Environmental Assessment Report

Pentarch Logistics Pty Ltd

Massy-Greene Drive Wood Optimisation Hub, South Burnie

May 2026

EPA TASMANIA

ENVIRONMENT PROTECTION AUTHORITY

Environmental Assessment Report

Proponent	Pentarch Logistics Pty Ltd
Proposal	Massy-Greene Drive Wood Optimisation Hub
Location	23 Devon Street, South Burnie
Class of Assessment	2B
PCE no.	11557
Permit Application No.	DA 2024/97 (Burnie City Council)
myDAS Folder No.	23/3980
myDAS Document No.	D26-88222

Assessment Process

Date	Milestone
07/06/2023	Notice of Intent lodged
20/06/2023	Class of assessment determined
07/07/2023	Guidelines Issued
19/02/2025	Referral received by the Board
03/05/2025	Start of public consultation period
02/06/2025	End of public consultation period
17/09/2025	Additional information (Supplement) submitted to the Board
21/04/2026	Date draft conditions issued to proponent
12/05/2026	Statutory period for assessment ends

This proposal is defined as a 'level 2 activity' under clauses 2(g) and 2(i), Schedule 2 of the *Environmental Management and Pollution Control Act 1994* (EMPCA), being a woodchip mill and wood processing works.

The assessment by the Board of the Environment Protection Authority (the Board) was commenced by lodgement by Pentarch Logistics Pty Ltd of a Notice of Intent (NOI) under section 27B of EMPCA.

Glossary/Acronyms

Term	Detail
Board	Board of the Environment Protection Authority
EER	Environmental Effects Report
EIA	Environmental impact assessment
EMPCA	*Environmental Management and Pollution Control Act 1994*
EMPCS	Environmental management and pollution control system
EPBCA	*Environment Protection and Biodiversity Conservation Act 1999* (Cth)
LUPAA	*Land Use Planning and Approvals Act 1993*
NCA	*Nature Conservation Act 2002*
NOI	Notice of Intent
NRE	Department of Natural Resources and Environment Tasmania
RMPS	Resource Management and Planning System of Tasmania
TSPA	*Threatened Species Protection Act 1995*

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1 The Proposal

The main characteristics of the proposal are summarised below. A detailed description of the proposal is provided in Section 2 of the EER.

Summary of the proposal's main characteristics

Activity

The proposal involves the development and operation of a new wood optimisation hub at the existing Level 2 Massy-Greene Woodchip Mill, with continued operation of the mill.

The existing woodchip mill operates under former Licence to Operate Scheduled Premises No. 5952 as varied by Environment Protection Notice No. 8639/2 (herein referred to as EPN 8636/2).

The wood optimisation hub will consist of:

- a log infeed system with scanner system to select logs for milling;
- the sawmill itself;
- a grading and stacking line which finishes the timber into various sizes/lengths; and
- a pallet assembly and painting line to manufacture and paint pallets ready for transport off-site.

The two Level 2 activities are located on the same land and will be integrated with wastes from the wood optimisation hub being directed to the woodchip mill. The proposal initially involved upgrades to the woodchip mill including a new fines hopper and additional screen in the existing screenhouse as well as associated linkages, such as conveyor belts, between the two activities. However, the EER Supplement amended the proposal details to include the new hoppers and screenhouse to be installed as part of the wood optimisation hub, rather than at the woodchip mill. This means that there will be two short conveyor belts leading to hopper bins which will collect fines and woodchips, with the material then collected by trucks. These changes do not represent a significant change to the proposal which may warrant readvertising. The number and size of buildings have not changed, and the environmental impacts are likely to be reduced with shorter conveyor belts (i.e. lower risk of noise emissions and dust/fines). The type of equipment proposed has also not changed, only the configuration of that equipment.

The woodchip mill has produced around 450,000 tonnes of woodchips per year over the last three years, which is less than their approved limit of 650,000 tonnes per year (tpy) of woodchips produced. According to the EER, input to the woodchip mill at full production would be 650,000 tpy (with minimal losses to fines). With the addition of the sawmill and pallet assembly/painting lines the proponent intends to commence maximum delivery of native and plantation eucalypt logs (i.e. 650,000 tpy) to the site. While this does not represent an increase to what is currently permitted under the existing EPN 8636/2, it does represent an increase in the number of logs that will be delivered to the site compared to the last three years of operation at the woodchip mill.

This will represent an additional 200,000 tonnes (170,000 cubic metres) of logs received per year which will be directed to the sawmill for milling to produce up to 70,000 cubic metres per year of first and second grade lumber. This lumber will then be used to either manufacture pallets on-site or be sold directly to external parties. The pallet assembly and painting line will have a maximum design capacity of 3,542 pallets per day.

Approximately 100,000 cubic metres per year of wood waste from the sawmill will be transferred by conveyor belts to hoppers for fines and woodchips. Woodchips will be taken to the woodchip mill for processing with woodchips, and fines will be sold to external parties.

The Proponent wishes to retain the existing woodchip production limit of 650,000 tpy in addition to the timber product limit of 70,000 cubic metres per year for the sawmill to allow operational flexibility. The EER states the proposal will not receive any additional logs to that which would be received if the woodchip mill was operating at its maximum permitted production limit (i.e. 650,000 tonnes of logs

received per year). If the sawmill was operated at less than full production, the unused logs could then be diverted back to the woodchip mill for processing as woodchips.

Location and planning context

Location	23 Devon Street, South Burnie, (CT 134067/1) as shown in Figure 1.
Land zoning	The Project title, CT 134067/1, has two land zones. The footprint of the existing woodchip mill and associated infrastructure (approximately 2 ha) is zoned General Industrial. The remainder of the title (approximately 50 ha) is subject to the provisions of the Open Space zone.
Land tenure and use	Private Freehold. The Massy-Greene Woodchip Mill currently operates at the site. The operation of the woodchip mill and export log yard is an approved Level 2 activity under Schedule 2, clause 2(i) of EMPCA. A softwood sawmill previously located at the northern end of the site was decommissioned over 30 years ago.
Surrounding land zoning, tenure and uses	The Melba Train line, owned by the State Rail Network, follows the northern boundary of the site and is zoned Utilities. Beyond this, the land to the north and east of the project site boundary is zoned General Industrial and dominated by industrial land uses. Residential dwellings are located within the General Residential zone to the west, south and southeast. The nearest dwellings share a boundary with the project site and are located approximately 180 m to the west of the proposed development. Residential areas are buffered from the General Industrial zone by land zoned Open Space, which surrounds the existing and proposed development site. A recreational area, including walking tracks, adjoins the western boundary along Romaine Creek.

Environmental characteristics

Climate	Rainfall is approximately 950 mm per annum. Wind direction is predominantly westerly in the mornings and afternoons.
Topography	The project site sits atop an elevated flat plain approximately 100-120 m above sea level (ASL), the plain drops off to the west down to around 50 m ASL into Romaine Creek; Romaine Reservoir is located several hundred metres upstream.
Geology	The project site is predominantly on a deeply weathered basalt plain. Surrounding geology includes landslide deposits derived from weathered Tertiary rocks. The closest geoconservation site is approximately 2.8 km to the south (Site 2576 - Emu River Incised Meanders).
Soils	The site is characterised by generally uniform soil conditions, with a layer of crushed rock fill material over silt and or clay. Historical and current uses have resulted in areas of contaminated soil.
Hydrology	Romaine Creek is the closest waterbody, located approximately 160 m west of the project footprint, down a grass embankment, following the western boundary of the cadastral parcel. Romaine Reservoir is located several hundred metres upstream of the creek. The paddock area leading down to Romaine Creek is currently used as a dispersion area for site stormwater from the existing woodchip mill.
Natural Values	The proposed development footprint is within a brownfield site and has limited natural values. The surrounding area has tracts of plantation as well as patches of native vegetation, including *Eucalyptus obliqua* forest with broadleaf shrubs and *Eucalyptus viminalis* wet forest around Romaine Creek. Romaine Creek supports known populations of the Burnie burrowing crayfish (*Engaeus yabbimunna*), listed as vulnerable under the *Threatened Species Protection Act 1995* (TSP Act) and vulnerable under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The eastern barred bandicoot, *Perameles gunnii* (listed as Vulnerable under the EPBC Act) has been observed in the area.

	Avifauna species listed within 500 m of the site include including the Tasmanian wedge-tailed eagle (*Aquila audax fleayi*) (EPBC Act Endangered, TSP Act endangered), white-bellied sea-eagle (*Haliaeetus leucogaster*) (TSP Act vulnerable), swift parrot (*Lathamus discolor*) (EPBC Act Critically Endangered, TSP Act endangered), and the white-throated needletail (*Hirundapus caudacutus*) (EPBC Act Vulnerable). No vegetation will be cleared as part of the proposal.

Proposed infrastructure

Major equipment	The Project includes the following new major equipment: • Outdoor log infeed system - log infeed deck, various conveyors, log scanning process equipment, and reject log bunker. • Sawmill line - saw line equipment and waste wood conveyors. • A screenhouse within the sawmill line building. • New external conveyor belts from the sawmill line building leading to two new hopper bins for collection of fines and woodchips. • Grading and stacking line - all grading and stacking equipment and drum chipper for waste material. • Pallet assembly and painting automated equipment.
Other infrastructure	The Project includes the following new infrastructure: • Outdoor log infeed system • Sawmill, grading and stacking line building • Pallet assembly and painting line building • Various conveyors • Ancillary infrastructure • Service workshop • Four new 275 kL rainwater storage tanks • New fire suppression system • New carpark for operational staff • Several concrete or gravel hardstand areas / driveway hardstands for storage and loading • Weigh bridge • Amenities building • Surface water capture from hardstand production areas and log yards into existing onsite stormwaters system • HV Transformer (2,500 KVA supply) from existing HV network

Inputs

Water	Water for cooling sawmill blades and site amenities
Energy	Mains electricity and diesel for running vehicles, equipment site offices
Other raw materials	Hydraulic oil and various lubricants for vehicles and equipment Water based paints Primer White stencil ink Mineral oil Concrete (ready mixed and delivered as required)

Wastes and emissions

Liquid	Stormwater runoff will be directed to the existing stormwater system and shared with the chip mill. Stormwater will be collected in 4 x tanks off rooftops for reuse on site.
Atmospheric	Air emissions from the existing chip mill includes dust from vehicle movement as well as wood fibres from chipping operations (chipping, screening, chip conveying, stockpiles and loading chips into trucks). Dust may be generated during the construction phase of the new development (trenching, excavating, stockpiling and vehicle movements). The operation of the new sawmill may result in dust from vehicle movement and fines waste from the saw milling process. Low VOC paint is proposed to be used in the pallet assembly line.
Solid	Waste construction materials such as concrete, plastic and steel. General waste including general recyclables.
Controlled wastes	Small quantities of controlled wastes including: • solvents and paints (<5,000 L); • waste oil or hydraulic fluid (<5,000 L); • waste from any transportable toilets used (to be removed from site by a licensed contractor); and • potentially contaminated soil and groundwater.
Noise	The sawmill line, grading and stacking line and the pallet assembly line are identified as the main noise generating components for the proposed development.
Greenhouse gases	The proposal will produce direct greenhouse gas emissions by diesel powered vehicles and machinery. Indirect impacts will also occur through logging and transport of logs received by the activity for chipping and milling.

Construction, commissioning and operations

Proposal timetable	Construction is expected to take 12-18 months once approval is obtained. A period of 2-3 weeks will be required for commissioning of the sawmill and pallet manufacturing facility once construction has been completed. The operational timeframe will be a minimum of 10 years, which will likely extend depending on market conditions.
Operating hours (ongoing)	0700 to 2200 hours 7 days a week (as approved in the existing chip mill EPN no. 8636/2). Sawmilling or machining of timber and operation of the log sorter will only be undertaken between the hours of 0700 hours and 1600 hours. While wood chipping will also generally cease at 1600 hours, there may be need for wood chipping to be undertaken until 2200 hours to cover production shortages (e.g. if shipping dates were moved forward). Typically the facility will operate Monday to Friday, with only occasional weekend shifts to make up production shortages as required.

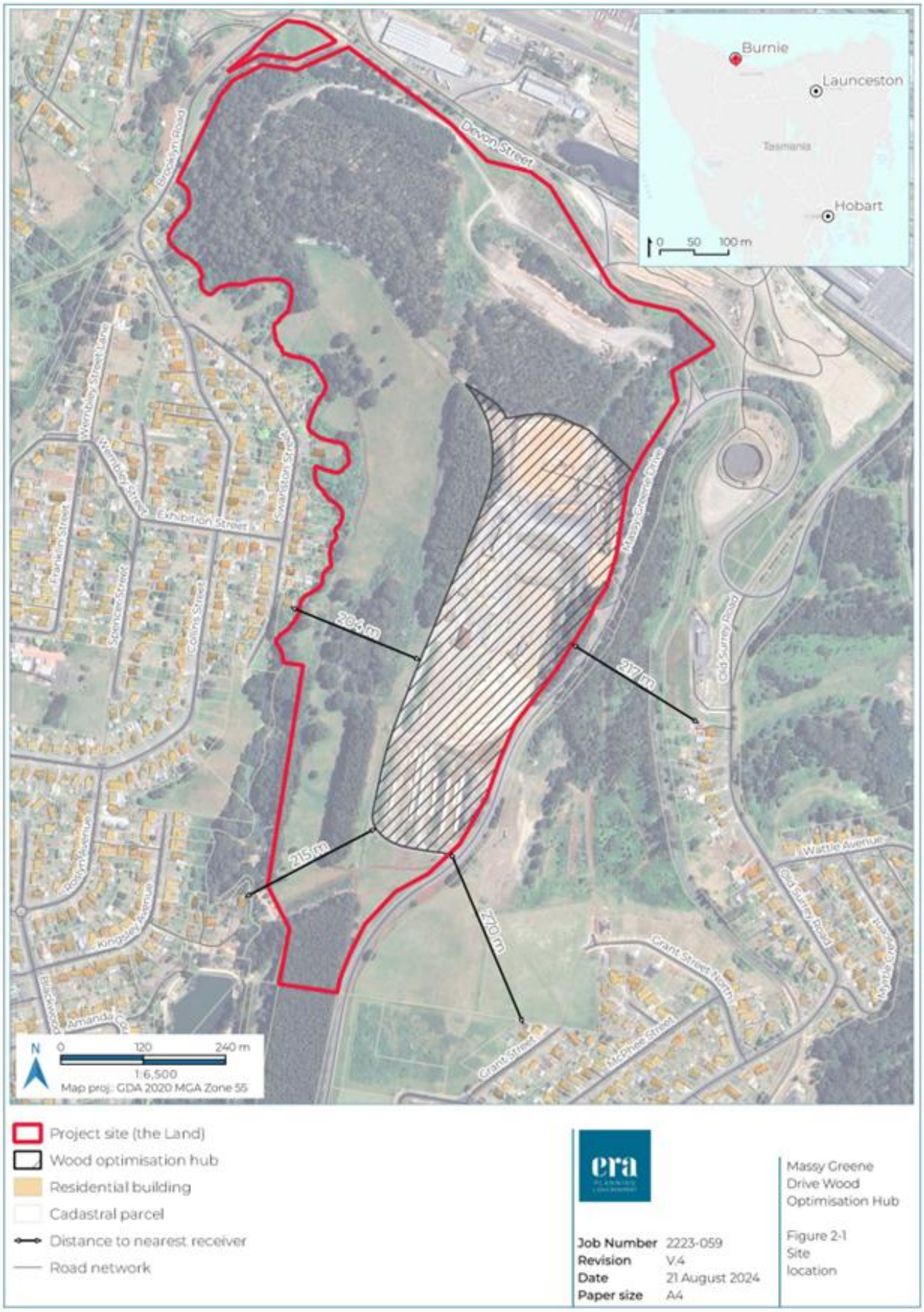


Figure 1: Project site boundary (Figure 2-1 of the EER)

