

PROJECT IMPACT ASSESSMENT, SIGNIFICANCE AND MITIGATION MEASURES SUMMARY

The following impact rating approach used by Eco Route cc is a basic exponential rating system to assess actual and potential negative and positive environmental impacts.

Environmental activities or aspects are identified based on:

- the phases of the project,
- the nature (or description) of the actual and potential impacts of the activities.

For every project activity or aspect, various environmental impacts are listed. Every negative impact is allocated a -value as per each of the following criteria:

- Probability (Likelihood)
- Extent
- Duration (Frequency)
- Consequence (Receiving Environment)
- Magnitude (Intensity/severity)

Every positive impact is allocated a +value as per each of the following criteria:

- Probability (Likelihood)
- Extent
- Duration (Frequency)
- Magnitude (Intensity/severity)

Once a value is allocated for each of the criteria, the scores are averaged to determine the final impact rating (see Table 1 below).

Eco Route then further assesses environmental significance, based on the nature of the impact, as per the score and colour key, which forms part of Table 1 below. This results in impacts having either a low (indicated in green), medium (indicated in yellow) or high (indicated in orange and red) negative significance, and a low (light blue), medium (blue) or a high (dark blue) positive significance

Note: i. As a baseline, impact rating values/scores are allocated taking the **worst-case** scenario into account, i.e. with no mitigation. The baseline rating is compared with those after mitigation has been taken into account, i.e. the post-mitigation rating. Post mitigation rating is used for the actual impact assessment.

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SIGNIFICANCE CRITERIA	Very High	High	Medium	Low	Negligible (very low)
Value	16	8	4	2	1
Probability (likelihood) (P)		Definite. Impact will definitely occur (impact will occur regardless of any prevention measures)	Highly probable. Very likely for impact to occur.	Probable. Impact may likely occur.	Improbable. Low likelihood/unlikely for impact to occur.
Extent (E)	Impact potentially reaches beyond national boundaries	Impact has definite provincial/potential national consequences	Impact confined to regional area/ town	Impact confined to local region and impact on neighbouring properties	Impact confined to project property / site
Duration (D)		Permanent The impact is expected to have a permanent impact, with very little to no rehabilitation possible	Long-Term The impact is expected to last for a long time after construction with rehabilitation expected to be 15-50 years. Impact is reversible but only with long-term mitigation	Medium-term The impact is expected to last for some time after construction with rehabilitation expected to be 2 - 15 years. Impact is reversible but only with on-going mitigation	Short-term / temporary The impact is expected to be temporary or last for a relatively short time with rehabilitation expected to be <2years. The impact is reversible through natural process and/or some mitigation.
Magnitude (Intensity/ Severity) (M)	It is expected that the activity will have a very severe to permanent impact on the surrounding environment. Functioning irreversibly impaired. Rehabilitation often impossible or unfeasible	It is expected that the activity will have a severe impact on the surrounding environment. Functioning may be severely impaired and may be temporarily cease. Rehabilitation will be needed to restore system integrity	It is expected that the activity will have an impact on the surrounding environment, but it will maintain its function, even if moderately modified (overall integrity not compromised). Rehabilitation easily achieved	It is expected that the activity will have a perceptible impact on the surrounding environment, but it will maintain its function, even if slightly modified (overall integrity not compromised). Rehabilitation easily achieved	It is expected that the impact will have little or no effect on the integrity of the surrounding environment
Receiving environment (Consequence): (RE)	Very sensitive, pristine area – protected site or species permanently or seasonally present	Unused area containing only indigenous fauna / flora species	Unused area containing indigenous and alien fauna / flora species	Semi-disturbed area already rehabilitated / recovered from prior impact, or with moderate alien vegetation	Disturbed area/ transformed/ heavy alien vegetation

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ENVIRONMENTAL RATING SIGNIFICANCE KEY:

Negative Impacts

SIGNIFICANCE	RATING	Final rating score/value range
Very Significant	Very High	-11 to -16
Significant	High	-7 to <-11
Increasing Significance	Medium	≥-5 to <-7
	Medium Low	-4 to ≤-5
Insignificant	Low	-3 to <-4
	Very Low	-1 to <-2

Positive Impacts

SIGNIFICANCE	RATING	Final rating score/value range
Significant	High	10 to 16
Increasing Significance	Medium	4 to <10
Insignificant	Low	1 to <4

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Table 1. Environmental Significance Rating Methodology (rating criteria and significance key)

Construction phase:

No.	Aspect / Impact	Preferred Alternative (Southern Refined Layout – 1000 m ² Dwelling)	Alternative 1 – Earlier Southern Layout (3000 m ² Dwelling)	Alternative 2 – Southern Dwelling + Northern Farm Manager's House	Alternative 3 – Existing Access Corridor Alternative	No-Go
1	Visual Construction	Reduced development footprint limits the extent and duration of construction-related visual disturbance. Temporary visual impacts remain confined to the construction phase and can be mitigated through rehabilitation. Low (Neg)	Larger development footprint increases the extent of construction disturbance and visual exposure. Medium-Low (Neg)	Two construction areas increase the extent and duration of visual disturbance across the property. Medium (Neg)	Construction disturbance remains concentrated adjacent to the existing access corridor with limited visual extent. Low (Neg)	No impact
2	Noise	Temporary construction noise associated with standard residential development. Impacts are localised and of limited duration. Low (Neg)	Larger construction footprint may marginally increase construction duration and associated noise. Medium-Low (Neg)	Construction activities at two separate locations extend the period and extent of disturbance. Medium (Neg)	Similar construction noise profile. Low (Neg)	No impact
3	Waste	Construction waste volumes are limited due to the reduced development footprint and will be managed in accordance with the EMPr. Low (Neg)	Larger development footprint generates greater volumes of construction waste. Medium-Low (Neg)	Increased waste generation associated with two development footprints. Medium (Neg)	Similar waste volumes to the preferred alternative. Low (Neg)	No impact
4	Heritage	No known heritage resources will be directly affected, subject to implementation of the Chance Finds Procedure. Very Low (Neg)	Similar impact profile. Very Low (Neg)	Slightly greater disturbance area marginally increases the likelihood of encountering unknown heritage resources. Low (Neg)	No known heritage resources will be directly affected. Very Low (Neg)	No impact
5	Coastal Stormwater Geophysical	The refined layout reduces disturbance within the sensitive coastal environment. Potential erosion, slope stability and	Larger disturbance footprint increases erosion potential and stormwater management	Additional infrastructure increases earthworks, stormwater management requirements and	Reduced earthworks and associated geotechnical constraints result in lower	No impact

