

# Environmental Impact Statement Guidelines

*Recycal Pty Ltd*

*Recycling and Waste Storage Building  
Proposal*

*256 George Town Road, Rocherlea*

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ENVIRONMENT PROTECTION AUTHORITY



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## Glossary and abbreviations

Term	Definition
Board	Board of the Environment Protection Authority
Case for assessment	Information required for environmental impact assessment, prepared according to the Board's requirements.
Director	Means the Director, Environment Protection Authority holding office under Section 18 of <i>Environmental Management and Pollution Control Act 1994</i> and includes a delegate or person authorised in writing by the Director to exercise a power or function on the Director's behalf.
EIS	Environmental Impact Statement
EMPCA	<i>Environmental Management and Pollution Control Act 1994</i>
EMPCS	Environmental Management and Pollution Control System. Objectives found in Schedule 1 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	Environment Protection Authority. Tasmania's independent principal environmental regulator which administers EMPCA and consists of a Board and a Director.
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)</i>
LUPAA	<i>Land Use Planning and Approvals Act 1993</i>
MNES	Matters of National Environmental Significance
Noise sensitive premises	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.
Planning Authority	Council for relevant local government area
RMPS	Resource Management and Planning System, Tasmania. Objectives found in Schedule 1 of EMPCA.
Suitably qualified person	Means suitably qualified person in the opinion of the Director

## Part A. Introduction

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These Guidelines provide instructions for proponents on how to prepare an Environmental Impact Statement (EIS) for an activity being assessed in Tasmania by the Board of the Environment Protection Authority (the Board). The Board uses an EIS as a ‘case for assessment’, to assess the environmental impact of an activity, as required under the *Environmental Management and Pollution Control Act 1994* (EMPCA).

### The role of the EIS

The EIS is a document that provides information about a proposal, its potential impacts and proposed mitigation measures. As a publicly available document, an EIS should facilitate public consultation and informed comment and should contain sufficient information to establish the conditions of approval by authorities, if approved.

The EIS should demonstrate that the proposal is consistent with the objectives of relevant laws and policies, including the Tasmanian Resource Management and Planning System (RMPS) and the Environmental Management and Pollution Control System (EMPCS). These systems are designed to facilitate sustainable development.

Further information on the EPA Assessment Process is available on the [EPA website](#).<sup>1</sup>

Refer also to *Appendix A General principles for assessing environmental impacts*, for further information on EIS principles.

### How the Board uses the EIS

The Board uses the EIS to inform decision making as part of the environmental impact assessment process. The EIS must be prepared in accordance with guidance provided by the Board under section 74(4) of EMPCA. The staff of the EPA support the Board during the assessment process.

The EIS will be advertised publicly to allow for public consultation. The proponent may then be required to supply additional information in response to public and government agency submissions. This information is generally supplied in the form of a supplement to the EIS.

The Board considers the EIS as well as other relevant information in the context of the objectives of the RMPS and EMPCS. These objectives aim to sustain the environment and avoid or mitigate adverse effects, while considering the economic and social needs of people now and in the future. The Board will endeavour to make the decision which best furthers the objectives of the RMPS and EMPCS. It may approve the proposal with conditions, or in some cases may decide to reject the proposal if the objectives cannot be upheld.

The Environmental Impact Statement Guidelines are adapted for each specific proposal. In general, more detailed studies and information will be required where issues are considered by the Board to involve a higher level of environmental risk.

Other significant matters may emerge while preparing the EIS, from environmental studies, public comments, or other sources. These must also be considered in the EIS. Information collected or generated during the assessment process may also change the understanding of the level of risk associated with some issues. This must also be reflected in the EIS.

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<sup>1</sup> See <https://epa.tas.gov.au/Pages/Assessment-Process.aspx>

## Planning information

The relevant Planning Authority (local Council) will assess planning information if the *Land Use Planning and Approvals Act 1993* (LUPAA) applies. Information solely for the purpose of assessment under the relevant Planning Scheme should be supplied to the Planning Authority either:

- as required under section 54 of LUPAA where the planning application has started the environmental assessment process; or
- as a combined planning and environmental report where it is intended to submit an EIS (draft or final) with the planning application. Where this option is selected, the information required for the Board's assessment must be clearly distinguished from that supplied for the purposes of LUPAA.

## Australian Government environmental assessment

The Australian Government (Commonwealth) may have a role in the environmental assessment and approval of the proposal in addition to Tasmanian requirements. Approval under the *Australian Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is required for an action which has, will have, or is likely to have, a significant impact on a Matter of National Environmental Significance (MNES).

The nine MNES are:

- world heritage properties
- national heritage places
- wetlands of international importance (often called 'Ramsar' wetlands after the international treaty under which such wetlands are listed)
- nationally threatened species and ecological communities
- migratory species
- Commonwealth marine areas
- the Great Barrier Reef Marine Park
- nuclear actions (including uranium mining)
- a water resource, in relation to coal seam gas development and large coal mining development.

Information on the EPBC Act can be obtained from the [Australian Government, Department of Climate Change, Energy, the Environment and Water \(DCCEEW\) website](#),<sup>2</sup> or by calling 1800 803 772.

The Australian and Tasmanian Governments have signed a bilateral agreement for environmental impact assessment under section 45 of the EPBC Act, which accredits the Tasmanian assessment process. This allows a proposal that has been determined to be a controlled action under the EPBC Act to be assessed by the Board on behalf of the Australian Government.

If a proponent elects to have their proposal assessed under the bilateral agreement, the EIS should specifically describe the implications of the proposal for the relevant EPBC Act controlling provisions. It must also contain a summary table showing that it addresses the matters specified in Schedule 4 of the [Commonwealth Environment Protection and Biodiversity Conservation Regulations 2000](#).<sup>3</sup>

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<sup>2</sup> See <https://www.dcceew.gov.au/environment/epbc>

<sup>3</sup> See [http://www8.austlii.edu.au/cgi-bin/viewdoc/au/legis/cth/consol\\_reg/epabcr2000697/sch4.html](http://www8.austlii.edu.au/cgi-bin/viewdoc/au/legis/cth/consol_reg/epabcr2000697/sch4.html)

## Part B. Instructions

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The EIS must present information in a way that can be easily understood. It should provide summaries in non-technical language to give readers a general understanding of the proposal. It must also provide technical detail to allow analysis and understanding of impacts and mitigation measures by technical specialists, regulatory bodies, and people with an interest in specific matters arising from the proposal.

Section C of these Guidelines sets out the structure and **minimum** content requirements of the EIS.

Proponents are advised to consult the EPA during preparation of the EIS, including in the case of any uncertainty in relation to the requirements set out in these Guidelines.

