### Environmental Assessment Report

<table>
<thead>
<tr>
<th><strong>Proponent</strong></th>
<th>Porta Mouldings Pty Ltd</th>
</tr>
</thead>
<tbody>
<tr>
<td>** Proposal**</td>
<td>Sawmill Expansion</td>
</tr>
<tr>
<td><strong>Location</strong></td>
<td>Bridgewater</td>
</tr>
<tr>
<td><strong>NELMS no.</strong></td>
<td>8779</td>
</tr>
<tr>
<td><strong>Permit Application No.</strong></td>
<td>DA 2018/00111 (Brighton Council)</td>
</tr>
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<td><strong>Electronic Folder No.</strong></td>
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<td><strong>Document No.</strong></td>
<td>H927963</td>
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<td><strong>Class of Assessment</strong></td>
<td>2A</td>
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### Assessment Process Milestones

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>17 April 2018</td>
<td>Notice of Intent lodged</td>
</tr>
<tr>
<td>18 May 2018</td>
<td>Guidelines Issued</td>
</tr>
<tr>
<td>5 June 2018</td>
<td>Permit Application submitted to Council</td>
</tr>
<tr>
<td>10 July 2018</td>
<td>Application/Referral received by the Board</td>
</tr>
<tr>
<td>26 September 2018</td>
<td>Start of public consultation period</td>
</tr>
<tr>
<td>10 October 2018</td>
<td>End of public consultation period</td>
</tr>
<tr>
<td>8 November 2018</td>
<td>Date draft conditions issued to proponent</td>
</tr>
<tr>
<td>19 November 2018</td>
<td>Statutory period for assessment ends</td>
</tr>
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## Acronyms

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>AHD</td>
<td>Australian Height Datum</td>
</tr>
<tr>
<td>Board</td>
<td>Board of the Environment Protection Authority</td>
</tr>
<tr>
<td>EER</td>
<td>Environmental Effects Report</td>
</tr>
<tr>
<td>DPIPWE</td>
<td>Department of Primary Industries, Parks, Water and Environment</td>
</tr>
<tr>
<td>EIA</td>
<td>Environmental impact assessment</td>
</tr>
<tr>
<td>EMPC Act</td>
<td><em>Environmental Management and Pollution Control Act 1994</em></td>
</tr>
<tr>
<td>EMPCS</td>
<td>Environmental management and pollution control system</td>
</tr>
<tr>
<td>EPBC Act</td>
<td><em>Environment Protection and Biodiversity Conservation Act 1999 (Cth)</em></td>
</tr>
<tr>
<td>GJ</td>
<td>Gigajoule</td>
</tr>
<tr>
<td>LUPA Act</td>
<td>Land Use Planning and Approvals Act 1993</td>
</tr>
<tr>
<td>ML</td>
<td>Mega litre</td>
</tr>
<tr>
<td>RMPS</td>
<td>Resource management and planning system</td>
</tr>
<tr>
<td>SD</td>
<td>Sustainable development</td>
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Report Summary

This report provides an environmental assessment of Porta Mouldings proposed sawmill expansion in Bridgewater.

The proposal involves the installation of sawmilling equipment at 112-114 Cove Hill Road, Bridgewater in southern Tasmania and an increase in the maximum production limit from 4,500 m² to 7,000 m² per annum.

This report has been prepared based on information provided in the permit application and the Environmental Effects Report (EER). Relevant government agencies and the public were consulted and their submissions, representations and comments considered as part of the assessment.

Further details of the assessment process are presented in section 1 of this report. Section 2 describes the statutory objectives and principles underpinning the assessment. Details of the proposal are provided in section 3. Section 4 reviews the need for the proposal and considers the alternatives. Section 5 summarises the public and agency consultation process and the key issues raised in that process. The detailed evaluation of environmental issues is contained in section 6. Other issues are discussed in section 7. The report conclusions are contained in section 8.

Appendix 1 details of matters raised by the public and referral agencies during the consultation process. Appendix 2 contains the environmental permit conditions for the proposal. The environmental conditions in Appendix 2 are a new set of operating conditions for the entire, intensified activity that will supersede the existing permit conditions.
## Contents

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1 Approval Process

A Notice of Intent for this proposal was received by the Board of the Environment Protection Authority (the Board) on 17 April 2018.

An application for a permit under the Land Use Planning and Approvals Act 1993 (LUPA Act) was submitted to Brighton Council on 5 June 2018.

The proposal is defined as a ‘level 2 activity’ under clause 2(g), schedule 2 of the Environmental Management and Pollution Control Act 1994 (EMPC Act), being wood processing works.

The assessment has been undertaken by the Director, Environment Protection Authority under delegation from the Board.

The Board required that information to support the proposal be provided in the form of an Environmental Effects Report (EER) prepared in accordance with guidelines issued by the Board on 18 May 2018.

Several drafts of the EER were submitted to EPA Tasmania for review against the guidelines before it was finalised. The EER was released for public inspection for a 14-day period commencing on 26 September 2018. An advertisement was placed in the Mercury and on the EPA website. The EER was also referred to relevant government agencies for comment. No representations were received.
2 SD Objectives and EIA Principles

The proposal must be considered by the Board in the context of the objectives of the Resource Management and Planning System of Tasmania (RMPS), and in the context of the objectives of the Environmental Management and Pollution Control System (EMPCS) (both sets of objectives are specified in Schedule 1 the EMPC Act). The functions of the Board are to administer and enforce the provisions of the Act, and in particular, to use its best endeavours to further the RMPS and EMPCS objectives.

The Board must assess the proposal in accordance with the Environmental Impact Assessment Principles defined in Section 74 of the EMPC Act.

The assessment has been undertaken by the Director, Environment Protection Authority under delegation from the Board.
3 The Proposal

The proposal involves the installation of sawmilling equipment to enable the milling of hardwood logs in addition to the existing timber drying, conditioning and finishing operations currently undertaken at the Bridgewater sawmill site.

The existing operation receives sawn green timber, with on-site operations involving air and kiln drying, conditioning and finishing of the product. Drying of the timber is either open-air in the large timber yard at the northern end of the site, undercover, or in the kilns. Once timber is dried, it is passed through circular saws, after which it is stacked automatically. Stacked timber is then moved into storage. A band saw, located inside the main shed, may be used alongside these operations, depending on the desired final product at the time.

