

Outcomes of meeting between SCS and BRPG representatives

Surf Coast Shire Mayor Libby Coker, CEO Mark Davies and senior planner Dennis Barker met with representatives of the BRPG (Paul Morgan, Heather Wellington and Lyn George) on 23 December 2009. The meeting was constructive and informative and the BRPG hopes that ongoing discussions can help us reach a position which is acceptable to all parties.

The key points discussed at the meeting are listed below.

Communication

- BRPG and SCS agree to an enhanced communication process and will aim for a more open and complete communication process in the future.
- BRPG will suggest to residents that in order to make the process of information-sharing more efficient, requests to SCS for information about McAdam Park would be better coordinated through the BRPG committee. BRPG can provide residents with copies of answers to questions which have already been addressed by SCS.
- BRPG noted that it wishes to meet with Motorcycling Australia (MA) but that MA has advised that it is unwilling to meet unless BRPG commits to ceasing public comment on McAdam Park issues - this condition is unacceptable to BRPG. SCS agrees that it is important for MA to consult with the community and has already discussed with MA the possibility of further meetings with representatives of the BRPG. SCS will facilitate a meeting in February between representatives of the BRPG and MA (3 representatives from BRPG).
- SCS suggested that there has been some inaccurate information promulgated about its position. BRPG is committed to ensuring all information is accurate and factual. SCS will inform BRPG of any specific inaccuracies in any information promulgated by BRPG, including on its website.

BRPG's position

- BRPG questioned whether the McAdam Park project is economic and environmentally sustainable. BRPG also noted that, objectively, the site is inappropriate for development for a number of reasons - McAdam Park does not meet accepted criteria for the location of a motorsports complex and the historical existence of a low level, intermittently operating motorcycle track does not change this fact.
- BRPG stated it does not oppose continuing motorcycling activity at McAdam Park which does not exceed historical levels of scale or intensity. BRPG and most individuals in the community vigorously object to development of McAdam Park beyond historical levels because of the inappropriate location of the site for motor sports.
- BRPG noted that any activity on McAdam Park, even activity unrelated to motorsports, has potential secondary negative impacts such as traffic, litter and noise. Public address systems, for example, are extremely intrusive in rural areas.

- The Mayor commented on the level of passion shown by the BRPG and its members. BRPG advised that residents understandably are passionate about their homes and community. Many residents are extremely distressed about the processes to date and the threat to their peaceful existence in the future.

Project funding

- SCS confirmed it has made a budget allocation of \$200,000 over two years to the McAdam Park project on the basis of a commitment to continuation of the current facility, not to its development.
- BRPG questioned what due diligence had been performed on MA and on their business plan. SCS advised that it had not yet received a revised business plan.
- SCS advised that it is developing an agreement with MA. It intends to base the agreement on an existing funding agreement between State Government and MA which incorporates a number of safeguards such as a bank guarantee of repayment in the event the land is sold. The SCS agreement is likely to include, amongst other safeguards, a requirement for MA to submit a viable business case for McAdam Park and a bank guarantee of repayment in the event the land is sold. The proposed agreement will be considered by council, probably in February. SCS will review it for 'commercial in confidence' elements but will disclose as much as possible to the public. BRPG suggested that there is considerable public interest in disclosure of all aspects of the agreement and asked SCS to carefully review whether any aspects of the agreement do, in fact, have a confidential nature.

Planning issues

- BRPG queried the status of any future planning scheme amendment, noting that the previous amendment (now withdrawn) which proposed a major 300 acre development appeared to be heavily predisposed in favour of the development and did not appear to incorporate a balanced assessment of its impact on the community. SCS agreed that the planning scheme amendment documentation will be prepared on behalf of the shire rather than on behalf of the proponent and the objective will be to present a balanced assessment of the proposal to Council, prior to a decision being made to proceed to exhibition. SCS committed to ensuring the community's views are taken into account in any future preliminary assessment processes associated with a planning scheme amendment.
- BRPG noted that there have been rumours that MA, the Australian National Drag Racing Association and the Confederation of Australian Motor Sport may be working together to develop a proposal for a multi-sports facility involving car and motorcycle racing. SCS advised that it has no knowledge of such a collaboration or proposal.
- BRPG confirmed that it and individual residents will vigorously oppose any attempt to increase activity at McAdam Park and individual residents also intend to enforce their rights under the *Health and Wellbeing Act* and common law (see presentation).

- SCS confirmed its concern about the damage caused by illegal motorbike riding in the Otways. BRPG queried what evidence exists that the development of motorcycle facilities at McAdam Park will alleviate the problem of environmental damage in the Otways and suggested that research evidence points to the contrary. BRPG noted that McAdam Park has been in operation for decades yet the facility has not deterred riders from damaging the Otways. BRPG will share with SCS the evidence it has located about this issue.
- SCS confirmed that there has been no systematic assessment of the availability of other sites in the SCS or Golden Plains Shire which may be more suitable for a regional motorsports facility. BRPG is intending to commission such an assessment and is seeking support from the three local governments to do so. SCS suggested that BRPG awaits the proposal from MA for the development of the site, to see if such an assessment is necessary.
- BRPG expressed a desire to have all councillors attend McAdam Park to gain a better understanding of its impact on the community. The Mayor agreed to discuss this with councillors and suggested that an invitation be extended to them when BRPG presents to council in February.
- BRPG's view is that the existing use rights are extremely limited and will seek to have these rights clarified and specified during any future planning scheme amendment process. SCS confirmed that it previously had assessed the existing use rights and will consider providing BRPG with information relating to its assessment of the extent of the rights.

Operational issues

- BRPG is extremely concerned to ensure that ongoing operations of McAdam Park are well managed and compliant with both the law and good practice. BRPG members are particularly concerned about management of fire risk (noting that there is extremely limited access to and egress from the property and no permanent water supply), weed control and nuisance (relating to hours of operation, noise, dust etc.)
- BRPG also confirmed its continuing concerns about lack of planning approvals for current buildings and reiterated its belief that laws designed to protect public health and safety needed to be complied with. SCS advised that a compliance program is being implemented.
- SCS confirmed that fire safety issues will be accorded priority and that SCS officers will contact the Department of Primary Industries and request an assessment of weed control issues.
- SCS will advise BRPG of arrangements that will be/are being implemented to deal with each of these issues, including timeframes for implementation. SCS will also provide BRPG with general information about current event planning requirements including operating hours and restrictions on noise including public address systems. SCS advised, however, that while Council wishes to have a positive and informative

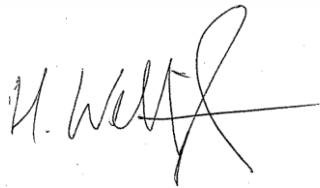
relationship with BRPG it may not always be practical or possible to inform BRPG of all details re: timelines/actions/implementation of fire safety measures/weed management/compliance with planning scheme and event management processes.

Conclusion

SCS representatives indicated that they wish to work with us to resolve the many issues associated with the McAdam Park project. They undertook to circulate BRPG's presentation to councillors.



Paul Morgan



Heather Wellington