

92/11001



Statement No.

000654

MINISTER FOR THE ENVIRONMENT

**STATEMENT THAT A PROPOSAL MAY BE IMPLEMENTED
(PURSUANT TO THE PROVISIONS OF THE
ENVIRONMENTAL PROTECTION ACT 1986)**

BUNBURY INTERNATIONAL MOTORSPORTS COMPLEX, PICTON

Proposal: The construction, operation and maintenance of an international standard motorsports complex in Picton, as documented in schedule 1 of this statement.

Proponent: Perth International Motorsports Management

Proponent Address: Level 1, 140 Hay Street, Subiaco WA 6008

Assessment Number: 1519

Report of the Environmental Protection Authority: Bulletin 1129

The proposal referred to above may be implemented by the proponent subject to the following conditions and procedures:

1 Implementation

1-1 The proponent shall implement the proposal as documented in schedule 1 of this statement subject to the conditions of this statement.

2 Proponent Commitments

2-1 The proponent shall implement the environmental management commitments documented in schedule 2 of this statement.

3 Proponent Nomination and Contact Details

3-1 The proponent for the time being nominated by the Minister for the Environment under section 38(6) or (7) of the *Environmental Protection Act 1986* is responsible for the implementation of the proposal until such time as the Minister for the Environment has exercised the Minister's power under section 38(7) of the Act to revoke the nomination of that proponent and nominate another person as the proponent for the proposal.

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- 3-2 If the proponent wishes to relinquish the nomination, the proponent shall apply for the transfer of proponent and provide a letter with a copy of this statement endorsed by the proposed replacement proponent that the proposal will be carried out in accordance with this statement. Contact details and appropriate documentation on the capability of the proposed replacement proponent to carry out the proposal shall also be provided.
- 3-3 The nominated proponent shall notify the Department of Environment of any change of contact name and address within 60 days of such change.

4 Commencement and Time Limit of Approval

- 4-1 The proponent shall substantially commence the proposal within five years of the date of this statement or the approval granted in this statement shall lapse and be void.

Note: The Minister for the Environment will determine any dispute as to whether the proposal has been substantially commenced.

- 4-2 The proponent shall make application for any extension of approval for the substantial commencement of the proposal beyond five years from the date of this statement to the Minister for the Environment, prior to the expiration of the five-year period referred to in condition 4-1.

The application shall demonstrate that:

- 1 the environmental factors of the proposal have not changed significantly;
- 2 new, significant, environmental issues have not arisen; and
- 3 all relevant government authorities have been consulted.

Note: The Minister for the Environment may consider the grant of an extension of the time limit of approval not exceeding five years for the substantial commencement of the proposal.

5 Compliance Audit and Performance Review

- 5-1 The proponent shall prepare an audit program and submit compliance reports to the Department of Environment which address:
- 1 the status of implementation of the proposal as defined in schedule 1 of this statement;
 - 2 evidence of compliance with the conditions and commitments; and
 - 3 the performance of the environmental management plans and programs.

Note: Under sections 48(1) and 47(2) of the *Environmental Protection Act 1986*, the Chief Executive Officer of the Department of Environment is empowered to audit the compliance of the proponent with the statement and should directly receive the compliance documentation, including environmental management plans, related to the conditions, procedures and commitments contained in this statement.

5-2 The proponent shall submit a performance review report every five years after the start of operations, to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority, which addresses:

- 1 the major environmental issues associated with the project; the targets for those issues; the methodologies used to achieve these; and the key indicators of environmental performance measured against those targets;
- 2 the level of progress in the achievement of sound environmental performance, including industry benchmarking, and the use of best available technology where practicable;
- 3 significant improvements gained in environmental management, including the use of external peer reviews;
- 4 stakeholder and community consultation about environmental performance and the outcomes of that consultation, including a report of any on-going concerns being expressed; and
- 5 the proposed environmental targets over the next five years, including improvements in technology and management processes.