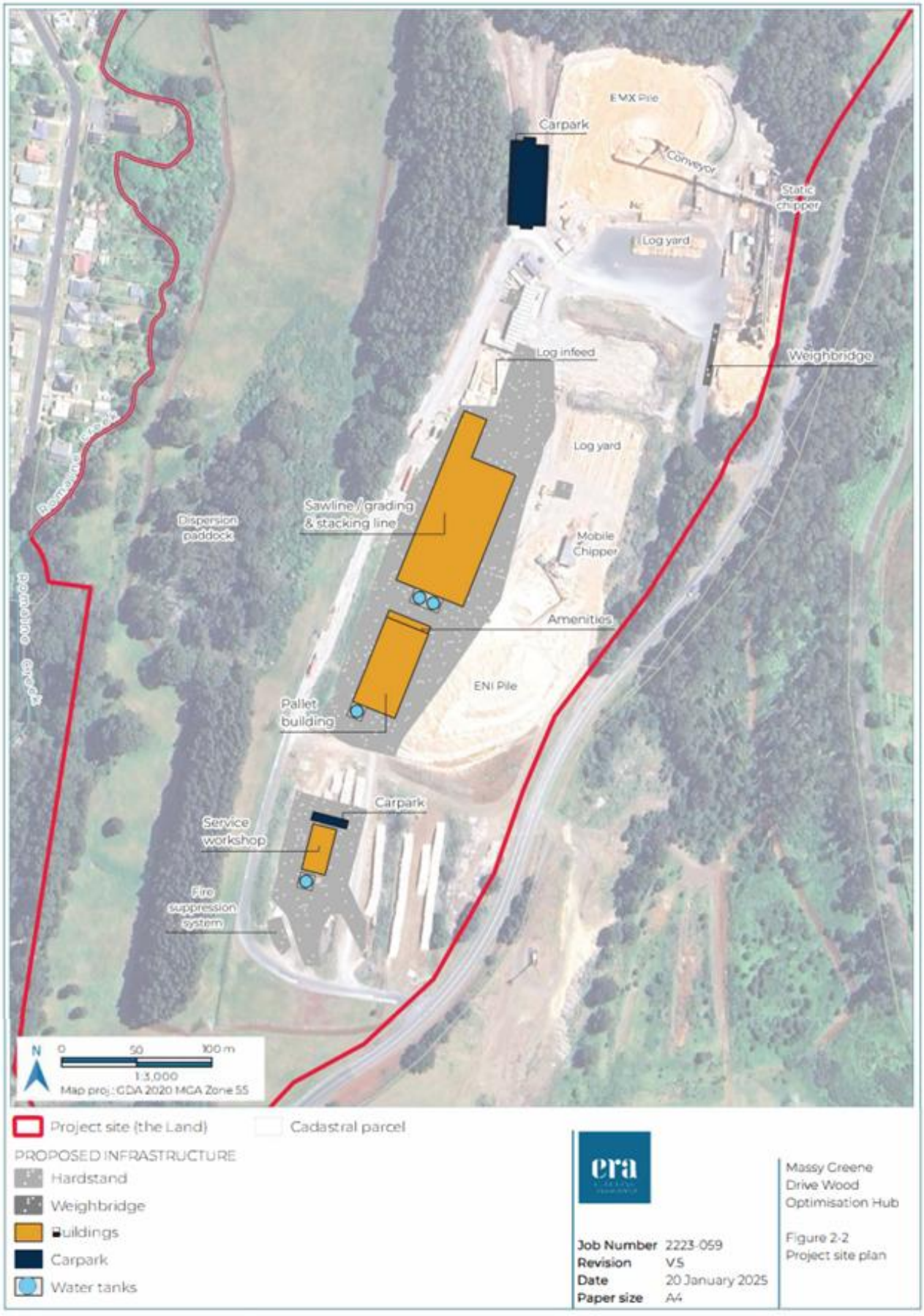


Figure 2: Site plan showing proposed infrastructure (Figure 2-2 of the EER).

2 Project Rationale and Alternatives

According to the EER, the purpose of the proposal is to apply advanced scanning and sawmilling technology to produce timber from logs that would otherwise be chipped for export. Pentarch has constructed a similar sawmill at Eden in NSW and is applying for the use of the value-adding technology in Tasmania as part of the company's strategic expansion.

The EER states the rationale for locating the proposal at the existing Massy-Greene Drive woodchip mill site is that:

- the site is currently owned and operated by Pentarch;
- there is an existing, approved woodchip mill at the site, which is approved to receive logs;
- waste from the sawmill can be processed through the existing wood chipping activity;
- there are transport options for the pallet and lumber products via Burnie Port and the road network; and
- the site is an existing cleared, disturbed site.

No alternative sites were considered due to the reasons outlined above and that the only Pentarch operation in Tasmanian is the Massy-Greene Drive Woodchip Mill.

3 Public and Agency Consultation

One public submission was received during the public consultation period. The main issues raised were:

- The planning authority should be applying discretionary performance criteria to consider impacts of using a native timber wood supply.
- The application fails to consider the full impact of logs being transported from the source to the site.
- The application has not satisfactorily addressed performance criteria related to landscaping and pedestrian access.
- The bushfire prone area code should be applied to the application given the storage of diesel on site.
- An exemption for the car park to be located within the low/medium landslip hazard band should not be granted due to safety risks.

During the assessment process, the proposal was also referred to several government agencies with an interest in the proposal, including:

- Conservation Assessments Section, Natural Resources and Environment Tasmania
- Department of Health and Human Services
- Department of State Growth
- Sustainable Timber Tasmania
- TasNetworks
- Burnie City Council

Appendix 1 of this report contains a summary of the public submissions received. No submissions from government agencies were received during the public consultation period.

The Supplement to the EER prepared by the proponent provides a response to relevant environmental issues raised during public consultation.

4 Evaluation of Key Environmental Issues

Three key environmental issues were identified for detailed evaluation in this report:

- Air quality
- Water quality (surface and groundwater)
- Noise emissions

These issues are discussed in the following subsections.

4.1 Air quality

4.1.1 Potential impacts

The main sources of air emissions from the existing operation are identified in the EER as vehicle movements on unsealed roads (dust), as well as wood fibres from chipping, screening, chip conveying, chip stockpiles and loading of materials into vehicles. Emissions also include greenhouse gases from plant and equipment exhaust emissions.

Construction activities have the potential to generate air emissions through the demolition of existing infrastructure, excavation and trenching, vehicle movements, exhaust fumes and materials stockpiles.

The additional operations on the site will result in additional vehicle movements, including forklifts, and trucks, which may result in dust emissions. The proposed sawmill line has the potential to generate wood fibres as the logs are milled into boards. The grading and stacking line will generate particulate fines during the milling process used to refine the processed boards into the required sizes. The pallet assembly and paint line has the potential to emit paint fumes.

Potential impacts are identified as the entrainment of dust and wood fibres into the atmosphere, impacting air quality, coating vegetation with dust which can impact photosynthesis and transpiration, the inhalation of dust particles by fauna and humans potentially resulting in respiratory stress, and reduced amenity and visibility due to dust clouds, which may have health and safety impacts.

4.1.2 Management measures

According to the EER, dust emissions from vehicle movements associated with the existing activity are managed by the dampening of unsealed roads, sealing of the entry and exit points to the site, and minimising vehicle speeds.

For the existing activity, water sprayers are used on chippers to dampen wood fibres. The chippers are also enclosed to further prevent fibrous emissions. Conveyors that are used to transport chips prior to screening out of fines are covered to prevent fines becoming entrained in the atmosphere. The screening process, which is used to remove fines from the woodchips, is undertaken near ground level to minimise wind exposure, with the same approach applied to the loading of woodchips into trucks. Trucks carrying loads of material and waste fines are covered prior to leaving the site. According to the EER, as the woodchips stored in stockpiles have been screened to remove the fines, they are not considered a significant air emission risk.

The following mitigation and management measures are proposed in the EER for the construction phase:

- Onsite stockpiling of materials will be avoided where possible for management of dust emissions. If stockpiles are necessary, they will be sited away from the Project Site boundary and with consideration of the prevailing wind direction.
- Potentially dust generating material stockpiles, unsealed roads, or excavated areas will be sprayed during periods of dry weather with water or a suitable dust suppressant as required.
- Speed restrictions will be applied to all roads within the Project Site, which will minimise dust generation.
- Project information and construction schedules will be provided to local residents, advising them of potential dust generation during construction and the mitigation measures to be applied.

The following management measures are proposed in the EER for the operational phase:

- A weather station will be installed onsite to gauge weather conditions which will inform dust generation protocols.
- A protocol will be developed for the watering down of unsealed surfaces within the operational area to prevent dust generation under high temperature and/or windy conditions, as informed by the onsite weather station. The protocol will be reviewed every two years.
- Only low VOC (volatile organic compound) paints will be utilised in the pallet painting line.

During operations, sealed concrete hardstands and walkways are proposed to limit any dust generated by forklift use, which will be limited to these hardstand areas. To keep the site clean and minimise dust, the EER states that hardstand areas will be regularly hosed down, and the water directed to the stormwater system.

The EER notes that the proposed sawmill is designed to contain and capture wood fibres and includes an emissions extraction system. The grading and stacking line will also have a dust extraction system. All fines collected will be consolidated with other waste material from the site and stored in a hopper for transportation off site.

No on-going air quality monitoring during the construction or operational phases is proposed.

4.1.3 Public and agency comment and responses

No public or agency comments were received in relation to air quality.

4.1.4 Evaluation

The air quality report (Appendix A of the EER) assessed the potential impacts of the existing and proposed activities on local and regional air quality and deemed it unlikely that excessive air emissions would leave the site, including during the constructive phase when accumulative impacts are likely to be greatest.

No complaints relating to air quality have been received in the last 5 years[1] which supports the finding that existing sources of air emissions are adequately managed to prevent environmental nuisance.

It is considered unlikely that significant additional particulate matter or wood fibre emissions will be generated from the proposal and travel beyond the boundary of the Activity Area given that; existing sources are adequately managed, the nearest sensitive receptor is approximately 200 m from the Activity Area and separated by the Open Space zone, and that the proposed sawmill and associated infrastructure includes design solutions to capture and/or control air emissions.

The proposal to design the new sawmill including the grading and stacking line and the pallet assembly and painting line with integrated emission extraction and capture systems is therefore supported.

While monitoring of air emissions is currently not required for the site, the proposal to install a weather monitoring station to better inform operators regarding the management of dust is supported. Given the current and proposed mitigation measures, the overall risk of environmental nuisance occurring from air emissions is considered low and, on this basis, no conditions requiring air monitoring are considered necessary.

The existing approval for the activity (EPN 8636/2) requires dust emissions to be controlled to the extent necessary to prevent environmental nuisance and, the covering of vehicles carrying loads which may blow or spill upon leaving the Activity Area. These standard conditions are included in the new permit as conditions **A1** and **A2** respectively.

In addition, it is considered appropriate to include condition **A3**, which requires one, or more, of the following methods to be implemented to control sawdust and particulate fines from wood chipping and sawmilling to the extent necessary to prevent environmental nuisance:

- Installation of water sprays;
- Installation of sawdust and particulate fines extraction and storage equipment;

[1] Appendix A of the EER, dated April 2024.

- Enclosure of sawmilling plant, wood chipping plant and conveyor belts carrying materials which have not been screened; or
- Other methods approved by the Director.

These required management measures align with the management measures stated in the EER that are currently used for the woodchip mill and/or proposed for the sawmill. This will also ensure that the new sawmill is designed to an appropriate standard to minimise the risk of sawdust and particulate fines escaping to atmosphere.

Only using low volatile organic compound (VOC) paints in the pallet painting line is considered appropriate and is supported. Condition **A4** is imposed which requires the activity to only use low VOC paints on the pallets. This will ensure that only low VOC paints are allowed to be used which is considered to be low risk from an odour generation / nuisance aspect.

Construction involves a substantial excavation component and is likely to take ~18 months. To minimise the risk of dust causing environmental nuisance during the construction phase, condition **CN1** requires a Construction Environmental Management Plan to be submitted to the Director for approval prior to construction works commencing. Part of this plan must provide a detailed description of the timing and sequence of construction events and the proposed management measures in relation to certain environmental aspects of construction, including control of dust emissions.

4.1.5 Conditions

The proponent will be required to comply with the following new conditions, existing permit conditions and amended existing permit conditions:

Existing permit conditions:

A1 Control of dust emissions

A2 Covering of vehicles

New permit conditions:

A3 Control of sawdust and fines from wood chipping and sawmilling

A4 Use of low volatile organic compound paints for pallet painting

CN1 Construction Environmental Management Plan

4.2 Water quality (surface and groundwater)

4.2.1 Potential impacts

If construction and ongoing operations are not managed appropriately, stormwater has the potential to carry pollutants including oils/greases, sediments, sawdust and fines into water courses, being Romaine Creek to the west, Emu River to the east and indirectly to Emu Bay to the north (through watercourses and council stormwater infrastructure). These pollutants have the potential to impact surface and groundwater quality, including natural values and human health. Similarly, the use and storage of hazardous substances have the potential to impact surface and groundwater in the event of a significant spill if not managed appropriately.

Figure 3-1 of the EER, reproduced below, shows the proposed layout of the updated infrastructure for the management of stormwater at the site. The existing stormwater management system is divided into two parts servicing the northern and southern sections of the existing activity and is delineated by a raised bank between the two log storage areas. Refer to section 3.2.1.2 of the EER and the EER Supplement for a detailed description of the water management infrastructure.

Stormwater management and infrastructure for the northern section of the site, associated with the woodchip mill, will remain unchanged. Stormwater from this area is captured by a series of drains and directed to a stormwater detention tank. Stormwater then flows through a concrete settling tank, set of screens and a water interceptor before entering the wetland. Flows from the wetland discharge to the local stormwater management infrastructure which ultimately discharge to Emu Bay north of the site.

For the southern section stormwater management will also remain largely unchanged, with stormwater ultimately being collected, treated and discharged to the existing dispersion paddock located on the western side of the site (see Figure 3 below). The stormwater system will be updated to ensure stormwater from the new operational areas is captured and directed to the stormwater infrastructure and dispersion paddock.

The most significant change in relation to stormwater from this proposal will be the increase in the catchment area of building roofs. The proposal includes the addition of tanks for collecting rainwater from the roof of each building, thus resulting in an overall reduction of stormwater flowing to the dispersion paddock compared to the existing operation. Should these tanks overflow, they will also be captured by the stormwater system and directed to the dispersion paddock.

The sawmill will require water for cooling the saw blade and chipping knife (i.e. water sprays), however, the EER states it will be a negligible volume and will be absorbed into the woodchips / sawdust that is then collected via a conveyor and hopper system to be removed offsite (to an external purchaser). The EER notes that there is potential for minor amounts of oil and grease to be transferred from the sawmill equipment to the woodchips / sawdust. Excess water not absorbed by the woodchips / sawdust or evaporated will report to the stormwater system, which includes a HumeCeptor designed to captures gross pollutants (i.e. sediments and wood fines) and oil / grease, prior to reporting to the dispersion paddock sumps.

Water quality from the existing activity is currently monitored in accordance with the requirements of the EPN, which requires monitoring of Romaine Creek (upstream and downstream of the dispersion paddock) and at the wetland and HumeCeptor monitoring points (see Figure 3). Monitoring results at the HumeCeptor indicate that there have been occasional oil and grease levels detected marginally above the discharge limit, however, it is noted that this monitoring location is not a discharge location and monitoring at the wetland shows no exceedances of the oil and grease discharge limit where it leaves the Activity Area.

The EPN also requires a bi-annual assessment of the dispersion paddock to assess its ability to received and effectively treat stormwater from the activity. The EER references the 2023 assessment, which was superseded by the 2025 assessment completed during this assessment process. Both dispersion paddock assessments concluded that there was no evidence of erosion or landslip and that impacts on Romaine Creek were considered unlikely. According to the EER the flow of stormwater to the Dispersion Paddock is typically not significant and usually only sump one is flowing, thus overland flow reporting directly to Romaine Creek is considered unlikely.

Surface water sampling results over the last five years from the north and south Romaine Creek monitoring locations appear to support these conclusions. Only one exceedance of the discharge limits has been observed during this period for TSS in June 2025. The 2025 Dispersion Paddock Assessment Report noted that this sample was taken during a high rainfall event in winter, noting that the exceedance occurred at both the upstream and downstream monitoring points, as well as at the wetland monitoring point. Follow up monitoring was conducted at the wetland a short time later which showed TSS level were below the limits of reporting. The elevated TSS results were considered likely to be from a 'flush' of the Romaine Creek Reservoir located upstream of the two Romaine Creek monitoring locations.

