



**City of  
Ipswich**

Tivoli Raceway Community Forum  
Meeting Summary

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# Background

# Council Resolution 27 January 2022

On 27 January 2022 Ipswich City Council passed the following motion.

*"That Council undertake a community forum for residents of Chuwar, and surrounding suburbs, so residents, Council, and local business operators can better understand:*

- The planning approvals and conditions in place for 62 Coal Road, Chuwar*
- Regulatory mechanisms that Council can use to manage impact to residents*
- The impacts that business nuisances such as noise and dust are having on the local community*
- The community's expectations from its neighbours regarding the impact these activities are having on neighbourhood lifestyle and*

Ref: [https://ipswich.infocouncil.biz/Open/2022/01/CO\\_20220127\\_MIN\\_2877\\_WEB.htm](https://ipswich.infocouncil.biz/Open/2022/01/CO_20220127_MIN_2877_WEB.htm)



# Methodology

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## Attendance

- Council advertised this forum on its "Shape your Ipswich" community portal.
- Residents registered their attendance through this page
- A link to this page is listed below.

Ref: <https://www.shapeyouripswich.com.au/motolandchuwar>

# Methodology

Articulous provided three staff to facilitate this event.

- 1) A facilitator
- 2) A note taker
- 3) A support officer who circulated among attendees to identify questions and issues.

The meeting was facilitated with reference to the Australian National Mediator Standards. The facilitation team:

- Assisted participants to define and clarify the issues under consideration
- Assisted participants to communicate and exchange relevant information
- Invited the clarification of issues and disputes to assist identification of options
- Provided opportunities for understanding the background and current issues
- Promoted a focus on the interests and needs of those who may be subject to, or affected by the situation

# Meeting Summary

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This report summarises comments and concerns raised by participants who attended Ipswich Council's Tivoli Raceway Community Forum. This summary does not report broader community or stakeholder views.

# Meeting Summary

## Impact on residents

Many attendees stated they have been negatively impacted by the activities conducted by Motoland at the Tivoli racetrack. They raised a number of issues including:

### Noise:

- Many attendees reported ongoing disruption to daily living due to excess noise levels

“You can no longer hear yourself speak in your home, windows closed, air-conditioning on”

### Dust:

- Some attendees reported of dust pollution

“These people here, they turn on their tap at home and they’ve gotta get rid of the mud because of the dust that comes onto their rooves”

- Some attendees reported decline in physical and mental health as a result of activity on the track

“The poor people that live next to that track are going insane and it’s driving me insane as well”

“There are a lot of people that are just not coping”

### Litter/rubbish:

- Some attendees reported rubbish and tires on the road

“The site is surrounded by rubbish”

“Tires are littering the side of Robbins Street and down the old abandoned Holdsworth Road”

### Property devaluation:

- Some attendees said their homes had devalued in worth as a result of activity on the track

“Whatever money has been spent on that track, just triple it, quadruple it, times it by a hundred by the amount of money the people in the area have lost by the devaluation of their homes”

# Meeting Summary

## Impact on environment

Some attendees reported concerns about the impact of the racetrack on the environment since Motoland began operations:

- Some participants said there had been damage to local wildlife and bushland as a result of Motoland's track development

"There has been irreparable damage to the koala and native fauna reserve"

"The area was decimated of trees. We used to see a lot of koalas, not anymore. Yellow tail black cockatoo families, gone."

- Some attendees reported dust and sedimentation polluting Sandy Creek

"I have seen photos and videos of sedimentation as pure sludge and silt running into Sandy Creek"

Motoland have reported they are doing testing and getting professional advice

"We are doing testing...we're taking that very seriously. We're getting professional advice when it comes to the environment"

Many attendees said they were pleased with the EPO but have raised concerns about how effective it will be, and how it will be implemented and monitored:

"The EPO has been brilliant"

"We have no evidence that [the EPO] has been monitored properly"

- A number of attendees felt the noise barriers will not be enough.

