

# City of Wanneroo

## Environmental Planning Considerations Report (EPC)



Based on data supplied by WALGA and Landgate



©Western Australian Land Information Authority (2020):  
Cadastral/Property boundaries  
Hydrography lines  
Crown Reserves

Reports are generated only for datasets covering the selected area. Absence of threatened flora, fauna and ecological communities' records within a selected area does not necessarily mean those features are not present. See further information on how to interpret the datasets in the Explanatory Notes.

## Acknowledgement

This report and the application it is produced from is based on the discontinued WALGA Environmental Planning Tool developed by Fluffy Software.

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### 3 Summary

If any of the listed matters are mapped in or within a defined buffer of the selected area read corresponding section in this report for details or seek further advice.

'No data' status indicates there is no data recorded in the system and shall not be interpreted as absence of the reported environmental matter. Confirmation may require field survey.

<b>Environmental Matters Requiring Further Investigation</b>	<b>Status</b>	<b>See section</b>
EPC Site ID	3	3.1
Selected Area in Hectare (ha) or square meters (m2)	42.29 m2	3.1
Environmentally Sensitive Area *	Yes	5.2
Native Vegetation **	Yes	4.2.2
Threatened Ecological Communities	No Data	4.1.4
Threatened or Priority Flora within selected area	No Data	4.1.1
Threatened or Priority Flora within 5km Buffer		4.1.1
WAHerb Threatened or Priority Flora within selected area	No Data	4.1.2
WAHerb Threatened or Priority Flora within 5km Buffer	Yes	4.1.2
Threatened or Priority Fauna within selected area	No Data	4.1.3
Threatened or Priority Fauna within 5km Buffer	Yes	4.1.3
Mapped as potential fauna habitat	Yes	4.1.6 – 4.1.8
Geomorphic Wetland	No Data	4.3
Ecological Linkages	Yes	4.5
Adjoining a conservation area (DBCA managed)	Yes	10.3 & 10.5
<b>Environmental Policy and other relevant matters</b>	<b>Status</b>	<b>See section</b>
Acid Sulfate Soils	No Data	7.7
Public Drinking Water Source Area	No Data	11.2
RIWI Groundwater/ Surface Areas	Perth Groundwater Areas	11.4
Bush Forever	Yes	10.3
Regional Park	No Data	10.4
Aboriginal Heritage Site	Yes	7.11.1
Heritage –State (State Identified)	Yes	7.11.2
Heritage – Local (COW Identified)	No Data	7.11.3
Contaminated Site	No Data	7.12
Bushfire Prone Areas	Yes	7.13
CHRMAP Polygon	Yes	8.2
Karst	Low	8.3
Unexploded Ordnance (UXO)	Yes	8.4
<b>Local Government Specific Information</b>	<b>Status</b>	<b>See section</b>
Local Biodiversity Strategy		8.1
Intersected Cadastre Lots		3.2
Address of Intersected Lots		3.2

\* No exemptions for clearing of native vegetation apply.

\*\* Note vegetation extent mapping does not show small patches, some wetlands and native trees. Confirm presence/absence via aerial photography or site visit.

### 3.1 Site and Area

Calculated area of site 3 is hectares (ha).

### 3.2 Intersected Cadastre Lots

The polygon of the EPC site intersects the below listed cadastre lots.

Lot: 15451 DP: 40341
501 Pipidinny Road EGLINTON

### 3.8 Services Trails

The site is near DBCA Services trails.

<b>The selected area is within 50m of the following track and trail types:</b>
No Data

#### LEGEND:

- ★ Threatened and Priority Flora
- Threatened and Priority Fauna
- ★ WAHerb
- ~ DE\_EPC\_Site
- ~ Suburbs
- ~ Parcel Boundaries
- ~ Road
- ~ Road Proposed
- ~ Local Government Boundary
- ~ Road Reserve
- ~ Wanneroo\_Feb\_2021





## 4 Environmental Considerations

### 4.1 Threatened flora, fauna and ecological communities

To search for Matters of National Environmental Significance that might occur in the area of your interest go to [Protected Matters Search Tool](#) available through the Department of Environment.

