

Planning and Development (Scoping Document – Moncrieff Residential Estate) Notice 2012 (No 1)

Notifiable instrument NI2012–328

Made under the

Planning and Development Act 2007 s 212 (Scoping of EIS)

1 Name of instrument

This instrument is the *Planning and Development (Scoping Document – Moncrieff Residential Estate) Notice 2012 (No 1)*.*

2 Commencement

This instrument commences on the day after notification.

3 Scoping of EIS

A Scoping Document has been prepared by the ACT Planning and Land Authority. The text of the Scoping Document is shown at Annexure A.

A copy of the Scoping Document may be obtained from ACTPLA's website:

http://www.actpla.act.gov.au/_data/assets/pdf_file/0016/29311/Moncrieff_Residential_Estate_-_Scoping_Document_signed.pdf

4 Completion

The Scoping Document and the notice including the text of the Scoping Document expire 18 months after the day the notice is notified.

David Papps
Environment and Sustainable Development Directorate

25 June 2012

*Name amended under Legislation Act, s 60



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Form

Scoping Document

Under Part 8 of the *Planning and Development Act 2007*

APPLICATION NUMBER: 201200075	DATE OF THIS NOTICE: 23 May 2012
DATE LODGED: 10 April 2012	DATE OF EXPIRY: 23 November 2013
PROJECT: Moncrieff Residential Estate	
BLOCKS: 674, 704, 782, 815 & 817	SUBURB: Gungahlin
ADDRESS: Suburb of Moncrieff	
APPLICANT: Chris Reynolds, Land Development Agency, Economic Development Directorate.	
LESSEE: Daniel Iglesias, Parks and Conservation, Territory and Municipal Services Directorate.	

SCOPING DOCUMENT:

The planning and land authority within the Environment and Sustainable Development Directorate (ESDD) received your application under Section 212(1) of the *Planning and Development Act 2007* (the Act) for Scoping of an EIS for the above proposed development. Pursuant to Section 212(2) of the Act ESDD has:

- a) Identified the matters that are to be addressed by an Environmental Impact Statement (EIS) in the relation to the development proposal
- b) Prepared a written notice (the *scoping document*) of the matters.

On 14 October 2011, a delegate for the Australian Government Minister for Sustainability, Environment, Water, Population and Communities responsible for administering the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) determined that the project is a 'controlled action' due to the likely potential impacts on matters of national environmental significance. The controlling provisions under the EPBC Act are:

- Section numbers 18 & 18A, Matters of National Environment Significance, listed threatened species and communities.

As a consequence, the project requires assessment and approval under the EPBC Act. The Australian Government has accredited the ACT EIS process, to be conducted under the P&D Act, under a bilateral agreement between the Australian Government and ACT Government. This will enable the EIS to meet the impact assessment requirements under both Federal and ACT legislation. The project will require approval from the Australian Government Minister for Sustainability, Environment, Water, Population and Communities under Part 9 of the EPBC Act, before it can proceed.

GPO BOX 1908, Canberra ACT 2601

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Under Part 8 of the *Planning and Development Act 2007*

NB: The attached scoping document is final. The Environmental Impact Statement must conform to the requirements of this scoping document. This document does not indicate approval, or support in any way, nor does it indicate approval in principle.

TERM OF SCOPING DOCUMENT

Pursuant to Section 215 of the Act, this Scoping Document is effective for 18 months from the day after the date of this notice.

FORM AND FORMAT OF EIS

ESDD requires that the Proponent prepares an EIS in the following form and format:

- The EIS must be prepared in accordance with section 50 of the *Planning and Development Regulation 2008*
- The EIS document sized A4 with maps and drawings in A4 or A3 format
- The proponent must supply five (5) copies of the draft EIS and Six (6) copies of the revised EIS.
- The EIS must be presented for circulation and web posting in an electronic format
- The Proponent must supply eleven (11) CD/DVD copies of the draft EIS and five (5) CD/DVD copies of the revised EIS. Additional CD/DVD copies must be produced on request
- Digital files must not exceed 10 MB each
- The EIS must be written in plain English and avoid the use of jargon as much as possible
- The EIS is required to be provided in the same structure as described in this Final Scoping Document as closely as possible. A table that cross-references the EIS to the final scoping document must be included if the structure is different
- A table that cross-references the EIS to the Schedule 4 of the EPBC Regulations 2000 must be included
- Additional technical detail, including relevant data, technical reports and other sources of the EIS analysis must be provided in appendices
- Maps, diagrams and other illustrative material should be included in the EIS to assist readers to interpret information

COST OF PREPARATION OF EIS

The proponent is responsible for the preparation of the draft and revised EIS and any related applications and associated costs. This includes additional copies of the draft and revised EIS and other associated documents as required by ESDD from time to time.

