

IMPACT ASSESSMENT TABLES

The following tables describe the potential impacts and risks identified for the preferred alternative and the option of not implementing the proposed activities, including the nature; consequence; extent; duration and probability of the impacts; the degree to which these impacts can be reversed; may cause irreplaceable loss of resources; and can be avoided, managed or mitigated.

1. Geographical, Geological and Physical Aspects

1.1. Planning, Design and Development Phase

	PREFERRED ALTERNATIVE	NO-GO OPTION
Potential impact and risk:	Dewatering of shallow aquifer during construction	No development will take place. Status quo will remain.
Nature of impact:	Negative impact on shallow groundwater levels	No impact
Extent and duration of impact:	Site specific and the duration is depended on the duration of dewatering	Not applicabe (N/A)
Consequence of impact or risk:	Dewatering will lower the shallow ground water level localized to the site of dewatering.	N/A
Probability of occurrence:	Definite should dewatering occur.	N/A
Degree to which the impact may cause irreplaceable loss of resources:	No loss of resource.	N/A
Degree to which the impact can be reversed:	Fully reversible and will naturally be reversed, particularly considering the proposed infiltration of waste water.	N/A
Indirect impacts:	Possible impact on local vegetation.	N/A
Degree to which the impact can be avoided:	Moderate, dewatering needs to be avoided where possible	N/A
Degree to which the impact can be managed:	High	N/A
Degree to which the impact can be mitigated:	High	N/A
Proposed mitigation:	Refer to Section 3.1. of the Scoping Report.	N/A
Residual impacts:	Threshold of low concern - Low	N/A

	PREFERRED ALTERNATIVE	NO-GO OPTION
Potential impact and risk:	Contamination of shallow perched aquifer	No development will take place. Status quo will remain.
Nature of impact:	Negative impact on shallow groundwater quality via hydrocarbon leaks from earth moving equipment and vehicles and mixing and use of materials and concrete.	No impact
Extent and duration of impact:	Site specific and medium term	Not applicable (N/A)
Consequence of impact or risk:	Hydrocarbon contamination of the shallow groundwater	N/A
Probability of occurrence:	Probable	N/A
Degree to which the impact may cause irreplaceable loss of resources:	Marginal loss	N/A
Degree to which the impact can be reversed:	Fully reversible. Hydrocarbon contamination would require removal of contaminated soil.	N/A
Indirect impacts:	None foreseen.	N/A
Degree to which the impact can be avoided:	High	N/A
Degree to which the impact can be managed:	High	N/A
Degree to which the impact can be mitigated:	High	N/A
Proposed mitigation:	Refer to Section 3.1. of the Scoping Report.	N/A
Potential impact and risk:	Positive impact on shallow groundwater level	Alien vegetation infestation
Nature of impact:	Removal of Alien vegetation will result in a positive impact on shallow groundwater levels	Negative impact on shallow groundwater levels.
Extent and duration of impact:	Local extend and Medium term	Local extend and Duration dependent on alien vegetation removal.
Consequence of impact or risk:	Positive impact on the local groundwater levels.	Alien vegetation utilizes high amounts of shallow groundwater that can result in a drop in the shallow groundwater level.
Probability of occurrence:	Definite	Highly probable
Degree to which the impact may cause irreplaceable loss of resources:	No Loss	No loss of resource
Degree to which the impact can be reversed:	Fully reversible should the Alien vegetation not be managed in the future	Fully reversible
Indirect impacts:	Positive impact on indigenous vegetation.	Decreases in the shallow ground water can have a detrimental impact on the indigenous vegetation.
Degree to which the impact can be avoided:	The activity is recommended	Moderate
Degree to which the impact can be managed:	N/A	High