For parts of the State with poor data coverage, additional information might be found by searching the Department of Water and Environmental Regulations online portal, [Index of Biodiversity Surveys for Assessments](#) which provides access to information about land-based surveys in Western Australia. IBSA can be searched by geographic regions.

#### 4.1.1 Threatened and Priority Listed Flora Summary

Records of Threatened and/or Priority Listed Flora are available for the selected area. Threatened flora are protected and cannot be removed without ministerial consent. Advice should be sought from the Department of Biodiversity, Conservation and Attractions before development occurs on this site. Refer to the [EPA Technical Guidance Flora and Vegetation Surveys for Environmental Impact Assessment](#) to select appropriate flora and vegetation survey protocols

Summary of records within the selected area by conservation status (number of records)	
Threatened – EPBC Act listed	No data
Threatened – State listed	0
Priority	0
Summary of records within 5km of the selected area by conservation status (Number of records)	
Threatened – EPBC Act listed	No data
Threatened – State listed	0
Priority	2



#### 4.1.2 WA Herbarium Threatened and Priority Listed Flora Summary

Summary of records within the selected area by conservation status (number of records)	
Threatened – WAHerb listed	0
Priority – WAHerb listed	0
Summary of records within 5km of the selected area by conservation status (Number of records)	
Threatened – WAHerb listed	1
Priority – WAHerb listed	25

For the full list of records refer to Appendix 1.1

#### 4.1.3 Threatened and Priority Fauna and Fauna Habitat Summary

Records of Priority or Threatened Fauna are available for the selected area. Advice should be sought from the Department of Biodiversity, Conservation and Attractions before development occurs on this site. Refer to the [EPA Technical Guidance Terrestrial Fauna Surveys](#) to select appropriate fauna survey protocols

Summary of records within the selected EPC Site by conservation status (number of records)	
Threatened – EPBC Act listed	0
Threatened/Specially protected – State listed	0
Priority	0
Summary of records within 5km of the selected area by conservation status (Number of records)	
Threatened – EPBC Act listed	120
Threatened – State listed	121
Priority	88

For the full list of records refer to Appendix 1.2.

#### 4.1.4 Threatened and Priority Ecological Communities

This selected area may contain a threatened or priority ecological community. Advice should be sought from the Department of Biodiversity, Conservation and Attractions (DBCA) before development occurs on this site. Further information on a TEC or PEC record can be obtained from DBCAs [Species and Communities Branch](#) by quoting the **Occ\_Unique number** for that record and the source data reference number **Ref: 15-0221EC**.

For information to assist in referral, environmental assessment and compliance issues relating to TECs listed under the Commonwealth legislation, refer to the [Listing Advice](#) and/or [Conservation Advice and Recovery Plan](#). The Listing and/or Conservation Advice define the national ecological community and may include Key Diagnostic Characteristics, Condition Thresholds, Priority Research and Conservation Actions and additional considerations. For further information on EPBC Listed TECs, please go to the Department of the Environment and Energy website: [Threatened species and ecological communities page](#).

Summary of Threatened and Priority Listed Ecological Community's Records Intersecting EPC Site	
Threatened – EPBC Act listed	0
Threatened/Specially protected – State listed	0
Priority	0
Summary of Threatened and Priority Listed Ecological Community's Records Intersecting EPC Site within 5km Buffer	
Threatened – EPBC Act listed	55
Threatened/Specially protected – State listed	4
Priority	55

For the full list of records refer to Appendix 1.3

#### 4.1.6 Carnaby's Cockatoo Habitat

Carnaby's cockatoo (*Calyptorhynchus latirostris*) is listed as 'fauna that is rare or likely to become extinct' (generally referred to as threatened fauna) under the Western Australian Wildlife Conservation Act 1950 Wildlife Conservation (Specially Protected Fauna) Notice 2011. It has been ranked as 'Endangered' under the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999*.