5-3 The proponent may submit a report prepared by an auditor approved by the Department of Environment under the "Compliance Auditor Accreditation Scheme" to the Chief Executive Office of the Department of Environment on each condition/commitment of this statement which requires the preparation of a management plan, programme, strategy or system, stating that the requirements of each condition/commitment have been fulfilled within the timeframe stated within each condition/commitment.

6 Operations

6-1 In any calendar year, the proponent shall hold not more than 50 hours in total of Formula Nippon and GT Series events, including races, practice sessions, "shakedown" sessions, "warm-up" sessions and qualifying events, all of which shall take place between 9 am and 5 pm.

Notes

- 1 "Operations" is defined here to include races, practice sessions, "shakedown" sessions, "warm-up" sessions and qualifying events, and does not include miscellaneous activities such as vehicle refuelling, site development and site maintenance.

- 2 On days when Formula Nippon and / or GT Series events take place, the amount of time contributing to the 50 hour allowance will be measured from the start of the first Formula Nippon or GT Series event of the day, whichever is earlier, until the completion of the last Formula Nippon or GT Series event of the day, whichever is later.

7 Noise Management (Operations)

- 7-1 Prior to operation, the proponent shall prepare a Noise Management (Operations) Plan to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority.

This Plan has the following objective:

- to minimise the loss of amenity to persons on nearby noise-sensitive premises;

and shall:

- 1 provide for representative acoustic modelling based on site topographic and design information;
- 2 provide details of the reference positions and procedures for the measurement and monitoring of noise levels;
- 3 provide a program for noise monitoring to be carried out by an independent recognised acoustic consultant during Formula Nippon and GT Series events (including races, practice sessions, "shakedown" sessions, "warm-up" sessions and qualifying events);
- 4 provide a mechanism to inform persons on noise-sensitive premises within a three kilometre radius at least two weeks prior to Formula Nippon and/or GT Series events taking place;
- 5 allow for the temporary relocation of persons on noise-sensitive premises where noise is likely to exceed 75dB(A) measured in accordance with Part 3 of the *Environmental Protection (Noise) Regulations 1997* as an $L_{A\ slow}$ value, on days when Formula Nippon and/or GT Series events (including races, practice sessions, "shakedown" sessions, "warm-up" sessions and qualifying events) are held;
- 6 set up a noise complaints response procedure to include the following:
 - (1) recording of individual complaints;
 - (2) review and continual improvement of noise management;
 - (3) adaptive noise management; and
 - (4) consultation with the City of Bunbury, the Shire of Dardanup and interested local stakeholder groups.
- 7 include a review of the Plan within 30 days following the first Formula Nippon or GT Series event, whichever is earlier, and annually thereafter. Preparation and refinement of the Plan to be in consultation with the Shire of Dardanup and the City of Bunbury.

- 8 include reporting of all complaints logged and outcomes to the Shire of Dardanup and the City of Bunbury within 14 days of events being completed.

Notes

- 1 All other activities on site must comply with the *Environmental Protection (Noise) Regulations 1997*.
 - 2 See commitment 1 regarding Construction Noise.
- 7-2 The proponent shall implement the Noise Management (Operations) Plan required by condition 7-1 to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority.
- 7-3 The proponent shall make the Noise Management (Operations) Plan required by condition 7-1 publicly available, to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority.

8 Water Management

- 8-1 Prior to construction of the track, the proponent shall have in place a Drainage Management System to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority and the Water and Rivers Commission.

This System shall:

- 1 provide details of the layout of controlled drainage areas, location and design of irrigation ponds, and the design of infiltration swales;
 - 2 be based on the Water and Rivers Commission Interim Position Statement "Urban Stormwater Management in WA"; and
 - 3 demonstrate that off-site discharge of water will meet the guidelines specified in "Australian and New Zealand Guidelines for Fresh and Marine Water Quality" (Australian and New Zealand Environment Council, 2000).
- 8-2 The proponent shall have in place a Nutrient Management System to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority and the Water and Rivers Commission.

