

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

City of Wanneroo District Planning Scheme No. 2 – Amendment No. 217

Location: Various land parcels within the Banksia Grove and Carramar localities

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

Determination Published: 20 March 2026

Summary

The scheme amendment proposes to normalise the Banksia Grove Agreed Structure Plan No. 21A and the Banksia Grove District Centre Structure Plan No. 65 by: (i) reclassifying various land parcels in the Urban Development zone to Residential and Commercial zones and Public Open Space, Public Purposes, Drainage/Waterway, Local Road and Environmental Conservation local scheme reserves; (ii) applying Residential Density codes to Residential zoned lots; and (iii) deleting text from Schedule 7 (Centre and Commercial Zones) of the scheme.

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 provides the following advice and recommendations on environmental factors relevant to the proposed scheme amendment.

Environmental Factors

Having regard to the EPA's *Statement of Environmental Principles, Factors, Objectives and Aims of Environmental Impact Assessment* (2021), the EPA has identified the following preliminary environmental factors relevant to this scheme amendment:

- Flora and Vegetation
- Terrestrial Fauna
- Social Surroundings

Advice and Recommendations regarding the Environmental Factors

Flora and Vegetation / Terrestrial Fauna

Public open space (POS) within the amendment area contains native vegetation with the following environmental values:

- 'Banksia attenuata woodlands over species rich dense shrublands' threatened ecological community, listed as critically endangered under the *Biodiversity Conservation Act 2016* (BC Act)
- 'Banksia Woodlands of the Swan Coastal Plain' ecological community, listed as endangered under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and a priority ecological community at State level
- Foraging habitat for Carnaby's and Forest Red-tail Black Cockatoo species, listed as endangered under the EPBC Act and BC Act

- Under-represented vegetation complex 'Karrakatta Complex – Central and South', which has less than 10% identified for protection in the Perth metropolitan region under Bush Forever.

The scheme amendment proposes to reclassify some areas of POS containing native vegetation to 'Environmental Conservation' local scheme reserve. The EPA supports the proposed reclassification of POS areas containing native vegetation to 'Environmental Conservation' reserve, as it will achieve greater protection of biodiversity under the local planning scheme.

The EPA notes that the scheme amendment proposes to reclassify some other areas of POS containing native vegetation to 'Public Open Space' local scheme reserve. The scheme's objectives for these reserves are: (i) to set aside areas of POS, particularly those established under s. 152 of the *Planning and Development Act 2005*; and (ii) to provide for a range of active and passive recreation uses such as recreation buildings and courts and associated car parking and drainage.

In light of cumulative impacts on vegetation, flora and fauna in the Perth metropolitan region, the EPA recommends that additional POS areas containing native vegetation should be reclassified to 'Environmental Conservation' local scheme reserve. Within the amendment area, the eastern portion (approximately 0.8 hectares) of Discovery Park (R 51903) should be reclassified to 'Environmental Conservation', in addition to the northern portion (approximately 2 hectares) already being proposed.

The EPA advises that additional protection of biodiversity in local reserves could be achieved by the local government pursuing changes to the reserve purpose on management orders of relevant reserves, through a process administered by the Department of Planning, Lands and Heritage under the *Land Administration Act 1997*. Changing the reserve purpose to 'recreation and conservation' (or similar) would ensure that the management and use of these reserves is consistent with the EPA's objectives and the local planning scheme's intent.

Social Surroundings

The EPA notes that the scheme amendment proposes to reclassify POS containing a registered Aboriginal cultural heritage place protected under the *Aboriginal Heritage Act 1972* to 'Environmental Conservation' local scheme reserve. Although this provides greater protection under the local planning scheme, the EPA advises that the management order for this reserve could be changed to reflect its intended purpose.

Conclusion

The EPA concludes that the scheme amendment can be managed to meet the EPA's objectives for the Flora and Vegetation, Terrestrial Fauna and Social Surroundings environmental factors through reclassification of POS areas containing native vegetation to 'Environmental Conservation' local scheme reserve.

The EPA advises that consideration be given to changing the reserve purpose on management orders of reserves classified as 'Environmental Conservation', so that future use of Crown land is consistent with the local planning scheme's intent. The EPA also notes that improved biodiversity outcomes may also be achieved through future restoration activities within these local reserves.

The EPA recommends implementation of the above advice to mitigate the potential impacts of urban land use on environmental factors.

