

Rezoning application, Ravenswood

A P & M Boucaut

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

**Environmental Protection Authority
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**Rezoning, residential development to
residential R-10 and caravan/chalet park
Lot 6 and Pt Lot 64, Lloyd Avenue, Ravenswood**

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Summary and recommendations

The Shire of Murray proposes to rezone Lot 6 and Part Lot 64 Lloyd Avenue Ravenswood from "Residential Development" to "Residential R-10" and "Caravan/Chalet Park". This site is within the area defined as the Peel-Harvey Catchment by the Minister for the Environment where clearing, drainage and nutrient controls apply in order to reduce nutrient inputs to the Peel-Harvey Estuary. With careful management and connection of the Caravan/Chalet Park and residential area to reticulated sewerage the Authority considers that little or no nutrient loss to the Peel-Harvey Estuary is likely to occur as a result of the proposed land use.

Recommendation 1

The Environmental Protection Authority has concluded that the proposal to rezone Lot 6 and Part Lot 64 Lloyd Avenue Ravenswood from "Residential Development" to "Residential R-10" and "Caravan/Chalet Park" is environmentally acceptable provided that the subdivision is connected to a reticulated sewerage service, and recommends that it could proceed subject to the proponents commitments and the Authority's recommendations in this report.

Recommendation 2

The Environmental Protection Authority recommends that prior to subdivision or development commencing the proponent should submit and subsequently implement:

- a stormwater disposal system capable of containing at least a 1 in 10 year storm event on site;
- a nutrient and irrigation management plan for the Caravan/Chalet Park and landscaped areas such a public open space within any proposed subdivision; and
- management plans for the control of dust and noise generated during development;

to the satisfaction of the Environmental Protection Authority on advice of the Shire of Murray.

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.

1. Introduction and background

This proposal 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.

The owners of the land have been eager to pursue a caravan park development on this lot for some time, having made initial approaches to the Shire of Murray in the mid 1980s. In 1987 the Shire issued approval subject to the provision of a sewage holding receptacle approved by the Water Authority and Health Department. The Health Department considered using a holding receptacle was not acceptable, therefore the project could not proceed as envisaged in Council's approval. The Shire of Murray considers that extension of sewerage may occur soon and wishes to rezone the land in accordance with its 1987 approval so that the land is correctly zoned should full scale development as originally proposed be realised.

2. Description of proposal

The proposal is for rezoning of Lot 6 and Part Lot 64 Lloyd Avenue Ravenswood from "Residential Development" to "Residential R-10" and "Caravan/Chalet Park", as shown in Figures 1 & 2.

Approval to subdivide and to develop the Chalet/Caravan Park will be sought at a later date.

Figure 3 is a copy of a plan showing the proposed layout of the caravan park and the existing ground level contours. Clean fill will be used to bring buildings such as the communal amenities block and private amenities blocks in the north-east corner to meet minimum floor levels recommended by the Water Authority.

It is proposed to grass the caravan park, however the proponent considers that based on experience with the Caravan Park to the south of the site, heavy fertiliser applications may not be necessary.

3. Consultation

The Environmental Protection Authority consulted with and received comments on the proposal from the following agencies:

Health Department of WA
Department of Planning and Urban Development
Shire of Murray
Water Authority of WA
Waterways Commission

4. Environmental assessment

4.1 Sewage effluent disposal

The Environmental Protection Authority and the Health Department consider that development should only be permitted with connection to a reticulated sewerage system. The Western Australian Department of Agriculture Land Capability Study for the Shires of Mandurah and Murray (Wells, 1989) indicates that the capability of the landform and soils of which Lots 6 & Pt Lot 64 are part to have a low capability for on-site effluent disposal. On-site effluent disposal would most likely add nutrients to the Murray River which flows into the Peel-Harvey Estuary.

4.2 Drainage

At the detailed design stage when approval to commence development or subdivision is sought the proponent should ensure that on site drainage waters can be retained on site to the extent of a 1 in 10 year storm event.

4.3 Flooding

As indicated by Figure 1 over half of the area proposed to be rezoned is in a floodprone area. Based on the Murray River Flood Study, the Water Authority recommends a minimum floor level of RL 4.95 m AHD for adequate protection of buildings. As indicated in the description of proposal some minor filling is necessary.

The Authority considers that when development approval for the Chalet/Caravan Park is sought the Shire of Murray should ensure that no permanent structures such as chalets or structural appendages to caravans are permitted to be erected on sites which are below the 1 in 100 year flood level of RL 4.95 m AHD.