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		stormwater impacts associated with the dwelling and access road can be effectively managed through engineering design and implementation of specialist recommendations. Low (Neg)	requirements. Medium-Low (Neg)	disturbance of sensitive areas. Medium (Neg)	construction-related risk. Low (Neg)	
6	Terrestrial Biodiversity	Development footprint has been reduced and refined to minimise disturbance. Residual impacts remain associated with habitat loss, fragmentation and ecological disturbance but can be mitigated through implementation of the specialist recommendations and EMPr. Low (Neg)	Larger footprint results in increased habitat loss, vegetation clearing and ecological disturbance. Medium-Low (Neg)	Two development nodes increase habitat fragmentation, vegetation disturbance and ecological impacts. Medium (Neg)	Development adjacent to the existing access corridor reduces the need for additional internal infrastructure but remains within a highly sensitive biodiversity setting requiring careful management. Medium (Neg)	No impact
7	Traffic / Access	Construction traffic will utilise the existing access arrangements. Temporary traffic-related impacts can be managed through construction planning and implementation of the EMPr. Low (Neg)	Similar traffic profile, with marginally increased construction activity. Low (Neg)	Increased construction traffic associated with two development areas and additional infrastructure. Medium-Low (Neg)	Utilises the existing access corridor and reduces the extent of internal access infrastructure. Low (Neg)	No impact
8	Dust & Air Quality	Temporary dust generation associated with construction activities will be localised and managed through standard dust suppression measures. Low (Neg)	Larger disturbed area increases the potential for dust generation. Medium-Low (Neg)	Increased disturbance area results in greater potential for dust generation. Medium (Neg)	Similar dust impacts to the preferred alternative. Low (Neg)	No impact
9	Safety	Standard construction health and safety risks can be effectively managed through implementation of the Construction Environmental Management Programme and	Larger disturbance area marginally increases construction safety risks. Low-Medium (Neg)	Increased construction complexity and simultaneous work areas elevate safety risks. Medium (Neg)	Existing access arrangements simplify construction logistics and emergency access. Low (Neg)	No impact

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		Occupational Health and Safety requirements. Low (Neg)				
10	Fire Risk	Temporary fire risk during construction can be effectively managed through implementation of the EMPr and approved fire management measures. Low (Neg)	Similar fire risk profile. Low (Neg)	Increased disturbance footprint and additional infrastructure marginally increase construction fire risk. Medium-Low (Neg)	Similar fire risk profile with efficient access for emergency response. Low (Neg)	No impact

Operational Phase:

No.	Aspect / Impact	Preferred Alternative (Southern Refined Layout – 1000 m ² Dwelling)	Alternative 1 – Earlier Southern Layout (3000 m ² Dwelling)	Alternative 2 – Southern Dwelling + Northern Farm Manager's House	Alternative 3 – Existing Access Corridor Alternative	No-Go
1	Visual Impact	Reduced dwelling footprint and associated infrastructure minimise long-term visual intrusion. Visual impacts are further reduced through appropriate architectural treatment, landscaping and lighting controls. Low (Neg)	Larger dwelling footprint increases visual prominence within the surrounding landscape. Medium-Low (Neg)	Two built structures increase visual intrusion and landscape fragmentation. Medium (Neg)	Development located adjacent to the existing access corridor reduces the need for additional internal infrastructure but remains visible from certain viewpoints. Low (Neg)	No impact
2	Noise	Typical residential activities associated with a single dwelling result in limited long-term noise impacts. Very Low (Neg)	Similar residential noise profile. Very Low (Neg)	Increased residential activity associated with two occupied dwellings. Low (Neg)	Similar residential noise profile. Very Low (Neg)	No impact
3	Waste Generation	Limited domestic waste generation associated with a single household and managed in accordance with municipal requirements. Low (Neg)	Similar waste generation profile. Low (Neg)	Increased domestic waste generation associated with two residential units. Medium-Low (Neg)	Similar waste generation to the preferred alternative. Low (Neg)	No impact

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4	Heritage	No direct impacts on known heritage resources are anticipated during operation. Very Low (Neg)	Similar impact profile. Very Low (Neg)	Slightly greater development footprint marginally increases the potential for indirect impacts. Low (Neg)	No direct impacts on known heritage resources are anticipated. Very Low (Neg)	No impact
5	Coastal / Stormwater / Geophysical	Long-term erosion, stormwater and slope stability risks can be effectively managed through implementation of the approved engineering design, specialist recommendations and EMPr. Low (Neg)	Larger footprint increases long-term stormwater and erosion management requirements. Medium-Low (Neg)	Additional infrastructure increases long-term stormwater management requirements and disturbance. Medium (Neg)	Reduced earthworks and associated geotechnical constraints result in lower long-term geophysical risk. Low (Neg)	No impact
6	Terrestrial Biodiversity	The refined development footprint minimises long-term habitat loss and ecological disturbance. Residual impacts remain associated with development within a highly sensitive biodiversity area but can be reduced through implementation of specialist recommendations, alien invasive plant control and long-term ecological management. Low (Neg)	Larger footprint increases habitat loss, edge effects and ecological disturbance. Medium-Low (Neg)	Two development areas increase habitat fragmentation and ecological disturbance. Medium (Neg)	Development adjacent to the existing access corridor reduces the need for additional internal infrastructure but remains within a highly sensitive biodiversity setting requiring ongoing management. Medium (Neg)	No impact
7	Traffic / Access	Limited vehicle movements associated with a single residence. Operational traffic impacts remain low. Low (Neg)	Similar traffic generation. Low (Neg)	Increased vehicle movements associated with two occupied residential areas. Medium-Low (Neg)	Existing access corridor reduces the need for internal vehicle movement. Very Low–Low (Neg)	No impact
8	Services / Infrastructure	Off-grid services are limited to a single dwelling and can be managed through appropriate operational controls and maintenance. Low (Neg)	Larger dwelling footprint increases service demand. Medium-Low (Neg)	Additional service infrastructure is required to support two residential units. Medium (Neg)	Similar service requirements to the preferred alternative. Low (Neg)	No impact
9	Safety	Standard residential safety risks can be effectively managed through routine maintenance	Similar safety profile. Low (Neg)	Additional occupied structures increase operational	Existing access arrangements facilitate emergency access and response. Low (Neg)	No impact

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		and operational management. Low (Neg)		management requirements. Medium-Low (Neg)		
10	Fire Risk	Fire management measures, maintenance of defensible space and implementation of the Fire Management Plan reduce long-term fire risk. Low (Neg)	Larger development footprint marginally increases fire management requirements. Low-Medium (Neg)	Multiple structures increase long-term fire management requirements. Medium-Low (Neg)	Existing access arrangements facilitate emergency response. Low (Neg)	No impact
11	Sense of Place / Landscape Character	Reduced development footprint assists in maintaining the natural coastal landscape character. Appropriate architectural design and rehabilitation further minimise long-term landscape impacts. Low (Neg)	Larger dwelling footprint results in greater alteration of landscape character. Medium-Low (Neg)	Additional dwelling increases the perceived development intensity across the property. Medium (Neg)	Development remains associated with the existing access corridor but introduces built form into the surrounding landscape. Low-Medium (Neg)	No impact
12	Long-Term Environmental Management	Compact development footprint facilitates effective long-term environmental management, alien invasive vegetation control, rehabilitation and protection of the remaining natural vegetation. Low (Neg)	Larger footprint requires greater long-term management intervention. Medium-Low (Neg)	Two development areas increase long-term management and maintenance requirements. Medium (Neg)	Similar long-term management requirements to the preferred alternative. Low (Neg)	No impact

