

ENVIRONMENTAL SCOPING DOCUMENT

Proposal name:	Keysbrook Motorsport Facility
Proponent:	Stati Group of Companies
Assessment number:	2242
Location:	Lots 78 Punrak Road and 400 Wigg Road, Keysbrook
Local Government Area:	Shire of Serpentine-Jarrahdale
Public review period:	Environmental Review Document – 2 weeks

1. Introduction

The Environmental Protection Authority (EPA) has determined that the above proposal is to be assessed under Part IV of the *Environmental Protection Act 1986* (EP Act).

The purpose of the Environmental Scoping Document (ESD) is to define the form, content, timing and procedure of the environmental review, required by s. 40(3) of the EP Act. This draft ESD has been prepared by the EPA in consultation with the proponent, decision-making authorities and interested agencies consistent with the EPA's *Procedures Manual*.

Form

The EPA requires that the form of the report on the environmental review required under s. 40 (Environmental Review Document, ERD) is according to the [Environmental Review Document template](#).

Content

The EPA requires that the environmental review includes the content outlined in sections 2 to 6 of this ESD.

Timing

Table 1 sets out the timeline for the assessment of the proposal agreed between the EPA and the proponent.

Table 1 Assessment timeline

Key assessment milestones	Completion Date*
EPA approves Environmental Scoping Document	23 July 2020
Proponent submits first draft Environmental Review Document	28 August 2020
EPA provides comment on first draft Environmental Review Document <i>(6 weeks from receipt of ERD)</i>	17 September 2020
Proponent submits revised draft Environmental Review Document	9 October 2020
EPA authorises release of Environmental Review Document for public review <i>(2 weeks from EPA approval of ERD)</i>	23 October 2020
Proponent releases Environmental Review Document for public review for two weeks	26 October 2020
Close of public review period	6 November 2020
EPA provides Summary of Submissions <i>(3 weeks from close of public review period)</i>	27 November 2020
Proponent provides Response to Submissions	11 December 2020
EPA reviews the Response to Submissions <i>(6 weeks from receipt of Response to Submissions. Includes extra 2 weeks for Christmas/New Year period)</i>	22 January 2021
EPA prepares draft assessment report and completes assessment <i>(6 weeks from EPA accepting Response to Submissions)</i>	5 March 2021 for 18 March 2021 EPA Meeting
EPA finalises assessment report (including two weeks consultation on draft conditions) and gives report to Minister <i>(6 weeks from completion of assessment)</i>	16 April 2021

*Dates are indicative

Procedure

The EPA requires the proponent to undertake the environmental review according to the procedures in the *Administrative Procedures* and the *Procedures Manual*, including requirements for public review.

This draft ESD has not been released for public review. The ESD will be available on the EPA website (www.epa.wa.gov.au) upon endorsement and must be appended to the PER document.

2. The proposal

The subject of this ESD is the proposal by Stati Group of Companies to construct and operate a multi-use motorsport complex, including drainage infrastructure, at Lots 78 Punrak Road and 400 Wigg Road, Keysbrook. The proposal will be used for road safety driver training, amateur car events, a go-kart track, V8 supercar events, motorbikes and world rally championships. The regional location of the proposal is shown in Figure 1 and the development envelope encompassing the physical elements of the proposal is delineated in Figure 2.

Please include a section in the ERD which sets out how the proponent evaluated, compared and considered track alignments and engineering and construction methods during the planning phase of the proposal in order avoid and reduce the extent of potential environmental impacts, particularly on social surroundings.

The key characteristics of the proposal are set out in Tables 2 and 3. The key proposal characteristics may change as a result of the findings of studies and investigations conducted and the application of the mitigation hierarchy by the proponent.

Table 2 Summary of the proposal

Proposal title	Keysbrook Motorsport Facility
Proponent name	Stati Group of Companies
Short description	The proposal is for the construction and operation of a multiple use motorsport facility and associated infrastructure located at Lot 72 Punrak Road, Keysbrook, and off-site flood storage and overflow car parking at Lot 400 Wigg Road, Keysbrook.

Table 3 Location and proposed extent of physical and operational elements

Element	Location	Proposed extent
<i>Physical elements</i>		
Motorsport facility and associated infrastructure	Located within Lot 78 and described in Figure 2	Motorsport facility and associated infrastructure occupying no more than 50.3 hectares (ha) within a 95.7 ha development envelope.
Off-site flood storage, drainage and overflow car parking	Located within Lot 400 and described in Figure 2	Off-site flood storage and overflow car parking site occupying no more than 45.4 ha within a 95.7 ha development envelope.
<i>Operational elements</i>		
Groundwater abstraction for proposed potable water supply	Located within Lot 400	Up to 22,980 kilolitres per year.