Wastewater from the existing onsite amenities (i.e. toilets, hand washing facilities etc.) report to two septic tank systems. These septic tanks are pumped out by a licenced contractor on a regular basis for disposal at a licenced facility. The EER proposes to continue this practice; but will review the current system during the detailed design phase to ensure its capacity is appropriate or update its capacity if necessary.

Potential impacts to water quality during the construction phase are identified in the EER as sediment laden run-off, including from stockpiled materials, and run-off contaminated with hydrocarbon spills. This run-off, if left untreated, could impact water quality within Romaine Creek.

The EER also noted that due to the historic industrial nature of the site (i.e. woodchip mill and historic softwood sawmill 30+ years ago) there was potential for soil contamination to be present. During geotechnical investigations soil samples were obtained and analysed for contaminants of concern (hydrocarbons and metals). According to the EER, one sample reported low levels of Total Petroleum Hydrocarbons (TPH) and Total Recoverable Hydrocarbons (TRH) and all sites reported elevated metal concentrations (predominantly manganese, total chromium and nickel). All results were below the NEPM health and ecological screening / investigation levels for commercial / industrial sites. The EER goes on to note that in terms of waste disposal, results showed the majority of sampled material would be classified as level 2 with some areas being level 3 contaminated soil, based on the EPA Information Bulletin 105 classifications.

The EER further describes that during excavation works as part of construction there is potential that these contaminants could be mobilised in sediments and groundwater, which could ultimately impact water quality and ecological receptors if not managed appropriately.

According to the EER, shallow perched groundwater is present at depths of 0.2 m – 0.45 m, which requires consideration during excavation works and the construction of foundations. Given the elevated nature of the site, significant volumes of groundwater are not anticipated, and the construction process is not considered to pose a significant threat to groundwater, noting that the EER states the volumes of groundwater are currently unknown.

According to the EER, off site impacts from stormwater emissions are considered unlikely with a net environmental benefit from a reduction in stormwater volume flowing offsite due to collection and reuse of rainwater from new building roofs.

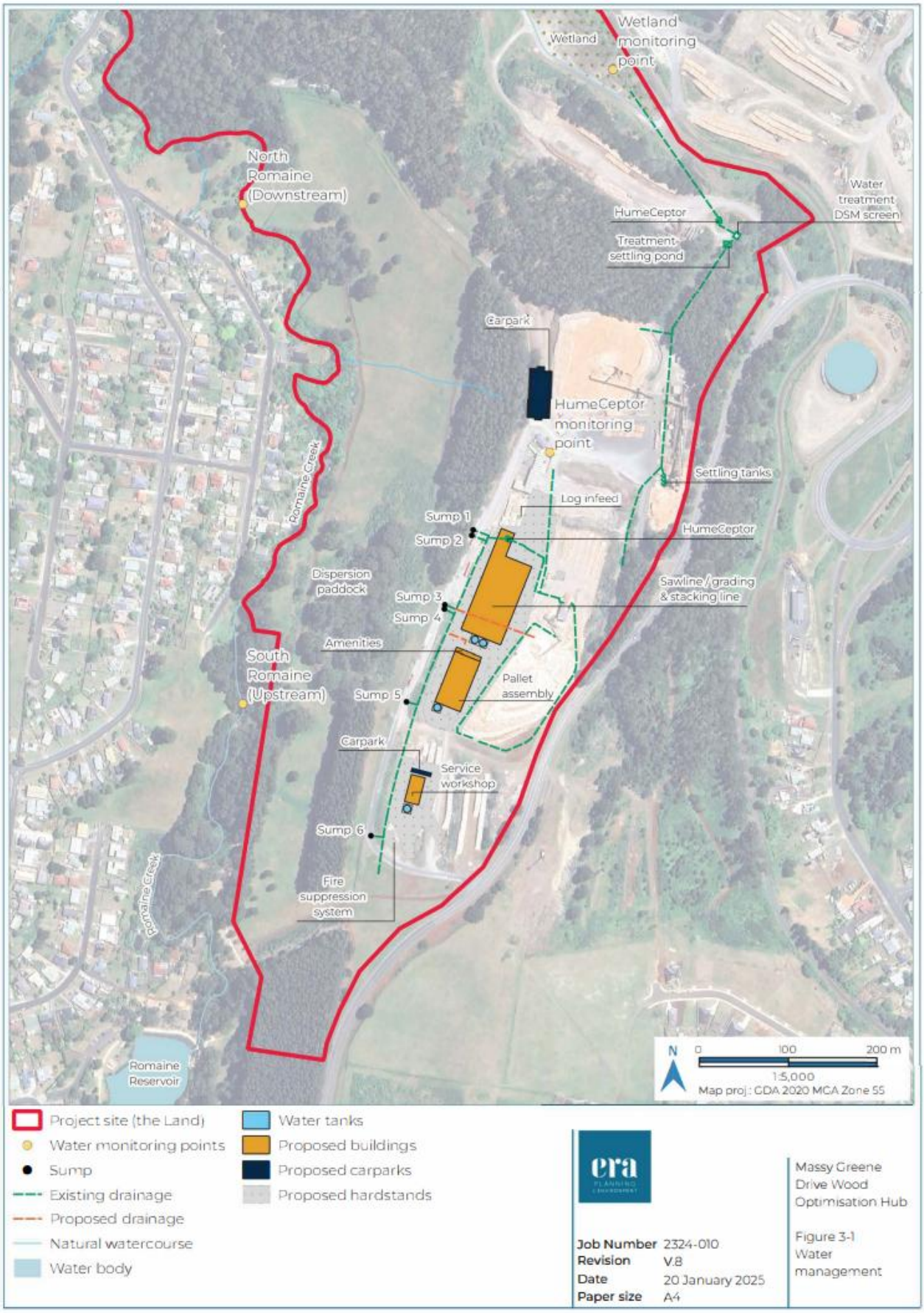


Figure 3: Water Management (source: EER Figure 3-1).

4.2.2 Management measures

Stormwater management measures for the existing site are described in section 3.2.1.2 of the EER, as mentioned above.

The EER notes that four rainwater collection tanks (275 kL capacity each) are proposed, with the water to be used for dust suppression / process water.

According to the EER, the application rate for dust suppression will be monitored to ensure no excess run-off occurs.

Small volumes of process water will be required for cooling the saw blade and chipper knife, which will be largely absorbed into the woodchip and sawdust waste stream that is collected by a conveyor and stored in a hopper for collection by trucks to transport offsite to external parties.

A new amenities block is proposed as part of this proposal which will be connected to the existing septic system. The EER states that the detail of any required upgrades to the septic system will be addressed during the detailed design phase, with wastewater continuing to be trucked off-site in accordance with current management practices.

During the construction phase, there will be demolition of existing buildings and concrete pads.

There will be areas of cut and fill required to establish foundations for the new buildings, with the potential for shallow groundwater to be encountered. A pump test is proposed to determine the volume of groundwater which may be encountered. Dewatering in accordance with industry standards is proposed as a potential management measure, pending finalisation of construction techniques. According to the EER, this would potentially involve the treatment of water using temporary sediment ponds and/or filters prior to discharge to the stormwater system.

The EER Supplement indicates that the construction mitigation measures proposed in the EER will also be applied to the demolition aspects of the proposal.

Sediment and erosion control measures are proposed to manage run-off during the construction phase, including for stockpiled materials and during excavations.

For the construction phase, the following measures are listed in the EER:

- Prior to construction commencing, a construction Sediment and Erosion Control Plan will be developed to include in the CEMP which will identify all major drainage lines and waterways and site-specific management and mitigation to be used, including controls such as sandbags, sediment fences, sediment traps and diffusion paths.
- Prior to construction commencing, a Construction Dewatering Procedure will be developed to include in the CEMP which will include control options such as sediment ponds, water trucks, and coffer dams.

For the operational phase, the following measures are listed in the EER:

- The stormwater system will be regularly inspected and maintained.
- Surface water monitoring will be ongoing as required by the current EPN, some of which is relevant to monitoring impacts from this proposal. Monitoring will include measurement of the following parameters:
    - Biological oxygen demand;
    - Total suspended solids;
    - Conductivity;
    - pH;
    - Flow (HumeCeptor only); and
    - Oil & grease (HumeCeptor only).

    The above parameters are sampled on a quarterly basis, preferably during or shortly after rainfall events, at the wetland and HumeCeptor monitoring site and also at the two sites on Romaine Creek, one

upstream and the other downstream of the Dispersion Paddock. The locations of the monitoring sites are shown in Figure 3 above (Figure 3-1 of the EER). Monitoring results are reported to the Director in the Annual Environmental Report.

  - The bi-annual Dispersion Paddock assessments currently required in the EPN will continue to be undertaken every two years, and will include an assessment of the sustainability of the dispersion paddock to receive and treat stormwater to a standard conforming with the existing site discharge limits, that is:
    - Biochemical Oxygen Demand (BOD_5): 40 mg/L;
    - Total Suspended Solids (TSS): 60 mg/L;
    - Oil & Grease: 10 mg/L; and
    - pH: 6.5-8.5.
  - The nature and extent of any erosion; and
  - All action(s) required to ensure the effectiveness and sustainability of the Dispersion Paddock.

- In the event an oil / grease result from the HumeCeptor monitoring point is found to be above 10 mg/L, the following will be undertaken:
  - Immediately resample the site for Total Recoverable Hydrocarbons (TRH);
  - Immediately investigate the potential sources of the exceedance, including identifying, controlling and remediating any contaminant sources identified;
  - Take field measurements for dissolved oxygen, pH and conductivity at the wetland and Romaine Creek upstream and downstream monitoring locations; and
  - Provide a report, detailing the investigation and any follow-up actions taken, to the Director, EPA within two weeks of the event.

4.2.3 Public and agency comment and responses

No public or agency comments were received in relation to water quality.

4.2.4 Evaluation

Standard condition **E2** is imposed which requires all stormwater discharged from the Activity Area to be collected and treated prior to discharge to the extent necessary to prevent serious or material environmental harm or environmental nuisance. It also requires that stormwater discharged from the Activity Area must not carry pollutants (i.e., sediments and oil / grease) in quantities likely to degrade the visual quality of the receiving waters and that all reasonable measures must be implemented to retain sediments within the Activity Area, which may include use of sediment settling ponds.

Conditions **E3** and E4 are similar to conditions in the current woodchip mill EPN, with some minor updates. Condition **E3** requires that all contaminated or potentially contaminated stormwater from the southern water management area, as described above and in Section 3.2.1.2 of the EER, must be collected and directed through the stormwater culverts to the sumps which discharge to the Dispersion Paddock, in such a way as to prevent soil erosion and ensure the quality of surface and ground waters are preserved.

Condition **E4** requires the Dispersion Paddock to be managed in a way that ensures its continued capacity to effectively receive and treat stormwater discharged to it. The condition requires an assessment of the Dispersion Paddock to be completed within 12 months of the conditions taking effect and at least every two years thereafter (the current EPN condition would have the next assessment due in 2027). An assessment report must be provided to the Director which considers the capacity of the Dispersion Paddock to maintain a standard of treatment which ensures the discharge limits can be met and to assess the extent of any erosion within the Dispersion Paddock as well as detail any actions required to ensure the continued effectiveness of the Dispersion Paddock to treat stormwater from the activity.

Condition **E1** is based on the current woodchip mill EPN, which sets the effluent quality limits that are applied to the activity for BOD_5, TSS, oil / grease, and pH. The condition requires that any effluent

discharged from the Activity Area at the Wetland and North Romaine (downstream) monitoring points, must not exceed the limits specified.

Condition **M1** is imposed as a standard condition which sets the minimum requirements that must be adhered to when taking samples for monitoring purposes.

To confirm the discharge emission limits are being met, there are several monitoring locations within the Activity Area required to be monitored quarterly.

Condition **M2** requires continued monitoring of Romaine Creek upstream and downstream of the existing dispersion paddock for BOD_5, TSS, conductivity and pH. However, given elevated concentrations of oil and grease are occasionally observed at the HumeCeptor monitoring point, as noted in Annual Environmental Review and Dispersion Paddock Assessment Reports, which may report to both the wetland and Dispersion Paddock discharge locations, it is considered appropriate to require samples from Romaine Creek to be analysed for oil and grease to confirm discharges from the Activity Area are within the discharge limits specified by the permit.

As noted above, condition **E1** has been modified to make it clear that the compliance points at which the discharge limits apply are the Wetland and North Romaine (downstream) monitoring points, and does not include the HumeCeptor monitoring point, as it does not discharge directly from the Activity Area. This monitoring point is still considered relevant for monitoring as it provides a useful indication of water quality closer to the actual activities and could provide early indication of any potential issues.

The elevated levels of oil and grease detected at the HumeCeptor monitoring point indicates there is potential for discharges from the Activity Area to contain oil and grease, which may include to Romaine Creek. Monitoring at the wetland discharge point has not shown any exceedances for oil and grease over the last three years.

Condition **M3** requires monitoring for BOD_5, TSS, oil / grease, conductivity, pH and flow at the wetland and HumeCeptor monitoring points, as shown in Attachment 2 of the permit conditions. This mirrors the existing conditions in the EPN which have been combined in this permit condition. The condition also requires that in the event of a storm event necessitating bypass of the wetland feed overflow a representative grab sample must be collected and analysed for the above parameters on the first day a bypass occurs.

The EER Supplement shows that there is also a bypass located at the water treatment DSM Screen (see Figure 3) which will overflow when flows are greater than 20 L/min. This overflow reports to a pipeline that discharges directly to the Emu River. As this bypass location is part way between the northern section of the site and the wetland (i.e. not treated by the wetland) it was considered appropriate to apply a new requirement in condition **M3(2.2)**, that a grab sample be obtained and analysed from any overflow to the Emu River that occurs at the water treatment DSM Screen. The EER does note that this bypass has not been observed overflowing and that overflow is unlikely to occur frequently, if at all.

As the proposed changes to the activity are considered unlikely to significantly alter the potential impacts to water quality during operations, and in fact, are likely to result in a decrease to the total stormwater being discharged from the activity, it was considered appropriate to carry over the existing EPN effluent discharge limits and monitoring requirements based on the relatively low risk and established management and monitoring protocols for the activity which will continue to be required under the new permit conditions.

While it is understood that the Proponent currently notifies the Director of any emission limit exceedances, condition **M4** is included to formally require notification of the Director within 24 hours of an exceedance being detected and a follow up report to be submitted detailing the exceedance and follow up investigation / management actions taken.

Condition **G8** is relevant as it requires the publicly available Annual Environmental Review, which must be submitted to the Director each year, to include a summary of the monitoring data (water or otherwise), including any trends or exceedances of emission limits specified in the permit conditions. Condition **G10** is also relevant as it requires notification of the commencement of construction and operation.

Condition **CN1** requires the development of a Construction Environmental Management Plan; this plan is required to provide a detailed description of the proposed timing and sequence of major construction

activities and the proposed management measures to be implemented to avoid or minimise the potential environmental impacts during the construction phase. The plan must include consideration of the management/prevention of impacts on surface and ground waters, dewatering of groundwater from excavations, erosion and sediment control, management of environmentally hazardous materials and management of potentially contaminated soils during excavation works, all of which minimise potential impacts on water quality. According to the EER the construction phase is anticipated to take approximately 12-18 months to complete, after which any residual management measures will be included in an Operational Environmental Management Plan (Operational EMP); condition **OP1** requires lodgement and implementation of this plan, including operational procedures, making it available to operational staff to ensure the permit conditions are complied with.

It is considered that the proposed changes to the activity will not result in a significant change to the risk of impacting water quality from an operational perspective and that the current established management measures and monitoring program are sufficient to prevent and/or identify any issues that may occur. While construction works have a higher potential to impact water quality, particularly around excavations required for site preparation and the potential to encounter soil contamination and an unknown volume of groundwater, the management measures proposed are considered reasonable. The CEMP is also required to provide more detail on all these aspects and how they will be managed prior to construction occurring once the final design requirements have been confirmed. It is anticipated that the risks to water quality can be readily mitigated or managed to prevent environmental nuisance or harm.

