

MOLINO STEWART

ENVIRONMENT & NATURAL HAZARDS



BORG

Oberon Facility
Independent Audit Report
Final

Oberon Facility

Independent Audit Report

Final

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Document Approval

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1 | Executive Summary

Borg Panels (hereafter referred to as Borg) operates the manufacturing facility located at 124 Lowes Mount Road, Oberon, NSW (hereafter referred to as the Oberon Facility) in the Oberon Local Government Area (LGA). Development consent SSD-7016 was granted 29 May 2017 for the expansion and continued operation of the facility, with modifications to the consent issued in 2018 (mod 1), 2019 (mod 2) and 2020 (mod 3). The approval was conditional on the adherence of the project to the conditions of consent outlined in the Project Approval.

To meet its post approval conditions, Borg requires an independent and suitable qualified contractor to assemble an audit team and undertake an independent environmental audit of the Oberon Facility. Molino Stewart was engaged by Borg to undertake the Independent Audit Program. This document serves as the Independent Environmental Audit report.

The audit reviewed the project's compliance via systems, documents, records, and procedures in relation to conditions of the development consent associated with the development.

The audit considered a total of 161 conditions from the Project Approval and the EPL, of which there were 238 separately assessable sub-conditions (items). In general, the redevelopment works were found to be compliant with the approval consent requirements. There were 23 non-compliances (items) with 13 associated corrective actions raised.

2 | Introduction

2.1 Background

Borg Panels (hereafter referred to as Borg) operates Oberon Facility located at 124 Lowes Mount Road, Oberon, NSW (Lot 1 DP 1085563; Lot 2 DP 1085563; Lot 26 DP 1200697; Lot 24 DP 1148073; Lot 1 DP1076346) in the Oberon Local Government Area (LGA). The facility produces a range of paneling products including particleboard and MDF. The original facility was approved under DA 27/95 with a number of subsequent modifications.

On 29 May 2017, development consent (SSD-7016) under the State Environmental Planning Policy (State Significant Development) 2008 was granted which allowed for the expansion and continued operation of facility. This included the construction of a dedicated particle board manufacturing line, new automated storage warehouse and associated hardstand, wood flake preparation area and additional infrastructure to support the development. Additional modifications to the development were granted as detailed below:

- Modification 1: Dated 20 November 2018 – various site layout changes.
- Modification 2: Dated 29 November 2019 – installation of an electricity generating gas turbine and ancillary equipment.
- Modification 3: Dated 22 May 2020 – additional material handling equipment, extension to Northern Warehouse, changes to the site surface water system and construction of further hardstand.

The facility is licensed by the NSW Environment Protection Agency (EPA) under the *Protection of the Environment Operations Act 1997* (POEO Act), Environmental Protection Licence number 3035 (EPL 3035).

The approval was conditional on the adherence of the project to the conditions of consent outlined in the Project Approval.

2.2 Audit Scope

To meet its post approval conditions, Borg requires an independent and suitable qualified contractor to assemble an audit team and undertake an independent environmental audit of the Oberon Facility. Schedule 2, Condition C15 of the approval requires an Audit be carried out within 12 months of the original consent and every three years thereafter. The Audit must:

(a) be conducted by a suitably qualified, experienced and independent team of experts whose appointment has been endorsed by the Secretary;

(b) include consultation with the relevant agencies;

(c) assess the environmental performance of the Development and assess whether it is complying with the requirements in this consent, and any other relevant approvals, relevant EPL(s) (including any assessment, plan or program required under these approvals);

(d) review the adequacy of any approved strategy, plan or program required under the abovementioned consents; and

(e) recommend measures or actions to improve the environmental performance of the Development, and/or any strategy, plan or program required under these consents.

Note: This audit team must be led by a suitably qualified auditor, and include relevant experts in any other fields specified by the Secretary.

Molino Stewart was engaged by Borg to complete the second independent environmental audit for the Oberon Facility in accordance with the post approval requirements. Molino Stewart is to submit a comprehensive report (this report) which outlines the audit methodology, findings, and recommended measures or actions that will improve the environmental performance of the project.

2.2.1 Audit Period

The period covered by this audit is the period is that following the previous Independent Environmental Audit, from the 1st July 2018 to the 29th May 2021, aligning to the anniversary of the SSD 7016 consent approval, in line with the specific requirements outlined in C15.

Due to the covid pandemic restricting the site visit component of this audit, it was necessary to seek extensions from DPIE for the submission of this final Report. Approval was granted to extend the submission date to the 18th of October 2021. See Appendix G for related correspondence from DPIE.

2.2.2 Audit Team and Endorsement

The audit was undertaken by Molino Stewart Pty Ltd. Shireen Baguley BE MEngSc, who is an Exemplar Global certified lead environmental auditor (12550). The approval documentation issued by DPIE (27 October 2020) is provided in Appendix A.

2.2.3 Independent Audit Post Approval Requirements 2020

The Independent Environmental Audit has been conducted in accordance with DPIE's Independent Audit Post Approval Requirements 2020, as per DPIE's advice of 14 April 2021 (Appendix A).

2.3 Audit Objective

This independent environmental audit is in accordance with Schedule 2, Condition C15 of SSD 7016. The audit serves to assess the environmental performance of the project with reference to the relevant requirements in the conditions of consent.

3 | Terms of Reference

3.1 Audit Methodology

The audit was conducted between July and September 2021 to determine compliance with the terms of reference stated above.

The audit was based on:

- examination of a sample of administrative, technical and operating documents and records provided both prior to, during and subsequent to the period the auditors were on site
- site inspection of the facilities and surrounding areas
- interviews and discussions with key personnel.

3.1.1 Audit Criteria

The Oberon Facility was audited against the following criteria:

- SSD 7016, approved 16 November 2016;
- SSD 7016 Modifications 1 (dated 20/11/2018), 2 (dated 19/11/2019) and 3 (dated 22/5/2020);
- EPL 3035 dated 4 September 2019;
- The Environmental Impact Statement (EIS);
- The feedback, requests, and/or comments of relevant agencies consulted; and
- Any other relevant documentation, procedures or plans associated with the project.

3.1.2 Site Inspection

The site inspection was conducted on the 31st August 2021 and 1st September 2021. The weather during this period was fine with mild conditions.