3. Preliminary key environmental factors and required work

The preliminary key environmental factors for the environmental review are:

1. Social Surroundings
2. Inland Waters

Table 3 outlines the work required for each preliminary key environmental factor and contains the following elements for each factor:

- **EPA factor** and **EPA objective** for that factor.
- **Relevant activities** – the proposal activities that may have a significant impact on that factor.
- **Potential impacts and risks** to that factor.
- **Required work** for that factor.
- **Relevant policy and guidance** – EPA (and other) guidance and policy relevant to the assessment.

The following EPA guidance applies to all factors:

- *Statement of Environmental Principles, Factors and Objectives (EPA 2016)*
- *Instructions and Template: Part IV Environmental Management Plans (EPA 2016)*

The referral documentation includes a number of reports of various environmental investigations. The EPA acknowledges the work that has already been undertaken and requires that these reports be appended to the ERD.

Table 4 Preliminary key environmental factors and required work

Social Surroundings	
EPA objective	To protect social surroundings from significant harm.
Relevant activities	<ul style="list-style-type: none"> • Cut, fill and site works • Soil compaction • Construction of the motorsport track, buildings, and other hard stand areas • Operation of motorsport events • Maintenance of the motorsport facility
Potential impacts and risks	<ul style="list-style-type: none"> • Temporary exposure to construction noise and vibration for sensitive receptors in rural areas in close proximity to the motorsport facility. • Increased and ongoing exposure to operational noise and vibration for rural area sensitive receptors in close proximity to the motorsport facility.
Required work	<ol style="list-style-type: none"> 1. Undertake measurement and analysis of the existing ambient noise at the proposal location in relation to current and future noise sensitive receptors within the vicinity of the proposal, with consideration of the

	<p>contributing noise sources and frequency spectrum in relation to the noise emissions from the proposal. This should include background L_{A90} measurement representative of the lowest yearly daytime levels.</p> <ol style="list-style-type: none">2. Undertake a detailed noise assessment in accordance with the relevant guidelines to predict future noise levels resulting from the proposal on sensitive receptors. This should include:<ol style="list-style-type: none">a. noise modelling, analysis and assessment of noise emissions from vehicles, public address systems and any other sources associated with the proposal which are not defined as a 'racing activity' under Division 3 of the <i>Environmental Protection (Noise) Regulations 1997</i> (Noise Regulations).b. detailed information on noise emission times and duration of each race event and confirmation of the types of motorsport events which will occur at the proposed Motorsport Facility, and the potential for other types of motorsport events in the future.c. measurement and analysis showing L_{A10} noise impact contoursd. identification of variability of point and line source sound power levels under straight and braking scenarios (full throttle, downshifting and braking, including direction of exhaust).e. Demonstrate whether noise can be managed such that it complies with the Noise Regulations at sensitive receptor locations.<p>Justify the use of any parameters used to model impacts from noise for the proposal including design considerations.</p>3. Identify relevant noise mitigation measures for the identified sensitive receptors in 2 above and describe any proposed mitigation to reduce the potential impacts of construction and operation of the proposal. These measures should be assessed for being physically feasible and acceptable to the individual residents. Provide maps of and justification for the location and number of any proposed mitigation infrastructure. This may be supported with noise modelling where appropriate.4. Provision of a map showing the location of all noise sensitive premises adjacent to the proposal or likely to be affected by the proposal.5. Completion of a literature review of noise sensitive receiver criteria for international and national motorsport facilities. Comparison between venues should include location context and any operational limitations such as set operating hours and number of events per year.6. Identification and justification of noise sensitive receiver criteria deemed to be acceptable for the operation of the proposed new motor sport venue in context with the rural setting of the proposal.
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	<ol style="list-style-type: none"> 7. If it is identified in 2 above that the proposal is not able to comply with the assigned levels in the Noise Regulations, detail why this is the case. 8. Discuss proposed management, monitoring and mitigation methods to be implemented demonstrating that the proposal has addressed the mitigation hierarchy, and ensure residual impacts (direct and indirect) are not greater than predicted. Any provided environmental management plans should outline the environmental outcomes/objectives, other key regulatory requirements; management actions, monitoring (including methodology, frequency, location and rational), trigger criteria, contingency actions, review, reporting and consultation. Management and/or monitoring plans are to be presented in accordance with the EPAs instructions. 9. Investigate the use of Amenity Agreements should the modelled noise impacts show non-compliance with the Noise regulations. Any proposed agreement should be assessed for practicability and acceptability. 10. Identify and describe the potential residual impacts (direct and indirect) that may occur following implementation of the proposed mitigation measures and determine the significance of the residual impacts of noise on the identified sensitive receptors in 2 above with reference to the residual impact model set out in the <i>WA Environmental Offsets Guidelines (2014)</i>. 11. Where significant residual impacts remain, propose an appropriate offsets package that is consistent with the <i>WA Environmental Offsets Policy and Guidelines</i>. Spatial data defining the area of significant residual impacts for each environmental value should also be provided. 12. Demonstrate and document how the EPA's objective for this factor can be met.
Relevant policy and guidance	<p><i>EPA Policy and Guidance</i></p> <p>Environmental Factor Guideline – <i>Social Surroundings</i> (EPA, 2016)</p> <p>Guidance Statement No. 3 – <i>Separation Distance Between Industrial and Sensitive Land Uses</i> (EPA, 2005)</p> <p><i>Instructions on how to prepare Environmental Protection Act 1986 Part IV Environmental Management Plans</i> (EPA, 2017)</p> <p><i>Other policy and guidance</i></p> <p><i>Environmental Protection (Noise) Regulations 1997</i></p> <p><i>WA Environmental Offsets Policy</i> (Government of Western Australia, 2011)</p> <p><i>Guide to management of noise from motor sport venues</i> (DER, 2014)</p>

