



Planning & Environment

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Mr Hong Lee
Dongwha Timbers
PO Box 146
Bombala NSW 2632

Dear Mr Lee

**Secretary's Environmental Assessment Requirements (SEARs)
Proposed Modification – Dongwha Sawmill Expansion, Bombala (07_0161 MOD 2)**

I refer to your request to modify project approval MP 07_0161 issued by the then Minister for Planning on 7 September 2010 for the expansion of the Dongwha Sawmill in Bombala.

The proposed modification will be assessed under Section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

I have attached a copy of the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Assessment (EA) for the project.

The SEARs have been prepared based on the information you have provided to date. Please note that the Secretary may alter these requirements at any time.

Prior to exhibiting the EA that you submit for the project, the Department will review the document to determine if it adequately addresses the SEARs. The Department may consult with other relevant Government authorities in making this decision. If the Secretary considers that the EA does not adequately address the SEARs, the Secretary may require you to revise the EA.

I wish to emphasise the importance of effective and genuine community consultation and the need for proposals to proactively respond to the community's concerns. Accordingly a comprehensive, detailed and genuine community consultation and engagement process must be undertaken during preparation of the EA. This process must ensure that the community is both informed of the proposal and is actively engaged in issues of concern to them. Sufficient information must be provided to the community so that it has a good understanding of what is being proposed and of the potential impacts.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit the EA. This will enable the Department to:

- confirm the applicable fee; and
- determine the number of copies of the EA required for reviewing purposes.

If you have any enquiries about these requirements, please contact Mr Ashley Cheong on the above details.

Yours sincerely


Chris Ritchie
Manager – Industry, Coastal & Regional Projects
As the Secretary's nominee

Secretary's Environmental Assessment Requirements

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

Application Number	MP 07_0161 MOD 2
Project	Replace a number of wood and gas fired boilers with a new wood fired boiler.
Location	1 Sandy Lane Bombala, NSW 2632 (Lot 2 DP 1016573, Lot 27 DP 1061792)
Proponent	Dongwha Timbers Pty Ltd
Date of Issue	19 June 2014
General Requirements	<p>The Environmental Assessment (EA) must include:</p> <ul style="list-style-type: none"> • an executive summary; • a detailed description of the following within the site and any associated areas: <ul style="list-style-type: none"> – historical operations/activities; – existing and approved operations/facilities, including any statutory approvals that apply to these operations/facilities; and – a description of the project in relation to any existing environmental management plans that may need to be updated. • a detailed description of the project, including: <ul style="list-style-type: none"> – need and justification for the project; – proposed modifications or upgrades to existing activities or infrastructure; – alternatives considered; – various components and likely staging; – how the project will interact with existing operations; and – plans of all proposed building works and operational flow diagrams. • demonstrate the status of compliance with existing conditions of approval for MP 07_0161; • consider all relevant environmental planning instruments, including justification for any inconsistencies with these instruments; • include a risk assessment of the potential environmental impacts of the amended project, identifying the key issues for further assessment; • provide a detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes: <ul style="list-style-type: none"> – a description of the existing environment, using sufficient baseline data; – an assessment of the potential impacts of all stages of the project, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes; and – a description of the measures that would be implemented to avoid, minimise and if necessary, offset the potential impacts of the project, including proposals for adaptive management and/or contingency plans to manage any significant risks to the environment. • include an updated consolidated summary of all proposed environmental management and monitoring measures, highlighting relevant commitments included in the original EA; • a conclusion, justifying the project on economic, social and environmental grounds, taking into consideration whether the project is consistent with the objects of the EP&A Act; and • a signed statement from the author of any written statement certifying that the statement contains all available information that is relevant to the environmental assessment of the project, and that the information contained in the statement is neither false nor misleading.
Key Issues	<p>The supporting documentation must address the following specific matters:</p> <ul style="list-style-type: none"> • Air Quality and Odour – including: <ul style="list-style-type: none"> – a quantitative assessment of all air quality (including odour) impacts

