Table 4.44 provides the estimated electricity consumption per year (Q) for the Project and the associated CO_2-e Emissions.

Table 4.44
Summary of consumption of Scope 2 Emissions

Operational Year	Electricity Consumption per Year (kWh)	Electricity CO_2-e Emissions (t CO_2-e/y)
Construction - 4 months	206 681	184
Year 1	36 238 204	32 252
Year 2	45 241 750	40 265
Year 3	46 567 613	41 445
Year 4	46 662 513	41 530
Year 5	34 818 947	30 989
Total	**209 735 707**	**186 665**
Source: Modified after PAEH (2010) – Tables 10.4 & 10.5		

Scope 3 Emissions - Diesel Extraction and Transport & Electricity Transmission Loss

The same formula was used to calculate Scope 3 emissions resultant from the consumption of diesel fuel as used to calculate Scope 1 emissions, however, an emission factor of 5.3kg CO_2-e/GJ was used.

Table 4.45 provides the estimated diesel fuel consumption per year (Q) for the Project and the associated CO_2-e Emissions.

Table 4.45
Summary of Scope 3 Emissions – Diesel Extraction and Transport

Operational Year	Diesel Usage per Year (L)	CO_2-e Emissions (t CO_2-e/y)
Year 1	1 117 314	229
Year 2	1 473 228	301
Year 3	1 475 820	302
Year 4	955 800	196
Year 5	635 607	130
Total (L)	**5 657 769**	**1 157**
Source: Modified after PAEH (2010) – Tables 10.2 & 10.6		

The same formula was used to calculate Scope 3 emissions resultant from the consumption of purchased electricity as used to calculate Scope 2 emissions, however, an emission factor of 0.18kg CO_2-e/kWh was used.

Table 4.46 provides the estimated electricity consumption per year (Q) for the Project and the associated CO_2-e Emissions.

Total Greenhouse Gas Emissions

A summary of the total GHG emissions associated with the Project are presented in **Table 4.47**.

Table 4.46
Summary of Scope 3 Emissions – Electricity Transmission Loss

Operational Year	Electricity Consumption per Year (kWh)	Electricity CO_2-e Emissions (t CO_2-e/y)
Construction - 4 months	206 681	37
Year 1	36 238 204	6 523
Year 2	45 241 750	8 144
Year 3	46 567 613	8 382
Year 4	46 662 513	8 399
Year 5	34 818 947	6 267
Total	**209 735 707**	**37 752**
Source: Modified after PAEH (2010) – Tables 10.4 & 10.7		

Table 4.47
Summary of estimated CO_2-e emissions (t CO_2-e/y)

Year	Scope 1	Scope 2	Scope 3	Total
Construction - 4 months	0	184	37	221
Year 1	2 997	32 252	6 751	42 000
Year 2	3 952	40 265	8 445	52 662
Year 3	3 959	41 445	8 684	54 088
Year 4	2 564	41 530	8 595	52 689
Year 5	1 705	30 989	6, 397	39091
Total	**15 178**	**186 665**	**38 910**	**240 752**
Source: Modified after PAEH (2010) – Table 10.8				

The annual greenhouse emissions in NSW for 2007 were 162.7Mt (DCC, 2009a). For the life of the Project, it has been estimated that the development would release approximately 0.24Mt/y CO_2-e. The maximum annual increase of emissions would be in Year 3 which would represent an approximate annual contribution of 0.03% to baseline 2007 NSW emissions.

The emissions rate is equivalent to approximately 1.31t CO_2-e per ounce of gold produced.

4.10.8 Monitoring

The Proponent would implement an *Air Quality Monitoring Program* in consultation with DECCW and the surrounding Community. Given the relatively low level of impact associated with the Project, it is anticipated that this would be restricted to the installation and management of several dust deposition gauges surrounding the Project Site. In addition, the existing weather station within the Project Site would continue to be operated for the life of the Project.

4.11 VISUAL AMENITY

4.11.1 Introduction

The DGRs identify "***Visual*** *– including landform and lighting impacts"* as a key issue for assessment in the *Environmental Assessment*. Based on the risk assessment undertaken for the Project (see Section 3.3), the specific visual amenity-related impacts that may result as a consequence of the Project (without the implementation of the safeguards, controls and mitigation measures presented in this section) and therefore require assessment include the following.

- A temporary disturbance to the landform.
- Identifiable change to the landform following final landform creation and rehabilitation.

The visual amenity assessment has been conducted by R.W. Corkery & Co. Pty Limited.

