GOVERNMENT OF WESTERN AUSTRALIA

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PERTH ENTERTAINMENT AND SPORTING PRECINCT

Environmental Protection Act 1986 Referral Supporting Document

September 2025

Document Control

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Executive Summary

The Proposal is to construct and operate a new multi-use Perth Entertainment and Sporting Precinct (the Proposal) at Burswood Park. It will create a vibrant, multi-purpose destination enhancing Burswood Park's existing activities, delivering new amenity and improved accessibility for visitors and nearby residents, and strengthening connections between Optus Stadium, Perth city and surrounds.

The Proposal will include:

- a new outdoor amphitheatre for live music and other events
- a multi-use track and pit hardstand area for motor racing, cycling and community sport
- a multi-use event building incorporating function facilities, meeting rooms and event spaces
- enhanced transport and connectivity
- enhancement of the local environment through landscape improvements (such as an urban forest) and renewal.

Construction will occur in two phases, with potential early works that may include pre-loading earthworks, and artificial pond infilling, followed by full precinct development.

The Proposal presents a unique opportunity for urban renewal and environmental enhancement in a historically degraded area. With appropriate mitigation measures in place, the Proposal is not expected to result in significant residual environmental impacts. The Environmental Protection Authority's (EPA) environmental objectives for all relevant factors can be met, and no referral under the EPBC Act is required. The Proposal has been assessed against the EPA's environmental factors and objectives.

A summary of the Proposal and its location and propose extent are provided in **Tables ES1** and **ES2**. A summary of potential impacts, proposed mitigation measures and outcomes for the identified environmental impacts of the Proposal are provided in **Table ES3**.

Table ES1: Summary of the Proposal

Proposal element	Description
Proposal title	Perth Entertainment and Sporting Precinct
Proponent name	Burswood Park Board (Lead Proponent) The Western Australian Sports Centre Trust, trading as VenuesWest
Short description	The proposal is to construct and operate a new multi-use Entertainment and Sporting Precinct at Burswood Park. The precinct will include a new outdoor amphitheatre for live music and other events; a multi-use track for motor racing, cycling and community sport; a multi-use event building, incorporating function facilities, meeting rooms and event spaces, and enhanced transport and connectivity links with Optus Stadium and the wider Burswood Park precinct.

Table ES2: Location and proposed extent of physical elements

Proposal element	Location / description	Maximum extent, capacity or range
Physical and Construction elements		
Construction of a multi-use entertainment and sporting precinct including: • outdoor amphitheatre • multi-use track • multi-use event building	Proposal Development Envelope (DE) in **Figure 1**.	Disturbance of 0 ha of native vegetation within a 28.21 ha DE

Proposal element	Location / description	Maximum extent, capacity or range
• pit hardstand area • landscaping and screening vegetation • enhanced transport and connectivity links.		
Operational Elements		
Motorsport events, live music, other community sporting and social events and associated transport links to and from events, indicatively to include: • One three-day Supercars Championship event per annum, with races Friday to Sunday during the day (no racing at night). • Sporadic day and evening events, including concerts, held within the precinct throughout the year.	Proposal DE in **Figure 1**.	Within 28.21 ha DE Noise emissions during events
Proposal elements with greenhouse gas emissions		
Construction elements		
Scope 1	2559 t CO_2-e	
Scope 2	0	
Scope 3	Not assessed	
Operation elements		
Scope 1	65 t CO_2-e/yr 6500 t CO_2-e – over 100-year operational timeframe	
Scope 2	99 t CO_2-e/yr 9900 t CO_2-e – over 100-year operational timeframe	
Scope 3	Not assessed	

Table ES3: Summary of potential impacts, proposed mitigation and outcomes

Element	Description
Flora and vegetation	
EPA Objective	To protect flora and vegetation so that biological diversity and ecological integrity are maintained.
Policy and guidance	• Environmental Factor Guideline - Flora and Vegetation (EPA 2016a) • *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* (Clearing Regulations) • Guidance for Planning and Development: Protection of Naturally Vegetated Areas in Urban and Peri-urban areas (EPA 2021) • Statement of Environmental Principles, Factors and Objectives (EPA 2023a) - Technical Guidance – Flora and Vegetation Surveys for Environmental Impact Assessment. (EPA 2016b).
Potential Impacts	• The Proposal will result in the loss of landscaped vegetation within the DE. • Implementation of the Proposal will not result in the clearing of any native vegetation. • No threatened or priority ecological communities will be impacted by the Proposal.
Mitigation	<u>Avoid</u> • Locating the Proposal in an existing developed area (formerly a golf course) within an existing Sports and Entertainment area of the CBD avoids impacts on native vegetation. <u>Rehabilitate</u> • Following construction, undeveloped areas of the DE will be landscaped with native plants.

Element	Description
Outcomes	Implementation of the Proposal will not result in significant residual impacts and that the EPA objective for flora and vegetation will be met.
Terrestrial Fauna	
EPA Objective	To protect terrestrial fauna so that biological diversity and ecological integrity are maintained.
Policy and guidance	• Environmental Factor Guideline: Terrestrial Fauna (EPA 2016c) • Statement of Environmental Principles, Factors and Objectives (EPA 2023a) • Technical Guidance – Terrestrial Vertebrate Fauna Surveys for Environmental Impact Assessment (EPA 2020)
Potential Impacts	No critical habitat for any fauna species of conservation significance occurs within the DE. Potential impacts include: • Loss of wetland fringing habitat from draining of three artificial ponds within the DE • Death or injury to common fauna species during construction.
Mitigation	Avoid • Locating the Proposal in an existing developed area within an existing Sports and Entertainment area of the CBD avoids impacts on native vegetation and habitats critical to conservation significant fauna. Minimise • A fauna management plan will be developed to relocate fauna utilising artificial habitat within the DE. • Clearing of planted vegetation and draining of artificial ponds will be undertaken in such a way as to allow fauna a means to escape. • Where possible avoid breeding season of fauna when draining and infilling the artificial ponds • Ensure experienced fauna handlers or zoologists undertake any fauna relocations required • Obtain relevant approvals to handle and relocate fauna • Destroy and dispose of any feral fish species encountered within the artificial ponds Rehabilitate • Following construction, undeveloped areas of the DE will be revegetated with native plants.
Outcomes	Due to the highly modified nature of fauna habitat within the DE, it is unlikely that there will be significant impact to fauna. The EPA's objective for this factor can be met, as there will not be any impact on significant fauna or significant fauna habitat.
Terrestrial Environmental Quality	
EPA Objective	To maintain the quality of land and soils so that environmental values are protected.
Policy and guidance	• Environmental Factor Guideline – Terrestrial Environmental Quality (EPA 2016d) • Guideline: Assessment and management of contaminated sites (DWER 2021) • Identification and Investigation of Acid Sulfate Soils (ASS) and Acidic Landscapes (DER 2015a) • Statement of Environmental Principles, Factors and Objectives (EPA 2023a) • Treatment and Management of Soils and Water in Acid Sulfate Soil Landscapes (DER 2015b) • National Environment Protection (Assessment of Site Contamination) Measure, 1999 as amended 2013 (ASC NEPM). (National Environmental Protection Council (NEPC) 1999) • Guidelines on the Assessment, Remediation and Management of Asbestos Contaminated Sites in Western Australia (Department of Health 2021) • Assessment and management of hazardous ground gases. Contaminated Land Guidelines. (New South Wales Environmental Protection Authority 2020).
Potential Impacts	Known or suspected contaminated sites occur within the DE. There is the potential for mobilisation of pollutants if materials are not managed correctly resulting in potential impacts with regard to:

Element	Description
	• Health Risks: Exposure to residual contaminants (e.g., asbestos, heavy metals, hydrocarbons) and ground gases in confined indoor spaces • Environmental Risks: Disturbance of capped areas may release contaminants and active ASS • Regulatory Risks: Developing land to a more sensitive land uses (residential, childcare, schools) will require further assessment and approval.
Mitigation	<u>Rehabilitate</u> • Works within the site will be managed through the Mandatory Audit Report (MAR) process under the *Contaminated Sites Act 2003* • A Department of Water and Environmental Regulation (DWER) accredited Contaminated Sites Auditor (CSA) has been appointed by the Proponent to oversee the implementation of the MAR and the management of contamination on site. • A Site Management Plan (SMP), developed and approved by the CSA under the MAR process, will manage the movement and use of contamination during construction and operation.
Outcomes	Contamination and ASS within the site will be managed and/or remediated to ensure that the risk to the environment or human health is negligible and that the site is suitable for its intended use. Environmental protection and regulatory compliance will be achieved through the implementation of a site-specific SMP and a MAR process overseen by a DWER accredited CSA. The EPA's objective for Terrestrial Environmental Quality will be met as the quality of land and soils will be managed so that environmental values are protected.
Inland Waters	
EPA Objective	To maintain the hydrological regimes and quality of groundwater and surface water so that environmental values are protected.
Policy and guidance	• Environmental Factor Guideline - Inland Waters Environmental Quality (EPA 2016e) • Statement of Environmental Principles, Factors and Objectives (EPA 2023a)
Potential Impacts	• Draining of three artificial ponds that have no hydrological connectivity to groundwater or surface water • Release of contaminates to the Swan River via untreated stormwater and drainage • Dewatering or abstraction of bore water from the superficial aquifer for construction purposes may mobilise contaminants • Potential to expose ASS to oxidisation in areas of 'High to Moderate' risk of ASS • Impacts of activating ASS include: - soil and water acidification - adverse changes to the quality of soil and water (groundwater, surface water, wetlands, watercourses and estuaries) • Construction of a deep bore into the Leederville aquifer to supply water for construction and/or irrigation.
Mitigation	<u>Minimise</u> • Consultation with DWER regarding further requirements under the *Rights in Water Irrigation Act 1914* for draining the artificial ponds, dewatering and/or bore construction. • Drainage of the artificial ponds will involve treating the abstracted water prior to discharging to sewer (if possible) or into a basin to allow infiltration to groundwater • An ASS Investigation and Management Plan, will be developed in accordance with the ASS guidelines (DER 2015a), if required • All surface water runoff and site drainage will be detained and treated prior to infiltration. Direct discharge of drainage from the Proposal to surface water bodies will only occur in flooding events. • No bores for irrigation or construction water will abstract water from the superficial aquifer within the DE. Any groundwater abstraction for these purposes will need to be abstracted from the Leederville aquifer.
Outcomes	Through the application of the mitigation measures, it is unlikely that there will be any adverse impacts on the water quality of any water bodies outside of the DE. It is considered unlikely that there will be significant impact to Inland Waters. The EPA's objective can be met, through the implementation of mitigation measures.

Element	Description
Air Quality	
EPA Objective	To maintain air quality and minimise emissions so that environmental values are protected.
Policy and guidance	• Environmental Factor Guideline – Air Quality (EPA 2020b). • Statement of Environmental Principles, Factors and Objectives (EPA 2023a) • National Environmental Protection (Ambient Air Quality) Measure (NEPC 2016).
Potential Impacts	During construction, dust emissions may pose a risk to nearby sensitive receptors. Activities such as bulk earthworks and the movement of construction machinery are likely to generate dust. Dust usually has a temporary nuisance effect on nearby sensitive receptors during construction. However, as there are known contaminated sites in the DE, dust will be managed through a SMP under the Terrestrial Environmental Quality factor. The operation of motorsport events within the Proposal is expected to have minimal impact on long term local air quality due to several mitigating factors: • Limited Frequency and Duration: Motorsport events are limited in frequency and duration, occurring only on specific days and for limited hours, which reduces their cumulative emissions impact. • Open Air Setting: The outdoor nature of the venue allows for natural dispersion of exhaust emissions, with wind and atmospheric conditions mixing and diluting pollutants quickly. • Modern Vehicle Standards: Many racing vehicles use modern engines with emissions controls or run on alternative fuels, adhering to environmental standards that limit pollutants. The Burswood area generally has good baseline air quality, and the temporary emissions from events are unlikely to elevate pollutant levels above health-based thresholds.
Mitigation	<u>Avoid</u> • During race events, real time air quality data will be gathered to assess conditions and ensure that the event is safe for spectators, participants and the general public. Motorsport Australia have guidelines for modifying or postponing events based on air quality thresholds (Motorsport Australia 2025). <u>Minimise</u> • Dust emissions will be addressed in accordance with the SMPs described under the 'Terrestrial Environmental Quality' factor. The SMPs will dictate monitoring to be undertaken for both on-site and off-site dust emissions to ensure that the risk to human health is managed appropriately to minimise the risk.
Outcomes	The EPA's objective for this factor can be met, as there will not be any permanent impact on air quality as a result of the Proposal.
Greenhouse Gas Emissions	
EPA Objective	To minimise the risk of environmental harm associated with climate change by reducing greenhouse gas emissions as far as practicable.
Policy and guidance	• Environmental Factor Guideline – Greenhouse Gas Emissions (EPA 2024b). • Statement of Environmental Principles, Factors and Objectives (EPA 2023a) • Australian National Greenhouse Accounts Factors 2024 (DCCEEW 2024) • National Greenhouse and Energy Reporting (Measurement) Determination 2008 (Commonwealth Government 2008) • A Corporate Accounting and Reporting Standard (GHG Protocol 2004) - Greenhouse Gas Assessment Workbook for Road Projects (Transport Authorities Greenhouse Group 2013)
Potential Impacts	Construction emissions are predicted to include: • Scope 1 = 2559 tCO2-e • Scope 2 = 0 tCO2-e • Scope 3 not modelled Operational emissions over a 100-year operational life: • Scope 1 = 6,500 tCO2-e • Scope 2 = 9,900 tCO2-e

Element	Description
	• Scope 3 not modelled Greenhouse gas emissions from this Proposal are well below the EPA's annual threshold of 100,000 tCO2-e
Mitigation	Measures will be implemented to further reduce greenhouse gas emissions during construction and operation.
Outcomes	The EPA's objective for this factor will be met, as there will not be any significant emission of greenhouse gas emissions as a result of the Proposal.
Social Surroundings	
EPA Objective	To protect social surroundings from significant harm.
Policy and guidance	• Environmental Factor Guideline – Social Surroundings (EPA 2023b) • Statement of Environmental Principles, Factors and Objectives (EPA 2023a) • *Environmental Protection (Noise) Regulations 1997* (Noise Regulations) • *Aboriginal Heritage Act 1972*, (AH Act) as amended • *Heritage Act 2018* • *Major Events Act 2023* (ME Act)
Potential Impacts	• Known Aboriginal and historic heritage sites occur in close proximity to the DE, but are unlikely to be impacted. • Noise is likely to be a factor during construction and operation. Construction noise will impact nearby noise sensitive receptors during construction activities. • Events, including motor racing and other entertainment events at the amphitheatre, are likely to have an impact on noise sensitive receptors during operation.
Mitigation	<u>Avoid</u> • The DE has been amended following concept design to avoid potential impacts on the historic Old Burswood Canal • No impact on any known Aboriginal Cultural Heritage (ACH) sites <u>Minimise</u> • A Construction Noise Management Plan (CNMP) will be developed and implemented during construction activities in accordance with Regulation 13 of the Noise Regulations. • Motorsport events will initially be managed under a Noise Management Plan (NMP) developed under Regulation 16A or 18 of the Noise Regulations. This NMP requires public submissions prior to approval and the decision by DWER's CEO is appealable. • Sporting, cultural and entertainment events that result in noise emissions will be managed under a NMP developed under Regulation 18 of the Noise Regulations. This NMP requires public submissions prior to approval and the decision by DWER's CEO is appealable. • The Precinct will ultimately manage noise for all events under a NMP developed under Regulation 19B as a major venue. This NMP requires public submissions prior to approval and the decision by DWER's CEO is appealable. • Noise may be managed under the ME Act, if the Proposal is declared a Major Event • In accordance with the Noongar Standard Heritage Agreement, the Proponent will submit an Activity Notice to SWALSC and the Whadjuk Aboriginal Corporation (WAC) and undertake archaeological and ethnographic surveys within the DE. If any ACH sites are discovered, the Proponent will liaise with the WAC and SWALSC to avoid impacts to the site and/or obtain a Section 18 consent under the AHA if impacts are unavoidable.
Outcomes	Implementation of the Proposal is not expected to result in significant residual impacts to Social Surrounds. The Proposal's Social Surrounds environmental outcomes, following implementation of measures to avoid, minimise, reduce and rehabilitate, are as follows: Heritage: • Unlikely to be any impact on known Aboriginal or Historic heritage sites Noise:

Element	Description
	• A CNMP will be developed and implemented during construction activities in accordance with Regulation 13 of the Noise Regulations • Motorsport events will be managed under a NMP developed under Regulation 16A or 18 of the Noise Regulations. • All other events that result in noise emissions will be managed under a NMP developed under Regulation 18 of the Noise Regulations • In the longer term, an NMP under Regulation 19B will be developed for a major venue. • Noise may be managed under the ME Act, if the Proposal is declared a Major Event With the proposed mitigation measures, the EPA's objectives for the Social Surroundings environmental factor can be met.

