



Development Application

Northam Race Club
175 Yilgarn Avenue
Northam, Western Australia, 6410



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1. INTRODUCTION

The Northam Race Course Club Inc. have generously offered the Light Car Club of WA (LCC) an opportunity to utilise their inner race course space for club motor sport events when the race course is not operating under its primary use.

This Development Application is intended to illustrate to the Shire of Northam how the LCC will utilise the space whilst ensuring maximum benefit for grass roots motorsport, the people of Northam and the Northam Race Course Club Inc..

The LCC was established in 1965 as a not for profit club for Rally Motorsport enthusiasts. When running motorsport events the club is governed by Motorsport Australia and the Federation International Automobile (FIA) Sports Association, additionally by the club constitution. In addition, the club along with other rally motorsport clubs of Western Australia (WA) conduct rally events in WA in consultation with the Rally WA.

The LCC has a club membership of 100+ members which in a normal year undertake the running of at least one but often two rally events to support the Western Australia Rally Championship and Clubman Cup. Additionally, the LCC runs four khanacross events (grass roots) throughout the year which permit club members to gain points towards the LCC Club Championship. When undertaking the running of events the LCC heavily relies on volunteers to conduct the management, administration, safety and control of rally/khanacross events.

Presently, the LCC utilises the land of private owners and other motorsport clubs to afford khanacross events for its members. These locations are offered at the discretion of the individual owners and outside of LCCs control.

It is the highest priority of the LCC to develop grass roots and junior rally motorsport for current and new members, to achieve this outcome the LCC is looking for a facility that will provide such an opportunity. The Northam Race Club Inc. has made an offer to utilise internal race course space to meet the needs of the LCC. which this application addresses.



2. DEFINITIONS

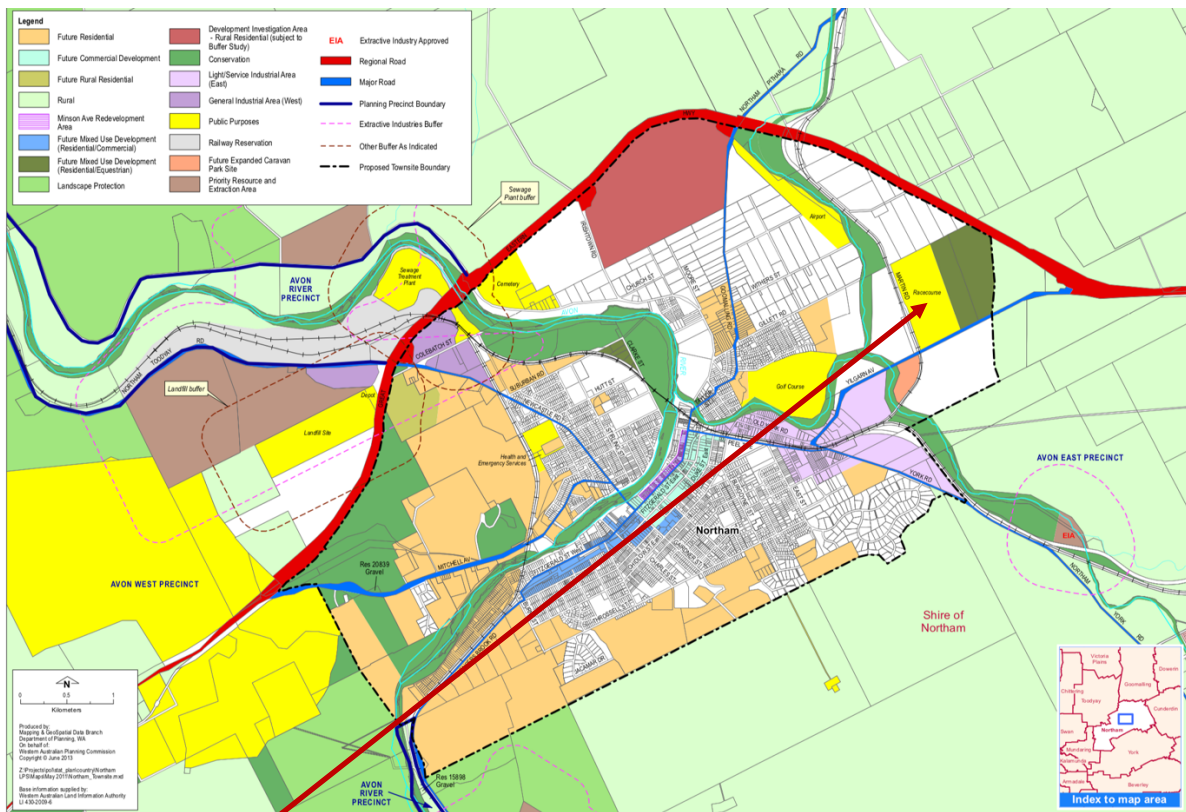
Autocross: A *Competition* complying with the Autocross Standing Regulations, conducted on a predominantly unsealed licensed *Course* which must not exceed 4km in length.

