

Clause 228(2) Checklist

In addition to the requirements of the *Is an EIS required?* guideline as detailed in the REF, the following factors, listed in Clause 228(2) of the *Environmental Planning and Assessment Regulation 2000*, have also been considered to assess the likely impacts of the proposal on the natural and built environment.

Factor	Impact
<p>a. Any environmental impact on a community?</p> <p>The proposal has the potential to have an environmental impact upon a future community through noise and odour emissions; however the potential impacts would be minimised with the implementation of the safeguards as detailed in this REF. Through the implementation of the safeguards the proposal would have no environmental impact on the community in the long-term.</p> <p>The proposed works would have a minor environmental impact during construction through the generation of noise in the short term.</p>	<p>Negative – Local – Short Term</p> <p>Neutral – Local – Long Term</p>
<p>b. Any transformation of a locality?</p> <p>The proposed works will see a transformation within the locality through the construction of buildings and other structures. The building and structures are complaint with all relevant height limits. Appropriate landscape screening would be provided and building is to be finished in natural colours. Minor negative impact will occur during construction.</p>	<p>Negative – Local – Short Term</p>
<p>c. Any environmental impact on the ecosystems of the locality?</p> <p>The proposed works will not result in any environmental impact on the ecosystems of the locality. The site is to be cleared in association with an existing development consent and EPBC Referral approval</p>	<p>Potential Minor Negative – Local – Short Term</p> <p>Neutral – Local – Long Term</p>
<p>d. Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality?</p> <p>The proposed works would have a minor impact upon the aesthetics of the locality in the short term. The proposed works will see a transformation within the locality through the construction of buildings and other structures. The building and structures are complaint with all relevant height limits. Appropriate landscape screening will be provided and building is to be finished in natural colours. Minor negative impact will occur during construction.</p>	<p>Negative – Local – Short Term</p>
<p>e. Any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations?</p> <p>The proposed works would not potentially have an effect on a locality, place or building of significance or other special value for present or future generations. The subject site is located within the footprint of an approved residential subdivision and all issues associated with Aboriginal and non-aboriginal heritage have been previously addressed. Appropriate measures and approvals would be in place for areas of the proposal located on the State Heritage Register. The potential impacts from unexpected finds during works would be minimised with the implementation of the safeguards of this REF.</p>	<p>Negligible</p>
<p>f. Any impact on the habitat of protected fauna (within the meaning of the <i>National Parks and Wildlife Act 1974</i>)?</p> <p>The proposed works will not impact upon the habitat of protected or endangered fauna. The implementation of the safeguards within this REF serve to limit any potential impacts.</p>	<p>Negligible</p>

Factor	Impact
<p>g. Any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air?</p> <p>The proposed works may affect species of animal, plant or other form of life, whether living on land, in water or in the air. Due to the relatively small foot print of the proposal and the implementation of the safeguards of this REF, the proposal has made provision to limit any potential impacts.</p>	<p>Minor Negative</p>
<p>h. Any long-term effects on the environment?</p> <p>There are no anticipated negative long-term effects on the environment from the proposed works due to the implementation of the safeguards of this REF.</p>	<p>Negligible</p>
<p>i. Any degradation of the quality of the environment?</p> <p>The proposed works would potentially degrade the quality of the environment in the short-term through potential noise, dust and vibration during construction; however the potential impacts would be minimised with the implementation of the safeguards in this REF.</p>	<p>Negative – Local – Short Term</p>
<p>j. Any risk to the safety of the environment?</p> <p>The proposed works would have minimal risk to the safety of the environment. The risk of the release of any potential environmental hazard is low due to the relatively limited scope of works.</p>	<p>Negligible</p>
<p>k. Any reduction in the range of beneficial uses of the environment?</p> <p>There would be no long-term reduction in the range of beneficial uses of the environment as a result of the proposal. The proposal will enable the development of the adjoining approved subdivision.</p>	<p>Negative – Local – Short Term</p> <p>Positive – Local – Long Term</p>
<p>l. Any pollution of the environment?</p> <p>The proposed works would potentially cause pollution of the environment. Exposure of soil during construction can lead to sediment discharge. Uncontrolled irrigation of wastewater can impact upon ground water and soils. The potential impacts would be minimised with the implementation of the safeguards in this REF.</p>	<p>Negative – Local – Short Term</p>
<p>m. Any environmental problems associated with the disposal of waste?</p> <p>The waste generated during the proposed works would be contained and removed for disposal to approved treatment facilities or landfill in accordance with the safeguards of this REF. No environmental problems are anticipated for the disposal of waste.</p>	<p>Nil</p>
<p>n. Any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply?</p> <p>The proposed works would not significantly increase demands on resources, which are, or are likely to become, in short supply. The safeguards listed in this REF would be implemented to minimise any impacts.</p>	<p>Nil</p>
<p>o. Any cumulative environmental effect with other existing or likely future activities?</p> <p>The proposed works may produce greenhouse gas emissions. Due to the small scope of the project, these impacts do not have the potential to have a significant cumulative environmental effect on existing or likely future activities. The potential impacts on the environment would be minimised with the implementation of the safeguards given in this REF.</p>	<p>Negligible</p>



CONSULTING

<u>Factor</u>	<u>Impact</u>
p. Any impact on coastal processes and coastal hazards, including those under projected climate change conditions? The works site is not affect by coastal processes or coastal hazards. This factor is not applicable.	Nil

Matters of National Environmental Significance

Under the environmental assessment provisions of the *Environment Protection and Biodiversity Conservation Act 1999*, the following matters of national environmental significance and impacts on Commonwealth land are required to be considered to assist in determining whether the proposal should be referred to the Australian Government Department of Sustainability, Environment, Water, Population and Communities.

<u>Factor</u>	<u>Impact</u>
a. Any impact on a World Heritage property? The proposal will not impact on a World Heritage property.	Nil
b. Any impact on a National Heritage place? The proposal will not impact on a national heritage place	Nil
c. Any impact on a wetland of international importance? The proposal will not impact on a wetland of international importance.	Nil
d. Any impact on a listed threatened species or communities? The proposal will not impact on a listed threatened species.	Nil
e. Any impacts on listed migratory species? The proposal will not impact on a listed migratory species.	Nil
f. Any impact on a Commonwealth marine area? The proposal will not impact on a Commonwealth marine area.	Nil
g. Does the proposal involve a nuclear action (including uranium mining)? The proposal does not involve a nuclear action.	Nil
h. Additionally, any impact (direct or indirect) on Commonwealth land? The proposal will not have any impact either direct or indirect on the Commonwealth land.	Nil