

Proposal Content Document

Smiths Beach Project, Yallingup

Table 1: General proposal content description

Proposal title	Smith's Beach Project, Yallingup – Coastal Tourism Village
Proponent name	Smith's 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) such as a formalised access road, Community Hub with a café, bakery, general store, the Cape to Cape Welcome Centre (as a central node for all visitors to the region) and facilities for the Surf Life Saving Club will be included.</p>

Table 2: Proposal content elements

Proposal element	Location and 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, service infrastructure.	Located within Lot 4131 Smiths Beach Road, Yallingup and adjacent Crown Land as depicted in Figure 1 and Figure 2 .	Clearing and earthworks for development of the coastal village of approximately 10.69 ha of which 9.43 ha consists of native vegetation, within a Development Envelope of 41.79 ha .
Planning and development for Landscaping and Bushfire Management	Located within Lot 4131 Smiths Beach Road, Yallingup and depicted in Figure 2 .	Landscaping and bushfire management of approximately 11.76 ha of which includes partial modification of 10.47 ha of native vegetation within the 41.79 ha Development Envelope.
Conservation	Located within Lot 4131 Smiths Beach Road, Yallingup and depicted in Figure 2 .	Within the 41.79 ha Development Envelope, 19.26 ha will be retained as Conservation (16.83 ha) or designated as Public Open Space (2.43 ha).

Proposal elements with greenhouse gas emissions		
Annual Scope 1 emissions of up to 17,724 tCO ₂ -e Scope 1.		Annual Scope 1 emissions of up to 17,750 tCO ₂ -e Scope 1.
Rehabilitation		
Rehabilitation will be undertaken in areas represented by previous informal tracks and fire access tracks within the Conservation Area, Public Open Space and the coastal village footprint.		
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	Up to 3 years from approval
	Operations phase	2028/2029 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).*



