



Our Ref: A4589562

Mr David Lanfear
Strathcorp Consulting
Dilhorn House
2 Bulwer Street
PERTH WA 6000

Dear Mr Lanfear

ACT Motorsport Strategy

I refer to your meeting on Wednesday 14 January 2009 at which you provided a briefing to the ACT Planning and Land Authority (ACTPLA) on a proposed Motorsport Strategy for the ACT and I note that you have been engaged by the Department of Territory and Municipal Services. I refer also to an earlier meeting with the former Director of Planning Services, Ms Jacqui Lavis.

You have requested advice from ACTPLA regarding your recommendations for the development of a strategy for motorsport in the ACT. The recommendations were outlined in a power point presentation, titled draft ACT Motorsport Strategy of 14 January 2009. The following information and views have been prepared after consideration of the recommendations against the Territory Plan's development controls and leasing issues. ACTPLA's advice should not be considered as a broad endorsement of your draft recommendations, which would need to be considered in a more holistic context and at a broader level. There are a range of issues that require further consideration before ACTPLA is able to provide comprehensive advice on the proposal, including:

1. Whole of Government Consideration

The recommendations involving the development of a national motorsport facility across several blocks in the Majura District and securing adequate funding requires consideration by the ACT Government at a broad policy level.

2. Master Planning

A comprehensive Master Plan for the site would need to be prepared, which includes a rigorous site analysis and fully explores opportunities and constraints. The blocks under consideration have several known issues, including contamination, biodiversity and pine forest plantations. It is unclear how the recommendations would impact on surrounding traffic and noise impacts on existing and future residents in the area. A Master Plan would need to give consideration to issues of noise impacts, landscape,

gradients, traffic, surrounding land use, heritage and environmental impacts, flora and fauna assessments, transport and infrastructure, visual impact, national land use, etc. A determination on whether a variation would be required to the Territory Plan would be made on the basis of the Master Plan, the nature and scale of the uses proposed and Government policy.

Specific Comments on Proposals

The recommendations identify three broad locations for development of motorsport facilities, including

1. Land Surrounding and Including Fairbairn Park at the corner of Pialligo Avenue and Sutton Road

Several recommendations nominate a range of motorsport activities at this location. Eight blocks were identified, including blocks 306 (Fairbairn Park), 474 (driver training centre), 206, 510, 515, 600, 601 and part of 585 in the District of Majura. Under the Territory Plan these blocks are contained within the Broadacre Zone and the Hills, Ridges and Buffer Zone (see attachment A Territory Plan Map). Development and land use controls over these land zones can be found on the ACTPLA website (see http://www.actpla.act.gov.au/tools_resources/legislation_plans_registers/plans/territory_plan).

Motorsport is considered an outdoor recreation facility under the Territory Plan and is assessable in either the merit or impact track depending on whether an Environmental Impact Statement (EIS) is required under the *Planning and Development Act 2007* (the requirements are discussed further below under the heading of *Environmental Impact Statement*).

The recommendations also nominate several other activities on the land, including

- a social club and administration building;
- conference facilities;
- the establishment of elite rider facilities, incorporating a gymnasium, club and lecture rooms; and
- a motor vehicle industry centre housing on-site tenants, including race teams, mechanics, panel beaters, industry training bodies and car detailers.

ACTPLA would require further details on the type and scale of these additional activities before a decision could be made about whether they were assessable in accordance with the land use zones. For instance, the recommendation to establish onsite V8 Super car teams, mechanics workshops, panel beaters and car details would be considered as industrial uses and depending on the nature and scale of these uses may not be assessable under the current zoning.

2. Land at Kowen Forest Adjacent to Sutton Road

The presentation recommends that access to Kowen Forest be negotiated with ACT Government for the establishment of a national test facility for rallying. The specific site is not identified in the recommendations. ACTPLA could provide more specific advice when a site has been identified. It should be noted, however, that Kowen has been identified for future urban development under the Canberra Spatial Plan. The use of Kowen Forest for motorsport activity would have to be considered by Government with respect to its future use as an urban area.

3. Land South of the Canberra Airport at Pialligo Avenue

ACTPLA is unable to provide advice on recommendations about activities proposed on the land south of the Canberra Airport because of insufficient detail on the precise location and proposed activity. ACTPLA would be happy to prepare advice when further information is provided.

