

Amendment removes access ramp from Smiths Beach assessment

The Environmental Protection Authority (EPA) has accepted a request to amend the [Smiths Beach Project Yallingup – Coastal Tourism Village](#) proposal, during assessment.

The proponent, Smiths 2014 Pty Ltd, made a request under section 43A of the *Environmental Protection Act 1986* to remove the universal access ramp from the proposal.

An EPA spokesperson said today's decision to accept the changes meant the independent Authority would now continue its environmental impact assessment of the amended proposal.

"We understand that following the EPA's public consultation the proponent took into account community concerns relating to coastal erosion, visual amenity, and potential impacts on coastal processes and as a result decided to remove the proposed feature that was causing the most concern," the spokesperson said. "The EPA considers there are no new environmental factors raised as a result of the proposed amendment so the proponent's request has been accepted."

This amendment will result in a small overall reduction in the development envelope and the addition of a sub-surface erosion control structure. Clearing and earthworks proposed are now approximately 10.69ha of which 9.43ha consists of native vegetation, within a reduced 41.79ha development envelope.

"The proposed sub-surface structure, which will be entirely within the proponent's boundary, may have a minor impact on visual amenity due to clearing, which the EPA will assess through the social surroundings and terrestrial environmental factors," the spokesperson added.

The proponent's response to submissions from the eight-week public review, which ended in February 2025, will be published in the coming weeks.

The EPA's report and recommendations to the Minister for the Environment are expected to be finalised by the end of the year. After a three-week public appeal period the Minister will make the final decision on the proposal.

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