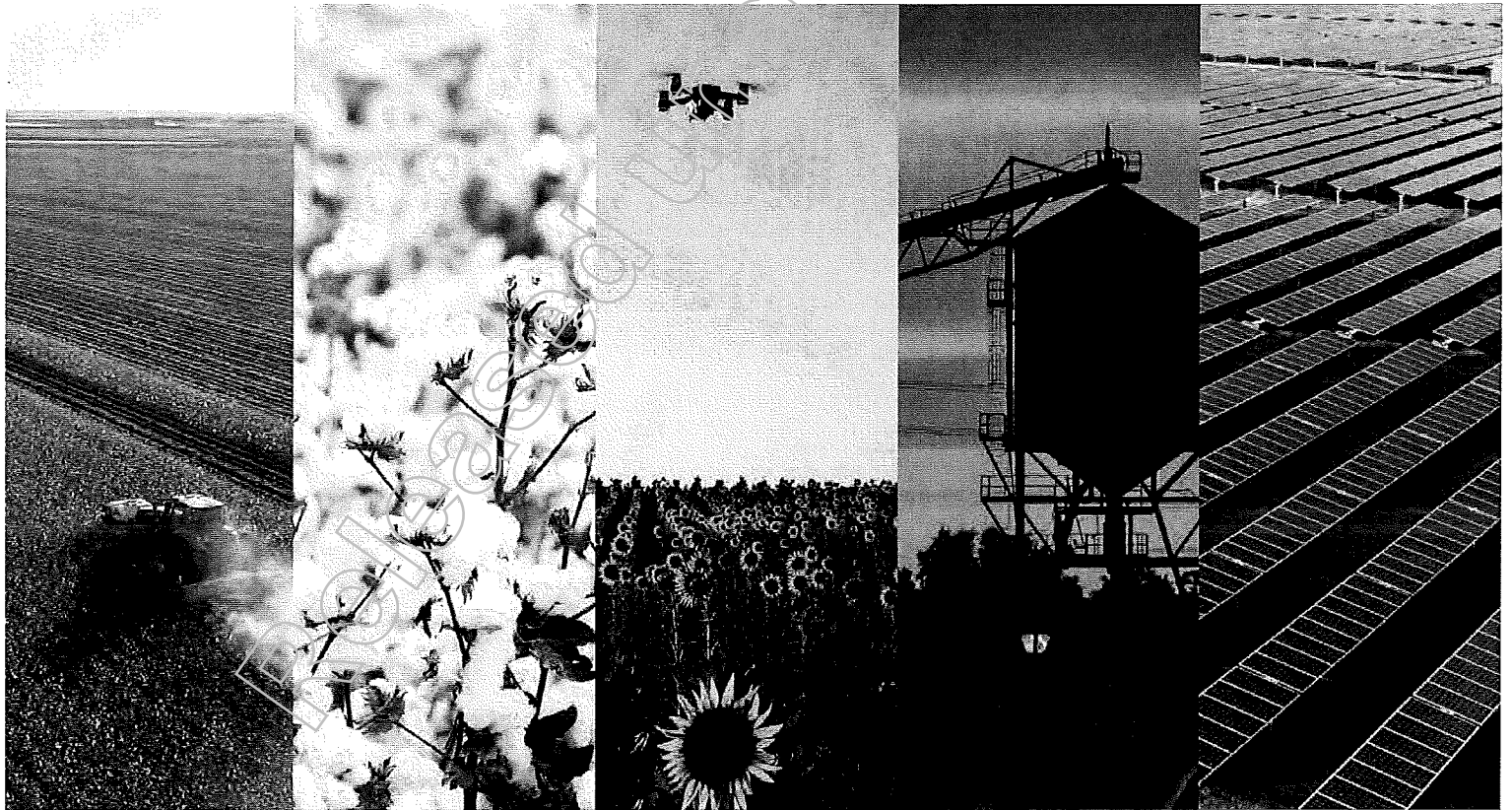
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DARLING DOWNS

REGIONAL ECONOMIC RECOVERY



covid19.qld.gov.au



**Queensland
Government**

Pages 53 through 57 redacted for the following reasons:

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NEW ECONOMIC OPPORTUNITIES FOR DARLING DOWNS

TARGETED INVESTMENTS WILL ADDRESS THE SPECIFIC RECOVERY NEEDS OF THE DARLING DOWNS REGION. WE WILL CONTINUE TO WORK IN PARTNERSHIP TO DELIVER NEW JOBS, NEW INFRASTRUCTURE AND REALISE NEW ECONOMIC OPPORTUNITIES.

State backs world-class entertainment precinct

The Wellcamp Entertainment Precinct (WEP) is a \$175 million jointly funded project which will include a world-class motorsport and driver training facility, catering for amateur through to professional drivers.

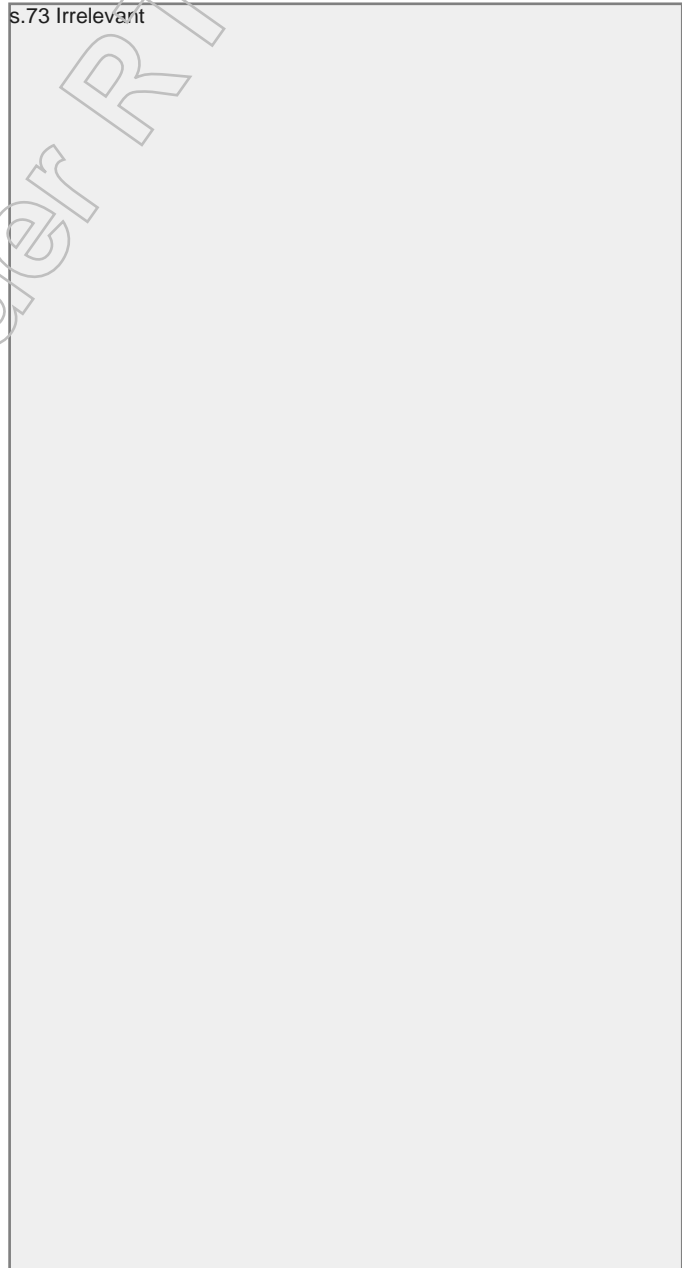
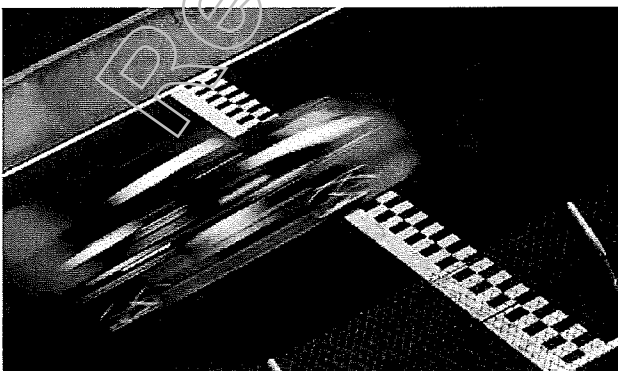
The Queensland Government has provided conditional funding support of \$40 million with the Toowoomba-based Wagner Corporation committing to invest at least \$95 million. Funding is being sought from the Commonwealth Government for the project.

The Precinct will include a 40,000 person venue, 5,000 on-site camping accommodation, sporting fields, and business tourism and event facilities.

The Wagner Corporation estimates the project will create 130 new full-time jobs during construction and at least 10 direct jobs during operation. Casual employment would be significant with up to 2,500 casual workforce needed for major events.

It is expected that interest from international automotive manufacturers will open up a whole new industry for Queensland. The flow-on benefits will extend to accommodation providers, restaurants, cafes and many small businesses.

Apart from significant economic benefits and job opportunities, it will create a timely and welcome tourism attraction to the state. The Precinct would be used to attract major events right across the performing arts, business, tourism, sport and events sectors.



Pages 59 through 63 redacted for the following reasons:

s.73 Irrelevant

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POSITIONING THE DARLING DOWNS FOR FUTURE OPPORTUNITIES

IMPACTS OF THE GLOBAL COVID-19 PANDEMIC HAVE BEEN FELT BY WORKERS, BUSINESSES, HOUSEHOLDS AND THE COMMUNITY IN THE DARLING DOWNS REGION, JUST AS IN OTHER PARTS OF OUR STATE AND BEYOND.

The region has experienced jobs losses but help has been available to support the Darling Downs economy and community. Around \$44.1 million in Jobs Support Loans have been accessed by more than 320 regional businesses to help keep Queenslanders in jobs. Small businesses in the region have also benefited from a total of \$7.4 million in Small Business Adaption Grants.

With an economy underpinned by the mining and agricultural industries, both of which have been comparatively less affected by the pandemic response, the Darling Downs is well positioned for economic recovery. The longer-term outlook will be influenced by global market impacts for agricultural commodities and natural gas, and it will be important to grow emerging industries as well as build on traditional strengths.

Government has worked with a wide range of regional stakeholders to identify strategic recovery priorities for the region. Throughout the regional forums and workshops, stakeholders articulated a vision for a strong and vibrant regional community that is resilient, inclusive and a great place to study, work, live and visit.

Identified priorities for the region include a focus on increasing its capability as a strategic and economic hub for the agricultural, transport and industrial sectors. Emerging opportunities in tourism, renewable energy and resources will deliver future jobs, while investment in skills, training and education can provide the required workforce. Transport and energy infrastructure and digital connectivity will increase productivity and economic opportunity. The Darling Downs South West Community Forum highlighted the importance of water security to support agribusiness diversification.

Infrastructure in the region has already been boosted through \$14.2 million Works for Queensland funding provided to Darling Downs councils for 31 maintenance projects and an \$88.4 million road works boost.

With renewable energy investment a key driver of Queensland's post-pandemic recovery, the Government-owned CleanCo will soon commence the build, own and operation of the Karara Wind Farm, and enter power purchase agreements with the MacIntyre Wind Farm near Warwick and the Western Downs Green Power Hub near Chinchilla. With CS Energy supporting the Columboola Solar Farm between Chinchilla and Miles, publicly owned generators will create up to 1,200 construction jobs around the Darling Downs area.

Regional recovery initiatives will strengthen traditional and grow emerging industries, and can leverage opportunities arising from already announced initiatives such as the Melbourne to Brisbane Inland Rail, the \$145 million Queensland Renewable Energy Zones commitment, and the \$3.3 million investment in an agtech and logistics hub in Toowoomba.

The Queensland Government is supporting a proposed \$175 million Wellcamp Entertainment Precinct (WEP), as Queensland's largest world-class entertainment precinct with car, bike and Kart racing and training facilities, a 40,000-person venue for music festivals and major events, accommodation for 5,000, and sporting fields. The Government's \$40 million contribution will add to a commitment of at least \$95 million from the Toowoomba-based Wagner Corporation. The project is expected to create 130 direct jobs during construction, at least 10 direct jobs during operations, and a casual workforce of up to 2,500 for major events.

Toowoomba has a \$12 billion economy that has enjoyed stable and uninterrupted growth for over 15 years, which is predicted to continue until 2045. Trade and Investment Queensland has launched a new investment guide to Toowoomba, Toowoomba – your regional gateway to business growth, that promotes the unique benefits of Toowoomba and highlights the international investment opportunities in the city and region. Developed with Toowoomba Surat Basin Enterprise, it will be an important tool in creating more jobs as part of the city's recovery from COVID-19.

For the Darling Downs region to recover we need to continue to work in partnership. The Queensland Government will continue to work with regional leaders to reflect stakeholder ambitions for the region. Recovery requires a long-term commitment from all partners and working together will play a key role in securing a strong recovery in the months and years ahead. This will ensure that Darling Downs builds back better.

Pages 65 through 67 redacted for the following reasons:

s.73 Irrelevant

Released under RTI - DPC

Office for Rural and Regional Queensland

Status report for week ending 11/09/2020- Self-Assessment – Green

Regional Intel on Economic Recovery

s.73 Irrelevant

Released under RTI - DPC

Pages 69 through 74 redacted for the following reasons:

s.73 Irrelevant

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Office for Rural and Regional Queensland

Status report for week ending 18/09/2020- Self-Assessment – Green

s.73 Irrelevant

Darling Downs South West

Local Hot Issues

s.73 Irrelevant

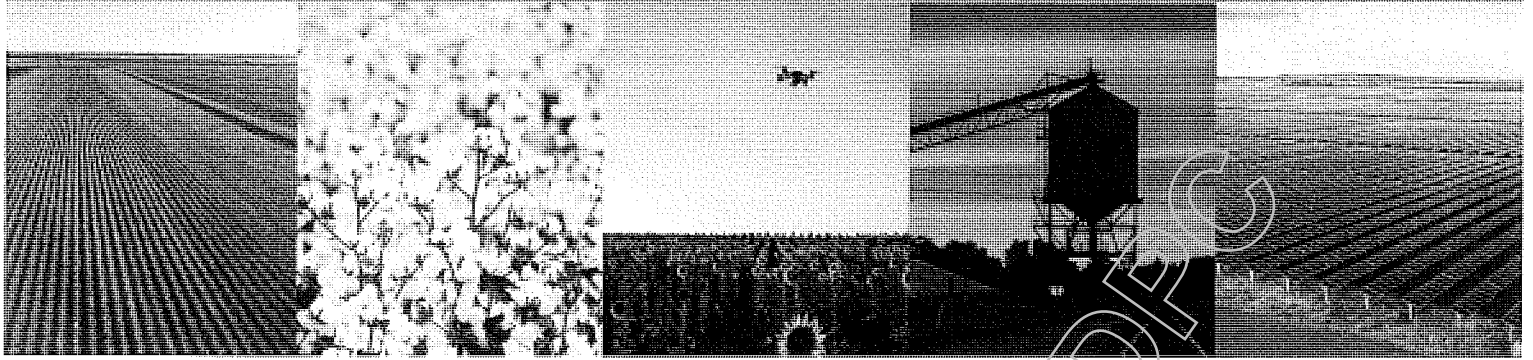
- Wagners Corporation launched plans for a new entertainment and motorsport complex. Wagners are pledging to put \$100 million into the project if State and Federal Governments will contribute the remaining \$130-\$150 million. Discussions have been happening with DSDTI.

s.73 Irrelevant

Page 76 redacted for the following reason:

s.73 Irrelevant

Released under RTI - DPC



DARLING DOWNS REGIONAL RECOVERY ACTION PLAN

s.73 Irrelevant

Released under RIA - DEU

Page 78 redacted for the following reason:

s.73 Irrelevant

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NEW ECONOMIC OPPORTUNITIES FOR DARLING DOWNS

Targeted investments will address the specific recovery needs of the Darling Downs region. We will continue to work in partnership to deliver new jobs, new infrastructure and realise new economic opportunities.

State backs world-class entertainment precinct

The Wellcamp Entertainment Precinct (WEP) is a \$175 million jointly funded project which will include a world-class motorsport and driver training facility, catering for amateur through to professional drivers.

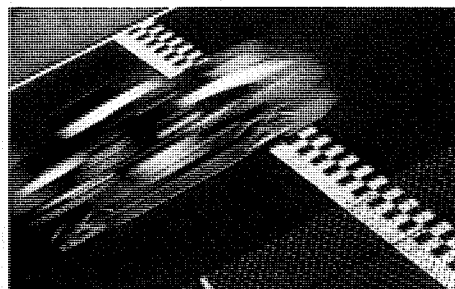
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It is expected that interest from international automotive manufacturers will open up a whole new industry for Queensland. The flow-on benefits will extend to accommodation providers, restaurants, cafes and many small businesses.

Apart from significant economic benefits and job opportunities, it will create a timely and welcome tourism attraction to the state. The Precinct would be used to attract major events right across the performing arts, business, tourism, sport and events sectors.



Page 80 redacted for the following reason:

s.73 Irrelevant

Released under RTI - DPC



DATE: 05.07.2020
JOB NO: P0004283
DWG NO: PLN-01
REV: A

WELLCAMP ENTERTAINMENT PRECINCT INCORPORATING THE WILL POWER CENTRE FOR MOTORSPORT EXCELLENCE
CONTEXT PLAN





DATE: 06/07/2020
JOB NO: P002485
DWG NO: TPL002
REV: A

WELLCAMP ENTERTAINMENT PRECINCT INCORPORATING THE WILL POWER CENTRE FOR MOTORSPORT EXCELLENCE
RENDERED PLAN





WELLCAMP ENTERTAINMENT PRECINCT INCORPORATING THE WILL POWER CENTRE FOR MOTORSPORT EXCELLENCE
 RENDERED PLAN - ANNOTATED

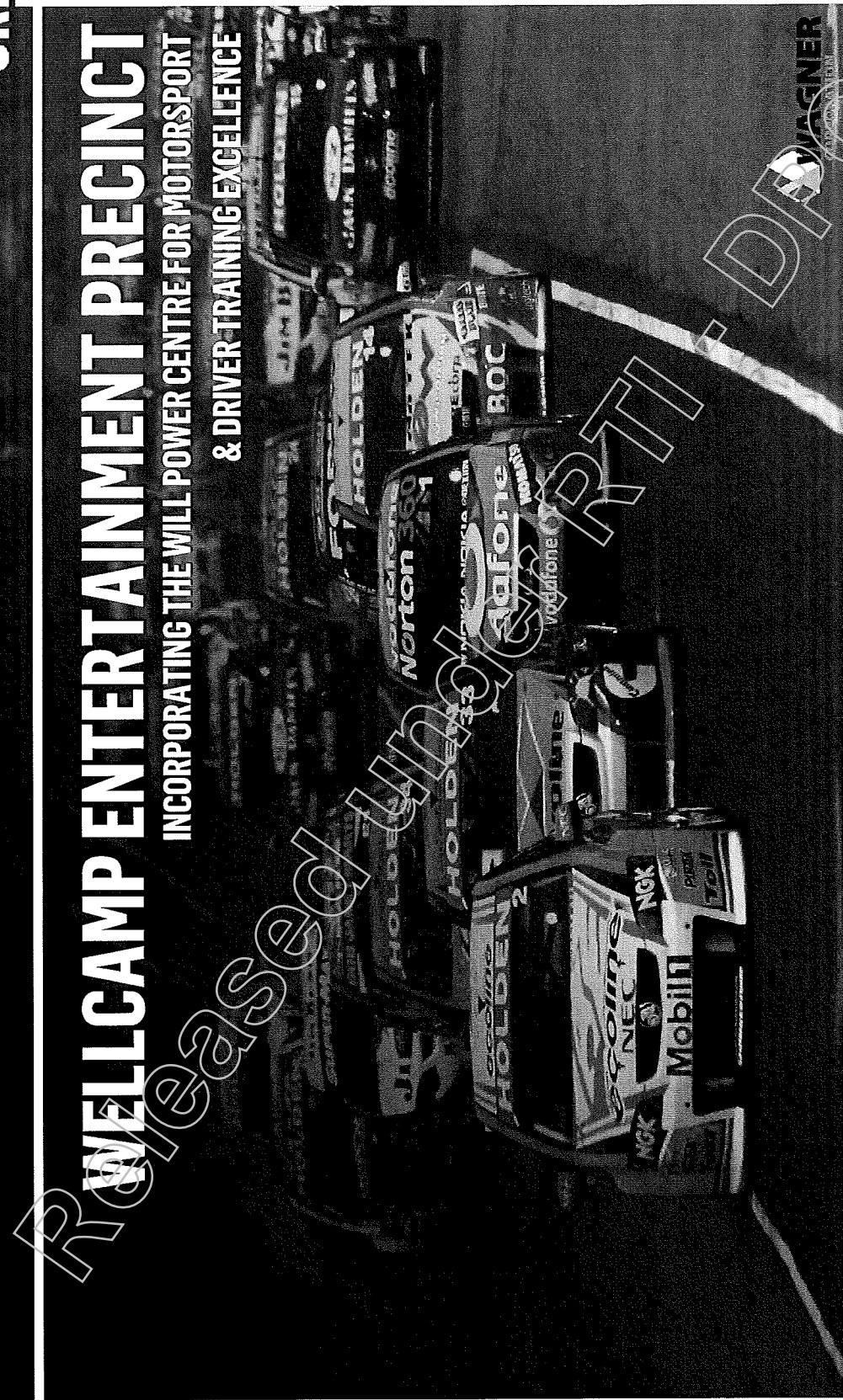
- LEGEND**
- 1 Western circuit and viewing area
 - 2 Eastern circuit and viewing area
 - 3 Viewing area and world class pit complex
 - 4 Motorsport and supercross precinct
 - 5 International karting complex
 - 6 Olympic Precinct
 - 7 ANU Experience and Driver Education Facility
 - 8 Articulated Vehicle Driver Safety Centre
 - 9 Open space and performance amphitheatre
 - 10 Camping Ground and RV sites
 - 11 Car parking



URBIS

WELL CAMP ENTERTAINMENT PRECINCT

INCORPORATING THE WILL POWER CENTRE FOR MOTORSPORT
& DRIVER TRAINING EXCELLENCE



COMMERCIAL-IN-CONFIDENCE

30 JUNE 2020

Released Under

THE WELL CAMP ENTERTAINMENT PRECINCT, INCORPORATING THE WILL POWER CENTRE FOR MOTORSPORT & DRIVER TRAINING EXCELLENCE, IS A GENERATIONAL OPPORTUNITY TO PROVIDE CITY-BUILDING INFRASTRUCTURE, TO CELEBRATE REGIONAL QUEENSLAND AND TO TAKE TOOWOOMBA TO THE WORLD.

IT IS A WORLD CLASS PROJECT, FORMULATED BY GLOBAL EXPERTS, THAT WILL SECURE \$94,000,000 OF PRIVATE CAPITAL INVESTED IN THE SOUTH-EAST QUEENSLAND REGION.

AND IT IS SHOVEL READY NOW.

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INTRODUCTION

The Wagner Corporation was founded by brothers John, Denis, Neill, Joe and their father Henry to continue a long-held family tradition in concrete, quarry, and transport enterprises. When business commenced in Toowoomba in 1989, the family focused on creating a sustainable business that built strong relationships with customers and suppliers and provided quality products with a high level of service. The Wagner Corporation now operates in both project development and construction and also as a major supplier of a wide range of construction products and services.

Wagner Corporation developed and constructed the Toowoomba Wellcamp Airport Precinct and Wellcamp Business Precinct located approximately 15 minutes north-west of the Toowoomba CBD. It is strategically located along the Toowoomba Bypass (Western Freight Corridor) with easy access to the southbound Gore Highway, east-west bound Warrego Highway and the northbound New England Highway. It is also located adjacent to the alignment of the proposed Inland Rail. Toowoomba is Australia's largest non-capital inland city, the western gateway to South East Queensland and the principal centre of the Darling Downs, the southern and western regions of Queensland and the northern and central rural regions of New South Wales. It is a thriving city which is proudly defined by its setting and its heritage. Toowoomba is a rapidly growing gateway city.

The ongoing prosperity of Toowoomba and the region depend critically on the ongoing provision of city-building infrastructure and continued economic diversification. Over the last decade, the construction of two major pieces of infrastructure – the Toowoomba Wellcamp Airport and the Toowoomba Second Range Crossing – have put in place the cornerstones of the city's future and with planning now well progressed for the Inland Rail to transform the freight connections between Toowoomba and the rest of Australia, many of the foundations of Toowoomba's future are in place. The opportunity now exists to complement the huge investment in the region's transport infrastructure with the community and social infrastructure that is also critical to the future prosperity of the city and region.

The Wagner Corporation landholdings are ideally located to accommodate the next stages of that infrastructure and supporting facilities as the next stage of development. In addition to the international standard airport and business precincts, the remaining 400 hectares of strategically located land presents the unique opportunity to provide the world-class infrastructure that the region needs in the right location.

The vision for the Wellcamp Entertainment Precinct, incorporating the Will Power Centre for Motorsport & Driver Training Excellence, is to provide Toowoomba and the surrounding region with a globally competitive major events precinct. The opportunity exists to provide for a broad range of complementary facilities anchored by an international standard motorsports precinct that is suitable for a broad range of both international and domestic motorsport events, such as IndyCar, Supercars and other FIA Championships. The Precinct will also provide the facilities that the Toowoomba region desperately needs to attract and stage major events across the performing arts, business tourism, sport and events sectors.

Wagner Corporation has assembled a team of the world's best consultants with practical experience in the design, delivery and operation of both motor sport and entertainment precincts. The project team, working in collaboration with Wagner Corporation, the Queensland Government and other key stakeholders, well ensure that the Wellcamp Entertainment Precinct is a globally competitive precinct and a cornerstone of the region's continue prosperity.



PROJECT TEAM



- GLOBAL EXPERIENCE AND LOCAL INSIGHT
- WORLD CLASS MOTORSPORT DESIGN AND DELIVERY EXPERIENCE
- LOCAL AND INTERNATIONAL PROPERTY DEVELOPMENT EXPERIENCE
- EXPERTS IN PLANNING, ECONOMIC, MASTERPLANNING AND FEASIBILITY
- EXTENSIVE EXPERIENCE AND CONTACTS WITH INDUSTRY BODIES
- ESTABLISHED RELATIONSHIPS, EXPERIENCE AND REPUTATION WITH GOVERNMENT
- ESTABLISHED RELATIONSHIPS, EXPERIENCE AND REPUTATION WITH THE MAJOR NATIONAL AND INTERNATIONAL MOTORSPORTS STAKEHOLDERS AND INDUSTRY REPRESENTATIVES

Wagner Corporation is a family owned Australian infrastructure and property development company with a rich history in the Toowoomba Region.

Urbis has one simple goal – to shape the cities and communities of Australia for a better future. It's something that is achieved by drawing together a network of the brightest minds. Whether it's in the areas of planning, design, policy, heritage, valuations, transactions, economics or research, you know you're dealing with the experts who will connect you to a better outcome, every time.

iEDM is an engineering, design, advisory and project delivery practice specialising in major event and sports infrastructure projects. We have particular expertise in the design and delivery of both permanent and temporary motor racing facilities. iEDM and Skaife Racing have been exclusive design and motorsport project partners since 2008, is recognised as one of seven international circuit designers by the FIA and sits on the FIA's Industry Working Group. Our integrated, outcome focused approach provides circuit design, motorsport engineering, infrastructure engineering operational planning and project delivery to provide a unique end to end service model.

The record books confirm Mark Skaife as the most successful driver in Australian Touring Cars/ V8 Supercars history. He also enjoyed great success as a team owner. After retiring from full time racing in 2008, Mark was appointed an Independent Director of V8 Supercars Australia and joined the V8 Supercars TV commentary team. He served as the inaugural Chairman of the V8 Supercars Commission until the end of 2013. In 2014, Mark was recognised for his contribution and achievements by being inducted into the V8 Supercars' Hall of Fame. Mark is Chairman of the CAMS National Track Safety Advisory Committee (NTSAC) and designer of the most recent V8 Supercars street circuits in Townsville, Sydney and the revised layout on the Gold Coast and New Zealand. He is also a Director of the CAMS Foundation, which aims to help talented young Australian drivers reach the pinnacle of motorsport in their chosen category and raise Australia's profile on the world stage. Mark's motor industry credentials are impeccable and is an active advisor to various companies and motoring groups regarding road safety, vehicle dynamics and driver training. In 2004 Mark was awarded the Medal of the Order Of Australia for his services to motor racing and the community.

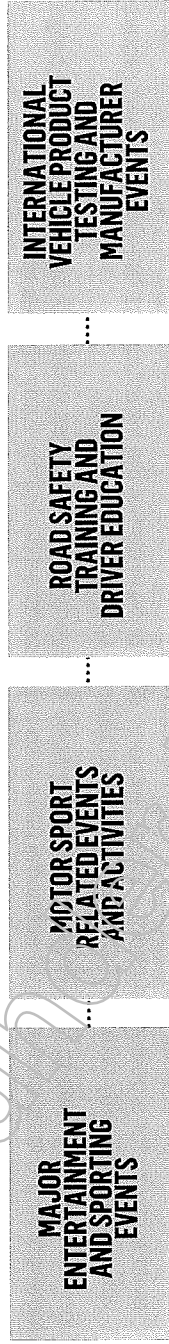
Cochrane Entertainment was co-founded by company directors Tony Cochrane & Thea Jeanes-Cochrane. Based out of Queensland, Australia, Cochrane Entertainment pride themselves on being leading originators in both entertainment and sporting events on a global scale. Their world-wide contacts base and connections enable world class projects to connect with the very best in both sports and entertainment. Passionate about sports and entertainment, their originality, combined with innovative, turn-key touring solutions and logistics, sets them apart.

Rider Levett Bucknall has substantial experience in the development of project feasibility studies on projects across all sectors together with specialised experience in mixed use motorsport precincts. RLB's extensive project cost data library provides us with a robust development advisory framework of commercial outcomes for projects in Queensland.

The Wellcamp Entertainment Precinct is a major entertainment, events and sport precinct proposed by Wagner Corporation adjacent to the existing Toowoomba Wellcamp Airport at the western edge of Toowoomba in South East Queensland. The Precinct will be anchored by the Will Power Centre for Motorsport & Driver Training Excellence – a world-class facility catering for all levels of motorsport from amateur club racing through to professional events.

There are already deep connections between motorsport and regional Queensland, but motorsports and driver education need a world class centre, superior in every manner to what exists in the other Australian States! There are too many opportunities going begging because the region does not have the right facilities to attract and host top line motor racing events, as well as other motor sports, in purpose-built facilities. The project will deliver a permanent home for motorsport in South East Queensland and facilities of a standard that will attract and support world-class events and top-class race meets.

The project presents the opportunity to attract both international and domestic race events. Notably, the opportunity to design and deliver the project to provide for Australia's first championship grade night race exists on the proposed site. In order to be successful, and to deliver a return on the significant investment that both the public and private sector will make, the Wellcamp Entertainment Precinct must be a multipurpose destination. It must not only provide a home for motorsports in regional Queensland; it must offer the supporting infrastructure and facilities that can be used to attract and accommodate ongoing investment in other important sectors of the region's economy. The Project Team have worked with Wagner Corporation to identify and design a Precinct that will provide for the following core activities that will co-locate to deliver a regionally, nationally and internationally significant project:



A Concept Plan and Video for the project have been prepared by the Project Team and is included in the following section of this report.

Easy accessibility and excellent customer experience are key. The Precinct has been planned to capitalise on its location adjacent to the Toowoomba Wellcamp Airport and along the region's major road and future rail connections. It is well located to strike the right balance between managing amenity impacts and providing convenient access to users and guests from across the region.

Will Power is a champion Motorsports driver who currently competes in the IndyCar series, driving for Team Penske. He proudly grew up in Toowoomba. Partnering with Will Power to deliver the Precinct creates significant opportunities to both celebrate the achievements of one of the city's most successful athletes and attract global interest and investment in the project.

Opportunities for such landmark projects, close to infrastructure, with proximity to Australia's 3rd largest and 6th largest cities, in an exciting State like Queensland with its ideal weather, are completely unique and will witness the project utilized by operators from all over the Country as well as the Asia/Pacific basin. This Precinct is not simply a local project but will generate national and international commercial and tourism opportunities. It is the objective of the Project Team to design and deliver a world-class facility that will grow to house one of the great motorsport complexes of the southern hemisphere and to create a thriving mixed-use precinct that can underpin the economic development of Toowoomba and south-east Queensland.

Because of the location and size of the site, the project creates and unlocks significant economic, social and cultural opportunities in addition to the core motorsport and event activities that are proposed. The related opportunities that the Project Team have identified and contemplated in the initial appraisal and concept design include:

- road safety training and driver education facilities for all levels of drivers and vehicle types supported by an FIA Global Centre of Excellence;
- research and innovation partnerships with local universities and industry partners, including international automotive manufacturers;
- road safety and driver training facilities;
- vocational training facilities; music festivals and major events;
- local and touring performance artists;
- sporting facilities and venues (professional and amateur);
- business tourism, conference and event facilities;
- on-site accommodation;
- the opportunity to develop, trial and operate autonomous vehicles within the Precinct during major events; and
- A future Olympic Games venue/precinct. Working closely with the 2032 Olympic Games Queensland bid team, we will build a facility for a dedicated sport, such as Archery, BMX or fill in part of the infrastructure the Olympics' will require. We will work collegiately with John Coates and the bid team to suit their requirements.

Significant opportunities to take Toowoomba to the world by leveraging the facilities which will be delivered by the project elsewhere in the local and regional economy have also been identified during the early phases of the project.

It is anticipated that future related opportunities and partnership opportunities will emerge as the project progresses.

The project will deliver several important opportunities which strongly align with Tourism and Events Queensland's Strategic Plan and the Destination Q Blueprint to drive destination tourism into Toowoomba and the greater SEQ region. Similar precincts in other regional centres provide a clear picture of the positive impacts the Wellcamp Entertainment Precinct will have in the Toowoomba region.

A study commissioned by the Bathurst Regional Council in 2009 demonstrated that the four events (two major and two minor) held at the Mt Panorama Motor Racing Circuit generated over \$69 million of economic impact with the equivalent of 355 full-time jobs and constituted 20% of their annual tourism.

The Bass Coast Shire Council initiated a similar economic impact study on the "Social and Economic Impact of Events", which found events held at the Phillip Island Circuit contributed nearly \$130 million to the local economy in the 2010/11 financial year. As a permanent circuit, the Phillip Island Circuit most closely replicates the intentions for the Wellcamp Entertainment Precinct.

In order to assist the Queensland Government consider the project, the proposal has been costed by Rider Levett Bucknall and Urbis have completed a Preliminary Economic Benefit Assessment to provide a conservative estimate of the benefits of the project during both its construction and operational phases. The results of that assessment are set out later in this report.

Released
RELATED OPPORTUNITIES

BAR

THE PROPOSAL



THE SITE

The site of the proposed Wellcamp Entertainment Precinct and Will Power Centre for Motorsport Excellent is situated to the west of the Toowoomba CBD. It is well separated from existing urban areas but remains conveniently located and enjoys high levels of accessibility.

The site is approximately 90 minutes drive from central Brisbane and two hours from the Gold Coast. It is well serviced by arterial roads, including the recently opened Toowoomba Bypass and Second Range Crossing.

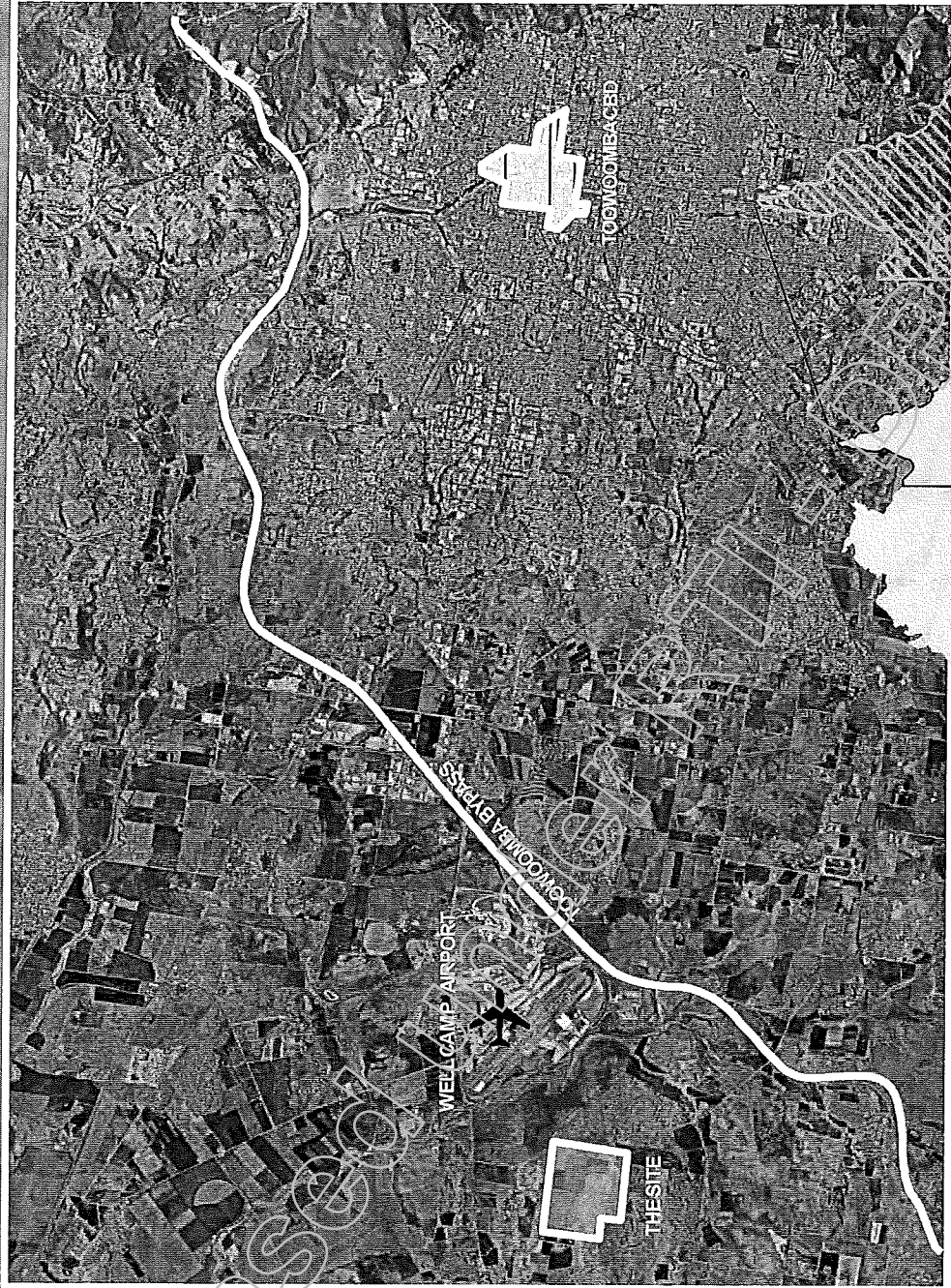
is a key characteristic of the site that it is situated adjacent to the existing Wellcamp Airport. The ability to service both the passenger and freight requirements of major events from an established airport within the precinct is a unique advantage.

