

APPENDIX D - ENVIRONMENTAL RISK ASSESSMENT AND MITIGATION MEASURES

SSD-63475709 - 14 MINGARA DRIVE, TUMBI UMBI

The following section provides recommendation for mitigation measures in response to potential impacts identified throughout **Section 6** of the EIS. The structure of mitigation measures is based on the DPIE’s hierarchy of approaches for managing impacts identified in the *Draft Environmental Impact Assessment Guidance Series* released by DPE in June 2017, as:

- **Performance based measure** – identify performance criteria that must be complied with to achieve an appropriate environmental outcome but do not specify how the outcome is to be achieved.
- **Prescriptive measure** – require action to be taken or specify something that must not be done.
- **Management based measure** – identify one or more management objectives that must be achieved through the implementation of a management plan.

Following the implementation of appropriate mitigation measures as recommended, it is determined that the proposal will not result in any significant adverse impacts on the surrounding environment. The following table illustrates how the matters raised within the SEARs will be addressed.

This analysis comprises a qualitative assessment consistent with AS/NZS ISO 31000:2009 *Risk Management–Principles and Guidelines* (Standards Australia 2009). The level of risk was assessed by considering the potential impacts of the proposed development prior to application of any mitigation or management measures. In accordance with the SEARs, the Environmental Risk Assessment (ERA) addresses the following significant risk issues:

- The adequacy of baseline data;
- The potential cumulative impacts arising from other developments in the vicinity of the site; and
- Measures to avoid, minimise, offset the predicted impacts where necessary involving the preparation of detailed contingency plans for managing any significant risk to the environment.

Risk comprises the likelihood of an event occurring and the consequences of that event. For the proposal, the following descriptors were adopted for ‘likelihood’ and ‘consequence’.

Likelihood		Consequence	
A	Almost certain	1	Widespread and/or irreversible impact
B	Likely	2	Extensive but reversible (within 2 years) impact or irreversible local impact
C	Possible	3	Local, acceptable or reversible impact
D	Unlikely	4	Local, reversible, short term (<3 months) impact
E	Rare	5	Local, reversible, short term (<1 month) impact

The risk levels for likely and potential impacts were derived using the following risk matrix.

		LIKELIHOOD				
		A	B	C	D	E
CONSEQUENCE	1	High	High	Medium	Low	Very low
	2	High	High	Medium	Low	Very low
	3	Medium	Medium	Medium	Low	Very low
	4	Low	Low	Low	Low	Very low
	5	Very low	Very low	Very low	Very low	Very low

The results of the environmental risk assessment for the proposed development are presented in the table over page and are based upon the range of technical and specialist consultant reports appended to the EIS. The table has directly related mitigation measures responding to each impact also based upon the range of technical and specialist consultant reports appended to the EIS.

N.B. Stage of Project: 'O' – Operational; 'C' – Construction

'Pe' – Performance based mitigation measure; 'Pr' – Prescriptive based mitigation measure 'Ma' – Management based mitigation measure

SEARs	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Residual Impact
Design Quality	Sub-optimal design outcome.	O	C	3	Medium	Refer to Section 6.1.1 of EIS, which establishes that: <ol style="list-style-type: none"> 1. The proposal exhibits Design Excellence. 2. Necessary design changes have been incorporated in response to feedback issued by the SDRP. 3. The proposal will benefit the local community and future residential occupants. 	Low
Built Form and Urban Design	Sub-optimal design outcome.	O	C	3	Medium	Refer to Section 6.1.2 of EIS., which establishes that: <ol style="list-style-type: none"> 1. There are sufficient environmental planning grounds to support the proposed height datums. 2. The massing strategy presents an articulated building form with substantial building setbacks. 3. Landscaped street interfaces will enhance the profile of each adjoining streetscape. 4. The proposal exhibits stylistic attributes that are visually coherent with surrounding buildings. 	Low

