

Review of Environmental Factors

**Open Spaces Storage Shed, Depot Storage and
Administration Building, Above Ground Fuel System
and Stormwater Management System**

NOTE

This Review of Environmental Factors (REF) is for projects that have minor and predictable impacts and require a Division 5.1 assessment under the EPA Act 1979.

Instruction to users of this template:

Council Document No: [Where requested to Click here to enter text and no response is required, please enter 'NA'](#).
Template Version #3 – [November 2022]

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APPENDICES

Introduction

Project name:

Open Spaces Storage Shed, Depot Storage and Administration Building, Aboveground Fuel System and Stormwater Management System

Project number:

PM18_10002
PM22_10284
PM23_10313

Project budget: \$6,950,000

Work order number: W1480; W1481; W1763

Project manager: Craig Brown

CONSTRUCTION WORK MUST NOT COMMENCE UNLESS:

- The person completing this REF has signed the completed document, verifying that each of the steps has been satisfied and no further assessment or investigation is required; AND
- The Determining Officer has signed the completed document to verify that the assessment has been adequately completed, the conclusion as to the likely environmental impact of the project is reasonable, and the project can proceed subject to relevant control measures and conditions in any approval, licence or permit; AND
- Prior to the project commencing the required approvals, licences and permits have been obtained as outlined in Section 5; AND
- All relevant construction personnel are aware of:
 - The project details in Section 1
 - The project's environmental impacts in Section 6
 - The project's specific control measures in Section 6
 - The conditions in any approval, licence or permit in Section 5
 - Their responsibilities detailed in this REF.

NOTE: If any environmental issue is identified or if any environmental control measure is required, the following is to occur:

- Where a construction drawing is prepared as part of the construction work pack, the environmental control measures should be listed in the schedule on that drawing and/or the CEMP
- For more complicated projects the environmental control measures should be included in a project-specific construction and environmental management plan.

NOTE: If any approval, licence or permit is required then copies of these **MUST** be included in the construction work pack that is submitted to the Construction Manager for the project.

NOTE: Projects may require a more detailed assessment of particular issues (eg a specialist ecology or heritage report). In these cases, this document should accompany this REF as an appendix, and the findings should be considered in the assessment and identification of control measures.

NOTE: Some minor projects are exempt development. There is a separate checklist to be completed if you think your project is exempt. Where the project meets the exempt criteria and the exempt criteria checklist has been completed, a REF is not required.

NOTE: Projects requiring a Part 4 planning approval require a Statement of Environmental Effects and approval from Council. **DO NOT USE** this REF template for these matters. For further details of assessing whether a project is exempt development or requires approval under Part 4, refer to relevant flow charts.

Section 1. Project Details

NOTE: Prior to completing this REF a site inspection is to be undertaken by the officer completing the assessment.

1.1 Site inspection

A site inspection was undertaken by the person completing this REF	<input checked="" type="checkbox"/> Yes	16/01/2023	circa 12 noon
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1.2 Location of activity

Please attach a locality plan, map, photographs, diagrams and a site plan (as necessary) showing the location and layout of the proposed activity, and provide the following details of the location of the proposed activity site. If Council land, is it Community or Operational land?

Site commonly known as (if applicable)	Ballina Shire Council Works Depot		
Street address (if applicable)	<i>No:</i> 85-91	<i>Street name:</i>	Southern Cross Drive
	<i>Town, village or locality:</i>		Ballina
Title reference	<i>Lot and deposited plan (or strata plan):</i> Lot 67 DP 1022475 The area of the subject land is 3.321ha. The lot is burdened by an easement to drain sewer and water 5.5m wide and variable width on the southern lot boundary.		
Site reference	<i>Easting: (6 digits)</i> 553975	<i>Northing: (7 digits)</i>	6809345
	<i>Nearest cross street or streets:</i>		Piper Drive
	<i>Site owner and tenure:</i>		Ballina Shire Council owned in fee simple
	<i>Land classification (Community or Operational, if applicable):</i>		Operational Land

Site map or aerial image



1.3 Description of the proposed activity

Description of the proposed activity – include pre-construction, construction, operation and remediation

By way of background and context, Ballina Shire Council has prepared a Depot Master Plan – 2021/2022 – 2025/2026 (CM22/29466, May 2022). A copy of the Depot Master Plan 2023 Drawing and Depot Master Plan document are provided at **Appendices D3** and **D1**.

The proposed development, which is the subject of this Assessment, is generally consistent with the Master Plan.

Construction

The proposed activity involves the following:

1. Construction of an Open Space Shed;
2. Aboveground Fuel Storage System;
3. Depot Administration Storage Building.

Open Space Shed

- Construction of building on a piers foundation (see Sections 6.2.2 and 6.2.3 of the Geotechnical Report at **Appendix D5**).

The building will be sited on the eastern side of the depot site as shown on the Site Plans at **Appendices A10** and **A12**.

The building will have a footprint of 23m x 16m (368m²) together with an open roofed area of 3m x 23m (69m²) at each side of the building. The building will have an overall height of 6.5m with Klip-Lok Ultra 0.48 BMT Dune Roof and Wall Cladding.

Floor Plans and Elevations of the proposed building are provided at **Appendix A11**.

- Site levels range from approximately RL 2.2m AHD to approximately RL 1.6m AHD.

The Master Plan Stormwater Management Plan, June 2003 (see **Appendix D3**), at Section 1.1 recommends that the land be filled to RL 2.0m AHD plus 0.2m of freeboard to comply with Council's Flood Policy. Therefore, the floor level of the proposed shed will need to be a minimum of RL 2.2m AHD.

Depot Storage and Administration Building

Construction of a two storey building on a concrete slab with screw pile foundations. The building will be located on the southern side of the depot site, as shown on the Site Plan at **Appendix A7**.

The building will have a footprint of 58.45m x 23.82m (1392.6m²) including the covered ground floor car park and generator area.

The total height of the building from ground level (existing) to the peak of the roof is approximately 10.8m to the highest point.

BLEP2014 specifies a maximum allowable building height of 10m from ground level (existing) to the highest part of the roof.

Ground level (existing) is about RL 2.0, to RL 2.1m AHD. The proposed finished floor level is RL 2.2m AHD.

Solar panels will be installed on part of the roof of the building.

The building will have Colorbond Klip-Lok roof sheeting and composite external cladding comprising Colorbond Klip-Lok and compressed sheeting.

Stormwater Management System

Stormwater Management System as described in Section 1.1 of the Master Plan Stormwater Management Plan at **Appendix D4** and **D6**.

Aboveground Fuel Storage System

Installation of an aboveground fuel storage system (65,000ltr) including a bunded tanker unloading and refuelling slab (12.6m x 4m = 50.4m²) and a diesel (55,600ltr) and AdBlue (7,000ltr) aboveground storage tank together with underground piping to the fuel dispensers located on the existing concrete driveway adjacent to the store (see **Appendices A9** and **D10** to **D14**).

Decommissioning of Existing Underground Fuel Storage System

Decommissioning of the existing underground petroleum storage system in situ, in accordance with Section 3.1 of the Fuel System Design Report at **Appendix D10**.

Pre-construction:

All workers will undergo a site induction including security, health and safety issues. The worksites will be secured and signposted as construction sites. Underground infrastructure and services will be identified and marked for protection. A compound area will be established for storage of equipment and construction materials.

The containers currently used by the Open Space Team for equipment storage will be removed and the equipment stored in the containers will be moved into the new Open Space Shed which will also be used to park plant.

Sediment and erosion controls will be established to ensure material does not leave the site and enter waterways.

Construction:

Detailed design plans are included in the **Appendices**.

Post-construction:

All machinery, temporary fencing and signage will be removed and the site cleaned.

Sediment controls will be removed when the work is completed.

Size of the proposed activity footprint

Open Space Shed – approximately 450m²

Depot Storage and Administration Building – approximately 1400m²

Aboveground Fuel Storage System – approximately 110m²

Ancillary activities, such as advertising or other signage (including any temporary sign, banner or structure promoting an event or sponsorship arrangement), roads, infrastructure, bushfire hazard reduction

The only infrastructure required will be the connection of power, communications, water and sewer to the proposed buildings and facilities.

Proposed construction methods, materials and equipment

Methodology:

Open Space Shed

- Fill Open Space Shed site to RL 2.0m AHD with suitable gravel material.
- Insert screw piles.
- Form and pour concrete slab.
- Install prefabricated AGS shed.
- Install roller doors and internal fittings.

Aboveground Fuel Storage and Dispensing System

- Form and pour base slab.
- Install prefabricated diesel storage tank.
- Install underground pipes.
- Install fuel dispensers.

Depot Admin Storage Building

- Fill building site to RL 2m AHD.
- Insert screw piles.
- Form and pour concrete slab and foundations.
- Construct framing, cladding and roofing.
- Install solar panels.
- Complete internal fit out.

Materials to be used:

Concrete, steel, gravel, sand, glass and fit out materials.

Equipment:

Excavator, drilling rig, scaffolding, crane, trucks.

Dewatering not required to construct the buildings, fuel system and stormwater system.

Receivables, storage and on-site management of materials used in construction (eg stockpiles and lay-down areas)

Construction materials will be stored in a fenced area adjacent to each development site.

Earthworks or site clearing, including extent of vegetation to be removed

General earthworks:

Relatively minor earthworks will be required to fill each site to RL 2m AHD and excavation of foundations for the buildings, the overhead tanks and the tank spill collection pit. No vegetation removal is required. Excavation will be limited to a depth of approximately 500mm for the building foundations and floor slab and approximately 1200mm for the 700mm x 700mm square fuel spill collection/containment area.

