



Spring 2014

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The Voice of the Castlemaine Hot Rod Centre

## Funding Approved for Feasibility Study

**On 31 October State Liberal Member for Northern Victoria Amanda Millar advised the Board of the Castlemaine Hot Rod Centre that our application for funding assistance for a feasibility study on the recently purchased Gowar property has been approved. The press release follows.**

State Liberal Member for Northern Victoria Amanda Millar and Liberal candidate for Bendigo West Michael Langdon announced today the Victorian Coalition Government is providing \$29,000 from the \$1 billion Regional Growth Fund to explore the viability of a unique hot rod testing and functions facility in Castlemaine.

Representing Deputy Premier Peter Ryan, Mrs Millar said the Castlemaine Hot Rod Centre Feasibility Study will analyse the economic and social benefits to the community from establishing a testing and functions facility in Castlemaine. "This study will explore the use of a 45 hectare site, acquired by the Castlemaine Hot Rod Centre, for the location of a unique events and dynamic vehicle testing facility," Mrs Millar said. "The facility will be the only place in the state where specialty vehicles can be certified through one body, and will include 1.2 kilometres of private tarmac for brake and lane change testing, indoor and outdoor function facilities, and a driver education centre."

Mr Langdon said "there are 23 businesses employing over 120 staff directly associated with the industry in the region, including the Castlemaine Hot Rod Centre, with another 15 businesses closely associated. "A new facility will likely deliver significant benefits to the Castlemaine community, including new business and job opportunities and increased tourism."

Deputy Premier Ryan said the \$29,000 study will include analysis of demand and economic and social benefits, advice on preparing the site for development and property design, thorough community consultation, and development of a business plan and budget.

Mr Ryan said the Victorian Coalition Government funding towards the Feasibility Study will be provided through the Regional Growth Fund to Castlemaine Hot Rod Centre Ltd., which would contribute \$5,000, with a further \$5,000 being provided by Mount Alexander Shire Council.

"The Regional Growth Fund invests in community-led projects to drive jobs, investment and innovation in rural and regional Victoria," Mr Ryan said. "Since it was established in 2011, the \$1 billion Regional Growth Fund has invested in almost 1800 local projects in communities outside of Melbourne, generating almost \$2 billion of total investment."

In Mount Alexander, the Regional Growth Fund has provided \$2.9 million to 17 projects, leveraging \$4.6 million in total investment.



**Above and below:** Board members Larry O'Toole, Vicki Farrell, Rod Hadfield and John Lynch (in blue shirts) join with Amanda Millar, member for Northern Victoria, Michael Langdon, Liberal candidate for the seat of Bendigo West and David Leatham from the Economic Development Department of Mount Alexander Shire for the funding announcement.





## Gowar Preliminary Report

In preparation for the conduct of the feasibility plan for the Gowar property, Chairman Larry O'Toole recently conducted a brief appraisal of the property to highlight urgent works required to make the property safe and secure in the short term. There has been little maintenance on the property for many years and some aspects show the signs of extreme neglect, particularly the fencing and buildings.

This report was tabled at a recent board meeting and a schedule of repair works will be undertaken at first opportunity to address the most pressing requirements.

**Right and below:** The shearing shed is in fair condition but the entry steps need some attention to correct a list and make them secure again. Broken louvre window panes need to be replaced and both water tanks are in poor condition. One still holds some water, the other is empty and badly rusted. The tank stand bases are sound but need new tops on them.



**Above:** Where the creek enters the property at the western boundary there is an accumulation of debris that has caught in the fencing across the creek and damaged it extensively. The debris needs to be removed and the fencing reinstated in a manner that allows most of this debris to pass through. Regular maintenance is also needed at this point in the future after heavy rains.



**Above:** Not far from the area mentioned at left there is an outbreak of blackberries along the sides of the creek. These are not extensive but need to be treated to prevent them spreading.





**Above:** Boundary fencing is in very poor condition in a couple of areas and needs immediate attention. Posts have rotted and fallen over. Temporary props have also failed and allowed the fence to fall down. Some emergency repairs have already been done to prevent stock wandering. In the photo above right there has been a large tree fall on the fence and the disturbed ground has fostered the growth of wheel cactus. This needs to be eradicated as soon as possible.