The proposed co-location of the Precinct with the existing airport also creates important advantages in respect of noise mitigation and control for the surrounding area.

The proposed alignment of the future Inland Rail adjoining the proposed site is a further locational advantage of the proposed site.

The site is relatively unconstrained and well-suited to the proposed development.

It is held in freehold by Wagner Corporation and is easily able to accommodate the commencement of works immediately upon approval.





- LEGEND**
- 1** Western circuit and viewing area
 - 2** Eastern circuit and viewing area
 - 3** Viewing area and world class pit complex
 - 4** Motorsport and experiences precinct
 - 5** International livery complex
 - 6** Olympic Precinct
 - 7** SVD Experiences and Driver Education Facility
 - 8** Articulated Vehicle Driver Safety Centre
 - 9** Open space and performance amphitheatre
 - 10** Camping Ground and RV sites
 - 11** Car parking

URBIS WELLCAMP ENTERTAINMENT PRECINCT INCORPORATING THE WILL POWER CENTRE FOR MOTORSPORT EXCELLENCE
 RENDERED PLAN - ANNOTATED

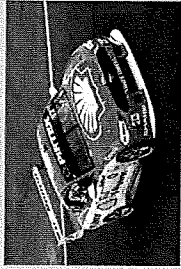

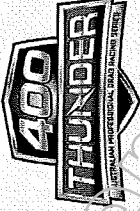
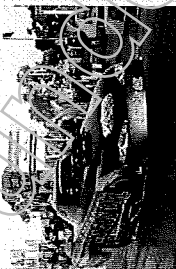


DATE: 10/12/2020
 JOB NUMBER: 200200202
 DWG NUMBER: 1001-02
 REF: A

MAJOR EVENTS OVERVIEW

The Project Team have identified three categories of major events – motorsport, festivals and other concerts – which are to be accommodated in the Precinct. These three major event categories are forecast to be the most significant contributors to the employment and utilisation of the project.

The likely positioning, scale and nature of each major event has been informed by the specialised expertise and experience of the Project Team members.

Additional uses (e.g. vehicle testing, advanced driving lessons, automotive manufacturer's events, etc.) are considered likely to utilise the Precinct during the periods between major events. The facility is positioned to be operational for 300 days each year.

Examples	Description
<p>Major Motorsport Event: V8 Super Cars</p>  	<p>Attendance: 50,000 Duration: 3 days Description: The Supercars Championship is a touring car racing category in Australia and run as an International Series under Fédération Internationale de l'Automobile (FIA) regulations.</p>
<p>2nd Category Motorsport Event: Winternationals (400 Thunder)</p>  	<p>Attendance: 30,000 Duration: 4 days Description: Championship drag racing event</p>
<p>Major Festival: CMC Rocks</p>  	<p>Attendance: 24,000 Duration: 5 days Description: International country and roots festival. Festival goers camp and stay for the full 5 nights or less.</p>
<p>Large Regional Music Concert (e.g. Local/Artist or Band)</p>	<p>Attendance: 15,000 Duration: 1 day/night</p>
<p>Medium Scale Regional Music Concert (e.g. Local/Artist or Band)</p>	<p>Attendance: 10,000 Duration: 1 day/night</p>

ECONOMIC BENEFIT ASSESSMENT

A summary of the economic benefits (employment and GVA) to be directly and indirectly created across the construction and operational phases.

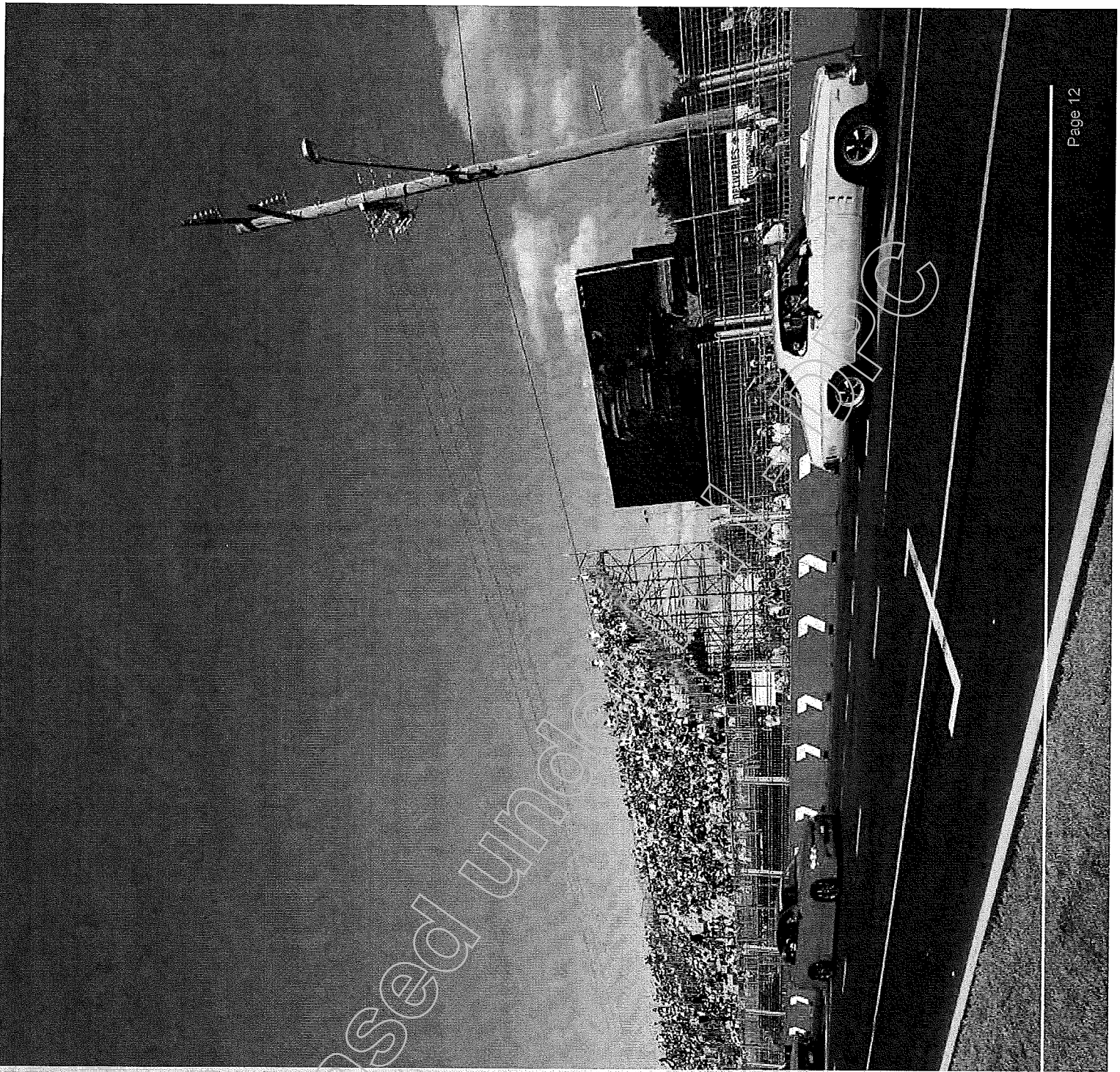
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OVERVIEW OF PRELIMINARY ECONOMIC BENEFIT ASSESSMENT

This section sets out Urbis' preliminary assessment of the construction and operational employment creation attached to the facilities and events proposed at the Wellcamp Entertainment Precinct. It is structured under the following headings:

- **Development Overview** - A brief overview of the facilities at the centre. Each of these facilities will contribute to spectator visitation and by implication permanent and casual employment for the development.
- **Events Overview** - The centre will be positioned to host a variety of event types including motorsport, festivals and concerts. This section includes examples of event types that will be targeted for the facility.
- **Economic Benefit Assessment** - A summary of the economic benefits (employment and GVA) to be directly and indirectly created across the construction and operational phases.

The methodology and assumptions are noted in the technical notes at the end of the report.



CONSTRUCTION PHASE BENEFITS

Key Insights

- The proposed development will be constructed over a 12-month period (FY2021 – 2022). Given an annual construction cost of \$64 million (excl. GST) on average, the number of workers employed on site during construction will be significant.
- In total, 310 direct & indirect FTE jobs are likely to be created for the region on an annualised basis during construction, with many accruing locally.
- Total direct and indirect Gross Value-Added (GVA) to the state's economy is estimated at more than \$50.7 million in constant 2020 dollars.

Annual Average Full-Time Equivalent Jobs Created



130+

DIRECT FTE* JOBS

AVG. DIRECT FTE JOBS PER YEAR DURING CONSTRUCTION



180+

INDIRECT FTE*

JOBS

AVG. INDIRECT FTE JOBS PER YEAR DURING CONSTRUCTION



CONSTRUCTION
PERIOD: FY2021-2022



\$25.2M

DIRECT GVA*

AVG. ANNUAL DIRECT GVA TO THE STATE ECONOMY



\$25.5M

INDIRECT GVA*

AVG. ANNUAL INDIRECT GVA TO THE STATE ECONOMY

Gross Value Added Annually to the State Economy

* FTE = Full-Time Equivalent; GVA = Gross Value Added. Indirect benefits refer to Supply Chain effects, but not Consumption Effects. See Definitions at the end of this report for more information.

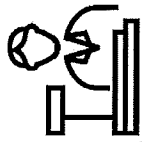
Source: REPLAN; Rider Levett Bucknall; Urbis

OPERATIONAL PHASE - PERMANENT ECONOMIC BENEFITS

Key Insights

- Upon completion, normal operation across all land uses proposed, Wellcamp Entertainment Precinct will support around 10 permanent FTE jobs on site. These jobs will be ongoing over the life of the asset with that activity in turn creating permanent jobs elsewhere through the economy.
- At capacity, the project is likely to generate approximately 16 additional FTE jobs in total on an ongoing basis across the state, with the majority created and retained within the local municipality. This includes 6 indirect jobs in addition to the on-site jobs.
- These jobs are equivalent to an average annual contribution of \$2.1 Million of direct and indirect Gross Value Added (GVA), derived from the economic activities of all land uses at the location.
- The employment and GVA generated by the hosting of events on an annual basis are presented on the following slide.

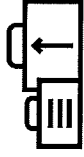
Permanent Full-Time Equivalent Jobs Created



10

DIRECT FTE* JOBS

TOTAL DIRECT FTE JOBS
(EMPLOYED AT THE SUBJECT
SITE) ON AN ONGOING BASIS AT
CAPACITY



6

INDIRECT FTE*

JOBS
TOTAL INDIRECT FTE JOBS ON
AN ONGOING BASIS AT
CAPACITY

Gross Value Added to the State Economy



\$1.2M

DIRECT GVA*

AVERAGE ANNUAL DIRECT GVA
AT CAPACITY



\$0.9M

INDIRECT GVA*

AVERAGE ANNUAL INDIRECT
GVA
AT CAPACITY

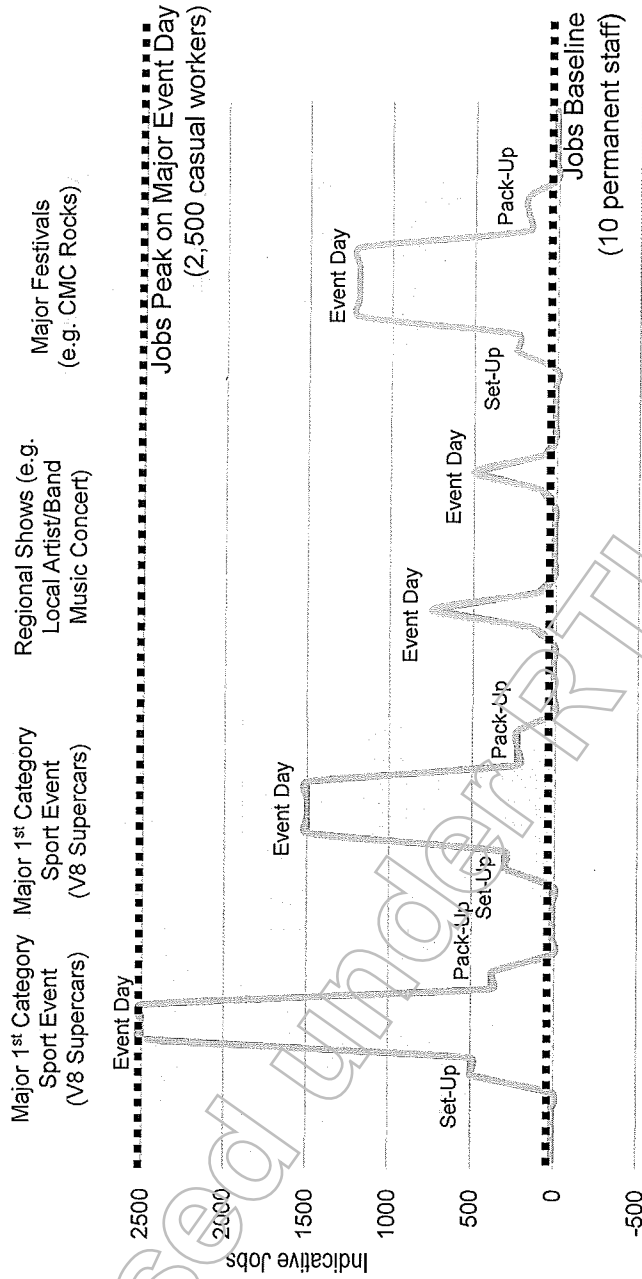
* FTE = Full-Time Equivalent. GVA = Gross Value Added. Indirect benefits refer to Supply Chain effects, but not Consumption Effects. See Definitions at the end of this report for more information.
Source: REPLAN; Wagners; Urbis

OPERATIONAL PHASE – EVENT BASED EMPLOYMENT BENEFITS

Key Insights

- The employment trend to the right and supporting table illustrates the difference between event day and normal day employment on site. The nature of the development being an event venue means that at event days there will be high intensity of employment of up to 2,500 casual workers on site for a 1st Category Motorsport Event. At the off peak the number is significantly reduced. The current assumptions consider 7 major events per annum and the facilities being used for training and testing on other operational days.
- When the combined event days casual employment (including preparation days and pack-up) is annualised we can determine the Full Time Equivalent (FTE) at approximately 93 FTE jobs. The direct employment will translate to 42 indirect opportunities and totals to 135 FTE jobs.
- The direct baseline employment (ground operational staff) equates to 10 jobs, creating 6 indirect opportunities and 16 jobs in total.

Employment Trend



Employment Summary

Number of Jobs	Direct	Indirect	Total
Total Jobs (FTE)	93	42	135
Jobs (Peak)	2,500	N/A	N/A
Jobs (Baseline)	10	6	16

Source: REMPLAN; Wagners; Urbis

OPERATIONAL PHASE – VISITATION BENEFITS

Key Insights

The adjacent table provides an overview of the indicative key events that will be held at the proposed Wellcamp project. These events have been used as the basis for the following tourism impact assessment.

In total, five key events of varying size / visitation are expected to be held across the Wellcamp land uses on an annual basis. These include:

- Two **motorsport** events will draw a significant number of visitors to the local region. In total, these events are estimated to generate **approximately \$16.7 million GVA** to the economy per annum.
- Two **locally focussed festivals** are estimated to be held at the site each year. This will generate an **additional \$1.8 million GVA** to the economy each year.
- A **major national festival** is expected to the hosted at Wellcamp. This type of event generally spans over multiple days and can attract strong visitation to the region. This can potentially generate approximately \$2.4 million GVA per annum.
- **In total** the various events held at the Wellcamp site is estimated to **generate approximately \$20.8 million in GVA to the local and state economy**.

It is noted that additional events of varying size may be held at Wellcamp site each year; however, the benefits accruing from those events will be in addition to the benefits quantified in this analysis.

Tourism Impact Per Annum

Event Example	Events P.A.	Direct GVA (\$m)	Indirect GVA (\$m)	Total GVA (\$m)
V8 Super Cars	1	\$4.7	\$2.7	\$7.4
Winter Nationals (400 Thunder)	2	\$5.8	\$3.4	\$9.2
Large Regional Music Concert	2	\$0.9	\$0.5	\$1.4
Medium Regional Music Concert	1	\$0.3	\$0.1	\$0.4
CMC Rocks	1	\$1.5	\$0.9	\$2.4
Total	7	\$13.2	\$7.7	\$20.8

Source: REIMPLAN; Wagners; Urbis

INDUSTRY SUPPORT

The proposal has the support of key stakeholders in both the motor racing industry and across the Toowoomba region.

Based under RTI-DPC





FEDERATION INTERNATIONALE DE L'AUTOMOBILE

Le Président

The Hon. Anastacia Palaszczuk MP
Premier of Queensland,
Department of the Premier and Cabinet,
1 William Street,
Brisbane QLD 4000
Australia

Paris, 5th June 2020

Dear Premier,

I am informed by my colleagues and friends at Motorsport Australia regarding a proposal to construct a world class motorsport facility in Toowoomba, which I understand is not far from your city of Brisbane.

The proposed "Will Power Centre of Motorsports Excellence", I am told, will be aiming to obtain an FIA Circuit Licence, which will enable it to host major international motorsport events.

Having visited your country on many occasions, I am aware that there is an urgent need for more permanent motor racing facilities.

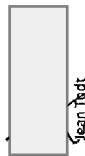
I also understand that your Government is in the process of conducting a Parliamentary Inquiry Into Motor Recreational Activities. A number of submissions to that inquiry have indicated the importance of motorsport to the economic fabric of the community and the great benefits motorsport innovation and research brings to the area of road safety and society in general.

The addition of a new motor racing circuit in South East Queensland would provide a valuable addition to the major infrastructure of our sport in Australia and be of great benefit to your State and its people.

This new facility would host motorsport events sanctioned by Motorsport Australia and the FIA. This is important as it ensures that events will be conducted in the safest manner possible.

The FIA is strongly supportive of this exciting project and accordingly I hope to count on the support of you and your Government.

With my most heartfelt wishes for your continued safety and health,


Jean Todt

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FIA-CDM



28 May 2020

The Hon. Anastacia Palaszczuk MP
Premier of Queensland,
Department of the Premier and Cabinet,
1 William Street,
Brisbane QLD 4000

Dear Premier

I write in support of the proposed Will Power Centre of Excellent and Entertain Precinct which will be located near Toowoomba.

Motorsport Australia (formerly the Confederation of Australian Motor Sport) is the governing body of all four-wheeled motor sport in Australia and is recognised by Sport Australia as the National Sporting Organisation for motorsport.

In the company of our President and our Delegate to the FIA (the world governing body for motorsport) I visited the site of the Centre with Mr John Wagner and we are very impressed with his plans for this venue.

Motorsport desperately needs more permanent venues in this country, and one such as that planned by the Wagner family will bring enormous social, economic and community benefits to the people of the Darling Downs and Queensland in general.

The circuit design has the potential for the venue to host international and even World Championship motor sport events.

With track licensing by Motorsport Australia and the FIA, the Government of Queensland can rest assured that events there will be conducted to safety standards that are world's best practice.

We strongly urge your Government to provide the necessary assistance for this project to provide Queensland with a much-needed world class permanent facility.

Yours faithfully,


Eugene Zocca
Chief Executive Officer

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29 May 2020

The Hon. Anastacia Palaszczuk MP
Premier of Queensland
Department of Premier and Cabinet
1 William St
Brisbane QLD 4000

Dear Premier

Re: LETTER OF SUPPORT FOR THE WILL POWER CENTRE FOR MOTORSPORTS EXCELLENCE

I am writing to offer support for the Will Power Centre for Motorsports Excellence, which will generate significant opportunities for the Toowoomba region and greater Queensland.

Toowoomba and Surat Basin Enterprise (TSBE) is an economic development organisation linking business with opportunity to create sustainable growth and diversity for the region. Encouraging and assisting new developments and infrastructure is one of our key pillars, therefore we offer our full support for this project.

The economic benefit for Queensland will be substantial, including \$5.1m in constructor costs as well as ongoing revenue generated from motorsports racing, driver training facilities, events and festivals, other sporting events and on-site accommodation. There is also likely to be interest from international automotive manufacturers which could open a whole new industry to Queensland.

Further, the flow-on benefits to the tourism sector will be extended to accommodation providers, restaurants and cafes and many small businesses.

TSBE wholeheartedly supports the Will Power Centre for Motorsports Excellence because of the positive contribution this development will make to our community and to Queensland. The Wagner family are behind this investment and have proven themselves to be successful visionaries who have already transformed the Toowoomba region through the Wellcamp Airport. We believe this project should be supported by the Queensland Government.

Yours sincerely


Ali Davenport
CEO
TSBE

The Wellcamp Entertainment Precinct, incorporating the Will Power Centre for Motorsport & Driver Training Excellence, represents a generational opportunity to transform the economic base of Toowoomba and the South East Queensland region. It has the potential to serve as a truly catalytic project and a cornerstone of Queensland's economic recovery from the COVID-19 global pandemic.

To progress this opportunity, the Project Team invites the Queensland Government to consider this introduction to the project and would welcome the opportunity to meet with you to discuss the optimal pathway forward.

As a project of significance to the State, we anticipate a State-led pathway to project formulation, approvals and permitting. The facilitation of the project by way of the declaration of the Precinct as a Priority Development Area pursuant to the *Economic Development Act 2012* is one such mechanism available to the Queensland Development.

Wagner Corporation anticipates a shared funding model leveraging significant investments from both the private and public sector as the funding model to deliver the project.

We look forward to the opportunity to discuss the project with the Queensland Government and other project partners.

URBIS

APPENDICES



This report is dated 07 June 2020 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (Urbis) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Wagner Corporation (Instructing Party) for the purpose of a report on the Sustainable Jobs to be created at the Will Power Centre for Motorsport Excellence (Purpose) and not for any other purpose or use. Urbis expressly disclaims any liability to the Instructing Party who relies or purports to rely on this report for any purpose other than the Purpose and to any party other than the Instructing Party who relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events including wars, civil unrest, economic disruption, financial market disruption, business cycles, industrial disputes, labour difficulties, political action and changes of government or law, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or made in relation to or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

Urbis has made all reasonable inquiries that it believes is necessary in preparing this report but it cannot be certain that all information material to the preparation of this report has been provided to it as there may be information that is not publicly available at the time of its inquiry.

In preparing this report, Urbis may rely on or refer to documents in a language other than English which Urbis will procure the translation of into English. Urbis is not responsible for the accuracy or completeness of such translations and to the extent that the inaccurate or incomplete translation of any document results in any statement or opinion made in this report being inaccurate or incomplete, Urbis expressly disclaims any liability for that inaccuracy or incompleteness.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the belief on reasonable grounds that such statements and opinions are correct and not misleading bearing in mind the necessary limitations noted in the previous paragraphs. Further, no responsibility is accepted by Urbis or any of its officers or employees for any errors, including errors in data which is either supplied by the Instructing Party, supplied by a third party to Urbis, or which Urbis is required to estimate, or omissions whatsoever arising in the preparation of this report, provided that this will not absolve Urbis from liability arising from an opinion expressed recklessly or in bad faith.

Urbis staff responsible for this report were:

Directors	
Associate Director	
Senior Consultant	
Research Assistant	

Project code P0023634

Report number Final

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You must read the important disclaimer appearing within the body of this report.

TECHNICAL NOTES

The following technical notes set out the methodology and assumptions that have formed the basis of the modelling set out in this report.



ECONOMIC BENEFIT METHODOLOGY & DEFINITIONS

The REMPLAN Methodology

Analysis presented here uses REMPLAN economic modelling to assess current and potential economic impacts. REMPLAN is an Input-Output model that captures inter-industry relationships within an economy. It can assess the area-specific direct and flow-on implications across industry sectors in terms of employment, wages and salaries, output and value-added, allowing for analysis of impacts at the local-level being the Toowoomba Regional Council, and for the state more generally. Key points regarding the workings or terminology of the model are as follows:

- REMPLAN uses either the value of investment or employment generation as the primary input. For this analysis, the value of total upfront investment has been used as the key input to assess the benefits of the construction phase.
- Outputs from the model include employment generated through the project and economic Gross Value Added (GVA) at the State level.
- Employment generated is calculated over the life of the construction phase; or in terms of the on-going operations, total on-going jobs generated.
- Both the direct and indirect employment are modelled:
 - *Direct* refers to the effect felt within the industry as a result of the investment. For example, the construction phase will directly result in the creation of construction jobs.
 - *Indirect* effects are those felt within industries that supply goods to the industries directly affected. **Consumption induced impacts have not be quantified and are excluded from this analysis.**
- It should be noted that the results presented in this report are estimates only based on the existing state of economic activity in the area. Additionally, operational jobs are not necessarily new jobs, but rather an estimate of jobs to be housed within the development, this analysis does not account for the geographical re-location of employment and subsequent GVA. Nonetheless, the analysis still reflects the fact that employment growth and economic value added will be positive for the State and the local area.
- Urbis consider that in the absence of the investment package it is unlikely that similar projects would be undertaken within the same period at each of the subject locations, and therefore the investments can be considered *additional*.

Definitions

- **Construction cost** is the estimated investment value for each development over the anticipated delivery period, measured in constant 2020 dollar (i.e. excluding inflation) excluding GST.
- **Gross Value Added or GVA** is a measure of the value of goods and services produced in an area, industry or sector of an economy during a certain period of time. In this case, GVA represents the total economic contribution of the investment in the project. GVA is measured in constant 2020 dollar (i.e. excluding inflation) excluding GST.

Assumptions

- The development timeframe is estimated to be a 12-month period.
- Construction costs have been provided by Rider Levett Bucknall and are estimated to be \$64.0 million excluding GST.
- These construction costs are estimates only for this preliminary assessment. Detailed costs may vary from the adjacent estimates and subsequently result in flow on effects to this assessment of economic benefits. In this instance, Urbis would recommend a review of the economic benefits having regard to the final construction costs
- The number of permanent direct jobs (full-time equivalent) for the project has been provided by facility specialists in the project team.
- The number of event based jobs (full-time equivalent) has been derived for the ratio of supporting staff per visitor per event provided by event specialists in the project team.
- Direct FTE employment has been entered into REMPLAN to produce an estimate for indirect jobs and direct and indirect GVA contributions.
- Furthermore, operational employment is dependent on the size and mix of uses proposed. Any changes to the scale of the development will impact this level of employment and any associated economic benefits. This would subsequently require a review of this assessment.

TOURISM IMPACT METHODOLOGY & DEFINITIONS

Analysis presented in this report uses REMPLAN expenditure and tourism impact modelling to assess current and historic economic impacts. REMPLAN is an Input-Output model that captures inter-industry relationships within an economy. It can assess the area-specific direct and flow-on implications across industry sectors in terms of employment, output and value-added, allowing for analysis of impact at the local level being the Local Government Area, and for the State more generally.

Key points regarding the workings or terminology of the model are as follows:

REMPLAN uses total event expenditure or duration of the event and total visitation as the primary input. For this analysis, total event visitation have been used as the key input to assess the economic benefit.

Outputs from the tourism impact scenarios include the economic Gross Value Added (GVA) at the State level.

Gross Value Added or GVA is a measure of the value of goods and services produced in an area, industry or sector of an economy during a certain period of time. In this case, GVA represents the total economic contribution of each event held at the Wellcamp site.

Both the direct and indirect benefits are modelled for employment and value added:

- o *Direct* refers to the effect felt within the industry as a result of the investment.
- o *Indirect* effects are those felt within industries that supply goods to the industries directly affected. Consumption induced impacts have not been included in the tourism scenarios and are excluded from this analysis.

Tourism benefits are modelled for the operational phase of each event with value-added numbers being presented on an annualised basis (if each event was to occur the following year under similar circumstances).

A 'visitor' has been defined as those originating from outside of the Toowoomba Local Government Area (LGA).

It should be noted that the results presented are estimates only based on the existing state of economic activity in the region. Due to the static nature of input-output modelling they have the potential to overstate the actual effects. Nonetheless, the analysis still reflects the fact that the economic value added will be positive for the region.

The following slide provides the assumptions and data sources adopted for the Economic Benefit and Tourism Impact Assessments.

OPERATIONAL PHASE EMPLOYMENT INPUTS AND ASSUMPTIONS

Permanent Employment (non-events) Inputs

Occupations
 Permanent operational staff including Property and Building Managers, Upkeep and Maintenance Staff, Administrative, Management, Event Planners and Security

Total Permanent Operational Staff (Non-Event)*
 10 employees

Event Inputs

Event Types	Capacity (Visitors/ Attendance)	Duration (Days)	Expected Number of Events Per Annum*
Motorsport Events	30,000-50,000	3-4	3
Concerts Events	10,000-15,000	1-2	3
Festivals Events	24,000	3-5	1

*The above is based on interview responses and have been gauged by limited desktop market research

Pre- and Post Event Employment

Casual Staff (Pre-and Post Event)	Motorsport Events	Concert Events	Festival Events
Days (pre)	2	1	2
Days (post)	3	1	3
Capacity (pre)	20%	20%	20%
Capacity (post)	15%	15%	15%

Event Day Employment

Event Type	Example	Employment (Casual Staff)*
Major 1st Category Events	V8 Super Cars	2,500
2nd Category Sport Events	Winternationals (400 Thunder)	1,500
Major Event	Large Regional Music Concert (Local Artist/Band)	750
2nd Category Show Events	Medium Regional Music Concert (Local Artist/Band)	500
Regional Festivals	CMC Rocks	1,200

*Casual staff includes; Chefs and cooks, Wait staff, Bar staff, Catering assistants, Track and grounds staff, Traffic controllers, Ushers/Parking Assistants and Ticket sellers. The staffing was determined as a factor of 0.05 workers per spectator.

Released

COVID-19 AND THE POTENTIAL IMPACT ON DATA INFORMATION

The data and information that informs and supports our opinions, estimates, surveys, forecasts, projections, conclusion, judgments, assumptions and recommendations contained in this report (**Economic Benefit Assessment**) are predominantly generated over long periods and is reflective of the circumstances applying in the past. Significant economic, health and other local and world events can, however, take a period of time for the market to absorb and to be reflected in such data and information. In many instances a change in market thinking and actual market conditions as at the date of this report may not be reflected in the data and information used to support the Report Content.

The recent international outbreak of the Novel Coronavirus (COVID-19), which the World Health Organisation declared a global health emergency in January 2020 and pandemic on 11 March 2020, is causing a material impact on the Australian and world economies and increased uncertainty in both local and global market conditions.

The effects (both directly and indirectly) of the COVID-19 Outbreak on the Australian real estate market and business operations is currently unknown and it is difficult to predict the quantum of the impact it will have more broadly on the Australian economy and how long that impact will last. As at March 2020, the COVID-19 Outbreak is materially impacting global travel, trade and near-term economic growth expectations. Some business sectors, such as the retail, hotel and tourism sectors, are already reporting material impacts on trading performance now and potentially into the future. For example, Shopping Centre operators are reporting material reductions in foot traffic numbers, particularly in centres that ordinarily experience a high proportion of international visitors.

The Report Content and the data and information that informs and supports it is current as at the date of this report and (unless otherwise specifically stated in the Report) necessarily assumes that, as at the date of this report, the COVID-19 Outbreak has not materially impacted the Australian economy, the asset(s) and any associated business operations to which the report relates and the Report Content. However, it is not possible to ascertain with certainty at this time how the market and the Australian economy more broadly will respond to this unprecedented event. It is possible that the market conditions applying to the asset(s) and any associated business operations to which the report relates and the business sector to which they belong could be (or has been) materially impacted by the COVID-19 Outbreak within a short space of time and that it will have a lasting impact. Clearly, the COVID-19 Outbreak is an important risk factor you must carefully consider when relying on the report and the Report Content.

Any Report Content addressing the impact of the COVID-19 Outbreak on the asset(s) and any associated business operations to which the report relates or the Australian economy more broadly is (unless otherwise specifically stated in the Report) unsupported by specific and reliable data and information and must not be relied on.

To the maximum extent permitted by law, Urbis (its officers, employees and agents) expressly disclaim all liability and responsibility, whether direct or indirect, to any person (including the Instructing Party) in respect of any loss suffered or incurred as a result of the COVID-19 Outbreak materially impacting the Report Content, but only to the extent that such impact is not reflected in the data and information used to support the Report Content.

Released under RTI - DPC

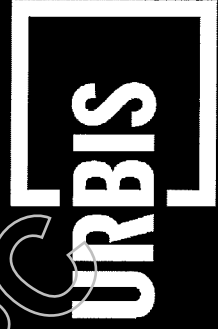
CONTACT

[REDACTED]

DIRECTOR

M. + [REDACTED]

E. [REDACTED]@URBIS.COM.AU



Admin Economic (DPC)

From: Pam Geekiyanage
Sent: Tuesday, 17 November 2020 8:29 AM
To: Admin Economic (DPC)
Subject: FW: Approval - dots for DG re: Meeting: Rachel Hunter (DPC), Mark Cridland, Nancy Esler, John Wagner (Wagner Corporation) & Shane Charles (Toowoomba and Surat Basin Enterprise)

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: RTI, Desley

Last one 😊

From: Pam Geekiyanage
Sent: Tuesday, May 7, 2019 9:51 AM
To: Elisa Terry <elisa.terry@premiers.qld.gov.au>
Subject: RE: Approval - dots for DG re: Meeting: Rachel Hunter (DPC), Mark Cridland, Nancy Esler, John Wagner (Wagner Corporation) & Shane Charles (Toowoomba and Surat Basin Enterprise)

Hi Elisa

There are no funds currently to support the Racing Centre of Excellence. Funding will be considered along with the Sport and Recreation Strategy.

The Sport and Recreation Strategy contains the Active Systems initiative which allocates funding for Strategic and Efficient Infrastructure. As noted in the Treasury Traffic Light report, new funding is sought for Centres of Excellence. The proposed infrastructure projects are in the early stages of development and are not supported by business cases or other details. Treasury does not recommend additional funding at this time.

Please let me know if I can find any more information.

Kind regards

Pam

From: Elisa Terry <elisa.terry@premiers.qld.gov.au>
Sent: Tuesday, 7 May 2019 9:26 AM
To: Pam Geekiyanage <Pam.Geekiyanage@premiers.qld.gov.au>
Subject: Fwd: Approval - dots for DG re: Meeting: Rachel Hunter (DPC), Mark Cridland, Nancy Esler, John Wagner (Wagner Corporation) & Shane Charles (Toowoomba and Surat Basin Enterprise)

Pam are you able to follow up on below question from Mark - note the meeting is today at 3:30 - thanks, Elisa

Sent from my iPhone

Begin forwarded message:

From: Glenn Case <Glenn.Case@premiers.qld.gov.au>
Date: 7 May 2019 at 9:13:17 am AEST
To: Elisa Terry <elisa.terry@premiers.qld.gov.au>
Subject: FW: Approval - dots for DG re: Meeting: Rachel Hunter (DPC), Mark Cridland, Nancy Esler, John Wagner (Wagner Corporation) & Shane Charles (Toowoomba and Surat Basin Enterprise)

Hi Elisa, is there anything in the sports space that might be able to fund this?

From: Mark Cridland <mark.cridland@premiers.qld.gov.au>
Sent: Friday, 3 May 2019 4:08 PM
To: Nathan Dummer <Nathan.Dummer@premiers.qld.gov.au>
Cc: Tracey O'Meara <tracey.o'meara@premiers.qld.gov.au>; Glenn Case <Glenn.Case@premiers.qld.gov.au>
Subject: RE: Approval - dots for DG re: Meeting: Rachel Hunter (DPC), Mark Cridland, Nancy Esler, John Wagner (Wagner Corporation) & Shane Charles (Toowoomba and Surat Basin Enterprise)

Thanks team,

Can you also add whether there are any investment funds that this might apply to?