NEXT STEPS:

Pursuant to Section 216(2) of the Act, you are now required to:

- a) Prepare a document (a **draft EIS**) that addresses each matter raised in the scoping document for the proposal
- b) Pay the public notification fee once you receive the fee advice from Customer Services, ESDD
- c) Prepare a document (a **revised EIS**) that addresses each matter raised in ESDD's comments and the representations on the draft EIS
- d) Submit the revised EIS to ESDD for evaluation

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Under Part 8 of the *Planning and Development Act 2007*

If you have any queries about the requirements outlined in this scoping document, please contact Dale Billing to arrange a suitable time to discuss.

Delegate

Ben Ponton 
A/g Deputy Director General,
Planning Policy
Environment & Sustainable Development Directorate

23 May 2012

Contact

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GENERAL REQUIREMENTS FOR THE EIS

1 Cover Page

The cover page must clearly display the following:

- The name of the proposal (project title)
- The block identifier and street address for the proposal
- The EPBC Act decision number
- The date of the preparation of the document
- Full name and postal address of the designated proponent
- Name of the person/organisation who prepared the documents
- Address, telephone and email contact details for the person/organisation who prepared the document
- Name of person/organisation for whom the document was prepared

2 Glossary

Provide a glossary of technical terms, acronyms and abbreviations used in the EIS.

3 Executive Summary

Provide a non-technical summary of the EIS including a description of the proposal, key findings and recommendations.

4 Introduction

Summarise the proposal background and justification for the proposal.

5 Proposal Details

5.1 Project Description

Provide a description of the proposal, including:

- a) The location of the land to which the proposal relates, including detailed maps
- b) If the land is leased – the lessee's name
- c) If the land is unleased or public land – the custodian of the land
- d) The purposes for which the land may be used
- e) If the land is leased –
 - a. The division name, and block and section number of the land under the *Districts Act 2002*
 - b. The volume and folio of the lease in the register under the *Land Titles Act 1925*.
- f) Clearly identify all lands subject to direct disturbance from the proposal and associated infrastructure and geomorphic features such as waterways and wetlands

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- g) An outline of any developments that have been, or are being, undertaken by the proponent, or other person(s) or entities, within the proposal area and broadly in the region. Describe how the action relates to these in the region affected by the action
 - h) A description of all the components of the action, including the proposal specifications including the predicted timescale for implementation (design, approvals, construction and decommissioning) and project life
 - i) A description of the precise location of any works to be undertaken, structures to be built or elements of the action that may have relevant impacts
 - j) A description of the construction methodologies for the proposal

5.2 *Alternatives to the proposal*

Provide details of any alternatives to the proposal considered in developing the proposal including a description of:

- a) Any alternatives to the proposal and provide reasons for selecting the preferred option. Include any detailed analysis of site selection as an attachment to the EIS
- b) The criteria used for assessing the performance of any alternative to the proposal considered
- c) Any matters considered to avoid or reduce potential impacts prior to the selection of the preferred option
- d) Details of the consequences of not proceeding with the proposal.

5.3 *Objectives*

Describe the objectives of and justification for the proposal.

6 **Legislative Context**

A description of the EIS process including any statutory approvals obtained or required for the proposal.

6.1 *Statutory requirements*

The description must include information on statutory requirements for the preparation of an EIS:

- *Planning and Development Act 2007*
- *Planning and Development Regulation 2008*
- *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act)
- Related statutory approvals.

6.2 *Other requirements*

The description must also include information on how each of the following has been considered in the preparation of the EIS:

- Territory Plan 2008 - including the Moncrieff Concept Plan
- National Capital Plan
- Sustainability Policy
- Sustainable Transport Plan
- Canberra Spatial Plan

- ACT Climate Change Strategy
- ACT State of the Environment Report 2011
- Include any plans and documents related to the proposal including details of the alternative and preferred options as required in section 5.2
- Other relevant planning and environmental guidelines and management plans.

6.2.1 Ecologically sustainable development

Provide a description of the proposed action in relation to the long-term and short-term considerations of economic development, social development and environmental protection. The proponent should ensure that the EIS adequately addresses the principles of ecologically sustainable development as defined by section 3A of the EPBC Act and sustainable development as defined by section 9 of the P&D Act.

Note: the Australian Government Minister must take account of the precautionary principle in making a decision as defined in section 391(2) of the EPBC Act. The EIS must include a statement as to how this has been considered during the preparation of the EIS.

6.2.2 Territory Plan strategic directions

A statement must be provided regarding the proposal's compatibility with the principles in the Statement of Strategic Directions in the Territory Plan 2008 (Section 2.1- Strategic Direction).

6.2.3 Recovery plans and threat abatement plans

The following plans, and any other associated documents must be considered during the preparation of the EIS:

- Golden Sun Moth - http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=25234
- White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grasslands - <http://www.environment.gov.au/cgi-bin/sprat/public/publicshowcommunity.pl?id=43>
- Regent Honeyeater - http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=82338
- Superb Parrot - http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=738
- Striped Legless Lizard - http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=1649
- Pink-tailed Worm-lizard - http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=1665

7 Risk Assessment

7.1 Risk Assessment Methodology

Provide a risk assessment in accordance with the Australian and New Zealand Standard for risk management AS/NZS ISO 31000:2009 *Risk Management – Principles and guidelines*. The proposed criteria for determining which risks are potentially significant impacts must be described. This should be based upon the Preliminary Risk Assessment (PRA) submitted with your request for the scoping application.