4.4 Other issues

4.4.1 Landscaping

The Western Australian Department of Agriculture Land Capability Study for the Shires of Mandurah and Murray (Wells, 1989) rates the nutrient retention ability of the landform and soils on which Lots 6 & Pt Lot 64 are part as very low. Applications of fertiliser and water in excess of plant requirements are therefore likely to rapidly leach into the groundwater and into the Murray River. Careful consideration of the frequency and rate of fertiliser and water applications is necessary for landscaped or grassed areas. A Nutrient and Irrigation Management Plan prepared by a competent horticultural adviser can minimise loss of nutrients to the groundwater.

The planting of trees is to be encouraged.

The Authority understands that only minor filling is necessary in the Caravan/Chalet Park. Filling should be done in a manner that ensures it is not unsightly and ensures that the likelihood of erosion of the fill is minimised.

4.4.2 Adjacent land use

The Chalet/Caravan Park development will be surrounded on two sides by housing. The Chalet/Caravan Park needs to be designed and managed to reduce potential impacts on neighbours from lighting and noise from traffic and patrons.

4.4.3 Clearing

The area proposed for the Caravan/Chalet Park has been largely cleared with only a few trees left standing. The proposed Residential R-10 are has many trees and clearing of these should be minimised.

Recommendation 1

The Environmental Protection Authority has concluded that the proposal to rezone Lot 6 and Part Lot 64 Lloyd Avenue Ravenswood from "Residential Development" to "Residential R-10" and "Caravan/Chalet Park" is environmentally acceptable provided that the subdivision is connected to a reticulated sewerage service, and recommends that it could proceed subject to the proponents commitments and the Authority's recommendations in this report.

Recommendation 2

The Environmental Protection Authority recommends that prior to subdivision or development commencing the proponent should submit and subsequently implement:

- a stormwater disposal system capable of containing at least a 1 in 10 year storm event on site;
- a nutrient and irrigation management plan for the Caravan/Chalet Park and landscaped areas such a public open space within any proposed subdivision; and
- management plans for the control of dust and noise generated during development;

to the satisfaction of the Environmental Protection Authority on advice of the Shire of Murray.

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.

Reference

Wells M R,1989 *Land capability study for the Shires of Mandurah and Murray; Land Resources Series No 2*. Perth, Western Australian Department of Agriculture.

