

# Keysbrook Motorsport Facility

## Proposal Content Document

**Table 1:** General proposal content description

<b>Proposal title</b>	Keysbrook Motorsport Facility
<b>Proponent name</b>	Stati Group of Companies
<b>Short description</b>	<p>The proposal is for the construction and operation of a multi-use motorsport complex and associated infrastructure comprising development at Lot 78 Punrak Road and a development envelope within Lot 400 Henderson West Road, Keysbrook (also known as Wigg Road).</p> <p>The motorsport facility on the Proposal site will comprise a main track circuit, go-kart circuit, pit buildings, viewing areas, public parking, flood drainage and storage and an access road. The Proposal will be used for road safety driver training, amateur car events, a go-kart track, V8 supercar events, motorbikes and world rally championships and opportunities for other corporate events. The main circuit will be designed with the ability to ultimately gain Federation Internationale de l'Automobile (FIA) accreditation for national and international ratings.</p> <p>Lot 78 Punrak Road has been extensively cleared for agriculture and livestock grazing, and Lot 400 Henderson West Road has been degraded for a long period of time for agricultural activities, including livestock grazing and aquaculture ponds. The location of the site chosen for the Proposal is in an active (commercial) rural area, rather than an identified rural living area. The site is surrounded by a range of activities including the Serpentine Airfield, poultry farms, turf farms, extractive industry and aquaculture. There will be significant physical separation of the Proposal area from existing and planned urban development up to 2050 under the State Planning Strategy 2050.</p>

**Table 2:** Proposal content elements

<b>Proposal element</b>	<b>Location / description</b>	<b>Maximum extent, capacity or range</b>
<b>Physical elements</b>		
Racing elements, including: <ul style="list-style-type: none"><li>• Motorsport facility main circuit</li><li>• Go-kart circuit</li></ul>	Located within Lot 78 Punrak Road, Keysbrook	Disturbance of the 50.3 ha lot comprised of land extensively cleared for agriculture.
Infrastructure elements, including: <ul style="list-style-type: none"><li>• Pit buildings</li><li>• Welcome Centre</li></ul>		

Viewing areas		
Public parking and access road		
Drainage		
Off-site flood storage, drainage	Located within Lot 400 Henderson West Road, Hopeland	Disturbance of up to 41.4 ha in the 63.1 ha lot, comprising of land used for agriculture and aquaculture. The development envelope is comprised of predominantly degraded vegetation. The wetlands and associated buffers will be fenced off and retained.
Overflow car parking		
<b>Construction elements</b>		
Temporary laydown areas during construction	Located within Lot 78 Punrak Road, Keysbrook	This will be detailed in the CEMP.
<b>Operational elements</b>		
Groundwater abstraction for potable water supply	Groundwater abstraction bore located on Lot 400 Henderson West Road.	The landowner holds Licence 204006 which has an entitlement to 22,980 kL of groundwater from the Perth Leederville Aquifer in the Serpentine 1 subarea
<b>Proposal elements with greenhouse gas emissions</b>		
Construction elements:		
Scope 1	Mobile equipment – clearing, earthworks, construction: 524 tCO <sub>2</sub> -e over 24 months Change in land use: 2,369 tCO <sub>2</sub> -e over 24 months	
Scope 2	Electricity for construction activities Offices and ancillary buildings: 2.94 tCO <sub>2</sub> -e per annum Groundwater abstraction and supply: 5.0 tCO <sub>2</sub> -e per annum	
Scope 3	Transport of materials and equipment to site – Not estimated Construction materials – Not estimated Removal and disposal of waste – Not estimated	
Operation elements:		
Scope 1	Mobile equipment – site operation and maintenance: 2.8 tCO <sub>2</sub> -e per annum Mobile equipment – racetrack users: 9,703 tCO <sub>2</sub> -e per annum	

Scope 2	Climate control and ventilation of offices, ancillary and venue buildings, lighting, cooking and refrigeration: 25 tCO <sub>2</sub> -e per annum Groundwater abstraction and supply: 5.0 tCO <sub>2</sub> -e per annum	
Scope 3	Removal and disposal of waste – Not estimated	
<b>Rehabilitation</b>		
N/A		
<b>Commissioning</b>		
N/A		
<b>Decommissioning</b>		
At least 6 months prior to the decommissioning of the Proposal area, the owner will prepare a decommissioning plan and follow any applicable guidance on decommissioning and remediation available at that time. Areas of the site that have been disturbed through implementation of this Proposal will be rehabilitated after consultation by the owner with stakeholders to identify suitable future land uses or return the land to its current agricultural use. This plan will be completed as required by the Environmental Protection Authority on the advice of the Department of Environmental Protection.		
<b>Other elements which affect extent of effects on the environment</b>		
Proposal time*	Maximum project life	25+ years
	Construction phase	~2 years
	Operations phase	25+ years
	Decommissioning phase	At least 6 months before decommissioning, the proponent shall prepare a Decommissioning Plan

\* Proponents should only provide realistic timeframes to avoid unnecessary change to proposal applications at referral (section 38C), assessment (section 43A) or post assessment (section 45C).

