## **APPENDIX C**

**Risk Assessment** 

1 Hydrolog	e Matter	ASINDI	Potential impacts	Consequence	Likelihood	Outcome	Management Control
1 IIYUI DIOG	Sandy Creek	Surface water quality	Increased nutrient load entering Sandy Creek	Moderate	Possible	Med	Bio-retention basins and pre/post construction monitoring of water quality in Sandy Creek
2 Hydrology	Sandy Creek	Surface water flow rates	Increased stormwater runoff to Sandy Creek	Moderate	Possible	Med	Stormwater detention basins to mitigate post-developed flows to pre-developed levels
3 Hydrology	Sandy Creek	Erosion	Increased erosion within receiving waters of Sandy Creek	Moderate	Possible	Med	Basin and Stormwater outlets to be designed to ensure velocities and bed shear stresses are not worsesned as a consequence of development
4 Hydrology	y Sandy Creek	Flooding	Increased flood levels and volumes to Sandy Creek	Moderate	Possible	Med	Use of detention basins to mitigate post-developed flood levels to pre-developed conditions
5 Hydrology	Sandy creek	Groundwater depth	Decrease of groundwater recharge on ZCRU affecting water table levels and baseflow to Sandy Creek	Minimal	Remote	Negligible	Retention basins and pre/post allowing for recharge to groundwater. Groundwater basefolow contribution potentially limited. Groundwater is salty (i.e. naturally low environmental value) locident control measured using control location and the provided and the p
7 Hydrolog	Casuarina Coas	sta Groundwater depth	Containminutor or party Cleek through gloundwater Decrease of groundwater recharge on 2CRU affecting water table levels and vegetation health on the reserve	Moderate	Possible	Very low	Requert control messues a unity construction, geographically ratifier remote non-activities Groundwater found deeper in the top of the reserve at lower at the foothill. Reinflictation of groundwater through unlines surface water retention ponds will compensate for any loss in groundwater recharge
8 Hydrology	Casuarina Coas	sta Groundwater contamination	Contamination migrating off-site to Casuarina Coastal Reserve	Moderate	Unlikely	Low	Incident control measures during construction. No activities on the reserve itself. During site use, activities requiring chemical manage under licence.
9 Hydrology	2CRU	Groundwater depth	Decrease of groundwater recharge on ZCRU affecting water table levels and vegetation health on the reserve	Moderate	Unlikely	Low	Groundwater found deeper in the top of the reserve at lower at the toothill. Residential nature of the proposed development optimises the use of natural areas. Reinflitration of groundwater through unlines so
11 Hydrolog	Muirhead North	h Acid Sulphate Soils	Droutwater contamination using construction in south-eastern corner of Muirhead North	Moderate	Unlikely	Low	Acid Subhate Soil testing to be done in south-eastern comer of Multimed North. Acid Subhate Soil Management Plan to be prepared if a cid subhate soils are detected.
12 Noise and	Noise	Traffic (operation)	Increase noise levels from traffic as a result of project	Moderate	Unlikely	Low	Speed limits, road design, noise barriers, low noise asphalt, façade upgrades and public transport options.
13 Noise and	d Noise	Traffic (operation)	Noise levels could cause sleep disturbance	Minor	Unlikely	Very low	Screening such as noise barriers, façade upgrades to dwellings near Lee Point Road
14 Noise and	d Vibration	Traffic (operation)	Perception of heavy vehicles	Minor	Unlikely	Very low	Road design, avoid speed bumps
15 Noise and	d Noise	Plant (construction)	Could cause community complaints	Moderate	Possible	Medium	Communicate with impacted noise sensitive receivers and notify them in advance via letterbox drop and provide them with a contact number.
