

Mindarie keys gets go-ahead

After a wait of more than two years the State Government last week approved the controversial Mindarie Keys resort and residential development following the greenlight from the Environmental Protection Authority.

Tourism Minister and Whitfords MLA Pam Beggs supports the development and sees many benefits for the northern suburbs tourism industry.

"There has been considerable interest in a boating tour of the West Australian coastline where people will be able to go from one boat harbour to the next," she said.

Mrs Beggs believes the Mindarie development will be a "significant" focal point for northern suburbs tourism interest.

To be situated south of the Quinns Rocks townsite and near the Wanneroo City Council's Mindarie rubbish-dump site, the \$28 million proposed development will involve 316 hectares of land.

It will feature an inland

harbour with a privately operated marina for 250 to 350 craft and a six-lane public boat launching ramp.

The developers, Smith Corporation Pty Ltd, had hoped to complete stage one before the start of the America's Cup defence, but because of environmental considerations it has been postponed until mid-1987.

The overall development will be carried out over 10 or more years and will ultimately cater for 2,000 lots.

Mrs Beggs sees no great problem with the postponement.

"I don't think the America's Cup will have an impact as I see the benefits of the development being long-term, not short term," she said.

By STEVE
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"It is important that all social and environmental factors are taken into account.

"I know this might sound a bit strange after having fought three years for the Hillarys Boat Harbour, but I think it is important that all the pros and cons are looked at in terms of their long term effect.

"Nothing is ever going to be 100 per cent right whatever you do.

"There are always going to be some negative aspects, but it is important to be realistic overall."

In the EPA report summary, the Authority considered that "with the exception of losses to the marine environment and consequential effect on commercial fisheries in the area, other impacts in the area are manageable.

"It considers that the potential impact on the marine environment is in itself insufficient to re-

commend against the project proceeding".

The broad disadvantages identified in the ERMP were,

- * Increased noise levels, particularly during construction,

- * Increased human pressure on the reefs and fishing grounds in the area,

- * The blasting required of the offshore reefs and impact on commercial fishing, especially the abalone and rock lobster fisheries,

- * The removal of a large area of coastal heath.

For these reasons, and the development's proximity to the Mindarie rubbish-dump, strict environmental guidelines have to be followed.

One of the conditions involves a monitoring and management programme.

This must include a coastal-management plan, monitoring sediment movement, water quality and marine life, culminating in a five-year report to the EPA.

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