

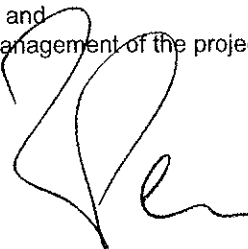
Project Approval

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

As delegate of the Minister for Planning, I approve the project referred to in Schedule 1, subject to the conditions in Schedules 2 to 4.

These conditions are required to:

- prevent and minimise, adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the project.



Richard Pearson
Deputy Director-General
Development Assessment and Systems Performance

Sydney, 7th September 2010

SCHEDULE 1

Application Number:	07_0161	
Proponent:	Willmott Timbers Pty Ltd	
Approval Authority:	Minister for Planning	
Land:	Lot 2	DP1016573
	Lot 27	DP1061792
Project:	Willmott Sawmill Project	

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DEFINITIONS

Accredited Site Auditor	Site Auditor accredited under the <i>Contaminated Land Management Act 1997</i> .
AEMR	Annual Environmental Management Report.
BCA	Building Code of Australia.
CCA	Copper Chrome Arsenate.
Construction	Any works including demolition, earth and building works.
Council	Bombala Council.
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays.
DECCW	Department of Environment, Climate Change and Water.
Department	Department of Planning.
Director-General	Director-General of Department of Planning, or delegate.
EA	Environmental Assessment titled <i>Expansion of Bombala Integrated Sawmilling and Value-Adding Facility Volumes 1-3</i> , prepared by The Fifth Estate for Willmott Timbers Pty Ltd, dated November 2009.
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i> .
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i> .
Evening	The period from 6pm to 10pm.
Incident	A set of circumstances that causes or threatens to cause material harm to the environment, and/or breaches or exceeds the limits or performance measures/criteria in this approval.
Minister	Minister for Planning, or delegate.
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays.
POEO ACT	<i>The Protection of the Environment Operations Act 1997</i> .
Project	The development as described in the EA.
Proponent	Willmott Timbers Pty Ltd, or its successors.
Reasonable and Feasible	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements. Feasible relates to engineering considerations and what is practical to build.
Response to Submissions	The Proponent's response to issues raised in submissions.
RTA	Roads and Traffic Authority.
Site	The land referred to in Schedule 1.
Stage 1	Construction of the earth berm and pond 2; and Relocation of the wood residue stockpile.
Stage 2	Construction of acoustic barrier on Sandy Lane and along the southern boundary; Demolition of diesel tank and GI shed; Relocation of Offices, Workshop and Dispatch Building; and Earthworks associated with the septic tank system.
Stage 3	Connection to services; Installation of Dry Mill; Demolition of existing treatment plant; and Construction of a new treatment plant.
Stage 4	Construction of pond 1; Construction of green mill and materials handling building; Installation of 1 new boiler and 2 kilns; and Road works.
Stage 5	Construction of weighbridge; Demolition and installation of fuel feed system for boiler 3; Installation of a boiler, kiln and replacement of steamers; Demolition of existing sawline; and Construction of wetlands.
Stage 6	Installation of a boiler and 2 kilns; Construction of a kiln dried storage building; and Remediation of southern pond.
Stage 7	Installation of a kiln; and Construction of a storage building and tilt hoist.
Stage 8	Installation of 2 kilns; Construction of a new office; and Demolition of the existing office.
Statement of Commitments	The Proponent's commitments in Appendix 2.

SCHEDULE 2: ADMINISTRATIVE CONDITIONS

Obligation to Minimise Harm to the Environment

1. The Proponent shall implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the construction, operation, or rehabilitation of the project.

Terms of Approval

2. The Proponent shall carry out the project generally in accordance with the following documents and plans and the recommendations made therein:
 - (a) EA;
 - (b) Response to Submissions;
 - (c) statement of commitments; and
 - (d) conditions of this approval.
3. If there is any inconsistency between the above documents, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this approval shall prevail to the extent of any inconsistency.
4. The Proponent shall comply with any reasonable requirement/s of the Director-General arising from the Department's assessment of:
 - (a) any strategies, plans, programs, reviews, audits, or correspondence that are submitted in accordance with this approval; and
 - (b) the implementation of any actions or measures contained in these documents.

Limits of Approval

5. The Proponent shall ensure that the quantity of sawlogs received and treated timber produced each year does not exceed more than:
 - (a) 106,000 tonnes of sawlogs, and 31,800 tonnes (30,000 m³) of treated timber a year, during operation of stage 1, 2, and 3;
 - (b) 300,000 tonnes of sawlogs and 150,000 tonnes (140,000 m³) of treated timber a year, during operation of stage 4 and 5;
 - (c) 350,000 tonnes of sawlogs a year and 150,000 tonnes (140,000 m³) of treated timber a year, during operation of stage 6 and 7; and
 - (d) 400,000 tonnes of sawlogs a year and 150,000 tonnes (140,000 m³) of treated timber a year, upon completion of all construction.

Surrender of Consents

6. Within 12 months of the date of this approval, or as otherwise agreed by the Director-General, the Proponent shall surrender all existing development consents and building applications for the project, to the satisfaction of the Director-General.

Structural Adequacy

7. The Proponent shall ensure that all new buildings and structures, and any alterations or additions to existing buildings and structures, are constructed in accordance with the relevant requirements of the BCA.

Notes:

- Under Part 4A of the EP&A Act, the Proponent is required to obtain construction and occupation certificates for the proposed building works.
- Part 8 of the EP&A Regulation sets out the requirements for the certification of the project.