If the selected area contains remnant vegetation, investigation for Carnaby's cockatoo feeding habitat is required.

<b>Carnaby Cockatoo Habitat</b>	
<b>The selected area is within the following mapping layers :</b>	
Remnant vegetation (in ha)	0.004
Confirmed feeding habitat (in ha)	0
'Confirmed' breeding area buffer (in ha)	0.004
'Possible' breeding area buffer (in ha)	0.004
'Confirmed' roosting area (in ha)	0
'Confirmed' roosting area, buffered 6km (in ha)	0.004
'Possible' roosting area (in ha)	0
'Possible' roosting area, buffered 6km (in ha)	0.004

#### 4.1.7 Key Biodiversity Areas (Birds)

This selected area contains or is adjacent to a Key Biodiversity Area (Birds). Key Biodiversity Areas (Birds) dataset has been prepared by Birds Australia to support the conservation of birds and biodiversity by all spheres of Government and community.

The selected area intersects the below listed Key Biodiversity Area (KBA)

<b>Key Biodiversity Area (KBA)</b>
26933 - Northern Swan Coastal Plain IBA , <a href="#">More information</a>

#### 4.1.8 Potential Quenda Habitat

Quenda or southern brown bandicoot (*Isoodon obesulus fusciventer*) is listed as Priority 4 species by State Government. The potential Quenda habitat layer indicates where this species is likely to occur in the Swan Region. It can be used to identify where targeted site visits should focus to confirm the habitat presence, its use and quality.

<b>The selected area contains potential Quenda habitat (in ha):</b>
0.00

### 4.2.2 Remnant Vegetation

This area contains remnant vegetation. The clearing of remnant native vegetation is prohibited unless a clearing permit is obtained from the Department of Environmental Regulations, or for an exempt purpose or activity under the [Environmental Protection \(Clearing of Native Vegetation\) Regulations 2004](#).

#### 4.2.2.1 Environmental Protection (Clearing of Native Vegetation) Regulations 2004, Statewide vegetation statistics

To view the retention and protection status of Beard vegetation associations, download reports prepared by the DBCA Statewide Vegetation Statistics.

The selected area retains native vegetation representative of the following Beard vegetation associations by IBRA 7.1 subregion	
IBRA Subregion (Code) :	
Beard Vegetation Association	
Remnant Vegetation (Ha)	

#### 4.2.2.3 Environmental Protection (Clearing of Native Vegetation) Regulations 2004, Vegetation extent by Vegetation complexes

Conservation significance of vegetation complexes for the Perth and Peel Regions is summarised in the following document: Poorly Represented Vegetation Complexes, including the explanation for the retention and protection thresholds used below.

Vegetation complexes occurring within the Swan Coastal Plain and Jarrah Forest are classified into the following categories shown in brackets after the complex name:

- a) Vegetation complexes with less than 10% of pre-European extent remaining and < 10% being protected within the Swan Coastal Plain and Jarrah Forest IBRA regions
- b) Vegetation complexes with less than 30% of pre-European extent remaining and less than 10% being protected within the Swan Coastal Plain and Jarrah Forest IBRA regions
- c) Vegetation complexes with only 1500 ha or 15% or less protected for conservation in the Jarrah Forest IBRA-region
- d) Vegetation complexes with only 400 ha or 10% or less protected for conservation on the Swan Coastal Plain portion of Perth and Peel
- e) Vegetation complexes with less than 10% of pre-European extent protected within the Swan Coastal Plain and Jarrah Forest IBRA regions (and not already listed above)
- f) Vegetation complexes with less than 30% of pre-European extent remaining within the Swan Coastal Plain and Jarrah Forest IBRA regions
- g) Vegetation complexes not meeting any of the above criteria

To view the retention and protection statistics for vegetation complexes at the regional and Local Government level, download the 2017 Statewide vegetation statistics reports published by the Department of Biodiversity, Conservation and Attractions on [DataWA: DBCA South West Vegetation Complex Statistics](#).

