

SUBDIVISION PART LOT 10 WEST PARADE
SOUTH GUILDFORD

INTERNATIONAL BRICK AND TILE PTY LTD

Report And Recommendations
of the
Environmental Protection Authority

Environmental Protection Authority
Perth, Western Australia
Bulletin 351 September 1988

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1. BACKGROUND

In June 1988 the Shire of Swan referred to the Environmental Protection Authority (EPA) a preliminary proposal by International Brick and Tile Pty Ltd to subdivide land on West Parade, South Guildford adjacent to the Helena River.

In considering the proposal, the EPA determined that the potential for environmental impact was such that the proposal should be assessed under Part IV of the Environmental Act, 1986, and that the level of assessment would be Notice of Intent. The information provided in the referral was determined to be adequate and was accepted as the Notice of Intent for the proposed subdivision.

2. PROPOSAL

The land proposed to be subdivided is located south of the Helena River and west of the Rosehill Country Club, and is currently zoned Rural. The northern portion of the land is affected by System 6 Recommendation M33 (Helena River - Guildford to Darlington) and is reserved for Parks and Recreation in the Metropolitan Region Scheme (see Figure 1).

Almost all of the land lies above the 25 Australian Noise Exposure Forecast (ANEF) contour for Perth Airport, and about half of the land is above the 30 ANEF contour.

The proposal is to subdivide the land to create approximately 14 rural/residential lots no smaller than 4000 m² and cede 8.26 hectares (53% of the landholding) along the river free of cost to be added to the Parks and Recreation Reserve. The boundary of the area to be ceded is slightly different to that identified by the SPC in the Helena Valley Study.

3. ENVIRONMENTAL ASSESSMENT

The EPA has assessed the proposal to subdivide Pt Lot 10 to create approximately 14 rural/residential lots and cede an area to be added to the Parks and Recreation Reserve.

The Authority considers aircraft noise to be the major environmental issue. The projected 1990 Australian Noise Exposure Forecast (ANEF) contours locate almost all of the subject land above the 25 ANEF contour. The land is on a direct extension of the main runway at Perth Airport.

The Department of Aviation's land use compatibility advice for areas in the vicinity of airports recommends against residential development on land located above the 25 ANEF contour.

In an earlier report (Bulletin 312), the EPA expressed concern at the adequacy of the ANEF system, and recommended that a specific interpretation for Perth be developed. The EPA also expressed concern at the ability of the system to predict aircraft noise annoyance. Until the ANEF system is improved, the EPA considers that a conservative approach should be adopted when it is used in land use planning.

RECOMMENDATION

The Environmental Protection Authority concludes that the proposed subdivision, as submitted by International Brick and Tile Pty Ltd, is environmentally unacceptable as a result of existing and potential aircraft noise levels and recommends it not proceed.

Other environmental issues associated with the proposed subdivision include land use controls available through an appropriate zoning, sewage disposal and the System 6 Recommendation (Parks and Recreation Reserve). However, given the above recommendation, it has not been necessary for the EPA to address these issues.

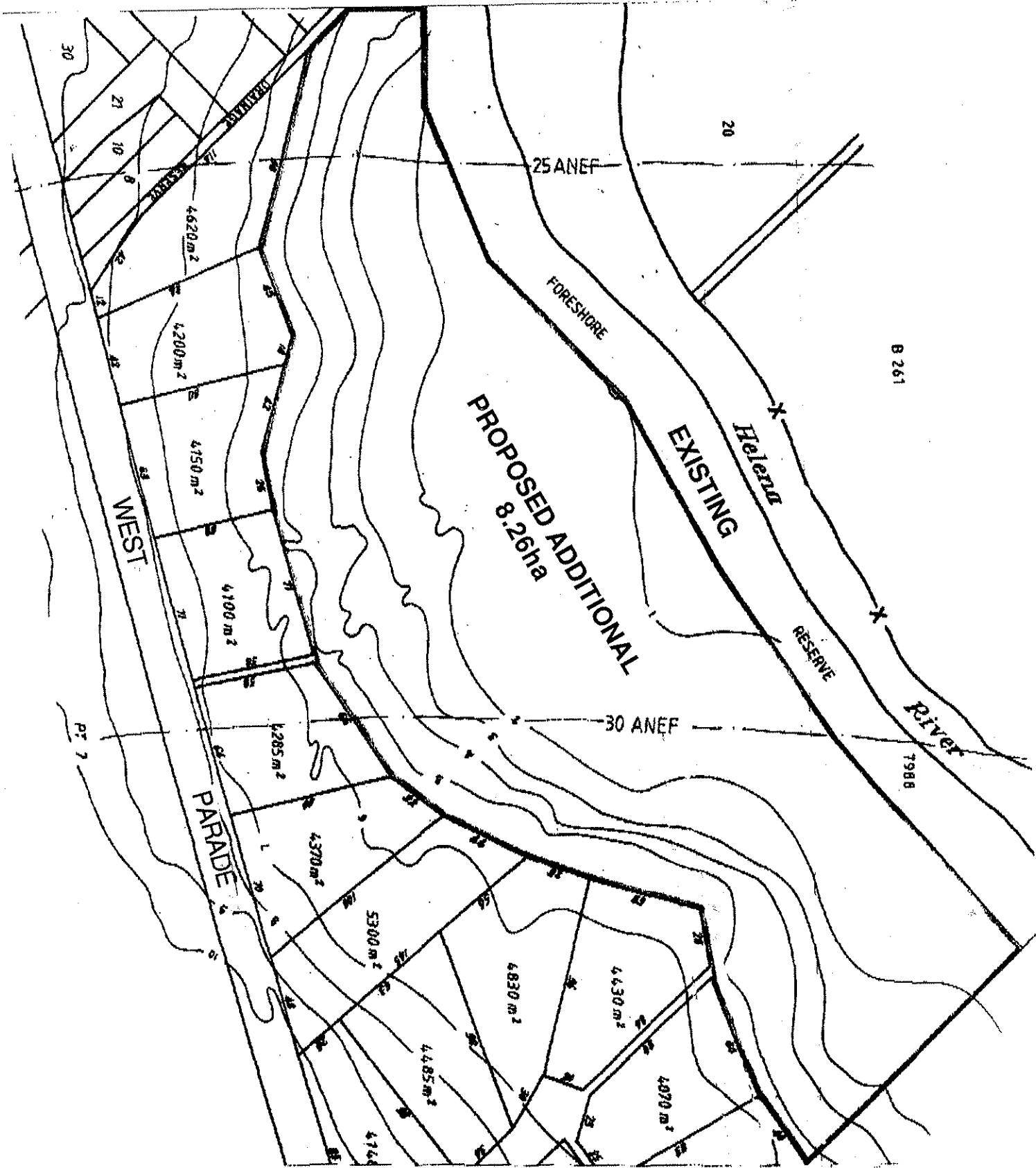


Figure 1. Proposed Subdivision, Pt Lot 10 West Parade.