Demolition

8. The Proponent shall ensure that all demolition work is carried out in accordance with *Australian Standard AS 2601-2001: The Demolition of Structures*, or its latest version.

Protection of Public Infrastructure

9. The Proponent shall:
 - (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and
 - (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

Operation of Plant and Equipment

10. The Proponent shall ensure that all plant and equipment used on site is:
 - (a) maintained in a proper and efficient condition; and

- (b) operated in a proper and efficient manner.

Management Plans/Monitoring Programs

11. With the approval of the Director-General, the Proponent may submit any management plan or monitoring program required by this approval on a progressive basis.

Pre-Operation Compliance Audit

12. Prior to the commencement of operations of stage 8, the Proponent shall submit work as executed plans to the Department for all the development associated with the project. These plans must be prepared by a suitably qualified and experienced expert, and include plans showing the work as executed plans laid over the approved plans to demonstrate that the development has been carried out in accordance with the approved plans.

Australian Standards

13. The Proponent shall ensure that the project is constructed and operated in accordance with the relevant Australian Standards, particularly *AS/NZS 2843.1:2006 Timber preservation plants – Timber preservation plant site design* and *AS/NZS 2843.2:2006 Timber preservation plants – Timber area operation*, or their latest versions.
-

SCHEDULE 3: SPECIFIC ENVIRONMENTAL CONDITIONS

AIR QUALITY

Odour

1. The Proponent shall not cause or permit the emission of offensive odours from the site as defined under Section 129 of the POEO Act.

Dust

2. The Proponent shall implement all reasonable and feasible measures to minimise dust generated by the project (this must include ensuring that all trucks carrying woodchips or wood residue have their loads covered).
3. During construction, the Proponent shall ensure that:
 - (a) all trucks entering or leaving the site have their loads covered;
 - (b) trucks associated with the project do not track dirt onto the public road network; and
 - (c) public roads used by these trucks, in the vicinity of the site, are kept clean.
4. The Proponent must prepare and implement a Dust and Wood Residue Monitoring and Management Plan to the satisfaction of the Director-General. The plan must:
 - (a) be prepared in consultation with DECCW and approved by the Director-General prior to the commencement of construction of stage 1;
 - (b) provide a detailed program for management of the existing wood residue stockpile:
 - i. describing how the stockpile would be monitored and managed;
 - ii. describing the disposal options and progress achieved to date;
 - iii. setting out the disposal strategy to be implemented, with detailed staging, linking to the stages of the mill expansion, and timing for complete removal of the stockpile;
 - iv. outlining the contingency measures that would be implemented should the management of the stockpile prove insufficient, or the disposal strategy be delayed;
 - (c) quantify the volumes of wood residue to be produced once operating at full capacity;
 - (d) demonstrate that these volumes can be appropriately stored and disposed of;
 - (e) provide a monitoring strategy to identify:
 - i. any potential or actual failings in the management of dust and wood residue;
 - ii. when excess wood residue is being produced and when milling is required to cease to avoid exceeding the capacity of the storage area; and
 - (f) outline the contingency measures that would be implemented should:
 - i. the management measures prove insufficient;
 - ii. the disposal options change; or
 - iii. the wood residue produced exceed the storage capacity on site.

Emission Limits

5. The Proponent shall ensure the emissions from the project do not exceed the emissions limits in Table 1, unless otherwise specified in the EPL.

Table 1: Air Emissions Limits

Emission Point	Pollutant	Unit of measure	100 percentile concentration limit
Each Gas Fired Boiler	Oxides of Nitrogen (as NO ₂)	mg/m ³	125
	Volatile Organic Compounds (VOC) as n-propane equivalent	mg/m ³	5
	Solid Particles	mg/m ³	50
Wood Fired Boiler	Oxides of Nitrogen (as NO ₂)	mg/m ³	403
	Volatile Organic Compounds (VOC) as n-propane equivalent	mg/m ³	32
Each Vacuum Pump/CCA Wastewater Tank Flue	Type 1 and Type 2 Substances (in aggregate)	mg/m ³	1
	Copper and compounds	mg/m ³	To be advised in the EPL
	Type 1 and Type 2 Substances (in aggregate)	mg/m ³	1
Each Redry Kiln	Copper and compounds	mg/m ³	To be advised in the EPL

Notes:

- Reference conditions – Dry, 273 K, 101.3 kPa, x% oxygen (O₂) (oxygen reference conditions will be based on the proper and efficient operation of the plant.
- Averaging periods – as per test method.
- Sampling methods are specified in the EPL.

Air Emissions Management Plans

- The Proponent shall prepare and implement an Air Emissions Management Plan to the satisfaction of the Director-General. This plan must:
 - be prepared in consultation with DECCW and approved by the Director-General prior to the commencement of construction of stage 3;
 - be prepared in accordance with the requirements of the "Approved methods for the sampling and analysis of air pollutants in NSW";
 - identify the air emission limits for the project;
 - demonstrate that the ground level concentration would comply with the requirements of the "Approved methods for the modelling and assessment of air pollutants in New South Wales";
 - describe the treatments, controls and operational practices to be implemented to manage air emissions, demonstrating best practice process design and emission control;
 - include a program for the ongoing monitoring and reporting of air emissions from the project, describing the location, frequency, method and pollutants to be monitored; and
 - outline the contingency measures that would be implemented should any air emission limits be exceeded.