3.1.3 Site Interviews

Site interviews were undertaken by Shireen Baguley on the 31st August 2021 and 1st September 2021. Those interviewed are listed below:

- Jacqueline Blomberg – Borg Environmental Manager
- Andy Brady, Site Environmental Manager
- Ian Makins, WHS Coordinator
- Tony Truscott, Facility Manager
- Peter Hartland, Engineering Manager
- Steve Lavender, Planning and Schedule Manager

3.1.4 Consultation

Consultation was undertaken by Shireen Baguley during April and May 2021 as part of the audit scope. This included correspondence with nominated representatives from the following relevant agencies:

- Georgia Dragicevic, NSW Department Planning, Industry and Environment (DPIE).

- Andrew Helms (Regional Operations Officer), NSW Environmental Protection Authority (EPA).
- Oberon Council.

The purpose of this consultation was to obtain the relevant agencies input into the scope of the audit and to provide any comments that should be accounted for during the audit. The outcomes of this consultation are included in Appendix F.

3.2 Compliance Status Descriptors

The audit findings were graded in accordance with the following Department of Planning, Industry and Environment classifications (June 2018): -

Compliant: The auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.

Non-Compliant: The auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.

Not Triggered: A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

4 | Audit Findings

4.1 Approval and Document List

Within the Oberon Facility approval, the conditions are set out within a series of 'Parts' within Schedule 2 of SSD 7016. The findings have been attached as a series of documents which reflects this layout. In addition to these parts, there is an EPL, and this has been kept in a separate part. Furthermore, the comments received from relevant authority consultation have also been included in a separate part.

Thus, the detailed audit findings are presented in the attached schedules (Appendix C).

- SSD 7016 Part A - Administrative Conditions
- SSD 7016 Part B – Environmental Performance and Management
- SSD 7016 Part C – Environmental Management, Reporting and Auditing
- EPL 3035

4.2 Audit Summary

The audit considered a total of 161 conditions or management and mitigation measures comprising a total of 238 separate items. In general, the Oberon Facility was found to be compliant with the majority of the development consent requirements. There were 23 non-compliances with 13 associated corrective actions raised. A total of 34 conditions were classified as not yet triggered.

At the completion of the audit, an exit meeting was held with relevant staff in attendance. The meeting consisted of informal discussions on the non-compliances identified and the corrective actions that had been noted during the audit.

Subsequent to the audit, further information was provided by Borg, and discussions undertaken with Borg and project staff. During this period, if evidence was provided that was able to be sourced subsequent to the audit period, or a corrective action had been undertaken between the site audit and the preparation of this report, we have recorded it as compliant.

The corrective actions determined through these processes form the basis of the recommended actions list in Table 5.

4.3 Environmental Performance

This audit has found that the environmental performance of the project is generally in compliance with the Terms of Reference. Borg's management has solid systems in place for the management of the development.

Information and documentation was made readily available during the site interviews. Where issues were noted, the site personnel were receptive to incorporating corrective actions that were noted.

4.3.1 Physical extent of the development

During the site inspection, the physical extent of the development was reviewed against the approved plans and found to comply with the approved development boundary.

4.3.2 Actual versus predicted impacts

An assessment of actual impacts compared to predicted impacts documented in the environmental impact assessment was undertaken. The results are in Table 1.

Table 1 Actual versus predicted impacts

Aspect	Comparison of actual impacts compared to predicted impacts
Air quality and greenhouse gas	
<p>During construction, dust and particulate emissions may be generated during minor earthworks, demolition of structures, excavation and stockpiling. The construction works would be carried out concurrently with the operation of the existing MDF facility and is expected to take 24 months to complete. The EIS concluded the dust and particulate emissions during construction and demolition works would be minimal as the Applicant would implement standard mitigation measures which would be contained in a Construction Environmental Management Plan (CEMP) to manage key construction activities. These include:</p> <ul style="list-style-type: none"> • applying water sprays for dust suppression; • managing the size of stockpiles; and • suspending dust generating activities during high wind speeds. 	<p>Actual impacts generally in line with predicted impacts however there were complaints pertaining to dust recorded within reporting period.</p>
<p>During operation, key pollutants associated with the operation of the proposed development would be nitrogen dioxide (NO₂), particulate matter (PM₁₀, dust) and formaldehyde. The main emission sources would be from:</p> <ul style="list-style-type: none"> • existing and proposed stacks in the MDF facility and the proposed particle board facility; and • fugitive emissions from the continuous press lines and outdoor activities such as the logyards. <p>The Air Quality Impact Assessment (AQIA), as detailed in the Projects Assessment Report, concluded that the Project is not likely to result in additional days exceeding EPA criterion for NO₂ and PM₁₀.</p>	<p>Actual impacts generally in line with predicted impacts. As detailed in Section 4.3.8, there were some infrequent incidents which resulted in the inadvertent release of air pollutants. Complaints pertaining to air quality recorded within reporting period.</p>
<p>Formaldehyde emissions from the proposed operational processes has the potential to result in adverse health effects (such as skin or eye irritations) on the surrounding community. The predicted formaldehyde impacts for the existing and proposed development at the most affected receivers are shown in the AQIA.</p> <p>The formaldehyde exceedance is only likely to occur for nine hours in a year in a small portion of the north-western corner of the neighbouring Australian Native Landscapes (ANL) facility, which is not accessible to the public.</p> <p>The EPA has recommended the Applicant undertake an air emissions verification study at all air discharge points identified in the AQIA to validate the conclusions reached from the air dispersion modelling.</p>	<p>No formaldehyde exceedances reported during the audit period.</p>
Water Quality	
<p>During construction, approximately 2,720 tonnes of soils would be excavated, which has the potential to result in water quality impacts through transport and discharge of sediment from the site into Kings Stockyard Creek. Other potential construction impacts include the risk of an accidental spill of a</p>	<p>Water quality is managed by implementation of the Construction Environmental Management Plan, Surface</p>

