

East Gippsland Shire Council

ADVERTISED

273 Main Street (PO Box 1618)
 Bairnsdale VIC 3875
 Website www.eastgippsland.vic.gov.au
 Email feedback@egipps.vic.gov.au
 Follow us on Twitter @egsc



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Planning Permit Application

Applicant Details:

| | | |
|--|-------|---------------|
| Name: BAIRNSDALE SPEEDWAY ASSOCIATION | | |
| Business trading name: (if applicable) | | |
| Email address: | | |
| Postal address: PO BOX 625 BAIRNSDALE VIC | | |
| | | Postcode 3875 |
| Phone number: Home: | Work: | Mobile: |

Owners Details: (if not the applicant)

| | | | |
|--|-------|------------------------|--|
| Name: | | RECEIVED EGSC | |
| Business trading name: (if applicable) | | 10 OCT 2024 | |
| Email address: | | INFORMATION MANAGEMENT | |
| Postal address: | | | |
| | | Postcode | |
| Phone number: Home: | Work: | Mobile: | |

Description of the Land:

| | | | |
|---|--------------------------------------|-------------------------------------|---|
| Street number: 120 | | Street name: DEPTFORD ROAD | |
| Town: GRANITE ROCK VIC | | Postcode 3875 | |
| Legal Description: SPEEDWAY TRACK & FACILITIES | | | |
| Lot Number: 2 | <input type="checkbox"/> Lodged plan | <input type="checkbox"/> Title plan | <input checked="" type="checkbox"/> Plan of Subdivision |
| Crown Allotment Number: 14A | | Section Number: ONE | |
| Parish/Township Name: SARSFIELD | | | |
| Has there been a pre-application meeting: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | Officers name: ANDREW BATES | |
| Your reference number: | | STUART MCCONNELL | |

Privacy Statement

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When information is given out, Council will always try to make sure your privacy is protected in line with the Privacy and Data Protection Act 2014. You may ask for more information about Council's Privacy Policy by contacting our Information Privacy Officer on 03 5153 9500 or e-mail feedback@egipps.vic.gov.au

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May 2024

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Telephone: (03) 5153 9500
 Fax: (03) 5153 9519
 Mailing Address: PO Box 1618
 Bairnsdale VIC 3875
 ABN: 81 957 967 765

| | | |
|---|------------------------------|--|
| Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Will the proposal result in a breach of a registered covenant restriction or agreement? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Description of proposal: Describe the use, development or other matter which needs a permit:
MULTI PURPOSE CONCRETE DRIVER TRAINING
PAD AREA THAT IS 50mtrs X 35mtrs X 150mms
OF 40 MPA RCO CONSTRUCTION & INBUILT
WATER SPRINKLING FACILITY WITH TWO CFA
WATER OUTLETS TO BE UTILISED BY EMERGENCY
SERVICES

Existing conditions: Describe how the land is used and developed currently:
SPEEDWAY TRACK & ASSOCIATED FACILITIES
INCLUDING: TOILETS, CANTEEN, PIT AREA,
STEWARTS BOX, CAR PARKING, SCRUTINEERING
OFFICE, MEETING AREA

| | |
|---|--------------|
| Estimated cost of development: Note: You may be required to verify this estimate | \$ 270,000 — |
|---|--------------|

If you need more space or have more information, please attach with this form.

Please make sure that:

- Form is filled in fully and signed
- The correct fee is paid or payment enclosed **TO BE ADVISED**
- Attached any supporting information or documents

- **Required** - Title (must have been generated within the past 30 days)
- Covenants or Section 173 agreements
- Site plan/floor - plan/elevations
- Planning report
- Supporting information/reports (e.g. – Land Capability Assessment, Bushfire Management Statement, Geotechnical report/waiver)

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Telephone: (03) 5153 9500
Fax: (03) 5153 9576
National Relay Service 13 14 46
ABN: 81 957 967 765

This application has an associated cost to be determined by a town planner


Who is the invoice to be made out to? BAIRNSDALE SPEEDWAY ASSOCIATION

Declaration:

I declare that I am the applicant and that all the information in this application is true and correct and the owner (if not myself) has been notified of the permit application.

