

LAND USE DEVELOPMENT MUNDARING
WASTE MANAGEMENT
PROPOSED TOWN CENTRE RE-DEVELOPMENT

MAIR & CO.

Report and Recommendations
of the
Environmental Protection Authority

Environmental Protection Authority
Perth, Western Australia
Bulletin 357 September 1988

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1. BACKGROUND

The Environmental Protection Authority attempts to ensure that a minimum of nutrients, and other contaminants produced as a result of human settlements, enter the Swan-Canning estuarine system.

The effect of nutrient enrichment to estuaries is well documented. Nutrients, and in particular phosphorus and nitrogen, stimulate nuisance algal growth if excessively available in aquatic systems. Major sources of nutrients include groundwater polluted by septic tank effluent and stormwater drainage from areas utilising synthetic and animal fertilisers. Although the Swan-Canning estuary is well flushed, it shows symptoms of nutrient enrichment and borders on eutrophic.

The significance of drainage from the hills catchment in terms of nutrient inputs to the Swan-Canning estuarine system has not been fully investigated, although data collected to date suggest a marked decline in the water quality of streams within catchment areas containing unsewered development.

In regard to the Mundaring municipal district, the Authority is aware of the following proposed developments where there is an issue of waste management:

- . Mundaring Primary School, Pt Loc 1699 Stevens Street;
- . redevelopment of the town centre; and
- . residential development, Pt Loc 1699 Stoneville Road.

In considering the proposed developments, the Authority determined the potential for environmental impact was such that the issue of waste management in Mundaring would require assessment under Part IV of the Environmental Protection Act, 1986, and that the level of assessment would be Notice of Intent.

In June this year, the Environmental Protection Authority reported in Bulletin 333 on the proposed primary school in Stevens Street - Stage 1 of land use development in Mundaring (waste management). This report addresses Stage 2 - redevelopment of the town centre by Mair and Company which was referred to the Authority by the State Planning Commission in October 1987. The level of information provided in the referral was determined to be adequate and was accepted as Stage 2 of the Notice of Intent for land use development in Mundaring (waste management).

2. PROPOSAL

The location of the existing Mundaring Primary School on the corner of Stoneville Road and Great Eastern Highway is considered by the Shire of Mundaring to be inappropriate for several reasons, including traffic noise, safety and location of student population.

It has therefore been proposed that the school be relocated to Pt Location Stevens Street, that proposal being the subject of Bulletin 333.

With relocation of the primary school, its existing site (Reserve 5805) would be made available (see Figure 1). The proposed Amendment No.303, Shire of Mundaring Town Planning Scheme No.9, seeks to rezone Reserve 5805 and associated road reserves in the Mundaring Town Centre to "Commercial" and "Service Station". The rezoning would permit re-development of the town centre for shops, municipal library, medical centre and a service station.

Originally, it was intended that sewage disposal associated with the redevelopment of the town centre would be by on-site septic tank/leach drain systems. Upon being advised of the concerns held by the Environmental Protection Authority and other agencies regarding on-site sewage disposal in the Mundaring locality, the proponent has been investigating a number of alternatives including holding tanks and a package treatment plant. However, the viability of the various alternatives are still being investigated.

3. ENVIRONMENTAL ASSESSMENT

The Environmental Protection Authority's main objective in assessing waste management associated with future development of Mundaring is to prevent further nutrient enrichment and degradation of the surface and groundwaters which drain into the Swan-Canning estuarine system. The town centre is within the catchment area of Bugle Tree Creek, a tributary of Jane Brook which flows into the Swan River.

The Authority has assessed Stage 2 (proposed redevelopment of the town centre) and has determined that the proposal would be environmentally acceptable if it accommodates the Recommendations in this Report.

Specifically, the Authority is opposed to on-site sewage disposal associated with the proposed development.