It is noted at the outset that the value placed upon visual amenity will vary from person to person and from location to location. As a result, a visual amenity assessment is, by its nature, is highly subjective. As a result, during the visual amenity assessment emphasis has been placed on providing a description of the existing visual amenity surrounding the Project Site and the measures that would be undertaken by the Proponent to minimise potential visual amenity-related impacts on surrounding residents and others. In addition, indicative descriptions of the anticipated visual landscape following completion of mining-related operations have been provided.

4.11.2 Existing Environment

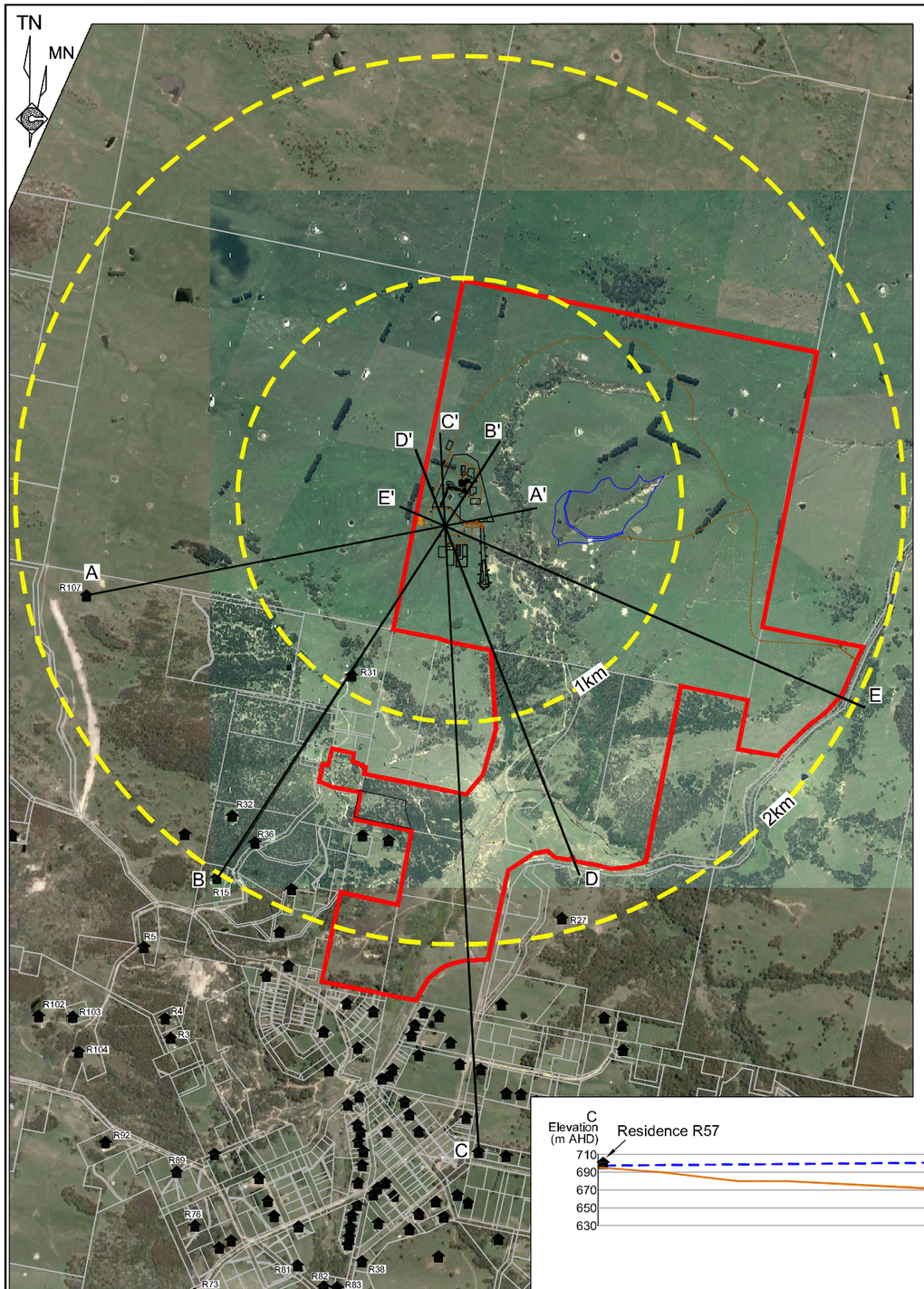
The existing visual amenity surrounding the Project Site is typical of rural areas in the southern tablelands, with the outlook from most rural residences and other vantage points including land used for agriculture, nature conservation, transportation or other infrastructure. Outlooks from residences within the village of Majors Creek include views of surrounding buildings, Majors Creek and established trees and smaller vegetation.