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Decommissioning Phase:

No.	Aspect / Impact	Preferred Alternative (Southern Refined Layout – 1000 m ² Dwelling)	Alternative 1 – Earlier Southern Layout (3000 m ² Dwelling)	Alternative 2 – Southern Dwelling + Northern Farm Manager's House	Alternative 3 – Existing Access Corridor Alternative	No-Go
1	Visual Impact	Temporary visual disturbance associated with demolition and rehabilitation activities. Long-term visual conditions would improve following rehabilitation in accordance with the EMPr. Low (Neg/Pos)	Larger demolition footprint results in increased temporary visual disturbance. Medium-Low (Neg)	Demolition of two development areas increases visual disturbance and rehabilitation requirements. Medium (Neg)	Similar temporary visual impacts associated with demolition and rehabilitation. Low (Neg/Pos)	No impact
2	Noise	Temporary noise associated with demolition activities, construction equipment and vehicle movements. Low (Neg)	Larger demolition footprint may marginally increase the duration of noise impacts. Medium-Low (Neg)	Demolition activities at two locations extend the duration and extent of disturbance. Medium (Neg)	Similar demolition noise impacts. Low (Neg)	No impact
3	Waste Generation	Demolition waste will be removed, reused or recycled where practicable and disposed of at licensed facilities where required. Low (Neg)	Larger building footprint generates greater volumes of demolition waste. Medium-Low (Neg)	Increased waste generation associated with the demolition of two structures and associated infrastructure. Medium (Neg)	Similar waste generation to the preferred alternative. Low (Neg)	No impact
4	Heritage	No direct impacts on known heritage resources are anticipated. The Chance Finds Procedure remains applicable where necessary. Very Low (Neg)	Similar impact profile. Very Low (Neg)	Slightly greater disturbance footprint marginally increases the likelihood of encountering unknown heritage resources. Low (Neg)	No impacts on known heritage resources are anticipated. Very Low (Neg)	No impact
5	Coastal / Stormwater / Geophysical	Removal of infrastructure and rehabilitation would improve natural drainage patterns, reduce long-term disturbance and promote restoration of	Larger disturbed footprint requires more extensive rehabilitation. Low (Pos)	More extensive rehabilitation required to restore multiple disturbed areas. Low-Medium (Pos)	Similar positive rehabilitation outcomes anticipated. Low-Medium (Pos)	No impact

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		natural ecological processes. Low-Medium (Pos)				
6	Terrestrial Biodiversity	Rehabilitation and ecological restoration would improve habitat condition and ecological functioning over time through implementation of the EMPr and specialist recommendations. Medium (Pos)	Ecological recovery may take longer due to the larger disturbed footprint. Low-Medium (Pos)	Habitat recovery is likely to be slower due to disturbance across multiple locations. Low-Medium (Pos)	Similar biodiversity recovery benefits are anticipated following rehabilitation. Medium (Pos)	No impact
7	Traffic / Access	Temporary vehicle movements associated with demolition activities and removal of waste materials. Low (Neg)	Greater quantities of demolition material require additional vehicle movements. Medium-Low (Neg)	Increased vehicle movements associated with demolition at two locations. Medium (Neg)	Similar temporary traffic impacts. Low (Neg)	No impact
8	Dust & Air Quality	Temporary dust generation associated with demolition and rehabilitation activities can be managed through appropriate dust suppression measures. Low (Neg)	Larger demolition footprint increases dust generation. Medium-Low (Neg)	Increased demolition activities generate higher levels of temporary dust. Medium (Neg)	Similar temporary dust impacts. Low (Neg)	No impact
9	Safety	Standard demolition-related health and safety risks can be effectively managed through contractor controls and compliance with applicable occupational health and safety requirements. Low (Neg)	Larger demolition footprint marginally increases safety risks. Low-Medium (Neg)	Increased demolition complexity and multiple work areas elevate safety risks. Medium (Neg)	Similar demolition safety risks. Low (Neg)	No impact
10	Fire Risk	Temporary fire risk associated with demolition activities and equipment can be effectively managed through implementation of standard fire prevention measures. Low (Neg)	Similar fire risk profile. Low (Neg)	Multiple work areas marginally increase temporary fire risk. Low-Medium (Neg)	Similar fire risk profile. Low (Neg)	No impact

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11	Long-Term Environmental Recovery	Rehabilitation would facilitate restoration of ecological processes, vegetation structure and the natural landscape character over time. Medium (Pos)	Recovery remains achievable but requires greater rehabilitation effort due to the larger disturbed footprint. Low-Medium (Pos)	Recovery may be slower due to greater habitat fragmentation and disturbance. Low-Medium (Pos)	Similar long-term environmental recovery benefits are anticipated. Medium (Pos)	No impact
12	Residual Environmental Impact	Minimal residual impacts are anticipated following successful rehabilitation and implementation of the EMPr. Very Low (Neg)	Slightly greater potential for residual impacts due to the larger development footprint. Low (Neg)	Greater likelihood of residual impacts associated with multiple disturbed areas. Low-Medium (Neg)	Minimal residual impacts are anticipated following rehabilitation. Very Low (Neg)	No impact

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Nature of Impact			Without Mitigation (Baseline)					With Mitigation						
Number	Aspect	Impact	Probability (Likelihood)	Extent	Duration (Frequency)	Magnitude (Intensity/Severity)	Receiving Environment (Significance/Consequence)	Without Mitigation Score (Baseline)	Probability (Likelihood)	Extent	Duration (Frequency)	Magnitude (Intensity/Severity)	Receiving Environment (Significance/Consequence)	With Mitigation Score (Impact Assessment)
CONSTRUCTION PHASE – PREFERRED ALTERNATIVE Southern Refined Layout (1000 m ² Dwelling)														
Number	Aspect	Impact	Probability	Extent	Duration	Magnitude	Receiving Environment	Without Mitigation Score	Probability	Extent	Duration	Magnitude	Receiving Environment	With Mitigation Score
1	Geographical / Topographical	Disturbance of soils, earthworks and localised alteration of landform associated with the approved development footprint.	3	2	2	2	2	11 = Low	2	1	1	1	2	7 = Very Low
2	Coastal Geophysical	Temporary erosion, slope stability and stormwater management impacts associated with construction activities and the internal access road.	3	2	2	2	3	12 = Low	2	1	1	1	3	8 = Very Low
3	Terrestrial Biodiversity	Temporary disturbance of indigenous vegetation, habitat and ecological connectivity within a highly sensitive CBA1 and coastal ecological corridor.	4	2	2	3	3	14 = Medium-Low	2	1	1	2	3	9 = Low
4	Visual	Temporary visual disturbance associated with	3	2	2	2	3	12 = Low	2	1	1	1	3	8 = Very Low