Mark Cridland
Deputy Director-General
Policy Division
Department of the Premier and Cabinet
P 07 3003 9408 M [REDACTED]
Level 30, 1 William Street, Brisbane QLD 4000
PO Box 15185, City East, QLD 4002

From: Nathan Dummer <Nathan.Dummer@premiers.qld.gov.au>
Sent: Friday, 3 May 2019 2:55 PM
To: Mark Cridland <mark.cridland@premiers.qld.gov.au>
Cc: Tracey O'Meara <tracey.o'meara@premiers.qld.gov.au>; Glenn Case <Glenn.Case@premiers.qld.gov.au>
Subject: Approval - dots for DG re: Meeting: Rachel Hunter (DPC), Mark Cridland, Nancy Esler, John Wagner (Wagner Corporation) & Shane Charles (Toowoomba and Surat Basin Enterprise)

Mark

DG's office have requested dots. For approval to send below to Rachel's office in preparation for the meeting with John Wagner and Shane Charles, scheduled on Tuesday, 7 May at 3.30pm to discuss Queensland's ^{s.73 Irrelevant} [REDACTED] and the opportunity for a new racing centre of excellence.

Glenn has prepared and noted that the racing centre information has been cleared by DHPW and the IndyCar dots are from a PBN that has been cleared.

Nathan

Re-securing an IndyRace for the Gold Coast

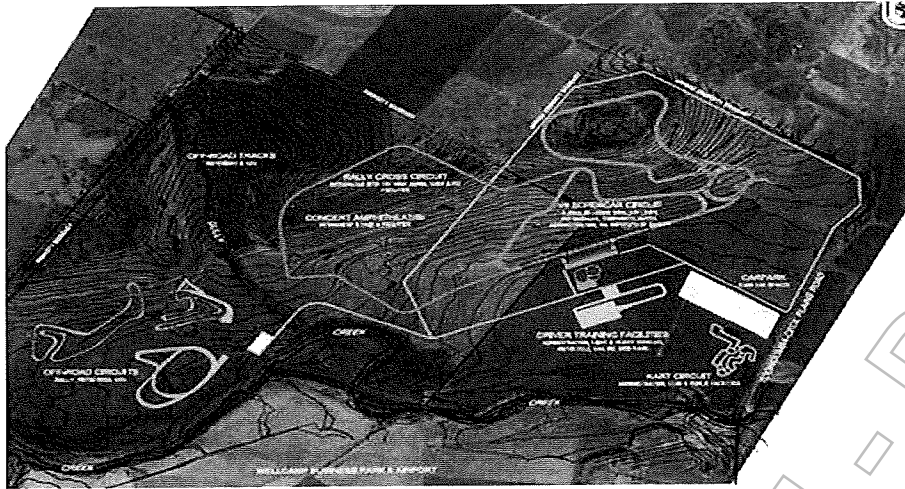
s.73 Irrelevant



Racing Centre of Excellence for Toowoomba

- The project is estimated at approximately \$40m, excluding land costs, and has a build time of approximately 9 months following government approvals.
- The proposed 450-hectare development would include a 4.35km race track (FIA Category 2 standard), Go Kart Circuit and training facility, Driver Training Academy for Light and Heavy Vehicles as well as camping areas.
- The proposed project has not been considered as part of the Indy scoping study and would be considered to be out of scope as the feasibility study was looking at the IndyCar race being returned to the Gold Coast (where it was historically held).
- The \$300 Toowoomba Wellcamp Airport was developed by the Wagner family. The airport has a number of activation initiatives designed to build long term sustainability and to drive passenger and trade to and through the airport and Toowoomba Region.
- These initiatives include the newly announced Qantas Academy and a business park to drive commercial activity and tenancy at the airport. The addition of a permanent motorsport facility is also seen as an activation project for the broader airport development.
- In March 2014, Wagner's and V8 Supercars signed an MOU as part of 4 new permanent circuits' projects supported by the Australian motorsport organisation. This facility would provide the infrastructure to attract major events and sports stars from interstate and overseas to the area.
- The motorsports facility is on the Infrastructure Priority List for Toowoomba and Surat Basin Enterprise.
- The proponents are engaging with the Toowoomba Regional Council to take the project forward.
- To date, no formal application for funding has been received by the Department of Housing and Public Works.

Map of the proposal



Toowoomba Motorsport Facility needed to keep region's tourism on track



Glenn Case
A/Director
Economic Policy
 Department of the Premier and Cabinet
 P 07 3003 9329 Level 30, 1 William Street, Brisbane QLD 4000

From: Courtney Jarrett <courtney.jarrett@premiers.qld.gov.au>
Sent: Friday, 3 May 2019 1:28 PM
To: Mark Cridland <mark.cridland@premiers.qld.gov.au>
Cc: Sharlene Larsen <Sharlene.Larsen@premiers.qld.gov.au>
Subject: Meeting: Rachel Hunter (DPC), Mark Cridland, Nancy Esler, John Wagner (Wagner Corporation) & Shane Charles (Toowoomba and Surat Basin Enterprise)

Hi Mark,

The meeting with John Wagner and Shane Charles is scheduled on Tuesday, 7 May at 3.30pm to discuss Queensland's bid to re-secure the Indy race, and the opportunity for a new racing centre of excellence.

Are you able to please provide dots for the DG. Can you please send the dots to myself by 12.30pm Tuesday, 7 May.

Thank you,
 Courtney



**Queensland
Government**

Courtney Jarrett

Executive Assistant to the Director-General
Department of the Premier and Cabinet

E courtney.jarrett@premiers.qld.gov.au

P 07 3003 9392 **M** [REDACTED]

Level 40, 1 William St, Brisbane QLD 4000

PO Box 15185, City East, QLD 4002

Released under RTI - DPC

From: [Ross Buchanan](#)
To: [Susan Lucas](#)
Subject: FW: DG Dotpoints: Wagner Corporation
Date: Thursday, 30 May 2019 5:30:20 PM
Attachments: [image001.png](#)
[CTS 13873-19 DG Meeting Brief.docx](#)
[image002.png](#)
[image004.png](#)

Please print in morning.
Thanks

Ross Buchanan
Executive Director
Economic Policy, Policy Division
Department of the Premier and Cabinet

P 07 3003 9337 M [REDACTED]
Level 30, 1 William Street, Brisbane QLD 4000
PO Box 15185, City East, QLD 4002



From: EFFENDY Vonny <Vonny.Effendy@ditid.qld.gov.au>
Sent: Thursday, 30 May 2019 4:59 PM
To: Ross Buchanan <ross.buchanan@premiers.qld.gov.au>; Kerry.Doss@dilgp.qld.gov.au
Cc: Marina Lusher <marina.lusher@premiers.qld.gov.au>; Kerry Kelley <Kerry.Kelley@dsmip.qld.gov.au>; MURRAY Michael <Michael.murray@ditid.qld.gov.au>; 'Johndrummond.Montgomery@queensland.com' <Johndrummond.Montgomery@queensland.com>; MCALISTER Jeffrey <Jeffrey.McAlister@ditid.qld.gov.au>
Subject: DG Dotpoints: Wagner Corporation

Hi Ross and Kerry
On behalf of Damien, please find dot points prepared ahead of tomorrow's discussions with Wagner Corporation re: Racing Centre of Excellence for Toowoomba.

Regards
Vonny

Vonny Effendy
Executive Assistant
Office of the Director-General
Department of Innovation, Tourism Industry Development
and the Commonwealth Games

P: 07 3333 5123 | **M:** [REDACTED] | **E:** Vonny.Effendy@ditid.qld.gov.au | **W:** www.ditid.qld.gov.au
Level 37 | 1 William Street | Brisbane QLD 4000 | PO Box 15168 | City East QLD 4002

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SUBJECT: Meeting with John Wagner, Chairman, Wagner Corporation

Date: 31 May 2019

Time: 1.00 pm to 2.00 pm

Venue: Room 37.02, 1 William Street, Brisbane

Attendees: Mr Damien Walker, Director-General, Department of Innovation, Tourism Industry Development and the Commonwealth Games (DITID)

Mr Jeff McAlister, Deputy Director-General, Tourism and Major Events, DITID

Ms Leanne Coddington, Chief Executive Officer, Tourism and Events Queensland

Mr Ross Buchanan, Executive Director, Economic Policy, Department of the Premier and Cabinet (DPC)

Mr John Wagner, Chairman, Wagner Corporation (Wagners)

Purpose of meeting: To discuss Racing Centre of Excellence for Toowoomba

Summary of issues

- On 7 May 2019, Ms Rachel Hunter, Acting Director-General, DPC and Mr Mark Cridland, Deputy Director-General (Policy), DPC met with Mr Wagner and Mr Shane Charles from Toowoomba and Surat Basin Enterprise to discuss the Wagner Group establishing a Racing Centre of Excellence for Toowoomba. The project is estimated to cost over \$40 million plus land costs.
- The proposal has broader tourism implications, which may include developing a facility into a future SuperCars / V8 racing venue.
- A key outcome following this meeting was a proposal for DITID to coordinate the initial wider government meeting, and also to drive the development of the project.

Points of relevance

Racing Centre of Excellence for Toowoomba

- The project is estimated to cost approximately \$40 million, excluding land costs, and has a build time of approximately nine months following government approvals.
- The proposed 450-hectare development would include a 4.35 kilometre race track (Financial Incentive Agreement Category 2 standard), a Go Kart Circuit and training facility, a Driver Training Academy for Light and Heavy Vehicles, as well as camping areas.
- The proposed project has not been considered as part of the Indy scoping study and would be considered to be out of scope as the feasibility study was looking at the IndyCar race being returned to the Gold Coast (where it was historically held).
- The \$300 million Toowoomba Wellcamp Airport was developed by the Wagner family. The airport has a number of activation initiatives designed to build long-term sustainability, and to drive passenger and trade to and through the airport and Toowoomba region.
- These initiatives include the newly announced Qantas Academy and a business park to drive commercial activity and tenancy at the airport. The addition of a permanent motorsport facility is also seen as an activation project that would support broader airport development.
- In March 2014, Wagners and V8 Supercars signed a Memorandum of Understanding as part of the four new permanent circuits' projects supported by the Australian motorsport organisation. This facility would provide the infrastructure to attract major events and sports stars from interstate and overseas to the area.
- The motorsports facility is on the Infrastructure Priority List for Toowoomba and Surat Basin Enterprise.

- The proponents are engaging with the Toowoomba Regional Council to take the project forward.
- To date, no formal application for funding has been received by government.
- The project could potentially be eligible for support through Jobs and Regional Growth Fund, however it would require further details and confirmation around the proponent (who is leading the project), anticipated jobs created, commercial return on investment and financial or other contributions from the proponent.

BACKGROUND

Queensland Supercars events

- The Queensland Government, through Tourism and Events Queensland (TEQ), currently supports three Supercars Australia events in Queensland including the Townsville 400 (July), the Ipswich SuperSprint (July) and the Gold Coast 600 (October).
- TEQ is currently in its third year of a three-year partnership agreement with Supercars Australia to support the Gold Coast 600 and the Townsville 400 from 2017 until 2019 (inclusive).
- For the 2017 to 2019 term, TEQ's support for the Ipswich SuperSprint is administered via an agreement with the Ipswich City Council. This arrangement is due to the Ipswich City Council establishing a long-term agreement (up to 10 years) in 2016, directly with Supercars Australia.
- TEQ has commenced discussions with Supercars Australia for the continuation of TEQ's investment across the three Queensland Supercars events from 2020 inclusive. It is expected that Supercars Australia will submit a formal proposal in the coming months.

Wagner Corporation

- Wagners is a diversified Australian construction materials and services provider and an innovative producer of New Generation Building Materials that reduce the impact of heavy construction materials on the environment.
- Wagners are a producer of cement, concrete, aggregates, composite products and have developed innovative technology with its Earth Friendly Concrete product. Wagners are also providers of transport services, precast concrete and reinforcing steel.
- Mr Wagner is one of the co-founders of Wagners and has been involved in the business since its inception. Mr Wagner has been instrumental in developing Wagners into one of the leading construction materials producers in South East Queensland.
- Mr Wagner brings over 30 years' experience in the construction materials industry.
- Mr Wagner is also the inaugural Chair of the Darling Downs Tourism and was the inaugural chair of the Toowoomba and Surat Basin Enterprises.
- Current Wagner Corporation projects in Queensland include:
 - Toowoomba Wellcamp Airport
 - Toowoomba City Library
 - Toowoomba Central Plaza Apartment Hotel
 - Curragh Haulage Project
 - Lake Lindsay Coal Haulage
 - Millmerran Power Station
 - Cooktown Wharf.

Image 1: Proposed site and indicative design of Toowoomba Racing Centre of Excellence, adjacent to Toowoomba Wellcamp Airport



Toowoomba Motorsport Facility
needed to keep region's tourism on
track

Released under RTII - DPC

From: [Ross Buchanan](#)
To: [Susan Lucas](#)
Subject: FW: DG Dotpoints: Wagner Corporation
Date: Friday, 31 May 2019 8:27:42 AM
Attachments: [image001.png](#)
[CTS 13873-19 DG Meeting Brief.docx](#)
[image004.png](#)
[image006.png](#)

Pl print – maybe a double up request

Ross Buchanan

Executive Director

Economic Policy, Policy Division

Department of the Premier and Cabinet

P 07 3003 9337 M [REDACTED]

Level 30, 1 William Street, Brisbane QLD 4000

PO Box 15185, City East, QLD 4002



From: Marina Lusher <marina.lusher@premiers.qld.gov.au>
Sent: Thursday, 30 May 2019 5:45 PM
To: Ross Buchanan <ross.buchanan@premiers.qld.gov.au>
Cc: Elisa Terry <elisa.terry@premiers.qld.gov.au>
Subject: FW: DG Dotpoints: Wagner Corporation

Hi Ross,

Some additional I found online about the proposal for background.

- Proposal has been in progress since 2014; however, according to media reports the past two elections have stalled the development progressing. As part of the initial plans, the race track was intended to be operational in August 2016.
<https://www.speedcafe.com/2015/04/16/proposed-toowoomba-track-on-hold/>
- Toowoomba and Surat Basin Enterprise have also been reported stating that funding is required to progress the development (i.e. market-led proposal, interest free loan or direct grant). According to the same media article, modelling shows the race track could attract an additional 140,000 people to the region per annum.
<https://www.foxsports.com.au/motorsport/supercars/supercars-push-resumes-for-toowoomba-race-circuit-near-west-wellcamp-airport/news-story/cd0691ecf1d4bde0e0fd8241f56cd8ee>

Thanks,
Marina

From: EFFENDY Vonny <Vonny.Effendy@ditid.qld.gov.au>

Sent: Thursday, 30 May 2019 4:59 PM

To: Ross Buchanan <ross.buchanan@premiers.qld.gov.au>; Kerry.Doss@dilgp.qld.gov.au

Cc: Marina Lusher <marina.lusher@premiers.qld.gov.au>; Kerry Kelley <Kerry.Kelley@dsmip.qld.gov.au>; MURRAY Michael <Michael.murray@ditid.qld.gov.au>; 'Johndrummond.Montgomery@queensland.com' <Johndrummond.Montgomery@queensland.com>; MCALISTER Jeffrey <Jeffrey.McAlister@ditid.qld.gov.au>

Subject: DG Dotpoints: Wagner Corporation

Hi Ross and Kerry

On behalf of Damien, please find dot points prepared ahead of tomorrow's discussions with Wagner Corporation re: Racing Centre of Excellence for Toowoomba.

Regards

Vonny

Vonny Effendy

Executive Assistant

Office of the Director-General

Department of Innovation, Tourism Industry Development
and the Commonwealth Games

P: 07 3333 5123 | **M:** [REDACTED] | **E:** Vonny.Effendy@ditid.qld.gov.au | **W:** www.ditid.qld.gov.au

Level 37 | 1 William Street | Brisbane QLD 4000 | PO Box 15168 | City East QLD 4002

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SUBJECT: Meeting with John Wagner, Chairman, Wagner Corporation

Date: 31 May 2019

Time: 1.00 pm to 2.00 pm

Venue: Room 37.02, 1 William Street, Brisbane

Attendees: Mr Damien Walker, Director-General, Department of Innovation, Tourism Industry Development and the Commonwealth Games (DITID)

Mr Jeff McAlister, Deputy Director-General, Tourism and Major Events, DITID

Ms Leanne Coddington, Chief Executive Officer, Tourism and Events Queensland

Mr Ross Buchanan, Executive Director, Economic Policy, Department of the Premier and Cabinet (DPC)

Mr John Wagner, Chairman, Wagner Corporation (Wagners)

Purpose of meeting: To discuss Racing Centre of Excellence for Toowoomba

Summary of issues

- On 7 May 2019, Ms Rachel Hunter, Acting Director-General, DPC and Mr Mark Cridland, Deputy Director-General (Policy), DPC met with Mr Wagner and Mr Shane Charles from Toowoomba and Surat Basin Enterprise to discuss the Wagner Group establishing a Racing Centre of Excellence for Toowoomba. The project is estimated to cost over \$40 million plus land costs.
- The proposal has broader tourism implications, which may include developing a facility into a future SuperCars / V8 racing venue.
- A key outcome following this meeting was a proposal for DITID to coordinate the initial wider government meeting, and also to drive the development of the project.

Points of relevance

Racing Centre of Excellence for Toowoomba

- The project is estimated to cost approximately \$40 million, excluding land costs, and has a build time of approximately nine months following government approvals.
- The proposed 450-hectare development would include a 4.35 kilometre race track (Financial Incentive Agreement Category 2 standard), a Go Kart Circuit and training facility, a Driver Training Academy for Light and Heavy Vehicles, as well as camping areas.
- The proposed project has not been considered as part of the Indy scoping study and would be considered to be out of scope as the feasibility study was looking at the IndyCar race being returned to the Gold Coast (where it was historically held).
- The \$300 million Toowoomba Wellcamp Airport was developed by the Wagner family. The airport has a number of activation initiatives designed to build long-term sustainability, and to drive passenger and trade to and through the airport and Toowoomba region.
- These initiatives include the newly announced Qantas Academy and a business park to drive commercial activity and tenancy at the airport. The addition of a permanent motorsport facility is also seen as an activation project that would support broader airport development.
- In March 2014, Wagners and V8 Supercars signed a Memorandum of Understanding as part of the four new permanent circuits' projects supported by the Australian motorsport organisation. This facility would provide the infrastructure to attract major events and sports stars from interstate and overseas to the area.
- The motorsports facility is on the Infrastructure Priority List for Toowoomba and Surat Basin Enterprise.

- The proponents are engaging with the Toowoomba Regional Council to take the project forward.
- To date, no formal application for funding has been received by government.
- The project could potentially be eligible for support through Jobs and Regional Growth Fund, however it would require further details and confirmation around the proponent (who is leading the project), anticipated jobs created, commercial return on investment and financial or other contributions from the proponent.

BACKGROUND

Queensland Supercars events

- The Queensland Government, through Tourism and Events Queensland (TEQ), currently supports three Supercars Australia events in Queensland including the Townsville 400 (July), the Ipswich SuperSprint (July) and the Gold Coast 600 (October).
- TEQ is currently in its third year of a three-year partnership agreement with Supercars Australia to support the Gold Coast 600 and the Townsville 400 from 2017 until 2019 (inclusive).
- For the 2017 to 2019 term, TEQ's support for the Ipswich SuperSprint is administered via an agreement with the Ipswich City Council. This arrangement is due to the Ipswich City Council establishing a long-term agreement (up to 10 years) in 2016, directly with Supercars Australia.
- TEQ has commenced discussions with Supercars Australia for the continuation of TEQ's investment across the three Queensland Supercars events from 2020 inclusive. It is expected that Supercars Australia will submit a formal proposal in the coming months.

Wagner Corporation

- Wagners is a diversified Australian construction materials and services provider and an innovative producer of New Generation Building Materials that reduce the impact of heavy construction materials on the environment.
- Wagners are a producer of cement, concrete, aggregates, composite products and have developed innovative technology with its Earth Friendly Concrete product. Wagners are also providers of transport services, precast concrete and reinforcing steel.
- Mr Wagner is one of the co-founders of Wagners and has been involved in the business since its inception. Mr Wagner has been instrumental in developing Wagners into one of the leading construction materials producers in South East Queensland.
- Mr Wagner brings over 30 years' experience in the construction materials industry.
- Mr Wagner is also the inaugural Chair of the Darling Downs Tourism and was the inaugural chair of the Toowoomba and Surat Basin Enterprises.
- Current Wagner Corporation projects in Queensland include:
 - Toowoomba Wellcamp Airport
 - Toowoomba City Library
 - Toowoomba Central Plaza Apartment Hotel
 - Curragh Haulage Project
 - Lake Lindsay Coal Haulage
 - Millmerran Power Station
 - Cooktown Wharf.

Image 1: Proposed site and indicative design of Toowoomba Racing Centre of Excellence, adjacent to Toowoomba Wellcamp Airport



Toowoomba Motorsport Facility
needed to keep region's tourism on
track

Released under RTI - DPC

From: [Danielle McAllister](#)
To: [@Economic Policy \(Policy\)](#)
Subject: FW: ORRQ Economic Intel Report - W E 18 September 2020
Date: Tuesday, 22 September 2020 8:50:00 AM
Attachments: [image001.png](#)
[ORRQ Economic Intel W E 18 September 2020.docx](#)
[image002.png](#)
[image004.png](#)
[image005.png](#)

FYI.

Susan Lucas

Senior Administration Officer

Economic Policy

Department of the Premier and Cabinet

P 07 3003 9342 M:

Susan.lucas@premiers.qld.gov.au

Level 30, 1 William Street, Brisbane QLD 4000

PO Box 15185, City East, QLD 4002

From: Sarah Wilkinson <sarah.wilkinson@premiers.qld.gov.au>
Sent: Tuesday, 22 September 2020 8:17 AM
To: Danielle McAllister <danielle.mcallister@premiers.qld.gov.au>
Subject: ORRQ Economic Intel Report - W E 18 September 2020

Good morning Danielle,

Please find attached the ORRQ Economic Intel Report for the week ending 18 September 2020.

Kindest regards

Sarah

Sarah Wilkinson

Executive Officer

Office for Rural and Regional Queensland

Strategy and Engagement Division

Department of the Premier and Cabinet

P: 07 4924 2921 M:

E: sarah.wilkinson@premiers.qld.gov.au

Level 2, 209 Bolsover Street Rockhampton, QLD 4701

C/- DSDMIP, PO Box 113, Rockhampton, QLD 4700

Office for Rural and Regional Queensland

Status report for week ending 18/09/2020- Self-Assessment – Green

Regional Intel on Economic Recovery

s.73 Irrelevant

Released under RTI - DPC

Pages 129 through 130 redacted for the following reasons:

s.73 Irrelevant

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Office for Rural and Regional Queensland

Status report for week ending 18/09/2020- Self-Assessment – Green

s.73 Irrelevant

Darling Downs South West

Local Hot Issues

s.73 Irrelevant

- Wagners Corporation launched plans for a new entertainment and motorsport complex. Wagners are pledging to put \$100 million into the project if State and Federal Governments will contribute the remaining \$130-\$150 million. Discussions have been happening with DSDTI.

s.73 Irrelevant

Page 132 redacted for the following reason:

s.73 Irrelevant

Released under RTI - DPC

Rob Lloyd-Jones

From: Shane Charles [redacted]
Sent: Wednesday, 8 May 2019 8:44 AM
To: Mark Cridland
Subject: Contact Details

Thanks for your time again yesterday and apologies for not having a card on me. My contact details below for your information.

As indicated I am also chair of Toowoomba and Surat Basin Enterprise (TSBE) and in the role I can be contacted through this email address or [redacted]

Regards
Shane

Shane Charles | GM – Strategy & Development



Brisbane West Wellcamp Airport

1 Airport Drive, 1511 Toowoomba-Cecil Plains Road Wellcamp QLD 4350

PO Box 151, Drayton North QLD 4350

Ph: [redacted]

Mobile: [redacted]

Web: www.wagner.com.au | Email: [redacted] | Customer Feedback: [Click Here](#)

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Rob Lloyd-Jones

From: Mark Cridland
Sent: Friday, 31 May 2019 7:14 PM
To: Rachel Hunter
Cc: Ross Buchanan; Julia Sheedy; Lauren Pearce
Subject: Fwd: DG Dotpoints: Wagner Corporation

Hi Rachel

Action following our Wagner meeting continues.

FYI at this stage noting one issuing will raise next week.

Thanks

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From: Ross Buchanan <ross.buchanan@premiers.qld.gov.au>

Sent: Friday, May 31, 2019 4:32 pm

To: Mark Cridland

Cc: Elisa Terry; Marina Lusher

Subject: FW: DG Dotpoints: Wagner Corporation

Hi Mark

Quick update after the Wagner's meeting today. We will continue to work with Damien and team and will provide regular updates.

Regards Ross



Ross Buchanan
Executive Director
Economic Policy, Policy Division
Department of the Premier and Cabinet

P 07 3003 9337 M [REDACTED]
Level 30, 1 William Street, Brisbane QLD 4000
PO Box 15185, City East, QLD 4002

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Government



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From: Marina Lusher <marina.lusher@premiers.qld.gov.au>

Sent: Friday, 31 May 2019 3:43 PM

To: Ross Buchanan <ross.buchanan@premiers.qld.gov.au>

Cc: Elisa Terry <elisa.terry@premiers.qld.gov.au>

Subject: RE: DG Dotpoints: Wagner Corporation

Hi Ross,

Please find below notes from today's meeting with Wagner Corporation regarding the Toowoomba racing centre development.

- Wagner Corporation advised that the total construction cost for the proposed racing centre is \$60 million, and financial support of \$40 million is being sought from the state government either through a loan or direct grant to support its development.
- The key driver for the development is increasing visitor numbers through the Toowoomba Wellcamp Airport, developed and operated by Wagner Corporation.

- Economic modelling on the regional benefits of the development is yet to be undertaken. It was advised that this work would be initiated once there is greater clarity around the state government's appetite to support the development.
- The racing centre has been designed as a multipurpose venue, and there are opportunities to attract a broader event based beyond the V8 supercars (e.g. concerts, motocross racing, other car racing events).
- QIC was flagged as a potential vehicle for funding support, subject to consideration of a business case.
- DITID advised that in the first instance it will be critical to map out a ten year events calendar to inform development of the business case.
- DITID committed to appointing a lead as the primary contact for Wagner Corporation to support identification of potential events. DITID will coordinate across relevant agencies as needed, with support from DPC.

Thanks,
Marina

Released under RTI - DPC

Rob Lloyd-Jones

From: Mark Cridland
Sent: Thursday, 13 June 2019 3:31 PM
To: Ross Buchanan
Subject: RE: DG Dotpoints: Wagner Corporation

Ok thanks. Will raise



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Mark Cridland
Deputy Director-General
Policy Division
Department of the Premier and Cabinet

P 07 3003 9408 M [REDACTED]
Level 30, 1 William Street, Brisbane QLD 4000
PO Box 15185, City East, QLD 4002

From: Ross Buchanan <ross.buchanan@premiers.qld.gov.au>
Sent: Thursday, 13 June 2019 3:27 PM
To: Mark Cridland <mark.cridland@premiers.qld.gov.au>
Subject: RE: DG Dotpoints: Wagner Corporation

Hi Mark

No particular issue whether it was stated at the initial meeting or not – I think Damien was just keen to ensure Rachel aware of the potential large ask!

Regards Ross



Queensland
Government

Ross Buchanan
Executive Director
Economic Policy, Policy Division
Department of the Premier and Cabinet

P 07 3003 9337 M [REDACTED]
Level 30, 1 William Street, Brisbane QLD 4000
PO Box 15185, City East, QLD 4002

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Australia**

From: Mark Cridland <mark.cridland@premiers.qld.gov.au>
Sent: Thursday, 13 June 2019 3:25 PM
To: Ross Buchanan <ross.buchanan@premiers.qld.gov.au>
Subject: RE: DG Dotpoints: Wagner Corporation

Thanks Ross

I will mention to the DG. However it is my recollection that at the meeting with the DG and Wagners, a statement was made that they did not require \$40m from government, but support around event calendar and marketing.

Will let you know what DG recollection is.

Thanks



Queensland
Government

Mark Cridland

Deputy Director-General
Policy Division
Department of the Premier and Cabinet

P 07 3003 9408 M [REDACTED]
Level 30, 1 William Street, Brisbane QLD 4000
PO Box 15185, City East, QLD 4002

From: Ross Buchanan <ross.buchanan@premiers.qld.gov.au>

Sent: Thursday, 13 June 2019 3:22 PM

To: Mark Cridland <mark.cridland@premiers.qld.gov.au>

Subject: FW: DG Dotpoints: Wagner Corporation

Hi Mark

I ran into Damien yesterday. He was wanting to make sure that Rachel is aware that Wagners is seeking \$40 million from the Government potentially – he said at some stage that will have to be investigated in further detail but agreed that amount unlikely.

Regards

Ross



Queensland
Government

Ross Buchanan

Executive Director
Economic Policy, Policy Division
Department of the Premier and Cabinet

P 07 3003 9337 M [REDACTED]
Level 30, 1 William Street, Brisbane QLD 4000
PO Box 15185, City East, QLD 4002



From: Ross Buchanan

Sent: Friday, 31 May 2019 4:33 PM

To: Mark Cridland <mark.cridland@premiers.qld.gov.au>

Cc: Elisa Terry <elisa.terry@premiers.qld.gov.au>; Marina Lusher <marina.lusher@premiers.qld.gov.au>
Subject: FW: DG Dotpoints: Wagner Corporation

Hi Mark

Quick update after the Wagner's meeting today. We will continue to work with Damien and team and will provide regular updates.

Regards Ross



Queensland
Government

Ross Buchanan
Executive Director
Economic Policy, Policy Division
Department of the Premier and Cabinet

P 07 3003 9337 M [REDACTED]
Level 30, 1 William Street, Brisbane QLD 4000
PO Box 15185, City East, QLD 4002



From: Marina Lusher <marina.lusher@premiers.qld.gov.au>
Sent: Friday, 31 May 2019 3:43 PM
To: Ross Buchanan <ross.buchanan@premiers.qld.gov.au>
Cc: Elisa Terry <elisa.terry@premiers.qld.gov.au>
Subject: RE: DG Dotpoints: Wagner Corporation

Hi Ross,

Please find below notes from today's meeting with Wagner Corporation regarding the Toowoomba racing centre development.

- Wagner Corporation advised that the total construction cost for the proposed racing centre is \$60 million, and financial support of \$40 million is being sought from the state government either through a loan or direct grant to support its development.
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- DITID committed to appointing a lead as the primary contact for Wagner Corporation to support identification of potential events. DITID will coordinate across relevant agencies as needed, with support from DPC.

Thanks,

Marina

Released under RTI - DPC

Rob Lloyd-Jones

From: Mark Cridland
Sent: Tuesday, 30 July 2019 12:14 PM
To: Ross Buchanan
Cc: Marina Lusher
Subject: RE: Racing Centre of Excellence

Thanks Ross for the update



Queensland
Government

Mark Cridland
Deputy Director-General
Policy Division
Department of the Premier and Cabinet

P 07 3003 9408 M [REDACTED]
Level 30, 1 William Street, Brisbane QLD 4000
PO Box 15185, City East, QLD 4002

From: Ross Buchanan <ross.buchanan@premiers.qld.gov.au>
Sent: Tuesday, 30 July 2019 11:56 AM
To: Mark Cridland <mark.cridland@premiers.qld.gov.au>
Cc: Marina Lusher <marina.lusher@premiers.qld.gov.au>
Subject: FW: Racing Centre of Excellence

Hi Mark

Wagners continue to be undertaking internal work on the potential Racing Centre of Excellence and have retained consultants – DDG Tourism continue to be central point of contact and has indicated they are happy.

Regards Ross



Queensland
Government

Ross Buchanan
Executive Director
Economic Policy, Policy Division
Department of the Premier and Cabinet

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Level 30, 1 William Street, Brisbane QLD 4000
PO Box 15185, City East, QLD 4002

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From: MCALISTER Jeffrey <Jeffrey.McAlister@ditid.qld.gov.au>
Sent: Tuesday, 30 July 2019 11:34 AM
To: Marina Lusher <marina.lusher@premiers.qld.gov.au>

Cc: Ross Buchanan <ross.buchanan@premiers.qld.gov.au>
Subject: FW: Racing Centre of Excellence

From: John Wagner <[REDACTED]>
Sent: Wednesday, 24 July 2019 11:50 AM
To: MCALISTER Jeffrey
Cc: Neill Wagner; Ged Dowling; WALKER Damien; ANDERSON Melanie
Subject: RE: Racing Centre of Excellence

Jeff
Going well actually. We have engaged Tony Cochrane, John Howe, Urbis and mark Skaife and are brainstorming the whole deal as we speak.

We all agree we can build some special with a point of difference.

s.73 Irrelevant

Cheers

From: MCALISTER Jeffrey <Jeffrey.McAlister@ditid.qld.gov.au>
Sent: Wednesday, 24 July 2019 10:40 AM
To: John Wagner <[REDACTED]>
Cc: Neill Wagner <[REDACTED]>; Ged Dowling <[REDACTED]>; WALKER Damien <Damien.Walker@ditid.qld.gov.au>; ANDERSON Melanie <Melanie.Anderson@ditid.qld.gov.au>
Subject: RE: Racing Centre of Excellence

Hi John, just thought I'd check back in with you to see how your team is progressing with the business case and planning for this and if there's anything we could provide to help at this point. If so let us know.

I saw this in passing which may be relevant for your proposal, if someone had an idea to bring back the old track in South Australia – that sounds unlikely though.

<https://www.news.com.au/finance/real-estate/adelaide-sa/for-sale-australian-grand-prix-track-at-port-wakefield/news-story/b59954f564428026a71e96ca2f72d78f>

s.73 Irrelevant

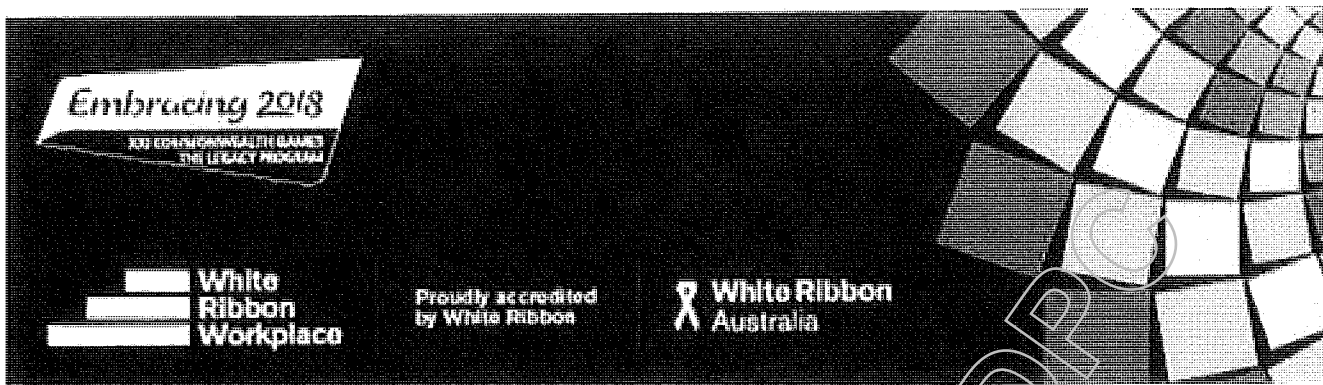
Jeff



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Government

Jeffrey McAlister
Deputy Director-General, Tourism & Major Events
Department of Innovation, Tourism Industry Development,
and the Commonwealth Games

P: 07 3333 5261 | E: Jeffrey.McAlister@ditid.qld.gov.au |
140 Creek Street | Brisbane QLD 4000 | PO Box 15168 | City East QLD 4002



From: John Wagner <[redacted]>
Sent: Monday, 24 June 2019 8:46 AM
To: MCALISTER Jeffrey
Cc: Neill Wagner; Ged Dowling; WALKER Damien
Subject: Re: Racing Centre of Excellence

Ok see you tonight
Had a good meeting with Skaife and John Howe on Thursday and have a way forward
Cheers

John Wagner
Wellcamp Airport
[redacted]

On 24 Jun 2019, at 8:37 am, MCALISTER Jeffrey <Jeffrey.McAlister@ditid.qld.gov.au> wrote:

Hi John, Neil and Ged, I'm checking back in on this to see how follow-up to the meeting with Damien Walker and colleagues is going and if there's more you would like from us at this point.

I've looked into any further research done on motor sports recently that might help inform your proposal, beyond the Supercars work done by Rockhampton which you were going to follow up with the Council. Tourism & Events Qld might have some insights and numbers from research done recently they could brief you on – I'm just getting some more details to confirm if this would be useful and will let you know. There's also this recent assessment of the Newcastle 500 which from a quick look appears well done and might have some good references for you:
<https://newcastle.nsw.gov.au/Newcastle/media/Documents/Supercars/Impact%20Assessments/HR-F-Centre-CN-Supercars-Impact-Assessment-Report-v2-18-10-18.pdf>

I've been back in touch with Planning in DSDMIP and understand you met with Kerry Doss last week for wider discussions. Kerry's team has had a brief look at the state planning considerations around your proposal and when we have more information from you they should be able to advise on potential impacts. I take it you have or will have a planning consultant working on this.

