



110/81 C10 LAKE WANNAMAL

1990/  
Crown Grant 1333 belongs to Burt Preece  
1 Lakes Rd  
Lake Taylor runs through property

f1 Application for proposed subdivision

PLEASE KEEP THIS SHEET ON TOP

**AREA INFORMATION**

System 6 Area (C or M) or Update Area (Update)

C10

<b>Conservation Area</b>
Nature Reserve
Reserve No
National Park
Reserve No
Local Government
Reserve No
Other
<b>Proposed Conservation Areas</b>
Local Government
Reserve No
Other

<b>Conservation Area</b>
Nature Reserve
Reserve No
National Park
Reserve No
Local Government
Reserve No
Other

**AREA**

Total Area	hectares
Completely Degraded	hectares
comments:	

**AREA MAPPED FLORISTIC UNITS**

Boundaries: System6 CALM

Units	Site (Condition)	Code	Bound	Area (ha)	Area(ha)

Boundaries determined by use of

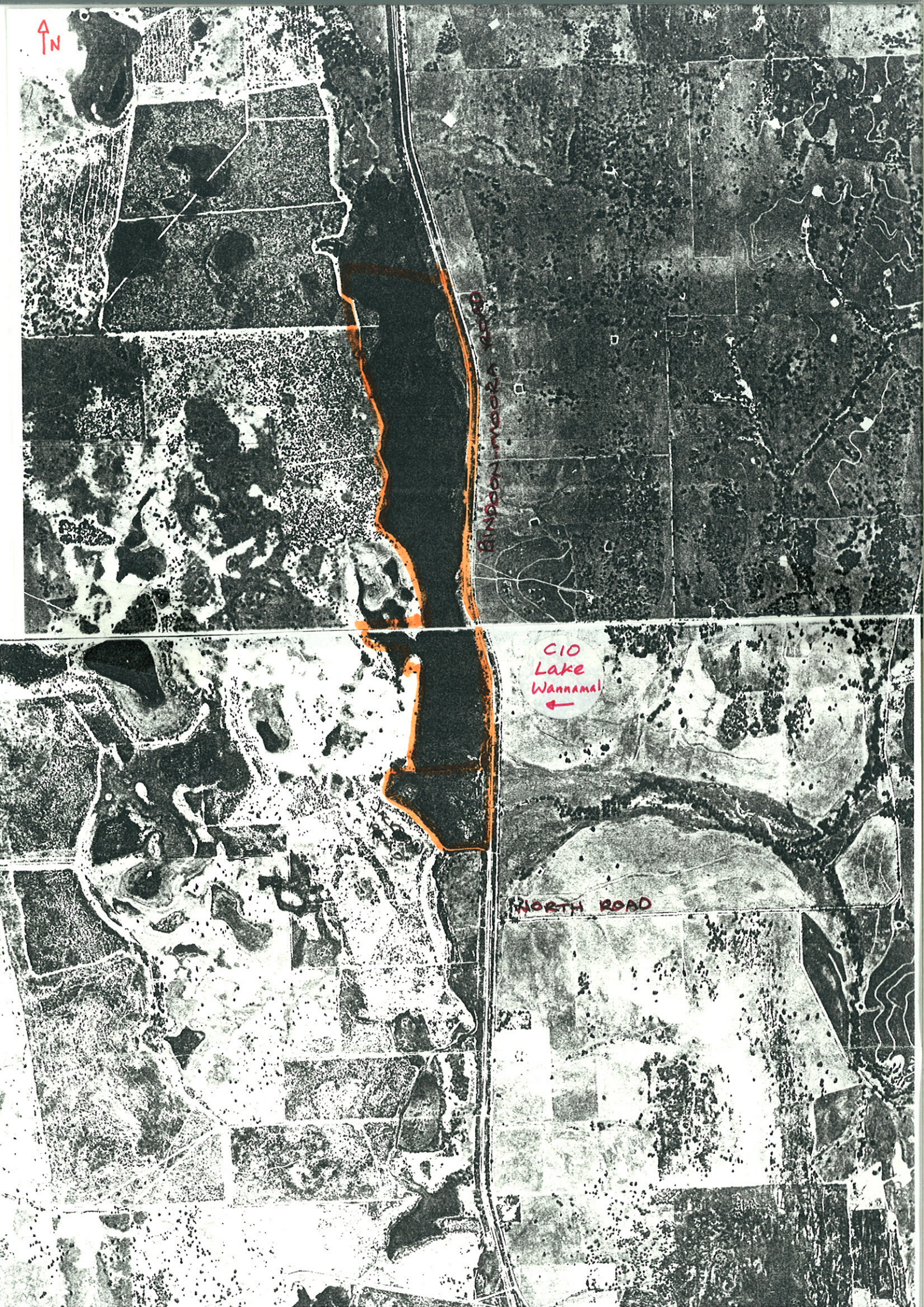
aerial photograph
orthophoto 2135 10 SW NW
vegetation map
soil map

↑ N

SIMONSON ROAD

C10  
Lake  
Wannamal  
←

NORTH ROAD



R. A. O. U. TRACKING DATABASE

23/06/96

PARK SIGHTINGS REPORT

Page No. 1

Lake Wannamal (C10)