	<i>WA Environmental Offsets Guidelines</i> (Government of Western Australia, 2014)
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Inland Waters	
EPA objective	To maintain the hydrological regimes and quality of groundwater and surface water so that environmental values are protected.
Relevant activities	<ul style="list-style-type: none"> • Construction, operation and maintenance of the proposal • Groundwater abstraction • Drainage infrastructure construction and operation • Earthworks and soil stockpiling • Compaction of soil for construction of tracks • Refuelling and servicing of vehicles • Track runoff • Waste water disposal
Potential impacts and risks	<ul style="list-style-type: none"> • Potential water pollution impacts to ground and surface water from construction and operation activities, chemical and hydrocarbon spills. • Interruption of and changes to surface water flows. • Changes to infiltration and recharge of groundwater. • Degradation of Conservation Category Wetlands (CCWs) adjacent to the development envelope. • Changes in groundwater levels and quality due to potential groundwater abstraction and operation. • Changes in surface or groundwater quality associated with the discharge of dewatering effluent. • Increase to sediment loads entering wetlands. • Potential impacts to vegetation and significant ecological communities due to abstraction and changes in water quality. • Loss of terrestrial (freshwater) fauna due to changes in water quality or hydrological regimes.
Required work	<p>13. Identify and describe the environmental values and significance of hydrological and soil characteristics within the development envelope and immediately adjacent to the development envelope. Wetland identification and assessment should utilise the Department of Biodiversity, Conservation and Attraction's (DBCA) Geomorphic Wetlands Swan Coastal Plain Dataset.</p> <p>14. Identify the indicative location of abstraction bores for water requirements and identify and discuss any associated impacts of groundwater abstraction including from drawdown.</p> <p>15. Analyse, discuss and assess the potential impacts (direct and indirect) from construction and operation of the proposal on water quantity and quality in relation to the environmental values identified in 13</p>

