



Our Ref: A5983, LAMD35 / LT21241210
Cross Ref: EF21135756
Your Ref: A907227; Petition No. 012
Enquiries: Mr Jan Van Der Mescht – 6820 3047

1 September 2021

Hon Peter Foster MLC
Chair
Legislative Council Committee Office
Parliament House
4 Harvest Terrace
West Perth WA 6005

Dear Honourable Peter Foster

PETITION NO.012 - OPPOSITION TO REZONING OF LOT 5780 DOWN ROAD, ALBANY - REQUESTING WRITTEN RESPONSE FROM CEO IN ACCORDANCE WITH USUAL PROCEDURE

In regards to your letter regarding "Petition no - 12 Oppose rezoning of Lot 5780 Down Road, Albany" please find the following responses to your questions;

The principal petitioner states that her house was incorrectly located on the proposal, with her house being shown as 1120m downhill from the future motorsports facility, when it is 950m in direct sight of the proposed facility. The Principal Petitioner notes that she was not contacted by the Environmental Protection Authority to make a submission before approval of the 'noise management plan' occurred, as required by regulation 16AA(4)(a)(i) of the Environmental Protection (Noise) Regulations 1997. Does the City agree that the principal petitioners house is located 950m from the facility?

- The City does not agree with this, the distance between the petitioners dwelling and proposed facility within the Lot 5780 is approximately 1120 m apart. The petitioners maybe referring to the distance between the dwelling and the closest boundary of the subject lot and not the facility. Any facility on the subject site is required to be setback away from the property boundary to mitigate associated impacts.
- A Noise Management Plan (NMP) is considered at the Development Application stage of the planning process. At the development application stage, a NMP is referred to surrounding landholders for comment. This process is yet to occur.

It is noted that the site is located on a priority 2 drinking water source area. Were any other sites considered by the City before it resolved to build the complex on Lot 5780 Down Road?

- The City considered 6 different sites within a radius of 25km from the central business district before this location was decided on.

Who were the registered proprietors of Lot 5780 prior to the City of Albany purchasing the land?

- According to the City of Albany records the property was previously owned by SJ Old, AH OLD and SE Page.

The principal petitioner states that they had a water test which showed 190 parts per million, whereas the water test arranged by the City of Albany showed high salinity of 500-1000 parts per million. It is possible for a copy of the most recent water test conducted be made available to the Committee?

- The Local Water Management Strategy (LWMS) that accompanied the scheme amendment includes the following statement:
- "Groundwater salinity in the local area is in the range of 500 – 1000 mg/Which is considered to be marginal for productive uses (GoWA, 2018)."
- This information was sourced from; GoWA (2018), data.wa.gov.au, accessed August 2018 from
- <http://www.data.wa.gov.au/> – Groundwater Salinity Statewide (DWER-026)
- The LWMS includes the results from water test conducted, a copy of the Local Water Management Strategy is attached.

Should you need any further information, please do not hesitate to contact the City of Albany's Manager of Planning and Building Services, Mr Jan Van Der Mescht on 6820 3047 or via email janv@albany.wa.gov.au

Yours sincerely

Andrew Sharpe
Chief Executive Officer