I'll be at the Escape the Ordinary Masterclass this evening so will look forward to seeing you then.

Regards,

Jeff

<image002.png>Jeffrey McAlister
Deputy Director-General, Tourism & Major Events
Department of Innovation, Tourism Industry Development,

and the Commonwealth Games

P: 07 3333 5261 | E: Jeffrey.McAlister@ditid.qld.gov.au |
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<image006.jpg>

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Rob Lloyd-Jones

From: John Wagner <[REDACTED]>
Sent: Thursday, 16 May 2019 1:41 PM
To: Damien Walker (DITID); Mark Cridland
Cc: Rachel Hunter; Ross Buchanan; Shane Charles; Ged Dowling; Neill Wagner
Subject: RE: Racing Centre of Excellence for Toowoomba

Thanks Guys

Appreciate the prompt response and will await some dates from Vonny

Best regards

John Wagner | Chairman



Ph [REDACTED] | Mobile [REDACTED] | Fax +61 (0) 7 4614 3210

1 Airport Drive, 1511 Toowoomba Cecil Plains Road, Wellcamp, QLD 4350

PO Box 2005, Toowoomba QLD 4350

Web: www.wellcamp.com.au | Email: [REDACTED]

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From: WALKER Damien <Damien.Walker@ditid.qld.gov.au>
Sent: Thursday, 16 May 2019 1:37 PM
To: Mark Cridland <mark.cridland@premiers.qld.gov.au>
Cc: John Wagner <[REDACTED]>; Rachel Hunter <rachel.hunter@premiers.qld.gov.au>; Ross Buchanan <ross.buchanan@premiers.qld.gov.au>
Subject: Re: Racing Centre of Excellence for Toowoomba

Thanks mark.

John, keen to meet. I have asked Vonny in my office to convene a meeting.

Look forward to discussing this project with you shortly.

Regards
Damien

Sent from my iPhone

On 16 May 2019, at 12:52 pm, Mark Cridland <mark.cridland@premiers.qld.gov.au> wrote:

Hi John

It was great to meet you at our meeting last week with the Director-General, Rachel Hunter.

As promised Rachel and I have made contact with key state government agencies to ensure we can put you in touch with the right people.

Given the wider tourism and racing track related aspects of the proposal, we have arranged for Damien Walker, Director-General of the Department of Innovation, Tourism Industry Development

and the Commonwealth Games to lead the engagement with you and to coordinate the project. Damien would also be happy to convene an initial meeting with the relevant Government entities including Tourism and Events Queensland. Damien is contactable by mobile on [REDACTED]

Ross Buchanan, Executive Director of Economic Policy within the Department of the Premier and Cabinet (DPC), will also form an integral part of the project team to ensure that DPC assists Damien with any matters that fall outside of Damien's direct portfolio areas. Ross can be contacted on 07 3003 9337 or [REDACTED]

If I can assist further please do not hesitate to contact me and I look forward to receiving regular updates from Damien and Ross on the proposed project.

Kind regards

<image003.png>Mark Cridland
Deputy Director-General
Policy Division
Department of the Premier and Cabinet

P 07 3003 9408 M [REDACTED]
Level 30, 1 William Street, Brisbane QLD 4000
PO Box 15185, City East, QLD 4002

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Rob Lloyd-Jones

From: Michele BAUER <Michele.Bauer@dsmip.qld.gov.au>
Sent: Monday, 21 September 2020 9:41 AM
To: Mark Cridland; Graham Fraine
Subject: DRAFT Wellcamp - letter to negotiate 20092020 v2 Cabinet in confidence.
Attachments: Wellcamp - letter to negotiate 20092020 v2.docx

Hi Mark and Graham

Damien Walker has asked that we seek your review of this draft letter proposed to be sent to Wagners re the Wellcamp Entertainment Precinct proposal Exempt Sch.3(2)(1)(b) Cabinet considerations

we are wanting to ensure this letter is consistent with expectations. I expect following your review Damien will discuss with our Min's office.

Once the letter has the go ahead, Craig Rutledge (our ED South who has engaged with John Wager on WEP) and I propose to have a discussion with John about the approach and get a written response – prior to a government announcement.

Kind regards
Michele



Queensland
Government

Michele Bauer
Deputy Director-General
State Development Group
Department of State Development, Tourism and Innovation

P 07 3452 7038 M [REDACTED]
Level 18, 1 William Street, Brisbane QLD 4000
PO Box 15009, City East QLD 4002
dsdti.qld.gov.au

.....
I acknowledge the traditional custodians of the lands and waters of Queensland. I offer my respect to elders past, present and emerging as we work towards a just, equitable and reconciled Australia.
.....



From: Michele BAUER
Sent: Sunday, 20 September 2020 6:24 PM
To: WALKER Damien <Damien.Walker@ditid.qld.gov.au>
Cc: Craig Rutledge <Craig.Rutledge@dsdti.qld.gov.au>
Subject: DRAFT Wellcamp - letter to negotiate 20092020 v2 Cabinet in confidence.

Hi Damien

Just wondering if you want to take a quick look at this and if OK I will liaise with Leon Allan (unless you have another point of contact at Treasury) asap. I will also need to have legal review. I have had a quick chat to Craig and we would like to have a telephone call with John Wagner asap but happy to be directed on that timing – possibly once this letter is approved but before it is sent.

Kind regards
Michele



Queensland
Government

Michele Bauer
Deputy Director-General
State Development Group
Department of State Development, Tourism and Innovation

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Queensland
Government

Department of
State Development,
Tourism and Innovation

Our ref: DGC20/

Your ref: N/A

Mr Damian Bell
Executive General Manager
Wagner Corporation
xxxxxxxxxx Street
xxxxxxxxxx QLD 4xxx

Email: xxxxxxxxxxxxxx

Dear Mr Bell

The Queensland Government has considered the proposal and supplementary information provided by Wagner Corporation seeking financial support for its project to establish the Wellcamp Entertainment Precinct (WEP), incorporating the Will Power Centre for Motorsport and Driver Training Excellence Centre, adjacent to the Wellcamp Airport in Toowoomba (the **project**).

I am pleased to advise the Queensland Government is supportive of the concept for the WEP.

In order to secure a Support Package, the Queensland Government requires Wagner Corporation to develop a detailed business case for the WEP that is consistent with the Building Queensland Business Case Development Framework.

The Department of State Development, Tourism and Innovation will report back to the Queensland Government when the detailed business case is completed for final funding consideration. Should this be forthcoming, a Support Package of up to \$40 million (GST exclusive) will be offered.

2.

To facilitate consideration of the detailed business case by the Queensland Government, the detailed business case will need to demonstrate:

- Matched funding being provided by the Australian Government.
- Co-funding of at least \$95 million (GST exclusive) is committed by the Wagner Corporation.
- Your commitment to complete and obtain the necessary Environmental, planning, and building approvals for the WEP on conditions acceptable to the State.
- An implementation plan with key agreed milestones as per the detailed business case.

Please note that any Support Package will be provided in accordance with the terms and conditions of a funding agreement, and the department will not be bound to provide any funding unless and until a funding agreement has been finalised and properly executed by both parties.

Prior to a funding agreement, any steps taken by Wagner Corporation in relation to progressing the development of the WEP is at the risk of the developer and no obligation is borne by the Queensland Government for further capital works or operational expenses funding.

This letter is not an offer capable of acceptance and nothing in this letter obliges the parties to enter into a legally binding arrangement. Any Support Package is subject to the parties reaching agreement on key commercial terms, all required state approvals (including final financial approval) being obtained and approval by the state of the terms and conditions of any proposed agreement between the parties.

The department takes this opportunity to remind you that all media and public announcements relating to the financial support package are to be managed by the department. You must obtain the department's approval before contacting or responding to any media, or undertaking promotion via social media channels in connection with the Support Package or the Project. Please note that this letter, and any subsequent correspondence, communications and negotiations relating to the assistance, is confidential information.

If you agree to continue to develop this project and the detailed business case as outlined in this letter, please reply by Wednesday 23 October 2020 to Michele Bauer, Deputy Director-General, State Development, Department of State Development, Tourism and Innovation, or michele.bauer@dssdmip.qld.gov.au, who will be pleased to assist. Should you wish to contact Michele please telephone on

We look forward to continuing to work with you to deliver this exciting project for Queensland.

Yours sincerely

Damien Walker
Director General
Department of State Development, Tourism and Innovation

Rob Lloyd-Jones

From: Michele BAUER <Michele.Bauer@dsmip.qld.gov.au>
Sent: Monday, 21 September 2020 12:44 PM
To: Mark Cridland
Subject: Wellcamp - letter to negotiate 20092020 v3 cabinet in confidence
Attachments: Wellcamp - letter to negotiate 20092020 v3.docx

Hi Mark – does this get closer to what you were thinking? Happy to take further feedback.
Thanks
Michele



Queensland
Government

Michele Bauer
Deputy Director-General
State Development Group
Department of State Development, Tourism and Innovation

P 07 3452 7038 M [REDACTED]
Level 18, 1 William Street, Brisbane QLD 4000
PO Box 15009, City East QLD 4002
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Queensland
Government

Department of
State Development,
Tourism and Innovation

Our ref: DGC20/

Your ref: N/A

Mr Damian Bell
Executive General Manager
Wagner Corporation
xxxxxxxxxx Street
xxxxxxxxxx QLD 4xxx

Email: xxxxxxxxxxxxxx

Dear Mr Bell

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I am pleased to advise the Queensland Government has approved a is Support Package of up to \$40 million (GST exclusive) supportive of the concept for the WEP conditional upon .

In order to secure a Support Package, the Queensland Government requires Wagner Corporation to developing a detailed business case for the WEP that is acceptable to the Queensland Government.

that is consistent with the Building Queensland Business Case Development Framework.

The Department of State Development, Tourism and Innovation will work with you and report back to the Queensland Government when the detailed business case is completed for final funding consideration. Should this be forthcoming, a Support Package of up to \$40 million (GST exclusive) will be offered.

Level 37, 1 William Street
BRISBANE QLD 4000
PO Box 15168
CITY EAST QLD 4002

Telephone +61 7 3338 9389
Website www.dsdti.qld.gov.au
ABN 83 481 966 722

2.

To facilitate consideration of the detailed business case by the Queensland Government, the detailed business case will need to demonstrate:

- Matched funding being provided by the Australian Government.
- Co-funding of at least \$95 million (GST exclusive) is committed by the Wagner Corporation.
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- An implementation plan with key agreed milestones as per the detailed business case.

Please note that any Support Package will be provided in accordance with the terms and conditions of a funding agreement, and the department will not be bound to provide any funding unless and until a funding agreement has been finalised and properly executed by both parties.

Prior to a funding agreement, any steps taken by Wagner Corporation in relation to progressing the development of the WEP is at the risk of the developer and no obligation is borne by the Queensland Government for further capital works or operational expenses funding.

This letter is not an offer capable of acceptance and nothing in this letter obliges the parties to enter into a legally binding arrangement. Any Support Package is subject to the parties reaching agreement on key commercial terms, all required state approvals (including final financial approval) being obtained and approval by the state of the terms and conditions of any proposed agreement between the parties.

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We look forward to continuing to work with you to deliver this exciting project for Queensland.

Yours sincerely

Damien Walker
Director General
Department of State Development, Tourism and Innovation

Rob Lloyd-Jones

From: Mark Cridland
Sent: Monday, 21 September 2020 2:24 PM
To: Michele BAUER
Subject: RE: Wellcamp - letter to negotiate 20092020 v3 cabinet in confidence
Attachments: Wellcamp - letter to negotiate 20092020 v3.docx

Hi Michele

Have made some changes direct for your consideration.

Thanks



Queensland
Government

Mark Cridland
Deputy Director-General
Policy Division
Department of the Premier and Cabinet
P 07 3003 9408 M [REDACTED]
Level 30, 1 William Street, Brisbane QLD 4000
PO Box 15185, City East, QLD 4002

From: Michele BAUER <Michele.Bauer@dsdmip.qld.gov.au>
Sent: Monday, 21 September 2020 12:44 PM
To: Mark Cridland <mark.cridland@premiers.qld.gov.au>
Subject: Wellcamp - letter to negotiate 20092020 v3 cabinet in confidence

Hi Mark – does this get closer to what you were thinking? Happy to take further feedback.

Thanks

Michele



Queensland
Government

Michele Bauer
Deputy Director-General
State Development Group
Department of State Development, Tourism and Innovation
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Queensland
Government

Department of
State Development,
Tourism and Innovation

Our ref: DGC20/

Your ref: N/A

Mr Damian Bell
Executive General Manager
Wagner Corporation
xxxxxxxxxx Street
xxxxxxxxxxxx QLD 4xxx

Email: xxxxxxxxxxxxxx

Dear Mr Bell

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I am pleased to advise the Queensland Government has approved funding support of up to \$40 million for the WEP conditional upon:

1. Wagner Corporation, in consultation with DSDTI, developing a detailed business case consistent with the Building Queensland Business Case Development Framework that is acceptable to the Queensland Government.
2. Matched funding being provided by the Australian Government.
3. Co-funding of at least \$95 million is committed by the Wagner Corporation.
4. Your commitment to complete and obtain the necessary environmental, planning, and building approvals for the WEP on conditions acceptable to the State.
5. A funding agreement being prepared with funding linked to the completion of key milestones determined in the business case.

2.

The Department of State Development, Tourism and Innovation will work with you and report back to the Queensland Government when the detailed business case is completed for final funding confirmation.

Please note that any funding will be provided in accordance with the terms and conditions of a funding agreement, and the department will not be bound to provide any funding unless and until a funding agreement has been finalised and properly executed by both parties.

The funding agreement would also include that the development of the WEP is at the risk of the developer and no obligation is borne by the Queensland Government for further capital works or operational expenses funding.

This letter is not an offer capable of acceptance and nothing in this letter obliges the parties to enter into a legally binding arrangement. Any funding support is subject to the parties reaching agreement on key commercial terms, all required state approvals (including final financial approval) being obtained and approval by the state of the terms and conditions of any proposed agreement between the parties.

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We look forward to continuing to work with you to deliver this exciting project for Queensland.

Yours sincerely

Damien Walker
Director General
Department of State Development, Tourism and Innovation

Rob Lloyd-Jones

From: Mark Cridland
Sent: Friday, 14 August 2020 6:39 PM
To: Danielle McAllister
Subject: Fwd: Wellcamp Entertainment Precinct
Attachments: Wellcamp Entertainment Precinct - Concept Plan July 2020.pdf; Wellcamp Entertainment Precinct - July 2020.pdf

Hi,

For a quick chat next week.

Thanks

Mark Cridland
Deputy Director-General Policy
Office of the Deputy Director-General Policy
Department of the Premier and Cabinet

P 07 3003 9408 M [REDACTED]
Level 30, 1 William Street, Brisbane QLD 4000
PO Box 15185, City East, QLD 4002

From: Damian Bell <[REDACTED]>
Sent: Friday, August 14, 2020 4:13:50 PM
To: Mark Cridland <mark.cridland@premiers.qld.gov.au>
Subject: Wellcamp Entertainment Precinct

Dear Mark,

Thank you, the Honourable Premier of Queensland and the Honourable Minister for State Development, Tourism and Innovation for your time on Wednesday this week.

As discussed in the meeting, please find attached:

- Wellcamp Entertainment Precinct Presentation, and
- Wellcamp Entertainment Precinct – Concept Plan.

If you have any questions, or I can assist in any way, please do not hesitate reach out.

Best regards
Damian

Damian Bell | Executive General Manager



Ph [REDACTED] | Fax +61 (0) 7 4614 3210 | Mobile: [REDACTED]
1 Airport Drive, 1511 Toowoomba Cecil Plains Road, Wellcamp, QLD 4350
PO Box 2005, Toowoomba QLD 4350
Web: www.wagnercorporation.com.au | Email: [REDACTED]

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DATE: 01/07/2020
JOB NO: P0016318
DWG NO: PL-01
REV: A
URBIS

WELLCAMP ENTERTAINMENT PRECINCT INCORPORATING THE WILL POWER CENTRE FOR MOTORSPORT EXCELLENCE
CONTEXT PLAN





WELLCAMP ENTERTAINMENT PRECINCT INCORPORATING THE WILL POWER CENTRE FOR MOTORSPORT EXCELLENCE
 RENDERED PLAN



DATE ISSUED
 JOB NUMBER
 DRAWING NO.
 REV A



DATE: 03/20/20
 JOB NO: P0002/03
 DWG NO: P14/03
 REV: A

WELL CAMP ENTERTAINMENT PRECINCT INCORPORATING THE WILL POWER CENTRE FOR MOTORSPORT EXCELLENCE
 RENDERED PLAN - ANNOTATED

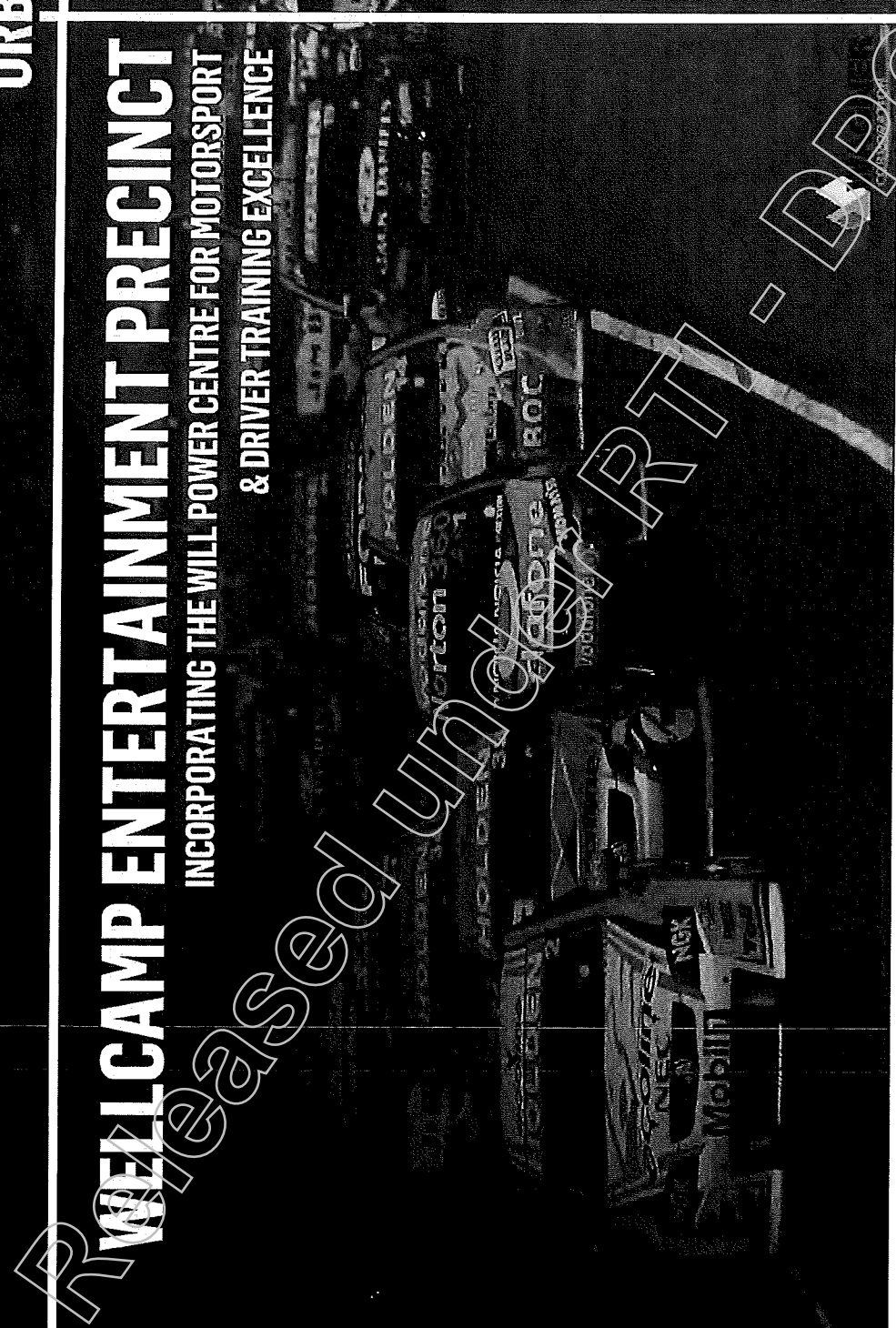


- LEGEND**
- 1 Western circuit and viewing area
 - 2 Eastern circuit and viewing area
 - 3 Viewing area and world class pit complex
 - 4 Motors and supercars precinct
 - 5 International livery complex
 - 6 Olympic Precinct
 - 7 4WD Experience and Driver Education Facility
 - 8 Articulated Vehicle Driver Safety Centre
 - 9 Open space and performance amphitheatre
 - 10 Camping Ground and RV sites
 - 11 Car parking

URBIS

WELL CAMP ENTERTAINMENT PRECINCT

INCORPORATING THE WILL POWER CENTRE FOR MOTORSPORT
& DRIVER TRAINING EXCELLENCE



COMMERCIAL-IN-CONFIDENCE

30 JUNE 2020

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THE WELL CAMP ENTERTAINMENT PRECINCT, INCORPORATING THE WILL POWER CENTRE FOR MOTORSPORT & DRIVER TRAINING EXCELLENCE, IS A GENERATIONAL OPPORTUNITY TO PROVIDE CITY-BUILDING INFRASTRUCTURE, TO CELEBRATE REGIONAL QUEENSLAND AND TO TAKE TOOWOOMBA TO THE WORLD.

IT IS A WORLD CLASS PROJECT, FORMULATED BY GLOBAL EXPERTS, THAT WILL SECURE \$94,000,000 OF PRIVATE CAPITAL INVESTED IN THE SOUTH-EAST QUEENSLAND REGION.

AND IT IS SHOVEL READY NOW.

The Wagner Corporation was founded by brothers John, Denis, Neill, Joe and their father Henry to continue a long-held family tradition in concrete, quarry, and transport enterprises. When business commenced in Toowoomba in 1989, the family focused on creating a sustainable business that built strong relationships with customers and suppliers and provided quality products with a high level of service. The Wagner Corporation now operates in both project development and construction and also as a major supplier of a wide range of construction products and services.

Wagner Corporation developed and constructed the Toowoomba Wellcamp Airport Precinct and Wellcamp Business Precinct located approximately 15 minutes north-west of the Toowoomba CBD. It is strategically located along the Toowoomba Bypass (Western Freight Corridor) with easy access to the southbound Gore Highway, east-west bound Wairago Highway and the northbound New England Highway. It is also located adjacent to the alignment of the proposed Inland Rail. Toowoomba is Australia's largest non-capital inland city, the western gateway to South East Queensland and the principal centre of the Darling Downs, the southern and western regions of Queensland and the northern and central rural regions of New South Wales. It is a thriving city which is proudly defined by its setting and its heritage. Toowoomba is a rapidly growing gateway city.

The ongoing prosperity of Toowoomba and the region depend critically on the ongoing provision of city-building infrastructure and continued economic diversification. Over the last decade, the construction of two major pieces of infrastructure – the Toowoomba Wellcamp Airport and the Toowoomba Second Range Crossing – have put in place the cornerstones of the city's future and with planning now well progressed for the Inland Rail to transform the freight connections between Toowoomba and the rest of Australia, many of the foundations of Toowoomba's future are in place. The opportunity now exists to complement the huge investment in the region's transport infrastructure with the community and social infrastructure that is also critical to the future prosperity of the city and region.

The Wagner Corporation landholdings are ideally located to accommodate the next stages of that infrastructure and supporting facilities as the next stage of development. In addition to the international standard airport and business precincts, the remaining 400 hectares of strategically located land presents the unique opportunity to provide the world-class infrastructure that the region needs in the right location.

The vision for the Wellcamp Entertainment Precinct, incorporating the Will Power Centre for Motorsport & Driver Training Excellence, is to provide Toowoomba and the surrounding region with a globally competitive major events precinct. The opportunity exists to provide for a broad range of complementary facilities anchored by an international standard motorsports precinct that is suitable for a broad range of both international and domestic motorsport events, such as IndyCar, Supercars and other FIA Championships. The Precinct will also provide the facilities that the Toowoomba region desperately needs to attract and stage major events across the performing arts, business tourism, sport and events sectors.

Wagner Corporation has assembled a team of the world's best consultants with practical experience in the design, delivery and operation of both motor sport and entertainment precincts. The project team, working in collaboration with Wagner Corporation, the Queensland Government and other key stakeholders, will ensure that the Wellcamp Entertainment Precinct is a globally competitive precinct and a cornerstone of the region's continue prosperity.

INTRODUCTION

Released

PROJECT TEAM

- GLOBAL EXPERIENCE AND LOCAL INSIGHT
- WORLD CLASS MOTORSPORT DESIGN AND DELIVERY EXPERIENCE
- LOCAL AND INTERNATIONAL PROPERTY DEVELOPMENT EXPERIENCE
- EXPERTS IN PLANNING, ECONOMIC, MASTERPLANNING AND FEASIBILITY
- EXTENSIVE EXPERIENCE AND CONTACTS WITH INDUSTRY BODIES
- ESTABLISHED RELATIONSHIPS, EXPERIENCE AND REPUTATION WITH GOVERNMENT
- ESTABLISHED RELATIONSHIPS, EXPERIENCE AND REPUTATION WITH THE MAJOR NATIONAL AND INTERNATIONAL MOTORSPORTS STAKEHOLDERS AND INDUSTRY REPRESENTATIVES

Report prepared for Wagner Corporation



Wagner Corporation is a family owned Australian infrastructure and property development company with a rich history in the Toowoomba Region.

Urbis has one simple goal – to shape the cities and communities of Australia for a better future. It's something that is achieved by drawing together a network of the brightest minds. Whether it's in the areas of planning, design, policy, heritage, valuations, transactions, economics or research, you know you're dealing with the experts who will connect you to a better outcome, every time.

iEDM is an engineering, design, advisory and project delivery practice specialising in major event and sports infrastructure projects. We have particular expertise in the design and delivery of both permanent and temporary motor racing facilities. iEDM and Skatfe Racing have been exclusive design and motorsport project partners since 2008, is recognised as one of seven international circuit designers by the FIA and sits on the FIA's Industry Working Group. Our integrated, outcome focused approach provides circuit design, motorsport engineering, infrastructure engineering operational planning and project delivery to provide a unique end to end service model.

The record books confirm Mark Skatfe as the most successful driver in Australian Touring Cars/ V8 Supercars history. He also enjoyed great success as a team owner. After retiring from full time racing in 2008, Mark was appointed an Independent Director of V8 Supercars Australia and joined the V8 Supercars TV commentary team. He served as the inaugural Chairman of the V8 Supercars Commission until the end of 2013. In 2014, Mark was recognised for his contribution and achievements by being inducted into the V8 Supercars Hall of Fame. Mark is Chairman of the CAMS National Track Safety Advisory Committee (NTSAC) and designer of the most recent V8 Supercars street circuits in Townsville, Sydney and the revised layout on the Gold Coast and New Zealand. He is also a Director of the CAMS Foundation, which aims to help talented young Australian drivers reach the pinnacle of motorsport in their chosen category and raise Australia's profile on the world stage. Mark's motor industry credentials are impeccable and is an active advisor to various companies and motoring groups regarding road safety, vehicle dynamics and driver training. In 2004 Mark was awarded the Medal of the Order Of Australia for his services to motor racing and the community.

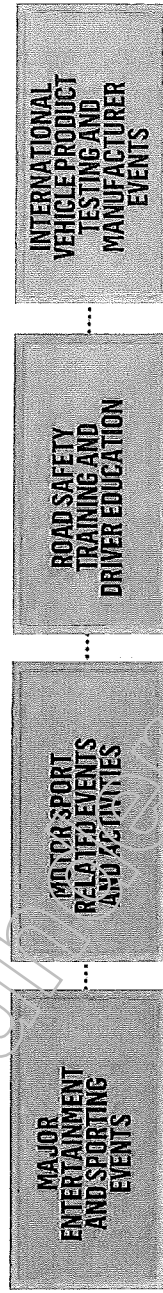
Cochrane Entertainment was co-founded by company directors Tony Cochrane & Thea Jeanes-Cochrane. Based out of Queensland, Australia, Cochrane Entertainment pride themselves on being leading originators in both entertainment and sporting events on a global scale. Their world-wide contacts base and connections enable world class projects to connect with the very best in both sports and entertainment. Passionate about sports and entertainment, their originality, combined with innovative, turn-key touring solutions and logistics, sets them apart.

Rider Levett Bucknall has substantial experience in the development of project feasibility studies on projects across all sectors together with specialised experience in mixed use motorsport precincts. RLB's extensive project cost data library provides us with a robust development advisory framework of commercial outcomes for projects in Queensland.

The Wellcamp Entertainment Precinct is a major entertainment, events and sport precinct proposed by Wagner Corporation adjacent to the existing Toowoomba Wellcamp Airport at the western edge of Toowoomba in South East Queensland. The Precinct will be anchored by the Will Power Centre for Motorsport & Driver Training Excellence – a world-class facility catering for all levels of motorsport from amateur club racing through to professional events.

There are already deep connections between motorsport and regional Queensland, but motorsports and driver education need a world class centre, superior in every manner to what exists in the other Australian States! There are too many opportunities going begging because the region does not have the right facilities to attract and host top line motor racing events, as well as other motor sports, in purpose-built facilities. The project will deliver a permanent home for motorsport in South East Queensland and facilities of a standard that will attract and support world-class events and top-class race meets.

The project presents the opportunity to attract both international and domestic race events. Notably, the opportunity to design and deliver the project to provide for Australia's first championship grade night race exists on the proposed site. In order to be successful, and to deliver a return on the significant investment that both the public and private sector will make, the Wellcamp Entertainment Precinct must be a multipurpose destination. It must not only provide a home for motorsports in regional Queensland; it must offer the supporting infrastructure and facilities that can be used to attract and accommodate ongoing investment in other important sectors of the region's economy. The Project Team have worked with Wagner Corporation to identify and design a Precinct that will provide for the following core activities that will co-locate to deliver a regionally, nationally, and internationally significant project:



A Concept Plan and Video for the project have been prepared by the Project Team and is included in the following section of this report.

Easy accessibility and excellent customer experience are key. The Precinct has been planned to capitalise on its location adjacent to the Toowoomba Wellcamp Airport and along the region's major road and future rail connections. It is well located to strike the right balance between managing amenity impacts and providing convenient access to users and guests from across the region.

Will Power is a champion Motorsports driver who currently competes in the IndyCar series, driving for Team Penske. He proudly grew up in Toowoomba. Partnering with Will Power to deliver the Precinct creates significant opportunities to both celebrate the achievements of one of the city's most successful athletes and attract global interest and investment in the project.

Opportunities for such landmark projects, close to infrastructure, with proximity to Australia's 3rd largest and 6th largest cities, in an exciting State like Queensland with its ideal weather, are completely unique and will witness the project utilized by operators from all over the Country as well as the Asia/Pacific basin. This Precinct is not simply a local project but will generate national and international commercial and tourism opportunities. It is the objective of the Project Team to design and deliver a world-class facility that will grow to house one of the great motorsport complexes of the southern hemisphere and to create a thriving mixed-use precinct that can underpin the economic development of Toowoomba and south-east Queensland.

RELATED OPPORTUNITIES

Because of the location and size of the site, the project creates and unlocks significant economic, social and cultural opportunities in addition to the core motorsport and event activities that are proposed. The related opportunities that the Project Team have identified and contemplated in the initial appraisal and concept design include:

- road safety training and driver education facilities for all levels of drivers and vehicle types supported by an FIA Global Centre of Excellence;
- research and innovation partnerships with local universities and industry partners, including international automotive manufacturers;
- road safety and driver training facilities;
- vocational training facilities; music festivals and major events;
- local and touring performance artists;
- sporting facilities and venues (professional and amateur);
- business tourism, conference and event facilities;
- on-site accommodation;
- the opportunity to develop, trial and operate autonomous vehicles within the Precinct during major events; and
- A future Olympic Games venue/precinct. Working closely with the 2032 Olympic Games Queensland bid team, we will build a facility for a dedicated sport, such as Archery, BMX or fill in part of the infrastructure the Olympics' will require. We will work collegiately with John Coates and the bid team to suit their requirements.

Significant opportunities to take Toowoomba to the world by leveraging the facilities which will be delivered by the project elsewhere in the local and regional economy have also been identified during the early phases of the project.

It is anticipated that future related opportunities and partnership opportunities will emerge as the project progresses.

The project will deliver several important opportunities which strongly align with Tourism and Events Queensland's Strategic Plan and the Destination Q Blueprint to drive destination tourism into Toowoomba and the greater SEQ region. Similar precincts in other regional centres provide a clear picture of the positive impacts the Wellcamp Entertainment Precinct will have in the Toowoomba region.

A study commissioned by the Bathurst Regional Council in 2009 demonstrated that the four events (two major and two minor) held at the Mt Panorama Motor Racing Circuit generated over \$69 million of economic impact with the equivalent of 355 full-time jobs and constituted 20% of their annual tourism.

The Bass Coast Shire Council initiated a similar economic impact study on the "Social and Economic Impact of Events", which found events held at the Phillip Island Circuit contributed nearly \$130 million to the local economy in the 2010/11 financial year. As a permanent circuit, the Phillip Island Circuit most closely replicates the intentions for the Wellcamp Entertainment Precinct.

In order to assist the Queensland Government consider the project, the proposal has been costed by Rider Levett Bucknall and Urbis have completed a Preliminary Economic Benefit Assessment to provide a conservative estimate of the benefits of the project during both its construction and operational phases. The results of that assessment are set out later in this report.

ARMOR ALL

THE PROPOSAL

RTID503.pdf - Page 168 of 254





DATE: 04.07.2022
 JOB NO: 1000000002
 DATE: 04.07.2022
 REVISION: 02
 DESIGNED: [Signature]
 DRAWN: [Signature]

WELL CAMP ENTERTAINMENT PRECINCT INCORPORATING THE WILL POWER CENTRE FOR MOTORSPORT EXCELLENCE
 RENDERED PLAN - ANNOTATED

- LEGEND**
- 1 Western circuit and viewing area
 - 2 Eastern circuit and viewing area
 - 3 Viewing area and world class pit complex
 - 4 Mechanics and support precinct
 - 5 International karting complex
 - 6 Olympic Practice
 - 7 4WD Experience and Driver Education Facility
 - 8 Artisanal Vehicle Driver Safety Centre
 - 9 Open space and performance amphitheatre
 - 10 Camping Ground and RV sites
 - 11 Car park



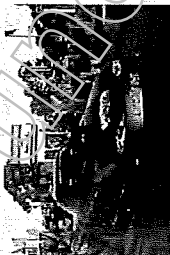


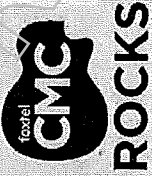


MAJOR EVENTS OVERVIEW

The Project Team have identified three categories of major events – motorsport, festivals and other concerts – which are to be accommodated in the Precinct. These three major event categories are forecast to be the most significant contributors to the employment and utilisation of the project.

The likely positioning, scale and nature of each major event has been informed by the specialised expertise and experience of the Project Team members.

Additional uses (e.g. vehicle testing, advanced driving lessons, automotive manufacturer's events, etc.) are considered likely to utilise the Precinct during the periods between major events. The facility is positioned to be operational for 300 days each year.

Examples	Description
<p>Major Motorsport Event: V8 Super Cars</p>  	<p>Attendance: 50,000 Duration: 3 days Description: The Supercars Championship is a touring car racing category in Australia and run as an International Series under Fédération Internationale de l'Automobile (FIA) regulations.</p>
<p>2nd Category Motorsport Event: Winternationals (400 Thunder)</p>  	<p>Attendance: 30,000 Duration: 4 days Description: Championship drag racing event</p>
<p>Major Festival: GMC Rocks</p>  	<p>Attendance: 24,000 Duration: 5 days Description: International country and roots festival. Festival goes camp and stay for the full 5 nights or less.</p>
<p>Large Regional Music Concert (e.g. Local Artist or Band)</p>	<p>Attendance: 15,000 Duration: 1 day/night</p>
<p>Medium Scale Regional Music Concert (e.g. Local Artist or Band)</p>	<p>Attendance: 10,000 Duration: 1 day/night</p>

ECONOMIC BENEFIT ASSESSMENT

A summary of the economic benefits (employment and GVA) to be directly and indirectly created across the construction and operational phases.

Released under RTI - DPC

OVERVIEW OF PRELIMINARY ECONOMIC BENEFIT ASSESSMENT

This section sets out Urbis' preliminary assessment of the construction and operational employment creation attached to the facilities and events proposed at the Wellcamp Entertainment Precinct. It is structured under the following headings:

- **Development Overview** - A brief overview of the facilities at the centre. Each of these facilities will contribute to spectator visitation and by implication permanent and casual employment for the development.
- **Events Overview** - The centre will be positioned to host a variety of event types including motorsport, festivals and concerts. This section includes examples of event types that will be targeted for the facility.
- **Economic Benefit Assessment** - A summary of the economic benefits (employment and GVA) to be directly and indirectly created across the construction and operational phases.

The methodology and assumptions are noted in the technical notes at the end of the report.