1. Proposal

1.1 Proposal Content

The Proposal is to construct and operate a new multi-use Perth Entertainment and Sporting Precinct (the Proposal) at Burswood Park (**Figure 1**). It will create a vibrant, multi-purpose destination enhancing Burswood Park's existing activities, delivering new amenity and improved accessibility for visitors and nearby residents, and strengthening connections between Optus Stadium, Perth city and surrounds. An artist impression of the indicative design is included in **Figure 2**.

The Proposal will include

- a new outdoor amphitheatre for live music and other events
- a multi-use track and pit hardstand area for motor racing, cycling and community sport
- a multi-use event building, incorporating function facilities, meeting rooms and event spaces
- enhanced transport and connectivity links with Optus Stadium and the wider Burswood Park precinct
- enhancement of the local environment through landscape improvements (such as an urban forest) and renewal.

The Proposal has been described in accordance with the Environmental Protection Authority (EPA) *Instructions and template: How to identify the contents of a proposal* (EPA 2024a) and the Proposal Content Document (PCD) is included at **Appendix A**.

Construction will occur in two phases. Phase one is anticipated to include site preparation and early works including:

- pre-loading earthworks including appropriate footings and foundations for structures (e.g. piling as used at Optus Stadium or spread footings based on load requirements and site conditions)
- site remediation, if required
- infilling of artificial ponds

Phase two will be the full precinct development, including construction of the multi-use event building, amphitheatre shell, and paving of the hardstand and multi-use track.

Operation of the proposal will include motorsport and other events, including concerts. Motorsports are only anticipated to include a Supercars Championship event over a three-day period (Friday to Sunday) once per annum, with all motorsports during daylight hours. Temporary setup of stands and road closures for the annual Supercars event would require limited works each year in the 1-3 weeks before and after each event. While it is anticipated that works would predominantly occur during the daytime, road closures could occur at night close to the event to minimise impacts on the local road network.

Other events, including concerts, could occur in the evening and could occur coincident with the Supercars event. The number and periodicity of concerts/other events is not yet fully determined.

1.1.1 Background and Justification

The Proposal is strategically located adjacent to Optus Stadium and Crown Perth, bounded by Camfield Drive, Victoria Park Drive, and Crown Perth (**Figure 1**). The Proposal footprint does not extend to the riverfront, ensuring the protection of sensitive riparian environments along the Swan River.

This Proposal will complement the existing entertainment and sporting infrastructure in and around the Burswood Peninsula, enhancing the visitor experience through improved connectivity, scenic views, and integrated public spaces. The site is well-serviced by public transport, pedestrian, and cycling networks, offering seamless access to Perth city and surrounding areas.

Historically, Burswood Park has undergone a diverse range of uses, reflecting the evolving character of the area. Since the late 19th century, the site has hosted a golf course (1895), a horse racing track (1899), and was reclaimed for sewerage filtration beds (1906–1922). It later became a site for asbestos manufacturing (1920–1981), cement production (from 1921), and waste disposal (until 1972). These industrial and waste-related activities have left a legacy of disturbance and contamination across the precinct.

In 1985, the opening of Burswood Casino marked a shift toward entertainment and recreation, followed by the establishment of the Burswood Park Board in 1986. The Burswood Park Golf Course operated until 2013, after which the northern portion was redeveloped into Optus Stadium, which opened in 2018. The southern remnants of the golf course remain largely undeveloped.

Given this legacy of industrial use and environmental degradation, the Proposal presents a significant opportunity for urban renewal and environmental enhancement. The development will incorporate landscape improvements. All works will be guided by comprehensive environmental studies and implemented in accordance with approved Environmental Management Plans.

1.1.2 Purpose of Referral Supporting Document

The purpose of this referral supporting document is to:

- Align with the Department of Water and Environmental Regulation's (DWER) 'Environment Online' referral form by presenting information in a similar structure to facilitate accurate and efficient data entry.
- Provide a reviewable format for the Proponent to verify and validate the referral content prior to online submission.
- Provide a readable document for the public
- Include supplementary information, where relevant, to support and enhance the content submitted through the online referral form.

1.2 Proponent Information

Name of Proponent:	Burswood Park Board (Lead Proponent)	The Western Australian Sports Centre Trust, trading as VenuesWest
ABN/ACN No:	46 977 115 814	47 894 197 015
Contact Details:	Corner Glenn Place and Victoria Park Drive Burswood WA 6100	100 Stephenson Avenue Mount Claremont WA 6010

PESP is being delivered on behalf of the Burswood Park Board and Venues West by the Office of Major Transport Infrastructure Development (OMTID) with the Burswood Park Board as Lead Proponent. While the Development Envelope intersects the tenure of both the Burswood Park Board and VenuesWest, VenuesWest has authorised the Burswood Park Board to act as the lead proponent for the proposal.

1.3 Proposal Alternatives

Wanneroo Raceway in Neerabup has been a cornerstone of motorsport in Western Australia since 1973, hosting local and national events. However, its facilities are not equipped to host larger more prestigious events. Wanneroo's location 50 km north of the CBD has also been seen as a limitation in attracting higher spectator numbers.

To address these challenges, the State Government initiated an evaluation of alternative options closer to the CBD that could better support increased attendance and event visibility. A preliminary feasibility assessment was undertaken in 2024 to identify suitable locations for a new street circuit. Three areas were evaluated for the event: Langley Park, East Perth and the Burswood Peninsula. The analysis determined that the Burswood Peninsula area proved to be the most feasible option for the Proposal. As the requirement was for a street circuit to support increased attendance and event visibility, neither Wanneroo or the proposed Keysbrook Motorsport Facility were considered

feasible alternatives and were not assessed further.

All of the options considered were within developed urban areas and environment was not considered a critical component of the evaluation. All options avoid the need to disturb previously undisturbed or ecologically sensitive areas. In the context of key environmental factors, Social Surroundings, including proximity to residences and other sensitive receptors was a key consideration. The primary intent of the precinct is for a metropolitan street circuit as well as a multi-purpose precinct that attracts diverse user groups (community, sport, recreation and culture) along with tourism events to help to achieve the Tourism WA strategy. The alternate locations were determined to not achieve the wider purpose of the development and resulted in greater impacts on residences and businesses.

1.3.1 Langley Park

Langley Park and the visual context of the circuit along the waterfront were considered desirable and a feasible layout could be identified with the extension of the circuit into the CBD. Two options for the area were identified, one using Riverside Drive and the other creating a diversion off Riverside Drive into the park. Langley Park drawbacks included:

- The option using Riverside Drive would require the removal of existing trees along the stretch of Riverside Drive between Victoria Drive and Plain Street.
- The other option, avoiding the trees on Riverside Drive between Victoria Drive and Plain Street, would require the circuit to be built through the existing greenspace, including the placement of a permanent slab within Langley Park for the grandstand. The new road bisecting Langley Park and the slab would become permanent features of the park and result in the permanent removal of green space.
- Both options were determined to result in significant impacts on local businesses and local traffic due to the closure of Riverside Terrace, Terrace Road, Adelaide Terrace and Hay Street, including impacts on traffic into the CBD over the Causeway Bridge. Both options would also result in residences and businesses being enclosed within the circuit.
- Identified as a potential risk at the time of the 2024 study, both Langley Park options would now also conflict with the City of Perth's *Riverfront Masterplan* (Hassell 2024) made public in August 2024.

1.3.2 East Perth

Two identified East Perth options incorporate the WACA and Gloucester Park, large sporting venues which could assist the hosting of a major supercar event. The location is easily accessible from the city and Burswood and would create views utilising these backdrops, incorporated with the Swan River along Sailani Ave. East Perth drawbacks included:

- The feasibility of the site was questionable, lacking sufficient open space and the topography of the site impacting viewing of the race.
- Both options resulted in impacted residences within the circuit, including the blocking of residential driveways along Waterloo Crescent immediately adjacent to the proposed circuit and resulting in significant noise impacts.
- Both options would significantly impact the proposed development of a primary school at the Queens Gardens carpark, with one option bisecting the site along Hale Street. Portions of the carpark were acquired under the *Queens Gardens Car Park (Inner City School) Act 2024*.

1.3.3 Burswood Precinct

The strategic, cultural, and logistical advantages of the Burswood site – adjacent to Optus Stadium and Crown Perth – enable the development to seamlessly integrate with existing infrastructure and transport connections. Burswood drawbacks included:

- Burswood options would require the removal of some existing trees retained from the

former Golf Course.

- The new road segments and the proposed pit building would become permanent features of the park and result in the permanent removal of existing green space.
- Race infrastructure was not envisioned in the Burswood Park 20 Year Vision.

While Burswood does have similar drawbacks to the Langley Park option, Burswood can accommodate a track without requiring the enclosure of residences and existing business inside the proposed track. While the potential for noise impacts exists for all options, the proximity of receptors, in addition to business closures, was higher for the other options.

The Burswood Peninsula also has a long history of recreational and public use. The land has been heavily disturbed by past industrial activities and contamination, making it less suitable for conservation or residential development. The Burswood option would use remaining portions of the golf course, itself built over the preceding landfill in the mid 1980's, that lack native vegetation and ecological value. Further redevelopment of the site not only avoids the need to disturb undisturbed or ecologically sensitive areas elsewhere but also contributes to the environmental and social renewal of the area.

Incorporation of the amphitheatre, consistent with the Burswood 2030 Vision, and the revegetation of areas around the track minimise conflicts with the Burswood Master Plan. The Burswood site allows for optimal use of established public transport, pedestrian and cycling networks, reinforcing the Burswood Peninsula as a central node in Perth's entertainment and sporting landscape.

The open space between Optus Stadium and Crown Perth allowed for the design and review of alternative track and precinct layouts. Design has resulted in an optimised layout on the identified site with the principles being to minimise impacts or risks. Some of these principles include:

- Staying east of Camfield Drive
- Staying west of the former Burswood Canal
- Designing in the track in ways that minimise impact on open space.
- No residences within the racing circuit
- Minimise impacts on the transport network
- Minimise excavation and disturbance of prior industrial lands

Implementation of these principles in the design of the Proposal will ensure potential environmental risks within the development envelope are effectively managed.

1.4 Local and Regional Context

1.4.1 Climate

The Burswood Peninsula experiences a Mediterranean climate characterised by hot, dry summers and cool, wet winters. The closest Bureau of Meteorology (BoM) weather station is Perth Metro (Station ID: 009225), located approximately 5.6 km west of the Peninsula. This station provides comprehensive climate data, including temperature and rainfall records. Mean maximum temperatures range from approximately 31.7 °C in February to 18.4 °C in July, while mean minimum temperatures range from 18.4°C in February to 8.1 °C in July. The mean annual rainfall is around 717 mm, typically falling over 80.4 days (>1 mm) per year, with the majority occurring between May and September.

Humidity levels tend to be higher in winter, reaching up to 80%, while summer months are generally drier, with humidity generally less than 50%. Wind speeds are typically stronger in summer, particularly in January, when average speeds can reach approximately 23 km/h with the dominant winds from the south-west.

1.4.2 Landforms, Soils and Geology

The Swan Coastal Plain broadly supports five major geomorphological systems (landforms) that lie parallel to the coast. From west to east these are: Quindalup Dunes, Spearwood Dunes,

Bassendean Dunes, Pinjarra Plain and Ridge Hill Shelf (Churchward and Dimmock 1989; Gibson et al. 1994). The Proposal lies in the Bassendean Dune system.

The Proposal occurs on the Pinjarra System (213Pj) and the Vasse System (211Va) soils. The Pinjarra System consist of poorly drained alluvial and aeolian soils and the Vasse System is described as poorly drained estuarine flats, with tidal flat soil saline west soil and pale deeps sand (Schoknecht *et al.* 2004).

The Proposal occurs within 100 m of the Swan River and the terrain within the Development Envelope (DE) is relatively flat and low lying. Most of the DE lies between 2 mAHD (Australian Height Data) and 6 mAHD. The topography within the DE is entirely man-made with several metres of fill material (landfill and capping) lying above the natural ground surface.

Geology within the vicinity of the Proposal is mapped on the Perth Metropolitan Region – Perth 1:50,000 Environmental Geology Series (Gozzard 1983) as a 'Holocene age alluvial deposits of CLAY, described as mid to dark grey, soft, saturated, prominent 0.2 m thick oyster shell bed near the surface'.

Figure 3 presents a cross section of the inferred stratigraphy of the Burswood Peninsula. Aurora Environmental (2025) describes the stratigraphic sequence underlying the DE from youngest to oldest, as follows:

- Capping Fill: Typically, a relatively thin layer of sandy fill which was imported to the Site in the 1980s to cap the landfill and facilitate use as a golf course.
- Uncontrolled Fill: A layer of uncontrolled fill underlies the capping layer. The uncontrolled fill comprises landfill which based on previous reports from surrounding areas is assumed to contain sand, ash, gravel, domestic municipal waste, putrescible waste and construction and demolition waste including, but not limited to steel, plastic, asbestos, concrete, bricks clay pipes, etc. The uncontrolled fill generally extends to between 4 m and 8 m in depth.
- Swan River Alluvium (SRA): Consisting of dark grey to black, soft, organic, highly compressible clayey silt to silty clay of up to 26 m thickness. These materials are still being deposited within the Swan River and infill an ancient river channel (paleochannel) that runs beneath the DE.
- Sandy channel deposits (SCD): Generally dominated by medium dense to very dense fine to coarse-grained sand and sandy silts or clays. The thickness of this unit varies between 10 m and 25 m.
- Kings Park Formation (KPF): Typically encountered as very dense sand to gravelly sand interpreted to be the Mullaloo Sandstone Member of the KPF. Although the name suggests a rock-like material, it is likely to be a variably cemented sand (Douglas et al. 2015)

1.4.3 Hydrology

The western side of the Perth Stadium Precinct, towards the river, the SCD and Fill are separated by up to 24m thickness of SRA, which acts as a semi-confining unit for the SCD (Westadium 2018). However, in parts of the north and east areas, the SRA is absent, and the Fill is in direct contact with the SCD unit. These three units are generally considered to be hydraulically connected and part of a regional unconfined aquifer system. The Superficial Aquifer is connected to the Swan River.

The 2024 groundwater investigation of the Mirvac Burswood on the Peninsula Sites (Emerge Associates 2024) has 10 groundwater monitoring wells located within the PESP footprint (MW07A, MW08 -MW12, MW17a, MW18a and MW19a). These contained standing groundwater during the most recent sampling round (October 2024) ranging from 0.6m below ground surface (bgs) in wells located in the southern portion of the DE, 0.9m bgs in the eastern boundary of the DE and 1.5m bgs in the northeast corner of the DE.

1.4.4 Regional Biogeography

The Proposal is located in the South West Botanical Province of WA (Beard 1990) and within the Swan Coastal Plain Bioregion (SWA) and the Perth subregion (SWA02) as described by the Interim

Biogeographic Regionalisation of Australia (IBRA). The Perth subregion is composed of colluvial and aeolian sands, alluvial river flats and coastal limestone. Heath and/or Tuart Woodlands occur on limestone, Banksia and Jarrah-Banksia Woodlands on Quaternary marine dunes of various ages and Marri on colluvial and alluvial soils. The subregion also includes a complex series of seasonal wetlands (Mitchell et al 2002).

One vegetation complex (Bassendean Complex – Central and South) would have previously occurred within the DE. The Bassendean Complex – Central and South Vegetation consists of woodlands of *Eucalyptus marginata*, *Allocasuarina fraseriana* and Banksia species to low woodland of Melaleuca species, and sedgelands on the moister sites (Heddle *et. al.* 1980).

No remnant native vegetation occurs within the DE that would represent any intact vegetation association or vegetation complex.

1.4.5 Other Proposals in the Surrounding Area

A search for other proposals within 1 km of the DE was undertaken using existing, publicly available datasets. The datasets used to identify potential future projects included:

- EPA Referred Significant Proposals (DWER-120) – accessed from Data WA 25 June 2025
- Clearing Instruments Proposals (Areas Applied to Clear) (DWER-075) – accessed from Data WA 25 June 2025
- EPBC Protected Matters Search Tool.

There are no current EPA referrals or proposals under assessment within 1 km of the DE. Four EPA referred significant proposals occur. However, these all refer to completed projects (New Perth Stadium, Swan River Pedestrian Bridge, Railcar Storage and Crown Towers).

There are no active EPBC referrals or assessments within 1 km of the DE.

There are three active clearing permits within 1 km of the DE where clearing has not already occurred (**Table 1**). These are all localised impacts and appear to involve maintenance or upgrading of existing infrastructure (**Figure 4**).

Table 1 – Reasonably Foreseeable Proposals within 1km of DE

Proposal	Proponent	Impact
CPS4277– Petroleum Production	APT Parmelia Pty Ltd	120 ha (approximately 0.5 ha within 1 km buffer)
CPS 8473 – Miscellaneous	City of Belmont	0.624 ha
CPS9127 – Pipeline Installation	ATCO Gas Australia Pty Ltd	2 trees

2. Legislative Context

2.1 Environmental Impact Assessment Process

2.1.1 *Environmental Protection Act 1986* (WA), Part IV Environmental Impact Assessment

The Proposal is being referred to determine if assessment is required under Part IV of the State *Environmental Protection Act 1986* (EP Act). Part IV Division 1 of the EP Act provides for the referral and assessment of significant or strategic proposals.

