



11. Recommendations for staging development

11.1 Recommended amendments to boundary between Area 1A and Area 2

Victoria Road forms a boundary separating sub-catchments draining to Yule Brook from sub-catchments draining to Bickley Brook (see Figure 4). The land immediately east of Victoria Road is currently included in Area 2 of the proposed development. It is recommended that the development areas be amended to coincide with the proposed drainage catchment boundary formed by Victoria Road, so that Area 1B extends west from Kelvin Road to Victoria Road.

11.2 Exclusion of Area 2 from the proposed development area

It is recommended that Area 2 be excluded from the proposed Maddington-Kenwick Industrial Area. This area, between Yule Brook and Victoria Road, includes a number of conservation category wetlands (EPP wetlands) and resource enhancement wetlands between Yule Brook and Victoria Road. The development of land in areas identified as conservation category and resource enhancement wetlands is contrary to a number of State Government policies and position statements and is unlikely to be supported by the Department of Environment.

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.

11.3 Exclusion of part of Area 3 from the proposed development area

The boundary between Areas 2 and 3 is shown to lie along Boundary Road. It is recommended that the boundary of Area 3 be moved west of Yule Brook to Coldwell Road. It is recommended that the land east of Coldwell Road and adjacent to Yule Brook and the EPP and resource enhancement wetlands be excluded from the proposed development.

11.4 Recommended staging of development

It is recommended that development proceed in the following sequence:

- » Area 1A: This area is a natural extension of the existing Maddington Industrial Area. It will require the extension of the medium pressure gas main along Bickley Road and the extension of a water main from Tonkin Highway. It may require a new mini-exchange for telecommunications, although it may be possible to delay this item of infrastructure until the development of Area 1B. Area 1A has the considerable advantage of being serviced by existing gravity sewer in the Maddington Industrial Area. The drainage system for Area 1A has its outlet at the intersection of Kenwick and Bickley Roads, in Area 1B, and it is proposed to construct the multiple use corridor at that location to provide the necessary detention storage. The area



between Kenwick and Kelvin roads will be served by this detention storage and could be included in Area 1A.

- » Area 1B: This area is also adjacent to the existing Maddington Industrial Area and does not require the construction of additional water or gas trunk mains. It will however require a new mini-exchange, to be shared with Area 1A, to provide high quality telecommunications. The critical infrastructure required by Area 1B is the construction of a new trunk sewer along Bickley Road to connect to the Maida Vale Main Sewer. This is estimated to cost in excess of \$3.5 million.
- » Area 3 (amended): Area 3 is well separated from the existing Maddington Industrial Area and will require considerable additional servicing infrastructure (in addition to the sewer main construction and mini-exchange required for Area 1B) for development.