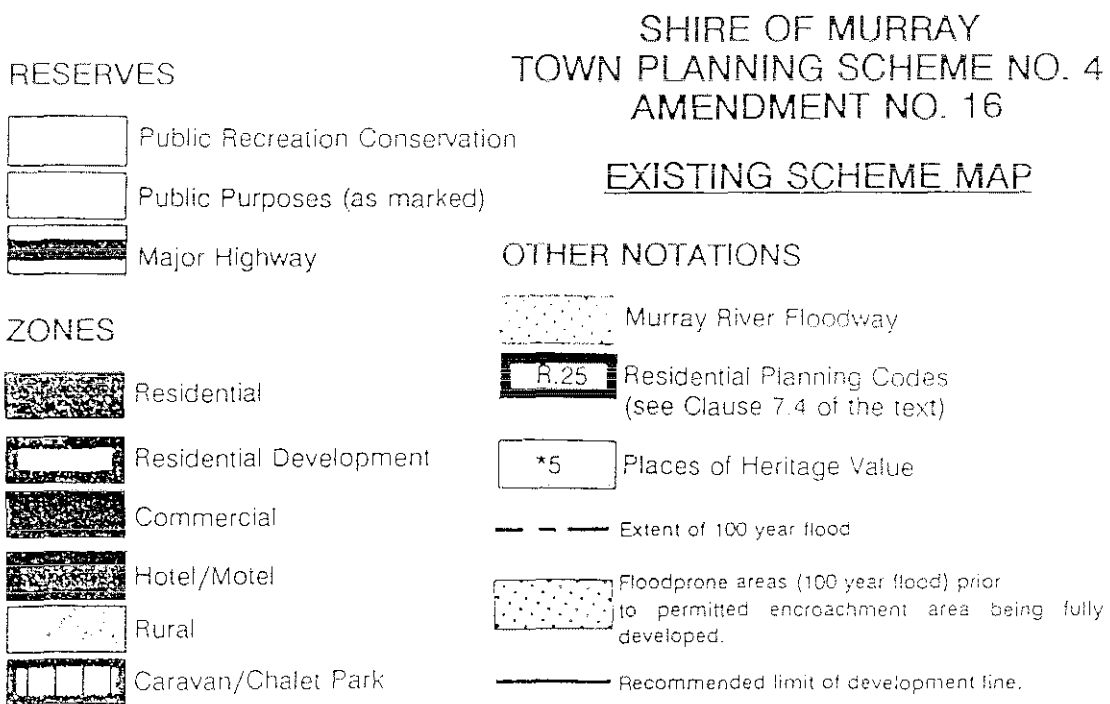
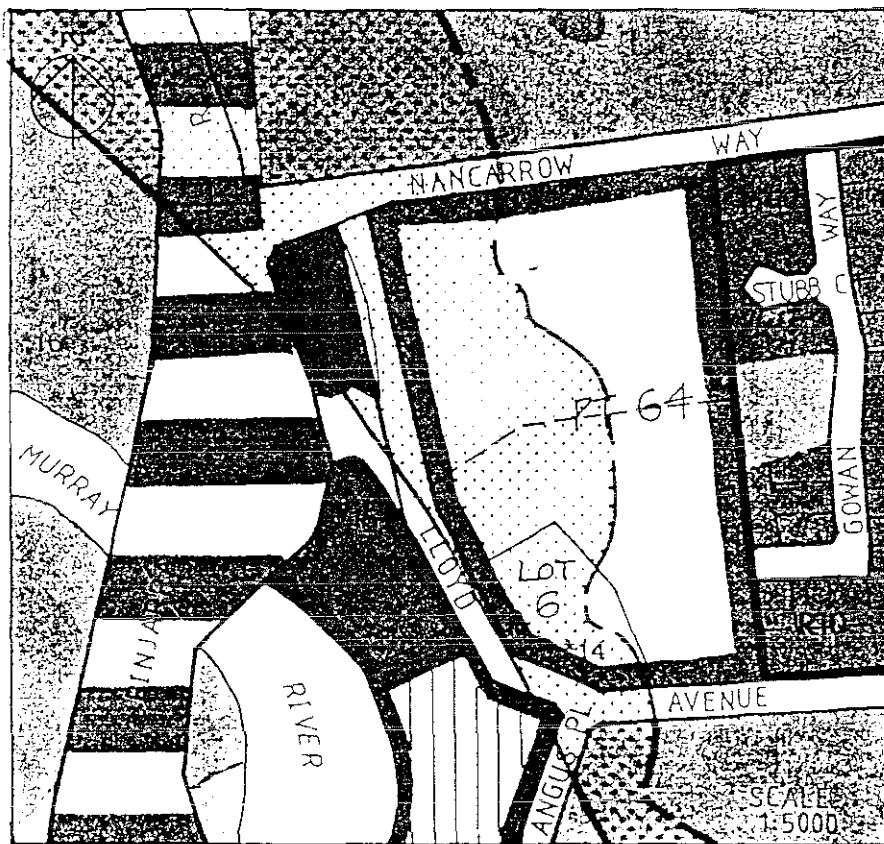
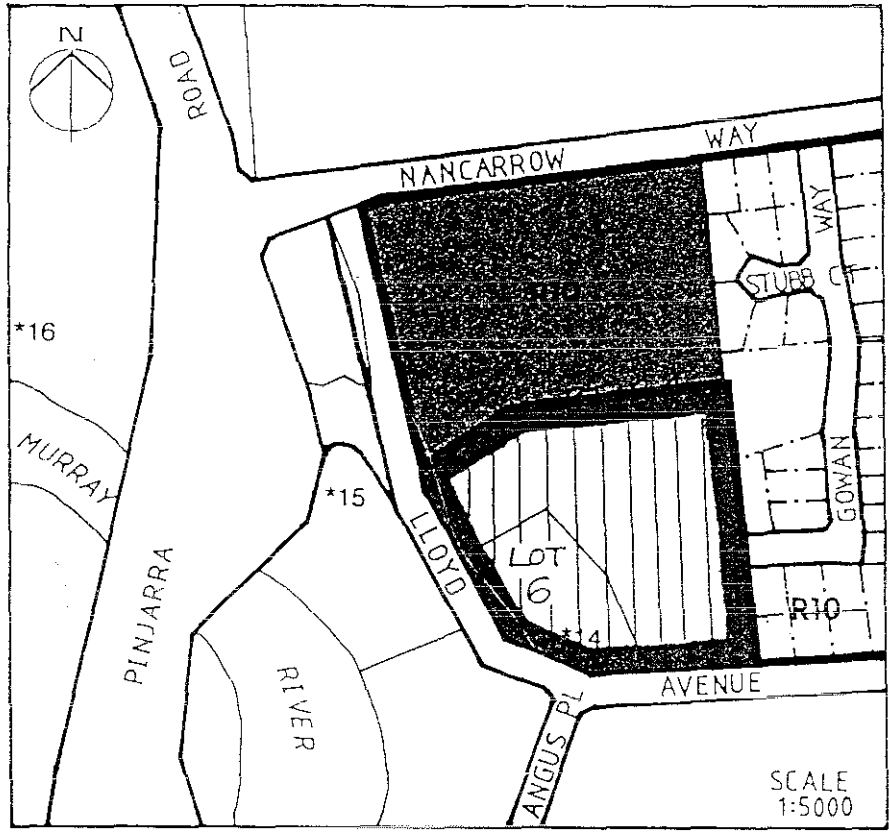