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						<p>5. Proposed development will deliver an activated ground plane at Building 2 and additional public open space.</p> <p>6. The proposal will satisfy the applicable design guidelines and standards for seniors' housing.</p>	
Environmental Amenity	Adverse reduction to wind, acoustic and/or solar amenity.	C, O	C	3	Medium	<p>Refer to Section 6.1.3 of EIS, which establishes that:</p> <ol style="list-style-type: none"> 1. The wind conditions at the balconies of ILUs (villas and apartments) are appropriate for stationary activities. 2. The development ensures the proposed communal open spaces located within the Tumbi Umbi Retirement Village, to the north and south benefit from a high degree of solar access. The development does not result in any reduction in solar access within neighbouring buildings below the two hours recommended under the planning controls. 3. The proposal satisfies the applicable solar access requirements under the ADG. 	Low
Visual Impact	Adverse reduction to residential amenity.	O	C	3	Medium	<p>Refer to Section 6.1.4 of EIS. The Visual Impact Assessment (Appendix M) analyses the likely visual effects of the built form proposed through a visual analysis of the development from key viewpoints within the public domain.</p>	Very low

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						Visual impacts to the public and private domain are reasonable and supportable on visual impact grounds.	
Public Space	Sub-optimal offering to the public domain.	O	C	3	Medium	Refer to Section 6.1.2, 6.1.3 and 6.1.9 of EIS, which demonstrates the potential for a suboptimal offering to the public domain has been avoided, including in relation to: <ol style="list-style-type: none"> 1. Deep soil and tree canopy coverage. 2. Solar amenity. 3. Streetscape activation. 4. Crime Prevention Through Environmental Design (CPTED) principles. 	Very low
Trees and Landscaping	Reduction to tree canopy coverage and habitat.	C, O	C	3	Medium	Refer to Section 6.1.9 of EIS, which details the following mitigation measures: <ol style="list-style-type: none"> 1. The proposed landscape design insofar as it relates to offsetting the removal of trees. 2. Tree protection and retention measures. 3. Offset planting and restoration of drainage easement. 4. Final inspection of the site by the Project Arborist. 	Very low

SEARs	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Residual Impact
						Further reference should be made to the appended Aboricultural Impact Assessment.	
Environmentally Sustainable Development	Environmentally destructive development.	C, O	C	3	Medium	<p>Refer to Section 6.1.5 of EIS, which summarises the mitigation measures that are proposed in the Environmentally Sustainable Design (ESD) Report, which include:</p> <ol style="list-style-type: none"> 1. Photovoltaic (PV) Solar Panels. 2. Building Sustainable Index (BASIX) Certification. 3. Achievement of the mandatory ratings: <ul style="list-style-type: none"> - NSW BASIX Compliance requirements for the class 2 dwellings and class 9C assisted living apartments. - NCC 2022 Section J compliance requirements for the common areas and shared facilities area. 	Low
Traffic, Transport and Access	<p>Impacts on road network from construction activities.</p> <p>Additional demand on car parking spaces.</p>	C, O	C-D	3	Medium	<p>Refer to Section 6.1.6 of EIS. The proposed development will not impact the service level of surrounding local roads. No upgrade works to existing transportation infrastructure are required to mitigate the impact of additional trips generated by the site.</p> <p>Appropriate construction traffic management measures will also be implemented throughout the construction phase. A Preliminary Construction</p>	Low

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	Relocation of Athletics Field parking.					Management Plan (CTMP) has been submitted with this SSDA.	
Biodiversity	Impacts on the habitat of threatened species or ecological communities from development	C	D	2	Low	<p>Refer to Section 6.1.8 of EIS. A BDAR has been submitted with this SSDA (Appendix S).</p> <p>The proposed works will be undertaken in accordance with the applicable Australian Standards and will incorporate all necessary industry-standard management measures. The potential for silt-laden discharges from the site will be suitably managed by the temporary deployment of erosion and sediment controls on an as-needed basis.</p>	Low
Noise and Vibration	Impact of construction activities on surrounding receivers.	C	B	3	Medium	<p>The following management measures will be implemented during the construction phase:</p> <ul style="list-style-type: none"> ▪ Introduce best-practice to acoustic impact onto the nearest affected receivers. ▪ Issue project updates to stakeholders, discussing overviews of current and upcoming works. ▪ Advanced warning of potential disruptions can be included. ▪ Monitoring to comprise attended or unattended acoustic surveys. The purpose of the monitoring is to confirm measured levels are consistent with the predictions in the acoustic assessment, and 	Low

