



# **Albany Motorsport Park – Development Application**

## **Protected Exclusion Area Management Plan**

City of Albany

27 July 2021

**→ The Power of Commitment**



**GHD Pty Ltd | ABN 39 008 488 373**

166 Stirling Terrace,

Albany, Western Australia 6330, Australia

T 61-8-9840 5100 | E [albmail@ghd.com](mailto:albmail@ghd.com) | [ghd.com](http://ghd.com)

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<b>Author</b>	Vicki Davies
<b>Project manager</b>	Vicki Davies
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# Executive summary

The purpose of this Protected Exclusion Area Management Plan is to minimise environmental impact on ecological values within the Protected Exclusion Area during the operation of the Albany Motorsport Park (AMP) at Lot 5780 Down Road South, Drome (the Site) (Figure 1, Appendix A).

The Protected Exclusion Area comprises remnant native vegetation and the Conservation Category Wetland (CCW) Marbelup Flats within the AMP area. The Protected Exclusion Area is also surrounded by a 50 m wide, low fuel Development Exclusion Buffer. The location of the Protected Exclusion Area is presented in Figure 2 (Appendix A).

This Protected Exclusion Area Management Plan is appended to the overarching Environmental Management Plan (EMP) which has been developed for operation and construction works associated with Stage 1A and 1B of the proposed AMP development.

The objective of this management plan is to protect and maintain biological diversity and ecological integrity within the Protected Exclusion Area.

If potentially polluting activities are not appropriately managed, during operation of the AMP, the following impacts/risks may occur in the Protected Exclusion Area:

- Contamination of surrounding soil, groundwater, and surface water
- Reduction in biodiversity value due to inability to replace lost habitat and communities
- Poor visual amenity and landscape value
- Bushfire
- Community and stakeholder dissatisfaction.

Measures to mitigate environmental impacts on the Protected Exclusion Area, during the construction of the AMP, have been included in the Construction Management Plan, which is also appended to the overarching EMP.

It is the responsibility of Albany Motorsport Venue Incorporated (AMV Inc.) to implement this Protected Exclusion Area Management Plan during operation of the AMP.

This report is subject to, and must be read in conjunction with, the limitations set out in section 1.4 and the assumptions and qualifications contained throughout the Report.

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# 1. Introduction

## 1.1 Purpose of this report

The purpose of this Protected Exclusion Area Management Plan is to minimise environmental impact on ecological values within the Protected Exclusion Area during the operation of the Albany Motorsport Park (AMP) at Lot 5780 Down Road South, Drome (the Site) (Figure 1, Appendix A).

The Protected Exclusion Area comprises remnant native vegetation and the Conservation Category Wetland (CCW) Marbellup Flats within the AMP area. This area is also surrounded by a 50 m wide, low fuel Development Exclusion Buffer as per the requirements of WQPN 100 Motor sport facilities near sensitive waters (DoW, 2007). The location of the Protected Exclusion Area is presented in Figure 2 (Appendix A).

This Protected Exclusion Area Management Plan is appended to the overarching EMP which has been developed for operation and construction works associated with Stage 1A and 1B of the proposed AMP development.

Measures to mitigate environmental impacts on the Protected Exclusion Area, during the construction of the AMP, have also been included in the Construction Management Plan (Appendix J of the EMP).

## 1.2 Objectives

The objective of this management plan is to protect and maintain biological diversity and ecological integrity within the Protected Exclusion Area.

## 1.3 Legislation and guidelines

Legislation and guidelines applicable to the Protected Exclusion Area include the following, but may not be limited to:

- *Biosecurity and Agriculture Management Act 2007*
- *Biodiversity Conservation Act 2016*
- *Environmental Protection Act 1986*
- *Environmental Protection and Biodiversity Conservation Act 1999* (Commonwealth)
- *Environmental Protection Regulations 1987*
- *Rights in Water and Irrigation Act 1914.*

## 1.4 Limitations

This report: has been prepared by GHD for City of Albany and may only be used and relied on by City of Albany for the purpose agreed between GHD and City of Albany as set out in section 1.1 of this report.