The existing operation includes the kiln and reconditioner (driven by a gas boiler), covered storage, main shed, office, storage shed, timber yard and stormwater detention pond. It also includes a centrifugal fan and cyclone for dust extraction.

The site is currently regulated in accordance with EPN No. 8779/1.

The main characteristics of the proposal are summarised in Table 1. A detailed description of the proposal is provided in Section 3 of the EER.

<table>
<thead>
<tr>
<th>Table 1: Summary of the proposal’s main characteristics</th>
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<tbody>
<tr>
<td><strong>Activity</strong></td>
</tr>
<tr>
<td>Wood processing works, where timber is sawn, cut, milled, kiln dried to a maximum of 7,000 cubic metres per annum.</td>
</tr>
<tr>
<td><strong>Location and planning context</strong></td>
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<tr>
<td><strong>Location</strong></td>
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<tr>
<td><strong>Land zoning</strong></td>
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<tr>
<td><strong>Land tenure</strong></td>
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<tr>
<td><strong>Existing site</strong></td>
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<tr>
<td><strong>Land Use</strong></td>
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<tr>
<td><strong>Topography</strong></td>
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<tr>
<td><strong>Geology</strong></td>
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<tr>
<td><strong>Soils</strong></td>
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<tr>
<td><strong>Hydrology</strong></td>
</tr>
</tbody>
</table>

Environmental Assessment Report – Porta Mouldings – Sawmill Expansion, Bridgewater
**Natural Values**

The site is heavily modified with no remnant native vegetation present. A natural values report indicated no threatened flora or fauna species or threatened vegetation communities recorded within or in the vicinity of the site.

## Local region

**Climate**

Rainfall is consistent throughout the year with a mean average of 614 mm per annum. Wind direction in the morning is predominantly north and north westerly, with afternoon winds being more varied and predominantly north west and south easterly.

**Surrounding land zoning, tenure and uses**

The site is located in an industrial precinct in an area of General Industrial zoning. The adjacent properties to the east and west of the site are currently undeveloped. A large quarry is situated to the north east of the site and a small farm is located to the north west.

There is Light Industrial zoning to the south of Cove Hill Road, where a number of manufacturing and fabrication operations are located.

There is a General Residential area south of the light industrial precinct. The nearest residence is approximately 250 m from the site boundary.

Two residential dwellings are located to the west of the site, the closest approximately 75 m from the site boundary. These two dwellings are in the General Industrial zone and are classed as ancillary to an industrial use under the planning scheme.

The nearest reserve to the site is the River Derwent Marine Conservation Area which includes part of the Jordon River, 350 m to the east of the site boundary.

**Species of conservation significance**

No species of conservation significance have been recorded within or in the vicinity of the site.

## Proposed infrastructure

**Major equipment**

The proposed additional equipment to be installed at the site consists of:

- Twin circular saw;
- Twin band saw;
- Single circular saw;
- Multi saw edger; and
- Sorting tables.

The additional equipment will be housed in a new 2,200 m$^2$ open sided structure.

**Other infrastructure**

The following additional infrastructure will also be required:

- Waste chipper plant and associated equipment housed in an enclosed structure;
- Sawdust collection and storage system;
- Storage building of approximately 1,800 m$^2$ to accommodate increased production volumes;
- New administration building, approximately 130 m$^2$;
- Log storage area of 2,400 m$^2$, with irrigation from stormwater pond;
- Installation of biomass boiler fed from onsite wood waste;
- Installation of 3,000 L fuel storage container;
- Second entrance to allow separation of light and heavy traffic flows; and
- Increase capacity of stormwater pond and reconfiguration to water retention for onsite reuse (log spraying).
No other infrastructure upgrades are proposed.

### Inputs

| Water          | The site currently uses an estimated 250 kL per annum of water from the mains connection, which provides any shortfall from water collected in the existing 200 kL of tank storage connected to the existing building’s roofs. The volume from mains water is not expected to substantially increase with additional water required for log spraying provided by the stormwater pond and an additional 200 kL of tank storage to be connected to the new building’s roofs. |
| Energy         | Mains electricity for plant and equipment and diesel for forklifts. Gas for the boiler, current use is approximately 4,500 GJ. This is expected to decrease to 4,000 GJ due to the installation of the biomass boiler to drive the kilns. Gas will still be used for the gas burners in the reconditioner. |
| Other raw materials | Up to 17,500 m³ of green logs for processing. |

### Wastes and emissions

| Liquid | Condensate from the reconditioner will be produced at a rate of approximately 10,000 L per week. Stormwater runoff from the site area (6.5 ha) equates to 29.6 ML per year which will be detained in the stormwater detention pond on site. The retained stormwater and effluent will be reused on site for spraying onto logs in the log storage area. |
| Atmospheric | Atmospheric emissions will occur from:  
- Reconditioner - approximately 100,000 L of water vapour per annum and 134 t of CO₂ per annum as well as minor quantities of CO and NOx emissions;  
- Kiln - approximately 1.1 ML of water vapour per annum;  
- Gas boiler - 97 t of CO₂ per annum as well as minor quantities of CO and NOx emissions;  
- Biomass boiler - CO₂ and water vapour (unknown quantities) as well as minor quantities of CO and NOx emissions;  
- Sawmill - hardwood sawdust emissions (unknown quantity); and  
- Dust from traffic movements on internal roads. |
| Solid |  
- Hardwood sawdust – approximately 3,500 m³;  
- Woodchips – approximately 7,000 m³; and  
- General refuse including food scraps, paper and packaging. |
| Controlled wastes |  
- 3,000 L diesel fuel storage; and  
- Oil and grease. |
| Noise | Noise emissions currently result from:  
- Cut-off saw;  
- Band saw;  
- Exhaust fan;  
- Docking saws;  
- Conveyors; and |
- Forklift and loader.

Additional proposed noise sources are:
- Wood chipper;
- Twin band saw;
- Edger;
- Twin circular saw and single circular saw; and
- Extraction fan.