4.2.5 Conditions

The proponent will be required to comply with the following new conditions, existing permit conditions and amended existing permit conditions:

Existing permit conditions:

G8 Annual Environmental Review

E2 Stormwater

M1 Samples and measurements for monitoring purposes

Amended existing permit conditions:

E1 Effluent discharge limits

E3 Southern water management area runoff

E4 Dispersion Paddock management

M2 Romaine Creek monitoring program

M3 Wetland and HumeCeptor monitoring programs

New permit conditions:

G10 Notifications for construction, commissioning and operation

CN1 Construction Environmental Management Plan

M4 Exceedance of emission limits

OP1 Operational Environmental Management Plan

4.3 Noise emissions

4.3.1 Potential impacts

A Noise Assessment Report (Tarkarri, 2024) was prepared for the proposal and included as Appendix B to the EER. Noise from construction activities has the potential to impact sensitive receptors located in nearby residential and recreational areas. According to the EER, construction noise would typically not exceed 115 dB(A) on site and is not anticipated to exceed 55 dB(A) at any residential receiver when distance and barrier attenuation are taken into consideration. While there may be periods of high sound power outputs, the EER concludes that this is reasonable due to the short temporal nature of the works.

The EER also concludes that noise nuisance at sensitive receptors from the combined operation of both activities is unlikely. The operation of the new activity, including the sawmill line, grading and stacking line, and pallet assembly and painting line, is not anticipated to significantly increase the maximum noise levels generated at the site. Figure 4 below shows the sound pressure levels that are predicted to be generated from the proposed changes, demonstrating that the existing woodchip mill is, and will likely remain the dominant noise source from the activity. Noise modelling used to predict the cumulative noise emissions from both activities found noise emissions are within the day and evening noise limits currently applicable to the site[2] under both standard and worst-case propagation conditions. The daytime worst case scenario assumed normal operations were occurring for both activities simultaneously with operation of the woodchip mill, sawmill, pallet assembly and painting lines, log sorting equipment, grading and stacking and vehicle movements for the delivery of logs, transport of product offsite to port and operation of light vehicles, forklifts and other plant and equipment used in normal day to day operations.

Predicted sound pressure levels								
Receiver	ISO		Worst case		Evening ops			
					ISO		Worst case	
	dBA	dBC	dBA	dBC	dBA	dBC	dBA	dBC
R1	38	*54*	43	*53*	26	*43*	29	*42*
R2	44	*60*	44	*59*	33	*50*	35	*47*
R3	43	*58*	49	*60*	32	*48*	35	*47*
R4	45	*62*	48	*60*	28	*45*	25	*40*
R5	47	*63*	48	*62*	26	*44*	24	*40*
R6	33	*52*	36	*51*	14	*33*	10	*23*

Table 4-3: Predicted noise emission levels.

Predicted source area sound pressure levels (dBA)						
Source area	Receiver					
	R1	R2	R3	R4	R5	R6
Existing	43	44	49	48	48	36
New	29	36	36	21	24	12
Total	**43**	**44**	**49**	**48**	**48**	**36**

Table 4-4: Predicted source area noise emission levels.

Figure 4: Predicted sound pressure levels for day and evening showing existing and new scenarios (source: EER - Appendix B).

The EER proposes to operate the sawmill until approximately 1600 hours on weekdays, while the grading / stacking and pallet assembly / painting lines will continue operating up until 2200 hours. Noise from these

[2] Noise measurements from the activity when measured at any noise sensitive premises in other ownership and expressed as the equivalent continuous A-weighted sound pressure level must not exceed: (1.1). 50 dBA between 0700 hours and 2200 hours; and (1.2). 45 dBA between 2200 hours and 0700 hours. EER Source: EPN 8636/1

operations is expected to be within existing noise limits, with the sheds predicted to adequately contain noise emissions. The Noise Assessment Report concluded that noise nuisance from operations following the addition of the wood optimisation hub development is highly unlikely, and that the development is consistent with the protection of environmental values under the *Environment Protection Policy (Noise) 2009*.

4.3.2 Management measures

No changes to the existing activity are proposed in relation to noise management.

Construction activities are proposed to be undertaken during standard hours being 0700 hours to 1800 hours Monday to Friday and 0800 hours to 1300 hours on Saturdays, with no construction occurring on Sundays or public holidays. The EER states that if any works were required to be undertaken outside of these times it would be undertaken in accordance with the noise management measures outlined in the NSW EPA *Draft Construction Noise Guideline 2020*.

Construction noise management measures proposed in the EER are listed below (also see section 3.3.3.1 of the EER) and includes the use of mobile noise barriers around noisy equipment, the use of low noise generating plant and equipment where practicable and the notification of stakeholders during particularly noisy periods of work.

Construction noise mitigation measures:

Noise MM 1 Localised mobile barriers will be used around noisy equipment

Noise MM 2 Low noise generating plant and equipment will be adopted where practicable.

Noise MM 3 Use of quieter equipment, restricting movements, rescheduling respite periods, and varying intensity of works will be undertaken where feasible and reasonable to do so.

Noise MM 4 Broadband reversing alarms will be utilised where practicable over traditional tonal alarms to minimise any nuisance noise generated.

Noise MM 5 Equipment will be regularly serviced and maintained to minimise noise emissions.

Noise MM 6 Where practical, machinery will be operated at low speed or power and be switched off when not in use, rather than left idling for prolonged periods.

Noise MM 7 Suitable speed limits will be applied onsite.

Noise MM 8 Stakeholders will be notified of expected work hours and any particularly noisy work periods.

No specific noise mitigation measures are proposed for the on-going operation of the new activity, except for the below:

Noise MM 9 Log sorting equipment will be designed to minimise noise from log handling (e.g. rubber landing mats, short reject distances etc.)

Noise MM 10 Air extraction fans for any of the built structures will be placed on the eastern side of the structures and not exceed 85 dBA total sound power level.

The EER also states that while there is no specific noise-related monitoring proposed for the project, the existing online complaints register will provide a mechanism to identify and resolve noise issues if they occur.

4.3.3 Public and agency comment and responses

No public or agency comments were received in relation to noise emissions.

4.3.4 Evaluation

Operating hours will remain largely the same as currently approved, however, it is considered appropriate to update the operational hours based on the proposed changes to the activity. The current EPN allows operation between 0700 hours and 2200 hours. It also provides for the restricted use of a mobile mulcher at 'D Deck' to between 0900 hours and 1800 hours on weekdays only, which will be carried over to the new permit operational hours condition (**N1**).

According to the EER the chipping operations typically cease around 1600 hours, which is also proposed for the sawmill line. The EER notes that the grading / stacking and pallet assembly / painting lines are proposed to operate through until 2200 hours, along with the existing pickup of woodchips. Additional information from the Proponent indicated that while the woodchip mill typically ceases operating at around 1600 hours, there are occasions when the woodchip mill is required to operate up until 2200 hours, such as when shipping schedules are changed and ship loading dates are brought forward which means more woodchips must be produced quickly to meet loading schedules.

A noise survey was conducted in 2019 (the 2019 Noise Survey) as part of this proposal with additional evening noise measurements taken in 2023 and detailed in the 2024 Noise Assessment Report (Appendix B of the EER).

The Noise Assessment Report concluded that the additional new equipment for this proposal will not significantly increase the maximum noise emissions from the site and that no intrusive noise characteristics are predicted, which is largely achieved through most of the noise generating equipment being located within buildings. While the Noise Assessment summarises that the existing daytime noise limits will not be exceeded under predicted worst-case scenario noise emissions, it does note that there is potential for background noise levels at two receivers (R1 and R3) to be lower than predicted due to their distance from ambient noise sources such as highway traffic and industrial operations. However, it also notes that predicted noise levels from the activity at R1 and R3 are still considerably lower than at other receivers.

The Noise Assessment Report also states that during the proposed evening operations the predicted noise levels are below the current evening and nighttime noise limits.

The EER states that technical design details of the proposal are not available to inform the noise assessment and highlights that care must be taken in the design to minimise the potential for noise impacts.

As noted above, the EER makes a commitment to design log sorting equipment to minimise noise generated through log handling and to install any air extraction fans on the eastern side of any built structures (i.e. directed away from the closest residential areas) and will not exceed 85 dB(A) total sound power. These commitments are considered reasonable and are supported.

Condition **N1** continues to allow operation of the activity between the hours of 0700 hours and 2200 hours, however, with exceptions; sawmilling and machining of timber and operation of the log sorter will only be able to occur between 0700 hours and 1800 hours. While the EER states these activities typically cease around 1600 hours, it is considered appropriate to allow these activities to occur up until 1800 hours, which aligns with the standard daytime noise limit period. This is in line with the commitments made in the EER and ensures that the more significant noise-producing activities are not being undertaken into the evening and night-time periods when nearby receptors are more likely to be sensitive to noise emissions. As noted above, wood chipping is an exception to this as it already occurs and is required for operational reasons on occasions, however, it is expected that wood chipping will typically cease by 1800 hours under normal operating conditions.

The existing activity has a noise limit of 50 dB(A) between 0700 and 2200 hours and 45 dB(A) between 2200 hours and 0700 hours. This condition is replicated in these Permit conditions as condition **N2**.

However, it is noted that these noise limits are outdated, higher than currently considered best practice and do not delineate daytime, evening and nighttime limits, as would usually be expected for an activity operating until 2200 hours. Based on Figure 4 above, it is understood that noise emissions from the proposed changes to the activity are unlikely to increase the sound power levels emitted from the site, with the existing woodchip mill remaining the dominant noise source.

Based on the data presented in the Noise Assessment Report, it is considered likely that the activity would be able to meet stricter nighttime noise limits, however, the current noise limits only specify a daytime limit between 0700 hours and 2200 hours and a nighttime limit between 2200 hours and 0700 hours. Should the noise limits be brought into line with current best practices (e.g., day, evening and night noise limit periods), it is possible that a typical evening limit may result in the activity being non-compliant immediately given current operations extend until 2200 hours.

It is also worth noting that the EER and Noise Assessment Report were both prepared on the basis that the new components were to be assessed in isolation from the woodchip mill. This required resolution in

the later stages of the assessment due to issues with conditioning the two activities separately when they share much of the same infrastructure and resources.

As the woodchip mill is an existing activity and the site has not had a history of noise complaints, it is recommended not to immediately update the noise limits from the existing approval, but to instead require a Noise Reduction Plan to be developed (condition **N3**) within six months of the new sawmill and pallet assembly and painting lines commencing operations. This will allow a more considered and targeted consideration of appropriate noise limits that should be applied to the activity into the future and will also coincide with the required Noise Survey being undertaken. It is anticipated that this process will result in limits for daytime, evening and nighttime being implemented and will ensure the activity is implementing best practice noise management. The condition also requires an updated Noise Reduction Plan to be provided every two years thereafter to ensure that the activity is achieving best practice noise management into the future.

To ensure that the entire activity is operating within the current noise limits once the sawmill and pallet assembly / painting lines have commenced operation, condition **N4** is imposed which requires a noise survey to be undertaken within six months of the commencement of operation of the sawmill and pallet assembly and painting lines, while they are operational. Condition **N5** is a standard condition, setting the minimum standards for conducting the noise survey and requirements for the noise survey report that must be provided to the Director upon completion of the survey. This condition also allows the Director to require a noise survey at any other time if it is deemed necessary.

The current EPN has a condition that requires logs not to be dropped from height. It is considered appropriate to duplicate this condition here as condition **N6**.

According to the EER, two noise complaints were received in 2016. One complaint was associated with the chipper and in response noise attenuation bats were installed around the chipper infeed system which the EER states appeared to address the issues raised. The other complaint related to a reversing alarm on a vehicle used by a temporary contractor and an unusual sound coming from the temporary mulcher, it is understood that once the temporary nature of these sounds was explained the complainant was satisfied. An additional two noise complaints were received in 2018, which were investigated and determined to not be related to the activity. No noise complaints have been received for the activity since 2018.

The operation of the sawmill, pallet assembly and paining lines has potential to alter the noise profile of the activity, which could result in environmental nuisance if not managed appropriately. It is therefore considered appropriate to include condition **N7**, which requires notification of the Director within 24 hours of any noise complaints being received. This ensures that should noise emissions become an issue for sensitive receptors, it can be identified, investigated and rectified in a timely manner to the satisfaction of the Director. Condition **G7** is also relevant, requiring a public complaint register to be maintained; according to the EER, the site has an existing online complaints register which will continue to be used.

It is also important to note that while this proposal does not propose to increase the currently approved woodchip production limit (650,000 tpy), or increase the number of logs that are required to reach that maximum production limit, the woodchip mill has been operating well below its maximum capacity over at least the last three years and has only produced around 450,000 tpy of woodchips, this means that effectively an additional 200,000 tpy of logs will be delivered to the site when compared to what has been occurring over the last three years.

The Proponent wishes to retain the ability to produce the current maximum woodchip production capacity (650,000 tpy) if the sawmill was not operational. While the two activities, if operating at their respective maximum permitted capacities would result in additional logs being required (i.e. more than 650,000 tpy), condition **OP2** is imposed to ensure this cannot occur and limits the number of logs that may be received at the Activity Area to 650,000 tpy, allowing operational flexibility to direct more to the woodchip mill up to the maximum number of logs permitted if the sawmill was not operating at full capacity.

Sensitive receptors will experience an increase in truck movements from the delivery of logs and transport of finished pallets offsite when compared to what they have experienced over the last three years. However, it is noted that the Noise Assessment Report included the increase in vehicle movements and while it is considered unlikely to increase the maximum level of noise emissions from the activity, it will result in more frequent vehicle movements. This could include an additional 30 log deliveries per day, 30

deliveries of pallets from the site to the Burie Port per day and an additional 60 staff vehicles per day. With the exception of the additional staff vehicles, these additional vehicle movements would be occurring if the woodchip mill was operating at full production. Both the Noise Assessment Report and Traffic Impact Assessment (contained in Appendix E of the EER) concluded that noise nuisance from vehicle movements associated with the combined activities is considered unlikely based on modelled emissions.

As noted above, Section 3.3.3.1 of the EER provides a list of commitments that will be implemented in relation to construction works to help minimise the potential noise impacts during construction, these commitments are considered reasonable and are supported.

It is also considered appropriate to carry over the condition in the existing EPN related to vehicle movements, albeit in a modified form to include reference to vehicle movements associated with the new sawmill and existing woodchip mill. Condition **N8** requires that all vehicles carrying logs, sawn timber, pallets, woodchips or other timber products, and empty vehicles returning from the Burnie Port Area must enter and exit the Activity Area via Massy-Greene Drive, this ensures that vehicles associated with the activities are using a public road which already carries a significant volume of vehicles and is less likely to cause environmental nuisance.

Condition **G10** is also relevant, requiring the Director to be notified of the commencement of the construction, commissioning and operational phases. Condition **CN1** requires a Construction Environmental Management Plan to be submitted for approval prior to construction commencing, to include detail of the management measures, including those mentioned above, that will be implemented to manage noise emissions during the construction phase of the proposal. Condition **CN2** also restricts the hours that construction works may occur to between 0700 hours and 1800 hours Monday to Friday and 0800 hours to 1300 hours on Saturdays, with no construction works allowed on Sundays or statewide public holidays. This is in line with the hours proposed in the EER.

It is considered that with the proposed management measures and the conditions imposed the potential for noise impacts can be minimised and managed appropriately. The requirement for a noise survey will ensure that the proposed management measures are appropriate and that the noise limits are being met once the new components of the activity are operational to ensure environmental nuisance does not occur.

4.3.5 Conditions

The proponent will be required to comply with the following new conditions, existing permit conditions and amended existing permit conditions:

Existing permit conditions:

G7 Complaints register

N2 Noise emission limits

N5 Noise survey method and reporting requirements

N6 Log drops

Amended existing permit conditions:

N1 Operating hours

N4 Noise survey requirements

N8 Vehicle movements

New permit conditions:

G10 Notifications for construction, commissioning and operation

CN1 Construction Environmental Management Plan

CN2 Operating hours - Construction

N3 Noise Reduction Plan

N7 Noise complaints

OP2 Logs received

5 Other Environmental Issues

In addition to the key issues, the following environmental issues are considered relevant to the proposal:

- Dangerous goods & environmentally hazardous materials
- Natural values including weed and disease management
- Waste management
- Environmental impacts of traffic
- Decommissioning and rehabilitation

These issues do not warrant detailed evaluation because they are not very technical issues and the environmental risks are considered to be low.