GHD otherwise disclaims responsibility to any person other than City of Albany arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.

GHD has prepared this report on the basis of information provided by City of Albany and others who provided information to GHD (including Government authorities), which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

## 2. Potential environmental impacts

If potentially polluting activities are not appropriately managed, during operation of the AMP, the following impacts/risks may occur in the Protected Exclusion Area:

- Contamination of surrounding soil, groundwater, and surface water
- Reduction in biodiversity value due to inability to replace lost habitat and communities
- Poor visual amenity and landscape value
- Bushfire
- Community and stakeholder dissatisfaction.

### 3. Management strategies, actions, timeframes and responsibilities

Broad management strategies have been developed to minimise potential impacts associated with the Protected Exclusion Area. The management strategies, timing and responsibilities to minimise environmental impacts on the Protected Exclusion Area within the AMP are outlined in Table 1.

It is the responsibility of the Operations Manager of the AMV Inc. to implement this Protected Exclusion Area Management Plan during operation of the AMP.

**Table 1** Protected Exclusion Area management strategies, actions, timeframes and responsibilities

Management Strategies	Actions	Timeframes	Responsibility
Site induction	<p>Site induction includes the following specific management components:</p> <ul style="list-style-type: none"> <li>– Location of the Protected Exclusion Area</li> <li>– What can and can't be done within the Protected Exclusion Area.</li> <li>– What to do with injured fauna, if any.</li> </ul>	On entry to site	All personnel (AMV Inc. Operations Manager, volunteers and competitors)
	All responsible persons to undertake the necessary training on the requirements of the Protected Exclusion Area within the AMP.	Site induction	AMV Inc. Operations Manager
Minimise impact on native vegetation	<p>Demarcate approved clearing area to restrict clearing of native vegetation to the approved clearing area only. Any clearing outside the approved area to be recorded in the AMP Incident Register and reported to DWER as required.</p>	At all times	AMV Inc. Operations Manager
	<p>All plant and vehicle movement and access areas will be limited to the Stage 1A and Stage 1B areas only. No vehicle movement within the Protected Exclusion Area.</p>		
	<p>Maintain fencing around Development Exclusion Buffer (Figure 2, Appendix A).</p>		
	<p>Revegetation and weed control, where required, of the Protected Exclusion Area with suitable native species, identified within the CCW including, ARVS Vegetation Units 13, 47 and 49 (Appendix B).</p> <p>A revegetation plan shall be developed to identify sources of commercially available tubestock/ seed, areas of wetland and upland vegetation type planting, weed control, completion criteria and monitoring timeframes.</p> <p>Revegetation and weed cover will be monitored against adopted completion criteria to determine success of revegetation works. Monitoring will be undertaken until adopted completion criteria are met. If revegetation does not meet completion criteria further remedial works will be undertaken to ensure success of revegetation works.</p>	As required	AMV Inc. operating manager