**Below:** Internal fencing is also in very poor condition with much of it lying on the ground. Some sections of this fencing is not required and needs to be removed to prevent stock becoming tangled in it.



## Project Outcomes from Feasibility Study

Following the announcement of the funding for the feasibility study on the Gowar property it is timely to draw your attention to the outcomes we expect to receive as a result of this study. These have been written into the contract for the work and are as follows:

- Business Feasibility Report addressing the project objectives
- An estimate of demand for the centre
- Site Analysis Plan with documentation describing components of the Plan
- Site Layout and development options and plans
- Architectural sketches, diagrams and explanatory information
- Costings and timelines for site preparation and construction of all buildings and works
- A financial feasibility analysis. This would be a 5-10 year

cash flow analysis that would include projections of the costs and revenues for the facility.

- The direct economic impact of the facility on the Mount Alexander Shire and Victoria, expressed in additional Gross Regional Product and employment created by the centre.
- The indirect impact of the facility on Mount Alexander Shire and Victoria, expressed in additional Gross Regional Product and additional employment. The indirect impact is the “flow-on” effect of the facility and would be estimated using an appropriate industry multiplier derived from an input-output model.
- The social costs and benefits of the development.
- A plan for the ongoing operations of the facility, including the management structure.



## Open House for Members at Gowar Property

The General Meeting of the CHRC on December 5 will take the form of an Open House at the Gowar property with picnic dinner and inspection. This is being held as a thank you to members and supporters of the CHRC and to give them a chance to inspect the property personally. A picnic dinner will be provided so for catering purposes please advise a board member if you will be attending.

Access details are as follows. Entry will be via the gate beside the house in the corner of the property as you travel from Castlemaine toward Maldon, as shown at right. There will be some sort of flag or sign in place. Starting time from 6:00 pm. Please take great care entering the property from the road.



## Future Meeting Dates

The next general meeting of the Castlemaine Hot Rod Centre Limited will be held at the Gowar property, Castlemaine-Maldon Road, Castlemaine on Friday December 5, 2014 from 6:00pm Picnic dinner and property inspection function. For catering purposes, please notify a board member if attending. Future general meetings are also planned for Friday March 6 and Friday September 4, 2015. The Annual General Meeting of the Castlemaine Hot Rod Centre will be held at the Wesley Hill Hall in Castlemaine on Friday June 26, 2015 at 7:30 pm.

■ For further information call Chairman Larry O'Toole on (03) 5472 3653 or Secretary Vicki Farrell on 0418 510 352.

Become a member of the Castlemaine Hot Rod Centre Limited. Annual membership is \$100.00 or you can take advantage of our extended membership offer three years \$250.00; six years \$500.00 or 12 years \$1000.00. Send cheque or money order to CHRC Limited PO Box 1080, Castlemaine 3450, Call Vicki Farrell for credit card payment or make direct bank transfer to BSB 633000 A/C 131166829.

## Community Enterprise Referral Form

Let your actions speak louder than words at no cost to you. Let's not wait for others to make our good ideas happen.

I want to be part of the Mount Alexander Community Enterprise initiative of the Castlemaine Hot Rod Centre Limited in partnership with Bendigo Bank and Bendigo Community Telco.

### Banking and Telephone Services

Do you currently bank with Bendigo Bank? ☐ Yes ☐ No Is your phone with Bendigo Community Telco? Yes ☐ No ☐  
 Would you like your accounts linked to the Castlemaine Hot Rod Centre Project? ☐ Yes ☐ No ☐  
 I would consider transferring banking business to Bendigo Bank ☐ and/or Bendigo Community Telco. ☐

### Supporter Details

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Home phone: \_\_\_\_\_ Mobile phone: \_\_\_\_\_ Email: \_\_\_\_\_

Please return form to Bendigo Bank, Mostyn Street, Castlemaine Vic. 3450

Agent Number 4998