

# **McKay Timber**

## **Public Environmental Report**

### **McKay Timber Glenorchy**

**Wrights Avenue GLENORCHY Tasmania 7010**

30 July 2011

Covering the period from July 2008 to July 2011

McKay Investments Pty Ltd ACN 009587964  
Trading as McKay Timber  
Wrights Avenue PO Box 4 GLENORCHY Tasmania 7010

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## **1. Purpose**

This is the second Public Environmental Report produced by McKay Timber Glenorchy as a requirement under the Annual Fee Remission Guidelines under the Environmental Management and Pollution Control (General Fees) Regulations 2007.

The sections in this report are as required by the Annual Fee Remission Guidelines, November 2007, Board of Environmental Management and Pollution Control, under the Environmental Management and Pollution Control (General Fees) Regulations 2007.

## **2. Profile - McKay Timber**

McKay Timber was established in 1947 as a timber merchant. The company has since diversified to operate two sawmills a planing plant and two truss manufacturing plants and a wall framing operation. These facilities are distributed within Tasmania across four sites; at the Glenorchy site there is a planing plant, timber drying facility, timber truss plant, wall framing operation and sales office; in Launceston there is a truss plant and sales office; and in Bridgewater and St. Helens there are sawmills. The company employs a total of 104 employees across the four sites.

McKay Timber focuses on the processing of Tasmanian hardwood timber, predominantly eucalypts, sold under the generic name of Tasmanian Oak. Timber is supplied to the market in a number of value added forms from lower grade undried timber to high quality timber products for the Tasmanian building and joinery trade. McKay Timber is also an exporter of timber to mainland states.

Dried timber from McKay Timber is used in building, joinery and other applications such as flooring, bench tops and furniture that require a uniform timber grain and a high appearance quality product.

Tasmanian oak logs processed by McKay Timber Bridgewater are harvested from sustainably managed forests certified by the Australian Forest Certification Standard and managed by Forestry Tasmania.

### **2.1 McKay Timber Glenorchy**

McKay Timber at Glenorchy is a wood processing works. Timber delivered to the mill is reconditioned, dried and machined, some product is value added into prefabricated wall frames and roof trusses. Dry wood shavings are transported to other facilities where they are used as biofuel.

The sawmill is adjacent to the railway line in central Glenorchy (see Plate 1 for general location).



**Plate 1: McKay Timber at Glenorchy (boundaries in yellow) is situated on the Railway Line in central Glenorchy - image reproduced from Google via Google Earth (earth.google.com).**

### 3. Environmental Policy

The organisation's Environmental Policy is reproduced on the next page:

# McKay Timber

## Environmental Policy - McKay Timber Glenorchy

Our environmental commitment and policy.

We are committed to managing all aspects of our operations in an environmentally responsible manner at all times.

We are committed to:

- minimising pollution occurring from our activities and operations;
- continuous improvement of environmental performance (where practical opportunities exist or emerge);
- conducting operations in compliance with environmental legislation, regulations and permit conditions;
- communicating this policy to employees and the wider community;
- educating employees and contractors in their environmental responsibilities and ensure this is integrated into their work practices.

McKay Timber at Glenorchy is a wood processing works. Timber delivered to the mill is reconditioned, dried and machined; some product is value added into prefabricated wall frames and roof trusses. Dry wood shavings are transported to other facilities where they are used as biofuel. Environmental issues pertaining to the Glenorchy operation relate to dust and noise from machining timber, effluent from the timber reconditioning process and disposal of non-merchantable wood wastes – McKay Timber is committed to minimising the environmental impact of these issues where practicable.



A. B. McKay  
Managing Director  
McKay Timber

30/06/2011

## **4. Reporting period**

This is the second Public Environmental Report produced by McKay Timber Glenorchy as a requirement under the Annual Fee Remission Guidelines under the Environmental Management and Pollution Control (General Fees) Regulations 2007.

The reporting period covered by this Public Environmental Report is the three year period from July 2008 to July 2011.

## **5. Activity profile - operations**

### ***5.1 Plant and operations***

McKay Timber Glenorchy facility entails:

- sawn timber air drying storage yard
- timber final drying facility
- dry timber processing plant
- truss and wall-frame manufacturing plant
- maintenance workshop
- timber storage warehousing, sales, dispatch and distribution
- company administration office

There has been an on-going program of improving production, storage and environmental systems.



**Plate 2: The most recently available aerial view of McKay Timber at Glenorchy.**

## ***5.2 Production capacity and actual production level***

McKay Timber Glenorchy has been operating near capacity; on average 12,000 cubic metres of dried timber is processed each year.

## ***5.3 Pollution discharges and wastes***

Approximately 40 tonnes of general waste, including mill floor sweepings and non-commercial wood offcuts, were disposed of at Glenorchy local tip site each year.

Air emissions are derived from the operation of on-site diesel-powered forklifts, natural-gas-fired drying kilns and occasional operation of two-stroke chainsaws (see section 6.1).