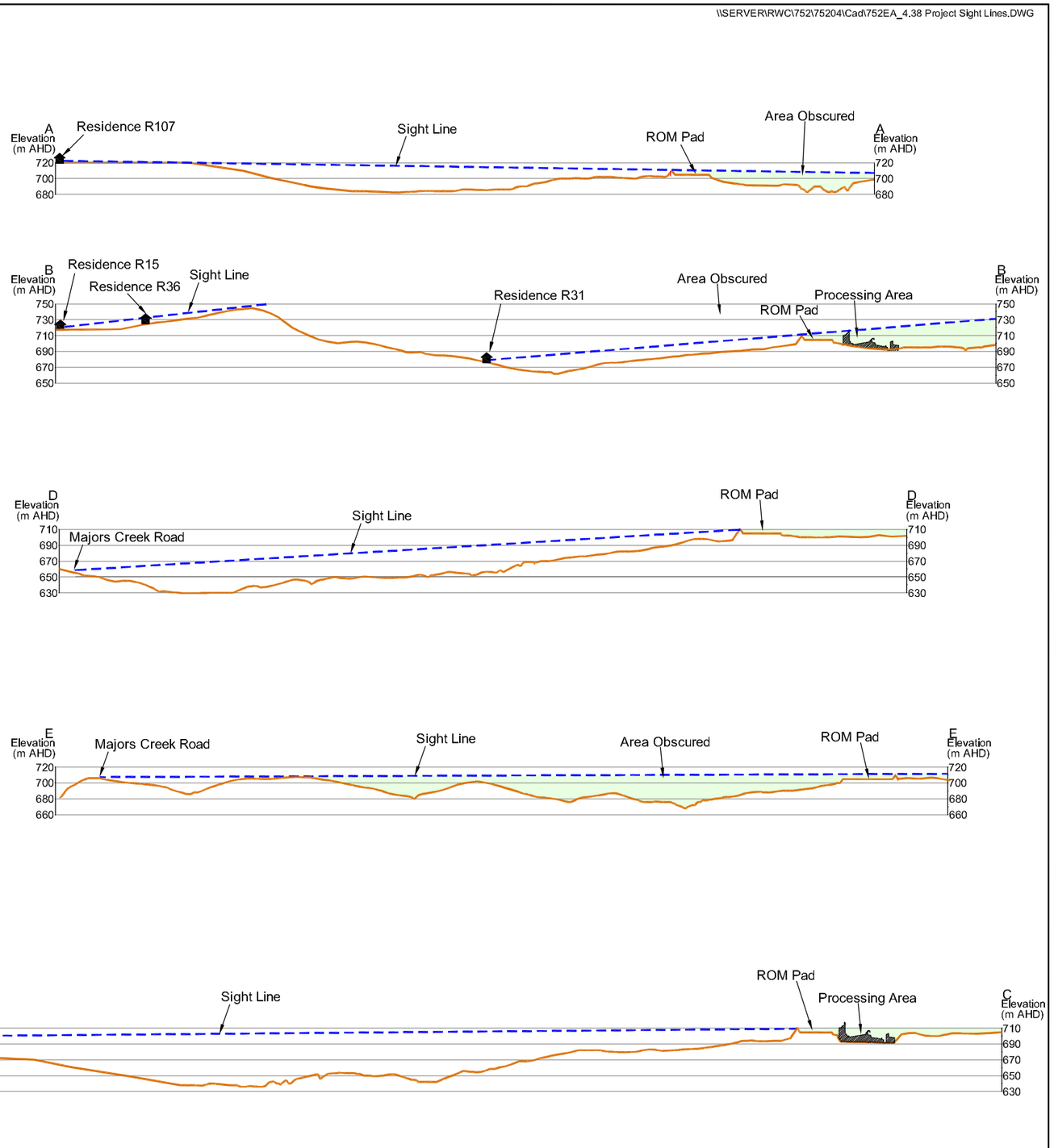
The Project Site is typically visible from the following locations.

- Residences to the southeast, south and southwest of the Project Site.
- Motorists using Majors Creek Road.

The rural landscape surrounding the Project Site is variably rolling to steeply incised. Vegetation varies from pasture to areas of remnant vegetation and regrowth, both native (wattles) and woody weeds (broom and blackberry) and wind breaks (**Figure 4.38**). As a result, elevated areas of land to the south the Project Site have, depending on the density of obscuring vegetation, good views of the Project Site. Areas of lower elevation to the south of the Project Site, particularly those areas with surrounding vegetation, have very limited views of the Project Site or views of the southern section of the Project Site only.

