

Environmental Effects
Report Guidelines
Hazell Bros Group Pty Ltd
Concrete batch plant,
Breadalbane

November 2021



ENVIRONMENT PROTECTION AUTHORITY

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Instructions

Purpose of the Guidelines

These guidelines are to assist in preparing an Environmental Effects Report (EER) for an application or proposal referred to the Board of the Environment Protection Authority (the Board).

An EER provides information about the environmental impacts of the proposed activity and is used by the Board under the *Environmental Management and Pollution Control Act 1994* (the EMPC Act).

Where the proposal is subject to a permit under the *Land Use Planning and Approvals Act 1993* (LUPA Act), information required solely for the purpose of assessment under the relevant Planning Scheme should be supplied to Council either:

- as a separate response to an additional information request from Council under section 54 of the LUPA Act, where the planning application has commenced the environmental assessment process; or
- where it forms part of a combined planning and environmental effects report, distinguished from information supplied for the purpose of the Board's assessment.

Preparing an EER

The EER should be prepared using these guidelines. It should contain five parts as follows:

- Part A – information about the proponent
- Part B – information on the proposal, site and area
- Part C – information on potential environmental impacts
- Part D – description of proposed management measures
- Part E – information about any public consultation undertaken

Any other relevant information may be attached to the EER to support the application. The EER and attachments must be typed, A4 sized and submitted electronically (in a searchable format).

All images in the EER must be of high quality, with text readily readable. For ease of comparison all maps, plans, and aerial photographs must be oriented in the same direction as far as practicable, and a north direction arrow and scale included. All images must be capable of being readily copied and pasted into other documents such as a permit (e.g. all objects in images should be 'grouped').

Finally, the level of detail provided in the EER on each issue should be appropriate to the level of significance of that environmental issue to the proposal.

The issuing of the guidelines does not mean that other matters that may emerge as significant from environmental studies, public comments or otherwise during the preparation of the EER, should be excluded.

After the public consultation phase, additional information may be required in response to public and government agency submissions. This generally takes the form of a supplement to the EER.

Submission

The EER may be emailed or file shared to:

Chairperson
Board of the Environment Protection Authority
GPO Box 1550
Hobart TAS 7001

Email: assessments@epa.tas.gov.au

Commonwealth legislation

In addition to State Government requirements, the Australian Government may also have a role in the environmental assessment and approval of the proposed activity. Commonwealth approval is required for an action which is likely to have a significant impact on a matter of national environmental significance or on Commonwealth land.

Information on the Commonwealth environmental legislation can be obtained on the internet at www.environment.gov.au/epbc/ or by calling 1800 803 772.

The EER should include a statement on whether or not Commonwealth approval is likely to be required.

EPA Tasmania Contact

For information about preparing an EER, the assessment and approvals process for level 2 activities and 'called-in' activities¹, and for general advice about air, water and noise pollution and land contamination:

EPA Tasmania
Telephone: (03) 6165 4599
Email: enquiries@epa.tas.gov.au
Website: www.epa.tas.gov.au

See Appendix A for other agency contacts which may be needed to address separate legislative requirements.

¹ 'called-in' activities means level 1 activities referred to the Board under Section 24 of EMPC Act or activities other than level 1 or level 2 referred to the Board under Section 27 of EMPC Act.

Content of EER

Part A – Proponent information

Complete the following table.

Name of proponent (entity and trading name)	The entity name must be consistent with any intended or current permit application for the activity under the LUPA Act.
Registered address of proponent	
Postal address of proponent	
ABN	
ACN (as relevant)	
Contact person's details	Name Telephone number Email address
Consultant engaged to prepare EER (as relevant)	Name Telephone number Email address

If a different entity will operate the facility, provide similar details for that entity also.

If a consultant has been engaged to prepare the EER, provide the name and contact details of the consultant.

Part B – Proposal description

Where the proposal is subject to a permit application under the LUPA Act, the proposal description and specification of the site must be consistent with the intended or current permit application. Any works or activity that are for the purpose of the proposal (e.g. access works) must be included.

I Overview of activity and site

Complete the following table. Provide text below the table if there is insufficient space.