	<p>of the project with a particular focus on potential impacts to nearby sensitive receivers; and</p> <ul style="list-style-type: none"> - details of all management, mitigation and monitoring measures. • Greenhouse Gas – including an assessment of the potential greenhouse gas emissions of the project. • Noise – including: <ul style="list-style-type: none"> - an assessment of all demolition, construction, operational and transportation noise impacts with a particular focus on surrounding sensitive receivers; and - details of all management, mitigation and monitoring measures. • Transport and Access – including: <ul style="list-style-type: none"> - accurate predictions of the traffic volumes likely to be generated during construction and operation; and - an assessment of the impacts of this traffic on the safety and capacity of the surrounding road network. • Waste Management – including: <ul style="list-style-type: none"> - accurate estimates of the quantity, characterisation and classification of all waste/s generated during the construction and operation of the project; and - a description of the measures that would be implemented to ensure that any waste produced is appropriately handled, processed and disposed of.
Consultation	<p>During the preparation of the EA, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular, you must consult with the:</p> <ul style="list-style-type: none"> • Environment Protection Authority; and • Bombala Council <p>The EA must describe the consultation process and the issues raised, and identify where the design of the project has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
References	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this project.</p>

ATTACHMENT 1

Technical and Policy Guidelines

The following guidelines may assist in the preparation of the Environmental Impact Statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

<http://www.planning.nsw.gov.au>

<http://www.bookshop.nsw.gov.au>

<http://www.publications.gov.au>

Aspect	Policy /Methodology
Air Quality	
<i>Air Quality</i>	Protection of the Environment Operations (Clean Air) Regulation 2010
	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)
<i>Greenhouse Gas</i>	Clean Energy Legislation Amendment Act (CELA) 2012
	National Greenhouse and Energy Reporting (NGER) Act 2007
	NSW Greenhouse and Climate Change Action Plan
	National Greenhouse Accounts (NGA) Factors
	AGO Factors and Methods Workbook (AGO)
Noise	Guidelines for Energy Savings Action Plans (DEUS)
	NSW Industrial Noise Policy (DECC)
	NSW Road Noise Policy (OEH, 2011)
	Interim Construction Noise Guideline (DECC)
	Environmental Noise Management – Assessing Vibration: a technical guide (DEC)
Transport and Access	
	State Environmental Planning Policy (Infrastructure) 2007
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
Heritage	
<i>Aboriginal</i>	Draft Guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation (DEC 2005)
	The Burra Charter (The Australia ICOMOS charter for places of cultural significance)
<i>Non- Aboriginal</i>	NSW Heritage Manual (NSW Heritage Office & DUAP)
	The Burra Charter (The Australia ICOMOS charter for places of cultural significance)
Soil and Water	
<i>Surface Water</i>	National Water Quality Management Strategy: Water quality management - an outline of the policies (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ)
	Bunding and Spill Management (EPA)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)

	The NSW State Rivers and Estuaries Policy (NSW Water Resources Council)
	Water Sharing Plan for the Metropolitan Region Unregulated River Water Sources (NOW) 2011
<i>Groundwater</i>	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	NSW State Groundwater Policy Framework Document (DLWC)
	NSW State Groundwater Quality Protection Policy (DLWC)
	The NSW State Groundwater Dependent Ecosystem Policy (DLWC)
	Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW) 2011
<i>Acid Sulfate Soils</i>	Acid Sulfate Soil Manual (ASSMAC)
<i>Erosion and Sediment</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)
<i>Stormwater</i>	Wind Erosion – 2nd Edition
	Managing Urban Stormwater: Strategic Framework. Draft (EPA)
	Managing Urban Stormwater: Council Handbook. Draft (EPA)
	Managing Urban Stormwater: Treatment Techniques (EPA)
	Managing Urban Stormwater: Source Control. Draft (EPA)
<i>Wastewater</i>	Managing Urban Stormwater: Harvesting and Reuse (DEC)
	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)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMMC & AHMC)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMMC & AHMC)
<i>Contamination</i>	State Environmental Planning Policy No 55 - Remediation of Land
	Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA)
	Contaminated Land Management Act 1997 and Amendment Act 2008
	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)
	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
Waste	
	Waste Avoidance and Resource Recovery Strategy 2007 - Overview (DECC)
	Waste Avoidance and Resource Recovery Performance Report 2006 (DECC)