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		construction activities, earthworks and construction infrastructure.												
5.1	Socio-economic	Temporary construction traffic, access constraints and localised disturbance to surrounding land uses.	3	2	2	2	3	12 = Low	2	1	1	1	3	8 = Very Low
5.2	Socio-economic	Temporary employment opportunities associated with the construction phase.	+4	+2	+2	+2	+4	+14 = Medium Positive	+4	+2	+2	+2	+4	+14 = Medium Positive
6	Heritage	Potential disturbance of previously unknown archaeological or palaeontological material during excavation activities.	2	1	2	1	3	9 = Very Low	1	1	1	1	3	7 = Negligible
7	Noise	Temporary increase in construction noise levels associated with construction activities and equipment.	3	2	2	2	3	12 = Low	2	1	1	1	3	8 = Very Low
8	Dust	Temporary dust generation associated with excavation, earthworks and construction vehicle movements.	3	2	2	2	3	12 = Low	2	1	1	1	3	8 = Very Low
9	Waste	Generation of construction waste and temporary storage of building	3	1	2	2	2	10 = Low	1	1	1	1	2	6 = Negligible

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		materials and waste.												
10	Cumulative	Incremental habitat loss, ecological fragmentation and disturbance within the CBA1 and coastal ecological corridor.	4	2	2	3	3	14 = Medium-Low	2	1	1	2	3	9 = Low

CONSTRUCTION PHASE – ALTERNATIVE 1 Earlier Southern Layout (3000 m ² Dwelling)														
Number	Aspect	Impact	Probability	Extent	Duration	Magnitude	Receiving Environment	Without Mitigation Score	Probability	Extent	Duration	Magnitude	Receiving Environment	With Mitigation Score
1	Geographical / Topographical	Increased earthworks, soil disturbance and alteration of landform associated with the larger development footprint.	3	2	2	3	3	13 Medium-Low	2	1	1	2	3	9 = Low
2	Coastal / Geophysical	Increased erosion, slope stability and stormwater management impacts associated with the larger development footprint and associated infrastructure.	3	2	2	3	4	14 Medium-Low	2	1	1	2	4	10 = Low
3	Terrestrial Biodiversity	Increased vegetation clearing, habitat loss, ecological fragmentation and disturbance within a highly sensitive CBA1 and coastal ecological corridor.	4	2	2	3	4	15 Medium	2	1	1	2	4	10 = Low

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4	Visual	Greater temporary visual disturbance associated with the larger construction footprint, earthworks and construction infrastructure.	3	2	2	3	4	14 Medium-Low	= 2	1	1	2	4	10 = Low
5.1	Socio-economic	Temporary construction traffic, access constraints and disturbance to surrounding land uses.	3	2	2	2	3	12 = Low	2	1	1	1	3	8 = Very Low
5.2	Socio-economic	Temporary employment opportunities associated with the construction phase.	+4	+2	+2	+2	+4	+14 Medium Positive	= +4	+2	+2	+2	+4	+14 Medium Positive
6	Heritage	Potential disturbance of previously unknown archaeological or palaeontological material during excavation activities.	2	1	2	1	3	9 = Very Low	1	1	1	1	3	7 Negligible
7	Noise	Temporary increase in construction noise levels associated with the larger construction footprint and extended construction period.	3	2	2	3	3	13 Medium-Low	= 2	1	1	1	3	8 = Very Low
8	Dust	Increased dust generation associated with excavation, earthworks and construction vehicle movements.	3	2	2	3	3	13 Medium-Low	= 2	1	1	1	3	8 = Very Low
9	Waste	Increased generation of construction waste	3	1	2	3	3	12 = Low	1	1	1	1	3	7 Negligible

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		and temporary storage of building materials and waste.												
10	Cumulative	Increased cumulative habitat loss, ecological fragmentation and disturbance within the CBA1 and coastal ecological corridor resulting from the larger development footprint.	4	2	2	3	4	15 = Medium	2	1	1	2	4	10 = Low

CONSTRUCTION PHASE – ALTERNATIVE 2 Southern Dwelling + Northern Farm Manager's House														
Number	Aspect	Impact	Probability	Extent	Duration	Magnitude	Receiving Environment	Without Mitigation Score	Probability	Extent	Duration	Magnitude	Receiving Environment	With Mitigation Score
1	Geographical / Topographical	Increased earthworks, soil disturbance and alteration of landform associated with two separate development footprints.	4	3	2	3	3	15 = Medium	2	2	1	2	3	10 = Low
2	Coastal Geophysical /	Increased erosion, slope stability and stormwater management requirements associated with multiple development areas and associated infrastructure.	4	3	2	3	4	16 = Medium	2	2	1	2	4	11 = Low
3	Terrestrial Biodiversity	Increased vegetation clearing, habitat loss, ecological fragmentation and disturbance within a highly sensitive CBA1	4	3	2	3	4	16 = Medium	2	2	1	2	4	11 = Low

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		and coastal ecological corridor resulting from two separate development areas.												
4	Visual	Construction activities at two separate locations increase temporary visual disturbance and landscape disruption.	4	3	2	3	4	16 = Medium	2	2	1	2	4	11 = Low
5.1	Socio-economic	Increased construction traffic, access requirements, construction logistics and temporary disturbance to surrounding land uses associated with two separate construction areas.	3	3	2	3	3	14 = Medium-Low	2	1	1	2	3	9 = Low
5.2	Socio-economic	Temporary employment opportunities associated with the construction phase.	+4	+3	+2	+2	+4	+15 = Medium Positive	+4	+3	+2	+2	+4	+15 = Medium Positive
6	Heritage	Larger disturbance footprint marginally increases the potential for disturbance of previously unknown archaeological or palaeontological material during excavation activities.	2	2	2	2	3	11 = Low	1	1	1	1	3	7 = Negligible
7	Noise	Increased construction noise associated with simultaneous activities at multiple work areas.	4	3	2	3	3	15 = Medium	2	1	1	1	3	8 = Very Low
8	Dust	Increased dust generation associated with	4	3	2	3	3	15 = Medium	2	1	1	1	3	8 = Very Low

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		excavation, earthworks and construction vehicle movements at multiple work areas.												
9	Waste	Increased generation of construction waste and temporary storage of building materials associated with two development areas.	4	2	2	3	3	14 = Medium-Low	1	1	1	1	3	7 = Negligible
10	Cumulative	Increased cumulative habitat loss, ecological fragmentation, landscape transformation and disturbance of ecological connectivity within the CBA1 and coastal ecological corridor resulting from multiple development footprints.	4	3	2	3	4	16 = Medium	2	2	1	2	4	11 = Low