Table 1 lists conditions imposed on the activity for non-key issues. Full conditions are provided in Appendix 3.

Table 1: Conditions imposed on the activity (PCE no. 11557) for non-key issues.

Condition No. and heading	Purpose of Condition(s)	Comment
General		
G1 – Activity Area	To limit the footprint of the activity.	Standard condition
G2 – Access to and awareness of conditions and associated documents	To require a copy of conditions to be kept available to those operating the activity.	Standard condition imposed on existing permit
G3 – Incident response	To require the person responsible to take action to minimise environmental harm if an incident occurs.	Standard condition imposed on existing permit
G4 – Proposed change to the activity	To ensure the EPA is notified of any changes to the activity that may cause environmental harm, to assist regulation of the activity.	Standard condition imposed on existing permit
G5 – Change of responsibility	To ensure the EPA is aware of changes to the person responsible for environmental management of the activity.	Standard condition imposed on existing permit
G6 – Change of ownership	To ensure the EPA is aware of a change of ownership to the property on which the activity occurs.	Standard condition imposed on existing permit
G7 – Complaints register	To ensure complaints are recorded and available as an indicator to the EPA of potential nuisance.	Standard condition imposed on existing permit

G8 – Annual Environmental Review	To require the submission of a publicly available Annual Environmental Review to inform the Director and the public of the environmental performance of the activity.	Standard condition imposed on existing permit
G9 – Amendment of required plans and reporting	To ensure the EPA has the correct version of such plans and reports, and that they comply with permit requirements.	Standard condition
G10 – Notifications for construction, commissioning and operation	To require notification to be provided to the Director of the commencement of construction, commissioning and operation and the completion of construction and commissioning.	Non-standard condition
Decommissioning and rehabilitation		
DC1 – Notification of cessation	To ensure the EPA is notified of proposed cessation in a timely way.	Standard condition imposed on existing permit
DC2 – Temporary suspension of activity	To ensure adequate management of the activity and site, should the activity temporarily suspend operations.	Standard condition imposed on existing permit
DC3 – DRP requirements	To require a Decommissioning and Rehabilitation Plan to be lodged with the EPA when notifying of cessation, with provision for the EPA Director to issue requirements for the Plan.	Standard condition imposed on existing permit
DC4 – Rehabilitation following cessation	To require decommissioning and rehabilitation in a timely, planned and approved manner.	Standard condition imposed on existing permit
DC5 – Activity to cease following decommissioning and rehabilitation	To prevent resumption of an Activity where it has already been ceased and the site decommissioned/rehabilitated.	Standard condition
Dangerous goods and environmentally hazardous materials		
H1 – Storage and handling of hazardous materials	To ensure environmentally hazardous substances are stored and handled appropriately, to prevent spills.	Standard condition imposed on existing permit
H2 – Hazardous materials (<250 litres)	To ensure environmentally hazardous substances in quantities greater than 250 L are handled appropriately, to prevent spills.	Standard condition imposed on existing permit
H3 – Handling of hazardous materials - mobile	To ensure environmentally hazardous substances held in vehicles are stored and handled appropriately, to prevent spills.	Standard condition
H4 – Spill kits	To ensure spill kits are kept onsite in appropriate locations, enabling rapid response to spills of environmentally hazardous substances.	Standard condition imposed on existing permit

Operations		
OP3 – Weed Management	To require the Activity Area to be kept substantially free of weeds.	Standard condition

6 Report Conclusions

This assessment has been based on the information provided by the proponent, Pentarch Logistics Pty Ltd, in the permit application, the case for assessment (the EER), and additional information provided (Supplement).

This report incorporates specialist advice provided by EPA scientific and regulatory staff, the Department of Natural Resources and Environment Tasmania, and other government agencies, and considers issues raised in a public submission.

The proposal has been assessed in the context of the Objectives and Environmental Impact Assessment Principles specified in EMPCA.

It is concluded that the proposal is capable of being managed in an environmentally acceptable manner such that it is unlikely that the RMPS and EMPCS objectives would be compromised, provided that the Permit Conditions - Environmental No. 11557 appended to this report are imposed and duly complied with.

The environmental conditions in Appendix 3 are a new set of operating conditions for the entire, intensified activity that will supersede the existing permit conditions.

7 Report Approval

Environmental Assessment Report and conclusions, including environmental conditions, adopted:

Andrew Paul

CHAIRPERSON, BOARD OF THE ENVIRONMENT PROTECTION AUTHORITY

Meeting date: 5 May, 2026

8 References

ERA Planning and Environment (2025a) *Massy-Greene Drive Wood Optimisation Hub – Environmental Effects Report* (dated January 2025), ERA Planning & Environment, Hobart, Tasmania (the EER).

ERA Planning and Environment (2025b) *Massy-Greene Drive Wood Optimisation Hub – EER Supplement* (dated September 2025), ERA Planning & Environment, Hobart, Tasmania (the Supplement).

Tarkarri (2023) *Massy-Greene Drive Wood Optimisation Hub – EER Environmental Noise Assessment* (dated April 2024), Tarkarri Engineering Pty Ltd, Kings Meadows, Tasmania (2024 Noise Assessment Report) Contained in Appendix B of the EER.

9 Appendices

Appendix 1 Summary of public and agency submissions

Appendix 2 Table of proponent management measures

Appendix 3 Permit conditions – Environmental No: 11557

Appendix 1: Summary of public and agency submissions

Table 1: Matters raised during public consultation period

Representation No. / Agency	Comments and Issues	Further Information Requested	EPA Comments
1	The representation states the planning authority should consider applying discretionary performance criteria to the wood supply aspect of the activity in considering the social, economic and environmental costs/benefits.	No	No further information requested. Not considered within the EPA Board's area of responsibility.
	The representation states that the EER fails to consider the full impacts of transport related to the proposal by limiting consideration to impacts on Massy-Greene Drive and between the site and Burnie Port, ignoring the road network used to transport logs from the source which may impact threatened species.		
	The representation states that performance criteria regarding landscaping and pedestrian access have not been met.		
	Storage of 10,000 L of diesel fuel should constitute a vulnerable or hazardous use and the bushfire prone code should be applied to the proposal.		
	Location of the carpark within a low/medium landslip hazard band, claims an exemption should not be allowed due to the potential risk of landslips occurring.		

Appendix 2: Table of proposed management measures

Table 2: Proposed management measures (Table 4-1 of EER)

Number	Action	Timing
Various MM 1	A Construction Environmental Management Plan (CEMP) capturing all relevant construction phase management measures set out in this EER (and any resulting approval conditions) will be prepared and made available to the EPA prior to the commencement of construction. The approved CEMP will be implemented throughout construction. Any residual management or monitoring measures remaining at the conclusion of construction will be transferred to the Operational Environmental Management Plan (OEMP).	Construction
Various MM 2	An Operational Environmental Management Plan (OEMP), capturing all relevant operational phase management measures as set out in the EER (and any resulting approval conditions) will be prepared and made available to the EPA prior to the commencement of operation. The approved OEMP will be implemented throughout operation.	Operation
Various MM 3	During the operational phase of the Project, the results of relevant environmental management and monitoring stipulated in this EER (and any resulting approval conditions) will be documented in an Annual Environmental Report to be submitted to the EPA within 3 months of the conclusion of the reporting period.	Operation
Various MM 4	An online complaints register and contact phone number for both construction and operational phases will be established to capture any complaints received from the public. Complaints will be actioned, the complainant notified and a record kept of the resolution.	Construction and operation
Air Quality MM 1	Onsite stockpiling of materials will be avoided where possible for management of dust emissions. If stockpiles are necessary, they will be sited away from the Project Site boundary and with consideration of the prevailing wind direction.	Construction
Air Quality MM 2	Potentially dust generating material stockpiles, unsealed roads, or excavated areas will be sprayed during periods of dry weather with water or a suitable dust suppressant as required.	Construction
Air Quality MM 3	Speed restrictions will be applied to all roads within the Project Site, which will minimise dust generation.	Construction
Air Quality MM 4	Project information and construction schedules will be provided to local residents, advising them of potential dust generation during construction and the mitigation measures to be applied.	Construction
Air Quality MM 5	A weather station will be installed onsite to gauge weather conditions to be used to inform dust generation protocols.	Operation
Air Quality MM 6	A protocol will be developed for the watering down of unsealed surfaces within the operational area to prevent dust generation under high temperature and/or windy conditions, as informed by the onsite weather station. The protocol will be reviewed every two years.	Operation
Air Quality MM 7	Only low VOC (volatile organic compound) paints will be utilised in the pallet painting line.	Operation
Water Quality MM 1	Prior to construction commencing, a construction Sediment and Erosion Control Plan for the Project will be developed, identifying all major drainage lines and waterways and site-specific management and mitigation to be used, including controls such as sandbags, sediment fences, sediment traps and diffusion paths. The Sediment and Erosion Control Plan will form part of the CEMP for the Project.	Construction
Water Quality MM 2	Prior to construction commencing, a construction Dewatering Procedure will be developed for the Project, including control options such as	Construction

Number	Action	Timing
	sediment ponds, water trucks, and coffer dams. The Dewatering Procedure will form part of the CEMP for the Project.	
Water Quality MM 3	The stormwater system will be subject to regular maintenance and inspection.	Operation
Noise MM 1	Localised mobile barriers will be used around noisy equipment	Construction
Noise MM 2	Low noise generating plant and equipment will be adopted where practicable.	Construction
Noise MM 3	Use of quieter equipment, restricting movements, rescheduling respite periods, and varying intensity of works will be undertaken where feasible and reasonable to do so.	Construction
Noise MM 4	Broadband reversing alarms will be utilised where practicable over traditional tonal alarms to minimise any nuisance noise generated.	Construction
Noise MM 5	Equipment will be regularly serviced and maintained to minimise noise emissions.	Construction
Noise MM 6	Where practical, machinery will be operated at low speed or power and be switched off when not in use, rather than left idling for prolonged periods.	Construction
Noise MM 7	Suitable speed limits will be applied onsite.	Construction
Noise MM 8	Stakeholders will be notified of expected work hours and any particularly noisy work periods.	Construction
Noise MM 9	Log sorting equipment will be designed to minimise noise from log handling (e.g. rubber landing mats, short reject distances etc.)	Operation
Noise MM 10	Air extraction fans for any of the built structures will be placed on the eastern side of the structures and not exceed 85 dBA total sound power level.	Operation
Weeds, pests and pathogens MM 1	A construction Weed, Disease and Hygiene Management Plan will be prepared prior to construction. This plan will be prepared in general accordance with the Weed, Disease Planning and Hygiene Guidelines (DPIPWE, 2015) and include provisions for: • Pre-construction weed control for areas of existing weed infestation at the Project Site where construction is to occur. • Hygiene protocols, including vehicle washdown prior to site entry/exit to avoid the spread of weeds and pathogens in general accordance with the Tasmanian Washdown Guidelines for Weed and Disease Control and Keep It Clean – A Tasmanian field hygiene manual to prevent the spread of freshwater pests and pathogens. • Control measures for material brought onto the site for construction to ensure it is free from weeds, seeds or disease. The Weed, Disease and Hygiene Management Plan will form part of the CEMP for the Project.	Construction
Weeds, pests and pathogens MM 2	The Project footprint within the bounds of the existing wood chip mill will be kept free of declared weeds throughout the operational phase, with site inspections and declared weed control measures to be stipulated in the OEMP for the Project.	Operation
Waste Management MM 1	A waste management area will be delineated within the existing site compound, with all wastes to be segregated (into recyclables and non-recyclables) and all putrescible and/or potentially windblown waste to be stored in sealed bins.	Construction
Waste Management MM 2	All waste classed as environmentally hazardous materials will be stored in appropriately bunded containers.	Construction
Waste Management MM 3	Waste will be removed from site on a regular basis by a suitably qualified operator and disposed of at a suitably licensed facility.	Construction

Number	Action	Timing
Waste Management MM 4	A general waste management area will be delineated within the facility with all waste to be segregated (into recyclables and non-recyclables) and all putrescible and/or potentially windblown waste will be stored in sealed bins.	Operation
Dangerous Goods and Environmentally Hazardous Materials MM 1	All dangerous goods or environmentally hazardous materials will be stored in appropriately bunded containers within the existing facility compound, in accordance with relevant Australian Standards and state regulations.	Construction
Dangerous Goods and Environmentally Hazardous Materials MM 2	A register of dangerous goods and environmentally hazardous materials used on site will be maintained throughout construction. The register will be accompanied by the appropriate safety, storage, segregation and handling information (including Safety Data Sheets).	Construction
Dangerous Goods and Environmentally Hazardous Materials MM 3	Hydrocarbon and chemical spill kits will be stored on site and wherever dangerous goods and environmentally hazardous materials are used throughout the Project Site. Spill kits will also be stored in select vehicles.	Construction
Dangerous Goods and Environmentally Hazardous Materials MM 4	All disposal of dangerous goods and environmentally hazardous materials will be undertaken in accordance with relevant Australian Standards and state regulations.	Construction
Dangerous Goods and Environmentally Hazardous Materials MM 5	Clean-up measures, reporting and notification procedures for equipment breakdowns and accidental releases will be incorporated in an Emergency Response Plan for the Project. This will include incident response in the event of fire, chemical release, or an explosion.	Construction
Dangerous Goods and Environmentally Hazardous Materials MM 6	All spills of dangerous goods or environmentally hazardous materials will be reported to the site supervisor.	Construction
Dangerous Goods and Environmentally Hazardous Materials MM 7	The site induction for all workers will include training in the use and disposal of all dangerous goods and environmentally hazardous materials to be used on site, as well as protocols to follow in the event of an incident involving these materials.	Construction
Dangerous Goods and Environmentally Hazardous Materials MM 8	Onsite procedures will be established for the handling, storage and disposal of dangerous goods and environmentally hazardous materials for the operation phase of the Project and will include: • A register of dangerous goods and environmentally hazardous materials stored on site, accompanied by the appropriate safety, storage, segregation and handling information (including Safety Data Sheets). • Storage, handling and disposal of dangerous goods and environmentally hazardous materials in accordance with relevant Australian Standards and state regulations. • Installation of hydrocarbon and chemical spill kits within the facility and on select vehicles. • Clean-up measures, reporting and notification procedures, including reporting of any spill >100 L or any spills >25 L direct to drainage systems to the EPA within 24 hours of the incident occurring. Site induction for site staff including training in use and disposal of all dangerous goods and environmentally hazardous materials.	Construction
Site Contamination MM 1	A construction Site Contamination Management Plan will be developed prior to construction commencing based on Tasmanian EPA Information Bulletin No. 105, and as a minimum contain: • Procedures for temporary stockpiling of contaminated material during construction, including any cover and drainage aspects. • Testing procedures for classification of waste in accordance with Tasmanian EPA Information Bulletin No. 105.	Construction

Number	Action	Timing
	• Procedures for reuse or disposal of any contaminated soils, including arrangements for disposal. • EPA processes for sign-off of material considered Level 2 contaminated and greater. • Procedures for dealing with unanticipated contaminated material. The Site Contamination Management Plan will form part of the CEMP for the Project.	
Decommissioning and Rehabilitation MM1	A final Decommissioning and Rehabilitation Plan will be provided to the Director, EPA for approval within 12 months of the planned cessation of the Project Site as a whole.	Prior to cessation of Project operation
Various MON 1	Monitoring procedures for construction environmental controls will be documented in the CEMP and implemented during the construction phase, including as a minimum: • Daily visual monitoring of active construction areas for dust and other visible emissions (e.g. wind-blown waste and visible water quality issues including high sediment loads or surface sheen). • Fortnightly audits of the physical site construction controls (including sediment and erosion control measures, exclusion fencing, signage, and waste management). Additional audits will be undertaken after extreme wet weather events. • Monthly audits of all management measures set out in the CEMP. • Any non-conformance identified during inspections and audits will be documented, investigated, and resolved. • Audits will be made available to the EPA on request. Any non-conformance or incident with the potential for serious or material environmental harm will be reported to the Director, EPA within 24 hours.	Construction
Various MON 2	Monitoring procedures for operational environmental controls will be documented in the OEMP and implemented during the operational phase, including as a minimum: • Daily visual monitoring of waste and visible water quality issues (including high sediment loads or surface sheen) during periods of high rainfall. • Monthly audits of all management measures, mitigation, and monitoring requirements. • Any non-conformance identified during inspections and audits will be documented, investigated, and resolved. • Audits will be made available to the EPA on request. Any non-conformance or incident with the potential for serious or material environmental harm will be reported to the Director, EPA within 24 hours.	Operation
Water Quality MON 1	A comprehensive surface water monitoring program is currently in place at the Project Site, as required by the existing site EPN, some of which is relevant to monitoring impacts from the Project, as outlined in the following section. The monitoring includes the measurement of the following parameters: • Biological oxygen demand (BOD)(mg/L) • Total suspended solids (TSS)(mg/L) • Conductivity (µS/cm) • pH • Flow (L/min) (HumeCeptor only) • Oil & grease (mg/L) (HumeCeptor only)	Operation