Aspect	Comparison of actual impacts compared to predicted impacts
<p>chemical during operation of plant and equipment. This could be managed by development and implementation of an erosion and sediment control plan.</p>	<p>Water Management Plan, Erosion and Sediment Control Plan and Pollution Incident Response Management Plan (PIRMP).</p>
<p>Key pollutants of concern are tannins, TSS, total nitrogen and phosphorus and aldrin and dieldrin (an organochloride, commonly used as an insecticide). These pollutants have the potential to cause contamination and water quality issues to Kings Stockyard Creek. Historically, a number of water quality and contamination issues have occurred on site and within the broader Oberon Timber Complex as a result of the various timber processes.</p> <p>A MUSIC (Model for Urban Stormwater Improvement Conceptualisation) water quality model of the existing and proposed development was developed to predict the potential operational water quality impacts. The modelling showed that with the proposed surface water management system in place, the proposed development is predicted to result in a reduction in annual pollutant loads for TSS, total nitrogen and phosphorus. For TSS, annual loads are predicted to reduce by around 40% from 8,325 kg/year to 4,980 kg/year.</p>	<p>There have been occurrences where water quality discharge limits water exceeded for TSS, pH, nutrients, BOD and oil and grease however it is noted that exceedances have significantly reduced more recently.</p> <p>The sites surface water management system has been upgraded and a rainwater harvesting system has been implemented to manage additional surface water runoff generation and flow regimes in Kings Stockyard Creek.</p>
<p>During operation, the development would result in an additional 10.5 ha of impervious areas (roof and hardstand areas) which has the potential to impact surface water quality and increase surface water flows.</p> <p>To accommodate for the increase in surface water flows, the existing surface water management system will be upgraded including new swales and emergency spill basins.</p>	<p>Based on the above, actual impacts are generally in line with predicted impacts except for the abovementioned water quality discharge criteria exceedance.</p>
<p>During operation, the development has the potential to result in increased stormwater run-off from the site which could alter flow regimes and have adverse impacts for downstream users on Kings Stockyard Creek such as farmers. Modelling was undertaken to determine the additional volume of runoff that would be generated by the proposed development, which was compared with a rural and current state scenario. The modelling showed the proposed development could potentially result in a substantial increase in the total volume of runoff from the site to around 407 ML per year (proposed development with a no harvest scenario, when compared with the rural and current state scenarios). To address this issue, Borgs proposes to harvest and reuse stormwater collected from the existing and proposed roof and operational areas to reduce site runoff volumes to Kings Stockyard Creek. This would result in almost no change to the receiving waters.</p>	
<p>Noise and vibration</p>	
<p>A noise and vibration impact assessment (NVIA) was prepared for six construction scenarios for earthworks, infrastructure installation and rock/concrete breaking activities, which were modelled with and without the operation of one mobile wood chipper. The scenarios also included the operation of the MDF facility. The NVIA found that some scenarios would exceed predicted noise emissions between 6pm and 7pm at nearby sensitive receivers. To manage the impacts, a number of mitigation measures were proposed including:</p> <ul style="list-style-type: none"> restricting the use of the mobile wood chippers under certain meteorological conditions and when several construction plants are in use to reduce noise. The NVIA noted mobile chippers are currently restricted to daytime periods only and recommended the mobile wood chippers should not operate during high noise emitting rock/concrete breaking activities; and 	<p>A Construction Noise Management Plan and Operational Noise Management Plan was developed for the works. Noise levels were verified by the Noise Verification Study which was accepted by DPIE. It is noted that some noise monitoring wasn't completed for OOHW. As detailed in Section 4.3.8, due to the breakdown of particleboard</p>

Aspect	Comparison of actual impacts compared to predicted impacts
<ul style="list-style-type: none"> undertaking noisy construction activities during the daytime period. <p>During operation, the key noise sources from the development include operation of the dry mills, flakers (converts wood chips into flakes), screens, debarker and chipping plant, in addition to existing operational noise sources including fixed plant (such as fans and exhaust stacks), front end loaders and an existing enclosed electric chipper and debarker. The MDF facility also operates two mobile wood chippers which are only used when there is a breakdown or scheduled maintenance of the existing enclosed electric chipper. No exceedances of EPL noise limits are predicted assuming the below mitigation measures are implemented”</p> <ul style="list-style-type: none"> reducing the sound power levels for existing plant and equipment at the MDF facility including the Conti 1 dryer fan, booster fan drive and main fibre fan drive through sound attenuation structures and enclosures; enclosing all new structures and installing acoustic panelling for plant and equipment associated with the proposed particle board facility; and restricting the use of the mobile wood chippers during periods of meteorological enhancement and only using the mobile wood chipper as a backup if the electric chipper fails. <p>This is also subject to the Mobile Wood Chipper Operation Management Plan and Operational Noise Management Plan</p>	<p>chipper, mobile chippers are required which will operate outside permitted operating conditions specified under B23, B24, EPL 3035 and the Mobile Wood Chipper Operation Management Plan.</p> <p>Quarterly and annual construction noise monitoring was completed by an independent third party. No exceedances of noise criteria occurred therefore impacts are generally in-line with predicted impacts.</p>
<p>Other matters</p>	
<p>Potential impacts to traffic, hazards/risk, waste, soil, contamination, ecology, groundwater, visual amenity etc. were also assessed. Impacts to these matters are considered to be low risk.</p>	<p>Actual impacts in line with predicted impacts</p>

4.3.3 Management plans

A high-level assessment of whether environmental management plans and sub-plans are adequate was undertaken as part of this audit. These plans include:

- Construction Environmental Management Plan (CEMP) including the Construction Noise & Management Plan (CNMP) and Construction Traffic Management Plan (CTMP).
- Erosion and Sediment Control Plan
- Operational Environmental Management Plan (OEMP)
- Operational Air Quality Management Plan
- Surface Water Management Plan
- Spring Fed Dam Reclamation Management Plan
- Mobile Wood Chipper Management Plan
- Operational Noise Management Plan
- Pollution Incident Response Management Plan (PIRMP)
- Waste Management Plan

4.3.4 Agency notices

A formal warning letter was issued to Borgs on 24 October 2019 in relation to the incident which occurred on 3 July 2019 (see Section 4.3.8 for further details). No further action was taken by the EPA in relation to this matter. There have been no other agency notices issued to Borg during the audit period.

4.3.5 Non-compliances

The audit considered a total of 161 conditions from the Project Approval and the EPL, of which there were 238 separately assessable items derived from the conditions of consent.

A total of 23 items or conditions were found to be non-compliant as listed in Table 2 below.