### General requirements

- Avoid technical terminology where possible in the main body of the EIS. It should be able to be read as an independent document which provides a general understanding of the proposal.
- Include any detailed technical data or supplementary reports as appendices.
- Consider document accessibility. The Australian Government Style Manual provides information about inclusion and accessibility.
- Use cross-referencing to prevent unnecessary duplication between sections.
- Reference all sources of information using a consistent style.
- Define all key terms and words used.
- Information in the EIS must be relevant.
  - Show reasoning for arguments. Support conclusions with referenced evidence.
  - Indicate how current information is, how reliability has been tested, and the degree of confidence attached to any predictions.
  - Sufficient technical detail must be provided to allow for environmental impact assessment, even when details are not final at the time of preparation.
  - If information is currently unavailable, estimates and alternative options should be provided, however the limitations of available information must be evaluated.
- Provide any sensitive commercial or corporate information in a confidential appendix. Provide a comment in the EIS if this has been done.

**The EIS must not include information that is known to be false or misleading, and nothing should be omitted if it is known that without it the EIS would be false or misleading (section 43A of EMPCA).**

### Spatial and visual information requirements

- Present information in maps, plans, diagrams, and photographs where necessary, to enhance understanding.
- Images must be high quality and reproducible in monochrome, with all text and relevant features clearly visible.
- Maps and plans should include a north arrow and scale.

- Use a consistent base plan throughout the EIS where appropriate, to allow elements to be overlaid and compared. Ensure that detailed information is clear and visible, particularly when using satellite images as background layers. This is best achieved using a geographical information system (GIS).
- Specify the coordinate reference system when providing or referring to spatial information, including maps, plans, grid coordinates and heights. Further information on coordinate reference systems used in Tasmania can be found on the [Land Tasmania website](#)<sup>4</sup>.

Recommended systems are:

- Horizontal – Geocentric Datum of Australia 1994<sup>5</sup> Map Grid of Australia Zone 55 (GDA94 MGA55)
- Vertical – Australian Height Datum (Tasmania) (AHD83).

## Independent Review

The draft EIS should be independently reviewed by a suitably qualified person to confirm that it meets the requirements detailed in Guidelines issued for the proposal.

## Submission

It is strongly recommended that proponents submit a draft EIS to the EPA for review prior to formal lodgement of the EIS with the Board.

The EIS (and any drafts submitted for review) may be submitted via email to [assessments@epa.tas.gov.au](mailto:assessments@epa.tas.gov.au) and your nominated contact officer. Proponents should contact the EPA if alternative submission methods are deemed necessary.

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<sup>4</sup> See <https://nre.tas.gov.au/land-tasmania/geospatial-infrastructure-surveying/geodetic-survey/coordinate-height-and-tide-datums-tasmania>

<sup>5</sup> Geocentric Datum of Australia 2020 (GDA2020) is the new official datum for recording the horizontal location of spatial information in Australia, but is not yet fully implemented in Tasmania.



## Part C. EIS structure and content

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The EIS must follow the structure set out below and must address all requirements unless otherwise agreed following consultation with the EPA. For clarity, organise content with further headings and subheadings as appropriate.

### Title page

The title page must include:

- Name of proponent (legal entity)
- Name of proposal (include “expansion” or “upgrade” where appropriate)
- Proposal address or location
- EIS version number
- Month and year of submission

### Executive summary

The executive summary must provide a clear and concise overview of the proposal, its environmental implications, and the function of the EIS in the context of the assessment process. For a larger EIS, the executive summary must be written as a stand-alone document for people who may not wish to read or acquire the full EIS.

### Table of contents

The EIS must include a table of contents and a list of figures and tables to allow the reader to easily locate information. The table of contents should include hyperlinks to allow documents to be navigated easily.

### Glossary and abbreviations

Provide a list of abbreviations and acronyms and a glossary which clearly defines any technical terms used in the EIS.

### Proponent information

#### Proponent details:

- Name of proponent (legal entity)
- Name of proponent (trading name)
- Registered address of proponent
- Postal address of proponent
- ABN
- ACN (where relevant)

#### Contact person’s details:

- Name
- Telephone
- Email address

Activity Operator details must be provided if the operator will be a different entity to the proponent.

## 1. Introduction

The introduction should provide:

- General background information on the proponent, including relevant development and operational experience.
- General background information on the proposal, including:
  - current status of the proposal;
  - an overview of the principal components of the proposal;
  - the proposal location;
  - likely markets for the product; and
  - possibilities for future expansion.
- If the proposal is associated with an existing activity, information on current permits, regulatory approvals and/or licences.
- A discussion about how the proposal relates to any other proposals that have been or are being developed in the same region as the proposal.
- Environmental legislation, standards and guidelines that will be applicable, such as policies, regulations, and industry codes of practice.
- Other relevant Commonwealth, State and Local Government policies, strategies, and management plans with which the proposal would be expected to comply.

## 2. Proposal description

The scope of the proposal must be clearly described, and must include:

- A summary table,
- A detailed description of proposal,
- Definition of the Land,
- Maps, plans and visual information,
- A summary of planning aspects, and
- Socio-economic context.

Where a proposal will require a permit application under LUPAA, the proposal description and specification of the site must be consistent with the intended or current permit application.

### 2.1 Summary table

The summary table provides an overview of the proposal and identifies the key characteristics, including:

- Location and planning context;
- Existing site information, including topography, local climate, geology, geomorphology, soils (e.g. erodibility and acid sulphate soils), vegetation, fauna, groundwater, and surface drainage (e.g. waterways, lakes, wetlands, coastal areas);
- Existing site infrastructure, including processing equipment, stormwater, fire management and electricity infrastructure;
- Proposed infrastructure;
- Proposed timeline; and
- Inputs (e.g. water, materials, energy) and outputs (e.g. products, wastes and emissions).

Refer to *Appendix C* for an example of a project description summary table.

## 2.2 Definition of the Land

Provide a definition of the Land on which the proposed activity will take place. The boundary must be consistent with any intended or current permit application under LUPAA. The definition of the Land may be indicated by cadastral boundaries (Title Reference, Property ID, e.g., Title Reference 136529/1).

Noting that the proposed activity will be constructed and operated within a subset of the Land, also provide a boundary for the proposal by reference to:

- A plan which clearly shows the boundary of the proposed activity in relation to topographic features or surveyed grid coordinates; and
- A geospatial vector format that shows the boundary of the proposed activity (shapefile or DXF).

Refer to Part B for spatial and visual information requirements for detailed mapping instructions.