Management Strategies	Actions	Timeframes	Responsibility
Minimise impact on native fauna	<p>Check tracks for presence of native fauna prior to commencement of AMP activity.</p> <p>If native fauna is disturbed during clearing it should be allowed to make its own way to adjacent vegetation.</p> <p>Any native fauna injured as a result of the AMP operation will be taken to a designated veterinary clinic or a DBCA nominated wildlife carer.</p> <p>All native fauna injuries and deaths to be recorded in the AMP Incident Register and reported as required.</p> <p>Maintain fencing around Development Exclusion Buffer.</p>	At all times	AMV Inc. Operations Manager
Minimise impact to groundwater and surface water quality and quantity	<p>No dewatering or disposal of dewatering effluent onsite due to drawn down of groundwater and ASS “moderate to low” risk area in the Protected Exclusion Area.</p> <p>Undertake waste management as per the Waste Management Plan.</p> <p>Undertake hydrocarbon management as per the Hydrocarbon Management Plan.</p> <p>Implement Water Management Plan.</p>	At all times	AMV Inc. Operations Manager
Minimise erosion and sedimentation	Surface water drains and discharge locations to be positioned so that they have minimal impact on native vegetation.	Detailed design phase	AMV Inc. Operations Manager /contractors
	Install erosion and sediment control structures downstream of AMP activity areas and construct final landforms to be stable. Maintain erosion control structures and clean out on a regular basis to prevent erosion and sedimentation in the Protected Exclusion Area.	As required	AMV Inc. Operations Manager /contractors
Minimise disturbance of ASS	<p>No soil disturbance within the Protected Exclusion Area.</p> <p>No dewatering or disposal of dewatering effluent onsite due to drawn down of groundwater and ASS “moderate to low” risk area in the Protected Exclusion Area.</p> <p>Any bore water drawdown onsite for water use should not encroach on the ASS risk area identified onsite.</p>	At all times	AMV Inc. Operations Manager
Minimise risk of bushfire	<p>Maintain 50 m wide, low fuel Development Exclusion Buffer around the Protected Exclusion Area (Figure 2, Appendix A).</p> <p>Undertake maintenance activities within the AMP as per the Addendum to the Bushfire Management Plan for Stage 1A and 1B (Bio Diverse Solutions, 2021).</p>	As required	AMV Inc. Operations Manager
Onsite green waste reuse	Vegetation waste shall not be reused within the Protected Exclusion Area or Development Exclusion Buffer.	As required	AMV Inc. Operations Manager
Promote a high standard of housekeeping, thereby minimising litter and vermin attraction and infestation	Ensure domestic waste bins are lidded to minimise litter and vermin attraction and infestation.	At all times	AMV Inc. Operations Manager
	Manual litter sweep/ pick-up of the site to collect any windblown waste.	Weekly	AMV Inc. Operations Manager

## 4. Monitoring

Monitoring of the Site will be undertaken, by the AMV Inc. Operations Manager, so as to meet the following performance criteria:

- No impact on ecological values within the Protected Exclusion Area i.e. no clearing of native vegetation, increase in weed cover (density/ species composition), spread of Dieback or fauna deaths etc.
- No impact on surface water and groundwater quantity and quality compared to baseline monitoring levels.
- No erosion and sediment run-off to the Protected Exclusion Area.
- No soil disturbance within the Protected Exclusion Area.
- No dewatering or disposal of dewatering effluent onsite due to drawn down of groundwater and ASS “moderate to low” risk area in the Protected Exclusion Area. Any bore water drawdown onsite for water use should not encroach on the ASS risk area identified onsite.
- Successful revegetation results within the Protected Exclusion Area when measured against adopted performance criteria.
- No complaints received regarding operational activities and their impact on the Protected Exclusion Area.

## 5. Review

The Protected Exclusion Area Management Plan will be reviewed and updated no later than annually. A review may occur sooner if there is a material change in risk, legal requirements or an incident relevant to management of the Protected Exclusion Area. Mitigation strategies will be reviewed for effectiveness and any corrective actions will be implemented.