Number	Action	Timing
	The parameters are sampled for on a quarterly basis, preferably during or shortly after rainfall events, at the following sites relevant to the Project: • HumeCeptor stormwater trap monitoring site • Two sites upstream and downstream of the dispersion paddock The locations of the monitoring sites are shown in Figure 3-1. The results of the monitoring are to be reported to the Director in the Annual Environment Report for the Project.	
Water Quality MON 2	A Dispersion Paddock assessment will be undertaken every 2 years, and will include an assessment of: o The sustainability of the Dispersion Paddock to receive and treat stormwater to a standard conforming with the existing site discharge limits, that is: o Biochemical Oxygen Demand (BOD5) 40 mg/L o Total Suspended Solids (TSS) 60 mg/L o Oil & Grease 10 mg o pH 6.5-8.5 • The nature and extent of any erosion; and All action(s) required to ensure the effectiveness and sustainability of the Dispersion Paddock.	Operation
Water Quality MON 3	In the event an oil and grease result from the HumeCeptor location in the surface water monitoring program is found to be >10 mg/L, the following is to be undertaken: • Immediately resample the site for Total Recoverable Hydrocarbons (TRH) • Immediately investigate the potential sources of the exceedance, including identifying, controlling and remediating any contaminant sources identified. • Take field measurements for dissolved oxygen, pH and conductivity at the wetland and Romaine Creek upstream and downstream monitoring locations. Provide a report detailing the investigation and any follow up actions taken to the Director, EPA within 2 weeks of the event.	Operation
Waste Management MON 1	The construction contractor will maintain records of waste volumes generated and disposal locations, including disposal facility receipts.	Construction
Waste Management MON 2	An estimate of annual waste wood volumes generated by the facility will be provided in the Annual Environment Reports.	Operation
Site Contamination MON 1	All monitoring for site contamination during construction will be included in the Site Contamination Management Plan for the Project.	Construction

Appendix 3: Permit conditions – Environmental No: 11557

PERMIT PART B
PERMIT CONDITIONS - ENVIRONMENTAL No. 11557

Issued under the *Environmental Management and Pollution Control Act 1994*

Activity: **The operation of a woodchip mill and wood processing works (ACTIVITY TYPE: Wood Processing Works)**
MASSY GREENE CHIP MILL, MASSY-GREENE DR & REEVES STREET
BURNIE TAS 7320

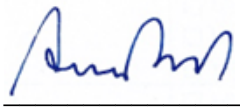
The above activity has been assessed as a level 2 activity under the *Environmental Management and Pollution Control Act 1994*.

Acting under Section 25(5)(a)(i) of the EMPCA, the Board of the Environment Protection Authority has required that this Permit Part B be included in any Permit granted under the *Land Use Planning and Approvals Act 1993* with respect to the above activity.

Municipality: **BURNIE**
Permit Application Reference: **DA 2024/97**
EPA file reference: **23/3980**

Date conditions approved: 11 May 2026

Signed:



CHAIRPERSON, BOARD OF THE ENVIRONMENT PROTECTION AUTHORITY

DEFINITIONS

Unless the contrary appears, words and expressions used in this Permit Part B have the meaning given to them in **Schedule 1** of this Permit and in the EMPCA. If there is any inconsistency between a definition in the EMPCA and a definition in this Permit Part B, the EMPCA prevails to the extent of the inconsistency.

ENVIRONMENTAL CONDITIONS

The person responsible for the activity must comply with the conditions contained in **Schedule 2** of this Permit Part B.

INFORMATION

Attention is drawn to **Schedule 3**, which contains important additional information.

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Attachments

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Attachment 2: Pentarch Monitoring Points (modified: 21/04/2026 15:26).....1 page

Schedule 1: Definitions

In this Permit Part B:-

70,000 cubic metres is equivalent to 82,353 tonnes.

90th Percentile means the value at which the relevant parameter is exceeded by no more than 10 percent of all sample results over a twelve month period.

Aboriginal Relic has the meaning described in section 2(3) of the *Aboriginal Heritage Act 1975*.

Activity means any environmentally relevant activity (as defined in section 3 of EMPCA) to which this document relates, and includes more than one such activity.

Activity Area means the area to be used for the Activity when these conditions take effect, as depicted in Attachment 1.

Authorized Officer means an authorized officer under section 20 of EMPCA.

Background Noise Level is the level that is exceeded 90% of the time for each measurement interval when measured in the absence of the subject site noise. Background noise is described using the $L_{A90,T}$ descriptor.

commencement of commissioning means when the commissioning phase to test major items of equipment is being undertaken, prior to the commencement of operation of the sawmill and pallet assembly and painting lines.

commencement of construction means any activities associated with the construction of the sawmill and pallet assembly and painting lines, including but not limited to, preparation earthworks, refurbishment / relocation of existing infrastructure and installation of new infrastructure.

commencement of operations means when the commissioning phase has been completed and normal commercial operations of the sawmill and pallet assembly and painting lines have commenced.

Commissioning means the testing of major items of equipment and is taken to be completed [X months after notification of the commencement of commissioning, as required by these conditions, or on a date otherwise specified in writing by the Director] OR [when the item(s) are being used or operated in the course of normal commercial operations].

Construction means activities associated with the construction phase of the activity, including but not limited to, activities associated with the clearance of vegetation, site works to create a level site, rock breaking, installation of fences and other infrastructure whether on land or in water.

Control Location (Noise) means a location chosen to represent the general ambient sound without contribution from noise sources at the activity.

Director means the Director, Environment Protection Authority holding office under section 18 of EMPCA and includes a delegate or person authorised in writing by the Director to exercise a power or function on the Director's behalf.

Dispersion Paddock means the area delineated in Attachment 2, which is used to treat, by dispersion, effluent from the southern water management area within the Activity Area.

Dominant or Intrusive Noise Characteristics means any noise characteristic that contributes to a noise being considered louder than would be indicated by the A-weighted sound pressure level measured, or that exacerbates nuisance or harm caused by the noise.

DRP means Decommissioning and Rehabilitation Plan.

Effluent means wastewater discharged from the Activity Area.

EMPCA means the *Environmental Management and Pollution Control Act 1994*.

Environmental Guidelines for Wood Processing refers to the document of this title as published on the EPA website.

Environmental Harm and **Material Environmental Harm** and **Serious Environmental Harm** each have the meanings ascribed to them in section 5 of EMPCA.

Environmental Nuisance has the meanings ascribed to it in section 3 of EMPCA.

Environmentally Hazardous Material means any substance or mixture of substances of a nature or held in quantities which present a reasonably foreseeable risk of causing serious or material environmental harm if released to the environment and includes fuels, oils, waste and chemicals but excludes sewage.

EPA Board means the Board of the Environment Protection Authority established under section 13 of EMPCA and includes a delegate or person authorised in writing by the EPA Board to exercise a power or function on the EPA Board's behalf.

Median means the value at which the relevant parameter is exceeded by no more than 50 percent of all results for the relevant parameter from a 12 month period.

Noise Measurement Procedures Manual means the document titled *Noise Measurement Procedures Manual*, by the Department of Environment, Parks, Heritage and the Arts, dated July 2008, and any amendment to or substitution of this document.

Noise Sensitive Premises means residences and residential zones (whether occupied or not), schools, hospitals, caravan parks and similar land uses involving the presence of individual people for extended periods, except in the course of their employment or for recreation.

Non-Trivial Environmental Incidents means an incident requiring the person responsible to implement actions to control or respond to the incident to minimise environmental harm and/or nuisance.

Normal Ambient Noise refers to the ambient noise of the receiver location in the absence of the subject site noise. Ambient noise level is measured in L_{Aeq}.

Person Responsible is any person who is or was responsible for the environmentally relevant activity to which this document relates and includes the officers, employees, contractors, joint venture partners and agents of that person, and includes a body corporate.

Planning Authority means the Council(s) for the municipal area(s) in which the Activity Area is situated.

Pollutant has the meaning ascribed to it in section 3 of EMPCA.

Reporting Period means the financial year ending on 30 June of each calendar year.

southern water management area means the operational areas used for the activity south of the earthen berm located between the northern log yard and the southern log yard, as indicated on Attachment 2.

Stormwater means water runoff as a consequence of a rainfall event, whether surface flow, piped flow, or flow within conduits, including any contaminants collected by the water during its passage.

Weed means a plant species that has, or is likely to have, an adverse impact on the environment because of the introduction, spread or increase in population size of the species in an area; and includes a declared weed as defined in the *Biosecurity Act 2019* and subordinate regulations.

Schedule 2: Conditions

Maximum Quantities

Q1 Regulatory limits

1 The activity must not exceed the following limits :

1.1 70,000 cubic metres per year of product.

1.2 650,000 tonnes per year of woodchips.

General

G1 Activity Area

The activity must be confined to the Activity Area.

G2 Access to and awareness of conditions and associated documents

A copy of these conditions and any associated documents referred to in these conditions must be held in a location that is known to and accessible to the person responsible for the activity. The person responsible for the activity must ensure that all persons who are responsible for undertaking work within the Activity Area, including contractors and sub-contractors, are familiar with these conditions to the extent relevant to their work.

G3 Incident response

If an incident causing or threatening environmental nuisance, serious environmental harm or material environmental harm from pollution occurs in the course of the activity, then the person responsible for the activity must immediately take all reasonable and practicable action to minimise any adverse environmental effects from the incident.

G4 Proposed change to activity

1 The person responsible must notify the Director in writing prior to implementing any change to the activity authorised by this document that may cause or increase the emission of a pollutant or which may result in environmental harm or environmental nuisance (even temporarily). A change includes, but is not limited to, any of the following:

1.1 an increase in the discharge of a pollutant, or the location of its discharge.

1.2 the construction, installation, alteration or removal of any structure or equipment used in the course of carrying out the activity.

1.3 any clearance of native vegetation or earthworks.

1.4 a change in the quantity or characteristics of materials used in carrying out the activity.

2 The notification must be in an approved form and include the following:

2.1 details of the proposed change;

2.2 an assessment of the environmental impacts that may result from the change;

2.3 any relevant approvals held by the person responsible; and

2.4 any advice from the relevant planning authority to the effect that approval is not required.

3 The person responsible must provide additional information as requested by an Authorized Officer.

4 The proposed change must not be implemented until the Director has confirmed in writing that they are satisfied that no other approval or variation of this document is required.

5 For the avoidance of doubt, a notification of a proposed change under this provision is not required if the proposed change is part of a referral to the EPA Board for assessment under sections 24, 25, 27 or 27AA of EMPCA.

G5 Change of responsibility

If the person responsible for the activity intends to cease to be responsible for the activity, that person must notify the Director in writing of the full particulars of any person who will become the person responsible for the activity, before such cessation.

G6 Change of ownership

If the owner of the Activity Area changes or is to change, then, as soon as reasonably practicable but no later than 30 days after becoming aware of the change or intended change in the ownership of the Activity Area, the person responsible must notify the Director in writing of the change or intended change of ownership.

G7 Complaints register

1 A public complaints register must be maintained. The public complaints register must, as a minimum, record the following detail in relation to each complaint received in which it is alleged that environmental harm (including an environmental nuisance) has been caused by the activity:

1.1 the date and time at which the complaint was received;

1.2 contact details for the complainant (where provided);

1.3 the subject matter of the complaint;

1.4 any investigations undertaken with regard to the complaint; and

1.5 the manner in which the complaint was resolved, including any mitigation measures implemented.

2 Complaint records must be retained for a period of at least 3 years.

G8 Annual Environmental Review

1 Unless otherwise specified in writing by the Director, a publicly available Annual Environmental Review for the activity must be submitted to the Director each year within three months of the end of the reporting period. Without limitation, each Annual Environmental Review must include the following information:

1.1 a statement by the General Manager, Chief Executive Officer or equivalent for the activity acknowledging the contents of the Annual Environmental Review;

1.2 subject to the *Personal Information Protection Act 2004*, a list of all complaints received from the public during the reporting period concerning actual or potential environmental harm or environmental nuisance caused by the activity and a description of any actions taken as a result of those complaints;

1.3 details of environment-related procedural or process changes that have been implemented during the reporting period;

1.4 details of actual consumption or production volumes/rates for the reporting period and an analysis of compliance against regulatory limit(s);

1.5 a summary of the amounts (tonnes or litres) of both solid and liquid wastes produced and treatment methods implemented during the reporting period. Initiatives or programs planned to avoid, minimise, re-use, or recycle such wastes over the next reporting period should be detailed;

1.6 details of all non-trivial environmental incidents and/or incidents of non compliance with these conditions that occurred during the reporting period, and any mitigative or preventative actions that have resulted from such incidents;

1.7 a summary of the monitoring data and record keeping required by these conditions. This information should be presented in graphical form where possible, including comparison with the results of at least the preceding reporting period. Special causes and system changes that have impacted on the parameters monitored must be noted. Explanation of significant deviations between actual results and any predictions made in previous reports must be provided;

1.8 identification of breaches of limits specified in these conditions and significant variations from predicted results contained in any relevant EIS or EMP, an explanation of why each identified breach of specified limits or variation from predictions occurred and details of the actions taken in response to each identified breach of limits or variance from predictions;

1.9 a list of any issues, not discussed elsewhere in the report, that must be addressed to improve compliance with these conditions, and the actions that are proposed to address any such issues;

1.10 a summary of fulfilment of environmental commitments made for the reporting period. This summary must include indication of results of the actions implemented and explanation of any failures to achieve such commitments; and

1.11 a summary of any community consultation and communication undertaken during the reporting period.

G9 Amendment of required plans and reports

1 The plans and reports required by these conditions must be amended to address any matter required by the Director, as advised by notice in writing.

2 Amended plans and reports must be resubmitted within the timeframe that the Director specifies.

G10 Notifications for construction, commissioning and operation

1 Unless otherwise approved in writing by the Director, the following notifications must be made to the Director at least 14 days prior to the event occurring:

1.1 the commencement of construction;

1.2 the commencement of commissioning; and

1.3 the commencement of operations.

2 Unless otherwise approved in writing by the Director, within 7 days of the completion of the construction and commissioning phases, notification of their completion must be made to the Director.

Atmospheric

A1 Control of dust emissions

Dust emissions from within the Activity Area must be controlled to the extent necessary to prevent environmental nuisance beyond the boundary of the Activity Area.

A2 Covering of vehicles

Vehicles carrying loads containing material which may blow or spill must be equipped with effective control measure to prevent the escape of the materials from the vehicles when they leave the Activity Area or travel on public roads.

A3 Control of sawdust and fines from wood chipping and sawmilling

1 Unless otherwise approved in writing by the Director, sawdust and fines produced by the operation of sawmilling and wood chipping plant must be controlled by the use of one or more of the following methods to the extent necessary to prevent environmental nuisance:

1.1 the installation of fixed water sprays at all necessary points where sawdust and/or particulate fines from wood processing or use of conveyor belts are likely to be produced;

1.2 the installation of sawdust and particulate fines extraction, treatment and storage equipment at all conveyor belts and at all other necessary points where sawdust and/or particulate fines from wood processing are likely to be produced;

1.3 the enclosure of the sawmilling plant, wood chipping plant and conveyor belts carrying materials which have not been screened; or

1.4 any other method that has been approved in writing by the Director.

A4 Use of low volatile organic compound paints for pallet painting

Unless otherwise approved in writing by the Director, only low volatile organic compound paints must be used for the painting of pallets within the Activity Area.