I confirm that I have authority to use the relevant documents.

In the event that the giving of notice is required pursuant to Section 52 of the Planning and Environment Act 1987, I permit documents submitted as part of this application, including my full contact information, to be made available for public viewing on Council's website.

Applicant signature:  X

Name: PHIL WRIGHT Date: 05/10/2024

Submitting your application:

| | |
|-------------------|---|
| Electronic | Fax to 03 5153 9576 Email to planning@egipps.vic.gov.au |
| Mail | Post the signed, completed form together with any applicable fees or copies of any documentation to: PO Box 1618 BAIRNSDALE VIC 3875. |
| In Person | Bring the completed form and supporting documents to any of the following locations; Service Centre Opening Hours: 9.00am to 5:00pm. Monday to Friday. Mallacoota Service Centre Opening Hours: Monday and Tuesday 10.00am to 2.00pm Wednesday, Thursday, Friday 2.00pm to 5.00pm |

Bairnsdale Corporate Centre: 273 Main Street.
Bairnsdale Service Centre: 24 Service Street.
Bairnsdale Business Centre: 34 Pyke Street.
Lakes Entrance Service Centre: 18 Mechanics Street.
Omeo Service Centre: 179 Day Avenue.
Orbost Service Centre: 1 Ruskin Street.
Paynesville Service Centre: 55 The Esplanade.

Mallacoota Service Centre: 70 Maurice Avenue

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May 2024

3 October 2024

East Gippsland Shire Council
PO Box 1618
BAIRNSDALE VIC 3875

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Ref: Planning Permit Application – Bairnsdale Speedway Association – 120 Deptford Road GRANTIE ROCK

Dear Mr Bates,

Thank you for your email dated 02/10/2024 regarding our planning permit application for the abovementioned site and the additional planning information you require in the lodging of our application.

Enclosed are the following documents you requested;

- A revised plan, which shows only the existing set up plus the proposed pads
- Completed Planning Permit Application form

The Bairnsdale Speedway Association does not have a current Copy of Title, dated within 30 days. We kindly request if the Planning Administration Department can do a Title Search, on our behalf and we will pay the relevant administration fee to have this provided as part of our Planning Permit Application. As discussed, the Council is not the Land Manager of this site or of the Bairnsdale Speedway Association.

With regards to how the new infrastructure is to be utilised, by whom and when, we submit the following details to you;

The multipurpose concrete driver training pad is 50mtrs long x 35mtrs wide x 150mms thick and includes 40MPA reo construction. The multipurpose training pad includes an inbuilt water sprinkling system for wet weather driver training simulation as well as a dual purpose for Emergency Services water access that will include the relevant CFA regulation water outlets.

This driver training pad will be utilised by;

- Emergency Services where it can act as a helipad for emergency situations, as it meets helipad specifications
- Emergency meeting location for Emergency Services in times of natural disasters and meets the required criteria as a designated meeting point
- Driver training for community groups, corporations and schools – SKIDZ Driver Training Pty Ltd
- CFA & SES driver training and activity training facility
- Staging strip
- Burnout pad
- Community engagement events
- Car clubs and motor enthusiast's clubs to meet and exhibit the performance of their vehicles
- Provide a safe and supervised location for motor enthusiasts and driver training

The Bairnsdale Speedway site will provide a new home for the Gippsland Motorplex members and it's users. With the Bairnsdale Airport expansion taking place in the coming months, this

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proposed transition utilises the multipurpose training pad and meets the criteria and specifications of the Gippsland Motorplex users and their associated events

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Co-locating the Gippsland Motorplex to the Bairnsdale Speedway site, the two clubs maximise the use of the proposed & existing infrastructure and also adds additional value to the site in attracting new members, local visitors, community groups and tourists to the district. We believe the multipurpose training pad meets the requirements of EGSC having to transition the Gippsland Motorplex to a suitable location by the February 2025 timeframe, as stated by Stuart McConnell, General Manager Assets and Environment.

The Bairnsdale Speedway Committee members are more than aware and prepared to implement any environmental controls deemed reasonably necessary to the site and/or events in ensuring the smooth operation of all events and training taking place. We respect and appreciate that neighbouring landowners and occupiers will be advised by way of advertising of the proposed multipurpose training pad.

