



GOVERNMENT OF
WESTERN AUSTRALIA

Environmental Protection Authority

s.48A Referrals

Title: City of Wanneroo District Planning Scheme 2 Amendment 217

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

Description: The scheme amendment proposes to normalise the Banksia Grove local structure plan and district centre plan by 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; applying Residential Density codes to Residential zoned lots; and deleting text from Schedule 7 (Centre and Commercial Zones) of the scheme.

Ref ID: APP-0033996 / REC-0001926

Date Received: 27/02/2026 **Date Sufficient Information Received:** 27/02/2026

Responsible Authority: City of Wanneroo, 23 Dundobar Road, Wanneroo WA 6065

Contact: Joseph Coppola, Specialist Planner

Preliminary Environmental Factors: Flora and Vegetation, Terrestrial Fauna, Social Surroundings

Potential Significant Effects: Implementation of the scheme amendment may result in impacts to vegetation, flora and fauna through future clearing for development within public open space reserves.

Protection: The EPA recommends that consideration be given to reclassifying area within proposed Public Open Space to the Environmental Conservation local scheme reserve, to provide for the ongoing protection of biodiversity including threatened species and ecological communities.

Determination: **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed under Part IV of the EP Act. Advice Given. (Not Appealable).**

The EPA has carried out investigations and enquiries before deciding not to assess this scheme amendment. In deciding not to formally assess the scheme amendment, the EPA has determined that no further assessment is required by the EPA.

This Determination is not appealable.

Chair's Initials:

Date: 19 March 2025