\\SERVER\RWC\752\75204\Cad\752EA_4.38 Project Sight Lines.DWG





SCALE 1:25 000

250 0 250 500 750 1000 1250 m

Source: Big Island Mining Pty Ltd

REFERENCE
Project Site Boundary
Cadastral Boundary
R1 Residence & Identifier
Distance from Processing Plant

Figure 4.38
PROJECT SIGHT LINES

This page has intentionally been left blank

With the exception of the Proponent's exploration activities, there is currently no industrial activity undertaken after dark in the vicinity of the Project Site. As a result, with the exception of lights associated with the Proponents exploration activities, residences and street lighting in Majors Creek, limited night time lighting is visible surrounding the Project Site.

4.11.3 Management and Mitigation Measures

Managing the visual impact of a mining operations offers a range of challenges and requires a range of solutions. The Proponent would implement the following management and mitigation measures to minimise to the greatest extent possible the impact of its activities on the visual amenity surrounding the Project Site.

- Construct and revegetate a 5m high bund on the southern and western edge of the ROM pad as soon as practicable after the commencement of mining operations. This bund, together with the southern and western faces of the ROM pad, would be temporarily covered with soil material and revegetated with appropriate species as soon as practicable after completion to ensure that the visual impact of the ROM pad and bund is minimised to the greatest extent practicable.
- Progressive reshaping and rehabilitation of areas that are no longer required for mining related purposes.
- Continuation of the existing tree planting program to limit views of the Project Site from areas to the southwest, south and southeast of the Project Site.
- Construction of the processing plant and other infrastructure within the Project Site from non-reflective, neutral-coloured material.
- Selection and placement of permanent and temporary lights such that the lights
  - do not point towards surrounding residences; or
  - minimise the 'loom' created by the lights.
- Consider any reasonable request by a potentially affected resident for assistance to create a visual screen adjacent to their residence through planting of fast growing vegetation and/or landscaping where such a screen would effectively reduce the visual impact of the Proponent's activities during the life of the Project.

4.11.4 Assessment of Impacts

The proposed final landform within the Project Site is described in detail in Section 2.14.3. In summary, however, the final landform would comprise the following.

- A shaped and rehabilitated tailings storage facility.
- An appropriately fenced and bunded box cut.
- A shaped and rehabilitated processing plant area.

The ROM pad would be removed and the footprint shaped and rehabilitated together with the processing plant footprint.

Figure 4.38 presents a series of sections from potential vantage points to the southwest, south and southeast of the Project Site during the life of the Project. The sections converge at the ROM pad which will be the most visually imposing component of the Project. The following provides an overview of the visual impacts anticipated from each of the identified vantage points. It is noted that visual impacts from areas adjacent to the identified vantage would be similar to those discussed below

- Visual Section A – A' (Residence R107)

  The ROM pad and processing plant area would indicatively not be visible from this vantage point because of a small rise to the west of the processing plant area.

- Visual Section B – B' (Residences R31, R32 and R36)

  The Project Site is not visible from Residences R15, R32 and R36 because a rise to the north of those residences obscures views to the north. In addition, Residence R31 would not have views of the ROM pad because it is located at a lower elevation and intervening topography would obscure views.

- Visual Section C – C' (Residence R57)

  This residence has distant views of the ROM pad approximately 3.0km to the north. **Plate 4.3** presents the anticipated views of the ROM pad once constructed from Residence R57.

- Visual Section D – D' (Majors Creek Road)

  Views from Majors Creek Road immediately north of Majors Creek would be limited by intervening vegetation. **Plate 4.4** presents the anticipated views of the ROM pad once constructed from this section of Majors Creek Road.

- Visual Section E – E' (Majors Creek Road)

  Views of the Project Site from Majors Creek Road north of the bridge over Majors Creek are limited by intervening topography.

In summary, the visual amenity to the south of the Project Site during the life of the Project would be altered through the addition of a shaped and revegetated ROM pad. Other section of the Project Site would be obscured. It is noted that views of the ROM pad, however, would be distant only and the Proponent contends that the impact on day time visual amenity surrounding the Project Site would not be significant.

In addition, the Proponent contends that the proposed management and mitigation measures relating to night-time impacts of lighting would be sufficient to ensure that there would be no significant adverse impacts to the night-time visual amenity surrounding the Project Site.

Finally, the Proponent would seek to address individual concerns in relation visual amenity impacts through discussions and negotiations with individual residents.

Plate 4.3 Anticipated view from Residence R57

Plate 4.4 Anticipated view from Location D on Majors Creek Road

4.12 SOIL AND LAND CAPABILITY

4.12.1 Introduction

The DGRs issued by the Department of Planning require that the *Environmental Assessment* include an assessment of "**Soil and Water**".

Based on the risk assessment undertaken for the Project (see Section 3.3), specific soil-related impacts that may result as a consequence of the Project (without the implementation of the safeguards, controls and mitigation measures presented in this section) include the following.

