

Proposal Content Document

Table 1: General proposal content description

Proposal title	Holiday Accommodation Lot 660 La Perouse Court, Goode Beach
Proponent name	THE TRUSTEE FOR C MARTIN ACCUMULATION FUND
Short description	The proposal is to develop Lot 660 (No. 40) La Perouse Court, Goode Beach in the City of Albany, Western Australia into eco-friendly holiday accommodation. The proposal consists of a tourist development including holiday accommodation units and associated facilities (restaurant/function centre, manager's residence).

Table 2: Proposal content elements

Proposal element	Location / description	Maximum extent, capacity or range
Physical elements		
Development of a resort complex including holiday accommodation units and associated facilities (restaurant/function centre, manager's residence).	Northeast portion of Lot 660 Attachment 1	Lot 660 (development envelope) is 7.7107 ha. Project footprint is 2.68 ha of which 2.23 ha of native vegetation would be cleared.
On-site effluent disposal	Northeast portion of Lot 660 Attachment 1	All infrastructure and irrigation areas are located within the proposed 2.68 ha project footprint. 4019 m ² proposed reticulation zone with 2249 m ² irrigated over the 2.23 ha clearing area and 1770 m ² irrigated over native vegetation.
Offset/conservation area.	South and west portions of Lot 660 Attachment 1	The remaining 5.02 ha of the development area will be retained for conservation purposes.
Proposal elements with greenhouse gas emissions		
Greenhouse Gas Emissions are not expected to exceed 100,000 tCO _{2-e} per annum.		
Rehabilitation		
No rehabilitation is proposed for this project. Landscaping will occur within the project footprint including native species in accordance with bushfire management requirements.		

If structures close to the coast are required to be removed due to sea level rise, these areas will be stabilised.

Commissioning

Commissioning will be required for an on-site effluent disposal system and storm water management system.

In addition, a memorandum of understanding or other mechanism will be required to guide managed retreat in the event of coastal erosion at Goode Beach.

Decommissioning

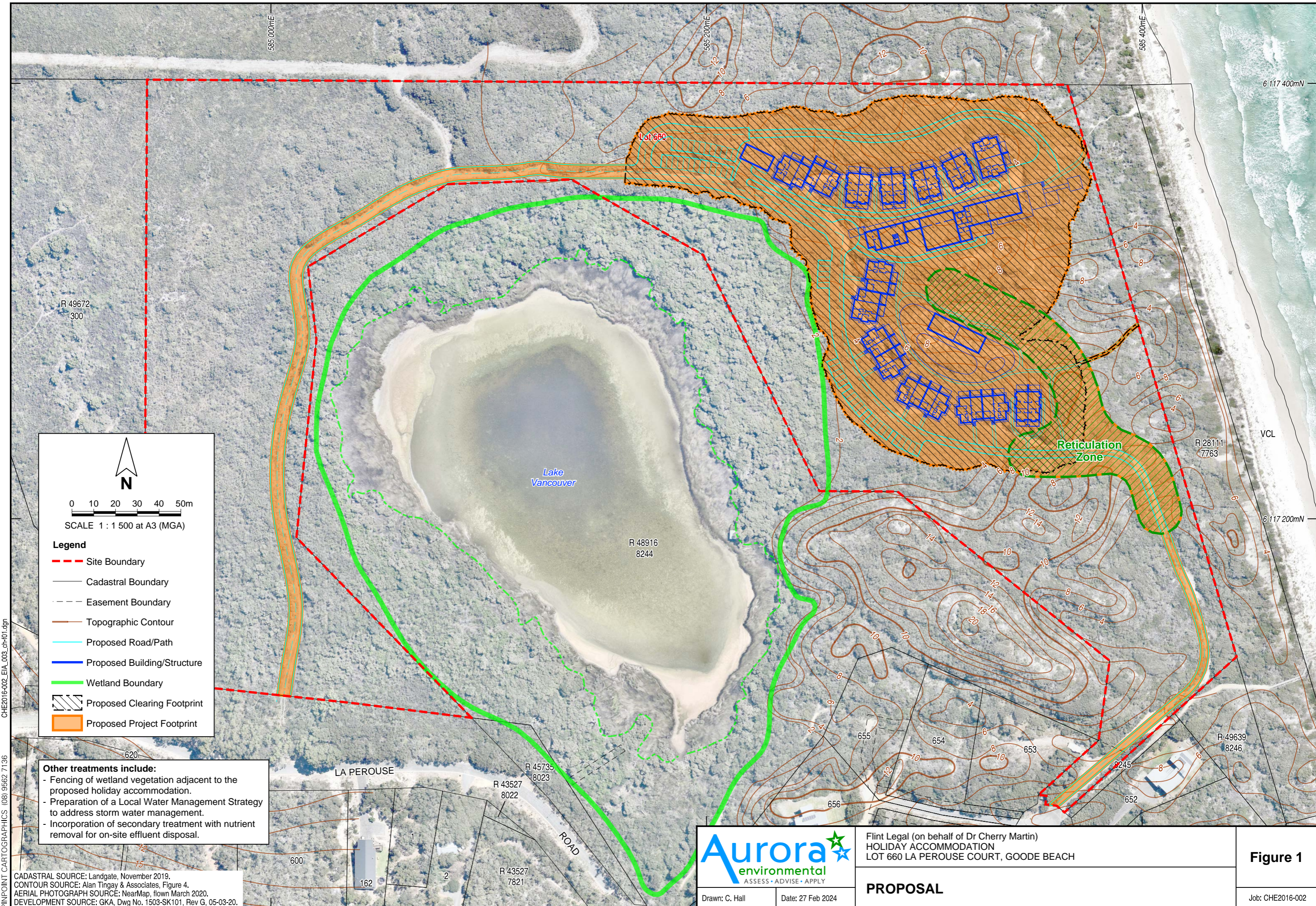
A memorandum of understanding (or similar instrument) will form the basis for managed retreat in response to future sea level rise.

