Townsville Driver Education and Motorsports Precinct Study

Preferred Location Analysis Report

May 2013
Executive Summary

This report presents the outcomes of a preliminary research study into the preferred site for developing an integrated Driver Education and Motorsports Precinct in the Townsville region.

The research study was overseen by a project reference group bringing together representatives from DECAMAG, Townsville City Council and the Queensland Government. Its aim was not to be exhaustive but to carry out an initial investigation that would identify the optimum site for more detailed examination and business case development as a Motorsports precinct.

Reviewing environmental, noise, service, terrain and developmental constraints, the study deployed desktop (GIS) and onsite analysis to survey a range of potential locations capable of supporting diverse motorsports and education activities. These motorsports activities would conceivably include facilities for: driver training; circuit and speedway racing; off-road racing and motocross; karting; a drag strip and a skid pad.

The research study found that 132 Bidwilli Road, Calcium, was the preferred site for developing such a motorsports precinct.

This site consists of approximately 490ha. It is owned by Townsville City Council and was purchased with the long-term planning goal of setting aside land for the development of major industry.

Currently, Council leases the site for grazing operations. Lease conditions allow for the surrender and excise of portions of the property to support alternative uses. In the case of any future Motorsports precinct, it is estimated approximately 150 ha would be required to cater for the targeted range of uses and facilities.

It is not within the scope of this report to confirm the viability of developing a Driver Education and Motorsports Precinct at 132 Bidwilli Road, Calcium.

The next steps in progressing towards such a goal would be the completion of both detailed environmental, acoustic and site appraisals, as well as the finalisation of a business plan and funding model.

With this in mind, it is recommended that Townsville City Council consider the in-principle excise of a portion of the 132 Bidwilli Road property for an integrated Driver Education and Motorsports Precinct, subject to the following pre-conditions:

- confirmation of site viability and the feasible scope of precinct size and uses based on detailed acoustic and environmental investigation;
- conclusion of negotiations with affected leaseholders and landowners;
- conclusion of negotiations with Queensland Government on appropriate land transfer arrangements;
- completion of a viable business and funding plan; and
- compatibility of any proposed motorsports precinct development with the long-term requirements of major industry and existing land use rights.
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</table>
BACKGROUND TO RESEARCH STUDY

In November 2012 a multidisciplinary project group was formed with the objective to research and identify the optimum location for establishing an integrated Driver Education and Motorsports Precinct in Townsville.

This project sought to build upon previous investigations into developing such a Motorsports precinct. In particular, it drew upon the direction and work of the Driver Education Centre and Motorsport Action Group (DECAMAG). Formed in 2004, DECAMAG is a community group with the objective of representing the interests of regional motorsports clubs and enthusiasts. It has worked closely with both the Queensland Government, and former Thuringowa and current Townsville City Council, in producing a number of motor sport precinct studies. These include:

- 2008 ‘Shaw Road Land Use Assessment Study’ undertaken by Flanagan Consulting Group; and

Of these, the 2009 Feasibility Assessment study investigated the potential for an integrated Motorsports precinct at a site adjacent to Shaw’s Road (Lot 1 on Plan PER6999). As conceived, the precinct would incorporate a driver education capabilities, a race track, large events area, skid pad, off-road facilities, drag strip and speedway.

The full assessment of the Shaw’s Road site identified several environmental and legislative limits, which included the site’s unsuitability for a drag strip and for off-road and speedway events. As a result, it was recommended that: the Shaw Road site be acquired for a motorsports precinct but that a detailed business case be prepared by DECAMAG for its development as a precinct of reduced scope, with alternative sites to be sought for drag racing, speedway and off-road events.

Subsequently, DECAMAG examined 5 potential sites as outlined in its 2009 study, Analysis of Land Parcels Suitable for a Motorsport Precinct in Townsville. This study determined that the best model for an integrated driver education and motorsports precinct was in fact to establish all Motorsports facilities and event capabilities within the one location.

In accord with this determination, a project group was formed to identify a new, preferred location within the Townsville region for a fully integrated Driver Education and Motorsports precinct. This project group drew upon the input and resources and DECAMAG, Townsville City Council and the Queensland Government.
RESEARCH METHODOLOGY

The aim of the current research project is not to be exhaustive but to carry out an initial investigation identifying a preferred site in the Townsville region for more detailed examination and business case development as a Motorsports precinct.