## 2.3 Detailed description of proposal

This section should include information that has not been included in the summary table, or that requires further explanation. Provide detail on the proposed decant<sup>6</sup> and demolition of the existing shed, construction, commissioning and operation of the proposed activity, including any ancillary works that are for the purpose of the proposal (e.g. access works, including lawful removal and disposal of material currently stockpiled in the development footprint).

### 2.3.1 Proposal Design

- Provide a detailed floor plan of the proposed activity. Consideration should be given to storage of dangerous goods, flammable and/or combustible materials and the requirements of relevant regulations including storage layout, separation, bunding, safety systems and other fire controls etc. Any equipment associated with the proposal should be clearly described and labelled.

### 2.3.2 Demolition and Construction

- Provide a Demolition and Construction Environmental Management Plan for the proposed activity which should contain as a minimum:
  - A step-by-step description of key activities that will occur during the demolition phase and the construction phase of the proposal.
  - The volumes and types of materials currently stored within the development footprint.
  - How materials currently stored within the development footprint will be removed and disposed of prior to demolition and construction which addresses in detail, but is not limited to, how floc material within the development footprint will be removed and disposed of, including how associated environmental and human health risks will be avoided and mitigated.
  - The total development footprint, including excavation requirements.
  - The proposed hours within which construction activities will take place (hours per day and specific days per week).
  - A commitment to directly communicate with near neighbours prior to commencement of the demolition and construction phases of the proposal.
  - A construction lay out plan.
  - Management measures to avoid or minimise the identified environmental impacts during the demolition and construction phases in relation to the following:
    - Dust control;
    - Noise emissions;

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<sup>6</sup> In the context of this proposal, decant refers to the process of temporarily or permanently moving and/or relocating material for demolition and construction works to be carried out. The decanting process should consider all associated environmental and human health risks.

- Stormwater drainage;
- Management of excavated material, contaminated material, controlled waste and/or environmentally hazardous materials including testing, treatment, and disposal procedures; and
- Proposed monitoring.

### 2.3.3 Commissioning

- Provide a step-by-step description of significant commissioning activities that will occur following installation of equipment/machinery or infrastructure, as relevant.

### 2.3.4 Operation

- Describe all operational activities proposed. Outline the process(es) of operation in a step-by-step manner, using explanatory diagrams and/or flow charts.
- State the types of materials to be handled, stored and/or processed within the proposed building and the maximum volume of each material type.
- Discuss the end location/use for each material type (e.g., downstream processing, on shipping, disposal to waste facility etc.)
- List all existing and proposed plant/machinery and other temporary or permanent equipment involved.
- Identify and quantify all products, emissions and/or wastes produced.
- Outline all energy requirements for operation. Describe how energy demands will be met.
- Define the waste production capacity and rate for relevant processes. Include peak rates, daily average rates and annual production rates where applicable.
- Describe how the proposed activity will interact with the existing activity and the extent to which the proposed activity will alter existing processes and activities undertaken at the site.
- Define the proposed hours of operation (hours per day and specific days per week). Specify any seasonal variations.
- Describe the proposed transport route (can refer to figures), vehicle types, number of vehicles movements (per day), and time of vehicle movements.

## 2.4 Maps, plans and figures

Provide maps and plans that detail the location of the proposal in relation to the local and wider region. Refer to Part B for spatial and visual information requirements.

### 2.4.1 General location maps

Provide general location maps of the existing environment and surrounding area (1:25,000 scale or better, as appropriate) which identify:

- The location of the proposal site;
- Boundaries of the property on which the proposal is located;
- Road access to and from the site;
- The distance(s) to nearby sensitive uses<sup>7</sup>;
- Topographical features, aspect, and direction of drainage;
- Location of waterways and drains (including ephemeral waterbodies and water courses);
- Electricity transmission lines;

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<sup>7</sup> Defined in the State Planning Provisions as 'a residential use or a use involving the presence of people for extended periods except in the course of their employment such as a caravan park, childcare centre, dwelling, hospital or school.'

- Surrounding land tenure;
- Surrounding land use (including areas of conservation or recreational significance); and
- Surrounding land zoning in the local government planning scheme.

### 2.4.2 Site Plan

Provide a plan of the wider site that shows:

- Elevation contours and levels;
- The position of topographic features including roads, tracks, waterways, and drains;
- The position of facilities, buildings, structures, key items of equipment, storage areas, stockpile areas and loading or unloading areas;
- The location and orientation of any hardstand and bunded storage areas; and
- Site water management (drains, settling ponds, bunding and monitoring points, as relevant).

Ensure that site plan(s) distinguish between any existing and proposed features.

### 2.4.3 Figures and flowcharts

Present figures such as process flowcharts and images where they are likely to improve readers' understanding of the site and proposal. Any images and photos used must be high-quality, with an accurate description and date.

## 2.5 Planning aspects

The planning aspects description should include any additional planning information and data not included in the summary table.

- If a permit is required under LUPAA provide Use Class and Permissibility of the proposed activity under the applicable Planning Scheme.
- Detail land tenure and property boundaries of the proposed site, with certificate of title details.
- Detail land zonings for the proposed site and surrounding areas.
- Describe any rights of way, easements and covenants affecting the site.
- Discuss land use and planning history of the site, including the potential for site contamination<sup>8</sup>, present use and any existing buildings and significant structures.
- Describe land use and ownership in the vicinity of the site and those areas which may be affected by the proposal.
- Provide the location and nature of nearby industrial facilities.
- Detail sensitive uses<sup>9</sup> and residential zones within applicable attenuation distances including the location of individual residences, schools, hospitals, supported accommodation, caravan parks and similar sensitive uses, and the location of any tourist or recreation facilities or routes (such as camping areas, picnic areas, walking tracks, historic routes).

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<sup>8</sup> Information on potentially contaminating activities and contaminated site assessment can be found online at <https://epa.tas.gov.au/Pages/Land.aspx>

<sup>9</sup> Defined in the State Planning Provisions as 'a residential use or a use involving the presence of people for extended periods except in the course of their employment such as a caravan park, childcare centre, dwelling, hospital or school.'

- Consider any proposed or potentially sensitive uses within applicable attenuation distances from the proposal site, which have been or are likely to be granted approval under the local planning scheme.

## 2.6 Socio-economic context

Briefly describe the existing social and economic environment that may be affected by the proposal. This may include:

- A summary of the social or demographic characteristics of the population living in the vicinity of the proposal site, identifying any special characteristics which may make people more sensitive to impacts from the proposal than might otherwise be expected.
- A summary of the characteristics of the local and regional economy.

## 2.7 Offsite infrastructure

Describe any new infrastructure or offsite ancillary facilities required to enable the proposal to proceed, such as water supply, electricity supply, roads or other infrastructure.