There is water condensate effluent associated with the timber kiln drying operation which is treated and discharged into the local municipal sewage system (see section 6.2).

The planing machines are in sound-proofed enclosures, except for one planing machine which is only used intermittently. Noise from sawing and planing is largely contained within the buildings housing the saws. Noise from the intermittent use of chainsaws is at a location and level such that the level of noise reaching the boundary is minimal; the use of chainsaws has become less

## McKay Timber Glenorchy - Public Environmental Report

frequent during the reporting period as there is no longer any log processing occurring at the Glenorchy site.

### 5.4 Pollution control measures

Dry wood shavings are contained in two separate hoppers minimising on-site spillage and release; the second unit was installed in this reporting period.

Fugitive dust and fibres from the wood-machining operation have been eliminated via the installation of an air filtration system this is shown in plate three.

Water condensate effluent from the timber kiln drying facility is neutralized via a three-stage treatment system (Plate 7 below), before being discharged into the local municipal sewage system.

Any spillages of wood wastes are cleaned up, and there are regular general clean-ups.

Occasionally, when conditions require, water is sprayed to minimize the release of dust from ground surfaces.

Small quantities of hazardous chemicals (diesel and oil) are stored on site in quantities that define them as *minor storage* under AS 1940-2004<sup>1</sup>. Bunding of the oil and diesel storage areas was undertaken during this reporting period, works were completed to the 'standards for bunds' as specified by Environmental Protection Notices as issued by the Environment Protection Authority. Caustic soda used in the condensate treatment system is stored in a bunded area.



**Plate 3: Dry shavings air filtration system and containment, storage and loading hopper.**

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<sup>1</sup> AS 1940-2004: Australian Standard, The storage and handling of flammable and combustible liquids.

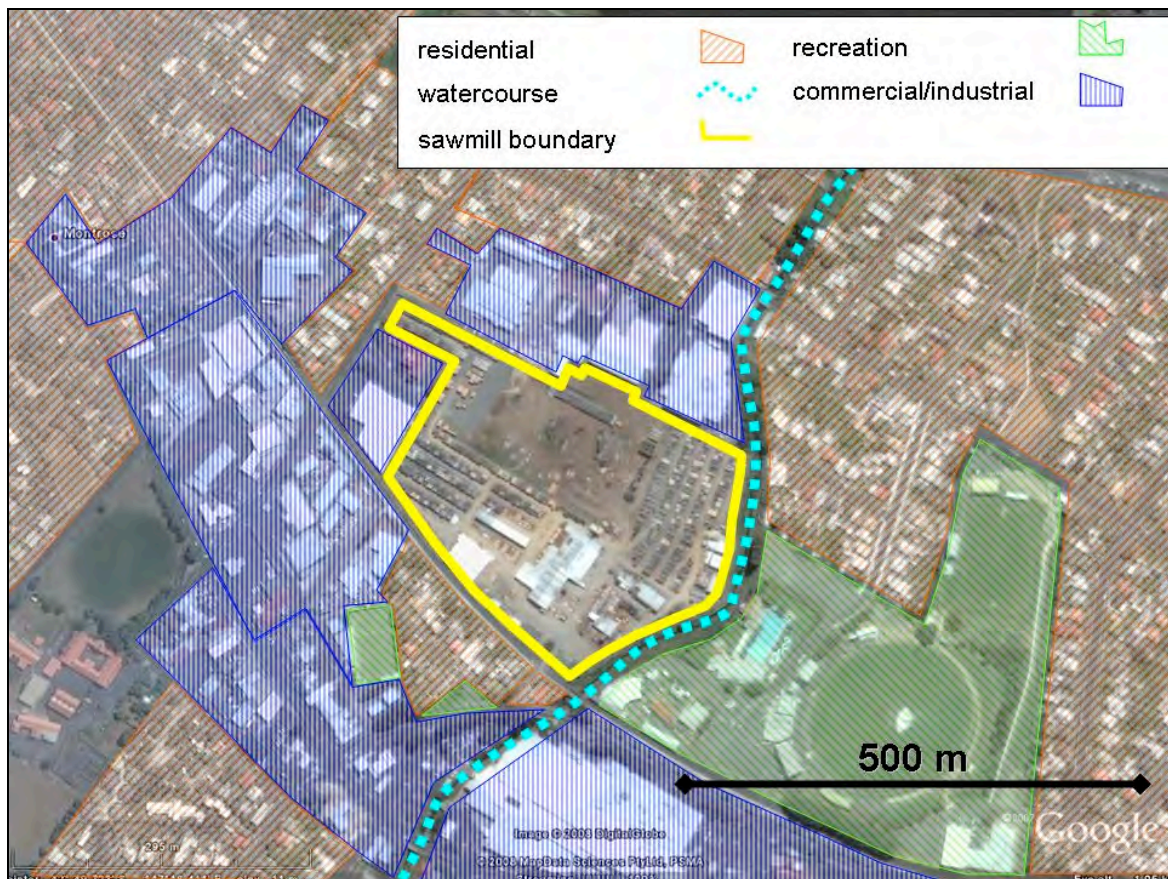
### 5.5 The local environment

McKay Timber at Glenorchy is located within the Derwent Valley airshed which contains major urban and industrial areas as well as intensive farmland and areas of native forests and plantation forests.

