

Appendix 2 - Environmental Risk Assessment

New Ignis Stage 2 STEMP Building Project Development - St Ignatius' College Riverview
2-60 Riverview Street and Tambourine Bay Road, Riverview

In accordance with the General Requirements stipulated within the Secretary's Environmental Assessment Requirements (SEARs), with respect to SSD 10371, the Environmental Impact Statement (EIS) is to include an Environmental Risk Assessment, to identify potential environmental impacts associated with the Proposal. The Environmental Risk Assessment undertaken is outlined within the following table articulated below. The assessment undertaken comprises a qualitative assessment, deemed consistent with AS/NZs ISO 31000:2009 *Risk Management – Principles and Guidelines* (Australia Standards 2009).

Accordingly, the level of risk was assessed and determined by considering the potential impacts as a result of the Proposed Development, prior to implementation of any recommended mitigation and / or management measures. It is noted, that the assessment undertaken includes provisional commentary on the residual risk (the remaining level of risk following implementation of mitigation and management measures). The assessment undertaken is not intended to be exhaustive, rather it focuses on key issues and potential impacts.

Table 1. Environmental Risk Assessment						
Item	Phase (C - Construction O - Operation)	Impact	Proposed Mitigation	Significance of Impact	Manageability Impact	Residential Impact
Built Form and Urban Design	O	Potential visual impacts would be encountered when viewed from the public domain and adjoining properties.	The Proposed Development has been sited accordingly, designed and complemented by the existing built form and significant landscaping, which provides an aesthetically pleasing architectural landscape design, further complementing the Proposed Development, for which it exhibits design excellence; meets the operational requirements of the end user – St Ignatius' College Riverview; integrates with its built and natural surrounding	2	2	4 (Low)

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			environments; and responds to site constraints.			
Neighbouring Amenity	C	Increase in noise levels during the construction of the School.	An Acoustic Report has been undertaken and prepared by PKA Acoustic Consulting (2020), which considers the potential noise and vibration impacts as a result of the Proposed Development. The Acoustic Assessment outlines mitigation and management measures based on the data collection in accordance with the relevant Noise Policy for Industry criterion, which aims to reduce acoustic impacts and any associated potential noise generation on nearby sensitive receivers, as a result of the Proposed Development.	3	3	6 (Medium)
	C	Increase of construction traffic on the local road network along Proposed Road, Seaview Street and Victoria Street and the wider local road network.	A CTPMP has been prepared by Prime, which details measures to minimise any adverse impacts arising from anticipated construction traffic,	3	2	5 (Low/Medium)

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			from the relevant construction stages of development.			
	O	Increase in noise levels during the operation of the School.	An Acoustic Report has been prepared by PKA Acoustic Consulting (2020) detailing requirements for building construction and materials as well as management measures to meet applicable acoustic criteria, with respect to the Noise Policy for Industry, concerning the Proposal's operational phase of development.	3	2	5 (Low/Medium)
	O	Potential privacy impacts and overlooking of adjoining properties.	The primary built form of the proposed development has been centrally located within the Site. Significant building separation is provided to any neighbouring properties, with respect to the existing and future local character. Additionally, proposed building components have been orientated away from neighbouring properties to	2	1	3 (Low)

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			negate any potential impacts with regard to privacy and overlooking.			
	O	Potential overshadowing of adjoining properties.	Shadow Diagrams have been prepared as part of the comprehensive Architectural Plans, prepared by PMDL (2020) and demonstrate that the Proposed Development will not cause any additional overshadowing impacts, with regard to nearby sensitive receptors.	1	1	2 (Low)
	O	Loss of views.	The Proposed Development provides a suitable amenity impact, with regard to the protection of views, privacy and solar access of neighbouring properties. It is noted, that building heights proposed across the Site have been strategically located away from sensitive views and boundaries of any surrounding residential properties, for which the proposed buildings	2	1	2 (Low)

