

Proposed service station and store, Mariginiup

D W Duffy

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

**Environmental Protection Authority
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**Proposed service station and local store
at Pt Loc 1866, Neaves Road, Mariginiup**

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1. Background

A proposal to develop a Service Station and Local Store on Swan Location 1866, was referred to the Environmental Protection Authority by the City of Wanneroo on the 6 June 1990.

The Authority determined that the proposal should be assessed through a Consultative Environmental Review. A document was subsequently prepared by Land Planning Consultants, on behalf of Mr D. W. Duffy, the proponent. The document was made available for public review and comment between the 22 - 30 October 1990.

2. The site

The subject land (Figure 1) comprises a 4000 square metre (approximately) segment of Swan location 1866, which is located on the south-east corner of Meadowlands Drive and Neaves Road, and is some 12 kilometres by road from the Wanneroo Townsite.

The site is located over a Priority 1 Source Area as defined by the Water Authority of WA. for the protection of groundwater supplies, and is also within the Wanneroo Underground Water Pollution Control Area.

3. The proposal

Mr Duffy proposes to provide a service station and local store facilities for the growing population and passing traffic in the area. Facilities normally associated with a service station, namely the provision of fuel, servicing of vehicles and fuel storage tanks are envisaged.

The proponent plans to retain the residual 1.6 hectares of land around the service station site, to minimise the potential effects on the amenity of adjoining owners.

Depending on final approvals, market conditions and the economic climate, it is expected that the proposal would be implemented within two years.

4. Consultation

The Authority received 8 separate submissions on this proposal during the consultation days held on the 29 and 30 October 1990. Some of the submissions contained conditional approval for the proposal and others have identified issues which, while not of major environmental significance, require management and have been referred to the appropriate Government Agencies.

5. Potential environmental impacts assessed by the Environmental Protection Authority

The Environmental Protection Authority advised the proponent's consultants that the principal issue associated with this proposal is its location over the Wanneroo Underground Water Pollution Control Area. The issue of concern is the potential risks associated with pollution of that water resource from the service station's bulk liquid fuel storage tank(s), the requirement for the regular transport of fuel to service the storage tanks and to a lesser extent the provision of waste septic systems for the station and local store.

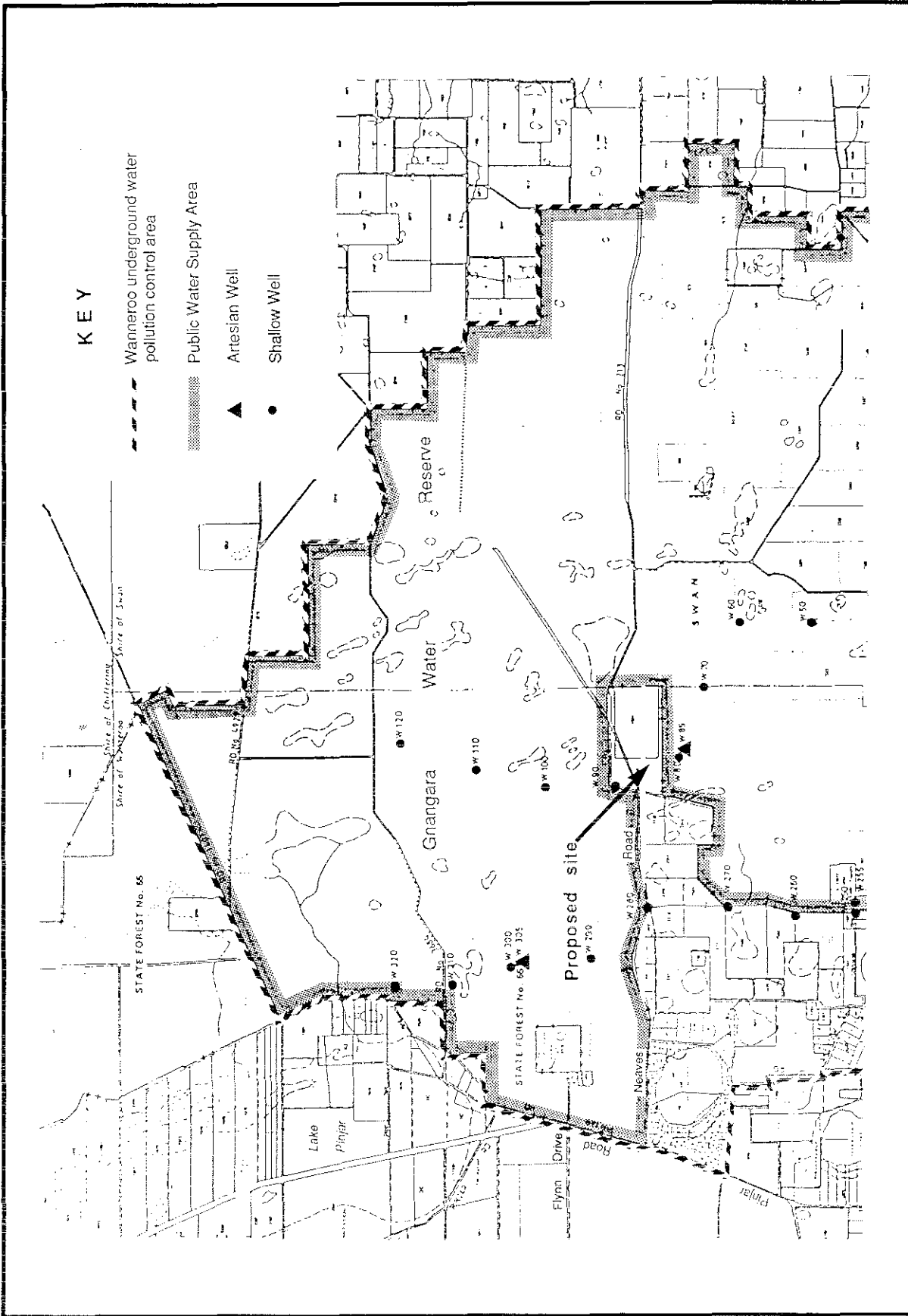


Figure 1: Proposed site

More than 70% of Perth's drinking water comes from groundwater resources. The proposal is sited upstream of a number of Water Authority of WA bores which are used to extract groundwater for domestic consumption. Thus there is significant potential for any spills or leaks to result in an unacceptable environmental impact.

The Authority acknowledges that the proposed service station design would reduce the potential for polluting the groundwater resource. However, the Authority considers that the reduction in risk is not sufficient, in view of the value of the resource, to guarantee that there is no potential to pollute the groundwater under any circumstances.

Therefore in principle, the Authority finds that the proposed service station is environmentally unacceptable.

Recommendation

The Environmental Protection Authority concludes that the proposal to develop a service station on a portion of Swan Location 1866, Neaves Road Mariginiup is environmentally unacceptable due to its potential to pollute the groundwater resource of the area, and recommends that it not proceed.

The development of the local store does not involve the high level of risk posed by the service station. Accordingly, the Authority considers that, should the proponent wish to proceed with the local store development without the service station, that development could proceed without any further referral to the Authority subject to it meeting the requirements of the Water Authority of WA.