

McKay Timber

Public Environmental Report

McKay Timber Bridgewater

366 Midland Highway, Bridgewater, Tasmania, 7030

30 July 2011

Covering the period from July 2008 to July 2011

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1. Purpose

This is the second Public Environmental Report produced by McKay Timber Bridgewater 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 quality appearance grade 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 Bridgewater

McKay Timber at Bridgewater is a wood processing facility consisting of a sawmill and timber drying yard. Logs delivered to the mill are sawn into timber, sawn timber is air-dried on site before being dispatched air-dried to be processed at the McKays Glenorchy site. Sawdust is transported to other facilities where it is used as a biofuel. Green sawn off-cuts are chipped on-site and transported to an export facility.

The sawmill is situated on the east side of the Midland Highway, two kilometers south of Brighton, located within an industrial zone as defined by the local Brighton Council.

3. Environmental Policy

The organisation's Environmental Policy is reproduced below:

McKay Timber

Environmental Policy - McKay Timber Bridgewater

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 Bridgewater is a wood processing works consisting of a green sawmill and timber drying yard. Logs delivered to the mill are sawn, sawn timber is air-dried on site before being dispatched dry to other facilities in Tasmania. Sawdust is transported to other facilities where it is used as a biofuel. Green sawn off-cuts are chipped on-site and transported to an export facility. Environmental issues pertaining to the Bridgewater operation relate to water used to keep delivered logs fresh, dust and noise resulting from sawing, and disposal of non-merchantable wood wastes - McKay Timber is committed to minimizing the environmental impact of these issues where practicable.



A. B. McKay
Managing Director
McKay Timber

5 June 2008

4. Reporting period

This is the second Public Environmental Report produced by McKay Timber Bridgewater as a requirement of 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 Bridgewater facility entails (see also Plate 1 below):

- log yard
- green sawmill
- chipper for green offcuts
- sorting segregator
- sawn timber storage
- chip storage and loading facility
- sawdust storage and loading facility
- sawn timber air drying yard
- water storage pond
- maintenance workshop
- site office



Plate 1: Aerial view of McKay Timber at Bridgewater - the yellow line represents the facility boundary.

The mill was upgraded in 2009 with a new log carriage, splitting saw, resaw bench, board edger and a corresponding increase in the mill building. This upgrade meant seven older milling machines were replaced by four newer more efficient machines. One diesel truck was also retired from the site.

5.2 Production capacity and actual production level

McKay Timber at Bridgewater has been operating near capacity producing on average 7,000 cubic metres of sawn timber each year.

5.3 Pollution discharges and wastes

Approximately 40 tonnes of general waste, including sawmill floor sweepings and non-commercial wood offcuts, was disposed of at Glenorchy local tip site each year. Other options for use of this refuse as biofuel are currently being investigated.

Air emissions are derived from the operation of on-site diesel-powered log-loaders, forklifts and trucks, and from operation of two-stroke chainsaws (see section 6.1).

There are no water emissions associated with the operation of the Bridgewater sawmill, other than general storm-water runoff (see section 6.2).

McKay Timber Bridgewater - Public Environmental Report

Noise from sawing and chipping operations is largely contained on-site: the sawmill is enclosed in a colourbond-clad building and the chipper is housed in a sound-proofed room.

5.4 Pollution control measures

Green sawdust is contained in a hopper minimising on-site spillage and release of sawdust. This hopper was upgraded in the reporting period and now has greater capacity, this has led to fewer sawdust spillages.

Fugitive wood dust and wood fibres are minimized by the potential sources of fugitive wood dust and wood fibres being contained and sawdust extraction systems being operated effectively. Any spillages of wood wastes are cleaned up, and there are regular general clean-ups.

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

Diesel fuel is stored on-site in a bunded 1,000 litre above-ground tank, this area was upgraded, in 2010, to meet the 'standards for bunds' as specified by Environmental Protection Notices as issued by the Environment Protection Authority.

Lubricating and hydraulic oil are stored on-site in a bunded store.

5.5 The local environment

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

The Bridgewater sawmill is located in the middle of the six square kilometre industrial zone as defined by the local Brighton municipal council (see Appendix 1), and also within the designated Bridgewater Quarry Overlay within which residential development is prohibited).