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			are further buffered and screened by an increase in landscaping proposed across the Site. Accordingly, the proposed buildings would not obstruct any significant or iconic views; will not give rise to overlooking; and will not cause overshadowing.			
Traffic	C	Increase of construction traffic on the local road network.	A Construction Traffic Management Plan has been prepared by TTM and TBH, which details measures to minimise any adverse impacts arising from anticipated construction traffic, from the relevant construction stages of development.	3	2	5 (Low/Medium)
	O	Increase of traffic on the local road network.	A Traffic and Parking Impact Assessment has been prepared by TTM detailing the proposed transport infrastructure upgrades, as well as access arrangements and parking for the Site, which includes measures to promote	3	3	6 (Medium)

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			sustainable and alternative transport options.			
Biodiversity	C	Potential impact on flora, fauna and the riparian corridor.	The Ecological Assessment prepared by Eco Logical Australia (2020) assesses the current condition and ecological significance of the Site. The Report notes that a Biodiversity Development Assessment Report (BDAR) under Part 7, Section 7.9, Division 2 of the BC Act does not apply to the Proposed Development. The overall ecological impact, as a result of the Proposed Development is considered to be generally 'low' and 'minor' in nature.	1	1	2 (Low)
Heritage	C	Disturbance of heritage items	A Heritage Impact Statement has been prepared by NBR Architecture (2020) and assessed the heritage significance of the Site and how it will be retained.	2	2	4 (Low)

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	C	Disturbance of archaeological remains.	<p>An Aboriginal Cultural Heritage Assessment Report (ACHAR) was undertaken and prepared for the Site by Urbis (2020). The ACHAR concludes that:</p> <ul style="list-style-type: none"> There is no objection to the proposed development on Aboriginal archaeological grounds. If the final plans for the subsequent stages vary to the concepts detailed in the Masterplan an assessment should be undertaken of the final plans. The registered Aboriginal sites within Saint Ignatius' College, Riverview are not within the areas proposed for works and therefore will not be impacted upon. However, during the proposed works care must be undertaken to ensure that they are not impacted upon in any way. The rock shelters on Saint Ignatius' College's campus 	2	2	4 (Low)

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			<p>have been defaced by graffiti and the deposition of rubbish. Saint Ignatius' College should develop and implement a management plan for these sites to ensure their ongoing protection and conservation.</p> <ul style="list-style-type: none"> ▪ No further archaeological investigation, monitoring or testing is required in respect of this proposal. ▪ If, during the course of the proposed development, any previously undetected Aboriginal objects are uncovered, work must cease in the vicinity of that object and further advice sought from the consultant and Metropolitan Local Aboriginal Land Council. ▪ An induction should be provided to all construction staff, employees, contractors and sub-contractors in respect of Aboriginal heritage protection and their 			

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			responsibilities under the <i>National Park Act 1974</i> by a suitably qualified archaeologist. A written induction should also be provided to be included in all environmental and safety documentation for future reference.			
Noise and Vibration	C	Increase in noise levels during the construction of the school.	An Acoustic Report has been prepared by PKA Acoustic Consulting (2020), which considers the potential noise and vibration impacts as a result of the Proposed Development. The Report outlines mitigation and management measures based on the data collect in accordance with the relevant Noise Policy for Industry criterion, which aims to reduce acoustic impacts and any associated potential noise generation on nearby sensitive receivers, as a result of the Proposed Development.	3	3	6 (Medium)

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	O	Increase in noise levels during the operation of the school.	An Acoustic Report has been prepared detailing requirements for building construction and materials as well as management measures to meet applicable acoustic criteria, with respect to the Noise Policy for Industry, concerning the Proposal's operational phase of development.	3	3	6 (Medium)
Air and Water Quality	C	Potential for reduced air and water quality during construction.	A Stormwater Assessment has been prepared by TTW, incorporating Water Sensitive Urban Design (WSUD) Principles and Erosion and Sediment Control Plan for the Proposed Development. Management of dust emissions will form part of the Final Construction Management Plan, to be prepared pursuant to Development Consent being granted.	3	2	5 (Low/Medium)