### Construction, commissioning and operations

<table>
<thead>
<tr>
<th>Proposal timetable</th>
<th>Upon receipt of approvals, the estimated timeframe to complete the project is 11 months. Including:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>- Site civil works – 2 months</td>
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<tr>
<td></td>
<td>- Construction of facilities and electrical infrastructure upgrade – 6 months</td>
</tr>
<tr>
<td></td>
<td>- Commissioning new equipment – 3 months.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Operating hours (ongoing)</th>
<th>Current permitted operating hours are:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0700 to 1800 hours Monday to Friday</td>
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<tr>
<td></td>
<td>0900 to 1800 hours Saturday</td>
</tr>
<tr>
<td></td>
<td>1000 to 1800 hours on Sunday or public holidays.</td>
</tr>
<tr>
<td></td>
<td>However, the site does not currently operate on Saturdays or Sundays and the standard operating hours condition \textbf{NS} has been included:</td>
</tr>
<tr>
<td></td>
<td>0700 to 1800 hours Monday to Friday</td>
</tr>
<tr>
<td></td>
<td>0800 to 1700 hours Saturday</td>
</tr>
<tr>
<td></td>
<td>The operation of kilns, reconditions and boilers is currently permitted 24 hours per day, seven days per week.</td>
</tr>
</tbody>
</table>

### Other key characteristics
Figure 1 – General Location Plan
4 Need for the Proposal and Alternatives

According to the EER, the key driver of the project is to allow Porta Mouldings to receive and saw green hardwood logs directly, eliminating the need to outsource this component of its timber supply chain.

Currently the site receives sawn timber from other sawmills, which then undergoes further processing. This proposed expansion will ensure that Porta Mouldings has control over its timber supply chain from log to finished product at the one facility.

The proponent considered purchasing an existing sawmill operation. This would have negated the need to obtain approvals and construct the sawmill. There would however have been logistical and management challenges and costs with operating two discrete operations.
5 Public and Agency Consultation

A summary of government agency/body submissions is contained in Appendix 1 of this report.

No public representations were received.

The EER was referred to a number of government agencies/bodies with an interest in the proposal. Submissions were received from the following:

- Aboriginal Heritage Tasmania.

Specialist advice on the EER was obtained from:

- Regulator, EPA Tasmania
- Noise Specialist, EPA Tasmania
- Air Specialist, EPA Tasmania.

The proponent has also undertaken consultation with the Brighton Council.
6 Evaluation of Environmental Issues

EPA Tasmania has evaluated the environmental issues considered relevant to the proposal. Details of this evaluation, along with the permit conditions required by the Director, are discussed below:

The following issues are discussed:
1. Noise emissions
2. Atmospheric emissions
3. Liquid effluent
4. Solid waste
5. Environmentally hazardous substances
6. Decommissioning and rehabilitation.

General conditions
The following general conditions will be imposed on the activity:

G1 Access to and awareness of conditions and associated documents
G2 Incident response
G3 No changes without approval
G4 Change of responsibility
G5 Change of ownership
G6 Notification prior to commissioning
G7 Complaints register
**Issue 1: Noise emissions**

**Description of potential impacts**

A noise assessment was undertaken by NVC in July 2018\(^1\). Refer to Appendix 4 of the EER. According to the EER, the noise assessment included taking noise measurements of the existing facility as well as the proposed additional equipment (currently operating elsewhere).

Table 1.1 lists the additional noise sources that are proposed as part of the sawmill expansion.

According to the EER, the ambient noise level at the nearest residential boundary is 52 dBA, due to a combination of local and distant traffic (on Cove Hill Road and the East Derwent Highway as well as the Midland Highway during occasional quiet periods). Refer Figure 1.1 for the location of the nearest receivers\(^2\).

Predicted noise levels as modelled by NVC at the nearest receivers are summarised in Table 1.1 below. The noise assessment report notes that the twin bandsaw is generally the dominant source of mill noise at the receiving locations, with the exception of the nearest residential boundary, where the twin band saw and the twin circular saw are approximately equal. The table includes two sets of predicted noise levels, one with all roller doors open and another with the middle roller door on the southern side closed. This door is directly to the south of the twin band saw.

<table>
<thead>
<tr>
<th>Receiver Location</th>
<th>Predicted Sound Pressure Level Leq, 15 min (dBA)</th>
</tr>
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<tbody>
<tr>
<td>Description</td>
<td>All open</td>
</tr>
<tr>
<td>A Nearest residential boundary</td>
<td>50</td>
</tr>
<tr>
<td>B Western dwelling 1</td>
<td>58</td>
</tr>
<tr>
<td>C Western dwelling 2</td>
<td>56</td>
</tr>
<tr>
<td>D Engineering workshop</td>
<td>53</td>
</tr>
<tr>
<td>E Polyfoam (to south)</td>
<td>65</td>
</tr>
<tr>
<td>F Nursery (to east)</td>
<td>57</td>
</tr>
</tbody>
</table>

According to the EER, the noise emission limit criteria were based on the existing site EPN 8779/1 and the EER guidelines. These criteria are 57 dBA at the nearest sensitive receiver (5 dBA above the measured ambient noise level of 52 dBA) and 65 dBA at surrounding industrial premises.

According to the EER the modelling is considered conservative because the model assumes:
- All roller doors are open when they may be closed;
- All equipment is operating concurrently, which is unlikely to occur;
- There is no additional screening from the log pile which is likely to be located between the sawmill shed and the residential area to the south;
- No internal screening within the shed. There is likely to be some screening from the proposed equipment layout.

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\(^1\) NVC Pty Ltd, 2018, Porta Mouldings Bridgewater Sawmill EER Noise Assessment, 6 July 2018.

\(^2\) Figure 1.1 is an excerpt from the noise emissions plan (A110) in Appendix 1 of the EER.
Management measures proposed in EER

Commitment 9 - Ensure operation of milling equipment does not occur outside of the hours allowed by the existing site EPN.

Commitment 10 - Use material stockpiling (the long-term log storage yard) to afford further screening to the residences where practicable.

Commitment 11 - Conduct a noise survey of the operations once the new site is operating.

Public and agency comment

There were no public or agency comments. The noise specialist provided the following comment:

- The pre-existing noise level in the area of 52 dB(A) appears to be dominated by traffic (some quite consistent flows) and so there is relatively little variation.
- The current permit limit of 50 dB(A) is probably a little on the low side as it is lower than 52 dB(A). Due to the wording of the condition, the target limit is 57 dB(A), being the pre-existing noise plus 5 dB(A).
- The modelling, which is conservative and thus likely to over-predict, indicates that this target level will be met at the nearest residence.
- The assessment of noise is appropriate and satisfactory.
Evaluation

The noise prediction modelling indicates that the noise emissions from the site are below the noise emission limits at the nearest residential boundary to the south of the site. The modelling also indicates that noise emissions are acceptable at the closest industrial premise (Polyfoam) to the south of the site.