This System shall:

- 1 provide details of nutrient application rates, irrigation rates, soil amendments and surface drainage;
- 2 be based on the Water and Rivers Commission Interim Water Quality Protection Note "Nutrient and Irrigation Management Plans"; and

- 3 demonstrate that off-site discharge of water will meet the guidelines specified in "Australian and New Zealand Guidelines for Fresh and Marine Water Quality" (Australian and New Zealand Environment Council, 2000).

9 Foreshore Management

- 9-1 Prior to operation, the proponent shall prepare a Foreshore Management Plan to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority and the Department of Conservation and Land Management.

This Plan shall address:

- 1 foreshore revegetation using locally endemic species along the Preston River to pre-development densities;
 - 2 management of human access by fencing; and
 - 3 maintenance of bank stability.
- 9-2 The proponent shall implement the Foreshore Management Plan required by condition 9-1 to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority.
 - 9-3 The proponent shall make the Foreshore Management Plan required by condition 9-1 publicly available, to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority.

10 Decommissioning Plan

- 10-1 At least six months prior to the anticipated date of decommissioning, or at a time agreed with the Environmental Protection Authority, the proponent shall prepare a Decommissioning Plan designed to ensure that the site is left in an environmentally acceptable condition to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority.

This Plan shall address:

- 1 removal or, if appropriate, retention of the facility and infrastructure in consultation with relevant stakeholders;
- 2 long-term management of ground and surface water systems affected by the facility;
- 3 rehabilitation of all disturbed areas to a standard suitable for the agreed new land use(s); and
- 4 identification of contaminated areas, including provision of evidence of notification and proposed management measures to relevant statutory authorities.

10-2 The proponent shall implement the Decommissioning Plan required by condition 10-1 until such time as the Minister for the Environment determines, on advice of the Environmental Protection Authority, that the proponent's decommissioning responsibilities have been fulfilled.

10-3 The proponent shall make the Decommissioning Plan required by condition 10-1 publicly available, to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority.

11 Risk Management

11-1 The proponent shall limit the presence of patrons at the complex to daylight hours.

11-2 Prior to operations, the proponent shall prepare a Public Risk Minimisation and Emergency Response and Evacuation Plan, to the requirements of the Minister for the Environment, evaluated and endorsed by the Fire and Emergency Services Authority and accepted by the Department of Industry and Resources.

This Plan shall address the following:

- 1 arrangements with the operators of the Bunbury Airport to manage airport operations to minimise risks associated with aircraft movements during large events;
- 2 measures aimed at minimising risk generation at the nearby abattoir;
- 3 emergency response and evacuation measures, including radio links with the Fire and Emergency Services Authority and nearby industries;
- 4 crowd control;
- 5 inclusion of two egress routes in opposing directions to facilitate orderly movement of patrons and vehicles;
- 6 notification of the emergency response services and the Bunbury Airport of the timing of events;
- 7 practice / trials to determine the efficacy of the Plan; and
- 8 the maintenance and enhancement of vegetated barriers between the complex and the nearby abattoir.

11-3 The proponent shall implement the Public Risk Minimisation and Emergency Response and Evacuation Plan required by condition 11-2 to the requirements of the Minister for the Environment on advice of the Department of Industry and Resources and the Fire and Emergency Services Authority.

11-4 Prior to construction, the proponent shall consult with the Airports Regulatory Authority on specific characteristics to be avoided in the design and operation of the complex, to the requirements of the Minister for the Environment on advice of a specialist risk consultant.

This consultation shall include the following topics, additions to which shall be at the discretion of the Airports Regulatory Authority:

1. creation of electrical interference with navigational signals or radio communication between the airport and aircraft;
2. lighting which is difficult to distinguish from airport lighting;
3. effect of glare in the eyes of pilots using the airport; and
4. smoke or other impairments to visibility in the vicinity of the airport.

11-5 Prior to operations, the proponent shall implement the outcomes arising from the consultation with the Airports Regulatory Authority required by condition 11-4 to the requirements of the Minister for the Environment.