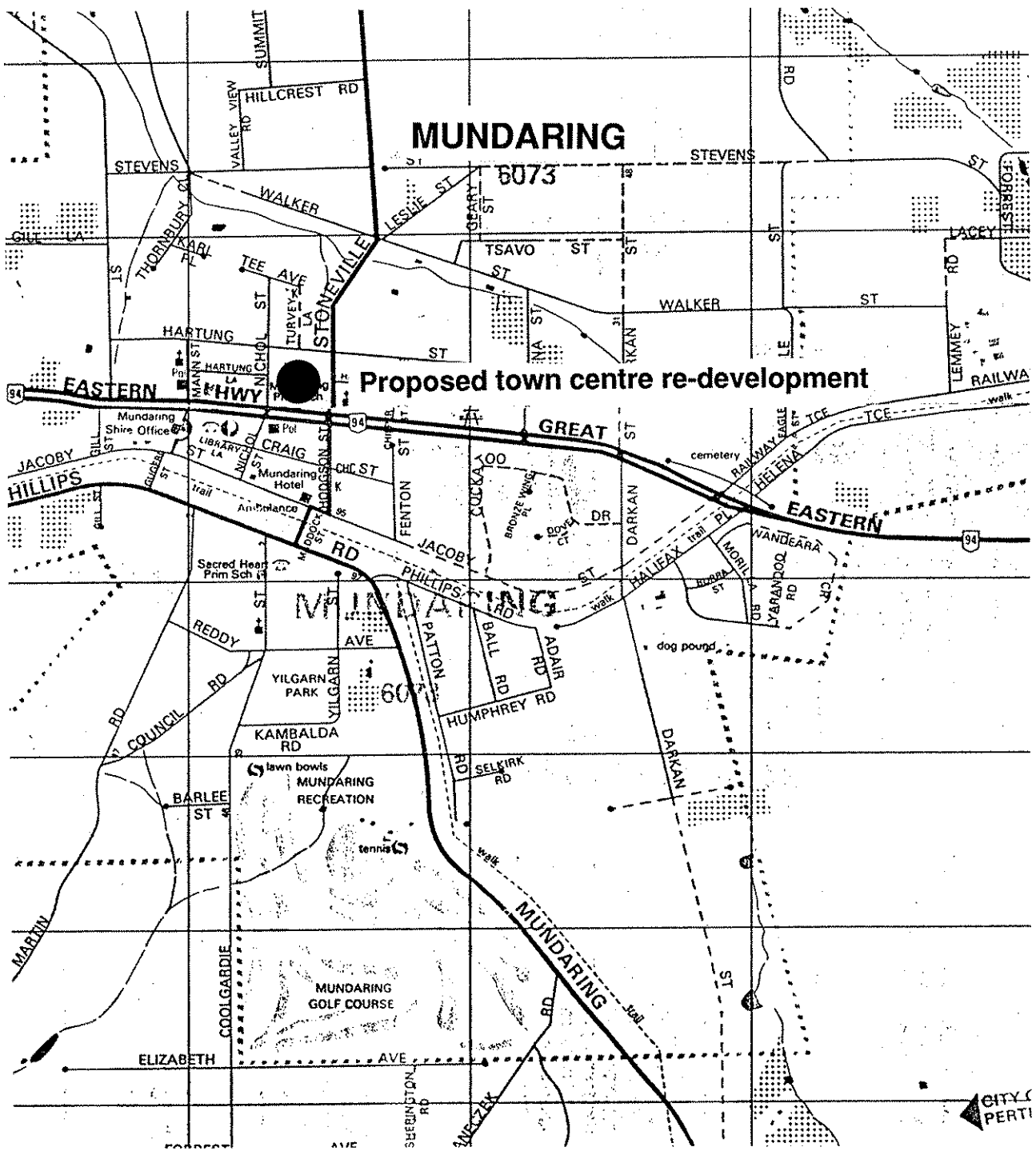


Figure 1. Location of proposed towncentre redevelopment.

4. **CONCLUSION**

Upon assessment of the Mair and Company proposal, the Environmental Protection Authority has concluded that the proposed Mundaring town centre redevelopment is environmentally acceptable subject to the recommendations in this report.