



NSW GOVERNMENT
Department of Planning

Manufacturing & Rural Industries
Major Development Assessment
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Mr Bill Hurditch
The Fifth Estate Consultancy Pty Ltd
PO Box 123
NOWRA NSW 2541

Our ref: S07/01480

Dear Mr Hurditch

**Director-General's Requirements
Sandy Lane Sawmill Expansion Project
Application No. 07_0161**

The Department has received your application for the Sandy Lane Sawmill Expansion Project near Bombala.

I have attached a copy of the Director-General's requirements for the project. These requirements have been prepared in consultation with the relevant public authorities, and are based on the information you have provided to date. I have also attached a copy of the public authorities' comments for your information.

Please note that under Section 75F(3) of the *Environmental Planning and Assessment Act 1979*, the Director-General may alter these requirements at any time.

As you are aware, the Department prefers operations like the sawmill to operate under one, modern planning approval. Consequently, you are advised that the Department expects the company to surrender all existing planning approvals for the sawmill if the project is approved, and recommends that the project be developed with this in mind.

If your proposal is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to any approvals required under NSW legislation. It is your responsibility to contact the Department of Environment, Water, Heritage and the Arts in Canberra (6274 1111 or <http://www.environment.gov.au>) to determine if the proposal requires approval under the EPBC Act. The Commonwealth Government has accredited the NSW environmental assessment process for assessing any impacts on matters of National Environmental Significance. As a result, if it is determined that an approval is required under the EPBC Act, please contact the Department immediately as supplementary Director-General's requirements may need to be issued.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit your Environmental Assessment for the project to determine the:

- fees applicable to the application (see Division 1A, Part 15 of the *Environmental Planning and Assessment Regulation 2000*);
- consultation and public exhibition arrangements that will apply; and
- number of copies (hard-copy or CD-ROM) of the Environmental Assessment that will be required for exhibition purposes.

As you may know, the Department will review the Environmental Assessment in consultation with the relevant authorities to determine if it adequately addresses the Director-General's requirements. If the Director-General considers the Environmental Assessment to be inadequate, you will be required to revise it prior to public exhibition.

The Director-General's requirements will be placed on the Department's website along with other relevant information which becomes available during the assessment of the project. As a result, I would appreciate it if the documents submitted to the Department in the future are in a suitable format for the web, and if you would arrange for an electronic version of the Environmental Assessment for the project to be hosted on a suitable website with a link to the Department's website.

If you have any enquiries about these requirements, please contact Deana Burn on 02 9228 6471.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Chris Wilson', written over a horizontal line.

23.1.08

Chris Wilson
Executive Director
Major Project Assessment
As delegate for the Director-General

Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

Application number	07_0161
Project	Expansion of sawmilling and pole production from 100,000 tonnes a year to 400,000 tonnes a year of softwood logs. Includes construction of a primary sawmill, automated timber handling systems, advanced kiln drying facilities, preservative treatment plant and associated infrastructure.
Location	Sandy Lane, Bombala.
Proponent	Willmott Timbers Pty Ltd
Date of Issue	January 2008
Date of Expiration	January 2010
General Requirements	The Environmental Assessment must include: • an executive summary; • a detailed description of the existing operations on site, including all statutory approvals that apply to these operations; • a detailed written description and graphical representation of the project including: – need for the project; – alternatives considered; – engineering and/or architectural plans; and – various components and stages of the project, and in particular how the proposed expansion would be staged in conjunction with the existing operations on site; • consideration of any relevant statutory provisions, including whether the project is consistent with the objects of the <i>Environmental Planning and Assessment Act 1979</i>; • a general overview of all the environmental impacts of the project, identifying the key issues for further assessment and taking into consideration the issues raised during consultation; • a detailed assessment of the key issues specified below, and any other significant issues identified in the general overview of environmental impacts of the project (see above), which includes: – a description of the existing environment; – an assessment of the potential impacts of the project, including cumulative impacts; – a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the project; • a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures; • a conclusion justifying the project, taking into consideration the environmental impacts of the project, the suitability of the site, and the benefits of the project; • a table indicating where each of the Director-General's requirements have been addressed in the Environmental Assessment; and • a signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading.
Key Issues	• Transport – prepare a Traffic Impact Study (TIS) in accordance with relevant guidelines; – detail the road traffic volumes generated during construction and operation of the proposed expansion;