## 6. References

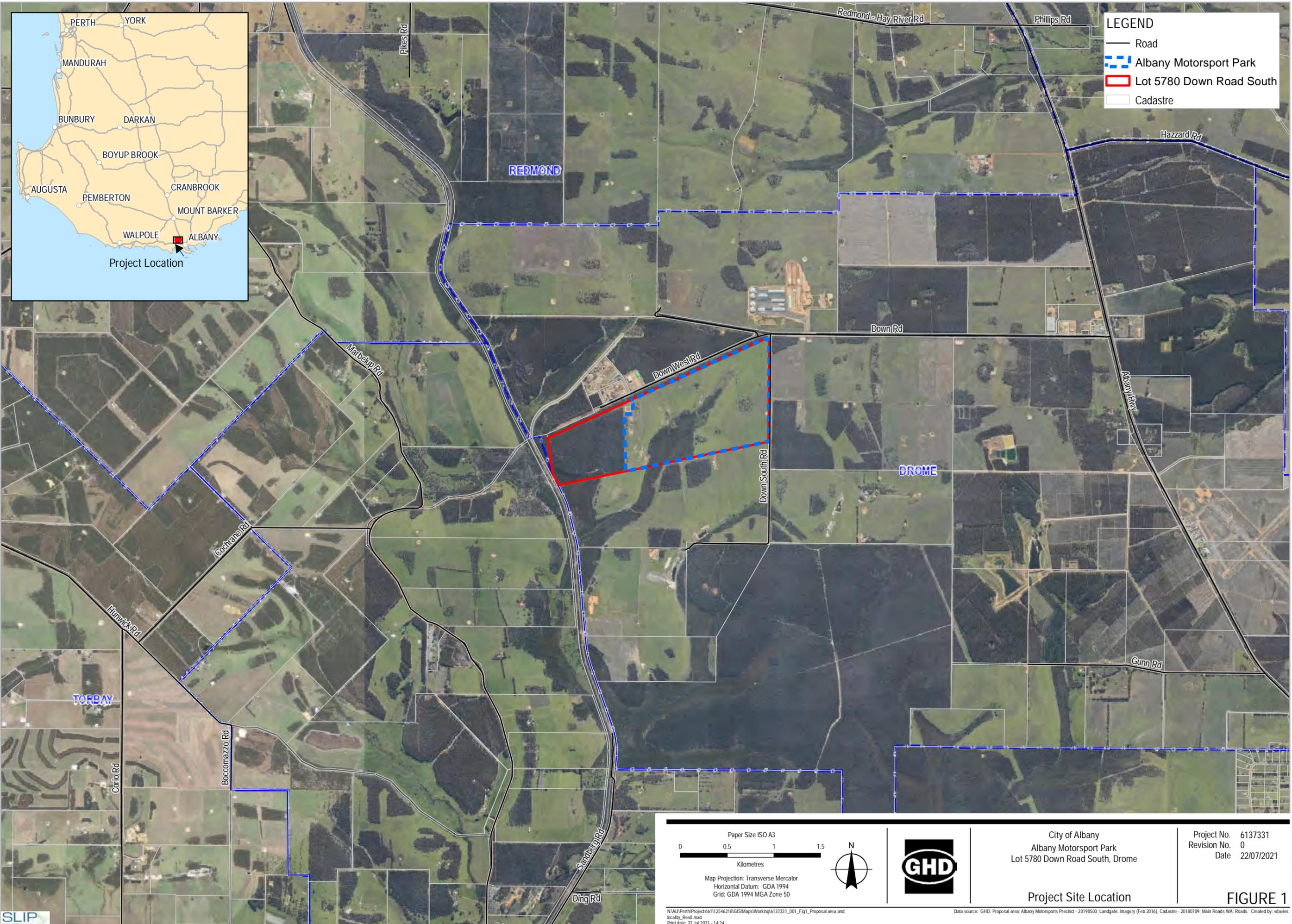
- Bio Diverse Solutions. (2021). *Albany Motorsport Park, Lot 5780 Down Road, Drome, Bushfire Management Plan, Addendum Report*. Unpublished report prepared for GHD.
- DoW. (2007). *Water Quality Protection Note 100: Motor sport facilities near sensitive water*. Perth: Department of Water.
- Roberts Gardiner Architects . (2021). *Albany Motorsport Park Masterplan - Stage 1*. Unpublished masterplan for City of Albany.

