

Amalgamation of Lots, Gnangara (System 6 Recommendation M8)

A M and M A Stampalia

**Report and recommendation of the
Environmental Protection Authority**

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**Amalgamation of Lots 24-26
Corner of Carmignani and Stoney roads, Gnangara
(System 6 Recommendation M8)**

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Introduction

In October 1990 the Department of Planning and Urban Development referred a proposal to amalgamate Lots 24-26 at the corner of Carmignani and Stoney Roads, Gnangara. The land in question is subject to the Environmental Protection Authority's System 6 Report Recommendation M8. Lots 24-26 are privately owned freehold lots and zoned for rural purposes under the Metropolitan Region Scheme.

The Environmental Protection Authority determined that the proposal should be assessed at the level of Consultative Environmental Review under Part IV of the Environmental Protection Act 1986.

The proposal

The proposal is to amalgamate Lots 24-26 at the corner of Carmignani and Stoney Roads, Gnangara (Appendix 1).

The proposal is associated with the establishment on the land of a proposed horse training facility. The Environmental Protection Authority has already provided informal advice on that proposal, concluding that a groundwater licence could be issued providing the wetland area was not polluted by nutrients carried in surface and sub-surface run-off and there was no further destruction of the wetland or filling in of the lower lying areas to establish pasture. The Environmental Protection Authority reiterates that position but notes that the proposed amalgamation could proceed with or without the horse training facility.

Public submissions

The plan to amalgamate the land was made available for public consultation and comments were received from two members of the public and one local authority (Appendix 2). The matters raised were:

- no objection to the proposed amalgamation;
- concern about the use of the land once the lots are amalgamated; and
- possible implications of the proposed amalgamation for System 6 Recommendation M8.

Concern was also expressed about the effects of increased stocking rates on the land in terms of erosion, and the impact of weeds and run-off as a result of the trotting track.

Environmental impacts

The Environmental Protection Authority considers that the most significant impact of the proposal is the implications it has for System 6 Recommendation M8.

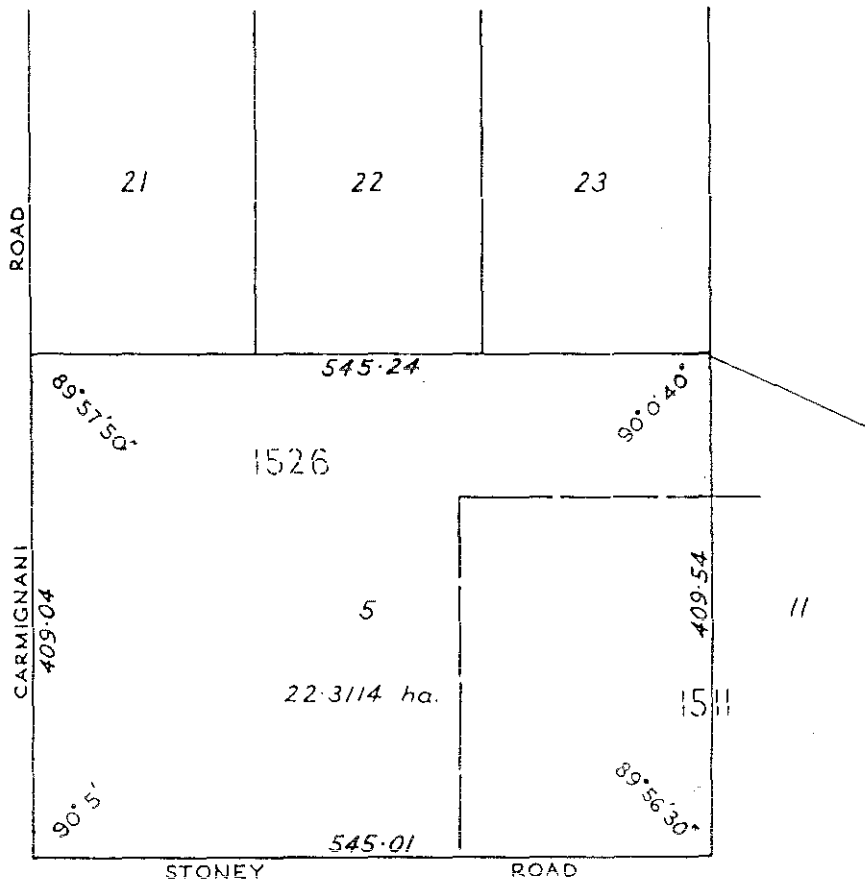
The System 6 Report recommends that the Wanneroo Wetlands - Eastern Chain, including the wetlands in the vicinity of Carmignani and Stoney Roads (ie wetlands near Lenzo Road), be managed as a regional park. More specifically, the System 6 Report recommends that the State Planning Commission (then the Metropolitan Regional Planning Authority) consider "reserving" those portions of the area not already "reserved" for Parks and Recreation under the Metropolitan Region Scheme according to a list of priorities. The wetlands near Lenzo Road are on the lower end of the priority list.

The Department of Planning and Urban Development has initiated some planning initiatives to bring into effect the System 6 Report recommendations for the M8 area. The Environmental Protection Authority believes that the proposal to amalgamate Lots 24-26 as described in the Consultative Environmental Review is environmentally acceptable and does not significantly affect the intent or the implementation of the System 6 recommendations for the M8 area.

Recommendation

The Environmental Protection Authority concludes that the proposal to amalgamate Lots 24-26 at the corner of Carmignani and Stoney Roads, Gnangara as described in the Consultative Environmental Review is environmentally acceptable and recommends that it could proceed.

Appendix 1



COMPILED FROM DIAGRAM 55955

Appendix 2

List of submissions

Ms A Lensink

Mr B Davis
Greenforce

City of Wanneroo