The Glenorchy sawmill is situated within an industrial zone (see Plate 4), with neighbours including a main railway line, industrial bakery, pharmaceutical warehouse and distribution centre, landscaping and garden supply centre, whole-sale and retail building supplier, electrical goods supplier, commercial printing works, retail furniture store, automotive wrecker and workshop – which was replaced by a joinery workshop in the reporting period, builders workshop, road transport depot and storage, metal warehousing and distribution.

Potentially environmentally sensitive neighbours include: a railway museum, municipal swimming pool, residential, bowling green, Northgate shopping centre, and Glenorchy sporting oval, and residential development.

South-east boundary is the permanently flowing Humphries Rivulet.



**Plate 4: Aerial view of local environ around McKay Timber at Glenorchy sawmill showing potential environmentally sensitive neighbours: residences; recreation areas; and water-course. Also shown are neighbouring commercial/industrial areas. Base image reproduced from Google via Google Earth (earth.google.com).**

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Local meteorology<sup>2</sup>:

- Mean annual rainfall is 602mm, relatively evenly distributed throughout the year (lowest monthly average is January with 43mm and highest is June with 60mm).
- Prevailing wind is from the north-west, with afternoon sea-breezes from the south-east common in the warmer months.
- Mean annual maximum temperature is 17C, highest mean monthly maximum is January with 22C and lowest mean monthly maximum is July with 12C.

Local air quality is generally very good:

- There are no air pollution monitoring stations in the area or nearby.
- The Glenorchy City Municipal Council do not have any air quality observations for the area. Council officers advised that they consider the air quality in the vicinity of the McKay Timber Glenorchy sawmill to be generally very good.
- There are no significant air-polluting activities in the area. The nearest air monitoring site is at the Hockey South grounds in Newtown (Hobart) which monitors levels of particulates (PM<sub>10</sub> and PM<sub>2.5</sub>).
- The potential air-polluting activities in the area are: vehicle use on the local Brooker Highway, the local Main Road and local general traffic; domestic wood heaters; commercial activities and light industries.

### ***5.6 Any significant changes to the above during the reporting period***

There were significant changes to the operations undertaken at the site during the reporting period:

- The sawmill was decommissioned.
- A second hopper was added to store sawdust.
- The planing mill has been extended to house another planing machine.
- A new storage shed has been built to store finished product.
- Bunding of fuel storage areas was completed.

The changes to operations have led to improvements in the local environment, logs are no longer delivered to the site, chainsaws are used less frequently, and there is less fugitive sawdust.

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<sup>2</sup> Source: BoM ([http://www.bom.gov.au/climate/averages/tables/cw\\_094056.shtml](http://www.bom.gov.au/climate/averages/tables/cw_094056.shtml))

## 6. Activity profile - environmental impact

### 6.1 Air emissions

Air emissions from the site are:

- exhaust fumes from the operation of diesel-powered fork-lifts;
- exhaust fumes from natural-gas-fired drying and reconditioning kilns.

The natural gas burners used to heat the drying and reconditioning kilns are Saacke forced-draft triple-pass burners. McKay Timber at Glenorchy consumes around 6,000 gigajoules equivalent of natural gas per year, the burning of which result in the annual emissions as depicted in the Table below:

gas	emission rate	source	tonne per GJ	tonne for 6,000 GJ
carbon dioxide (CO <sub>2</sub> )	51.2 kg/GJ	1	0.0512	307
carbon monoxide (CO)	23 g/GJ	2	0.000023	0.14
nitrogen oxides (NO <sub>x</sub> )	4.74 kg/tonne	3	0.000091	0.55
sulphur dioxide (SO <sub>x</sub> )	0	3	0	0

Information sources:

1 - National Greenhouse and Energy Reporting (Measurement) Determination (2008) - Explanatory Statement. Department of Climate Change, Commonwealth of Australia.

2 - Cernuschi, S., S. Consonni, G. Lonati, M. Giugliano and S. Ozgen (2007). Atmospheric emissions from gas fired home heating appliances. [www.citepa.org/forums/egtei/Cernuschi\\_Paper.pdf](http://www.citepa.org/forums/egtei/Cernuschi_Paper.pdf). Estimates derived from Figure 3.

3 - Department for Environment, Food and Rural Affairs (UK): CHP Helpline: Industrial and Commercial Boilers. <http://chp.defra.gov.uk/cms/industrial-commercial-boilers/>

### 6.2 Water emissions

Storm-water run-off from the site is directed into municipal council storm-water system. Open table drains drain the majority of storm-water to the north-west where storm water enters a council storm-water pipe which runs along the north-western boundary of the property. Storm-water falling on the south-east quarter of the property is discharged through the south-eastern property boundary into Humphries Rivulet. Much of the storm-water drainage system includes sediment trapping pits which are periodically emptied as required. Humphries Rivulet is classified as having “Moderate” Conservation Management Priority under the Conservation of Freshwater Ecosystems Value (CFEV) system (the CFEV report is reproduced in Appendix 1)

(<http://water.dpiw.tas.gov.au/wist/>). CFEV Conservation Management Priorities have the possible values: Low, Moderate, High, and Very High.