Environmental Impact Statement

An EIS would need to be prepared if the final proposal activates any of the triggers prescribed in Schedule 4 Part 4.2 and 4.3 of the *Planning and Development Act 2007*. For instance, an EIS would be required for the construction of a permanent sporting venue, including motorsport facility, where the venue will hold less than 2 000 people and be within 1.5 kilometres of a residential zone. The existing facility at Fairbairn Park is within 1.5 kilometres of residences at the ACT suburb of Oaks Estate. If the final proposal did not involve any of the activities or processes in Schedule 4 of the Act, the Planning Minister may still determine that an EIS is required under section 124 of the Act.

National Capital Plan

Blocks immediately adjacent to Pialligo Avenue are subject to provisions of the National Capital Plan pertaining to main avenues and approach routes into the ACT. National Capital Authority requirements, including relevant development control plans can be obtained directly from the Authority on (02) 6271 2888.

Buffers surrounding Defence Land

The proposed site adjoins land used by the Commonwealth Department of Defence for training purposes on block 585 (see orange coloured area of Attachment B). The Department of Defence may have special requirements in relation to the proposal. That Department would be able to provide advice about specific requirements.

Comments on Land Tenure

Presently, the Department of Territory and Municipal Services (TaMS) holds custodianship over blocks 206, 510, 515, 600 and part 585. TaMS would be able to provide advice about specific requirements (see Attachment B for land Custodianship Map).

The status of the remaining blocks is as follows:

- Block 306 Majura

A lease was granted to the Fairbairn Park Control Council for a term of 20 years commencing on 25 September 2006 for the purposes of an outdoor recreation facility;

- Block 474 Majura

A lease was granted to the ACT Regional Transport and Distribution Industry Training Council (ACT RTDITC) for a term of 10 years commencing on 19 January 1993 for the purposes of a training facility and other ancillary activities.

ACT RTDITC occupy the site and are currently in the process of negotiating a direct sale with the LDA.


- Block 601 Majura

A lease was granted to the National Capital Motorsports Club for a term of 50 years commencing on 22 September 1989 for the purposes of a motor vehicle racing track;

- Block 585 Majura (pt)

A licence was granted to Graeme Davis, Paintball Sports ACT, for a term of 10 years commencing on 21 April 2008 for the purposes of paintball activities.

