

Appendix B – Consideration of section 171(2) factors and matters of national environmental significance and Commonwealth land

Section 171(2) factors

In addition to the requirements of the Guideline for Division 5.1 assessments (DPE 2022) and the *Marinas and Related Facilities EIS Guideline* (DUAP, 1996) as detailed in the REF, the following factors, listed in section 171(2) of the Environmental Planning and Assessment Regulation 2021, have also been considered to assess the likely impacts of the proposal on the natural and built environment.

Factor	Description of impact	Duration and extent
a) Environmental impact on the community.	<ul style="list-style-type: none"> Community impacts resulting from the proposal during construction would relate mainly to noise and vibration impacts to sensitive receivers from land and water-based construction activities (refer to Section 6.5) and temporary loss of pedestrian access, parking areas, fisherman boat ramp access and nearby hardstand areas from the presence of the land-based contractors work area which is to be located at the end of the access road (refer to Sections 6.8 and 6.9). The proposal would have positive impacts for the community during operation which include provision of extra boat storage facilities and socio-economic impacts in the provision of jobs. 	<p>Construction noise and vibration and traffic and access – short-term, negative (moderate).</p> <p>Operation socio-economic – long-term, positive (moderate).</p>
b) The transformation of the locality.	<ul style="list-style-type: none"> The proposal would see the minor transformation of the locality from land and water-based construction activities in Snug Cove. The proposal would result in the introduction of a new, permanent, maritime and land structures within Snug Cove which represents a transformation of the locality. 	<p>Construction – short-term, negative (minor)</p> <p>Operation – long-term, positive (moderate)</p>
c) Any environmental impact on the ecosystems of the locality.	<ul style="list-style-type: none"> During construction, potential minor impacts to marine ecosystems include mobilisation of sediments, potential direct impact to macroalgae and indirect impacts on seagrass and macroalgae, increased risk of contaminants, artificial light and noise impacts, marine debris, introduction of marine species and pollution. Minor trimming of overhanging terrestrial vegetation would be required to facilitate construction of the Administration Building. Refer to Section 6.1 and Appendix D. During operation, potential minor impacts to marine ecosystems include mobilisation of sediments, increased risk of contaminants, artificial light and noise impacts, marine debris, introduction of marine species and pollution. Minor trimming of overhanging terrestrial vegetation would be required to facilitate construction of the Administration Building. Refer to Section 6.1 and Appendix D. 	<p>Construction and Operation – short-term, negative (minor)</p>
d) Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality.	<ul style="list-style-type: none"> There would be some temporary impacts during construction in relation to noise, traffic and visual amenity which would reduce aesthetic quality of the locality. The operation of the proposal would have a positive impact on the recreational and environmental quality or value of the locality, as the proposed structures would significantly enhance the boat storage capabilities of Snug Cove, including marine vessels and foreshore infrastructure. In addition, the proposal would be aesthetically consistent with existing maritime facilities in Snug Cove. 	<p>Construction – short-term, negative (minor to moderate)</p> <p>Operation – long-term, positive (moderate)</p>
e) Any effect on any locality, place or building having aesthetic, anthropological, archaeological,	<ul style="list-style-type: none"> There would be some temporary impacts during construction in visual amenity of the locality including to the heritage Thompson's Point Baths, located in the vicinity. 	<p>Construction – short-term, negative (minor)</p>