CONSTRUCTION PHASE BENEFITS

Key Insights

- The proposed development will be constructed over a 12-month period (FY2021 – 2022). Given an annual construction cost of \$64 million (excl. GST) on average, the number of workers employed on site during construction will be significant.
- In total, 310 direct & indirect FTE jobs are likely to be created for the region on an annualised basis during construction, with many accruing locally.
- Total direct and indirect Gross Value-Added (GVA) to the state's economy is estimated at more than \$50.7 million in constant 2020 dollars.

Annual Average Full-Time Equivalent Jobs Created



130+

DIRECT FTE* JOBS



180+

INDIRECT FTE*

JOBS

AVG. INDIRECT FTE JOBS PER YEAR DURING CONSTRUCTION



\$25.2M

DIRECT GVA*

AVG. ANNUAL DIRECT GVA TO THE STATE ECONOMY



\$25.5M

INDIRECT GVA*

AVG. ANNUAL INDIRECT GVA TO THE STATE ECONOMY

CONSTRUCTION
PERIOD: FY2021-2022

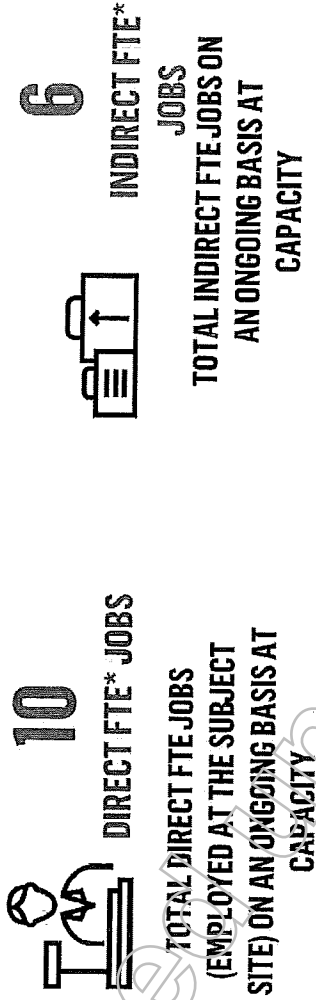
* FTE = Full-Time Equivalent; GVA = Gross Value Added. Indirect benefits refer to Supply Chain effects, but not Consumption Effects. See Definitions at the end of this report for more information.
Source: REMPLAN; Rider Levett Bucknall; Urbis

OPERATIONAL PHASE - PERMANENT ECONOMIC BENEFITS

Key Insights

- Upon completion, normal operation across all land uses proposed, **Wellcamp Entertainment Precinct will support around 10 permanent FTE jobs on site**. These jobs will be ongoing over the life of the asset with that activity in turn creating permanent jobs elsewhere through the economy.
- At capacity, the project is likely to generate approximately **16 additional FTE jobs in total** on an ongoing basis across the state, with the majority created and retained within the local municipality. This includes **6 indirect jobs** in addition to the on-site jobs.
- These jobs are equivalent to an average annual contribution of **\$2.1 Million of direct and indirect Gross Value Added (GVA)**, derived from the economic activities of all land uses at the location.
- The employment and GVA generated by the hosting of events on an annual basis are presented on the following slide.

Permanent Full-Time Equivalent Jobs Created



Gross Value Added to the State Economy



* FTE = Full-Time Equivalent. GVA = Gross Value Added. Indirect benefits refer to Supply Chain effects, but not Consumption Effects. See Definitions at the end of this report for more information.
Source: REMPLAN: Wagners: Urbis

OPERATIONAL PHASE – VISITATION BENEFITS

Key Insights

The adjacent table provides an overview of the indicative key events that will be held at the proposed Wellcamp project. These events have been used as the basis for the following tourism impact assessment.

In total, five key events of varying size / visitation are expected to be held across the Wellcamp land uses on an annual basis. These include:

- Two motorsport events will draw a significant number of visitors to the local region. In total, these events are estimated to generate approximately \$16.7 million GVA to the economy per annum.
- Two locally focussed festivals are estimated to be held at the site each year. This will generate an additional \$1.8 million GVA to the economy each year.
- A major national festival is expected to the hosted at Wellcamp. This type of event generally spans over multiple days and can attract strong visitation to the region. This can potentially generate approximately \$2.4 million GVA per annum.

- In total the various events held at the Wellcamp site is estimated to generate approximately \$20.8 million in GVA to the local and state economy.

It is noted that additional events of varying size may be held at Wellcamp site each year; however, the benefits accruing from those events will be in addition to the benefits quantified in this analysis.

Tourism Impact Per Annum

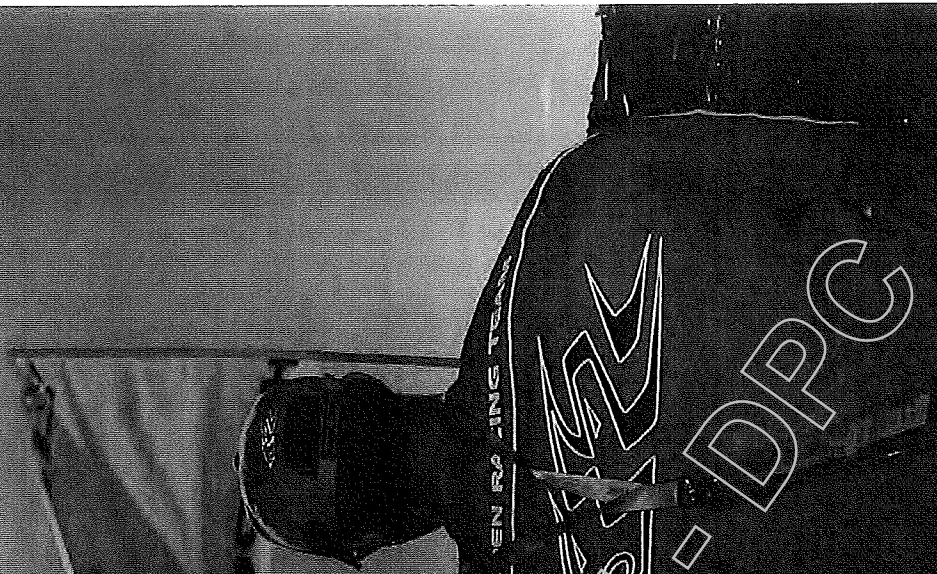
Event Example	Events P.A.	Direct GVA (\$m)	Indirect GVA (\$m)	Total GVA (\$m)
V8 Super Cars	1	\$4.7	\$2.7	\$7.4
Winternationals (400 Thunder)	2	\$5.8	\$3.4	\$9.2
Large Regional Music Concert	2	\$0.9	\$0.5	\$1.4
Medium Regional Music Concert	1	\$0.3	\$0.1	\$0.4
CMC Rocks	1	\$1.5	\$0.9	\$2.4
Total	7	\$13.2	\$7.7	\$20.8

Source: REMPLAN; Wagners; Urbis

INDUSTRY SUPPORT

The proposal has the support of key stakeholders in both the motor racing industry and across the Toowoomba region

Released under RTI - DPC





FEDERATION INTERNATIONALE DE L'AUTOMOBILE

Le Président

The Hon. Anastacia Palaszczuk MP
Premier of Queensland,
Department of the Premier and Cabinet,
1 William Street,
Brisbane QLD 4000
Australia
Paris, 5th June 2020

Dear Premier,

I am informed by my colleagues and friends at Motorsport Australia regarding a proposal to construct a world class motorsport facility in Toowoomba, which I understand is not far from your city of Brisbane.

The proposed "Will Power Centre of MotorSports Excellence", I am told, will be aiming to obtain an FIA Circuit Licence, which will enable it to host major international motorsport events.

Having visited your country on many occasions, I am aware that there is an urgent need for more permanent motor racing facilities.

I also understand that your Government is in the process of conducting a Parliamentary Inquiry into Motor Recreational Activities. A number of submissions to that Inquiry have indicated the importance of motorsport to the economic fabric of the community and the great benefits motorsport innovation and research brings to the area of road safety and society in general.

The addition of a new motor racing circuit in South East Queensland would provide a valuable addition to the major infrastructure of our sport in Australia and be of great benefit to your State and its people.

This new facility would host motorsport events sanctioned by Motorsport Australia and the FIA. This is important as it ensures that events will be conducted in the safest manner possible.

The FIA is strongly supportive of this exciting project and accordingly I hope to count on the support of you and your Government.

With my most heartfelt wishes for your continued safety and health,

[Redacted Signature]

Yours truly

8 Place de la Concorde
75008 Paris, France
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F +33 1 43 12 44 56

FIA/COA



28 May 2020

The Hon. Anastacia Palaszczuk MP
Premier of Queensland,
Department of the Premier and Cabinet,
1 William Street,
Brisbane QLD 4000

Dear Premier

I write in support of the proposed Will Power Centre of Excellent and Entertain Predict which will be located near Toowoomba.

Motorsport Australia (formerly the Confederation of Australian Motor Sport) is the governing body of all four-wheeled motor sport in Australia and is recognised by Sport Australia as the National Sporting Organisation for motorsport.

In the company of our President and our Delegates to the FIA (the world governing body for motorsport) I visited the site of the Centre with Mr John Wagner and we are very impressed with his plans for this venue.

Motorsport desperately needs more permanent venues in this country, and one such as that planned by the Wagner family will bring enormous social, economic and community benefits to the people of the Darling Downs and Queensland in general.

The circuit design has the potential for the venue to host international and even World Championship motor sport events.

With track licensing by Motorsport Australia and the FIA, the Government of Queensland can rest assured that events there will be conducted to safety standards that are world's best practice.

We strongly urge your Government to provide the necessary assistance for this project to provide Queensland with a much-needed world class permanent facility.

Yours faithfully,

[Redacted Signature]

Edgemo Aracca
Chief Executive Officer

Motorsport Australia ABN: 55 069 045 665
275 Canterbury Rd, Canterbury VIC 3125
Phone: +61 3 9593 7777 Hotline: 1800 863 959
motorsport.org.au





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P +61 7 4637 4500
W www.tsbe.com.au
ABN 16 105264723

29 May 2020

The Hon. Annastacia Palaszczuk MP
Premier of Queensland
Department of Premier and Cabinet
1 William St
Brisbane QLD 4000

Dear Premier

Re: LETTER OF SUPPORT FOR THE WILL POWER CENTRE FOR MOTORSPORTS EXCELLENCE

I am writing to offer support for the Will Power Centre for Motorsports Excellence, which will generate significant opportunities for the Toowoomba region and greater Queensland.

Toowoomba and Surat Basin Enterprise (TSBE) is an economic development organisation linking business with opportunity to create sustainable growth and diversity for the region. Encouraging and assisting new developments and infrastructure is one of our key pillars, therefore we offer our full support for this project.

The economic benefit for Queensland will be substantial, including \$51m in construction costs as well as ongoing revenue generated from motorsports racing, driver training facilities, events and festivals, other sporting events and on-site accommodation. There is also likely to be interest from international automotive manufacturers which could open a whole new industry to Queensland.

Further, the flow-on benefits to the tourism sector will be extended to accommodation providers, restaurants and cafes and many small businesses.

TSBE wholeheartedly supports the Will Power Centre for Motorsports Excellence because of the positive contribution this development will make to our community and to Queensland. The Wagner family are behind this investment and have proven themselves to be successful visionaries who have already transformed the Toowoomba region through the Wellcamp Airport. We believe this project should be supported by the Queensland Government.

Yours sincerely



Ali Davenport
CEO
TSBE

DPC

The Wellcamp Entertainment Precinct, incorporating the Will Power Centre for Motorsport & Driver Training Excellence, represents a generational opportunity to transform the economic base of Toowoomba and the South East Queensland region. It has the potential to serve as a truly catalytic project and a cornerstone of Queensland's economic recovery from the COVID-19 global pandemic.

To progress this opportunity, the Project Team invites the Queensland Government to consider this introduction to the project and would welcome the opportunity to meet with you to discuss the optimal pathway forward.

As a project of significance to the State, we anticipate a State-led pathway to project formulation, approvals and permitting. The facilitation of the project by way of the declaration of the Precinct as a Priority Development Area pursuant to the *Economic Development Act 2012* is one such mechanism available to the Queensland Development.

Wagner Corporation anticipate a shared funding model leveraging significant investments from both the private and public sector as the funding model to deliver the project.

We look forward to the opportunity to discuss the project with the Queensland Government and other project partners.

URBIS

APPENDICES

Released under RTI/DPG

This report is dated 07 June 2020 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (Urbis) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Wagner Corporation (Instructing Party) for the purpose of a report on the Sustainable Jobs to be created at the Will Power Centre for Motorsport Excellence (Purpose) and not for any other purpose or use. Urbis expressly disclaims any liability to the Instructing Party who relies or purports to rely on this report for any purpose other than the Purpose and to any party other than the Instructing Party who relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events including wars, civil unrest, economic disruption, financial market disruption, business cycles, industrial disputes, labour difficulties, political action and changes of government or law, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or made in relation to or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

Urbis has made all reasonable inquiries that it believes is necessary in preparing this report but it cannot be certain that all information material to the preparation of this report has been provided to it as there may be information that is not publicly available at the time of its inquiry.

In preparing this report, Urbis may rely on or refer to documents in a language other than English which Urbis will procure the translation of into English. Urbis is not responsible for the accuracy or completeness of such translations and to the extent that the inaccurate or incomplete translation of any document results in any statement or opinion made in this report being inaccurate or incomplete, Urbis expressly disclaims any liability for that inaccuracy or incompleteness.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the belief on reasonable grounds that such statements and opinions are correct and not misleading bearing in mind the necessary limitations noted in the previous paragraphs. Further, no responsibility is accepted by Urbis or any of its officers or employees for any errors, including errors in data which is either supplied by the Instructing Party, supplied by a third party to Urbis, or which Urbis is required to estimate, or omissions howsoever arising in the preparation of this report, provided that this will not absolve Urbis from liability arising from an opinion expressed recklessly or in bad faith.

Urbis staff responsible for this report were:

Directors	
Associate Director	
Senior Consultant	
Research Assistant	

Project code	P0023634
Report number	Final

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You must read the important disclaimer appearing within the body of this report.

TECHNICAL NOTES

The following technical notes set out the methodology and assumptions that have formed the basis of the modelling set out in this report.

Released under RTI - DPC

ECONOMIC BENEFIT METHODOLOGY & DEFINITIONS

The REMPLAN Methodology

Analysis presented here uses REMPLAN economic modelling to assess current and potential economic impacts. REMPLAN is an Input-Output model that captures inter-industry relationships within an economy. It can assess the area-specific direct and flow-on implications across industry sectors in terms of employment, wages and salaries, output and value-added, allowing for analysis of impacts at the local-level being the Toowoomba Regional Council, and for the state more generally. Key points regarding the workings or terminology of the model are as follows:

- REMPLAN uses either the value of investment or employment generation as the primary input. For this analysis, the value of total upfront investment has been used as the key input to assess the benefits of the construction phase.
- Outputs from the model include employment generated through the project and economic Gross Value Added (GVA) at the State level.
- Employment generated is calculated over the life of the construction phase; or in terms of the on-going operations, total on-going jobs generated.
- Both the direct and indirect employment are modelled:
 - *Direct* refers to the effect felt within the industry as a result of the investment. For example, the construction phase will directly result in the creation of construction jobs.
 - *Indirect* effects are those felt within industries that supply goods to the industries directly affected. **Consumption induced impacts have not be quantified and are excluded from this analysis.**
- It should be noted that the results presented in this report are estimates only based on the existing state of economic activity in the area. Additionally, operational jobs are not necessarily new jobs, but rather an estimate of jobs to be housed within the development, this analysis does not account for the geographical re-location of employment and subsequent GVA. Nonetheless, the analysis still reflects the fact that employment growth and economic value added will be positive for the State and the local area.
- Urbis consider that in the absence of the investment package it is unlikely that similar projects would be undertaken within the same period at each of the subject locations, and therefore the investments can be considered *additional*.

Definitions

- **Construction cost** is the estimated investment value for each development over the anticipated delivery period, measured in constant 2020 dollar (i.e. excluding inflation) excluding GST.
- **Gross Value Added or GVA** is a measure of the value of goods and services produced in an area, industry or sector of an economy during a certain period of time. In this case, GVA represents the total economic contribution of the investment in the project. GVA is measured in constant 2020 dollar (i.e. excluding inflation) excluding GST.

Assumptions

- The development timeframe is estimated to be a 12-month period.
- Construction costs have been provided by Rider Levett Bucknall and are estimated to be \$64.0 million excluding GST.
- These construction costs are estimates only for this preliminary assessment. Detailed costs may vary from the adjacent estimates and subsequently result in flow on effects to this assessment of economic benefits. In this instance, Urbis would recommend a review of the economic benefits having regard to the final construction costs.
- The number of permanent direct jobs (full-time equivalent) for the project has been provided by facility specialists in the project team.
- The number of event based jobs (full-time equivalent) has been derived for the ratio of supporting staff per visitor per event provided by event specialists in the project team.
- Direct FTE employment has been entered into REMPLAN to produce an estimate for indirect jobs and direct and indirect GVA contributions.
- Furthermore, operational employment is dependent on the size and mix of uses proposed. Any changes to the scale of the development will impact this level of employment and any associated economic benefits. This would subsequently require a review of this assessment.

TOURISM IMPACT METHODOLOGY & DEFINITIONS

Analysis presented in this report uses REMPLAN expenditure and tourism impact modelling to assess current and historic economic impacts. REMPLAN is an Input-Output model that captures inter-industry relationships within an economy. It can assess the area-specific direct and flow-on implications across industry sectors in terms of employment, output and value-added, allowing for analysis of impact at the local level being the Local Government Area, and for the State more generally.

Key points regarding the workings or terminology of the model are as follows:

REMPLAN uses total event expenditure or duration of the event and total visitation as the primary input. For this analysis, total event visitation have been used as the key input to assess the economic benefit.

Outputs from the tourism impact scenarios include the economic Gross Value Added (GVA) at the State level.

Gross Value Added or GVA is a measure of the value of goods and services produced in an area, industry or sector of an economy during a certain period of time. In this case, GVA represents the total economic contribution of each event held at the Wellcamp site.

Both the direct and indirect benefits are modelled for employment and value added:

- o *Direct* refers to the effect felt within the industry as a result of the investment.
- o *Indirect* effects are those felt within industries that supply goods to the industries directly affected. Consumption induced impacts have not been included in the tourism scenarios and are excluded from this analysis.

Tourism benefits are modelled for the operational phase of each event with value-added numbers being presented on an annualised basis (if each event was to occur the following year under similar circumstances).

A 'visitor' has been defined as those originating from outside of the Toowoomba Local Government Area (LGA).

It should be noted that the results presented are estimates only based on the existing state of economic activity in the region. Due to the static nature of input-output modelling they have the potential to overstate the actual effects. Nonetheless, the analysis still reflects the fact that the economic value added will be positive for the region.

The following slide provides the assumptions and data sources adopted for the Economic Benefit and Tourism Impact Assessments.

OPERATIONAL PHASE EMPLOYMENT INPUTS AND ASSUMPTIONS

Permanent Employment (non-events) Inputs

Occupations	Total Permanent Operational Staff (Non-Event)*
Permanent operational staff including Property and Building Managers, Upkeep and Maintenance Staff, Administrative, Management, Event Planners and Security	10 employees

Event Inputs

Event Types	Capacity (Visitors/ Attendance)	Duration (Days)	Expected Number of Events Per Annum*
Motorsport Events	30,000-50,000	3-4	3
Concerts Events	10,000-15,000	1-2	3
Festivals Events	24,000	3-5	1

*The above is based on interview responses and have been gauged by limited desktop market research

Pre- and Post Event Employment

Casual Staff (Pre-and Post Event)	Motorsport Events	Concert Events	Festival Events
Days (pre)	2	1	2
Days (post)	3	1	3
Capacity (pre)	20%	20%	20%
Capacity (post)	15%	15%	15%

Event Day Employment

Event Type	Example	Employment (Casual Staff)*
Major 1st Category Events	V8 Super Cars	2,500
2nd Category Sport Events	Winternationals (400 Thunder)	1,500
Major Event	Large Regional Music Concert (Local Artist/Band)	750
2nd Category Show Events	Medium Regional Music Concert (Local Artist/Band)	500
Regional Festivals	CMC Rocks	1,200

*Casual staff includes: Chefs and cooks, Wait staff, Bar staff, Catering assistants, Track and grounds staff, Traffic controllers, Ushers/Parking Assistants and Ticket sellers. The staffing was determined as a factor of 0.05 workers per spectator.

Released

COVID-19 AND THE POTENTIAL IMPACT ON DATA INFORMATION

The data and information that informs and supports our opinions, estimates, surveys, forecasts, projections, conclusion, judgments, assumptions and recommendations contained in this report (Economic Benefit Assessment) are predominantly generated over long periods and is reflective of the circumstances applying in the past. Significant economic, health and other local and world events can, however, take a period of time for the market to absorb and to be reflected in such data and information. In many instances a change in market thinking and actual market conditions as at the date of this report may not be reflected in the data and information used to support the Report Content.

The recent international outbreak of the Novel Coronavirus (COVID-19), which the World Health Organisation declared a global health emergency in January 2020 and pandemic on 11 March 2020, is causing a material impact on the Australian and world economies and increased uncertainty in both local and global market conditions.

The effects (both directly and indirectly) of the COVID-19 Outbreak on the Australian real estate market and business operations is currently unknown and it is difficult to predict the quantum of the impact it will have more broadly on the Australian economy and how long that impact will last. As at March 2020, the COVID-19 Outbreak is materially impacting global travel, trade and near-term economic growth expectations. Some business sectors, such as the retail, hotel and tourism sectors, are already reporting material impacts on trading performance now and potentially into the future. For example, Shopping Centre operators are reporting material reductions in foot traffic numbers, particularly in centres that ordinarily experience a high proportion of international visitors.

The Report Content and the data and information that informs and supports it is current as at the date of this report and (unless otherwise specifically stated in the Report) necessarily assumes that, as at the date of this report, the COVID-19 Outbreak has not materially impacted the Australian economy, the asset(s) and any associated business operations to which the report relates and the Report Content. However, it is not possible to ascertain with certainty at this time how the market and the Australian economy more broadly will respond to this unprecedented event. It is possible that the market conditions applying to the asset(s) and any associated business operations to which the report relates and the business sector to which they belong could be (or has been) materially impacted by the COVID-19 Outbreak within a short space of time and that it will have a lasting impact. Clearly, the COVID-19 Outbreak is an important risk factor you must carefully consider when relying on the report and the Report Content.

Any Report Content addressing the impact of the COVID-19 Outbreak on the asset(s) and any associated business operations to which the report relates or the Australian economy more broadly is (unless otherwise specifically stated in the Report) unsupported by specific and reliable data and information and must not be relied on.

To the maximum extent permitted by law, Urbis (its officers, employees and agents) expressly disclaim all liability and responsibility, whether direct or indirect, to any person (including the Instructing Party) in respect of any loss suffered or incurred as a result of the COVID-19 Outbreak materially impacting the Report Content, but only to the extent that such impact is not reflected in the data and information used to support the Report Content.

CONTACT

DIRECTOR

M.+

@URBIS.COM.AU

E.

URBIS

Released under RTI - DP

Rob Lloyd-Jones

From: Damian Bell [redacted]
Sent: Friday, 14 August 2020 4:14 PM
To: Mark Cridland
Subject: Wellcamp Entertainment Precinct
Attachments: Wellcamp Entertainment Precinct - Concept Plan July 2020.pdf; Wellcamp Entertainment Precinct - July 2020.pdf

Dear Mark,

Thank you, the Honourable Premier of Queensland and the Honourable Minister for State Development, Tourism and Innovation for your time on Wednesday this week.

As discussed in the meeting, please find attached:

- Wellcamp Entertainment Precinct Presentation, and
- Wellcamp Entertainment Precinct – Concept Plan.

If you have any questions, or I can assist in any way, please do not hesitate reach out.

Best regards
Damian

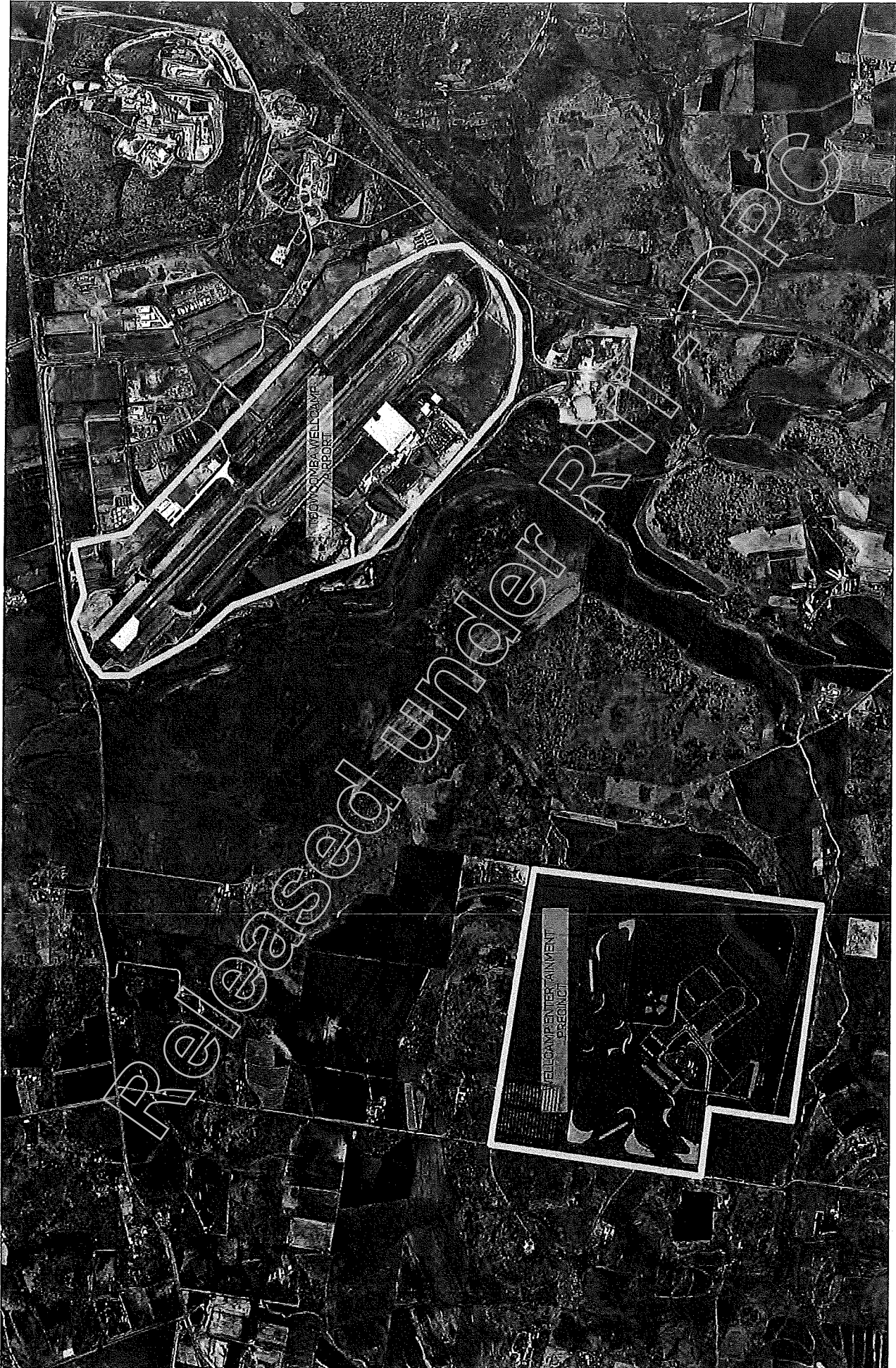
Damian Bell | Executive General Manager



Ph [redacted] | Fax +61 (0) 7 4614 3210 | Mobile: [redacted]
1 Airport Drive, 1511 Toowoomba Cecil Plains Road, Wellcamp, QLD 4350
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Web: www.wagnercorporation.com.au | Email: [redacted]

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DATE: 06/07/2020
JOB NO: PWD02-038
DWG NO: PL-021
REV: A

WELL CAMP ENTERTAINMENT PRECINCT INCORPORATING THE WILL POWER CENTRE FOR MOTORSPORT EXCELLENCE
CONTEXT PLAN

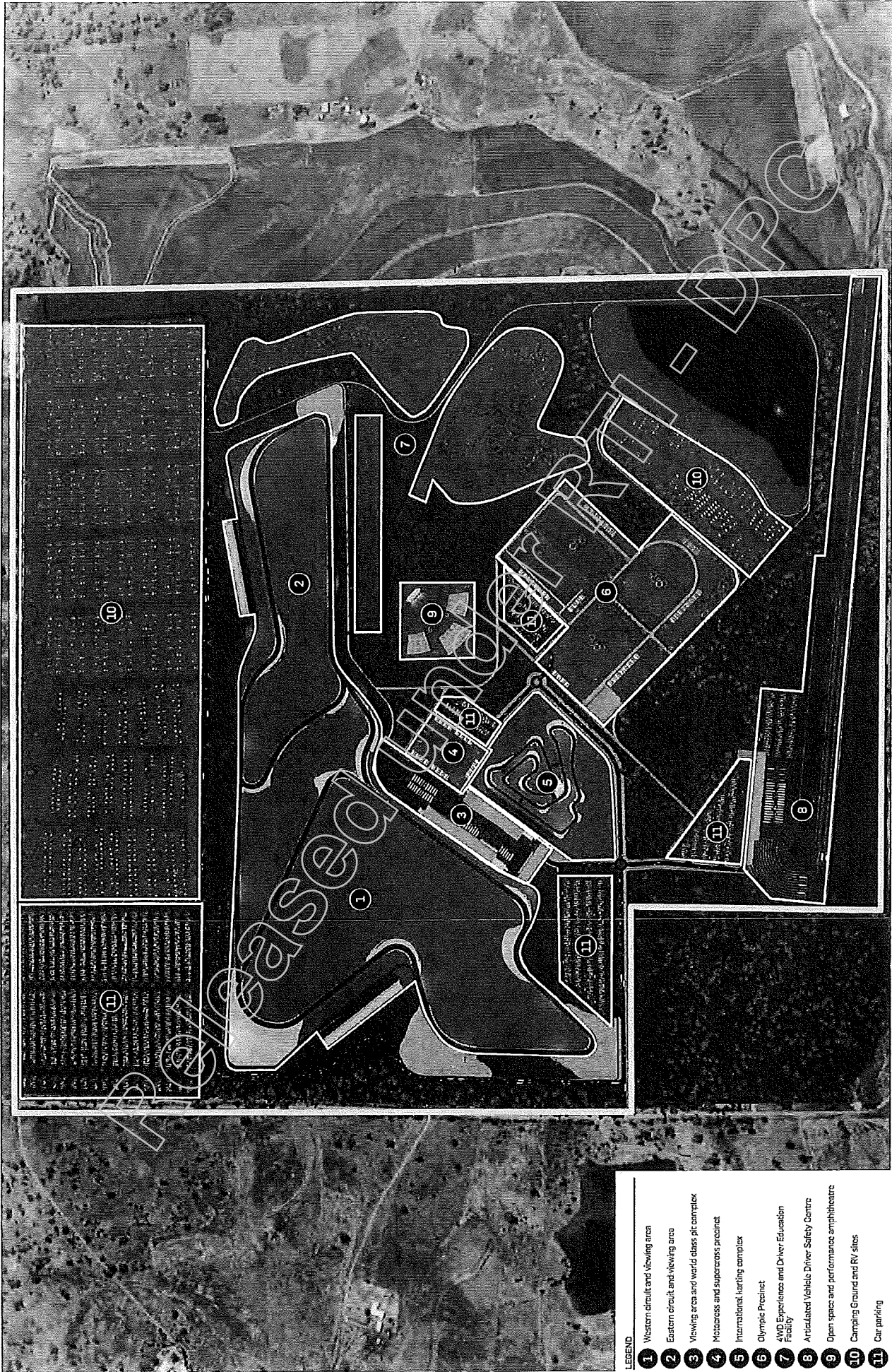




DATE OF DESIGN
JOB NO. 20030303
DWG NO. 21-102
R01-A

WILL CAMP ENTERTAINMENT PRECINCT INCORPORATING THE WILL POWER CENTRE FOR MOTORSPORT EXCELLENCE
RENDERED PLAN





DATE: 01/07/2020
 JOB NO: P0005038
 DWG NO: PL0402
 REV: A

WELL CAMP ENTERTAINMENT PRECINCT INCORPORATING THE WILL POWER CENTRE FOR MOTORSPORT EXCELLENCE
 RENDERED PLAN - ANNOTATED

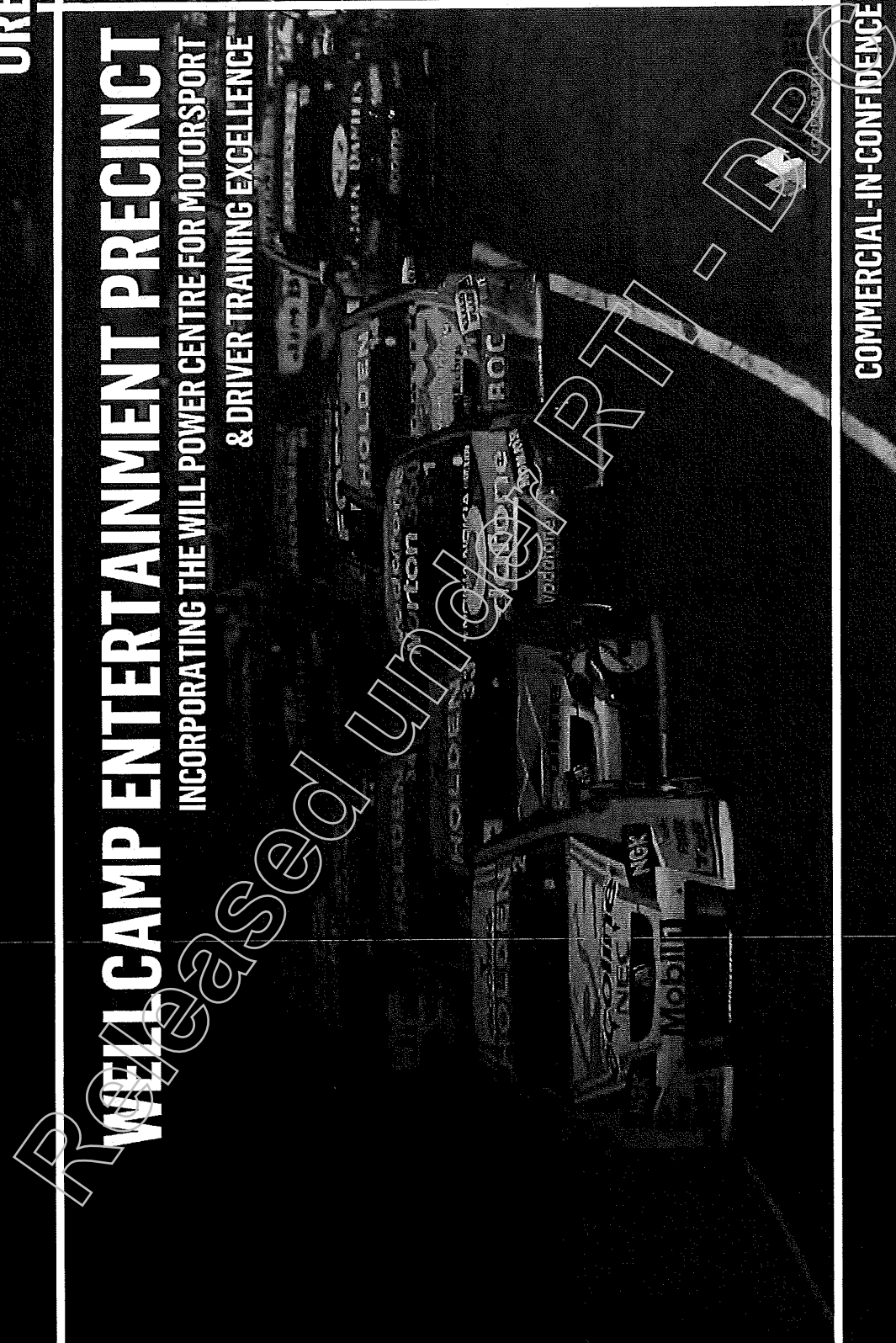


- LEGEND**
- 1 Western circuit and viewing area
 - 2 Eastern circuit and viewing area
 - 3 Viewing area and world class pit complex
 - 4 Motorcars and supercars precinct
 - 5 International karting complex
 - 6 Olympic Precinct
 - 7 4WD Experience and Driver Education Facility
 - 8 Articulated Vehicle, Driver Safety Centre
 - 9 Open space and performance amphitheatre
 - 10 Camping Ground and RV sites
 - 11 Car parking

URBIS

WILL CAMP ENTERTAINMENT PRECINCT

INCORPORATING THE WILL POWER CENTRE FOR MOTORSPORT
& DRIVER TRAINING EXCELLENCE



COMMERCIAL-IN-CONFIDENCE

30 JUNE 2020

Released Under RTI

THE WELL CAMP ENTERTAINMENT PRECINCT, INCORPORATING THE WILL POWER CENTRE FOR MOTORSPORT & DRIVER TRAINING EXCELLENCE, IS A GENERATIONAL OPPORTUNITY TO PROVIDE CITY-BUILDING INFRASTRUCTURE, TO CELEBRATE REGIONAL QUEENSLAND AND TO TAKE TOOWOOMBA TO THE WORLD.