Proposed Activity

New activity or intensification of existing activity	State if it is an intensification of an existing activity or new activity and provide written advice from Council as to whether a Planning Permit is required under the LUPA Act, if a planning application has not already been lodged.
Activity description	Describe the method of operation, the main items of equipment and forecast life of the activity.
Maximum production quantity	Provide in cubic metres (briefly describe any seasonal variation). If the maximum proposed production capacity is different to the existing capacity this needs to be described.
Material processing	State the method(s) of material processing/ production
Transport	Describe the proposed transport route (can refer to Location Map, see below), vehicle types, number of vehicle movements (per day), and time of day of vehicle movements.
Stockpiling	State the materials that will be stockpiled on site and how these will be managed.
Major equipment	List all existing and proposed plant and machinery (distinguish between existing and proposed).
Infrastructure	List the existing and proposed buildings, structures, access roads, internal roads etc (can refer to the Site Plan, see below) (distinguish between existing and proposed).

Proposal timeline	State the key proposal timeline(s).
Operating hours	State the operating hours and days.

Location and planning context

Location	State the address of the site, and CTs and PIDs (as applicable) for all titles on which the activity will take place.
Land zoning and tenure	Describe the land zoning and tenure of the site and surrounds. If rezoning of the site is required, provide details.
Use Class and Permissibility	If a permit is required under the LUPA Act, provide the Use Class of the proposed activity and Permissibility of the activity with reference to the relevant Planning Scheme.

Rationale for proposal and alternatives

Rationale	Describe the rationale for the proposal
Alternatives	Describe the alternative options that were considered, including benefits and disadvantages (as relevant)

Description of existing site and surrounds

Land Use	Describe the land use of the site and surrounds, distance to the nearest residences in other ownership, and any nearby conservation reserves or recreation areas.
Topography	Describe the topography of the site and surrounds.
Climate	State the annual rainfall and predominant wind direction.
Geology and Soils	Describe the geology and soils of the site.
Hydrology	Describe the waterbodies and aquatic values on site and in the surrounding area. State the distance from the activity to the nearest waterbody.
Natural Values	List the threatened fauna, flora and vegetation communities, including potential habitat for any such species, that are known to occur on or near the site (use the Natural Values Atlas, TASVEG 4.0 ² or results of any relevant survey). State the vegetation types on and near the site.

2 Site layout and development

Describe the site layout including supporting infrastructure (internal road, drainage, sediment ponds etc) (refer to the figures below as necessary).

The following figures are required:

- **Location Map** (1:25,000 or other suitable scale), showing the site boundary, the nearest residences in other ownership and residential zones within 1.5 km of the proposed activity, and the transport route(s) to and from the activity.
- **Map of The Land** on which the activity will take place and its boundary; by means of land title information, map coordinates or other. Note, the Land as defined by this figure must be consistent with the permit application submitted under the LUPA Act (as relevant), i.e. the Land cannot extend beyond the land titles referenced in the permit application. This figure may be combined with the Site Plan.
- **Site Plan(s)** showing:
 - boundary of site;

² Both can be accessed on the internet at: <https://www.naturalvaluesatlas.tas.gov.au/>

- location of existing and proposed buildings/structures and plant and machinery;
- location of any materials stockpiles;
- vegetation types, clearly marking areas to be cleared, and records of any threatened species/vegetation communities (if relevant);
- watercourses on and near the site;
- site water management (drains, settling ponds, bunding etc. (see also Part C Issue 2)); and
- monitoring points (as relevant).

3 Description of existing activity

- Provide details of any current regulatory approvals relating to the existing activity.
- Provide the following in relation to the existing activity:
 - a summary of environmental monitoring results (if any);
 - a summary of public complaints regarding the activity (received by the activity operator and by regulatory authorities);
 - details of breaches of conditions of current regulatory approvals (if any); and
 - details of contraventions of environmental law (if any).

Part C – Potential environmental impacts

General note

The following is required in the assessment of potential environmental impacts:

I Key Issue: Noise emissions

It is noted that an environmental noise assessment prepared by Tarkarri Engineering (4 March 2021) was included in the Development Application for the proposal. The report acknowledges that the noise environment prior to 0500 hours in the area is quieter than 0600 hours and that noise impact at residential receivers from operation of the plant from 0500 to 0600 hours would potentially be excessive.