Should any risk levels change during the preparation of the EIS or any new risks become apparent, these must be assessed and included within the EIS, and where relevant, the residual risk assessment.

-Assessment guide-			
Provide a table with the headings below to describe the risks identified and the original risk rating without any mitigation strategies in place. This table format is one option, however alternative formats can be used provided the methodology is clearly described and in accordance with AS/NZS ISO 31000:2009 <i>Risk Management – Principles and guidelines</i>			
Risk	Likelihood	Consequence	Risk rating

8 Assessment of Impacts

Sufficient information is required to provide ESDD with an adequate understanding of the environmental impacts associated with the proposal. Each potentially significant impact rated with a risk rating of medium and above as identified in the risk assessment must be addressed against items identified in sections 8.1- 8.6 where not already identified in Table 1.

Table 1 identifies the issues that ESDD has identified as potentially significant risks, and sections of the scoping document that must be addressed in the EIS. The risks and their associated risk levels were determined from the information submitted with the PRA, comments received from entities on the request for scoping document application and ESDD's assessment.

Table 1 – Identified Impacts and requirements to be addressed in the EIS

Environmental Theme	Risk identified	Sections of scoping document to be considered
Planning and land status	<ul style="list-style-type: none"> Proposed increase in dwelling yields above what is stipulated in the concept plan is not supported 	8.1.1, 8.2-8.6.
Traffic and transport	<ul style="list-style-type: none"> Increase in traffic congestion due to an increase in construction vehicles Impacts on existing road surfaces due to construction vehicles Impacts on existing road surfaces due to increased local traffic 	8.1.2, 8.2-8.6.
Utilities	<ul style="list-style-type: none"> Surrounding infrastructure cannot accommodate an increase in dwelling yield above that expected in the concept plan The need to upgrade existing services for the provision of water and electricity during operation 	8.1.3, 8.2-8.6.
Materials and waste	<ul style="list-style-type: none"> Discovery of contaminated land or uncontrolled fill as part of construction Excessive waste generation as a result of construction of infrastructure and buildings Increase in domestic waste as a result of 	8.1.4, 8.2-8.6.

Environmental Theme	Risk identified	Sections of scoping document to be considered
Landscape and visual	<p>increased population</p> <ul style="list-style-type: none"> • Impacts on the landscape character of the area due to removal of vegetation and construction of infrastructure and houses • Impacts on views and vistas from local vantage points due to the change in landscape character • Impacts on the views of nearby residents including rural land owners 	8.1.5, 8.2-8.6.
Soils and geology	<ul style="list-style-type: none"> • Discovery of ground conditions that may impact on the suitability of the land for development • Steep site and soil type results in significant erosion potential 	8.1.6, 8.2-8.6.
Water quality and hydrology	<ul style="list-style-type: none"> • Erosion and sedimentation during construction impacts on water quality and associated downstream impacts • Contaminated runoff for urban environment and impervious surfaces impacting on water quality • Vegetation removal and changes in landform/land use impacting ground and surface water • Changes in water regimes affecting native vegetation retained in open space • Changes in landform resulting in localised flooding 	8.1.7, 8.2-8.6.
Climate change and air quality	<ul style="list-style-type: none"> • Increase in Green house Gas (GHG) generation due to construction • Increase in air pollution due to construction • Generation of dust due to construction causing reduction in air quality impacting local residents • Generation of dust due to construction impacting on surrounding flora and fauna • Increased consumption of resources including water and electricity during construction • Increase in GHG during operation due to residential estate and vehicle use • Increase in air pollution due to an increase in vehicles • Capacity of the proposal to respond to climate change scenarios including; <ul style="list-style-type: none"> • Increase in more frequent and severe storm events • Increase in periods of drought • More frequent Bushfire Events 	8.1.8, 8.2-8.6.
Terrestrial flora and fauna	<ul style="list-style-type: none"> • Removal of White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and 	8.1.9, 8.2-8.6.

Environmental Theme	Risk identified	Sections of scoping document to be considered
	<p>Derived Native Grasslands a threatened ecological community, to accommodate the residential subdivision</p> <ul style="list-style-type: none"> • Impacts on Golden Sun Moth through removal of favoured habitat • Removal of habitat for the Regent Honeyeater • Removal of habitat of the Superb Parrot • Removal of habitat of the Striped Legless Lizard • Removal of habitat of the Pink-tailed worm lizard • Impacts on regionally rare or uncommon plant species including but not limited to; <ul style="list-style-type: none"> • <i>Cullen tenax</i> • <i>Bossiaea prostrate</i> • <i>Diuris chrysiopsis</i> • Impacts on regionally rare or uncommon animal species including but not limited to; <ul style="list-style-type: none"> • Blackish Blind Snake (<i>Ramphotyphlops nigrescens</i>) • Perunga Grasshopper (<i>Perunga ochracea</i>) • White-winged Triller • Varied sittella • Brown treecreeper • Removal of vegetation from the site impacting on connectivity of wildlife movement corridors • Impacts of the residential development on remaining grassland and woodland retained in an urban open space • Increased predation from domestic animals due to residential development • Increase in invasive pests and weeds due to Residential development 	
Aquatic flora and fauna		8.1.10.
Aboriginal and European cultural Heritage	<ul style="list-style-type: none"> • Impacts on a heritage nominated lowland woodland corridor 	8.1.11, 8.2-8.6.
Socio-economic and health	<ul style="list-style-type: none"> • Loss of farming land • Loss of rural area and opportunity for social recreational and educational activities on site 	8.1.12, 8.2-8.6.
Noise, vibration and lighting	<ul style="list-style-type: none"> • Impacts to neighbouring residents caused by construction noise and vibration • Impacts on fauna caused by a change of land use that increases noise and lighting 	8.1.13, 8.2-8.6.

