

Industrial rezoning, subdivision and development, Henderson

Cnr Russell and Rockingham roads, Henderson, City of Cockburn

G Caratti, J Anderson, S Sawle

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

**Environmental Protection Authority
Bulletin 480
December 1990**

Industrial rezoning, subdivision and development, Henderson

Cnr Russell and Rockingham roads, Henderson, City of Cockburn

G Caratti, J Anderson, S Sawle

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

ASS No. 367
ISBN 0 7309 3577 9
ISSN 1030-0120

Introduction

The Environmental Protection Authority has assessed a proposal for industrial development on land to the west of Rockingham Road and to the south of Russell Road, Henderson. The proponents for the proposal are Mr G Caratti, Mr J Anderson and Mr S Sawle.

The land is partially affected by System Six Recommendation M92 (Cockburn Wetlands - Western Chain) as it supports the northern portion of Brownman Swamp, a series of seasonal paperbark wetlands. In addition to the general recommendation for regional parks, the System Six Report recommended that those areas not already reserved for Parks and Recreation be considered for reservation under the Metropolitan Region Scheme.

The proposal to amend the Metropolitan Region Scheme to rezone a portion of the land from Rural to Industrial, and reserve the remainder for Parks and Recreation, was referred to the Environmental Protection Authority by the Department of Planning and Urban Development. In recognition of the environmental concerns regarding the System Six Recommendation, the level of assessment was set at Consultative Environmental Review.

Proposal

The proposal involves rezoning, subdivision and development of land bounded by Russell Road to the north, Rockingham Road to the east, Regional Open Space to the south and the proposed Fremantle-Rockingham Highway to the west for industrial purposes (see Figure 1).

It is proposed to rezone a portion of the land from Rural to General Industry, and the remainder from Rural to Parks and Recreation. The boundary of the proposed Parks and Recreation land would be consistent with the adopted boundary of the Beeliar Regional Park, and the land would be transferred to public ownership as public open space contribution. The proponent has undertaken to restore fringing vegetation associated with the wetland, and upgrade an existing limestone track to a dual use path (with bridge or culvert) to allow for public access and improve surface water flow between the northern wetland and the main wetland to the south.

The General Industry land is proposed to be used to accommodate support facilities for the Coogee ship building industry such as ship and boat building, panel and sheet metal works and boat outfitting and finishing. No noxious, special or heavy industry is planned. The development would be serviced by sewerage and water supply, and road drainage is proposed to be directed to sedimentation or compensation basins, and lot drainage contained onsite where possible to facilitate nutrient stripping. A Water Authority of WA licence would be required for any proposal for groundwater extraction.