To adequately address the potential for noise impact to sensitive receivers the following additional information must be included in a revised noise assessment report:

- Increased noise levels are noted from 0500 hours onward. An assessment of noise sources is required to determine which activities are resulting in the increase from 0500 hrs. Specifically it needs to be determined whether activities associated with the subject site or surrounding industrial activities are causing the increase in noise levels.
- The ambient noise monitoring location shown in the Tarkarri report has potential to be affected by truck movements along the access road and may not be representative of the receiver location R4. Additional noise monitoring should be conducted at location/s away from the access road (not affected by noise associated with the plant) and at a location representative of the background noise levels of receiver R4.
- Provide an explanation as to why the sound power level of 'Truck – wash stand to Hobart Road' is different to the sound power level of 'Truck – wash stand'.
- The number of existing and maximum proposed truck movements along the access road, including a breakdown of truck numbers by hour (including between 0500 - 0600 hrs and 0600 - 0700 hrs) is required.
- An assessment of current noise impacts against the applicable night-time (2200 – 0700 hrs) design noise limits is required. It should be noted that the hours between 2200 – 0700 hrs are generally considered the night-time period and sleep disturbance during this period should be avoided.
- An assessment of the potential noise impacts from the proposed extension of operating hours to 0500 hrs on sensitive receivers is required. This should be based on the maximum number of truck movements at peak production (i.e. the maximum quantity of product proposed to be produced at the site).
- When determining the applicable night-time noise limits, lower measured background noise levels during the night-time period should be considered.
- Appropriate mitigation measures should be outlined to ensure that the existing ambient noise levels for night-time periods are not compromised and that the proposed operational noise associated with the plant will not cause annoyance at the surrounding receivers.

Consideration should be given to the requirements of the Tasmanian Environment Protection Policy (Noise) 2009 (see [Environment Protection Policy \(Noise\) 2009 | EPA Tasmania](#)).

2 Air quality

- Identify and characterise all sources of potential dust generation from the site. This includes dust generated from stockpiled raw materials and traffic movements entering, on, and departing the site.
- Discuss the potential environmental impact of fugitive dust emissions from the proposed activity on the nearest residence(s), especially during unfavourable meteorological conditions.

- Describe any measures proposed to minimise the impact of dust movement from the site, such as watering or sealing roads, dust extraction systems and covering of open truck loads and stockpiles.
- Provide information about any dust complaints related to the operation of the existing facility.

3 Water quality (surface, discharge, and groundwater)

- Describe the proposed management measures to control surface water and the potential for erosion and sediment loss. Control measures include minimisation of stormwater ingress and sediment mobilisation through the use of perimeter drains, cut-off drains and bunding; sediment basins or stilling areas to capture entrained sediment; and swales, rock filters, wetlands, or vegetated discharge zones to remove fine suspended sediment.
- Identify the dimensions, capacity, and other relevant design features of key stormwater infrastructure such as drains and sediment basins, with reference to design rainfall frequency (average recurrence interval) and intensity.
- Describe the potential impacts to the receiving environment (surface water, groundwater, drinking water, stock water, and irrigation as relevant).

4 Waste

- Describe the solid and liquid waste that will be produced (e.g. metal and machinery service wastes, used oils, general refuse etc), and the proposed methods for reuse, recycling, treatment and disposal.

5 Environmentally hazardous substances

- Provide details of the nature and quantity of environmentally hazardous substances (e.g. fuel, oil, diesel) that will be stored (permanently or temporarily, e.g. mobile refuelling) and or handled on site.
- Describe their storage method and location, and the proposed management measures to prevent their release and respond to accidental spills (e.g. provision of spill kits).
- Describe any dangerous goods³ and controlled wastes⁴ that will be present on the site, and how they will be managed.

6 Natural values

- Describe and provide the results of any natural values survey undertaken for the EER. The survey report must be appended to the EER.
- If there are records (from the Natural Values Atlas and or TASVEG 4.0) of listed threatened flora/fauna species or threatened vegetation communities on or near the site, or if the site has potential habitat for any such species, a natural values survey is likely to be required. Surveys must comply with the requirements of the *Guidelines for Natural Values Surveys*⁵.

³ Information on controlled waste identification and classification is available on the internet at:

<https://epa.tas.gov.au/regulation/waste-management/controlled-waste>

⁴ As defined in the Australian Code for the Transport of Dangerous Goods by Road and Rail.

⁵ Available on the internet at: <https://dpiw.tas.gov.au/conservation/development-planning-conservation-assessment/survey-guidelines-for-development-assessments>.

