

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

**Proposal Title:** Gnarabup Tourism Development – Resort and Beach Village

**Proposal Location:** Gnarabup

**Case Number:** CMS 17993

**Date referral received:** 28-04-2021

**Date more information received:** 13-09-2021

**Referrer:** Preserve Gnarabup

**Proponent:** Saracen Properties Pty Ltd representing 5 Star Margaret River Pty Ltd and The Beach Village Pty Ltd

**Potential significant effects:**

The proposal may result in impacts to: Marine Environmental Quality from poor quality water entering the marine environment, Coastal Processes from the removal of coastal vegetation and the impacts of damaged infrastructure from sea level rise, Flora and Vegetation clearing, Terrestrial Fauna from the clearing of habitat, Subterranean Fauna from potential loss of habitat, Social Surroundings from construction noise and dust, visual amenity and potential impacts to Aboriginal heritage.

**Preliminary key environmental factors:** Coastal Processes, Marine Environmental Quality, Flora and Vegetation, Landforms, Subterranean Fauna, Terrestrial Fauna, Inland Waters, Social Surroundings and Greenhouse Gas Emissions

**Public comment on referral information:**

Do not assess:	121
Assess: a) Referral information	4
b) Environmental review - no public review	8
c) Public environmental review	1111

*Total submissions:* 1244

**Decision:** s. 39A – Assess

**Level of assessment:**

Public Environmental Review

**Other details**

Proponent-prepared Environmental Scoping Document

Public review period for proponent-prepared Environmental Scoping Document (2 weeks)

Public review period for Environmental Review Document (4 weeks)

**Explanation of decision:**

Several preliminary key environmental factors require assessment as the proposal is in an area of high biodiversity. Detailed assessment is required to determine the extent of the proposal's direct and indirect impacts, and how the environmental impacts could be managed.

**Appeals:** Decision not appealable.

**Professor Matthew Tonts**



CHAIR

Delegate of the Environmental Protection Authority

**Date** 9 December 2021