

2 December 2019

Ms Anita Allen
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DPTI

Via Email: DPTI.PlanningReformSubmissions@sa.gov.au



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Dear Anita

RE: PDC - THE BEND MOTORSPORT PARK

BACKGROUND

Peregrine Corporation is the developer of The Bend Motorsport Park ("Facility"). The Facility became operational in 2018. To date, over \$100 million has been spent on the construction of the Facility. The Facility has already contributed significantly to regional and State economy. For example:

- creating hundreds of new jobs during the construction period
- creating numerous permanent and direct FTEs in the day to day operation of the Facility;
- creating daily regional economic activity with visitations to the Facility;
- hosting local, national and international events that create visitation to the region & State.

The facilities that have been built and are currently operational at Facility include:

- a world class 7.7km main race circuit capable of 4 configurations (2 simultaneous);
- a multi-function 300m long, 4-level primary pit building that hosts a modern race control facility, pit garages, conference facilities and a 100-room 4 start hotel and restaurant;
- a main race circuit paddock that includes numerous support structures (garages, carports, scrutineering shed, credentials office);
- a secondary pit building (includes race control, reception area, dining/briefing space) with paddock to facilitate the running of simultaneous events on the main race circuit.
- an international 2.5km karting and drifting/rally circuit, built to CIK standards, and bespoke race control building, administrative centre & function centre;
- self-serve trackside refuelling facility;
- a 10,000sqm irrigated skid pan & driver testing facility;
- a 2,000 sqm workshop;
- a large off-road 4WD track supported by an off-grid, architecturally designed support building (race control building, administrative centre & function centre);
- an off-road rally facility also supported by the 4WD facility building;
- a 1,000-person capacity Holiday Park including a swimming pool
- 2km of public roads, footpaths and verge treatments;
- Landscaping of some 100ha of land and the planting of 3,000 trees.

The Facility has already hosted various national and international events. It has secured the following national and international events in 2020:

- Asian Le Mans (LMP2 and LMP3 race vehicles);
- Revolve 24 (cycling);
- International Motofest
- Shannons Nationals;
- OTR The Bend 500 (Supercars).

In addition, the Facility will host its first “festival” called The Bend Classic in December this year. The aspiration is to grow the festival to international recognition.

The Facility has already won international awards being named the 2018 Motorsport Facility of the Year at the Professional Motorsport World Expo in November of this year. Its popularity is expected to grow in the coming years.

In January 2019, the site hosted the national Scout Jamboree. Twelve thousand scouts from all of Australia and some international, camped on the site for more than 10 days.

Peregrine Corporation submit that a supportive development zone is necessary to support the investment in the Facility. A supportive zone will assist the local and State economies in maximising the Facility’s potential. There are further developments to be undertaken at the Facility.

Peregrine Corporation have considered the proposed Motorsport Park Zone in Phase 2 of the draft Planning & Design Code. A number of issues arise in respect to both the policy detail and the procedural implications arising for future development applications.

The following key principles have been discussed and agreed with DPTI staff and are instructive in guiding the detail of this submission:

- Land uses that are established and/or already contemplated under the existing approvals will be allowed to continue with an appropriate degree of flexibility to accommodate changes both in the nature of land uses and The Bend as it evolves;
- There should be greater support for the use of land in the zone for general industry;
- Development should only be Performance Assessed when it has the potential to have material impacts beyond the boundaries of The Bend
- Where development has impacts which are entirely contained within the boundaries of the site, the presumption is that there are no planning issues and they will be classified as Accepted Development or Deemed-to-Satisfy development (subject to appropriate DTS criteria to be determined). In other words, these uses require building certification, but planning approval should be automatic or if required at all should be a matter of private certification;
- Ensure that there is clarity around the retail development can occur at The Bend, of course in harmony to Tailem Bend township. In the Phase 2 draft, the DTS criteria for “Shop” (DTS/DPF 1.2 under Land Use and Intensity) should be expanded to allow for certain types of Shop to be DTS notwithstanding that they do not meet those existing criteria. The nature of shops to be excluded from this DTS threshold are to be identified and agreed;

- At present a Dwelling is a DTS form of development if it meets DTS 1.5 and 1.6, i.e. is on an allotment authorised in a plan of division which is intended to be used for residential purposes, and in association with and ancillary to motorsport facilities or tourist accommodation, to be used as workers accommodation. It is proposed that within an area designated on the Masterplan, a Subzone will apply within which a Dwelling will be DTS if it is in association with vehicle garaging, storage or workshops, in which case it may include facilities for the accommodation of persons as a non-principal place of residence;
- Advertising signs of up to 15 metres high and at least 50 metres from an arterial road boundary of the site will be DTS. Signs of up to 10 metres high will be DTS if at least 10 metres from an arterial road boundary;
- The general principle is that there will be no public notification of any development proposed which is 50 metres or more from a boundary of the site. The exception will be where development is of a nature or scale that it will have material off-site impacts. The criteria for determining which of these classes a particular proposal falls into are subject to further refinement.

In terms of the specific detail in respect to land use, it is important for absolute clarity that the relevant desired outcomes, performance outcomes and deemed to satisfy provisions are sufficiently broad to cover all existing/envisaged uses and in particular to fully recognise:

- All motor sport related activities, including trackside refuelling and testing facilities (not just test tracks);
- The business park (comprising retail, business, industrial and commercial);
- The villa development, which represents a significant component of the endorsed master plan for The Bend;
- Recreation/amusement/leisure activities/facilities;
- Festivals and special events (e.g Scout Jamboree);
- Sports events (i.e Revolve 24);
- Transport activities (to capture the airstrip);
- Tourism.

Peregrine Corporation would be pleased to meet with DPTI staff to further discuss this submission and to work through solutions which ensure the PDC enables delivery of the project in the manner anticipated.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M Osborn', with a stylized flourish at the end.

Michael Osborn
National Planning Manager