



4. Constraints and Opportunities

4.1 Development in an area of resource enhancement wetlands

The development of land in areas identified as resource enhancement wetlands is contrary to a number of State Government policies and position statements. The Department of Environment (formerly the Water and Rivers Commission) Position Statement on Wetlands provides guidelines for land use compatibility in wetlands and their buffers. That Position Statement notes that the required buffers are designed to protect wetlands and provides recommended buffer widths for various land uses. In the case of industrial land uses, where the buffer serves to protect wetlands from potential pollution recommended buffer widths are typically 200 m for workshops. Although some passive recreational activities may be compatible within wetland buffers, it is unlikely that traditional industrial development of the area between Coldwell Road (west of Yule Brook) and Victoria Road (east of Yule Brook) will be supported by the Department of Environment.

Victoria Road forms a boundary separating sub-catchments draining to Yule Brook from sub-catchments draining to Bickley Brook (see Figure 4). The stormwater drainage system will support the separate development of land east of Victoria Road without impacting the conservation and resource enhancement category wetlands west of Victoria Road.

The drainage and nutrient management plan does include the area between Victoria Road and Boundary Road (should the area be available for development) but does not include for development of the Yule Brook Nature Reserve or the area between Yule Brook and Coldwell Road.

4.2 Discharge to Brixton Street wetlands and Yule Brook

Stormwater runoff from most of the area west of Victoria Road currently drains through an open unlined drain through the Yule Brook Nature Reserve (part of the Greater Brixton Street Wetlands) that discharges to Yule Brook, east of Grove Road. To meet the design objective of maintaining existing hydrology and flows to wetlands, stormwater runoff should continue to be directed through the Yule Brook Nature Reserve in the existing drain. The peak flows through the nature reserve must not increase as a result of the proposed development and must meet the appropriate water quality targets.

Stormwater runoff from a short length of Boundary Road immediately north of Bickley Road (sub-catchment Y4) currently drains through an open unlined drain in a drainage reserve through the Brixton Street Wetlands before discharging to Binley Brook. To meet the design objective of maintaining existing hydrology and flows to wetlands, stormwater runoff should continue to be directed through the Brixton Street Wetlands in the existing drain. The peak flows through the nature reserve must not increase as a result of the proposed development and must meet the appropriate water quality targets.



4.3 Discharge to existing stormwater drainage system

The part of the development area east of Victoria Road currently drains towards the Maddington Industrial Area south of Bickley Road. The existing industrial area is currently served by a mainly piped stormwater drainage system that discharges to Bickley Brook, a Water Corporation main drain.

The land immediately north of Bickley Road, between Brentwood Road and Victoria Road, currently discharges to an existing drain along Wanaping Road that eventually discharges to Binley Brook.

It is proposed that stormwater runoff from the future Maddington-Kenwick Industrial Area discharges to the existing drainage system in the same locations that the existing drainage from area currently discharges. To maintain the current performance and capacity of the existing drainage network, peak flows must not increase as a result of development.