Table 2 Non-compliances

Source	Reference	Non-Compliance Description
SSD 7016	A15	All new buildings and structures, and any alterations or additions to existing buildings and structures are constructed in accordance with the relevant requirements of the NCC. The new particle board manufacturing production facility, which was permissible under SSD2017 Mod 1, had not received endorsement from RFS. The Fire Safety Determination provided by RFS on 21 August 2019 concluded that “ <i>FRNSW are not yet satisfied that the fire and life safety systems proposed adequately address the hazards and risks associated with the development</i> ”.
SSD 7016	A20	Borg must ensure that employees, contractors and sub-contractors are aware of, and comply with, the conditions of this consent relevant to their respective activities. Training requirements are outlined in the CEMP and OEMP and include environmental awareness training, spill response, WHS and chemical handling requirements. Some employees had outstanding training and some of the training material (chemical handling and spill response) required updating.
SSD 7016	B4	Borg must install and operate equipment in line with best practice to ensure that the Development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL for the site. This is managed in accordance with the CEMP, OEMP and OAQMP. The monitoring frequency for smoke at points 7, 8, 9 and 10 are not in line with frequencies required by the EPL. On 3 July 2019, a fugitive fibre discharge event occurred was reported to the EPA on 4 July 2019, and a subsequent report provided to the EPA on 11 July 2019. A formal warning was issued by the EPA.
SSD 7016	B14	Works outside of the hours identified in Condition B13 may be undertaken in the following circumstances: - works that are inaudible at the nearest sensitive receivers; Concrete activities and roofing activities undertaken outside of hours identified in B13. There were appropriate steps taken prior with getting approval and tool box talks showed the activity was discussed and approved. The roofing and concrete activities were

Source	Reference	Non-Compliance Description
		over the 5 weeks from 18/5/20. There were no complaints during this period relating to noise. Borg advised that noise monitoring undertaken during the activity, but no records of monitoring were above to be provided (due to a change in personnel) to confirm inaudible to nearest receiver.
SSD 7016	B17	Borg must ensure all noise attenuation measures already installed for the Existing Development are maintained in good working order for the life of the Development. There has been a complaint pertaining to noise throughout night recorded in complaints registers accessed via project website. For instance #111 (02/03/2021) loud noise throughout the night was reported by a neighbor. WHSE Coordinator contacted Log Yard Manager who informed that the roof had been removed from the MDF chipper and had not been replaced. Log Yard Manager contacted resident and explained this and that the roof was being replaced that day. Given the chipper had no roof and was operating during the night, this meant that a key noise attenuation measures was not in place.
SSD 7016	B31	The Development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL. Several water quality EPL exceedances were recorded during the period.
SSD 7016	C3	The Applicant must carry out the construction of the Project in accordance with the CEMP approved by the Secretary (and as revised and approved by the Secretary from time to time), unless otherwise agreed by the Secretary. Those areas under construction are working under the Construction Environmental Management Plan (CEMP) which details the environmental management and control measures to be implemented for construction activities associated with the modifications. There has been issues reported, particularly in relation to water quality arising from heavy rain events. A significant amount of work has been done to manage erosion and sedimentation across the site and this is now being reflected in TSS levels being greatly reduced across the site. There have been several complaints pertaining to noise emitted from the site. In all circumstance Borg followed up with rectifications or liaison with the affected resident. E.g. complaint 106 dated 25/08/2021, resident complained of loud beeping noise. Construction Manager investigated site activities and identified a new EWP on site with beeper enabled. The EWP was immediately taken to the fleet workshop to install a squawker.
SSD 7016	C7	The Applicant must not commence operation of the Project until the updated OEMP as required by Condition C6 is approved by the Secretary. The OEMP was approved by DPIE on 22/2/21 however the operation of the project commenced in January 2020.
SSD 7016	C10	The revision of strategies, plans and programs are required within 3 months of an: - approval of a modification; The CEMP, OEMP, OAQMP, ONMP, MWCOMP, SWMP and WMP were not updated within 3 months of the modification

Source	Reference	Non-Compliance Description
SSD 7016	C10	The revision of strategies, plans and programs are required within 3 months of an: - submission of an incident report under Condition C13; The CEMP, OEMP, OAQMP, ONMP, MWCOMP, SWMP and WMP were not updated within 3 months of incidents.
SSD 7016	C10	The revision of strategies, plans and programs are required within 3 months of - approval of an Annual Review under Condition C11; The CEMP, OEMP, OAQMP, ONMP, MWCOMP, SWMP and WMP were consistently not updated within 3 months of an annual review for each year during the audit period.
SSD 7016	C10	The revision of strategies, plans and programs are required within 3 months of (d) completion of an audit under Condition C15. The Applicant must review, and if necessary revise, the strategies, plans, and programs required under this consent to the satisfaction of the Secretary. The OEMP dated 04/02/2021 sighted revision history suggests was not updated within three months of the C15 audit.
SSD 7016	C12	The Applicant must notify the Secretary and any other relevant agencies of any incident or potential incident with actual or potential significant off-site impacts on people or the biophysical environment associated with the Development immediately after the Applicant becomes aware of the incident. Council was not notified of 2 incidents which occurred on 23/2/19 and 27/8/20.
SSD 7016	C13	Within seven days of the date of this incident, the Proponent must provide the Secretary and any relevant agencies with a detailed report on the incident. Council was not provided with a report of the 2 incidents which occurred on 23/2/19 and 27/8/20.
SSD 7016	C16	Within 3 months of commissioning the audit required under Condition C15, or as otherwise agreed by the Secretary, the Applicant must submit a copy of the audit report to the Secretary, together with its response to any recommendations contained in the audit report. Final Independent Audit Report prepared by Umwelt dated 12 September 2018 submitted to Katrina O'Reilly (DPIE) via email dated 21/09/2018, which is not within 3 months of dated of commission (auditor endorsed 9 May 2018 in email from DPIE).
EPL 3035	L1.1	Except as may be expressly provided in any other condition of this licence, the licensee must comply with section 120 of the Protection of the Environment Operations Act 1997. Several water quality EPL exceedances were recorded during the period.
EPL 3035	L2.1	For each monitoring/discharge point or utilisation area specified in the table's below (by a point number), the concentration of a pollutant discharged at that point, or applied to that area, must not exceed the concentration limits specified for that pollutant in the table.