IT IS A WORLD CLASS PROJECT, FORMULATED BY GLOBAL EXPERTS, THAT WILL SECURE \$94,000,000 OF PRIVATE CAPITAL INVESTED IN THE SOUTH-EAST QUEENSLAND REGION. AND IT IS SHOVEL READY NOW.

The Wagner Corporation was founded by brothers John, Denis, Neill, Joe and their father Henry to continue a long-held family tradition in concrete, quarry, and transport enterprises. When business commenced in Toowoomba in 1989, the family focused on creating a sustainable business that built strong relationships with customers and suppliers and provided quality products with a high level of service. The Wagner Corporation now operates in both project development and construction and also as a major supplier of a wide range of construction products and services.

Wagner Corporation developed and constructed the Toowoomba Wellcamp Airport Precinct and Wellcamp Business Precinct located approximately 15 minutes north-west of the Toowoomba CBD. It is strategically located along the Toowoomba Bypass (Western Freight Corridor) with easy access to the southbound Gore Highway, east-west bound Warrego Highway and the northbound New England Highway. It is also located adjacent to the alignment of the proposed Inland Rail. Toowoomba is Australia's largest non-capital inland city, the western gateway to South East Queensland and the principal centre of the Darling Downs, the southern and western regions of Queensland and the northern and central rural regions of New South Wales. It is a thriving city which is proudly defined by its setting and its heritage. Toowoomba is a rapidly growing gateway city.

The ongoing prosperity of Toowoomba and the region depend critically on the ongoing provision of city-building infrastructure and continued economic diversification. Over the last decade, the construction of two major pieces of infrastructure – the Toowoomba Wellcamp Airport and the Toowoomba Second Range Crossing – have put in place the cornerstones of the city's future and with planning now well progressed for the Inland Rail to transform the freight connections between Toowoomba and the rest of Australia, many of the foundations of Toowoomba's future are in place. The opportunity now exists to complement the huge investment in the region's transport infrastructure with the community and social infrastructure that is also critical to the future prosperity of the city and region.

The Wagner Corporation landholdings are ideally located to accommodate the next stages of that infrastructure and supporting facilities as the next stage of development. In addition to the international standard airport and business precincts, the remaining 400 hectares of strategically located land presents the unique opportunity to provide the world-class infrastructure that the region needs in the right location.

The vision for the Wellcamp Entertainment Precinct, incorporating the Will Power Centre for Motorsport & Driver Training Excellence, is to provide Toowoomba and the surrounding region with a globally competitive major events precinct. The opportunity exists to provide for a broad range of complementary facilities anchored by an international standard motorsports precinct that is suitable for a broad range of both international and domestic motorsport events, such as IndyCar, Supercars and other FIA Championships. The Precinct will also provide the facilities that the Toowoomba region desperately needs to attract and stage major events across the performing arts, business tourism, sport and events sectors.

Wagner Corporation has assembled a team of the world's best consultants with practical experience in the design, delivery and operation of both motor sport and entertainment precincts. The project team, working in collaboration with Wagner Corporation, the Queensland Government and other key stakeholders, well ensure that the Wellcamp Entertainment Precinct is a globally competitive precinct and a cornerstone of the region's continue prosperity.

INTRODUCTION

Released

PROJECT TEAM

- GLOBAL EXPERIENCE AND LOCAL INSIGHT
- WORLD CLASS MOTORSPORT DESIGN AND DELIVERY EXPERIENCE
- LOCAL AND INTERNATIONAL PROPERTY DEVELOPMENT EXPERIENCE
- EXPERTS IN PLANNING, ECONOMIC, MASTERPLANNING AND FEASIBILITY
- EXTENSIVE EXPERIENCE AND CONTACTS WITH INDUSTRY BODIES
- ESTABLISHED RELATIONSHIPS, EXPERIENCE AND REPUTATION WITH GOVERNMENT
- ESTABLISHED RELATIONSHIPS, EXPERIENCE AND REPUTATION WITH THE MAJOR NATIONAL AND INTERNATIONAL MOTORSPORTS STAKEHOLDERS AND INDUSTRY REPRESENTATIVES

Report prepared for Wagner Corporation



Wagner Corporation is a family owned Australian infrastructure and property development company with a rich history in the Toowoomba Region.

Urbis has one simple goal – to shape the cities and communities of Australia for a better future. It's something that is achieved by drawing together a network of the brightest minds. Whether it's in the areas of planning, design, policy, heritage, valuations, transactions, economics or research, you know you're dealing with the experts who will connect you to a better outcome, every time.

iEDM is an engineering, design, advisory and project delivery practice specialising in major event and sports infrastructure projects. We have particular expertise in the design and delivery of both permanent and temporary motor racing facilities. iEDM and Skaife Racing have been exclusive design and motorsport project partners since 2008, is recognised as one of seven international circuit designers by the FIA and sits on the FIA's Industry Working Group. Our integrated, outcome focused approach provides circuit design, motorsport engineering, infrastructure engineering operational planning and project delivery to provide a unique end to end service model.

The record books confirm Mark Skaife as the most successful driver in Australian Touring Cars/ V8 Supercars history. He also enjoyed great success as a team owner. After retiring from full time racing in 2008, Mark was appointed an Independent Director of V8 Supercars Australia and joined the V8 Supercars TV commentary team. He served as the inaugural Chairman of the V8 Supercars Commission until the end of 2013. In 2014, Mark was recognised for his contribution and achievements by being inducted into the V8 Supercars Hall of Fame. Mark is Chairman of the CAMS National Track Safety Advisory Committee (NTSAC) and designer of the most recent V8 Supercars street circuits in Townsville, Sydney and the revised layout on the Gold Coast and New Zealand. He is also a Director of the CAMS Foundation, which aims to help talented young Australian drivers reach the pinnacle of motorsport in their chosen category and raise Australia's profile on the world stage. Mark's motor industry credentials are impeccable and is an active advisor to various companies and motoring groups regarding road safety, vehicle dynamics and driver training. In 2004 Mark was awarded the Medal of the Order Of Australia for his services to motor racing and the community.

Cochrane Entertainment was co-founded by company directors Tony Cochrane & Thea Jeanes-Cochrane. Based out of Queensland, Australia, Cochrane Entertainment pride themselves on being leading originators in both entertainment and sporting events on a global scale. Their world-wide contacts base and connections enable world class projects to connect with the very best in both sports and entertainment. Passionate about sports and entertainment, their originality, combined with innovative, turn-key touring solutions and logistics, sets them apart.

Rider Levett Bucknall has substantial experience in the development of project feasibility studies on projects across all sectors together with specialised experience in mixed use motorsport precincts. RLB's extensive project cost data library provides us with a robust development advisory framework of commercial outcomes for projects in Queensland.

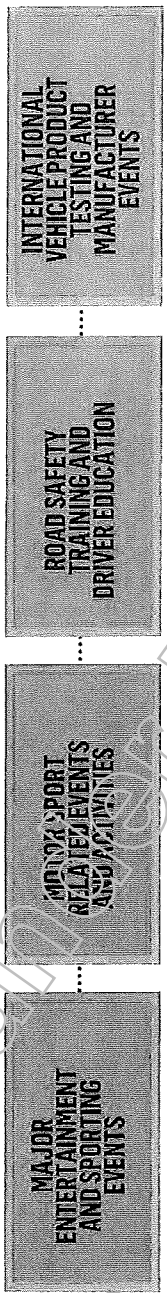
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THE PROJECT

The Wellcamp Entertainment Precinct is a major entertainment, events and sport precinct proposed by Wagner Corporation adjacent to the existing Toowoomba Wellcamp Airport at the western edge of Toowoomba in South East Queensland. The Precinct will be anchored by the Will Power Centre for Motorsport & Driver Training Excellence – a world-class facility catering for all levels of motorsport from amateur club racing through to professional events.

There are already deep connections between motorsport and regional Queensland, but motorsports and driver education need a world class centre, superior in every manner to what exists in the other Australian States! There are too many opportunities going begging because the region does not have the right facilities to attract and host top line motor racing events, as well as other motor sports, in purpose-built facilities. The project will deliver a permanent home for motorsport in South East Queensland and facilities of a standard that will attract and support world-class events and top-class race meets.

The project presents the opportunity to attract both international and domestic race events. Notably, the opportunity to design and deliver the project to provide for Australia's first championship grade night race exists on the proposed site. In order to be successful, and to deliver a return on the significant investment that both the public and private sector will make, the Wellcamp Entertainment Precinct must be a multipurpose destination. It must not only provide a home for motorsports in regional Queensland; it must offer the supporting infrastructure and facilities that can be used to attract and accommodate ongoing investment in other important sectors of the region's economy. The Project Team have worked with Wagner Corporation to identify and design a Precinct that will provide for the following core activities that will co-locate to deliver a regionally, nationally and internationally significant project.



A Concept Plan and Video for the project have been prepared by the Project Team and is included in the following section of this report.

Easy accessibility and excellent customer experience are key. The Precinct has been planned to capitalise on its location adjacent to the Toowoomba Wellcamp Airport and along the region's major road and future rail connections. It is well located to strike the right balance between managing amenity impacts and providing convenient access to users and guests from across the region.

Will Power is a champion Motorsports driver who currently competes in the IndyCar series, driving for Team Penske. He proudly grew up in Toowoomba. Partnering with Will Power to deliver the Precinct creates significant opportunities to both celebrate the achievements of one of the city's most successful athletes and attract global interest and investment in the project.

Opportunities for such landmark projects, close to infrastructure, with proximity to Australia's 3rd largest and 6th largest cities, in an exciting State like Queensland with its ideal weather, are completely unique and will witness the project utilized by operators from all over the Country as well as the Asia/Pacific basin. This Precinct is not simply a local project but will generate national and international commercial and tourism opportunities. It is the objective of the Project Team to design and deliver a world-class facility that will grow to house one of the great motorsport complexes of the southern hemisphere and to create a thriving mixed-use precinct that can underpin the economic development of Toowoomba and south-east Queensland.

RELATED OPPORTUNITIES

Because of the location and size of the site, the project creates and unlocks significant economic, social and cultural opportunities in addition to the core motorsport and event activities that are proposed. The related opportunities that the Project Team have identified and contemplated in the initial appraisal and concept design include:

- road safety training and driver education facilities for all levels of drivers and vehicle types supported by an FIA Global Centre of Excellence;
- research and innovation partnerships with local universities and industry partners, including international automotive manufacturers;
- road safety and driver training facilities;
- vocational training facilities; music festivals and major events;
- local and touring performance artists;
- sporting facilities and venues (professional and amateur);
- business tourism, conference and event facilities;
- on-site accommodation;
- the opportunity to develop, trial and operate autonomous vehicles within the Precinct during major events; and
- A future Olympic Games venue/precinct. Working closely with the 2032 Olympic Games Queensland bid team, we will build a facility for a dedicated sport, such as Archery, BMX or fill in part of the infrastructure the Olympics' will require. We will work collegiately with John Coates and the bid team to suit their requirements.

Significant opportunities to take Toowoomba to the world by leveraging the facilities which will be delivered by the project elsewhere in the local and regional economy have also been identified during the early phases of the project.

It is anticipated that future related opportunities and partnership opportunities will emerge as the project progresses.

The project will deliver several important opportunities which strongly align with Tourism and Events Queensland's Strategic Plan and the Destination Q Blueprint to drive destination tourism into Toowoomba and the greater SEQ region. Similar precincts in other regional centres provide a clear picture of the positive impacts the Wellcamp Entertainment Precinct will have in the Toowoomba region.

A study commissioned by the Bathurst Regional Council in 2009 demonstrated that the four events (two major and two minor) held at the Mt Panorama Motor Racing Circuit generated over \$69 million of economic impact with the equivalent of 355 full-time jobs and constituted 20% of their annual tourism.

The Bass Coast Shire Council initiated a similar economic impact study on the "Social and Economic Impact of Events", which found events held at the Phillip Island Circuit contributed nearly \$130 million to the local economy in the 2010/11 financial year. As a permanent circuit, the Phillip Island Circuit most closely replicates the intentions for the Wellcamp Entertainment Precinct.

In order to assist the Queensland Government consider the project, the proposal has been costed by Pider Levett Bucknall and Urbis have completed a Preliminary Economic Benefit Assessment to provide a conservative estimate of the benefits of the project during both its construction and operational phases. The results of that assessment are set out later in this report.

ARMOR ALL®



THE PROPOSAL

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THE SITE

The site of the proposed Wellcamp Entertainment Precinct and Will Power Centre for Motorsport Excellent is situated to the west of the Toowoomba CBD. It is well separated from existing urban areas but remains conveniently located and enjoys high levels of accessibility.

The site is approximately 90 minutes drive from central Brisbane and two hours from the Gold Coast. It is well serviced by arterial roads, including the recently opened Toowoomba Bypass and Second Range Crossing.

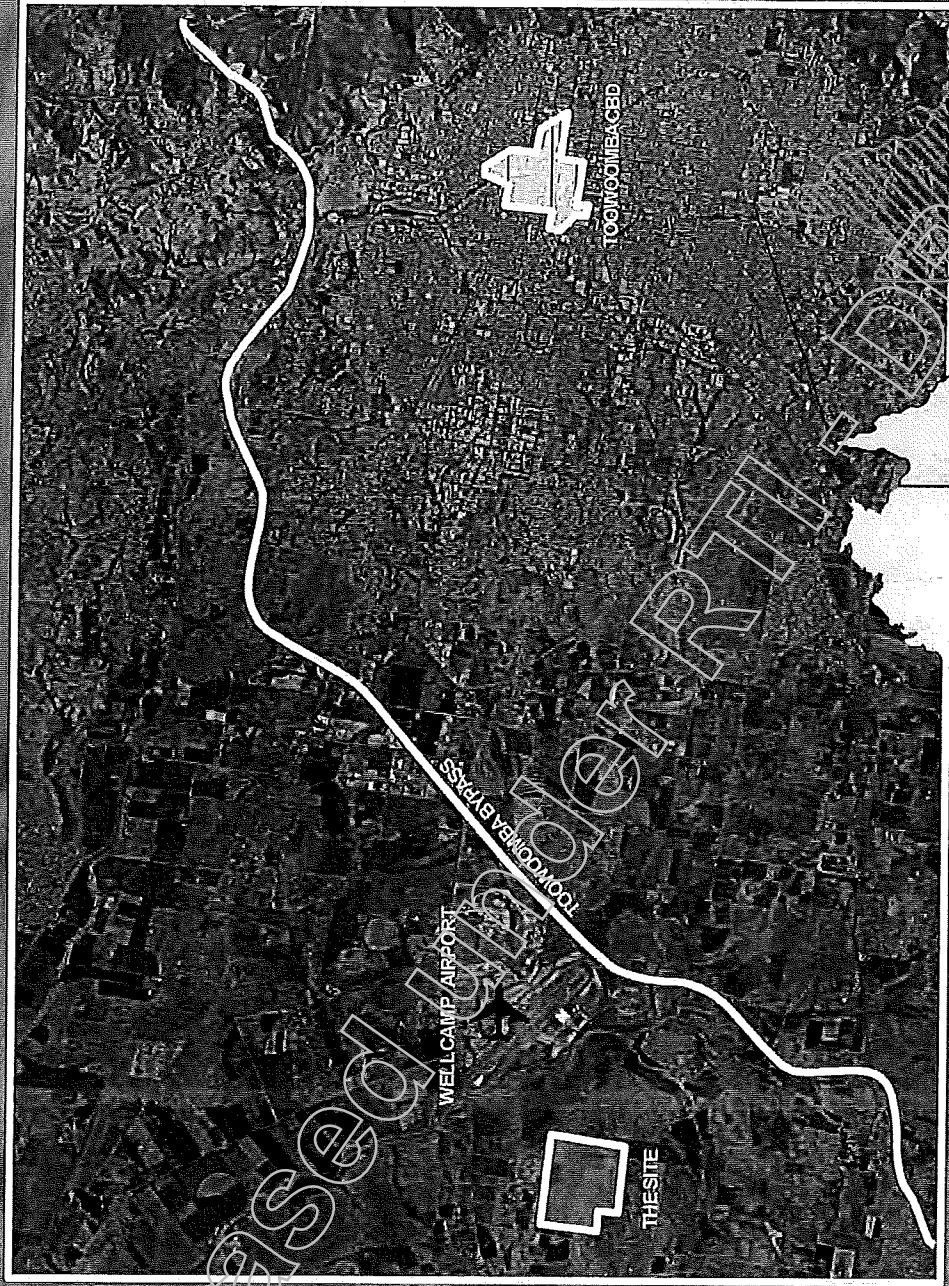
As a key characteristic of the site that it is situated adjacent to the existing Wellcamp Airport. The ability to service both the passenger and freight requirements of major events from an established airport within the precinct is a unique advantage.

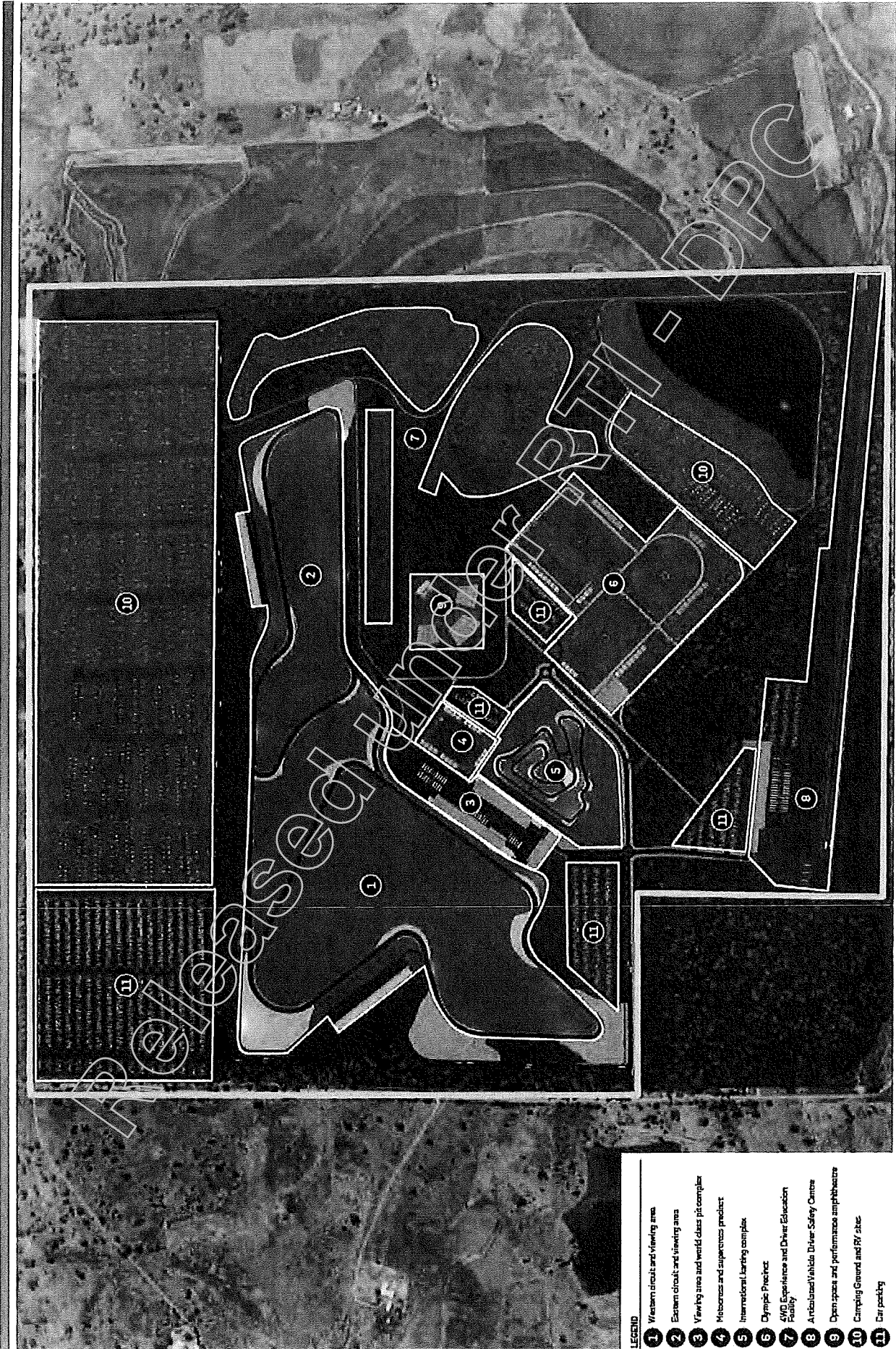
The proposed co-location of the Precinct with the existing airport also creates important advantages in respect of noise mitigation and control for the surrounding area.

The proposed alignment of the future Inland Rail adjoining the proposed site is a further locational advantage of the proposed site.

The site is relatively unconstrained and well-suited to the proposed development,

It is held in freehold by Wagner Corporation and is easily able to accommodate the commencement of works immediately upon approval.





WELLCAMP ENTERTAINMENT PRECINCT INCORPORATING THE WILL POWER CENTRE FOR MOTORSPORT EXCELLENCE
 RENDERED PLAN - ANNOTATED

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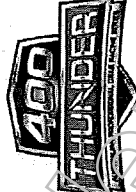
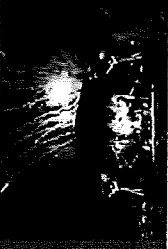

DATE ISSUED: 2011-03-24
 JOB NO: 2001-02-02
 DPC REF: 101/11/02
 REV: A

MAJOR EVENTS OVERVIEW

The Project Team have identified three categories of major events – motorsport, festivals and other concerts – which are to be accommodated in the Precinct. These three major event categories are forecast to be the most significant contributors to the employment and utilisation of the project.

The likely positioning, scale and nature of each major event has been informed by the specialised expertise and experience of the Project Team members.

Additional uses (e.g. vehicle testing, advanced driving lessons, automotive manufacturer's events, etc.) are considered likely to utilise the Precinct during the periods between major events. The facility is positioned to be operational for 300 days each year.

Examples	Description
<p>Major Motorsport Event: V8 Super Cars</p>  	<p>Attendance: 50,000 Duration: 3 days Description: The Supercars Championship is a touring car racing category in Australia and run as an International Series under Fédération Internationale de l'Automobile (FIA) regulations.</p>
<p>2nd Category Motorsport Event: Winternationals (400 Thunder)</p>  	<p>Attendance: 30,000 Duration: 4 days Description: Championship drag racing event</p>
<p>Major Festival: CMC Rocks</p>  	<p>Attendance: 24,000 Duration: 5 days Description: International country and roots festival. Festival goes camp and stay for the full 5 nights or less.</p>
<p>Large Regional Music Concert (e.g. Local Artist or Band)</p>	<p>Attendance: 15,000 Duration: 1 day/night</p>
<p>Medium Scale Regional Music Concert (e.g. Local Artist or Band)</p>	<p>Attendance: 10,000 Duration: 1 day/night</p>

ECONOMIC BENEFIT ASSESSMENT

A summary of the economic benefits (employment and GVA) to be directly and indirectly created across the construction and operational phases.

Released under RTI - DPC

OVERVIEW OF PRELIMINARY ECONOMIC BENEFIT ASSESSMENT

This section sets out Urbis' preliminary assessment of the construction and operational employment creation attached to the facilities and events proposed at the Wellcamp Entertainment Precinct. It is structured under the following headings:

- **Development Overview** - A brief overview of the facilities at the centre. Each of these facilities will contribute to spectator visitation and by implication permanent and casual employment for the development.
- **Events Overview** - The centre will be positioned to host a variety of event types including motorsport, festivals and concerts. This section includes examples of event types that will be targeted for the facility.
- **Economic Benefit Assessment** - A summary of the economic benefits (employment and GVA) to be directly and indirectly created across the construction and operational phases.

The methodology and assumptions are noted in the technical notes at the end of the report.

Report prepared for Wagner Corporation



CONSTRUCTION PHASE BENEFITS

Key Insights

- The proposed development will be constructed over a 12-month period (FY2021 – 2022). Given an annual construction cost of \$64 million (excl. GST) on average, the number of workers employed on site during construction will be significant.
- In total, 310 direct & indirect FTE jobs are likely to be created for the region on an annualised basis during construction, with many accruing locally.
- Total direct and indirect Gross Value-Added (GVA) to the state's economy is estimated at more than \$50.7 million in constant 2020 dollars.

Annual Average Full-Time Equivalent Jobs Created



130+

DIRECT FTE* JOBS

AVG. DIRECT FTE JOBS PER YEAR DURING CONSTRUCTION



180+

INDIRECT FTE*

JOBS

AVG. INDIRECT FTE JOBS PER YEAR DURING CONSTRUCTION



\$25.2M

DIRECT GVA*

AVG. ANNUAL DIRECT GVA TO THE STATE ECONOMY



\$25.5M

INDIRECT GVA*

AVG. ANNUAL INDIRECT GVA TO THE STATE ECONOMY



CONSTRUCTION
PERIOD: FY2021-2022

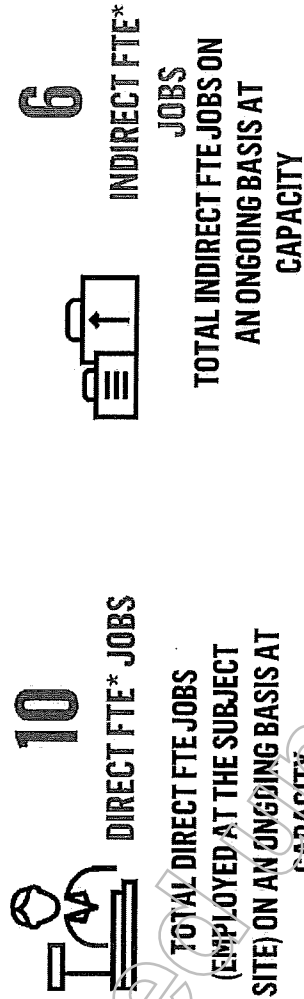
* FTE = Full-Time Equivalent, GVA = Gross Value Added, Indirect benefits refer to Supply Chain effects, but not Consumption Effects. See Definitions at the end of this report for more information.
Source: REIMPLAN; Rider Levett Bucknall; Urbis

OPERATIONAL PHASE - PERMANENT ECONOMIC BENEFITS

Key Insights

- Upon completion, normal operation across all land uses proposed, Wellcamp Entertainment Precinct will support around 10 permanent FTE jobs on site. These jobs will be ongoing over the life of the asset with that activity in turn creating permanent jobs elsewhere through the economy.
- At capacity, the project is likely to generate approximately 16 additional FTE jobs in total on an ongoing basis across the state, with the majority created and retained within the local municipality. This includes 6 indirect jobs in addition to the on-site jobs.
- These jobs are equivalent to an average annual contribution of \$2.1 Million of direct and indirect Gross Value Added (GVA), derived from the economic activities of all land uses at the location.
- The employment and GVA generated by the hosting of events on an annual basis are presented on the following slide.

Permanent Full-Time Equivalent Jobs Created



Gross Value Added to the State Economy



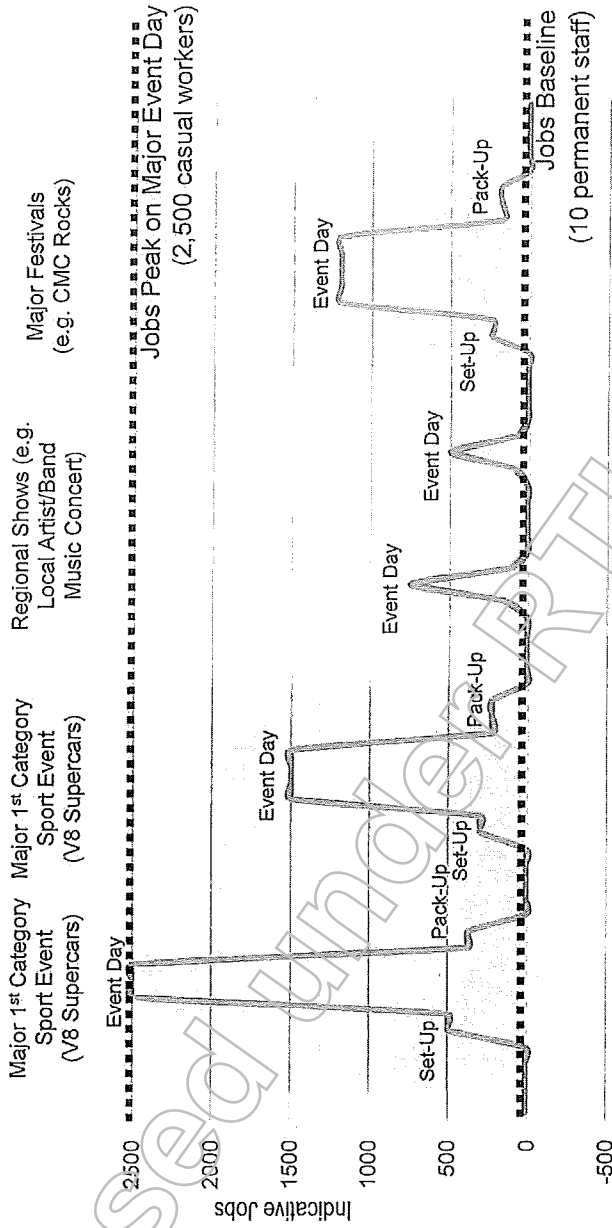
* FTE = Full-Time Equivalent, GVA = Gross Value Added, Indirect benefits refer to Supply Chain effects, but not Consumption Effects. See Definitions at the end of this report for more information.
Source: REIMPLAN; Wagners; Urbis

OPERATIONAL PHASE – EVENT BASED EMPLOYMENT BENEFITS

Key Insights

- The employment trend to the right and supporting table illustrates the difference between event day and normal day employment on site. The nature of the development being an event venue means that at event days there will be high intensity of employment of up to 2,500 casual workers on site for a 1st Category Motorsport Event. At the off peak the number is significantly reduced. The current assumptions consider 7 major events per annum and the facilities being used for training and testing on other operational days.
- When the combined event days casual employment (including preparation days and pack-up) is annualised we can determine the Full Time Equivalent (FTE) at approximately 93 FTE jobs. The direct employment will translate to 42 indirect opportunities and totals to 135 FTE jobs.
- The direct baseline employment (ground operational staff) equates to 10 jobs, creating 6 indirect opportunities and 16 jobs in total.

Employment Trend



Employment Summary

Number of Jobs	Direct	Indirect	Total
Total Jobs (FTE)	93	42	135
Jobs (Peak)	2,500	N/A	N/A
Jobs (Baseline)	10	6	16

Source: REMPLAN: Wagners: Urbis

OPERATIONAL PHASE – VISITATION BENEFITS

Key Insights

The adjacent table provides an overview of the indicative key events that will be held at the proposed Wellcamp project. These events have been used as the basis for the following tourism impact assessment.

In total, five key events of varying size / visitation are expected to be held across the Wellcamp land uses on an annual basis. These include:

- Two **motorsport** events will draw a significant number of visitors to the local region. In total, these events are estimated to generate **approximately \$16.7 million GVA** to the economy per annum.
- Two **locally focussed festivals** are estimated to be held at the site each year. This will generate an **additional \$1.8 million GVA** to the economy each year.
- A **major national festival** is expected to the hosted at Wellcamp. This type of event generally spans over multiple days and can attract strong visitation to the region. This can potentially generate approximately \$2.4 million GVA per annum.
- In total the various events held at the Wellcamp site is estimated to **generate approximately \$20.8 million in GVA to the local and state economy.**

It is noted that additional events of varying size may be held at Wellcamp site each year, however, the benefits accruing from those events will be in addition to the benefits quantified in this analysis.

Tourism Impact Per Annum

Event Example	Events P.A.	Direct GVA (\$m)	Indirect GVA (\$m)	Total GVA (\$m)
V8 Super Cars	1	\$4.7	\$2.7	\$7.4
Wintertionals (400 Thunder)	2	\$5.8	\$3.4	\$9.2
Large Regional Music Concert	2	\$0.9	\$0.5	\$1.4
Medium Regional Music Concert	1	\$0.3	\$0.1	\$0.4
CMC Rocks	1	\$1.5	\$0.9	\$2.4
Total	7	\$13.2	\$7.7	\$20.8

Source: REMPLAN; Wagners; Urbis

INDUSTRY SUPPORT

The proposal has the support of key stakeholders in both the motor racing industry and across the Toowoomba region.

Released under RTI - DPC





FEDERATION INTERNATIONALE DE L'AUTOMOBILE

Le Président

The Hon. Annastacia Palaszczuk MP
Premier of Queensland,
Department of the Premier and Cabinet,
1 William Street,
Brisbane QLD 4000
Australia
Paris, 5th June 2020

Dear Premier,

I am informed by my colleagues and friends at Motorsport Australia regarding a proposal to construct a world class motorsport facility in Toowoomba, which I understand is not far from your city of Brisbane.

The proposed "Will Power Centre of Motorsports Excellence", I am told, will be aiming to obtain an FIA Circuit Licence, which will enable it to host major international motorsport events.

Having visited your country on many occasions, I am aware that there is an urgent need for more permanent motor racing facilities.

I also understand that your Government is in the process of conducting a Parliamentary Inquiry into Motor Recreational Activities. A number of submissions to that inquiry have indicated the importance of motorsport to the economic fabric of the community and the great benefits motorsport innovation and research brings to the area of road safety and society in general.

The addition of a new motor racing circuit in South East Queensland would provide a valuable addition to the major infrastructure of our sport in Australia and be of great benefit to your State and its people.

This new facility would host motorsport events sanctioned by Motorsport Australia and the FIA. This is important as it ensures that events will be conducted in the safest manner possible.

The FIA is strongly supportive of this exciting project and accordingly I hope to count on the support of you and your Government.

With my most heartfelt wishes for your continued safety and health,

Yours truly,

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75008 Paris, France
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F.A.C.O.M.



23 May 2020

The Hon. Annastacia Palaszczuk MP
Premier of Queensland,
Department of the Premier and Cabinet,
1 William Street,
Brisbane QLD 4000

Dear Premier

I write in support of the proposed Will Power Centre of Excellent and Entertain Predict which will be located near Toowoomba.

Motorsport Australia (formerly the Confederation of Australian Motor Sport) is the governing body of all four-wheeled motor sport in Australia and is recognised by Sport Australia as the National Sporting Organisation for motorsport.

In the company of our President and our Delegate to the FIA (the world governing body for motorsport) I visited the site of the Centre with Mr John Wagner and we are very impressed with his plans for this venue.

Motorsport desperately needs more permanent venues in this country, and one such as that planned by the Wagner family will bring enormous social, economic and community benefits to the people of the Darling Downs and Queensland in general.

The circuit design has the potential for the venue to host international and even World Championship motor sport events.

With track licensing by Motorsport Australia and the FIA, the Government of Queensland can rest assured that events there will be conducted to safety standards that are world's best practice.

We strongly urge your Government to provide the necessary assistance for this project to provide Queensland with a much-needed world class permanent facility.

Yours faithfully,

[Redacted Signature]

Eligene Aracca
Chief Executive Officer

Motorsport Australia ABN: 55 069 045 665
275 Canterbury Rd, Canterbury VIC 3125
Phone: +61 3 9583 7777 Hotline: 1300 883 959
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29 May 2020

The Hon. Anastacia Palaszczuk MP
Premier of Queensland
Department of Premier and Cabinet
1 William St
Brisbane QLD 4000

Dear Premier

Re: LETTER OF SUPPORT FOR THE WILL POWER CENTRE FOR MOTORSPORTS EXCELLENCE

I am writing to offer support for the Will Power Centre for Motorsports Excellence, which will generate significant opportunities for the Toowoomba region and greater Queensland.

Toowoomba and Surat Basin Enterprise (TSBE) is an economic development organisation linking business with opportunity to create sustainable growth and diversity for the region. Encouraging and assisting new developments and infrastructure is one of our key pillars, therefore we offer our full support for this project.

The economic benefit for Queensland will be substantial, including \$51m in construction costs as well as ongoing revenue generated from motorsports racing, driver training facilities, events and festivals, other sporting events and on-site accommodation. There is also likely to be interest from international automotive manufacturers which could open a whole new industry to Queensland.

Further, the flow-on benefits to the tourism sector will be extended to accommodation providers, restaurants and cafes and many small businesses.

TSBE wholeheartedly supports the Will Power Centre for Motorsports Excellence because of the positive contribution this development will make to our community and to Queensland. The Wagner family are behind this investment and have proven themselves to be successful visionaries who have already transformed the Toowoomba region through the Wellcamp Airport. We believe this project should be supported by the Queensland Government.

Yours sincerely


All Davenport
CEO
TSBE

The Wellcamp Entertainment Precinct, incorporating the Will Power Centre for Motorsport & Driver Training Excellence, represents a generational opportunity to transform the economic base of Toowoomba and the South East Queensland region. It has the potential to serve as a truly catalytic project and a cornerstone of Queensland's economic recovery from the COVID-19 global pandemic.

To progress this opportunity, the Project Team invites the Queensland Government to consider this introduction to the project and would welcome the opportunity to meet with you to discuss the optimal pathway forward.

