



Statutory Planning Committee

Minutes

Meeting No. 7659
Tuesday, 15 June, 2021

- Members:** David Caddy - Chairman WAPC
Lynne Craigie - Nominee of the Regional Minister
Kym Davis - Community Representative
Lino Iacomella - WAPC Appointee
Leonard Kosova - Local Government Representative
Marion Thompson - Professions Representative
Ross Thornton - WAPC Appointee
- Apologies:** Vaughan Davies - Nominee of the Director General,
Department of Planning, Lands and Heritage
Nina Lyhne - WAPC Appointee
- Others present:** Sam Fagan - Manager, Commission Business
Cate Gustavsson - Planning Manager, Great Southern
Mark Jendrzeczak - Senior Planning Officer, Great Southern
Poppy Justice - Commission Support Officer
Irene Obales - Commission Support Officer
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1. Declaration of opening

The Chairman declared the meeting open at 9:29am, acknowledged the peoples of the Noongar nation as the traditional owners and custodians of the land on which the meeting is taking place, welcomed members and acknowledged all members attending the meeting via Zoom video conference. The Chairman paid respect to elders past and present, and extended solidarity and hope for a just and dignified future for us all.

2. Apologies

Vaughan Davies - Nominee of the Director General, Department of Planning, Lands and Heritage

3. Members on leave of absence and applications for leave of absence

Nina Lyhne - WAPC Appointee

4. Disclosure of interests

Mr Thornton declared a Perceived Impartiality Interest on Item 9.1 - City of Albany - Local Planning Scheme No. 1, Amendment 35 - Rezone from Priority Agriculture to Special Use - Great Southern Motorsports Complex.

Mr Thornton informed members that Jeff Foley of GHD recently undertook some work for him and that Mr Thornton leased a farming property eight years ago from Mr Theo Newhouse. Members agreed that Mr Thornton is permitted to be present during the discussion and/or decision-making procedure on the item as this is unlikely to influence Mr Thornton's conduct in relation to the item.

5. Declaration of due consideration

5.1 Questions from members and responses from DPLH Staff provided prior to the meeting

All members indicated that they had received and considered the agenda items prior to the Statutory Planning Committee meeting.

6. Minutes

6.1 Confirmation of minutes - Meeting No. 7658 on Tuesday, 1 June 2021

**Moved by Ms Craigie
Seconded by Mr Kosova**

That the minutes of the Statutory Planning Committee meeting held on Tuesday, 1 June 2021, be confirmed as a true and correct record of the proceedings.

The motion was put and carried

7. Deputations and presentations

7.1 City of Albany - Local Planning Scheme No. 1, Amendment 35 - Rezone from Priority Agriculture to Special Use - Great Southern Motorsports Complex (Item 9.1)

Presenter: Jeff Foley – GHD and Mr Theo Newhouse – Great Southern Motorplex Group Incorporated

7.2 City of Albany - Local Planning Scheme No. 1, Amendment 35 - Rezone from Priority Agriculture to Special Use - Great Southern Motorsports Complex (Item 9.1)

Presenter: Theo Newhouse - Great Southern Motorplex Group Incorporated

Mr Foley and Mr Newhouse combined their presentation to the Statutory Planning Committee in support of the City of Albany - Local Planning Scheme No. 1, Amendment 35 - Rezone from Priority Agriculture to Special Use - Great Southern Motorsports Complex.

Mr Newhouse, representing the Great Southern Motorplex Group Inc., provided an overview of the proposed Motorsports Complex and informed members that the Group has been searching for a site for many years to establish a regional motorsports facility.

Mr Newhouse discussed the concerns raised from the community regarding the location of the proposed facility which is in a public drinking water zone. Mr Newhouse indicated that the proposed facility will have buffers around the wetland and manage all areas of possible contamination to protect the water source. Mr Newhouse also discussed the bushfire risk as the site is in a bushfire prone area. Mr Newhouse indicated that the City of Albany supports their proposed development and has arranged with the City in securing an emergency access route for the development site.

Mr Newhouse addressed the noise issue of the proposed facility and the impacts to amenity to nearby landowners. Mr Newhouse informed members that the hours of operation of the motorsports complex will be from 9:00am to 6:00pm on Sundays and 8:00am to 6:00pm Mondays to Saturdays. Mr Newhouse indicated that they have incorporated the construction of a 1.5-metre-high fence around the boundary of the property.

Mr Foley of GHD informed members that they have been working with the Great Southern Motorplex Group Inc. since July 2018 and that their studies include a wide range of issues including noise, hydrology and other environmental issues.

Mr Foley discussed the key management plans they are working on which includes water management plan and noise management plan. Mr Foley indicated that the Water Management Plan draws on guidance from the Stormwater Management Manual and that apart from engineering controls, the Water Management Plan informs the masterplan layout of the proposed development.

Mr Foley addressed the noise issue and indicated that they have developed a Noise Management Plan which provides protective administrative control to the timing of events. Mr Foley expressed that the environmental and technical risks of the proposed development can be managed.

