



Environmental Protection Authority

s.48A Referrals

Title: City of Wanneroo District Planning Scheme 2 Amendment 224

Location: Yanchep (Jindowie West) and Yanchep (Jindowie East) Agreed Local Structure Plan (ASP) No. 40 and No. 76

Description: The amendment proposes to rationalise various lots and reserves by rezoning land from:

- 'Urban Development' to 'Residential (R30, R40, R60)'
- 'Urban Development' to 'Public Open Space' (POS)
- 'Urban Development' to 'Local Road'
- 'Urban Development' to 'Service Commercial'
- 'Urban Development' to 'Mixed Use (R40)'
- 'Urban Development' to 'Commercial (R100).'

The ASP No. 40 and No. 76 scheme text and maps are to be amended accordingly.

Ref ID: APP-0025664

Date Received: 11/09/2024 **Date Sufficient Information Received:** 11/09/2024

Responsible Authority: Christine Hewett

Contact: City of Wanneroo

Preliminary Environmental Factors: Flora and vegetation, Terrestrial fauna

Potential Significant Effects: None. Implementation of the amendment may provide for enhanced protection of environmental values.

Protection: Implementation of the amendment will provide for the transfer of vegetated areas to POS reservations, which may facilitate enhanced protection of environmental values.

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

The Environmental Protection Authority (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.

A/Deputy Chair's Initials:

Date: 27 September 2024