2.1.2 Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)

A proposed action that may have a significant impact on a Matter of National Significance (MNES) requires approval from the Department of Climate Change, Energy, the Environment and Water (DCCEEW) under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

The Proposal is not considered to have a significant impact on any MNES and therefore, referral under the EPBC Act is not required.

2.2 Other Approvals and Legislation

Following primary environmental assessment of the Proposal under Part IV of the EP Act, additional regulatory approvals will be required to construct and operate the Proposal. These are summarised in **Table 2**.

Table 2 – Summary of Other Regulatory Approvals Required

Decision Authority	Legislation or Agreement regulating the Activity	Approval Required	Whether and how statutory decision-making process can mitigate impacts on the environment
DWER (Contaminated Sites Branch)	*Contaminated Sites Act 2003* (CS Act)	Mandatory Auditor's Report (MAR)	A MAR is a report prepared by a DWER accredited Contaminated Sites Auditor (CSA) at the request of DWER. It is submitted to DWER under the requirements of the CS Act. A MAR provides assurance to regulators regarding the management of suspected or known contaminated sites by providing an independent expert validation and a technical review of contamination investigations and on-site management against applicable guidelines and standards. The findings and conclusions of the MAR as endorsed by the CSA, support site classification under the CS Act, inform ongoing site management and helps to reduce the regulatory burden on DWER by streamlining the decision-making process.
DWER (Noise Branch)	*Environmental Protection (Noise) Regulations 1996* (Noise Regulations)	Noise Management Plans	• Construction Noise Management Plan under Regulation 13 of the Noise Regulations • Noise Management Plan for motor racing events under Regulation 16A or 18 of the Noise Regulations • Noise Management Plan under Regulation 18 of the Noise Regulations for entertainment events • Noise Management Plan under Regulation 19B of the Noise Regulations for long term approval of a major venue covering all precinct events
DWER	*Rights in Water and Irrigation Act 1914* (RIWI Act)	5C Licence to take water 26D licence to construct or alter a bore	If groundwater abstraction / dewatering and/or bore/well construction/alteration is required for the Proposal, licence/s will be required from the DWER under the RIWI Act.

Decision Authority	Legislation or Agreement regulating the Activity	Approval Required	Whether and how statutory decision-making process can mitigate impacts on the environment
Western Australian Planning Commission (WAPC)	*Planning and Development Act 2005* (PD Act)	Development Application	Planning approval for the Proposal will be sought from WAPC for Lot 551, Lot 2001 and Road Reserves.
Department of Planning, Lands and Heritage (DPLH)	*Aboriginal Heritage Act 1972* (AH Act)	Section 18	Any impact to Aboriginal Cultural Heritage sites, should they be identified in upcoming surveys, will require a Section 18 consent
Department of Primary Industries and Regional Development (DPIRD)	*Animal Welfare Act 2002*	Licence	The Wildlife Animal Ethics Committee provides ethical review and approval for projects involving wildlife and will be required for the proposed fauna relocation plan.
Department of Tourism	*Major Events Act 2023* (ME Act)	Proposal identified as a 'Major Event'	If the Proposal is designated as a 'Major Event' under this Act, then Regulations may be developed that suspend the provisions of the Noise Regulations.

2.3 Planning Approvals

The Proposal is located within the Town of Victoria Park and is zoned 'Parks and Recreation' under the Metropolitan Region Scheme (MRS) (**Table 3**). The current land use within the DE is Public Open Space. No rezoning of the land is required under the MRS to construct and operate the Proposal.

Planning approvals will be required for development within the DE. WAPC is the responsible authority and decision-maker for development for land reserved as Parks and Recreation under the MRS and PD Act. However, some of the reserved land is subject to the *Casino (Burswood Island) Agreement Act 1985* (Casino Act) which, in effect, suspends the MRS.

The Burswood Park Board is the responsible authority for any development on land covered by the Casino Act, with the Minister for Racing and Gaming being the decision-maker. The WAPC does not have a role in development within the land covered by the Casino Act.

Where development spans both the MRS and Casino Act areas dual approvals will be required from both the WAPC and the Minister for Racing and Gaming (via the Burswood Park Board).

Building permits will be required for permanent structures including the amphitheatre and multi-use event building.

Table 3 – Planning Details

Aspect	Details
Local Government Authority	Town of Victoria Park
Rezoning Details:	No rezoning is required as current MRS zoning – Parks and Recreation – is appropriate for the Proposal
Current Land Use:	Public Open Space
Planning Approval Authority	• WAPC for Lot 551, Lot 2001 and Road Reserves • Burswood Park Board for development on land subject to the Casino Act

2.4 Land Tenure

Land tenure within the DE is described in **Table 4**. A small portion of Lot 2002 is subject to memorials under the *Heritage Act 1990*. Lots 551, 555, 557, 2001, and 2002 are all subject to memorials under the *Contaminated Sites Act 2003.*

Table 4 – Land Tenure within DE

Property	Lot No	Tenure Type	Landowner	Vesting
333 Victoria Park Drive, Burswood, WA 6100	Lot 2001 on DP 414942	Crown Reserve	Minister for Lands	WA Sports Centre c/o Venues West
87 Camfield Drive, Burswood WA 6100	Lot 2002 on DP 414942	Crown Reserve	Minister for Lands	Burswood Park Board
63 Bolton Avenue, Burswood WA 6100	Lot 551 on DP 76986	Freehold	Burswood Nominees Pty Ltd	NA
Public Open Space and Portion of Camfield Drive	Lot 555 on Plan 77026	Crown Reserve	Minister for Lands	Burswood Park Board
Public Open Space and Portion of Camfield Drive	Lot 557 on Plan 4250402	Crown Reserve	Minister for Lands	Burswood Park Board
Roads (Victoria Park Drive and southern end of Camfield Drive)	NA	Road Reserve	Minister for Lands	Town of Victoria Park

3. Stakeholder Engagement

Stakeholder engagement for the Proposal commenced mid-2024, guided by a comprehensive Community and Stakeholder Engagement Strategy which outlines engagement objectives, stakeholder segmentation, project and governance structure, engagement and communications channels and evaluation and reporting mechanisms in line with the International Association for Public Participation (IAP2) Framework.

The phased engagement approach has been developed to align with project milestones, summarised as follows:

- **Phase 1: Mid to late 2024** – Preliminary targeted engagement to inform the functional design brief
- **Phase 2: April to June 2025** – Broadscale stakeholder and community consultation to shape the design and use of the multi-purpose precinct
- **Phase 3: From July 2025 onwards** – Ongoing targeted engagement through project communication channels, advisory and working groups, and other tailored activities to support precinct planning and design.

3.1 Stakeholder Engagement Phases

3.1.1 Phase 1 – Preliminary Stakeholder Engagement to Inform Functional Design (mid – late 2024)

From September to November 2024, key stakeholders were engaged to determine feasibility, critical issues, approval and development pathways and stakeholder sentiment towards the project. During this time, the initial concept was revised to address early concerns relating to surrounding residential amenity, existing Perth Stadium transport infrastructure, disability accessibility and environmental considerations.

In December 2024, State Government reviewed the feasibility assessment and functional design brief. Following the State Government's re-election in March 2025, design development and public consultation on the project commenced.

3.1.2 Phase 2 – Stakeholder and community consultation to inform concept development (April – June 2025)

Reflecting the multi-use nature of the Precinct and its broad relevance to both vested stakeholders and the wider community, a comprehensive public consultation program was implemented. This included:

- Targeted stakeholder meetings and briefings for
  - Sporting organisations
  - Cultural organisations
  - Commercial promoters, event organisers
  - State and local government agencies
  - Community and interest groups
  - Nearby residents
- A community consultation campaign utilising a combination of online and offline methods to broaden reach across Perth Metropolitan area
- State Government regulators and Aboriginal representatives consulted are listed in **Table 5**
- All other stakeholders the project has engaged with is provided in **Table 6**.

Table 5 – State Government Regulators and Aboriginal Representatives Consulted

Stakeholder	Date(s)	Outcome of Consultation
Department of Biodiversity, Conservation and Attractions (DBCA)	15 May and 23 June 2025	• Project briefing • Discussion on fauna relocation • No approvals required (in regard to the *Swan and Canning Rivers Management Act 2006*)
DWER (Noise Branch)	6 June 2025	• Project briefing • Presentation of preliminary noise modelling • Discussion of noise approval requirements
	9 September 2025	• Project update • Presentation of noise modelling for EPA Referral • Discussion of noise approval pathway
DWER (Contaminated Sites Branch)	14 February 2025	• Project briefing • Commitment to VAR process
	9 September 2025	• Project update • Discussion of ongoing site investigations and development of management plans • Update on Auditor engagement • Transition to a Mandatory Auditor requirement
EPA Chairman DWER (EPA Services)	8 May 2025	• Project briefing/pre-referral meeting
	4 September 2025	• Pre-referral meeting and update on investigations • Review of other relevant decision-making authorities
DPLH (Historic Heritage Team)	4-20 June 2025	• Advised of the Project • Met DPLH and agreed to present to Heritage Council
Heritage Council	27 June 2025	• Heritage Council briefed by DPLH officers on 27 June • 24 July 2025 formal advice received
South West Aboriginal Land and Sea Council (SWALSC) Whadjuk Aboriginal Corporation (WAC)	25 Feb 2025	• Activity Notice
	11 September 2025	• Project Briefing and Heritage Survey

3.1.2.1 Targeted stakeholder meetings and briefings

Between May and September 2025, meetings were held with over more than 90 organisations, key interest groups and regulators as part of targeted stakeholder engagement (**Table 6**). These activities were designed to engage stakeholders in identifying the social and economic benefits of the Proposal, inform the development of a prioritised engagement strategy, and establish a regular cadence of two-way communication to support the delivery of the Proposal's objectives.

3.1.2.2 Community Consultation Campaign (15 May – 20 June)

Broadscale community consultation invited project input from local residents, visitors, sporting and cultural organisations and the wider community. The consultation aimed to raise awareness of the precinct's development, ensure the voices of key user groups were reflected in concept design and encourage ideas to help shape the future design and use of the multi-purpose precinct across the following categories:

- Events and activities – Desired programs and events
- Community use – Potential cultural, community and sporting uses

- Landscape and environment – Design features to enhance comfort and sustainability
- Amenities – Key public facilities to be considered
- Access and movement – Improvements to pedestrian, cycling and public transport access
- History and heritage – Recognition of Aboriginal and European cultural heritage
- Future potential – Ideas to establish the precinct as a landmark destination
- Other considerations – Additional feedback to support the precinct's success.

The purpose of the community consultation was not to determine whether the PESP would proceed, but to seek input on how it should be developed and opportunities to be considered during the design.

Table 6 – List of Stakeholders Consulted

Direct Residents	Motorsports	Disability Sporting Associations	Local Business	Promoters
• Chairperson of Council of Owners – Aqua at the Peninsula • Chairperson of Council of Owners – Allegro at the Peninsula • Chairperson of Council of Owners – Aquarius at the Peninsula • Chairperson of Council of Owners – Aurora at the Peninsula • Chairperson of Council of Owners – Axis at the Peninsula • Chairperson of Council of Owners – Fairways • Save Burswood Park Alliance	• Perth Motorplex (Kwinana) • Wanneroo Raceway • WA Sporting Car Club • Karting WA • HSV Owners Club of WA • Motorsport Australia State Panel • Joondalup Festival of Motoring • Supercars Australia	• Para and Ability Dance WA • Deaf Sports Australia (WA) • WA Disabled Sports Association • People With Disabilities WA • Rebound WA	• Matagarup Zip and Climb • The Camfield • Burswood on Swan • Darren's Small Bar and Coffee Kitchen	• Mellen Events • Mushroom Group • Live Nation • TEG

Sporting Associations		Local Government	Tourism, Events and Ticketing	Arts, Culture and Entertainment	Other Associations / organisation
• SkateWA • Tennis WA • WAIS • BasketballWA • NetballWA • FutsalWA* • Athletics West • School Sport WA • Sport West • AusCycle • WestCycle • WA Roller Derby • Perth Roller Derby • Street Roller Hockey League	• WA Flying Disc Association • Equestrian in the Park • TriathlonWA • WA Marathon Club • Perth Running Festival • Exercise and Sports Science Australia • World Police & Fire Games • Midland Cycling Club • South Perth Rouleur's • Volleyball WA • Pickleball Assoc of WA • Team Perth • WA Recreational Water Sports Association	• City of Perth CEO & Officers • City of Perth Elected Members • Town of Victoria Park CEO & Officers • Town of Victoria Park Elected Members • City of Vincent CEO & Officers	• Tourism Council WA • Destination Perth • Australian Hotels Association • Business Events Perth • Events Industry Association • Ticketmaster • Ticketek • AXS Ticketing	• West Australian Music • RTR FM • Chamber of Arts and Culture • ArtRage Inc (Fringe World Festiva) • Perth Festival • West Australian Symphony Orchestra • Perth Symphony Orchestra	• Perth Inner City Group • Committee for Perth • WA Day / Celebrate WA • Save Burswood Park Coalition • Mirvac • Golden Sedayu

Engagement channels

The community contributed ideas and shared their views via three engagement channels:

- Online – purpose-built, online consultation platform (www.pesp.wa.gov.au/consultation-platform), live from 15 May – 20 June 2025
- In-person – attendance at 4 community drop-in sessions held at Optus Stadium 12 to 15 July 2025:
- In writing – via email submission to pesp@mainroads.wa.gov.au

Communications and publicity

Comprehensive communications and publicity efforts supported the consultation campaign to maximise reach across general community, including:

- WA Government media announcement promoting consultation and go-live of online platform
- Newsletter distribution to 23,500 households in neighbouring suburbs
- Social media via the Building for Tomorrow Facebook page
- Radio and print advertising
- Electronic direct mail to project subscribers

3.1.3 Phase 3 – Ongoing Targeted Engagement to Inform Design Development and Approvals (July 2025 onwards)

As the project moves into its next phase, advisory and working groups will be established to inform key aspects of the project. These groups will serve as the primary mechanism for ongoing engagement, in line with the project governance model outlined in **Figure 5**.

Community and stakeholder briefings, along with project communications aligned to construction milestones, will continue throughout the project lifecycle. Nearby residents with specific concerns will be proactively engaged through direct communication with the project team via the following engagement channels:

- Ongoing project communications will inform community and stakeholders of planning and design milestones (including approvals):
- Project newsletters and electronic direct mail
- Project website
- Project collateral including fact sheets, frequently asked questions, works notifications etc
- Media releases
- Advertising and social media
- Customer response line
- Issues and enquiry management and responses
- Vested stakeholders, including nearby residents and primary interest groups with a role in the precinct's future use and management, will have at least one further opportunity to comment on and provide input to the precinct design
- Information sessions and via online engagement, to be determined with the respective stakeholder
- In line with the project governance structure, tiered advisory and working groups will guide key aspects of planning and design including:
- Track design

- Transport strategy
- Amphitheatre design and artist representation
- Tourism and marketing
- Architecture and urban design
- Aboriginal Cultural Advisory Group
- Disability reference group
- Operational readiness (inc. future management)
- Engineering and services

3.2 Community Consultation Outcomes

A summary of the key themes from the community consultation is provided in **Appendix B**. A total of 331 visits were recorded across community drop-in sessions (12 – 15 July), with 750 ideas contributed. Additional responses were received during the sessions, primarily from nearby residents. These centred on specific concerns, particularly in relation to noise and access, as well as environmental impacts and questions about the project's business case and overall benefits.

3.3 Decision Making Authorities

The authorities listed in **Table 7** have been identified as decision making authorities (DMAs) for the Proposal.

Table 7 – Decision Making Authorities

Decision-Making Authority	Relevant Legislation
Minister for Lands	*Land Administration Act 1997*
Minister for Planning	PD Act
WAPC	PD Act
Minister for Aboriginal Affairs	AH Act
Minister for Heritage	*Heritage Act 2018*
Chief Executive Officer of DWER	RIWI Act, CS Act, EP Act
Minister for Agriculture and Food	*Animal Welfare Act 2002*
Burswood Park Board	*Parks and Reserves Act 1895,* Casino Act
Minister for Racing and Gaming	Casino Act
Minister for Tourism	*Major Events Act 2023*

4. Object and Principles of the EP Act

4.1 Principles

Section 4A of the EP Act establishes the objectives and principles of the Act in accordance with the EPA's *Statement of Environmental Principles, Factors, Objectives and Aims* in environmental impact assessment (EIA) (EPA 2023a). This section describes how each of the five principles of the EP Act have been applied to the Proposal (**Table 8**).