Vegetation assessment:

No vegetation removal is required.

Sustainability measures, including choice of materials (such as recycled content) and water and energy efficiency

Having regard to the nature of the proposed development, the use of recycled material (other than gravel and soil) is not feasible. Energy efficient water and power fittings will be used, where appropriate.

Environmental safeguards and mitigation measures

Potential area of impact	Safeguards or mitigation measures	Comments (if applicable)
Erosion and sediment control	Erosion and sedimentations control measures will be installed in accordance with the “Blue Book”.	Click here to enter text.
Waterways	As above.	Click here to enter text.
Noise and vibration	Given the location, scale and nature of the proposed development, noise and vibration are unlikely to result in significant impacts.	Click here to enter text.
Air quality	As above.	Click here to enter text.
Non-Aboriginal heritage	Ballina Local Environmental Plan 2012 does not identify the site as a Heritage Item in Schedule 5, Part 1 and the site is not nominated as an Archaeological Site in Schedule 5, Part 3.	Click here to enter text.
Aboriginal heritage	An AHIMS Search has been obtained and is provided at Appendix C1 . In summary, the Search does not identify any Aboriginal cultural heritage sites or places within 200m of the subject land.	Click here to enter text.
Biodiversity	Neither the subject land or any adjoining land is mapped as having biodiversity values under the Biodiversity Conservation Act, 2016. The subject site is highly modified and disturbed and does not contain any significant vegetation.	Click here to enter text.
Trees and vegetation	No vegetation removal is required.	Click here to enter text.
Traffic, transport and parking	Existing access from Southern Cross Drive will be retained. Car parking will be provided on the ground floor of the Depot Admin and Storage Building. The Open Space Shed will be primarily be used to park equipment and plant and will not generate any significant additional demand for onsite parking. Parking for employees and visitors is provided in the Southern Cross Drive road reserve and additional parking is available onsite. Additional parking is also proposed in the Master Plan at Appendices D1, D2 and D3 .	Click here to enter text.

Potential area of impact	Safeguards or mitigation measures	Comments (if applicable)
Socio-economic	The proposed development is likely to have positive socio-economic impacts by providing a more efficient and safe working facility for council employees to enable them to deliver better outcomes to residents, ratepayers and visitors to the Ballina Shire.	Click here to enter text.
Waste	Adequate area is available onsite for waste storage during the construction phase. Operational waste will be managed in accordance with current practice.	Click here to enter text.
Visual amenity	The site is not visually prominent and the proposed structures are compatible with the built form of the locality.	Click here to enter text.
Land contamination	See Appendix D17 .	Click here to enter text.
Soils and geotech	See Appendix D5 .	Click here to enter text.
Miscellaneous	Fuel spill – relevant EPA requirements will be complied with.	Click here to enter text.
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Construction timetable and staging hours of operation

Hours of work (including delivery of materials to and from the site) shall be restricted as follows:

- 1 Between 7.00am and 6.00pm – Monday to Saturday, inclusive.
- 2 No work will occur on Sundays or public holidays.

Estimated commencement date: 1 February 2024

Estimated completion date: 1 December 2024

NOTE: If the activity involves building or infrastructure works, it may require certification to Building Code of Australia or Australian Standards prior to commencement.

It is recommended that a condition be imposed requiring certification of BCA compliance by an accredited Certifier prior to construction commencing.

1.4 Reasons/objectives for the activity and consideration of alternatives

Provide details of the reasons/objectives for the activity (need for the activity)

To provide an efficient and functional facility for Ballina Shire Council's Open Space Unit, Depot and Admin staff to operate from within the Depot complex and to provide a contemporary, compliant and efficient aboveground fuel storage system to replace the existing dated underground system.

Alternatives

- Option 1 Do nothing. The Depot Master Plan Report (2021/22-2025/26 at **Appendix D1**) includes the following information in the Executive Summary:
- “Depot 1 the primary works depot situated on Southern Cross Drive Ballina is the main base for Council’s external staff and operations.*
- This masterplan identifies areas of Council’s Depots that require both upgrade, large-scale maintenance works and expansion. The scope of works in the Action Plan aims at continually ensuring compliance with operational and legislative requirements of both sites.*
- The plan seeks to address the following matters:*
- planning for the upgrade of the existing Underground Fuel Storage System (UPSS) which has passed its design life, and associated fuel management system software.*
 - improving working environments for staff.*
 - prolonging asset life.*
 - providing fit for purpose reception facilities for members of the public, contractors and staff.*
 - improving site security.*
 - optimising site space utilisation for parking”*
- In summary, the Do Nothing Option would mean the Master Plan is not implemented. As a consequence, unsatisfactory and inefficient operational arrangements at the Depot will continue.
- Option 2 It follows that the preferred Option is to implement the Master Plan and build the Open Space Shed, Depot Admin and Storage Building and the aboveground fuel storage system.

Justification for preferred option

As the proposed facilities are consistent with Council's Depot Master Plan and are otherwise generally satisfactory on their planning merits, it is considered that construction of the Open Space Shed, Depot Admin and Storage Building and aboveground fuel storage system is justified.

1.5 Relationship with other projects, programs and plans

The proposed facilities are consistent with the Depot Master Plan and there are no other known projects or programmes relevant to the Depot site..

Section 2. Consultation

Consultation is not compulsory for all REFs but it may be advisable. Specify the details of any consultation, including who was consulted, how, when and the results of the consultation.

Consider whether advice/feedback from any State agencies should be sought/might be beneficial.

If the works are located on land (or water) subject to a determined Native Title claim or an Aboriginal land claim, have you consulted with the Aboriginal traditional owners, eg Jali Local Aboriginal Land Council? Any response to be included as an appendix.

No consultations have been carried out in the preparation of this REF. It is understood that Council staff were consulted in the preparation of the DMP.

No further consultation is considered to be necessary, having regard to the scale, nature and location of the proposed development.

Section 3. Statutory Framework

3.1 Description of relevant environmental planning instruments

This could include SEPPs or LEPs and, if necessary, the relevant zoning, clause, provision or schedule.

3.1.1 State Environmental Planning Policies (SEPPs)

SEPP (Transport and Infrastructure) 2021

Briefly document the relevant part of this SEPP that places your activity in Part 5 of the EPA Act 1979.

Approval Pathway

Under the provisions of Ballina Local Environmental Plan 2012 the subject land is zoned IN1 General Industrial. The E4 Zone Objectives and Land Use table are reproduced below:

“Zone E4 General Industrial

1 Objectives of zone

- *To provide a wide range of industrial and warehouse land uses.*
- *To encourage employment opportunities.*
- *To minimise any adverse effect of industry on other land uses.*
- *To support and protect industrial land for industrial uses.*
- *To enable non-industrial uses that are compatible with the industrial nature of the locality.*
- *To provide for the efficient use of industrial land.*
- *To encourage development that achieves the efficient use of resources such as energy and water.*
- *To ensure that development does not expose adjoining uses to hazard risks.*

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Agricultural produce industries; Depots; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Hospitals; Industrial training facilities; Landscaping material supplies; Light industries; Liquid fuel depots; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Roads; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Amusement centres; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Eco-tourist facilities; Environmental facilities; Exhibition homes; Exhibition villages; Function centres; Hazardous industries; Health services facilities; Heavy industrial storage establishments; Highway service centres; Home-based child care; Mooring pens; Moorings; Offensive industries; Pond-based aquaculture; Recreation facilities

(major); Registered clubs; Residential accommodation; Respite day care centres; Rural industries; Schools; Tourist and visitor accommodation; Wharf or boating facilities”

It is considered that the proposed development would be characterised as a “depot” which is defined as follows:

“depot means a building or place used for the storage (but not sale or hire) of plant, machinery or other goods (that support the operations of an existing undertaking) when not required for use, but does not include a farm building.”

Development for the purposes of a “depot” is permissible, with development consent in the IN1 zone and would be generally consistent with the zone objectives. This is consistent with the approach adopted by Council in the REF for the Mechanical Workshop extension, roof replacement and solar at the works depot (Document No.21/5140 final February 2021).

For the purpose of this assessment, it is assumed that the admin building (offices) is ancillary to the depot and is not the dominant purpose.

Notwithstanding BLEP2012 provisions, State Environmental Planning Policy (Transport and Infrastructure) 2021 prevails over Ballina Local Environmental Plan 2012, to the extent of any inconsistencies.

Clause 2.67 of the State Environmental Planning Policy is in the following terms:

“Development permitted without consent

Development for any purpose referred to in section 2.73(3) may be carried out without consent on operational land by or on behalf of a council.”

Clause 2.73(3) of the State Environmental Planning Policy is in the following terms:

“Development permitted without consent

(1) Development for any purpose may be carried out without consent—

(a) *on land reserved under the National Parks and Wildlife Act 1974, or acquired under Part 11 of that Act, if the development is for a use authorised under that Act, or*

(b) *on land declared under the Marine Estate Management Act 2014 to be a marine park or an aquatic reserve if the development is for a use authorised under that Act, or*

(2) Development for any purpose may be carried out without consent—

(a) *on Trust lands within the meaning of the Centennial Park and Moore Park Trust Act 1983, by or on behalf of the Centennial Park and Moore Park Trust, or*

(b) *on trust lands within the meaning of the Parramatta Park Trust Act 2001, by or on behalf of the Parramatta Park Trust, or*

(c) *on Crown managed land, by or on behalf of—*

(i) *the Secretary, or*

(ii) *a Crown land manager of the land (or an administrator of the manager), or*

(iii) *the Ministerial Corporation, or*

(iv) *the Minister administering the Crown Land Management Act 2016,*

if the development is for the purposes of implementing a plan of management adopted for the land under the Act referred to above in relation to the land or in accordance with

the Local Government Act 1993 in relation to Crown managed land managed by a council.

