

Public record pursuant to s. 39 of the *Environmental Protection Act 1986*

Proposal title: Smiths Beach Project, Yallingup – Coastal Tourism Village

Proposal location: Part Lot 4131 Smiths Beach Road, Yallingup

CMS number: CMS 18136

Date referral received: 24-12-2021

Date more information received: 07-04-2022

Referrer: Smiths 2014 Pty Ltd

Proponent: Smiths 2014 Pty Ltd

Potential significant effects:

There are potential impacts on: Flora and Vegetation from the clearing of 8.17 ha and modification of 12.5 ha of native vegetation; Terrestrial Fauna from the clearing of habitat and indirect impacts; Subterranean Fauna from potential loss and/or pollution of habitat; Marine Environmental Quality from poor quality water entering the marine environment; Landforms from earthworks and construction over a coastal area; Coastal Processes from the removal of coastal vegetation and sea level rise considerations, and Social Surroundings from construction and operational noise, visual amenity and potential impacts to Aboriginal heritage sites.

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

Public comment on referral information:

Do not assess:	71
Assess: a) Referral information	5
b) Environmental review - no public review	35
c) Public environmental review	2260
Total submissions:	2371

Decision: s. 38G(1) – Assess

Level of assessment:

Public Environmental Review, as required under s.40(2)(b) of the *Environmental Protection Act 1986*.

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 (6 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.



Prof. Matthew Tonts

CHAIR

Delegate of the Environmental Protection Authority

Date: 18 May 2022