To achieve this, a four-step research methodology was adopted:

A. confirmation of the targeted uses and scope of an integrated Driver Education and Motorsports Precinct;

B. confirmation of selection criteria for determining suitability of investigated sites for the conceived Motorsports precinct;

C. desktop (GIS) analysis and rating of investigated sites based on selection criteria; and

D. based on the findings of desktop analysis, identification of three to five sites for further on-site investigation, prior to determining the optimum location for new Motorsports precinct.

On step (A) and confirming the scope of a future Driver Education and Motorsports Precinct, the project group confirmed the following targeted uses:

- a Circuit Race Track;
- a Karting Track;
- a Skid Pad;
- a Drag Strip;
- a Speedway; and,
- Off road motorsports including Motocross.

Large Events
- Driver Education and Training;
  - Ab initio
  - Intermediate
  - Advanced
  - Off-road (4WD)

On step (B), and in assessing the preferred sites to locate such a conceived precinct, the following selection criteria were then confirmed by the project group:

- Land Use Conflict: Town Planning issues and conflict (noise) with future development areas
- Accessibility: proximity to major roads and thoroughfares (all weather access preferable)
- Environmental Factors: flora/fauna and waterways (run off); requirements for clearing vegetation
- Size: the site should be of a size to allow for the provision of all motorsport denominations, ideally with the ability to run multiple events at the same time (150 Ha
to be realistically manageable); the minimum single dimension for a Drag Strip would be 1.2km

- **Access to Services:** mains power would be an essential element, potable water and sewage would ideally be available
- **Proximity to Population:** within 20 minutes of the Townsville Ring Road
- **Emergency Services:** the site should be relatively close to emergency services (see above); in any case, the developed precinct would include emergency services (helicopter) access and mobile phone coverage
- **Soil Type and Terrain:** the site must have a relatively low susceptibility to flooding; quarriable type soils are advantageous, while dispersive soil types do not readily accommodate civil works; undulating land is advantageous

Based on these precinct uses and criteria, a general land survey was conducted to narrow down a number of potential site locations for closer desktop assessment. A public call for site nominations was also made by DECAMAG, and the nominations thus received were also assessed for their suitability. The investigation of any land parcels within the Ross River Dam catchment was excluded for the purposes of this study.

In all, eleven potential sites were assessed. The results of the ensuing desk top and onsite analysis are outlined in section 3.
RESEARCH FINDINGS AND RECOMMENDATIONS

Assessment Findings

The research study assessed and rated the following eleven potential sites for their suitability as the location for a new Driver Education and Motorsports Precinct:

1. 248 Blue Mountain Drive, Bluewater Park
2. 309 Dingo Park Road, Woodstock
3. 132 Bidwilli Road, Calcium
4. 2 Pat’s Road, Brookhill
5. 44205 Bruce Highway, Rollingstone
6. 140 Toscanale Road, Black River
7. 1835 Flinders Highway, Brookhill
8. 42272 Bruce Highway, Bluewater
9. 104 Pope Rd, Black River
10. 232 Gieseman Road, Black River
11. 35981 Bruce Highway, Nome

(refer to Appendix D for maps of listed sites)

Appendix A of this report provides an overview of the results for all assessed sites. Appendix B outlines the scoring system which guided the assessment results. Appendix C provides the respective results for each of the assessed sites.

Among the critical factors which guided the assessment, and in accord with the selection criteria outlined above in section 2, were: adequate distance (three kilometres) from major residential areas to alleviate noise impacts; appropriate travel time from Townsville’s main population centres; environmental suitability; and adequate land capacity to host all conceived uses, including 1.2 kilometre drag strip.

In conclusion, the desk top assessment found that the site with the greatest potential for development as an integrated Driver Education and Motorsports Precinct was 132 Bidwilli Road, Calcium.

Other sites with significant potential included Pats Road, Brookhill, and 104 Pope Road, Black River. These respective sites, however, are ultimately unsuitable for development because of private ownership (in the case of 104 Pope Road, Black River) and because of the prohibitive logistics and costs of relocating existing munitions facilities (in the case of Pats Road, Brookhill).

Subsequent on-site investigation of 132 Bidwilli Road confirmed its potential as a preferred location for Motorsports precinct.

The Bidwilli Road site is owned by Townsville City Council and currently leased for grazing operations. Consisting of approximately 490ha, it was purchased by Council with the long-term planning goal of setting aside land for the development of major industry.

Approximately 25 minutes drive from Wulguru (Townsville Ring Road and Flinders Highway Intersection), the Bidwilli Road site is at the end limit of preferred distances from Townsville’s CBD. There are also service restrictions (water, sewerage). However, its developmental potential is grounded in several clear advantages which include: relatively low environmental and bushfire risks; access via the Bruce Highway; adequate distance from major residential

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areas; and sufficient capacity to host all of the targeted motorsports and driver education uses.