## 3. Public Consultation

Describe any public consultation that has taken place during project planning and preparation of the EIS, and summarise the results of this consultation. Describe any proposed future public consultation that will take place during project implementation and operation. The Board encourages early community engagement, as it often leads to better outcomes for all parties. Guidance on effective community engagement is available on the [EPA website](#).<sup>10</sup>

## 4. Potential Impacts and Management

Identify all potential environmental impacts and describe the proposed measures to avoid, mitigate or offset adverse consequences. The detail provided on each issue should reflect its significance. While key issues are identified for the proposal, other issues that emerge as significant while preparing the EIS, through environmental studies, public comments or otherwise, must be considered and addressed.

Address each discrete issue separately, using headings and subheadings where necessary to organise and separate discussions.

Use scientific data to support predictions and evaluate impacts and provide references to the data used. Where specialist reports have been required for key issues, summarise them within the body of the EIS where relevant, and attach the reports as appendices. Detail the qualifications of the authors of any specialist reports. Make sure that the information in the body of the EIS is consistent with the information in the appendices.

General information requirements for each potential impact are described below and are in addition to any specific information requirements detailed later in this section.

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<sup>10</sup> See <https://epa.tas.gov.au/Documents/Guidance on Community Engagement.pdf>

## **Existing Environment**

- Describe the existing environment in relation to the impact, including the vulnerability of the potentially affected environment.
- Analyse the issue in relation to the existing environment.

## **Methodology**

- Describe how the assessment of the impact has been undertaken, such as by survey or desktop study.
- Identify any relevant guidelines and standards used.
- Discuss any choice of methodology over alternatives where relevant.

## **Assessment**

- Clearly articulate potential impacts, using tables and figures to aid communication where possible.
- Support assertions and assumptions with adequate argument and/or evidence.
- Identify plausible worst-case scenarios and the reversibility of the impact.
- Summarise the proposal's contribution to any cumulative impacts, where appropriate.

## **Avoidance and Mitigation Measures**

- Describe the measures proposed to avoid, mitigate or offset potential adverse impacts.
- Detail any specialist recommendations which have been/will be implemented. Where specialist recommendations are not to be implemented, justify why. All recommendations made in specialist reports should be addressed.
- Analyse the effectiveness of the mitigation measures. Describe how and to what degree the impacts will have been avoided, minimised or offset.
- Discuss any residual impacts, referring to relevant guidelines or standards.
- Discuss any contingency measures related to pollution control equipment.

Refer to *Appendix A: General principles for assessing environmental impacts*.

## Key issues

The key issues identified for this proposal, which should be the focus of the EIS, are:

1. Air quality
2. Waste management
3. Fire risk
4. Potentially contaminated material
5. Noise emissions

### 4.1 Air quality

Discuss potential impacts of the proposal on the local and regional air environment during demolition, construction and operational phases, including methodology where appropriate. Given the proximity of sensitive receptors, the air quality assessment should provide adequate evidence demonstrating that the activity will not cause environmental nuisance and/or environmental harm. Key information associated with the demolition and construction of the proposal, including sampling results, any required demolition and construction risk controls, and proposed management and mitigation measures should also be detailed in the Demolition and Construction Environmental Management Plan (refer to section [2.3.2](#) of these Guidelines).

The air quality assessment should:

- Provide a site map that includes the land boundary and the location of the nearest sensitive receptors.
- Provide comprehensive description of the site including all potential sources of emissions to air, including odour and dust.
- Undertake sampling of materials on site that are likely to be disturbed during demolition, construction, and operation, and provide results of the laboratory analysis of these samples. The scope and method of sampling and analysis should be discussed with the EPA prior to the commencement of the sampling.
- Describe the existing environment. Include details on climatic/meteorological conditions, terrain, land use and air quality in the vicinity of the proposal.
- Provide a figure (or figures) showing the location and name of all potential sources of atmospheric emissions from the proposed activity. Consider the demolition and construction phases as well as operational activities.
- Describe all potential sources (point and fugitive) of atmospheric emissions and the composition of the atmospheric emissions, including odour and dust, that may arise from activity on the site. This includes but is not limited to emissions generated from demolishing the existing building, removal of debris, removal of shredder floc material, receiving recyclable materials, sorting, processing, storage, and dispatching as well as from loading, unloading, and transport of materials around the site.
- Describe the current status of the shredder floc stockpiles on site (i.e., removed or covered). If the stockpiles have not been removed or covered, outline a detailed plan to do so.
- Provide a detailed emissions inventory. This should include, for each source:
  - Activity rates (approximate number of hours per week) and frequencies of potential atmospheric emission from the activities.
  - Composition of emitted material as per results of the laboratory analysis (including Total Suspended Particles (TSP), particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>), various metals (including but not limited to lead, cadmium, chromium, cobalt, nickel, copper, zinc and mercury), Polycyclic



Aromatic Hydrocarbons (PAHs), Polychlorinated Biphenyls (PCBs) and hydrocarbons) and conservative emission rates for each emitted pollutant.

- Comparison of emission rates calculated with and without emission controls, including information about the proposed control measures.
- For the current and proposed activities, undertake air dispersion modelling of the material emitted from the facility. The dispersion model should include all types of substances detected in measurable quantities in the dust (as per dust sample composition data).
  - The dispersion modelling should be undertaken for the maximum annual throughput, and it should reflect normal, reasonable worst-case scenarios for operating activities. Given that removal of the floc stockpile is required by EPN No. 11589/1 and is also required to build the shed in the location indicated, separately consider scenarios involving demolishing of the shed and removal of floc stockpiles.
  - The results of dispersion modelling are required to be assessed against the relevant criteria of the [Tasmanian Environment Protection Policy \(Air Quality\) 2004](#)<sup>11</sup> (Air EPP), with regard to the [EPA Board Statement, Update to Air Pollution Design Criteria used in the Environmental Impact Assessment Process, Jan 2022](#). If the Air EPP does not include criteria for a specific substance the predicted concentration of this substance should be assessed against criteria from other jurisdictions, preferably against New South Wales EPA's [Approved Methods for the Modelling and Assessment of Air Pollutants in NSW](#).
  - Modelling should be conducted by a suitably experienced and qualified specialist in accordance with EPA Tasmania's [Atmospheric Dispersion Modelling Guidelines](#). It is strongly recommended that the scope and method of atmospheric dispersion modelling is discussed with the EPA prior to commencement of modelling.
- Discuss and assess the potential impact of fugitive dust, particulate matter and all other detected pollutants emitted from the proposed activity on the environment and the likelihood for the activity to cause environmental nuisance and/or harm at or beyond the boundary of the existing activity. Consider the existing environment (local terrain and meteorological conditions, including annual rainfall, the direction and strength of prevailing winds) and land use in the vicinity of the site (particularly proximity of sensitive receptors).
- Describe how the future climate may change the local meteorology and impact the air emissions from the proposal.
- Provide information about existing or intended monitoring of dust and/or particulate matter at the site.
- Provide information about any dust, smoke or odour complaints related to the operation of the existing facility from the last 5 years.
- Demonstrate that the assessment is consistent with the requirements of the [Tasmanian Environment Protection Policy \(Air Quality\) 2004](#) and any supplementary documents, including the [EPA Board Statement, Update to Air Pollution Design Criteria used in the Environmental Impact Assessment Process, Jan 2022](#).
- Describe measures to be implemented to mitigate all atmospheric emissions from the site that may cause environmental nuisance or harm at or beyond the site boundary. This may include but not be limited to watering or sealing roads, covering of truck loads, reduced vehicle speed, road surfacing/maintenance details, enclosures, covering stockpiles, water sprays, windbreaks, and revegetation/stabilisation. Discussion of the ongoing requirement to provide an adequate water supply should be included, along with considerations for water availability in response to the potential impact of the future climate, such as the possibility of increasing unseasonal dry periods.