	PREFERRED ALTERNATIVE	NO-GO OPTION
Degree to which the impact can be mitigated:	N/A	High
Proposed mitigation:	Refer to Section 3.1. of the Scoping Report.	Ensure the removal of Alien vegetation on the property, restoration of the indigenous vegetation and rehabilitation of the site.
Potential impact and risk:	Loss of agricultural land	No development will take place. Status quo will remain.
Nature of impact:	The development of agricultural land will result in the exclusion of potential future agricultural production from the site.	No impact
Extent and duration of impact:	Local and permanent	N/A
Consequence of impact or risk:	Less land available for farming and production of food	N/A
Probability of occurrence:	Definite	N/A
Degree to which the impact may cause irreplaceable loss of resources:	No loss	N/A
Degree to which the impact can be reversed:	Irreversible	N/A
Indirect impacts:	None	N/A
Degree to which the impact can be avoided:	Unavoidable	N/A
Degree to which the impact can be managed:	Unmanageable	N/A
Degree to which the impact can be mitigated:	Cannot be mitigated	N/A
Proposed mitigation:	No mitigation required	N/A

1.2. Operational Phase

	PREFERRED ALTERNATIVE	NO-GO OPTION
Potential impact and risk:	Potential groundwater contamination (Shallow perched aquifer)	No development will take place. Status quo will remain.
Nature of impact:	Negative impact on shallow groundwater quality as a result of irrigation or discharge with treated waste water	No impact
Extent and duration of impact:	Local extent and medium-term duration.	Not applicable (N/A)
Consequence of impact or risk:	Contamination of shallow groundwater	N/A
Probability of occurrence:	Improbable	N/A
Degree to which the impact may cause irreplaceable loss of resources:	Marginal loss	N/A
Degree to which the impact can be reversed:	Partly reversible	N/A
Indirect impacts:	Impact on deeper fractured rock aquifer if a pathway between the aquifers exists.	N/A
Degree to which the impact can be avoided:	Medium	N/A
Degree to which the impact can be managed:	High	N/A
Degree to which the impact can be mitigated:	High	N/A
Proposed mitigation:	Refer to Section 3.2. of the Scoping Report.	N/A
Potential impact and risk:	Potential for Groundwater contamination (Deeper fractured rock aquifer)	No development will take place. Status quo will remain.
Nature of impact:	Negative impact on groundwater quality as a result of irrigation or discharge with treated waste water	No impact
Extent and duration of impact:	Local extent and medium-term duration.	Not applicable (N/A)
Consequence of impact or risk:	Contamination of deeper groundwater.	N/A
Probability of occurrence:	Improbable	N/A
Degree to which the impact may cause irreplaceable loss of resources:	Significant loss	N/A
Degree to which the impact can be reversed:	Partly reversible	N/A
Indirect impacts:	Impact on local groundwater users dependent of groundwater for drinking of stock watering.	N/A
Degree to which the impact can be avoided:	High	N/A

	PREFERRED ALTERNATIVE	NO-GO OPTION
Degree to which the impact can be managed:	High	N/A
Degree to which the impact can be mitigated:	High	N/A
Proposed mitigation:	Refer to Section 3.2. of the Scoping Report.	N/A
Potential impact and risk:	Potential for over saturation of perched shallow aquifer	No development will take place. Status quo will remain.
Nature of impact:	Negative impact a result of over saturation of perched shallow aquifer via irrigation or discharge with treated waste water.	No impact
Extent and duration of impact:	Local and short term	Not applicabe (N/A)
Consequence of impact or risk:	Over saturation of shallow perched aquifer resulting in flooding of local properties, surrounding the proposed development, during periods of high precipitation.	N/A
Probability of occurrence:	Probable	N/A
Degree to which the impact may cause irreplaceable loss of resources:	Marginal loss	N/A
Degree to which the impact can be reversed:	Fully reversible, should discharge be decreased or a proper stormwater system is installed.	N/A
Indirect impacts:	Flooding of irrigation fields and loss of crops	N/A
Degree to which the impact can be avoided:	High	N/A
Degree to which the impact can be managed:	High	N/A
Degree to which the impact can be mitigated:	High	N/A
Proposed mitigation:	Refer to Section 3.2. of the Scoping Report.	N/A