**Recommendations for progressing development of Driver Education and Motorsports Precinct**

The preliminary research conducted in this study identifies 132 Bidwilli Road as the optimum location for developing a Driver Education and Motorsports Precinct in the Townsville region. Approximately 150 hectares of the total 450 hectare site would be required for the new precinct facility.

It is not within the scope of this report to confirm the viability of undertaking such a development initiative at this location. The next steps in progressing a future motorsports precinct would be the completion of both detailed environmental and site appraisals at Bidwilli Road to confirm its low risk, as well as the finalisation of a business plan and funding model.

There is, however, significant potential identified in the Bidwilli Road site to warrant its conditional acquisition for a future Motorsports precinct development.

With this in mind, it is recommended that Townsville City Council consider the in-principle excise of a portion of the 132 Bidwilli Road property for an integrated Driver Education and Motorsports Precinct, subject to the following pre-conditions:

- confirmation of site viability and the feasible scope of precinct size and uses based on detailed acoustic and environmental investigation;
- conclusion of negotiations with affected leaseholders and landowners;
- conclusion of negotiations with Queensland Government on appropriate land transfer arrangements;
- completion of a viable business and funding plan; and
- compatibility of any proposed motorsports precinct development with the long-term requirements of major industry.
## APPENDIX A SUMMARY OF SITE ASSESSMENTS

<table>
<thead>
<tr>
<th>Reference</th>
<th>Site Score</th>
<th>Criteria Score</th>
<th>Charles St/Nathan St Intersection</th>
<th>Wulguru Intersection - Ring Road/Flinders Highway</th>
<th>Hervey Range Road/ Ring Road Intersection</th>
<th>Bruce Highway/Shaw Road Intersection</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>132 Bidwilli Road, Calcium</td>
<td>742</td>
<td>530</td>
<td>54km - 40 mins</td>
<td>47km - 25 mins</td>
<td>62km - 47 mins</td>
</tr>
<tr>
<td>8</td>
<td>42272 Bruce Highway, Bluewater RULED OUT DUE TO ENVIRONMENTAL CONSTRAINTS</td>
<td>717</td>
<td>510</td>
<td>46km, 34mins</td>
<td>39km, 28mins</td>
<td>54km, 40mins</td>
</tr>
<tr>
<td>4</td>
<td>2 Pats Road, Brookhill</td>
<td>682</td>
<td>400</td>
<td>16km, 34mins</td>
<td>9km, 11mins</td>
<td>24km, 23mins</td>
</tr>
<tr>
<td>9</td>
<td>104 Pope Road</td>
<td>663</td>
<td>480</td>
<td>22km, 21mins</td>
<td>33km, 26mins</td>
<td>22km, 21mins</td>
</tr>
<tr>
<td>7</td>
<td>West of 1835 Flinders Highway, Brookhill (Lot 2 RP730812) RULED OUT DUE TO PROXIMITY TO DAM WATER BODY</td>
<td>618</td>
<td>470</td>
<td>21km - 20 mins</td>
<td>15km - 14 mins</td>
<td>29km - 26 mins</td>
</tr>
<tr>
<td>10</td>
<td>232 Gieseman Road, Black River</td>
<td>604</td>
<td>410</td>
<td>26km - 28 mins</td>
<td>36km - 33 mins</td>
<td>26km - 28mins</td>
</tr>
<tr>
<td>11</td>
<td>35981 Bruce Highway, Nome (lots south of highway - Lot 1 SP172381)</td>
<td>587</td>
<td>380</td>
<td>26km - 28 mins</td>
<td>36km - 33 mins</td>
<td>26km - 28mins</td>
</tr>
<tr>
<td>6</td>
<td>140 Toscavale Rd, Black River</td>
<td>574</td>
<td>390</td>
<td>28km - 28 mins</td>
<td>30km - 28 mins</td>
<td>20km - 23 mins</td>
</tr>
<tr>
<td>5</td>
<td>44205 Bruce</td>
<td>562</td>
<td>330</td>
<td>54km - 40 mins</td>
<td>64km - 44 mins</td>
<td>54km - 40 mins</td>
</tr>
<tr>
<td>#</td>
<td>Location</td>
<td>Score</td>
<td>Total Time</td>
<td>Critical Time</td>
<td>Max Time</td>
<td>Min Time</td>
</tr>
<tr>
<td>----</td>
<td>-------------------------------------------------------------------------</td>
<td>-------</td>
<td>------------</td>
<td>---------------</td>
<td>----------</td>
<td>-----------</td>
</tr>
<tr>
<td>1</td>
<td>Blue Mountain Drive, Bluewater Park Lot 19 SP151988</td>
<td>414</td>
<td>310</td>
<td>46km - 44 mins</td>
<td>33km - 34 mins</td>
<td>27km - 29 mins</td>
</tr>
<tr>
<td>2</td>
<td>Dingo Park Road, Woodstock</td>
<td>527</td>
<td>440</td>
<td>30km - 28 mins</td>
<td>20km - 23 mins</td>
<td>22km - 24 mins</td>
</tr>
</tbody>
</table>

