

**ADVICE UNDER SECTION 48A(1)(a)  
ENVIRONMENTAL PROTECTION ACT 1986**

**Shire of Murray Local Planning Scheme 4 Amendment 336**

**Location: Lot 39 (no. 1818) Lakes Road, North Dandalup**

**Determination: Scheme Not Assessed – Advice Given (not appealable)**

**Determination Published: 16 December 2025**

**Summary**

The amendment proposes to rezone approximately 196 hectares (ha) of land in North Dandalup from the 'Rural' zone to the 'Special Rural' zone in the Shire of Murray (the Shire) Local Planning Scheme 4.

The EPA has considered the scheme amendment in accordance with the requirements of the *Environmental Protection Act 1986* (EP Act). The EPA considers that the scheme amendment is unlikely to have a significant effect on the environment and does not warrant formal assessment under Part IV of the EP Act. The EPA has based its decision on the original referral documentation provided by the Shire. Having considered this matter, the following advice is provided.

**Environmental Factors**

Having regard to the EPA's (2021) *Statement of Environmental Principles, Factors, Objectives and Aims of Environmental Impact Assessment*, the EPA has identified the following preliminary environmental factors relevant to this scheme amendment requiring advice:

- Flora and vegetation
- Terrestrial fauna
- Inland waters
- Social surroundings

**Advice and Recommendations regarding the Environmental Factors**

Flora and vegetation and Terrestrial fauna

The EPA notes that while historical clearing has occurred within the amendment area, implementation of the scheme amendment will result in the clearing of vegetation, including remnant vegetation in the southern portion of the lot which consists of high quality foraging habitat and potential breeding habitat for threatened species of black cockatoo (Baudin's, Carnaby's and Forest red-tailed black cockatoo). The EPA also notes the amendment area includes one black cockatoo nesting tree with a suitable breeding hollow.

The EPA reinforces the importance of native vegetation retention and retention of black cockatoo foraging and breeding habitat. In particular (where present) jarrah, marri and banksia

trees, and potential nesting trees should be retained as a priority, together with appropriate buffers, as part of future planning processes to mitigate impacts to black cockatoos. The EPA also recommends the EPA's (2021) guidance *Protection of naturally vegetated areas in urban and peri-urban areas* be implemented in the future stages of planning, to retain and manage environmental values.

The EPA notes and supports the existing and proposed scheme provisions to guide subdivision and the future development of land and recommends incorporation of larger lot sizes at subdivision, and siting of building envelopes to maximise fauna habitat retention. The EPA also notes and supports the proposed subdivision requirements for an environmental management plan and revegetation plan, and that these plans will assist to manage and mitigate impacts to environmental values.

The EPA recommends that future planning stages, in particular subdivision planning, also prioritise revegetation in Public Open Space areas, surplus cleared areas and landscaped and drainage areas/corridors with locally endemic species that provide foraging for species of black cockatoos. Designs should be informed by current research and guidelines.

#### Inland waters and Social Surroundings

The amendment area is subject to the Environmental Protection (Peel Inlet-Harvey Estuary) Policy 1992 and is a 'sewerage sensitive area' as identified by the Government Sewerage Policy 2019 (GSP 2019). It is also subject to the provisions of State Planning Policy 2.1 – Peel-Harvey Coastal Plain Catchment (SPP2.1).

The North Dandalup River runs through the amendment area, and two Conservation Category Wetlands are mapped within the proposed North Dandalup River foreshore area. Associated with the North Dandalup River is Aboriginal Registered Site Dandalup River (ID 27937).

The EPA supports the proposed foreshore reserve and management actions to protect ecological values and heritage values associated with the North Dandalup River. The EPA also notes the amendment includes specified land and related special provisions to be included within Schedule 4 – Special Rural Zone of the Scheme text to evaluate, protect and manage potential impacts.

#### Other environmental obligations

The EPA also advises that proposed development likely to cause significant impact to Matters of National Environmental Significance (e.g. black cockatoo values) may require referral to the Commonwealth for consideration under the *Environment Protection and Biodiversity Conservation Act 1999*.

### **Conclusion**

The EPA concludes the scheme amendment can be managed to meet the EPA's environmental objectives for Flora and vegetation, Terrestrial fauna, Inland waters and Social surroundings. Key environmental issues can be managed through existing and proposed local planning scheme provisions and future local planning requirements (subdivision approval). The EPA expects its advice is implemented to further manage and mitigate potential impacts to the above environmental values.