



Planning & Infrastructure

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Ms Julia Beck
Projects Advisor
Fifth Estate
GPO Box 5494
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Dear Ms Beck

Proposed Modification to Bombala Sawmill Project (07_0161 Mod 1)

I refer to your correspondence dated 8 August 2011 concerning your application to modify the Bombala Sawmill Project. The Department has reviewed the application and is not satisfied with the level of detail contained in the assessment, and consequently is unable to accept the application at this time.

The Department does not consider the modification to be purely administrative in nature as the documentation suggests. The Fifth Estate has an obligation to assess any consequential environmental impacts associated with the revised staging being applied for.

To assist you with the preparation of this assessment, I have attached a copy of the Director-General's requirements for the modification. These requirements have been prepared based on the information you have provided to date. Under Section 75F(3) of the Act, the Director-General may alter these requirements at any time.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit the EA for the modification. This will enable the Department to advise you on the number of copies (hard-copy and/or CD-ROM) of the EA that will be required.

If you have any enquiries about these requirements, please contact Emma Barnet on 9228 6550.

Yours sincerely

David Kitto 19/8/11

David Kitto
Director
Mining and Industry Projects
As delegate for the Director-General

Director-General's Requirements

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

Application Number	07_0061 Mod 1 – revised construction staging
Modification	Modification to construction staging, project layout and chemicals used to treat timber
Location	Sandy Lane, Bombala
Proponent	Dongwha Timbers Pty Ltd
Date of Issue	August 2011
Expiry	August 2013
General Requirements	<p>The Environmental Assessment (EA) must include</p> <ul style="list-style-type: none"> • an executive summary; • a detailed description of the modification including the: <ul style="list-style-type: none"> – need for the modification – alternatives considered • consideration of any relevant statutory provisions; • a general overview of the environmental impacts of the project • a detailed assessment of how the modified staging and layout affects each of the key issues (and associated mitigation/management measures) specified below, and any other significant issues identified in the general overview of environmental impacts of the project (see above); • a revised Statement of Commitments, outlining environmental management, mitigation and monitoring measures; • a revised staging plan that explains the differences between what was approved and what is proposed; • a justification for each of the proposed changes to the approval conditions, • a plan of the approved Project layout overlaid by the proposed modified layout highlighting changes; 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	<ul style="list-style-type: none"> • Soil and Water – including a revised Soil, Groundwater and Surface Water Management Plan that includes a revised timetable for the soil, groundwater and surface water management measures • Hazards and Risk <ul style="list-style-type: none"> – including 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 • Noise – including clarification as to how the modified staging affects construction of the acoustic barriers and berms

	<ul style="list-style-type: none"> • Transport – including clarification as to why the transport of ACQ in two parts would lead to a reduction in truck numbers • Air Quality • Waste Management • Visual
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	<p>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.</p> <p>In particular you should consult with:</p> <ul style="list-style-type: none"> • The Office of Environment and Heritage • Bombala Council
Deemed Refusal Period	40 days

State Government Technical and Policy Guidelines - For Reference

Aspect	Policy /Methodology
Water Quality	
	<ul style="list-style-type: none"> • <i>National Water Quality Management Strategy: Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ, 2001);</i> • <i>National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ, 2000);</i> • <i>Using the ANZECC Guidelines and Water Quality Objectives in NSW (DEC, 2006);</i> • <i>Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC, 2004)</i>
Wastewater	
	<ul style="list-style-type: none"> • <i>National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC, 1997)</i> • <i>National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC, 2000)</i> • <i>Environmental Guidelines: Use of Effluent by Irrigation (DEC, 2004)</i> • <i>National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMMC & AHMC, 2006)</i>
Air Quality	
	<ul style="list-style-type: none"> • <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC, 2005);</i> • <i>Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC, 2007)</i> • <i>Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC, 2006)</i> • <i>Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC, 2006)</i> • <i>Protection of the Environment Operations (Clean Air) Regulation 2002</i>
Hazards and Risk	
	<ul style="list-style-type: none"> • <i>Criteria for Land Use Planning: Hazardous Industry Planning Advisory Paper No. 4 (DUAP, 1992);</i> • <i>The storage and handling of flammable and combustible liquids (Standards Australia, 2004, AS 1940-2004);</i> • <i>Bunding and Spill Management (DEC, 2001);</i> • <i>Applying SEPP 33: Hazardous And Offensive Development Application Guidelines (DUAP, 1997);</i> • <i>Multi-Level Risk Assessment (DUAP, 1997)</i> • <i>Hazardous Industry Planning Advisory Paper No. 3 – Environmental Risk Impact Assessment Guidelines (DUAP, 1996)</i>
Traffic and Transport	
	<ul style="list-style-type: none"> • <i>Guide to Traffic Generating Development (RTA, 2002)</i> • <i>RTAs Road Design Guide (RTA, 1996)</i>