The potential impact of storm-water flowing into Humphries Rivulet is very low given: the low levels of potential natural organic contaminants in stormwater run-off; the “Moderate” Conservation Management Priority assigned to the water-courses; and the high level of dilution that would occur should stormwater from the site enter the water-courses given the volume of storm flow in both water-

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courses would be very high under such storm conditions. It is noteworthy that the local municipal council (Glenorchy City Council) do not have any concerns with the storm water flow from McKay Timbers Glenorchy facility.

Water condensate effluent from the reconditioning chambers is directed into sediment trapping pits, from where it is pumped into a primary holding tank (the larger tank at the back as depicted in Plate 5), from where it flows into a primary treating tank (the middle tank as depicted in Plate 5), then into a secondary treating tank (the closest tank as depicted in Plate 5). The primary treatment tank contains an agitator and automatic sensor-controlled slug-dosing caustic-soda pump which neutralises the acidity of the effluent. Following treatment the effluent is pumped into the municipal sewage system, permitted under a Trade Waste Agreement with the Glenorchy City Council.



**Plate 5: Three-stage treatment system for treating water condensate effluent associated with the timber kiln drying operation.**

### **6.3 Land/soil contamination**

There is no known land/soil contamination at the site.

## **6.4 Wastes – general waste and controlled waste**

Approximately 40 tonnes of general waste, including non-commercial wood offcuts, cardboard packaging, plastic wrapping, and general waste, was disposed of at Glenorchy local tip site each year; options for biofuel production from these non commercial offcuts is being investigated.

## **6.5 Energy use**

Energy used on-site is:

- electricity purchased from the Tasmanian grid – approximately 1000 megawatt-hours consumed per year;
- diesel used in forklifts; and
- natural gas for the timber drying kilns - approximately 6,000 gigajoules equivalent consumed per year.

## **6.6 Greenhouse emissions**

Minimal greenhouse emissions result from the Glenorchy site:

- The majority of greenhouse emissions associated with the Glenorchy sawmill are the direct (scope 1) greenhouse emissions associated with the combustion of natural gas to heat the drying and reconditioning kilns. Greenhouse gas emissions associated with natural gas combustion are 51.3 kg CO<sub>2</sub>e per GJ<sup>3</sup> equivalent of gas combusted, and thus the total greenhouse emissions associated with combustion of 6,000 GJ equivalents of natural gas per year are around 300 tonnes per year.;
- There are indirect (scope 2) greenhouse emissions associated the use of electricity purchased from the Tasmanian electricity grid, equivalent to around 100 tonnes of CO<sub>2</sub>e per year; and
- There are direct (scope 1) greenhouse emissions associated with the combustion of diesel fuel in a log loader used on site for part of the reporting period and forklifts used on-site for the entire reporting period.

There are no management issues associated with greenhouse gas emissions at the Glenorchy site, and all greenhouse gas emissions are minimized by minimizing unnecessary operation of equipment.

Natural gas is currently the chosen source of kiln-heat at McKay Timber Glenorchy because of its low cost, ease of use, and clean burning characteristics.

The forest industry is one of the few industries currently playing a positive role in helping society reduce carbon emissions. Forests absorb carbon as they grow, when logs are turned into high quality timber products such as those produced by McKay's this carbon remains stored for the life of the timber product. When

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<sup>3</sup> National Greenhouse and Energy Reporting (Measurement) Determination (2008) - Explanatory Statement

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an entire life cycle analysis approach is taken to assessing the green house gas emissions of building products we find that timber is the most environmentally friendly choice. As recommended by the international panel on climate change we should be using more wood products, not less.

McKay Timber is proud to be part of an industry which is helping society tackle climate change.

### 6.7 Water use

Water is used on-site for:

- dust control;
- reconditioning kiln; and
- general domestic use.

### 6.8 Biodiversity

There are no biodiversity environmental issues associated with McKay Timber Glenorchy site.

### 6.9 Cultural and aboriginal heritage

There are no cultural and aboriginal heritage environmental issues associated with McKay Timber Glenorchy site.

## 7. Permit conditions

The McKay site is operating under Permit No. 68 granted on the 8<sup>th</sup> of November 1991 and updated on the 24<sup>th</sup> of June 2010 by the issue of Environmental Protection Notice 7102/2 issued under the *Environmental Management and Pollution Control Act 1994*.

#### **Particulars of the Permit:**

- 1)** Because the permitted quantity of materials processed and/or produced by the activity needs to be varied to reflect proposed future levels.
  
- 2)** Because the permit conditions need to be varied to reflect current or updated terminology and/or to clarify the meaning of the conditions.
  
- 3)** Because the permit conditions need to be varied to reflect current regulatory practice.