**The selected area retains native vegetation representative of the following vegetation complexes (in ha):**

Quindalup Complex - 0.004

#### 4.2.2.4. Remnant Vegetation Within 10km buffer of Selected Area

Area of remnant vegetation remaining within 10km of the selected area (local area vegetation retention). Land area is based on pre-European extent of Beard Vegetation Association mapping within the 10km buffer.

Veg area:	Land area:	Remn veg remaining:
106.303 km2	157.312 km2	67.575 %

#### 4.2.3 Perth Region Plant Community Reference Sites

The selected area is within or near a Reference Site. For more information available for this area go to [Perth Region Plant Biodiversity Project](#).

**The following Reference Sites are in the area (Site Group – Reference):**

Bush Forever –No Data

### 4.3 Surface Water

#### 4.3.5 Geomorphic Wetlands of the Swan Coastal Plain

This selected area contains or is within 50m of a wetland. Advice should be sought from the DBCA before development occurs on this site.

**The selected area is within 50m of the following wetland types by indicated overlapping area (in ha):**

## 4.5 Regional Ecological Linkages

### 4.5.1 Gngangara Mound Linkages

The remnant vegetation on this site is within Gngangara Mound Ecological Linkages (GMEL).

**The selected area is within the following GMEL categories:**

**Link Type – GMEL (ha)**

### 4.5.2 Regional Ecological Linkage

The remnant vegetation on this site is within a regional Ecological Linkage. Regional Ecological Linkages should be maintained where possible.

**The selected area is within the following Regional Ecological Linkage area.**

1

## 5 Vegetation/Natural Areas with Some Level of Protection

Natural areas protected through Local Planning Scheme provisions are not identified through this report. Check current land uses by turning on Local Planning Scheme and Reserve layers in the Zoning Module.

### 5.2 Environmentally Sensitive Areas

The remnant vegetation on this selected area is within an Environmentally Sensitive Area. Native vegetation cannot be cleared from this site except for maintenance of existing railways or roads, or in accordance with the Environmental Protection (Clearing of Native Vegetation) Regulations 2004.

<b>The selected area is within an Environmentally Sensitive Area (in ha):</b>
---

0.004
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## 6 Priorities for Further Investigation

This information is available for the following regions: Perth and Peel Wheatbelt Geraldton Regional Flora and Vegetation Survey study area

### 6.1 Priorities for Further Investigation of Local Natural Areas for Biodiversity Conservation

#### 6.1.3 Level 1 Prioritisation Criteria

Remnant vegetation in the selected area has the following distribution of conservation significance criteria:

<b>Number of criteria met - area of remnant vegetation (in ha)</b>
--

8 - 0.004
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Approximately Ha of remnant vegetation meets criteria with legislative protection.

#### 6.1.3.3 Prioritisation Level 3: Potentially Threatened Vegetation Complexes

The selected area includes complexes considered potentially threatened. Retention and protection of remnant vegetation representative of these vegetation complexes should be a priority of consideration.

<b>Vegetation Complex Priority (Level 3) – area (in ha)</b>
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CP4 - 0.004
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## 6.2 South West Ecoregion Initiative

The selected area is within the Southwest Australia Ecoregion study area.

<https://www.environment.gov.au/land/nrs/science/ibra/australias-ecoregions>

Refer to the above listed URL for site specific information on potential conservation priorities.

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## 7 Additional Considerations

Landscape character, soil systems, land capability and quality categories relevant to the selected site are not identified through this report. Check by turning on individual layers in the mapping viewer to access the relevant information or run a soils report.

### 7.7 Acid Sulfate Soils

This selected area is in a “high to moderate” or “moderate to low” Acid Sulfate Soil risk area. Acid sulfate soils should not be disturbed. Advice should be sought from the Acid Sulfate Soils Planning Guidelines and the Contaminated Sites Branch of the Department of Environmental Regulation.