- Insufficient soil quantities for rehabilitation.
- Reduced soil quality.
- Increased erosion or erosion potential of soils.

The soil and land capability assessment was undertaken by Strategic Environmental and Engineering Consulting (SEEC). This section of the *Environmental Assessment* provides a summary of that assessment report which is presented in full as Part 8 (Volume 2) of the *Specialist Consultant Studies Compendium* and referred to hereafter as "SEEC (2010b)".

The assessment was managed by Mr Andrew Macleod BSc(Hons), CPSS, CPESC of SEEC.

4.12.2 Regional Soils Environment

The only publicly available soils mapping information available for the area surrounding the Project Site is mapping published by the Sydney Catchment Authority over the Shoalhaven Catchment. That mapping information indicated that the likely soil landscape units within the Project Site include:

- the Braidwood Soil Landscape; and
- the Brushy Hill Soil Landscape.

4.12.3 Project Site Soils Environment

4.12.3.1 Assessment Methodology

The soils assessment included extraction of 13 soil test pits within the Project Site (**Figure 4.39**). Each profile was described in the field and a representative suite of samples were collected for both physical and chemical analysis in the laboratory.

4.12.3.2 Project Site Soils

SEEC (2010B) identify two soil landscape units within the Project Site in accordance with the published soil landscape information, namely:

- the Braidwood Soil Landscape; and
- the Brushy Hill Soil Landscape.

Figure 4.39 presents the distribution of each soil landscape unit and **Table 4.48** presents a typical profile of each unit.

