



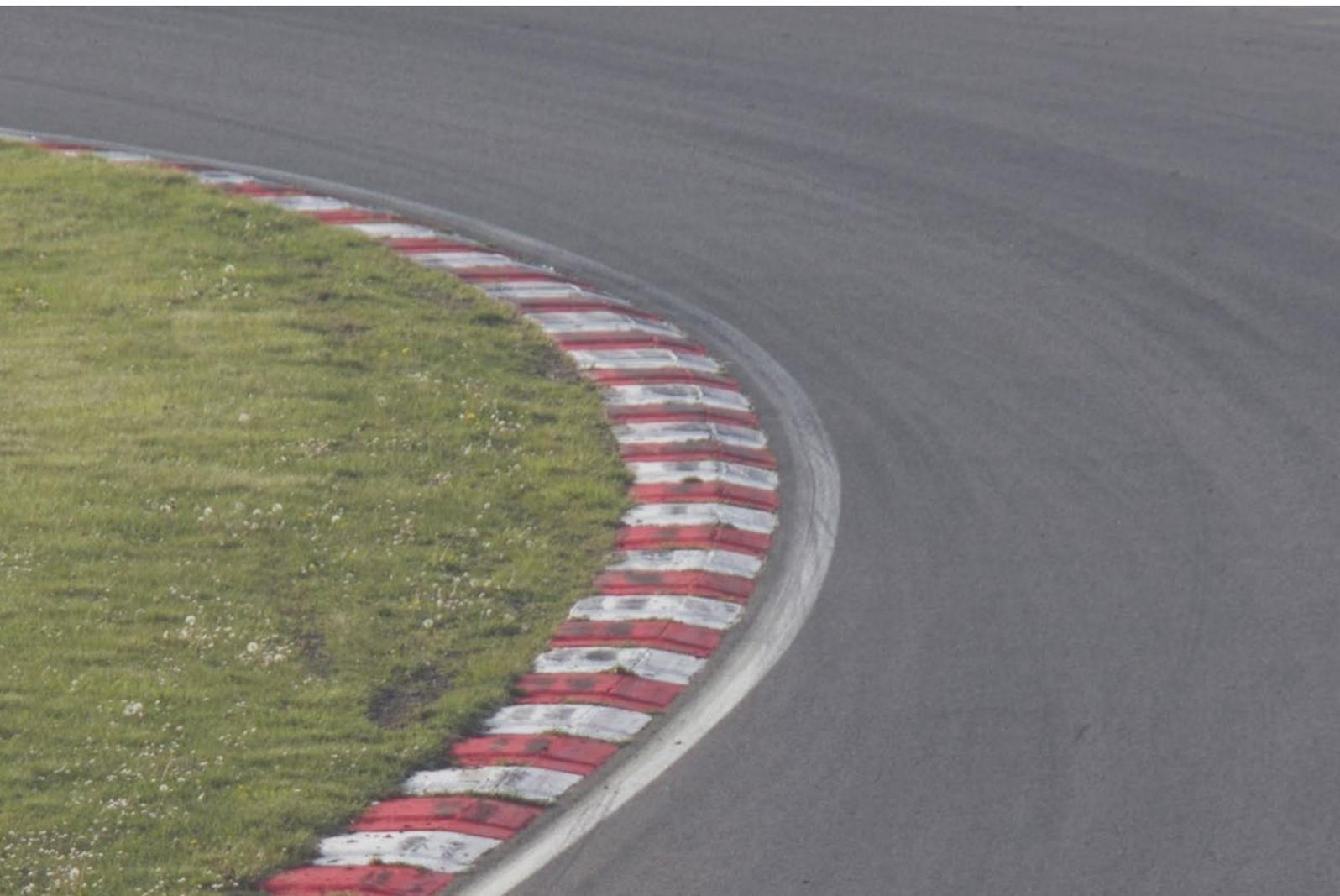
# Albany Motorsport Park – Development Application

## Decommissioning Plan

City of Albany

27 July 2021

→ The Power of Commitment



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# Executive summary

The purpose of this decommissioning plan is to describe the decommissioning and rehabilitation objectives, broad strategies and actions that would be required to ensure the land is left in a condition that is suitable and capable of accommodating agricultural land use, should the Albany Motorsport Park (AMP) at Lot 5780 Down Road South, Drome (the Site) (Figure 1, Appendix A) cease operations. The strategies outlined are designed to ensure the Site could return to pre-existing environmental conditions, as near as practical, while minimising potential erosion and dust emissions prior to any future redevelopment.