"The noise barriers will only deflect sound"

- A number of attendees have raised issues about EPO enforcement

"What can we do to make sure the EPO is enforced?"

# Meeting Summary

## Land Use (1974 consent)

Many attendees said the raceway has had a significant change of use since Motoland began operations:

- There has been significant increase in frequency of use
- From periodic use to regular use throughout the week

“We’ve gone from one operating track to four operating tracks...we’re now operating just continually”

- The track is being used as a recreation park as opposed to a racetrack

“The raceway has changed from a club to a commercial enterprise – a completely different entity”

- Some attendees suggested the need for a new development application

“Don’t tell us this is just a motorcycle club that’s continuing the work it’s doing - it’s not. They’re doing a brand-new facility and look at Motoland’s own website. So this is a material change of use, I can’t see why it’s not”

- Ipswich City Council referenced legal advice that the 1974 consent was still applicable. They offered to distribute this advice to meeting attendees.

## Community consultation

Many attendees said there was insufficient community consultation from Ipswich City Council, Motorcycling Queensland (MQ) and Motoland about the use of the racetrack:

“I am extremely disappointed by the lack of consultation by our neighbours MQ, by Ipswich City Council at the time, and by other stakeholders about the ongoing use of the property”

- Council stated they instructed MQ and Motoland to consult with community

“We were very firm that they (Motoland) had to consult with the community”

- Motoland and MQ stated their desire to build community relationships.



# Meeting Summary

## Urban encroachment

Motorcycling QLD has cited urban encroachment as an issue with ongoing feasibility of the racetrack.

- MQ stated they have made attempts to move the Tivoli racetrack but were “thwarted” by previous council, koala overlay, and objections from residents

“The community’s going to expand, that’s not going away, it’s getting bigger”

“We (Motorcycle Queensland) wanted to get out of town”

## Riders are obeying the law

Some attendees said that Motoland was well run and was a safe track for riders. They further said that riders using this facility were not breaking the law.

“Riders aren’t breaking the law, This is where they should ride”

“Facilities like these keep kids off the street”

## Future of the racetrack

Several attendees stated they want the racetrack moved

“The only thing the residents are going to accept is the bike track going”

Attendees as well as Motorcycling Queensland and Motoland have indicated a desire to move forward and find a solution to the issues raised

“What we as a community want to hear is where we’re going to go tomorrow”

Council and MQ reiterated that the facility has permission to operate.

Detailed notes



P1

Council

1968 - Racetrack (small)

on photos

1977 - 2 x track +

Clubhouse (+ Tivoli

Drive in. (+ Some homes

Approvals - 1944 + 1977

1990 Track + additional homes

P2

2002 + 20121

- More encroachment +  
buffer got smaller to allow  
more homes.

- Homes against buffer.

Move to Willowbank

- Plans drawn up for Will' Bak  
but it wasn't a suitable location.  
(not appropriate for motorcycle  
facility).

Application to Subdivide to Resi

- Difficulties with change.  
Redevelopment not suitable. (include  
protected Melaleuca)



Now

P3

- Original approval stands
- Renewed use

Why have plans gone back to 1948 but wasn't permitted to be there prior to 1978?  
A → to show activity

→ Convoys to move site have been active for 20 yrs

### Key topics

- \* Noise abatement
- \* Dust & Sedimentation
- \* Participation & mental health

\* Substantial change & frequency of use

P4

\* Why haven't proposals for move worked out?

↳ Revist/reprosecute

\* Environmental impact

\* Council's definition of new land use

\* Who was here first?