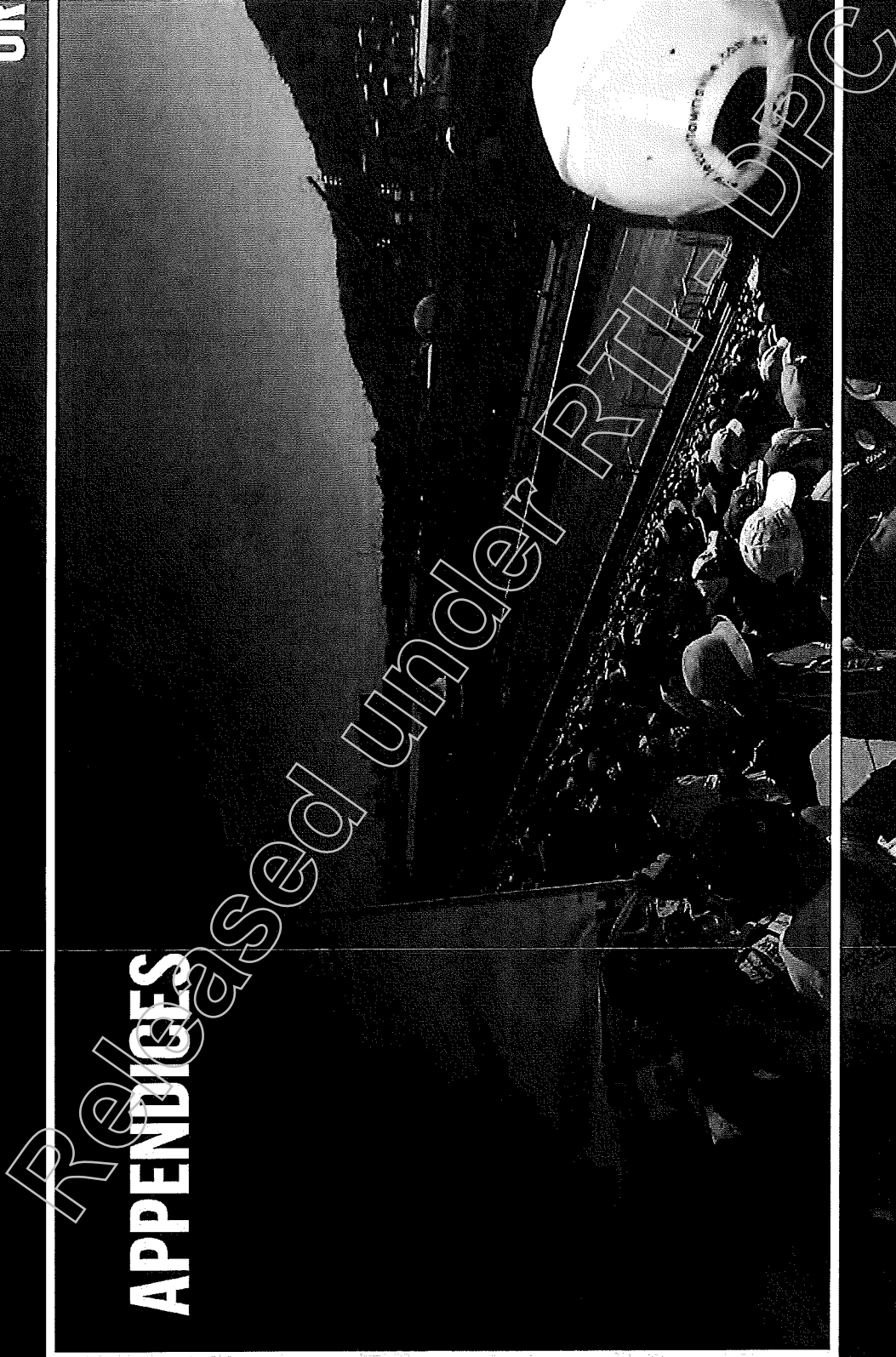
As a project of significance to the State, we anticipate a State-led pathway to project formulation, approvals and permitting. The facilitation of the project by way of the declaration of the Precinct as a Priority Development Area pursuant to the *Economic Development Act 2012* is one such mechanism available to the Queensland Development

Wagner Corporation anticipate a shared funding model leveraging significant investments from both the private and public sector as the funding model to deliver the project.

We look forward to the opportunity to discuss the project with the Queensland Government and other project partners.

URBIS

APPENDICES



This report is dated 07 June 2020 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (Urbis) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Wagner Corporation (Instructing Party) for the purpose of a report on the Sustainable Jobs to be created at the Will Power Centre for Motorsport Excellence (Purpose) and not for any other purpose or use. Urbis expressly disclaims any liability to the Instructing Party who relies or purports to rely on this report for any purpose other than the Purpose and to any party other than the Instructing Party who relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events including wars, civil unrest, economic disruption, financial market disruption, business cycles, industrial disputes, labour difficulties, political action and changes of government or law, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or made in relation to or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

Urbis has made all reasonable inquiries that it believes is necessary in preparing this report but it cannot be certain that all information material to the preparation of this report has been provided to it as there may be information that is not publicly available at the time of its inquiry.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the belief on reasonable grounds that such statements and opinions are correct and not misleading bearing in mind the necessary limitations noted in the previous paragraphs. Further, no responsibility is accepted by Urbis or any of its officers or employees for any errors, including errors in data which is either supplied by the Instructing Party, supplied by a third party to Urbis, or which Urbis is required to estimate, or omissions howsoever arising in the preparation of this report, provided that this will not absolve Urbis from liability arising from an opinion expressed recklessly or in bad faith.

Urbis staff responsible for this report were:

Directors	
Associate Director	
Senior Consultant	
Research Assistant	

Project code P0023634

Report number Final

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TECHNICAL NOTES

The following technical notes set out the methodology and assumptions that have formed the basis of the modelling set out in this report.

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ECONOMIC BENEFIT METHODOLOGY & DEFINITIONS

The REMPLAN Methodology

Analysis presented here uses REMPLAN economic modelling to assess current and potential economic impacts. REMPLAN is an Input-Output model that captures inter-industry relationships within an economy. It can assess the area-specific direct and flow-implications across industry sectors in terms of employment, wages and salaries, output and value-added, allowing for analysis of impacts at the local-level being the Toowoomba Regional Council, and for the state more generally. Key points regarding the workings or terminology of the model are as follows:

- REMPLAN uses either the value of investment or employment generation as the primary input. For this analysis, the value of total upfront investment has been used as the key input to assess the benefits of the construction phase.
- Outputs from the model include employment generated through the project and economic Gross Value Added (GVA) at the State level.
- Employment generated is calculated over the life of the construction phase; or in terms of the on-going operations, total on-going jobs generated.
- Both the direct and indirect employment are modelled:
 - *Direct* refers to the effect felt within the industry as a result of the investment. For example, the construction phase will directly result in the creation of construction jobs.
 - *Indirect* effects are those felt within industries that supply goods to the industries directly affected. **Consumption induced impacts have not been quantified and are excluded from this analysis.**
- It should be noted that the results presented in this report are estimates only based on the existing state of economic activity in the area. Additionally, operational jobs are not necessarily new jobs, but rather an estimate of jobs to be housed within the development, this analysis does not account for the geographical re-location of employment and subsequent GVA. Nonetheless, the analysis still reflects the fact that employment growth and economic value added will be positive for the State and the local area.
- Urbis consider that in the absence of the investment package it is unlikely that similar projects would be undertaken within the same period at each of the subject locations, and therefore the investments can be considered *additional*.

Definitions

- **Construction cost** is the estimated investment value for each development over the anticipated delivery period, measured in constant 2020 dollar (i.e. excluding inflation) excluding GST.
- **Gross Value Added** or **GVA** is a measure of the value of goods and services produced in an area, industry or sector of an economy during a certain period of time. In this case, GVA represents the total economic contribution of the investment in the project. GVA is measured in constant 2020 dollar (i.e. excluding inflation) excluding GST.

Assumptions

- The development timeframe is estimated to be a 12-month period.
- Construction costs have been provided by Rider Levett Bucknall and are estimated to be \$64.0 million excluding GST.
- These construction costs are estimates only for this preliminary assessment. Detailed costs may vary from the adjacent estimates and subsequently result in flow on effects to this assessment of economic benefits. In this instance, Urbis would recommend a review of the economic benefits having regard to the final construction costs.
- The number of permanent direct jobs (full-time equivalent) for the project has been provided by facility specialists in the project team.
- The number of event based jobs (full-time equivalent) has been derived for the ratio of supporting staff per visitor per event provided by event specialists in the project team.
- Direct FTE employment has been entered into REMPLAN to produce an estimate for indirect jobs and direct and indirect GVA contributions.
- Furthermore, operational employment is dependent on the size and mix of uses proposed. Any changes to the scale of the development will impact this level of employment and any associated economic benefits. This would subsequently require a review of this assessment.

TOURISM IMPACT METHODOLOGY & DEFINITIONS

Analysis presented in this report uses REMPLAN expenditure and tourism impact modelling to assess current and historic economic impacts. REMPLAN is an Input-Output model that captures inter-industry relationships within an economy. It can assess the area-specific direct and flow-on implications across industry sectors in terms of employment, output and value-added, allowing for analysis of impact at the local level being the Local Government Area, and for the State more generally.

Key points regarding the workings or terminology of the model are as follows:

REMPPLAN uses total event expenditure or duration of the event and total visitation as the primary input. For this analysis, total event visitation have been used as the key input to assess the economic benefit.

Outputs from the tourism impact scenarios include the economic Gross Value Added (GVA) at the State level.

Gross Value Added or GVA is a measure of the value of goods and services produced in an area, industry or sector of an economy during a certain period of time. In this case, GVA represents the total economic contribution of each event held at the Wellcamp site.

Both the direct and indirect benefits are modelled for employment and value added:

- o *Direct* refers to the effect felt within the industry as a result of the investment.
- o *Indirect* effects are those felt within industries that supply goods to the industries directly affected. Consumption induced impacts have not been included in the tourism scenarios and are excluded from this analysis.

Tourism benefits are modelled for the operational phase of each event with value-added numbers being presented on an annualised basis (if each event was to occur the following year under similar circumstances).

A 'visitor' has been defined as those originating from outside of the Toowoomba Local Government Area (LGA)

It should be noted that the results presented are estimates only based on the existing state of economic activity in the region. Due to the static nature of input-output modelling they have the potential to overstate the actual effects. Nonetheless, the analysis still reflects the fact that the economic value added will be positive for the region.

The following slide provides the assumptions and data sources adopted for the Economic Benefit and Tourism Impact Assessments.

OPERATIONAL PHASE EMPLOYMENT INPUTS AND ASSUMPTIONS

Permanent Employment (non-events) Inputs

Occupations	Total Permanent Operational Staff (Non-Event)*
Permanent operational staff including Property and Building Managers, Upkeep and Maintenance Staff, Administrative, Management, Event Planners and Security	10 employees

Event Inputs

Event Types	Capacity (Visitors/ Attendance)	Duration (Days)	Expected Number of Events Per Annum*
Motorsport Events	30,000-50,000	3-4	3
Concerts Events	10,000-15,000	1-2	3
Festivals Events	24,000	3-5	1

*The above is based on interview responses and have been gauged by limited desktop market research

Pre- and Post Event Employment

Casual Staff (Pre-and Post Event)	Motorsport Events	Concert Events	Festival Events
Days (pre)	2	1	2
Days (post)	3	1	3
Capacity (pre)	20%	20%	20%
Capacity (post)	15%	15%	15%

Event Day Employment

Event Type	Example	Employment (Casual Staff)*
Major 1st Category Events	V8 Super Cars	2,500
2nd Category Sport Events	Winternationals (400 Thunder)	1,500
Major Event	Large Regional Music Concert (Local Artist/Band)	750
2nd Category Show Events	Medium Regional Music Concert (Local Artist/Band)	500
Regional Festivals	CMC Rocks	1,200

*Casual staff includes; Chefs and cooks, Wait staff, Bar staff, Catering assistants, Track and grounds staff, Traffic controllers, Ushers/Parking Assistants and Ticket sellers. The staffing was determined as a factor of 0.05 workers per spectator.

Released

COVID-19 AND THE POTENTIAL IMPACT ON DATA INFORMATION

The data and information that informs and supports our opinions, estimates, surveys, forecasts, projections, conclusion, judgments, assumptions and recommendations contained in this report (**Economic Benefit Assessment**) are predominantly generated over long periods and is reflective of the circumstances applying in the past. Significant economic, health and other local and world events can, however, take a period of time for the market to absorb and to be reflected in such data and information. In many instances a change in market thinking and actual market conditions as at the date of this report may not be reflected in the data and information used to support the Report Content.

The recent international outbreak of the Novel Coronavirus (COVID-19), which the World Health Organisation declared a global health emergency in January 2020 and pandemic on 11 March 2020, is causing a material impact on the Australian and world economies and increased uncertainty in both local and global market conditions.

The effects (both directly and indirectly) of the COVID-19 Outbreak on the Australian real estate market and business operations is currently unknown and it is difficult to predict the quantum of the impact it will have more broadly on the Australian economy and how long that impact will last. As at March 2020, the COVID-19 Outbreak is materially impacting global travel, trade and near-term economic growth expectations. Some business sectors, such as the retail, hotel and tourism sectors, are already reporting material impacts on trading performance now and potentially into the future. For example, Shopping Centre operators are reporting material reductions in foot traffic numbers, particularly in centres that ordinarily experience a high proportion of international visitors.

The Report Content and the data and information that informs and supports it is current as at the date of this report and (unless otherwise specifically stated in the Report) necessarily assumes that, as at the date of this report, the COVID-19 Outbreak has not materially impacted the Australian economy, the asset(s) and any associated business operations to which the report relates and the Report Content. However, it is not possible to ascertain with certainty at this time how the market and the Australian economy more broadly will respond to this unprecedented event. It is possible that the market conditions applying to the asset(s) and any associated business operations to which the report relates and the business sector to which they belong could be (or has been) materially impacted by the COVID-19 Outbreak within a short space of time and that it will have a lasting impact. Clearly, the COVID-19 Outbreak is an important risk factor you must carefully consider when relying on the report and the Report Content.

Any Report Content addressing the impact of the COVID-19 Outbreak on the asset(s) and any associated business operations to which the report relates or the Australian economy more broadly is (unless otherwise specifically stated in the Report) unsupported by specific and reliable data and information and must not be relied on.

To the maximum extent permitted by law, Urbis (its officers, employees and agents) expressly disclaim all liability and responsibility, whether direct or indirect, to any person (including the Instructing Party) in respect of any loss suffered or incurred as a result of the COVID-19 Outbreak materially impacting the Report Content, but only to the extent that such impact is not reflected in the data and information used to support the Report Content.

CONTACT

DIRECTOR

M. F.

E: [REDACTED]@URBIS.COM.AU



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From: Mark Cridland
Sent: Friday, August 14, 2020 6:39 PM
To: Danielle McAllister
Subject: For my review Fwd: Wellcamp Entertainment Precinct
Attachments: Wellcamp Entertainment Precinct - Concept Plan July 2020.pdf; Wellcamp Entertainment Precinct - July 2020.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hi,

For a quick chat next week.

Thanks

Mark Cridland
Deputy Director-General Policy
Office of the Deputy Director-General Policy
Department of the Premier and Cabinet

P 07 3003 9408 M [REDACTED]
Level 30, 1 William Street, Brisbane QLD 4000
PO Box 15185, City East, QLD 4002

From: Damian Bell <[REDACTED]>
Sent: Friday, August 14, 2020 4:13:50 PM
To: Mark Cridland <mark.cridland@premiers.qld.gov.au>
Subject: Wellcamp Entertainment Precinct

Dear Mark,

Thank you, the Honourable Premier of Queensland and the Honourable Minister for State Development, Tourism and Innovation for your time on Wednesday this week.

As discussed in the meeting, please find attached:

- Wellcamp Entertainment Precinct Presentation, and
- Wellcamp Entertainment Precinct – Concept Plan.

If you have any questions, or I can assist in any way, please do not hesitate reach out.

Best regards
Damian

Damian Bell | Executive General Manager



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TOOWOOMBA WELLCAMP AIRPORT

WELLCAMP ENTERTAINMENT PRECINCT

DATE: 09/07/2020
JOB NO: PCCC24385
DWG NO: PL-01
REV: A

WELLCAMP ENTERTAINMENT PRECINCT INCORPORATING THE WILL POWER CENTRE FOR MOTORSPORT EXCELLENCE
CONTEXT PLAN





DATE: 06/07/2020
JOB NO: P00074383
DWG NO: PLN-02
REV: A
NTS 6-N

WELLCAMP ENTERTAINMENT PRECINCT INCORPORATING THE WILL POWER CENTRE FOR MOTORSPORT EXCELLENCE
RENDERED PLAN

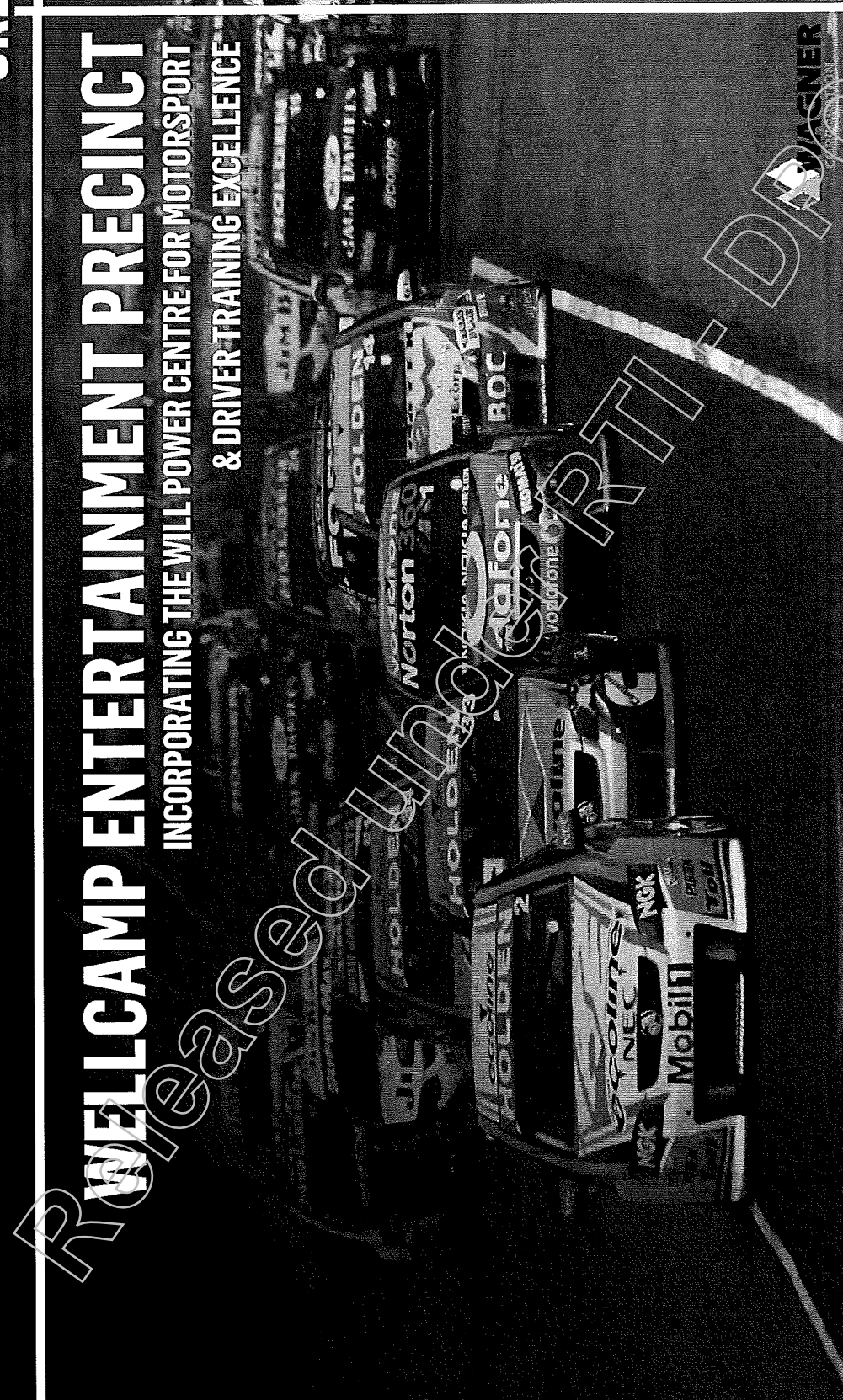




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WELL CAMP ENTERTAINMENT PRECINCT

INCORPORATING THE WILL POWER CENTRE FOR MOTORSPORT
& DRIVER TRAINING EXCELLENCE



COMMERCIAL-IN-CONFIDENCE

30 JUNE 2020

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THE WELL CAMP ENTERTAINMENT PRECINCT, INCORPORATING THE WILL POWER CENTRE FOR MOTORSPORT & DRIVER TRAINING EXCELLENCE, IS A GENERATIONAL OPPORTUNITY TO PROVIDE CITY-BUILDING INFRASTRUCTURE, TO CELEBRATE REGIONAL QUEENSLAND AND TO TAKE TOOWOOMBA TO THE WORLD.

IT IS A WORLD CLASS PROJECT, FORMULATED BY GLOBAL EXPERTS, THAT WILL SECURE \$94,000,000 OF PRIVATE CAPITAL INVESTED IN THE SOUTH-EAST QUEENSLAND REGION. AND IT IS SHOVEL READY NOW.

The Wagner Corporation was founded by brothers John, Denis, Neill, Joe and their father Henry to continue a long-held family tradition in concrete, quarry, and transport enterprises. When business commenced in Toowoomba in 1989, the family focused on creating a sustainable business that built strong relationships with customers and suppliers and provided quality products with a high level of service. The Wagner Corporation now operates in both project development and construction and also as a major supplier of a wide range of construction products and services.

Wagner Corporation developed and constructed the Toowoomba Wellcamp Airport Precinct and Wellcamp Business Precinct located approximately 15 minutes north-west of the Toowoomba CBD. It is strategically located along the Toowoomba Bypass (Western Freight Corridor) with easy access to the southbound Gore Highway, east-west bound Warrego Highway and the northbound New England Highway. It is also located adjacent to the alignment of the proposed Inland Rail. Toowoomba is Australia's largest non-capital inland city, the western gateway to South East Queensland and the principal centre of the Darling Downs, the southern and western regions of Queensland and the northern and central rural regions of New South Wales. It is a thriving city which is proudly defined by its setting and its heritage. Toowoomba is a rapidly growing gateway city.

The ongoing prosperity of Toowoomba and the region depend critically on the ongoing provision of city-building infrastructure and continued economic diversification. Over the last decade, the construction of two major pieces of infrastructure – the Toowoomba Wellcamp Airport and the Toowoomba Second Range Crossing – have put in place the cornerstones of the city's future and with planning now well progressed for the Inland Rail to transform the freight connections between Toowoomba and the rest of Australia, many of the foundations of Toowoomba's future are in place. The opportunity now exists to complement the huge investment in the region's transport infrastructure with the community and social infrastructure that is also critical to the future prosperity of the city and region.

The Wagner Corporation landholdings are ideally located to accommodate the next stages of that infrastructure and supporting facilities as the next stage of development. In addition to the international standard airport and business precincts, the remaining 400 hectares of strategically located land presents the unique opportunity to provide the world-class infrastructure that the region needs in the right location.

The vision for the Wellcamp Entertainment Precinct, incorporating the Will Power Centre for Motorsport & Driver Training Excellence, is to provide Toowoomba and the surrounding region with a globally competitive major events precinct. The opportunity exists to provide for a broad range of complementary facilities anchored by an international standard motorsports precinct that is suitable for a broad range of both international and domestic motorsport events, such as IndyCar, Supercars and other FIA Championships. The Precinct will also provide the facilities that the Toowoomba region desperately needs to attract and stage major events across the performing arts, business tourism, sport and events sectors.

Wagner Corporation has assembled a team of the world's best consultants with practical experience in the design, delivery and operation of both motor sport and entertainment precincts. The project team, working in collaboration with Wagner Corporation, the Queensland Government and other key stakeholders, well ensure that the Wellcamp Entertainment Precinct is a globally competitive precinct and a cornerstone of the region's continue prosperity.

PROJECT TEAM

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- GLOBAL EXPERIENCE AND LOCAL INSIGHT
- WORLD CLASS MOTORSPORT DESIGN AND DELIVERY EXPERIENCE
- LOCAL AND INTERNATIONAL PROPERTY DEVELOPMENT EXPERIENCE
- EXPERTS IN PLANNING, ECONOMIC, MASTERPLANNING AND FEASIBILITY
- EXTENSIVE EXPERIENCE AND CONTACTS WITH INDUSTRY BODIES
- ESTABLISHED RELATIONSHIPS, EXPERIENCE AND REPUTATION WITH GOVERNMENT
- ESTABLISHED RELATIONSHIPS, EXPERIENCE AND REPUTATION WITH THE MAJOR NATIONAL AND INTERNATIONAL MOTORSPORTS STAKEHOLDERS AND INDUSTRY REPRESENTATIVES



Wagner Corporation is a family owned Australian infrastructure and property development company with a rich history in the Toowoomba Region.

Urbis has one simple goal – to shape the cities and communities of Australia for a better future. It's something that is achieved by drawing together a network of the brightest minds. Whether it's in the areas of planning, design, policy, heritage, valuations, transactions, economics or research, you know you're dealing with the experts who will connect you to a better outcome, every time.

iEDM is an engineering, design, advisory and project delivery practice specialising in major event and sports infrastructure projects. We have particular expertise in the design and delivery of both permanent and temporary motor racing facilities. iEDM and Skaife Racing have been exclusive design and motorsport project partners since 2008, is recognised as one of seven international circuit designers by the FIA and sits on the FIA's Industry Working Group. Our integrated, outcome focused approach provides circuit design, motorsport engineering, infrastructure engineering operational planning and project delivery to provide a unique end to end service model.

The record books confirm Mark Skaife as the most successful driver in Australian Touring Cars/ V8 Supercars history. He also enjoyed great success as a team owner. After retiring from full time racing in 2008, Mark was appointed an Independent Director of V8 Supercars Australia and joined the V8 Supercars TV commentary team. He served as the inaugural Chairman of the V8 Supercars Commission until the end of 2013. In 2014, Mark was recognised for his contribution and achievements by being inducted into the V8 Supercars Hall of Fame. Mark is Chairman of the CAMS National Track Safety Advisory Committee (NTSAC) and designer of the most recent V8 Supercars street circuits in Townsville, Sydney and the revised layout on the Gold Coast and New Zealand. He is also a Director of the CAMS Foundation, which aims to help talented young Australian drivers reach the pinnacle of motorsport in their chosen category and raise Australia's profile on the world stage. Mark's motor industry credentials are impeccable and is an active advisor to various companies and motoring groups regarding road safety, vehicle dynamics and driver training. In 2004 Mark was awarded the Medal of the Order Of Australia for his services to motor racing and the community.

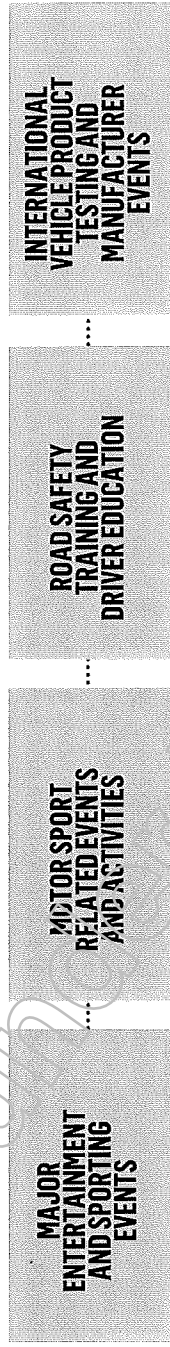
Cochrane Entertainment was co-founded by company directors Tony Cochrane & Thea Jeanes-Cochrane. Based out of Queensland, Australia, Cochrane Entertainment pride themselves on being leading originators in both entertainment and sporting events on a global scale. Their world-wide contacts base and connections enable world class projects to connect with the very best in both sports and entertainment. Passionate about sports and entertainment, their originality, combined with innovative, turn-key touring solutions and logistics, sets them apart.

Rider Levett Bucknall has substantial experience in the development of project feasibility studies on projects across all sectors together with specialised experience in mixed use motorsport precincts. RLB's extensive project cost data library provides us with a robust development advisory framework of commercial outcomes for projects in Queensland.

The Wellcamp Entertainment Precinct is a major entertainment, events and sport precinct proposed by Wagner Corporation adjacent to the existing Toowoomba Wellcamp Airport at the western edge of Toowoomba in South East Queensland. The Precinct will be anchored by the Will Power Centre for Motorsport & Driver Training Excellence – a world-class facility catering for all levels of motorsport from amateur club racing through to professional events.

There are already deep connections between motorsport and regional Queensland, but motorsports and driver education need a world class centre, superior in every manner to what exists in the other Australian States! There are too many opportunities going begging because the region does not have the right facilities to attract and host top line motor racing events, as well as other motor sports, in purpose-built facilities. The project will deliver a permanent home for motorsport in South East Queensland and facilities of a standard that will attract and support world-class events and top-class race meets.

The project presents the opportunity to attract both international and domestic race events. Notably, the opportunity to design and deliver the project to provide for Australia's first championship grade night race exists on the proposed site. In order to be successful, and to deliver a return on the significant investment that both the public and private sector will make, the Wellcamp Entertainment Precinct must be a multipurpose destination. It must not only provide a home for motorsports in regional Queensland; it must offer the supporting infrastructure and facilities that can be used to attract and accommodate ongoing investment in other important sectors of the region's economy. The Project Team have worked with Wagner Corporation to identify and design a Precinct that will provide for the following core activities that will co-locate to deliver a regionally, nationally and internationally significant project:



A Concept Plan and Video for the project have been prepared by the Project Team and is included in the following section of this report.

Easy accessibility and excellent customer experience are key. The Precinct has been planned to capitalise on its location adjacent to the Toowoomba Wellcamp Airport and along the region's major road and future rail connections. It is well located to strike the right balance between managing amenity impacts and providing convenient access to users and guests from across the region.

Will Power is a champion Motorsports driver who currently competes in the IndyCar series, driving for Team Penske. He proudly grew up in Toowoomba. Partnering with Will Power to deliver the Precinct creates significant opportunities to both celebrate the achievements of one of the city's most successful athletes and attract global interest and investment in the project.

Opportunities for such landmark projects, close to infrastructure, with proximity to Australia's 3rd largest and 6th largest cities, in an exciting State like Queensland with its ideal weather, are completely unique and will witness the project utilized by operators from all over the Country as well as the Asia/Pacific basin. This Precinct is not simply a local project but will generate national and international commercial and tourism opportunities. It is the objective of the Project Team to design and deliver a world-class facility that will grow to house one of the great motorsport complexes of the southern hemisphere and to create a thriving mixed-use precinct that can underpin the economic development of Toowoomba and south-east Queensland.

Because of the location and size of the site, the project creates and unlocks significant economic, social and cultural opportunities in addition to the core motorsport and event activities that are proposed. The related opportunities that the Project Team have identified and contemplated in the initial appraisal and concept design include:

- road safety training and driver education facilities for all levels of drivers and vehicle types supported by an FIA Global Centre of Excellence;
- research and innovation partnerships with local universities and industry partners, including international automotive manufacturers;
- road safety and driver training facilities;
- vocational training facilities; music festivals and major events;
- local and touring performance artists;
- sporting facilities and venues (professional and amateur);
- business tourism, conference and event facilities;
- on-site accommodation;
- the opportunity to develop, trial and operate autonomous vehicles within the Precinct during major events; and
- A future Olympic Games venue/precinct. Working closely with the 2032 Olympic Games Queensland bid team, we will build a facility for a dedicated sport, such as Archery, BMX or fill in part of the infrastructure the Olympics' will require. We will work collegiately with John Coates and the bid team to suit their requirements.

Significant opportunities to take Toowoomba to the world by leveraging the facilities which will be delivered by the project elsewhere in the local and regional economy have also been identified during the early phases of the project.

It is anticipated that future related opportunities and partnership opportunities will emerge as the project progresses.

The project will deliver several important opportunities which strongly align with Tourism and Events Queensland's Strategic Plan and the Destination Q Blueprint to drive destination tourism into Toowoomba and the greater SEQ region. Similar precincts in other regional centres provide a clear picture of the positive impacts the Wellcamp Entertainment Precinct will have in the Toowoomba region.

A study commissioned by the Bathurst Regional Council in 2009 demonstrated that the four events (two major and two minor) held at the Mt Panorama Motor Racing Circuit generated over \$69 million of economic impact with the equivalent of 355 full-time jobs and constituted 20% of their annual tourism.

The Bass Coast Shire Council initiated a similar economic impact study on the "Social and Economic Impact of Events", which found events held at the Phillip Island Circuit contributed nearly \$130 million to the local economy in the 2010/11 financial year. As a permanent circuit, the Phillip Island Circuit most closely replicates the intentions for the Wellcamp Entertainment Precinct.

In order to assist the Queensland Government consider the project, the proposal has been costed by Rider Levett Bucknall and Urbis have completed a Preliminary Economic Benefit Assessment to provide a conservative estimate of the benefits of the project during both its construction and operational phases. The results of that assessment are set out later in this report.

Released

RELATED OPPORTUNITIES

THE SITE

The site of the proposed Wellcamp Entertainment Precinct and Will Power Centre for Motorsport Excellent is situated to the west of the Toowoomba CBD. It is well separated from existing urban areas but remains conveniently located and enjoys high levels of accessibility.

The site is approximately 90 minutes drive from central Brisbane and two hours from the Gold Coast. It is well serviced by arterial roads, including the recently opened Toowoomba Bypass and Second Range Crossing.

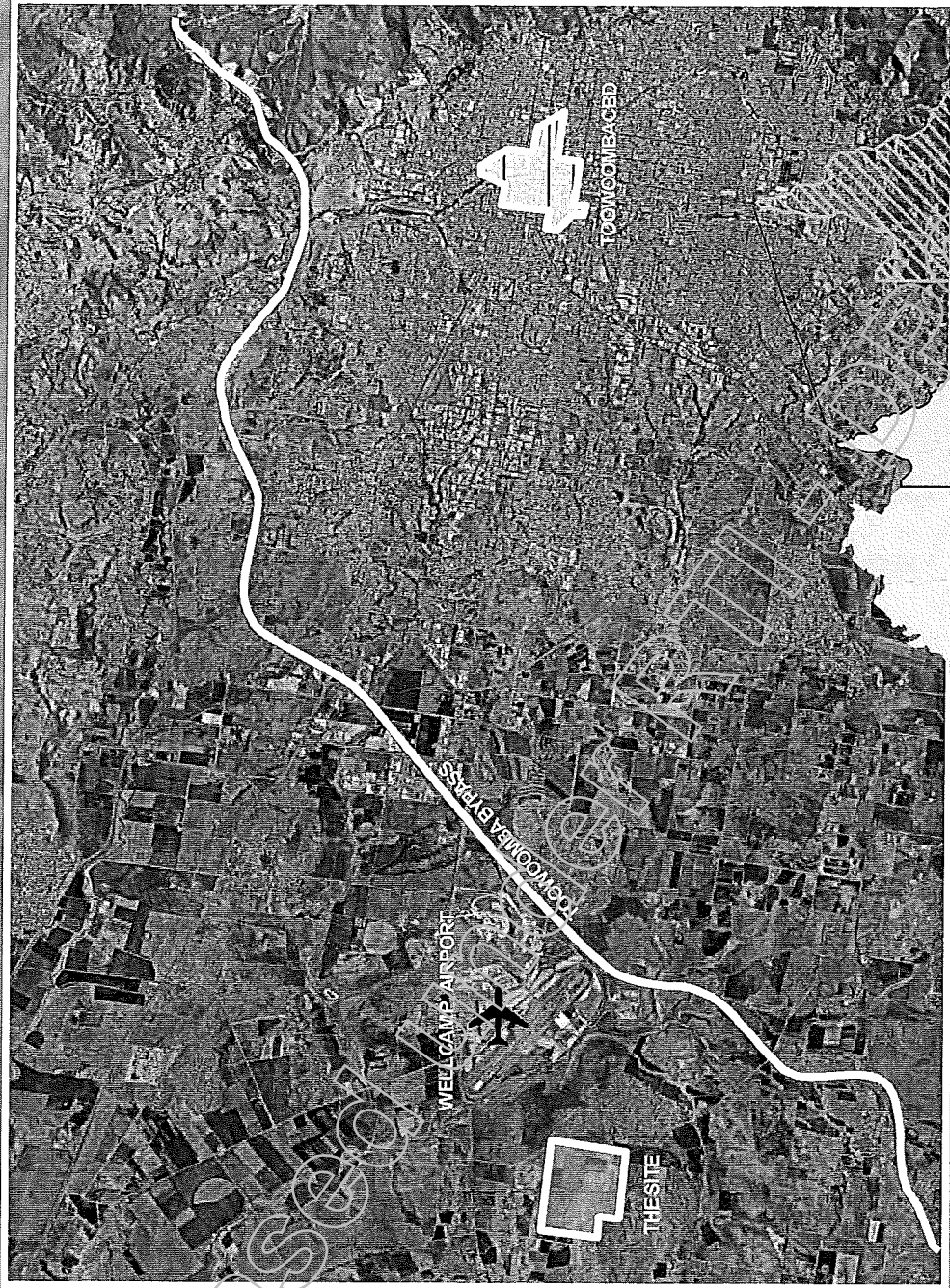
is a key characteristic of the site that it is situated adjacent to the existing Wellcamp Airport. The ability to service both the passenger and freight requirements of major events from an established airport within the precinct is a unique advantage.

