



GOVERNMENT OF  
WESTERN AUSTRALIA

## Environmental Protection Authority

s.48A Referrals

**Title:** City of Wanneroo District Planning Scheme 2 Amendment 237

**Location:** Capricorn Coastal Village Agreed Structure Plan No. 44 (ASP44) and Capricorn Coastal Node Structure Plan No. 75 (SP75), Yanchep

**Description:** Amendment No. 237 proposes to normalise ASP44 and SP75 by transferring various land parcels in the Yanchep locality from the 'Urban Development' zone to: (i) Residential (various R-codes), Commercial (R60), Mixed Use (R30 or R60), Local Road reserve, and Public Open Space (POS) reserve. The amendment also proposes changes to Schedule 17 (Land Use Permissibility for Structure Plans and Precinct Structure Plans), and other administrative scheme text changes, to reflect the changes in zoning.

**Ref ID:** APP-0035500 / REC-0002056

**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:** Implementation of the scheme amendment may result in impacts to flora and vegetation and terrestrial fauna from future clearing for development within POS reserves.

**Protection:** The Environmental Protection Authority (EPA) supports the proposed reclassification of land within ASP44 and SP75 to POS local scheme reserve.  
  
Advice is provided for the factors of flora and vegetation and terrestrial fauna, highlighting specific areas recommended to be placed in the Environmental Conservation local scheme reserve, and additional measures to protect and manage potential impacts to environmental values.

**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 some 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: 11 June 2026