Meteorological Monitoring

- During the life of the project, the Proponent shall ensure that there is a suitable meteorological station in the vicinity of the site that complies with the requirements in the latest version of *Approved Methods for Sampling and Analysis of Air Pollutants in New South Wales* guidelines.

NOISE

Construction and Operation Hours

- The Proponent shall comply with the construction and operation hours in Table 2.

Table 2: Construction and Operation Hours

Activity	Day	Time
Construction and Demolition	Monday – Friday	7am to 6pm
	Saturday	8am to 1pm
	Sunday and Public Holidays	Nil
Operations – Log Yard, Green Mill and Product Dispatch	Monday - Saturday	6am to 10pm
All other Operations	All Days	All Hours

Notes:

- Construction and demolition activities may be conducted outside the hours in Table 2 provided that the activities are not audible at any residence beyond the boundary of the site; and
- Emergency work to avoid the loss of life, property and/or prevent environmental harm may be undertaken outside the hours in Table 2.

Noise Limits

- The Proponent shall ensure that noise generated by the project does not exceed the noise limits presented in Table 3 at any time.

Table 3: Noise Limits (dB(A))

Location	Day	Evening	Night	
	L _{Aeq} , 15 min	L _{Aeq} , 15 min	L _{Aeq} , 15 min	L _{Amax}
Any Residence	35	35	35	45

Notes – Unless otherwise specified in the EPL:

- Noise emission limits apply under all meteorological conditions except for any of the following:
 - wind speeds greater than 3 m/s at 10 metres above ground level; or
 - stability category G temperature inversions conditions; or
 - stability category F temperature inversions conditions and wind speeds greater than 2 m/s at 10 m above ground level.

- To determine compliance with this condition, noise from the development must be measured at the most affected point within the residential boundary, or at the most affected point within 30 metres of the dwelling where the dwelling is more than 30 metres from the boundary and within 1 m of a dwelling façade, to determine L_{Amax} noise limits.
- However, where it can be demonstrated that direct measurement of noise from the development is impractical, the EPA may accept alternative means of determining compliance (see Chapter 11 of the NSW Industrial Noise Policy). The modification factors in Section 4 of the NSW Industrial Noise Policy shall also be applied to the measured noise levels where applicable.

Noise Barriers

10. The Proponent must ensure the southern and Sandy Lane noise barriers (as identified in the EA) are installed prior to the commencement of any building works for Stage 3.

Noise Validation Report

11. The Proponent shall prepare Noise Validation Reports, to the satisfaction of the Director-General. The reports must:
 - (a) be undertaken:
 - i. within 3 months of the commencement of construction, while working under normal construction and operational conditions (ie it is expected that the mill will still be operating during most stages of construction and the cumulative noise levels of all works on site must be measured);
 - ii. within 3 months of the completion of the expansion works (ie stage 8), while operating under normal conditions; and
 - iii. following the receipt of a complaint, if requested by the Director-General;
 - (b) be submitted to DECCW and the Director-General within 1 month of each time identified in (a) above;
 - (c) validate the predictions made in the EA;
 - (d) demonstrate compliance with the limits in this approval;
 - (e) demonstrate the noise controls are working effectively; and,
 - (f) if any non-compliances are detected, describe the measures that are to be implemented and the timing for implementation of these measures, to ensure compliance.

SOIL, SURFACE AND GROUND WATER

Remediation

12. The Proponent shall provide and implement a Remedial Action Plan for the site to the satisfaction of the Director-General. The plan must:
 - (a) be reviewed and endorsed by a suitably qualified independent expert (to be approved by DECCW) and approved by the Director-General, prior to the commencement of any earth or building works for stage 3;
 - (b) identify the nature and extent of all contamination on the existing mill site (Lot 27 DP1061792), including any offsite impacts (for example on groundwater);
 - (c) justify the remediation criteria for the site;
 - (d) consider options for the remediation of each component of the contamination;
 - (e) justify the remediation strategy proposed;
 - (f) set out the timing and staging of all remediation works to be undertaken;
 - (g) include a site validation plan; and
 - (h) demonstrate compliance with the *Contaminated Land Management Act 1997*.
13. Prior to the commencement of building works for stage 3, the Proponent must provide a Validation Report and Site Audit Report and Statement covering the areas extending to the northern pond to the north, Sandy Lane to the east, the southern wetland to the south and the gas easement to the west. The:
 - (a) Validation Report and Site Audit Report and Statement must be provided to the Department, DECCW and Council, certifying the appropriateness of the validation report; and
 - (b) Validation Report must also:
 - i. be prepared in accordance with the guidelines made or approved by DECCW under section 105 of the *Contaminated Land Management Act 1997*;
 - ii. be subject to a Site Audit in accordance with the *Contaminated Land Management Act 1997* to confirm the appropriateness of the Validation Report; and
 - iii. include the results of surface and groundwater monitoring.
14. Prior to the commencement of operation of stage 6, or within 3 years of the date of this approval (whichever is sooner), the Proponent must provide to the Department, DECCW and Council:
 - (a) a Validation Report, for the whole site, including the results of groundwater monitoring, which has been subject to a site audit in accordance with the *Contaminated Land Management Act 1997*, to confirm the appropriateness of the Validation Report. The Validation Report must be prepared in accordance with guidelines made or approved by DECCW under Section 105 of the *Contaminated Land Management Act 1997*; and

- (b) copies of the Site Audit Report and Statement, for the whole site, certifying the appropriateness of the Validation Report(s).