Although the dwellings to the west (Receiver location B and C) are located in a General Industrial zone, the dwellings are still considered as residences. Western dwelling one (B) has a predicted noise limit of 58 dB(A) which is considered sufficiently close to the limit of 57 dB(A) that it is expected that noise emissions at the residence during the day would meet the 57 dB(A) limit due to the conservative nature of the noise prediction modelling. Western dwelling two (C) is just under the limit at 56 dB(A).

The proponent will be required to comply with operational noise limit of 57 dB(A) at any noise sensitive premises during daytime hours; 40 dB(A) for evening noise and 37 dB(A) for night time noise. This will be required by condition N1.

The proponent commits (Commitment 11) to conduct a noise survey of the operations once the new equipment is operating. This commitment is considered necessary and required by condition N2. Condition N3 is included to ensure that the noise survey method and reporting is undertaken to the satisfaction of the Director.

Condition N4 is included to ensure that all reasonable care must be undertaken when unloading logs to minimise noise emissions.

The proponent commits to limiting noise emissions from the operation of milling equipment at the site to daytime hours (Commitment 9). This commitment is considered necessary and is required by condition N5.

In the event that a noise complaint is received in relation to the activity, it must be recorded in the Complaints register, as required by condition G7.

Conclusion

The proponent will be required to comply with the following conditions:

N1 Noise emission limits
N2 Noise survey requirements
N3 Noise survey method and reporting requirements
N4 Log drops
N5 Operating hours
### Issue 2: Atmospheric emissions

#### Description of potential impacts

According to the EER, atmospheric emissions will occur from a number of sources at the redeveloped facility. Refer to Table 1 in the EER for a summary of atmospheric emissions. The major sources of emissions include:

- Reconditioner – including water vapour and CO₂;
- Kiln – water vapour;
- Gas boiler - CO₂, water vapour, minor quantities of CO and NOx emissions;
- Biomass boiler - CO₂ and water vapour;
- Sawmill – minor fugitive sawdust emissions from milling operations; and
- Dust – from roadways.

Refer to drawing A109 Air Emissions in Appendix 1 of the EER for the location of atmospheric emissions on the site.

According to the EER, the two drying kilns and the gas fired boiler have been in operation at the site for over ten years, during which there have been no complaints about air emissions. Similarly, there have been no complaints in relation to air emissions from the reconditioner.

The proposed site upgrade incorporates the replacement of the gas fired boiler with a biomass fired boiler, which would use woodchips and sawdust produced on site. According to the EER, the total consumption of the boiler is expected to be 450 t of wood waste per annum. The boiler will be rated at 145 kW and will have automated fuel feed supply and ash removal to maximise combustion efficiency and minimise adverse atmospheric emissions. The biomass boiler will be designed to include a baghouse fabric filter system, if required, to ensure it complies with an in-stack concentration limit of 100 g/m³ for particulate matter.

According to the EER, sawdust is currently captured and disposed of through a blower system which captures the sawdust at each saw and transports it to a covered storage hopper. This system will be expanded to incorporate the proposed additional saws.

Dust will be produced from vehicle movements on internal roads and laydown areas. According to the EER, dust generation will be minimised by maintaining internal roads and implementing speed restrictions.

#### Management measures proposed in EER

**Commitment 2** – The biomass boiler will be designed, including a baghouse fabric filter system if required, to ensure it complies with an in-stack concentration limit of 100 mg/m³ for particulate matter.

**Commitment 3** – A sawdust capture and storage system will be installed on all additional saw milling equipment. This system will be serviced and maintained as per manufacturer’s recommendations, to ensure system continues to operate effectively.

**Commitment 4** – Internal access roads will be appropriately maintained to minimise dust generation.
Commitment 5 – Visual monitoring of dust generation will be conducted by staff. If it is determined, through visual monitoring or public complaints, that dust from access roads is a nuisance to neighbours, then roads will be swept or watered to mitigate dust generation.

Commitment 6 – Internal site traffic will be speed limited to 10 km/hr.

Commitment 7 – The log yard will be maintained by regular removal of loose wood waste, such that fugitive dust emissions are kept to a minimum.

Commitment 8 – Dust suppression in the log yard will be assisted by the use of water irrigation spray.

Public and agency comment

There were no public or agency comments.

Evaluation

The nearest relevant receivers are the dwellings located west of the site associated with industrial uses. These dwellings are 75 m and 190 m respectively. Refer to the air emissions plan (A109) in Appendix 1 of the EER for receiver locations. The closest residential area to the site is 250 m south of the site. The site has been operational for over 10 years and there have been no complaints about atmospheric emissions.

The proposed commitments (2 to 8) are supported and considered appropriate for preventing environmental nuisance.

Conditions A1 and A2 reinforce commitment 2 with A1 requiring an in-stack concentration limit of 100 mg/m³ for particulate matter and 500 mg/m³ for oxides of nitrogen and A2 requiring stack testing to be undertaken within 60 days of completion of commissioning and then 3 yearly thereafter. Conditions A3 and A4 will also control atmospheric emissions by limiting feedstock to the boiler. A3 requires wood waste feedstock moisture content to be below 20% and A4 restricts contaminated materials from being burnt in the boiler.

Condition A5 reinforces commitment 3, requiring the sawdust collection system to be designed and maintained to prevent environmental nuisance.

Condition A6 is required to prevent burning of wood wastes on the site except in an approved boiler.

Commitments 4, 5 and 8 are supported and considered appropriate for the control of dust emissions from the site. These are reinforced by condition A7 which requires the proponent to control dust emissions to prevent environmental nuisance during operation.

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3 In accordance with the Environment Protection Policy (Air Quality) 2004.
## Conclusion

The proponent will be required to comply with the following conditions:

<table>
<thead>
<tr>
<th>Condition</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td><strong>A1</strong></td>
<td>Stack emission limits</td>
</tr>
<tr>
<td><strong>A2</strong></td>
<td>Stack testing frequency</td>
</tr>
<tr>
<td><strong>A3</strong></td>
<td>Wood waste moisture content</td>
</tr>
<tr>
<td><strong>A4</strong></td>
<td>Boiler fuel restrictions</td>
</tr>
<tr>
<td><strong>A5</strong></td>
<td>Restrictions for burning on-site</td>
</tr>
<tr>
<td><strong>A6</strong></td>
<td>Control of fugitive emissions – Sawdust</td>
</tr>
<tr>
<td><strong>A7</strong></td>
<td>Control of dust emissions</td>
</tr>
</tbody>
</table>
### Issue 3: Liquid effluent

#### Description of potential impacts

The only liquid effluent produced by the proposed activity is the condensate produced by the reconditioner. This condensed vapour is comprised of water vapour and a range of organic compounds that leach from the timber. This effluent will be produced at a rate of approximately 10,000 L per week. According to the EER it is proposed to transfer this effluent from the existing storage tanks via a swale drain to the on-site stormwater pond. The stormwater pond is designed to retain site stormwater runoff for on-site use (log stockpile watering), with offsite discharge unlikely.

