



MOUNT BARKER
DISTRICT COUNCIL

23 May 2023

Media Release

Summit Precinct: Opportunity to Shape Australia's Premier Leisure Hub

Mount Barker District Council is excited to launch an Expression of Interest (EOI) for prospective developers and operators to play a pivotal role in a landmark \$150 million regional leisure precinct in the Adelaide Hills.

This invitation provides an unprecedented opportunity for local, national, and international developers, investors, and operators to contribute to an exceptional tourism, recreational, and economic growth initiative in Mount Barker, which is poised within the next decade to become the second-largest city in South Australia.

Today's EOI launch comes a month after the hugely successful AFL Gather Round event in Mount Barker that showcased the initial phase of the precinct at the Summit Sports and Recreation Park. Additional AFL fixtures are being targeted, along with other major sporting and entertainment events supporting what is a \$225m tourism economy in the Adelaide Hills. Now, Council is opening up the remaining land to qualified groups possessing development capital and experience.

Interested parties are invited to invest or operate key community leisure assets within the 'Summit Precinct', which includes the \$25m multi-sport Summit Sports and Recreation Park. A 30-hectare greenfield site has been earmarked for this transformative development.

Partnering opportunities via the Expression of Interest are sought for:

- Regional Aquatic and Leisure Centre Operator - Operation of the Regional Aquatic and Leisure Centre
- Summit Leisure and Entertainment Park Precinct Partner - Development and operation of the Summit Leisure and Entertainment Park
- Summit Leisure and Entertainment Park Individual Operators - Operation of complementary uses in the Precinct.

Leveraging its significant investment in community infrastructure, Council in collaboration with property advisors Alinea Group and Leedwell Property, seeks prospective partners to help cultivate an inclusive leisure and entertainment precinct that will catalyse economic activity, support local tourism, generate employment, and invigorate the region.

The vision for the Precinct includes an assortment of hospitality, recreational, and accommodation elements, guided by a set of well-established principles. Market research has highlighted the site's suitability for a range of facilities and activities, such as accommodation and conference venues, indoor recreation, mini golf, trampoline centre, aerial ropes course, and food and beverage offerings.

The Summit Precinct includes the under-construction Regional Aquatic and Leisure Centre and a planned adventure playground. It is strategically adjacent to an 18-hole golf course and a 30-ha wetland, adding to its unique attraction for visitors. Council has extended a 40km cycleway and pedestrian trail through the Precinct and structurally restored and stabilised three heritage listed barns for adaptive re-use.

Located conveniently close to the South Eastern Freeway and just 45 minutes from Adelaide Airport, Mount Barker is the fastest growing region in South Australia and offers a compelling proposition for private sector investors. Council will actively shape the precinct. Community engagement opportunities will be provided as the project moves through subsequent stages of market response.

Mayor David Leach said the project was a significant stride in the Council's proactive strategy to stimulate economic growth and attract private sector investment.

“The Summit Precinct stands as the potential jewel in the crown of Australia’s leisure, sport, and entertainment offerings,” Mayor Leach said.

Jamie Guerra of Leedwell Property and Ben Koop of Alinea Group have been appointed to engage with qualified parties and consortia during the EOI process.

Mr Guerra said, “the Summit is targeted to be Australia’s leading regional master planned recreation, leisure, sport and entertainment precinct”.

Mr Koop noted “the opportunity provides an innovative delivery and operating model with collaboration between all partners, ensuring it is underpinned by a shared overarching vision and operated and promoted as one single ‘destination’ asset.”

Expressions of Interest should be submitted by 5pm ACDT, Thursday, 20 July 2023.

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