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<sup>11</sup> See [https://epa.tas.gov.au/Documents/EPP\\_Air\\_Quality\\_2004.pdf](https://epa.tas.gov.au/Documents/EPP_Air_Quality_2004.pdf)

## 4.2 Waste management

Discuss the potential impacts of stored and stockpiled recyclable material, products, and waste material during operation of the proposal, including the following:

- Describe the existing environment in relation to the management of recyclable material, products, and waste material received, stored, treated and/or generated by the activity.
- Describe the source, nature and quantities of all wastes likely to be generated by demolition and construction phases of the proposal (liquid, gaseous, solid or other), including general refuse and by-products.
- Provide a Recyclables Handling and Waste Material Management Plan for the proposed activity that addresses the environmental risks associated with the handling, processing, storage and disposal of waste materials, used in, or generated by, the activity. The Recyclables Handling and Waste Material Management Plan should be prepared in accordance with the [Australasian Fire and Emergency Services Authorities Council's \(AFAC\) Guidelines for Fire Safety in Waste Management Facilities](#), and EPA Tasmania's [Environmental Guidelines for Stockpiling Waste \(December 2021\)](#) and contain as a minimum:
  - A list of materials to be received, handled, stored and processed at the proposed building, including the source, composition, and maximum volume of each material.
  - A description of the methods and facilities proposed to collect, store, reuse, treat and/or dispose of each waste material generated by and associated with the proposal, including collection, disposal and/or other maintenance requirements, where relevant.
  - A detailed floor plan showing the proposed location of stored and stockpiled waste material, separation distances between stored and stockpiled material, and the length, width and height of storage areas and stockpiles.
  - Information about how stored and stockpiled waste material will be managed to prevent excessive accumulation and reduce the likelihood of environmental nuisance and/or harm.
  - A contingency plan in the event of a change to market or customer demand for recycled product, or inability of a waste disposal facility to continue to take waste generated by the activity.
- Demonstrate that any waste management measures follow the following hierarchy of waste management, arranged in decreasing order of desirability:
  - Avoidance,
  - Reuse,
  - Treatment/stabilisation for reuse,
  - Recycling,
  - Energy recovery,
  - Repository storage (for future treatment/recovery),
  - Treatment/stabilisation for disposal,
  - Disposal/permanent containment.

## 4.3 Fire risk

Fire can result in serious environmental nuisance and/or harm to human and ecosystem health through the release of pollutants and damage to natural values. Processes undertaken at recycling and waste facilities, including the storage of combustible recyclable and waste materials, have increased fire risk than for other industries which may result in greater frequency and severity of fires. Discuss the potential fire risk of the proposal, including the following:

- Provide a map of the wider site identifying all possible fire hazards and associated fire risks including stockpile size, composition and configuration.

- Outline any fire controls currently in place to eliminate or reduce fire risk.
- Provide a Fire Management Plan for the proposed activity. The Fire Management Plan should outline fire controls to prevent fire occurring on site as well as strategies to enhance the capacity of the Tasmania Fire Service (TFS) to control fire on the land, and prevent soil, surface water and groundwater contamination, in the event of fire. The Fire Management Plan should be prepared in accordance with the [Australasian Fire and Emergency Services Authorities Council's \(AFAC\) Guidelines for Fire Safety in Waste Management Facilities](#), the EPA Tasmania's [Environmental Guidelines for Stockpiling Waste \(December 2021\)](#), and in consultation with the TFS, and contain as a minimum:
  - A map of the proposed building/floor layout identifying all possible fire hazards.
  - Assessment of the associated fire risk associated with all identified fire hazards and the potential environmental impacts that could result from such fire events.
  - Detailed description of design features, management measures and fire controls to be implemented to eliminate or reduce fire risk, including consideration of the following:
    - Sealed road access around all sides of the proposed building to allow for fire appliance access including sufficient space for aerial appliance access.
    - Compliance with recommended safe firefighting distances between the proposed building and site boundaries.
    - Compliance with required separation distances between the proposed building and other existing and/or proposed structures and stockpiles on site.
    - Appropriate methods for the storage of each material type, including separation and bunding where relevant.
    - Storage and stockpiling of combustible waste material, including e-waste, batteries and highly flammable floc material should be limited in size and volume appropriate to the given material, fire risks, building design and installed fire safety systems.
    - Waste capable of generating heat should have appropriate temperature monitoring and processed materials such as chipping, shredding, baling or crumb should be allowed to cool prior to stockpiling.
    - In the event of a fire occurring at the site, appropriate management and treatment methods for potentially contaminated wastewater arising from firefighting to prevent soil, surface water and groundwater contamination.
    - Staff training in fire detection, risk management and emergency response, including procedures and staff training for the identification and management of materials received on site that may present a fire risk.
    - Fire detection and suppression systems should be implemented and maintained appropriate to the fire risk of stored and/or stockpiled waste. Advice should be sought from the Tasmania Fire Service concerning these systems.

#### 4.4 Potentially contaminated material

Discuss the identification and management of contaminated material or land from historical site activities within and adjacent to the development footprint. Key information associated with the demolition and construction of the proposal, including sampling results, any required demolition and construction risk controls, and proposed management and mitigation measures should also be detailed in the Demolition and Construction Environmental Management Plan (refer to section [2.3.2](#) of these Guidelines).

The potentially contaminated material assessment should include the following:

- An assessment of site contamination, which must be conducted in accordance with the *National Environment Protection (Assessment of Site Contamination) Measure 1999* by a consultant who holds Site

Contamination Specialist certification under the Certified Environmental Practitioner Scheme (CEnvP(SCS)).