Consultation

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

Conservation Council of Western Australia

Greenforce

Department of Conservation and Land Management

Department of Planning and Urban Development

City of Cockburn

Water Authority of Western Australia

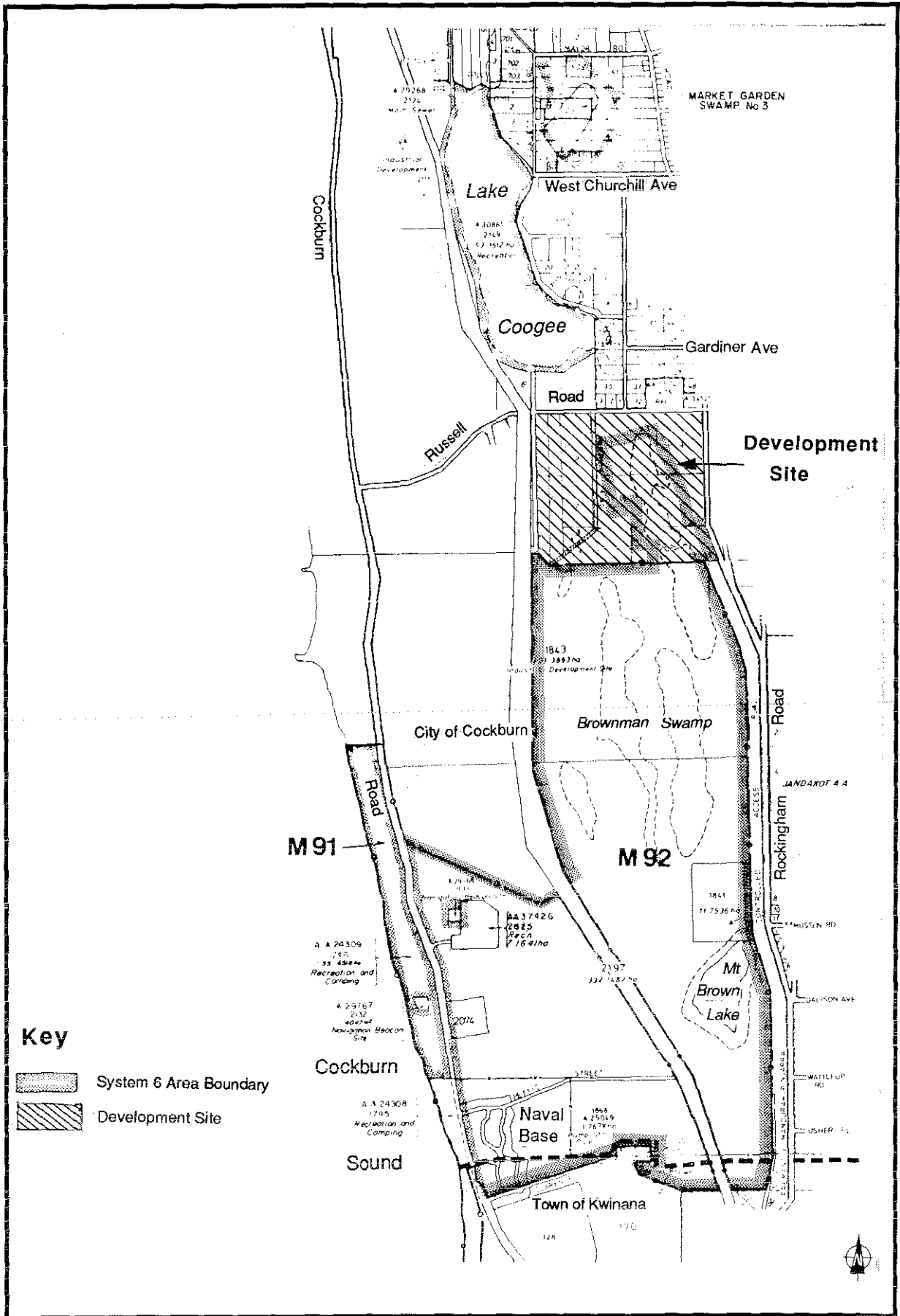


Figure 1. Location of development site.

Environmental assessment

Based on its own investigations, information contained in the proponent's documentation and submissions received from government agencies and the public, the Environmental Protection Authority has identified the following environmental issues:

- impact on System Six Recommendation Area M92;
- impact on conservation values of Beeliar Regional Park;
- drainage management; and
- noise and air pollution.

After considering all of these issues, the Authority has concluded that the environmental impacts of this proposal are manageable and the project can be made environmentally acceptable.

Recommendation 1

The Environmental Protection Authority concludes that the project, as described in the documentation submitted by the proponent, for industrial development of land on the corner of Russell and Rockingham Roads is environmentally acceptable and recommends that it could proceed subject to the Authority's recommendations in this Assessment Report and the commitments made by the proponent with regard to the design and environmental management of the project.

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 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 site is the subject of System 6 Recommendation M92 which recommends that part of the land should be reserved for Parks and Recreation. The System 6 Recommendations are Cabinet endorsed, and the Authority is opposed in principle to any development proposals which would be inconsistent with System recommendations.

In regard to implementation of Recommendation M92, the Department of Planning and Urban Development has completed a planning study for the proposed Beeliar Regional Park which was released for public comment in August 1990. Regional Parks are areas which have regional significance for conservation, landscape or recreation; they provide for visitors from the region as well as for the local community. They are intended to enhance public enjoyment of natural and near natural environments. The Beeliar Regional Park study proposes that the area in question be managed for natural environment uses (including education and research) and vested in the Department of Conservation and Land Management.

The proponent has given a commitment that the adopted boundary of the Beeliar Regional Park will be observed, and the affected area will be transferred to public ownership at the time of subdivision as an open space contribution. The Authority supports this commitment.