The existing pond storage will be increased from 1.3 ML to 1.9 ML by enlarging the surface footprint. According to the EER, the pond will receive 29.6 ML of stormwater runoff which will substantially dilute the concentration of the 0.52 ML of condensate produced per annum.

All effluent from the staff amenities is discharged to sewer.

#### Management measures proposed in EER

**Commitment 15** – Water quality sampling for pH, TSS, BOD and oil and grease will be undertaken at the outlet of the stormwater pond every six months when flowing.

#### Public and agency comment

There were no public or agency comments.

#### Evaluation

With the reuse of water on site from the site stormwater pond, it is considered unlikely there will be any liquid waste emissions from the site.

There is nevertheless potential for environmental harm or nuisance to occur if on-site stormwater is not managed appropriately. It is therefore considered appropriate to include the permit condition **E1**. Condition **E1** requires that any polluted stormwater discharged from the Land be collected and treated before discharge to the extent necessary to prevent environmental harm or nuisance. It also requires that stormwater discharged from the site must not carry pollutants or sediments in such concentrations as to degrade the visual quality of receiving waters outside of the site. Condition **E2** is required to ensure the settling pond on site is maintained.

The proponent commits (Commitment 15) to sampling at the stormwater pond outlet every six months, when flowing. This is considered necessary and is required by condition **E3**.

#### Conclusion

The proponent will be required to comply with the following conditions:

- **E1** Stormwater
- **E2** Maintenance of settling pond
- **E3** Stormwater monitoring
### Issue 4: Solid wastes

#### Description of potential impacts

The main solid waste currently produced at the site is wood waste with a minor amount of non-wood solid waste. Approximate volumes of current waste produced per annum are:

- 240 t (800 m³) of sawdust, which is captured and stored before being taken off-site for beneficial reuse as animal bedding.
- 1,250 m³ of timber offcuts, which is gifted to employees for use as fuel for domestic wood heating.
- 150 m³ of non-wood solid waste, including plastic wrapping and strapping and general refuse is produced per annum. This is stored in a skip bin on site and periodically collected and disposed to landfill by a waste contractor.

There will be a substantial increase in the volume of solid wood waste produced at the site due to the increase in raw material to be processed (up to 17,500 m³ of green logs). At maximum production capacity of 7,000 m³ processed timber there is expected to be approximately 7,000 m³ of woodchips and 3,500 m³ of sawdust produced per annum.

Approximately 450 t (1,200 m³) of the woodchips will be reused as a fuel source for the biomass boiler. The remainder will be sold for beneficial reuse.

The biomass boiler will produce ash as a combustion by-product, annual production is expected to be 13.5 t, which will be transported to landfill by a waste contractor.

#### Management measures proposed in EER

No management measures or commitments were proposed.

#### Public and agency comment

There were no public or agency comments.

#### Evaluation

Given the types of waste generated at the site and the existing management of these wastes it is considered the potential impacts from waste generation at the site will not be significant. The proponent should be made aware of the general waste management hierarchy principles O11.

#### Conclusion

Other information included in the permit:

O11 Waste management hierarchy
### Issue 5: Environmentally Hazardous Substances

#### Description of potential impacts

There is currently no permanent fuel storage at the site. The proposal includes the installation of a 3,000 L bunkered and self-bunded diesel fuel storage container.

The site is connected to the natural gas pipeline so there is no need for onsite gas storage. Lubricating oils and grease are required to maintain equipment on site. According to the EER, the volumes are relatively minor and will be stored in an appropriately sized and bunded hazardous goods cabinet to be installed in the new sawmill building.

Oil spill kits will be stored adjacent to the hazardous goods cabinet.

#### Management measures proposed in EER

**Commitment 12** – Onsite diesel fuel storage will be limited to a 3000 L bunkered and self-bunded fuel storage container, and spill kits will be available at the refuelling location.

**Commitment 13** – An appropriately sized and bunded hazardous goods cabinet will be installed in the new sawmill building.

#### Public and agency comment

There were no public or agency comments.

#### Evaluation

Given the storage of diesel fuel as well as lubricating oils and grease permit conditions \( H1 \), \( H2 \) and \( H3 \) are included. Condition \( H1 \) and \( H2 \) are included to ensure that environmentally hazardous materials on site are stored within bunded areas and are managed to prevent emission or discharge to the environment (Commitment 12 and 13). \( H3 \) is include to ensure spill kits will be available for immediate deployment if a spill occurs (Commitment 12).

In addition, \( LO2 \) is included which provides information on the proponent's responsibilities under relevant legislation.

#### Conclusion

The proponent will be required to comply with the following conditions:

- **H1** Storage and handling of hazardous materials
- **H2** Hazardous materials (<250 litres)
- **H3** Spill kits

Other information included in the permit:

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

<table>
<thead>
<tr>
<th>Commitment 12</th>
<th>Onsite diesel fuel storage will be limited to a 3000 L bunkered and self-bunded fuel storage container, and spill kits will be available at the refuelling location.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commitment 13</td>
<td>An appropriately sized and bunded hazardous goods cabinet will be installed in the new sawmill building.</td>
</tr>
<tr>
<td>Public and agency comment</td>
<td>There were no public or agency comments.</td>
</tr>
<tr>
<td>Evaluation</td>
<td>Given the storage of diesel fuel as well as lubricating oils and grease permit conditions ( H1 ), ( H2 ) and ( H3 ) are included. Condition ( H1 ) and ( H2 ) are included to ensure that environmentally hazardous materials on site are stored within bunded areas and are managed to prevent emission or discharge to the environment (Commitment 12 and 13). ( H3 ) is include to ensure spill kits will be available for immediate deployment if a spill occurs (Commitment 12). In addition, ( LO2 ) is included which provides information on the proponent's responsibilities under relevant legislation.</td>
</tr>
<tr>
<td>Conclusion</td>
<td>The proponent will be required to comply with the following conditions: <strong>H1</strong> Storage and handling of hazardous materials, <strong>H2</strong> Hazardous materials (&lt;250 litres), <strong>H3</strong> Spill kits. Other information included in the permit: <strong>LO2</strong> Storage and handling of dangerous goods, explosives and dangerous substances</td>
</tr>
</tbody>
</table>
Issue 6: Decommissioning and rehabilitation

Description of potential impacts

Inappropriate planning for decommissioning of the site and site rehabilitation may result in site contamination and long term visual impacts.