Factor	Description of impact	Duration and extent
architectural, cultural, historical, scientific or social significance or other special value for present or future generations.	<ul style="list-style-type: none"> The proposal would not significantly affect Aboriginal and non-Aboriginal cultural heritage in the locality during operation. Refer to Sections 0 and 6.11 and Appendix F. 	
f) Any impact on the habitat of protected fauna (within the meaning of the <i>Biodiversity and Conservation Act 2016</i>).	<ul style="list-style-type: none"> No significant impacts to the habitat of protected aquatic and terrestrial fauna is expected with the implementation of the safeguards. Refer to Section 6.1 and Appendix D. 	Nil
g) Any endangering of a species of animal, plant or other form of life, whether living on land, in water or in the air.	<ul style="list-style-type: none"> The proposal would not endanger species occurring within the proposal site with the implementation of safeguards. Refer to Section 6.1 and Appendix D. 	Nil
h) Any long-term effects on the environment	<ul style="list-style-type: none"> The proposal is unlikely to have any long term impact on the environment with impacts mitigated through design development and implementation of the safeguards identified in the REF. 	Nil
i) Any degradation of the quality of the environment.	<ul style="list-style-type: none"> There is potential for noise and vibration impacts during construction. Appropriate safeguards would be implemented to minimise these impacts as identified in Section 6.5. There would be no operational impacts that would degrade the quality of the environment. 	Construction - short-term, negative (minor to moderate)
j) Any risk to the safety of the environment.	<ul style="list-style-type: none"> The proposal is unlikely to cause any safety risks to the environment provided the recommended safeguards are implemented. 	Nil
k) Any reduction in the range of beneficial uses of the environment.	<ul style="list-style-type: none"> The proposal is unlikely to have any reduction in the range of beneficial uses of the environment. 	Nil
l) Any pollution of the environment.	<ul style="list-style-type: none"> The proposal is unlikely to cause any significant pollution risks to the environment provided the recommended safeguards are implemented. 	Nil
m) Any environmental problems associated with the disposal of waste	<ul style="list-style-type: none"> The proposal is unlikely to cause any environmental problems associated with the disposal of waste provided the recommended safeguards are implemented. 	Nil
n) Any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply.	<ul style="list-style-type: none"> The proposal is unlikely to increase demands on resources that are or are likely to become in short supply. 	Nil
o) The cumulative environmental effect with other existing or likely future activities.	<ul style="list-style-type: none"> Cumulative impacts have been considered in Section 6.16. Where feasible, environmental management measures would be co-ordinated to reduce any cumulative construction impacts. The proposal is unlikely to have any significant adverse long-term impacts during operation. 	Construction - short-term, negative (minor)
p) Any impact on coastal processes and coastal hazards, including those	<ul style="list-style-type: none"> The proposal is not anticipated to have any significant impacts to coastal processes and coastal hazards. Refer to Section 6.2. 	Nil

Factor	Description of impact	Duration and extent
under projected climate change conditions.		
q) Applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1	<ul style="list-style-type: none">The proposal aligns with the relevant plans discussed in Section 2.1.	Nil
r) Other relevant environmental factors	<ul style="list-style-type: none">In considering the potential impacts of this proposal all relevant environmental factors have been considered, refer to Chapter 6 of this assessment.	Refer to Chapter 6

Matters of National Environmental Significance and Commonwealth land

Under the environmental assessment provisions of the EPBC Act, the following matters of national environmental significance and impacts on the Commonwealth land are required to be considered to assist in determining whether the proposal should be referred to the Australian Department of Climate Change, Energy, the Environment and Water. An EPBC Act Protected Matters Report for an area covering a radius of 5 km around the proposal site and a copy is provided in Appendix D.

Factor	Description of impact	Duration and extent
a) Any Impact on a World Heritage property.	Nil.	Nil.
b) Impact on a National Heritage place.	Nil.	Nil.
c) Impact on a wetland of international importance.	Nil.	Nil.
d) Impact on a listed threatened species or communities.	No significant impacts to listed threatened species or communities is expected with the implementation of the safeguards. Refer to Section 6.1 and Appendix D.	Nil.
e) Impact on listed migratory species.	No significant impacts to listed migratory species is expected with the implementation of the safeguards. Refer to Section 6.1 and Appendix D.	
f) Impact on a Commonwealth marine area.	Nil.	Nil.
g) Involvement in a nuclear action (including uranium mining).	Nil.	Nil.
h) Other impact (direct or indirect) on the environment of Commonwealth land	Nil.	Nil.