In addition, the proponent has given a commitment to provide a buffer between the wetland area to be transferred to public ownership and the individual lot boundaries. The buffer may take the form of recreation areas, a road or dual use path, or a landscaped area. This concept is supported, although details should be discussed with the Department of Conservation and Land Management and the City of Cockburn.

The maintenance of landscape quality and amenity and also provision of public access is essential to public enjoyment of the proposed Beeliar Regional Park. The design and location of the proposed industrial development would be a significant factor in the maintenance or otherwise of landscape quality, and appropriate subdivision design and development controls are therefore essential (including the provision of a pedestrian access/cycleway between Brownman Swamp and Lake Coogee). Also, it is important to screen the Beeliar Regional Park from the impact of the industrial development, and a well vegetated boundary between the Park and the development would assist in achieving this outcome.

Recommendation 2

The Environmental Protection Authority recommends that appropriate development controls are incorporated in the City of Cockburn's town planning scheme to ensure the landscape quality of the Beeliar Regional Park is maintained.

Recommendation 3

The Environmental Protection Authority recommends that prior to subdivision approval, the proponent, in liaison with the Department of Conservation and Land Management and the City of Cockburn, establishes a buffer and vegetation screen between the industrial development and the Beeliar Regional Park, to the satisfaction of the Environmental Protection Authority.

In addition, it has been estimated that Perth has already forsaken 75% of its original wetlands for development, and it is now imperative that all remaining metropolitan wetlands which retain some ecological value have their management objectives defined, and that all developments around or near wetlands are undertaken in an environmentally sensitive manner.

Although the proponent has given a general commitment to restore the wetland perimeter, it is important that an assessment of the wetland's management objectives is completed (in accordance with EPA Bulletin 374), and an appropriate strategy for revegetation and access provision defined.

Recommendation 4

The Authority recommends that prior to subdivision approval, the proponent:

- a) assesses the management objective for Brownman Swamp and,**
- b) in liaison with the Department of Conservation and Land Management and other relevant management authorities undertakes appropriate revegetation of the wetland periphery and, if required, provides for public access through the Beeliar Regional Park adjacent to the industrial development,**

to the satisfaction of the Environmental Protection Authority.

The proponent has given a commitment to intercept drainage and to provide sedimentation and storage to avoid direct discharge into the adjacent wetland. While the Authority strongly supports this commitment, specific details such as the size, location and design of the sedimentation basins, method of removing nutrients and other pollutants (oils, solvents, wastes), the identification of high pollution sources within the industrial development and a contingency plan for accidental spillages require further consideration. Also, details of the monitoring programme proposed by the proponent must be resolved.

Recommendation 5

The Environmental Protection Authority recommends that prior to subdivision approval, the proponent prepares a drainage management and monitoring programme in liaison with the Department of Conservation and Land Management, Water Authority of WA and the City of Cockburn to the satisfaction of the Environmental Protection Authority.

The proposal seeks to rezone the land to be developed to General Industry in the City of Cockburn's town planning scheme, with the expectation that the land uses will be complementary to the existing shipbuilding industry at Jervoise Bay. However, the specific uses which would be permitted have not been detailed, and it is therefore difficult to comment on the acceptability of the industrial development with regard to potential noise and air pollution. Of particular concern is the potential impact of the proposed industrial development on the South Coogee Primary School to the north.

It is essential that any proposed industries with potential noise and air impacts are closely scrutinised by the City of Cockburn, with advice from the Environmental Protection Authority as required, and premises prescribed under the Environmental Protection Act, 1986 are specifically prohibited in the north eastern portion of the site as indicated on Figure 2.