The Bairnsdale Speedway Association has a long and proud history of successful events taking place at the site and we are committed to providing a facility that is safe for all users, volunteers, members, visitors and the community as a whole. We are committed to providing a family friendly and social environment at all times.

With regards to when training, events and racing will take place at the site, this will be managed by the Bairnsdale Speedway Association Committee in conjunction with it's community and club groups. A training and events calendar will be set up by its users and members.

We respectfully request our planning permit application be reviewed in conjunction with the discussions taken place with Fiona Weigall, CEO and Stuart McConnell, as they have both expressed their support regarding this multipurpose training pad proposal. We would also like to apply for any possible exemptions our sporting club by qualify for in the planning permit application fee payable.

Should you have any questions or require further information, please feel free to contact me on the below number.

Yours sincerely,



Phil Wright

On behalf of the Bairnsdale Speedway Association

M:





President: Mark Both

Secretary: Ben Barbour

Treasurer: Jo Hurley

ABN: 25925260394

P.O. Box 625 Bairnsdale VIC 3875

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www.BairnsdaleSpeedway.com.au

6 October 2024

East Gippsland Shire Council
PO Box 1618
BAIRNSDALE VIC 3875

Ref: Planning Permit Application – Bairnsdale Speedway Association – 120 Deptford Road
GRANTIE ROCK

Dear Mr McConnell,

Thank you for your letter dated 03/10/2024 regarding the abovementioned site and the signing of the Agreement in Principal. The Bairnsdale Speedway Association would like to seek some clarification outlined in your letter and submit additional details that may assist all parties involved moving forward.

As this is a new initiative for the Bairnsdale Speedway Association, we would like to be sure that the agreement we are entering into serves our club alongside the best interest of all parties involved.

The reference throughout your letter to the construction of a 'skid pan' we would like the Agreement in Principal to refer to this new infrastructure as a 'multipurpose driver training pad' and not a skid pan. This will meet the criteria of all user groups involved and also provide the Bairnsdale Speedway Association opportunities to apply for further grants as a multipurpose facility available to the community as a whole.

- The Bairnsdale Speedway Association acknowledges that it is responsible for all planning and other approvals required by the project, including community engagement, as outlined in dot point one.
- The Bairnsdale Speedway Association is solely responsible for compliance, safety and all insurances as outlined in dot point two.
- The Bairnsdale Speedway Association acknowledges Council's contribution to the project up to \$200,000, as outlined in dot point three.
- The Bairnsdale Speedway Association acknowledges the release of funds, as outlined in dot point four.
- The Bairnsdale Speedway Association acknowledges that the 'multipurpose driver training pad' is available to the user group of the Gippsland Motorplex for a minimum period of ten years, as outlined in dot point five. All user groups will be required to enter into a 'User Agreement' as provided by the Bairnsdale Speedway Association.
- The Bairnsdale Speedway Association acknowledges that the 'multipurpose driver training pad' is available to community and commercial user groups, as outlined in dot point six.



President: Mark Both

Secretary: Ben Barbour

Treasurer: Jo Hurley

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www.BairnsdaleSpeedway.com.au

- The Bairnsdale Speedway Association believes that the agreement between the Gippsland Motorplex and East Gippsland Shire Council to move its operation and vacate the Bairnsdale Airport facility, as outlined in dot point seven, should be a separate agreement that does not reflect upon the Bairnsdale Speedway Association in any way. Whilst the Bairnsdale Speedway Association will provide a new location for Gippsland Motorplex users and members, they will be a user group of The Bairnsdale Speedway Association site and it's facilities. The Bairnsdale Speedway Association will not be taking on the 'Gippsland Motorplex' title or business/club entity.
- The Bairnsdale Speedway Association agrees to appropriate acknowledgement regarding EGSC funding contribution, as outlined in dot point eight.