**Notes:**  
1. The Total Site Score is the addition of ALL the weighted criteria for the selected site. This score comes from the Site Scoring (working sheet)  
2. The Critical Criteria Score is the addition of the CRITICAL weighted criteria for the selected site. This score comes from the Site Scoring (working sheet). The List of Critical criteria is below:-  
   - Remote from existing sensitive receptors (i.e. dwellings) to minimise noise impacts  
   - Future residential areas within 3km to minimise noise impacts  
   - Travel time from ring road system  
   - Proximity to Ross River Dam Catchment  
   - Site has sufficient length for drag strip which is mostly unaffected by flood, environmental constraints, and on reasonably flat ground  
   - Sufficient land area available which is mostly unaffected by flood, environmental constraints, and on reasonably flat ground  
3. Travel times are demonstrated across the city from 4 locations and these have been obtained from Google Maps.
# Appendix B Rating System

<table>
<thead>
<tr>
<th>Selection Criteria</th>
<th>Rating Information</th>
<th>Final Importance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remote from existing sensitive receptors (i.e. dwellings) to minimise noise impacts</td>
<td>1 - Within 1 km of drag strip on flat ground, within 300m with terrain separating</td>
<td>10</td>
</tr>
<tr>
<td></td>
<td>5 - Within 2 km of drag strip on flat ground, or within 500m with terrain separating</td>
<td></td>
</tr>
<tr>
<td></td>
<td>10 - Outside 3 km buffer of drag strip</td>
<td></td>
</tr>
<tr>
<td>Future residential areas within 3km to minimise noise impacts</td>
<td>1 - within 5 years</td>
<td>10</td>
</tr>
<tr>
<td></td>
<td>5 - within 25 years</td>
<td></td>
</tr>
<tr>
<td></td>
<td>10 - unlikely to ever occur</td>
<td></td>
</tr>
<tr>
<td>Travel time from ring road system (i.e. Stuart Drive to Mt Low Parkway)</td>
<td>1 - Greater than 35 minutes</td>
<td>10</td>
</tr>
<tr>
<td></td>
<td>5 - Less than 25 minutes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>10 - less than 15 minutes</td>
<td></td>
</tr>
<tr>
<td>Distance from an existing bitumen standard road</td>
<td>1 - Greater than 2 km</td>
<td>8</td>
</tr>
<tr>
<td></td>
<td>5 - Less than 1 km</td>
<td></td>
</tr>
<tr>
<td></td>
<td>10 - Less than 200m</td>
<td></td>
</tr>
<tr>
<td>Access to Water Supply</td>
<td>1 - Greater than 5 km</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td>5 - Less than 3 km</td>
<td></td>
</tr>
<tr>
<td></td>
<td>10 - Less than 1 km</td>
<td></td>
</tr>
<tr>
<td>Access to Sewerage</td>
<td>1 - Greater than 5 km</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td>5 - Less than 3 km</td>
<td></td>
</tr>
<tr>
<td></td>
<td>10 - Less than 1km</td>
<td></td>
</tr>
<tr>
<td>Access to Power</td>
<td>2 - Greater than 5 km</td>
<td>7</td>
</tr>
<tr>
<td></td>
<td>5 - Less than 3 km</td>
<td></td>
</tr>
<tr>
<td></td>
<td>10 - Less than 1km</td>
<td></td>
</tr>
<tr>
<td>Proximity to Ross River Dam Catchment</td>
<td>1 - Inside the catchment</td>
<td>10</td>
</tr>
<tr>
<td></td>
<td>10 - Outside the catchment</td>
<td></td>
</tr>
<tr>
<td>Land ownership</td>
<td>1 - Private ownership</td>
<td>8</td>
</tr>
<tr>
<td></td>
<td>5 - Public Ownership with existing use</td>
<td></td>
</tr>
<tr>
<td></td>
<td>10 - Public Ownership with limited existing use</td>
<td></td>
</tr>
<tr>
<td>Flooding</td>
<td>1 - 100% of the site affected by the Q100 flood or Storm Surge</td>
<td></td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>---------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td></td>
<td>5 - 50% of the site affected by the Q100 flood or Storm Surge</td>
<td></td>
</tr>
<tr>
<td></td>
<td>10 - 20% of the site affected by the Q100 flood or Storm Surge</td>
<td></td>
</tr>
<tr>
<td>Site has sufficient length for drag strip which is mostly</td>
<td>1 - less than 1km length available</td>
<td></td>
</tr>
<tr>
<td>unaffected by flood, environmental constraints, and on reasonably</td>
<td>5 - 1.2km length available</td>
<td></td>
</tr>
<tr>
<td>flat ground</td>
<td>10 - More than 1.2 km available</td>
<td></td>
</tr>
<tr>
<td>Sufficient land area available which is mostly unaffected by flood,</td>
<td>1 - less than 100Ha of usable land available</td>
<td></td>
</tr>
<tr>
<td>environmental constraints, and on reasonably flat ground</td>
<td>5 - approximately 125 Ha of useable land</td>
<td></td>
</tr>
<tr>
<td></td>
<td>10 - Greater than 150Ha of usable land</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>99</strong></td>
<td></td>
</tr>
</tbody>
</table>
APPENDIX C INDIVIDUAL SITE ASSESSMENTS