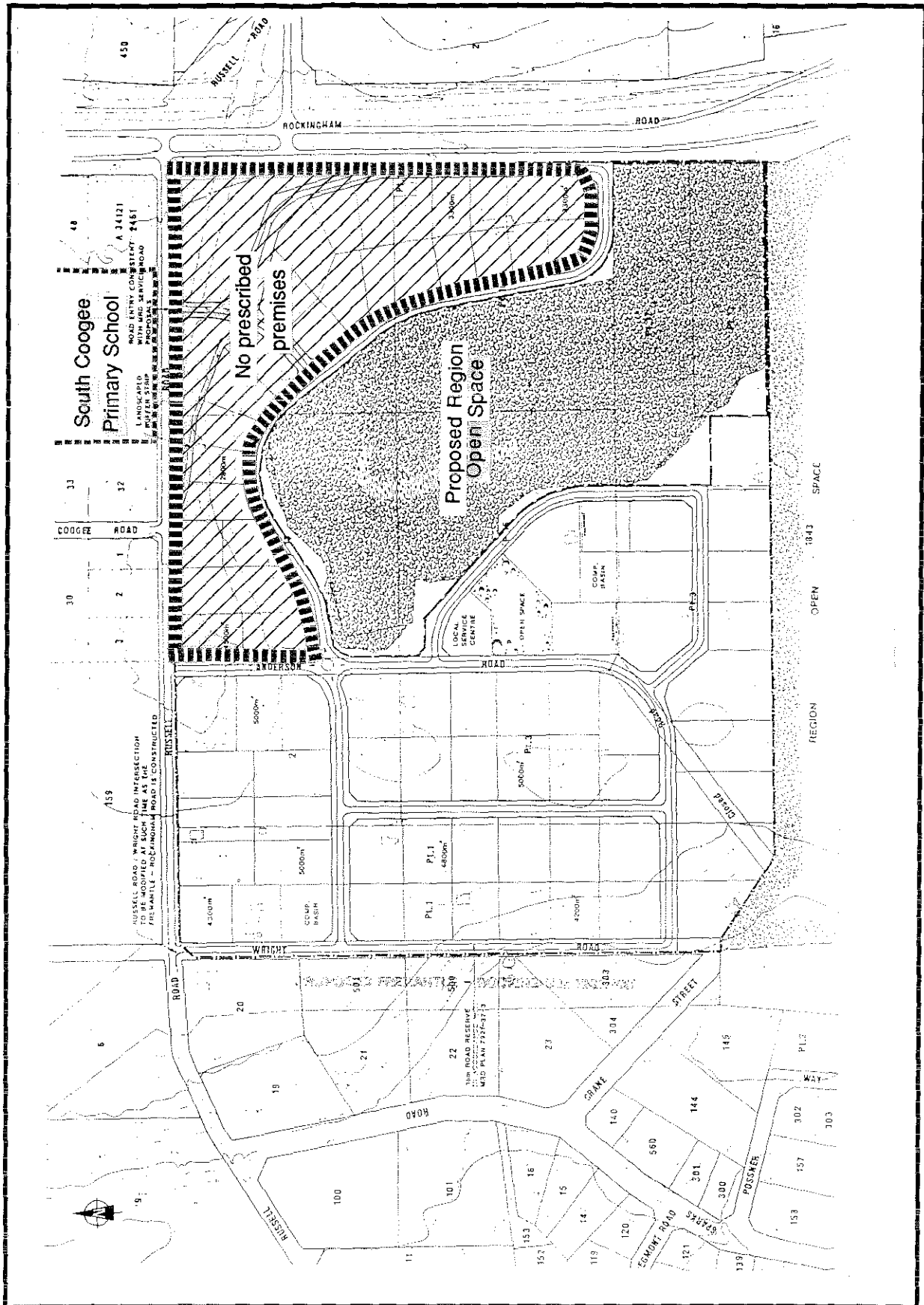


Figure 2. Subdivision design showing area within which no prescribed premises permitted

Recommendation 6

The Environmental Protection Authority recommends that premises prescribed under the Environmental Protection Act, 1986 should be specifically prohibited in the north eastern portion of the development area as indicated on Figure 2 of this Report.

As a final comment, in view of the proximity of the primary school to the site, an alternative use to general industry, such as restricted light industry or commercial, may be more appropriate in terms of minimising off-site impacts from noise and air pollution.

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.

Appendix 1
Proponent's commitments

1. Drainage will be intercepted to provide sedimentation and storage to avoid direct discharge into the wetland.
2. The wetland perimeter on the subject land will be restored to enhance habitat and recreation areas.
3. Impacts of dust and noise will be minimised through the use of appropriate guidelines.
4. Free drainage between water bodies will be restored and controlled access provided where appropriate.
5. The adopted boundaries of the Beeliar Regional Park will be observed and the affected land transferred to public ownership as public open space contribution.