



## Environmental Protection Authority

s.48A Referrals

**Title:** City of Wanneroo District Planning Scheme 2 Amendment 238

**Location:** Various lots and reserves within East Wanneroo Cell 2 (Sinagra) Agreed Structure Plan No. 4 (ASP4)

**Description:** The amendment proposes to normalise ASP4 by transferring various lots and reserves from 'Urban Development' to 'Residential' (various R-codes), 'Public Purposes', 'Local Road', and 'Public Open Space' (POS). The ASP4 text and associated scheme maps are to be amended accordingly.

**Ref ID:** APP-0035501 / REC-0002039

**Date Received:** 14/05/2026      **Date Sufficient Information Received:** 14/05/2026

**Responsible Authority:** City of Wanneroo

**Contact:** Julie de Vos

**Preliminary Environmental Factors:** Flora and vegetation, Terrestrial fauna

**Potential Significant Effects:** The ASP4 area is primarily developed and contains pockets of remnant vegetation that may provide suitable habitat for threatened black cockatoos.

**Protection:** Implementation of the amendment will enable the transfer of areas with vegetation that may provide habitat for threatened fauna to POS reserves and may facilitate enhanced protection of environmental values.

The EPA recommends future planning processes consider the retention of mature trees.

**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: 25 May 2026