Section 4.15 of the EER outlines the objectives of decommissioning and rehabilitation.

Management measures proposed in EER

Commitment 16 – A Decommissioning and Rehabilitation Plan will be developed and submitted to the EPA for approval prior to the permanent closure of the site.

Public and agency comment

There were no public or agency comments.

Evaluation

Commitment 16 is considered appropriate and necessary for the management of decommissioning and rehabilitation upon permanent closure of the sawmill. This will be required by permit conditions DC1 and DC2. Condition DC1 is required to ensure a Decommissioning and Rehabilitation Plan (DRP) is submitted to the Director within 30 days of the Director being notified of the planned cessation of the activity. Condition DC2 is required to ensure the rehabilitation of the site following permanent cessation.

Conditions DC3 and DC4 are required to ensure the proponent notifies the Director of the permanent cessation of the activity (DC3) or where a temporary suspension of the activity (DC4) is likely to occur.

Conclusion

The proponent will be required to comply with the following conditions:

DC1 DRP requirements
DC2 Rehabilitation following cessation
DC3 Notification of cessation
DC4 Temporary suspension of the activity
7 Other Issues

The following issues have been raised during the assessment process and are discussed briefly here. These are issues which are not the Board’s responsibility under the EMPC Act, or issues which are more appropriately addressed by another regulatory agency.

<table>
<thead>
<tr>
<th>Issue 1: Aboriginal heritage</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description of potential impacts</strong></td>
</tr>
<tr>
<td>An Aboriginal Heritage Assessment Report was prepared by Cultural Heritage Management Australia (CHMA) in July 2018⁴.</td>
</tr>
<tr>
<td>Aboriginal Heritage Tasmania (AHT) required an assessment be undertaken due to the proximity of the site to the Jordon River which is an area of Aboriginal cultural importance. A total of 92 registered Aboriginal sites were located within 2 km of the study area, however, none were located within or in the immediate vicinity of the site. The nearest registered site is located approximately 500 m north east of the project site. No Aboriginal heritage sites were recorded during the field assessment.</td>
</tr>
<tr>
<td>On the basis of the survey findings, the absence of registered sites, the low potential for undetected Aboriginal sites to be present and the previous disturbance through agricultural activities, the site was assessed as being of very low archaeological sensitivity.</td>
</tr>
<tr>
<td><strong>Management measures proposed in EER</strong></td>
</tr>
<tr>
<td><strong>Commitment 14</strong> – An Unanticipated Discovery Plan will be implemented during the project construction.</td>
</tr>
<tr>
<td><strong>Public and agency comment</strong></td>
</tr>
<tr>
<td>There were no public comments.</td>
</tr>
<tr>
<td>The Aboriginal Heritage Assessment Report was provided to AHT who acknowledged the findings of the report. AHT commented that provided the recommendations and mitigation advice contained within the Aboriginal Heritage Assessment Report are implemented, no Aboriginal heritage should be impacted by the proposed project, and therefore AHT have no objections to the work proceeding.</td>
</tr>
<tr>
<td><strong>Evaluation</strong></td>
</tr>
<tr>
<td>Aboriginal heritage is considered unlikely to be impacted by the proposal.</td>
</tr>
<tr>
<td>All Aboriginal heritage is also protected under the <em>Aboriginal Relics Act 1975</em>, which specifies the requirements in the event of Aboriginal Heritage being uncovered at the site.</td>
</tr>
<tr>
<td><strong>Conclusion</strong></td>
</tr>
</tbody>
</table>

The Board does not have responsibility for Aboriginal heritage issues and cannot impose permit conditions.

Other information included in the permit:

**LO3** Aboriginal relics requirements

### Issue 2: Transport impacts

**Description of potential impacts**

Current site traffic movements consist of staff vehicles and truck movements for incoming and outgoing product transport, with minor additional miscellaneous traffic movements.

According to the EER there will be a moderate increase in site traffic movements in both staff vehicles and truck movements from the expanded site operations. Refer to Table 2.1 below for current and proposed traffic numbers.

**Table 2.1 Traffic movements, current and proposed**

<table>
<thead>
<tr>
<th>Traffic movements</th>
<th>Current</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>15 vehicles per day</td>
<td>25 vehicles per day</td>
</tr>
<tr>
<td>Incoming green timber</td>
<td>4 trucks per week</td>
<td>6 trucks per week</td>
</tr>
<tr>
<td>Outgoing product</td>
<td>4 trucks per week</td>
<td>6 trucks per week</td>
</tr>
<tr>
<td>Outgoing wood waste</td>
<td>1 truck per week</td>
<td>5 trucks per week</td>
</tr>
<tr>
<td>Service, miscellaneous deliveries</td>
<td>2 vehicles per week</td>
<td>3 vehicles per week</td>
</tr>
</tbody>
</table>

According to the EER there is no existing traffic data for Cove Hill Road. The site is however located in an industrial precinct that includes multiple manufacturers, transport depots and a waste transfer station. The EER concludes the associated traffic movements will not adversely impact the amenity of the surrounding area.

**Management measures proposed in EER**

No management measures or commitments are proposed.

**Public and agency comment**

There were no public comments.

**Conclusion**

It is considered unlikely that the moderate increase in traffic movements will adversely impact the amenity of the area, given the industrial nature of the surrounding area.

The Board does not have responsibility for traffic management issues and cannot impose relevant permit conditions.
8 Report Conclusions

This assessment has been based on the information provided by the proponent, Porta Mouldings, in the permit application and the case for assessment (the EER).

This report incorporates specialist advice provided by EPA Tasmania scientific specialists and regulatory staff, other Divisions of DPIPWE and other government agencies. There were no public submissions.