Blue Mountain Drive, Bluewater Park

Map Reference 1

Total Score: 414

Critical Criteria Score: 310

RULED OUT DUE TO ENVIRONMENTAL CONSTRAINTS

Description Lot 19 SP151988

Land Area 78.9ha

Precinct Rural 40

Advantages
- Enough space for all disciplines
- Medium Bushfire hazard (measures can be taken to reduce risk)
- Close to private airport
- Easily accessed from North
- Unlikely to be encroached by new development

Disadvantages
- No Water and Sewerage connections
- Distance from CBD and Emergency Services
- Only one access road, partially constructed.
- Existing rural/residential properties within acoustic buffer zone
- Access is through Park Residential properties.
- Very high environmental rating
- Top left corner of land possible good quality agricultural land.
- 9km from highway

Distance From Key Townsville Intersections:

Charles/Nathan Street Intersection 35km - 36 mins

Wulguru Intersection Ring Road/Flinders Street 46km - 44 mins

Hervey Range Road/Ring Road Intersection 33km - 34 mins

Bruce Highway/Shaw Road Intersection 27km - 29 mins
Dingo Park Road, Woodstock

Map Reference: 2
Total Score: 527
Critical Criteria Score: 440

RULED OUT DUE TO ENVIRONMENTAL CONSTRAINTS

Description: Lot 11 RP901336

Land Area: 1511.6ha

Precinct: Rural

Advantages:
- Enough space for all disciplines
- Medium Bushfire hazard (measures can be taken to reduce risk)
- Minimal properties within buffer zone
- 4km from Highway

Disadvantages:
- No Water and Sewerage connections
- Distance from CBD and Emergency Services
- No constructed road to site (one dirt road)
- Existing rural/residential properties in acoustic buffer zone
- High environment rating with very high corridors

Distance From Key Townsville Intersections:

Charles/Nathan Street Intersection: 28km, 28 mins
Wulguru Intersection: 30km, 28 mins
Ring Road/Flinders Street

Hervey Range Road/Ring Road Intersection: 20km, 23 mins
Bruce Highway/Shaw Road Intersection: 22km, 24 mins
132 Bidwilli Road, Calcium

Map Reference: 3

Total Score: 742

Critical Criteria Score: 530

Description: Lot 34 E124247; Lot 31 E124247; Lot 39 E124247; Lot 38 E124269; Lot 19 RP901592

Land Area: 489.31 ha

Precinct: Rural

Advantages:
- Enough space for all disciplines
- Low bushfire hazard
- Low Environmental Risk
- Owned by TCC
- Approx. 3km to quarry (noise association)
- Minimal impact on rural properties
- 1 km from Highway
- Option for two access points

Disadvantages:
- No Water and Sewerage connections
- Distance from CBD and Emergency Services
- No constructed road to site (dirt only)
- Existing rural/residential properties (including dwellings) within acoustic buffer zone
- Crossing of Railway line required to access
- Most western lots are part of the water supply catchment.