Neighbours include: a log storage yard, an automotive wrecker, an automotive body-works, a machine and motor-vehicle auction house, an earth-moving contractor, a fertilizer storage and distribution centre, a pallet storage yard, an engineering works, a quarry, and two residences, (and a proposed railway freight terminal) (see Plates 2 and 3 below).



Plate 2: Aerial view of local environ around McKay Timber at Bridgewater sawmill

Potentially sensitive neighbours, which are depicted in Plate 3, are:

- Two nearby residences, one 800 metres to the south, the other adjacent to both the western boundary of the sawmill and the boundary of an automotive wrecker.
- Adjacent agricultural land, which is principally grazing land for sheep.
- Nearby water-courses, which are seasonal and do not flow all year round.

No complaints were received from these neighbours in the reporting period.



Plate 3: Aerial view of local environ around McKay Timber at Bridgewater sawmill showing potentially sensitive neighbours. Base image by TASMAR, © State of Tasmania.

Local meteorology (nearest climate data recording station is New Norfolk¹):

- Mean annual rainfall is 550mm, relatively evenly distributed throughout the year (lowest monthly average is February with 35mm and highest is October with 55mm).
- Prevailing wind is from the west.

¹ Source: BoM (http://www.bom.gov.au/climate/averages/tables/cw_095015.shtml)

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- Mean annual maximum temperature is 17C, highest mean monthly maximum is February with 24C and lowest mean monthly maximum is July with 11C.

Local air quality is generally very good:

- There are no air pollution monitoring stations in the area or nearby.
- The Brighton 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 Bridgewater sawmill to be generally very good.
- The potential air-polluting activities in the area are vehicle use on the adjacent Midland Highway and light and heavy industries.

The nearest air monitoring site is at the Hockey South grounds in Newtown (Hobart) which monitors levels of particulates (PM₁₀ and PM_{2.5}).

5.6 Any significant changes to the above during the reporting period

There were some changes to the site during the reporting period:

- The sawmill machinery was upgraded to new more efficient machines.
- The mill building was extended to house the new machinery.
- A sawdust bin with greater capacity has been installed, reducing sawdust emissions.
- A new chiploader has been installed which utilises a more efficient system with less large transport movements required, and less chip spillage.
- An enclosure has been placed around the sawdust loader to decrease the amount of sawdust blown by the wind.
- The diesel storage area was upgraded, and is now bunded to Environmental Protection Authority Standards.

6. Activity profile - environmental impact

6.1 Air emissions

Air emissions from the site are:

- exhaust fumes from the intermittent operation of diesel-powered log loaders
- exhaust fumes from the intermittent operation of diesel-powered fork-lifts
- exhaust fumes from the intermittent operation of diesel-powered trucks
- exhaust fumes from the intermittent operation of two-stroke petrol-powered chainsaws

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The potential impact on the environment of air emissions from the sawmill is a reduction in local air quality. Given the very low levels of emissions from the occasional use of diesel and petrol powered machinery on the site, the impact and potential impact of these air emissions on the environment is considered to be extremely low, and insignificant in comparison with the levels of emissions from diesel and petrol combustion associated with transport vehicles on the adjacent Midland Highway.

6.2 Water emissions

6.2.1 Stormwater

There are occasional storm-water emissions from the site. Storm-water run-off from the site flows naturally into Crooked Billet Creek, the natural seasonal water-course to the north. Crooked Billet Creek flows into the Jordan River approximately 200 metres downstream of the sawmill. Both Crooked Billet Creek and the Jordan River down-stream of the sawmill are classified as having “Moderate” Conservation Management Priority under the Conservation of Freshwater Ecosystems Value (CFEV) system (CFEV reports are reproduced in Appendix 2) (<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 Crooked Billet Creek and then into the Jordan River 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-courses would be very high under such storm conditions.

6.2.2 Log watering system

There is an on-site pond (centrally located within the sawmill boundary, approximately 70 metres from the northern boundary and 40 metres from the western boundary - see Plate 1).

The pond holds approximately 0.2 mega-litres of water which is used to keep delivered logs fresh (see section 6.7 below) - some of the water sprayed on waiting logs evaporates, the remainder drains back to the pond - the pond level is maintained with water from the local municipal water supply (see section 6.7).

No overflows were observed during the reporting period. The probability of an overflow is very low. The pond catchment area - the area in which logs are stored and subject to water spraying - is approximately 1,200 square metres. The pond surface area is approximately 120 square metres. A three-hour intense rainfall event at a one-in-ten-year intensity would result in around 30mm of rainfall (see the Design Rainfall Intensity Chart in Appendix 3), which would not be expected to result in an overflow of the storage pond.

