

Submission To The Standing Committee ref A887283, Petition No. 012

From
Donna Thomas

27th June 2021

Dear Sir/Madam

Thankyou for your invitation to send you our submission in relation to the Rezoning of Lot 5780 Down Rd Albany from 'Priority Agriculture' to 'Special Use' for a Motorsport Facility. Along with my husband and 3 sons we own the cattle/sheep farming property on the south side sharing a boundary fence with Lot 5780. I started the petition on behalf of my family, our neighbours and the people of Western Australia because there are so many reasons as to why this proposal of a Motorsport Park should not be built here.

Lot 5780 is located within Priority 2 public drinking water source area (PDWSA) for Albany. There is a permanent flowing stream on this property which then passes through our property into the Marbellup Brook. The Southcoast Water Protection Plan says in the foreword Priority 2 source protection areas are defined to ensure there are No Increased Risk of pollution to the water source, with Motorsport activities comes synthetic fuels/oils, coolants, fire fighting retardants and a substantial effluent system to cater for crowds (there is no deep sewerage in this area) etc. All increase risk.

Lot 5780 is shaped like a bowl and everything ends up in the stream. On Sunday 20th June we had 166mm of rainfall which mean't millions of litres of water flowing across Lot 5780 and into the Marbellup Brook. In the proposals 'water management plan' the swale drains would have been overwhelmed. It is clear that water runoff at this site will not be able to be contained, you can't control or store such a huge amount of water. We have been farming here for over 20 years and know that high rainfall events often happen.

We find it impossible to believe that in the proposal, that the water on Lot 5780 is high salinity 500 1000 parts per million. We had a water test done by All Chemical in Albany downstream from Lot 5780 and ours said 190 parts per million. We had this test done just in case we needed a backup water supply if our water tank wasn't sufficient. The water on Lot 5780 needs to be retested by an independent consultant. The stream is definitely not high salinity according to testing downstream or we wouldn't have freshwater Koonacs, native fish, frogs etc.

The proposal of a Motorsports Facility on this piece of land is deemed to be an incompatible use for any Priority 2 area in accordance with the Water Quality Protection Note No. 25. The risk of contamination is just too high. The proposed facility is in the top of the catchment and will spread contamination downstream. Our cattle/sheep drink this water, people downstream drink this water, vegetable growers use this water. There is no doubt that should this proposal go ahead, that over time Lot 5780 will be considered a contaminated site. We certainly know that the Koonacs (freshwater crayfish) frogs, native fish etc that live in the creek will disappear.

Lot 5780 has been portrayed as poor quality agricultural land in the proposal which is Not the case. In 2016 this site and all surrounding farmland was designated priority agricultural land and set aside for the purpose food security for WA. Why did the proposal's consultants undertake an Agricultural Land Capability desktop study from Perth, when right here in Albany we have a highly respected soil scientist Mr Tim Overheu with a CPSS accreditation? [REDACTED]

[REDACTED] This proposed facility will impact on priority agricultural land for many kilometres distant through noise impacts which are known to be of detriment to the health of livestock and farmers, and therefore the profitability of farming enterprises. This could have very real impacts in the future on WA's food production and security.

The threatened Fauna and Flora that are here, we have the 'Critically Endangered' Western Ring Tail Possums, and the 'Endangered' Carnabys Black Cockatoos, Baudins Black Cockatoos, Forest Red Tailed Black Cockatoos, to name some. In the proposal the Fauna survey that was carried out the 5 cameras they used were not setup in the more dense Jarrah/Marri/Sheoak forest where you would find the Western Ring Tail Possum. From talking to people who regularly survey

for the Western Ringtail Possum, cameras need to be very carefully located and then left for many months (over seasons) to detect them. We believe the 5 cameras were poorly located [REDACTED]
[REDACTED] We also question the City of Albany's choice of contractor to conduct the Flora and fauna survey as we know the owners are a prominent Motorsport family. This couldn't be considered an independent survey. We regularly enjoy from our front door the sound of Black Cocktoos going about their business, if you introduce loud noise they don't like it and they move on. A motorcross track, a car racing track these animals will be forced out, we can't let this happen.

In the proposal The City of Albany have [REDACTED] shown our house in the wrong place they claim our house is located 1120m away and downhill from the Motorsports Facility when we are in fact 950m away and on the highest contour and in direct sight of the proposed motorcross track. The City of Albany approved our house in June 2018 so they know exactly where it is. [REDACTED]
[REDACTED] after reading the Environmental Protection (Noise) Regulations 1997 division 3 Motor Sports Venues, 16AA noise management plan, being less than 1000m away we were supposed to be contacted by the EPA before approval of their 'noise management plan' but never were. How can something be approved on false information?

Lot 5780 also lies within the "Hazardous Risk Area" of the Timber Precinct we have many photos of the thick smoke emissions from the pellet plant that sit over where the proposed motor cross track will be. Pellet production facilities release dangerous air pollutants including particulate matter and volatile organic compounds. Spectators and participants will be at a high risk for health complications. We have been very lucky so far not to be affected by this smoke but have breathed it in and it's not pleasant it dries your mouth and affects your eyes. Surely the City of Albany and the WA Government don't want to put people at risk. This is not a family friendly environment.

Down Road is an extremely busy trucking route with the Timber Precinct, CBH, Nutrien Fertilizer so many trucks it's not safe to mix in the general traffic as people are impatient and take risks. There are too many [REDACTED] data inaccuracies that support the proposal, our house location, water sampling results, how the fauna survey was conducted, the agricultural value of this land, and the location in a hazardous risk area. We also believe the sound data presented is highly inaccurate. The proposed Motorsports facility is in a river valley and the sound carries down this valley for many, many kilometres.

In my research over the last few months I've found councils dismiss any motorsports facilities from being built in water catchment areas or near running water and that's how it should be. This proposal will affect our enjoyment of life, our mental health and physical wellbeing and this is the same for many other residents. It will affect visual amenity, land value and farming profitability for the whole area. This proposal should be rejected for so many reasons at the very least it requires an independent review.

Yours Sincerely
Donna Thomas