Construction

CN1 Construction Environmental Management Plan

1 At least 60 days prior to the commencement of construction activities, or by a date otherwise specified in writing by the Director, a Construction Environmental Management Plan ('Construction EMP') must be submitted to the Director for approval.

2 Unless otherwise approved in writing by the Director the Construction EMP must contain a detailed description of the proposed timing and sequence of the major construction activities and of the proposed management measures to be implemented to avoid or minimise the environmental impacts during the construction phase. The Construction EMP must include, but not necessarily be limited to, management measures in relation to the following:

2.1 management of and prevention of impacts upon surface waters and groundwater;

2.2 dewatering of water from excavations;

2.3 erosion and sediment control;

2.4 noise control;

2.5 dust control;

2.6 management of environmentally hazardous materials;

2.7 flora and fauna management;

2.8 weed, pest and disease management;

2.9 quality control arrangements including supervision by appropriately qualified and experienced persons, detailed construction specifications for key items of environmental management infrastructure, documented site procedures, quality control testing and the keeping of appropriate records; and

2.10 management of cut and fill materials, including potentially contaminated, or contaminated materials.

3 Unless otherwise approved in writing by the Director, construction must not commence until the Construction EMP has been approved by the Director.

4 Once approved the person responsible must act in accordance with the approved Construction EMP.

5 The person responsible may apply to the Director to vary or substitute the Construction EMP. Any variation or substitution of the plan approved by the Director, by notice in writing, replaces the earlier approval with effect from the date specified in the notice.

CN2 Operating hours - Construction

1 Unless otherwise approved in writing by the Director:

1.1 Construction activities must not be undertaken outside 0700 hours to 1800 hours Monday to Friday and 0800 hours to 1300 hours Saturdays.

1.2 Notwithstanding the above paragraph, construction activities must not be carried out on Sundays or Public Holidays that are observed State-wide (Easter Tuesday excepted).

Decommissioning And Rehabilitation

DC1 Notification of cessation

Within 30 days of becoming aware of any event or decision which is likely to give rise to the permanent cessation of the activity, the person responsible for the activity must notify the Director in writing of that event or decision. The notice must specify the date upon which the activity is expected to cease or has ceased.

DC2 Temporary suspension of activity

1 Within 30 days of becoming aware of any event or decision which is likely to give rise to the temporary suspension of the activity, the person responsible for the activity must notify the Director in writing of that event or decision. The notice must specify the date upon which the activity is expected to suspend or has suspended.

2 During temporary suspension of the activity the Activity Area must be managed and monitored by the person responsible for the activity to ensure that emissions from the Activity Area do not cause serious environmental harm, material environmental harm or environmental nuisance.

3 If required by the Director, a Care and Maintenance Plan for the activity must be submitted to the Director for approval, by a date specified in writing by the Director. This requirement will be deemed to be satisfied only when the Director indicates in writing that the submitted document adequately addresses the requirements of this condition.

3.1 The Care and Maintenance Plan must be prepared in accordance with any guidelines provided by the Director.

3.2 Once approved the person responsible must act in accordance with the approved Care and Maintenance Plan.

3.3 The person responsible may apply to the Director to vary or substitute the Care and Maintenance Plan. Any variation or substitution of the plan approved by the Director, by notice in writing, replaces the earlier approval with effect from the date specified in the notice.

4 Unless otherwise approved in writing by the Director, if the activity on the Activity Area has substantially ceased for 2 years, decommissioning of the activity and rehabilitation of the Activity Area must be carried out in accordance with the requirements of these conditions as if the activity has permanently ceased.

DC3 DRP requirements

1 Unless otherwise approved in writing by the Director, a Decommissioning and Rehabilitation Plan (DRP) for the activity must be submitted for approval to the Director within 30 days of the Director being notified of the planned cessation of the activity. The DRP must be prepared in accordance with any guidelines provided by the Director. This requirement will be deemed to be satisfied only when the Director indicates in writing that the submitted document adequately addresses the requirements of this condition.

2 The person responsible may apply to the Director to vary or substitute the DRP. Any variation or substitution of the plan approved by the Director, by notice in writing, replaces the earlier approval with effect from the date specified in the notice.

DC4 Rehabilitation following cessation

1 Following permanent cessation of the activity, and unless otherwise approved in writing by the Director, the Activity Area must be rehabilitated including:

1.1 stabilisation of any land surfaces that may be subject to erosion;

1.2 removal or mitigation of all environmental hazards or land contamination, that might pose an ongoing risk of causing environmental harm; and

1.3 decommissioning of any equipment that has not been removed.

2 Where a Decommissioning and Rehabilitation Plan (DRP) has been approved by the Director, decommissioning and rehabilitation must be carried out in accordance with that DRP.

3 The person responsible may apply to the Director to vary or substitute the DRP. Any variation or substitution of the DRP approved by the Director, by notice in writing, replaces the earlier approval with effect from the date specified in the notice.

DC5 Activity to cease following decommissioning and rehabilitation

1 Following written notification by the Director confirming the completion of decommissioning of the Activity and rehabilitation of the Activity Area in accordance with these conditions:

1.1 the Activity must not recommence; and

1.2 the Person Responsible is not required to undertake monitoring, reporting and/or notification condition requirements relating to the activity, unless otherwise specified in writing by the Director.

Effluent Disposal

E1 Effluent discharge limits

Unless otherwise approved in writing by the Director, effluent discharged from the Activity Area at the Wetland and North Romaine (downstream) monitoring points, as shown in Attachment 2, must comply with the minimum and maximum effluent quality limits set out in Table 1.

Table 1: Effluent quality limits for discharge from the Activity Area

Substance or measure	Unit of measurement	Minimum limit	Maximum limit
Biochemical Oxygen Demand (BOD_5)	mg/L	-	40
Total Suspended Solids (TSS)	mg/L	-	60
Oil and Grease	mg/L	-	10
pH	pH units	6.5	8.5

E2 Stormwater

1 Polluted stormwater that will be discharged from the Activity Area must be collected and treated prior to discharge to the extent necessary to prevent serious or material environmental harm, or environmental nuisance.

2 Notwithstanding the above, all stormwater that is discharged from the Activity Area must not carry pollutants such as sediment, oil and grease in quantities or concentrations that are likely to degrade the visual quality of any receiving waters outside the Activity Area.

3 All reasonable measures must be implemented to ensure that solids entrained in stormwater are retained within the Activity Area. Such measures may include appropriately sized and maintained sediment settling ponds or detention basins.

E3 Southern water management area runoff

All contaminated and potentially contaminated stormwater from the southern water management area must be collected and directed via stormwater culverts to the concrete sumps, as shown at Attachment 2 of this Notice. Stormwater from these sumps must be effectively distributed over the Dispersion Paddock towards Romaine Creek in such a way as to prevent soil erosion and to ensure preservation of the quality of the natural surface and groundwater resources in the vicinity.

E4 Dispersion Paddock management

1 The Dispersion Paddock must be managed in such a way as to ensure its continued capacity to effectively receive and treat all stormwater discharged from the activity to prevent environmental harm or nuisance.

2 Unless otherwise approved in writing by the Director, a Dispersion Paddock assessment must be carried out:

2.1 within 12 months from the date on which these conditions take effect; and

2.2 recurrently, with no longer than two (2) years since the previous assessment.

3 The Dispersion Paddock assessment must be forwarded to the Director within 30 days from the date on which the assessment is completed.

4 Without limitation the Dispersion Paddock assessment must address the following:

4.1 the capacity of the Dispersion Paddock to receive and treat stormwater to a standard conforming with the effluent discharge limits specified in this Notice;

4.2 the nature and extent of any erosion; and

4.3 all action(s) required to ensure the effectiveness and sustainability of the Dispersion Paddock.

Hazardous Substances

H1 Storage and handling of hazardous materials

1 Unless otherwise approved in writing by the Director, all environmentally hazardous materials, including chemicals, fuels, and oils, stored within the Activity Area in volumes exceeding 250 litres must be stored and handled in accordance with the following:

1.1 Any storage facility must be contained within a spill collection bund with a net capacity of whichever is the greater of the following:

1.1.1 at least 110% of the combined volume of any interconnected vessels within that bund; or

1.1.2 at least 110% of the volume of the largest storage vessel; or

1.1.3 at least 25% of the total volume of all vessels stored in that spill collection bund; or

1.1.4 the capacity of the largest tank plus the output of any firewater system over a twenty minute period.

1.2 All activities that involve a significant risk of spillages, including the loading and unloading of bulk materials, must take place in a bunded containment area or on a transport vehicle loading apron.

1.3 Bunded containment areas and transport vehicle loading aprons must:

1.3.1 be made of materials that are impervious to any environmentally hazardous material stored within the bund;

1.3.2 be graded or drained to a sump to allow recovery of liquids;

1.3.3 be chemically resistant to the chemicals stored or transferred;

1.3.4 be designed and managed such that any leakage or spillage is contained within the bunded area (including where such leakage emanates vertically higher than the bund wall);

1.3.5 be designed and managed such that the transfer of materials is adequately controlled by valves, pumps and meters and other equipment wherever practical. The equipment must be adequately protected (for example, with bollards) and contained in an area designed to permit recovery of any released chemicals;

1.3.6 be designed such that chemicals which may react dangerously if they come into contact have measures in place to prevent mixing; and

1.3.7 be managed such that the capacity of the bund is maintained at all times (for example, by regular inspections and removal of obstructions).

H2 Hazardous materials (< 250 litres)

1 Unless otherwise approved in writing by the Director, each environmentally hazardous material, including chemicals, fuels and oils, stored within the Activity Area in discrete volumes not exceeding 250 litres, but not including discrete volumes of 25 litres or less, must be stored within bunded containment areas or spill trays which are designed and maintained to contain at least 110% of the volume of the largest container.

2 Bunded containment areas and spill trays must be made of materials that are impervious to any environmentally hazardous materials stored within the bund or spill tray.

H3 Handling of hazardous materials - mobile

1 Where mobile containment of environmentally hazardous materials is utilised for the fuelling or servicing of mobile or fixed plant within the Activity Area, all reasonable measures must be implemented to prevent unauthorised discharge, emission or deposition of pollutants:

1.1 to soils within the boundary of the Activity Area in a manner that is likely to cause serious or material environmental harm;

1.2 to groundwater;

1.3 to waterways; or

1.4 beyond the boundary of the Activity Area.

2 Reasonable measures may include spill kits, spill trays/bunds or absorbent pads, and automatic cut-offs on any pumping equipment.

H4 Spill kits

Spill kits appropriate for the types and volumes of materials handled within the Activity Area must be kept in appropriate locations and maintained in a functional condition to assist with the containment of spilt environmentally hazardous materials.

Monitoring

M1 Samples and measurements for monitoring purposes

1 Any sample or measurement required under these conditions must be taken and processed in accordance with the following:

1.1 sampling and measuring must be undertaken by a person with training, experience, and knowledge of the appropriate procedure;

1.2 the integrity of samples must be maintained prior to delivery to a testing facility;

1.3 sample analysis must be conducted by a testing facility accredited by the National Association of Testing Authorities (NATA), or a testing facility approved in writing by the Director, for the specified test;

1.4 details of methods employed in taking samples and measurements and results of sample analysis, and measurements must be retained for at least three (3) years after the date of collection; and

1.5 sampling and measurement equipment must be maintained and operated in accordance with manufacturer's specifications and records of maintenance must be retained for at least three (3) years.

M2 Romaine Creek monitoring program

Unless otherwise approved in writing by the Director, the monitoring program specified in Table 2 must continue to be implemented. Samples for measurement must be collected from Romaine Creek at locations both upstream (South Romaine) and downstream (North Romaine) of the Dispersion Paddock, as delineated in Attachment 2. Sample collection points must be representative to indicate any impact on Romaine Creek from the Dispersion Paddock.

Table 2: Romaine Creek monitoring program

Parameter	Unit of Measurement	Frequency
Biological Oxygen Demand (BOD_5)	mg/L	Quarterly during or shortly after rainfall events
Total Suspended Solids (TSS)	mg/L	Quarterly during or shortly after rainfall events
Oil & Grease	mg/L	Quarterly during or shortly after rainfall events
Conductivity	µS/cm	Quarterly during or shortly after rainfall events
pH	pH units	Quarterly during or shortly after rainfall events

M3 Wetland and HumeCeptor monitoring programs

1 Unless otherwise approved in writing by the Director, the monitoring program specified in Table 3 must continue to be implemented. Samples for measurement must be collected from the wetland monitoring point and HumeCeptor monitoring point, as delineated in Attachment 2.

Table 3: Wetland and HumeCeptor monitoring programs

Parameter	Unit of Measurement	Frequency
Biochemical Oxygen Demand (BOD_5)	mg/L	Quarterly
Total Suspended Solids (TSS)	mg/L	Quarterly
Oil & Grease	mg/L	Quarterly
Conductivity	µS/cm	Quarterly
pH	pH units	Quarterly
Flow	L/min	Quarterly

2 Unless otherwise approved in writing by the Director:

2.1 in the event that stormwater flows necessitate bypass of the wetland via the wetland feed overflow, a representative grab sample of the wetlands bypass flow must be collected from the wetland monitoring point on the first day that bypass flow occurs and be analysed for the parameters specified in Table 3.

2.2 in the event that stormwater flows result in overflow to the Emu River at the water treatment DSM Screen, as delineated in Attachment 2, a representative grab sample of the overflow downstream of the water treatment DSM Screen must be collected on the first day that overflow occurs and be analysed for the parameters specified in Table 3.

M4 Exceedance of emission limits

1 In the event that any of the emission limits specified in these conditions are exceeded:

1.1 The Director must be notified within 24 hours of the person responsible becoming aware of the exceedance.

1.1.1 The notification must include details of the limit that has been exceeded, the amount of the exceedance, the nature of the exceedance, and any immediate actions taken in response to the exceedance; known at the time of the notification.

1.2 A report must be forwarded to the Director within 30 days of becoming aware of the exceedance. The report must include, but not necessarily be limited to, the following:

1.2.1 the reported concentration;

1.2.2 an explanation as whether the exceedance is likely to have caused or threatened environmental harm and or nuisance;

1.2.3 an explanation as to why the emission limit was exceeded;

1.2.4 actions taken to control the exceedance;

1.2.5 the results of re-sampling of the monitoring point/s at which the exceedance was recorded;

1.2.6 proposed actions to limit the likelihood of a recurrence of the exceedance; and

1.2.7 any other information that would assist the Director to understand the exceedance.

1.3 Unless otherwise approved in writing by the Director, the proposed actions to limit the likelihood of a recurrence must be implemented once approved by the Director. These actions may be amended from time to time with the written approval of the Director.

Noise Control

N1 Operating hours

1 Unless otherwise approved in writing by the Director, activities associated with the operation of the woodchip mill and wood processing works must only be carried out between the hours 0700 hours and 2200 hours, with the following exceptions:

1.1 sawmilling or machining of timber and operation of the log sorter must only be undertaken between the hours of 0700 hours and 1800 hours.

1.2 a mobile mulcher may only be operated in the area known as D Deck, as shown in Attachment 2, between the hours of 0900 hours and 1800 hours on weekdays.

2 Notwithstanding the above, activities must not be carried out on Public Holidays that are observed State-wide (Easter Tuesday excepted) without the written approval of the Director.

N2 Noise emission limits

1 Noise emissions from the activity when detected at any noise sensitive premises in other ownership and expressed as the equivalent continuous A-weighted sound pressure level must not exceed:

1.1 50 dB(A) between 0700 hours and 2200 hours; and

1.2 45 dB(A) between 2200 hours and 0700 hours.

2 Where the combined level of noise from the Activity Area and the normal ambient noise exceeds the noise levels stated above, this condition will not be considered to be breached unless the noise emissions from the activity are audible and exceed the background noise level by at least 5 dB(A).

3 The time interval over which noise levels are averaged must be 10 minutes or an alternative time interval specified in writing by the Director.

4 Noise emissions from the site should not contain any dominant or intrusive noise characteristics when measured or observed at any noise sensitive premises as assessed in accordance with the *Noise Measurement Procedures Manual*. Where noise emissions from the site contain any dominant or intrusive noise characteristics at any noise sensitive premises, measured noise levels must be adjusted for tonality, impulsiveness, modulation and low frequency in accordance with the *Noise Measurement Procedures Manual*.