In the event of a more intense rainfall event resulting in pond overflow, pond water, which contains tannins washed from logs, would be diverted into Crooked

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Billet Creek to the north via first an overflow pipe then an open channel. In the unlikely event of an overflow, any leaked pond water would be somewhat diluted by storm rainwater, and would then be greatly diluted upon entering Crooked Billet Creek, which would be at that time in flood being fed by 1.2 square kilometers on non-forest / non-woodland dry-land catchment. The resulting impact on the Crooked Billet Creek and down-stream ecology would be expected to be insignificant.

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 sawmill floor sweepings and non-commercial wood offcuts, was disposed of at Glenorchy local tip site each year over the reporting period. Alternatives are being investigated for this refuse to be used as biofuel.

6.5 Energy use

Energy used on-site over the reporting period was:

- electricity purchased from the Tasmanian grid (approximately 400 megawatt-hours per year)
- diesel used in log loader and forklift
- two-stroke fuel used in chainsaws

6.6 Greenhouse emissions

Minimal greenhouse emissions result from the Bridgewater sawmill:

- the majority of greenhouse emissions associated with the Bridgewater sawmill are the indirect (scope 2) greenhouse emissions associated the use of electricity purchased from the Tasmanian electricity grid;
- there are minimal direct (scope 1) greenhouse emissions associated with the combustion of diesel fuel in a log loader and a forklift used on-site;

There are no management issues associated with greenhouse gas emissions at the Bridgewater sawmill, and all greenhouse gas emissions are minimised by minimising unnecessary operation of sawmill equipment.

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 McKays this carbon remains stored for the life of the timber product. When an entire life cycle analysis approach is taken to assessing the green house gas

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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.

McKays timber is proud to be part of an industry which is helping society tackle climate change.

6.7 Water use

Water is used to spray sawlogs whilst they are in storage waiting to be sawn. The water is sourced from a pond on-site, where water runoff from the stored logs returns. The pond level is maintained with water from the local municipal water supply. 9980 kilo liters of water was used over the three year period for both domestic activities and to maintain the pond level.

The use of water is regularly monitored, this had led to the identification and fixing of two separate leaks in water supply pipes during the reporting period.

6.8 Biodiversity

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

6.9 Cultural and aboriginal heritage

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

7. Permit conditions

The Bridgewater mill is operating under Permit No. 57 granted on the 14th of October 1991 and updated on the 24th of June 2010 by the issue of Environmental Protection Notice 7536/2 issued under the *Environmental Management and Pollution Control Act 1994*.

Particulars of the Permit:

- 1)** Because the permit conditions need to be varied to reflect current or updated terminology and/or to clarify the meaning of the conditions.

- 2)** Because the permit conditions need to be varied to reflect current regulatory practice.

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

- 4)** 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 environment protection notice No. 7536/2 permit conditions are provided as appendix four.

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 relevant environmental legislation

The Bridgewater facility of McKay Timber has been operating within its environmental permit over the reporting period.

8.2 Breaches

McKay Timber Bridgewater has not had any breaches over the reporting period.

8.3 Notices

McKay Timber Bridgewater has not had 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 the activities; the EPN conditions are reproduced in appendix four.

8.4 Convictions

McKay Timber Bridgewater has not had any convictions for offences under State or Commonwealth environmental legislation over the reporting period.

8.5 Environmental improvement programs

Although McKay Timber Bridgewater has not had any environmental improvement programs approved as required to meet the requirements of EMPCA section 37; McKay Timber Bridgewater has improved its environmental performance over the reporting period by; reducing sawdust emissions,

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decreasing woodchip spills, and improving overall energy efficiency of operations through updated machinery.

9. Complaints

McKay Timber Bridgewater has not received any environmental complaints over the reporting period.

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. The mill is cleaned on a daily basis and spill kits are provided around the site.

12. Community engagement

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

There was no community engagement in respect of environmental matters during the period covered by this environmental report.

McKays supports Timber Communities Australia and also provides donations to various sporting events.

13. Environmental management activities beyond permit and legislative requirements

McKays Bridgewater has made environmental improvements of its own accord as noted under section 5.6. It is also seeking opportunities to maximise the use of sawmill offcuts as biofuel.