2. Ecological Aspects

2.1. Planning, Design and Development Phase

	PREFERRED ALTERNATIVE	NO-GO OPTION
Potential impact and risk:	Potential loss of Swartland Alluvium Fynbos	The status quo remains. No development will take place.
Nature of impact:	Negative	No impact
Extent and duration of impact:	Local and Long-term	Local and Long-term
Consequence of impact or risk:	Potential loss of critically endangered vegetation.	If the site is not managed, alien invasive vegetation will invade the site.
Probability of occurrence:	Definite	Definite
Degree to which the impact may cause irreplaceable loss of resources:	No loss of resources	No loss of resources
Degree to which the impact can be reversed:	Irreversible	Irreversible
Indirect impacts:	None foreseen	N/A
Degree to which the impact can be avoided:	Low	Low
Degree to which the impact can be managed:	Low	Low
Degree to which the impact can be mitigated:	Low	High
Proposed mitigation:	No mitigation is required.	Removal of alien vegetaion.
Potential impact and risk:	Potential modification of watercourse flow and water quality	No impact
Nature of impact:	Negative impact on aquatic habitat and potential for some flow and water quality modification	The status quo remains. No development will take place.
Extent and duration of impact:	Site and medium-term	N/A
Consequence of impact or risk:	The impact will result in modification of degraded wetland habitat during construction.	N/A
Probability of occurrence:	Highly probable	N/A
Degree to which the impact may cause irreplaceable loss of resources:	Marginal loss – new features to be created.	N/A
Degree to which the impact can be reversed:	Partially reversible	N/A
Indirect impacts:	Potential of increased disturbance of aquatic habitat due to increase in development of the area	N/A
Degree to which the impact can be avoided:	Moderate	N/A
Degree to which the impact can be managed:	Moderate	N/A
Degree to which the impact can be mitigated:	Moderate to high	N/A
Proposed mitigation:	Refer to Section 3.1. of the Scoping Report.	N/A

2.2. Operational Phase

	PREFERRED ALTERNATIVE	NO-GO OPTION
Potential impact and risk:	Potential modification of watercourse flow and water quality	Deterioration and loss of aquatic habitat
Nature of impact:	Negative impact on aquatic habitat and potential for some flow and water quality modification. This impact could result in a positive impact.	Negative impact on aquatic habitat due to ongoing degradation and loss of the wetland areas within the site
Extent and duration of impact:	Local and medium-term	Site and medium-term
Consequence of impact or risk:	The potential impact is an improvement w.r.t. the longer-term sustainability and condition of the downstream wetland areas.	Ongoing degradation and loss of the wetland areas within the site.
Probability of occurrence:	Probable	Probable
Degree to which the impact may cause irreplaceable loss of resources:	No loss	Marginal loss
Degree to which the impact can be reversed:	Partially reversible	Partially reversible
Indirect impacts:	Potential of increased disturbance of wetland areas due to increase in development of the area	None
Degree to which the impact can be avoided:	High	Moderate to high
Degree to which the impact can be managed:	High	Moderate to high
Degree to which the impact can be mitigated:	High	High
Proposed mitigation:	Refer to Section 3.2. of the Scoping Report.	Prevent ongoing disturbance of wetland area; control growth of alien vegetation.