16 Noise and	d Noise	Plant (construction)	Noise levels could cause sleep disturbance	Moderate	Possible	Medium	Avoid night time construction works, Install temporary noise barriers and provide respite periods
17 Noise and	Vibration	Plant (construction)	Could cause numan discontrort	Madarata	Possible	LOW	Use smaller plant near sensitive development
19 Air Qualit	Dust	Traffic (operation)	Court dates structural darlinge	Moderate	Possible	Medium	Use sinaitier parti tiert sensitive subuctures Waterine on buil road utrifaces, nervent material beine denosited/snilled on baul roads, sneed limits, trafficable areas clearly marked
20 Air Qualit	Dust	Traffic (operation)	Impacts to workers health	Moderate	Possible	Medium	Watering on haul road surfaces, prevent material being deposited/spilled on haul roads, speed limits, trafficable areas clearly marked
21 Air Qualit	Dust	Traffic (operation)	Vegetation smothering	Minor	Possible	Low	Watering on haul road surfaces, prevent material being deposited/spilled on haul roads, speed limits, trafficable areas clearly marked
22 Air Qualit	Dust	Traffic (operation)	Sedimentation of waterways	Moderate	Possible	Medium	Watering on haul road surfaces, prevent material being deposited/spilled on haul roads, speed limits, trafficable areas clearly marked, WSUD
23 Air Qualit	Dust	Plant (construction)	Impacts to adjoining residents health	Moderate	Possible	Medium	Application of dust suppression before construction, reducing double handling of material, minimise fall distance between the fall distance of materials during loading and unloading, relocate/reschedule works of
24 Air Qualit	Dust	Plant (construction)	Impacts to workes health	Moderate	Possible	Medium	Application of dust suppression before construction, reducing double handling of material, minimise fall distance between the fall distance of materials during loading and unloading, relocate/reschedule works
25 Air Qualit	Dust	Plant (construction)	Vegetation smothering Sedimentation of waterways	Moderate	Possible	Low	Application of dust suppression before construction, reducing double handling of material, minimise and astrance between the rail distance of material minimise and suppression before construction, reducing double handling of material, minimise and butween the rail distance of material minimise and suppression before construction, reducing double handling of material, minimise and butween the rail distance of material minimise and suppression before construction raterial minimise and butween the rail distance of material minimise and suppression before construction raterial during double works of the raterial minimise and suppression before construction.
27 Air Qualit	Dust	Vegetation clearing	Impacts to add ining residents health	Moderate	Possible	Medium	init the amount of excavation required to clear native veeetation. Undertake veeetation clearing during wetter periods if practical, notify adjoining residents when work is to be undertaken, soray down affect
28 Air Qualit	Dust	Vegetation clearing	Impacts to workers health	Moderate	Possible	Medium	Limit the amount of excavation required to clear native vegetation, Undertake vegetation clearing during wetter periods if practical, notify adjoining residents when work is to be undertaken, spray down affect
29 Air Qualit	Dust	Vegetation clearing	Vegetation smothering	Minor	Possible	Low	Limit the amount of excavation required to clear native vegetation, Undertake vegetation clearing during wetter periods if practical, notify adjoining residents when work is to be undertaken, spray down affected
30 Air Qualit	Dust	Vegetation clearing	Sedimentation of waterways	Moderate	Possible	Medium	Limit the amount of excavation required to clear native vegetation, Undertake vegetation clearing during dry periods if practical to avoid monsoonal rains, notify adjoining residents when work is to be undertak
31 Air Qualit	Dust	Exposed areas	Impacts to adjoining residents health	Moderate	Possible	Medium	Minimise the area of disturbance (staged development), rehabilitate areas as soon as possible, stabilise areas likely to remain extended periods, water exposed areas during watering runs
32 Air Qualit	Dust	Exposed areas	Impacts to workers health	Moderate	Possible	Medium	Minimise the area of disturbance (staged development), rehabilitate areas as soon as possible, stabilise areas likely to remain extended periods, water exposed areas during watering runs
33 Air Qualit	Dust	Exposed areas	Vegetation smothering Sedimentation of waterways	Moderate	Possible	Low	Minimise the area of disturbance (staged development), rehabilitate areas as soon as possible, stabilise areas likely to remain extended periods, water exposed areas sourcing watering runs
							Multihead SPS - canacity uperade adequate emergency, storage
							Lyons SPS - Capacity upgrade to buffer the inadequate emergency storage.
35 Utilities	Sewerage	Surface and Ground Water	Sewer overflows from development caused by extreme weather events, including first flush and wet season influences	Moderate	Unlikely	Low	Leanyer STP proposed augmentation by PWC in next 5 years has allowed for development load.
							Muirhead SPS - capacity upgrade, adequate emergency storage
							Lyons SPS - Capacity upgrade to buffer the inadequate emergency storage.