Selected area containing acid sulphate soils (in ha)	Risk Category
No Data	No Data

Note: The ASS risk maps are not intended to provide site specific acid sulfate soil information but rather a broad scale identification of where the ASS layers are present. The data derived from the maps cannot be used to determine whether a specific property is affected by ASS but should be used to trigger site-specific investigations and management strategies for ASS soil disturbance and/or lowering of the water table.

### 7.11.1 Department of Aboriginal Affairs (DAA) Heritage Sites

The site overlays the following DAA heritage sites.

DAA Heritage	DAA Heritage State
DAA Dataset	SLIP Aboriginal Heritage Site
DAA Site_ID	17599



DAA Heritage Site Name	Yanchep Beach
DAA Comments	Mythological

### 7.11.2 State Heritage Sites

The site overlays the following state government identified heritage sites.

State Heritage	No Data
State Dataset	No Data
State Site_ID	No Data
State Heritage Site Name	No Data
State Comments	No Data

### 7.11.3 City of Wanneroo Heritage Sites

The site overlays the following City of Wanneroo identified heritage sites.

COW Heritage	No Data
COW Dataset	No Data
COW Site_ID	No Data
COW Heritage Site Name	No Data
COW Comments	No Data

## 7.12 Contaminated Sites

**The selected area contains the following contaminated site:**

No Data
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### 7.13 Bushfire Prone Area

<b>The selected area is within a mapped Bushfire Prone Area (in ha):</b>
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0.00
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Additional planning and building requirements may apply to developments within designated bush fire prone areas, in accordance with Schedule 2 Part 10A of the Planning and Development (Local Planning Schemes) Regulations 2015, State Planning Policy 3.7 Planning in Bushfire Prone Areas, the supporting Guidelines for Planning in Bushfire Prone Areas and the Building Code of Australia. Certain exemptions and exclusions may apply.

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## 8 Local Government Specific Information

### 8.1 Local Biodiversity Strategies

The site is within a Local Government Authority (LGA) with a Local Biodiversity Strategy (LBS).

The selected area is within the following local government authority (LGA) with a local biodiversity strategy (LBS)

Local Government Authority (LGA)

### 8.2 Coastal Hazard Risk Management & Adaption Planning

CHRMAP:	Tertiary Cells, S1, TertiaryCell_MGA94z50
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### 8.3 Karst

<b>The selected area has the following cave risk:</b>
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Cave Risk Category: Low
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## 8.4 UXO

The selected area has the following unexploded ordnance:	
UXO Site Name	Yanchep Two Rocks Artillery Range
UXO Alternative Name	Yanchep Training Area & Artillery Range Edgars Rng
UXO General Location	Between Moore River & Yanchep & 15 km Inland
UXO Category	Slight
UXO URL	<a href="#">More Information</a>
UXO Description	Since WWII, this area has been used as a target area by Armed forces and Allies. However, an extensive UXO survey has been undertaken and northern half out of critical area.

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## 10 Administrative Boundaries

### 10.1 Interim Biogeographic Regionalisation for Australia, Version 7.1 Sub-regions

This selected area is within the following IBRA 7.1 Sub-regions.

IBRA Sub-region
Swan Coastal Plan

### 10.3 Bush Forever

This selected area contains or is within a Bush Forever Area. Advice should be sought from the Department of Planning.

<b>The selected area occurs on the following Bush Forever Areas:</b>
397

### 10.4 Regional Parks

<b>This selected area is within or adjacent (50m) to a Regional Park:</b>
No Data

### 10.5 DBCA Managed Lands and Waters

This selected area is within or adjacent to land managed for conservation by the Department of Biodiversity, Conservation and Attractions.

<b>The selected area is within or adjacent (50m) to the following DBCA Estate (Reserve identifier: Category):</b>
No Data

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## 11 Environmental Policy

### 11.2 Public Drinking Water Source Areas

<b>The selected area is within the following Public Drinking Water Source Areas (in ha):</b>
No Data

#### 11.4 RIWI Act Groundwater Areas and Subareas; Surface Water Areas and Irrigation Districts

The selected area is within the following RIWI Act area/s.