It is concluded that:

1. the RMPS and EMPCS objectives have been duly and properly pursued in the assessment of the proposal;
2. the assessment of the proposed activity has been undertaken in accordance with the Environmental Impact Assessment Principles; and
3. the proposed activity is capable of being managed in an environmentally acceptable manner such that it is unlikely that the objectives of the Environmental Management and Pollution Control Act 1994 (the RMPS and EMPCS objectives) would be compromised, provided that the Permit Conditions - Environmental No. 9850 appended to this report are imposed and duly complied with.

The environmental conditions appended to this report are a new set of operating conditions for the entire, intensified activity that will supersede the existing permit conditions.
9 Report Approval

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

Wes Ford
DIRECTOR, ENVIRONMENT PROTECTION AUTHORITY
Acting under delegation from the Board of the Environment Protection Authority

Date: 20 November 2018
10 References

11 Appendices

Appendix 1  Summary of public and agency submissions
Appendix 2  Permit conditions
### TABLE - MATTERS RAISED DURING THE PUBLIC CONSULTATION PERIOD

<table>
<thead>
<tr>
<th>Agency</th>
<th>Comments and issues</th>
<th>Further Info requested</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aboriginal Heritage Tasmania</td>
<td>AHT acknowledge the findings of the <em>Porta Sawmill Expansion Project Aboriginal Heritage Assessment Report</em> (CHMA 2018). Provided that the recommendations and mitigation advice contained within the Aboriginal Heritage Assessment Report are implemented, no Aboriginal heritage should be impacted by the proposed project, and therefore AHT have no objections to the work proceeding.</td>
<td>No</td>
</tr>
</tbody>
</table>
Appendix 2 – Permit conditions – Environmental
PERMIT PART B
PERMIT CONDITIONS - ENVIRONMENTAL No. 9850

Issued under the Environmental Management and Pollution Control Act 1994

Activity: The operation of wood processing works (ACTIVITY TYPE: Wood Processing Works)
114 COVE HILL ROAD
BRIDGEWATER TAS 7030

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: BRIGHTON
Permit Application Reference: 255530

Date conditions approved: 20th November 2018

Signed: [Signature]
DELEGATE FOR THE 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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Attachment 2: StackMonitoringTable (modified: 08/11/2018 09:27)........................................1 page
Schedule 1: Definitions

In this Permit Part B:-

**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.

**Commissioning** means the testing of major items of equipment and is taken to be completed when the item(s) are being used or operated in the course of normal commercial operations.

**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 person authorised in writing by the Director to exercise a power or function on the Director's behalf.

**DRP** means Decommissioning and Rehabilitation Plan.

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

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

**Environmental Nuisance** and **Pollutant** each have the meanings ascribed to them 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.

**In-Stack Concentration** has the meaning ascribed to it in the *Environment Protection Policy (Air Quality) 2004*.

**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.

**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.

**Stack Test** means the taking of measurements and the collection of samples for analysis from within a chimney, stack or flue.

**Stormwater** means water traversing the surface of the land as a result of rainfall.

The Land means the land on which the activity to which this document relates may be carried out, and includes: buildings and other structures permanently fixed to the land, any part of the land covered with water, and any water covering the land. The Land falls within the area defined by:

1. Certificate of titles 144927/4 and 144927/5; and
2. as further delineated at Attachment 1.

Wood Waste means any planings, shavings, sawdust, woodfibre and dockings, but does not include treated timber or timber contaminated with other wastes.
Schedule 2: Conditions

Maximum Quantities

Q1 Regulatory limits
   1 The activity must not exceed the following limits:
      1.1 7,000 cubic metres per year of product.

General

G1 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 on The Land, including contractors and sub-contractors, are familiar with
these conditions to the extent relevant to their work.

G2 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.

G3 No changes without approval
   1 The following changes, if they may cause or increase the emission of a pollutant which
      may cause material or serious environmental harm or environmental nuisance, must
      only take place in relation to the activity if such changes have been approved in writing
      by the EPA Board following its assessment of an application for a permit under the
      Land Use Planning and Approvals Act 1993, or approved in writing by the Director:
         1.1 a change to a process used in the course of carrying out the activity; or
         1.2 the construction, installation, alteration or removal of any structure or equipment
             used in the course of carrying out the activity; or
         1.3 a change in the quantity or characteristics of materials used in the course of
             carrying out the activity.

G4 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 succeeding him
or her as the person responsible for the activity, before such cessation.

G5 Change of ownership
If the owner of The Land upon which the activity is carried out 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 Land, the person responsible must notify
the Director in writing of the change or intended change of ownership.

G6 Notification prior to commissioning
At least 14 days prior to the commencement of commissioning of new equipment, the person
responsible for the activity must notify the Director of the date on which commissioning is
expected to commence.
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 maintained for a period of at least 3 years.

Atmospheric

A1 Stack emission limits

1 The in-stack concentrations in emissions from all nominated exhaust points of substances listed in Column 1 of the Table of Atmospheric Emission Limits below must not exceed the limits specified in Column 4 when measured in the units specified in Column 2 and adjusted to the reference gas value specified in Column 3.

2 Table of Atmospheric Emission Limits

<table>
<thead>
<tr>
<th>Substance</th>
<th>Column 1</th>
<th>Column 2</th>
<th>Column 3</th>
<th>Column 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Particulate matter</td>
<td>Unit of Measure</td>
<td>Reference Gas Value</td>
<td>Emission Limit</td>
<td></td>
</tr>
<tr>
<td></td>
<td>mg/m$^3$ dry gas at 0°C and 101.325 kPa</td>
<td>12% carbon dioxide by volume</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>Oxides of nitrogen</td>
<td>mg/m$^3$ dry gas at 0°C and 101.325 kPa</td>
<td>7% oxygen by volume</td>
<td>500</td>
<td></td>
</tr>
</tbody>
</table>

A2 Stack testing frequency

1 Stack tests must be carried out within sixty (60) days of the completion of commissioning of the biomass boiler and three (3) yearly thereafter unless otherwise approved by the Director.

2 Stack tests must occur when the machinery is operating under full load and normal operating conditions and the results must be provided to the Director within 60 days of the commencement of testing.

A3 Woodwaste moisture content

The wood waste feedstock used to fuel the wood-fired boiler must have a moisture content not exceeding 40%.