Note: for the purposes of condition 14, those areas of the site already covered by the validation report and statement prepared under condition 13 can be addressed by referencing the earlier report and statement, as long as the risks of recontamination of these areas are minimal.

Water Pollution

15. The Proponent shall not cause or permit any waters to be polluted, as defined under Section 120 of the POEO Act.

Bunding

16. All chemicals shall be stored in:
- (a) appropriately bunded areas, with impervious flooring and sufficient capacity to contain 110% (or 120%, where required by the Australian Standards) of the largest container stored within the bund. The bund(s) shall be:
 - i. designed in accordance with:
 - the requirements of all relevant Australian Standards; and
 - the DECCW's *Storing and Handling Liquids: Environmental Protection – Participants Manual*;
 - (b) accordance with Australian Standard AS1940-2004 *The storage and handling of flammable and combustible liquids*; and
 - (c) areas above the 1% AEP flood level so as not to cause pollution or hazards during any flood.
17. The Proponent must implement suitable measures to ensure: the integrity of the bunds is maintained, and to prevent and manage spills on site. These measures must include:
- (a) an inventory system to accurately measure and report on production losses;
 - (b) an early warning leak detection and prevention system, certified by an accredited site auditor;
 - (c) a bund, tank and pipeline integrity assessment program; and
 - (d) a spill prevention and management system, including:
 - i. a Spill Response and Prevention Plan;
 - ii. a Monitoring Program; and
 - iii. staff training.
18. From the commencement of operations of stage 3 onwards, the Proponent must ensure that:
- (a) all treated timber is managed in accordance with Australian Standard AS/NZS 2843.1:2006 *Timber preservation plants – Timber preservation plant site design*, or its latest version; and
 - (b) all treated timber undergoing CCA-fixation is stored on an impermeable surface and any runoff collected from these areas is separated from runoff that is not contaminated with CCA.

Fill

19. Any fill material brought to site must be Virgin Excavated Natural Material or material subject to a Resource Recovery Exemption that is permitted to be used as a fill material, in accordance with the provisions of the *Protection of the Environment (Waste) Regulation 2005*.

Note: Any fill material subject to a Resource Recovery Exemption received at the site must be accompanied by documentation demonstrating that material's compliance with the conditions of the exemption, and this documentation must be provided to the Department, Council or the Principle Certifying Authority on request.

Management

20. The Proponent shall prepare and implement a Soil and Water Management Plan for the project to the satisfaction of the Director-General. This plan must:
- (a) be approved by the Director-General prior to the commencement of any works on site;
 - (b) be prepared in consultation with Council and DECCW (including the Office of Water);
 - (c) include :
 - i. a Site Water Balance;
 - ii. a Sediment and Erosion Control Plan;
 - iii. a Stormwater Management Scheme; and
 - iv. a Soil and Water Monitoring Program.
21. The Site Water Balance for the project must:
- (a) identify and quantify all water uses on site;
 - (b) include a detailed description of the water management and reuse on site;
 - (c) demonstrate 100% reuse of CCA condensate would be achieved in the treatment plant;
 - (d) quantify the wastewater quality and flows, for each wastewater stream and describe the reuse or disposal method for these wastewater streams;

- (e) describe the reporting procedures and contingency measures that would be implemented in the event of any issues with the water management and or reuse infrastructure;
 - (f) include detailed consideration of all available options to reduce the water use of the project; and
 - (g) demonstrate that all reasonable and feasible measures to minimise water use would be implemented.
22. The Sediment and Erosion Controls for the project must:
- (a) be endorsed by an Accredited Site Auditor;
 - (b) be consistent with the requirements of Landcom's (2004) *Managing Urban Stormwater: Soils and Construction* manual;
 - (c) manage activities that could cause soil erosion and generate sediment;
 - (d) minimise soil erosion and the potential for the transport of sediment to downstream waters;
 - (e) describe the location, function and capacity of erosion and sediment control structures;
 - (f) describe the measures to be implemented to maintain these structures overtime; and
 - (g) be implemented prior to the commencement of any construction, demolition or remediation and be maintained for as long as necessary to control erosion and sediment on site.
23. The Stormwater Management Scheme must:
- (a) be prepared in accordance with the DECCW's *Managing Urban Stormwater: Council Handbook*;
 - (b) include details of:
 - i. pre and post development flows;
 - ii. water quality;
 - iii. the rainwater harvesting and reuse infrastructure to be installed;
 - iv. the stormwater treatment, drainage and retention infrastructure, ensuring there is sufficient capacity to handle the 4 % AEP, 144 hour rainfall depth storm event;
 - v. the measures to manage flow during a 1% AEP event; and
 - vi. the measures to be implemented to monitor and manage the stormwater quality and quantity and maintain the stormwater infrastructure over time.
24. The Soil and Water Monitoring Program must:
- (a) include detailed data on the existing soil, surface and groundwater quality;
 - (b) identify the potential pollutants from the project;
 - (c) identify the soil, surface water, groundwater and wastewater impact assessment criteria;
 - (d) describe the monitoring strategy to be implemented, including details of the:
 - i. monitoring locations;
 - ii. sampling frequency;
 - iii. sampling methods;
 - (e) include justification for the proposed monitoring strategy;
 - (f) describe how the monitoring results will be assessed and reported;
 - (g) outline the contingency measures that would be implemented should monitoring identify any exceedance of the impact assessment criteria;
25. Prior to undertaking any irrigation, the Proponent must prepare and implement an Irrigation Management and Monitoring Plan to the satisfaction of the Director-General. The plan must:
- (a) be prepared in consultation with DECCW and approved by the Director-General prior to the commencement of any irrigation on site;
 - (b) be prepared in accordance with DECCW's *"Environmental Guidelines: Use of Effluent by Irrigation"*;
 - (c) describe the quantity and quality of the water to be irrigated;
 - (d) identify the irrigation area and irrigation rate;
 - (e) include detailed baseline data, and benchmark the existing soil and water conditions;
 - (f) identify the impact assessment criteria; and
 - (g) include a program to monitor and report on the:
 - i. irrigation water quality;
 - ii. soil and groundwater;
 - (h) describe how the results of the monitoring will be used to refine the irrigation system to minimise impacts; and
 - (i) outline the reporting and contingency measures that would be implemented should the impact assessment criteria be exceeded.