ORDER:	REF:	BIRD NAME	NO.	SIGHTINGS
0018	0216	Blue-billed Duck	1	
0019	0217	Musk Duck	1	
0022	0203	Black Swan	1	
0025	0207	Australian Shelduck	1	
0032	0208	Pacific Black Duck	1	
0035	0211	Grey Teal	1	
0039	0213	Pink-eared Duck	1	
0042	0062	Hoary-headed Grebe	1	
0043	0060	Great Crested Grebe	1	
0129	0100	Little Pied Cormorant	1	
0139	0188	White-faced Heron	1	
0158	0180	Straw-necked Ibis	1	
0160	0182	Yellow-billed Spoonbill	1	
0170	0228	Whistling Kite	4	
0208	0059	Eurasian Coot	1	
0356A	1266	White-tailed Black-Cockatoo	1	
0359	0273	Galah	1	
0386	0294	Australian Ringneck	1	
0387	0290	Red-capped Parrot	1	
0446	0322	Laughing Kookaburra	1	
0451	0326	Sacred Kingfisher	1	
0453	0329	Rainbow Bee-eater	1	
0471	0532	Splendid Fairy-wren	3	
0531	0486	Yellow-rumped Thornbill	3	
0561	0608	Singing Honeyeater	1	
0583	0597	Brown Honeyeater	1	
0587	0631	New Holland Honeyeater	4	
0671	0415	Magpie-Lark	1	
0676	0364	Willie Wagtail	1	
0678	0424	Black-faced Cuckoo-shrike	1	
0698	0705	Australian Magpie	1	
0706	0930	Australian Raven	1	
0765	0359	Tree Martin	1	
0774	0509	Rufous Songlark	1	
0781	0574	Silvereye	1	

\*\*\* END OF REPORT \*\*\*

(3) 2

(4) 2

SUMMARY REPORT

TOTAL BIRDS SIGHTED	:	55
TOTAL NUMBER OF CARDS	:	1

\*\*\* END OF SUMMARY \*\*\*



# ENVIRONMENTAL PROTECTION AUTHORITY

1 MOUNT STREET, PERTH, WESTERN AUSTRALIA 6000

Telephone 090 227 7000

Please File

ON 110/81 C10

Secretary  
State Planning Commission

Attention: K Bayly

Your Ref. 73757  
Our Ref. 227/74 12152  
Enquiries

PHOTOCOPY

## PROPOSED SUBDIVISION ADJACENT TO LAKE WANNAMAL SHIRE OF GINGIN SYSTEM 6 RECOMMENDATION C10

I refer to your memorandum dated 28 July 1987 regarding a proposal to amalgamate and subdivide various locations adjacent to Lake Wannamal to create 1 lot of 725.5 hectares and 14 lots with an average size of approximately 11 hectares.

Your referral has been determined under Section 40 of the Environmental Protection Act 1986 as not requiring formal environmental impact assessment under Part IV of the Act. However, the Environmental Protection Authority (EPA) has decided to offer advice on environmental aspects of the proposal.

The subject land is located on the western shoreline of Lake Wannamal and is fairly low lying, with generally a 4-5 metre elevation. The soils in this locality are aeolian sand plain with low dunes and extensive swamps. The site has been inspected and the soil profiles show that the soils are mostly of deep unconsolidated sands which are easily leached. The soils at the Lake's edge are also deep unconsolidated sands which in some areas appear to be subjected to seasonal inundation. Potential throughflow of water and nutrients in these sands is high.

The vegetation in the more elevated areas close to the Lake is of the Banksia/Jacksonia association in the form of low open woodlands. The fringing vegetation is mostly a Eucalyptus (flooded gum)/Melaleuca association.

It should be noted that the eastern shore is totally different to the western shore in terms of soils and vegetation, and therefore land use comparisons, both existing and proposed, between the two shore lines should be done in view of these soil and vegetation differences.

Lake Wannamal and the fringing vegetation is reserved for Conservation of Flora and Fauna. The Lake is an important wetland which provides a summer refuge for waterbirds and is used regularly for breeding. The

Lake is also affected by System 6 area specific recommendation C10 which recommends that the conservation value of the area of freehold land be protected.

Although it is difficult to determine the hydrology of the western shore given the existing data base, it does appear that the water table is relatively close to the land surface and this, coupled with the soils high potential throughflow, suggests that:

- additional nutrient loads would be easily transported to the Lake; and
- increased downdraw of the groundwater table as a result of additional watering and irrigation practices could lower the Lake's water levels.

Both could result in the degradation of the Lake's ecosystem and consequently the waterbird habitat and overall integrity of the nature reserve.

It is probable that the Lake supports substantial midge/mosquito populations, and any future residents located in proximity to the Lake may demand the application of pesticides on the wetland. Other concerns associated with more intense development along the Lake's edge are cats and dogs, horses, trail bikes, pedestrian access, and invasion of noxious weeds, all of which can threaten the integrity and existence of the wetland system and its fauna.

In summary, the environmental impact of the proposed subdivision would depend mainly on the land uses conducted on the smaller lots. It is of some concern that the proponent has suggested piggeries, feral goat domestication and hobby farms as potential uses, all of which could have a significant impact on the adjacent nature reserve. However, given the present zoning of the land, on-going land use controls and management provisions to guide use and development of the proposed lots and safeguard environmental quality are unavailable. In addition, the proposal is inconsistent with the System 6 Recommendation as it does not provide a vegetation buffer between any land use activities occurring on the proposed lots and the lot boundaries closest to the Lake. The Authority is therefore opposed to the proposed subdivision.

R A Field  
DIRECTOR  
EVALUATION DIVISION

2 October 1987

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