(3) Any of the following development may be carried out by or on behalf of a council without consent on a public reserve under the control of or vested in the council—

(a) development for any of the following purposes—

(i) roads, pedestrian pathways, cycleways, single storey car parks, ticketing facilities, viewing platforms and pedestrian bridges,

(ii) recreation areas and recreation facilities (outdoor), but not including grandstands,

(iii) visitor information centres, information boards and other information facilities,

(iv) lighting, if light spill and artificial sky glow is minimised in accordance with the Lighting for Roads and Public Spaces Standard,

(v) landscaping, including landscape structures or features (such as art work) and irrigation systems,

(vi) amenities for people using the reserve, including toilets and change rooms,

(vii) food preparation and related facilities for people using the reserve,

(viii) maintenance depots,

(ix) portable lifeguard towers,

(b) environmental management works,

(c) demolition of buildings (other than any building that is, or is part of, a State or local heritage item or is within a heritage conservation area).”

The proposed development would be characterised as a “maintenance depot” and therefore development consent is not required on the basis that the “depot” is on Operational Land. Again, this is consistent with the approach referred to above in relation to the Mechanical Workshop Extension, Review of Environmental Factors.

However, a Review of Environmental Factors and approval under Part 5 of the Environmental Planning and Assessment Act will be required and Ballina Shire Council will be the determining authority.

SEPP (Resilience and Hazards) 2021

If you intend to clear, fill or drain in a SEPP Coastal Wetland or SEPP Littoral Rainforest you cannot use this REF template. Part 4 of the EPA Act 1979 applies. If work (other than the above) is proposed in or near (within 100 metres of) a wetland or littoral rainforest, seek professional assistance.

Chapter 2 Coastal Management

No development is proposed within a mapped wetland or littoral rainforest.

Chapter 4 Remediation of Land

See **Appendix 27** in summary, the HMC Contamination Report concludes that:

CONCLUSIONS/RECOMMENDATIONS

Based on the information presented, in relation to potential site contamination, the site located at Lot 67 DP 1022473, 81-95 Southern Cross Drive, Ballina, NSW, as shown in Appendix 1 & 2 of this report, is considered suitable for the proposed development to the existing Council depot.

Based on the information presented, in relation to potential site contamination associated with the current and former land use, no further investigation or remediation is required for the site of the proposed development at Lot 67 DP 1022473, 81-95 Southern Cross Drive, Ballina, NSW, as shown in Appendix 1 & 2 of this report.

3.1.2 Ballina Local Environmental Plan 2012 (and/or Ballina LEP 1987)

Zoning

Check the defined uses in the LEP Dictionary. Check the zones on e-view, confirm it is a Part 5 matter.

See comments at Section 3.1.1.

Local provisions

Do clauses 7.1 to 7.13 apply?

Is the site Community or Operational land (LEP Schedule 4)? Check Ballina Council Land Register. The Depot site is Operational Land.

Is the site listed in LEP Schedule 5 Environmental Heritage – Part 1 (Heritage items)? No.

Is the site affected by LEP Schedule 5 Environmental Heritage – Part 2 (Heritage conservation areas)? No.

Is the site affected by LEP Schedule 5 Environmental Heritage – Part 3 (Archaeological sites)? No.

Clause 7.1 Acid Sulphate Soils

The land is mapped as having Class 2 acid sulphate soils. An Acid Sulphate Soils Management Plan is required for any works below the natural ground surface.

The site has been filled. An Acid Sulphate Soils Investigation has been prepared and is provided at **Appendix D16**. In summary, the Report concludes that:

“10 ASS CONCLUSION

Acid sulfate soils have not been identified as being a constraint to proposed earthworks associated with the proposed Ballina Shire Council depot re-development to be located Lot 67 DP 1022473, 81-93 Southern Cross Drive, Ballina NSW. No further investigation or ASS management is required.”

Clause 7.2 Earthworks

BLEP2014, CLAUSE 7.2	
CONSIDERATION	COMMENT
7.2 Earthworks	
(3) Before granting development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters—	Relatively minor earthworks are proposed for the building and aboveground fuel system foundations.

BLEP2014, CLAUSE 7.2	
CONSIDERATION	COMMENT
<p>(a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,</p> <p>(b) the effect of the development on the likely future use or redevelopment of the land,</p> <p>(c) the quality of the fill or the soil to be excavated, or both,</p> <p>(d) the effect of the development on the existing and likely amenity of adjoining properties,</p> <p>(e) the source of any fill material and the destination of any excavated material,</p> <p>(f) the likelihood of disturbing relics,</p> <p>(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,</p>	<p>No adverse impacts are likely – see Appendices D4 and D6.</p> <p>No adverse effect – the development is for the ultimate land use and is consistent with the Depot Master Plan.</p> <p>See Appendix D5.</p> <p>No change in grade at property boundaries is proposed and normal erosion and sedimentation control measures, work hours and noise mitigation measures will be implemented. The proposed buildings and aboveground fuel system are setback from the site boundaries.</p> <p>Fill will be from an approved source, if required.</p> <p>See Appendix C1 – no relics exist on the site.</p> <p>Appropriate erosion and sedimentation control measures and stormwater management measures will be implemented (see Appendices D4 and D6).</p>
<p>(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development,</p> <p>(i) the proximity to, and potential for adverse impacts on, any heritage item, archaeological site, or heritage conservation area.</p> <p>Note. The <i>National Parks and Wildlife Act 1974</i>, particularly section 86, deals with harming Aboriginal objects.</p>	<p>Minimising the magnitude of earthworks and implementing erosion and sedimentation control measures during the construction phase will be implemented. The recommendations and conclusions in the relevant Appendices will be complied with as well as the recommended conditions of approval.</p> <p>No heritage items or archaeological sites exist on, or near, the subject land.</p>

Clause 7.4 Drinking Water Catchments

The subject land is not within a Drinking Water Catchment.

Clause 7.5 Airport Operations

The site is within the Obstacle Limitation Surface area and is approximately 50m south of the RL 20m AHD Obstacle Height Limit. The subject land is at approximately RL 2m AHD and the highest proposed structure will be approximately RL 13m AHD which is below the OLS RL of 20m AHD.

Clause 7.6 Development in Areas Subject to Aircraft Noise

The subject land is outside of the ANEF 20 Contour.

Clause 7.7 Essential Services

Water – the depot is connected to reticulated water supply.

Sewer – the depot is connected to reticulated sewer.

Electricity – the depot is connected to the electricity network.

Communications – the depot is connected to phone and internet.

Vehicular access – legal and practical vehicular access is provided by the existing driveway to Southern Cross Drive.

Clauses 7.8 to 7.13

Not applicable.

Clause 4.3 Height of Buildings

A 10m height limit applies and the proposed Open Space Shed is 6.5m in height, the proposed aboveground fuel tanks are approximately 4.5m high and the proposed Depot Admin Building is approximately 10.8m high at its highest point.

There is nothing in the Environmental Planning and Assessment Act, Environmental Planning and Assessment Regulation or State Environmental Planning Policy (Transport and Infrastructure) 2021 which requires a Local Environmental Plan Development Standard to be taken into account when assessing a Part 5 Activity project. However, some weight should be given to the Development Standard and any variation justified, based on relevant Planning grounds.

The proposed Depot Admin Building exceeds the 10m building height by up to 800mm for approximately 50% of the roof area.

The building is setback approximately 6.6m from the southern boundary and the proposed building floor to ceiling heights are generous, consistent with the administrative/storage use of the building and to provide a more functional and efficient work and storage space.

The increased building height and the roof pitch also add to the architectural design and character of the building. The proposed building is generally compatible with the established character of the surrounding industrial area in terms of bulk and scale and the siting of the building will significantly mitigate any potential amenity, privacy and solar access impacts on the property to the south. Therefore, on balance, it is considered that the proposed building height is appropriate in the circumstances.

Clause 4.4 Floor Space Ratio

No floor space ratio applies to the subject land.

Schedule 5 Environmental Heritage

The site is not listed in Schedule 5 Environmental Heritage Part 1 or affected by Parts 2 and 3.

3.2 Description of any relevant plan of management, policy or procedure

There is no known relevant Plan of Management, Policy or Procedure applicable to the site. The Depot Master Plan applies to the site and the proposed development is consistent with the Master Plan.

NOTE: Many Council activities can be considered under Part 5 of the EPA Act 1979. There are some exceptions (see flow charts). If in doubt, consult with Council's planners. Where the project cannot be considered under Part 5, this template should not be used.

3.3 Ballina Development Control Plan 2012

A Depot is not an industry in a statutory planning context and therefore, the provisions of Chapter 5 – Industrial Development do not apply.

It is noted that the REF prepared by Alice Druzynski for the Mechanical Workshop does not address Chapter 5. I note that Simon Smith signed off as having reviewed the REF and it was approved by Kelly Brown.

In summary, Chapter 5 doesn't apply however, the design and siting of the proposed structures is generally consistent with the key Chapter planning objectives.

Section 4. Existing Environment

4.1 Description of the existing environment

The site and surrounds comprise a paved (gravel) area and buildings forming part of the Ballina Shire Council Depot as shown on the Contour and Survey Plan at **Appendix A1**.