CONSTRUCTION PHASE – ALTERNATIVE 3														
Existing Access Corridor Alternative														
Number	Aspect	Impact	Probability	Extent	Duration	Magnitude	Receiving Environment	Without Mitigation Score	Probability	Extent	Duration	Magnitude	Receiving Environment	With Mitigation Score
1	Geographical / Topographical	Localised earthworks, soil disturbance and alteration of landform associated with development adjacent to the existing access corridor.	2	1	2	2	2	9 = Very Low	1	1	1	1	2	6 = Negligible

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2	Coastal Geophysical /	Localised erosion, slope stability and stormwater management requirements associated with the proposed development.	2	1	2	2	2	9 = Very Low	1	1	1	1	2	6 = Negligible
3	Terrestrial Biodiversity	Localised vegetation clearing, habitat loss and ecological disturbance within a highly sensitive CBA1 and coastal ecological corridor.	3	2	2	2	3	12 = Low	2	1	1	1	3	8 = Very Low
4	Visual	Temporary visual disturbance associated with construction activities adjacent to the existing access corridor.	3	2	2	2	3	12 = Low	2	1	1	1	3	8 = Very Low
5.1	Socio-economic	Temporary construction traffic, access requirements and localised disturbance to surrounding land uses.	3	2	2	2	2	11 = Low	2	1	1	1	2	7 = Very Low
5.2	Socio-economic	Temporary employment opportunities associated with the construction phase.	+4	+2	+2	+2	+4	+14 = Medium Positive	+4	+2	+2	+2	+4	+14 = Medium Positive
6	Heritage	Potential disturbance of previously unknown archaeological or palaeontological material during excavation activities.	2	1	2	1	3	9 = Very Low	1	1	1	1	3	7 = Negligible
7	Noise	Temporary increase in construction noise levels associated	3	2	2	2	3	12 = Low	2	1	1	1	3	8 = Very Low

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		with construction activities and equipment.												
8	Dust	Temporary dust generation associated with excavation, earthworks and construction vehicle movements.	3	2	2	2	3	12 = Low	2	1	1	1	3	8 = Very Low
9	Waste	Generation of construction waste and temporary storage of building materials and waste.	3	1	2	2	2	10 = Low	1	1	1	1	2	6 = Negligible
10	Cumulative	Localised cumulative habitat loss, ecological disturbance and fragmentation within the CBA1 and coastal ecological corridor.	3	2	2	3	4	14 = Medium-Low	2	1	1	2	4	10 = Low

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Nature of Impact			Without Mitigation (Baseline)					With Mitigation						
Number	Aspect	Impact	Probability (likelihood)	Extent	Duration (Frequency)	Magnitude (Intensity/Severity)	Receiving Environment (Significance/Consequence)	Without Mitigation Score (Baseline)	Probability (likelihood)	Extent	Duration (Frequency)	Magnitude (Intensity/Severity)	Receiving Environment (Significance/Consequence)	With Mitigation Score (Impact Assessment)
OPERATIONAL PHASE – PREFERRED ALTERNATIVE														
Southern Refined Layout (1000 m² Dwelling)														
Number	Aspect	Impact	Probability	Extent	Duration	Magnitude	Receiving Environment	Without Mitigation Score	Probability	Extent	Duration	Magnitude	Receiving Environment	With Mitigation Score
1	Geology, Topography and Soils	Permanent alteration of landform and soils associated with the approved development footprint and associated infrastructure.	3	1	4	2	2	12 = Low	2	1	4	1	2	10 = Low
2	Coastal Processes, Geotechnical Stability and Stormwater	Long-term erosion, stormwater management and geotechnical stability risks associated with the operational phase.	3	1	4	2	3	13 = Medium-Low	2	1	3	1	3	10 = Low
3	Terrestrial Biodiversity	Permanent habitat loss, edge effects and ongoing human disturbance within a highly sensitive CBA1 and coastal ecological corridor. Residual impacts are reduced through implementation of the EMP, specialist recommendations and long-term	3	2	4	2	3	14 = Medium-Low	2	1	3	1	3	10 = Low

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		ecological management.												
4	Visual	Permanent visual presence of the dwelling and associated infrastructure within the coastal landscape. Visual impacts are reduced through architectural treatment, landscaping and lighting controls.	4	2	4	2	3	15 = Medium-Low	3	1	4	1	3	12 = Low
5.1	Socio-economic	Ongoing residential use, property management and maintenance of the property.	+4	+2	+4	+2	+3	+15 = Medium Positive	+4	+2	+4	+2	+3	+15 = Medium Positive
5.2	Socio-economic	Long-term contribution to the local economy through property maintenance, service provision and indirect employment opportunities.	+3	+2	+4	+2	+3	+14 = Medium Positive	+3	+2	+4	+2	+3	+14 = Medium Positive
6	Heritage	Potential indirect impacts on previously unknown archaeological or palaeontological resources during maintenance activities.	2	1	4	1	3	11 = Low	1	1	3	1	3	9 = Very Low
7	Noise	Low levels of noise associated with normal residential occupation and routine property maintenance.	2	1	4	1	2	10 = Low	1	1	3	1	2	8 = Very Low
8	Waste	Generation of domestic waste and	3	1	4	1	2	11 = Low	1	1	3	1	2	8 = Very Low

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		wastewater associated with the occupation of the dwelling.												
9	Traffic / Access	Ongoing vehicle movements associated with residential occupation and property maintenance.	2	1	4	1	2	10 = Low	1	1	3	1	2	8 = Very Low
10	Fire Risk	Increased wildfire risk associated with human occupation. Risks are reduced through implementation of the Fire Management Plan, maintenance of defensible space and ongoing vegetation management.	3	2	4	2	4	15 = Medium-Low	2	1	3	1	4	11 = Low
11	Cumulative	Incremental long-term habitat transformation, ecological fragmentation and alteration of landscape character within the CBA1 and coastal ecological corridor.	3	2	4	2	4	15 = Medium-Low	2	1	3	1	4	11 = Low

OPERATIONAL PHASE - ALTERNATIVE 1 Earlier Southern Layout (3000 m ² Dwelling)														
Number	Aspect	Impact	Probability	Extent	Duration	Magnitude	Receiving Environment	Without Mitigation Score	Probability	Extent	Duration	Magnitude	Receiving Environment	With Mitigation Score
1	Geology, Topography and Soils	Greater permanent alteration of landform and soils associated with the larger development	3	2	4	3	3	15 = Medium	2	1	3	2	3	11 = Low

