

Proposal Content Document

Smiths Beach Project, Yallingup

Table 1: General proposal content description

Proposal title	Smiths Beach Project, Yallingup – Coastal Tourism Village
Proponent name	Smiths 2014 Pty Ltd
Short description	<p>The Proposal is to develop Lot 4131 Smiths Beach Road, Yallingup, into a sensitive coastal village. The Proposal consists of a Tourist Development including hotel accommodation and wellness centre, campground and 61 holiday homes.</p> <p>The development will also include a number of features (not limited to) a Community Hub with a café, bakery, general store and the Cape to Cape Welcome Centre - as a central node for all visitors to the region. Facilities for the Surf Life Saving Club and a universal beach access ramp will also be included.</p>

Table 2: Proposal content elements

Proposal element	Location / description	Maximum extent, capacity or range
Physical elements		
Planning and development for the coastal village, incorporating elements including, but not limited to, hotel, holiday homes, campgrounds, community facilities and service infrastructure.	Located within Lot 4131 Smiths Beach Road, Yallingup and depicted in Figure 2.1	<p>Clearing and earthworks of approximately 8.17 hectares (ha) which includes clearing of 7.32 ha of native vegetation within a 40.53 ha Development Envelope.</p> <p>Of the 7.32 ha of native vegetation proposed to be cleared, 2.8 ha will be subject to revegetation.</p>
Planning and development for Landscaping and Bushfire Management	Located within Lot 4131 Smiths Beach Road, Yallingup and depicted in Figure 2.1	Partially modifying 12.52 ha, of which 11.14 ha includes modifying native vegetation within a 40.53 ha Development Envelope.
Conservation	Located within Lot 4131 Smiths Beach Road, Yallingup and depicted in Figure 2.1	Within the Development Envelope, 18.18 ha of existing native vegetation will be fully retained. Of this retained vegetation, 15.82 ha is from land that will be transferred to be part of the Leeuwin-Naturaliste National Park (a portion of this area is already cleared from previous informal tracks and fire access tracks).

		Additionally, the remaining 2.36 ha of the uncleared vegetation will be retained as public open space/conservation areas.
Proposal elements with greenhouse gas emissions		
Greenhouse Gas Emissions is not expected to exceed 100,000 tCO ₂ -e per annum (Scope 1).		
Rehabilitation		
Of the 7.32 ha of native vegetation to be cleared, 2.8 ha will be revegetated in line with bushfire management requirements. A further 1.26 ha of already cleared area, represented by previous informal tracks and fire access tracks, outside of the proposed footprint will be revegetated.		
Commissioning		
N/A		
Decommissioning		
N/A		
Other elements which affect extent of effects on the environment		
Proposal time*	Maximum project life	N/A
	Construction phase	2023-2026
	Operations phase	2026 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).*



Legend Project area Environmentally sensitive areas (DWER) Geomorphic wetlands (Leeuwin layer) Paluslope Palusplain Gunyulgup Brook Location	 Job No: 59550 Client: Smiths 2014 Pty Ltd Drawn By: ianandagoda Checked By: CT		 Scale 1:28,000 at A3 Coord. Sys. GDA 1994 MGA Zone 50 Version: A Date: 29-Oct-2021	Lot 4131 Smiths Beach Road Yallingup WA 6282 REGIONAL CONTEXT FIGURE: 2.0
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 Image Reference: SLIP Public Services Locate 2019-2021.