WASTE

26. Within 2 years of the date of this approval and prior to the commencement of operations of stage 6, whichever is sooner, the Proponent shall ensure the entire wood residue stockpile is removed from the site and appropriately disposed of.
27. The Proponent must demonstrate, to the satisfaction of the Principle Certifying Authority, that the entire wood residue stockpile has been removed from the site and appropriately disposed of, prior to the issue of any occupation certificates for buildings or plant built as part of stage 6.

28. The Proponent must prepare and implement a Product Management Plan, to the satisfaction of the Director-General. The Plan must:
- be prepared in consultation with the DECCW and approved by the Director-General prior to the commencement of operations of stage 3;
 - identify the types and sources of materials and resources used in the production process, including a procurement plan demonstrating that options to reuse and recycle materials, (particularly waste products) are maximised;
 - identify potential environmental impacts and liabilities at each stage of the products life cycle;
 - detail the measure to be implemented to improve the design and reduce the liabilities identified in (c) above, including:
 - the material intensity of the product; and
 - hazardous materials contained in the product;
 - describe, classify and quantify the waste produced in the production process and include measures to maximise the reduction, reuse and recycling of this waste;
 - describe how the effectiveness of the plan would be monitored and reported; and
 - be revised and updated every 5 years to the satisfaction of the Director-General.
29. Any onsite sewage management must be undertaken in accordance with the *Environment and Health Protection Guidelines: On-site Sewage Management for Single Households* (DLG 1998) and *Environmental Guidelines: Use of Effluent by Irrigation* (DEC 2004).

TRAFFIC AND ACCESS

30. The Proponent shall ensure that:
- the internal road network and parking on site complies with Australian Standards AS 2890.1:2004 and AS 2890.2:2002;
 - all geometric road design is in accordance with *RTA Road Design Guide*;
 - all pavement design is in accordance with the *AUSTROADS Pavement Design Guide*;
 - all parking generated by the project is accommodated on site; and
 - bicycle parking and shower facilities are provided on site.
31. Prior to the commencement of any works on site the Proponent shall prepare and implement a signs and markings plan to safely manage movements across Parsonage Creek Bridge, on Delegate Road (MR93) to the satisfaction of Council and the RTA.
32. Prior to the commencement of operations of stage 4 the Proponent must ensure that the following road upgrades are completed to the satisfaction of the RTA:
- the Sandy Lane and Delegate Bombala Road intersection shall be upgraded to a sealed BAL left turn together with a sealed Type BAR right turn configuration as per section 6 of the *AUSTROADS Guide to Traffic Engineering Practice – Part 5 Intersections at Grade*; and
 - the Monaro Highway and Delegate Bombala Road intersection shall be upgraded to provide for the swept path of heavy vehicles turning left onto Delegate Bombala Road.

ENERGY

33. The Proponent shall ensure the project is energy and water efficient, in accordance with industry best practice, to the satisfaction of the Director-General.
34. The Proponent shall prepare and implement an Energy Efficiency Plan for the project, to the satisfaction of the Director-General. The program must:
- be approved by the Director-General prior to the commencement of operation of stage 3;
 - investigate options to reduce the energy consumption of the project, including the use of solar kilns;
 - describe the energy efficiency measures that would be implemented onsite, quantify the savings made and demonstrating the use of best available technology;
 - demonstrate all reasonable and feasible measures to minimise greenhouse gas emissions would be implemented; and
 - include a program to monitor and report on the effectiveness of the measures implemented and a protocol for periodic review of the plan to ensure the project would continue to operate efficiently.

HERITAGE

Aboriginal Cultural Heritage Management Plan

35. The Proponent shall prepare and implement an Aboriginal Cultural Heritage Management Plan for the project to the satisfaction of the Director-General. This plan must:
- be prepared by a suitably experienced and accredited Aboriginal Heritage Consultant;
 - be prepared in consultation with DECCW and the Aboriginal community, and be approved by the Director-General prior to the commencement of any works onsite;
 - describe the survey findings and identify all known artefacts onsite;

- (d) describe the procedures to be implemented:
 - i. to salvage excavate, or record any artefacts on site;
 - ii. to ensure appropriate Aboriginal groups are given the opportunity to be present on site during all earthworks; and
 - iii. should additional artefacts or human remains be uncovered onsite.

Historical Heritage

- 36. The Proponent must ensure that the Wool Pack Inn and Well are:
 - (a) fenced in accordance with the recommendations in the EA, prior to the commencement of construction; and
 - (b) protected for the life of the project.

HAZARDS

Safety Management System

- 37. Prior to the commencement of commissioning of stage 3, and within 12 months of the date of this approval, the Proponent shall develop a comprehensive Safety Management System, covering all onsite operations. The Safety Management System must be consistent with the Department's *Hazardous Industry Planning Advisory Paper No. 9 'Safety Management'* and must be kept up-to-date for the life of the project.