36 Utilities	Sewerage	Security	Disruption of existing sewerage service with the provision of sewerage to the development	Major	Unlikely	Low	Learner's IP proposed augmentation by PWC in next 5 years has allowed for development load.
37 Utilities	Sewerage	Capacity	Inadequate capacity and/or treatment of wastewater treatment facilities	Minor	Unlikely	Low	PWC have advised that the tearing's 1F will be due to a digital internet. The second s
	een er oge						Existing network - adequate.
38 Utilities	Potable Water	Security of supply	Disruption of existing potable water supply with the provision of reticulated water to the development	Major	Remote	Low	Ultimate network - proposed new break of head tank and booster pump station to service a small elevated area within the site.
39 Utilities	Potable Water	Source water availability	Inadequate source water capacity	Minor	Unlikely	Low	The proposed development is located within the Casuarina Water Supply Zone (WSZ), where water is supplied by the Marrara and Casuarina Reservoirs. Source water is obtained from the Darwin River Dam, wh
40 Utilities	Potable Water	Water quality	Groundwater seepage/contamination	Minor	Unlikely	Low	No dry weather overflows in severage network
41 Utilities	Potable water	Capacity	Indequate capacity and/or treatment or water treatment facilities	winor	Unlikely	LOW	PWC have not identified or advised or any deficiency in regard to the provision or treated water within the supply network.
42 Traffic	Transport	Future Road Capacity	Traffic growth over a long period of time may result in the road network being unable to accommodate with the traffic demand.	Moderate	Remote	Very Low	The traffic analysis shows that the road network is able to accommodate the traffic demand 10 years after the completion of the development. However if additional developments are to be proposed within the
43 Traffic	Transport	Road Safety	Increased frequency of road accidents.	Moderate	Unlikely	Low	Check that the design of roads and intersection follow the relevant standards and guidelines.
44 Traffic	Transport	Accessibility	Inconvenience for drivers.	Minor	Unlikely	Very Low	Multiple Site accesses are available and are conveniently located.
45 Traffic	Transport	Wayfinding	Poor wayfinding and longer travel times for drivers.	Minor	Possible	Low	Ensure appropriate wayfinding and signage strategies are implemented.
46 Traffic	Transport	Cyclist Safety	Increased risk of accidents and deters civilists from riding due to perceived bazards	Maior	Unlikely	Medium	Dedicated cycling infrastructure has been proposed along Lee Point Road
47 Traffic	Transport	Pedestrian Safety	Increased risk of accuents and deters cyclists from hung due to perceived hazards.	Major	Unlikely	Medium	Descared cycing immediate as been proposed and gete rolls note: Ensure that safe edestring infrastructure such as crossings and good quality paths are provided.
48 Traffic	Transport	Peak Period Traffic	Poor road network operation leading to increased congestion.	Moderate	Remote	Very Low	The traffic analysis shows that the road network is able to accommodate the peak period traffic without issues. If required, traffic management measures may also be implemented to reduce congestion at critic
49 Traffic	Transport	Traffic Speeds	Higher speed increases the risk and severity of accidents.	Moderate	Possible	Medium	Check that the speed limit is suitable to the surrounding environment. This may require lowering the speed limit for residential access roads and areas where a school is located.
EQ Troffic	Transport	Home Vehicles Access	Door accossibility for UV and increased sick of collicion with traffic and other philate	Malor	Unlikolu	Modium	Forum read and integration geometry is complete of accommodate how while turning maximum to
51 Traffic	Transport	Public Transport	Poor accessioning for the aniscesse of consider with trainic and other objects.	Moderate	Unlikely	Low	Endore potential opportunities to extend bus service to the 2CRU Site.
52 Traffic	Transport	Construction	Road improvements on existing roads may lead to delays, congestion and overall inconvenience for drivers.	Moderate	Unlikely	Low	A construction traffic management plan should be implemented during upgrades of existing roads. This includes providing alternate routes or the construction of a temporary road to bypass the construction are
53 Social and	d Social	Social Infrastructure	Oversupply of housing, impact on housing market	Moderate	Possible	Medium	Align staging and development with growth rates per Darwin Regional Land Use Plan (or updated policies and projections)
54 Social and	d Social	Social Infrastructure	Over-supply of tourist accommodation	Minor	Unlikely	Very Low	Staged delivery of tourist accommodation facilities to coincide with demand / take-up of initial stages. Provision of a range of accommodation to align with market expectations.
