

Mr James Pearson
Chief Executive Officer
City of Joondalup
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Our Ref: CMS 18193
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Dear Mr Pearson

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

SCHEME	City of Joondalup Local Planning Scheme 3 Amendment 10
LOCATION	Lot 1 Vive Avenue and Lots 2-4 Camberwarra Drive, Craigie
RESPONSIBLE AUTHORITY	City of Joondalup
DECISION	Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of the EP Act. Advice Given. (Not Appealable)

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



Shaun Meredith
Delegate of the Environmental Protection Authority
Executive Director
EPA Services

11 May 2022

Encl. Chair's Determination
Scheme Advice and Recommendations

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

City of Joondalup Local Planning Scheme 3 Amendment 10

Location: Lot 1 Vive Avenue & Lots 2-4 Camberwarra Drive, Craigie

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

Determination Published: 16 May 2022

Summary

The City of Joondalup (the City) proposes to rezone Lot 1 Vive Avenue and Lots 2-4 Camberwarra Drive, Craigie from 'Urban Development' to 'Residential', 'Public Open Space (POS)' and 'Local Road' reserve (proposed amendment). The proposed amendment is to reflect existing subdivision and development that has occurred at the site in accordance with the approved *Craigie High School Site Local Structure Plan* (structure plan).

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 original referral documentation for this amendment. Having considered this matter, the following advice is provided.

Environmental Factors

Having regard to the EPA (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:

- Flora and Vegetation
- Terrestrial Fauna

Advice and Recommendations regarding the Environmental Factors

The proposed amendment is largely developed, except two remaining cleared lots and an area consisting of remnant vegetation which is proposed to be rezoned to Public Open Space (POS).

The EPA notes that the northernmost area proposed to be rezoned POS (proposed northern POS site) contains mapped habitat for the Carnaby's Cockatoo (*Calyptorhynchus latirostris*) (endangered under the *Biodiversity Conservation Act 2016* and *Environment Protection and Biodiversity Conservation Act 1999*) and the Graceful Sunmoth (*Synemon gratiosa*) (state-listed Priority 4).

The proposed northern POS site is also located within Reserve 33739, managed by the City of Joondalup for the purposes of 'public recreation'. The majority of Reserve 33739 is zoned 'Environmental Conservation' under LPS 3, excepting the portion proposed for POS under this amendment.

Noting the records of Graceful Sunmoth within the proposed northern POS area, and the potential black cockatoo habitat within and adjacent to the area, the EPA recommends:

- Potential fauna habitat and significant trees within the proposed POS area are retained as part of any future works.
- Any future works within the proposed POS areas should consider the EPA (2021) *Guidance for planning and development: Protection of naturally vegetated areas in urban and peri-urban areas* with regard to the interface between the proposed POS and 'Environmental Conservation' zone.

Conclusion

The EPA concludes the scheme amendment can be managed to meet the EPA's environmental objectives through the proposed scheme provisions and existing planning processes. The EPA recommends its advice is implemented to mitigate potential impacts to the above environmental factors.