Khanacross: A *Competition* complying with the Khanacross Standing Regulations conducted on a sealed or unsealed surface or a combination of both and involving a series of timed tests.

3. LOCATION

The Northam Race Course Inc. land is located at 175 Yilgarn Avenue, Northam. The land is predominately used for Horse Racing events. The landholding adjoins Farming Land, Mixed Use Development (Residential/Commercial), Conservation Land, Caravan Park, abuts a railway line and Yilgarn Avenue. The Racecourse is zoned for Public Purposes.

The entire land holding is significant in area with an internal area of land that is currently used as partially water storage and vacant land. It is the intention of the Northam Race Club Inc. and the LCC to utilise this vacant land for the purpose of providing khanacross/autocross events for members.





4. PROPOSED LAND USE

The LCC proposes to provide an opportunity for individuals to participate in khanacross/autocross rally motorsport events at the Northam Race Club Inc.. The competitors will be members of a Car Club and required to abide by the governance of club constitutions, Motorsport Australia (MA) and the Federation International Automobile (FIA) Sporting Association rules and regulations. The Australian motorsport industry is heavily governed, regulated and insured under MA which in turn is governed by the FIA, a worldwide motorsport body.

When running an event the LCC is required to conduct the event in accordance with MA rules and regulations. The volunteers that run these events are required to meet the event organiser qualifications as per MA's governance to ensure motorsport is run to appropriate safety standards.

The LCC proposes to provide initially two khanacross courses referred to as "tests" for competitors within the confines of the internal race course vacant land. The tests are a maximum length of 2.0km, speed within the test course is controlled by the maximum length of each straight (max 100m) prior to a 90 degree turn. The intention behind the MA khanacross design criteria is to provide competitors a safe but technically challenging course for which to develop their motorsport skills which competitors can further hone on dedicated full rally events hence the grass roots objective.

Khanacross events conducted in accordance with MA regulation require that each driver hold at least a current Motorsport Australia Speed or Junior Speed licence. To hold a Junior Speed Licence the competitor must be at least 12 years of age and have completed an online course and examination to obtain the licence. This permits the LCC to offer not just grass roots style events but also events suitable for junior competitors.

5. FACILITIES

To provide appropriate amenities the Northam Race Club Inc have offered the LCC the use of their facilities and additional land for service and support vehicles. The competitors will cross the Race Course at a designated vehicle crossover which will ensure that only mandatory personal and vehicles are within the inner race course area at any time the event is underway to maximise safety.

At no charge the public can attend the event and from the Race course grand stand safely view the khanacross events.

6. FUNDING

The LCC has approached and gained financial assistance from Motorsport Australia, the support offered is from a pool set aside to assist motorsport clubs across Australia to develop grass roots and junior motorsport opportunities.



Additionally, the West Australian government have been approached to request comparable assistance under the same presumption.

The LCC will invest in the project to ensure the development and ongoing viability of the location however, the club will look for further support from sponsors, government, motorsport governing bodies and the Shire of Northam.

The LCC is extremely keen to work with the Shire of Northam to ensure the success of the project which will provide the people of Northam an opportunity to participate in grass roots and junior motorsport that is not currently on offer.

7. TOWN OF NORTHAM

The proposed use of the inner Race Course will provide a facility for grass roots and junior motorsport which will attract a number of people to the site and the town of Northam. It is the intention of the LCC club to promote the location, event and town through the use of the site. We will work with local business to garnish their support/sponsorship intern providing a positive cash flow impact on their businesses.

The LCC anticipates that it will run a minimum of six events per annum at the location which will bring the following minimum throughput for the town of Northam per annum:

- 360 competitors
- 360 support personnel
- 180 public spectators
- Associated fuel and sustenance purchases

The LCC will ensure that any sponsorship provided to the club from Northam businesses be heavily promoted to ensure a positive impact from the usage of the location.