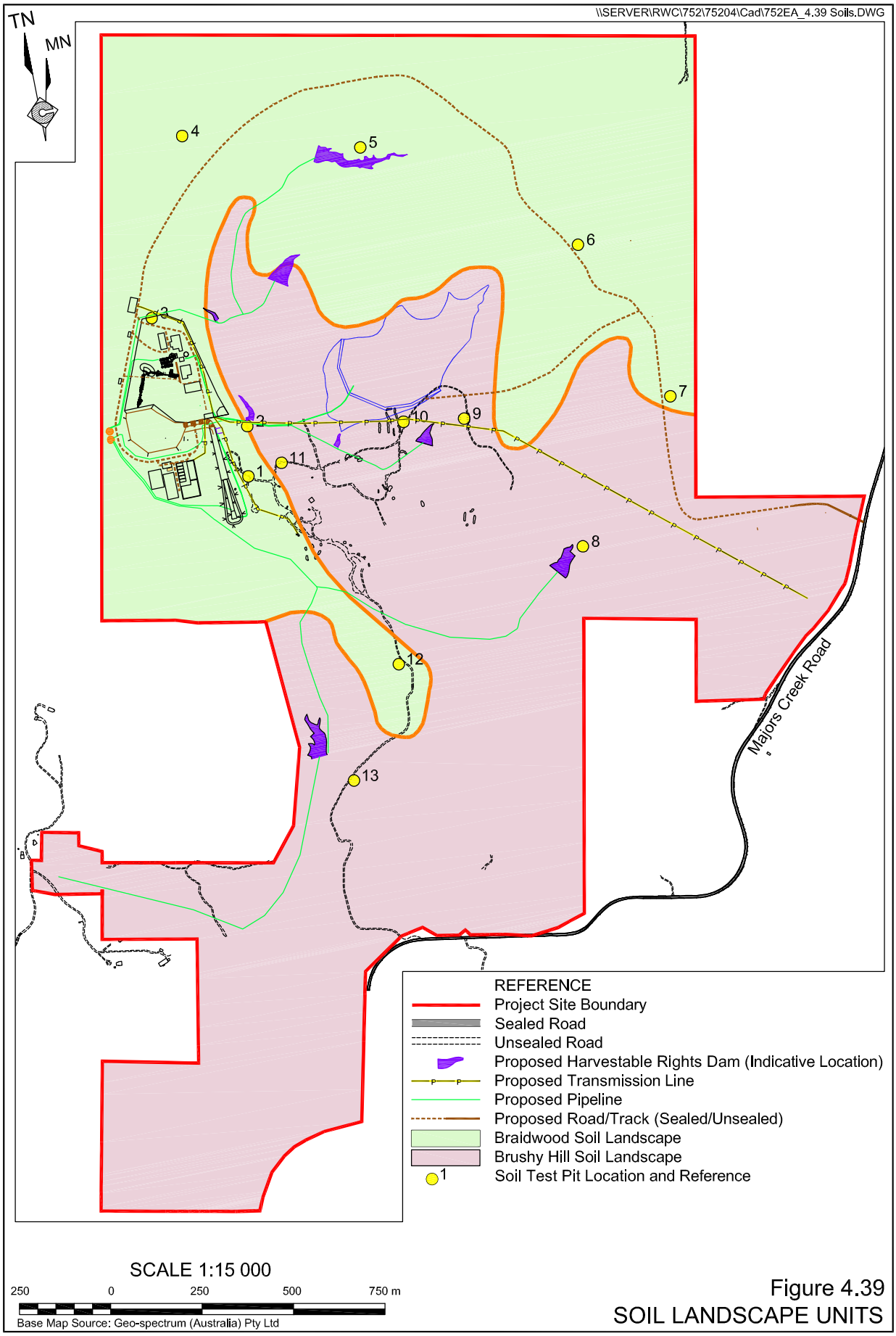


Figure 4.39
SOIL LANDSCAPE UNITS

Table 4.48
Typical Soil Profiles

Layer	Depth range	Description
Braidwood Soil Landscape		
1	0 – 150mm	Topsoil. Dark brown, weakly pedal loam. No coarse fragments.
2	150 – 350mm	Topsoil. Greyish-brown, weakly pedal sandy loam to sandy clay loam. No coarse fragments.
3	350 – 800mm	Subsoil. Yellowish-brown, moderately to strongly pedal sandy clay. No coarse fragments.
4	800 – 1,400mm+	Subsoil. Mottled yellow/grey/brown moderately to strongly pedal clayey sand. Evidence of weathering rock with increasing depth. 5 to 10% coarse fragments, increasing with depth.
Brushy Hill Soil Landscape		
1	0 – 110mm	Topsoil. Dark brown, weakly pedal loam. No coarse fragments.
2	110 – 300mm	Topsoil. Mid-brown, weakly pedal sandy loam. No coarse fragments.
3	300 – 650mm	Subsoil. Yellowish-brown, mottled, moderately pedal sandy clay. <5% coarse fragments.
4	650 – 1,100mm+	Subsoil. Greyish-yellow-brown, gritty clayey sand. Massive to weakly pedal. >5% coarse fragments as weathering granite. Layer continues to at least 1,500mm in some areas.

Source: SEEC (2010B) - Tables 1 and 2.

4.12.3.3 Physical Characteristics

Eight samples were collected for testing of their physical characteristics. The results of that test work are presented in Section 6.2 of SEEC (2010B) and are summarised below.

- K-Factor - five samples returned K-factor levels of between 0.021 and 0.039, indicating moderate erodibility.
- Wind erodibility - five samples returned results indicating low wind erodibility.
- Emerson Aggregate Tests - three topsoil samples returned results indicating slight dispersibility (Type C to D soils) while two subsoil samples returned results indicating slight to significant dispersibility (Type D to F soils).
- Soil loss (calculated using RUSLE and SOILOSS 5.3) - the Braidwood and Bushy Hill Soil Landscape Units recorded a soil loss class of 3 (low to moderate) and 5 (high) respectively. As a result, soil disturbing works within all areas of proposed disturbance will require management and mitigation measures identified in Section 4.12.4.
- Liquid Limit Test and Plasticity - two samples returned a high compressibility and high shrink/swell potential indicating that adequate compaction of areas to be used for buildings or structures.

4.12.3.4 Chemical Characteristics

Four samples were collected for testing of their chemical characteristics. The results of that test work are presented in Section 6.3 of SEEC (2010B) and are summarised below.

- Electrical conductivity and salinity - all soils tested were non-saline.
- pH - all samples tested were moderately to very strongly acidic (4.6 to 5.7).

- Cation exchange capability - topsoils returned results that indicate that they are nutrient poor and likely to leach nutrients. Subsoils, however, are likely to retain any leached nutrients and those nutrients would continue to be available for plants.
- Available phosphorus - three of the four samples analysed returned very low phosphorous results (all 3mg/kg or less), with one sample returning a very high result (28mg/kg).
- Organic matter - five samples returned extremely low to low (0.19% to 1.51%) levels of organic matter.

4.12.3.5 Summary of Soil Characteristics

In summary, SEEC (2010b) state that the soils of the Project Site are:

- weakly pedal in their upper section, grading to strongly pedal in their lower sections;
- moderately to imperfectly drained;
- potentially dispersive and prone to instability; and
- suitable for stripping and use during rehabilitation operations, provided the management and mitigation measures presented in Section 4.12.4 are implemented.

4.12.4 Management and Mitigation Measures

The Proponent would implement the following management and mitigation measures during soil stripping, stockpiling and placement operations.