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		footprint and associated infrastructure.												
2	Coastal Processes, Geotechnical Stability and Stormwater	Increased long-term erosion, stormwater management and geotechnical stability risks associated with the larger development footprint.	3	2	4	3	4	16 = Medium	2	1	3	2	4	12 = Low
3	Terrestrial Biodiversity	Greater permanent habitat loss, edge effects, ecological fragmentation and ongoing human disturbance within a highly sensitive CBA1 and coastal ecological corridor.	4	2	4	3	4	17 = Medium	2	1	3	2	4	12 = Low
4	Visual	Permanent visual presence of a substantially larger dwelling and associated infrastructure within the coastal landscape. Visual impacts are reduced through architectural treatment, landscaping and lighting controls.	4	2	4	3	4	17 = Medium	3	1	4	2	4	14 = Medium-Low
5.1	Socio-economic	Ongoing residential use, property management and maintenance of the larger residential development.	+4	+2	+4	+2	+3	+15 = Medium Positive	+4	+2	+4	+2	+3	+15 = Medium Positive
5.2	Socio-economic	Long-term contribution to the local economy through property maintenance, service provision and indirect employment opportunities.	+3	+2	+4	+2	+3	+14 = Medium Positive	+3	+2	+4	+2	+3	+14 = Medium Positive

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6	Heritage	Potential indirect impacts on previously unknown archaeological or palaeontological resources during ongoing maintenance activities.	2	1	4	1	3	11 = Low	1	1	3	1	3	9 = Very Low
7	Noise	Ongoing residential noise associated with occupation, maintenance activities and the larger residential footprint.	2	1	4	2	2	11 = Low	1	1	3	1	2	8 = Very Low
8	Waste	Increased generation of domestic waste and wastewater associated with the larger dwelling and associated infrastructure.	3	1	4	2	2	12 = Low	1	1	3	1	2	8 = Very Low
9	Traffic / Access	Ongoing vehicle movements associated with residential occupation, maintenance activities and service providers.	2	1	4	1	2	10 = Low	1	1	3	1	2	8 = Very Low
10	Fire Risk	Increased wildfire risk and fire management requirements associated with the larger developed footprint. Risks are reduced through implementation of the Fire Management Plan, maintenance of defensible space and ongoing vegetation management.	3	2	4	3	4	16 = Medium	2	1	3	2	4	12 = Low

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11	Cumulative	Increased long-term habitat transformation, ecological fragmentation and alteration of landscape character within the CBA1 and coastal ecological corridor resulting from the larger development footprint.	4	2	4	3	4	17 = Medium	2	1	3	2	4	12 = Low
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OPERATIONAL PHASE - ALTERNATIVE 2 Southern Dwelling + Northern Farm Manager's House														
Number	Aspect	Impact	Probability	Extent	Duration	Magnitude	Receiving Environment	Without Mitigation Score	Probability	Extent	Duration	Magnitude	Receiving Environment	With Mitigation Score
1	Geology, Topography and Soils	Greater permanent alteration of landform and soils associated with two separate development footprints and associated infrastructure.	4	3	4	3	3	17 = Medium	2	2	3	2	3	12 = Low
2	Coastal Processes, Geotechnical Stability and Stormwater	Increased long-term erosion, stormwater management and geotechnical stability requirements associated with two separate development areas and associated infrastructure.	4	3	4	3	4	18 = Medium	2	2	3	2	4	13 = Medium-Low
3	Terrestrial Biodiversity	Increased permanent habitat loss, ecological fragmentation and ongoing human disturbance within a	4	3	4	3	4	18 = Medium	2	2	3	2	4	13 = Medium-Low

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		highly sensitive CBA1 and coastal ecological corridor resulting from two development footprints.												
4	Visual	Permanent visual impact associated with two residential development nodes and associated infrastructure within the coastal landscape. Visual impacts are reduced through architectural treatment, landscaping and lighting controls.	4	3	4	3	4	18 = Medium	3	2	4	2	4	15 = Medium-Low
5.1	Socio-economic	Ongoing residential use, property management and maintenance associated with two residential development areas.	+4	+3	+4	+2	+3	+16 = Medium Positive	+4	+3	+4	+2	+3	+16 = Medium Positive
5.2	Socio-economic	Increased long-term contribution to the local economy through property maintenance, service provision and indirect employment opportunities.	+3	+3	+4	+2	+3	+15 = Medium Positive	+3	+3	+4	+2	+3	+15 = Medium Positive
6	Heritage	Larger development footprint marginally increases the potential for indirect impacts on previously unknown archaeological or palaeontological resources during ongoing	2	2	4	1	3	12 = Low	1	1	3	1	3	9 = Very Low

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		maintenance activities.												
7	Noise	Ongoing residential noise associated with occupation, maintenance activities and two occupied residential areas.	3	2	4	2	2	13 = Medium-Low	1	1	3	1	2	8 = Very Low
8	Waste	Increased generation of domestic waste and wastewater associated with two residential components and associated infrastructure.	3	2	4	2	2	13 = Medium-Low	1	1	3	1	2	8 = Very Low
9	Traffic Access /	Increased vehicle movements associated with residential occupation, maintenance activities and service providers operating between two development areas.	3	2	4	2	3	14 = Medium-Low	2	1	3	1	3	10 = Low
10	Fire Risk	Increased wildfire risk and fire management requirements associated with multiple structures, infrastructure corridors and ongoing human occupation. Risks are reduced through implementation of the Fire Management Plan, maintenance of defensible space and ongoing	4	3	4	3	4	18 = Medium	2	2	3	2	4	13 = Medium-Low

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		vegetation management.												
11	Cumulative	Greatest long-term habitat transformation, ecological fragmentation and alteration of landscape character within the CBA1 and coastal ecological corridor resulting from multiple development footprints.	4	3	4	3	4	18 = Medium	2	2	3	2	4	13 = Medium-Low

OPERATIONAL PHASE - ALTERNATIVE 3 Existing Access Corridor Alternative														
Number	Aspect	Impact	Probability	Extent	Duration	Magnitude	Receiving Environment	Without Mitigation Score	Probability	Extent	Duration	Magnitude	Receiving Environment	With Mitigation Score
1	Geology, Topography and Soils	Permanent alteration of landform and soils associated with the approved development footprint and associated infrastructure adjacent to the existing access corridor.	2	1	4	1	2	10 = Low	1	1	3	1	2	8 = Very Low
2	Coastal Processes, Geotechnical Stability and Stormwater	Reduced long-term erosion, stormwater management and geotechnical stability risks associated with the operational phase.	2	1	4	1	3	11 = Low	1	1	3	1	3	9 = Very Low
3	Terrestrial Biodiversity	Permanent habitat loss, edge effects and ongoing human disturbance within a	3	2	4	2	4	15 = Medium-Low	2	1	3	1	4	11 = Low