\* Enforcement of EPO

\* Negative impacts on health & mental health



Noise, excess traffic & rubbish PS

↳ Raceway always there

↳ Not valid arguments

Raceway has changed

↳ 3x no. of riders

→ GAN → 10pm work

↳ future plans for more use

Raceway has changed from club to commercial

Oct 21 - complaints

Complainants criticised & abused

↳ online insults about complaints

Impact on mental health & stress  
of community members P6

2 known suicide attempts due to disruptions

frontline workers can't sleep

— asthma, COPD.  
— 19 DB recorded

health impact

enviro impact → land, koalas, litter

local <sup>business</sup> workers

not employed → NSW state

Should move away from residents

Motorcross → lack of consideration

Sound barriers will only defer noise

EPD a good move.

needs to be dealt with now



## Major points

P7

- ↳ Change & Intensification of use
- ↳ zoning for club, not commercial
- ↳ motoland is commercial → should supply to ZA

\* living in house for 30 y's  
↳ it was fine when it was 6/78 <sup>frequency</sup> times a year → now it's every week

\* difference of intent of operator

1974 DA

\* approval for motorcycle racing

<sup>recreational</sup>

↳ this is not racing - it is a park

\* renewal says it is non-profit

↳ Substantial change of use

\* Start gates were near the pit lane

↳ not in original position

↳ contention

\* move from racing to different kind of use

\* Continuous noise

\* under 74 DA there is a

Substantial change of use

↳ it is a motorcross park

→ NO start/finish line

↳ not being operated under original DA

\* Start gates are where they've been the whole time

\* timing loop was ripped up

↳ new one put it

\* Didn't have much racing last year

↳ Covid

P8



Cup/racing/coaching/practice days  
→ first race day in March 2020  
↳ closed because of Covid

Impact on activities because  
of Covid

↳ have postponed restart due to  
consideration of issues

We moved there when we knew  
trade would be used 12-14 times

↳ never had a problem before  
Motoland

↳ have always had recreation as well  
as racing

↳ Motoland is only operating  
3-4 times a week

↳ it was a bit quieter over  
Covid  
↳ before that coaching/trade day  
↳ less now than ever

it is threat of a fire era  
↳ motorway moving to willowbank  
in 2018  
↳ nothing to do w/ Covid

Re change of noise, distance of  
travel & dust has

↳ lived within 2 ks for 20 yrs

↳ can't sleep

↳ 70 db's → V load → opened window

↳ people going in same  
used phone.



Motoland / tirol: raceway

↳ what is does for riding community

- ↳ Safest place in QLD
- ↳ no fires on side of track
- ↳ Coaching kids
- ↳ employs locals w/ local shops
- ↳ has improved mental health of riders

↳ Understands there may be noise & dust but offers a great place for ~~places~~ families

↳ has travelled world & visited

Many trades → QLD Motoland is great place for riders, industry, community

↳ approve Motoland & MQ

\* Sure Motoland meet WHS etc  
↳ how many riders have ipswitch post code  
\* feels have lost support of MX Club

Motoland FB page

- ↳ community updates
- ↳ no barriers to powerlines
- ↳ tires littered over kohld
- ↳ Not safe

Intensity of use ridiculous & not safe  
↳ speculating as rider

- ↳ Could hit powerpole, spectator etc

Misinformation

↳ dub didn't have to partner w/ motoland to meet safety standards



13  
Racing is most controlled environment

↳ Commonlaw → 2 or more riders  
when 1 is winner

Only 1 track & response

Standards set nationally

↳ Motolane meets standard  
→ MQ

Pastor

2000-1999 → applied w/ Council for drive-in  
as Community facility

disappointed in lack of consultation  
about change in use

no longer consistent with use &  
desire

As a neighbour

↳ had correspondence in 2008

have had no further consultation  
between Council & Drive-in

↳ U disappointed

Could have engaged for community  
input into use & lack of engagement

Sentiment that Church wanted to

close Facetrack

↳ Caused tension

Noise is major factor

↳ Can't undertake religious activities on  
Drive-in due to noise

Impact on  
services +  
ability to  
host  
here

↳ SS dubs at 7ks from track

Motoland → lack of care for community

↳ Major Xmas event attempted to  
be destroyed by M event at same  
time

lack of consultation



\* Irreparable damage to Koala reserve → Impact on Koala reserve → paying for a koala reserve (5)