Providing a facility for the public to use in a controlled and safe environment will assist with reducing inappropriate and unsafe use of Shire roads.

8. SHIRE OF NORTHAM

The Shire of Northam has been extremely supportive in early discussions regarding the use of the site which the LCC is extremely appreciative however, we do acknowledge that such support may not result in successful approval/development of the site.

The Shire has substantial earth moving machinery, the LCC would highly value any assistance for the initial development of the site which may involve grading and minor earth moving that the Shire may be able to offer in support of grass roots sport.

It would be the clubs intention to where possible gain additional support/sponsorship from local business that may be in a position to assist with development and ongoing support for the site.



9. SUPPORT

Motorsport Australia in their 2020-21 strategic plan state the following:

“Motorsport is in an enviable position. We are currently enjoying record competitor numbers and events underpinned by a growing number of clubs and volunteer officials. This growth will provide us with an unprecedented number of opportunities in areas such as track development, funding junior development and increased government support. We are also committed to ensuring that more girls and women take up the sport, whether as competitors or in the myriad of other roles available in the sport”.

With a desire to empower motorsport throughout Australia, Motorsport Australia states,

“Motorsport Australia’s vision is for the motorsport community to work as one and to have “more people, enjoying more motorsport, in more places, more often”. We believe motorsport can improve mental health and social outcomes for all Australians through their involvement in our great sport”.

The LCC supports the vision of MA and are hoping through the use of the proposed site to bring these benefits to its members and the residents of Northam.

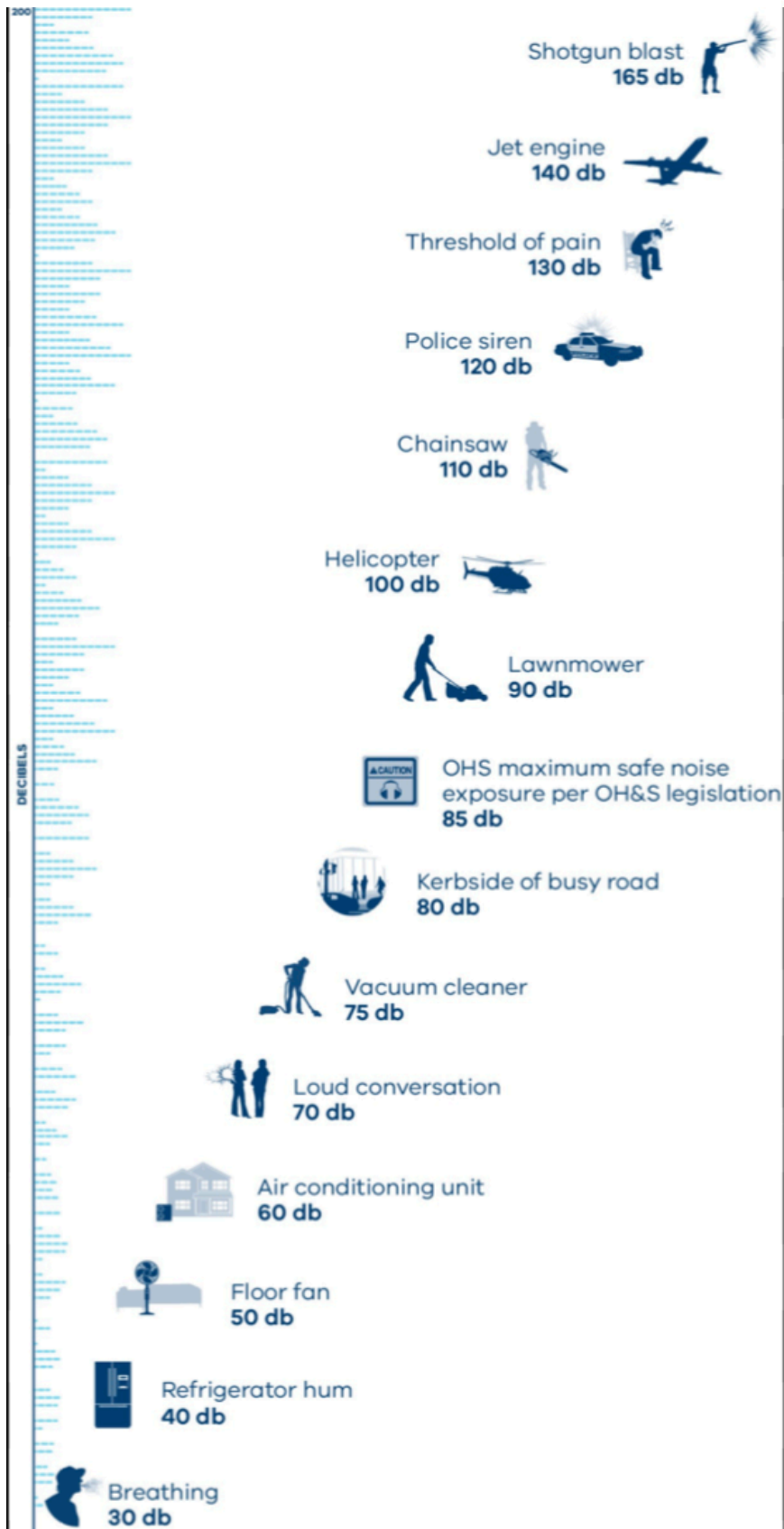
Motorsport Australia have provided full support for this project, please refer to Chapter 13.