Figure 1: Existing scheme map



SHIRE OF MURRAY
TOWN PLANNING SCHEME NO. 4
AMENDMENT NO. 16

SCHEME AMENDMENT MAP


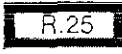

- | ZONES | OTHER NOTATIONS |
|---|--|
|  Residential |  Residential Planning Codes (see Clause 7.4 of the text) |
|  Caravan/Chalet Park | |

Figure 2: Proposed scheme amendment

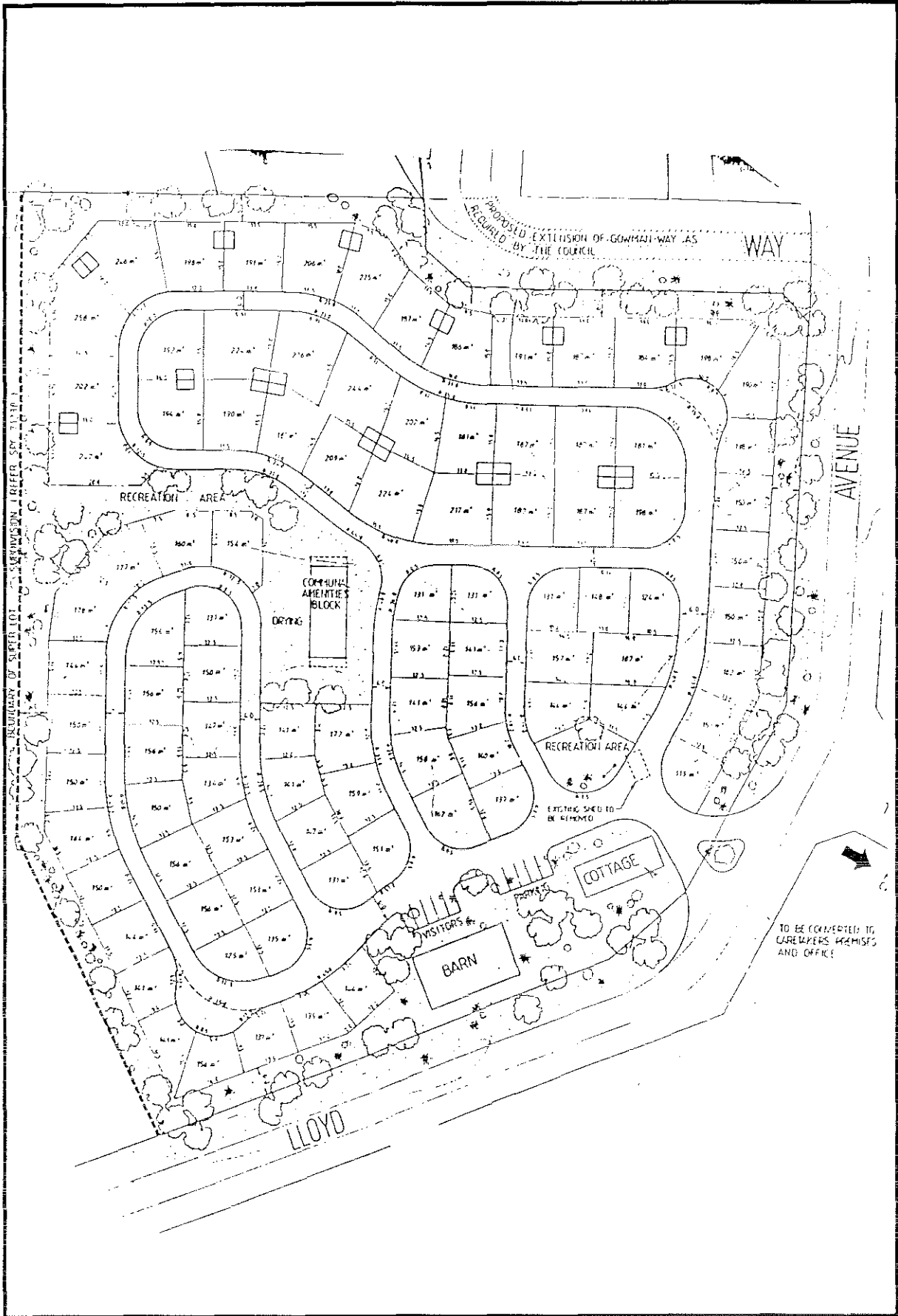


Figure 3: Proposed layout of the caravan/chalet park