	<p>above including but not limited to wetlands identified in DBCA's Geomorphic Wetlands Swan Coastal Plain Dataset. This analysis should include details of water sourcing and disposal (wastewater) inclusive of water licensing requirements, and management of chemicals and petroleum hydrocarbon pollution (appropriate containment).</p> <p>16. Using appropriate numerical modelling approaches, predict the extent, severity and duration of potential impacts to the environmental values identified in 13 above, including changes to local and regional groundwater flows and levels, drawdown and local water quality. This model(s) should demonstrate evidence of pre-and post-development water flows and retention of regional floodplain storage volumes.</p> <p>17. Demonstrate the pathways for adopting best practice water sensitive design principles in the design of the proposal including stormwater and drainage components to ensure hydrological regimes and surface and groundwater quality are maintained. Provide maps, proposed practices, methodology, detailed engineering designs, and justification of the indicative locations of stormwater/drainage infrastructure.</p> <p>18. Discuss proposed management, monitoring and mitigation methods to be implemented demonstrating that the proposal has addressed the mitigation hierarchy, and ensure residual impacts (direct and indirect) are not greater than predicted. This should include both on-site and off-site management measures. Demonstrate consideration of the interface between the site and the adjacent wetlands. Management and/or monitoring plans are to be presented in accordance with the EPA's instructions.</p> <p>19. Determine and quantify any significant residual impacts by applying the Residual Impact Significance Model (page 11) and WA Offset Template (Appendix 1) in the <i>WA Environmental Offsets Guidelines</i> (2014)</p> <p>20. Where significant residual impacts remain, propose an appropriate offsets package that is consistent with the <i>WA Environmental Offsets Policy and Guidelines</i>. Spatial data defining the area of significant residual impacts for each environmental value should also be provided.</p> <p>21. Demonstrate and document how the EPA's objective for this factor can be met.</p>
<p>Relevant policy and guidance</p>	<p><i>EPA Policy and Guidance</i></p> <p>Environmental Factor Guideline – <i>Inland Waters</i> (EPA 2018)</p> <p><i>Other policy and guidance</i></p> <p><i>WA Environmental Offsets Policy</i> (Government of Western Australia, 2011)</p>

	WA Environmental Offsets Guidelines (Government of Western Australia, 2014)
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Index of Biodiversity Surveys for Assessments

Each time a biodiversity survey report is submitted (at any point in the assessment and compliance process under Part IV of the EP Act) it should be accompanied by an electronic appendix known as the IBSA data package. More information about IBSA is available on the EPA's website.

Where assessment of any factor requires the collection of biodiversity data, please include reference to the requirement for an IBSA data package with each biodiversity report submitted.

4. Other environmental factors or matters

The EPA has identified the following other environmental factors or matters relevant to the proposal set out below that must be addressed during the environmental review and discussed in the Environmental Review Document.

It is also important that the proponent be aware that other factors or matters may be identified during the course of the environmental review that were not apparent at the time that this ESD was prepared. If this situation arises, the proponent must consult with the EPA to determine whether these factors and/or matters are to be addressed in the ERD, and if so, to what extent.

1. Flora and Vegetation and Terrestrial Fauna

Include a section in the ERD which discusses potential indirect impacts to conservation significant flora and vegetation and terrestrial fauna values, particularly fauna that use surrounding wetland habitat. This should include indirect impacts from changes to noise levels and inland waters quality and quantity.

2. Greenhouse Gas Emissions

Include a section in the ERD which characterises the greenhouse gas emission key sources from the proposal. Estimate the expected Scope 1 (direct) and Scope 2 (energy indirect: purchase electricity) greenhouse gas emissions on an annual basis and over the life of the proposal.

Describe the considered and proposed mitigations that demonstrate that all reasonable and practicable measures have been applied at each step of the mitigation hierarchy minimisation regarding greenhouse gas emissions.

Where estimated emissions exceed 100,000 tonnes of scope 1 emissions each year measured in CO₂-e, develop a Greenhouse Gas Management Plan in accord with the EPA's Environmental Factor Guideline: *Greenhouse Gas Emissions*.

Demonstrate within the ERD how the EPA's objective for this factor can be met.

3. Social Surroundings - Dust and odour amenity impacts

Include a section in the ERD which discusses potential impacts on the nearest sensitive receptors from dust and odour, and discuss how impacts may be managed.

5. Stakeholder consultation

The proponent must consult with stakeholders who are affected by, or are interested in the proposal. This includes the decision-making authorities (see section 6), other relevant state (and Commonwealth) government agencies and local government authorities, the local community and environmental non-government organisations.

The proponent must document the following in the ERD:

- identified stakeholders
- the stakeholder consultation undertaken and the outcomes, including decision-making authorities' specific regulatory approvals and any adjustments to the proposal as a result of consultation
- any future plans for consultation.

6. Decision-making authorities

At this stage, the EPA has identified the authorities listed in Table 4 as decision-making authorities (DMAs) for the proposal. Additional DMAs may be identified during the course of the assessment.