Structures closest to the coast will be constructed in modular form or be easy to remove to facilitate management retreat.

Other elements which affect extent of effects on the environment

Proposal time*	Maximum project life	N/A
	Construction phase	2 years
	Operations phase	From when construction is complete onwards
	Decommissioning phase	N/A

** Proponents should only provide realistic timeframes to avoid unnecessary change to proposal applications at referral (section 38C), assessment (section 43A) or post assessment (section 45C).*



R 49672
300

Lot 660

Lake Vancouver

R 48916
8244

R 28111
7763

R 49639
8246

LA PEROUSE

ROAD

R 45735
8023

R 43527
8022

R 43527
7821

600

162

2

655

654

653

656

652

8245

652



0 10 20 30 40 50m
SCALE 1 : 1 500 at A3 (MGA)

- Legend**
- - - Site Boundary
 - Cadastral Boundary
 - Easement Boundary
 - Topographic Contour
 - Proposed Road/Path
 - Proposed Building/Structure
 - Wetland Boundary
 - Proposed Clearing Footprint
 - Proposed Project Footprint

- Other treatments include:**
- Fencing of wetland vegetation adjacent to the proposed holiday accommodation.
 - Preparation of a Local Water Management Strategy to address storm water management.
 - Incorporation of secondary treatment with nutrient removal for on-site effluent disposal.

CADASTRAL SOURCE: Landgate, November 2019.
CONTOUR SOURCE: Alan Tingay & Associates, Figure 4.
AERIAL PHOTOGRAPH SOURCE: NearMap, flown March 2020.
DEVELOPMENT SOURCE: GKA, Dwg No. 1503-SK101, Rev G, 05-03-20.



Flint Legal (on behalf of Dr Cherry Martin)
HOLIDAY ACCOMMODATION
LOT 660 LA PEROUSE COURT, GOODE BEACH

Drawn: C. Hall

Date: 27 Feb 2024

PROPOSAL

Figure 1

Job: CHE2016-002

PINPOINT CARTOGRAPHICS (08) 9562 7136
CHE2016-002_EIA_003_ch-101.dgn