Procedures

- 1 Where a condition states "to the requirements of the Minister for the Environment on advice of the Environmental Protection Authority", the Environmental Protection Authority will provide that advice to the Department of Environment for the preparation of written notice to the proponent.
- 2 The Environmental Protection Authority may seek advice from other agencies or organisations, as required, in order to provide its advice to the Department of Environment.
- 3 Where a condition lists advisory bodies, it is expected that the proponent will obtain the advice of those listed as part of its compliance reporting to the Department of Environment.

Notes

- 1 In the event that the *Environmental Protection (Noise) Regulations 1997* are amended to provide for the management of noise from motorsports facilities by local government, the noise management condition may be removed through a Section 46 process, provided that the proponent has a suitable Noise Management Plan in place.
- 2 The Minister for the Environment will determine any dispute between the proponent and the Environmental Protection Authority or the Department of Environment over the fulfilment of the requirements of the conditions.
- 3 Within this statement, to "have in place" means to "prepare, implement and maintain for the duration of the proposal".

Judy Edwards

Dr Judy Edwards MLA
MINISTER FOR THE ENVIRONMENT

- 8 JUL 2004

Schedule 1

The Proposal (Assessment No. 1519)

The proponent will construct, operate and maintain an international standard motorsports complex in Picton (location shown in Figures 1 and 2).

The Key Proposal Characteristics are shown in Table 1.

Table 1 – Key Proposal Characteristics

Element	Description
Location	Portion of Lot 5 South Western Highway/Boyanup-Picton Road, Picton
Nature of operation	Motorsport
Total area of site	110 ha
Area to be cleared	14 ha for entire development, including car parks
Racetrack length	4km
Racetrack layout	As shown in Figure 2
Race types (this includes the race, practice sessions, “shakedown” sessions, “warm-up” and qualifying sessions)	<ul style="list-style-type: none"> • Formula Nippon (CAMS 110dB(A)) – maximum of two per year; • Major national and international events – maximum of 4 per year; • State championship events – maximum of 5 per year; • General motor sports (club activities) – maximum of 15 per year.
Competitors’ facility	Sealed pit area for preparation of race vehicles, to include pollution control measures
Fuel storage	<ul style="list-style-type: none"> • Less than 15,000L of fuel will be stored in the concrete bunded area, in accordance with Australian Standard 1940, during race events. • Each team will be issued with less than 500L, with pollution interceptors in this area designed to hold 1900L. • Less than 500L of fuel will be stored on-site for machinery.
Viewing areas	Constructed grandstand
Public parking	Grass public car park for 20,000 vehicles Sealed VIP car park

Waste disposal	Sewerage: connected to existing sewerage system. Construction: off-site disposal to approved landfills.
Other infrastructure	Pit housing and control centre. Access roads.
Water management	<ul style="list-style-type: none"> • Approximately 670ML of runoff water generated per year. • Water will be managed by the construction of several lined, landscaped dams which retain water for irrigation use on-site. • The drainage infrastructure will be limited to the surface sands as far as possible, in order to minimise the potential for disturbance of acid sulphate soils. • The pit area will have constructed drainage, with water flow to prefabricated sediment and oil interceptors.

Symbols /abbreviations

CAMS	Confederation of Australian Motor Sports
dB(A)	decibels (A weighted)
km	kilometres
ha	hectares
ML	mega litres
L	litres

Figures (attached)

Figure 1 - Location map; and
Figure 2 - Aerial view of proposed site layout.