4.2 Topography

As indicated on the Contour and Detail Survey Plan at **Appendix A1**, the site is relatively level and contains a number of buildings and depot facilities.

4.3 Surrounding land uses

How far away are the nearest dwellings, school, bus stops, etc?

To the north is a forested area which is not mapped as a wetland or having biodiversity values. To the east are light industries and to the west are forested areas which again, are not mapped as a wetland or having biodiversity values. To the south is light industrial development. The nearest dwellings are approximately 700m clear of the site.

4.4 Geology/Geomorphology

Is the site slip-prone or unstable?

The Geotechnical Report at **Appendix D5** includes to Boreholes 1 to 4 which are in proximity to the proposed facilities.

Material Descriptions	BH1 (m)	BH2 (m)	BH3 (m)	BH4 (m)
Fill "Uncontrolled"				
- GRAVEL	0 to 0.5	0 to 0.6	0 to 0.3	0 to 0.4
- Organic Sandy SILT (Old Topsoil/Peat)	0.5 to 0.8	NE	0.3 to 0.7	NE
- Gravelly CLAY	NE	0.6 to 1.2	NE	0.4 to 0.8
Alluvial				
- Very Loose (SPT 'N' <3) SAND	2.5 to 5.5	2.6 to 5.6	2.5 to 5.5	2.5 to 6.7
- Loose (SPT 'N' <10) SAND	1.3 to 2.6	1.2 to 2.6	0.7 to 2.5	0.8 to 2.5
- Medium Dense (SPT 10 < 'N' <30) SAND	0.8 to 1.3	NE	NE	NE
	5.5 to 6.7			
- Dense (SPT 30 < 'N' <50) SAND	NE	NE	5.5 to 7.0	NE
- Very Dense (SPT < 'N' >50) SAND	6.7 to 1.6	5.6 to 9.1	7.0 to 9.9	6.7 to 9.1

Note: NE – Not Encountered

4.5 Soil types and properties

Is the site affected by acid sulfate soils and at what depth?

See **Appendix D16**. Acid sulphate soils will not be impacted.

4.6 Waterways

How close are the works to the waterway, and is it a drinking water catchment?

The Contour and Detail Survey Plans at **Appendix A1** shows an open drain within the Southern Cross Drive road reserve.

The Master Stormwater Management Plan (June 2003) at **Appendix D4** refers to “an existing swale to the northern boundary” (at Sections 1.1 and 5 and Table 1.5) for Catchments C, D and E.

The swale is not shown on the Contour and Detail Survey.

The Water Management (General) Regulation 2018 Hydroline Spatial Data shows a mapped watercourse adjacent to the northern boundary of the subject site. It appears to drain in to the existing waterbody to the northwest of the site.

The proposed development footprint for the Open Space Shed is approximately 75m from the mapped watercourse and the location of the proposed aboveground fuel facilities and Depot Admin Storage Building is approximately 80m to 90m from the mapped watercourse.

The site is not within a drinking water catchment.

4.7 Flora (including flora of conservation significance)

Check Council's GIS.

Complete a search of the threatened species database in cases where vegetation is to be impacted/removed.

Neither the subject land or any adjoining land is mapped as having biodiversity values under the Biodiversity Conservation Act, 2016. The subject site is highly modified and disturbed and does not contain any significant vegetation. No vegetation removal is proposed.

4.8 Fauna (including fauna of conservation significance)

Check Council's GIS.

Complete a search of the threatened species database in cases where habitat is to be impacted/removed.

See comments above.

4.9 Biodiversity values mapping

Check State Government mapping online.

See comments above.

4.10 Test of significance – threatened species and endangered ecological communities

Consider the following for the purposes of determining if the proposed activity is likely to significantly affect threatened species, endangered ecological communities or their habitats. If there is potential impact on threatened species (eg., vegetation clearing, substantial changes in hydrology, new night lighting) specialist assistance from an ecologist or environmental scientist is necessary to address this section and may require more detailed assessment.

Matter	Comment
<p>(a) in the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,</p>	<p>No adverse effects are likely.</p>
<p>(b) in the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity -</p> <p>(i) is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or</p> <p>(ii) is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,</p>	<p>No adverse effects are likely.</p> <p>Not likely to adversely modify any ecological community.</p>
<p>(c) in relation to the habitat of a threatened species or ecological community -</p> <p>(i) the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and</p> <p>(ii) whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and</p> <p>(iii) the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species or ecological community in the locality,</p>	<p>No habitat of a threatened species or ecological community will be impacted.</p>

Matter	Comment
(d) whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly),	No adverse effect is likely.
(e) whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.	The proposal is not part of a key threatening process.

Click here to enter text.

4.11 Aboriginal cultural heritage

Undertake an AHIMS search and check Council's GIS.

Check Native Title claim maps and NSW Aboriginal land claim data, and identify traditional owners.

An AHIMS Search has been obtained and is provided at **Appendix C1**. In summary, the Search does not identify any Aboriginal cultural heritage sites or places within 200m of the subject land.

Due diligence process step	Comment
1 Will the activity disturb the ground surface or any culturally modified trees?	No.
2(a) Are there any relevant confirmed site records or other associated landscape feature information on AHIMS?	No.
2(b) Are there any other sources of information of which a person is already aware?	None known.
2(c) Are there any landscape features that are likely to indicate the presence of Aboriginal objects?	No.

If after completing steps above and no information indicates site importance, it is reasonable to conclude that there are no known Aboriginal objects or a low probability of objects occurring in the area of the proposed activity, you can proceed with caution.

If the answer to any of the above questions is yes then the following three questions must be answered.

Due diligence process step	Comment
3 Can harm to Aboriginal objects listed on AHIMS or identified by other sources of information and/or can the carrying out of the activity at the relevant landscape features be avoided?	Not applicable.
4 Does a desktop assessment and visual inspection confirm that there are Aboriginal objects on the site or that they are likely to be there?	No.
5 Is further investigation and impact assessment warranted?	No.

4.12 Native Title and Crown land management

If Crown land, confirm reserve purpose and address Native Title through Council's Native Title Manager.

The site is not Crown Land, is owned by Ballina Shire Council in fee simple, is Operational Land and is therefore is not claimable under the Native Title Act.

4.13 Non-Aboriginal heritage item or place or heritage conservation area

Check LEP and State Government heritage register.

Ballina Local Environmental Plan 2012 does not identify the site as a Heritage Item in Schedule 5, Part 1 and the site is not nominated as an Archaeological Site in Schedule 5, Part 3.

4.14 Interests of external stakeholders (eg adjoining land owners, lease holders)

Having regard to the scale, nature and location of the proposed development, the interests of adjoining owners are unlikely to be adversely impacted.

4.15 Hazards mapping

Is the site affected by bushfire hazard?

Is the land subject to contamination?

Is the site flood prone?

Other

Yes, the land is affected by bushfire hazards – see **Appendix D15**.

In relation to contamination see **Appendix D17**.

The site is flood prone see **Appendix D4** (Master Stormwater Management Plan).

Section 5.

Approvals, Licences and Permits

Item	Locations that may trigger an external approval, licence or permit	Check one	
5.1	Working in an area containing endangered, threatened, vulnerable or protected species, populations, ecological communities or critical habitat (flora and fauna) – <i>Department of Planning and Environment—Environment, Energy and Science Group (DPE–EES Group)</i> – <i>Department of Primary Industries—Fishing (DPI–Fishing)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5.2	Working on land reserved under the National Parks and Wildlife Act (eg National Park, Nature Reserve, Aboriginal area, wilderness area, conservation area or wild river) – <i>Department of Planning and Environment—Environment, Energy and Science Group (DPE–EES Group)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5.3	Working in an area of national environmental significance (Ramsar wetlands, threatened species, migratory birds, World Heritage, National Heritage, nature reserve, etc) or on Commonwealth land or marine area – <i>Department of Agriculture, Water and the Environment (Commonwealth)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5.4	Working within an area that is subject to any conservation agreement entered into under the <i>National Parks and Wildlife Act 1974</i> – <i>Department of Planning and Environment—Environment, Energy and Science Group (DPE–EES Group)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5.5	Working within an area that is subject to any plan of management under the <i>National Parks and Wildlife Act 1974</i> – <i>Department of Planning and Environment—Environment, Energy and Science Group (DPE–EES Group)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5.6	Working within an area that is subject to any joint management agreement under the <i>National Parks and Wildlife Act 1974</i> – <i>Department of Planning and Environment—Environment, Energy and Science Group (DPE–EES Group)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5.7	Working in an area subject to a joint management agreement entered into under the <i>Threatened Species Conservation Act 1995</i> – <i>Department of Planning and Environment—Environment, Energy and Science Group (DPE–EES Group)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Item	Locations that may trigger an external approval, licence or permit	Check one	
5.8	Working in an area subject to a biobanking agreement entered into under Part 7A of the <i>Threatened Species Conservation Act 1995</i> that applies to the whole or part of the land to which the activity relates – <i>Department of Planning and Environment—Environment, Energy and Science Group (DPE–EES Group)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5.9	Working in an aquatic reserve or in marine vegetation such as seagrass, mangroves, saltmarsh, etc – <i>Department of Primary Industries—Fishing (DPI-Fishing)</i> – <i>Department of Primary Industries—Marine Parks (DPI–Marine Parks)</i> – <i>Department of Planning and Environment—Environment, Energy and Science Group (DPE–EES Group)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5.10	Working in a Marine Park declared under the Marine Parks Act – <i>Department of Primary Industries—Marine Parks (DPI–Marine Parks)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5.11	Dredging or reclamation of water. (Note that councils do not need approval for a controlled activity under the <i>Water Management Act 2000</i>) – <i>Department of Primary Industries—Fishing (DPI–Fishing); and/or</i> – <i>NSW Water</i> – <i>Transport for NSW</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5.12	Enlarge, deepen or sink a new water bore – <i>NSW Water</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5.13	An activity that will pollute water (eg dewatering) – <i>Department of Planning and Environment—Environment, Energy and Science Group (DPE–EPA Group)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5.14	Working within the curtilage of a ‘Heritage Place’ or ‘Heritage Item’ identified on the Ballina LEP Heritage Schedule, the State Heritage Register or the National Heritage List – <i>Australian Heritage Council</i> – <i>Heritage NSW</i> – <i>Heritage Council of NSW</i> – <i>Ballina Shire Council</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5.15	Working within a ‘heritage conservation area’ identified in Ballina LEP Schedule 5 Environmental Heritage – Part 2 – <i>Ballina Shire Council</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5.16	Working where a ‘Relic’ is likely to be discovered (eg Archaeological Zoning Plans) – <i>Heritage Council of NSW; or</i> – <i>Heritage NSW</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Item	Locations that may trigger an external approval, licence or permit	Check one	
5.17	Working near Aboriginal relics or places where an Aboriginal Heritage Impact Permit (AHIP) may be required; working on land or water successfully claimed by traditional owners – <i>Jali Local Aboriginal Land Council</i> – <i>Heritage NSW</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5.18	An activity comprising a fixed or floating structure in or over a navigable waterway – <i>Transport for NSW</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5.19	An activity comprising work on Crown land not subject to a plan of management – <i>Department of Planning and Environment—Crown Lands (DPE—Crown Lands)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5.20	Working at sites at which asbestos or asbestos-containing materials exist. (Determine if a licence or exemption will be required) – <i>SafeWork NSW</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Are any permit(s) required?