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4) Because the permit conditions need to be varied to reflect continuous improvement consistent with the objectives of EMPCA.

5) Because the permit conditions need to be varied to ensure that there are adequate safeguards against environmental harm or nuisance being caused by the activity.

A full copy of the environment protection notice No. 7102/2 permit conditions are provided as appendix two.

### 8. Relevant environmental legislation, regulations and statutory policies

Activities on the land must be conducted in accordance with the requirements of:

- *Environmental Management and Pollution Control Act 1994.*
- *Dangerous Goods Act 1998 and associated regulations.*
- *Dangerous Substances (Safe handling) Act 2005.*
- *Dangerous Substances (Safe Handling) Regulations 2009*
- *Environmental Management and Pollution Control (Miscellaneous Noise) Regulations 2004.*
- *Environmental Management and Pollution Control (Waste Management) Regulations 2000.*

#### 8.1 Compliance with permit conditions and environmental legislation

McKay Timber at Glenorchy has been operating within its environmental permit over the reporting period.

#### 8.2 Breaches

Any breaches, and action taken to avoid future breaches - **none**.

#### 8.3 Notices

McKay Timber the Glenorchy has not had any infringement notices issued under EMPCA over the reporting period. An Environmental Protection Notice (EPN) was issued during the reporting period which varied the conditions in the Permits for activities; the EPN conditions are reproduced in appendix two.

## 8.4 Convictions

Convictions for offences under State or Commonwealth environmental legislation - **none**.

## 8.5 Environmental improvement programs

Although McKay Timber Glenorchy has not had any environmental improvement programs approved as required to meet the requirements of EMPCA section 37; McKay Timber Glenorchy has improved its environmental performance over the reporting period by; reducing sawdust emissions, decreasing noise emissions; and, improved oil and diesel storage.

## 8.6 Other environmental incidents

No environmental incidents have occurred.

## 9. Complaints

In response to dust complaints in the previous reporting period a dust management plan was prepared by McKay Timber Glenorchy to minimise occasional fugitive dust emissions. Since the implementation of this plan no environmental complaints have been received.

## 10. Environmental monitoring

A summary of environmental monitoring (if applicable) - **none applicable**.

## 11. Staff training

Staff and contractors are directed to keep the workplace tidy and to dispose of any wastes appropriately, particularly no burning of wastes. Staff are made aware of the requirements for proper storage and handling of hydrocarbons and clean-up procedures should spills occur.

Kiln operators have been trained in the safe and proper operation of the reconditioning-kiln-condensate treatment-system, including the safe and proper handing of the caustic soda neutralising agent.

## 12. Community engagement

McKay Timber at Glenorchy is a valuable and responsible member of the local community.

McKay Timber actively supports Timber Communities Australia and community events such as the St.Helens axeman association.

### **13. Environmental management activities beyond requirements**

As previously discussed under 5.6 McKay Glenorchy has made improvements to operations which have resulted in environmental improvements.

### **14. Commitments to improve environmental performance**

McKay Timber Glenorchy is committed to continually looking to improve environmental performance where practical opportunities exist or emerge.

### **15. Statement by Managing Director**

“I acknowledge the contents of this Periodic Environmental Report.”

A handwritten signature in black ink that reads "A. B. McKay". The signature is written in a cursive style with a large initial "A" and "M".