Table 8 – Object and Principles of the EP Act

Object and Principles	Justification
The precautionary principle Where there are threats of serious or irreversible damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. In the application of the precautionary principle, decision should be guided by: a. careful evaluation to avoid, where practicable, serious or irreversible damage to the environment; and b. an assessment of the risk-weighted consequences of various options	The status of the site of the Proposal and its surrounds are well studied from previous developments in the area, notably Perth Stadium (also known as Optus Stadium) and Burswood Towers. Extensive testing and monitoring was conducted during the stadium construction and sufficient information is available to characterise the ecological status and contamination status of the Proposal. The MAR process with CSA will ensure that an assessment of the risk-weighted consequences of works undertaken as part of the Proposal is undertaken. Careful evaluation of the potential for serious or irreversible damage to the environment is being undertaken through the MAR process to ensure that contaminants and pollutants are not mobilised into the environment.
The principle of intergenerational equity The present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations	The Proposal will ensure the health, diversity and productivity of the environment is maintained by constructing a facility that is sensitive to the environment in which it is constructed and will provide ongoing benefits to this and future generations.
The principle of the conservation of biological diversity and ecological integrity Conservation of biological diversity and ecological integrity should be a fundamental consideration	This principle is a fundamental consideration in the development of the site for the Proposal. Given that the site retains almost no biological diversity or ecological integrity, the proposed development can proceed with negligible or no impact on biodiversity. Proposed landscaping will enhance the biodiversity of the site and provide additional tree canopy coverage within the urban environment.
Principles relating to improved valuation, pricing and incentive mechanisms a. Environmental factors should be included in the valuation of assets and services. b. The polluter pays principle – those who generate pollution and waste should bear the cost of containment, avoidance or abatement. c. The users of goods and services should pay prices based on the full life cycle costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any wastes. d. Environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structures, including market mechanisms, which enable those best placed to maximise benefits and/or minimise costs to develop their own solutions and responses to environmental problems.	Burswood Park Board will ensure mitigation, management and remediation of the impacts of the Proposal to the land within the Proposal and social surroundings. Full life cycle costs will be considered during design and construction of the facility through a sustainability assessment. Through the sustainability framework, the Proposal will develop concepts in the design phase to protect the environment and enhance the sustainability of the Proposal. The Proposal's design has incorporated measures to ensure containment and abatement of pollution, through implementation of a SMP and the appointment of a CSA to undertake a MAR. The sustainability framework will encourage the implementation of best-practice and innovative sustainability solutions to deliver long-term environmental, social and economic benefits.
The principle of waste minimisation All reasonable and practicable measures should be taken to minimise the generation of waste and its discharge into the environment.	Management strategies will be employed during construction and operation to minimise the production of waste and to reuse materials wherever possible. Waste derived materials will be considered for use in the construction phase to divert waste from landfill and reduce the use of virgin materials.

Object and Principles	Justification
	The Proposal is located on a historical landfill site, which inherently supports waste minimisation by repurposing previously disturbed land rather than clearing new undisturbed areas.
Object of the EP Act: The object of the EP Act is to protect the environment of the State, having regard to the EP Act principles.	The object of the EP Act has been considered in this Proposal by having regard to the EP Act principles as described above. The predicted impact of the Proposal has been assessed against each of the EPA's environmental objectives for each key environmental factor. The mitigation hierarchy of avoid, minimise, reduce, rehabilitate and offset environmental impacts has been applied to this Proposal to ensure that there is no significant residual environmental impact from this Proposal.

4.2 Identification of Preliminary Key Environmental Factors

Environmental factors are those parts of the environment that may be impacted by an aspect of a proposal. The EPA has 14 key environmental factors, organised into five themes: Sea, Land, Water, Air and People.

The key environmental factors relevant to this Proposal have been assessed in accordance with the approach in the EPA's *Statement of Environmental Principles, Factors, Objectives and Aims of EIA* (EPA 2023a) and the EPA's *Environmental Factors Guidelines* and *Environmental Factor Technical Guidance*. The relevance of the Proposal to each factor is summarised with those that require further consideration are identified in **Table 9**.

Seven of the key environmental factors have been identified as relevant to the Proposal: Flora and Vegetation, Terrestrial Fauna, Terrestrial Environmental Quality, Inland Waters, Social Surroundings, Air Quality and Greenhouse Gas Emissions. Whilst it is not considered that these will necessarily be significant environmental factors, these preliminary key environmental factors are addressed in more detail in **Section 5**.

Table 9 – Preliminary Assessment of Key EPA Environmental Factors

Theme	Factor	Objective	Relevance to Proposal	Preliminary Key Environmental Factor
Sea	Benthic communities and habitats	To protect benthic communities and habitats so that biological diversity and ecological integrity are maintained.	Not relevant	No
	Coastal processes	To maintain the geophysical processes that shape coastal morphology so that the environmental values of the coast are protected.	Not relevant	No
	Marine environmental quality	To maintain the quality of water, sediment and biota so that environmental values are protected.	Not relevant	No
	Marine fauna	To protect marine fauna so that biological diversity and ecological integrity are maintained	Not relevant	No
Land	Flora and Vegetation	To protect flora and vegetation so that biological diversity and ecological integrity are maintained.	No native vegetation on the site	Relevant but not significant – see **section 5.1**
	Landforms	To maintain the variety and integrity of distinctive physical landforms so that environmental values are protected.	Not relevant	No. No significant landforms.
	Subterranean fauna	To protect subterranean fauna so that biological diversity and ecological integrity are maintained.	Not relevant	No. No impact on subterranean fauna.
	Terrestrial environmental quality	To maintain the quality of land and soils so that environmental values are protected	Two known contaminated sites (classified as 'Remediated for Restricted Use') intersect the Proposal. Several parcels of land within the Proposal are also classified as 'Potentially Contaminated Investigation Required'.	Yes – see **section 5.3**
	Terrestrial fauna	To protect terrestrial fauna so that biological diversity and ecological integrity are maintained	Native fauna including waterbirds and the Oblong Turtle are known to utilise parts of the DE	Relevant but not significant – see **section 5.2**
Water	Inland waters	To maintain the hydrological regimes and quality of groundwater and surface water so that environmental values are protected.	Three artificial ponds will be impacted by the Proposal and the Proposal is within 200 m of the Swan River	Relevant but not significant – see **section 5.4**
Air	Air quality	To maintain air quality and minimise emissions so that environmental values are protected	There may be air quality impacts during construction and motor racing events.	Relevant but not significant – see **section 5.5**

Theme	Factor	Objective	Relevance to Proposal	Preliminary Key Environmental Factor
	Greenhouse gas emissions	To minimise the risk of environmental harm associated with climate change by reducing greenhouse gas emissions as far as practicable	Greenhouse gas emissions will be considerably lower than the 100,000 tCO_2-e scope 1 or 2 emissions in any year	Relevant but not significant – see **section 5.6**
People	Social Surroundings	To protect social surroundings from significant harm.	Aboriginal heritage and historic heritage sites are known in close proximity to the Proposal. Noise during construction and during events in operation have the potential to impact nearby receptors.	Relevant but not significant – see **section 5.7**
	Human health	To protect human health from significant harm	Not relevant	No

5. Environmental Factors and Objectives

5.1 Flora and Vegetation

5.1.1 EPA Objective

To protect flora and vegetation so that biological diversity and ecological integrity are maintained.

5.1.2 Relevant Policy and Guidance

- Environmental Factor Guideline - Flora and Vegetation (EPA 2016a)
- Environmental Protection (Clearing of Native Vegetation) Regulations 2004 (Clearing Regulations)
- Guidance for Planning and Development: Protection of Naturally Vegetated Areas in Urban and Peri-urban areas (EPA 2021)
- Statement of Environmental Principles, Factors and Objectives (EPA 2023a)
- Technical Guidance – Flora and Vegetation Surveys for Environmental Impact Assessment. (EPA 2016b).

5.1.3 Receiving Environment

An out-of-season reconnaissance flora assessment of the DE was undertaken in 2025 (GHD 2025a, **Appendix C**). Given the degraded nature of the site (in terms of native vegetation), the level and timing of survey is sufficient for the purposes of EIA for the Proposal.

5.1.3.1 Flora

No Threatened flora listed under the EPBC Act or BC Act or Priority flora listed by DBCA occur within the DE (GHD 2025a). Significant flora are not considered likely to occur due to the lack of remnant native vegetation and modified nature of the DE.

5.1.3.2 Vegetation

There is no native vegetation within the DE (GHD 2025a). Vegetation within the DE currently comprises landscaped parklands and manicured gardens around several small artificial ponds (GHD 2025a). Almost all of the vegetation within the DE is the result of landscaping from the construction of the Burswood Golf Course in the 1980s or has been subsequently planted following the decommissioning of the golf course and the development of Optus Stadium and Crown Towers.

GHD (2025a) defined three vegetation types within the DE: Parkland, Garden Beds and Sedgeland (**Table 10**).

No Threatened Ecological Communities (TEC) Priority Ecological Communities (PEC) occur within the DE (GHD 2025a).

Table 10 – Vegetation Types within the DE (GHD 2025a)

Vegetation Type	Vegetation Description
Parkland	Cleared, manicured lawns with scattered isolated trees (mixture of scattered native and exotic species).
Garden Beds	Planted garden beds comprising of a mixture of native and exotic species including *Casuarina obesa, Eucalyptus* spp., *Acacia* spp., *Agonis flexuosa, *Callistemon* sp., *Olearia axillaris, Adenanthos sericeus*, *Eremophila glabra, Melaleuca* spp., *Grevillea preissii, Calothamnus quadrifidus* and *Banksia* spp.
Sedgeland	Narrow strip of planted sedges surrounding the banks of the ponds. Dominant flora included *Juncus acutus, Juncus pallidus, Machaerina acuta, Lomandra* sp., *Cyperus* sp., *Dietes bicolor, ?Leptocarpus* sp.,*Cynodon dactylon, *Cenchrus clandestinus* and occasional *Typha* sp.

5.1.4 Potential Impacts

The Proposal will result in the loss of some planted vegetation within the DE. The implementation of the Proposal will not result in the clearing of any native vegetation. No TEC or PEC will be impacted by the Proposal.

No Threatened flora listed under the EPBC Act or BC Act or Priority flora listed by the DBCA will be impacted by the Proposal.

5.1.5 Mitigation

A reconnaissance flora and vegetation assessment was conducted by GHD in April 2025. This survey confirmed that there is no native vegetation within the DE (GHD 2025a). The Proposal has avoided clearing any native vegetation.

Clearing of planted vegetation and gardens within the DE will only occur where required. The DE will be landscaped and planted following construction with the intent of increasing the overall tree canopy coverage.

5.1.6 Outcome

Due to the highly modified nature of flora and vegetation within the DE, there will be no significant impact to flora and vegetation. The DE will be landscaped following construction in a way that increases the overall tree canopy within the Town of Victoria Park.

The EPA's objective for this factor can be met, as there is to be no impact on flora and vegetation.

5.2 Terrestrial Fauna

5.2.1 EPA Objective

To protect terrestrial fauna so that biological diversity and ecological integrity are maintained.

5.2.2 Relevant Policy and Guidance

- Environmental Factor Guideline - Terrestrial Fauna (EPA 2016c).
- Statement of Environmental Principles, Factors and Objectives (EPA 2023a)
- Technical Guidance – Fauna Surveys for Environmental Impact Assessment (EPA 2020a).

5.2.3 Receiving Environment

Due to previous land use and disturbance, no naturally occurring fauna habitat remains within the DE (GHD 2025a). Fauna habitat within the DE is largely limited to the artificial ponds and the fringing planted vegetation around these lakes. Excluding areas of open water in the artificial ponds, there is approximately 0.5 ha of fringing vegetation around the three artificial ponds.

A total of 31 fauna species were recorded within the DE or adjacent areas in a 2025 survey (GHD 2025a, **Appendix C**). Two fauna species of conservation significance were recorded during the survey – the Great Egret (*Ardea alba*) listed as Migratory under the BC Act and the Fairy Tern (*Sternula nereis*) listed Vulnerable. The Fairy Tern was recording overflying the survey area (GHD 2025a).

Most of the fauna species recorded (29) were birds, with a number of species of waterbirds utilising fringing habitat around the artificial ponds. Other species of birds were opportunistically observed using the parkland vegetation (GHD 2025a).

A nest of the Oblong Turtles (*Chelodina oblonga*) was located on the western side of the DE, adjacent to Camfield Drive and an artificial lake outside of the DE (Relocation Lake). Whilst the nest was not in use and showed signs of predation (GHD 2025a), it is likely that the Oblong Turtles are utilising wetlands within the DE. The Oblong Turtle (not protected) can be found throughout the south-west of Western Australia, and they are capable of living in urban lakes within the Perth Metropolitan Area (DWER 2025a).

Gambusia – a species of invasive fish – also known as mosquito fish – were found in large numbers throughout the artificial ponds within the DE (GHD 2025a). It is unlikely that there are any native fish present in these lakes given the presence and quantity of *Gambusia.*

5.2.4 Potential Impacts

Potential impacts on terrestrial fauna will be limited to the loss of wetland fringing habitat from draining the three artificial ponds and death or injury to individual fauna during construction.

No critical habitat for any fauna species of conservation significance occurs within the DE.

5.2.5 Mitigation

A basic fauna assessment was conducted by GHD in April 2025, at a local scale to gather broad fauna and habitat information. Three artificial ponds will be infilled as part of the Proposal.

To minimise the adverse impact to birds and aquatic fauna species, the following measures will be implemented:

- where possible, breeding season of fauna (spring) will be avoided when planning to drain and infill the artificial ponds
- artificial ponds will be drained gradually and one at a time to allow for adequate time to relocate fauna
- experienced Zoologists will be present during the draining of artificial ponds to capture and relocate fauna safely

- fauna proof barriers will be installed during construction between the road, relocation lake and parkland to inhibit fauna movement back into the development envelope during works
- fauna proof barriers will be employed during motorsport events to prevent fauna from entering the track
- *Gambusia* (mosquito fish) or other non-native fish species will be disposed of during the draining process
- fauna handling permits will be obtained.

5.2.6 Outcome

Due to the highly modified nature of fauna habitat within the DE, it is unlikely that there will be significant impact to fauna.

The EPA's objective for this factor can be met, as there will not be any impact on significant fauna or significant fauna habitat.

5.3 Terrestrial Environmental Quality

5.3.1 EPA Objective

To maintain the quality of land and soils so that environmental values are protected.

5.3.2 Relevant Policy and Guidance

- Environmental Factor Guideline – Terrestrial Environmental Quality (EPA 2016d)
- Statement of Environmental Principles, Factors and Objectives (EPA 2023a)
- Guideline: Identification, reporting and classification of contaminated sites in Western Australia (DWER 2025b)
- Guideline: Assessment and management of contaminated sites (DWER 2021)
- Identification and Investigation of Acid Sulfate Soils (ASS) and Acidic Landscapes (DER 2015a)
- Treatment and Management of Soils and Water in Acid Sulfate Soil Landscapes (DER 2015b)
- National Environment Protection (Assessment of Site Contamination) Measure, 1999 as amended 2013 (ASC NEPM). (National Environmental Protection Council (NEPC) 1999)
- Guidelines on the Assessment, Remediation and Management of Asbestos Contaminated Sites in Western Australia (Department of Health 2021)
- Assessment and management of hazardous ground gases. Contaminated Land Guidelines. (New South Wales Environmental Protection Authority 2020).

5.3.3 Receiving Environment

The Burswood Peninsula's history of industrial usage from the late 1800s through to the 1960s raises a number of concerns regarding contamination within the DE. A variety of noxious industries, operating under limited regulation at that time, have contaminated significant areas beneath the surface. The surface is now overlain with fill material of variable thickness. The surface terrain and associated trees/plantings now seen in the area were developed within the last 30 years and is not representative of the original area from the 1800s.

Contaminating activities that occurred across the Burswood Peninsula (Aurora 2025) and likely occur within the DE include:

- Cement and asbestos manufacturing (e.g. Swan Portland Cement and James Hardie)
- Sewerage treatment and dumping
- Railway cinder and solid waste dumping
- Land reclamation using uncontrolled fill – domestic and industrial waste, dredge spoil.

A Detailed Site Investigation (DSI) undertaken prior to the construction of Optus Stadium by Golder Associates (2013) recorded elevated concentrations of multiple contaminants of concern.

5.3.3.1 Acid Sulfate Soils

The entire DE is classified as a 'High to Moderate Risk' of encountering Acid Sulfate Soils (ASS) within 3 m of the surface (**Figure 6**). Golder (2013) could not delineate specific areas or depths where ASS existed within their study area. This was due to the variability of the material encountered and the limited number of samples undertaken. They concluded that all lithologies tested exhibited the characteristics of acid generating soils (Aurora 2025).