We would like to reiterate that Bairnsdale Speedway Association will not be taking on the 'Gippsland Motorplex' title or business/club entity in any way. We believe this is an important factor to be reflected within the Agreement in Principal and that all parties involved are aware of this. The Bairnsdale Speedway Association and it's committee members are dedicated in providing a social, safe, inclusive and multipurpose facility to all involved members, committees, volunteers, visitors and user groups. The Bairnsdale Speedway Association site will host user group events, meetings, racing, exhibitions and alike so that all involved have an opportunity to show case their area of interest and passion. If you wish to discuss these dot points further or have any questions regarding the above information, please feel free to contact me on the below number.

Yours sincerely,

Mark Both

President

Bairnsdale Speedway Association Inc.

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Good evening, Andrew.

In regard to our Conversation today regarding Burn Out Car meetings at the Bairnsdale Speedway, if the Cars were to use the Training Pad at our venue it would be at a proposed Six to Eight meetings a Year, weather permitting

Operating Hours would be Start at Nine am and would be Finished no later than Six pm, the meetings would only be held on a Saturday at the Bairnsdale Speedway, the only exception being if the Burn Out Cars were to be used for demonstration Purposes and would only be used at an Event held by the Bairnsdale Speedway, a limit of Two to Four Cars would be demonstrated only between the hours of Seven pm and Eight pm.

The decibel readings are not to exceed 96 Db which also governs the cars that run Speedway and is regulated by Motor Sports Insurance and is tested regularly at all meetings.

In answer to the question regarding the coloured smoke emitted by the cars I have had a discussion with a manufacturer of these Tyres and the Chemical compound is heat activated sublimable dye that impregnated into the Rubber Compound. The same dye is used in Laser printers and newspapers, it is generally non-toxic to humans, animals, and the

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Environment. If the powder is inhaled, it is similar to inhaling dust and is not harmful.

Kind Regards

Phil Wright



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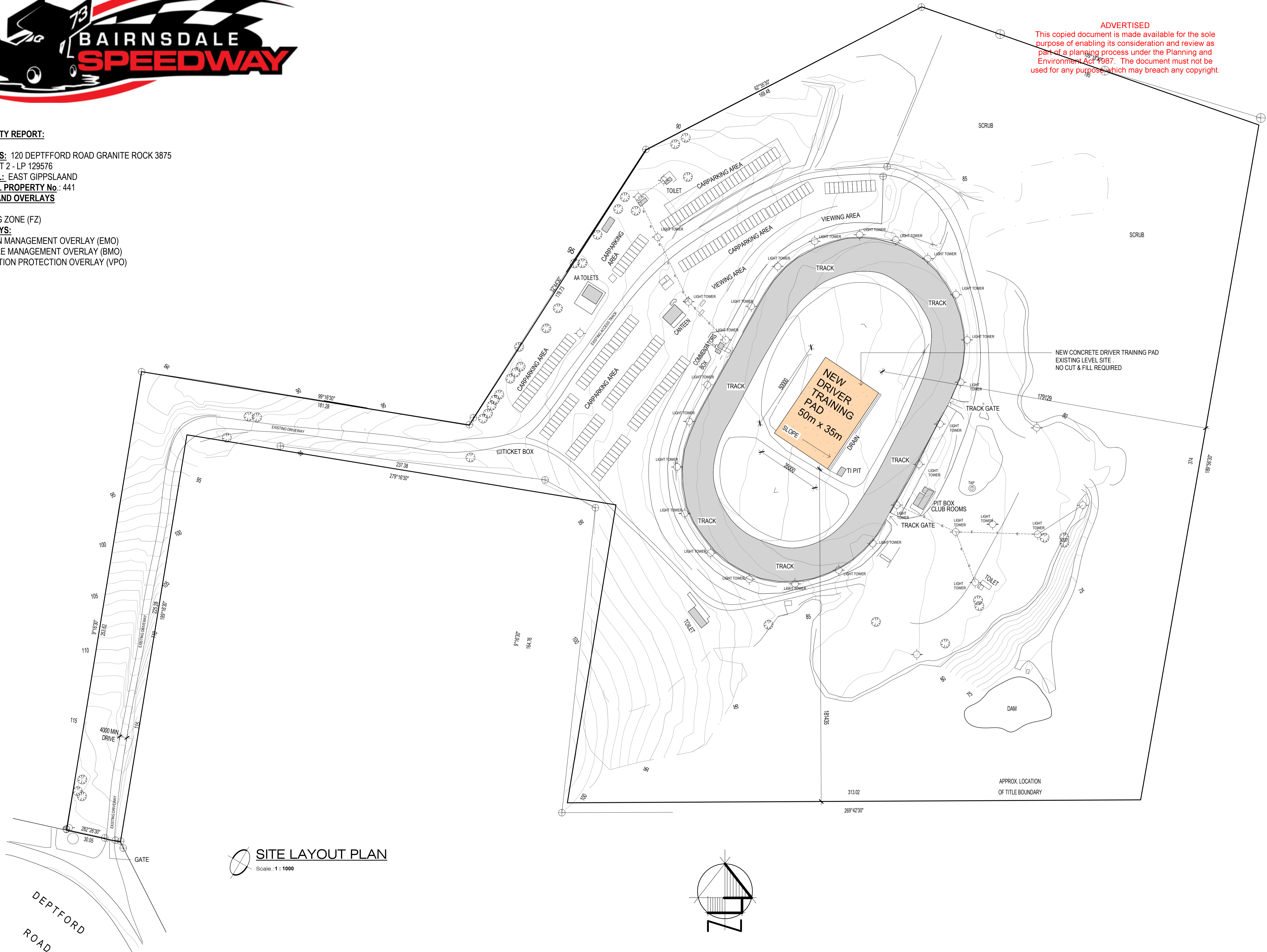