3. Visual Aspects

3.1. Planning, Design and Development Phase

	PREFERRED ALTERNATIVE	NO-GO OPTION
Potential impact and risk:	Potential impact on sense of place 16	No impact
Nature of impact:	Negative effect on the sense of place due to transformation of land-use from vacant/agriculture to mixed-use and residential – clearing of vegetation to replace with development.	The <i>status quo</i> remains. No development will take place.
Extent and duration of impact:	Site and medium-term	N/A
Consequence of impact or risk:	The effect on the rural sense of place of the Cape Winelands Cultural Landscape	N/A
Probability of occurrence:	Highly probable	N/A
Degree to which the impact may cause irreplaceable loss of resources:	No loss	N/A
Degree to which the impact can be reversed:	Partly reversible	N/A
Indirect impacts:	None foreseen	N/A
Degree to which the impact can be avoided:	Low	N/A
Degree to which the impact can be managed:	Moderate	N/A
Degree to which the impact can be mitigated:	Moderate	N/A
Proposed mitigation:	Refer to Section 3.1. of the Scoping Report.	N/A
Potential impact and risk:	Potential impact on visual amenity of the R301 Scenic route 17	No impact
Nature of impact:	The proposed development will result in – <ul style="list-style-type: none"> • changes to or interruption of characteristic long views over the agricultural landscape towards the encircling mountains; • the introduction of new built form, associated infrastructure and landscape features into the foreground of scenic views; and • the loss of rural/agricultural interface conditions. 	The <i>status quo</i> remains. No development will take place.
Extent and duration of impact:	Local and medium-term	N/A
Consequence of impact or risk:	Effect on Cultural landscapes and scenic resources	N/A
Probability of occurrence:	Highly probable	N/A

	PREFERRED ALTERNATIVE	NO-GO OPTION
Degree to which the impact may cause irreplaceable loss of resources:	No loss	N/A
Degree to which the impact can be reversed:	Partly reversible	N/A
Indirect impacts:	None foreseen	N/A
Degree to which the impact can be avoided:	Low	N/A
Degree to which the impact can be managed:	Moderate	N/A
Degree to which the impact can be mitigated:	Moderate	N/A
Proposed mitigation:	Refer to Section 3.1. of the Scoping Report.	N/A
Potential impact and risk:	Potential impact on local heritage and other protected resources 18	No impact
Nature of impact:	The proposed development will have direct and indirect effects on local heritage and other protected resources (e.g.; the Taal Monument, Mandela house, Hawequa Nature Reserve, Wemmershoek HOZ etc).	The <i>status quo</i> remains. No development will take place.
Extent and duration of impact:	Local and medium-term	N/A
Consequence of impact or risk:	Effect on sensitive receptors	N/A
Probability of occurrence:	Imporbable/Unlikely	N/A
Degree to which the impact may cause irreplaceable loss of resources:	No loss	N/A
Degree to which the impact can be reversed:	Partly reversible	N/A
Indirect impacts:	None foreseen	N/A
Degree to which the impact can be avoided:	Low	N/A
Degree to which the impact can be managed:	Not required	N/A
Degree to which the impact can be mitigated:	Not required	N/A
Proposed mitigation:	No mitigation required.	N/A

	PREFERRED ALTERNATIVE	NO-GO OPTION
Potential impact and risk:	Potential impact on commuters on the R301 scenic route 19	No impact
Nature of impact:	The proposed development will have direct and indirect effects on sensitive viewers moving along the R301 Scenic route in both directions. This includes the R301 and the Schuurmansfontein Road interfaces which are visible from the scenic route over the open fynbos landscape of Farm 888.	The <i>status quo</i> remains. No development will take place.
Extent and duration of impact:	Local and medium-term	N/A
Consequence of impact or risk:	Effect on cultural landscapes and scenic resources	N/A
Probability of occurrence:	Highly probable	N/A
Degree to which the impact may cause irreplaceable loss of resources:	No loss	N/A
Degree to which the impact can be reversed:	Partly reversible	N/A
Indirect impacts:	None foreseen	N/A
Degree to which the impact can be avoided:	Low	N/A
Degree to which the impact can be managed:	Moderate	N/A
Degree to which the impact can be mitigated:	Moderate	N/A
Proposed mitigation:	Refer to Section 3.1. of the Scoping Report.	N/A
Potential impact and risk:	Potential impact on local sensitive receptors 20	No impact
Nature of impact:	The Construction phase of the development will result in the generation of dust (airborne, and as mud tracks on adjacent roads), the visibility of excavations and partially constructed buildings prior to finishing, the visibility of plant, machinery site offices and construction signage, the removal of large areas of existing vegetation etc.).	The <i>status quo</i> remains. No development will take place.
Extent and duration of impact:	Local and medium-term	N/A
Consequence of impact or risk:	Effect on sensitive receptors	N/A
Probability of occurrence:	Definite	N/A
Degree to which the impact may cause irreplaceable loss of resources:	No loss	N/A
Degree to which the impact can be reversed:	Partly reversible	N/A
Indirect impacts:	None foreseen	N/A

