



## Environmental Protection Authority

Mr Daniel Simms  
Chief Executive Officer  
City of Wanneroo  
Locked Bag 1  
**WANNEROO WA 6946**

Our Ref: CMS17778  
Enquiries: Gerard O'Brien, 6364 7600  
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Dear Mr Simms

**DECISION UNDER SECTION 48A(1)(a)**  
***Environmental Protection Act 1986***

**SCHEME:** City of Wanneroo District Planning Scheme 2  
Amendment 179  
**LOCATION:** Lots 1, 2, 7, 12, 13, 36, 37 and 38 Caporn Street,  
Wanneroo  
**RESPONSIBLE AUTHORITY:** City of Wanneroo  
**DECISION:** Referral Examined, Preliminary Investigations  
and Inquiries Conducted. Scheme Amendment  
Not to be Assessed Under Part IV of EP Act.  
Advice Given. (Not Appealable)

Thank you for referring the above proposed scheme to the Environmental Protection Authority (EPA).

After consideration of the information provided by you, the EPA considers that the proposed scheme should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) but nevertheless provides the attached advice and recommendations. I have also attached a copy of the Chairman's determination of the scheme.

Please note the following:

- For the purposes of Part IV of the EP Act, the scheme is defined as an assessed scheme. In relation to the implementation of the scheme, please note the requirements of Part IV Division 4 of the EP Act.
- There is no appeal right in respect of the EPA's decision to not assess the scheme.

A copy of the Chairman's determination, this letter and the attached advice and recommendations will be made available to the public via the EPA website.

Yours sincerely



**Anthony Sutton**  
**Delegate of the Environmental Protection Authority**  
Executive Director  
EPA Services

12 March 2020

Encl. Scheme Advice and Recommendations  
Chairman's Determination

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

**City of Wanneroo District Planning Scheme No.2 Amendment No.179**

**Location:** Lot 1, 2, 7, 12, 13, 36, 37 and 38 Caporn Street, Wanneroo

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

**Determination Published:** 16 March 2020

**Summary**

The City of Wanneroo (the City) proposes to rezone 26.56 hectares of land at Lot 1, 2, 7, 12, 13, 36, 37 and 38 Caporn Street, Wanneroo from the Rural Resource to the Urban Development zone in the District Planning Scheme.

The Environmental Protection Authority (EPA) has considered the scheme amendment in accordance with the requirements of the *Environmental Protection Act 1986* (EP Act). The EPA considers 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 documentation provided by the City and having considered this matter, the following advice is provided.

**Environmental Factors**

The EPA has identified the following preliminary environmental factors relevant to this scheme amendment:

- Flora and Vegetation;
- Terrestrial Fauna; and
- Social Surroundings.

**Advice and Recommendations regarding Environmental Factors**

Flora and Vegetation and Terrestrial Fauna

It is understood based on earlier surveys that whilst much of the vegetation is mapped as 'Good' to 'Completely Degraded', the amendment area potentially contains:

- Banksia Woodlands of the Swan Coastal Plain Threatened Ecological Community;
- Karakatta Central and South vegetation complex, which only has 23.5% of its original extent remaining; and
- habitat for threatened species of black cockatoo.

The EPA supports the retention of these values through the future stages of planning, informed by existing survey information. The EPA also supports the positioning of Public Open Space, with the retention of these values, in the south of Lot 38 as described in the November 2012 Concept Plan by John Chapman Town Planning Consultants. Any proposed conservation areas should be consistent with the guidelines described in EPA Environmental Protection Bulletin No. 20 *Protection of naturally vegetated areas through planning and development*.

### Social Surroundings

The amendment area comprises of a mix of rural-residential properties, market gardens, cleared and vacant land. It is noted that any site contamination will be managed in accordance with the *Contaminated Sites Act 2003*.

As the market gardens are currently operational, the EPA's Guidance Statement No.3 *Separation Distances between Industrial and Sensitive Land Uses* provides advice on generic separation distances. The EPA expects that development will take these guidelines into account if a staged approach to development is to occur.

### **Conclusion**

The EPA concludes that the amendment can be managed to meet the EPA's environmental objectives through existing planning controls. The EPA further recommends the future structure plan and subdivision contain specific measures to avoid and/or manage the impacts to environmental values.