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						<p>to verify that the mitigation procedures are appropriate for the affected receivers. If the measured levels are higher than those predicted, then the measures will need to be reviewed and the management plan will need to be amended.</p> <ul style="list-style-type: none"> ▪ Implement a management system which includes procedures for receiving and addressing complaints from affected stakeholders. ▪ Individual letters or phone calls to notify stakeholders that noise levels are likely to exceed noise objectives. Alternatively, contractor could visit stakeholders individually in order to brief them in regards to the noise impact and the mitigation measures that will be implemented. ▪ Offer provided to stakeholders subjected to an ongoing impact. ▪ Contractor to consider alternative construction options that achieve compliance with relevant criteria. Alternative option to be determined on a case-by-case basis. It is recommended that the selection of the alternative option should also be determined by considering the assessment of on-site measurements (refer to Verification Monitoring above). 	

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Ground and Water Conditions	Development impacts as a result of salinity and acid sulfate soils.	C	C	3	Medium	<p><u>Geotech</u></p> <ul style="list-style-type: none"> ▪ All long-term excavations should either be supported by properly designed and constructed retaining walls or alternatively be battered at 2H:1V or flatter. ▪ Filling: Where site levels need to be raised, the following minimum density index (AS 1289.5.6.1) values are recommended: <ul style="list-style-type: none"> – 70% density index or 95% density ratio for general site fill. – 75% density index or 98% density ratio for fill to be placed in areas of proposed structures / pavements. ▪ Slabs: High-level footing alternatives for proposed low level structures could be expected to include slabs on ground with edge beams or pad footings for the support of concentrated loads. <p><u>Salinity Management Plan</u></p> <ul style="list-style-type: none"> ▪ As the Salinity is anticipated to pose low to very low risk to the proposed development. Hence, no Salinity Management Plan is required for the proposed development. <p><u>Acid Sulfate Soils Management Plan</u></p>	Low

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						<p>Excavation Works:</p> <ul style="list-style-type: none"> ▪ Staging of works to reduce the extent and time any soil is exposed to the atmosphere. Where possible and practical, only small sections of ASS environments are to be excavated/exposed at any given time. ▪ Keeping excavations as narrow and shallow as possible. ▪ Construction workers must monitor excavation sites for any signs of any acid sulfate soils, and/or uncontrolled acidic runoff. 	
Water Management	Stormwater accumulation at ground level.	C, O	C	3	Medium	<p>Refer to Section 6.1.13 of EIS. The proposed stormwater design has sufficiently mitigated the potential for a sub-optimal stormwater management outcome at the site as:</p> <ol style="list-style-type: none"> 1. The existing stormwater infrastructure to the east of the site has capacity. 2. Reduced pollutant loads in stormwater runoff. 3. Appropriate erosion and sediment controls will be employed during the construction phase. 	Low
Flooding Risk	Risk to life and property.	O	A	3	Medium	<p>Refer to Section 6.1.13 of EIS. The site is located on flood liable lands.</p> <p>The following flood evacuation practices:</p>	Low

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						<ul style="list-style-type: none"> ▪ Given the majority of severe flows occur within the first one (1) to three (3) hours of a flood event, vertical evacuation or shelter in place specifically for mobility impaired occupants is considered the most appropriate evacuation procedure. ▪ Another option can be to evacuate to Mingara Recreation Club, which is located immediately east of the proposed development site and is located outside the PMF flood extent. Pedestrian access will be available to the Club in the event of a flood via routes outside the flood extent or classified as a low hazard for the elderly (H1 and H2). ▪ In the event of the emergency, vehicular access can be achieved from the east of the site via Wyong Road given the relatively short durations of high hazard flooding. After evacuations, pedestrians and vehicles shall not return to flood impacted areas until authority's review and direction to do so. 	
Hazards and Risks	Risk to life and property. Unsuitable site conditions.	C, O	D	3	Low	There are no buildings on the subject site for the proposed Tumbi Umbi Retirement Village which could houses storage of any Dangerous Goods (DGs).	Very low