5.3.3.2 Contaminated Sites

Two known and classified contaminated sites, listed under the CS Act occur with the DE (**Figure 6**). A further three land parcels have been reported to DWER under the provisions of the CS Act, but are yet to be classified. These sites and their classification are:

- 63 Bolton Avenue, Burswood, (Lot 551 on Plan 76986), Burswood WA classified as *Remediated for Restricted Use*
- 333 Victoria Park Drive, Burswood WA (Lot 2001 on Plan 414942) classified as *Remediated for Restricted Use*
- 87 Camfield Drive Burswood WA, (Lot 2002 on Plan 414942) classified as *Possibly Contaminated - Investigation Required.*
- Lot 555 on Plan 77026, Public Open Space and portion of Camfield Drive, classified as *Possibly Contaminated - Investigation Required.*
- Lot 557 on Plan 4250402, Public Open Space and portion of Camfield Drive, classified as *Possibly Contaminated - Investigation Required.*

A brief description of these sites is provided below.

63 Bolton Avenue, Burswood WA (Lot 551 on Plan 76986)- *Remediated for Restricted Use*

Historically used as a landfill for domestic and commercial waste (1946–1974) and later as a cement factory (1974–1984). The site underwent remediation and validation between 2014 and 2015 to support commercial redevelopment, including hotel construction (DWER 2025c).

Nature and extent of contamination:

- Soil Contaminants: Elevated levels of heavy metals (cadmium, copper, arsenic, lead, tin, zinc), PCBs, PAHs, and pesticides (dieldrin, DDT, DDE, DDD).
- Groundwater Contaminants: Metals (boron, molybdenum, nickel) and nutrients (ammonia, nitrogen) exceeding safe levels for fresh water and non-potable use.
- Ground Gases: Methane, carbon dioxide, hydrogen sulfide, and volatile organic compounds present in fill and sediments, posing a moderate risk to buildings.

Remediation measures taken:

- Excavation and off-site disposal of ~13,823 m^3 of contaminated soil.
- Importation of ~35,175 m^3 of clean fill.
- Implementation of a SMP titled ‘Operations Environmental Management Plan’ (DWER 2025c).
- Independent audit confirmed suitability for commercial use, provided groundwater is not abstracted and SMP is followed.

The site has been remediated and is suitable for its current commercial land use as a hotel development.

333 Victoria Park Drive, Burswood (Lot 2001 on Plan 414942) - *Remediated for Restricted Use*

Historically used as a landfill for domestic and commercial waste. Site redevelopment included the construction of Optus Stadium and associated infrastructure. Multiple contamination assessments and remediation efforts were conducted between 2007 and 2023 (DWER 2025d).

Nature and extent of contamination:

- Subsurface Soil: Contains landfill waste with metals, asbestos-containing materials (ACM), pesticides, hydrocarbons, pathogens, and nutrients.
- Groundwater: Isolated metal contamination (copper, nickel, iron); elevated nutrients due to natural and historical land use.

- Sediments: River-fed lake and adjacent Swan River sediments contain elevated levels of metals (copper, lead, mercury, nickel, zinc), nutrients, and possibly hydrocarbons and pathogens.
- Ground Gas: Generated by organic-rich Swan River alluvium and landfill materials; ground gas in confined spaces.

Remediation measures taken:

- Installation of geotextile warning barriers and placement of clean fill to cap contaminated soils.
- Ground gas protection systems installed in built structures.
- Indoor air monitoring ceased post-construction after verification of safety.
- Site Management Plans (SMPs) implemented, including:
  - Sub-Surface Site Management Plan (Westadium 2022)
  - Operational Environmental Management Plan
  - Camfield Operations Environmental Management Plan.

The site is contaminated but has been remediated such that it is suitable for its current land use, subject to the implementation of ongoing SMPs (DWER 2025d).

87 Camfield Drive, Burswood (Lot 2002 on Plan 414942), Lot 555 on Plan 77026 and Lot 557 on Plan 4250402 - *Possibly Contaminated - Investigation Required*

These three land parcels comprise the 'middle' of the DE, between Lot 2001 (Optus Stadium) and Lot 551 (Burswood Towers). Historically used as a landfill for commercial and domestic waste prior to being redeveloped as part of the Burswood Golf Course in the 1990s. These sites were classified in 2010 (along with the other two sites above) as *Possibly Contaminated - Investigation Required* by DWER on the basis that it had been used as a landfill since 1946 and investigations in 2007 and 2008 had identified impacts to soil and groundwater (Aurora 2025).

The nature and extent of contamination is not as well understood as in Lot 2001 and Lot 551, as the site has not been subject to the same level of assessment and remediation. However, the nature and extent of contamination is expected to be similar to those sites.

Likely nature of contamination:

- Subsurface Soil: Contains landfill waste with metals, ACM, pesticides, hydrocarbons, pathogens, and nutrients.
- Groundwater: Isolated metal contamination (copper, nickel, iron); elevated nutrients due to natural and historical land use.
- Ground Gas: Generated by organic-rich Swan River alluvium and landfill materials.

Likely remediation measures undertaken:

- Clean fill capping of landfill during golf course construction (to be confirmed).

This site requires further investigation in order to determine its classification under the CS Act.

5.3.4 Potential Impacts

The potential impacts of implementation of the Proposal on Terrestrial Environmental Quality include:

- Health Risks: Exposure to residual contaminants (e.g., asbestos, heavy metals, hydrocarbons) and ground gases in confined indoor spaces
- Environmental Risks: Disturbance of capped areas may release contaminants and active ASS
- Regulatory Risks: Developing land to a more sensitive land uses (residential, childcare, schools) will require further assessment and approval.

5.3.5 Mitigation

- A DSI of the DE is currently being developed to define and characterise the level of contamination and the potential risks of the Proposal. The DSI will be conducted in accordance with the Contaminated Sites Guidelines (DWER 2021) and will collect and evaluate site-specific data in order to characterise the nature and extent of contamination with the DE. This information will be used to refine the conceptual site model and identify actual or potential risks to human health, the environment or environmental values.
- A sampling analysis quality plan (SAQP), as part of the DSI, has been developed to scope the extent of contamination investigation required within the DE (Aurora 2025, **Appendix D**).
- A site specific SMP will be developed to guide the construction and implementation of the Proposal, informed by the findings of the DSI. This SMP will build on the existing management frameworks established for 63 Bolton Avenue and 333 Victoria Park Drive and be tailored to address the unique conditions and requirements of the Proposal.
- The SMP will also address the management of ASS during the implementation of the Proposal, to ensure that ASS is managed in accordance with DER (2015).
- To ensure that contamination is managed correctly and in accordance with the requirements of the CS Act, an accredited CSA will be appointed to prepare a MAR for the Proposal.

A MAR is a report prepared by a DWER accredited CSA at the request of DWER. The MAR is submitted to DWER under the requirements of the CS Act. A MAR provides assurance to regulators regarding the management of suspected or known contaminated sites by providing an independent expert validation and a technical review of contamination investigations and on-site management against applicable guidelines and standards.

The findings and conclusions of the MAR as endorsed by the CSA, will support site classification under the CS Act, inform ongoing site management and helps to reduce the regulatory burden on DWER by streamlining the decision-making process.

MARs are commonly used in redevelopment scenarios involving contaminated land – such as this Proposal – where DWER and the developer seek assurance and acceptance of remediation measures. The MAR contributes to transparent and accountable site management, ensuring that environmental risks are effectively mitigated throughout the development lifecycle.

5.3.6 Outcome

Contamination and ASS within the site will be managed and/or remediated to ensure that the risk to the environment or human health is negligible and that the site is suitable for its intended use. Environmental protection and regulatory compliance will be achieved through the implementation of a site-specific SMP and a MAR process overseen by a DWER accredited CSA.

The EPA's objective for Terrestrial Environmental Quality will be met as the quality of land and soils will be managed so that environmental values are protected.

5.4 Inland Waters

5.4.1 EPA Objective

To maintain the quality of groundwater and surface water so that environmental values are protected.

5.4.2 Relevant Policy and Guidance

- Environmental Factor Guideline - Inland Waters Environmental Quality (EPA 2016e)
- Statement of Environmental Principles, Factors and Objectives (EPA 2023a)

5.4.3 Receiving Environment

The DE contains seven artificial ponds that are classified as Multiple Use Wetlands under the DBCA (2022) wetland mapping system (**Figure 7**). These wetlands are identified by the following Unique Feature Identifiers (UFIs): 8282, 8283, 8284, 8285, 8286, 8287 and 8288. Of these, only UFIs 8282, 8283, and 8284 remain intact within the DE. The remaining wetlands (8285, 8286, 8287, and 8288) have been previously filled in as part of earlier land use changes and site development.

These artificial ponds were originally constructed to serve three primary purposes:

- Golf Course Water Features – these artificial ponds were part of the Burswood Golf Course.
- Local stormwater drainage – capturing and managing surface runoff from surrounding landscaped and developed areas.
- Irrigation supply – providing a water source for maintaining the parkland and recreational areas within Burswood Park.

These artificial ponds are not connected to the Swan River or to the underlying groundwater system. They are lined to prevent infiltration and are fed solely by rainwater and surface runoff from within the Burswood Park Gardens. Water from the artificial ponds is used for irrigation purposes within the gardens.

Given their artificial nature and lack of ecological connectivity, these artificial ponds are considered to have low intrinsic ecological value, consistent with their classification as Multiple Use Wetlands. Nonetheless, they provide limited habitat for some aquatic and bird species and contribute to the visual amenity and landscape character of the precinct.

Groundwater is generally 1-2 m below ground level within the DE (Aurora 2025). Groundwater quality within the superficial aquifer is generally poor, resulting from contamination and acidification (Aurora 2025). Deeper aquifers (e.g. Leederville and Yarragadee) are unlikely to be affected by the contamination in the superficial aquifer in this location.

A number of water features lie adjacent to the DE. These include the Swan River, Relocation Lake and a drainage feature that connects to the Old Burswood Canal.

The Swan River, classified as a Conservation Category Wetland (CCW), is considered one of the most ecologically significant wetlands within the Perth Metropolitan Area. While the DE lies in close proximity to the river, there is no direct hydrological connectivity.

All stormwater runoff from existing roads and landscaped parkland within the DE is directed into detention basins constructed as part of the Optus Stadium or Burswood Towers developments, where it is treated prior to discharge or infiltration. The primary hydrological link between the DE and the Swan River is via the Old Burswood Canal, which retains some drainage functionality but does not represent a direct or continuous connection.

Relocation Lake is located outside of the DE, between the DE and the Swan River. This 2.7 ha artificial waterbody has served as an irrigation water source and a drainage basin for the Burswood Park Gardens and before that for the golf course. The lake is lined and has no direct connection to the Swan River or groundwater.

A series of drainage basins lies along the eastern boundary of the DE that connects to the remnants of the Old Burswood Canal. These drainage basins separate the DE from the residential area of Burswood Lakes. The Old Burswood Canal retains some drainage function and discharges (via a piped culvert under the railway and Graham Farmer Freeway) to the north into the Swan River in Balbuk Reserve.

5.4.4 Potential Impacts

The potential impacts of implementation of the Proposal on Inland Waters:

- Draining of three artificial ponds that have no hydrological connectivity to groundwater or surface water
- Release of contaminates to the Swan River via untreated stormwater and drainage
- Dewatering or abstraction of bore water from the superficial aquifer for construction purposes may mobilise contaminants
- Potential to expose ASS to oxidisation in areas of 'High to Moderate' risk of ASS
- Impacts of activating ASS include:
- soil and water acidification
- adverse changes to the quality of soil and water (groundwater, surface water, wetlands, watercourses and estuaries)
- Construction of a deep bore into the Leederville aquifer to supply water for construction and/or irrigation.

5.4.5 Mitigation

The following mitigation measures are proposed to minimise impacts on Inland Waters:

- Consultation with DWER regarding further requirements under the RIWI Act for draining the artificial ponds, dewatering and/or bore construction.
- Drainage of the artificial ponds will involve treating the abstracted water prior to discharging to sewer (if possible) or into a basin to allow infiltration to groundwater
- An ASS Investigation and Management Plan, will be developed in accordance with the ASS guidelines (DER 2015a), if required
- All surface water runoff and site drainage will be detained and treated prior to discharge to surface water bodies. Direct discharge of drainage from the Proposal to surface water bodies will only occur in flooding events.
- No bores for irrigation or construction water will abstract water from the superficial aquifer within the DE. Any groundwater abstraction for these purposes will need to be abstracted from the Leederville aquifer.

5.4.6 Outcome

Through the application of the mitigation measures, it is unlikely that there will be any adverse impacts on the water quality of any water bodies outside of the DE. It is considered unlikely that there will be significant impact to Inland Waters.

The EPA's objective can be met, through the implementation of mitigation measures.

5.5 Air Quality

5.5.1 EPA Objective

To maintain air quality and minimise emissions so that environmental values are protected.

5.5.2 Relevant Policy and Guidance

- Environmental Factor Guideline – Air Quality (EPA 2020b).
- Statement of Environmental Principles, Factors and Objectives (EPA 2023a)
- National Environmental Protection (Ambient Air Quality) Measure (NEPC 2016).

5.5.3 Receiving Environment

Generally, Perth's air quality (and the area of the Proposal) is very good, however, there are periodic episodes of poor air quality (DWER 2024), due to particulate matter from anthropogenic (wood heaters, controlled burns) and non-anthropogenic sources (wildfires and wind-blown dust).

Local emissions in the vicinity of the Proposal are primarily from road traffic, urban activities and event-based sources (e.g. events at Optus Stadium). There are no major industrial sources in the immediate vicinity of Burswood that would affect local air quality.

DWER operates air quality monitoring stations across Perth, monitoring in accordance with the requirements of the National Environmental Protection (Ambient Air Quality) Measure (NEPM). Air quality monitoring results from Caversham (approximately 12 km north-east of the Proposal) recorded ten exceedances of the NEPM in 2021 (DWER 2022). Six of these were exceedances of the $PM_{2.5}$ standard, three of the PM_{10} standard and one of the Ozone standard.

Topography and climate assist in the dilution and dispersal of pollutants. The Proposal lies in an area of relatively flat terrain, allowing for unimpeded horizontal dispersal of pollutants in most conditions. The regular wind conditions in the Perth area, predominantly from the east and south-west, aid in the dilution and dispersal of pollutants.

Sensitive receptors to potential pollutants include residential buildings (apartments, houses and hotels), recreational areas and public facilities (GHD 2025b). The closest residential buildings are approximately 80 m from the track.

5.5.4 Potential Impacts

During construction, dust emissions may pose a risk to nearby sensitive receptors. Activities such as bulk earthworks and the movement of construction machinery are likely to generate dust. Dust usually has a temporary nuisance effect on nearby sensitive receptors during construction. However, as there are known contaminated sites in the DE, dust will be managed through a SMP under the Terrestrial Environmental Quality factor. Monitoring, including potential real time air quality monitoring, will be undertaken as directed by the SMP and CSA to ensure risks to human health are managed.

The operation of motorsport events within the Proposal is expected to have minimal impact on long term local air quality due to several mitigating factors:

- Limited Frequency and Duration: Motorsport events are limited in frequency and duration, occurring only on specific days and for limited hours, which reduces their cumulative emissions impact.
- Open Air Setting: The outdoor nature of the venue allows for natural dispersion of exhaust emissions, with wind and atmospheric conditions mixing and diluting pollutants quickly.
- Modern Vehicle Standards: Many racing vehicles use modern engines with emissions controls or run on alternative fuels, adhering to environmental standards that limit pollutants.

Fuel types used during events will vary, depending on the class of motor vehicles racing (GHD 2025b, **Appendix E**). Supercars and the Dunlop Super2 series will use EF75 fuel, which is a new

lower carbon race fuel created by BP and consists of approximately 75% ethanol, 10% synthetic petrol and 15% petrol. Other fuel types that may be used are Elf Race 102 and 98RON, which are both 100% petrol fuels (GHD 2025b).

Key pollutants during a motorsport event have been identified as:

- Carbon monoxide (CO)
- Nitrogen oxides (NO_x)
- Sulphur dioxide (SO_2)
- Particulate matter (PM)
- Acetaldehyde (CH_3CHO)

The Supercars race series have transitioned to ethanol blend fuels that emit lower emissions of harmful toxins compared to petrol, but may also increase acetaldehyde emissions (GHD 2025b).

GHD (2025b) undertook an assessment of the likely emissions from a single race day (using the above assumptions regarding fuel and considering a typical Supercar race day with ancillary races). These emissions were then compared to peak hour emissions (over a 12 hour period for comparison) at the intersection of Victoria Park Drive and Rodger Mackay Drive (adjacent to the DE). The comparison shows that the emissions from a single race day are comparable to peak-hour traffic (extrapolated over 12 hours) at the intersection of Victoria Park Drive and Rodger Mackay Drive (**Table 11**).

Table 11 – Comparison of Race Day Emissions and Peak Hour Emissions over a 12 hour period at a nearby intersection

Pollutant	Race Day Emissions	Peak Hour (x 12) Emissions at Victoria Park Drive and Rodger Mackay Drive
NO_x (g)	43,614	50,835
SO_x (g)	270	743
PM (g)	186	510
CH_3CHO (g)	1963	-

It should be noted that the air quality emissions modelling was based on the assumption that motorsport vehicles will emit pollutants in a similar manner to regular vehicles. However, this may not be representative of realistic motorsport event emissions and there is insufficient data available to accurately model these emissions (GHD 2025b).