# Appendix A

## Figures

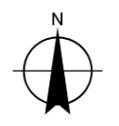
*Figure 1*      *Project site location*

*Figure 2*      *Master plan*



**LEGEND**

- Road
- ▬▬▬ Albany Motorsport Park
- ▭ Lot 5780 Down Road South
- ▭ Cadastre



City of Albany  
Albany Motorsport Park  
Lot 5780 Down Road South, Drome

Project No. 6137331  
Revision No. 0  
Date 22/07/2021

Project Site Location

FIGURE 1

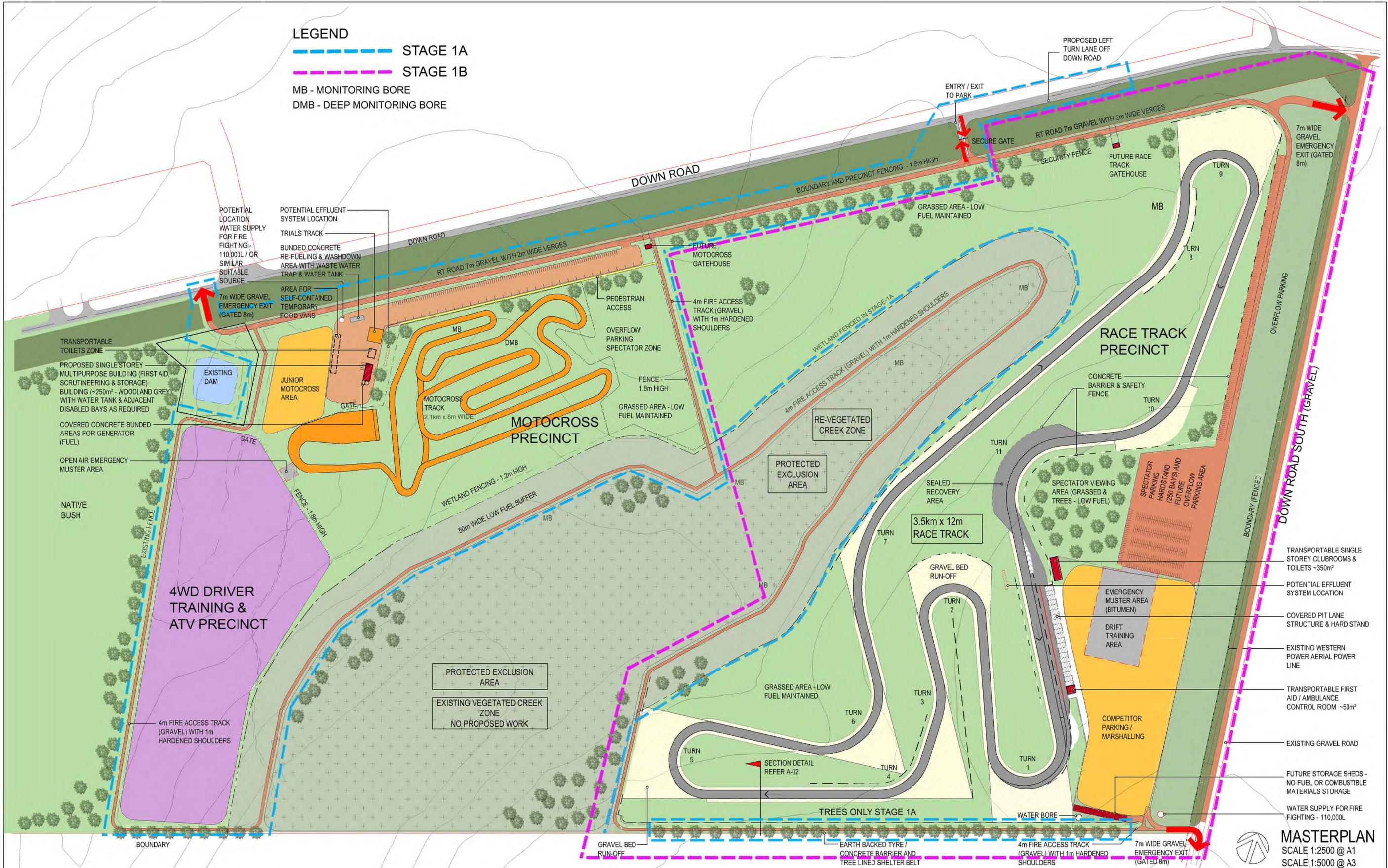
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Print date: 22 Jul 2021 - 14:24

Data source: GHD: Proposal area: Albany Motorsports Precinct - 20190503; Landgate: Imagery (Feb 2016); Cadastre - 20180709; Main Roads WA: Roads. Created by: vdavies



