

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

Proposal title: Holiday Accommodation Lot 660 La Perouse Court, Goode Beach

Proposal location: Lot 660 La Perouse Court, Goode Beach

Ref number: APP-0000424

Date referral received: 14-07-2023

Date more information received: 28-02-2024

Referrer: Aurora Environmental

Proponent: The Trustee for C Martin Accumulation Fund

Potential significant effects: There are potential impacts on: flora and vegetation from the clearing of 2.23 ha of native vegetation; terrestrial fauna from the clearing of habitat and indirect impacts; inland waters from a modified hydrological regime and discharge of treated wastewater in proximity to a conservation category wetland; coastal processes from the removal of coastal vegetation and sea level rise considerations; marine environmental quality from poor quality water that may enter the marine environment; and social surroundings from potential impacts to visual amenity and an area of Aboriginal cultural significance.

Preliminary key environmental factors: flora and vegetation, terrestrial fauna, inland waters, coastal processes, marine environmental quality, social surroundings.

Public comment on referral information:

Do not assess:	2
Assess: a) Referral information	0
b) Environmental review - no public review	0
c) Public environmental review	34
<i>Total submissions:</i>	37

Decision: s. 38G(1) – Assess

Level of assessment:

Public Environmental Review, as required under s.40(2)(b) of the *Environmental Protection Act 1986* (4-week public review). *Environmental Protection (Cost Recovery) Regulations 2021* apply.

Other details

EPA-prepared Environmental Scoping Document.

Public review period for Environmental Review Document (4 weeks).

Explanation of decision:

Several preliminary key environmental factors are complex. The proposal is in a largely undisturbed natural state and located in a dynamic coastal environment of high biodiversity value. Detailed assessment is required to determine the extent of the proposal's direct and indirect impacts, and whether the EPA environmental factor objectives can be met. Public Environmental Review has been recommended due to the extent of further information required, the number of preliminary key environmental factors identified, and the level of public interest.

Appeals: Decision is not appealable.

A handwritten signature in blue ink, appearing to read 'MAT TONTS', with a long horizontal flourish extending to the right.

Prof. Matthew Tonts

CHAIR

Delegate of the Environmental Protection Authority

Date: 20 March 2024