The Burswood area generally has good baseline air quality, and the temporary emissions from events are unlikely to elevate pollutant levels above health-based thresholds.

5.5.5 Mitigation

Dust emissions will be addressed in accordance with the SMPs described under the 'Terrestrial Environmental Quality' factor. The SMPs will dictate monitoring to be undertaken for both on-site and off-site dust emissions to ensure that the risk to human health is managed appropriately to minimise the risk.

During race events, real time air quality data will be gathered to assess conditions and ensure that the event is safe for spectators, participants and the general public. Motorsport Australia have guidelines for modifying or postponing events based on air quality thresholds (Motorsport Australia 2025).

5.5.6 Outcome

Air quality impacts during construction are expected to be short-term and readily managed and therefore represent a minimal risk.

Emissions from a motorsport event are potentially similar to peak hour emissions at a nearby intersection, although for a longer duration. Although these emissions may appear high, the impacts are short-lived (only a few days per year) and relatively minor when considered in the context of transport-related emissions across the Perth Metropolitan Area.

The EPA's objective for this factor can be met, as there will not be any permanent impact on air quality as a result of this Proposal.

5.6 Greenhouse Gas Emissions

5.6.1 EPA Objective

To minimise the risk of environmental harm associated with climate change by reducing greenhouse gas emissions as far as practicable.

5.6.2 Relevant Policy and Guidance

- Environmental Factor Guideline – Greenhouse Gas Emissions (EPA 2024b).
- Statement of Environmental Principles, Factors and Objectives (EPA 2023a)
- Australian National Greenhouse Accounts Factors 2024 (DCCEEW 2024)
- National Greenhouse and Energy Reporting (Measurement) Determination 2008 (Commonwealth Government 2008)
- A Corporate Accounting and Reporting Standard (GHG Protocol 2004)
- Greenhouse Gas Assessment Workbook for Road Projects (Transport Authorities Greenhouse Group 2013)

5.6.3 Receiving Environment

Western Australia emitted approximately 90 million tonnes of CO_2-equivalent (tCO_2-e) greenhouse gases in 2023 (DCCEEW 2025). Western Australia is one of the few Australian jurisdictions where emissions are still rising.

The Perth Metropolitan Area contributes significantly to Western Australia's greenhouse gas emissions, primarily through transportation, stationary energy use (like electricity and gas for buildings), and waste management.

Key contributors include:

- Road transport: A major source due to high vehicle usage and urban sprawl.
- Electricity consumption: Perth is still heavily reliant on fossil fuels, including natural gas.
- Waste: Landfills and organic waste contribute methane emissions.
- Industrial processes: Though less dominant than in regional WA, some emissions come from manufacturing and construction.

Event-related emissions from Optus Stadium are also a source of emissions in the vicinity of the Proposal.

Recent climate projections warn that Perth is experiencing hotter and drier conditions, with record-breaking summers and declining winter rainfall, intensifying the urgency for emissions reduction.

5.6.4 Potential Impacts

A preliminary greenhouse gas assessment has been conducted to estimate emissions from construction, annual operations and a three-day Supercars event using a carbon accounting process (GHD 2025c, **Appendix F**). Carbon accounting is the process of identifying and measuring the amount of GHG emissions, measured in tCO_2-e, emitted by a proponent, either during normal operations or during specific construction or project related activities. This carbon accounting can help manage potential carbon risks and enables a process to identify risk reduction opportunities.

Greenhouse gas emissions are classified as either direct emissions or indirect emissions:

- Direct emissions (Scope 1) – these are emissions from sources that are owned or directly controlled by the proponent

- Indirect emissions – are emissions that are the consequence of the actions of the proponent, but the sources are owned or controlled by others. Indirect emissions are further broken down by:
- Scope 2 emissions – from purchased or acquired energy (grid electricity, consumption of natural gas)
- Scope 3 emissions – all other indirect emissions that occur as a result of the activities of a proponent

A proponent generally has direct control over Scope 1 and Scope 2 emissions, but not over Scope 3 emissions. Scope 3 emissions were excluded from the assessment.

EPA (2024) states that generally GHG emissions from a proposal will be considered by the EPA when they are likely to exceed:

- 100,000 tCO2-e of Scope 1 emissions in any year, or
- 100,000 tCO2-e of Scope 2 emissions in any year.

GHD (2025c) calculated emissions for the Proposal using:

- National Greenhouse and Energy Reporting (NGER) Determination 2008
- Australian National Greenhouse Accounts (NGA) Factors 2024
- GHG Protocol Corporate Standard (GHG Protocol 2024)

The predicted emissions for the Proposal during construction and over a 100-year operational life of the Proposal is provided in **Table 12.** The predicted greenhouse gas emissions for the Proposal are well below the thresholds considered in EPA (2024).

Table 12 – Predicted Greenhouse Gas Emissions (GHD 2025c)

Source	Emissions (tCO_2-e)
Construction	
Scope 1	2559
Scope 2	0
Total Construction Emissions	2559
Operation (100 years)	
Scope 1	6,500
Scope 2	9,900
Total Operational Emissions	16,500

5.6.5 Mitigation

The overall impact of the Proposal on greenhouse gas emissions is relatively small when considered against the overall emissions of the State and the thresholds for assessment set in EPA (2024). However, the Proposal will continue to attempt to reduce the scale of emissions during construction and operation through initiative such as:

- Minimising the extent of clearing of landscaped vegetation as far as practicable
- Re-use of materials on-site
- Use of solar power during construction
- Purchase of renewable energy from the grid.

5.6.6 Outcome

The EPA's objective for this factor can be met, as there will not be any significant greenhouse gas emissions as a result of this Proposal.

5.7 Social Surroundings

5.7.1 EPA Objective

To protect social surroundings from significant harm.

5.7.2 Relevant Policy and Guidance

- Environmental Factor Guideline – Social Surroundings (EPA 2023b)
- Statement of Environmental Principles, Factors and Objectives (EPA 2023a)
- The Western Australian Environmental Protection (Noise) Regulations 1997 (Noise Regulations)
- Aboriginal Heritage Act 1972
- Heritage Act 2018
- Major Events Act 2023.

5.7.3 Aboriginal Cultural Heritage

5.7.3.1 Receiving Environment

The Proposal is on land within the Whadjuk People Indigenous Land Use Agreement (ILUA) Area established as part of the Southwest Native Title Settlement. The Settlement, in the form of six ILUAs. was negotiated between the Noongar People and the WA Government and commenced on 25 February 2021. In June 2022, SWALSC was appointed as the Settlement's Central Services Corporation. Across October and November 2022, six new Noongar Regional Corporations were appointed to represent each ILUA group.

The Settlement binds the parties, including State Government Departments and some State Government agencies, to enter into a Noongar Standard Heritage Agreement (NSHA). The NSHA outlines the processes to be followed for proposed activities and the conduct of Aboriginal Heritage Surveys, as well as the roles and responsibilities of the parties to the NSHA. Depending on the activity type, then an 'Activity Notice' may need to be issued under the NSHA.

There are no known registered or lodged Aboriginal Cultural Heritage (ACH) sites or places, as defined under the AH Act, within the DE. One Historic Aboriginal Cultural Heritage place intersects the northern portion of the DE (**Figure 8**).

Several registered ACH sites are located within 200 m of the DE (**Table 13**). This includes the Swan River (ID3536), an important mythological site, Burswood Island (ID 15916) an artefact scatter and Burswood Island (ID 3701) a camp or ceremonial site. None of these known sites will be directly impacted by the Proposal.

The historic ACH place is Burswood Island Burial (ID 15914). Places on the historic ACH list are not considered to be sites under the AH Act.

An Aboriginal heritage survey will be conducted for the current Proposal. Searches of the Aboriginal Cultural Heritage Inquiry System (ACHIS) identified a number of surveys have been undertaken in the area. A list of surveys undertaken in this area is provided in **Table 14**. The number of surveys undertaken in this area provides a level of certainty that it is unlikely that any ACH sites occur within the DE, or will be directly impacted by the Proposal.

Table 13 – Aboriginal Cultural Heritage Sites and Places Within or Adjacent to the Development Envelope

Site ID	Name	Status	Place Type
3536	Swan River	Registered Site	Creation/Dreaming Narrative
15916	Burswood Island	Registered Site	Artefacts/Scatter; Water Source
3701	Burswood Island	Registered Site	Camp; Ritual/Ceremonial
15914	Burswood Island Burial	Historic Place	Burial

Table 14 – Heritage Surveys Previously Undertaken (ACHIS)

Report ID	Description of Report
21088	A Socio-economic Anthropological Survey of People of Aboriginal Descent in the Metropolitan Region of Perth, Western Australia
21817	Ballaruk (traditional owners) Aboriginal site recording project
21818	Ballaruk (traditional owners of Whadjuk territorial boundaries the lands of the Ballaruk Peoples) Aboriginal site recording project: additional material
102597	A Survey for Aboriginal Sites - Ethnographic investigations Relating to some Proposed Highway & Road Developments in the Perth Metropolitan Area.
102670	Preliminary Report on the Survey of Aboriginal areas of Significance in the Perth Metropolitan & Murray River Regions July 1985.
103564	An Archaeological Survey Project: The Perth Area, Western Australia. Apr 1972. University of Western Australia.
104379	Australian Research Grants Scheme: Final Report on the Project the Swan Coastal Plain, Western Australia.

5.7.3.2 Potential Impacts

Given that there are no registered ACH sites, the number of ACH surveys undertaken in the vicinity of the DE and the extent of historic disturbance of the DE (including placement of fill material), it is unlikely that there will be any impact on ACH. Further archaeological and ethnographic surveys will be undertaken identify is there are any ACH sites and to ensure that there are no unauthorised impacts on ACH (see below).

5.7.3.3 Mitigation

In accordance with the NSHA, an Activity Notice has been submitted to SWALSC and WAC and archaeological and ethnographic surveys will be undertaken within the DE in 2025. If any ACH sites are discovered, the Proponent will liaise with the WAC to avoid impacts to the site and/or obtain a Section 18 consent under the AHA if impacts are unavoidable.

5.7.3.4 Mitigation

It is unlikely that there will be any impact on Aboriginal heritage as there are no known registered Aboriginal Cultural Heritage sites within the DE. Further heritage surveys and consultation will confirm whether there are any potential impacts and, if there are, these will be managed through consultation with the WAC and processes under the AH Act.

5.7.4 Historic Heritage

5.7.4.1 Receiving Environment

No historic heritage sites, protected under the *Heritage Act 2018* occur within the DE. Two historic heritage sites are adjacent to the DE, one site listed on both the State Heritage Register and the Local Heritage Survey and the other listed on the Local Heritage Register (**Figure 9**).

The Old Burswood Canal (ID 3570) is listed as a permanent entry on the State Register of Heritage Places and also on the Town of Victoria Park Local Heritage Survey. The canal was constructed in the 1830s to reduce travel time on the Swan River between Perth and Guildford. It was superseded by another channel on the northern side of the river (Claisebrook Canal) in 1839 (Heritage Council of WA 2004). Parts of the canal remain serving a drainage function, but there is little of the 'as constructed' canal from 1831 remaining (Town of Victoria Park 2021).

The 'Burswood Resort and Casino' is listed on the Town of Victoria Park Local Heritage Survey. It is deemed to have cultural heritage significance for its aesthetic value of innovative architecture and the place has historic value from associations with early pioneers and developers (**Figure 9**). There will be no direct impact on this site.

5.7.4.2 Potential Impacts

It is unlikely that there will be any impact on any historic heritage sites. Neither site is known to occur within the DE.

5.7.4.3 Mitigation

No intact part of the Old Burswood Canal is currently known to extend into the DE and the DE has been amended following concept design to avoid the historic alignment of the canal. The Proponent has undertaken consultation with the Heritage Council and the Town of Victoria Park and no historic heritage surveys are required as the sites are being avoided.

5.7.4.4 Outcome

The DE has been altered to avoid impacts on the historic alignment of the Old Burswood Canal and no impact is anticipated.

5.7.5 Noise

5.7.5.1 Receiving Environment

There are several existing noise sources located within and near the DE, including:

- Major roads – Graham Farmer Freeway and Great Eastern Highway
- Passenger rail infrastructure
- Optus Stadium (during scheduled events)

The Noise Regulations (Part C) define a noise-sensitive premise. LGA (2025) (**Appendix G**) has identified the nearest noise-sensitive premises to the Proposal (**Table 15**). These are primarily residential buildings situated to the east of the Proposal within the Town of Victoria Park and include:

- Multi-storey apartment buildings on Bow River Crescent and The Promenade.
- High-rise apartments up to 20 floors.
- Crown Hotel, considered a noise-sensitive receptor due to its accommodation facilities.

5.7.5.2 Potential Impacts

Construction Noise

Noise from the Proposal is likely to impact nearby noise sensitive receptors during construction and operation of the Proposal.

Construction noise is likely to have a significant detrimental impact on nearby noise-sensitive receivers during construction. Ground improvement works are likely to require piling, and this will have an impact on receptors, especially as some residential apartments are likely to be within 100 m of piling activities. Construction activities may also be required out-of-hours, causing further disruption to nearby sensitive receptors.

Motorsport Noise

The impact of motorsport events at the Proposal has been assessed through detailed noise modelling focussing on a typical V8 Supercar race (LGA 2025, **Appendix G**). The predicted noise levels from motorsport events are:

- Average noise levels (LAeq 1-hour): 78 to 85 dB(A) at the most exposed residential floors.
- Maximum noise levels (LAmax): 74 to 91 dB(A).

These levels are well above the standard assigned levels under the Noise Regulations, which typically range from 45 to 65 dB(A) for residential areas during the day. The upper floors of nearby residential apartments (e.g. 39 Bow River Crescent) are the most impacted, but Crown Casino also experiences high noise levels on upper levels.

LGA (2025) has used the assumptions and limitations in **Table 16** to assess the noise impact of motorsport events.

Table 15 – Nearest Noise Sensitive Premises to the Proposal and Predicted Motorsport Noise Levels (LGA 2025)

Receiver	Address	Floors (est.)	Distance to Carriageway	Predicted Average Noise Levels (LAeq 1-hour)	Predicted Maximum Noise Levels (LAmax)
R01	02–18 The Promenade	2	120 m	83	88
R02	19 The Circus	20	230 m	81	85
R03	20–32 The Promenade	2	100 m	84	89
R04	23 Bow River Cres	4	140 m	82	87
R05	26 Bow River Cres	20	260 m	81	86
R06	30 The Circus	20	250 m	81	86
R07	38–50 Bow River Cres	2	150 m	78	84
R08	39 Bow River Cres	4	90 m	84	91
R09	96 Bow River Cres	19	230 m	82	86
R10	Aquarius Apartments	14	250 m	80	85
R11	Crown Casino	12	130 m	85	91

Table 16 – Assumptions and Limitations Used in Noise Modelling of Motorsport Events (LGA 2025)

Assumptions	Limitations
• 3.0 km race track circuit length • 67 laps per race • 24 x V8 Supercars per race • 140 km/h average speed • Day (7 am – 7 pm) 'worst-case' meteorological conditions used for noise modelling	• Predicted noise levels for all noise emissions are calculated at the façade of each receiver building • Higher noise levels may be experienced where reflections from balconies and outdoor living area areas contribute to the total reverberant noise level. • Possible reduction of noise levels from existing balustrades or shielding from building mass has not been considered • Accuracy of noise predictions are limited as the exact speed and acceleration of vehicles is unknown

Assumptions	Limitations
• 129 dB(A) average and 142 dB(A) maximum sound power levels have been applied to each V8 pass-by as a conservative approach	• More precise noise predictions can be conducted once detailed race track modelling has been carried out • Distances are measured at ground level and do not account for vertical separation due to building height.

Entertainment Events

The impact of outdoor concerts in the proposed amphitheatre on noise-sensitive premises have been modelled in LGA (2025) (**Table 17**). The levels predicted exceed the assigned levels of the Noise Regulations, which are 35-45 db(A). Level 1 apartments are generally the most exposed due to direct line-of-sight to the stage and speakers.

Modelling was conducted assuming the worst-case night-time meteorological conditions. No stage or amphitheatre structures were included in the modelling and therefore shielding effects are not accounted for. It should be noted that reflections from building surfaces may increase the noise levels experienced.

