

**Public record pursuant to s39(1) of the *Environmental Protection Act 1986***

**Proposal Title:** Ningaloo Lighthouse Resort Project

**Proposal Location:** Lot 2 and Lot 557 Yardie Creek Road, North West Cape, Shire of Exmouth

**Case Number:** CMS17974

**Date referral received:** 01-04-2021

**Date more information received:** 27-05-2021

**Referrer:** Z1Z Resorts Pty Ltd

**Proponent:** Z1Z Resorts Pty Ltd

**Potential significant effects:** Potential impacts to marine fauna (marine turtles) from the additional artificial light, inland waters and subterranean fauna from the abstraction of groundwater and nutrient enrichment from the use of treated wastewater for irrigation, to flora and vegetation and terrestrial fauna from the clearing of up to 4.52 ha of native vegetation, and social surroundings, including from potential disturbance of Aboriginal sites.

**Preliminary key environmental factors:** Marine Fauna, Inland Waters, Subterranean Fauna, Flora and Vegetation, Terrestrial Fauna and Social Surroundings.

**Public comment on referral information:**

Do not assess:	1
Assess: a) Referral information	1
b) Environmental review - no public review	0
c) Public environmental review	50
<i>Total submissions:</i>	52

**Decision:** s. 39A – Assess

**Level of assessment:**

Public Environmental Review

**Other details**


Proponent-prepared Environmental Scoping Document

Public review period for Environmental Review Document (3 weeks)

**Explanation of decision:**

Several preliminary key environmental factors require assessment due to the high biological and social significance of the area. Further information and detailed assessment is required to determine the extent of the proposal's direct and indirect impacts, and how the environmental issues could be managed. Further information is required regarding the cumulative impacts of this proposal with the values of the Exmouth Gulf region, including with the Yardie Creek Road Realignment. Consultation and engagement with Traditional Owners is also required.

**Appeals:** Decision not appealable.



**Professor Mathew Tonts**

CHAIR

Delegate of the Environmental Protection Authority

**Date:** 30 June 2021