



Environmental Protection Authority

s.48A Referrals

Title: City of Wanneroo District Planning Scheme 2 Amendment 232

Location: Portion Lot 810 (No. 1397) and Lot 811 (No. 1387) Wanneroo Road, Wanneroo

Description: The amendment proposes to insert 'Restaurant/Café' as an additional use in existing 'Additional Use 37' (Schedule 2), applicable to Lots 810 and 811 Wanneroo Road, Wanneroo, and to modify existing text for 'Shop'.

Ref ID: APP-0029731 / REC-0001520

Date Received: 02/07/2025 **Date Sufficient Information Received:** 02/07/2025

Responsible Authority: City of Wanneroo

Contact: Julie-Anne de Vos

Preliminary Environmental Factors: Flora and vegetation, Terrestrial fauna and Inland waters

Potential Significant Effects: The amendment area contains remnant vegetation, including a patch of Banksia woodland, which may provide suitable black cockatoo habitat. Lake Joondalup is located adjacent to the amendment area.

Protection: The Environmental Protection Authority (EPA) notes that implementation of the amendment is unlikely to result in a significant impact to flora and vegetation, terrestrial fauna, and inland waters values. The EPA acknowledges that the amendment does not intend to increase the existing built form within the amendment area. The EPA considers that potential impacts to the above environmental values can be managed through existing scheme text (including provisions under Special Control Area 1, and the associated wetland buffer to Lake Joondalup), as well as future planning processes.

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 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: 14 July 2025