Environmental Theme	Risk identified	Sections of scoping document to be considered
	impacts <ul style="list-style-type: none"> • Increase in noise due to an increase in traffic and population impacting on surrounding residents 	
Hazard and risk	<ul style="list-style-type: none"> • Bushfire caused by construction activities. • Contamination caused by storage of hazardous materials on site during construction. • Bushfire risk to residents and remaining flora and fauna. • Increase in population creating an increase in risk of bushfire. • Impacts bushfire mitigation measures may have on remaining flora and fauna retained in open space and adjacent to development. 	8.1.14, 8.2-8.6.
Recreation		8.1.15
Matters of National Environmental Significance	<ul style="list-style-type: none"> • EPBC Act Listed Threatened Species directly and indirectly impacted by the proposal including; <ul style="list-style-type: none"> • Golden Sun Moth • Regent Honeyeater • Superb Parrot • Striped Legless Lizard • Pink-tailed Worm-lizard • EPBC Act Threatened Ecological Communities directly and indirectly impacted by the proposal including; <ul style="list-style-type: none"> • White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grasslands 	8.1.16, 8.2-8.6.

8.1 General

The baseline information used for predicting each potentially significant environmental impact identified within the scoping document should be outlined within this section. This should be discussed under the headings 8.1.1 – 8.1.16. Describe the assessment scenario for each heading under 8.1.1 – 8.1.16.

-Assessment Guide-		
Assessment Scenarios: Proponent should describe and use baseline case, application case and planned development case in their EIS to describe and address impacts at all stages of the project (construction, operation, decommissioning and reclamation)		
Baseline case The baseline case establishes and describes the conditions that exist prior to the development or if the project were not developed. Describe the environmental conditions that include the effects of existing land uses of the area.	Application case The application case describes the baseline case with the effects of the proposal added. Information is provided to allow regulators to determine how project operations should be controlled and how adverse effects can be mitigated and managed.	Planned development case The planned development case describes the environmental conditions of the project when integrated with the existing conditions and any other planned projects which can be reasonable expected to occur.

NOTE: the information provided under the following headings is for guidance only and is not an exhaustive list of matters that may be required to accurately detail the assessment scenarios.

8.1.1 Planning and land status

- *Include a description of planning context of the area where the project will be located*
- *Describe planning and development status of any land or project relevant to the proposal*
- *Describe land use of the proposed land and any land to be affected (including, but not limited to, zoning, lessee(s) or custodian of the land, the permissibility of the proposed use defined in the Territory Plan)*
- *Describe the alternative and preferred options with regarded to the requirements of the Territory Plan including compliance with the requirements of the concept plan*
- *Include information on process and timeframes in the event that a Territory Plan Variation is required*

8.1.2 Traffic and transport

- *Describe arrangements for the transport of construction materials, equipment, products, wastes and personnel during both the construction phase and operational phases of the development proposal*
- *Include a description of the volume of traffic generated during construction and operation*
- *Include details of vehicle traffic, transit routes and transport of heavy and oversize loads (including types and composition)*
- *Provide a traffic assessment investigating the impacts that an increased dwelling yield in Moncrieff will have on surrounding road infrastructure*

8.1.3 Utilities

- *Describe the existing utilities located on the land subject to this proposal*
- *Describe any new utilities, removal, realignments or utility connections required as a result of this development*
- *Describe the capacity of the surrounding infrastructure and its ability to accommodate an increase in dwelling yields beyond that stated in the Moncrieff Concept Plan*
- *Address item 1 part d) outlined in A2 of Attachment A*

8.1.4 Materials and waste

- *Describe hazardous materials and dangerous chemicals to be used or stored on site during construction and operation*
- *Describe the nature, sources, location and quantities of all materials to be handled, including the storage, stockpiling and disposal of materials and waste*
- *Include a description of past land uses practices and the potential for contaminated land associated with previous uses*
- *Describe any measures proposed that may result in a reduction of waste generated during construction*