Table 17 – Predicted Outdoor Concert Noise Levels at Noise Sensitive Premises (LGA 2025)

Receiver	Address	Predicted Noise Levels (LAeq 5-min), dB	Predicted Noise Levels (LCeq(5-min), dB
R01	02–18 The Promenade	76	80
R02	19 The Circus	69	78
R03	20–32 The Promenade	77	82
R04	23 Bow River Cres	64	77
R05	26 Bow River Cres	67	74
R06	30 The Circus	73	76
R07	38–50 Bow River Cres	64	72
R08	39 Bow River Cres	74	86
R09	96 Bow River Cres	72	77
R10	Aquarius Apartments	66	77
R11	Crown Casino	69	80

5.7.5.3 Mitigation

Construction Noise

General construction noise will be managed in accordance with Regulation 13 (Construction) of the Noise Regulations. A construction noise management plan (CNMP) will be developed for approval by the Town of Victoria Park (under delegation from DWER). Nearby noise sensitive receptors will be advised of excessively noisy activities during construction and any out-of-hours works required.

The greatest impact of construction noise will likely be from piling for ground improvement works. Piling noise impacts will be mitigated through the following actions:

- Consultation with nearby noise sensitive receivers to inform them of when piling will be occurring.
- Restricting piling to the hours of 7am to 5pm Monday to Friday, unless otherwise specified in the Noise Management Plan (Note: this is a reduction in the hours of work permitted in the Noise Regulations).

Motorsport and Event Noise

Sporting, cultural and entertainment events that are likely to result in noise emissions that exceed the allowances of the Noise Regulations may be approved by the CEO of DWER under regulation 18 or 19B of the Noise Regulations ‘Approved sporting, cultural and entertainment events’ on an

event-by-event basis (Regulation 18) or as a venue (Regulation 19B(7)). A decision to approve a major venue under Regulation 19B is appealable under Regulation 19G.

Allowable noise emissions from a motorsport venue are typically managed under Regulation 16A of the Noise Regulations but can be covered under either Regulation 18 or 19B. Regulation 16A requires that a Noise Management Plan (NMP) is developed by the Proponent and approved by the CEO of DWER. In accordance with regulation 16AA(7), the NMP must contain:

- A map showing the venue, including the area where motor vehicles are raced or prepared for racing and car parks for competitors and spectators are to be located
- A description of the types of racing activities that will occur and the class of vehicles that will be racing
- Limitations on the racing activities to be conducted and times at which racing activities will be conducted
- Details of reasonable and practicable measures to be employed to control noise emissions during racing activities
- Details of when and the manner in which the public will be advised of racing activities
- Specify the person(s) who will be responsible for implementing the NMP
- A complaint response procedure.

Prior to approving the NMP, the CEO of DWER must give a reasonable opportunity for the public, affected local governments and any occupier of a noise sensitive premise within 1 km of the venue to provide a submission on whether or not the NMP should be approved.

The approval of the NMP is appealable in accordance with regulation 16AE of the Noise Regulations. An appeal may be lodged within 21 days of the publishing of the CEO's decision to approve the NMP in the *Gazette*.

The Proposal will develop an operational Noise Management Plan for both motorsports and other events. While events may be approved under Regulation 18 (or Regulation 16A for motorsports) in the short term, longer duration approval under Regulation 19B will be obtained for all events to be held within the precinct.

If the Proposal is declared a 'Major Event' under the regulations of the ME Act, then those regulations may supersede the Noise Regulations in the management of noise from entertainment events.

5.7.5.4 Outcome

Construction noise is likely to cause impacts to adjacent residents. However, this will be a temporary impact during construction and can be managed through a CNMP in accordance with Regulation 13 of the Noise Regulations in order to minimise the impacts as far as practicable.

Operational noise impacts from motorsport events and other cultural and entertainment activities have the potential to adversely impact the amenity of nearby noise sensitive receptors. These activities can be regulated under the Noise Regulations and or the ME Act (if the Proposal is declared a Major Event). Any NMP for the one annual motor racing event, other events or as a major venue will require public consultation on the plan prior to approval and, if approved, the NMP is appealable.

With the proposed mitigation measures, the EPA's objectives for the Social Surroundings environmental factor can be met.

6. Offsets

As the Proposal will not have a significant impact on any environmental factors, no offsets are required or proposed.

7. Matters of National Environmental Significance

The Proposal will not have a significant impact on any MNES, and therefore the Proposal will not be referred under the EPBC Act.

8. Holistic Impact Assessment

The EIA process must account for the interconnected nature of environmental systems to ensure a comprehensive understanding of potential impacts. This includes evaluating the Proposal's effects not only at the local scale but also within the broader regional context.

Whilst the Proposal's predicted outcomes have been considered independently against the EPA's environmental principles and objectives for each preliminary environmental factor, there are interdependencies between several factors – particularly Terrestrial Environmental Quality, Inland Waters and Air Quality for this Proposal.

The environmental surveys and studies undertaken to date for this Proposal have identified limited ecological values within and adjacent to the DE. Due to the limited ecological values, if appropriately managed, interactions between Flora and Vegetation and Terrestrial Fauna and other factors are limited.

Terrestrial Environmental Quality directly influences the Inland Waters and Air Quality environmental factors. Historic contamination has degraded groundwater quality within the DE, rendering the superficial aquifer unsuitable for abstraction. Contaminated soils have the potential to impact air quality, especially during construction activities. If soils beneath the capping layers are disturbed, dust emissions may exceed air quality guidelines, potentially affecting nearby receptors.

9. Cumulative Environmental Impact Assessment

Cumulative environmental impacts are the successive, incremental and interactive impacts on the environment of a proposal with one or more past, present and reasonably foreseeable activities (EPA 2022). Reasonably foreseeable future activities are defined by EPA (2022) as third party (or proponent) activities which are already approved, are in a government approvals process, or are otherwise reasonably likely to proceed:

- For proposals assessed at the level of environmental review – at the time an Environmental Review Document for a proposal is accepted
- For proposals assessed at the level of assessment on referral information – at the time the final referral or required additional information is accepted
- Existing activities that are reasonably expected to be ongoing.

Cumulative effects to the environment result from multiple activities whose direct impacts may be relatively minor, but in combination with other activities can result in significant environmental and social effects.

For this Proposal, a cumulative impact assessment is only warranted for future proposals in the immediate vicinity (within 1 km) at this stage of the assessment for the following reasons:

- The Proposal is expected to result in negligible ecological impacts, as the development site retains almost no biological diversity or ecological integrity.
- The environmental effects of the Proposal are highly localised, relating primarily to the management of on-site contamination rather than broader-scale ecological or environmental factors.
- There are no known existing or reasonably foreseeable future activities in the immediate vicinity that would interact cumulatively with the impacts of this Proposal in a way that would result in significant additional environmental effects.

Given the limited scope and scale of environmental effects of this Proposal and the highly disturbed urban setting of the Proposal, a search for other proposals within 1 km of the DE was undertaken using existing, publicly available datasets. The datasets used to identify potential future projects included:

- EPA Referred Significant Proposals (DWER-120) – accessed from Data WA 25 June 2025
- Clearing Instruments Proposals (Areas Applied to Clear) (DWER-075) – accessed from Data WA 25 June 2025
- EPBC Protected Matters Search Tool.

There are no current EPA referrals or proposals within 1 km of the DE. Four EPA referred significant proposals occur, however these all refer to completed projects (New Perth Stadium, Swan River Pedestrian Bridge, Railcar Storage and Crown Towers).

There are no active EPBC referrals or assessments within 1 km of the DE.

There are three active clearing permits within 1 km of the DE where clearing has not already occurred (**Table 1**). These are all localised impacts and appear to involve maintenance or upgrading of existing infrastructure (**Figure 4**).

10. Figures

Figure 1 - Development Envelope

MRWA25007 04 August 2025

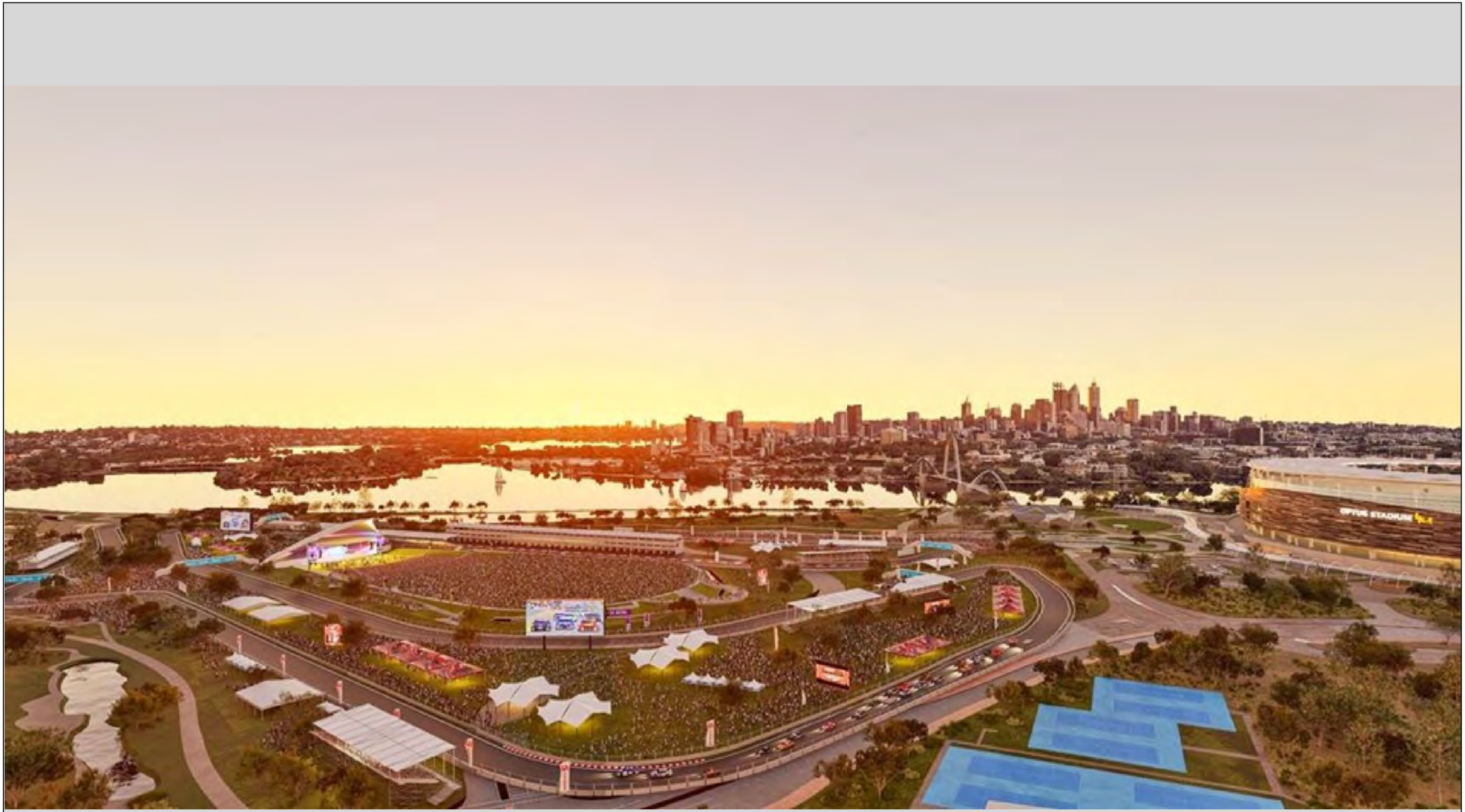
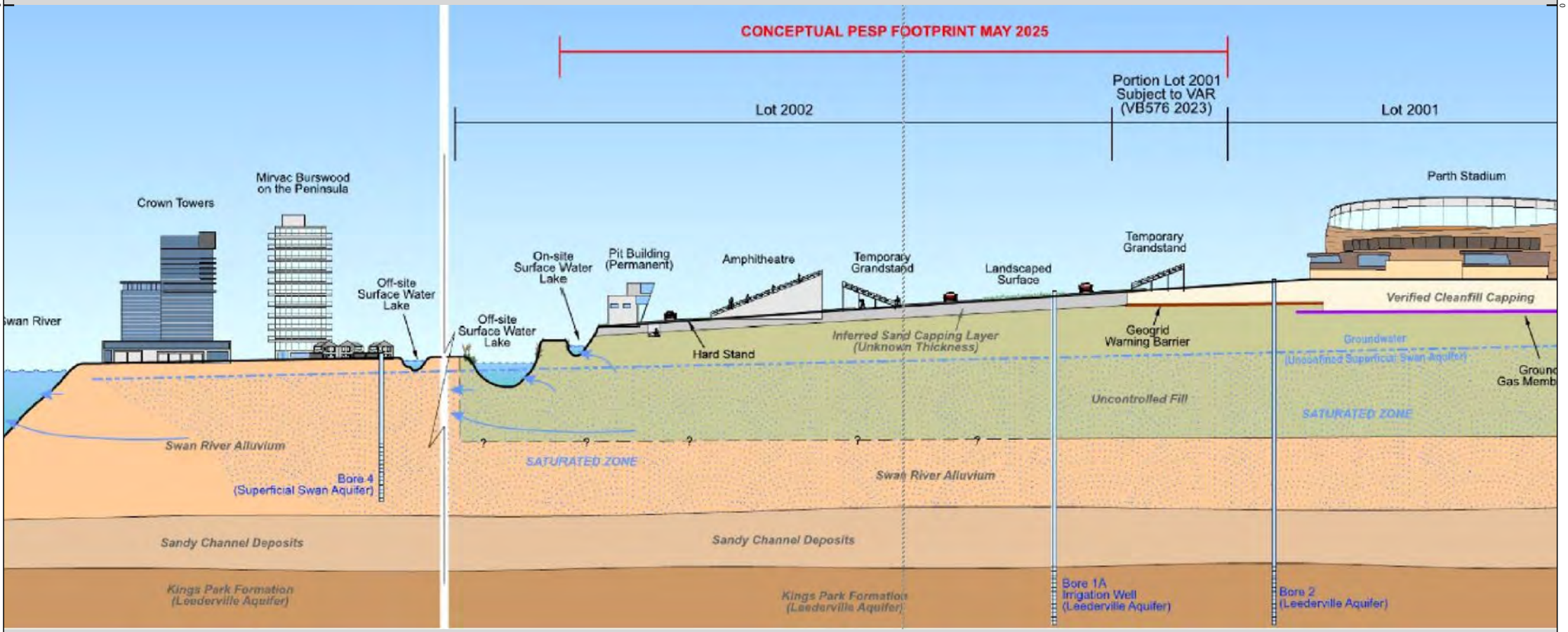