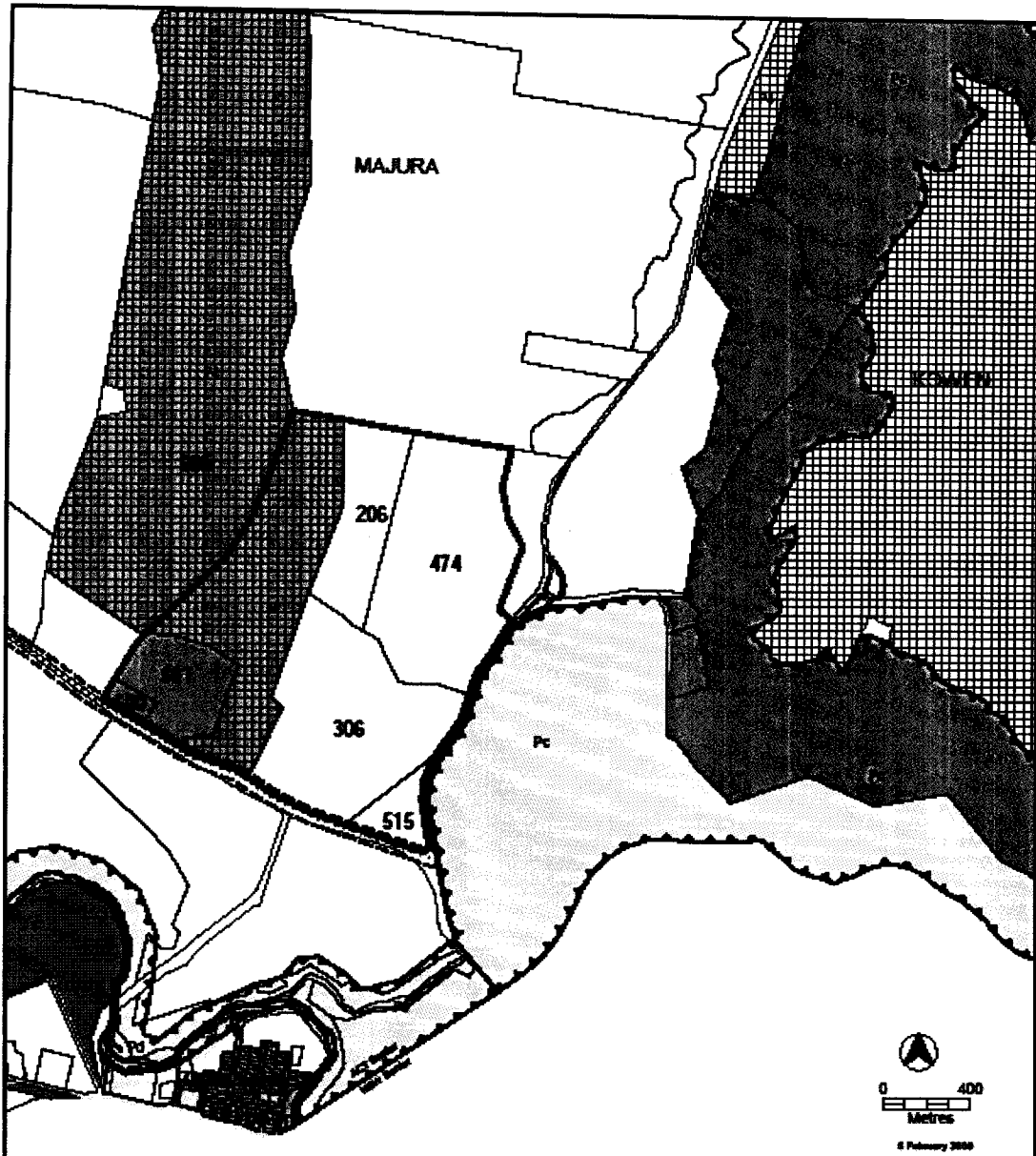
Yours sincerely



Neil Savery
Chief Planning Executive
10 February 2009

Cc A/g Chief Executive, DTaMS

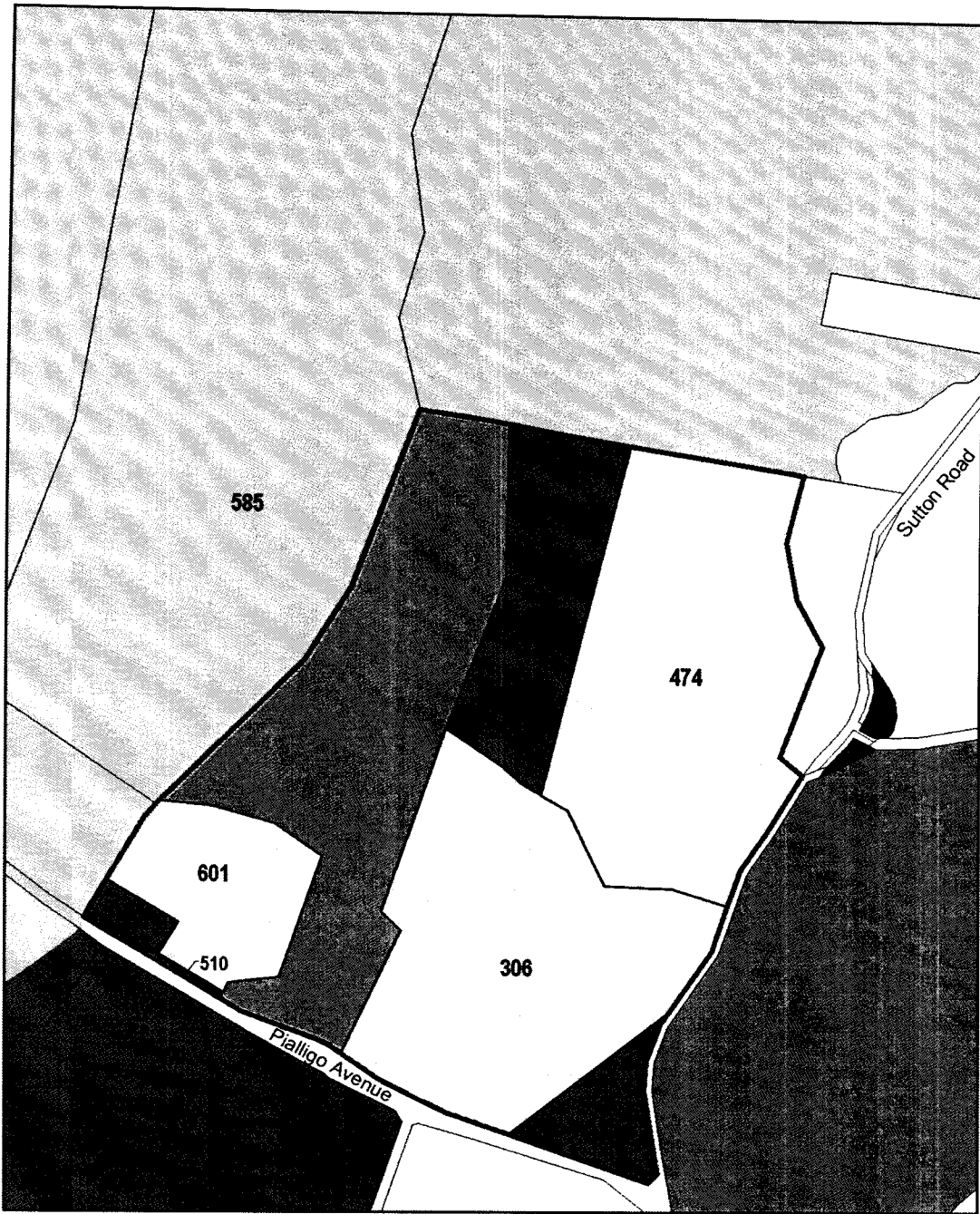
Attachment A Territory Plan Map for Proposed ACT Motorsport Study