8.1.5 Landscape and visual

- *Undertake a visual assessment of the site and surrounds to describe the current landscape character of the area*
- *Identify important view sheds and significant views and vistas to and from the site*
- *Conduct a visual impact analysis that details predicted impacts the proposal may have on the landscape character of the site and surrounds*
- *Provide perspectives and/or a visual analysis of the proposal from local vantage*

8.1.6 Soils and geology

- *Describe the soil and geology features of the area*
- *Discuss the potential impacts associated with soils and geology on the proposed site and surrounding areas*
- *Provide information on methods of impact reduction and rehabilitation associated with soils and geology*
- *Include the results of a preliminary geotechnical survey to describe the ground conditions of the site and identify any areas susceptible to erosion due to soil type and/or slope (topography).*
- *Address item 1 parts b) & c) outlined in A2 of Attachment A*

8.1.7 Water quality and hydrology

- *Describe the present and potential water uses and users within the affected catchment of the proposal. Include a map of the catchment*
- *Describe how water will be managed on the site*
- *Provide information on the stormwater management both during construction and during operation including any on site detention and water quality protection measures*
- *Describe the current groundwater quality and measures proposed to maintain and monitor ground water quality*
- *Address item 1 part b) outlined in A2 of Attachment A*

8.1.8 Climate change and air quality

- *Discuss the potential air emissions from the proposed development during construction and operation*
- *Discuss methods for reducing impacts of air emissions*
- *Discuss methods of best practice in construction and material use that will result in lower Green House Gas Emissions*
- *Provide an analysis of predicted climate change scenarios as identified in Table 1 and how the*

proposal will respond to these impacts

8.1.9 Terrestrial flora and fauna

- *Include a description of the existing ecology and environmental values*
- *Describe the effects or potential effects of the proposal on terrestrial flora and fauna of the region*
- *Include an analysis of impacts on listed species from current and proposed developments in the Gungahlin district. Provide an analysis of the whole of landscape impacts for the Gungahlin region and how the cumulative impacts of development have been considered in the context of the development at Moncrieff (as referred to in item 3 in A2 & A5 of attachment A)*
- *Address item 1 parts f) & g) outlined in A2 of Attachment A*

8.1.10 Aquatic flora and fauna

- *Include a description of the local aquatic ecosystems including a description of downstream systems and those which have the potential to be impacted by the development*
- *Describe the effects and potential effects of the proposal on aquatic flora and fauna*

8.1.11 Aboriginal and European cultural heritage

- *Describe the heritage values of the site and any impacts of the proposal on any heritage items*
- *Describe the status of Moncrieff as a heritage nominated lowland woodland corridor and the perceived heritage values of the site (as referred to in A4 of attachment A)*
- *Include details on the timing of the nomination and the potential for the area to be formally registered (as referred to in A4 of attachment A)*

8.1.12 Socio-economic and health

- *Provide an analysis of the potential impacts on human health and any measures incorporated into the development to mitigate these impacts*
- *Describe the suitability of the land for the type of proposal described in terms of socio-economic and health*
- *Detailed discussion of the potential social and economic impacts associated with the proposal.*
- *Provide maps showing sensitive receivers*

8.1.13 Noise, vibration and lighting

- *Identify any potentially sensitive receivers (including residential dwellings and road users) which may be affected by the construction and operation of this proposal*
- *Discuss the magnitude, duration and frequency of any noise or vibration that might arise from the construction phase*
- *Discuss the types, duration and frequency of any noise and/or vibration during operation phases of the proposal*
- *Include a preliminary noise assessment that identifies any potential noise impacts generated during construction and operation*

8.1.14 Hazard and risk

- *Describe the potential for hazard and risk associated with the construction and operation of the project including flooding, vandalism and accidents*
- *Describe how the site is suitable for the proposed use by considering identified hazards and risks*
- *Provide a Bushfire risk assessment and describe any impacts the proposed mitigation measures*

will have on land retained in open space within and adjacent to the site(as referred to in item 1 part g) in A2 of attachment A)

8.1.15 Recreation

- *Describe any areas used for recreation (formal or informal) and the potential for the proposal to impact on these areas*
- *Address item 1 part e) outlined in A2 of Attachment A*

8.1.16 Matters of National Environmental Significance

- *Identify EPBC Act listed threatened species and communities potentially present on or off-site that could be affected, directly or indirectly, by the proposal. The following EPBC Act listed threatened species and communities are to be addressed:*

EPBC Act Listed Threatened Species

- *Golden Sun Moth;*
- *Regent Honeyeater;*
- *Superb Parrot;*
- *Striped Legless Lizard; and*
- *Pink-tailed Worm-lizard.*