	PREFERRED ALTERNATIVE	NO-GO OPTION
Degree to which the impact can be avoided:	Low	N/A
Degree to which the impact can be managed:	Not required	N/A
Degree to which the impact can be mitigated:	Not required	N/A
Proposed mitigation:	Refer to Section 3.1. of the Scoping Report.	N/A

3.2. Operational Phase

	RESIDENTIAL COMPONENT	MIXED-USE COMPONENT		NO-GO OPTION
	ALTERNATIVE A & ALTERNATIVE B	ALTERNATIVE A	ALTERNATIVE B	
Potential impact and risk:	Potential impact on sense of place			No impact
Nature of impact:	Visible interruption to continuity of settlement patterns, landscape and agricultural patterns (windbreaks, dams, etc.). Transformation of land-use from vacant/agriculture to mixed-use and residential.			The status quo remains. No development will take place.
Extent and duration of impact:	Site and permanent			N/A
Consequence of impact or risk:	Effect on cultural landscapes and scenic resources			N/A
Probability of occurrence:	Probable	Highly probable	Probable	N/A
Degree to which the impact may cause irreplaceable loss of resources:	No loss	No loss	No loss	N/A
Degree to which the impact can be reversed:	Partly reversible	Partly reversible	Partly reversible	N/A
Indirect impacts:	None foreseen	None foreseen	None foreseen	N/A
Degree to which the impact can be avoided:	Low	Low	Low	N/A
Degree to which the impact can be managed:	Moderate	Low	Moderate	N/A
Degree to which the impact can be mitigated:	Low	Low	Low	N/A
Proposed mitigation:	Refer to Section 3.2. of the Scoping Report.			N/A

	RESIDENTIAL COMPONENT	MIXED-USE COMPONENT		NO-GO OPTION
	ALTERNATIVE A & ALTERNATIVE B	ALTERNATIVE A	ALTERNATIVE B	
Potential impact and risk:	Potential impact on visual amenity of the R301 Scenic route			No impact
Nature of impact:	The proposed development will result in – <ul style="list-style-type: none"> • changes to or interruption of characteristic long views over the agricultural landscape towards the encircling mountains; • the introduction of new built form, associated infrastructure and landscape features into the foreground of scenic views; and • the loss of rural/agricultural interface conditions. 			The status quo remains. No development will take place.
Extent and duration of impact:	Local and medium-term	Local and permanent	Local and long-term	N/A
Consequence of impact or risk:	Effect on cultural landscapes and scenic resources			N/A
Probability of occurrence:	Probable	Highly probable	Probable	N/A
Degree to which the impact may cause irreplaceable loss of resources:	No loss	No loss	No loss	N/A
Degree to which the impact can be reversed:	Partly reversible	Partly reversible	Partly reversible	N/A
Indirect impacts:	None foreseen	None foreseen	None foreseen	N/A
Degree to which the impact can be avoided:	Low	Low	Low	N/A
Degree to which the impact can be managed:	Moderate	Low	Moderate	N/A
Degree to which the impact can be mitigated:	Low	Low	Low	N/A
Proposed mitigation:	Refer to Section 3.2. of the Scoping Report.			N/A
Potential impact and risk:	Potential impact on local heritage and other protected resources			No impact
Nature of impact:	The proposed development will have direct and indirect effects on local heritage and other protected resources (e.g.; the Taal Monument, Mandela house, Hawequa Nature Reserve, Wemmershoek HOZ etc).			The status quo remains. No development will take place.
Extent and duration of impact:	Site and long-term	Site and long-term	Site and long-term	N/A
Consequence of impact or risk:	Effect on cultural landscapes and scenic resources			N/A
Probability of occurrence:	Improbable/Unlikely	Improbable/Unlikely	Improbable/Unlikely	N/A
Degree to which the impact may cause irreplaceable loss of resources:	No loss	No loss	No loss	N/A
Degree to which the impact can be reversed:	Not required	Not required	Not required	N/A
Indirect impacts:	None foreseen	None foreseen	None foreseen	N/A