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		highly sensitive CBA1 and coastal ecological corridor.												
4	Visual	Permanent visual presence of the dwelling and associated infrastructure adjacent to the existing access corridor. Visual impacts are reduced through architectural treatment, landscaping and lighting controls.	3	1	4	2	3	13 = Medium-Low	2	1	3	1	3	10 = Low
5.1	Socio-economic	Ongoing residential use, property management and maintenance of the property.	+4	+2	+4	+2	+3	+15 = Medium Positive	+4	+2	+4	+2	+3	+15 = Medium Positive
5.2	Socio-economic	Long-term contribution to the local economy through property maintenance, service provision and indirect employment opportunities.	+3	+2	+4	+2	+3	+14 = Medium Positive	+3	+2	+4	+2	+3	+14 = Medium Positive
6	Heritage	Potential indirect impacts on previously unknown archaeological or palaeontological resources during ongoing maintenance activities.	2	1	4	1	3	11 = Low	1	1	3	1	3	9 = Very Low
7	Noise	Low levels of noise associated with normal residential occupation and routine property maintenance.	2	1	4	1	2	10 = Low	1	1	3	1	2	8 = Very Low

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8	Waste	Generation of domestic waste and wastewater associated with occupation of the dwelling.	3	1	4	1	2	11 = Low	1	1	3	1	2	8 = Very Low
9	Traffic Access /	Ongoing vehicle movements associated with residential occupation, maintenance activities and service providers using the existing access corridor.	2	1	4	1	2	10 = Low	1	1	3	1	2	8 = Very Low
10	Fire Risk	Wildfire risk associated with human occupation. Risks are reduced through implementation of the Fire Management Plan, maintenance of defensible space and ongoing vegetation management.	2	1	4	2	3	12 = Low	1	1	3	1	3	9 = Very Low
11	Cumulative	Incremental long-term habitat transformation, ecological fragmentation and alteration of landscape character within the CBA1 and coastal ecological corridor.	3	2	4	2	3	14 = Medium-Low	2	1	3	1	3	10 = Low

APPENDIX H – IMPACT ASSESSMENT AND SCORING MATRIX

Decommissioning Phase

Nature of Impact			Without Mitigation (Baseline)					With Mitigation						
Number	Aspect	Impact	Probability (Likelihood)	Extent	Duration (Frequency)	Magnitude (Intensity/Severity)	Receiving Environment (Significance/Consequence)	Without Mitigation Score (Baseline)	Probability (Likelihood)	Extent	Duration (Frequency)	Magnitude (Intensity/Severity)	Receiving Environment (Significance/Consequence)	With Mitigation Score (Impact Assessment)
Decommissioning Phase - PREFERRED ALTERNATIVE Southern Refined Layout (1000 m ² Dwelling)														
Number	Aspect	Impact	Probability	Extent	Duration	Magnitude	Receiving Environment	Without Mitigation Score	Probability	Extent	Duration	Magnitude	Receiving Environment	With Mitigation Score
1	Geology, Topography and Soils	Temporary disturbance of soils and landform associated with demolition, removal of infrastructure and site rehabilitation.	3	2	2	2	2	11 = Low	1	1	1	1	2	6 = Negligible
2	Coastal Processes, Geotechnical Stability and Stormwater	Temporary erosion, stormwater management and geotechnical stability risks associated with demolition and rehabilitation activities.	2	2	2	2	3	11 = Low	1	1	1	1	3	7 = Negligible
3	Terrestrial Biodiversity	Temporary disturbance of indigenous vegetation and habitat during demolition and rehabilitation, followed by long-term ecological recovery through	2	2	2	2	3	11 = Low	1	1	1	1	3	7 = Negligible

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		rehabilitation and revegetation.												
4	Visual	Temporary visual disturbance associated with demolition activities and rehabilitation works. Long-term visual quality is improved following successful rehabilitation.	3	2	2	2	3	12 = Low	1	1	1	1	3	7 = Negligible
5.1	Socio-economic	Temporary disturbance associated with demolition activities, vehicle movements and rehabilitation works.	2	2	2	2	2	10 = Low	1	1	1	1	2	6 = Negligible
5.2	Socio-economic	Short-term employment opportunities associated with demolition, waste removal and rehabilitation activities.	+3	+2	+2	+2	+3	+12 = Low Positive	+3	+2	+2	+2	+3	+12 = Low Positive
6	Heritage	Potential disturbance of previously unknown archaeological or palaeontological resources during removal of foundations and underground services.	2	1	2	1	3	9 = Very Low	1	1	1	1	3	7 = Negligible
7	Noise	Temporary increase in noise associated with demolition activities, machinery and vehicle movements.	3	2	2	2	3	12 = Low	1	1	1	1	3	7 = Negligible

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8	Dust	Temporary dust generation associated with demolition, material handling and rehabilitation activities.	3	2	2	2	3	12 = Low	1	1	1	1	3	7 Negligible =
9	Waste	Generation of demolition rubble and waste materials requiring removal, recycling and lawful disposal.	3	2	2	2	3	12 = Low	1	1	1	1	3	7 Negligible =
10	Cumulative	Removal of infrastructure, rehabilitation and revegetation contribute to long-term ecological recovery, restoration of landscape character and improvement of ecosystem functioning.	+3	+2	+3	+2	+4	+14 = Medium Positive	+3	+2	+3	+2	+4	+14 = Medium Positive

Decommissioning Phase - ALTERNATIVE 1 Earlier Southern Layout (3000 m ² Dwelling)														
Number	Aspect	Impact	Probability	Extent	Duration	Magnitude	Receiving Environment	Without Mitigation Score	Probability	Extent	Duration	Magnitude	Receiving Environment	With Mitigation Score
1	Geology, Topography and Soils	Greater temporary disturbance of soils and landform associated with demolition, removal of infrastructure and rehabilitation of the larger development footprint.	3	2	2	3	3	13 = Medium-Low	1	1	1	1	3	7 Negligible =

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2	Coastal Processes, Geotechnical Stability and Stormwater	Increased temporary erosion, stormwater management and geotechnical stability risks associated with demolition of the larger infrastructure footprint and subsequent rehabilitation.	3	2	2	3	3	13 = Medium-Low	1	1	1	1	3	7 = Negligible
3	Terrestrial Biodiversity	Greater temporary disturbance of indigenous vegetation and habitat during demolition and rehabilitation, followed by long-term ecological recovery through rehabilitation and revegetation.	3	2	2	3	3	13 = Medium-Low	1	1	1	1	3	7 = Negligible
4	Visual	Greater temporary visual disturbance associated with demolition activities and rehabilitation of the larger development footprint. Long-term visual quality is improved following successful rehabilitation.	3	2	2	3	4	14 = Medium-Low	1	1	1	1	4	8 = Very Low
5.1	Socio-economic	Temporary disturbance associated with demolition activities, vehicle	2	2	2	2	2	10 = Low	1	1	1	1	2	6 = Negligible