Source	Reference	Non-Compliance Description
		Several water quality EPL exceedances were recorded during the period.
EPL 3035	L2.2	Where a pH quality limit is specified in the table, the specified percentage of samples must be within the specified ranges. pH limits is 6.5 - 8.5 Annual returns for 2018-2019, 2019-2020, and 2020-2021 and monthly monitoring records sighted accessed via the project website There have been exceedances including 20/01/2021 (January 2021 water monitoring), 14/04/2021 (April 2021 water monitoring).
EPL 3035	O2.1	All plant and equipment installed at the premises or used in connection with the licensed activity: a) must be maintained in a proper and efficient condition; and b) must be operated in a proper and efficient manner There has been a non-compliance associated with condition O2.1 recorded in the annual return for 2019-2020. An incident occurred on 3 July 2019 whereby dry fibre was discharged from the Conti 1 Cyclone dryer and was accumulating off site. This was caused by blocked rotary valve and was reported to EPA. There has been a complaint related to noise from a chipper. Complaints records were accessed via project website https://www.borgs.com.au/locations/oberon-nsw/#complaints-register . Complaint #111 (02/03/2021) loud noise throughout the night was reported by a neighbour. WHSE Coordinator contacted Log Yard Manager who informed that the roof had been removed from the MDF chipper and had not been replaced. Log Yard Manager contacted resident and explained this and that the roof was being replaced that day. The removal of the roof and then night time operation without a roof is considered improper O&M and is noted as a non-compliance against condition O2.1
EPL 3035	O3.1	The premises must be maintained in a condition which minimises or prevents the emission of dust from the premises. OEMP (prepared by Borg dated 4 February 2021) sighted Operational Air Quality Management Plan included in appendix C includes management measures for preventing dust emissions from site (Section 6 page 18) Complaints register available on project website via https://www.borgs.com.au/locations/oberon-nsw/ sighted. Complaint 97 and 98 pertain to dust (dated 03/02/2020). Fugitive fibre discharge event caused large amount of dust (incident occurred 3/07/2019). Site inspection verified that there was minimal dust located on the site. The majority of the material was being swept. Water carts were being operated on the construction areas of the site, and streetsweepers observed being operated across hardstand areas. Small amount of dust being generated at specific locations in the site that falls outside this audit. Borg has recently employed a dedicated environmental manager at the site.
EPL 3035	M2.1 and M2.2	For each monitoring/discharge point or utilisation area specified below (by a point number), the licensee must monitor (by sampling and obtaining results by analysis) the concentration of each pollutant specified in Column 1. The licensee must use the

Source	Reference	Non-Compliance Description
		<p>sampling method, units of measure, and sample at the frequency, specified opposite in the other columns.</p> <p>Frequency of smoke monitoring for points 7,8,9,10 do not seem to be undertaken every six months as per table in M2.2. Note - During the 2018/19 monitoring period, smoke monitoring for points 7 and 8 was no required as per EPL 3035 dates 15 October 2018.</p>
EPL 3035	R2.1	<p>Notifications must be made by telephoning the Environment Line service on 131 555.</p> <p>Regarding a fire water breach incident recorded 23/02/2019, the EPA were notified in email dated 26/02/2019, however it's unclear whether the EPA was notified via environment line.</p>
EPL 3035	G2.2	<p>The licensee is to inform the EPA of the representative or representatives and their telephone number within 3 months of the date of the issue of this licence. The EPA must be notified of the telephone number on commencement of its operation.</p> <p>Borg is unable to locate the initial provision to EPA i.e. within 3 months of date of issue, however it is noted that the details on the EPA's site are current.</p>

The corrective actions determined through these processes form the basis of the recommended actions list in Table 5.

4.3.6 Previous Report Actions

The previous Independent Audit Report undertaken Umwelt dated 26th January 2018 identified sixteen non-compliances. A summary of the non-compliances identified in the two reports the recommended actions and/or follow up actions arising from the non-compliances above were as followed in Table .

Table 3: Previous audit non-compliance, action and status summary

Condition Number	Previous Audit Finding/Action	Risk Level	Status
Schedule 2, Condition A2	The Development at Borg Panels is generally undertaken in accordance with SSD 7016, the EIS and RTS, Layout Plans and Drawings in this EIS, and Management and Mitigation Measures listed in this EIS and Appendix B of SSD 7016. However, non-compliances with elements of these documents were identified during the audit including that the proposed hardstand area (under construction adjacent to the site entrance) is larger than the approved area in the EIS (and development layout plans contained in Appendix A of SSD 7016).	Low	Closed - Put in mod 1 to include the area as part of the footprint
Schedule 2, Condition	An application under Clause 97 of the Environmental Planning and Assessment Regulation 2000 was submitted to the	Administrative	Closed – This was removed with the approval of Mod 1.

Condition Number	Previous Audit Finding/Action	Risk Level	Status
A26	<p>DP&E on 30 November 2017 (one day outside the required 6 months from the date of consent) to remove the Borg Panels site from DA27/95. DPE did not concur with this modification request and therefore DA 27/95 is still applicable to the Borg Panels site.</p> <p>A S96 Modification under the Environmental Planning and Assessment Regulation 2000 was submitted to DPE to remove Condition A26 from SSD 7016.</p>		
Schedule 2, Condition B5	The Operational Air Quality Management Plan (OAQMP) was submitted to DPE on 30 November 2017, which was one day late (not within 6 months from the date of consent).	Administrative	Closed – remains a non-compliance however no further action required.
Schedule 2, Condition B18	The Operational Noise Management Plan (ONMP) was submitted to DPE on 30 November 2017, which was one day late (not within 6 months from the date of consent SSD 7016).	Administrative	Closed – remains a non-compliance however no further action required.
Schedule 2, Condition B24	The Mobile Wood Chipper Operational Management (MWCOMP) Plan was submitted to DPE on 30 November 2017, which was one day late (not within 6 months from the date of consent SSD 7016).	Administrative	Closed – remains a non-compliance however no further action required.
Schedule 2, Condition B29	Erosion and sediment controls were not compliant with the Managing Urban Stormwater: Soils and Construction Guideline (The Blue Book).	Low	Closed – Area was inspected with DPIE (Georgia D) and inspected the area in question (stockpiles). Agreed that further E&SC measures were not necessary. Also were only short-term stockpiles. No further action required.
Schedule 2, Condition B31	During the audit period there were two EPL exceedances relating to BOD and TSS.	Low	Closed – Applicable to previous audit period and reassessed in the current audit period. No further action required.
Schedule 2, Condition B32	The SWMP was submitted to DPE on 30 November 2017, which was one day late (not within 6 months from the date of consent SSD 7016).	Administrative	Closed – Remains a non-compliance. No further action required.
Schedule 2, Condition B45	Chemicals, fuels and oils are not stored in appropriately bunded areas both within operational and construction areas of the Borg Panels site.	Low	Open – Ongoing bunding needs to be created to store chemicals. Monitored on an ongoing basis, and included in induction training