10 NOISE ASSESSMENT

The Shire of Northam previously indicated that a desktop noise assessment would be required, the LCC has not ignored the request but have discussed the requirement with MA whom have offered their support as and where required. The average quotation for the desktop assessment is \$3,000 approx which at this stage funds that the club is not prepared to invest as this Development Application is not yet approved.

As the khanacross/autocross events are governed by MA regulation the cars have to meet strict scrutineering which stipulates the maximum exhaust noise levels permitted. Khanacross scrutineering require vehicles to emit no more than 95db as per Khanacross Group 4K Autotest regulation tested in accordance with Schedule B of the Motorsport Australia Manual, see attached. The noise measurement is configured such that the sound emitted when measured 30m from the track edge does not exceed 95dB(A).

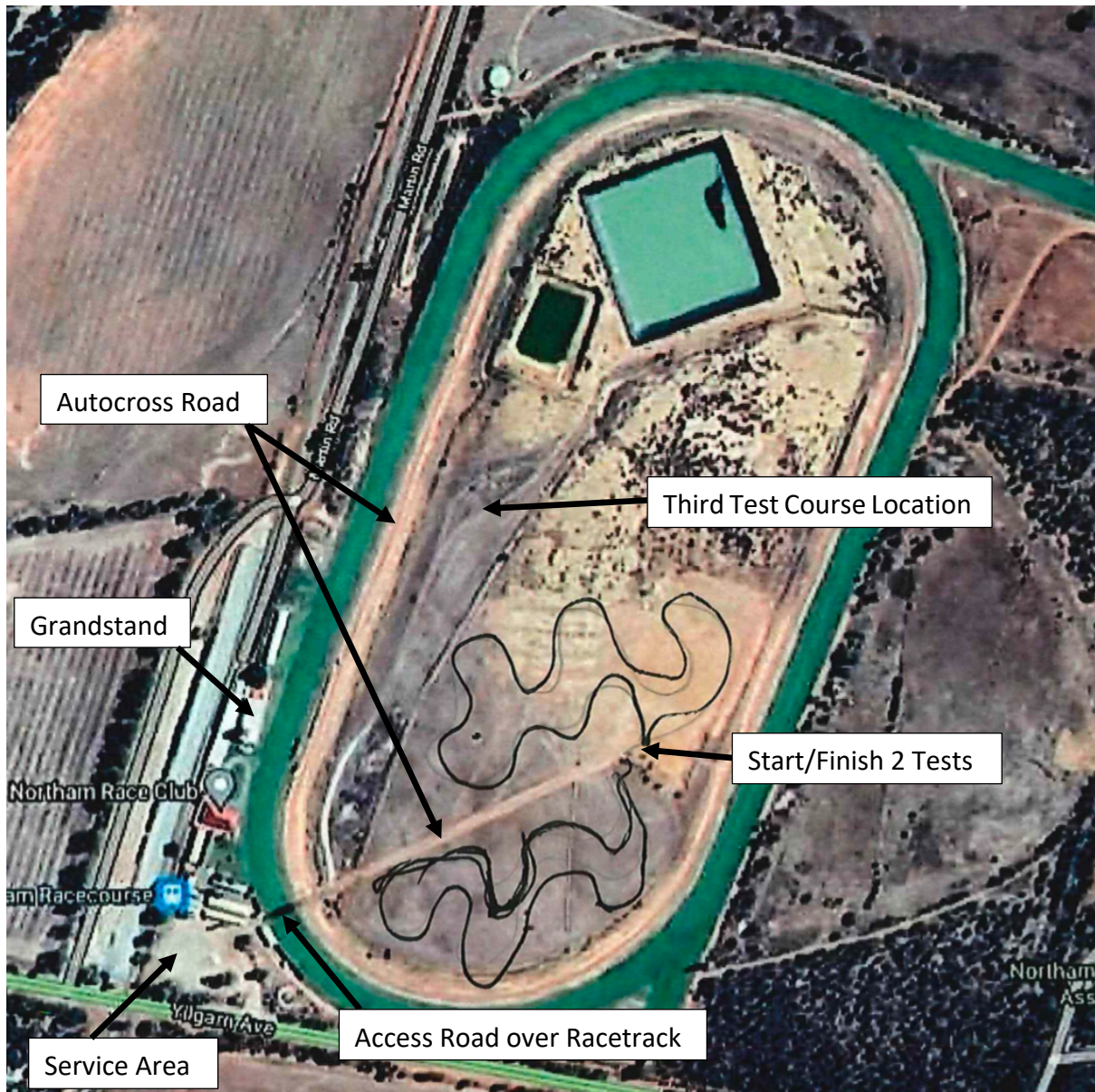
The following diagram produced by the Environmental Protection Authority of Victoria depicts the dB exposure levels that we encounter in our environment. The 95dB limit required by MA regulation is marginally above the noise level produce by a lawnmower.