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						However an assessment of Preliminary Hazard Analysis has been undertaken. A hazard analysis (pipeline) has not been prepared for purposes of this SSDA.	
Contamination and Remediation	Contamination sources present on site	C	B	3	Medium	<p>The site is suitable for the proposed residential development without further assessment, remediation, formal long-term management or mitigation measures.</p> <p>No assessment of groundwater has been undertaken however is considered to be required only if it is to be extracted for use either as part of the long-term development or as dewatering during the construction.</p>	Very low
Waste Management	Construction waste impacts. Unsustainable operational practices.	C, O	C	3	Medium	<p><u>Construction</u></p> <ul style="list-style-type: none"> ▪ Recyclable materials would be source-separated onsite where possible in labelled bins according to the type of material (e.g. masonry, metals, paper and plastics) to enable improved recovery rates. ▪ All problem and hazardous wastes would be stored in separate areas or bins as they may require special treatment. Asbestos must be stored in a separate container and wrapped in 	Low

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						<p>thick plastic. Any flammable liquids would be stored in a bunded area; however, this is not likely to be necessary at the site.</p> <ul style="list-style-type: none"> ▪ A waste storage area shall be designated by the demolition or construction contractor and shall be sufficient to store the various waste streams expected during operations. ▪ Waste management infrastructure should include retention of several skip bins (marrel or RORO) for the storage of separated demolition and excavation material. ▪ Waste should be placed in designated bins and collected on a regular schedule, as bins become full. ▪ Dependant on the sequence of development, the carpark area poses as a suitable location for the storage and stockpiling of bins and material for reuse or transfer offsite for further recovery and/or disposal. ▪ Separate site Mobile Garbage Bins (MGBs) would be retained on site to collect general waste and recycling associated with use of the site by demolition personnel. ▪ Waste management principles, management measures and facilities in use on the site shall be 	

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						<p>included as part of the site induction for all personnel working on the site.</p> <p><u>Operation</u></p> <ul style="list-style-type: none"> ▪ Waste is temporarily stored at its point of generation in an appropriately sized receptacle, clearly marked for type of waste; ▪ Residents/carers are to transfer waste to the respective waste storage room or waste inlet hopper on each residential floor level, for appropriate disposal into the respective bin. ▪ Site management are responsible for maintenance of bins and the waste storage rooms, ensuring bins are clean and in working order. Site management are also responsible for switching out full bins under chutes and monitoring bin fullness; ▪ Site management is to ensure contracts with Council or a private waste contractor, who also ensure appropriate collection scheduling and access is organised to minimise noise, odour, vermin, and visual amenity impacts to occupants, staff, visitors and the public. ▪ Using this WMP to inform waste management operations, design and infrastructure; 	

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						<ul style="list-style-type: none"> ▪ Providing educational materials and information on sorting methods for recycled waste, awareness of waste management procedures for waste minimisation and resource recovery; ▪ Maintaining a valid and current contract with a licensed waste service provider for waste and recycling collection and disposal; ▪ Making information available to residents and visitors about waste management procedures. ▪ Organising, maintaining and cleaning bins as part of a regular maintenance schedule; ▪ Manoeuvring bins to specified onsite collection point prior to and following scheduled collection of waste bins; ▪ Organising bulky waste collections as required; ▪ Ensuring bin allocation and waste/recycling collection frequency is adequate. Requesting additional infrastructure or services where necessary; and ▪ Monitoring any vermin and pest issues and arranging appropriate controls (traps or fumigating) and maintenance of doors or other points of potential entry. 	