This Decommissioning 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 objectives for decommissioning of the Site would be to:

- Ensure that all infrastructure is removed from Site and the AMP area is rehabilitated to a stable and self-sustaining environment as close to the original landscape, as far as practicable
- Meet all relevant guidelines, approvals and regulatory requirements
- Ensure that, as far as practicable, the needs of stakeholders are met
- The Site will not be the cause of any environmental or public safety liability
- Future land use of the Site is not restricted.

The proponent will relinquish lease of the Site to the City of Albany (owner).

If the Site is not appropriately decommissioned and rehabilitated, or there is insufficient allocation of funds/ resources for decommissioning and rehabilitation, the following potential impacts/ risks may occur:

- Failure to achieve zero-energy status prior to the commencement of demolition activities
- Presence of unknown buried services
- Contamination of surrounding soil, groundwater, and surface water
- On-site waste category segregation to avoid cross-contamination not practised
- Water and wind erosion, and associated impacts on neighbours
- Dust generation during demolition and rehabilitation activities
- Introduction and/ or spread of weeds
- Reduction in biodiversity value due to inability to replace lost habitat and communities
- Poor visual amenity and landscape value
- Loss of socio-economic benefits
- Community and stakeholder dissatisfaction.

Overall, decommissioning and rehabilitation objectives and strategies developed for the Site are expected to be adequate to address potential impacts and risks.

This preliminary decommissioning plan is considered a 'live' document and will be reviewed and updated prior to decommissioning and rehabilitation. Therefore, it is possible the rehabilitation strategies may be amended and set out in more detail in the future. These changes would occur to address circumstances at the time of the decommissioning and rehabilitation periods.

If the AMP ceases operations it is the responsibility of the City of Albany and Albany Motorsport Venue Incorporated (AMV Inc) to implement this Decommissioning Plan.

This report is subject to, and must be read in conjunction with, the limitations set out in section 1.5 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 decommissioning plan is to describe the decommissioning and rehabilitation objectives, broad strategies and actions that would be required to ensure the land is left in a condition that is suitable and capable of accommodating agricultural land use, should the Albany Motorsport Park (AMP) at Lot 5780 Down Road South, Drome (the Site) (Figure 1, Appendix A) cease operations. The strategies outlined are designed to ensure the Site could return to pre-existing environmental conditions, as near as practical, while minimising potential erosion and dust emissions prior to any future redevelopment.

This Decommissioning 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.

As the Site has recently been re-zoned from 'Priority Agriculture' to 'Special Use' the existing land use is pasture for cattle grazing. The Site is adjacent to land zoned as General Industry (Figure 2, Appendix A). It is anticipated that, if the AMP was to be decommissioned, the final land use for the Site would be suitable for agriculture i.e. pasture paddock.

A detailed decommissioning plan will be developed at least two years prior to closure. The plan will detail how AMP's infrastructure will be decommissioned, resale or repurposing of any infrastructure with value, disposal of hazardous waste, remediation of contaminated sites. High-level requirements to be addressed in detail in the decommissioning plan are discussed below.

Prior to decommissioning and rehabilitation activities occurring on site, all relevant approvals for Site decommissioning and rehabilitation will need to be obtained.

## 1.2 Objectives

The objectives for decommissioning of the Site would be to:

- Ensure that all infrastructure is removed from Site and the AMP area is rehabilitated to a stable and self-sustaining environment as close to the original landscape, as far as practicable
- Meet all relevant guidelines, approvals and regulatory requirements
- Ensure that, as far as practicable, the needs of stakeholders are met
- The Site will not be the cause of any environmental or public safety liability
- Future land use of the Site is not restricted.

The proponent will relinquish lease of the Site to the City of Albany (owner).

## 1.3 Legislation and guidelines

Legislation and guidelines associated with decommissioning activities includes, but may not be limited to the following:

- *Contaminated Sites Act 2003*
- *Dangerous Goods Safety Act 2004*
- *Environmental Protection Act 1986*
- *Environmental Protection Regulations 1987.*

## 1.4 Stakeholder consultation

Stakeholder engagement is considered integral to effective decommissioning and rehabilitation planning and will be undertaken during the life of the AMP. Targeted consultation regarding site decommissioning and rehabilitation will be conducted at key junctures during AMP construction and operation, notably prior to decommissioning and rehabilitation activities commencing within the Site.