- The site contamination assessment must consider the impacts of surface dust deposited by historical site activities, including material shredding and open air floc stockpiling.
- The site contamination assessment must consider the impacts of surface water contamination by contact with stockpiled floc, and transport of contamination into surface soils and groundwater.
- Detail any construction risk controls required to prevent unacceptable risks to human health and/or the environment from the disturbance of contaminated materials, considering:
  - Area of disturbance;
  - Methodology and sequence of construction including demolition, earthworks, installation of services and erection of structures; and
  - The need to import or remove material.
- Describe the management of contaminated waste material(s) generated by construction works.
- Identify management or mitigation measures to prevent unacceptable risks to human health and/or the environment from site contamination once construction works are complete.

#### 4.5 Noise emissions

Discuss potential impacts of noise emissions from construction and operation of the proposal. Given the proximity of noise sensitive premises, the noise impact assessment should provide adequate evidence demonstrating that the activity will not cause environmental nuisance and/or harm. All methods of measurement must be in accordance with the [Tasmanian Noise Measurements Procedure Manual](#). The noise impact assessment should:

- Identify all noise sources associated with the existing activity, including the sound power level for each main piece of equipment. Sound power levels of existing equipment should be based on the site specific source measurements.
- Identify all noise sources associated with the demolition, construction and operation stages of the proposal, including the sound power level for each main piece of equipment.
- Provide a map showing the location of all major sources of operational noise and the closest noise-sensitive premises in the vicinity of the boundary of the activity.
- Discuss project specific mitigation measures to manage construction noise impacts at noise-sensitive premises.
- Provide the proposed floor plan showing the location of noise emitting equipment and activities.
- Provide the elevations of the proposed building which shows all openings and discuss the potential for noise emissions to escape and impact noise-sensitive premises.
- Evaluate potential noise impacts of the proposal, with discussion of the following:
  - Any past complaints and how these were managed;
  - A comparison scenario between noise emissions from the existing and proposed activities, identifying any changes that will increase noise emissions at any noise-sensitive premises;
  - A comparison scenario between cumulative noise emissions and 'Background Noise Levels (LA90) + 5 dB(A)' at noise-sensitive premises; and
  - Results of noise modelling to predict the 35, 40, 45 and 50 dB(A) noise levels under typical and plausible worst case operational conditions.

- Investigate and discuss noise mitigation measures to ensure that the proposal will not result in environmental nuisance and/or harm, with consideration of the following:
  - The proposal does not increase the existing ambient noise level at any noise-sensitive premises;
  - The cumulative noise emissions are minimised, aiming to meet the of 'Background Noise Levels (LA90) + 5 dB(A)' noise levels;
  - All fixed type noisy activities are acoustically screened from the surrounding noise-sensitive premises, where feasible; and
  - Discuss any planned acoustic treatment(s) for the existing and/or proposed building structures (i.e., walls, ceiling/roof and openings).
- Pursuant to the [Environment Protection Policy \(Noise\) 2009](#)<sup>12</sup> discuss whether any best practice management measures have been implemented at the site or are proposed to be employed:
  - To reduce noise emissions to the greatest extent that is reasonably practical.
  - To reduce dominant or intrusive noise characteristics of any activity to the greatest extent that is reasonably practical.

#### 4.6 Water quality

Discuss potential impacts of the proposal on site water management and water quality during construction and operation. The water quality assessment should discuss the impact of the proposal on the existing site water management system which is not currently permitted to discharge water from the site. If modifications are proposed to the existing site water management system for a future operations scenario, provide a detailed description of all changes including how the management of water and water quality associated with the proposed activity will integrate with this system.

The water quality assessment should:

- Provide a description and map of the wider site with respect to topography and preferential surface water flow, existing surface water and stormwater drainage.
- Describe the waterbodies and aquatic values on site and in the surrounding area, including relevant Protected Environmental Values as per the [State Policy on Water Quality Management 1997](#)<sup>13</sup>, and discuss the potential impacts of the proposed activity on site water management receiving environment (surface water, groundwater, drinking water, stock water, and irrigation, as relevant).
- Identify and characterise all liquid emissions that could arise from the proposal, including from industrial processes, waste treatment processes, fuelling, domestic/office facilities, stormwater or other sources.
- Describe any existing wastewater and/or stormwater treatment on the site. Provide an analysis of wastewater and/or stormwater quality as discharged from the existing activity.
- Describe any proposed changes to wastewater and/or stormwater treatment at the site. Describe the selected treatment technology, the likely volume and quality of effluent/water that will be produced and its fate in the environment.
- Provide details of any agreement with the operator of the municipal sewerage system, if discharge of trade waste or sewage to the system is anticipated.
- Describe existing and proposed stormwater management, including during reasonably foreseeable flood events. Include details of how the management of stormwater is differentiated from the management of

<sup>12</sup> See [https://epa.tas.gov.au/Documents/EPP\\_Noise\\_2009.pdf](https://epa.tas.gov.au/Documents/EPP_Noise_2009.pdf)

<sup>13</sup> Available at [https://epa.tas.gov.au/Documents/State\\_Policy\\_on\\_Water\\_Quality\\_Management\\_1997.pdf](https://epa.tas.gov.au/Documents/State_Policy_on_Water_Quality_Management_1997.pdf)

polluted site runoff within the site water management system and details of drainage control measures such as cut-off drains and sediment settling ponds.

- Demonstrate that the existing site water management system, or any proposed modification to the site water management system, has capacity to receive the roof catchment of the proposed building.

#### 4.7 Dangerous goods and environmentally hazardous materials

Dangerous goods and environmentally hazardous materials are 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. This includes fuels, oils, waste and chemicals. Discuss the potential impacts of dangerous goods and environmentally hazardous substances used in or generated by the proposal. The discussion should:

- Describe the nature, quantity and storage location of all environmentally hazardous materials including Dangerous Goods (as defined in the [Australian Code for the Transport of Dangerous Goods by Road and Rail](#))<sup>14</sup> that will be used during the construction and operation of the proposal.
- Provide a map showing the location of temporary and permanent storage areas for fuels, oils, and other dangerous goods or chemicals.
- Detail measures to be adopted to prevent or control any accidental releases of dangerous goods and environmentally hazardous materials. Examples include bunding or spill trays.
- Provide contingency plans for when control measures fail, equipment breaks down or accidental releases to the environment otherwise occur. Include detail on proposed emergency and clean-up measures and notification procedures.
- Identify any safety management requirements for the protection of human health and safety affecting the community.