- Describe potential impacts to threatened fauna, flora and vegetation communities including potential for roadkill from vehicles⁶.

7 Weeds, pests, and pathogens

- List any weeds and diseases known to occur, or likely to occur, on or near the site. Describe the potential for dispersal of weeds and diseases to and from the site, and within the site, and the proposed management measures, as relevant.

8 Environmental Impacts of Traffic

- Discuss the potential for transport to and from the site to cause a noise nuisance to residences and other noise sensitive premises in proximity to the Land, taking into account the type, volume and time of transport (note this can be incorporated into Key Issue: Noise section).
- Discuss the potential to cause a dust nuisance as a result of transport along gravel roads in proximity to the Land (note this can be incorporated into Section 2: Air).

9 Monitoring

- Describe any proposed environmental monitoring and reporting. Show all proposed monitoring points on the Site Plan (see Part B).

10 Decommissioning and rehabilitation

- Provide a description of the proposed decommissioning and rehabilitation in the event of cessation of the activity, including final land use.

⁶ Information in relation to roadkill risk for Tasmanian Devils can be found at:
https://dpiwwe.tas.gov.au/Documents/Devil_Survey_Guidelines_and_Advice.pdf

Part D – Summary of proposed management measures

- All management measures must be numbered and summarised in a Table in this section (example provided below). They must be written as specific, unambiguous measures for avoiding, minimising and managing the potential environmental impacts identified in Part C above.

Management measures

No.	Proposed measure	Timeframe
1	A sediment settling pond capable of containing runoff from a 1-in-20 year storm event as described in Part C, paragraph 2.6 [of the EER].	At least 30 days prior to commencement of operations.
2	Develop a solid waste management plan as described in Part C, paragraph 8.4 [of the EER].	Within three months of approval and prior to treatment or removal of any waste.
3	Construct a noise attenuation barrier as described in Part C, paragraph 9.2 [of the EER].	At least 30 days prior to commencement of operations.

Part E – Public and stakeholder consultation

- Describe any consultation with other government agencies, community groups or neighbours that has taken place, or details of any intended consultation that will take place.
- A Guide to Community Engagement is available on the EPA's website at <https://epa.tas.gov.au/assessment/assessment-process/guidance-documents>

Appendix A: Other issues and agency contacts

In addition to a permit under the LUPA Act and the EMPC Act, there may be other legal requirements to allow your proposal to proceed. These may include other permits, licences or landowner consent. You may also need to contact other Government agencies to obtain information for the purpose of assessment under the LUPA Act or the EMPC Act. The following list identifies some of the key agencies you may need to contact.

Note: your proposal may be referred to other agencies in the process of preparing guidelines. Should assessments or approval outside of the Board's responsibilities be required, the respective agency will engage with you to progress them.

Natural values including flora, fauna, and geoconservation values, or permits to deal with threatened species:

Natural and Cultural Heritage Division
Telephone: (03) 6165 4396
Email: conservationassessments@dpipwe.tas.gov.au
Website: www.dpipwe.tas.gov.au

Aboriginal heritage, including desktop assessment, artefact survey requirements, permits:

Aboriginal Heritage Tasmania
Telephone: (03) 6165 3152
Email: aboriginal@heritage.tas.gov.au
Website: www.aboriginalheritage.tas.gov.au

Note: the proposal will be referred to Aboriginal Heritage Tasmania (AHT) on referral to the Board. If assessments or approvals outside of the Board's responsibilities are required, it is your responsibility as the proponent to engage with AHT to progress them.

Crown land, including where any proposal may impact on land owned by the Crown:

Property Services
Telephone: (03) 6169 9015
Email: PropertyServices@parks.tas.gov.au
Website: www.parks.tas.gov.au

State roads, including where any proposal requires works on or access from a State-managed road asset:

Department of State Growth
Telephone: (03) 6166 3369
Email: permits@stategrowth.tas.gov.au
Website: www.transport.tas.gov.au

Mining leases:

Mineral Resources Tasmania
Telephone: (03) 6165 4800
Email: info@mrt.tas.gov.au
Website: www.mrt.tas.gov.au

Works impacting natural waterway flow, e.g. dams or fords:

Agriculture and Water Division
Telephone: (03) 6165 3222
Email: Water.Enquiries@dpipwe.tas.gov.au
Website: www.dpipwe.tas.gov.au/water



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