14. Commitments to improve environmental performance

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

15. Statement by Managing Director

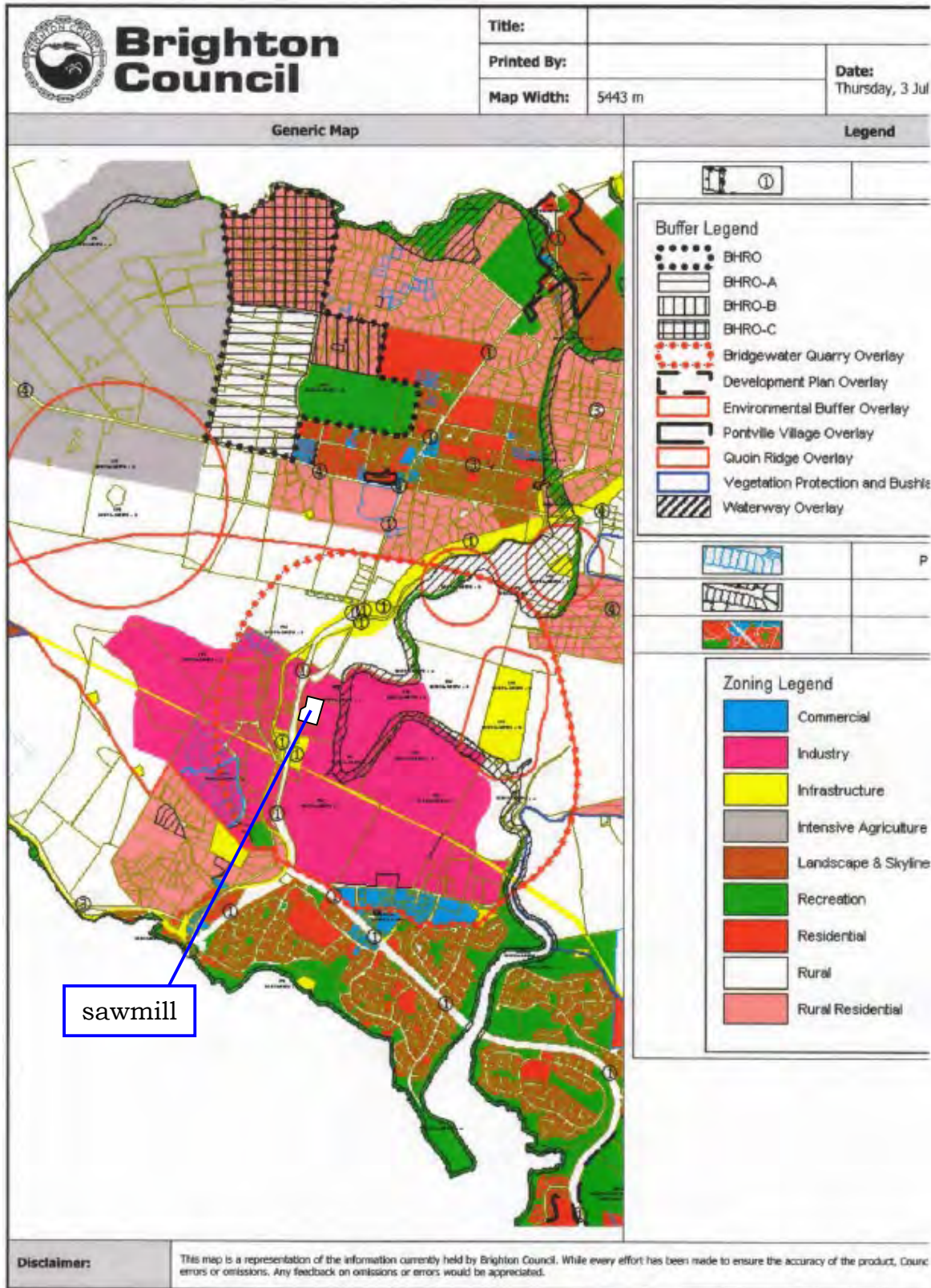
“I acknowledge the contents of this Periodic Environmental Report.”