- Strip soil materials to the depths identified in **Table 2.2.**
- Strip soil materials only when they are moderately moist to preserve soil structure.
- Stockpile topsoil and subsoil materials separately.
- Construct soil stockpiles as low, flat, elongated mounds on slopes of less than 1:10 (V:H). Topsoil stockpiles would be less than 2m high and subsoil stockpiles would be less than 3m high.
- Ensure that soil stockpiles achieve a 70% vegetative cover within 10 days of formation.
- Place soil material in areas to be rehabilitated in the same stratigraphic order in which they were removed. SEEC (2010b) note that topsoils of one soil landscape unit may be mixed with topsoils soils of the other landscape unit. Similarly, subsoils of one soil landscape unit may be mixed with subsoils soils of the other landscape unit.

In addition, the Proponent would implement the following management and mitigation measures to minimise the potential for erosion and sedimentation in sections of the Project Site that would be disturbed and have slopes of more than 13% or approximately 1:7.5 (V:H). It is noted that additional erosion and sedimentation controls are identified in Section 4.5.4.

- Ensure that ground disturbing activities are limited to the period from 1 March to 30 November, unless measures identified in Landcom (2004) and DECC (2008) are implemented, including ensuring that soils are not exposed during any period when the three-day weather forecast suggests rain is likely.
- Ensure that slope lengths are no longer than 80m.
- Ensure that run-on from upslope is diverted away from disturbed areas.

4.12.5 Land Capability

SEEC (2010b) identify a range of land capabilities within the Project Site. Generally, gently sloping lands identified as Braidwood Soil Landscape are Class IV, namely:

> *land not capable of being regularly cultivated but suitable for grazing with occasional cultivation and requiring soil conservation practices such as pasture improvement, stock control, application of fertiliser and minimal cultivation for the establishment or re-establishment of permanent pasture.*

Lands identified as Brushy Hill Soil Landscape are Class V, namely:

> *land not capable of being regularly cultivated but suitable for grazing with occasional cultivation and requiring structural soil conservation works such as absorption banks, diversion banks and contour ripping, together with the practices as in Class IV."*

Steeply eroded gullies in the vicinity of Spring Creek and its tributaries are typically classified as Class VII, namely "land best protected by green timber"

SEEC (2010b) state that, presuming that the management measures identified in Section 2.14 and 4.12.4 are fully implemented, then the Land Capability of the rehabilitated land form should be similar to the existing landform.

4.12.6 Conclusion

SEEC (2010b) state that provided that the management and mitigation measures identified in Section 4.12.4 are implemented, that the Project should not result in significant adverse soil-related impacts. In addition, the land capability of the final landform should be approximately the same as the existing land capability.

4.13 SOCIO-ECONOMIC CLIMATE

4.13.1 Introduction

The DGRs identify "***Socio-economic"*** as a key issue for assessment in the *Environmental Assessment*. Based on the risk assessment undertaken for the Project (see Section 3.3), the specific socio-economic-related impacts that may result as a consequence of the Project (without the implementation of the safeguards, controls and mitigation measures presented in this section) and therefore require assessment include reduced quality of life (actual or perceived).

The socio-economic assessment has been undertaken by R.W. Corkery & Co. Pty Limited, with additional assistance provided by Marcom Communication who have undertaken extensive community consultation in relation to the Project.

This sub-section provides a description of the measures that the Proponent would implement to maximise the positive socio-economic benefits and minimise adverse socio-economic impacts, if any, associated with the Project and provides an assessment of the anticipated socio-economic impacts associated with the Project.

4.13.2 Surrounding Communities

Section 4.1.6 provides a description of the community within the "Braidwood State Suburb" census statistical division. However, it is noted that there are a number of distinct communities both within that statistical division and further afield that may be impacted by or benefit from the Project. For the purposes of this assessment, these communities have been identified as follows. A brief description of the anticipated class of potential Project-related impacts are as follows.

- Majors Creek Community – namely the community that lives within and surrounding the village of Majors Creek and Jembaicumbene. This includes all the Proponents neighbours and near neighbours.
- Araluen Community – namely the community that lives within Araluen and surrounding areas.
- Braidwood Community – namely the community that lives within Braidwood and surrounding areas or relies on services within Braidwood.
- Palerang LGA Community – namely the community that lives within the wider Palerang LGA and relies on services provided by Palerang Council.

4.13.3 Management and Mitigation Measures

A detailed description of the Project-related employment and economic contributions are presented in Sections 2.12. In addition, management and mitigation measures related to specific environmental aspects of the Project are presented previously in this Section. In addition to these measures, the Proponent would implement the following management and mitigation measures to ensure that Project-related benefits for the communities surrounding the Project Site are maximised and adverse impacts are minimised to the greatest extent practicable. Where possible these measures have been categorised to reflect the particular aspect that would be addressed by each. Finally, the following also identify where particular measures would be targeted towards particular communities. Where no particular community is identified, the proposed management and mitigation measures would be targeted to all identified communities.

