

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

Our Ref: CMS 17855  
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Dear Mr Simms

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

<b>SCHEME</b>	<b>City of Wanneroo District Planning Scheme 2 Amendment 183</b>
<b>LOCATION</b>	<b>Lots 10 and 11 Dundobar Road and Lots 28 and 29 Belgrade Road Wanneroo</b>
<b>RESPONSIBLE AUTHORITY</b>	<b>City of Wanneroo</b>
<b>DECISION</b>	<b>Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of the EP Act. Advice Given. (Not Appealable)</b>

Thank you for referring the above 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 Chair'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 Chair's determination, this letter and the attached advice and recommendations will be made available to the public via the EPA website.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'R Hughes', is positioned above the printed name and title.

**Dr Robert Hughes**  
**Delegate of the Environmental Protection Authority**  
Director  
EPA Services

21 February 2022

Encl. Chair's Determination  
Scheme Advice and Recommendations

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

**City of Wanneroo District Planning Scheme 2 Amendment 183**

**Location: Lots 10 and 11 Dundobar Road and Lots 28 and 29 Belgrade Road  
Wanneroo**

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

**Determination published: xx February 2022**

**Summary**

Amendment 183 proposes to rezone Lots 10 and 11 Dundobar Road and Lots 28 and 29 Belgrade Road Wanneroo from Rural Resource to Urban Development and amend the scheme map accordingly. The amendment also proposes to include into Schedule A – Supplementary provisions to the deemed provisions, subclause (3) relating to Clause 69 of the deemed provisions. Subclause (3) is intended to enable development contributions to be required at time of development approval, should no subdivision or amalgamation be involved.

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 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 documentation provided by the City of Wanneroo. Having considered this matter, the following advice is provided.

**Environmental factors**

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

- Flora and Vegetation
- Terrestrial Fauna

**Advice and recommendations regarding the environmental factors**

The EPA has previously considered the Urban Deferred Metropolitan Region Scheme (MRS) zoning of the Amendment 183 area, through MRS Amendment 1308/41 (East Wanneroo). In its advice of 1 February 2016, the EPA advised that future local scheme amendments within the East Wanneroo area should contain specific mechanisms and provisions to adequately secure, protect and manage the environmental values and impacts to these values.

The amendment area contains 2.2 hectares (in two patches of 0.98 ha and 1.22 ha) of remnant native vegetation in 'Very Good' condition. The vegetation is representative of Banksia Woodlands of the Swan Coastal Plain and contains foraging habitat for threatened species of black cockatoo. Three *Eucalyptus marginata* trees within the amendment area have been identified as potential breeding trees. As initiated, the Amendment 183 does not contain any text/map provisions regarding management of the above values.

The EPA supports the City's proposed modification to Amendment 183 to include the following provisions in Part 5 (Special Controls of DPS 2), to address management of these values:

**5.5 LOTS 10 & 11 DUNDEBAR ROAD AND LOTS 28 & 29 BELGRADE ROAD,  
WANNEROO**

*5.5.1 A Local Development Plan to be approved prior to any subdivision and development occurring.*

*5.5.2 Local Development Plans prepared for this land shall include provisions relating to the retention and protection of fauna habitat and flora and vegetation values being incorporated into the design of future on-site development, in consultation with the Department of Biodiversity, Conservation and Attractions; and*

*5.5.3 Subdivision and development on this land is to be in accordance with the approved Local Development Plan.*

It is recommended that the local development plan identify and retain potential breeding trees and a consolidated area (or areas) of native vegetation with a focus on areas that maximise retention of both black cockatoo foraging habitat and potential breeding habitat trees. Considerations for selection of the area(s) should also include habitat and vegetation quality, minimisation of impact from fire management requirements, shape to reduce edge effect and utilisation for passive recreation consistent with the proposed future retirement village development.

Future development applications within the amendment area may also require a clearing permit under Part V of the EP Act.

**Conclusion**

The EPA concludes that the implementation of the amendment can be managed to meet the EPA's environmental objectives for Flora and Vegetation and Terrestrial Fauna. Potential impacts can be adequately managed to meet the EPA's objectives through existing scheme provisions and planning controls. The EPA recommends its advice is implemented to mitigate potential impacts to Flora and Vegetation and Terrestrial Fauna, in particular the proposed modification of the scheme text to include further provisions.