<https://www.epa.vic.gov.au>

11. DESIGN

The test courses are designed in accordance with the attached MA khanacross regulations. Initially it is the clubs intention to create two khanacross test tracks with the opportunity to develop an additional test or provide an autocross track which provides the next stage of development for grass roots motorsport competitors prior to venturing into full rally events.



The above diagram is an indication of the probable layout of the two test courses with the Northam Race Course Inc permitting further expansion with a third test along the left edge towards the water storage dam. The exact location/design will be driven by the subsurface quality and type, drainage and maximisation of the area.

Additionally if the LCC elects to transition in to autocross, the Northam Race Course Inc. have agreed that the inner access road which is normally used for the ambulance on horseracing days can be utilised to create a suitable autocross stage.



12. SUMMARY

The Light Car Club is extremely enthusiastic to secure a suitable sight which it can manage with the support of the community to provide events for its members to compete. This will ensure the ongoing viability of the club whilst supporting grass root, junior style events. Competitors can build their skills through khanacross prior to venturing into full rally events which will support the growth of safe and controlled motorsport.

The Light Car Club has gained the support of Motorsport Australia and the Northam Race Club Inc. and through this application request the support and where possible assistance to developed the proposed site in Yilgarn Avenue from the Shire of Northam.



13. MOTORSPORT AUSTRALIA SUPPORTING LETTER



2 September 2021

Wendy Walker
President
Light Car Club of WA Inc.

Dear Wendy,

Motorsport Australia are pleased to support the Light Car Club of WA with a proposed new venue based at Northam Racecourse to hold Khanacross and grass-roots motorsports events.

The Light Car Club of WA have been heavily involved in grass-roots motorsports events in conjunction with Motorsport Australia over a long period of time and this proposed new venue will only continue to positively contribute to the sport here in Western Australia.

Motorsport Australia are proud to have The Light Car Club of WA as one of our affiliated clubs who run events within prescribed regulations and parameters set. We are happy to offer assistance in the way of noise testing and can confirm that we have appropriate equipment to conduct such testing for motorsport venues. We are also able to engage track inspectors to perform testing if required also.

We are also happy to engage with project stakeholders including Northam Shire to discuss the above and any other relevant matters as this project continues to progress.

Motorsport Australia is the National Sporting Authority for motorsport in Australia, and is delegated this responsibility by the Federation Internationale de l'Automobile.

Motorsport Australia is also a recognised National Sporting Organisation for motorsport by the Commonwealth Government via Sport Australia.

Yours faithfully,

Andrew Rogers
Regional Development Executive (SA/NT & WA)
Motorsport Australia

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