EPBC Act Threatened Ecological Communities

- *White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grasslands;*
- *For each matter of national environmental significance, the following information must be provided:*
 - A description of the relevant impacts of the action including:*
 - *A detailed discussion of known threats*
 - *Discussion of the potential for the action to impact on areas of habitat and populations of listed threatened species during pre-construction, construction and operation*
 - *Detailed information on the extent (in hectares) of known and potential habitat for each listed threatened species and community that occurs in the proposed site and surrounds which may potentially be impacted by the proposal*
 - *A detailed assessment of the nature and extent of the likely short term and long term relevant impacts*
 - *A statement whether any relevant impacts are likely to be unknown, unpredictable or irreversible.*
- *Any technical data and other information used or needed to make a detailed assessment of the relevant impacts including:*
 - *Baseline information on the distribution, ecology, and habitat preferences of the species or community (including a description of vegetation condition)*
 - *Maps showing the location of known records (including those from databases and all surveys previously conducted for the proposal). Copies of surveys are to be included*
 - *Maps showing the potential habitat within and in the vicinity of the proposed site. These maps must highlight important habitat components for each relevant species, including, but not limited to, breeding habitat and water resources*
 - *Maps showing the potential habitat within the region and discussion of the regional importance of the population and community*

- *Information on the survey methodology used, including any limitations of the methodology and data collected for each matter of national environmental significance, as well as a justification for the survey methodology and survey sites employed. It is important that survey methodology is undertaken in a manner consistent with survey guidelines produced by SEWPAC where available*
- *Information on the scientific reliability of survey investigations and conclusions, including the degree of certainty or statistical confidence where appropriate.*

8.1.17 All other impacts

- *Describe any potential impacts that have not been discussed in the previous sections.*

8.2 Environmental conditions and values

Describe the environmental conditions and identify the environmental values for the environmental themes identified in Table 1. This section should discuss the baseline conditions for the area.

8.3 Investigations

Identify the findings and results of any environmental investigation in relation to the land to which the proposal relates.

8.4 Impacts

Describe the effects of the environmental impact as a result of construction and operation for the environmental themes identified in Table 1 (including cumulative, consequential and indirect effects) on physical and ecological systems and human communities. Particular emphasis should be placed on the potentially significant impacts identified in the risk assessment. Include a discussion of the timeframes of impacts i.e. short or long term, their nature and extent and whether they are reversible or irreversible, unknown or unpredictable. Include an analysis of the significance of the relevant impacts. Information must include any technical data and other information used or needed to make a detailed assessment of the relevant impacts.

8.5 Mitigation and offsets

Discuss the proposed safeguards and mitigation measures proposed to be taken for the environmental management of the land to which the proposal relates for the environmental themes identified in Table 1. This is to include:

- a) A description and an assessment of the proposed impact prevention, mitigation or offsetting measures to deal with the environmental impact of the proposal
- b) A description of the expected or predicted effectiveness of the mitigation measures.
- c) Any statutory or policy basis for the mitigation measures
- d) An outline of an environmental management plan that sets out the framework for continuing management, mitigation and monitoring programs for the relevant impacts of the action, including any provisions for independent environmental auditing
- e) The name of the agency responsible for endorsing or approving each mitigation measure or monitoring program

- f) An offset package that is to provide compensation for any unavoidable impacts arising from the proposal on listed threatened species and communities. The offset package must include, but not be limited to, measures to address the long-term protection and management of relevant listed threatened species and communities at offset sites in the ACT (or surrounding area) and may also include management measures to improve the ecological values. Further information on the provision of Federal offsets is detailed in the *Draft Policy Statement: Use of environmental offsets under the EPBC Act (August 2007)* available on the Department of Sustainability, Environment, Water, Population and Communities website
- g) A description of the cost effectiveness of environmental mitigation or rehabilitation measures proposed and the expected or predicted effectiveness of those measures.

8.6 Residual risk

Provide a table that details the residual risk for the potentially significant impacts identified for the environmental themes in Table 1 and any additional risks identified during environmental assessment. A residual risk assessment is only required where the significance of impact is determined as medium or above. The calculation of the residual risk should take into account the influence of implementation of mitigation or offsetting measures on the impacts identified by the risk assessment. A discussion of how the calculations were determined should also be included.

-Assessment Guide-				
Provide a table with the headings below to describe the risks identified and the original risk rating without any mitigation. The residual risk assessment will include the consideration of management, mitigation and monitoring strategies applied to each risk identified. The residual risk rating describes the final risk with the mitigation measures in place.				
Risk identified in Section 7.1	Original risk rating from items identified in 7.1	Residual likelihood	Residual consequence	Residual risk rating

9 Community and stakeholder consultation

9.1 The proponent must consult with:

- Lease holders and land managers of land potentially impacted by the proposal
- Any recreational groups which will be affected by the proposal
- Any volunteer conservation, landscape management or land care groups active in the area to be effected by the proposal
- The local community.

9.2 Describe the community consultation undertaken (methodology and criteria for identifying stakeholders and the communication methods used).

9.3 The revised EIS must include the representations received, issues raised in the representations and a response to the issues and values identified. The summary response must clearly identify the representation(s) to which the responses relate.

9.4 Describe how any concerns have been considered in light of the proposal and any future development planned.

10 Recommendations

- 10.1 Provide a summary of any commitments to impact prevention, mitigation measures, offsetting measures and other actions within the EIS.
- 10.2 Provide a summary table outlining the residual risk assessment results.
- 10.3 Describe the monitoring parameters, monitoring points, frequency, data interpretation and reporting proposals.