**LEGEND**

- STAGE 1A
- STAGE 1B
- MB - MONITORING BORE
- DMB - DEEP MONITORING BORE



**MASTERPLAN**  
 SCALE 1:2500 @ A1  
 SCALE 1:5000 @ A3

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rev	date	description
A	15-04-2021	ISSUED FOR CLIENT REVIEW
B	27-04-2021	ISSUED FOR CLIENT REVIEW
C	12-05-2021	ISSUED FOR CLIENT REVIEW
D	26-05-2021	ISSUED FOR CLIENT REVIEW
E	05-07-2021	ISSUED FOR DA

p.o. box 1502, albany, western australia 6331  
 telephone: (08) 9841 5455  
 email: admin@rgarchitects.com.au

**Roberts Gardiner**  
**Architects**

project  
**Albany Motorsport Park**  
 Lot 5780 Down Rd, Drome, WA 6330  
 client  
 City of Albany

Masterplan - Stage 1

cad file

drawn CB project number 21-002

scale 1:2500 @A1  
 date JULY 2021  
 dwg no. **A-01** rev. **E**

# Appendix B

## Revegetation species list

Upland vegetation type	Common Name	Commercial availability
<b>ARVS 13/ Vegetation Type 2 (Bio Diverse Solutions 2019) -</b>		
<b>Jarrah/Sheoak/Eucalyptus staeri Sandy Woodland</b>		
<b>Overstorey</b>		
<i>Eucalyptus marginata</i>	Jarrah	Yes
<i>Allocasuarina fraseriana</i>	Sheoak	Yes
<i>Eucalyptus staeri</i>		Yes
<i>Corymbia calophylla</i>	Marri	Yes
<b>Shrub layer</b>		
<i>Banksia grandis</i>	Bull Banksia	Yes
<i>Pimelea imbricata</i>		Seed
<i>Hakea amplexicaulis</i>	Prickly Hakea	Seed
<i>Leucopogon verticillatus</i>	Tassel Flower	Unlikely
<i>Dasypogon bromeliifolius</i>	Pineapple Bush	Seed
<i>Leucopogon distans</i>		Unlikely
<i>Boronia crenulata</i>	Aniseed Boronia	Unlikely
<i>Xanthosia rotundifolia</i>	Southern Cross	Yes
<i>Gompholobium ovatum</i>	Bold Beauty	Seed
<b>Sedges and herb layer</b>		
<i>Anarthria prolifera</i>		Unlikely
<i>Cyathochaeta equitans</i>		Seed
<i>Desmocladius fasciculatus</i>		Unlikely
<i>Patersonia occidentalis</i>	Purple Flag	Yes
<i>Lindsaea linearis</i>	Screw Fern	Unlikely
<i>Dampiera pedunculata</i>		Unlikely
<i>Lepidosperma squamatum</i>		Possible
<b>Wetland vegetation types</b>		
<b>ARVS 47/ Vegetation Type 3 (Bio Diverse Solutions 2019) -</b>		
<b>Homalospermum firmum/Callistemon glaucus Peat Thicket</b>		
<b>Shrub layer</b>		
<i>Melaleuca preissiana</i>	Moonah	Yes
<i>Callistemon glaucus</i>		Yes
<i>Homalospermum firmum</i>		Seed
<i>Banksia littoralis</i>	Swamp Banksia	Yes
<b>Over</b>		
<i>Taxandria parviceps</i>		Yes
<i>Taxandria linearifolia</i>		Yes
<i>Acacia hastulata</i>		Seed
<b>Sedges and herb layer</b>		
<i>Empodisma gracillimum</i>		Unlikely
<i>Gymnoschoenus anceps</i>		Unlikely
<i>Dampiera leptoclada</i>	Slender-shooted Dampiera	Unlikely

Upland vegetation type	Common Name	Commercial availability
<b>ARVS 49/ Vegetation Type 4 (Bio Diverse Solutions 2019)</b>		
<b>Melaleuca preissiana Low Woodland</b>		
<b>Shrub layer</b>		
<i>Melaleuca preissiana</i>	Moonah	Yes
<i>Banksia littoralis</i>	Swamp Banksia	Yes
<b>Over</b>		
<i>Callistemon glaucus</i>		Yes
<i>Empodisma gracillimum</i>		Unlikely
<i>Homalospermum firmum</i>		Seed
<i>Taxandria parviceps</i>		Yes
<i>Taxandria linearifolia</i>		Yes



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