Condition Number	Previous Audit Finding/Action	Risk Level	Status
Schedule 2, Condition B46	Waste was observed to be stored outside of designated waste storage areas and there is a lack of designated / segregated waste storage areas.	Low	Closed – WMP reviewed and updated, Awareness training for Waste has been developed. Different colour bins have been provided for each type of waste stream. No further action required.
Schedule 2, Condition B50	The Construction and Demolition Waste Management Plan is not being implemented in all construction areas. During the site audit waste segregation and the frequency of waste disposal was not in accordance with this plan.	Low	Closed – WMP reviewed and updated, Awareness training for Waste has been developed. Different colour bins have been provided for each type of waste stream. No further action required.
Schedule 2, Condition B51	The WMP was submitted to DPE on 30 November 2017, which was one day late (not within 6 months from the date of consent SSD 7016).	Administrative	Closed – remains a non-compliance however no further action required.
Schedule 2, Condition C4	The OEMP was submitted to DPE on 30 November 2017, which was one day late (not within 6 months from the date of consent SSD 7016).	Administrative	Closed – remains a non-compliance however no further action required.
Schedule 2, Condition C5	The Environmental Management Plan associated with DA27/95 is available on the Borg Panels intranet, however the OEMP associated with SSD 7016 is not available on the intranet.	Administrative	Closed – Environmental Management Plans incl OEMP were sighted on the intranet
Schedule 2, Condition C12	During the audit period there were two EPL exceedances relating to BOD and TSS which were not notified to DPE.	Low	Closed – This was likely to have been an oversight, as were in the AR but not notified. Borg prepared a report to EPA (5/10/2018) on the exceedances. Report sighted onsite. No further action required.
Schedule 2, Condition C13	No incident report for the exceedance of BOD and TSS was provided to DPE within seven days of the incident.	Low	Closed – This was likely to have been an oversight, as were in the annual reports but not notified. Borg prepared a report to EPA (5/10/2018) on the exceedances. Report to EPA addressing this sighted onsite. No further action required.

4.3.7 Complaints

There were 24 complaints recorded during the audit period which have been detailed in Table 4 below. Complaints were generally found to be managed in accordance with the CEMP. The complaints register is uploaded to the Borgs website - <https://www.borgs.com.au/locations/oberon-nsw/#complaints-register>

Table 4 – Complaint’s summary for the reporting period.

Year	Number of Complaints				
	Noise/Vibration	Air quality	Traffic	Other	TOTAL
2018	1	-	-	-	1
2019	8	-	-	-	8
2020	4	5	1	1	11
2021	2	-	1	1	4

4.3.8 Incidents

There were four incidents which occurred during the audit as follows:

a) 23 February 2019

On 23 February 2019, the automatic fire monitoring deluge system was activated resulting in the discharge of water. Most of the water was contained within the primary and secondary bunds however a small amount was discharged into a culvert drain and swale drain. The EPA and DPIE were notified of the incident on 26 February 2019 however there is no evidence showing that Council was notified of the incident. Water was collected from impacted areas and transferred to a water treatment plant. The soil within the onsite swale drain was also excavated to remove the top 300mm.

b) 3 July 2019

Fugitive fibre discharge event resulting in increased dust emissions occurred on 3 July 2019 and was reported to EPA on 4 July 2019. A follow up report was provided to EPA on 11 July 2019. A formal warning letter was issued by the EPA to Borgs dated 24/10/2019. DPIE and Council were also notified of the incident. A faulty sensor was determined to be the root cause which was subsequently replaced.

c) 27 August 2020

On 27 August 2020, smoke discharge from a small fire located in the wet electrostatic precipitator stack (WESP) occurred for approximately 5 minutes before returning to normal shortly thereafter. The incident was reported to DPIE and EPA however there was no evidence confirming that Council was notified. An incident report was also provided within 7 days of the incident.

d) 16 October 2020

On 16 October 2020, the new particleboard chipper suffered a failure resulting in the need to use mobile woodchippers outside permitted operating conditions specified under B23, B24, EPL 3035 and the Mobile Wood Chipper Operation Management Plan. Consultation between DPIE, EPA and Council was completed.

e) Exceedances of EPL Water Discharge Criteria

Throughout the audit period, there were several occurrences where EPL water quality discharge criteria was exceeded, particularly Total Suspended Solids (TSS), colour, nitrogen, oil and grease, Biological Oxygen Demand (BOD), phosphorus and pH. These exceedances were reported to the EPA and included in the Annual Returns.

4.3.9 Agency Consultation

Of the three agencies contacted during the consultation period, two issued responses.

The results of agency consultation and documentation relating to engagement have been summarized below and are also included in Appendix F.

- DPIE - Requested a focus on surface water, noise monitoring and adaptive management requirements throughout the audit.
- EPA – Requested a focus on water quality limits due to ongoing non-compliances at points 1 and 28 over the past 12-18 months.
- Oberon Council – no response received.

5 | Recommendations

5.1 Non-compliance Summary

The audit considered a total of 161 conditions from the Project Approval and EPL, of which there were 238 separately assessable items derived from the conditions of consent. In general, the development was found to be compliant with the approval consent requirements. Twenty-three items within the conditions were found to be non-compliant resulting in 13 associated corrective actions being raised.

5.2 Corrective Actions and Opportunities for Improvement

There were 13 corrective actions recognised as listed Table 5 also provides details of Borg's responses to each of the recommended actions and a timeline for action.

Table 5 Recommended actions list

Actions:						
Refer to the Action Item list attached for details. It is required that Borg reviews the Action List and fills out the columns titled for 'Action to be Taken', 'By whom', and 'By when'. It is the responsibility of the Borg to monitor the progress of the Action List items and ensure close out.						
Corrective actions raised: 13 Opportunities for Improvement: 0		Is Action List Closed off? <input type="checkbox"/> Yes <input type="checkbox"/> No				Signed (When Completed)
Item No.#	Action Item Description	Action to be Taken	Borg Response	By Whom	By When	Date Closed
Corrective Actions against non-compliances						
A15	All new buildings and structures, and any alterations or additions to existing buildings and structures are constructed in accordance with the relevant requirements of the NCC. The new particle board manufacturing production facility, which was permissible under SSD2017 Mod 1, had not received endorsement from RFS. The Fire Safety Determination provided by RFS on 21 August 2019 concluded that <i>"FRNSW are not yet satisfied that the fire and life safety systems proposed adequately address the hazards and risks associated with the development"</i>	Provide evidence that RFS are satisfied with the fire safety systems within the new structure. FRNSW provided a response on 23 rd September 2021.	Borg are in the process of preparing a response to FRNSW requested conditions.	Site Manager	Within 3 months of the finalization of the audit report.	