A. B. McKay  
Managing Director  
McKay Timber

26/08/2011

# Appendix 1 - CFEV report for Humphries Rivulet

<p>Page 1 - CFEV Assessment Component Report</p> <h2>River Report</h2> <p><b>Name:</b> *  <b>ID:</b> 235316  <b>Easting:</b> 522457  <b>Northing:</b> 5257978</p> <p><b>Conservation Management Priority</b>  <b>Priority:</b> Moderate</p> <p><b>Description:</b> Moderate Conservation Management Priority (CMP). The river section is part of a river cluster for which the conservation management is a moderate priority when development is proposed or occurs. This applies in the situation where further development occurs within the catchment which may contribute to a change in aquatic ecological condition or status. This CMP was derived by considering both its Integrated Conservation Value and land management security (by tenure).</p> <p><b>Representative Conservation Value</b>  <b>Ranking:</b> B</p> <p><b>Description:</b> B class Representative Conservation Value (RCV). This river section is within the second group of sites selected for rivers. Selection is based on representativeness, rarity of classification units and naturalness.</p> <p><b>Important biophysical class</b>  <small>(as predicted under pristine conditions)</small>  <b>Biophysical class type:</b> Fluvial geomorphic type</p> <p><b>Class:</b> South-east Derwent and Lower Huch</p> <p><b>Class Description:</b> High altitude dolerite in headwaters; dissected eastern escarpment</p> <p><b>Integrated Conservation Value</b>  <b>Ranking:</b> Moderate</p> <p><b>Description:</b> Moderate Integrated Conservation Value (ICV). ICV integrates the Representative Conservation Value with known Special Values (eg. threatened and priority species and communities, and priority sites).</p> <p>This document has been produced by The Department of Primary Industries and Water. Questions concerning its content may be directed by email to <a href="mailto:WaterEnquiries@dpiw.tas.gov.au">WaterEnquiries@dpiw.tas.gov.au</a>. The URL for this page is: <a href="http://water.dpiw.tas.gov.au/">http://water.dpiw.tas.gov.au/</a></p>	<p>Page 2 - CFEV Assessment Component Report</p> <table border="1"> <thead> <tr> <th>Special Values Name</th> <th>Scientific Name</th> <th>Type</th> <th>Status</th> </tr> </thead> <tbody> <tr> <td>Platyphus</td> <td><i>Cornithorynchus australinus</i></td> <td>Phylogenetically Distinct Fauna Species</td> <td>Non-outstanding</td> </tr> </tbody> </table> <p><b>Land Tenure Security</b>  <b>Value:</b> LOW</p> <p><b>Description:</b> This river section lies within a catchment that has predominantly low security of land tenure. There are no formal or mandatory restrictions in place to ensure that the land within this catchment is managed to conserve or protect the landscape from potential negative impacts. This includes areas of private land, unallocated crown land, Commonwealth land, Hydro managed land and areas managed by other water authorities.</p> <p>This document has been produced by The Department of Primary Industries and Water. Questions concerning its content may be directed by email to <a href="mailto:WaterEnquiries@dpiw.tas.gov.au">WaterEnquiries@dpiw.tas.gov.au</a>. The URL for this page is: <a href="http://water.dpiw.tas.gov.au/">http://water.dpiw.tas.gov.au/</a></p>	Special Values Name	Scientific Name	Type	Status	Platyphus	<i>Cornithorynchus australinus</i>	Phylogenetically Distinct Fauna Species	Non-outstanding
Special Values Name	Scientific Name	Type	Status						
Platyphus	<i>Cornithorynchus australinus</i>	Phylogenetically Distinct Fauna Species	Non-outstanding						

## Appendix 2 – Environmental Protection Notice No.7102/2 Permit Conditions Schedule 2: Conditions

Environment Protection Notice 7102/2 (r1)

01/21

### Schedule 2: Conditions

#### Maximum Quantities

##### **Q1 Regulatory limits**

1 The activity must not exceed the following limits:

- 1.1 14,000 cubic metres/year of processed product. (Annual permit and inspection fees are derived from this figure.)

##### **Q2 Permit quantities**

Notwithstanding Q1 above, a maximum quantity of production may be specified in a permit issued by a planning authority after the date of this Notice, in which case the maximum quantity of production will be that which is specified in the permit (not the maximum quantity specified in Q1).

#### General

##### **G1 Access to and awareness of conditions and associated documents**

A copy of these conditions and any associated documents referred to in these conditions must always be held in a location that is known and accessible to the person responsible for the activity. The person responsible for the activity must take all reasonable steps to ensure that all persons who are responsible for undertaking work on The Land, including contractors and sub-contractors, are familiar with these conditions to the extent relevant to their work.

##### **G2 Incident response**

If an incident causing or threatening environmental nuisance, serious environmental harm or material environmental harm from pollution occurs in the course of the activity, then the person responsible for the activity must immediately take all reasonable and practicable action to minimise any adverse environmental effects from the incident.

##### **G3 No changes without approval**

1 None of the following changes, if they are likely to increase the emission of a pollutant which results in material or serious environmental harm, or environmental nuisance, may take place in relation to the activity without a new permit from the relevant planning authority (where a permit is required) or, if no such permit is required, the prior written approval of the Director (which shall not be withheld unreasonably):

- 1.1 A change to a process used in the course of carrying out the activity; or
- 1.2 The construction, installation, alteration or removal of any structure or equipment used in the course of carrying out the activity; or
- 1.3 A change in the nature of materials used in the course of carrying out the activity.

##### **G4 Change of responsibility**

1 If the person who is or was responsible for the activity will cease or ceases to be responsible for the activity, then, as soon as reasonably practicable, but no later than 30 days after that cessation, that person must:

- 1.1 notify the Director in writing of that fact;
- 1.2 provide the Director with full particulars in writing of any person succeeding him or her as the person responsible; and
- 1.3 notify any such person of the requirements of any relevant permit, environment protection notice or other environmental management obligations.

DIRECTOR, ENVIRONMENT PROTECTION AUTHORITY

Date of issue:

24 JUN 2010

Atmospheric

**A1 Covering of vehicles**

Vehicles carrying loads containing material which may blow or spill must be equipped with effective control measures to prevent the escape of the materials from the vehicles when they leave The Land or travel on public roads. Effective control measures may include tarpaulins and load dampening.

**A2 Vehicular dust emissions**

Fugitive dust emissions from The Land resulting from the use of vehicles must be limited or controlled by dampening of vehicle traffic areas or by other reasonable measures necessary to prevent environmental nuisance.

**A3 Control of fugitive emissions - Sawdust**

The sawdust collection and/or sawdust storage system must be designed and maintained so that fugitive dust emissions are controlled to the extent necessary to prevent environmental nuisance.

