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CARENIUP SWAMP DEVELOPMENT - GWELUP

A V JENNINGS HOMES

Report and Recommendations of the Environmental Protection Authority

Environmental Protection Authority
Perth, Western Australia
Bulletin 290 July 1987

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1. INTRODUCTION

A V Jennings Homes is investigating the possibility of participating in development of the Careniup Swamp environs. The development concept being investigated involves a variety of residential and related uses around a core of open space containing the wetland. As part of its investigations, Jennings has had discussions with the Authority regarding the environmental issues that would need to be resolved if development as envisaged was to proceed. As a result of the discussions, the Authority sought a Notice of Intent (NOI) from Jennings. This document was to examine the environmental issues associated with development of the Careniup Swamp environs and strategies for their resolution.

Jennings has submitted the NOI and it was formally considered by the Authority at its 11 June 1987 meeting.

2. DISCUSSION

Although the NOI does canvass the relevant environmental issues, and puts forward a Development Concept Plan that is based on apparently reasonable principles, it does not adequately examine environmental objectives and management requirements associated with future development of the Careniup Swamp environs. Basically, the NOI does not demonstrate the manageability of the environmental effects of the envisaged development and of the effects of the environment on development.

In addition, shortcomings in editing and inconsistencies in the text of the NOI contributed to difficulties with the assessment of the document.

The EPA recognises that Careniup Swamp is being progressively degraded by ad hoc land use and development activities and that if they are not controlled, the residual value of the wetland will ultimately be lost. Notwithstanding the degradation that has already occurred, the Authority still sees merit in pursuing the intent of the System 6 recommendation for Careniup Swamp and it has accepted the notion of suitably controlled development as a means for achieving this objective. Nevertheless, the Authority is anxious to ensure that all development-related environmental issues are properly addressed and it was towards this end that Jennings was requested to prepare the NOI.

The document submitted does not adequately do this. However, the NOI does show that the important influence the wetland would have on any adjacent development has been recognised, and the EPA accepts that the concepts it contains represent a satisfactory basis for an initiative towards rehabilitation of Careniup Swamp in conjunction with development of the overall wetland environs.

The Authority recognises the need for quick action if the residual values of Careniup Swamp are to be protected, and accepts that such is most likely to happen in association with development of the adjacent areas. However, development that would stimulate rehabilitation of Careniup Swamp appears unlikely until the prevailing land use planning context has been clarified. Accordingly, while development of the Careniup Swamp environs raises various environmental issues, it appears that the principal requirements are the preparation and implementation of an acceptable land use planning and development strategy for the overall area.

Presuming that appropriate initial design criteria were adopted and that the implementation phase satisfactorily provided for adaptive management of the residual wetland area, an approach as suggested would also lead to resolution of development-related environmental issues. Resolution of such issues in this way could obviate any further need for formal environmental impact assessment of development proposals affecting the Careniup Swamp environs.

3. CONCLUSIONS AND RECOMMENDATIONS

Based on its deliberations, the Authority is prepared to indicate its qualified acceptance of the broad concepts outlined in the NOI prepared by Jennings. The proviso attached to the Authority's acceptance is that agreement be reached between the following bodies on an acceptable structure plan and strategy for implementing that plan (a basic objective of both being rehabilitation of Careniup Swamp) for the area bounded by Balcatta Road, Mitchell Freeway, Erindale Road and North Beach Road:

- . A V Jennings Homes;
- . State Planning Commission;
- . City of Stirling;
- . Water Authority of Western Australia; and
- . Environmental Protection Authority.

Accordingly, the Authority recommends as follows:

RECOMMENDATION 1

A structure plan and strategy for the implementation of this plan, that is acceptable to the following bodies, should be prepared for the area bounded by Balcatta Road, Mitchell Freeway, Erindale Road, and North Beach Road:

- . A V Jennings Homes;
- . State Planning Commission;
- . City of Stirling;
- . Water Authority of Western Australia; and
- . Environmental Protection Authority.

RECOMMENDATION 2

A basic objective of both the structure plan and the implementation strategy should be the rehabilitation of Careniup Swamp.

RECOMMENDATION 3

During the formulation of the structure plan and implementation strategy, there should be liaison between the following bodies to ensure that all relevant objectives are satisfied:

- . A V Jennings Homes;

- . State Planning Commission;
- . City of Stirling;
- . Water Authority of Western Australia; and
- . Environmental Protection Authority.

In making these recommendations, the Authority has decided not to require formal assessment of the proposals from Jennings beyond the level of the NOI that has been submitted.