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

A. B. McKay
Managing Director
McKay Timber

Date 26/08/2011

Appendix 1 - Brighton Council zoning



Appendix 2 - Conservation of Freshwater Ecosystems Value (CFEV) reports

<p>Page 1 - CFEV Assessment Component Report</p> <h3>River Report</h3> <p>Name: Crooked Billet Creek ID: 236229 Easting: 518851 Northing: 5270822</p> <p>Conservation Management Priority Priority: Moderate</p> <p>Description: 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>Representative Conservation Value Ranking: B</p> <p>Description: 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>Important biophysical class (as predicted under pristine conditions) Biophysical Class Type: Tree assemblage</p> <p>Class Description: South eastern coastal dry sclerophyll and grassy woodlands. Dry coastal woodland and forest of North Bruny Island, Hobart and environs extending through Orford to the surrounds of Moulting Lagoon.</p> <p>Species Composition: <i>Acacia dealbata</i>, <i>Acacia mearnsii</i>, <i>Allocasuarina littoralis</i>, <i>Allocasuarina verticillata</i>, <i>Banksia marginata</i>, <i>Beyeria viscosa</i>, <i>Bursaria spinosa</i>, <i>Callitris rhomboidea</i>, <i>Casuarina monilifera</i>, <i>Dodonaea viscosa</i>, <i>Eucalyptus amygdalina</i>, <i>Eucalyptus globulus subsp.</i>, <i>Eucalyptus ovata</i>, <i>Eucalyptus pulchella</i>, <i>Eucalyptus tenuiramis</i>, <i>Eucalyptus viminalis</i>, <i>Exocarpos cupressiformis</i>, <i>Leptospermum scoparium var.</i>, <i>Meisauca squarrosa</i>, <i>Pomaderris elliptica</i>, <i>Pomaderris pilifera</i></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 WaterEnquiries@dpiw.tas.gov.au. The URL for this page is: http://water.dpiw.tas.gov.au/</p>	<p>Page 2 - CFEV Assessment Component Report</p> <h3>Integrated Conservation Value</h3> <p>Ranking: Moderate</p> <p>Description: 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>Special Values</p> <table border="1"> <thead> <tr> <th>Name</th> <th>Scientific Name</th> <th>Type</th> <th>Status</th> </tr> </thead> <tbody> <tr> <td>Platypus</td> <td><i>Ornithorhynchus anatinus</i></td> <td>Phylogenetically Distinct Fauna Species</td> <td>Non-outstanding</td> </tr> </tbody> </table> <p>Land Tenure Security Value: Low</p> <p>Description: 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 WaterEnquiries@dpiw.tas.gov.au. The URL for this page is: http://water.dpiw.tas.gov.au/</p>	Name	Scientific Name	Type	Status	Platypus	<i>Ornithorhynchus anatinus</i>	Phylogenetically Distinct Fauna Species	Non-outstanding
Name	Scientific Name	Type	Status						
Platypus	<i>Ornithorhynchus anatinus</i>	Phylogenetically Distinct Fauna Species	Non-outstanding						

River Report

Name: Jordan River
ID: 236216
Easting: 519834
Northing: 5269916

Conservation Management Priority

Priority: Moderate

Description: 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).

Representative Conservation Value

Ranking: B

Description: 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.

Important biophysical class

(as predicted under pristine conditions)

Biophysical Class Type: Fluvial geomorphic type

Class: Southern Midlands

Class Description: Dolerite plateau in headwaters of western rivers; Predominantly dolerite, rounded interflues and broad alluvial valleys; Dry hills increase in East

Integrated Conservation Value

Ranking: Moderate

Description: 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).

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Special Values

Name	Scientific Name	Type	Status
Platyopus	<i>Ornithorynchus anatinus</i>	Phylogenetically Distinct Fauna Species	Non-outstanding