#### 4.8 Greenhouse gas emissions, ozone depleting substances and climate change

Discuss potential impacts of the proposal in relation to greenhouse gases, ozone-depleting substances and climate change. The discussion should be proportionate to the significance of the potential impacts.

- Describe the direct and indirect effects of the proposal on greenhouse gas production and ozone-depleting substances, as well as any associated benefits of the proposal.
- Discuss the impacts of the proposed activity in relation to Tasmania's climate change strategy<sup>15</sup>.
- Demonstrate that the development will use cost-effective, best practice measures to minimise future greenhouse gas emissions.
- Describe the potential impacts of climate change upon the proposal. For example, it may be appropriate to plan for more intense storm events, more severe fire weather, and/or long-term sea level rise.

**Note:** Proponents must determine whether they are required to report to the Commonwealth under the [National Greenhouse and Energy Reporting Act 2007](#).<sup>16</sup>

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<sup>14</sup> See <https://www.ntc.gov.au/codes-and-guidelines/australian-dangerous-goods-code>

<sup>15</sup> Available at <http://www.dpac.tas.gov.au/divisions/climatechange>

<sup>16</sup> See <https://www.legislation.gov.au/Details/C2007A00175>

## 4.9 Other off-site impacts

- Does the activity have the potential to generate any other off-site impacts that may affect the amenity of nearby residences and/or other sensitive uses (such as schools and hospitals)? If yes, provide details. The location of all nearby residences or other sensitive uses must be clearly shown on the area map (see Part B).

## 5. Monitoring and Review

Provide a summary of proposed environmental monitoring and reporting for the activity. Include a table of proposed monitoring locations, parameters and frequencies, and a map showing the location of all monitoring sites.

Monitoring, review and reporting programs should be designed to:

- Assess compliance with the proposed management measures;
- Assess compliance with emission standards and other identified performance requirements;
- Assess the effectiveness of the performance requirements and environmental safeguards in achieving environmental quality objectives; and
- Assess the extent to which the potential impacts described in the EIS have eventuated.

## 6. Decommissioning and Rehabilitation

- Describe any proposed rehabilitation of disturbed areas that will follow construction activities or occur upon cessation of the activity.
- Describe the proposed decommissioning and rehabilitation measures for the proposal in the event of cessation of the activity.

## 7. Management Measures Table

Provide a summary table listing all management measures detailed throughout the EIS. Each measure must include a reference number, must be an unambiguous statement of intent, must specify when it is to be implemented (including whether it is to be implemented during construction, operation, maintenance or other phases) and must include a cross-reference to where the measure is described in the EIS.

## 8. Conclusion

Summarise the proposal and present a balanced overview of its net impacts. Draw together the critical environmental, social and economic impacts. Evaluate the extent to which negative impacts can be avoided, mitigated, remediated or compensated and positive impacts promoted and sustained.

Describe how the proposal meets and furthers the objectives of relevant legislation, policies, plans and strategies. Itemise the RMPS and EMPCS objectives and comment on how the proposal addresses each of the objectives.

## 9. References

Provide details of authorities consulted, reference documents and other information sources, using a consistent referencing style.

## 10. Appendices

Detailed technical information which supports the EIS should be included as appendices. The salient features of the appendices should be included in the main body of the EIS. Technical content of appendices must be consistent with information presented in the EIS itself, unless inconsistencies are carefully explained. The EIS may not be accepted where unexplained inconsistencies exist.



## Appendix A: General principles for assessing environmental impacts

This Appendix summarises general principles for assessing environmental impacts in EIS documents prepared in accordance with EMPCA.

### General Approach

When assessing environmental impacts in an EIS, the proponent should:

- Present information in a clear, well-structured manner appropriate to the audience of the EIS.
- Avoid duplication.
- Base assessments and evaluations on scientifically supportable, referenced data.
- Describe methodologies used and provide supporting research and information wherever relevant.
- State any scientific assumptions, simplifications, or judgements, and define uncertainties.
- Describe impacts and their mitigation to a level of detail that is proportionate to potential consequences and to what extent they can be controlled.

### Impact assessment

Impact assessment involves the identification and characterization of the effects of a proposal. When undertaking impact assessment, the proponent should:

- Explain methodologies used to identify and characterise impacts.
- Clearly state the impacts that are expected to result from the development in terms of the aspect of the proposal involved and the environmental receptor affected.
- Characterise those impacts in terms of:
  - The magnitude of impacts, quantified where possible, including spatial extent and timeframe;
  - The vulnerability of the affected environmental receptors to harm or nuisance;
  - Sources of the impacts and pathways by which the impact may occur;
  - Probability of occurrence (if not 100%);
  - The range of scenarios in which the impact may occur, including plausible worst-case consequences;
  - Reversibility of impacts;
  - Any predicted indirect effects; and
  - Any aspects of other proposals examined cumulatively.
- With reference to the project description and alternatives described in the EIS, state what measures to avoid or reduce impacts have been considered as part of this assessment, and which of these have been incorporated into the proposal.

### Impact evaluation

Impact evaluation is the determination of the significance of impacts. Proponents should support conclusions about the significance of impacts using a structured argument that clearly describes the magnitude of the impact, the sensitivity of the affected receptors, and how they relate.

### Mitigation and Monitoring

Mitigation (planning and design considerations, pollution control technology and management practices) and monitoring are measures additional to those considered during the impact assessment to reduce the impact of the proposal. In presenting mitigation and monitoring the proponent should:

- Describe the measures proposed;
- Describe how mitigation measures function to avoid or reduce the impacts;

- Explain how measures accord with existing guidance, accepted practice or best practice environmental management as defined in EMPCA;
- Discuss contingencies for the breakdown/malfunction of equipment or processes;
- Describe any anticipated impacts resulting from the mitigation actions and how these will be addressed; and
- Identify where control measures are to be carried out, operated and/or maintained by a third party, and how this will be achieved.

### **Residual impacts**

Residual impacts are those that remain after all proposed avoidance and mitigation measures have been taken into account. When assessing residual impacts, the proponent should:

- Revisit the first evaluation of impact, taking into account the effects of the measures to reduce the magnitude of the impacts and present a revised statement of significance, and
- Where required, identify appropriate actions that will offset impacts, based on the relevant guidelines. Offset actions must present a measurable, relevant and ongoing net benefit which would not otherwise have been realised, and which is not accounted for by any other project or proposal.

## Appendix B: Other issues and agency contacts

In addition to a permit under LUPAA and EMPCA, there may be other legal requirements to allow your proposal to proceed, including other permits, licences or landowner consent. You may also need to contact other Government agencies to obtain information for the purpose of assessment.