VISUAL IMPACT

Landscaping

- 38. The Proponent must prepare and implement a landscape management plan for the project. The plan must:
 - (a) be prepared in consultation with Council and approved by the Director-General prior to the commencement of construction of stage 3;
 - (b) illustrate the location, species and mature heights of plants to be established on site;
 - (c) illustrate how the landscaping would minimise views of the site;
 - (d) use endemic species only in the landscaping, ensuring seed and propagule sources are from local botanical provenance;
 - (e) provide a timetable for the implementation of the plan; and
 - (f) provide for the maintenance of the landscaping.

Lighting

- 39. The Proponent shall ensure that all lighting associated with the project:
 - (a) complies with the latest version of Australian Standard AS 4282(INT)-*Control of Obtrusive Effects of Outdoor Lighting*; and
 - (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties, conservation areas or the public road network.

Signage and Fencing

- 40. The Proponent shall not install any signage or fencing on site without the written approval of the Director-General. In seeking this approval the Proponent shall:
 - (a) submit detailed plans of the proposed signage or fencing, which have been prepared in consultation with Council; and
 - (b) demonstrate that the proposed signage or fencing is consistent with the relevant requirements in any relevant Council Development Control Plan.
- 41. Any proposed landscaping, fencing or signage is not to impede the desired sight lines of all road users including pedestrians and cyclists.

SCHEDULE 4: ENVIRONMENTAL MANAGEMENT, MONITORING, AUDITING AND REPORTING

Environmental Management Strategy

1. The Proponent shall prepare and implement an Environmental Management Strategy for the project to the satisfaction of the Director-General. This strategy must:
 - (a) be submitted within 2 months of the date of this approval and approved by the Director-General prior to carrying out any construction;
 - (b) be revised and approved by the Director-General, prior to the commencement of operations of each of the following Stages: Stage 3, Stage 6 and Stage 8;
 - (c) provide the strategic context for environmental management of the project;
 - (d) identify the statutory requirements that apply to the project;
 - (e) describe in general how the environmental performance of the project would be monitored and managed;
 - (f) describe the procedures that would be implemented to:
 - keep the local community and relevant agencies informed about the operation and environmental performance of the project;
 - receive, handle, respond to, and record complaints;
 - resolve any disputes that may arise during the course of the project;
 - respond to any non-compliance;
 - manage cumulative impacts; and
 - respond to emergencies; and
 - (g) describe the role, responsibility, authority, and accountability of all the key personnel involved in environmental management of the project.

Annual Review

2. Within 12 months of this approval, and annually thereafter, the Proponent shall submit a review of the environmental performance of the project to the Director-General and relevant agencies. This report must:
 - (a) identify the standards and performance measures that apply to the project;
 - (b) describe the works and operations carried out in the past year;
 - (c) describe the works and operations that will be carried out in the next year;
 - (d) include a summary on the monthly production levels over the year;
 - (e) include a summary of the complaints received during the past year, and compare this to the complaints received in previous years;
 - (f) analyse the monitoring results and the complaints received against the:
 - relevant statutory requirements, limits or performance measures/criteria;
 - monitoring results from previous years; and
 - predictions in the EA;
 - (g) identify any trends in the monitoring results over the life of the project;
 - (h) identify any non-compliance during the previous year; and
 - (i) describe what actions were, or are being, taken to ensure compliance.

Revision of Plans and Programs

3. Within 3 months of the submission of an:
 - (a) Audit under condition 5 of schedule 4;
 - (a) Incident report under condition 4 of schedule 4; and
 - (b) Annual Review under condition 2 of schedule 4,the Proponent shall review, and if necessary revise, the strategies, plans and programs required under this approval, to the satisfaction of the Director-General.

Note: This is to ensure the plans and programs are updated on a regular basis, and incorporate any recommended measures to improve the environmental performance of the Project.

Incident Reporting

4. The Proponent shall notify the Director-General and any other relevant agencies of any incident associated with the project as soon as practicable after the Proponent becomes aware of the incident. Within 7 days of the date of the incident, the Proponent shall provide the Director-General and any relevant agencies with a detailed report on the incident.