The stakeholder consultation program will be required to:

- Make stakeholders aware of relevant information regarding planning, construction and operations
- Identify and record any stakeholder concerns, issues and recommendations
- Address identified issues and incorporate feedback into planning where practicable
- Maintain an open and ongoing dialogue.

Identified relevant stakeholders include, but not limited, to:

- City of Albany
- AMV Inc
- Adjacent land holders
- Department of Water and Environmental Regulation (DWER)
- Department of Planning, Lands and Heritage (DPLH)
- Main Roads WA
- Western Power
- Water Corporation.

As the decommissioning plan matures, stakeholder input will be used to refine and if necessary, revise decommissioning and rehabilitation planning as appropriate.

## 1.5 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 the Site is not appropriately decommissioned and rehabilitated, or there is insufficient allocation of funds/ resources for decommissioning and rehabilitation, the following potential impacts/ risks may occur:

- Failure to achieve zero-energy status prior to the commencement of demolition activities
- Presence of unknown buried services
- Contamination of surrounding soil, groundwater, and surface water
- On-site waste category segregation to avoid cross-contamination not practised
- Water and wind erosion, and associated impacts on neighbours
- Dust generation during demolition and rehabilitation activities
- Introduction and/or spread of weeds
- Reduction in biodiversity value due to inability to replace lost habitat and communities
- Poor visual amenity and landscape value
- Loss of socio-economic benefits
- Community and stakeholder dissatisfaction.

Overall, decommissioning and rehabilitation objectives and strategies developed for the Site are expected to be adequate to address potential impacts and risks.

This preliminary decommissioning plan is considered a 'live' document and will be reviewed and updated prior to decommissioning and rehabilitation. Therefore, it is possible the rehabilitation strategies may be amended and set out in more detail in the future. These changes would occur to address circumstances at the time of the decommissioning and rehabilitation periods.

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

### **3.1 Decommissioning and demolition sequencing**

An infrastructure inventory will be prepared to identify and list all assets including building, tracks (sealed and unsealed) and other associated AMP infrastructure. The infrastructure inventory will include the quantities of all AMP infrastructure. Location plans will be developed to identify the assets and work scopes will be developed for decommissioning and demolition activities with associated cost estimates.

An initial review of major laydown areas for material and equipment storage will be conducted to assess the requirements for material sorting, processing and disposal. The proposed approach to decommissioning and demolition for all buildings and infrastructure will follow a specific sequence of events. This will involve the deployment of specialised teams equipped with appropriate demolition and processing equipment to isolate, confirm a zero-energy state, structurally demolish, remove foundations, process waste streams and grade the site to a self-draining condition for future revegetation. Consideration must also be given to site services that will be impacted during the decommissioning and demolition. Specific tasks will include:

- Delineation of specific work areas (e.g. fencing) to provide a working environment delineated from the other site activities
- Removal of dangerous goods and flammable liquids (fuels, greases and oils) which may be used for other purposes, resold back to the provider or disposed at licensed waste facilities
- Removal of salvageable materials
- Removal of other contents that could be reused or sold
- Ensuring each area is in a zero-energy condition through positioning equipment in a zero potential energy state, electrical service isolation and air-gapping of in-feed conductors at transformers, switch gear and/or pull boxes outboard of the work scope
- Cutting and capping of water services and onsite wastewater storage tanks
- Isolation of stormwater management infrastructure around the project/work scope
- Removal/ isolation of communications networks
- Removal of inert interior contents from buildings prior to demolition without damaging or disturbing potential asbestos containing materials (if applicable) or other designated substances identified
- Removal of all hazardous materials once inert materials have been removed
- Executing structural demolition of buildings and structures using cranes or excavators
- Removal/ demolition of slabs, foundations, tracks (sealed and unsealed) to a depth of 500 mm to allow for backfilling and grading of the site to a self-draining condition to minimise the risk of long-term ponding and compaction post-closure.
- Final clean-up by removal of any debris before revegetation commences
- Amelioration of dust generation during demolition and rehabilitation activities.