\* Damage of flora & fauna  
→ lead to displacement of many animals

\* Noise barriers will only displace & amplify noise → edge point

\* happy for further engagement

MQ → Since 2015/2017

→ good consultation with Council about moving

→ urban encroachment is there → full stop

→ looked at willowbank as option

→ spent \$200,000 doing this

→ would cost \$11mil to rehab land

→ 2 attempts to move → 2 developers interested

→ were blocked

① Council sacked

② Koala overlay

Need to sell to fund move.

DA got 35 locals objections from to get what we find to get

Dec 2020

→ State you put in koala overlay 30-40%  
→ had impact on value of land

→ were on mission to get out of town

→ half a mill spent be peak Qld motorway body

→ have done all we can about making the land saleable

→ 35 objections of development

\* there is a club active at the venue

\* MQ are cooperating for a better outcome for sport & residents

\* Summarising residents' sentiment

\* Why did MQ offer motoland a contract when land was not appropriate?

\* lives next door

→ touch 100m from property

\* Brilliant facility → wrong area

\* Property was not developed because of small lots → rural community

\* work from SAM → midnight for demolition



\* area was decimated of trees

\* Can't host B-day party for child with windows closed & aircon on because of noise

\* Residents getting a lot of abuse from supporters of motoland → harassment

\* Sleeps in cupboard on night shifts due to noise

\* EPO has been brilliant

\* bought for father w/ PTSD

↳ Can't deal → removed from property every weekend

\* People not coping

\* Noise readings 100 Dbs

\* Can't ride horses due to fear of noise

\* needs to go

\* Noise has devalued properties 18

\* detrimental effect

↳ when buying & selling properties was aware of use/plans but all of a sudden there was intense use & noise

→ Several contracts have fallen through

→ new builds will need double-glazed windows

Sedimentation/Dust

↳ Seen photos & video of silt going into creek

→ no evidence that EPO ~~has~~ is monitoring sedimentation properly

→ litter, rubbish, toxic waste into sandy areas

→ People can't use their rainwater

\* Robbing St. is only on tank water

↳ dust gets into onto roof → into tanks



\* Have you considered electric bikes?

↳ There are some

\* Noise starts Saturday 6AM

\* noise (maintenance) in evening

\* understands bikes but not beeping

\* ICC Shut all but 1 offroad tracks

\* Council have let us down

\* Riders aren't breaking law

↳ this is where they should ride → where they are told

\* no one's intention is to cause hurt & harm to go

\* a lot of

↳ until there is assumption & here say

at straws <sup>nots</sup> we are clutching

→ noise should be monitored <sup>professional</sup> <sup>no-<sup>to</sup>cos</sup> sonography

→ Sediment & dust to be monitored

\* how much have house values really gone down?

All info would have been great before app was made / approved

\* if changes in use → new application to be made

↳ website says "New" facility

→ material change in use

→ Council ~~lets~~ have let residents down

\* look at Substantial change & need of DA

↳ have approached Council & been let down

\* Written evidence of Substantial change

\* active 110 days a year

\* mud in tap water

↳ needing to regularly change Drain tanks & clean

\* Should have done what they said in DOR

\* Weren't told about Maltoland

\* If I ~~did~~ bought bulldozer onto my land I would be taken to court



\* We want everyone to undertake actions of EPD

\* Dbs only allowed at 45 inside house

↳ Current level at 70 (EPD)

\* MQ has land at Qld motor club

\* Wasted <sup>DA plan</sup> land to be 3000/4000 Sqm.