Distance From Key Townsville Intersections:

Charles/Nathan Street Intersection 54km, 40 mins  Wulguru Intersection Ring Road/Flinders Street 47km, 25 mins

Hervey Range Road/Ring Road Intersection 62km, 47 mins  Bruce Highway/Shaw Road Intersection 67km, 50 mins
**Pat’s Road, Brookhill**

**Map Reference** 4

**Total Score:** 682

**Critical Criteria Score:** 400

**Description** Lot 220 RP138418; Lot 103 EP2187

**Land Area** 208.2 ha

**Precinct** Rural

**Advantages**
- Most of the land has a low environmental risk
- Access from highway

**Disadvantages**
- Major Civil Magazine Store for North Queensland.
- Existing rural/residential properties in acoustic buffer zone
- Corridors of Very High environmental ratings
- Areas with slopes greater than 10%

**Distance From Key Townsville Intersections:**

<table>
<thead>
<tr>
<th>Intersection</th>
<th>Distance</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Charles/Nathan Street Intersection</td>
<td>16km, 17mins</td>
<td>17 mins</td>
</tr>
<tr>
<td>Wulguru Intersection</td>
<td>9km, 11 mins</td>
<td></td>
</tr>
<tr>
<td>Ring Road/Flinders Street</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hervey Range Road/Ring Road Intersection</td>
<td>24km, 23 mins</td>
<td>23 mins</td>
</tr>
<tr>
<td>Bruce Highway/Shaw Road Intersection</td>
<td>29km, 26 mins</td>
<td></td>
</tr>
</tbody>
</table>
44205 Bruce Highway, Rollingstone

Map Reference 5

Total Score: 562

Critical Criteria Score: 330

RULED OUT DUE TO ENVIRONMENTAL CONSTRAINTS

Description
Lot 3 WG25;
Lot 13 WG108;
Lot 1 RP718150;
Lot 6 WG3

Land Area 382.86 Ha

Precinct Rural

Advantages
• Enough space for all disciplines
• Gravel Runway
• Established Water Storage
• Reticulated water available
• Bruce Highway frontage
• Access from north and south
• Access to Electricity network
• Substantial clearing already in place
• Two Quarries

Disadvantages
• Not suited for driver training due to distance from CBD
• Existing rural/residential properties in acoustic buffer zone
• Very high environmental rating across half the site
• Areas with slopes greater than 10%

Distance From Key Townsville Intersections:

<table>
<thead>
<tr>
<th>Location</th>
<th>Distance</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Charles/Nathan Street Intersection</td>
<td>54km, 40 mins</td>
<td></td>
</tr>
<tr>
<td>Wulguru Intersection</td>
<td>64km, 44mins</td>
<td></td>
</tr>
<tr>
<td>Ring Road/Flinders Street</td>
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</tr>
<tr>
<td>Hervey Range Road/Ring Road Intersection</td>
<td>54km, 40mins</td>
<td></td>
</tr>
<tr>
<td>Bruce Highway/Shaw Road Intersection</td>
<td>47km, 33mins</td>
<td></td>
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</tbody>
</table>
140 Toscavale Road, Black River

Map Reference  6

Total Score:  574

Critical Criteria Score:  390

Description  Lot 4 RP729684

Land Area  197.93 Ha

Precinct  Rural

Advantages
• Access from Hervey’s Range Road
• Unofficial off road track already in place.

Disadvantages
• Creek running through middle of land parcel
• Creek and other corridors through
• Very high environmental rating
• Transmission easement across land

Distance From Key Townsville Intersections:
Charles/Nathan Street Intersection  28km, 28 mins  Wulguru Intersection  30km, 28 mins
Ring Road/Flinders Street

Hervey Range Road/Ring Road Intersection  20km, 23 mins  Bruce Highway/Shaw Road Intersection  22km, 24 mins
42272 Bruce Highway, Bluewater

Map Reference 8

Total Score: 717

Critical Criteria Score: 510

RULED OUT DUE TO ENVIRONMENTAL CONTRAINTS

Description
Lot 1 RP743628;
Lot 2 RP744855;
Lot 3 RP744855;
Lot 657 EP1905

Land Area 817.93 Ha

Precinct Rural

Advantages
• Enough space for all disciplines
• Bruce highway frontage
• Access from both north and south
• Outside urban/rural acoustic buffer zone

Disadvantages
• Large portion of land zoned very high environmental rating
• Creeks running through land
• Sections of land effected by storm tide inundation

Distance From Key Townsville Intersections:

<table>
<thead>
<tr>
<th>Intersection</th>
<th>Distance</th>
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</thead>
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<tr>
<td>Charles/Nathan Street Intersection</td>
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<tr>
<td>Wulguru Intersection</td>
<td>64km, 44 mins</td>
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<td>Ring Road/Flinders Street</td>
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<tr>
<td>Bruce Highway/Shaw Road Intersection</td>
<td>47km, 33mins</td>
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</table>
104 Pope Road, Black River

Map Reference 9

Total Score: 663

Critical Criteria Score: 480

Description Lot 1 RP713174; Lot 7 RP901162

Land Area 591.32 Ha

Precinct Rural

Advantages • Enough space for all disciplines
            • Access from both north and south

Disadvantages • Existing rural/residential properties in acoustic buffer zone

Distance From Key Townsville Intersections:

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<th>Interchange</th>
<th>Distance</th>
<th>Time</th>
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<tr>
<td>Charles/Nathan Street Intersection</td>
<td>22km, 21 mins</td>
<td>21 mins</td>
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<tr>
<td>Wulguru Intersection</td>
<td>33km, 26 mins</td>
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<tr>
<td>Ring Road/Flinders Street</td>
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</tr>
<tr>
<td>Hervey Range Road/Ring Road</td>
<td>22km, 21 mins</td>
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<tr>
<td>Intersection</td>
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<tr>
<td>Bruce Highway/Shaw Road Intersection</td>
<td>15km, 14 mins</td>
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</table>
232 Gieseman Road, Black River

Map Reference: 10

Total Score: 604

Critical Criteria Score: 410

Description: 2 RP729458

Land Area: 164.1 Ha

Precinct: Rural

Advantages:
- Outside urban/rural acoustic buffer zone

Disadvantages:
- Very high environmental corridors over property

Distance From Key Townsville Intersections:

- **Charles/Nathan Street Intersection**: 26km, 28 mins
- **Wulguru Intersection**
  - Ring Road/Flinders Street: 36km, 33 mins
- **Hervey Range Road/Ring Road Intersection**: 26km, 28 mins
- **Bruce Highway/Shaw Road Intersection**: 19km, 20 mins
35981 Bruce Highway, Nome

Map Reference 11
Total Score: 587
Critical Criteria Score: 380
Description Lot 1 SP172381
Land Area 145.9 Ha
Precinct Rural

Advantages
• Access direct from highway
• Access from both north and south
• Sparse vegetation outside of environmental area.
• Very high environmental significance over half of site.
• Creeks running through land

Disadvantages
• Existing rural/residential properties within acoustic buffer zone
• Very high environmental significance over half of site.
• Creeks running through land

Distance From Key Townsville Intersections:

<table>
<thead>
<tr>
<th>Intersection</th>
<th>Distance</th>
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</thead>
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<tr>
<td>Hervey Range Road/Ring Road Intersection</td>
<td>26km, 28mins</td>
</tr>
<tr>
<td>Bruce Highway/Shaw Road Intersection</td>
<td>19km, 20 mins</td>
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</table>
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**Motorsport Precinct Locational Analysis Potential Sites**

**LEGEND**
- Potential Sites
- Suburbs
- Travel Buffer 20min
- Freeway
- Highway
- Main Road
- Secondary Road
- Trafficable Road

**Potential Sites Key**
1. 248 Blue Mountain Drive, Bluewater Park
2. 309 Dingo Park Road, Woodstock
3. 132 Bidwilli Road, Calcium
4. 2 Pat’s Road, Brookhill
5. 44205 Bruce Highway, Rollingstone
6. 140 Toscavale Road, Black River
7. 1835 Flinders Highway, Brookhill
8. 42272 Bruce Highway, Bluewater
9. 104 Pope Road, Black River
10. 232 Gieseman Road, Black River
11. 35981 Bruce Highway, Nome
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Property No.: 517393
Lot/Plan: 19 SP151988
Legal Area: 255.5 Ha
Owners: Bruin Enterprises Pty Ltd & The Webb Allan Trust

248 Blue Mountain Drive,
Bluewater Park

LEGEND

- Potential Location
- Environ Zone - Very High Sig.
- Water Supply Catchment
- Stormtide Inundation Area

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Property No.: 360523
Lot/Plan: 11 RP901336
Legal Area: 1465.7 Ha
Owners: A. Sim

Motorsport Precinct
Locational Analysis

309 Dingo Park Road,
Woodstock

LEGEND
- Potential Location
- Environ Zone - Very High Sig.
- Water Supply Catchment
- Stormtide Inundation Area

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Motorsport Precinct
Locational Analysis

