



GOVERNMENT OF  
WESTERN AUSTRALIA

# Environmental Protection Authority

## S48A Referrals

**Title:** City of Wanneroo District Planning Scheme 2 Amendment 202

**Location:** Neerabup Industrial Area

**Description:** Amendment 202 proposes to rezone land from 'Industrial Development' to 'General Industrial' and 'Service Industrial', and 'General Industrial' to 'Service Industrial', along with the introduction of 'Additional Uses'. Amendment 202 also proposes rezoning of land from the 'Industrial Development' zone to 'Local Scheme Reserve – Public Use', and from 'Industrial Development' to 'Conservation'. Scheme text amendments related to land use permissibility are also proposed.

**Ref ID:** CMS18240

**Date Received:** 25/07/2022

**Date Sufficient Information Received:** 25/07/2022

**Responsible Authority:** City of Wanneroo Locked Bag 1, Wanneroo WA 6946

**Contact:** Joseph Coppola

**Preliminary Environmental Factors:** Inland Waters, Terrestrial Fauna, Flora and Vegetation, Subterranean Fauna and Social Surroundings


**Potential Significant Effects:** Potential impacts associated with possible clearing of vegetation and fauna habitat; surface water and groundwater management, quantity and quality within the Gngara Groundwater System; potential impact to Subterranean Fauna; and proximity to sensitive land uses.

**Management:** The zoning change from 'Industrial Development' to 'General Industrial' will have consistent land uses implemented. The EPA supports the Conservation reservation to retain values, which is consistent with previous planning. The EPA has historically considered future industrial development in this area and provided advice, the most recent of which is available [here](#). Potential impacts to and management of environmental values can be addressed through future planning processes, government policies, existing clearing permits, scheme text and previous EPA advice.

**Determination:** **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of EP Act. No Advice Given. (Not Appealable)**

The EPA has carried out some investigations and inquiries before deciding not to assess this scheme. In deciding not to formally assess schemes, the EPA has determined that no further assessment is required by the EPA.

This Determination is not appealable.

Chair's Initials: 

Date: 19 August 2022

Attachment 1: Public advice under Section 39A(7) Lot 701 Flynn Drive Neerabup, 2012