

THE PROPOSED MIXED-USE DEVELOPMENT ON ERF 2187, THREE ANCHOR BAY ENVIRONMENTAL MANAGEMENT PROGRAMME

An Environmental Management Programme (EMPr) is a legally binding plan that provides for:

- Management,
- Monitoring, and
- Auditing of environmental and related impacts.

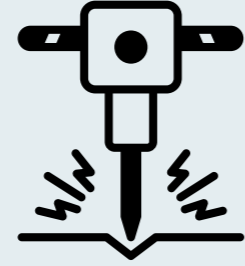
KEY ENVIRONMENTAL IMPACTS

Impacts have been assessed across two phases:

1. Construction Phase – temporary construction-related impacts which include:



noise



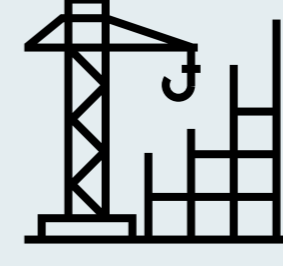
vibration



dust



traffic



visual



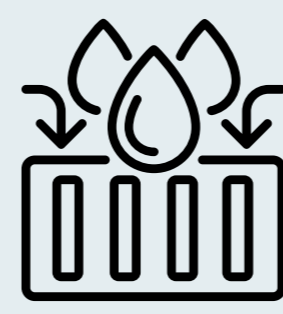
housekeeping

2. Post-Construction Phase – long-term impacts related to **traffic and socio-economic activities**.

In addition to the construction and post-construction impacts, the following impacts have also been assessed:

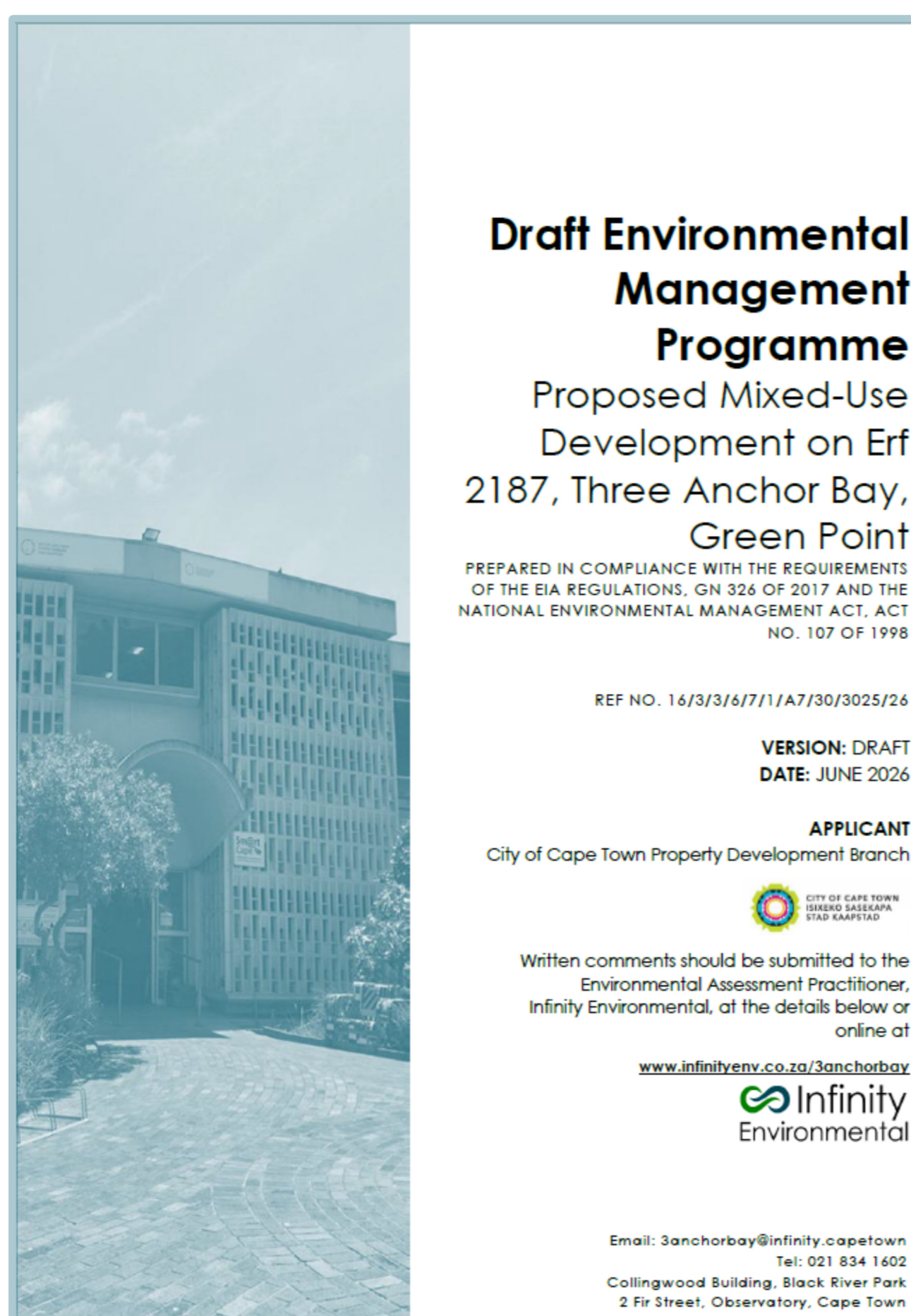


waste management



stormwater management

Note that many of the specialists' recommendations and mitigation measures relate to the design of the development to avoid and reduce potential impacts, where possible. These have been summarised in Chapter 1 of the EMPr.



The following impact assessments were undertaken to provide recommendations and mitigation measures incorporated into the EMPr and BAR:

- **Heritage Impact Assessment**
- **Visual Impact Assessment**
- **Transport Impact Assessment**
- **Socio-Economic Impact Assessment**



Review the Environmental Management Programme online or in hard copy at the Colin Eglin Library