55 Social and	SUCIAI	Social IIII astructure	Low / slow occupation of accommodation facilities	WITTOT	POSSIble	LOW	staged derivery of counst accommitioadion racinities to coincide with demand / take-up of initial stages. Provision of a range of accommitioadion to and with market expectations.
56 Social and	d Social	Workforce	Inadequate suitably trained persons within the Darwin Region to supply skills.	Moderate	Unlikely	Low	Provision of appropriate training opportunities for local market. Importation of skills as a last resort.
57 Social and	d Social	Workforce	Shortfall of skilled workers elsewhere due to construction works at Lee Point	Moderate	Unlikely	Low	Ensure staging and timing of construction aligns with anticipated population and housing growth rates for the Darwin Region
58 Social and	o Social	Workforce	Shortage of workers to provide services in community, commercial and accommodation facilities	Moderate	Unlikely	LOW	Development in accordance with projected commercial, accommodation and social intrastructure demand based on population projections, to ensure service provision doesn't exceed demand created by population projections, to ensure service provision doesn't exceed demand created by population projections, to ensure service provision doesn't exceed demand created by population projections, to ensure service provision doesn't exceed demand created by population projections, to ensure service provision doesn't exceed demand created by population projections, to ensure service provision doesn't exceed demand created by population projections, to ensure service provision doesn't exceed demand created by population projections, to ensure service provision doesn't exceed demand created by population projections, to ensure service provision doesn't exceed demand created by population projections, to ensure service provision doesn't exceed demand created by population projections, to ensure service provision doesn't exceed demand created by population projections, to ensure service provision doesn't exceed demand created by population projections, to ensure service provision doesn't exceed demand created by population projections, to ensure service provision doesn't exceed demand created by population projections, to ensure service provision doesn't exceed demand created by population projections, to ensure service provision doesn't exceed demand created by population projections, to ensure service provision doesn't exceed demand created by population projections, to ensure service provision doesn't exceed demand created by population projections, to ensure service provision doesn't exceed demand created by population projections, to ensure service provision doesn't exceed demand created by population projections, to ensure service provision doesn't exceed demand created by population projections, to ensure service provision doesn't exceed demand created by populations, to ensure service provision doesn't exceed demand crea
EQ Social and	Social	Social Infrastructure	Increase use of Buffalo Creek Boat Ramp	Moderate			namp has recently been upgraded and access is innited by idan movement. Continuar monitoring required upon occupation to determine impact on use patterns.
59 Social and 60 Social and	d Social d Social	Social Infrastructure Social Infrastructure	Increase use of Buffalo Creek Boat Ramp. Increase visitation to Casuarina Coastal Reserve	Moderate Moderate	Almost Cer	Low taVery High	Monetary and spatial (land) contributions by DHA to increase size and improve visitor facilities within the reserve.
59 Social and 60 Social and 61 Social and	d Social d Social d Social	Social Infrastructure Social Infrastructure Social Infrastructure	Increase use of Buffalo Creek Boat Ramp. Increase visitation to Casuarina Coastal Reserve Shortfall of social services	Moderate Moderate Major	Almost Cer Possible	Low ti Very High High	Monetary and spatial (land) contributions by DHA to increase size and improve visitor facilities within the reserve. Ensure adequate serviced land is available for community and social infrastructure in accordance with needs analysis.