	- assess the cumulative impact of existing traffic volumes and additional expansion related traffic on the existing road network during construction and operation; including capacity, safety, key intersections, site accesses, internal roadways and parking; - detail the upgrade works required to accommodate additional traffic and assess the impacts of upgrade works; and - describe the funding arrangements for the construction of these upgrade works, and ongoing maintenance of the local road network. • Noise - detail the noise impacts of the existing facility, identify the additional noise sources from the proposed expansion and assess the cumulative noise impact at residences during construction and operation, considering any other developments existing and/or approved in the area and consistent with relevant guidelines; - assess construction and operational traffic noise consistent with the criteria and assessment guidance provided in the Environmental Criteria for Road Traffic Noise (EPA, 1999); - identify and assess the effectiveness of mitigation measures. • Air Quality - quantify current and proposed emission rates for air pollutants including odour, from all sources, assess cumulative impacts at residences with reference to relevant guidelines, and identify actions to prevent or mitigate emissions. • Soil and Water - identify quantity and parameters of all water pollutants from existing operations and with the proposed expansion; - assess impacts on aquatic environments in accordance with relevant guidelines; - detail all measures to ensure compliance with Section 120 of the POEO Act; - detail water supply volumes including a breakdown of potable and non-potable sources for the existing facility and proposed expansion; - evaluate the feasibility of measures to reduce and/or minimise water use; - detail proposed erosion and sediment controls during construction; - detail proposed stormwater management system during construction and operation; - identify soil contamination and management measures. • Waste Management - including the quantity and type of all liquid and solid waste generated at the site and how this waste would be handled, processed and, if necessary, disposed of. The assessment should identify methods of reducing waste volumes, recycling and reusing waste and should include a management strategy for timber residue waste. • Hazards and Risk - a preliminary risk screening in accordance with State Environmental Planning Policy No 33 – Hazardous and Offensive Development (SEPP 33) and Applying SEPP 33 (DUAP, 1994). The screening must include information on the class, quantity and location of the dangerous goods and hazardous materials related to the project; - if the preliminary risk screening indicates that the project is potentially hazardous, carry out a Preliminary Hazard Analysis (PHA) in accordance with the Department's publications hazardous industry <i>Planning Advisory Paper No. 6 – Guidelines for Hazardous Analysis</i> (DUAP, 1997) and <i>Multi-Level Risk Assessment</i> (DUAP, 1997). The PHA must undertake assessment on the potential risks arising from the proposed expansion. • Greenhouse - a full greenhouse gas assessment (including a quantitative analysis of the scope 1, 2 and 3 emissions of the project, and a qualitative analysis of the impacts of these emissions, in accordance with the requirements of the Australian Greenhouse Office's <i>Factors and Methods Workbook</i> 2006;
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	– evaluation of the feasibility of measures to reduce and/or offset emissions including analysis of energy use. • Flora and Fauna – including an assessment of any impacts on critical habitats, threatened species, populations or ecological communities and their habitats in the region. • Visual – including the design and siting of the buildings, landscaping, lighting and any signage. Assess visual amenity viewed from key vantage points and private residences. • Heritage – both Aboriginal and non-Aboriginal.
References	The Environmental Assessment should take into account relevant State government technical and policy guidelines. While not exhaustive, guidelines which may be relevant to the project are included in the attached list.
Consultation	During the preparation of the Environmental Assessment, you should consult with the relevant local, State or Commonwealth government authorities, service providers, community groups or affected landowners. The consultation process and the issues raised must be described in the Environmental Assessment. In particular you should consult with: • Department of Environment and Climate Change; • Roads and Traffic Authority; and • Bombala Council.
Deemed refusal period	60 days

State Government Technical and Policy Guidelines - For Reference

Aspect	Policy /Methodology
Transport and Access	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
Noise	
	NSW Industrial Noise Policy (DECC)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
	Environmental Noise Control Manual (DECC)
Air Quality	
	Protection of the Environment Operations (Clean Air) Regulation 2002
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC)
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)
Odour	
	Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
	Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
Soil and Water	
<i>Water Quality</i>	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)
<i>Erosion & Sediment Control</i>	Managing Urban Stormwater: Soils & Construction (Landcom)
	Design Manual for Soil Conservation Works - Technical Handbook No. 5 (Soil Conservation Service of NSW)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC)
	Wind Erosion - 2nd Edition (DIPNR)
<i>Groundwater</i>	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
<i>Wastewater</i>	National Water Quality Management Strategy Guidelines for Sewerage Systems – Effluent Management (ARMCANZ/ANZECC)
	National Water Quality Management Strategy Guidelines for Sewerage Systems – Use of Reclaimed Water (ARMCANZ/ANZECC)
<i>Contamination</i>	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)
	National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)
	Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA)
	Contaminated Sites: Sampling Design Guidelines (NSW EPA)
	Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (NSW EPA)
	Guidelines for the Assessment and Management of Groundwater Contamination (DECC) Draft

Aspect	Policy /Methodology
Waste	
	Waste Avoidance and Resource Recovery Strategy (Resource NSW)
	Environmental Guidelines: Assessment Classification and Management of Non-Liquid and Liquid Waste (NSW EPA)
Hazards and Risk	
	State Environmental Planning Policy No 33– Hazardous and Offensive Development (SEPP 33) and Applying SEPP 33 (DUAP, 1994).
	Planning Advisory Paper No. 6 – Guidelines for Hazardous Analysis (DUAP, 1997)
	Multi-Level Risk Assessment (DUAP, 1997)
Greenhouse Gas	
	AGO Factors and Methods Workbook (AGO 2006)
	Guidelines for Energy Savings Action Plans (DEUS 2005)
	Guidelines for Water Savings Action Plans (DEUS 2005)
Flora and Fauna	
	Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities. Working Draft (DEC)
	Draft Guidelines for Threatened Species Assessment under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> (DEC)
Heritage	
<i>Aboriginal</i>	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC)
	Aboriginal Cultural Heritage Standards and Guidelines Kit (NSW EPA)
<i>Non-Indigenous</i>	NSW Heritage Manual (NSW Heritage Office & DUAP)
	The Burra Charter (The Australia ICOMOS charter for places of cultural significance)

Industry Guidelines - For Reference

Aspect	Resource
Timber	AS/NZS 2843.1:2006 (incorporating Amendment No.1) Part 1: Timber preservation plant site design
	AS/NZS 2843.2:2006 Part 2: Treatment area operation