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Aboriginal Cultural Heritage	Impacts on Aboriginal cultural heritage and values.	C	C	3	Low	<p><u>Construction</u></p> <ul style="list-style-type: none"> ▪ The individual or persons responsible for the management of onsite works will ensure that all site personnel are made aware of the statutory legislation protecting Aboriginal sites and places of significance. Of particular importance is the National Parks and Wildlife Amendment (Aboriginal Objects and Aboriginal Places) Regulation 2010, under the NPW Act. ▪ It is recommended that Staff and Contractors involved in the initial disturbance of topsoil on the site should undergo a cultural heritage induction prior to commencing works. ▪ Unexpected Aboriginal objects remain protected by the NPW Act. If any such objects, or potential objects, are uncovered in the course of the activity, the below Unexpected Finds Procedure is recommended to be implemented: <ul style="list-style-type: none"> – Work in the surrounding area is to cease immediately – A temporary fence is to be erected around the site, with a buffer zone of at least 10 m around the known edge of the site – An appropriately qualified archaeologist is to be engaged to identify the material 	Very low

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						<ul style="list-style-type: none"> – If the material is found to be of Aboriginal origin, Heritage NSW and Darkinjung LALC must be contacted, and the Aboriginal community is to be consulted in the manner outlined in the <i>Aboriginal Cultural Heritage Consultation Requirements for Proponents</i> (2010). ▪ The Unexpected Finds Procedure should be included as part of the Construction Management Plan. ▪ If suspected human remains are discovered and/or harmed in, on or under the land within the study area, 	
Environmental Heritage	Unexpected finds	C	D	3	Low	If historical archaeological relics not assessed or anticipated are found during the works, all works in the immediate vicinity are to cease immediately and Heritage NSW must be notified in accordance with the conditions of the Section 60 permit. A qualified archaeologist is to be contacted.	Very low
Social Impact	Land use conflict with gaming facility at Mingara Club.	C	C	3	Medium	<ul style="list-style-type: none"> ▪ Prior to operation, propose measures to secure workers to service the proposal and future residents. This should include measures relating to staff directly employed by the proposal, contracted staff and agencies, and visiting health professionals. ▪ To minimise cumulative construction impacts, the Construction Management Plan (CMP), 	Low

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						<p>should also identify and assess potential cumulative construction-related impacts (e.g. noise, vehicle movements, pedestrian safety) associated with other surrounding developments, including the proposed childcare centre (if approved). Mitigation and monitoring measures should be provided for all identified cumulative construction impacts.</p> <ul style="list-style-type: none"> ▪ Investigating opportunities to provide specialist dementia-care suites within the proposed high care component of the proposal during the detailed design and operational stages. ▪ Providing wellness and intergenerational programs and activities to residents, to foster community cohesion and social connection. ▪ Prioritising Universal Access in the detailed design, and ensuring communal spaces and amenities will be accessible to residents of all mobility levels. ▪ Providing a courtesy bus providing transportation to residents of the proposal, to support residents to engage with the wider community. Accessible transportation options will also be provided. ▪ Providing a dedicated courtesy bus for future residents of the proposal, providing an alternative transport option, potentially resulting 	

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						<p>in a small reduction in use of private vehicles, and therefore traffic generation.</p> <ul style="list-style-type: none"> ▪ Providing a courtesy bus, and incorporation of a dedicated passenger drop-off and pick-up porte cochere within the proposal site, providing and supporting transport to enable residents to access the surrounding area, amenities, and services. ▪ Designing the courtesy bus schedule to reflect the transportation needs of residents. Regularly reviewing and updating the schedule and consulting residents, to ensure services continue to align with needs. ▪ Providing information to residents on other transport modes available, including the TfNSW provided Community Transport service. ▪ Upgrading the northern car park and access to the athletics centre, including creating a more accessible and direct pathway, upgrading lighting, and implementing wayfinding signage and traffic signage. ▪ Pruning and/or removing shrubs along the internal exit road to Wyong Road to improve sightlines to, and therefore passive surveillance of the northern car park. 	