The proposed co-location of the Precinct with the existing airport also creates important advantages in respect of noise mitigation and control for the surrounding area.

The proposed alignment of the future Inland Rail adjoining the proposed site is a further locational advantage of the proposed site.

The site is relatively unconstrained and well-suited to the proposed development.

It is held in freehold by Wagner Corporation and is easily able to accommodate the commencement of works immediately upon approval.





- LEGEND**
- 1 Western circuit and viewing area
 - 2 Eastern circuit and viewing area
 - 3 Viewing area and world class pit complex
 - 4 Motors and supercars precinct
 - 5 International touring complex
 - 6 Olympic Precinct
 - 7 SVU Experience and Driver Education Facility
 - 8 Anticlimax/Vehicle Driver Safety Centre
 - 9 Open space and performance amphitheatre
 - 10 Camping ground and RV sites
 - 11 Car parking

DATE 05/07/2020
 JOB NO 20000128
 DWG NO P14-02
 REV 2-1
 BRX

**WELL CAMP ENTERTAINMENT PRECINCT INCORPORATING THE WILL POWER CENTRE FOR MOTORSPORT EXCELLENCE
 RENDERED PLAN - ANNOTATED**

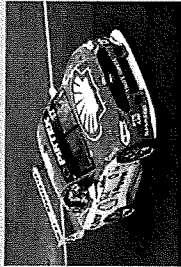

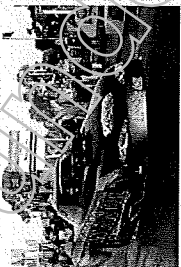





MAJOR EVENTS OVERVIEW

The Project Team have identified three categories of major events – motorsport, festivals and other concerts – which are to be accommodated in the Precinct. These three major event categories are forecast to be the most significant contributors to the employment and utilisation of the project.

The likely positioning, scale and nature of each major event has been informed by the specialised expertise and experience of the Project Team members.

Additional uses (e.g. vehicle testing, advanced driving lessons, automotive manufacturer's events, etc.) are considered likely to utilise the Precinct during the periods between major events. The facility is positioned to be operational for 300 days each year.

Examples	Description
<p>Major Motorsport Event: V8 Super Cars</p>  	<p>Attendance: 50,000 Duration: 3 days Description: The Supercars Championship is a touring car racing category in Australia and run as an International Series under Fédération Internationale de l'Automobile (FIA) regulations.</p>
<p>2nd Category Motorsport Event: Winternationals (400 Thunder)</p>  	<p>Attendance: 30,000 Duration: 4 days Description: Championship drag racing event</p>
<p>Major Festival: CMC Rocks</p>  	<p>Attendance: 24,000 Duration: 5 days Description: International country and roots festival. Festival goes camp and stay for the full 5 nights or less.</p>
<p>Large Regional Music Concert (e.g. Local Artist or Band)</p>	<p>Attendance: 15,000 Duration: 1 day/night</p>
<p>Medium Scale Regional Music Concert (e.g. Local Artist or Band)</p>	<p>Attendance: 10,000 Duration: 1 day/night</p>

ECONOMIC BENEFIT ASSESSMENT

A summary of the economic benefits (employment and GVA) to be directly and indirectly created across the construction and operational phases.

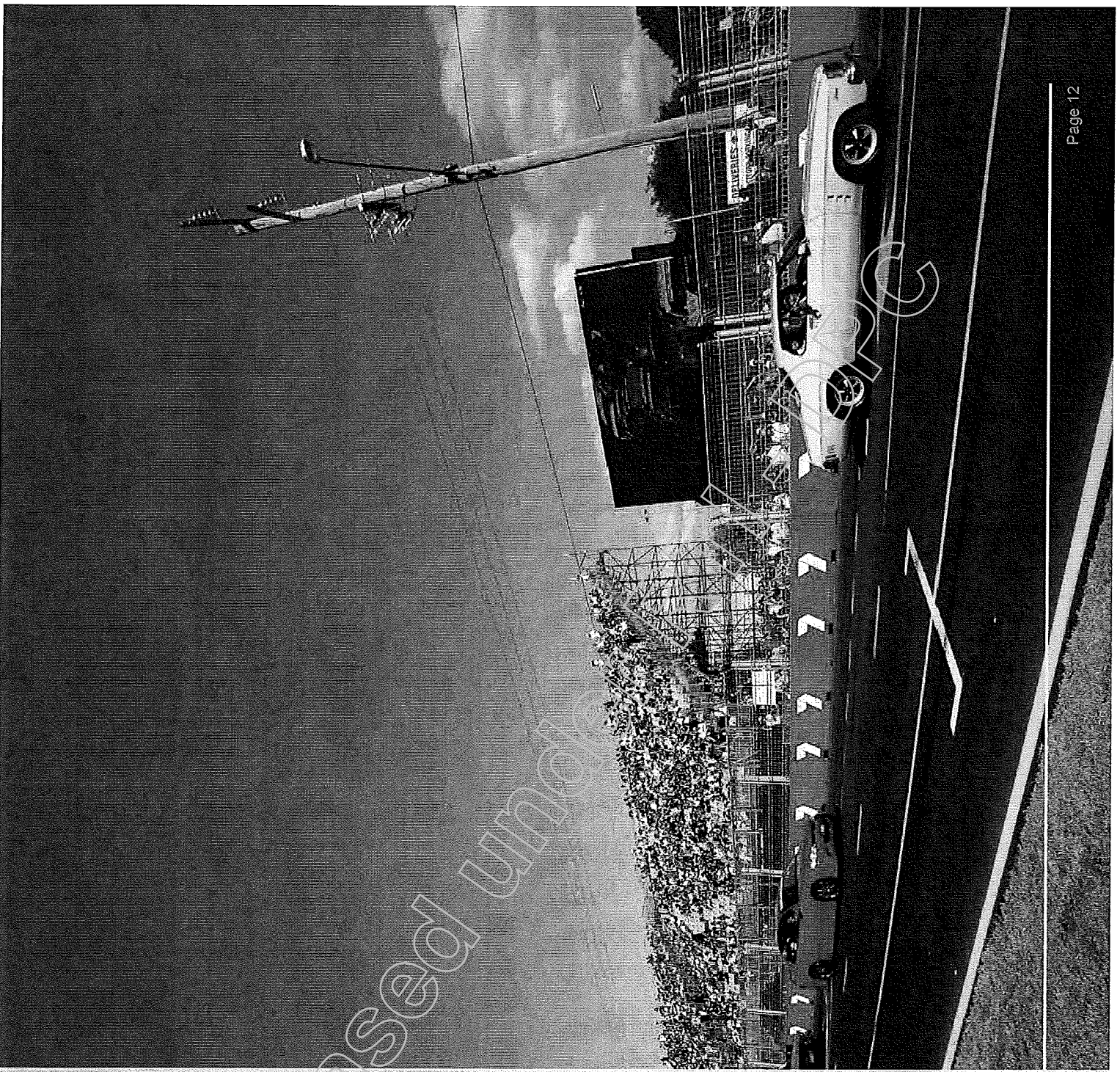
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OVERVIEW OF PRELIMINARY ECONOMIC BENEFIT ASSESSMENT

This section sets out Urbis' preliminary assessment of the construction and operational employment creation attached to the facilities and events proposed at the Wellcamp Entertainment Precinct. It is structured under the following headings:

- **Development Overview** - A brief overview of the facilities at the centre. Each of these facilities will contribute to spectator visitation and by implication permanent and casual employment for the development.
- **Events Overview** - The centre will be positioned to host a variety of event types including motorsport, festivals and concerts. This section includes examples of event types that will be targeted for the facility.
- **Economic Benefit Assessment** - A summary of the economic benefits (employment and GVA) to be directly and indirectly created across the construction and operational phases.

The methodology and assumptions are noted in the technical notes at the end of the report.



CONSTRUCTION PHASE BENEFITS

Key Insights

- The proposed development will be constructed over a 12-month period (FY2021 – 2022). Given an **annual construction cost of \$64 million** (excl. GST) on average, the number of workers employed on site during construction will be significant.
- In total, **310 direct & indirect FTE jobs** are likely to be created for the region on an annualised basis during construction, with many accruing locally.
- Total direct and indirect Gross Value-Added (GVA)** to the state's economy is estimated at more than **\$50.7 million** in constant 2020 dollars.

Annual Average Full-Time Equivalent Jobs Created



130+
DIRECT FTE* JOBS



180+
INDIRECT FTE*
JOBS

AVG. DIRECT FTE JOBS PER YEAR DURING CONSTRUCTION

AVG. INDIRECT FTE JOBS PER YEAR DURING CONSTRUCTION



CONSTRUCTION
PERIOD: FY2021-2022



\$25.2M
DIRECT GVA*

AVG. ANNUAL DIRECT GVA TO THE STATE ECONOMY



\$25.5M
INDIRECT GVA*

AVG. ANNUAL INDIRECT GVA TO THE STATE ECONOMY

* FTE = Full-Time Equivalent, GVA = Gross Value Added, Indirect benefits refer to Supply Chain effects, but not Consumption Effects. See Definitions at the end of this report for more information.

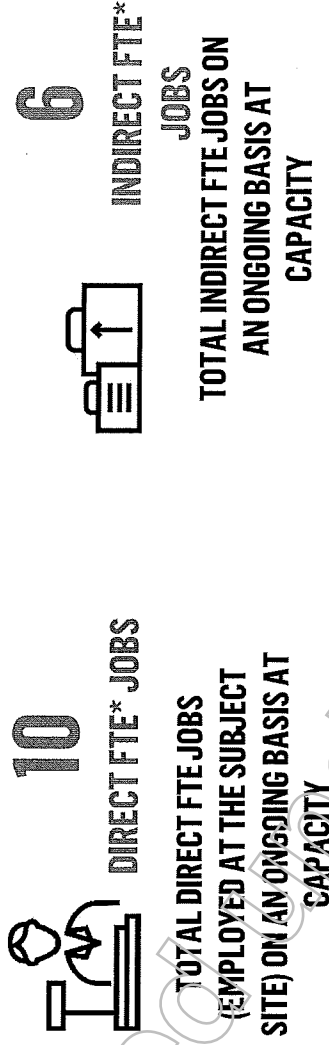
Source: REMPLAN; Rider Levett Bucknall; Urbis

OPERATIONAL PHASE - PERMANENT ECONOMIC BENEFITS

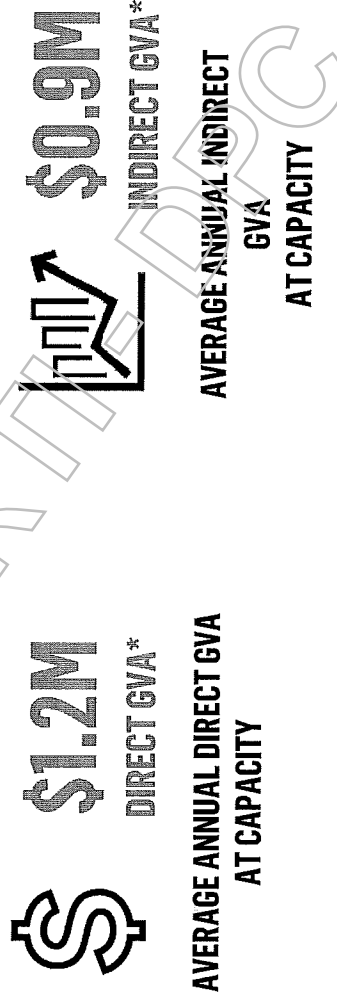
Key Insights

- Upon completion, normal operation across all land uses proposed, **Wellcamp Entertainment Precinct will support around 10 permanent FTE jobs on site.** These jobs will be ongoing over the life of the asset with that activity in turn creating permanent jobs elsewhere through the economy.
- At capacity, the project is likely to generate approximately 16 additional FTE jobs in total on an ongoing basis across the state, with the majority created and retained within the local municipality. This includes 6 indirect jobs in addition to the on-site jobs.
- These jobs are equivalent to an average annual contribution of \$2.1 Million of direct and indirect Gross Value Added (GVA), derived from the economic activities of all land uses at the location.
- The employment and GVA generated by the hosting of events on an annual basis are presented on the following slide.

Permanent Full-Time Equivalent Jobs Created



Gross Value Added to the State Economy



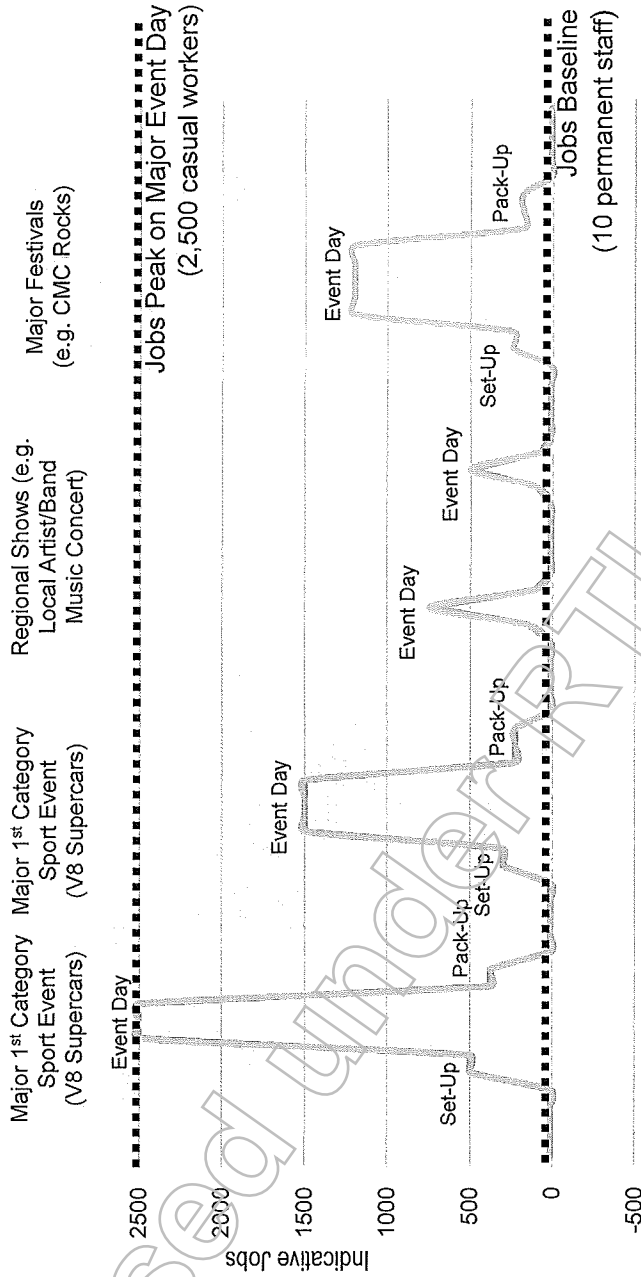
* FTE = Full-Time Equivalent, GVA = Gross Value Added, Indirect benefits refer to Supply Chain effects, but not Consumption Effects. See Definitions at the end of this report for more information.
Source: REMPLAN; Wagners; Urbis

OPERATIONAL PHASE – EVENT BASED EMPLOYMENT BENEFITS

Key Insights

- The employment trend to the right and supporting table illustrates the difference between event day and normal day employment on site. The nature of the development being an event venue means that at event days there will be high intensity of employment of up to 2,500 casual workers on site for a 1st Category Motorsport Event. At the off peak the number is significantly reduced. The current assumptions consider 7 major events per annum and the facilities being used for training and testing on other operational days.
- When the combined event days casual employment (including preparation days and pack-up) is annualised we can determine the Full Time Equivalent (FTE) at approximately 93 FTE jobs. The direct employment will translate to 42 indirect opportunities and totals to 135 FTE jobs.
- The direct baseline employment (ground operational staff) equates to 10 jobs, creating 6 indirect opportunities and 16 jobs in total.

Employment Trend



Employment Summary

Number of Jobs	Direct	Indirect	Total
Total Jobs (FTE)	93	42	135
Jobs (Peak)	2,500	N/A	N/A
Jobs (Baseline)	10	6	16

Source: REMPLAN; Wagners; Urbis

OPERATIONAL PHASE – VISITATION BENEFITS

Key Insights

The adjacent table provides an overview of the indicative key events that will be held at the proposed Wellcamp project. These events have been used as the basis for the following tourism impact assessment.

In total, five key events of varying size / visitation are expected to be held across the Wellcamp land uses on an annual basis. These include:

- Two **motorsport** events will draw a significant number of visitors to the local region. In total, these events are estimated to generate **approximately \$16.7 million GVA** to the economy per annum.
- Two **locally focussed festivals** are estimated to be held at the site each year. This will generate an **additional \$1.8 million GVA** to the economy each year.
- A **major national festival** is expected to the hosted at Wellcamp. This type of event generally spans over multiple days and can attract strong visitation to the region. This can potentially generate approximately \$2.4 million GVA per annum.
- **In total** the various events held at the Wellcamp site is estimated to **generate approximately \$20.8 million in GVA to the local and state economy.**

It is noted that additional events of varying size may be held at Wellcamp site each year; however, the benefits accruing from those events will be in addition to the benefits quantified in this analysis.

Tourism Impact Per Annum

Event Example	Events P.A.	Direct GVA (\$m)	Indirect GVA (\$m)	Total GVA (\$m)
1/8 Super Cars	1	\$4.7	\$2.7	\$7.4
Winternationals (400 Thunder)	2	\$5.8	\$3.4	\$9.2
Large Regional Music Concert	2	\$0.9	\$0.5	\$1.4
Medium Regional Music Concert	1	\$0.3	\$0.1	\$0.4
CMC Rocks	1	\$1.5	\$0.9	\$2.4
Total	7	\$13.2	\$7.7	\$20.8

Source: REMPLAN; Wagners; Urbis

INDUSTRY SUPPORT

The proposal has the support of key stakeholders in both the motor racing industry and across the Toowoomba region.

RTI - DPC based under





FEDERATION INTERNATIONALE DE L'AUTOMOBILE

Le Président

The Hon. Anastacia Palaszczuk MP
Premier of Queensland,
Department of the Premier and Cabinet,
1 William Street,
Brisbane QLD 4000
Australia

Paris, 5th June 2020

Dear Premier,

I am informed by my colleagues and friends at Motorsport Australia regarding a proposal to construct a world class motorsport facility in Toowoomba, which I understand is not far from your city of Brisbane.

The proposed "Will Power Centre of Motorsports Excellence", I am told, will be aiming to obtain an FIA Circuit Licence, which will enable it to host major international motorsport events.

Having visited your country on many occasions, I am aware that there is an urgent need for more permanent motor racing facilities.


I also understand that your Government is in the process of conducting a Parliamentary Inquiry into Motor Recreational Activities. A number of submissions to that Inquiry have indicated the importance of motorsport to the economic fabric of the community and the great benefits motorsport innovation and research brings to the area of road safety and society in general.

The addition of a new motor racing circuit in South East Queensland would provide a valuable addition to the major infrastructure of our sport in Australia and be of great benefit to your State and its people.

This new facility would host motorsport events sanctioned by Motorsport Australia and the FIA. This is important as it ensures that events will be conducted in the safest manner possible.

The FIA is strongly supportive of this exciting project and accordingly I hope to count on the support of you and your Government.

With my most heartfelt wishes for your continued safety and health,


Jean Todt

6 Place de la Concorde
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FIA-CCA



28 May 2020

The Hon. Anastacia Palaszczuk MP
Premier of Queensland,
Department of the Premier and Cabinet,
1 William Street,
Brisbane QLD 4000

Dear Premier

I write in support of the proposed Will Power Centre of Excellent and Entertain Prechnd which will be located near Toowoomba.

Motorsport Australia (formerly the Confederation of Australian Motor Sport) is the governing body of all four-wheeled motor sport in Australia and is recognised by Sport Australia as the National Sporting Organisation for motorsport.

In the company of our President and our Delegate to the FIA (the world governing body for motorsport) I visited the site of the Centre with Mr John Wagner and we are very impressed with his plans for this venue.

Motorsport desperately needs more permanent venues in this country, and one such as that planned by the Wagner family will bring enormous social, economic and community benefits to the people of the Darling Downs and Queensland in general.

The circuit design has the potential for the venue to host international and even World Championship motor sport events.

With track licensing by Motorsport Australia and the FIA, the Government of Queensland can rest assured that events there will be conducted to safety standards that are world's best practice.

We strongly urge your Government to provide the necessary assistance for this project to provide Queensland with a much-needed world class permanent facility.

Yours faithfully,


Eugene Atocca
Chief Executive Officer

Motorsport Australia ABN: 55 069 045 665
275 Canterbury Rd, Canterbury VIC 3126
Phone: +61 3 9593 7777 Hotline: 1300 883 959
motorsport.org.au





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ABN 46 193 674 123

29 May 2020

The Hon. Anastacia Palaszczuk MP
Premier of Queensland
Department of Premier and Cabinet
1 William St
Brisbane QLD 4000

Dear Premier

Re: LETTER OF SUPPORT FOR THE WILL POWER CENTRE FOR MOTORSPORTS EXCELLENCE

I am writing to offer support for the Will Power Centre for Motorsports Excellence, which will generate significant opportunities for the Toowoomba region and greater Queensland.

Toowoomba and Surat Basin Enterprise (TSBE) is an economic development organisation linking business with opportunity to create sustainable growth and diversity for the region. Encouraging and assisting new developments and infrastructure is one of our key pillars, therefore we offer our full support for this project.

The economic benefit for Queensland will be substantial, including \$51m in construction costs as well as ongoing revenue generated from motorsports racing, driver training facilities, events and festivals, other sporting events and on-site accommodation. There is also likely to be interest from international automotive manufacturers which could open a whole new industry to Queensland.

Further, the flow-on benefits to the tourism sector will be extended to accommodation providers, restaurants and cafes and many small businesses.

TSBE wholeheartedly supports the Will Power Centre for Motorsports Excellence because of the positive contribution this development will make to our community and to Queensland. The Wagner family are behind this investment and have proven themselves to be successful visionaries who have already transformed the Toowoomba region through the Wellcamp Airport. We believe this project should be supported by the Queensland Government.

Yours sincerely



Ali Davenport
CEO
TSBE

Released Under the
Official Information Act 1982

DRAFT

The Wellcamp Entertainment Precinct, incorporating the Will Power Centre for Motorsport & Driver Training Excellence, represents a generational opportunity to transform the economic base of Toowoomba and the South East Queensland region. It has the potential to serve as a truly catalytic project and a cornerstone of Queensland's economic recovery from the COVID-19 global pandemic.

To progress this opportunity, the Project Team invites the Queensland Government to consider this introduction to the project and would welcome the opportunity to meet with you to discuss the optimal pathway forward.

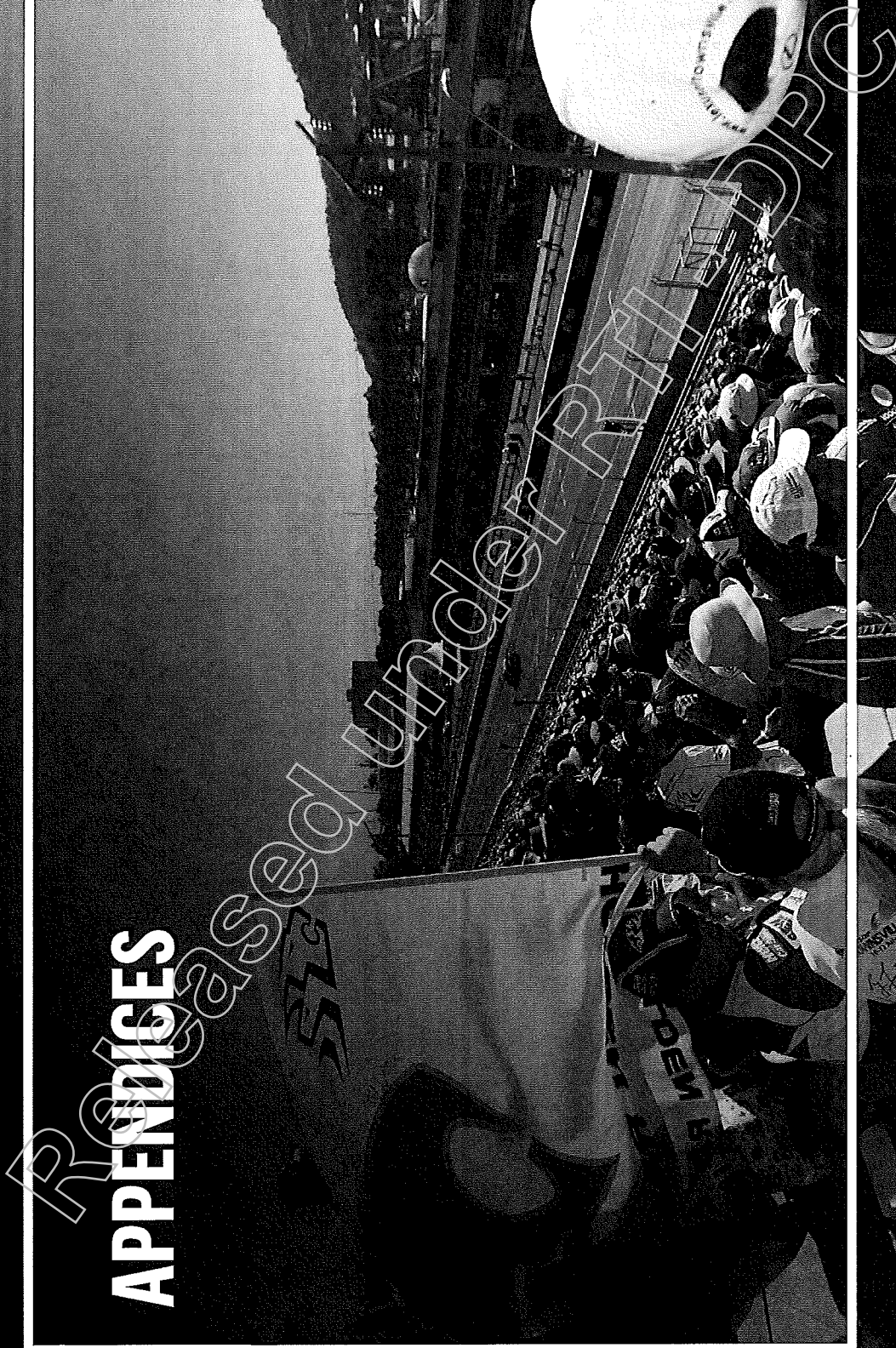
As a project of significance to the State, we anticipate a State-led pathway to project formulation, approvals and permitting. The facilitation of the project by way of the declaration of the Precinct as a Priority Development Area pursuant to the *Economic Development Act 2012* is one such mechanism available to the Queensland Development.

Wagner Corporation anticipate a shared funding model leveraging significant investments from both the private and public sector as the funding model to deliver the project.

We look forward to the opportunity to discuss the project with the Queensland Government and other project partners.

URBIS

APPENDICES



This report is dated 07 June 2020 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (Urbis) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Wagner Corporation (Instructing Party) for the purpose of a report on the Sustainable Jobs to be created at the Will Power Centre for Motorsport Excellence (Purpose) and not for any other purpose or use. Urbis expressly disclaims any liability to the Instructing Party who relies or purports to rely on this report for any purpose other than the Purpose and to any party other than the Instructing Party who relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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All surveys, forecasts, projections and recommendations contained in or made in relation to or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

Urbis has made all reasonable inquiries that it believes is necessary in preparing this report but it cannot be certain that all information material to the preparation of this report has been provided to it as there may be information that is not publicly available at the time of its inquiry.

In preparing this report, Urbis may rely on or refer to documents in a language other than English which Urbis will procure the translation of into English. Urbis is not responsible for the accuracy or completeness of such translations and to the extent that the inaccurate or incomplete translation of any document results in any statement or opinion made in this report being inaccurate or incomplete, Urbis expressly disclaims any liability for that inaccuracy or incompleteness.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the belief on reasonable grounds that such statements and opinions are correct and not misleading bearing in mind the necessary limitations noted in the previous paragraphs. Further, no responsibility is accepted by Urbis or any of its officers or employees for any errors, including errors in data which is either supplied by the Instructing Party, supplied by a third party to Urbis, or which Urbis is required to estimate, or omissions however arising in the preparation of this report, provided that this will not absolve Urbis from liability arising from an opinion expressed recklessly or in bad faith.

Urbis staff responsible for this report were:

Directors	
Associate Director	
Senior Consultant	
Research Assistant	

Project code P0023634

Report number Final

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You must read the important disclaimer appearing within the body of this report.

TECHNICAL NOTES

The following technical notes set out the methodology and assumptions that have formed the basis of the modelling set out in this report.



ECONOMIC BENEFIT METHODOLOGY & DEFINITIONS

The REMPLAN Methodology

Analysis presented here uses REMPLAN economic modelling to assess current and potential economic impacts. REMPLAN is an Input-Output model that captures inter-industry relationships within an economy. It can assess the area-specific direct and flow-on implications across industry sectors in terms of employment, wages and salaries, output and value-added, allowing for analysis of impacts at the local-level being the Toowoomba Regional Council, and for the state more generally. Key points regarding the workings or terminology of the model are as follows:

- REMPLAN uses either the value of investment or employment generation as the primary input. For this analysis, the value of total upfront investment has been used as the key input to assess the benefits of the construction phase.
- Outputs from the model include employment generated through the project and economic Gross Value Added (GVA) at the State level.
- Employment generated is calculated over the life of the construction phase; or in terms of the on-going operations, total on-going jobs generated.
- Both the direct and indirect employment are modelled:
 - *Direct* refers to the effect felt within the industry as a result of the investment. For example, the construction phase will directly result in the creation of construction jobs.
 - *Indirect* effects are those felt within industries that supply goods to the industries directly affected. **Consumption induced impacts have not be quantified and are excluded from this analysis.**
- It should be noted that the results presented in this report are estimates only based on the existing state of economic activity in the area. Additionally, operational jobs are not necessarily new jobs, but rather an estimate of jobs to be housed within the development, this analysis does not account for the geographical re-location of employment and subsequent GVA. Nonetheless, the analysis still reflects the fact that employment growth and economic value added will be positive for the State and the local area.
- Urbis consider that in the absence of the investment package it is unlikely that similar projects would be undertaken within the same period at each of the subject locations, and therefore the investments can be considered *additional*.

Definitions

- **Construction cost** is the estimated investment value for each development over the anticipated delivery period, measured in constant 2020 dollar (i.e. excluding inflation) excluding GST.
- **Gross Value Added or GVA** is a measure of the value of goods and services produced in an area, industry or sector of an economy during a certain period of time. In this case, GVA represents the total economic contribution of the investment in the project. GVA is measured in constant 2020 dollar (i.e. excluding inflation) excluding GST.

Assumptions

- The development timeframe is estimated to be a 12-month period.
- Construction costs have been provided by Rider Levett Bucknall and are estimated to be \$64.0 million excluding GST.
- These construction costs are estimates only for this preliminary assessment. Detailed costs may vary from the adjacent estimates and subsequently result in flow on effects to this assessment of economic benefits. In this instance, Urbis would recommend a review of the economic benefits having regard to the final construction costs.
- The number of permanent direct jobs (full-time equivalent) for the project has been provided by facility specialists in the project team.
- The number of event based jobs (full-time equivalent) has been derived for the ratio of supporting staff per visitor per event provided by event specialists in the project team.
- Direct FTE employment has been entered into REMPLAN to produce an estimate for indirect jobs and direct and indirect GVA contributions.
- Furthermore, operational employment is dependent on the size and mix of uses proposed. Any changes to the scale of the development will impact this level of employment and any associated economic benefits. This would subsequently require a review of this assessment.

TOURISM IMPACT METHODOLOGY & DEFINITIONS

Analysis presented in this report uses REMPLAN expenditure and tourism impact modelling to assess current and historic economic impacts. REMPLAN is an Input-Output model that captures inter-industry relationships within an economy. It can assess the area-specific direct and flow-on implications across industry sectors in terms of employment, output and value-added, allowing for analysis of impact at the local level being the Local Government Area, and for the State more generally.

Key points regarding the workings or terminology of the model are as follows:

REMPAN uses total event expenditure or duration of the event and total visitation as the primary input. For this analysis, total event visitation have been used as the key input to assess the economic benefit.

Outputs from the tourism impact scenarios include the economic Gross Value Added (GVA) at the State level.

Gross Value Added or GVA is a measure of the value of goods and services produced in an area, industry or sector of an economy during a certain period of time. In this case, GVA represents the total economic contribution of each event held at the Wellcamp site.

Both the direct and indirect benefits are modelled for employment and value added:

- o *Direct* refers to the effect felt within the industry as a result of the investment.
 - o *Indirect* effects are those felt within industries that supply goods to the industries directly affected. Consumption induced impacts have not been included in the tourism scenarios and are excluded from this analysis.
- Tourism benefits are modelled for the operational phase of each event with value-added numbers being presented on an annualised basis (if each event was to occur the following year under similar circumstances).

A 'visitor' has been defined as those originating from outside of the Toowoomba Local Government Area (LGA).

It should be noted that the results presented are estimates only based on the existing state of economic activity in the region. Due to the static nature of input-output modelling they have the potential to overstate the actual effects. Nonetheless, the analysis still reflects the fact that the economic value added will be positive for the region.

The following slide provides the assumptions and data sources adopted for the Economic Benefit and Tourism Impact Assessments.

OPERATIONAL PHASE EMPLOYMENT INPUTS AND ASSUMPTIONS

Permanent Employment (non-events) Inputs

Occupations
 Permanent operational staff including Property and Building Managers, Upkeep and Maintenance Staff, Administrative, Management, Event Planners and Security

Total Permanent Operational Staff (Non-Event)*
 10 employees

Event Inputs

Event Types	Capacity (Visitors/ Attendance)	Duration (Days)	Expected Number of Events Per Annum*
Motorsport Events	30,000-50,000	3-4	3
Concerts Events	10,000-15,000	1-2	3
Festivals Events	24,000	3-5	1

*The above is based on interview responses and have been gauged by limited desktop market research

Pre- and Post Event Employment

Casual Staff (Pre-and Post Event)	Motorsport Events	Concert Events	Festival Events
Days (pre)	2	1	2
Days (post)	3	1	3
Capacity (pre)	20%	20%	20%
Capacity (post)	15%	15%	15%

Event Day Employment

Event Type	Example	Employment (Casual Staff)*
Major 1st Category Events	V8 Super Cars	2,500
2nd Category Sport Events	Winternationals (400 Thunder)	1,500
Major Event	Large Regional Music Concert (Local Artist/Band)	750
2nd Category Show Events	Medium Regional Music Concert (Local Artist/Band)	500
Regional Festivals	CMC Rocks	1,200

*Casual staff includes; Chefs and cooks, Wait staff, Bar staff, Catering assistants, Track and grounds staff, Traffic controllers, Ushers/Parking Assistants and Ticket sellers. The staffing was determined as a factor of 0.05 workers per spectator.

Released

COVID-19 AND THE POTENTIAL IMPACT ON DATA INFORMATION

The data and information that informs and supports our opinions, estimates, surveys, forecasts, projections, conclusion, judgments, assumptions and recommendations contained in this report (**Economic Benefit Assessment**) are predominantly generated over long periods and is reflective of the circumstances applying in the past. Significant economic, health, and other local and world events can, however, take a period of time for the market to absorb and to be reflected in such data and information. In many instances a change in market thinking and actual market conditions as at the date of this report may not be reflected in the data and information used to support the Report Content.

The recent international outbreak of the Novel Coronavirus (COVID-19), which the World Health Organisation declared a global health emergency in January 2020 and pandemic on 11 March 2020, is causing a material impact on the Australian and world economies and increased uncertainty in both local and global market conditions.

The effects (both directly and indirectly) of the COVID-19 Outbreak on the Australian real estate market and business operations is currently unknown and it is difficult to predict the quantum of the impact it will have more broadly on the Australian economy and how long that impact will last. As at March 2020, the COVID-19 Outbreak is materially impacting global travel, trade and near-term economic growth expectations. Some business sectors, such as the retail, hotel and tourism sectors, are already reporting material impacts on trading performance now and potentially into the future. For example, Shopping Centre operators are reporting material reductions in foot traffic numbers, particularly in centres that ordinarily experience a high proportion of international visitors.

The Report Content and the data and information that informs and supports it is current as at the date of this report and (unless otherwise specifically stated in the Report) necessarily assumes that, as at the date of this report, the COVID-19 Outbreak has not materially impacted the Australian economy, the asset(s) and any associated business operations to which the report relates and the Report Content. However, it is not possible to ascertain with certainty at this time how the market and the Australian economy more broadly will respond to this unprecedented event. It is possible that the market conditions applying to the asset(s) and any associated business operations to which the report relates and the business sector to which they belong could be (or has been) materially impacted by the COVID-19 Outbreak within a short space of time and that it will have a lasting impact. Clearly, the COVID-19 Outbreak is an important risk factor you must carefully consider when relying on the report and the Report Content.

Any Report Content addressing the impact of the COVID-19 Outbreak on the asset(s) and any associated business operations to which the report relates or the Australian economy more broadly is (unless otherwise specifically stated in the Report) unsupported by specific and reliable data and information and must not be relied on.

To the maximum extent permitted by law, Urbis (its officers, employees and agents) expressly disclaim all liability and responsibility, whether direct or indirect, to any person (including the Instructing Party) in respect of any loss suffered or incurred as a result of the COVID-19 Outbreak materially impacting the Report Content, but only to the extent that such impact is not reflected in the data and information used to support the Report Content.

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