Table 5 Decision-making authorities

Decision-making authority	Relevant legislation
1. Minister for Water	<i>Rights in Water and Irrigation Act 1914</i>
2. CEO Department of Water and Environmental Regulation	<i>Environmental Protection (Noise) Regulations 1997</i>
3. Shire of Serpentine Jarrahdale	<i>Planning and Development Act 2005</i>

Figure 1 – Regional location

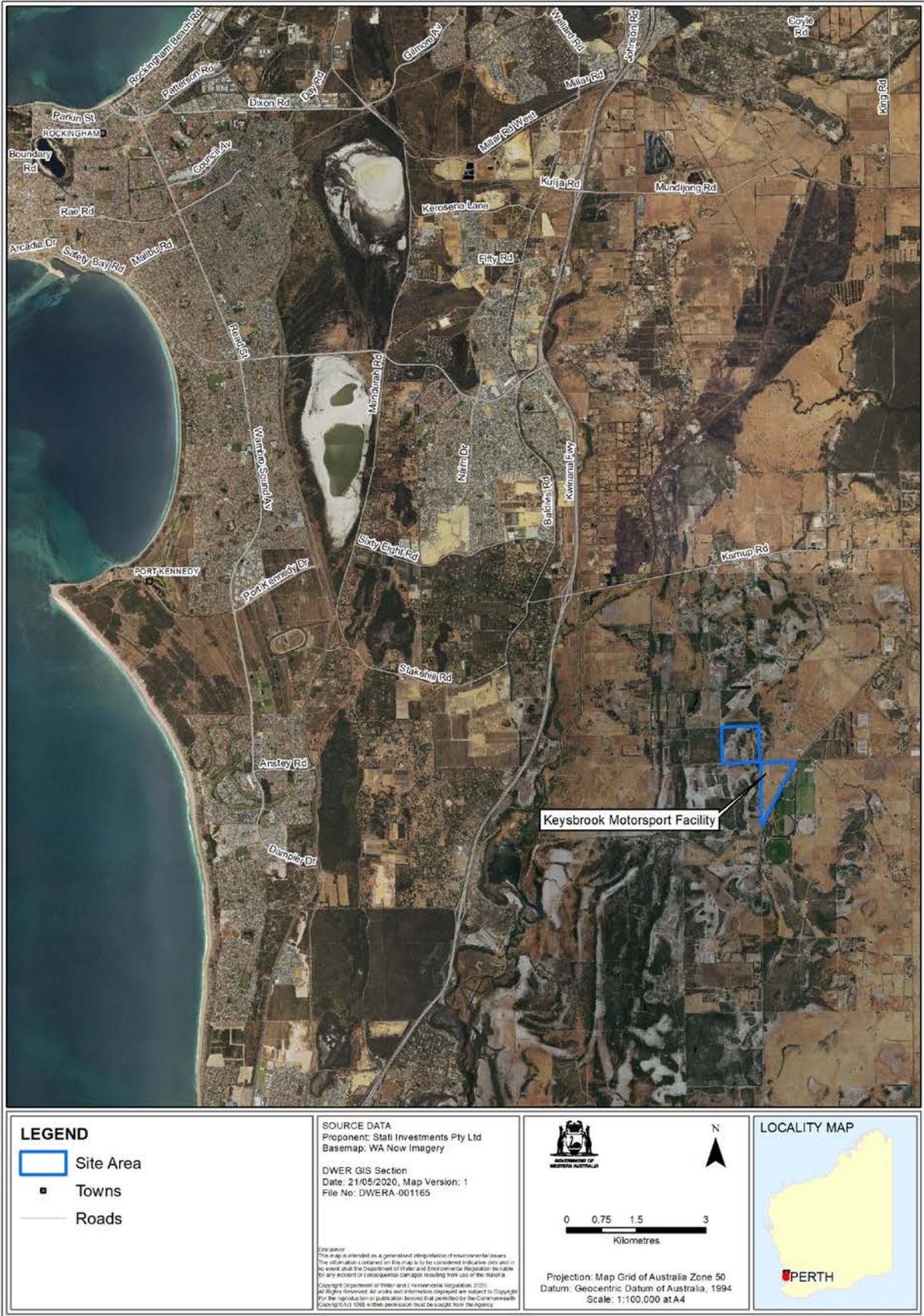


Figure 2 – Development envelope



File Name: W:\Projects\1\OpenStat Group\56837 Keysbrook Motorsport Facility\SGC18499_01 Keysbrook Motorplex EPA Referral\GIS\Maps\R01_Rev_A\56837_01_ProposalArea.mxd
 Image Reference: www.nearmap.com © Imagery Date: 17 February 2020