Your proposal may have been referred to other agencies by EPA. If assessments or approvals outside of the Board's responsibilities are required, you should engage with the respective agency to progress them. The following list identifies some of the agencies you may need to contact:

### Conservation Assessments

Department of Natural Resources and Environment Tasmania

Telephone: (03) 6165 4396

Email: [conservationassessments@nre.tas.gov.au](mailto:conservationassessments@nre.tas.gov.au)

Website: [www.nre.tas.gov.au/conservation](http://www.nre.tas.gov.au/conservation)

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

### Heritage Tasmania

Department of Natural Resources and Environment Tasmania

Telephone: (03) 6165 3700

Email: [enquiries@heritage.tas.gov.au](mailto:enquiries@heritage.tas.gov.au)

Website: [www.heritage.tas.gov.au](http://www.heritage.tas.gov.au)

Purpose: Historic cultural heritage, including State-level site listings, impacts and permits as required under the Historic Cultural Heritage Act 1995. Where works are proposed in or near a heritage place entered on the Tasmanian Heritage Register or likely to be of heritage significance to the whole of Tasmania, and a permit is required under the Land Use Planning and Approvals Act 1993, the proposal will be referred to Heritage Tasmania by the planning authority. There may also be additional sites listed under local planning schemes, impacts on which are assessed by the relevant planning authority.

### Aboriginal Heritage Tasmania

Department of Premier and Cabinet

Telephone: 1300 487 045

Email: [aboriginalheritage@dpac.tas.gov.au](mailto:aboriginalheritage@dpac.tas.gov.au)

Website: [www.aboriginalheritage.tas.gov.au](http://www.aboriginalheritage.tas.gov.au)

Purpose: Aboriginal heritage, including desktop assessment, artefact survey requirements, permits and advice.

### Parks and Wildlife – Property Services

Department of Natural Resources and Environment Tasmania

Telephone: (03) 6169 9015

Email: [PropertyServices@parks.tas.gov.au](mailto:PropertyServices@parks.tas.gov.au)

Website: [www.parks.tas.gov.au](http://www.parks.tas.gov.au)

Purpose: Impacts on parks and reserves managed by Parks and Wildlife, or Crown land.

### **Agriculture and Water**

Department of Natural Resources and Environment Tasmania

Telephone: 1300 368 550

Email: [Water.Enquiries@nre.tas.gov.au](mailto:Water.Enquiries@nre.tas.gov.au)

Website: [www.nre.tas.gov.au/water](http://www.nre.tas.gov.au/water)

Purpose: Water licences and works impacting natural waterway flow (e.g. dams or fords).

### **Transport Services**

Department of State Growth

Telephone: (03) 6166 3369

Email: [permits@stategrowth.tas.gov.au](mailto:permits@stategrowth.tas.gov.au)

Website: [www.transport.tas.gov.au](http://www.transport.tas.gov.au)

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

### **Mineral Resources Tasmania**

Department of State Growth

Telephone: (03) 6165 4800

Email: [info@mrt.tas.gov.au](mailto:info@mrt.tas.gov.au)

Website: [www.mrt.tas.gov.au](http://www.mrt.tas.gov.au)

Purpose: Mining Leases.

## Appendix C: Example of project description summary table

### Location and Planning Context

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

### Existing site

<b>Land Use</b>	Describe the existing land use of the site and surrounds.
<b>Topography</b>	Describe the topography of the site and surrounds.
<b>Geology</b>	Describe the geology of the site, including the likely presence of potentially acid forming (PAF) material.  Describe any geoconservation values on or near the site, e.g. karst.
<b>Soils</b>	Describe the potential to encounter acid sulphate soils and or contaminated soil (from past activities, as relevant).
<b>Hydrology</b>	Describe groundwater and surface drainage (including waterways, lakes, wetlands and coastal areas)  Describe the waterbodies and aquatic values on site and in the surrounding area. State the distance from the activity to the nearest waterbody.
<b>Natural Values</b>	List the threatened fauna, flora and vegetation communities, including potential habitat for any such species, that are known to occur on or near the site (use the Natural Values Atlas, TASVEG 4.0 or results of any relevant survey).  State the vegetation types on and near the site.
<b>Potential Hazards</b>	Provide a brief assessment of the vulnerability of the site to natural hazards (e.g. flooding, seismic activity, fire, landslips or strong winds) or climate change.

### Local Region

<b>Climate</b>	State the annual rainfall and predominant wind direction.
<b>Surrounding land zoning, tenure and uses</b>	Describe the surrounding land use, distance to the nearest residences in other ownership, note any conservation reserves or recreation areas in the area, and provide a coastal description if the coast is nearby.

<b>Climate</b>	State the annual rainfall and predominant wind direction.
<b>Species, sites or areas of conservation significance</b>	Provide information on species, sites or areas of landscape, aesthetic, wilderness, scientific or otherwise special conservation significance which may be affected by the proposal. Relevant information resources include the LIST ( <a href="http://www.thelist.tas.gov.au">www.thelist.tas.gov.au</a> ) and the Natural Values Atlas ( <a href="https://www.naturalvaluesatlas.tas.gov.au">https://www.naturalvaluesatlas.tas.gov.au</a> ).

### Proposed Infrastructure

<b>Major equipment</b>	List all existing and proposed plant, machinery, or other major equipment (distinguish between existing and proposed).
<b>Other infrastructure</b>	List the existing and proposed buildings, structures, access roads, internal haul roads (can refer to the Site Plan) (distinguish between existing and proposed).

### Inputs

<b>Water</b>	Include quantities and characteristics.
<b>Energy</b>	Include quantities and characteristics.
<b>Other raw materials</b>	Include quantities and characteristics.

### Wastes and Emissions

<b>Liquid</b>	Include quantities and characteristics.
<b>Atmospheric</b>	Include quantities and characteristics.
<b>Solid</b>	Include quantities and characteristics.
<b>Controlled wastes</b>	Include quantities and characteristics.
<b>Noise</b>	Include major sources of noise emissions.
<b>Greenhouse gases</b>	Provide a brief description of changes to greenhouse gas emissions that will be caused by the proposal.

### Construction, Commissioning and Operations

<b>Proposal timetable</b>	Provide a brief timetable outlining the proposed timeframe(s) for construction, commissioning and commencement of operations. Include significant milestones if applicable.
<b>Construction hours</b>	e.g. xx-xx Monday to Friday xx-xx Saturday

<b>Operating hours (ongoing)</b>	e.g. xx-xx Monday to Friday xx-xx Saturday
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**Other Key Characteristics**

<b>Other</b>	Describe any additional characteristics relevant to the proposal/environment that are likely to provide important context as part of this summary.
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ENVIRONMENT PROTECTION AUTHORITY