	RESIDENTIAL COMPONENT	MIXED-USE COMPONENT		NO-GO OPTION
	ALTERNATIVE A & ALTERNATIVE B	ALTERNATIVE A	ALTERNATIVE B	
Degree to which the impact can be avoided:	N/A	N/A	N/A	N/A
Degree to which the impact can be managed:	N/A	N/A	N/A	N/A
Degree to which the impact can be mitigated:	N/A	N/A	N/A	N/A
Proposed mitigation:	No mitigation required.			N/A
Potential impact and risk:	Potential impact on commuters on the R301 Scenic route			No impact
Nature of impact:	The proposed development will have direct and indirect effects on sensitive viewers moving along the R301 Scenic route in both directions. This includes the R301 and the Schuurmansfontein Road interfaces which are visible from the scenic route over the open fynbos landscape of Farm 888.			The status quo remains. No development will take place.
Extent and duration of impact:	Local and long-term	Local and permanent	Local and long-term	N/A
Consequence of impact or risk:	Effect on sensitive receptors			N/A
Probability of occurrence:	Probable	Highly probable	Highly probable	N/A
Degree to which the impact may cause irreplaceable loss of resources:	No loss	No loss	No loss	N/A
Degree to which the impact can be reversed:	Not required	Not required	Not required	N/A
Indirect impacts:	None foreseen	None foreseen	None foreseen	N/A
Degree to which the impact can be avoided:	N/A	N/A	N/A	N/A
Degree to which the impact can be managed:	N/A	N/A	N/A	N/A
Degree to which the impact can be mitigated:	N/A	N/A	N/A	N/A
Proposed mitigation:	Refer to Section 3.2. of the Scoping Report.			N/A
Potential impact and risk:	Potential impact on local sensitive receptors			No impact
Nature of impact:	The Construction phase of the development will result in the generation of dust (airborne, and as mud tracks on adjacent roads), the visibility of excavations and partially constructed buildings prior to finishing, the visibility of plant, machinery site offices and construction signage, the removal of large areas of existing vegetation etc.).			The status quo remains. No development will take place.
Extent and duration of impact:	Local and medium-term	Local and permanent	Local and medium-term	N/A
Consequence of impact or risk:	Effect on sensitive receptors			N/A
Probability of occurrence:	Highly probable	Highly probable	Highly probable	N/A

	RESIDENTIAL COMPONENT	MIXED-USE COMPONENT		NO-GO OPTION
	ALTERNATIVE A & ALTERNATIVE B	ALTERNATIVE A	ALTERNATIVE B	
Degree to which the impact may cause irreplaceable loss of resources:	No loss	No loss	No loss	N/A
Degree to which the impact can be reversed:	Not required	Not required	Not required	N/A
Indirect impacts:	None foreseen	None foreseen	None foreseen	N/A
Degree to which the impact can be avoided:	N/A	N/A	N/A	N/A
Degree to which the impact can be managed:	N/A	N/A	N/A	N/A
Degree to which the impact can be mitigated:	N/A	N/A	N/A	N/A
Proposed mitigation:	Refer to Section 3.2. of the Scoping Report.			N/A