### **3.2 Decommissioning**

In the event that the Site is not required for the intended AMP purposes, decommissioning activities will commence. If the AMP ceases operations it is the responsibility of the City of Albany and Albany Motorsport Venue Incorporated (AMV Inc) to implement this Decommissioning Plan.

### **3.2.1 Waste Management, disposal and transport**

A waste management, disposal and transport strategy will be prepared to account for the waste resulting from the demolition of infrastructure associated with the AMP closure. Waste streams will be segregated at the site of each demolition to facilitate management and/or disposal. All waste categories that have been deemed not feasible to recycle shall be disposed of as non-recyclable wastes.

It is anticipated that all categories of waste are likely to be generated throughout the demolition of the AMP. It is also anticipated that waste transportation and segregation shall occur throughout this work and that stockpiling of waste will be temporary and minimised. The sequencing of the demolition activities and handling of resultant waste materials will be carefully planned to maximise productivity and minimise overall costs.

### **3.2.2 Hazardous materials assessment**

A hazardous materials (HAZMAT) assessment will be conducted at decommissioning to determine if there are any hazardous materials such as lead paint, poly-chlorinated biphenyls, ozone depleting substances, radioactive components within smoke alarms, used transformers and asbestos. If required a HAZMAT register will be prepared to confirm location and volumes of hazardous materials to confirm suitability of proposed demolition methodologies and waste strategies.

### **3.2.3 Contaminated areas**

It is anticipated that construction and operation of the AMP will present a low risk of contamination. Possible contamination of land can result from handling, storage and transfer of oil, fuel and chemicals during construction and operation of the AMP. Following removal of infrastructure and materials from Site, experienced and qualified personnel will evaluate the area for the potential risk of contamination within the area.

Where contamination or potential contamination of land is thought to have occurred, a site contamination assessment of the land will be conducted following DWER guidelines to identify, characterise and delineate contamination in soil and groundwater associated with areas of environmental concern. The assessment will determine the risk to human health and the environment, detailing remediation requirements. Results of the assessment will be detailed in a report and distributed to relevant stakeholders prior to further rehabilitation activities occurring on the Site.

### **3.2.4 Demolition**

Connections to services such as water, power and wastewater shall be disconnected by appropriately qualified and experienced personnel prior to removal of infrastructure occurring.

All buildings, servicing infrastructure, roads, concrete and fences will be removed from Site by competent personnel. The decommissioning approach is to follow the waste hierarchy, with a priority to deconstruct and reuse as much of the AMP infrastructure and materials as possible and recycle the remainder.

To prevent the introduction and spread of weed species throughout the Site and surrounding environment, all earthmoving machinery entering and leaving Site will be inspected by a competent person to ensure no visible signs of soil and vegetation.

## **3.3 Rehabilitation**

Site rehabilitation aims to restore all disturbed areas caused through the construction and operation of the AMP, leaving a safe, stable and self-sustaining environment that reflects the surrounding landscape. This section of the plan outlines the rehabilitation methodology to be implemented.

### 3.3.1 Environmental setting

Non-native vegetation species present a risk to the surrounding areas of native vegetation and agricultural properties, therefore all non-native species, with the exclusion of turf, shall be removed from Site. Weed species will be removed and disposed of at a licensed waste facility. Native vegetation remaining with the Site shall not be disturbed.

Any fill/ soil transported to the Site during construction and operation of the AMP is either reused in the process of re-shaping the final, agreed upon, landforms or removed from site. Underground voids or excavations are required to be backfilled with appropriate material to surface level. Fill material will be appropriately compacted to prevent slumping in the future. Any fill material brought to the Site during the decommissioning and rehabilitation phases will be free of weeds, including seeds.

Dust emissions may occur at any point where soil, fill, earthen material or similar are removed, disturbed, traversed or exposed to windy conditions. Every reasonable effort will be made to mitigate the impact of dust emission during decommissioning and rehabilitation activities. Such measures may include dust suppression with water trucks or similar equipment.

The AMP drainage network will remain in place. There should be no requirement for ongoing maintenance and management of the drainage network system following site rehabilitation.

### 3.3.2 Re-shaping

Any areas of land within the Site that have been significantly altered from the existing topography will be reshaped to appropriately designed and approved landforms. Once infrastructure is removed from Site, strategic surface water management strategies must be implemented to ensure erosion is minimised and the landscape is stable. Works will include re-contouring of the land to facilitate water movement throughout the Site, allowing the area to be free draining of stormwater, minimise erosion scouring and prevent ponding. Drainage will continue to be directed off site as per existing contours.