RIWI Act Area
Perth Groundwater Areas

## Appendix 1.1 Threatened and Priority Listed Flora Records

Records of Threatened and/or Priority Listed Flora are available for the selected area. Threatened flora are protected and cannot be removed without ministerial consent. Advice should be sought from the Department of Biodiversity, Conservation and Attractions before development occurs on this site. Refer to the [EPA Technical Guidance Flora and Vegetation Surveys for Environmental Impact Assessment](#) to select appropriate flora and vegetation survey protocols.

### DBCA records

The selected area has the following **DBCA records**:

Population ID	Conservation Status	State Ranking
No Data	No Data	No Data

The following **DBCA records are within 5km** of the selected area. Use the information to seek advice from the Department of Biodiversity, Conservation and Attractions:

Population ID	Conservation Status	State Ranking
89775, 90805	4, 3	No Data

### WA Herbarium records

The selected area has the following **WA Herbarium records**:

Sheet Number	Conservation Status
No Data	No Data

The following **WA Herbarium records are within 5km** of the selected area. Use the information to seek advice from the Department of Biodiversity, Conservation and Attractions:

Sheet Number	Conservation Status

1218697, 9208054, 7836457, 7836449, 1123130, 2625598, 9208046, 7446667, 1421468, 6209939, 5456169, 7835213, 5536359, 7970900, 5127742, 9208038, 8263329, 8263302, 8263310, 8263337, 8263345, 8263353, 3509311, 7520840, 7836430, 9207996	2, 4, T, 3, 1
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Key to the Conservation Status	
CR = Critically Endangered	1 = Priority 1: Poorly Known Taxa
EN = Endangered	2 = Priority 2: Poorly Known Taxa
VU = Vulnerable	3 = Priority 3: Poorly Known Taxa
EX = Extinct	4 = Priority 4: Rare Taxa

## Appendix 1.2 Threatened and Priority Fauna and Fauna Habitat Records

Records of Priority or Threatened Fauna are available for the selected area. Advice should be sought from the Department of Biodiversity, Conservation and Attractions before development occurs on this site. Refer to the [EPA Technical Guidance Terrestrial Fauna Surveys](#) to select appropriate fauna survey protocols.

The selected area has the following **Fauna records**:

Class Name - EPBC Ranking - State Ranking
No Data

The following protected fauna species have been recorded within 5km of the selected area. Use the information to seek advice from the Department of Biodiversity, Conservation and Attractions.

Class Name - EPBC Ranking - State Ranking
No Data

## Appendix 1.3 Threatened and Priority Ecological Communities Records

This selected area may contain a threatened or priority ecological community. Advice should be sought from the Department of Biodiversity, Conservation and Attractions (DBCA) before development occurs on this site. Further information on a TEC or PEC record can be obtained from DBCAs [Species and Communities Branch](#) by quoting the **Occ\_Unique number** for that record.

For information to assist in referral, environmental assessment and compliance issues relating to TECs listed under the Commonwealth legislation, refer to the [Listing Advice](#) and/or [Conservation Advice and Recovery Plan](#). The Listing and/or Conservation Advice define the national ecological community and may include Key Diagnostic Characteristics, Condition Thresholds, Priority Research and Conservation Actions and additional considerations. For further information on EPBC Listed TECs, please go to the Department of the Environment and Energy website: [Threatened species and ecological communities page](#).

The following threatened and priority vegetation communities have been recorded within the selected area.

OCC Unique Number	State Ranking	EPBC Ranking
No Data	No Data	No Data

The following threatened and priority vegetation communities have been recorded within 5km of the selected area. Use the information to seek advice from the Department of Biodiversity, Conservation and Attractions.

OCC Unique Number	State Ranking	EPBC Ranking
No Data	No Data	No Data