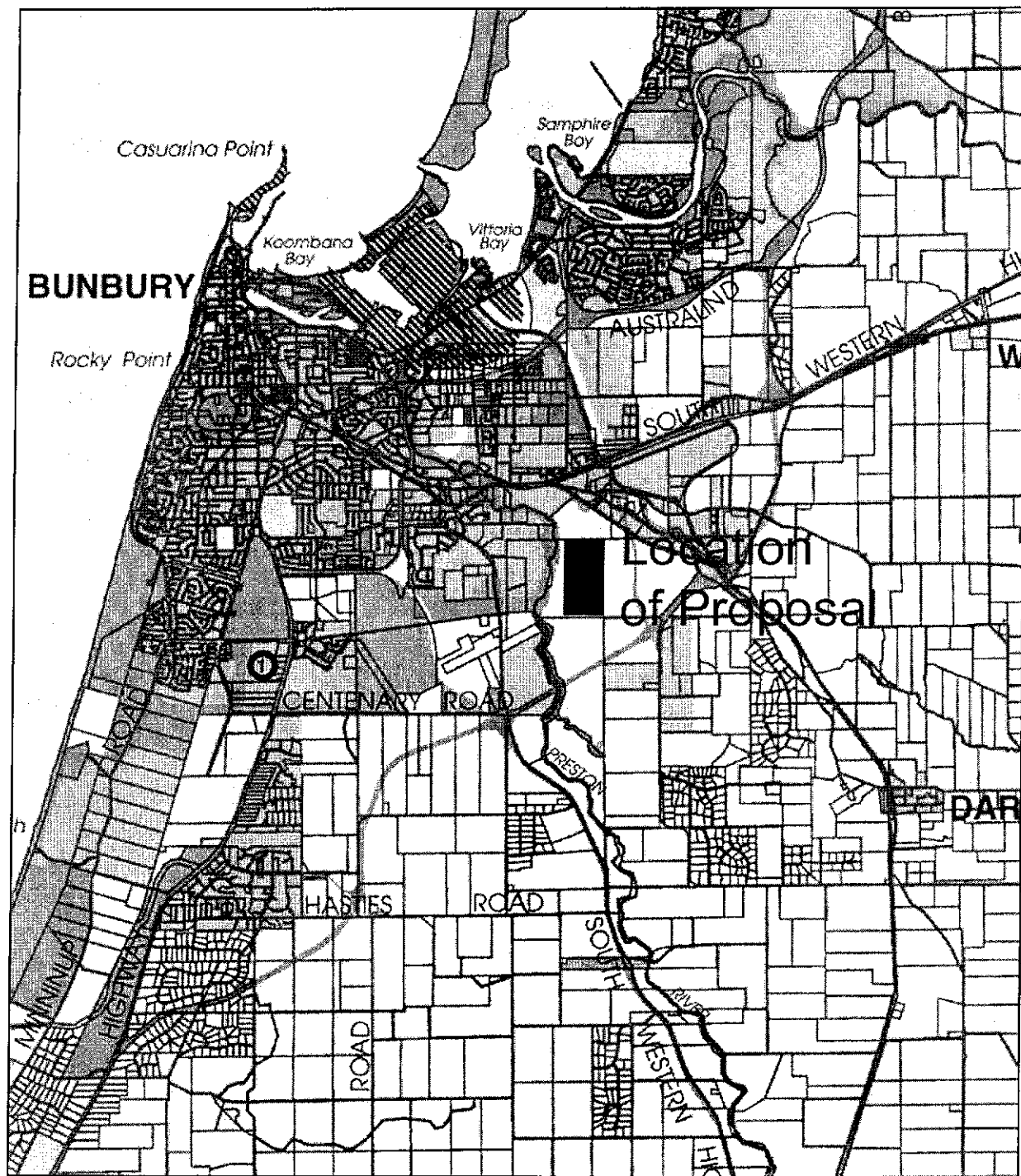