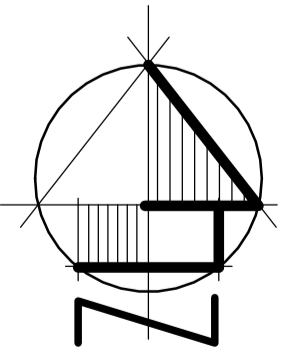
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PROPERTY REPORT:

ADDRESS: 120 DEPTFFORD ROAD GRANITE ROCK 3875
LOT: LOT 2 - LP 129576
COUNCIL: EAST GIPPSLAAND
COUNCIL PROPERTY No.: 441
ZONES AND OVERLAYS
ZONE:
 FARMING ZONE (FZ)
OVERLAYS:
 EROSION MANAGEMENT OVERLAY (EMO)
 BUSHFIRE MANAGEMENT OVERLAY (BMO)
 VEGETATION PROTECTION OVERLAY (VPO)



SITE LAYOUT PLAN
 Scale: 1 : 1000



| Issue | Amendment | Date |
|-------|-----------|------|
| - | - | - |
| - | - | - |
| - | - | - |
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| - | - | - |
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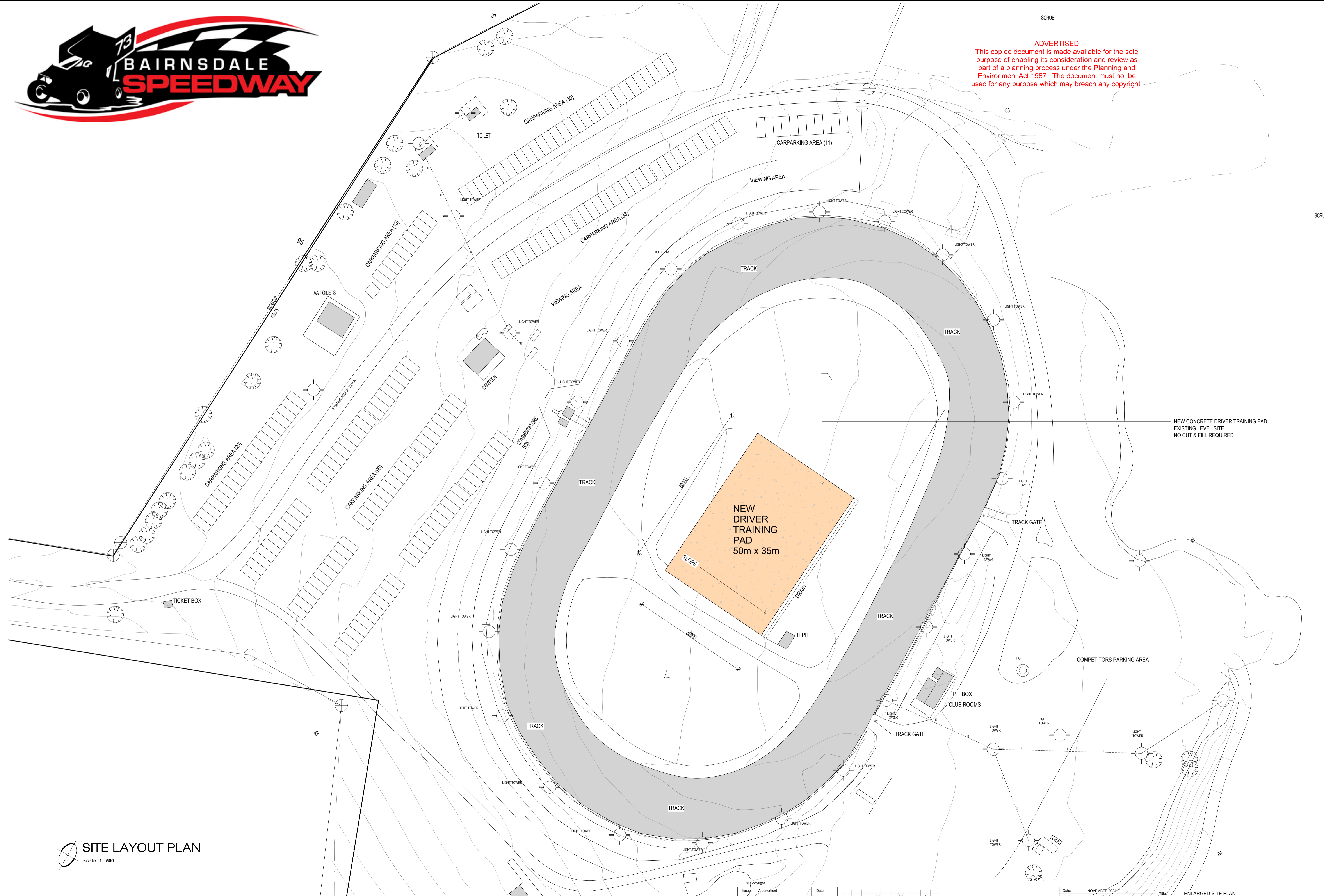
A1 BUILDING DESIGN AND DRAFTING
 10 Dalmahey Street, Bairnsdale Victoria 3875
 Mob.: 0438 560 215

| | | | |
|----------------------------|-------------------------|-------------|---|
| Date: | NOVEMBER 2024 | Title: | SITE PLAN |
| A1 Scale: | 1 : 1000 | Client: | BAIRNSDALE SPEEDWAY ASSOCIATION |
| Designed: | Designer | Printed: | 18/11/2024 |
| Drawn: | MEAGHAN GAMBLE DPAD2468 | Project: | DEPTFFORD ROAD GRANITE ROCK - NEW DRIVER TRAINING PAD - 120 |
