

Proposal Content Document

Smiths Beach Project, Yallingup

Table 1: General proposal content description

Proposal title	Smith's Beach Project, Yallingup – Coastal Tourism Village
Proponent name	Smith's 2014 Pty Ltd
Short description	<p>The Proposal is to develop Lot 4131 Smiths Beach Road, Yallingup, into a sensitive coastal village. The Proposal consists of a Tourist Development including hotel accommodation and wellness centre, campground and 61 holiday homes.</p> <p>The development will also include a number of features (not limited to) such as a formalised access road, Community Hub with a café, bakery, general store, the Cape to Cape Welcome Centre - as a central node for all visitors to the region. Facilities for the Surf Life Saving Club and a universal beach access ramp will also be included.</p>

Table 2: Proposal content elements

Proposal element	Location / description	Maximum extent, capacity or range
Physical elements		
Planning and development for the coastal village, incorporating elements including, but not limited to, hotel, holiday homes, campgrounds, community facilities, service infrastructure and universal beach access ramp.	Located within Lot 4131 Smiths Beach Road, Yallingup and adjacent Crown Land as depicted in Figure 1 and Figure 2	Within the 41.94 ha Development Envelope, clearing and earthworks for development of the coastal village of approximately 10.36 hectares (ha) of which 9.15 ha consists of native vegetation and clearing and construction for the Universal Access Ramp of approximately 0.29 ha of which 0.12 ha consists of native vegetation.
Planning and development for Landscaping and Bushfire Management	Located within Lot 4131 Smiths Beach Road, Yallingup and depicted in Figure 2	Landscaping and bushfire management of approximately 12.03 ha of which includes partial modification of 10.68 ha of native vegetation within the 41.94 ha Development Envelope.
Conservation	Located within Lot 4131 Smiths Beach Road, Yallingup and depicted in Figure 2	Within the 41.94 ha Development Envelope, 19.26 ha will be retained as Conservation (16.83 ha) or designated as Public Open Space (2.43 ha).
Proposal elements with greenhouse gas emissions		

Greenhouse Gas Emissions is not expected to exceed 100,000 tCO₂-e per annum (Scope 1).

Rehabilitation

Rehabilitation will be undertaken in areas represented by previous informal tracks and fire access tracks within the Conservation Area, Public Open Space and the coastal village footprint.

Commissioning

N/A

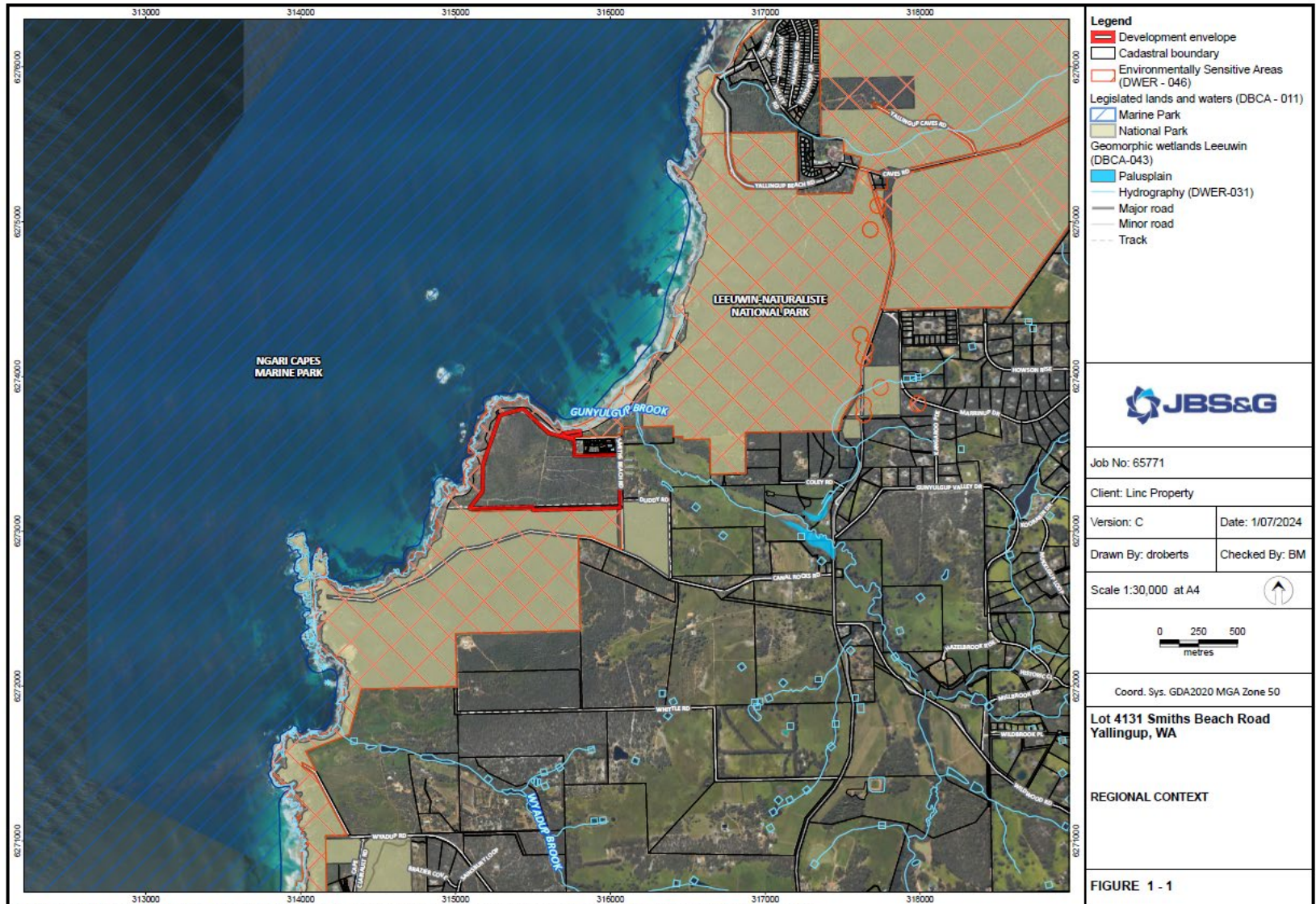
Decommissioning

N/A

Other elements which affect extent of effects on the environment

Proposal time*	Maximum project life	N/A
	Construction phase	2025-2027
	Operations phase	2027 onwards
	Decommissioning phase	N/A

** Proponents should only provide realistic timeframes to avoid unnecessary change to proposal applications at referral (section 38C), assessment (section 43A) or post assessment (section 45C).*



- Legend**
- Development envelope
 - Cadastral boundary
 - Environmentally Sensitive Areas (DWER - 046)
- Legislated lands and waters (DBCA - 011)
- Marine Park
 - National Park
 - Geomorphic wetlands Leeuwin (DBCA-043)
 - Palusplain
 - Hydrography (DWER-031)
 - Major road
 - Minor road
 - Track



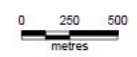
Job No: 65771

Client: Linc Property

Version: C	Date: 1/07/2024
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Drawn By: droberts	Checked By: BM
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Scale 1:30,000 at A4 ↑



Coord. Sys. GDA2020 MGA Zone 50

**Lot 4131 Smiths Beach Road
Yallingup, WA**

REGIONAL CONTEXT

FIGURE 1 - 1

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