Independent Environmental Audit

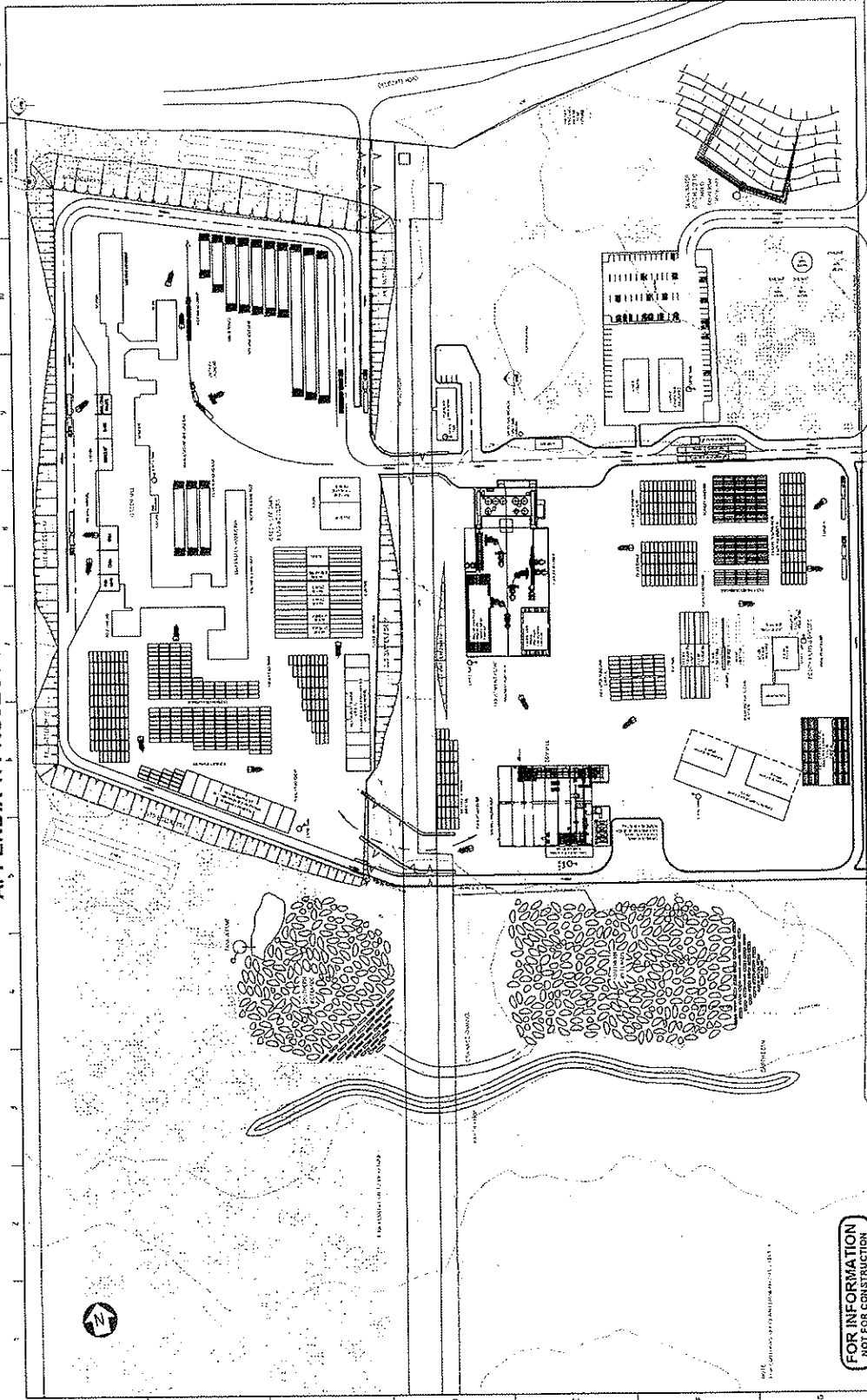
5. Within 2 years of this approval, and every 3 years thereafter, unless the Director-General directs otherwise, the Proponent shall commission and pay the full cost of an Independent Environmental Audit of the project. This audit must:
 - (a) be conducted by suitably qualified, experienced and independent team of experts whose appointment has been endorsed by the Director-General;
 - (b) include consultation with the relevant agencies;

- (c) assess the environmental performance of the project and assess whether it is complying with the relevant requirements in this approval and any relevant EPL (including any assessment, plan or program required under these approvals);
- (d) review the adequacy of strategies, plans or programs required under these approvals; and, if appropriate,
- (e) recommend measures or actions to improve the environmental performance of the project, and/or any assessment, plan or program required under these approvals.

Note: This audit team must be led by a suitably qualified auditor and include experts in any fields specified by the Director-General.

6. Within 6 weeks of the completing of this audit, or as otherwise agreed by the Director-General, the Proponent shall submit a copy of the audit report to the Director-General, together with its response to any recommendations contained in the audit report.
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APPENDIX 1: PROJECT LAYOUT PLAN



FOR INFORMATION
NOT FOR CONSTRUCTION

REFERENCE DRAWINGS		WILLMOTT TIMBERS BOMBALA, NSW		SITE LAYOUT LA SUBMISSION PLAN DRAWING	
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APPENDIX 2: STATEMENT OF COMMITMENTS

Environmental Issue	Commitments	Timing
Consolidation of Consents	1. Surrender all existing consents pertaining to the site at or before all new equipment is commissioned, according to Table 7 [of the EA].	Construction and Operational Phases
Safety and Hazard	2. Update and maintain all documentation such as fire management and emergency plans, safety records and changes to operation practices and communicate changes to staff and contractors. 3. Conduct training and induction of all site personnel outlining safety hazard issues associated with construction and operation of the proposed mill. 4. Appropriate engineering controls, process monitoring and, physical inspections of all components of the storage tanks.	Construction and Operational Phases
Noise	5. Construct barriers and noise berms along the eastern and southern boundaries of the site to mitigate potential noise impacts on the surrounding sensitive receptors. 6. Fit alternative reverse beepers to mobile machinery to reduce the impact of this noise. 7. Implement noise control measures during construction to ensure there are no adverse impacts on the residence to the north-east of the site. This may include fitting front end loaders and excavators with exhaust silencers or sourcing alternative quieter models. Other mitigation measures will include limiting the hours of noisy construction activities, establishing clear communication channels with the community and contractors, and appointing a site representative responsible for matters relating to noise. 8. Ensure compliance with operation, traffic and construction noise limits, as outlined in the noise assessment report will be achieved:	Construction and Operational Phases
Waste	9. Remove the existing residual stockpiles on site in accordance with a Wood Waste and Residue Management Plan. This will reiterate the EA that "no more than 3000 tonnes of bark waste, untreated timber, damaged boards, chips or sawdust will be stored in the concrete bunkers at any point in time" 10. Ensure that there are appropriate areas for the storage of wastes and wood residues, including the construction of bunkers for the containment of residues. 11. Handle and dispose of CCA contaminated waste in accordance with waste immobilisation approval from DECCW.	Operational Phase
Chemical Storage and Handling	12. Construct a new undercover treatment plant with bunded concrete area to reduce the risk of chemical contamination of soil and groundwater. 13. Assign a dedicated forklift to the treatment plant to ensure that contaminated materials and chemicals are kept within sealed and bunded areas.	Construction Phase Operational Phase
Water Supply	14. Continuously investigate and implement water minimisation measures, including on-site reuse 15. Review and, if appropriate, support the Council's endeavours to increase the water security of Bombala	Operational Phase
Surface Water (Wastewater and stormwater)	16. Re-design the wastewater and stormwater management system in accordance with the Soil, Groundwater and Surface Water Management Plan, to maximise the reuse of clean water and appropriately manage and treat contaminated water.	Design/ Construction Phase