**A4 Restrictions for burning on-site**

Unless otherwise approved in writing by the Director, burning of sawdust, wood chips and other woodwastes must not be undertaken on The Land.

Effluent

**EF1 Discharges to sewer**

All contaminated and potentially contaminated process wastewater and stormwater generated on The Land must be collected and disposed of in accordance with the requirements of any Trade Waste Agreement with the operator of the sewerage system or its assigns.

**EF2 Stormwater**

- 1 Stormwater that will be discharged from The Land (other than that under Condition EF1):
  - 1.1 must be collected and treated prior to discharge to the extent necessary to prevent serious or material environmental harm, or environmental nuisance; and
  - 1.2 must not carry pollutants such as sediment, oil and grease in quantities or concentrations that are likely to substantially degrade visual quality (clarity and colouration) of any receiving waters outside The Land.

Hazardous Substances

**H1 Storage and handling of hazardous substances**

- 1 Unless otherwise approved in writing by the Director, all environmentally hazardous substances, including all chemicals, fuels and oils, held on The Land in discrete volumes exceeding 250 litres in one storage area must be stored and handled in accordance with the following:
  - 1.1 Any storage vessel (e.g. tank) or group of storage vessels must be surrounded by a spill collection bund or spill tray designed to contain whichever is the greater volume:
    - 1.1.1 at least 110% of the volume of the largest storage vessel; or
    - 1.1.2 at least 110% of the combined volume of any inter-connected vessels within that bund; or

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- 1.1.3 at least 25% of the total volume of all vessels stored in that spill collection bund.
- 1.2 A spill collection bund or spill tray for a storage vessel with a discrete or, if connected to other vessels, combined capacity of 1000 litres or more must comply with the following requirements:
  - 1.2.1 there must be a sealed joint between a bund/tray wall and any pipe that passes through that bund/tray wall; and
  - 1.2.2 the angle between the horizontal plane and a line drawn from the top of the bund to the following nearest points of the storage vessel must be:
    - 1.2.2.1 no greater than 77 degrees if the line can be and is drawn to the mid point, measured vertically, of the side of the storage vessel; or
    - 1.2.2.2 no greater than 79 degrees if the line can be and is drawn to the top of the storage vessel; and
  - 1.2.3 there must be a horizontal distance of at least 150mm between the inside point of the top of the bund and the nearest point of a vertical plane drawn from the ground upwards to touch all points of the storage vessel which are closest to the inside point of the top of the bund.
- 1.3 The loading and unloading of bulk substances must take place in a banded containment area or on a transport vehicle loading apron constructed or provided in accordance with subclause 1.4.
- 1.4 Banded areas and transport vehicle loading aprons must:
  - 1.4.1 be graded or drained to a sump to allow for the recovery of spilled liquids;
  - 1.4.2 be chemically resistant to the environmentally hazardous substances stored or transferred;
  - 1.4.3 be impervious to spillage and to enable the recovery of any such spillage;
  - 1.4.4 be designed and managed so that the equipment is adequately protected (e.g. with bollards) and to permit recovery of any released environmentally hazardous substances;
  - 1.4.5 be designed to prevent the mixing of any substances which may react in a hazardous manner if they come into contact;
  - 1.4.6 be properly maintained at all times (e.g. by regular inspections and removal of obstructions);
  - 1.4.7 any sump capacity should provide for the collection and retention of up to 20 litres, and need not provide for the failure of the transporting vehicle or any part of the transporting vehicle when filling the storage vessel (provided that filling of the storage vessel is being carried out by a licensed petroleum/chemical transport company); and
  - 1.4.8 the bund may be moveable to accommodate different vehicles filling, or being filled from, the storage vessel provided the loading/unloading area is adequate in accordance with sub-subclauses 1.4.1-1.4.7.

## H2 Hazardous substances (<250 litres)

Unless otherwise approved in writing by the Director, each environmentally hazardous substance, including chemicals, fuels and oils, held on The Land in discrete volumes not exceeding 250 litres, but not including discrete volumes of 25 litres or less, must, as far as practicable and to the reasonable satisfaction of the Director, be located within banded areas or spill trays which are designed to contain at least 110% of the volume of the largest container.

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**H3 Spill kits**

Spill kits appropriate for the types and volumes of substances handled on The Land, and which may include relocatable (temporary) bunds, must be kept in appropriate locations to assist with the containment of spilt environmentally hazardous substances.

**Noise Control**

**N1 Operating hours**

- 1 Permitted hours of operation for kilns, reconditioners and boiler(s) at the site is twenty-four hours per day, seven days per week.
- 2 All other wood processing activities on The Land must only be undertaken between the hours of 0700 and 1800 Monday to Saturday.
- 3 Notwithstanding Condition N1(2) (unless Condition N1(1) applies) wood processing activities on The Land must not be undertaken without the approval of the Director (which shall not be withheld unreasonably) on:
  - 3.1 any Sunday, Christmas Day or Good Friday; and
  - 3.2 public holidays observed Statewide (Easter Tuesday excepted) unless days are prescribed under or pursuant to the *Environmental Management and Pollution Control (Miscellaneous Noise) Regulations 2004* in which case the days so prescribed.

