

10.0 Environmental Management

10.1 Coastal Planning and Foreshore Management

As previously mentioned in this report, a Coastal Physical Setback Study was prepared by Oceanica in 2007 to inform the preparation of the Cockburn Coast District Structure Plan. The Department of Planning has endorsed this setback line as part of the 2009 District Structure Plan. In this regard, while it is noted there has been a recent amendment to State Planning Policy 2.6 in calculating sea level rise, the Department of Planning has confirmed that this amended policy is not to be applied retrospectively to Cockburn Coast.

Design and development of the foreshore reserve will however be subject to a Foreshore Management Plan and Coastal Hazard Risk Assessment.

Existing and proposed infrastructure along the coast will need to be designed to incorporate adaptive measures to cope with sea level rise over the next 100 years.

10.2 Integration of Cultural Heritage

Cockburn Coast has a rich European and Aboriginal cultural heritage. The cultural heritage has previously been described in detail in the 2009 Cockburn Coast District Structure Plan. Future local structure planning and associated investigations will need to determine appropriate ways to integrate and preserve the unique heritage of the place within the public realm, through landscaping, appropriate use of spaces, public art, place making, and other methods.

10.3 Contaminated Sites

There are potentially and known contaminated sites within the Project Area as a result of the historical use of Cockburn Coast for a range of industrial pursuits, including industries such as the abattoir, tannery, marshalling yards and power station.

The DoP undertook a desktop environmental review in preparing the DSP. The review indicated that a large proportion of land within the structure plan area, are either known to be contaminated or potentially contaminated, however, the extent of remediation was largely unknown.

The DSP states that "known and potential contamination is mainly located in the Power Station, Robb Jetty and Hilltop precincts, both east and west of Cockburn Road" (Cockburn Coast DSP 2009).

The planning process, in conjunction with the 'Contaminated Sites Act 2003', appropriately manages the assessment and potential remediation of contamination.

A contaminated sites management plan will need to be prepared prior to subdivision and/or development to appropriately remediate any contamination.

10.4 Wastewater Pump Station

The Water Corporation Wastewater Pump Station is located on the south-eastern corner of Rollinson Road and Bennett Avenue intersection. The Wastewater Pump Station is a facility that has existed in this location since 1909 and services a wide catchment, including Fremantle and south to Port Coogee.

The pump station currently accommodates up to 190 litres per second, but has been modelled by the Water Corporation to require a future upgrade within the next 30 years to accommodate a capacity of up to 350 litres per second.

The pump station currently has a Department of Environment and Conservation Works Approval Licence for a capacity not exceeding 350 l/s.

The current buffer requirement under the relevant guidelines is 50 metres from the boundary for pump stations with a capacity less than 350 l/s.

Ongoing discussions are occurring with the Water Corporation, Department of Planning and Environmental Protection Authority, and in addition to the above, the following options have also been identified:

- The potential to redirect a portion of the catchment located within Fremantle to another pump station facility to ensure that the threshold for 350 l/s capacity is not exceeded, thereby retaining the 50 m buffer
- Subject to the findings of the study above, determine whether an odour modelling study is required and to determine who is responsible to contribute to funding of the study

The Plan assumes a minimum 50m buffer from the boundary will be applied in accordance with the Guidelines and seeks to maximise the urban potential of this important urban renewal project. The Plan actually provides up to a 116m buffer to residential development proposed to the south east and 111m to sensitive development proposed to the south west when measured from the wet well.

The buffer proposed in the Plan exceeds that provided to residential development within the South Beach Development directly to the north, which is setback at a minimum, 50 metres from the pump station wet well. This precedent is likely to result in the requirement for Water Corporation to comprehensively address odour management mechanisms as part of any future Works Approval Licence in the event the pump station is required to be upgraded.

The odour buffer may be refined within the Local Structure Plans, subject to suitable scientific studies detailing the extent of the impact of odour on the surrounding properties, to the satisfaction of the City and the Department of Environment and Conservation.



Figure 79_Waste water pump station buffer no sensitive land uses permitted within this area unless approved as part of the local structure plan