11 Other relevant information

The proponent may wish to include issues outside of the scope of the EIS, as a separate section of the EIS. This allows the proponent to identify matters, not required to be addressed in the EIS, but that would be subject to development assessment consideration and notification. This can provide additional context for members of the public regarding management of environmental issues, by ensuring that the public is aware that these issues will be addressed in the detailed design of the proposal.

12 References

A reference list using standard referencing systems must be included.

13 Required Appendices

13.1 *Final scoping document for the EIS*

A copy of the final scoping document should be included in the EIS. Where it is intended to bind appendices in a separate volume from the main body of the EIS, the final scoping document should be bound with the main body of the EIS for ease of cross-referencing.

13.2 *Scoping Document Reference*

Include a table that cross-references the EIS to the scoping document.

13.3 *Schedule 4 of the EPBC Regulation*

Include a table that cross-references all matters included in Schedule 4 of the *Environment Protection and Biodiversity Conservation Regulations 2000* to the EIS.

13.4 *Proponent's Environmental History*

Provide details of any proceedings under a Commonwealth or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against:

- The person proposing to take the action
- For an action for which a person has applied for a permit, the person making the application

If the person proposing to take the action is a corporation, then provide details of the corporation's environmental policy and planning framework.

13.5 Information Sources

For information given the following must be stated:

- The source of the information
- How recent the information is
- How the reliability of the information was tested
- What uncertainties (if any) are in the information

13.6 Study team

The qualifications and experience of the study team and specialist sub-consultants and expert reviewers must be provided.

13.7 Specialist studies

All reports generated based on specialist studies undertaken as part of the EIS are to be included as appendices.

13.8 Research

Any proposals for researching alternative environmental management strategies or for obtaining any further necessary information should be outlined in an appendix.

Attachment A**ENTITY REQUIREMENTS**

Where not otherwise identified as a potentially significant impact, provide information in accordance with the requirements of the entities. If the issues raised by entities have been addressed in other sections of the EIS, this must be cross referenced in this section.

A1. SEWPAC

SEWPAC indicated that the scoping document should include specific mention of the following species:

- Golden Sun Moth;
- White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grasslands;
- Regent Honeyeater;
- Superb Parrot;
- Striped Legless Lizard; and
- Pink-tailed Worm-lizard.

In order to inform appropriate consideration of impacts on these species, including appropriate avoidance, mitigation and offset measures to address such impacts, the proponent should have regard to the following key public documents:

- Golden Sun Moth - http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=25234
- White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grasslands - <http://www.environment.gov.au/cgi-bin/sprat/public/publicshowcommunity.pl?id=43>
- Regent Honeyeater - http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=82338
- Superb Parrot - http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=738
- Striped Legless Lizard - http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=1649
- Pink-tailed Worm-lizard - http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=1665

A2. Conservator of Flora and Fauna/Conservation Planning and Research

It is considered that the extent of both box – gum woodland and golden sun moth habitat within Moncrieff has been significantly understated in the scoping request documents, but that there is sufficient information for the consideration of alternative figures of the extent of woodland and moth habitat in the approval process.

The EIS needs to address the following:

1. The likely indirect impacts of the proposal on the conservation features within Moncrieff including impacts associated with:
 - a) the establishment of fire asset protection zones;
 - b) disruption and changed drainage and water quality to areas down slope of development;
 - c) potential erosion issues;

-
- d) whether water, sewerage, power, telecommunication and other infrastructure will cross open space areas;
 - e) recreational use of open space by nearby residences;
 - f) the likelihood that the long thin nature of much of the proposed open space area will be susceptible to weed invasion and other edge disturbance; and
 - g) the likelihood that pet and feral animals that are favoured by human disturbance (e.g. European wasp, Indian Myna, Sparrow, Portuguese millipede) will have an increased presence in the area following development
2. Specification of mitigation or offset commitments that address both direct and indirect impacts.
 3. Specification of how the proposed development at Moncrieff fits into wider regional development of Gungahlin. That is a strategic regional approach against which the cumulative impact of the conservation losses at Moncrieff can be assessed, in particular the impact of the Moncrieff development on the viability of the affected conservation features across the local area.

A3. Environment Protection Authority

EPA indicated that there were no recorded contamination issues at the site that would trigger an EIS. Future works at the site must be undertaken in accordance with the "Moncrieff Gungahlin Construction Environmental Management Plan" dated 6 September 2011 by SLR Consulting Australia Pty Ltd and the subsequent Environment Protection Unit conditions of endorsement of the plan.

A4. ACT Heritage Council

There are no remaining areas of Aboriginal or Historic heritage assessment still outstanding for this EIS application for scoping document. However the Moncrieff Residential Estate is located within a heritage nominated lowland woodland corridor, therefore an assessment of impacts against natural heritage values is required.

A5. Conservation Council

The conservation council raised concern about the lack of strategic assessment for development within the North Gungahlin area. The impacts associated with the development in Moncrieff should be assessed in the context of the wider whole of landscape environmental impacts. They were concerned that while the documentation covers impacts and risks it is doing so only in the context of "Moncrieff" and these need to be considered at a broader scale.