Social and Community

- Engage each of the communities surrounding the Project Site in regular dialogue in relation to the proposed and ongoing operation of the Project and maintain an "open door" policy for any member of those communities who wishes to discuss any aspect of the Project.
- Proactively and regularly consult with those residents most likely to be adversely impacted by the Project, particularly those within the Majors Creek Community.
- Continue to support community organisations, groups and events, as appropriate, and review any request by a community organisation for support or assistance throughout the life of the Project. Particular emphasis would be placed on providing support to those organisations, groups or events that service the communities in Majors Creek, Araluen or Braidwood.
- Form and maintain a Community Consultative Committee (CCC), including representative members of the surrounding community and Palerang Council. It is noted that the Proponent has previously consulted with the Majors Creek Community Liaison Committee. The Proponent would continue to do so, either as part of the CCC or separately.
- Regularly brief the CCC and wider community on activities within the Project Site and seek feedback in relation to Project-related impacts whether actual or perceived. In addition, seek advice in relation to the most appropriate manner in which to provide assistance to the community in an effective, fair and equitable manner.
- Advertise and maintain a community complaints telephone line.

Employment and Training

- Give preference when engaging new employees, where practicable, to candidates who are part of the Majors Creek, Araluen or Braidwood communities over candidates with equivalent experience and qualifications based elsewhere and ensure that the mining and other contractors do so as well.
- Encourage the involvement of the local Aboriginal community in the workforce.
- Encourage and support participation of locally based employees and contractors in appropriate training or education programs that would provide skills and qualifications that may be of use to encourage and further develop economic activity within the surrounding communities following completion of the Project.

Economic Contribution and Development

- Give preference, where practicable, to suppliers of equipment, services or consumables located within the Palerang LGA.
- Assist community members and others, as appropriate, to establish complimentary businesses within the Palerang LGA where those businesses would provide a benefit to the community through increased economic activity or development.
- Assist Palerang Council to promote and encourage economic development that would continue beyond the life of the Project.

Infrastructure and Services

- Ensure that infrastructure and services installed for the Project, including the electricity transmission facilities, road improvements and water supply bores, remain available for alternative uses during and/or following completion of the Project.
- Encourage and support, in consultation with the local community, the provision of services to the community. These may include health, education, transportation and other services.

Agricultural Lands

- Prepare and implement a *Property Vegetation Plan* as described in Section 2.15, including continued management of weeds, pests and bushfire risks on land held by the Proponent in consultation with surrounding landowners.
- Ensure that the land capability of those sections of the final landform to be used for agricultural purposes is similar to the current land capability.

4.13.4 Impact Assessment

The Project would result in a range of socio-economic benefits to the community surrounding the Project. These benefits would include the following.

- Direct employment (full-time equivalent) for approximately 100 people during construction and approximately 60 people during operation of the Project. These people would be drawn preferentially from within the Palerang LGA and the Proponent envisages that they would primarily reside within and contribute to the economic development of the LGA.
- Injection of approximately $3 million to $7 million per year into the local and regional economy, excluding employee and contractor wages and salaries, a significant proportion of which would also be spent within the local and regional economy. This expenditure is likely to generate additional economic activity and flow on effects for the local and regional community, providing further employment opportunities.
- Injection of approximately $10 million to $31 million into the State and national economy. This expenditure would also generate additional economic activity and flow on effects for the wider community, providing further employment opportunities.
- Ongoing support for training and education of employees and others in the vicinity of the Project Site.
- Support to establish complimentary businesses in the vicinity of the Project Site, with the resulting benefits of increased economic activity and opportunities.
- Provision of infrastructure, including improved electrical transmission facilities and improvements to Majors Creek, Araluen and Captains Flat Roads. These improvements would remain following completion of the Project and would support the long term economic development of the local and wider economy.

- Support for the provision of services, including health, education, transportation and other services, to the community.
- Continued support for local sporting and other organisations.

It is noted that the community identified impacts on property values as an issue of concern. The Proponent notes that the factors that influence property values will depend on individual circumstances and that no assessment of overall impacts can be made. However, it is also noted that the Project would result in increased economic activity in the vicinity of the Project Site and increased demand for housing. As a result, the Project is more likely, as a whole, to result in upward pressure on property values rather than downward pressure.

It is acknowledged that the Project would also have some limited adverse impacts. However, the Proponent notes that it has taken all reasonable and feasible measures to minimise those impacts and that appropriate agreements would be negotiated with the relevant landowners who would experience direct impacts prior to or during the life of the Project.

The Proponent contends that any adverse socio-economic or environmental impacts, both actual and perceived, would be more than adequately countered by the positive effect that the Project would have on the community and economy in the vicinity of the Project Site and the wider area.