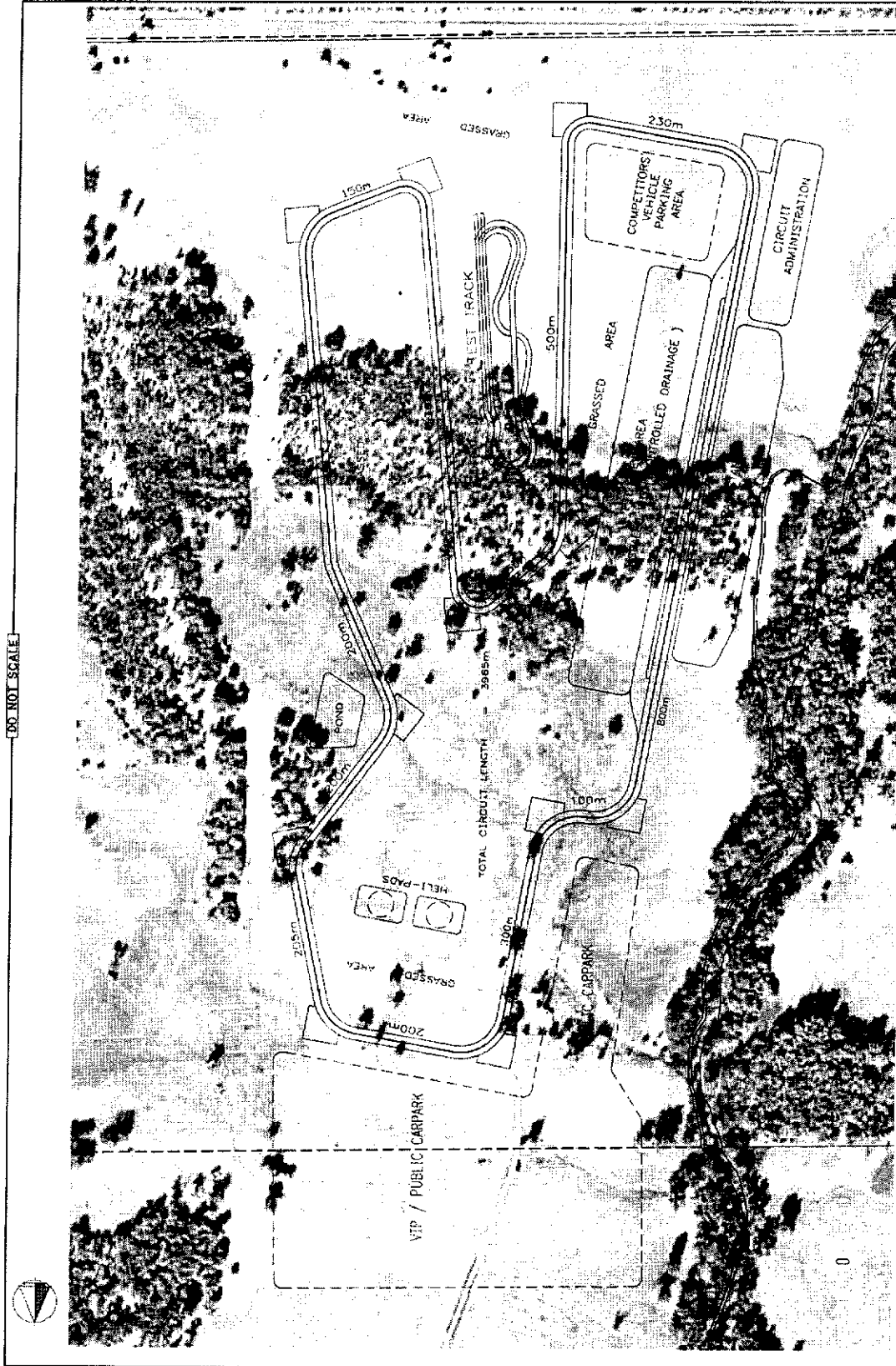