132 Bidwilli Road,
Calcium

LEGEND

Potential Location
Environ Zone - Very High Sig.
Water Supply Catchment
Stormtide Inundation Area

Property No.: 501444
Lot/Plan: 31, 34, 38 E124247; 38 E124269; 19 RP901592
Legal Area: 489.3 Ha
Owners: Townsville City Council

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DATE PRINTED: 12/03/2013
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Scale: 1:15,000 @A3

3
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Motorsport Precinct
Locational Analysis

132 Bidwilli Road,
Calcium

LEGEND

- Potential Location
- Greater than 10% Slope
- 5m Contour Interval

Property No.: 501444
Lot/Plan: 31, 34, 38 E124247; 38 E124269; 19 RP901592
Legal Area: 489.3 Ha
Owners: Townsville City Council

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Motorsport Precinct
Locational Analysis

2 Pat's Road,
Brookhill

Property No.: 360676
Lot/Plan: 220 RP138418;
103 EP2187
Legal Area: 208.2 Ha
Owners: Minister for Mines

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Motorsport Precinct
Locational Analysis

44205 Bruce Highway, Rollingstone

LEGEND

- Potential Location
- Environ Zone - Very High Sig.
- Water Supply Catchment
- Stormtide Inundation Area

Property No.: 540284
Lot/Plan: 3 WG25; 13 WG108; 1 RP718150; 6 WG3
Legal Area: 382.8 Ha
Owners: G. & M. Cole

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Motorsport Precinct
Locational Analysis

140 Toscavale Road,
Black River

LEGEND

- Potential Location
- Environ Zone - Very High Sig.
- Water Supply Catchment
- Stormtide Inundation Area

Property No.: 515187
Lot/Plan: 4 RP729684
Legal Area: 197.9 Ha
Owners: Over-nite Properties Pty Ltd

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Motorsport Precinct
Locational Analysis

140 Toscavale Road,
Black River

LEGEND
- Potential Location
- Greater than 10% Slope
- 5m Contour Interval
- 10m Contour Interval

Property No.: 515187
Lot/Plan: 4 RP729684
Legal Area: 197.9 Ha
Owners: Over-nite Properties Pty Ltd

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 LEGEND

- Potential Location
- Environ Zone - Very High Sig.
- Water Supply Catchment
- Stormtide Inundation Area

Property No.: 511603
Lot/Plan: 1 RP743628; 2 RP744855; 3 RP744855; 657 EP1905
Legal Area: 819.9 Ha
Owners: J. Verrall

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Motorsport Precinct
Locational Analysis

104 Pope Road, Black River

LEGEND

- Potential Location
- Greater than 10% Slope
- 5m Contour Interval
- 10m Contour Interval

Property No.: 524713
Lot/Plan: 1 RP743628; 2,3 RP744855
Legal Area: 591.3 Ha
Owners: L. Pope

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DATE PRINTED: 4/01/2013
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Motorsport Precinct Locational Analysis

232 Gieseman Road, Black River

Property No.: 531069
Lot/Plan: 2 RP729458
Legal Area: 164.1 Ha
Owners: C. Gieseman

LEGEND

- Potential Location
- Environ Zone - Very High Sig.
- Water Supply Catchment
- Stormtide Inundation Area

Property Details:
- Property No.: 531069
- Lot/Plan: 2 RP729458
- Legal Area: 164.1 Ha
- Owners: C. Gieseman

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Property No.: 509317
Lot/Plan: 1 SP172381
Legal Area: 145.9 Ha
Owners: Mr BJ Cordingley & Destron Pty Ltd & Destron Pty Ltd Superannuation Fund

Potential Location
Environ Zone - Very High Sig.
Water Supply Catchment
Stormtide Inundation Area

LEGEND

BRUCE HWY

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DATE PRINTED: 12/03/2013

SCALE: 1:6,000 @ A3

Property No.: 509317
Lot/Plan: 1 SP172381
Legal Area: 145.9 Ha
Owners: Mr BJ Cordingley & Destron Pty Ltd & Destron Pty Ltd Superannuation Fund

Scale: 1:6,000 @ A3
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Motorsport Precinct Locational Analysis
35981 Bruce Highway, Nome

LEGEND
- Potential Location
- Greater than 10% Slope
- 5m Contour Interval
- 10m Contour Interval

Property No.: 509317
Lot/Plan: 1 SP172381
Legal Area: 145.9 Ha
Owners: Mr BJ Cordingley & Destron Pty Ltd & Destron Pty Ltd Superannuation Fund

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