\* feels sorry for motoland being put in this position  
↳ have invested money under false pretences

\* Don't blame motoland

\* Spoke to Kim (MQ) about residents issues  
↳ was told he was stupid & an idiot

\* invites MQ to be there when bikes are at full pelt

\* bike tracks needs to go

\* You cannot stop noise travelling

\* 2015 → keep no more than 5 days a week usage  
↳ 10 race days a year

\* Daring around point

↳ it's dew it's not the appropriate place

↳ Why bring a commercial enterprise into a space you know isn't appropriate?

↳ Why not take them to willowbank?

\* Why aren't we moving forward?

↳ Why has it taken 10 years.

\* MQ made several attempts to move

↳ were thwarted by State Govt

\* We have an asset owned by MQ members  
↳ 73 clubs

\* facilities like these keep kids off the street



- \* spoke with motoland & welcomed their approach because it supported the track venue
- \* Sought legal advice & spoke w/ Council & Supp
- \* What can we do to get residents back on side?

- \* Where was <sup>consultation</sup> facilitation when motoland first came?
  - ↳ Could have had discussion before (12 months ago)
- \* earthworks 12/14/15 hrs a day
- \* Was happy to coexist w/ MQ before change of use.
- \* wanted to understand change at start of operation

- \* Motoland is a family business <sup>Adm.</sup>
  - ↳ 3 family stakeholders
- \* are doing testing → getting advice
  - ↳ wanted to come to site to help the club
  - ↳ saw it as an opportunity
- \* 2017. of riders from area
- \* don't condone abuse → they don't speak for motoland

- \* doesn't believe in what motoland said
- \* What are next steps from EPO
- \* Only solution is to remove motoland from site

- Wrap up
  - ↳ have heard community perspectives
  - ↳ heard from operators & users
  - ↳ heard history
  - ↳ heard motoland's intent

- \* Want to clarify that there was firm directive for engagement from MQ & motoland
  - ↳ didn't happen
- \* DfA is an approval not a charge of use under law



- ⑫
- \* Changes in use would ordinarily need public notification but
    - ↳ Motoland has existing approval that covers for material change of use
  - \* agreed to points raised
    - ↳ there is a particular way to interpret old approvals
  - \* application wasn't needed due to openness of 1978 approval
    - ↳ unfortunate situation due to rural land at the time
  - \* Differences between Club/Commercial & race/general use
    - ↳ Council has considered legal options & has not pushed further

- ⑬
- \* 1st EPO to get reports
  - \* 2nd EPO used reports to set conditions
    - \* have asked for noise barriers
    - \* monitoring
    - \* have asked for another mound for noise
    - \* acoustic consultant has been approached
- Collective Questions
- \* Why mounds not barriers? height of mounds
  - \* how long for monitoring - 18 months
  - \* Council to clarify why if road is over
    - ↳ why can't 1978 approval be changed?
  - \* Why are motoland going ahead with earthworks over parameters
    - ↳ Earthworks have been happening for many years
    - ↳ no permission needed



\* height of barriers  
↳ 5 meter

\* Barrier = Solid fence or mound

\* looking to absorb noise not deflect

\* monitoring for 18 months

\* 1978 approval can't be changed because

Council can't change without being approached  
by owner of land

↳ finds it hard to believe that Council's  
hands are tied

↳ e.g. lakeside

↳ approval was changed & gave Council  
the power to change new approval

↳ Council can go onto people's properties  
and put easements but can't change them?  
↳ very frustrated

(27)

\* Roadside Overlays are set by  
State gov.

↳ only kicks in when a change is put  
forward

\* If Motoland applies for change  
Can Council add caveats?

\* NON-Compliance

↳ Strategy to enforce EPO

\* Avenue to raise further questions  
w/ Council?

↳ will send info via email & can reply

\* If residents hear noise on Sat Morn  
What can we do?

↳ Customer Complaint System

(28)



(29)

\* People don't have clean drinking water

\* If there are breaches → what happens

↳ first complaint - warning

↳ escalates from there

\* ML self imposed Noise/Pollution/Environment to modern standards.

Addition from community member