ZONING		OVERLAYS	
Designated Areas:	Community Facility:	Type of Precinct:	Special Requirements apply under National Capital Plan
See National Capital Plan	CFZ - Community Facility	P1 - Metropolitan Avenue	S
Residential:	Urban Parks and Recreation:	P2 - Rural Village	FUA Future Urban Area
RZ1 - Suburban	PRZ1 - Urban Open Space	P3 - Rural Main	V Draft Variation to the Plan having little effect
RZ2 - Suburban Core	PRZ2 - Restricted Access Recreation	P4 - Residential Precinct	I Urban Open Space - Not Public Land
RZ3 - Urban Residential	Transport and Services:	P5 - Christmas Zone	Public Land, unless point inside (see also Chapter 19 of the Planning and Development Act 2007)
RZ4 - Medium Density Residential	TSE1 - Transport	P6 - Business Precinct	Special Requirements apply Banking State Authorities and Approvals Routes (see National Capital Plan)
RZ5 - High Density Residential	TSE2 - Services	Type of Public Land Reserve:	Inter-town Public Transport Road
Commercial:	Non-Urban:	Pci (see also Schedule 3 of the Planning and Development Act 2007)	Study Area
CZ1 - Core	NUZ1 - Broadacre	Pp - a wilderness area	
CZ2 - Business	NUZ2 - Rural	Pq - a national park	
CZ3 - Services	NUZ3 - Hills, Ridges and Buffer	Po - a nature reserve	
CZ4 - Local Centre	NUZ4 - River Corridor	Pr - a special purpose reserve	
CZ5 - Mixed Use	NUZ5 - Mountains and Bushland	Ps - an urban open space	
CZ6 - Leisure and Accommodation		Pt - a cemetery or burial ground	
Industrial:		Pu - the protection of water supply	
I21 - General Industrial		Pv - a lake	
I22 - Mixed Use Industrial		Pw - a special and recreation reserve	
		E Situation	
		(refer to Community Facility Zone Development Code)	

Territory Plan Map for proposed ACT Motorsport Study

Attachment B Land Custodianship Map for Proposed ACT Motorsport Study



	Study Boundary		TAMS - Municipal	  0 200 Metres
	National Land Department of Defence		Leased Territory Land	
	TAMS - Environment (unleased)			District of Majura Land Custodian Map for proposed ACT Motorsport Study
	TAMS - Forestry (unleased)			