

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

City of Wanneroo District Planning Scheme 2 Amendment 237

Location: Capricorn Coastal Village Agreed Local Structure Plan No. 44 and Capricorn Coastal Node Local Structure Plan No. 75

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

Determination Published: 11 June 2026

Summary

The amendment proposes to normalise the Capricorn Coastal Village Agreed Local Structure Plan No. 44 (ASP44) and Capricorn Coastal Node Local Structure Plan No. 75 (SP75) (the amendment areas), by transferring various land parcels from ‘Urban Development’ to ‘Residential’ (R5, R20, R30, R40, R60), ‘Public Open Space’ (POS), ‘Commercial’ (R60), ‘Mixed Use’ (R30), and ‘Local Scheme Reserve – Local Road’. The amendment also proposes to delete text from Schedule 17 (Land Use Permissibility for Structure Plans and Precinct Structure Plans) of the scheme text, to reflect changes in zoning.

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 has based its decision on original referral documentation and additional information provided by the City of Wanneroo. Having considered this matter, the following advice is provided.

Environmental Factors

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

- Flora and vegetation
- Terrestrial fauna.

Advice and Recommendations regarding the Environmental Factors

Flora and Vegetation and Terrestrial Fauna

The EPA notes that the amendment areas contain native vegetation representative of the Quindalup Complex and may provide suitable habitat for Carnaby’s and Forest red-tailed black cockatoos listed as ‘Endangered’ and ‘Vulnerable’ under the *Environment Protection and Biodiversity Conservation Act 1999* and *Biodiversity Conservation Act 2016*.

The scheme amendment proposes to reclassify some land parcels containing native vegetation to POS reserves. The Scheme's objectives for POS 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. The EPA advises that consistent with the POS reserve objectives, native vegetation is at risk of being cleared.

The amendment also proposes that Lot 9073 and 9074 Campground Road will remain as 'Urban Development'. These areas are identified in ASP44 as future POS reserves. The EPA recommends that consideration be given to the retention of native vegetation in these POS areas.

The EPA recommends that several areas proposed for POS containing native vegetation should be reclassified to 'Environmental Conservation' local scheme reserve, to provide for stronger environmental protection outcomes. These areas are: (i) Treeside Park (southern portion of R 49105); (ii) Granite Park (R 49996); (iii) Mullins Park (R 50271); and (iv) Old Nursery Park (R 49114).

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.

The EPA also advises that a clearing permit under Part V of the EP Act may be required, should the clearing of vegetation occur for future development within POS reserves.

SP75 - Environmental Condition Area 2

The area adjacent to (but outside) SP75 was subject to EPA assessment by the EPA, with Ministerial Statement No. 538 (MS538) – City of Wanneroo Town Planning Scheme No. 1 Amendment No. 787 published on 15 February 2000. The EPA expects that future development within SP75 is consistent with EC2 conditions, as stipulated in Schedule 5 of DPS2.

Conclusion

The EPA concludes the scheme amendment can be managed to meet the EPA's environmental objectives for flora and vegetation and terrestrial fauna environmental factors through reclassification of reserves containing larger areas of native vegetation to 'Environmental Conservation' local scheme reserves. The EPA recommends implementation of the above advice to mitigate potential impacts of urban land use on environmental factors.