A20	Borg must ensure that employees, contractors and sub-contractors are aware of, and comply with, the conditions of this consent relevant to their respective activities. Training requirements are outlined in the CEMP and OEMP and include environmental awareness training, spill response, WHS and chemical handling requirements. Some employees had outstanding training and some of the training material (chemical handling and spill response) required updating.	Borg to complete the outstanding training required for those particular employees.	Training gaps are being identified. Relevant training material to be updated as required.	Environmental Manager	Within 3 months of the finalization of the audit report.	
B4	Borg must install and operate equipment in line with best practice to ensure that the Development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL for the site. This is managed in accordance with the CEMP, OEMP and OAQMP. The monitoring frequency for smoke at points 7, 8, 9 and 10 are not in line with frequencies required by the EPL. On 3 July 2019, a fugitive fibre discharge event occurred was reported to the EPA on 4 July 2019, and a subsequent report provided to the EPA on 11 July 2019. A formal warning was issued by the EPA.	As per EPL finding, Borg to discuss with EPA monitoring frequency for smoke at 7, 8, 9 and 10 as other locations, 29, 30, 31 and 32 have a yearly frequency	Noted	Environmental Manager	Within 3 months of the finalization of the audit report.	

B17	<p>Borg must ensure all noise attenuation measures already installed for the Existing Development are maintained in good working order for the life of the Development. There has been a complaint pertaining to noise throughout night recorded in complaints registers accessed via project website. For instance #111 (02/03/2021) loud noise throughout the night was reported by a neighbor. WHSE Coordinator contacted Log Yard Manager who informed that the roof had been removed from the MDF chipper and had not been replaced. Log Yard Manager contacted resident and explained this and that the roof was being replaced that day. Given the chipper had no roof and was operating during the night, this meant that a key noise attenuation measures was not in place.</p>	<p>Continue to educate all staff on noise management issues. If noise management measures are being modified or temporarily removed, ensure that the impacts are appropriately assessed.</p>	Noted	Environmental Manager	Ongoing	
B31	<p>The Development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.</p> <p>Several water quality EPL exceedances were recorded during the period.</p>	<p>Working closer with the construction crews on continuous improvement. Continue to monitor E&SC, improving these controls, and progressively working on areas to continue to stabilise, provide controls and, in the longer term, full site stabilisation.</p>	Noted	Environmental Manager	Ongoing	

C3	<p>The Applicant must carry out the construction of the Project in accordance with the CEMP approved by the Secretary (and as revised and approved by the Secretary from time to time), unless otherwise agreed by the Secretary.</p> <p>Those areas under construction are working under the Construction Environmental Management Plan (CEMP) which details the environmental management and control measures to be implemented for construction activities associated with the modifications. There has been issues reported, particularly in relation to water quality arising from heavy rain events. A significant amount of work has been done to manage erosion and sedimentation across the site and this is now being reflected in TSS levels being greatly reduced across the site.</p> <p>There have been several complaints pertaining to noise emitted from the site. In all circumstance Borg followed up with rectifications or liaison with the affected resident. E.g. complaint 106 dated 25/08/2021, resident complained of loud beeping noise. Construction Manager investigated site activities and identified a new EWP on site with beeper enabled. The EWP was immediately taken to the fleet workshop to install a squawker.</p>	Borg continue to educate all staff on environmental management issues.	Noted	Environmental Manager	Ongoing	
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C16	<p>Within 3 months of commissioning the audit required under Condition C15, or as otherwise agreed by the Secretary, the Applicant must submit a copy of the audit report to the Secretary, together with its response to any recommendations contained in the audit report.</p> <p>Final Independent Audit Report prepared by Umwelt dated 12 September 2018 submitted to Katrina O'Reilly (DPIE) via email dated 21/09/2018, which is not within 3 months of dated of commission (auditor endorsed 9 May 2018 in email from DPIE).</p>	<p>Ensure audit reports are submitted in accordance with these timeframes. Where extensions are required, DPIE to be advised prior to the relevant deadline.</p>	Noted	-	-	
EPL-L1.1	<p>Except as may be expressly provided in any other condition of this licence, the licensee must comply with section 120 of the Protection of the Environment Operations Act 1997.</p> <p>Several water quality EPL exceedances were recorded during the period.</p>	<p>Working closer with the construction crews on continuous improvement. Continue to monitor E&SC, improving these controls, and progressively working on areas to continue to stabilise, provide controls and, in the longer term, full site stabilisation.</p>		Environmental Manager	Ongoing	
EPL-L2.1	<p>For each monitoring/discharge point or utilisation area specified in the table\ below (by a point number), the concentration of a pollutant discharged at that point, or applied to that area, must not exceed the concentration limits specified for that pollutant in the table.</p> <p>Several water quality EPL exceedances were recorded during the period.</p>	<p>Working closer with the construction crews on continuous improvement. Continue to monitor E&SC, improving these controls, and progressively working on areas to continue to stabilise, provide controls and, in the longer term, full site stabilisation.</p>	Noted	Environmental Manager	Ongoing	