Yes No

If **Yes**, please indicate what permit(s) are required:

Check box if required

- | | | |
|---|---------------------------|--------------------------|
| A | Fisheries Permit | <input type="checkbox"/> |
| B | Marine Park Permit | <input type="checkbox"/> |
| C | Other: Enter permit name. | <input type="checkbox"/> |

If **Yes**, but no permits are required, please indicate why not:

The Project Manager has advised that no dewatering is required to construct the building foundations or the above ground fuel system foundations.

NOTE: If you have checked any **Yes** in the table above then you must do one of the following:

- 1 Attach a copy of the approval, licence or permit to the final REF, OR
- 2 Detail who is responsible for obtaining the approval, licence or permit, OR
- 3 Explain why the project is exempt.

NOTE: If you have checked **Yes** at any item in the table above, a referral to the relevant authority may still be required under the Transport and Infrastructure SEPP, even if a permit or approval is not required. A period of 21 days is allowed for response. All responses are to be considered and included in this assessment.

Section 6. Environmental Impact Assessment

If an impact is predicted, place a **1, 2 or 3** in columns 7, 8 and 9. **Multiply** these three scores to obtain the environmental score in column 10.

For each of columns 7, 8 and 9: 1 = Minor 2 = Moderate 3 = Major

Projects with any **HIGH** environmental score (greater than or equal to 10) will require specialist advice to assess environmental issues or re-evaluation of the project options or mitigation measures. It is recommended that there is consultation with your supervisor to determine the most appropriate course of action. Where the project is modified, a revised REF will be required.

In relation to impacts consider type, extent, size, duration, severity and geographic area, importance and level of community concern/interest.

Columns:	4	5	6	7	8	9	10	
				Multiply the three scores:	1-3	1-3	1-3	=

Item	Issue	Examples of impacts	Description of impacts AND causes <i>NOTE: Either check 'No impact' OR provide details</i>	Project-specific control measures	Likelihood	Extent	Sensitivity	Environmental score	
6.1	AIR	Construction: Dust generation (excavating, disturbing soil, stockpiling, trenching, erosion-prone sites, clearing of vegetation, transporting soil, etc). Fumes, odours and other air pollution from vehicles, equipment, machinery or other activities.	<input type="checkbox"/> No impact <i>If checked, go to next issue</i>	Potential dust and fumes from plant and equipment.	Click here to enter text.	1	1	1	3
6.2		Operation: Fumes, odours and other air pollution from vehicles, equipment, machinery or other activities.	<input type="checkbox"/> No impact <i>If checked, go to next issue</i>	Potential fumes from plant and equipment.	Click here to enter text.	1	1	1	3

Columns:	4	5	6	7	8	9	10	
				Multiply the three scores:	1-3	1-3	1-3	=

Item	Issue	Examples of impacts	Description of impacts AND causes <i>NOTE: Either check 'No impact' OR provide details</i>	Project-specific control measures	Likelihood	Extent	Sensitivity	Environmental score	
6.3	WATER	<p>Construction: Polluting waterways, wetlands, stormwater drains or groundwater (eg storing, transporting, handling or disposing of oils, fuels, pesticides, chemicals, pit/trench water or other liquids).</p> <p>Machinery related spills (eg fuel, oil, hydraulic fluid).</p> <p>Sedimentation of waterways, wetlands, stormwater drains or groundwater (eg excavating, disturbing soil, stockpiling, trenching, concrete cutting, access tracks, erosion-prone sites, etc).</p>	<input type="checkbox"/> No impact <i>If checked, go to next issue</i>	Potential erosion and sedimentation.	Click here to enter text.	1	1	1	3
6.4		<p>Operation: Polluting waterways, wetlands, stormwater drains or groundwater (eg storing, transporting, handling or disposing of oils, fuels, pesticides, chemicals, pit/trench water or other liquids).</p>	<input type="checkbox"/> No impact <i>If checked, go to next issue</i>	Potential fuel spills and leakage.	Click here to enter text.	1	1	1	3
6.5	NOISE & VIBRATION	<p>Construction: Noise/vibration (eg rock breakers, concrete cutters, jackhammers, chainsaws, compressors, excavators, backhoes, trucks, vehicles, cranes, steel plate movements, generators, etc).</p>	<input type="checkbox"/> No impact <i>If checked, go to next issue</i>	Noise from plant and equipment.	Click here to enter text.	1	1	1	3
6.6		<p>Operation: Noise/vibration (eg pumps, generators).</p>	<input type="checkbox"/> No impact <i>If checked, go to next issue</i>	As above.	Click here to enter text.	1	1	1	3

Columns:	4	5	6	7	8	9	10	
				<i>Multiply the three scores:</i>	1-3	1-3	1-3	=

Item	Issue	Examples of impacts	Description of impacts AND causes <i>NOTE: Either check 'No impact' OR provide details</i>	Project-specific control measures	Likelihood	Extent	Sensitivity	Environmental score	
6.7	CONTAMINATION & WASTE	<p>Construction: Disturbing contaminated soil (eg known contamination, ASS, old industrial site, previous landfill, etc).</p> <p>Disturbing old sand mining area or stockpile (radioactivity).</p> <p>Contaminating or polluting land (eg storing, handling or disposing of oils, fuels, pesticides, chemicals, pit/trench water or other liquids).</p> <p>Excavating public road material for reuse in the road reserve.</p> <p>Environmental problems caused by generating, storing, handling, transporting or disposing of waste (eg soils, building materials, oils, solvents, toilets, etc).</p> <p>Restricting current and potential activities associated with the land (eg amenity, buildings, parking).</p>	<p><input checked="" type="checkbox"/> No impact</p> <p><i>If checked, go to next issue</i></p>	Click here to enter text.	Click here to enter text.	1	1	1	3

Columns:	4	5	6	7	8	9	10
	<i>Multiply the three scores:</i>			1-3	1-3	1-3	=

Item	Issue	Examples of impacts	Description of impacts AND causes <i>NOTE: Either check 'No impact' OR provide details</i>	Project-specific control measures	Likelihood	Extent	Sensitivity	Environmental score	
6.8		<p>Operation: Contaminating or polluting land (eg storing, handling or disposing of oils, fuels, pesticides, chemicals, pit/trench water or other liquids).</p> <p>Environmental problems caused by generating, storing, handling, transporting or disposing of waste (eg soils, building materials, oils, solvents, etc).</p> <p>Restricting current and potential activities associated with the land (eg amenity, buildings, parking).</p>	<input type="checkbox"/> No impact <i>If checked, go to next issue</i>	As above.	Click here to enter text.	1	1	1	3
6.9	TRANSPORT	<p>Construction: Restricting or affecting transport (eg pedestrian, car, bus, train, airports, boats, river crossings, bus stops, public transport corridors and infrastructure, construction-related disturbances, property access, parking restrictions, etc).</p>	<input type="checkbox"/> No impact <i>If checked, go to next issue</i>	Minor construction related disturbance to access and parking.	Click here to enter text.	1	1	1	3
6.10		<p>Operation: Restricting or affecting transport (eg pedestrian, car, bus, train, airports, boats, river crossings, bus stops, public transport corridors and infrastructure, construction-related disturbances, property access, parking restrictions, etc).</p>	<input checked="" type="checkbox"/> No impact <i>If checked, go to next issue</i>	Click here to enter text.	Click here to enter text.	Enter score	Enter score	Enter score	Multiply scores in columns 7,8,9

