



PROJECTS

ENVIRONMENTAL AUDIT

Audit23

REDEVELOPMENT OF FORMER MARKET GARDENING SITE FOR RESIDENTIAL PURPOSES, Private Developer, Pearsall.



A former market gardening site was proposed to be redeveloped for residential purposes. A Western Australian Planning Commission (WAPC) Planning Approval required that an investigation was undertaken to assess the site conditions and determine the suitability of the site; this is a trigger for a Mandatory Audit Report (MAR).



The Site was cleared and used for market gardening in parts in the late 1980's. By the late 1990's the site had been completely cleared for market gardening and a shed had been constructed for the storage of fuel, and herbicides. By 2008 all market gardening had ceased, although the shed still remained.



Groundwater beneath the site was found to contain nitrate above the drinking water guidelines as well as zinc and copper above the fresh water guidelines, however this was broadly consistent with elevated background concentrations for the surrounding area.



Under guidelines from the Departments of Water the groundwater is not suitable for drinking water, although Department of Health guideline for reporting of the groundwater contamination, the water is suitable for domestic garden irrigation.

Elevated nitrate and metals are likely to be subject to natural attenuation before discharging downgradient to surface water at Yellagonga Regional Park or Lake Joondalup.

The site was recommended for the classification of:
Not contaminated - unrestricted use

The DEC subsequently accepted this recommendation.

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