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		movements and rehabilitation works.												
5.2	Socio-economic	Short-term employment opportunities associated with demolition, waste removal and rehabilitation activities.	+3	+2	+2	+2	+3	+12 = Low Positive	+3	+2	+2	+2	+3	+12 = Low Positive
6	Heritage	Potential disturbance of previously unknown archaeological or palaeontological resources during removal of foundations and underground services.	2	1	2	1	3	9 = Very Low	1	1	1	1	3	7 = Negligible
7	Noise	Increased temporary noise associated with demolition activities, machinery and vehicle movements.	3	2	2	3	3	13 = Medium-Low	1	1	1	1	3	7 = Negligible
8	Dust	Increased temporary dust generation associated with demolition, material handling and rehabilitation activities.	3	2	2	3	3	13 = Medium-Low	1	1	1	1	3	7 = Negligible
9	Waste	Increased generation of demolition rubble and waste materials requiring removal,	3	2	2	3	3	13 = Medium-Low	1	1	1	1	3	7 = Negligible

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		recycling and lawful disposal.												
10	Cumulative	Rehabilitation and revegetation of the larger disturbed area provide long-term ecological recovery, restoration of landscape character and improvement of ecosystem functioning.	+3	+2	+3	+2	+4	+14 = Medium Positive	+3	+2	+3	+2	+4	+14 = Medium Positive

Decommissioning Phase - ALTERNATIVE 2 Southern Dwelling + Northern Farm Manager's House														
Number	Aspect	Impact	Probability	Extent	Duration	Magnitude	Receiving Environment	Without Mitigation Score	Probability	Extent	Duration	Magnitude	Receiving Environment	With Mitigation Score
1	Geology, Topography and Soils	Greater temporary disturbance of soils and landform associated with demolition, removal of infrastructure and rehabilitation at two separate development footprints.	4	3	2	3	3	15 = Medium	1	1	1	1	3	7 = Negligible
2	Coastal Processes, Geotechnical Stability and Stormwater	Increased temporary erosion, stormwater management and geotechnical stability risks associated with demolition of two development areas and	4	3	2	3	3	15 = Medium	1	1	1	1	3	7 = Negligible

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		subsequent rehabilitation.												
3	Terrestrial Biodiversity	Greater temporary disturbance of indigenous vegetation, habitat and ecological processes during demolition and rehabilitation of two development areas, followed by long-term ecological recovery through rehabilitation and revegetation.	4	3	2	3	4	16 = Medium	1	1	1	1	4	8 = Very Low
4	Visual	Greater temporary visual disturbance associated with demolition activities and rehabilitation at two separate locations. Long-term visual quality is improved following successful rehabilitation.	4	3	2	3	4	16 = Medium	1	1	1	1	4	8 = Very Low
5.1	Socio-economic	Temporary disturbance associated with demolition activities, vehicle movements and rehabilitation works at two separate development areas.	2	2	2	2	2	10 = Low	1	1	1	1	2	6 = Negligible

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5.2	Socio-economic	Short-term employment opportunities associated with demolition, waste removal and rehabilitation activities.	+3	+3	+2	+2	+3	+13 = Low Positive	+3	+3	+2	+2	+3	+13 = Low Positive
6	Heritage	Potential disturbance of previously unknown archaeological or palaeontological resources during removal of foundations and underground services.	2	1	2	1	3	9 = Very Low	1	1	1	1	3	7 = Negligible
7	Noise	Increased temporary noise associated with demolition activities, machinery and vehicle movements at two separate development areas.	4	3	2	3	3	15 = Medium	1	1	1	1	3	7 = Negligible
8	Dust	Increased temporary dust generation associated with demolition, material handling and rehabilitation activities at two separate development areas.	4	3	2	3	3	15 = Medium	1	1	1	1	3	7 = Negligible
9	Waste	Increased generation of demolition rubble and waste materials	4	3	2	3	3	15 = Medium	1	1	1	1	3	7 = Negligible

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		requiring removal, recycling and lawful disposal from two development areas.												
10	Cumulative	Rehabilitation and revegetation of both disturbed areas contribute to long-term ecological recovery, restoration of landscape character and improvement of ecosystem functioning.	+4	+3	+3	+2	+4	+16 = Medium Positive	+4	+3	+3	+2	+4	+16 = Medium Positive

Decommissioning Phase - ALTERNATIVE 3 Existing Access Corridor Alternative														
Number	Aspect	Impact	Probability	Extent	Duration	Magnitude	Receiving Environment	Without Mitigation Score	Probability	Extent	Duration	Magnitude	Receiving Environment	With Mitigation Score
1	Geology, Topography and Soils	Temporary disturbance of soils and landform associated with demolition, removal of infrastructure and site rehabilitation adjacent to the existing access corridor.	2	1	2	2	2	9 = Very Low	1	1	1	1	2	6 = Negligible
2	Coastal Processes, Geotechnical Stability and Stormwater	Limited temporary erosion, stormwater management and geotechnical stability risks associated with demolition and	2	1	2	1	2	8 = Very Low	1	1	1	1	2	6 = Negligible

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		rehabilitation activities.												
3	Terrestrial Biodiversity	Temporary disturbance of indigenous vegetation and habitat during demolition and rehabilitation, followed by long-term ecological recovery through rehabilitation and revegetation.	2	2	2	2	3	11 = Low	1	1	1	1	3	7 = Negligible
4	Visual	Temporary visual disturbance associated with demolition activities and rehabilitation works. Long-term visual quality is improved following successful rehabilitation.	2	1	2	2	3	10 = Low	1	1	1	1	3	7 = Negligible
5.1	Socio-economic	Temporary disturbance associated with demolition activities, vehicle movements and rehabilitation works.	2	1	2	2	2	9 = Very Low	1	1	1	1	2	6 = Negligible
5.2	Socio-economic	Short-term employment opportunities associated with demolition, waste removal and rehabilitation activities.	+3	+2	+2	+2	+3	+12 = Low Positive	+3	+2	+2	+2	+3	+12 = Low Positive
6	Heritage	Potential disturbance of previously	2	1	2	1	3	9 = Very Low	1	1	1	1	3	7 = Negligible

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		unknown archaeological or palaeontological resources during removal of foundations and underground services.												
7	Noise	Temporary increase in noise associated with demolition activities, machinery and vehicle movements.	2	1	2	2	3	10 = Low	1	1	1	1	3	7 = Negligible
8	Dust	Temporary dust generation associated with demolition, material handling and rehabilitation activities.	2	1	2	2	3	10 = Low	1	1	1	1	3	7 = Negligible
9	Waste	Generation of demolition rubble and waste materials requiring removal, recycling and lawful disposal.	2	1	2	2	3	10 = Low	1	1	1	1	3	7 = Negligible
10	Cumulative	Removal of infrastructure, rehabilitation and revegetation contribute to long-term ecological recovery, restoration of landscape character and improvement of ecosystem functioning.	+3	+2	+3	+2	+4	+14 = Medium Positive	+3	+2	+3	+2	+4	+14 = Medium Positive