Environmental Issue	Commitments	Timing
	17. Monitor surface water on a biannual basis from each of the water storage bodies (six locations) and on a quarterly basis from the outlet of the activated carbon treatment vessel which will be installed to treat the steamer/kiln condensate. 18. Implement the Soil, Groundwater and Surface Water Management Plan. In particular wastewater from the redry kilns will be treated prior to reuse at the site and a wetland will be constructed to capture and treat any stormwater runoff and steamer condensate.	
Air Quality (including odour)	19. Design, operate and maintain the wastewater treatment system to prevent the generation of offensive odours.	Design and Operation Phases
	20. Re-design the wastewater management system including decommission and remove of the southern pond to eliminate any associated odour issues.	Design/ Construction Phase
	21. Prepare and implement a Dust Monitoring and Management Plan which will outline management measures to be implemented, including sealing of the site, dust suppression, removal of residual stockpiles and a new area for the storage of wood residues generated by the proposed mill.	Design, Construction and Operation Phases
	22. Upon receipt of a complaint regarding odorous emissions, undertake an odour survey at the boundary of the site to ensure that all mitigation measures have been adequate and any odorous emissions have been eliminated. Should Willmott receive on-going complaints regarding odorous emissions at the site, an external specialist will be engaged to conduct a detailed odour survey and identify the source of the odorous emission.	Construction and Operational Phases
	23. Install multiclones on the wood fired boiler to minimise particulate emissions.	Commissioning Phase
	24. Monitor the wood fired boiler during commissioning to ensure that the particulate control equipment is adequate.	Construction Phase
Traffic and Transport	25. Undertake the required construction works for the Sandy Lane – Delegate Bombala Road intersection, and the new intersection onto Delegate Bombala Road.	Design/ Construction Phase
Heritage	26. Fence off the ruins of the Inn and associated filled in well to prevent encroachment of the site operations on the well.	Construction Phase
	27. Apply for an Aboriginal Heritage Impact Permit, in consultation with DECCW and the Eden Local Aboriginal Land Centre, to enable the found Aboriginal artefacts to be handled appropriately.	Design Phase
Soil and Water Impacts	28. Remediate contaminated soil present in the vicinity of the CCA treatment area following the demolition of this facility.	Construction and Operational Phases
	29. Perform a preliminary soil sampling program prior to the construction of the proposed mill components.	Design/ Construction Phase
	30. Groundwater assessment will be performed to determine the extent of the contamination present at the site and the need for any active remediation of groundwater.	
	31. Monitor soil and groundwater performed biannually at seven groundwater locations and ten soil sampling locations at the site, consistent with the EPL. Should additional wells be installed at the site, then these would also be incorporated into the groundwater monitoring program. It is expected that at least five additional groundwater monitoring wells will need to be installed at the site.	Construction and Operational Phases
	32. Construct bunded areas for the storage and handling of chemicals to reduce the risk of chemical contamination of soil	Construction Phase

Environmental Issue	Commitments	Timing
	and groundwater.	
Flora and Fauna	33. Protect the modified bushland north of the existing sawmill. 34. Plant trees on both sides of the wetland at the drainage line as part of the implementation of the re-designed wastewater and stormwater management system. 35. Plant the area to the north of the proposed sawmill be aimed at establishing habitat that is a simplified form of naturally occurring habitat in the local area. 36. Use locally native plant species in revegetation and landscape works.	Construction and Operational Phases Design/ Construction Phase
Construction	37. Install appropriate sediment and erosion control measures to minimise potential impacts on stormwater leaving the site. 38. Prepare a Construction Environmental Management Plan. 39. Ensure physical segregation of operational and construction areas. 40. Develop and maintain a comprehensive planning schedule. 41. Induct contractors at the site to instruct on site procedures and company expectations.	Construction Phase
Visual Amenity	42. Carry out landscaping with a view to minimising any visual impacts of the development. 43. Select building colours and finishes aimed to blend with the surrounding landscape. 44. Minimise glare offsite with lighting selection.	Operational Phase
Operation	45. Prepare an Operational Environmental Management Plan.	Operational Phase
Other Commitments	46. Continue consulting with DECCW during construction and operation of the proposed mill. 47. Continue consulting with DoP during construction and operation of the proposed mill. 48. Continue consulting with the community regarding significant progress of the project via a number of channels, including local media and further letterbox drops.	Construction and Operational Phases