### 3.3.3 Ripping

Deep ripping will alleviate soil compaction, providing loose soil surfaces for the establishment of plant germination and growth. Ripping will also allow for aeration of soil and reduce runoff and the risk of erosion. Deep ripping, approximately 1 m in depth, is required on soils that have been compacted during construction and operation of the AMP.

The remaining areas onsite will be shallow ripped prior to application of soil stabilisation product and topsoil. Shallow rip to a depth of 30 to 50 cm shall be applied throughout the area. Rip lines will follow natural contours to reduce peak water flow while maintaining soil structure and preventing potential erosion.

### 3.3.4 Soil stabilisation

Appropriate erosion and dust control measures should be employed to protect exposed soils and minimise erosion. A suitable soil stabilisation product is required at a depth suitable to improve stabilisation, permeability and strength of soils.

The type and amount of soil stabilisation product to be applied to the Site will be determined prior to decommissioning and rehabilitation and included in the updated decommissioning plan.

### 3.3.5 Topsoil, weed control and seeding

Retain areas of existing native vegetation in the Protected Exclusion Area and western portion of Lot 5780.

Grassed (pasture) vegetation cover shall be re-established, through the use of seeding, as soon as possible after site preparation activities to ensure successful rehabilitation.

Any stockpiled topsoil, previously stripped from the AMP Site, shall be re-spread over the Site to an approximate depth of 100 mm. Any areas of land within the Site that have had topsoil removed shall have a layer of topsoil applied. Where topsoil is in deficit, alternative material may be used.

Some topsoil can be detrimental to rehabilitation due to the presence of weeds. A visual assessment by a competent person will be undertaken prior to topsoil application. Topsoil containing weeds are to undergo appropriate weed management practices such as mechanical removal and/or the application of approved herbicides. A further assessment post weed management practices will determine the effectiveness of weed control and whether to use the topsoil for rehabilitation purposes.

Following completion of rehabilitation, areas will be adequately signed and isolated from vehicle access until pasture grass has established.

## 4. Monitoring

Monitoring of the Site will assist in deciding whether the rehabilitation strategies are working and if the decommissioning plan objectives have been met. Land rehabilitation performance will be monitored on an annual basis, to ensure vegetation is establishing to an acceptable level and the landform is in a stable condition, to the satisfaction of the City of Albany. The monitoring frequency will depend on the developmental progress of the rehabilitation and will likely become less frequent following establishment of ground cover and safe and stable landforms.

Monitoring will be based on the Site's characteristics and the adjacent landscapes. Annual monitoring will determine the need for any maintenance and or contingency measures. The maintenance of rehabilitation will include:

- Early rectification of any erosion occurrences
- Application of weed control when required.

In disturbed areas which become dominated by weed species not previously evident in the surrounding area, weed control will be undertaken but should ensure that soil stability is maintained.

Annual rehabilitation monitoring reports will present results and interpretation of site rehabilitation performance. The reports will be made available to relevant stakeholders annually.

The Site will be relinquished to the City of Albany once the Site has been rehabilitated to their satisfaction.

## 5. Review

This preliminary Decommissioning Plan will be reviewed and updated prior to decommissioning and rehabilitation activities and/ or in the case of significant changes within the Site. The review will include an assessment of the effectiveness of rehabilitation strategies and performance against the plan's objectives.

Reviewing and/or updating the plan prior to decommissioning and rehabilitation activities will include the following tasks:

- Consultation to confirm post-closure land use objectives
- Establish responsibilities and timing for the decommissioning and rehabilitation phases
- Revise all parts of the Site decommissioning plan and update, incorporating stakeholder feedback, to develop final rehabilitation and decommissioning plan.