Columns:	4	5	6	7	8	9	10
	<i>Multiply the three scores:</i>			1-3	1-3	1-3	=

Item	Issue	Examples of impacts	Description of impacts AND causes <i>NOTE: Either check 'No impact' OR provide details</i>	Project-specific control measures	Likelihood	Extent	Sensitivity	Environmental score	
6.11	FLORA & FAUNA	<p>Construction: Clearing or modifying native vegetation (including trees, shrubs, grasses, roots, herbs or aquatic species). Clearing or modifying critical habitat. Clearing in a Biodiversity Value mapped area. In the case of threatened species, populations and ecological communities and their habitats, whether there is likely to be a significant effect on those species, populations or ecological communities, or those habitats. Introducing or spreading weeds (including noxious) or vermin. Introducing bushfire risk factors. Endangering any species of animal, plant or other form of life, whether living on land, in water or in the air (eg any danger to birds in the locality). Displacing, disturbing or damaging terrestrial or aquatic fauna (eg creating a barrier to fauna movement, clearing remnant vegetation or wildlife corridors, collisions, etc). Any other environmental impact on the ecosystems of the locality.</p>	<p><input checked="" type="checkbox"/> No impact <i>If checked, go to next issue</i></p>	Click here to enter text.	Click here to enter text.	Enter score	Enter score	Enter score	Multiply scores in columns 7,8,9

Columns:	4	5	6	7	8	9	10
	<i>Multiply the three scores:</i>			1-3	1-3	1-3	=

Item	Issue	Examples of impacts	Description of impacts AND causes <i>NOTE: Either check 'No impact' OR provide details</i>	Project-specific control measures	Likelihood	Extent	Sensitivity	Environmental score	
6.12		<p>Operation: Introducing or spreading weeds (including noxious) or vermin. Introducing bushfire risk factors.</p> <p>In the case of threatened species, populations and ecological communities and their habitats, whether there is likely to be a significant effect on those species, populations or ecological communities, or those habitats.</p> <p>Endangering any species of animal, plant or other form of life, whether living on land, in water or in the air (eg any danger to birds in the locality).</p> <p>Displacing, disturbing or damaging terrestrial or aquatic fauna (eg creating a barrier to fauna movement, clearing remnant vegetation or wildlife corridors, collisions, etc).</p> <p>Any other environmental impact on the ecosystems of the locality.</p>	<input checked="" type="checkbox"/> No impact <i>If checked, go to next issue</i>	Click here to enter text.	Click here to enter text.	Enter score	Enter score	Enter score	Multiply scores in columns 7,8,9
6.13	SOCIAL	<p>Construction: Creating a nuisance to the community (eg impact on amenity through noise, perceived risk of fires, explosions, property value devaluation, etc).</p> <p>Creating financial loss to members of the community (eg restricting access to commercial premises, changing land use, etc).</p>	<input type="checkbox"/> No impact <i>If checked, go to next issue</i>	Minor noise from plant and equipment.	Click here to enter text.	1	1	1	3

Columns:	4	5	6	7	8	9	10
	<i>Multiply the three scores:</i>			1-3	1-3	1-3	=

Item	Issue	Examples of impacts	Description of impacts AND causes <i>NOTE: Either check 'No impact' OR provide details</i>	Project-specific control measures	Likelihood	Extent	Sensitivity	Environmental score	
6.14		<p>Operation: Creating a nuisance to the community (eg impact on amenity through noise, perceived risk of fires, explosions, property value devaluation, etc).</p> <p>Creating quantifiable financial loss to members of the community (eg restricting access to commercial premises, changing land use, etc).</p>	<input type="checkbox"/> No impact <i>If checked, go to next issue</i>	Click here to enter text.	Click here to enter text.	1	1	1	3
6.15	HERITAGE	<p>Construction: Affecting a locality, item, place or building having aesthetic, anthropological, archaeological, architectural, historical, scientific, cultural or social significance or other special value (eg visual effect on adjoining heritage buildings or items; disturb, move, excavate Aboriginal object) or working where heritage items could be found.</p> <p>Affecting any Aboriginal heritage (eg engravings, middens, carved trees, grinding grooves, paintings, burial sites, etc).</p>	<input checked="" type="checkbox"/> No impact <i>If checked, go to next issue</i>	Click here to enter text.	Click here to enter text.	Enter score	Enter score	Enter score	Multiply scores in columns 7,8,9

Columns:	4	5	6	7	8	9	10
	<i>Multiply the three scores:</i>			1-3	1-3	1-3	=

Item	Issue	Examples of impacts	Description of impacts AND causes <i>NOTE: Either check 'No impact' OR provide details</i>	Project-specific control measures	Likelihood	Extent	Sensitivity	Environmental score	
6.16		<p>Operation: Affecting a locality, item, place or building having aesthetic, anthropological, archaeological, architectural, historical, scientific, cultural or social significance or other special value (eg visual effect on adjoining heritage buildings or items; disturb, move, excavate Aboriginal object) or working where heritage items could be found.</p> <p>Affecting any Aboriginal heritage (eg engravings, middens, carved trees, grinding grooves, paintings, burial sites, etc).</p> <p>Affecting land claimed by traditional owners.</p>	<input checked="" type="checkbox"/> No impact <i>If checked, go to next issue</i>	Click here to enter text.	Click here to enter text.	Enter score	Enter score	Enter score	Multiply scores in columns 7,8,9
6.17	VISUAL & OTHER ENVIRONMENTAL ISSUES	<p>Construction: The effect of an activity on any wilderness area (within the meaning of the <i>Wilderness Act 1987</i>) in the locality in which the activity is intended to be carried on.</p> <p>Changing the visual or scenic landscape (eg impacting or restricting views).</p> <p>Transforming a locality (eg significant earthworks).</p>	<input checked="" type="checkbox"/> No impact <i>If checked, go to next issue</i>	Click here to enter text.	Click here to enter text.	Enter score	Enter score	Enter score	Multiply scores in columns 7,8,9

Columns:	4	5	6	7	8	9	10
	<i>Multiply the three scores:</i>			1-3	1-3	1-3	=

Item	Issue	Examples of impacts	Description of impacts AND causes <i>NOTE: Either check 'No impact' OR provide details</i>	Project-specific control measures	Likelihood	Extent	Sensitivity	Environmental score	
6.18		<p>Operation: Any other risk to the safety of the environment (eg long-term effects on the environment as a result of waste emissions). Increasing demands on resources (natural or otherwise) that are or are likely to become in short supply (eg demand on water use). Changing the visual or scenic landscape (eg impacting or restricting views). Transforming a locality (eg significant earthworks). Any cumulative environmental effect with other existing or likely future activities. Reducing the range of beneficial uses of the environment (eg effect on surrounding land uses and considering response of affected land owners).</p>	<input checked="" type="checkbox"/> No impact <i>If checked, go to next issue</i>	Click here to enter text.	Click here to enter text.	Enter score	Enter score	Enter score	Multiply scores in columns 7,8,9
6.19	OTHER	Click here to enter text.	<input checked="" type="checkbox"/> No impact <i>If checked, go to next issue</i>	Click here to enter text.	Click here to enter text.	Enter score	Enter score	Enter score	Multiply scores in columns 7,8,9
TOTAL ENVIRONMENTAL SCORE:								33	

NOTE 1: For the purpose of attaining the objects of this Act relating to the protection and enhancement of the environment, a determining authority in its consideration of an activity shall, notwithstanding any other provisions of this Act or the provisions of any other Act or of any instrument made under this or any other Act, examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity.

NOTE 2: In assessing the impacts on flora and fauna, Council must show that it has taken into account:

- (a) in the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,
- (b) in the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:
 - (i) is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or
 - (ii) is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,
- (c) in relation to the habitat of a threatened species or ecological community:
 - (i) the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and
 - (ii) whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and
 - (iii) the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species or ecological community in the locality,
- (d) whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly),
- (e) whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.

Section 7. Environmental Planning and Assessment Regulation 2021, Section 171(2) Checklist

In addition to the requirements of the “Guidelines for Division 5.1 Assessments”, the following factors listed in section 171(2) of the Environmental Planning and Assessment Regulation 2021 must be considered to assess the likely impacts of the proposal on the environment.

Compliance with section 171(2) of the EPA Regulation 2021

Environmental factor	IMPACTS		Minor	Medium	Major
(a) Any environmental impact on the community? Click here to enter text.	<input checked="" type="checkbox"/> Nil <i>If checked, go to next factor</i>	<input type="checkbox"/> Positive	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term
		<input type="checkbox"/> Negative	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term
(b) Any transformation of the locality? Click here to enter text.	<input checked="" type="checkbox"/> Nil <i>If checked, go to next factor</i>	<input type="checkbox"/> Positive	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term
		<input type="checkbox"/> Negative	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term

Environmental factor	IMPACTS		Minor	Medium	Major
<p>(c) Any environmental impact on the ecosystems of the locality? Click here to enter text.</p>	<input checked="" type="checkbox"/> Nil <i>If checked, go to next factor</i>	<input type="checkbox"/> Positive	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term
<input type="checkbox"/> Negative		<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	
<p>(d) Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of the locality? Click here to enter text.</p>	<input checked="" type="checkbox"/> Nil <i>If checked, go to next factor</i>	<input type="checkbox"/> Positive	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term
<input type="checkbox"/> Negative		<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	
<p>(e) The effect on any locality, place or building that has— (i) aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance, or (ii) other special value for present or future generations. Click here to enter text.</p>	<input checked="" type="checkbox"/> Nil <i>If checked, go to next factor</i>	<input type="checkbox"/> Positive	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term
<input type="checkbox"/> Negative		<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	