5 All methods of measurement must be in accordance with the *Noise Measurement Procedures Manual*.

N3 Noise Reduction Plan

1 Unless otherwise approved in writing by the Director, within six (6) months of the commencement of operations and at two (2) yearly intervals, a Noise Reduction Plan must be submitted to the Director for approval. The Noise Reduction Plan is to have the aim of reducing the noise emissions from the activity, by implementing reasonable and practical noise attenuation and mitigation measures and mitigating any intrusive or dominant noise characteristics. Noise mitigation measures must consider the cumulative impact of the site operation noise and noise generated by vehicle movements to and from the activity (especially during the evening/night period). This requirement will be deemed to be satisfied only when the Director indicates in writing that the submitted document adequately addresses the requirements of this condition.

2 The plan must be prepared in accordance with any guidelines provided by the Director.

3 Without limitation, the Noise Reduction Plan must include details of the following:

3.1 an assessment of options available to reduce noise emissions from the activity;

3.2 a selection of the preferred options available to reduce noise emissions from the activity and the reasons why the preferred options have been selected;

3.3 noise modelling predictions demonstrating the existing noise emission level versus the reduced noise emission level;

3.4 prioritised actions to achieve the aim of the Noise Reduction Plan;

3.5 timetable for implementation and completion of the actions;

3.6 measures for determining the success of the completed actions; and

3.7 a reporting program to regularly advise the Director of the results of the plan.

4 Once approved the person responsible must act in accordance with the approved Noise Reduction Plan.

5 The person responsible may apply to the Director to vary or substitute the Noise Reduction Plan. Any variation or substitution of the plan approved by the Director, by notice in writing, replaces the earlier approval with affect from the date specified in the notice.

N4 Noise survey requirements

1 Unless otherwise approved in writing by the Director, a noise survey must be completed:

1.1 within six (6) months of the commencement of operations, when the sawmill and associated pallet assembly and painting lines are operational; and

1.2 within six (6) months after any change to the activity which is likely to substantially alter the character or increase the volume of noise emitted from the Activity Area; and

1.3 where the Director is of the opinion that a noise survey must be completed within a specified timeframe.

N5 Noise survey method and reporting requirements

1 Noise surveys must be undertaken in accordance with a survey method approved in writing by the Director, as may be amended from time to time with written approval of the Director.

2 Without limitation, the survey method must address the following:

2.1 measurements must be carried out at day, evening and night times (where applicable) at each location; and

2.2 measurement locations, and the number thereof, must be specified, with one location established as a control location (noise).

3 Measurements and data recorded during the survey must include:

3.1 operational status of noise producing equipment and throughput of the activity;

3.2 subjective descriptions of the sound at each location;

3.3 details of meteorological conditions relevant to the propagation of noise;

3.4 the equivalent continuous (L_{eq}) and L_{max}, L_{1}, L_{10}, L_{50}, L_{90}, L_{99} and L_{min} A-weighted sound pressure levels measured over a period of 10 minutes or an alternative time interval approved by the Director;

3.5 a data set containing periods capturing normal and worst operating conditions;

3.6 A-weighted and C-weighted one-third octave spectra (including low frequency) over suitably representative periods of not less than 1 minute presented in tabulated and graph format; and

3.7 narrow-band spectra over suitably representative periods of not less than 1 minute.

4 A noise survey report must be forwarded to the Director within 30 days from the date on which the noise survey is completed.

5 The noise survey report must include the following:

5.1 the results and interpretation of the measurements required by these conditions;

5.2 a map of the area surrounding the activity with the boundary of the Activity Area, measurement locations, and noise sensitive premises clearly marked on the map;

5.3 any other information that will assist with interpreting the results and whether the activity is in compliance with these conditions and EMPCA; and

5.4 recommendations of appropriate mitigation measures to manage any noise problems identified by the noise survey.

6 Unless otherwise approved in writing by the Director, the person responsible must act in accordance with and implement the recommendations in the noise survey report.

N6 Log drops

When unloading from a vehicle and/or stockpile, all reasonable and practicable care must be taken to avoid the dropping of logs from height by placing them either onto the ground or directly onto log decks.

N7 Noise complaints

In the event that a noise complaint is received in relation to the Activity Area, the complaint must be reported to the Director within 24 hours.

N8 Vehicle movements

Unless otherwise approved in writing by the Director, all vehicles carrying logs, sawn timber, pallets, woodchips or other timber products, and empty vehicles returning from the Burnie Port area, must enter and exit the Activity Area via Massy-Greene Drive.

Operations

OP1 Operational Environmental Management Plan

1 Prior to the commencement of operations, or by a date specified in writing by the Director, an Operational Environmental Management Plan ('Operational EMP') must be submitted to the Director for approval. The Plan must provide detailed information relating to the activity and must detail operational procedures as required to ensure compliance with these conditions.

2 The Plan must be prepared in accordance with any guidelines provided by the Director. If no guidelines are provided, the Plan must be:

2.1 written in an easy-to-understand format, with checklists, diagrams, instructions and photographs as appropriate.

2.2 available for easy reference by operational staff, including any documents referenced by the Plan.

2.3 clear about who is responsible for carrying out tasks, as well as how, when or how often tasks should be performed.

3 The Plan must be kept up to date, and reviewed at least annually, and must consider environment related complaints, incidents and changes to the activity.

4 Once approved the person responsible must act in accordance with the approved Operational EMP.

5 The person responsible may apply to the Director to vary or substitute the Operational EMP. Any variation or substitution of the Plan approved by the Director, by notice in writing, replaces the earlier approval with effect from the date specified in the notice.

OP2 Logs received

Unless otherwise approved in writing by the Director, no more than 650,000 tonnes of logs are permitted to be received at the Activity Area each year.

OP3 Weed management

The Activity Area must be kept substantially free of weeds to minimise the risk of weeds being spread through the transport of products from the Activity Area.

Schedule 3: Information

Legal Obligations

LO1 EMPCA

The activity must be conducted in accordance with both the conditions in this document and the obligations of the *Environmental Management and Pollution Control Act 1994* (EMPCA) and subordinate regulations. The conditions of this document do not replicate legislated obligations; therefore, you should ensure you are aware of your obligations under EMPCA and subordinate regulations.

LO2 Storage and handling of dangerous goods, explosives and dangerous substances

1 The storage, handling and transport of dangerous goods, explosives and dangerous substances must comply with the requirements of relevant State Acts and any regulations thereunder, including:

1.1 *Work Health and Safety Act 2012* and subordinate regulations;

1.2 *Explosives Act 2012* and subordinate regulations; and

1.3 *Dangerous Goods (Road and Rail Transport) Act 2010* and subordinate regulations.

LO3 Aboriginal relics requirements

1 Aboriginal relics, objects, sites, places and human remains regardless of whether they are located on public or private land, are protected under the *Aboriginal Heritage Act 1975*.

2 Unanticipated discoveries of Aboriginal heritage must be reported to Aboriginal Heritage Tasmania on **1300 487 045** as soon as possible.

LO4 Waste and Resource Recovery Act 2022 obligations

The activity may be a prescribed a Landfill or Resource Recovery Facility under the *Waste and Resource Recovery Act 2022* and must comply with reporting and obligations under that legislation.

Other Information

OI1 Notification of incidents under section 32 of EMPCA

Where a person is required by section 32 of EMPCA to notify the Director of the release of a pollutant, the Director can be notified by telephoning **1800 005 171** (a 24-hour emergency telephone number).

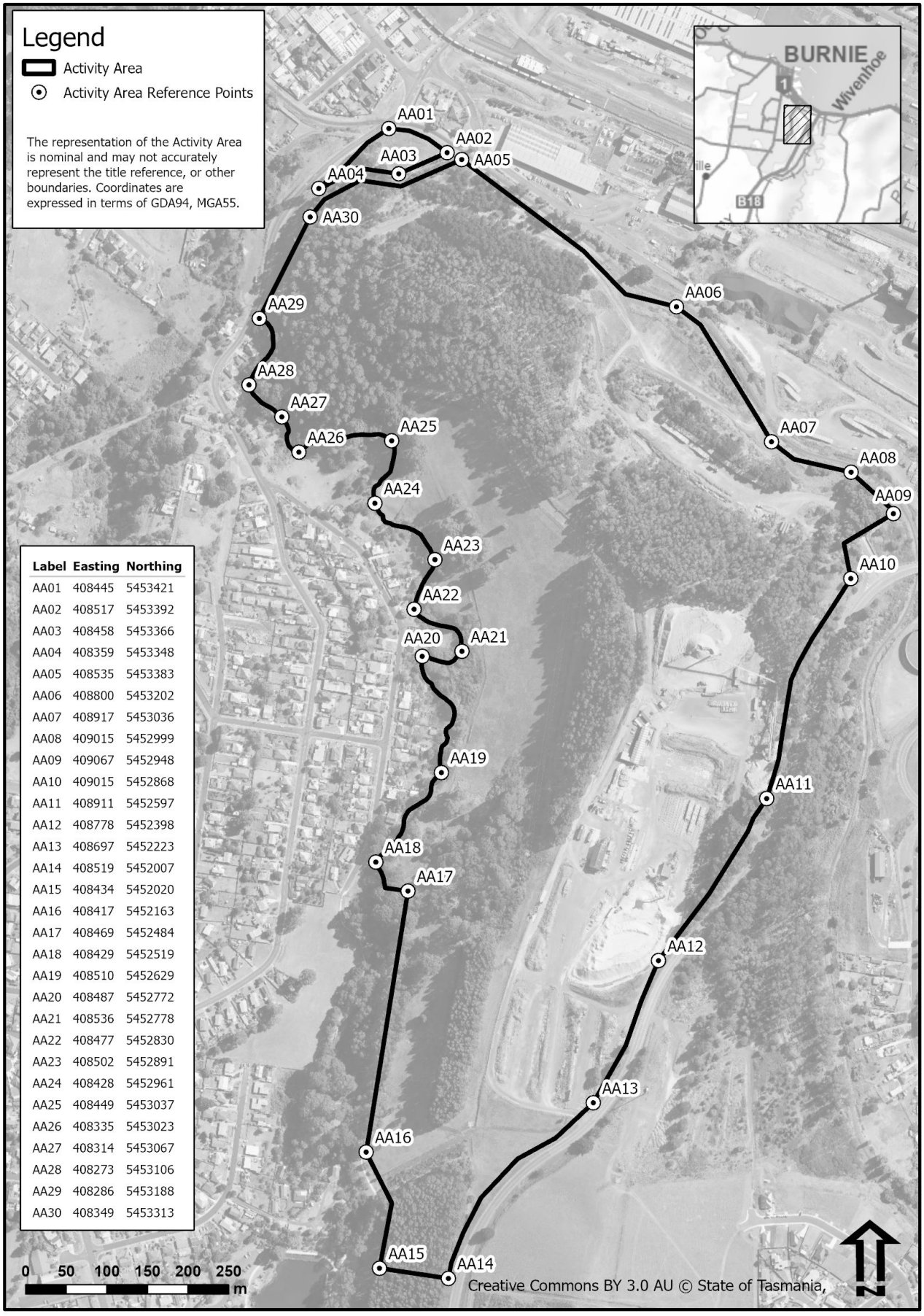
OI2 Environmental Guidelines for Wood Processing

Information to assist in managing environmental risks associated with operation of the activity, along with other information related to environmental regulation is available in the *Environmental Guidelines for Wood Processing*. The Guidelines are available on the EPA website.

OI3 Release of Relevant Information

Under the provisions of section 23AA of EMPCA relevant information relating to monitoring of environmental impacts required under these conditions may be subject to publishing or public release by the Director.

Attachment 1: Activity Area



Label	Easting	Northing
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AA03	408458	5453366
AA04	408359	5453348
AA05	408535	5453383
AA06	408800	5453202
AA07	408917	5453036
AA08	409015	5452999
AA09	409067	5452948
AA10	409015	5452868
AA11	408911	5452597
AA12	408778	5452398
AA13	408697	5452223
AA14	408519	5452007
AA15	408434	5452020
AA16	408417	5452163
AA17	408469	5452484
AA18	408429	5452519
AA19	408510	5452629
AA20	408487	5452772
AA21	408536	5452778
AA22	408477	5452830
AA23	408502	5452891
AA24	408428	5452961
AA25	408449	5453037
AA26	408335	5453023
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AA28	408273	5453106
AA29	408286	5453188
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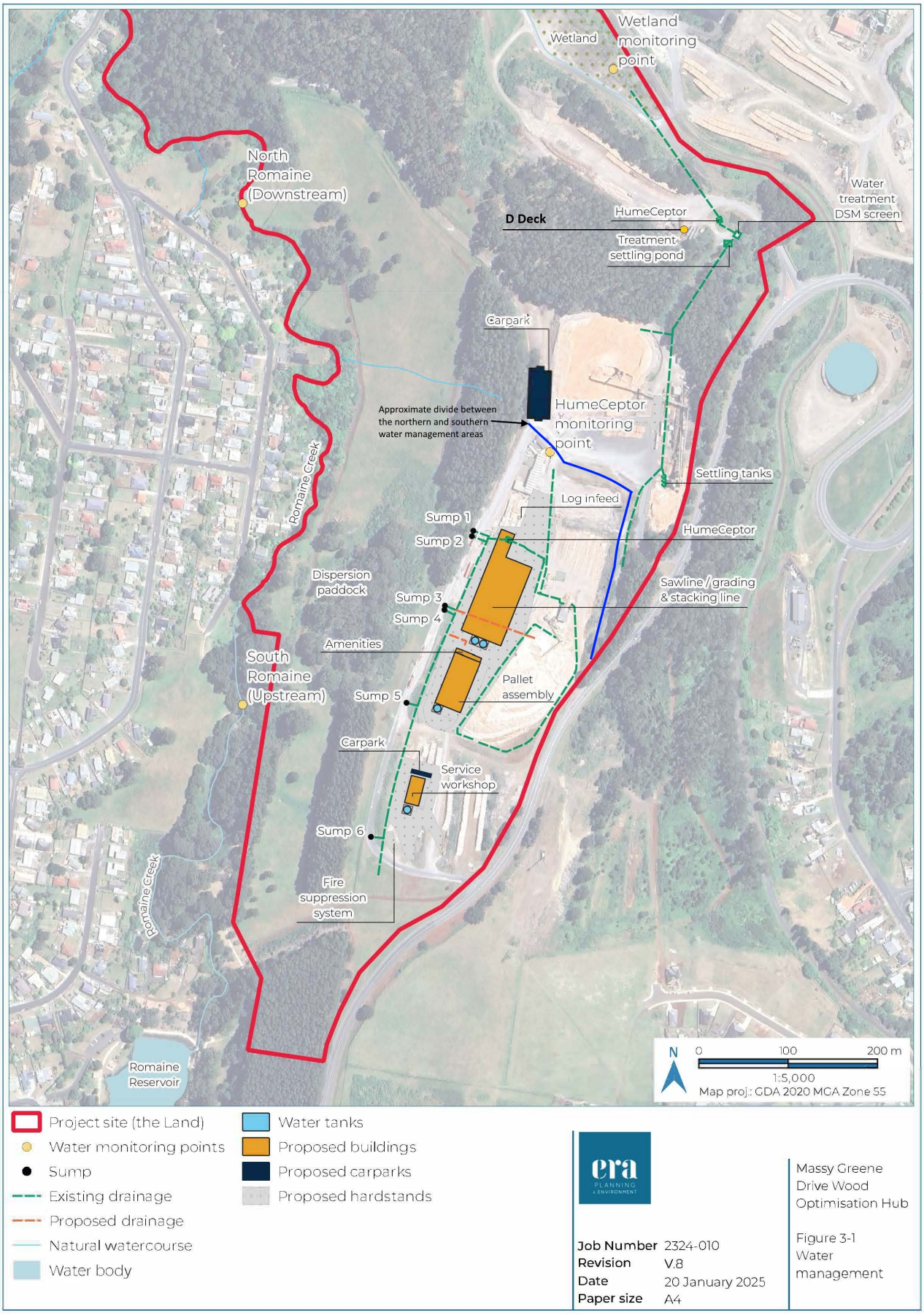
Attachment 2: Pentarch Monitoring Points



ENVIRONMENT PROTECTION AUTHORITY