**N2 Noise emission limits**

- 1 Noise emissions from the activity when measured at any domestic premises in other ownership and expressed as to the adjusted time average A-weighted sound pressure level must not exceed:
  - 1.1 60 dB(A) between the hours of 0700 and 1800 (Day time); and
  - 1.2 40 dB(A) between the hours of 1800 and 0700 (Night time).
- 2 Noise emissions from the activity when measured at any industrial or commercial premises in other ownership and expressed as to the adjusted time average A-weighted sound pressure level must not exceed 65 dB(A) at any time.
- 3 Where the combined level of the noise from the activity and the normal ambient noise exceeds the noise levels stated above, this condition will not be considered to be breached unless the noise emissions from the activity are audible and exceed the ambient noise level by at least 5 dB(A).

**N3 Noise survey requirements**

- 1 Unless otherwise approved by the Director, a noise survey must be carried out:
  - 1.1 within six (6) months from the date of any notification under Condition G3 of a change to the activity which is likely to substantially alter the character or increase the volume of the noise emitted from The Land; or
  - 1.2 at such other times as may reasonably be required by the Director.

**N4 Noise survey methodology and reporting requirements**

- 1 Prior to undertaking a noise survey as required by these conditions, a proposed noise survey methodology must be submitted to the Director for approval.
- 2 Without limitation, the survey methodology must address the following:
  - 2.1 measurements must be carried out at day, evening and night times (where applicable) at each location; and
  - 2.2 measurement locations, and the number thereof, must be specified, with one location established as a control location (noise).

- 3 Measurements and data recorded during the survey must include:
  - 3.1 subjective descriptions of the sound at each location.
  - 3.2 details of meteorological conditions relevant to the propagation of noise.
  - 3.3 the equivalent continuous ( $L_{eq}$ ) and  $L_{1}$ ,  $L_{10}$ ,  $L_{50}$ ,  $L_{90}$  and  $L_{99}$  A-weighted sound pressure levels measured over a period of 10 minutes or an alternative time interval specified by the Director;
  - 3.4 one-third octave spectra over suitably representative periods of not less than 1 minute; and
  - 3.5 narrow-band spectra over suitably representative periods of not less than 1 minute.
- 4 A noise survey report must be forwarded to the Director within 30 days from the date on which the noise survey is completed
- 5 The noise survey report must include the following:
  - 5.1 the results and interpretation of the measurements required by these conditions;
  - 5.2 a map of the area surrounding the activity with the boundary of The Land, measurement locations, and noise sensitive premises clearly marked on the map;
  - 5.3 any other information that will assist with interpreting the results and whether the activity is in compliance with these conditions and EMPCA; and
  - 5.4 recommendations of appropriate mitigation measures to manage any noise problems identified by the noise survey.

**N5 Noise complaints**

- 1 In the event that a noise complaint is received in relation to the operation:
  - 1.1 the complaint must be reported to the Director within 24 hours; and
  - 1.2 within 14 days, a report detailing the cause of the complaint and proposed actions to address the cause must be provided to the Director.

**Rehabilitation**

**R1 Notification of cessation**

The person responsible for the activity must notify the Director in writing of any event or decision which is likely to give rise to the permanent cessation of the activity within 30 days of becoming aware of that event or decision. The notice must specify the date upon which the activity is expected to cease.

**R2 DRP requirements**

Unless otherwise approved in writing by the Director, a draft Decommissioning and Rehabilitation Plan (DRP) for the activity must be submitted for approval to the Director within 30 days of the Director being notified of the likely cessation of operations. The DRP must be prepared in accordance with guidelines provided by the Director.

**R3 Rehabilitation following cessation**

- 1 Following permanent cessation of the activity, if and to the extent that the law permits and unless otherwise approved by the Director, The Land must be rehabilitated including:
  - 1.1 the removal or mitigation of any environmental hazards or land contamination that might pose an on-going risk of causing environmental harm;
  - 1.2 the stabilisation of any land surfaces that may be subject to erosion; and
  - 1.3 the decommissioning of any equipment that has not been sold.
- 2 Where a Decommissioning and Rehabilitation Plan (DRP) has been approved by the Director, rehabilitation must be carried out in accordance with that plan.



Waste Management

**WM1 Waste management hierarchy**

- 1 Wastes must be managed in accordance with the following hierarchy of waste management:
  - 1.1 waste must be minimised, that is, the generation of waste must be reduced to the maximum extent that is reasonable and practicable, having regard to best practice environmental management;
  - 1.2 waste must be re-used or recycled to the maximum extent that is practicable; and
  - 1.3 waste that cannot be re-used or recycled must be disposed of at a waste depot site or treatment facility that has been approved in writing by the relevant planning authority or the Director to receive such waste, or otherwise in a manner approved in writing by the Director.

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