Environmental factor	IMPACTS		Minor	Medium	Major
<p>(f) Any impact on the habitat of protected animals, within the meaning of the <i>Biodiversity Conservation Act 2016</i>?</p> <p>Click here to enter text.</p>	<input checked="" type="checkbox"/> Nil <i>If checked, go to next factor</i>	<input type="checkbox"/> Positive	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term
		<input type="checkbox"/> Negative	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term
<p>(g) Any endangering of a species of animal, plant or other form of life, whether living on land, in water or in the air?</p> <p>Click here to enter text.</p>	<input checked="" type="checkbox"/> Nil <i>If checked, go to next factor</i>	<input type="checkbox"/> Positive	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term
		<input type="checkbox"/> Negative	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term
<p>(h) Any long-term effects on the environment?</p> <p>Click here to enter text.</p>	<input checked="" type="checkbox"/> Nil <i>If checked, go to next factor</i>	<input type="checkbox"/> Positive	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term
		<input type="checkbox"/> Negative	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term

Environmental factor	IMPACTS		Minor	Medium	Major
(i) Any degradation of the quality of the environment? Click here to enter text.	<input checked="" type="checkbox"/> Nil <i>If checked, go to next factor</i>	<input type="checkbox"/> Positive	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term
<input type="checkbox"/> Negative		<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	
(j) Any risk to the safety of the environment? Click here to enter text.	<input checked="" type="checkbox"/> Nil <i>If checked, go to next factor</i>	<input type="checkbox"/> Positive	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term
<input type="checkbox"/> Negative		<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	
(k) Any reduction in the range of beneficial uses of the environment? Click here to enter text.	<input checked="" type="checkbox"/> Nil <i>If checked, go to next factor</i>	<input type="checkbox"/> Positive	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term
<input type="checkbox"/> Negative		<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	

Environmental factor	IMPACTS		Minor	Medium	Major
(l) Any pollution of the environment? Click here to enter text.	<input checked="" type="checkbox"/> Nil <i>If checked, go to next factor</i>	<input checked="" type="checkbox"/> Positive	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term
<input type="checkbox"/> Negative		<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	
(m) Any environmental problems associated with the disposal of waste? Click here to enter text.	<input checked="" type="checkbox"/> Nil <i>If checked, go to next factor</i>	<input type="checkbox"/> Positive	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term
<input type="checkbox"/> Negative		<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	
(n) Any increased demand on natural or other resources that are, or are likely to become, in short supply? Click here to enter text.	<input checked="" type="checkbox"/> Nil <i>If checked, go to next factor</i>	<input type="checkbox"/> Positive	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term
<input type="checkbox"/> Negative		<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	

Environmental factor	IMPACTS		Minor	Medium	Major
<p>(o) Any cumulative environmental effect with other existing or likely future activities?</p> <p>Click here to enter text.</p>	<input checked="" type="checkbox"/> Nil <i>If checked, go to next factor</i>	<input type="checkbox"/> Positive	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term
		<input type="checkbox"/> Negative	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term
<p>(p) Any impact on coastal processes and coastal hazards, including those under projected climate change conditions?</p> <p>Click here to enter text.</p>	<input checked="" type="checkbox"/> Nil <i>If checked, go to next factor</i>	<input type="checkbox"/> Positive	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term
		<input type="checkbox"/> Negative	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term
<p>(q) Any applicable local strategic planning statements, regional strategic plans or district strategic plans?</p> <p>Click here to enter text.</p>	<input checked="" type="checkbox"/> Nil <i>If checked, go to next factor</i>	<input type="checkbox"/> Positive	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term
		<input type="checkbox"/> Negative	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term

Environmental factor	IMPACTS		Minor	Medium	Major
(r) Other relevant environmental factors. Click here to enter text.	<input checked="" type="checkbox"/> Nil <i>If checked, go to next factor</i>	<input type="checkbox"/> Positive	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term
		<input type="checkbox"/> Negative	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term

Section 8.

Matters of National Environmental Significance

Under the environmental assessment provisions of the Environment Protection and Biodiversity Conservation Act 1999, the following Matters of National Environmental Significance are required to be considered to assist in determining whether the proposal should be referred to the Australian Government Department of Agriculture, Water and the Environment.

Factor	IMPACTS		Minor	Medium	Major
<p>(a) Any impact on a World Heritage property?</p> <p><i>State whether the proposal would impact on a World Heritage property. If yes, describe the extent of the impact. If impacts are likely, describe the nature and extent of the impacts.</i></p> <p>Click here to enter text.</p>	<input checked="" type="checkbox"/> Nil <i>If checked, go to next factor</i>	<input checked="" type="checkbox"/> Positive	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term
		<input type="checkbox"/> Negative	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term
<p>(b) Any impact on a National Heritage place?</p> <p><i>State whether or not the proposal would impact on a National Heritage place. If impacts are likely, describe the nature and extent of the impacts.</i></p> <p>Click here to enter text.</p>	<input checked="" type="checkbox"/> Nil <i>If checked, go to next factor</i>	<input type="checkbox"/> Positive	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term
		<input type="checkbox"/> Negative	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term

Factor	IMPACTS		Minor	Medium	Major
<p>(c) Any impact on a wetland of international importance?</p> <p><i>State whether the proposal would impact on a Commonwealth-listed wetland of international importance. If impacts are likely, describe the nature and extent of the impacts.</i></p> <p>Click here to enter text.</p>	<input checked="" type="checkbox"/> Nil <i>If checked, go to next factor</i>	<input type="checkbox"/> Positive	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term
<input type="checkbox"/> Negative		<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	
<p>(d) Any impact on a listed threatened species or community?</p> <p><i>State whether the proposal would impact on a Commonwealth-listed threatened species or community. If impacts are likely, describe the nature and extent of the impacts.</i></p> <p>Click here to enter text.</p>	<input checked="" type="checkbox"/> Nil <i>If checked, go to next factor</i>	<input type="checkbox"/> Positive	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term
<input type="checkbox"/> Negative		<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	
<p>(e) Any impact on listed migratory species?</p> <p><i>State whether the proposal would impact on a Commonwealth-listed migratory species. If impacts are likely, describe the nature and extent of the impacts.</i></p> <p>Click here to enter text.</p>	<input checked="" type="checkbox"/> Nil <i>If checked, go to next factor</i>	<input type="checkbox"/> Positive	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term
<input type="checkbox"/> Negative		<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	

Factor	IMPACTS		Minor	Medium	Major
<p>(f) Any impact on a Commonwealth marine area? <i>State whether the proposal would impact on a Commonwealth marine area. If impacts are likely, describe the nature and extent of the impacts.</i> Click here to enter text.</p>	<input checked="" type="checkbox"/> Nil <i>If checked, go to next factor</i>	<input type="checkbox"/> Positive	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term
<input type="checkbox"/> Negative		<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	
<p>(g) Does the proposal involve a nuclear action (including uranium mining)? <i>State whether the proposal would involve a nuclear action. If impacts are likely, describe the nature and extent of the impacts.</i> Click here to enter text.</p>	<input checked="" type="checkbox"/> Nil <i>If checked, go to next factor</i>	<input type="checkbox"/> Positive	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term
<input type="checkbox"/> Negative		<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	
<p>(h) Additionally, any impact (direct or indirect) on Commonwealth land? <i>State whether the proposal would impact (either directly or indirectly) on Commonwealth land. If impacts are likely, describe the nature and extent of the impacts.</i> Click here to enter text.</p>	<input checked="" type="checkbox"/> Nil <i>If checked, go to next factor</i>	<input type="checkbox"/> Positive	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term
<input type="checkbox"/> Negative		<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	<input type="checkbox"/> Short-term <input type="checkbox"/> Medium-term <input type="checkbox"/> Long-term	

Section 9. Conclusion

9.1 Publishing the REF

	Check one	
Does the activity have a capital investment value of more than \$5 million?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the activity require an approval or permit in relation to:		
• Fisheries Management Act 1994 (sections 144, 201, 205, 219)?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• Heritage Act 1977 (section 57)?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• National Parks and Wildlife Act 1974 (section 90)?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• Protection of the Environment Operations Act 1997 (sections 47–49 or 122)?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is it in the public interest to publish the REF?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

If the answer to any of the above questions is **Yes** then the REF must be published on the Council website OR the NSW Planning Portal.

It is recommended that the following conditions be imposed on any Part 5 Approval:

1. The project to be carried out in accordance with the following plans and reports.

Appendix A2 – Electrical Drawings Depot Storage and Administration Building, Rev E prepared by Mode, dated 3 November 2023.

Appendix A3 – Fire Services Drawings Depot Storage and Administration Building, Rev E prepared by Mode, dated 3 November 2023.

Appendix A4 – Civil Engineering Works Plans Depot Storage and Administration Building (13 sheets) prepared by Friends Civil Engineering, dated June 2023.

Appendix A5 – Hydraulic Services Drawings Depot Storage and Administration Building, Rev E prepared by Mode, dated 3 November 2023.

Appendix A6 – Mechanical Services Drawings Depot Storage and Administration Building, Rev D and E prepared by Mode, dated 12 October 2023.

Appendix A7 – Architectural Plans Depot Storage and Administration Building (47 sheets) prepared by Mode, dated 7 November 2023.

Appendix A8 – Structural Drawings Depot Storage and Administration Building (12 sheets) prepared by Mode.

Appendix A9 – Fuel System Upgrade Plans (15 Sheets) prepared by OPEC Systems.

Appendix A10 – Open Space Shed Site Position with Setbacks dated 5 October 2023.