Figure 2 - Indicative concept of the venue in major tourism event mode



Source:Aurora Environmental Pty Ltd

Figure 3 - Geology and Stratigraphy

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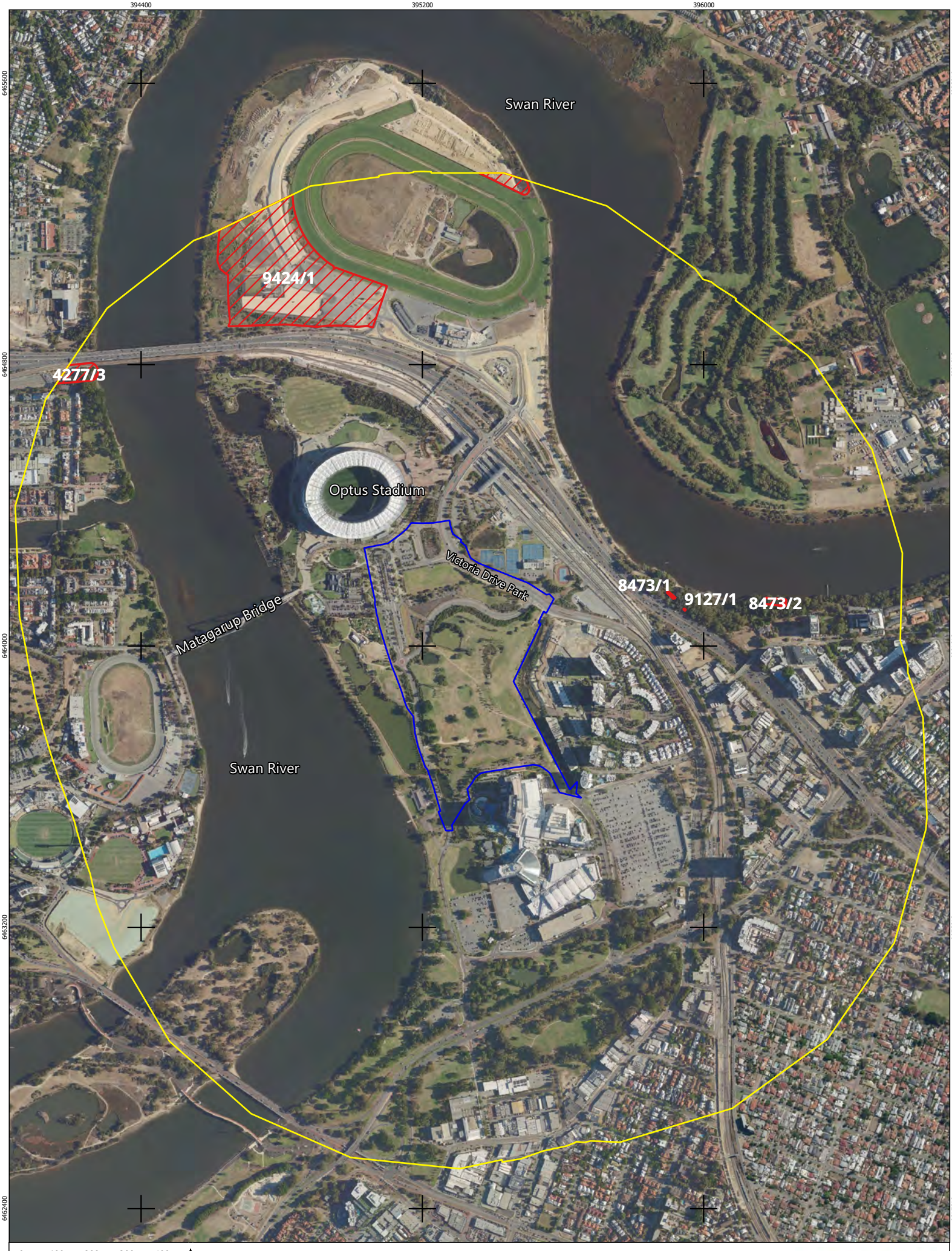
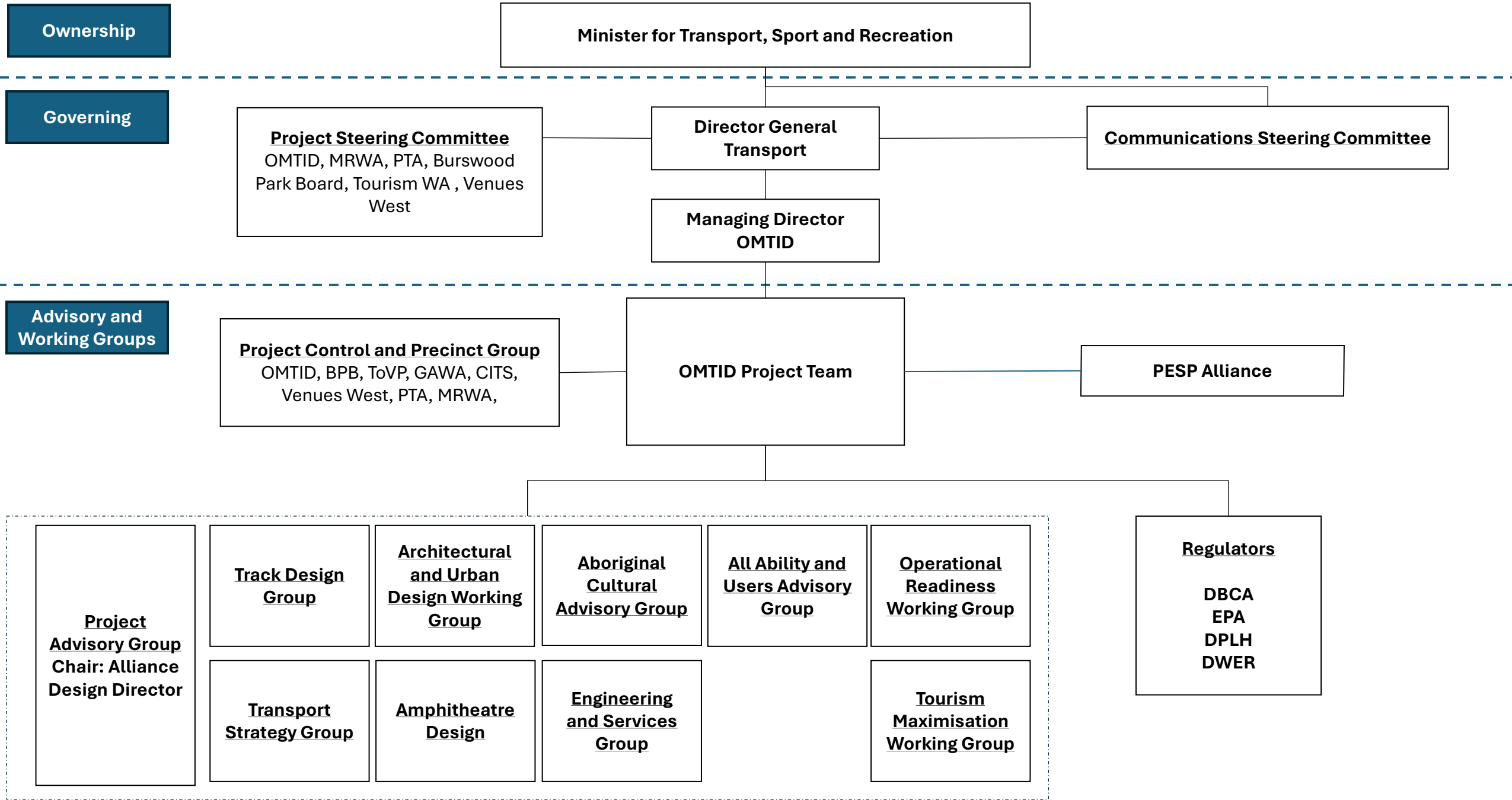


Figure 4 - Other Proposals Within 1km

FOCUSED VISION consulting

MRWA25007 04 August 2025

FIGURE 5 - OMTID DESIGN DEVELOPMENT AND APPROVALS PHASE GOVERNANCE STRUCTURE [OFFICIAL]



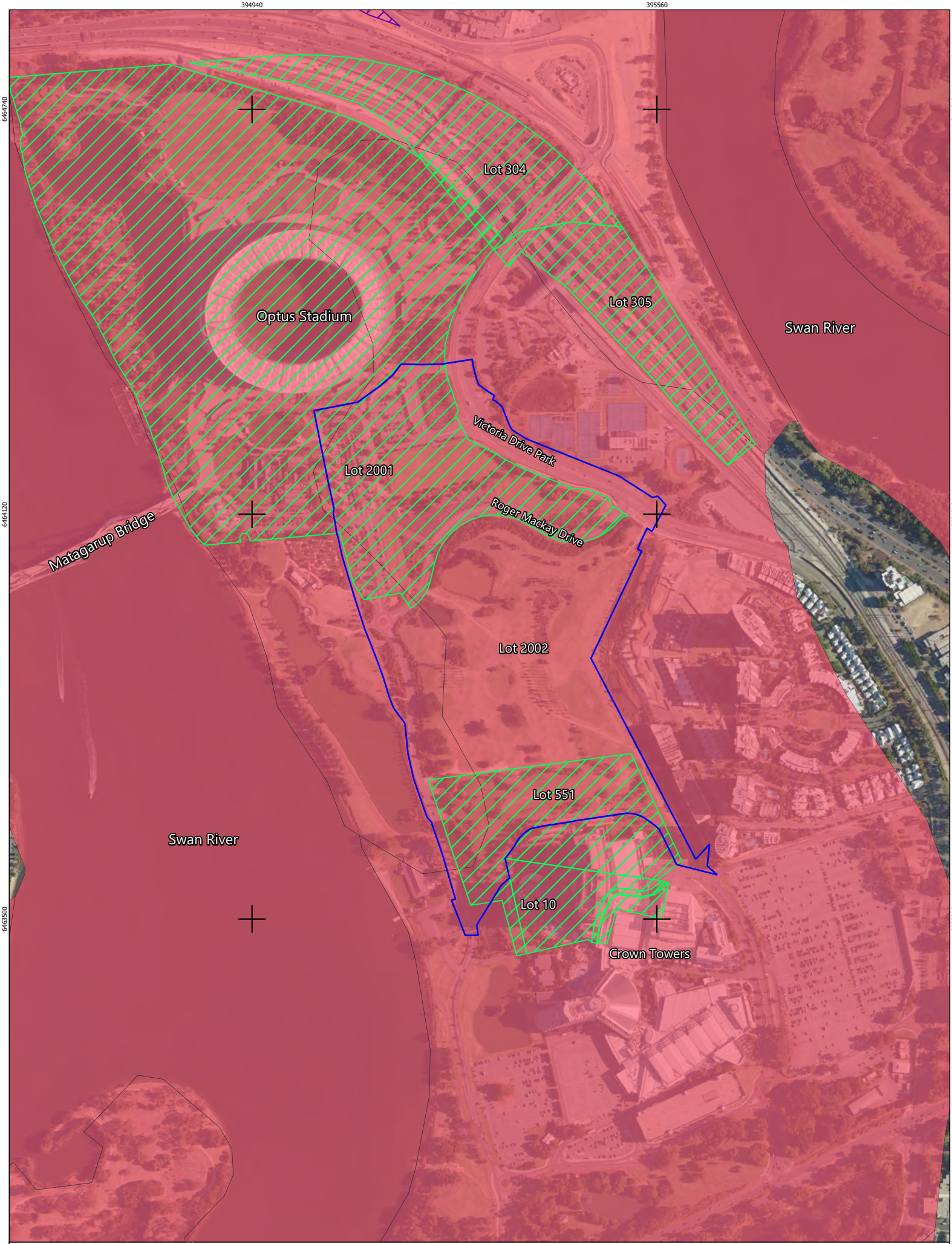


Figure 6 - Acid Sulfate Soils and Contamination

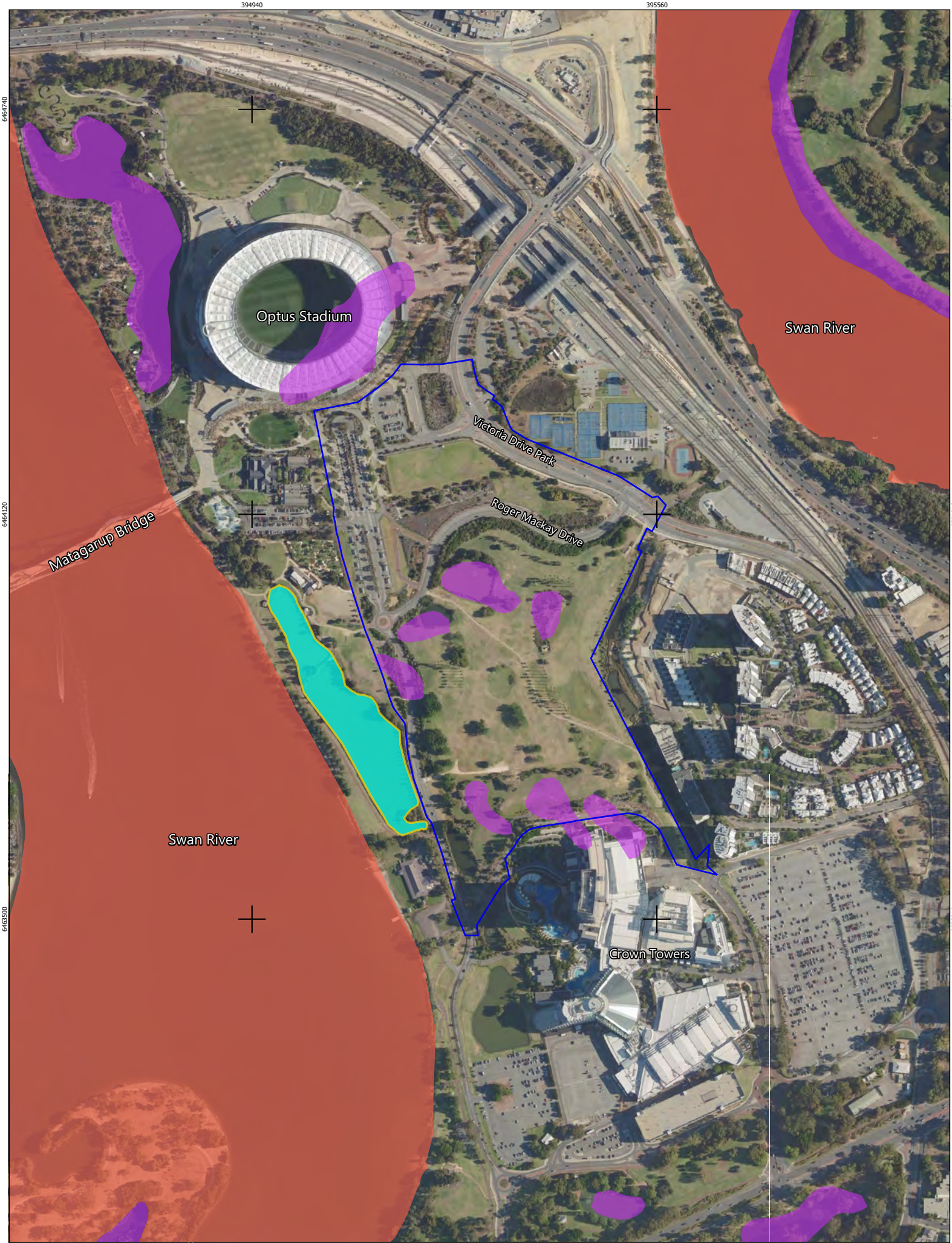


Figure 7 - Wetlands

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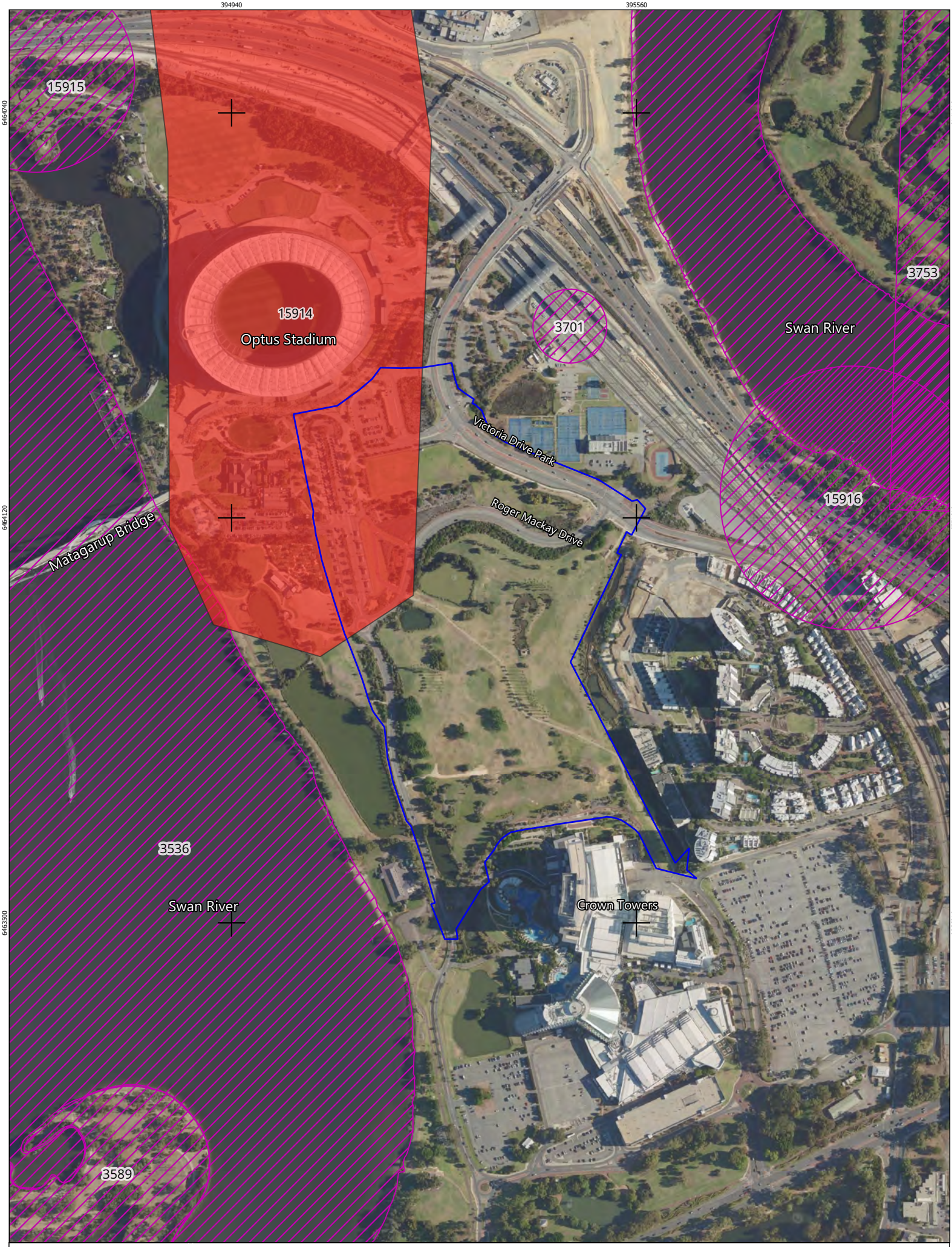

0 50 100 150 200 m

GDA2020 MGA Zone 50

Legend

- Development Envelope
- Historic Sites (DPLH 098)
- Registered Sites (DPLH 099)

Figure 8 - Aboriginal Heritage

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0 50 100 150 200 m

GDA2020 MGA Zone 50

Legend

- Development Envelope
- Local Heritage Survey (DPLH 008)
- Heritage Historic Site (DPLH 006)

Figure 9 - Historic Heritage

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