A4 Boiler fuel restrictions

Unless otherwise approved in writing by the Director, preservative treated timber and other contaminated materials must not be burnt in the wood fired boiler.

A5 Restrictions for burning on-site

Unless otherwise approved in writing by the Director, burning of sawdust, wood chips and other wood wastes must not be undertaken on The Land except in a boiler approved for this purpose.
A6  Control of fugitive emissions - Sawdust
The sawdust collection and/or sawdust storage system must be designed and maintained so that fugitive dust emissions are controlled to the extent necessary to prevent environmental nuisance.

A7  Control of dust emissions
Dust emissions from The Land must be controlled to the extent necessary to prevent environmental nuisance beyond the boundary of The Land.

Decommissioning And Rehabilitation

DC1  DRP requirements
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 or by a date specified in writing by the Director. The DRP must be prepared in accordance with any guidelines provided by the Director.

DC2  Rehabilitation following cessation
1 Following permanent cessation of the activity, and unless otherwise approved in writing by the Director, The Land 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 on-going 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 plan, as may be amended from time to time with written approval of the Director.

DC3  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.

DC4  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:
   2.1 The Land must be managed and monitored by the person responsible for the activity to ensure that emissions from The Land do not cause serious environmental harm, material environmental harm or environmental nuisance; and
   2.2 If required by the Director a Care and Maintenance Plan for the activity must be submitted, by a date specified in writing by the Director, for approval. The person responsible must implement the approved Care and Maintenance Plan, as may be amended from time to time with written approval of the Director.
3 Unless otherwise approved in writing by the Director, if the activity on The Land has substantially ceased for 2 years or more, rehabilitation of The Land must be carried out in accordance with the requirements of these conditions as if the activity has permanently ceased.

**Effluent Disposal**

**E1 Stormwater**

1 Polluted stormwater that will be discharged from The Land 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 Land 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 Land.

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

4 Stormwater discharged in accordance with this condition must not be directed to sewer without the approval of the operator of the sewerage system.

**E2 Maintenance of settling ponds**

Sediment settling ponds must be periodically cleaned out to ensure that the pond design capacity is maintained. Sediment removed during this cleaning must be securely deposited such that sediment will not be transported off The Land by surface run-off.

**E3 Stormwater monitoring**

Sampling the stormwater pond outlet must be undertaken every six months, when flowing, for pH, total suspended solids (TSS), biological oxygen demand (BOD) and oil and grease.

**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 on The Land 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 on The Land 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 Spill kits
Spill kits appropriate for the types and volumes of materials handled on The Land must be kept in appropriate locations to assist with the containment of spilt environmentally hazardous materials.

Monitoring

M1 Dealing with samples obtained for monitoring
1 Any sample or measurement required to be obtained under these conditions must be taken and processed in accordance with the following:
1.1 Australian Standards, the National Association of Testing Authorities (NATA) approved methods, the American Public Health Association Standard Methods for the Analysis of Water and Waste Water or other standard(s) approved in writing by the Director;
1.2 samples must be tested in a laboratory accredited by NATA, or ε laboratory approved in writing by the Director, for the specified test;
1.3 results of measurements and analysis of samples and details of methods employed in taking measurements and samples must be retained for at least three (3) years after the date of collection;
1.4 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; and
1.5 noise measurements must be undertaken in accordance with the Tasmanian Noise Measurement Procedures Manual.

M2 Stack monitoring requirements
1 Unless otherwise specified in writing by the Director, stack tests must be undertaken in accordance with the Table of Monitoring at Attachment 2, as follows:

DELEGATE FOR THE BOARD OF THE ENVIRONMENT PROTECTION AUTHORITY

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1.1 The items listed in Column 1 must be sampled or tested for the parameters listed in Column 2 at the frequencies listed in Column 5 using the techniques listed in Column 4; and

1.2 Resultant monitoring data must be reported to the Director in accordance with the requirements set out in Column 6 and in the units listed in Column 3.

2 Stack tests must be carried out while the activity is operating under normal conditions.

**Noise Control**

### N1 Noise emission limits

1 Noise emissions 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 57 dB(A) between 0700 hours and 1800 hours (Day time); and

1.2 40 dB(A) between 1800 hours and 2200 hours (Evening time); and

1.3 37 dB(A) between 2200 hours and 0700 hours (Night time).

2 Where the combined level of noise from the activity 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 ambient noise levels 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 Measured noise levels must be adjusted for tonality, impulsiveness, modulation and low frequency in accordance with the Tasmanian Noise Measurement Procedures Manual.

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

### N2 Noise survey requirements

1 Unless otherwise approved by the Director, a noise survey must be carried out:

1.1 within six (6) months post commissioning; and

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

1.3 at such other times as may reasonably be required by the Director by notice in writing.

### N3 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 $L_{10}$, $L_{50}$, $L_{90}$, and $L_{99}$ A-weighted sound pressure levels measured over a period of 10 minutes or an alternative time interval approved by the Director;

3.5 one-third octave spectra over suitably representative periods of not less than 1 minute; and

3.6 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 Land, 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.

N4 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.

N5 Operating hours

1 Unless otherwise approved by the Director, activities associated with milling or machining of timber and loading/unloading of wood deliveries to and from The Land must not be undertaken outside the following times:

1.1 0700 hours to 1800 hours Monday to Friday; and

1.2 0800 hours to 1700 hours Saturdays.

2 Notwithstanding the above paragraph, 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.

3 The permitted hours of operation for kilns, reconditioners and boilers on The Land are twenty-four hours per day, seven days per week.
Schedule 3: Information

Legal Obligations

LO1 EMPCA
The activity must be conducted in accordance with the requirements of the Environmental Management and Pollution Control Act 1994 and Regulations thereunder. The conditions of this document must not be construed as an exemption from any of those requirements.

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 should be reported to Aboriginal Heritage Tasmania on 1300 487 045 as soon as possible.

LO4 Change of responsibility
If the person responsible for the activity ceases to be responsible for the activity, they must notify the Director in accordance with Section 45 of the EMPCA.
Attachment 1 – the Land
For the purposes of the Table of Monitoring, the following definitions apply:

- **AS** means Australian Standard.
- **U.S. EPA** means the United States Environmental Protection Agency.

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<th>Reporting Requirements</th>
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<th>Sampling Technique</th>
<th>Measurement Unit of Mass Concentration</th>
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<th>Total Particulate Matter (mass emission rate) /s</th>
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*Table 2: Table of Monitoring*