GOVERNMENT OF WESTERN AUSTRALIA

Environmental Protection Authority

S48A Referrals

Title: City of Albany Local Planning Scheme 1 Amendment 35

Location: Lot 5780 Down Road South, Drome.

Description: The City of Albany proposes to rezone Lot 5780 Down Road South, Drome from Priority Agriculture to Special Use No. 26 to facilitate the development of the Albany Motorsport Park. Development and use of the Motorsport Park is required to be in accordance with the conditions specified in Schedule 4 of the scheme, the Albany Motorsport Park Precinct Plan and approved management plans for Noise, Water, Hydrocarbons, Waste, Dust, Acid Sulphate Soils, Protected Exclusion Zone, Decommissioning and Construction.

Ref ID: CMS17544

Date Received: 25-7-2019 **Date Sufficient Information Received:** 29-9-2020

Responsible Authority: City of Albany

Contact: Mr A Nicoll

Preliminary Environmental Factors: Flora and Vegetation, Terrestrial Fauna, Inland Waters, Social Surroundings.

Potential Significant Effects: Clearing of remnant vegetation and fauna habitat, impacts to a watercourse and Priority 2 water source protection area, noise impacts on nearby residences.

Management: The EPA notes the City of Albany is working with the Department of Water and Environmental Regulation to ensure adequate protection of the Priority 2 water source protection area. Noise impacts can be managed through the scheme provisions requiring a Noise Management Plan.

Determination: **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of EP Act. No Advice Given. (Not Appealable)**

The EPA has carried out some investigations and inquiries before deciding not to assess this scheme. In deciding not to formally assess schemes, the EPA has determined that no further assessment is required by the EPA.

This Determination is not appealable.

Chairman's Initials:

Date: 7 October 2020