

Content

	Page
1 INTRODUCTION	1-1
1.1 Project Background	1-1
1.2 Objectives of the Report	1-2
1.3 EIA Study Brief	1-3
1.4 Structure of this Report	1-4
1.5 Nomenclature and Abbreviations	1-5
2 PROJECT DESCRIPTION	2-1
2.1 Site Location	2-1
2.2 Landuses in the Vicinity	2-1
2.3 Landuses Within the Project Site	2-3
2.4 Key Constraints	2-3
2.5 Description of the Preferred Development Option	2-7
2.6 Key Proposed Infrastructures	2-12
2.7 Tentative Implementation Programme	2-15
2.8 Public Consultation	2-15
2.9 Designated Projects	2-15
2.10 Concurrent Projects	2-17
3 PROPOSED CONSTRUCTION METHODOLOGY	3-1
3.1 General	3-1
3.2 Site Formation	3-1
3.3 Building Foundations and Superstructure	3-3
3.4 Road Improvement Works	3-4
3.5 Infrastructure Works	3-4
3.6 Temporary Stockpiling Area	3-5
3.7 Temporary Site Office	3-5
3.8 Temporary Off-Site Works Areas	3-5
4 AIR QUALITY IMPACT	4-1
4.1 Legislation, Standards and Guidelines	4-1
4.2 Description of the Environment	4-3
4.3 Air Sensitive Receivers	4-5
4.4 Construction Phase	4-10
4.5 Operational Phase	4-20
4.6 Conclusion	4-58
4.7 References	4-59

5	NOISE IMPACT	5-1
5.1	Legislation and Standards	5-1
5.2	Description of the Environment	5-6
5.3	Construction Noise Assessment	5-13
5.4	Operational Road Traffic Noise Assessment	5-25
5.5	Operational Rail Noise Assessment	5-42
5.6	Operational Fixed Plant Noise Assessment	5-50
5.7	Operational Helicopter Noise Assessment	5-61
5.8	Conclusion	5-63
5.9	References	5-64
6	WATER QUALITY IMPACT	6-1
6.1	Legislation and Standards	6-1
6.2	Assessment Methodology	6-9
6.3	Description of the Environment	6-9
6.4	Identification and Evaluation of Impact during Construction Phase	6-15
6.5	Identification and Evaluation of Impact during Operational Phase	6-17
6.6	Mitigation Measures during Construction Phase	6-20
6.7	Mitigation Measures during Operational Phase	6-23
6.8	Cumulative Impact	6-24
6.9	Residual Impact	6-25
6.10	Conclusion	6-25
6.11	References	6-25
7	SEWERAGE & SEWAGE TREATMENT IMPLICATION	7-1
7.1	Legislation and Standards	7-1
7.2	Description of the Environment	7-1
7.3	Assessment Methodology	7-2
7.4	Identification and Evaluation of Impact	7-5
7.5	Mitigation Measures	7-6
7.6	Conclusion	7-7
7.7	References	7-7
8	ECOLOGICAL IMPACT	8-1
8.1	Legislation and Standards	8-1
8.2	Assessment Methodology	8-2
8.3	Description of the Environment	8-6
8.4	Ecological Characteristics of the Survey Area	8-12

8.5	Evaluation of Habitats and Species	8-29
8.6	Identification and Evaluation of Impacts	8-49
8.7	Mitigation Measures	8-71
8.8	Implementation of Mitigation Measures	8-82
8.9	Residual Impacts	8-83
8.10	Conclusion	8-84
8.11	References	8-86
9	FISHERIES IMPACT	9-1
9.1	Legislation and Standards	9-1
9.2	Assessment Methodology	9-1
9.3	Description of the Environment	9-2
9.4	Identification and Evaluation of Impact	9-3
9.5	Mitigation Measures	9-5
9.6	Cumulative and Residual Impacts and Monitoring and Audit	9-7
9.7	Conclusion	9-8
9.8	References	9-8
10	LANDSCAPE AND VISUAL IMPACT	10-1
10.1	Environmental Legislation, Standards and Guidelines	10-1
10.2	Review of Planning and Development Control Framework	10-2
10.3	Concurrent Projects	10-3
10.4	Landscape Impact Assessment Methodology	10-7
10.5	Visual Impact Assessment Methodology	10-9
10.6	Residual Impact Assessment Methodology	10-12
10.7	Landscape Baseline	10-13
10.8	Summary of Landscape Baseline Conditions	10-22
10.9	Details of Site Formation Impacts	10-22
10.10	Landscape Impact Assessment	10-23
10.11	Summary of Key Landscape Impacts	10-29
10.12	Significance of landscape impacts before Mitigation	10-30
10.13	Mitigation Measures during Construction and Operation	10-31
10.14	Significance of Residual Landscape Impacts upon Mitigation	10-39
10.15	Visual Impact Assessment	10-43
10.16	Sensitivity of VSR/VPs	10-45
10.17	Summary	10-52
10.18	Magnitude of Visual Change	10-52
10.19	Significance of Visual Impacts	10-64
10.20	Conclusion	10-69

11	WASTE MANAGEMENT	11-1
11.1	Environmental Legislation, Standards and Guidelines	11-1
11.2	Description of the Environment	11-3
11.3	Assessment Methodology	11-4
11.4	Identification and Evaluation of Waste Management Implications	11-5
11.5	Mitigation Measures	11-22
11.6	Residual Environmental Impacts	11-27
11.7	Conclusion	11-27
11.8	References	11-27
12	LAND CONTAMINATION	12-1
12.1	Legislation and Standards	12-1
12.2	Assessment Methodology	12-6
12.3	Description of the Environment	12-8
12.4	Site Investigation	12-8
12.5	Submission Requirements of CAR, RAP and RR	12-11
12.6	Identification and Evaluation of Impact	12-11
12.7	Conclusion	12-12
13	IMPACT OF CULTURAL HERITAGE	13-1
13.1	Legislation and Standards	13-1
13.2	Built Heritage Impact Assessment	13-4
13.3	Archaeological Impact Assessment	13-31
13.4	Conclusion	13-48
13.5	References and Bibliography	13-50
14	ENVIRONMENTAL MONITORING AND AUDIT REQUIREMENTS	13-1
14.1	Project Organisation	14-1
14.2	EM&A Manual	14-1
14.3	Project Implementation Schedule	14-2
14.4	EM&A Programme	14-2
14.5	Environmental Management Plan	14-3
15	CONCLUSION	15-1
15.1	General	15-1
15.2	Project Description	15-1
15.3	Construction Method	15-2
15.4	Air Quality Impact	15-3
15.5	Noise Impact	15-4

15.6	Water Quality Impact	15-5
15.7	Sewerage and Sewage Treatment Implication	15-5
15.8	Ecology Impact	15-5
15.9	Fisheries Impact	15-6
15.10	Landscape and Visual Impacts	15-7
15.11	Waste Management	15-7
15.12	Land Contamination Impact	15-8
15.13	Impact of Cultural Heritage	15-8
15.14	Environmental Monitoring and Audit	15-9
15.15	Overall	15-10