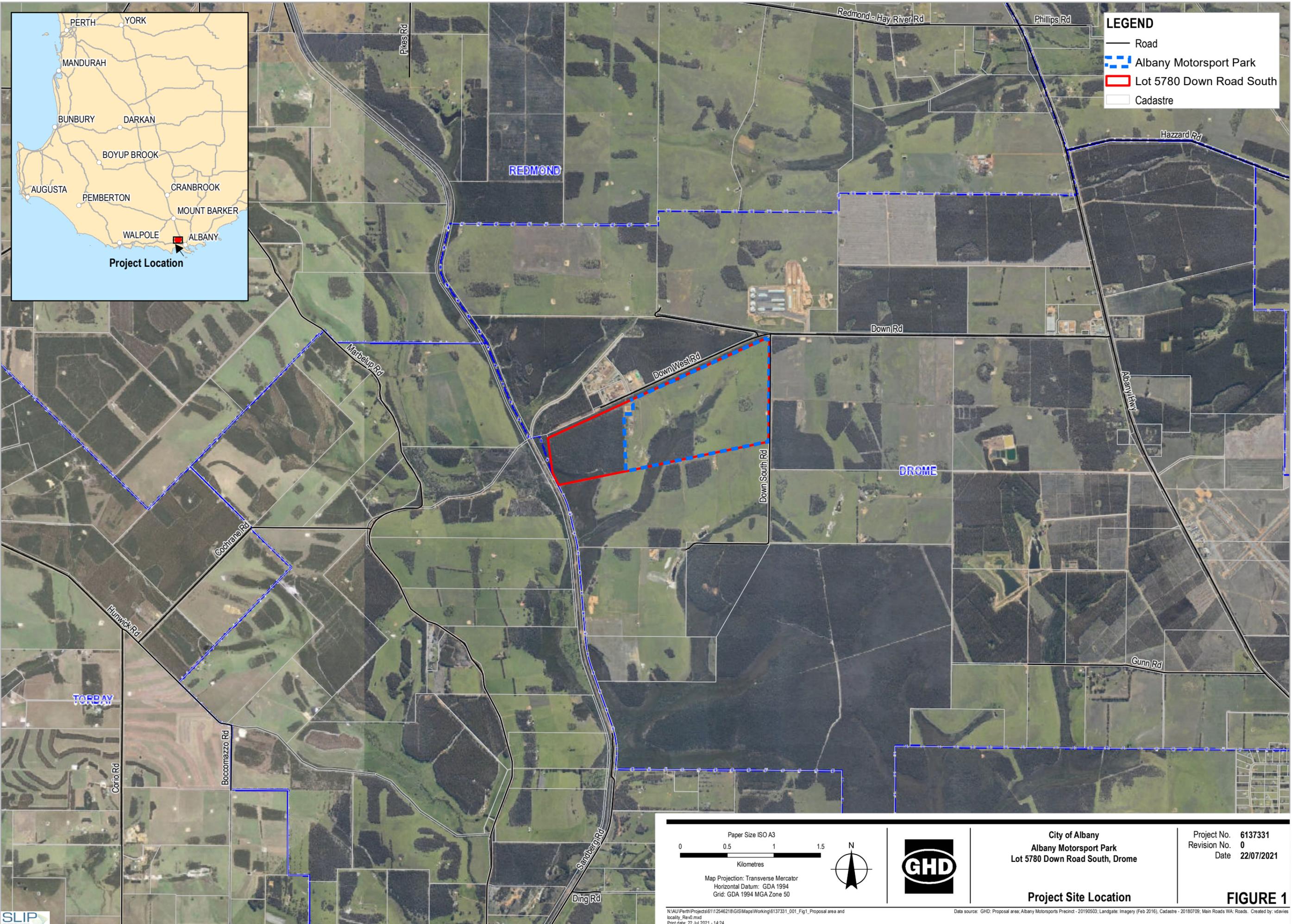
Circulate updated decommissioning plan to all relevant stakeholders and authorities.

