

Industrial subdivision, Mandurah

Gento Pty Ltd

**Report and recommendations of the
Environmental Protection Authority**

**Environmental Protection Authority
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**Subdivision, industrial land
Corner Gordon and Thornborough roads, Mandurah**

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1. Introduction

Gento Pty Ltd proposes to subdivide land zoned industrial on the corner of Gordon and Thornborough Roads, Mandurah. This site is within the area defined as the Peel-Harvey Catchment by the Minister for the Environment.

The Peel-Harvey Estuary is badly degraded because large quantities of nutrients have flowed into the Estuary from surrounding farm land and urban areas. Algae live on the nutrients and multiply rapidly, stifling life in the Estuary in warmer weather. The algae accumulate and rot on the shores of the Estuary, causing odour problems, polluting the shore, and killing wildlife and fish.

The strategies accepted by the State Government to improve the Estuary's condition include the construction of the Dawesville Channel to improve flushing and catchment management to reduce nutrient input through controlling clearing, drainage and nutrient inputs.

2. Description of proposal

The proposal is for the subdivision of Lots 1 & 2 Cockburn Sound Location 16, for industrial purposes. This is consistent with the present zoning of the land.

The proposal is located on cleared land which was mined for limestone and then re-contoured .

Part of the proposed subdivision is within the 200 m buffer area for the Water Authority Sewage Treatment Plant located north of Gordon Road, however as light winds which carry odours tend to occur in the evening outside of working hours the Water Authority considers that Industrial land use is acceptable within the buffer zone area.

Stormwater runoff from all road reserves within the industrial subdivision will be piped to a central sump with the sufficient storage capacity to cater for a 1 in 100 year storm event.

The proponent has agreed that all lots in the subdivision would be serviced by sewerage.

The Authority has not requested that conditions be set in regards to fertiliser usage for landscaping because it understands that groundwater under the site flows towards the ocean and therefore considers that normal rates of fertiliser application are unlikely to result in significant environmental impacts.

Construction impacts such as dust and noise have not been addressed in the proposal. The Environmental Protection Authority considers these can be adequately controlled by the proponent in cooperation with the City of Mandurah.

Recommendation

The Environmental Protection Authority has concluded that the proposal to subdivide Lots 1 and 2, Cockburn Sound Location 16, which are zoned Industrial, is environmentally acceptable provided that;

- **the subdivision is connected to a reticulated sewerage service;**
- **a stormwater disposal system capable of containing at least a 1 in 10 year storm event on site is designed and constructed to the satisfaction of the Environmental Protection Authority on advice of the City of Mandurah; and**
- **management plans for the control of dust and noise generated during development are prepared and subsequently implemented to the satisfaction of the Environmental Protection Authority on advice of the City of Mandurah.**

The Authority's experience is that it is common for details of a proposal to alter through the detailed design and construction phase. In many cases alterations are not environmentally significant or have a positive effect on the environmental performance of the project. The Authority believes that such non-substantial changes, and especially those which improve environmental performance and protection, should be provided for.

The Authority believes that any approval for the proposal based on this assessment should be limited to five years. Accordingly, if the proposal has not been substantially commenced within five years of the date of this report, then such approval should lapse. After that time, further consideration of the proposal should occur only following a new referral to the Authority.