Mr Newhouse and Mr Foley answered questions from members regarding the hours of operation and the pressure on parking during large events. Mr Newhouse confirmed that motorsports events will be held on weekends and that there is space that can hold around 300 to

400 cars. Mr Newhouse also indicated that traffic management has been considered thoroughly in their proposal.

Mr Newhouse and Mr Foley answered questions from members regarding noise modelling during multi-track use when multiple events are held. Mr Newhouse provided clarification that multi-track use is a racing event with cars and motorcycles racing at the same time. Mr Newhouse indicated that noise assessment has been done with Jeff Foley of GHD and that the Department of Water and Environmental Regulation has undertaken the noise analysis. Mr Newhouse indicated that only one household will be affected for 6 events in a year. Mr Newhouse expressed that the landowner affected has legitimate concerns and that a barrier around the tracks near the boundary of his property will address these concerns.

7.3 Albany Waterfront Structure Plan - Amendment 1, Lot 3 Toll Place, Albany (Item 8.1)

Written Deputations:

**Steve Lewis - Southern Ports Authority
Jared Brotherston - Southern Ports Authority**

Members noted the written submission on Item 8.1 Albany Waterfront Structure Plan - Amendment 1, Lot 3 Toll Place, Albany.

7.4 City of Albany - Local Planning Scheme No. 1, Amendment 35 - Rezone from Priority Agriculture to Special Use - Great Southern Motorsports Complex (Item 9.1)

Written Deputations:

**Donna Thomas - Emerald Park Grazing
Dr Alan Pilgrim - Torbay Catchment Group
Pip Tilbrook - Local Resident
Graeme & Trevlyn Smith - Local Residents
Philip Harding - Landholder adjacent to property in question**

Members noted the written submissions on Item 9.1 City of Albany - Local Planning Scheme No. 1, Amendment 35 - Rezone from Priority Agriculture to Special Use - Great Southern Motorsports Complex.

ITEMS FOR DECISION

8.1 Albany Waterfront Structure Plan - Amendment 1

Members were provided an overview of the Albany Waterfront Structure Plan - Amendment 1. Members were informed that this structure plan amendment was lodged a few years ago and that the proponent has used a portion of the land to build a hotel in the last 6 months. Members were also informed that the City of Albany has

requested the structure plan amendment to be withdrawn. Members noted that the report did not mention the request for the amendment to be withdrawn.

Members agreed to endorse the recommendation of the Department of Planning, Lands and Heritage.

Moved by Ms Davis

Seconded by Ms Thompson

That the Statutory Planning Committee resolves to determine the submissions in accordance with the attached schedule (Attachment 8) and refuse the proposed amendments to the Albany Waterfront Structure Plan for the following reasons:

1. *The planning framework for land in close proximity to the railway and heavy transport routes (Albany Ring Road) does not support residential land uses.*
2. *The proposed residential land use is not an appropriate land use adjacent to the Albany Ring Road and Port of Albany, and in close proximity to the railway.*
3. *The proposal has not addressed potential coastal hazards in the context of residential land use, which requires consideration under State Planning Policy 2.6 State Coastal Planning Policy.*
4. *The proposed relaxation of siting, setback and building footprint provisions has not been sufficiently substantiated to demonstrate that development on the balance of Lot 3 would avoid unacceptable visual impacts on existing development, future development on neighbouring Lots 4 and 5, or the Stirling Terrace Heritage Precinct and Albany CBD.*

The motion was put and carried

**9.1 City of Albany - Local Planning Scheme No. 1, Amendment 35 -
Rezone from Priority Agriculture to Special Use - Great Southern
Motorsports Complex**

THIS ITEM IS CONFIDENTIAL

Mr Kosova left the meeting at 10:08am

Mr Kosova returned to the meeting at 10:10am

10. Reports for noting

Nil.

11. Stakeholder engagement and site visits

Nil.

12. Urgent or other business

Nil.

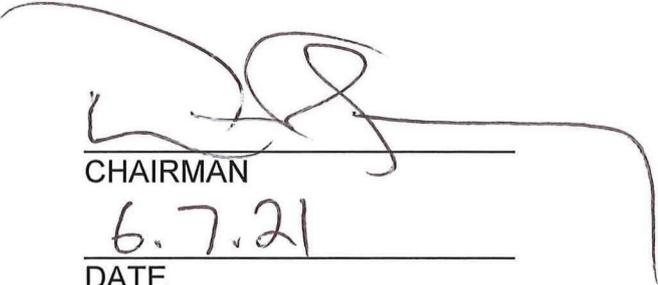
13. Items for consideration at a future meeting

Nil.

14. Meeting closure

The next ordinary meeting is scheduled for 9:30am on Tuesday, 29 June 2021.

There being no further business before the Committee, the Chairman thanked members for their attendance and declared the meeting closed at 10:13 am.



CHAIRMAN

6.7.21
DATE