Land Tenure Security

Value: Low

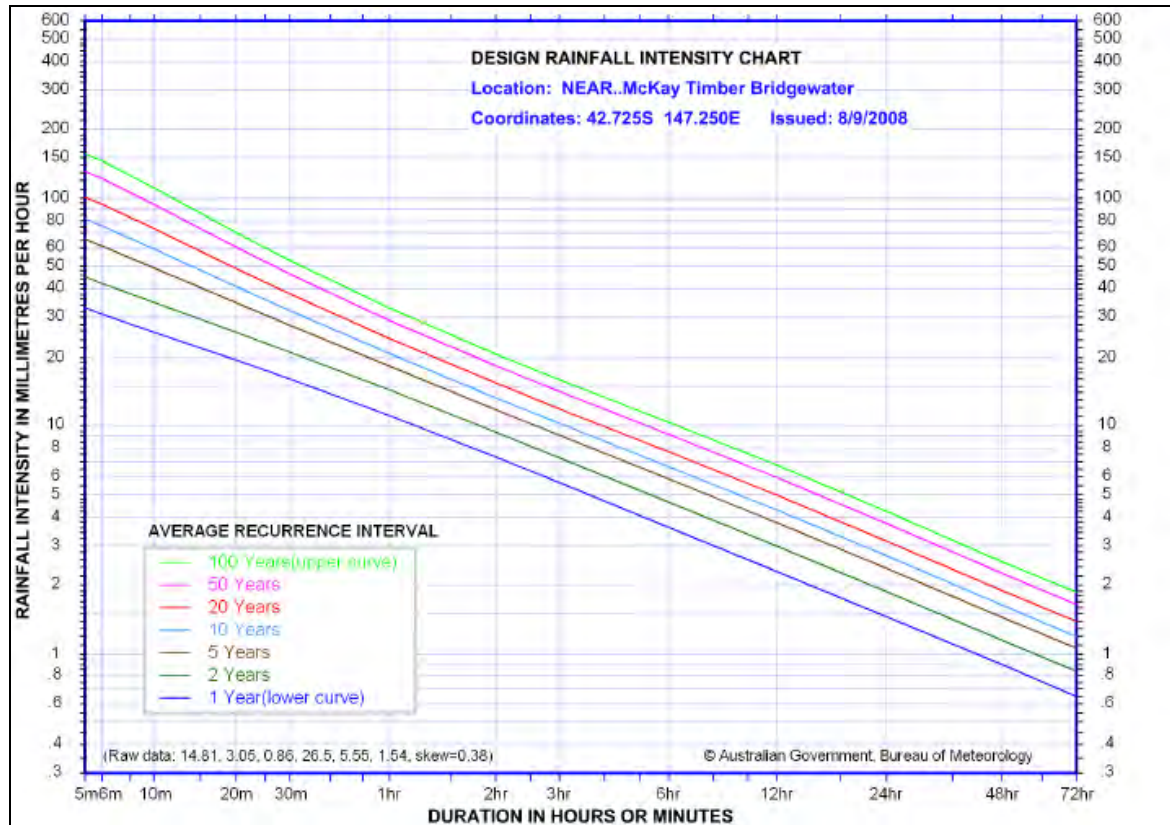
Description: This river section lies within a catchment that has predominantly low security of land tenure. There are no formal or mandatory restrictions in place to ensure that the land within this catchment is managed to conserve or protect the landscape from potential negative impacts. This includes areas of private land, unallocated crown land, Commonwealth land, Hydro managed land and areas managed by other water authorities.



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Appendix 3 - Design rainfall intensity chart

Design rainfall intensity chart - produced using the Australian Government Bureau of Meteorology Rainfall IFD Data System (<http://www.bom.gov.au/hydro/has/cdirswebx/cdirswebx.shtml>) - for a point approximately one kilometer to the east of the McKay Timber's Bridgewater sawmill.



Appendix 4 – Environmental Protection Notice Permit No: 7536/2, Schedule 2: Conditions

Environment Protection Notice 7536/2 (r1)

M 17

Schedule 2: Conditions

Maximum Quantities

Q1 Regulatory limits

- 1 The activity must not exceed the following limits:
 - 1.1 8,000 cubic metres/year of sawn product. (Annual permit and inspection fees are derived from this figure.)

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 On-site Burning

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 Stormwater Discharge

1 Stormwater that will be discharged from The Land:

- 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 the 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 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
 - 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 the 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 bunded containment area or on a transport vehicle loading apron constructed or provided in accordance with subclause 1.4.
- 1.4 Bunded 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 bunded areas or spill trays which are designed to contain at least 110% of the volume of the largest container.

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 Wood processing activities on The Land must not be undertaken outside the following times:
 - 1.1 0700 hours - 1800 hours Monday to Saturday.
- 2 Notwithstanding Condition N1(1), wood processing activities on The Land must not be undertaken without the approval of the Director (which shall not be withheld unreasonably) on:
 - 2.1 any Sunday, Christmas Day or Good Friday; and
 - 2.2 public holidays observed Statewide (Easter Tuesday excepted) unless other 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 65 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 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

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- 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.

N6 Log drops

Logs being unloaded from a vehicle and/or stockpile must not be dropped directly onto the ground.

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.

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Waste Management

WMI 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.