Figure 1 - Location map

DO NOT SCALE



NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR REVIEW AT 15/01/2011			
2	ISSUED FOR REVIEW AT 21/01/2011			
3	ISSUED FOR REVIEW AT 21/01/2011			
4	ISSUED FOR REVIEW AT 21/01/2011			
5	ISSUED FOR REVIEW AT 21/01/2011			
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49	ISSUED FOR REVIEW AT 21/01/2011			
50	ISSUED FOR REVIEW AT 21/01/2011			

Figure 2 - Aerial view of proposed site layout

PERTH INT. MOTORSPORTS MANAGEMENT
 BUNBURY - INTERNATIONAL COMPLEX
 PROPOSED RACE TRACK SITE
 SITE OVERLAY PLAN
 FIGURE 2

Schedule 2

Proponent's Environmental Management Commitments

April 2004

**BUNBURY INTERNATIONAL
MOTORSPORTS COMPLEX, PICTON**

(Assessment No. 1519)

PERTH INTERNATIONAL MOTORSPORTS MANAGEMENT

Proponent's Environmental Management Commitments – April 2004

BUNBURY INTERNATIONAL MOTORSPORTS COMPLEX, PICTON (Assessment No. 1519)

Note: The term "commitment" as used in this schedule includes the entire row of the table and its six separate parts as follows:

- a commitment number;
- a commitment topic;
- the objective of the commitment;
- the 'action' to be undertaken by the proponent;
- the timing requirements of the commitment; and
- the body/agency to provide technical advice to the Department of Environment.

No.	Topic	Objective	Action	Timing	Advice
1	Noise (Construction)	Minimise construction noise impacts on local residences and prevent noise emissions exceeding regulatory standards.	<p>Have in place a Noise (Construction) Management System addressing:</p> <ol style="list-style-type: none"> 1. measures to reduce noise from construction activities; 2. location of equipment facilities in relation to noise sensitive receptors; 3. location of noise monitoring equipment to monitor compliance with the <i>Environmental Protection (Noise) Regulations 1997</i>; 4. reporting of noise monitoring results against <i>Environmental Protection (Noise) Regulations 1997</i> to the DoE. 	Prior to commencement of construction	Shire of Dardanup, City of Bunbury, DoE (Noise)
2	Soil Management	Prevent soil degradation and the impact of acid soils on the environment	<p>Have in place a Soil Management System addressing:</p> <ol style="list-style-type: none"> 1. prevention of erosion; 2. testing for acid sulphate soils and management in accordance with Department of Environmental Protection Acid Sulphate Soils Guidance Series. 	Prior to construction	

No.	Topic	Objective	Action	Timing	Advice
3	Vegetation	Mitigate impacts of vegetation clearing	Revegetate along the northern and southern site borders using understorey, mid-canopy and overstorey local provenance species to pre-clearing densities. Revegetation areas will be permanently fenced off, with on-going management and weed removal.	Within a year following construction	
4	Aboriginal Heritage (Construction)	Protect sites of significance uncovered during the construction phase of the proposal.	Undertake heritage and ethnographic surveys in compliance with the <i>Aboriginal Heritage Act 1972</i> .	Prior to commencement of construction	DIA
5	Traffic Management (Construction)	Prevent loss of amenity in residential areas from construction vehicle movements	Have in place a Traffic Management System, addressing: <ul style="list-style-type: none"> 1. routes for light and heavy construction vehicles; 2. advance notification of construction activities to nearby residents and local government authorities. 	Prior to and during construction	Shire of Dardanup, City of Bunbury
6	Waste Management	Dispose of wastes in an environmentally acceptable and safe manner	Dispose of waste in accordance with "Guidelines for acceptance of solid waste to landfill" (Department of Environmental Protection, 2002).	During operation	
7	Stored Chemicals and Fuels	Prevent pollution resulting from chemical storage and handling	Design and construct bunding in accordance with Australian Standard 1940.	During construction and operation	DOIR
8	Stored Chemicals and Fuels	Prevent pollution resulting from chemical storage and handling	Fuel will only be stored on-site on race days.	During construction and operation	DOIR
9	Visual Impact	To minimise visual impacts for residents and passers-by	Minimise the visual impact of the proposal by planting trees around the perimeter of the site with local provenance species.	During operation	Shire of Dardanup, City of Bunbury

No.	Topic	Objective	Action	Timing	Advice
10	Public consultation	Continue to liaise with the public on progress of the proposal	Provide regular updates to the public by internet, press releases and letters on the progress of the proposal, and advice of up-coming events and likely disturbances.	Before and during construction and during operation	Shire of Dardanup, City of Bunbury

Abbreviations

- CALM Department of Conservation and Land Management
- DIA Department of Indigenous Affairs
- DoE Department of Environment
- DOIR Department of Industry and Resources
- WRC Water and Rivers Commission