4. Social and Economic Aspects

4.1. Planning, Design and Development Phase

	PREFERRED ALTERNATIVE	NO-GO OPTION
Potential impact and risk:	Potential positive impact on local employment and business	No impact
Nature of impact:	The proposed development has the potential to provide new business and employment opportunities during the construction phase of the development.	<i>Status quo</i> remains. The development will not take place on site. Loss of additional employment and business opportunities.
Extent and duration of impact:	Local and medium term	N/A
Consequence of impact or risk:	None foreseen.	N/A
Probability of occurrence:	Highly probable	N/A
Degree to which the impact may cause irreplaceable loss of resources:	No loss	N/A
Degree to which the impact can be reversed:	No need to be reversed	N/A
Indirect impacts:	None foreseen	N/A
Degree to which the impact can be avoided:	No need to avoid impact.	N/A
Degree to which the impact can be managed:	Low	N/A
Degree to which the impact can be mitigated:	Low	N/A
Proposed mitigation measures:	Refer to Section 3.1. of the Scoping Report.	N/A
Residual impacts:	None	N/A

4.2. Operational Phase

	PREFERRED ALTERNATIVE	NO-GO OPTION
Potential impact and risk:	Potential positive impact on local employment and business	No impact
Nature of impact:	The proposed development has the potential to provide new business and employment opportunities during the operational phase of the development.	<i>Status quo</i> remains. The development will not take place on site. Loss of additional employment and business opportunities.
Extent and duration of impact:	Local and permanent	N/A
Consequence of impact or risk:	None foreseen.	N/A
Probability of occurrence:	Probable.	N/A
Degree to which the impact may cause irreplaceable loss of resources:	No loss.	N/A
Degree to which the impact can be reversed:	Not required.	N/A
Indirect impacts:	None foreseen.	N/A

	PREFERRED ALTERNATIVE	NO-GO OPTION
Degree to which the impact can be avoided:	Not required.	N/A
Degree to which the impact can be managed:	Not required.	N/A
Degree to which the impact can be mitigated:	Not required.	N/A
Proposed mitigation measures:	Refer to Section 3.2. of the Scoping Report.	N/A
DECOMMISSIONING AND CLOSURE PHASE		
The proposed development will not be decommissioned.		

5. Noise

5.1. Planning, Design and Development Phase

	PREFERRED ALTERNATIVE	NO-GO OPTION
Potential impact and risk:	Noise nuisance	No impact
Nature of impact:	Negative noise impact on land adjacent to the site.	The <i>status quo</i> remains. The development will not take place on-site.
Extent and duration of impact:	Site (adjacent land) and Short-term	N/A
Consequence of impact or risk:	Adjacent land exposed to construction noise	N/A
Probability of occurrence:	Probable	N/A
Degree to which the impact may cause irreplaceable loss of resources:	Marginal loss of resources	N/A
Degree to which the impact can be reversed:	Fully reversible when construction is completed	N/A
Indirect impacts:	None foreseen	N/A
Degree to which the impact can be avoided:	Low	N/A
Degree to which the impact can be managed:	Moderate	N/A
Degree to which the impact can be mitigated:	Moderate	N/A
Proposed mitigation:	Refer to Section 3.1. of the Scoping Report.	None required

5.2. Operational Phase

	ALTERNATIVE A	ALTERNATIVE B - PREFERRED	NO-GO OPTION
Potential impact and risk:	Potential impact from traffic noise from the R301		No impact
Nature of impact:	Negative impact due to road traffic noise from the R301; Negative noise impact from parking area in mixed-use area.	Negative impact due to road traffic noise from the R301.	The <i>status quo</i> remains. The development will not take place on-site.
Extent and duration of impact:	Local and long-term	Local and long-term	N/A
Consequence of impact or risk:	Stress on exposed receptor	Stress on exposed residential receptor	N/A
Probability of occurrence:	Highly probable	Highly probable	N/A
Degree to which the impact may cause irreplaceable loss of resources:	Irreversible	Irreversible	N/A
Degree to which the impact can be reversed:	Moderate	Moderate	N/A
Indirect impacts:	None foreseen	None foreseen	N/A
Degree to which the impact can be avoided:	Moderate	Moderate	N/A
Degree to which the impact can be managed:	Moderate	Moderate	N/A
Degree to which the impact can be mitigated:	Moderate	Moderate	N/A
Proposed mitigation:	<ul style="list-style-type: none"> Noise wall or glass barriers on access corridors of residential units in mixed-use area; Relocate parking area in mixed-use area. 	<ul style="list-style-type: none"> Glass barriers on access corridors of residential units in mixed-use area. 	None required