Appendix A11 – Open Space Shed Architectural Plans prepared by AGS Sheds, dated 4 August 2023.

Appendix A13 – Structural Certification and Plans prepared by John L Towler dated 23 August 2023.

Appendix D4 – Masterplan Stormwater Management Plan prepared by Friends Civil Engineering, dated June 2023.

Appendix D5 – Geotechnical Investigation Report prepared by Geotech Investigations, dated 18 June 2020.

Appendix D6 – Stormwater Management Plan prepared by Friends Civil Engineering, dated April 2023.

Appendix D7 – Section J – JV3 Assessment prepared by Fergus M, dated 19 June 2023.

Appendix D8 – Accessibility Report Depot Administration & Storage Building, prepared by Purely Access, dated 15 June 2023.

Appendix D9 – Vertical Transportation Specification Depot Storage and Administration Building, prepared by Building Services Engineers, dated 27 June 2023.

Appendix D10 – Fuel System Upgrade Design Report prepared by Opec Systems, dated 16 June 2023.

Appendix D14 – Functional Description Fuel System Upgrade prepared by Opec Systems, dated 16 June 2023.

Appendix D15 – Bushfire Assessment Report prepared by Bushfire Certifiers dated 15 November 2023.

Appendix D16 – Acid Sulphate Soils Investigation prepared by HMC Environmental Consulting dated November 2023

Appendix D17 – Preliminary Site Investigation prepared by HMC Environmental Consulting dated November 2023 & NRCL Summary dated 21 November 2023

Appendix D18 – Fire Design Intent Certificate prepared by Building Services Engineering, dated 14 November 2023 & Plans

Appendix D19 – Waste Management Plan prepared by HMC Environmental Consulting dated November 2023

Appendix D20 – Hazardous and Offensive Development Assessment prepared by HMC Environmental Consulting dated November 2023

2. The importation of any of the following material from Queensland invasive ant biosecurity zones must be in accordance with the Biosecurity (Invasive Ant Carriers) Control Order 2023 (including any revised orders made under the Biosecurity Act 2015) and meet the requirements of NSW Department of Primary Industries:

- organic mulch (which includes manure, bark, wood chips, hay, straw, silage, and sugar cane bagasse);
- baled materials;
- potted plants;
- agricultural or earth-moving machinery;
- fill or soil (which includes anything with soil on it such as turf); and
- mining or quarrying materials.

Prior to the importation of each material type, the supplier must provide the receiver and the Principal Certifier or Council with a Plant Health Assurance Certificate, Plant Health Certificate, or BioSecure HACCP Biosecurity Certificate as identified within the Biosecurity (Invasive Ant Carriers) Control Order 2023.

All material shall meet the requirements of the relevant Certificate and Permit.

It is an offence under the Biosecurity Act 2015 if this material comes from within 5 kilometres of a known invasive ant infested area (e.g. identified Fire Ant Biosecurity Zones in Queensland), or any other place at which the person knows, or ought reasonably to know, that an invasive ant has been detected, unless the carrier material has been managed and treated to reduce the risk and meets the certification requirements listed in the Control Order.

3. The exportation or importation of waste (including fill or soil) from or to the site must be in accordance with the provisions of the *Protection of the Environment Operations Act 1997* and the NSW Environment Protection Authority “Waste Classification Guidelines”.

The importation of waste to the site is restricted to the following:

- a) Virgin excavated natural material (as defined in Schedule 1 of the *Protection of the Environment Operations Act*);
- b) Any other waste-derived material subject to a resource recovery exemption under Part 9 Clauses 91 and 92 of the *Protection of the Environment Operations (Waste) Regulation 2014* that is permitted to be used as fill material.

The exportation of waste must be transported to a licensed waste facility or an approved site subject to a resource recovery order and exemption.

Any virgin excavated natural material or waste-derived fill material subject to a resource recovery exemption must be accompanied by documentation as to the

material's compliance and must be provided to the Principal Certifying Authority or Council on request.

4. Should any Aboriginal object or cultural heritage (including human remains) be discovered all site works must cease immediately and the Local Aboriginal Land Council (LALC) Aboriginal Sites Officer is to be notified. The find is to be reported to the Biodiversity and Conservation Division of the NSW Department of Planning, Industry and Environment. No works or development may be undertaken until the required investigations have been completed and any permits or approvals obtained, where required, in accordance with the National Parks and Wildlife Act, 1974.

5. Commencement of work, including the switching on and operation of plant, machinery and vehicles is limited to the following hours, unless otherwise permitted by Council:

Monday to Saturday from 7.00am to 6.00pm

No work to be carried out on Sundays or Public Holidays

The proponent is responsible to instruct and control subcontractors regarding hours of work.

6. All reasonable steps shall be taken to muffle and acoustically baffle all plant and equipment. In the event of complaints from the neighbours, which Council deem to be reasonable, the noise from the construction site is not to exceed the following:

- A. Short Term Period - 4 weeks.

LAeq, 15 min noise level measured over a period of not less than 15 minutes when the construction site is in operation, must not exceed the background level by more than 20dB(A) at the boundary of the nearest likely affected residence.

- B. Long term period - the duration.


LAeq, 15 min noise level measured over a period of not less than 15 minutes when the construction site is in operation, must not exceed the background level by more than 15dB(A) at the boundary of the nearest affected residence.

7. Access to the building for people with disabilities shall be provided and constructed in accordance with the requirements of Section D of the Building Code of Australia. Particular attention is to be given to the deemed-to-satisfy provisions of Part D-3 and their requirement to comply with AS1428.
8. Pursuant to the provisions of the Disability Discrimination Act, 1992 (Commonwealth) the design of the proposed development shall facilitate access for the disabled in accordance with the relevant provisions of AS1428- Design for Access and Mobility.

9.2 Person who prepares this REF


I certify to the best of my knowledge that:

- I have completed this REF, and
- The assessment meets the requirements of sections 1.7, 5.5 and 5.7 of the EPA Act, clause 171(2) of the EPA Regulation and other relevant legislation and guidelines, and
- The information contained in this REF is not materially misleading, and
- My assessment has been adequately completed, and
- My conclusion as to the likely environmental and community impact of the project is reasonable, and is likely to be
 LOW **MODERATE** **HIGH** (*check one*), and
- I am satisfied that, subject to the inclusion of the mitigation measures included in this REF, the project will not have a significant impact on the environment or significantly affect threatened species, populations, ecological communities or their habitats during the construction or operation phases, and
- An Environmental Impact Statement is not required, and
- A Species Impact Statement is not required, and
- A Biodiversity Assessment Report is not required, and
- The REF [click on red text, press arrow and select option from drop-down list] required to be published on the Council website or NSW Planning Portal.

Signature:		Date:	21/11/2023
Name (<i>print</i>):	Darryl Anderson		
Position:	Consulting Town Planner		

Section 10. Quality Assurance


10.1 Person who reviews this REF

I have reviewed this REF and agree with the conclusion in section 9.			
Signature:		Date:	22/11/2023
Name (<i>print</i>):	Craig Brown		
Position:	Manager Facilities and Services		

Section 11. Determination and Decision Statement

11.1 Determining officer – person who determines this REF

- I certify that on behalf of Ballina Shire Council I have reviewed the completed REF.
- I certify that I have reviewed and endorsed the contents of this REF document and, to the best of my knowledge, it is in accordance with the EP&A Regulation and the Guidelines approved under clause 170 of EP&A Regulation, and the information it contains is neither false nor misleading.
- The proposed activity is/is not likely to have a significant impact on the environment and therefore an EIS is/is not required
- The proposed activity will/will not be carried out in a declared area of outstanding biodiversity value and is/is not likely to significantly affect threatened species, populations or ecological communities, or their habitats or impact biodiversity values, meaning a SIS and/or BDAR is/is not required
- Mitigation measures are/are not required to eliminate, minimise or manage environmental impacts
- The proposed activity does/does not require referral to the Commonwealth Minister for the Environment to determine if the activity is a controlled action under the EPBC Act.
- I conclude that the assessment has been adequately completed and the conclusion as to the likely environmental impact of the project is reasonable
- The project may/may not proceed subject to the mitigation measures in this REF, as well as any relevant referral approval, licence or permit.
- I determine the REF is/is not required to be published on the Council website or NSW Planning Portal.

Signature:		Date:	23/11/2023
Name (<i>print</i>):	Kelly Brown		
Position:	Director - Corporate and Community		
Site inspected:	7 November 2023	Date:	23/11/2023

APPENDIX A

Design Plans

APPENDIX B

Community/Agency Consultation Responses

APPENDIX C

Aboriginal Heritage Information Management System Search and any Response from Traditional Owners

APPENDIX D

Specialist Reports

APPENDIX E

Reference Documents

Acid Sulfate Soils Assessment Guidelines 1998, published by the Acid Sulfate Soils
Management Advisory Committee

environment.nsw.gov.au/resources/soils/ASS-Manual-2-Assessment-Guidelines.pdf

Erosion and Sediment Control info and Blue Book

environment.nsw.gov.au/research-and-publications/publications-search/resource-guide-for-local-councils-erosion-and-sediment-control

RMS Code of Practice – Minor Works in NSW Waterways

rms.nsw.gov.au/documents/about/environment/code-practice-minor-work-nsw-waterways.pdf

Office of Water – Controlled Activities on Waterfront Land

industry.nsw.gov.au/water/licensing-trade/approvals/controlled-activities

Legislation website

legislation.nsw.gov.au

Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW

environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Aboriginal-cultural-heritage/due-diligence-code-of-practice-aboriginal-objects-protection-100798.pdf