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						<ul style="list-style-type: none"> <li data-bbox="1308 308 1906 411">▪ Providing additional accessible parking spaces at the athletics centre entry to improve access for para-athletes and people with disability. <li data-bbox="1308 443 1928 730">▪ Amending the Mingara Recreational Club's Traffic Management Plan (which is currently used for the Christmas Under the Stars event) to include other events, including those held at the athletics centre. The new plan will direct that signage and traffic control be provided during events to direct precinct users to the appropriate car park. <li data-bbox="1308 762 1917 1090">▪ Incorporating landscape elements informed by the Designing with Country report including a village gathering place, a communal garden, communal viewing spaces with a shelter and seating areas, a multi-function lawn, play, water sensitive urban design (WSUD), a pavilion, and a revitalised publicly accessible drainage area with endemic planting and naturalised watercourse. <li data-bbox="1308 1121 1928 1225">▪ Sourcing, commissioning, and displaying artwork from a local Aboriginal artist/s within internal and/or outdoor communal space/s. <li data-bbox="1308 1257 1883 1361">▪ Providing signage, where appropriate, noting Designing with Country elements and information on Darkinjung heritage and culture. 	

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						<ul style="list-style-type: none"> <li data-bbox="1305 308 1917 483">▪ Providing consultation spaces within Building 2 suitable for use by GPs, and other medical and allied health practitioners. These spaces will be well equipped to attract and support health care services and workers. <li data-bbox="1305 517 1928 767">▪ Providing alternative entertainment, activities and games within the proposed development to provide alternative activities to gambling and providing programs which aim to reduce isolation and loneliness in older people, help them to build social connections, and develop regular activity routines. <li data-bbox="1305 801 1839 903">▪ Coordinating procedures with the Mingara Recreational Club to identify and support residents who may be at risk. <li data-bbox="1305 936 1921 1075">▪ Providing a 22 metre setback and landscaped buffer on the south and a 70+ metres setback and landscaped buffer the west to reduce visual, overshadowing and privacy impacts. <li data-bbox="1305 1109 1912 1248">▪ Siting the lower two storey buildings (villas) around the periphery of the developable area to reduce visual, overshadowing and privacy impacts. <li data-bbox="1305 1281 1921 1378">▪ Retaining existing trees and planting new trees along the western site boundary, to limit views to the proposal from dwellings within Glengara 	

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						<p>Retirement Village and the residential dwellings to the north of the site.</p> <ul style="list-style-type: none"> Utilising colours, materials, and other components that complement the natural environment and context (e.g. timber, clay, vegetation and water elements). 	
Infrastructure Requirements and Utilities	Unsuitable site conditions for development.	O	D	3	Low	Refer to Section 6.1.19 of EIS. The Mingara precinct accommodates existing services that can be augmented to service the proposed development.	Very low
Bushfire Risk	Risk to life and property.	C, O	E	2	Low	<ul style="list-style-type: none"> At the commencement of building works and in perpetuity, the identified Zone 2 within the <i>Mingara Recreation Club Seniors Housing - Vegetation Management Plan (VMP)</i>, prepared by écologique, shall be maintained as an Asset Protection Zone. Zone 2 shall be established and maintained as an inner protection area as outlined within Planning for Bushfire Protection 2019 and the NSW RFS document 'Standards for Asset Protection Zones' 	Very low
Construction, Operation and Staging	Cumulative impacts from concentrated development timeframe.	C	C	3	Medium	<p>Refer to Section 3.3.9 and 3.3.10 of EIS. Subject to the approval of this SSSA and the issuing of a Construction Certificate, construction works are anticipated to commence in late 2025/early 2026.</p> <p>Upon commencement, the construction programme is expected to extend over a 21 month duration (first</p>	Low

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						<p>stage); 21 months (second stage). This timeframe is provisional only.</p> <p>Along with the other construction management practices that are proposed in relation to this SSDA, the potential for an adverse construction management outcome has been sufficiently mitigated.</p>	
Engagement	Inadequate community consultation.	C	C	3	Medium	Refer to Section 5 of EIS. An extensive program of community engagement predates the submission of this SSDA.	Low