# Appendix A

## Figures

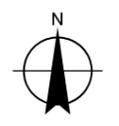
*Figure 1*      *Project site location*

*Figure 2*      *City of Albany Local Planning Scheme*



**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

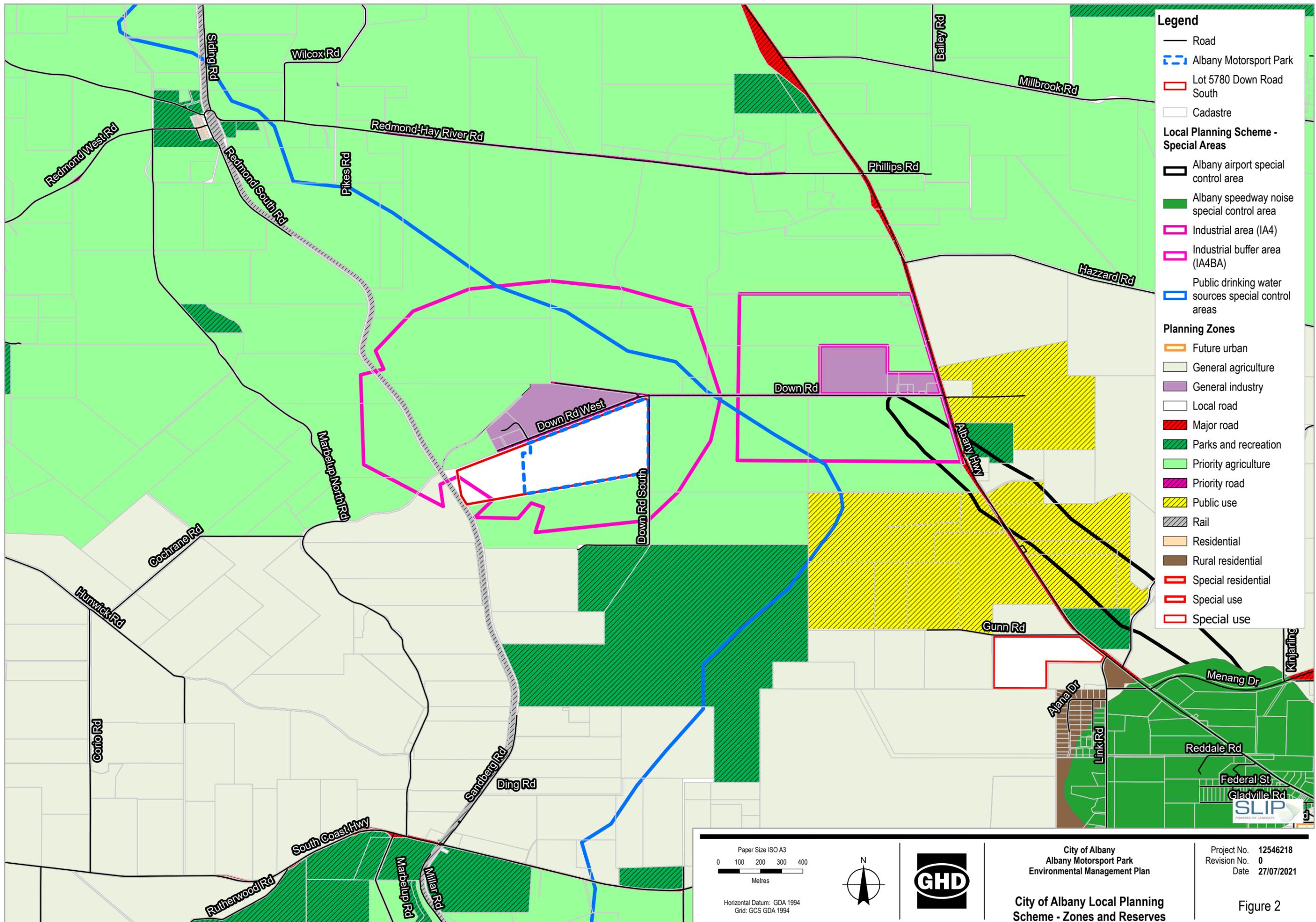
**Project Site Location**

**FIGURE 1**

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





- Legend**
- Road
  - ▬▬▬ Albany Motorsport Park
  - ▭ Lot 5780 Down Road South
  - ▭ Cadastre
  - Local Planning Scheme - Special Areas**
  - ▭ Albany airport special control area
  - ▭ Albany speedway noise special control area
  - ▭ Industrial area (IA4)
  - ▭ Industrial buffer area (IA4BA)
  - ▭ Public drinking water sources special control areas
  - Planning Zones**
  - ▭ Future urban
  - ▭ General agriculture
  - ▭ General industry
  - ▭ Local road
  - ▭ Major road
  - ▭ Parks and recreation
  - ▭ Priority agriculture
  - ▭ Priority road
  - ▭ Public use
  - ▭ Rail
  - ▭ Residential
  - ▭ Rural residential
  - ▭ Special residential
  - ▭ Special use
  - ▭ Special use

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Horizontal Datum: GDA 1994 Grid: GCS GDA 1994			<b>City of Albany Local Planning Scheme - Zones and Reserves</b>	<b>Figure 2</b>

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