59 Social and 60 Social and 61 Social and 62 Social and	d Social d Social d Social d Social	Social Infrastructure Social Infrastructure Social Infrastructure Social Infrastructure	Increase use of Buffal Ocrek Boat Ramp. Increase visitation to Casuarina Coastal Reserve Shortfall of Social Services Increase traffic impacts – Lee point Road	Moderate Moderate Major Moderate	Almost Cer Possible Likely	Low ti Very High High High	Monetary and spatial (and) contributions by DHA to increase size and improve visitor facilities within the reserve. Ensure adequate serviced land is available for community and social infrastructure in accordance with needs analysis. Undertake road upgrades in accordance with Traffic impact Assessment
59 Social and 60 Social and 61 Social and 62 Social and 63 Social and 63 Social and	d Social d Social d Social d Social d Social	Social Infrastructure Social Infrastructure Social Infrastructure Social Infrastructure Amenity and Safety	Increase use of Buffalo Creek Boat Ramp. Increase visitation to Casuaria Coastal Reserve Shortfall of social services Increase traffic impacts - Lee point Road Adverse amently impacts during construction	Moderate Moderate Major Moderate Moderate	Almost Cer Possible Likely Possible	Low ta Very High High High Medium	Monetary and spatial (and) contributions by DHA to increase size and improve visitor facilities within the reserve. Ensure adequate serviced land is available for community and social infrastructure in accordance with needs analysis. Undertake road upgrades in accordance with Traffic impact Assessment All construction and development works in accordance with a detailed Construction Environment Management Plan (CEMP). Establishment of a complaints register to monitor and respond to complaints All construction and development works in accordance with a detailed Construction Environment Management Plan (CEMP). Establishment of a complaints register to monitor and respond to complaints
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59 Social and     60 Social and     61 Social and     62 Social and     63 Social and     63 Social and     64 Social and     65 Social and     67 Social and     67 Social and     68 Social and     69 Social and     70 Soci	d Social d Social d Social d Social d Social d Social d Social d Economic d Economic d Economic	Social Infrastructure Social Infrastructure Social Infrastructure Social Infrastructure Amenity and Safety Amenity and Safety Amenity and Safety Economic/Business Developm Economic/Business Developm Economic/Business Developm	Increase use of Buffaio Creek Boat Ramp. Increase visitation to Casurian Coastal Reserve Shortfail of social services Increase traffic impacts - Lee point Road Adverse amenity impacts during construction Adverse amenity impacts from modified landform / built form Appearance of Iond Access, use and dumping Low / slow take up of commercial land by private sector Impact on viability of nearby commercial areas by proposed centre facilities downersupply of commercial and formercial and remains vacant after sale	Moderate Moderate Moderate Moderate Moderate Minor Moderate Moderate Moderate	Almost Cer Possible Likely Possible Unlikely Possible Unlikely Unlikely Unlikely Unlikely	Low tvery High High Medium Low Low Low Low Low Low Medium.	Monetary and spatial (and) contributions by DHA to increase size and improve visitor facilities within the reserve. Ensure adequates exviced land is available for community and social infrastructure in accordance with needs analysis. Undertake road upgrades in accordance with Traffic impact Assessment All construction and development works in accordance with a detailed Construction Environment Management Plan (CEMP). Establishment of a complaints register to monitor and respond to complaints Ensure appropriate compliance with design and layout requirements of NT Planning Scheme, including minimum tot sizes, setbacks, building heights, landscaping and open space, to ensure visual amenity is maxif Compliance with EMP regarding construction site appearance. Removal of all mauthorised materials. On-site security to ensure on further llegal access, use or dumping. Ensure appropriate provision of serviced commercial land, designed and located to cater for end use. Provide commercial land in accordance with needs analysis (ie avoid over supply). Provide commercial land in accordance with needs analysis. Update needs analysis and consult with retail sector during subdivision design. Provide accommodation in accordance with needs analysis. Update needs analysis accommodation of Contractual provisions regarding commercinement of construction lie within seccified time after settlement1
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59     Social and 60       60     Social and 61       61     Social and 63       63     Social and 64       64     Social and 65       65     Social and 65       66     Social and 65       67     Social and 65       68     Social and 75       68     Social and 70       71     Biodiversi       72     Biodiversi       73     Biodiversi       74     Biodiversi       75     Biodiversi       76     Biodiversi       77     Biodiversi       80     Biodiversi	Social Social Social Social Social Social Social Economic Economic Economic Economic Economic Economic Biodiversity Biodiversity Biodiversity Biodiversity Biodiversity Biodiversity Biodiversity Biodiversity Biodiversity Biodiversity Biodiversity Biodiversity	Social Infrastructure Social Infrastructure Social Infrastructure Social Infrastructure Amenity and Safety Amenity and Safety Amenity and Safety Economic/Business Developm Economic/Business Developm Economic/Business