| Plot Date: | 31/12/2024 2:10:54 PM | Page: | 12 of 13 |
| Client Approval Signature: | | Job No: | 18102 |
| Date: | | Revision: | - |
| | | Drawing No: | A01 |

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NEW CONCRETE DRIVER TRAINING PAD
 EXISTING LEVEL SITE
 NO CUT & FILL REQUIRED

SITE LAYOUT PLAN
 Scale: 1 : 500

| Issue | Approvers | Date |
|-------|-----------|------|
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| | | |

A1 BUILDING DESIGN AND DRAFTING
 10 Dalmahoy Street, Bairnsdale Victoria 3875
 Mob.: 0438 560 215

| | | | |
|------------------|-------------------------|-------------|---------------------------------|
| Date: | NOVEMBER 2024 | Title: | ENLARGED SITE PLAN |
| A1 Scale: | 1 : 500 | Client: | BAIRNSDALE SPEEDWAY ASSOCIATION |
| Designed: | MJG | Project: | DEPT OF ROAD GRANITE ROCK |
| Drawn: | MEAGHAN GAMBLE DPAD2468 | Job No: | 18102 |
| Plot Date: | 31/12/2024 2:11:04 PM | Revision: | - |
| Client Approval: | Signature: | Drawing No: | A02 |

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