6. Dust nuisance

6.1. Planning, Design and Development Phase

	PREFERRED ALTERNATIVE	NO-GO OPTION
Potential impact and risk:	Potential dust impact	No impact
Nature of impact:	Increased dust levels associated with movement of construction vehicles and general construction activities might be a nuisance to adjacent landowners.	The <i>status quo</i> remains. The development will not take place on-site.
Extent and duration of impact:	Local and Short-term	N/A
Consequence of impact or risk:	Dust could affect construction workers on-site as well as the living conditions of adjacent residents and the environment.	N/A
Probability of occurrence:	Definite	N/A
Degree to which the impact may cause irreplaceable loss of resources:	No loss	N/A
Degree to which the impact can be reversed:	Irreversible	N/A
Indirect impacts:	None	N/A
Degree to which the impact can be avoided:	Partly	N/A
Degree to which the impact can be managed:	Partly	N/A
Degree to which the impact can be mitigated:	Moderate	N/A
Proposed mitigation:	Refer to Section 3.1. of the Scoping Report.	None required

6.2. Operational Phase

No impact is anticipated during the operational phase.

7. Traffic

7.1. Planning, Design and Development Phase

	PREFERRED ALTERNATIVE	NO-GO OPTION
Potential impact and risk:	Impact on traffic flow	No impact
Nature of impact:	The movement of large construction and related vehicles will potentially have an affect traffic flows along access routes.	The <i>status quo</i> remains. The development will not take place on-site.
Extent and duration of impact:	Local and Medium-term	N/A
Consequence of impact or risk:	Potential safety risks for road users during the construction phase.	N/A
Probability of occurrence:	Definite	N/A
Degree to which the impact may cause irreplaceable loss of resources:	No loss	N/A
Degree to which the impact can be reversed:	Fully reversible	N/A
Indirect impacts:	None foreseen.	N/A
Degree to which the impact can be avoided:	Unavoidable	N/A
Degree to which the impact can be managed:	Partly managed	N/A
Degree to which the impact can be mitigated:	Partly mitigatable	N/A
Proposed mitigation measures:	Refer to Section 3.1. of the Scoping Report.	None required

7.2. Operational Phase

	PREFERRED ALTERNATIVE	NO-GO OPTION
Potential impact and risk:	Impact of traffic flow and volumes in the area	The <i>status quo</i> remains. No development will take place.
Nature of impact:	The use of the development and facilities will increase traffic volumes that will result in longer delays at critical intersections however, at acceptable LOS.	The <i>status quo</i> remains. The development will not take place on-site.
Extent and duration of impact:	Local and long-term	N/A
Consequence of impact or risk:	None foreseen.	N/A
Probability of occurrence:	Definite	N/A
Degree to which the impact may cause irreplaceable loss of resources:	No loss	N/A

	PREFERRED ALTERNATIVE	NO-GO OPTION
Degree to which the impact can be reversed:	Irreversible	N/A
Indirect impacts:	Increased vehicle emissions	N/A
Degree to which the impact can be avoided:	Moderate	N/A
Degree to which the impact can be managed:	High	N/A
Degree to which the impact can be mitigated:	Fully	N/A
Proposed mitigation:	Refer to Section 3.2. of the Scoping Report.	None required
DECOMMISSIONING AND CLOSURE PHASE		
The proposed development will not be decommissioned.		