Developm Economic/Business Developm Economic/Business Developm Vegetation clearance Vegetation clearance Vegetation clearance Vegetation clearance Direct Mortality Direct mortality	Increase use of Buffaio Creek Boat Ramp. Increase Viation to Casuaria Coastal Reserve Shortfail of social services Increase Viatific Impacts - Lee point Road Adverse amenity Impacts from modified landform / built form Appearance of land Prevention of uniawful access, use and dumping Lew / slow take- up of commercial land by private sector Impact on viability of nearby commercial areas by proposed centre facilities Over - supply of commercial land Gommercial land remains vacant after sale Extinction of local Black-footed Tree-rat population due to a critical level of habitat loss. Loss of a sensitive vegetation type (monsoon rainforest and vine thicket). Loss of individual Darwin Cycads due to land-clearing activities. Increased isolation of native vegetation and company and project site. Reduced quality of a sensitive vegetation type (monsoon rainforest and vine thicket) due to increased exposure.	Moderate Moderate Major Moderate	Almost Cer Possible Likely Possible Unlikely Possible Unlikely Possible Possible Possible Possible Likely Unlikely Unlikely Unlikely Unlikely Unlikely Unlikely	Low High Medium Low Low Low Low Low Low Low Low Medium Medium Medium Very Low Very Low Very Low Low	Monetary and spatial (and contributions by DHA to increase size and improve visitor facilities within the reserve.           Ensure adequates evinced and is available for community and social infrastructure in accordance with needs analysis.           Undertake road upgrades in accordance with defailed Construction Environment Management Plan (CEMP). Establishment of a complaints register to monitor and respond to complaints.           All construction and development works in accordance with a defailed Construction Environment Management Plan (CEMP). Establishment of a complaints register to monitor and respond to complaints.           Removal of all unauthorised materials. On site security to ensure on further illegal access, use or dumping.           Ensure the appropriate provision of serviced commercial land, designed and located to cater for end use. Provide commercial and in accordance with needs analysis (ie avoid over supply).           Provide commercial land in accordance with needs analysis (ie avoid over supply), which considers the current and future provision of commercial and enter-type facilities (including the planned Mulrhead cent Provide commercial land in accordance with needs analysis (ie avoid over supply).           Provide commercial land in accordance with to exist needs analysis and do consult with retail sector during subdivision design. Provide accommodation in accordance with to unist accommodation of construction (ie within specified time after settlement)           Protect 21.8 ha area of Monsoon vine thicket and Low Eucalyptus Woodland and transfer to NT Parks and Wildlife Conservation (CN) as part of Casuarina Coastal Reserve.           Survey and peg site boundaries prior to construction.         Survey and peg site
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59         cotal an           60         Social an           60         Social an           61         Social an           63         Social an           64         Social an           65         Social an           66         Social an           67         Social an           68         Social an           69         Social an           68         Social an           70         Social an           71         Biodiversi           72         Biodiversi           73         Biodiversi           74         Biodiversi           75         Biodiversi           76         Biodiversi           77         Biodiversi           78         Biodiversi           79         Biodiversi           80         Biodiversi           81         Biodiversi           82         Biodiversi           83         Biodiversi           84         Biodiversi           85         Biodiversi           86         Biodiversi           86         Biodiversi           86         Biodive	Social           Economic           Economic           Economic           Biodiversity	Social Infrastructure Social Infrastructure Social Infrastructure Social Infrastructure Amenity and Safety Amenity and Safety Amenity and Safety Economic/Business Developm Economic/Business Developm Economic/Business Developm Economic/Business Developm Economic/Business Developm Economic/Business Developm Vegetation clearance Vegetation clearance Direct Mortality Direct mortality Direct mortality Direct mortality Direct mortality Direct mortality Direct mortality Direct mortality Mater quality impacts Water quality impacts Groundwater Weed and pest invasion Weed and pest invasion	Increase use of Buffaio Creek Boat Ramp. 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face water retention ponds will compensate for any loss in groundwater recharge
ring dusty periods if practical, plant travel on defined roads
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ring dusty periods if practical, plant travel on defined roads vegetation, retain cleared native vegetation on surface,
vegetation, retain cleared native vegetation on surface, vegetation, retain cleared native vegetation on surface.
n, spray down affected vegetation, retain cleared native vegetation on surface,
n offers a secure water supply. There is low risk of inadequate supply from this catchment.
area a separate traffic assessment is required to determine its impacts.
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