

Smiths Beach Village (south of Yallingup) – call for PER

Submitted 10th May 2022

<https://consultation.epa.wa.gov.au/seven-day-comment-on-referrals/smiths-beach-village/>

5. Preferred option for decision by the EPA

- Assess - Public environmental review

6. What are the reasons for your preferred option for decision of the EPA?

Note: Please give succinct reasons for your recommendation. Your comments should not exceed 500 words (about one A4 page).

The Urban Bushland Council WA Inc opposes this proposal.
A PER would enable valuable and significant public comment.

Reasons:

- 1.) The proposal is a **new significant proposal** rather than a derived proposal (EP Act) as advised by DWER, so public review and assessment by the EPA at the highest level is necessary.
- 2.) With two referrals made by the proponents under the EPBC Act, each was considered a **controlled action** with the controlling provisions sections 18 and 18 A - listed threatened species and communities. The proponent requested an accredited assessment. (Proponent referral document). The impacts to threatened fauna, as well as fauna that is not listed as threatened are unacceptable.
- 3.) The **listed threatened species under the EPBC Act** would include Baudin's Black-Cockatoo, with the development area being a known breeding area; Western Ringtail Possum- and note dreys all over most of the development area (p 34 Strategen referral); and Chudich. Other species of significance are Carnaby's Black-Cockatoo - and it is noted that hollows around two of trees are chewed and that depth of hollows is suitable for breeding; Quenda, Coastal Plains Skink, Wambenger Brush-Tailed Phascogale. Also likely to occur on site are Forest Red-tailed Black-Cockatoo, Barking Owl and Western Brush Wallaby. In addition, the referral documents refer to Western Quoll and potential for interaction with migratory Osprey. Conditions attached to the 2020 EPBC decision show the concern of DAWE

to protect the Western Ringtail Possum, Baudin's Black-Cockatoo and the Chuditch.

- 4.) The Biological Fauna Report lists '**Melaleuca over Hakea Shrubland**' as being primary foraging habitat (High Quality) for Baudin's, Carnaby's, Quenda, Ctenotus ora and Barking Owl (p 8). Open Banksia Forest lists the importance of this community to Western Ringtail Possum, black cockatoos, Wambenger Brush-tailed Phascogale, Quenda, Western Brush Wallaby and Ctenotus ora, including breeding habitat (p40)
- 5.) The statements in Biological's '**Detailed Terrestrial Vertebrate Fauna Survey**' reveal the significance of the site as habitat for species. Included in the 285 species of vertebrate fauna (literature and data base searches) are 80 species of conservation significance (11 mammals, 65 birds and 4 reptiles)
- 6.) **Environmentally sensitive vegetation** is part of the corridor from north of Yallingup Beach Road, around Smiths Point to the south. Look at Strategen Map 'Regional Context' page 3 showing environmentally sensitive areas (DWER) interrupted by the proposed development site. Clearing of PEC vegetation associations on site would be significant and morally and physically unacceptable.
- 7.) **Fragmentation:** The following claim by the proponent ('Conclusion' Referral document) *'Overall the Masterplan proposed a lower yield and dispersed footprint which has been shaped around vegetation classified as 'Excellent', resulting in significantly more vegetation being retained compared to what could occur under the current approved structure.'*
The proposal, if approved, would severely fragment 'Excellent' and 'excellent to good' vegetation. Strategen's map, figure 2.1 'Smiths Beach Proposal Elements' p4, shows the extent of the fragmentation that would occur with over 60 residences within and without the fragmenting interior roads, plus a 65-room hotel.
- 8.) **Aboriginal sites** – The UBC is concerned about the impact of the proposed development on existing and potential sites.
- 9.) The **geo-heritage** of the coastline – sandy beach, rocky coastline and the headland has significant scientific, educational, cultural and aesthetic value which the EPA can assess. As the EPA has stated (**2009 report, 'this headland should be excluded from any form of development' due to the 'increased visual impact' and the 'good quality and regionally significant vegetation...'**) The wilderness aspect of the coast and hinterland must be assessed at the highest level.