Note: This has in part been included under sections 8.1.9 & 8.1.15 that requires an analysis of the impacts in a local and regional context as well as a discussion on the cumulative impacts development in Gungahlin is having on listed threatened species.

For noting by the proponent only

A6. Environment Protection Authority

A water way works licence may be required if a pond is over 2ML in volume or a defined waterway is modified.

A7. Actew AGL Electrical

ActewAGL Electrical provided no comment on the request for scoping during the referral period.

A8. ActewAGL Water and Sewerage

ActewAGL stated that there are no water/sewerage assets on the site at present and as such they have no comment.

A9. ACT Health

ACT Health provided no comment on the request for scoping during the referral period.

A10. Emergency Services Agency

The ESA provided no comment on the request for scoping during the referral period.

A11. Gungahlin Community Council

The Gungahlin Community Council provided no comment on the request for scoping during the referral period.

A12. Territory and Municipal Services Directorate (TAMSD).

TAMSD provided no comment on the request for scoping during the referral period.

Attachment B**GLOSSARY**

Australian Government Minister: The Commonwealth Minister administering the *Environment Protection and Biodiversity Conservation Act 1999* and includes a delegate of the Minister

Biodiversity: The variability among living organisms defined under the *Environment Protection and Biodiversity Conservation Act 1999* (the EPBC Act).

Biodiversity corridor: A river corridor or wildlife corridor identified in the Territory Plan 2008 or in a nature conservation strategy, or action plan, under the *Nature Conservation Act 1980* (the NC Act).

Clearing of native vegetation: The actions that are undertaken to native vegetation and listed under the NC Act, section 74 (1).

Controlled Action (EPBC): An action defined under the EPBC Act, section 67.

Critical habitat: Habitats of threatened species or threatened ecological community defined under the EPBC Act, section 207A (4).

Ecological community: A group of ecologically related species defined under the NC Act, or an assemblage of native species defined under the EPBC Act.

Ecosystem: A dynamic complex of plant, animal and micro-organism communities and their non-living environment interacting as a functional unit, as defined under the EPBC Act.

Endangered: A native species or an ecological community listed under the EPBC Act, or an ecological community or a species defined under the NC Act.

Environment: As defined under the *Planning and Development Act 2007* (the P&D Act), each of the following is part of the environment:

- (a) the soil, atmosphere, water and other parts of the earth;
- (b) organic and inorganic matter;
- (c) living organisms;
- (d) structures, and areas, that are manufactured or modified;
- (e) ecosystems and parts of ecosystems, including people and communities;
- (f) qualities and characteristics of areas that contribute to their biological diversity, ecological integrity, scientific value, heritage value and amenity;
- (g) interactions and interdependencies within and between the things mentioned in paragraphs (a) to (f);
- (h) social, aesthetic, cultural and economic characteristics that affect, or are affected by, the things mentioned in paragraphs (a) to (f).

Habitat: An area defined under NC Act, or the biophysical medium or media defined under the EPBC Act.

Impact: An event or circumstance defined under the EPBC Act, section 527E.

Impact Track: An assessment track that applies to a development proposal defined under the P&D Act, section 123.

Long term: Greater than 15 years duration.

Major road: A road defined as such by the Territory Plan 2008.

Medium term: Greater than three (3) years to 15 years duration.

National Environmental Significance (EPBC): The following matters listed under Part 2, Division 1 of the EPBC Act:

- listed threatened species and ecological communities;
- migratory species protected under international agreements;
- Ramsar wetlands of international importance;
- the Commonwealth marine environment;
- World Heritage properties;
- National Heritage places; and
- nuclear actions.

Native Species: The kinds of native animal and native plant defined under the NC Act.

Native vegetation: In relation to an area, means the kinds of vegetation indigenous to the area as listed under the NC Act, section 73.

Protected: A species declared under the NC Act, section 34.

Protected Trees: A registered tree or a regulated tree defined under the *Tree Protection Act 2005*.

Rare: A species or ecological communities defined under the Nature Conservation (Criteria and Guidelines for Declaring Threatened Species and Communities) Determination 2008.

Reserved area: An area of public land reserved under the Territory Plan 2008 as a wilderness area, national park or nature reserve.

Regulated waste: waste defined under the *Environment Protection Act 1997*

Scoping: The process of identifying the matters that are to be addressed by an EIS in relation to the development proposal - see the P&D Act, Section 212 (2).

Short term: Zero to three (3) years duration.

Socio-economic: Involving both social and economic factors.

Threatening process: A process declared to be a threatening process under the NC Act, section 38 (4).

Threatened Species: A species is vulnerable or endangered, or an ecological community is endangered or a process is threatening under the NC Act, or a species included in the categories that are listed under the EPBC Act, section 178.

Vulnerable: A species defined under the NC Act, or a species or an ecological community listed in the vulnerable category under the EPBC Act.

Wilderness area: An area of public land reserved under the Territory Plan 2008 as a wilderness area.