EPL-2.2	<p>Where a pH quality limit is specified in the table, the specified percentage of samples must be within the specified ranges.</p> <p>pH limits is 6.5 - 8.5 Annual returns for 2018-2019, 2019-2020, and 2020-2021 and monthly monitoring records sighted accessed via the project website There have been exceedances including 20/01/2021 (January 2021 water monitoring), 14/04/2021 (April 2021 water monitoring).</p>	Continue to working closer with the construction crews on continuous improvement in water quality.	Noted	Environmental Manager	Ongoing	
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EPL-O2.1	<p>All plant and equipment installed at the premises or used in connection with the licensed activity:</p> <p>a) must be maintained in a proper and efficient condition; and</p> <p>b) must be operated in a proper and efficient manner</p> <p>There has been a non-compliance associated with condition O2.1 recorded in the annual return for 2019-2020. An incident occurred on 3 July 2019 whereby dry fibre was discharged from the Conti 1 Cyclone dryer and was accumulating off site. This was caused by blocked rotary valve and was reported to EPA.</p> <p>There has been a complaint related to noise from a chipper. Complaints records were accessed via project website https://www.borgs.com.au/locations/oberon-nsw/#complaints-register. Complaint #111 (02/03/2021) loud noise throughout the night was reported by a neighbour. WHSE Coordinator contacted Log Yard Manager who informed that the roof had been removed from the MDF chipper and had not been replaced. Log Yard Manager contacted resident and explained this and that the roof was being replaced that day. The removal of the roof and then night time operation without a roof is considered improper O&M and is noted as a non-compliance against condition O2.1</p>	Borg continue to educate all staff on noise management issues.	Noted	Environmental Manager	Ongoing	
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EPL-O3.1	<p>The premises must be maintained in a condition which minimises or prevents the emission of dust from the premises.</p> <p>OEMP (prepared by Borg dated 4 February 2021) sighted Operational Air Quality Management Plan included in appendix C includes management measures for preventing dust emissions from site (Section 6 page 18)</p> <p>Complaints register available on project website via https://www.borgs.com.au/locations/oberon-nsw/ sighted. Complaint 97 and 98 pertain to dust (dated 03/02/2020).</p> <p>Fugitive fibre discharge event caused large amount of dust (incident occurred 3/07/2019)</p> <p>Site inspection verified that there was minimal dust located on the site. The majority of the material was being swept. Water carts were being operated on the construction areas of the site, and streetsweepers observed being operated across hardstand areas. Small amount of dust being generated at specific locations in the site that falls outside this audit</p> <p>Borg has recently employed a dedicated environmental manager at the site.</p>	<p>Borg continue to monitor site operations and take swift action if there are any dust emissions observed</p>	Noted	Environmental Manager	Ongoing	
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<p>EPLM2.1 and M2.2</p>	<p>For each monitoring/discharge point or utilisation area specified below (by a point number), the licensee must monitor (by sampling and obtaining results by analysis) the concentration of each pollutant specified in Column 1. The licensee must use the sampling method, units of measure, and sample at the frequency, specified opposite in the other columns.</p> <p>Frequency of smoke monitoring for points 7,8,9,10 do not seem to be undertaken every six months as per table in M2.2. Also smoke does not seem to have been monitored in 2018 or 2019 for points 7 and 8 as per table in M2.2</p>	<p>Borg to discuss with EPA changing frequency to yearly in line with points 29,30,31,33</p>	<p>Noted</p>	<p>Environmental Manager</p>	<p>Within 3 months of the finalization of the audit report.</p>	
<p>Opportunities for Improvement</p>						
<p>Nil</p>						

5.3 Limitations

The process by which this audit was conducted, including the sample of records selected and the method for examination used, followed established audit protocols and was in accordance with the best professional judgment of the auditor. It should be understood that the audit consisted of sample observations in a short span of time. Efforts were directed toward sampling all applicable facets of the environmental management systems and associated records, but it is important to recognise that such a sampling method can only support general conclusions and does not necessarily identify all potential problems.

6 | Conclusion

Molino Stewart undertook an independent environmental audit of the Borg Oberon Facility. This document serves as the Independent Environmental Audit report.

The Oberon Facility was audited against the following criteria:

- SSD 7016, Approved 16 November 2016;
- SSD 7016 Modifications 1 (dated 20/11/2018), 2 (dated 19/11/2019) and 3 (dated 22/5/2020);
- EPL 3035 dated 4 September 2019;
- The Environmental Impact Statement (EIS);
- The feedback, requests, and/or comments of relevant agencies consulted; and
- Any other relevant documentation, procedures or plans associated with the project.

Consultation was undertaken by Shireen Baguley (April, May 2021) as part of the audit scope and in line with the conditions.

The audit reviewed the Oberon Facility's compliance via site inspection, systems, documents, records, and procedures in relation to conditions of associated with the facility's operation.

The audit considered a total of 161 conditions from the Project Approval and the EPL, of which there were 238 separately assessable sub-conditions. In general, the redevelopment works were found to be compliant with the conditions of consent requirements. Twenty-three conditions or items were found to be non-compliant. The full details of the audit findings are provided in the schedules in Appendix C.

There were 13 recommended actions for the 23 non-compliant items.

Appendix A | Planning Secretary Audit Team Agreement



Ms Jacqueline Blomberg
Environmental Manager
Borg Manufacturing
2 Wella Way
SOMERSBY NSW 2250

14/04/2021

Dear Ms Blomberg

**Borg Panels Timber Processing Facility (SSD 7016)
Independent Environmental Audit 2021**

I refer to your letter of 7 April 2021 seeking approval of the audit team for the upcoming Independent Environmental Audit of Borg Panels Timber Processing Facility (the project), in accordance with Schedule 2, Condition C15 of the State significant development approval SSD 7016, as modified (the approval).

Having considered the qualifications and experience of the proposed audit team, the Secretary endorses the appointment of:

- Ms Shireen Baguley, Lead Auditor;
- Ms Rebecca O'Rourke, Assistant Auditor;
- Ms Jenni Kremer, Assistant Auditor,

to undertake the audit in accordance with Schedule 2, Condition C15 of the approval. This approval is conditional on the audit team being independent of the project.

The audit is to be conducted in accordance with AS/NZS ISO 19011 Australian/New Zealand Standard: Guidelines for quality and/or environmental management systems auditing and in accordance with the Independent Audit Post Approval Requirements dated May 2020. A copy of the requirements can be located at <http://planning.nsw.gov.au/Assess-and-Regulate/About-compliance/Compliance-policy-and-guidelines/Independent-audit-post-approval-requirements>.

The audit report is to include the following:

1. consultation with the relevant agencies;
2. a compliance table indicating the compliance status of each condition of approval and any relevant EPL;
3. not use the term "partial compliance";
4. recommend actions in response to non-compliances;
5. review the adequacy of plans and programs required under this consent; and
6. identify opportunities for improved environmental management and performance.

Within three months of commissioning this audit, Borg is to submit a copy of the audit report to the Secretary, together with its response to any recommendations contained in the audit report and a timetable to implement the recommendations. Prior to submitting the audit report to the Secretary, it is recommended that Borg review the report to ensure it complies with the relevant consent condition.

Should you have any enquiries in relation to this matter, please contact Georgia Dragicevic, Senior Compliance Officer, on (02) 4247 1852 or by email to Georgia.Dragicevic@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'K. O'Reilly', enclosed in a thin black rectangular border.

Katrina O'Reilly
Team Leader - Compliance
Compliance

As nominee of the Planning Secretary

Appendix B | Plan of Facility

Attachment A

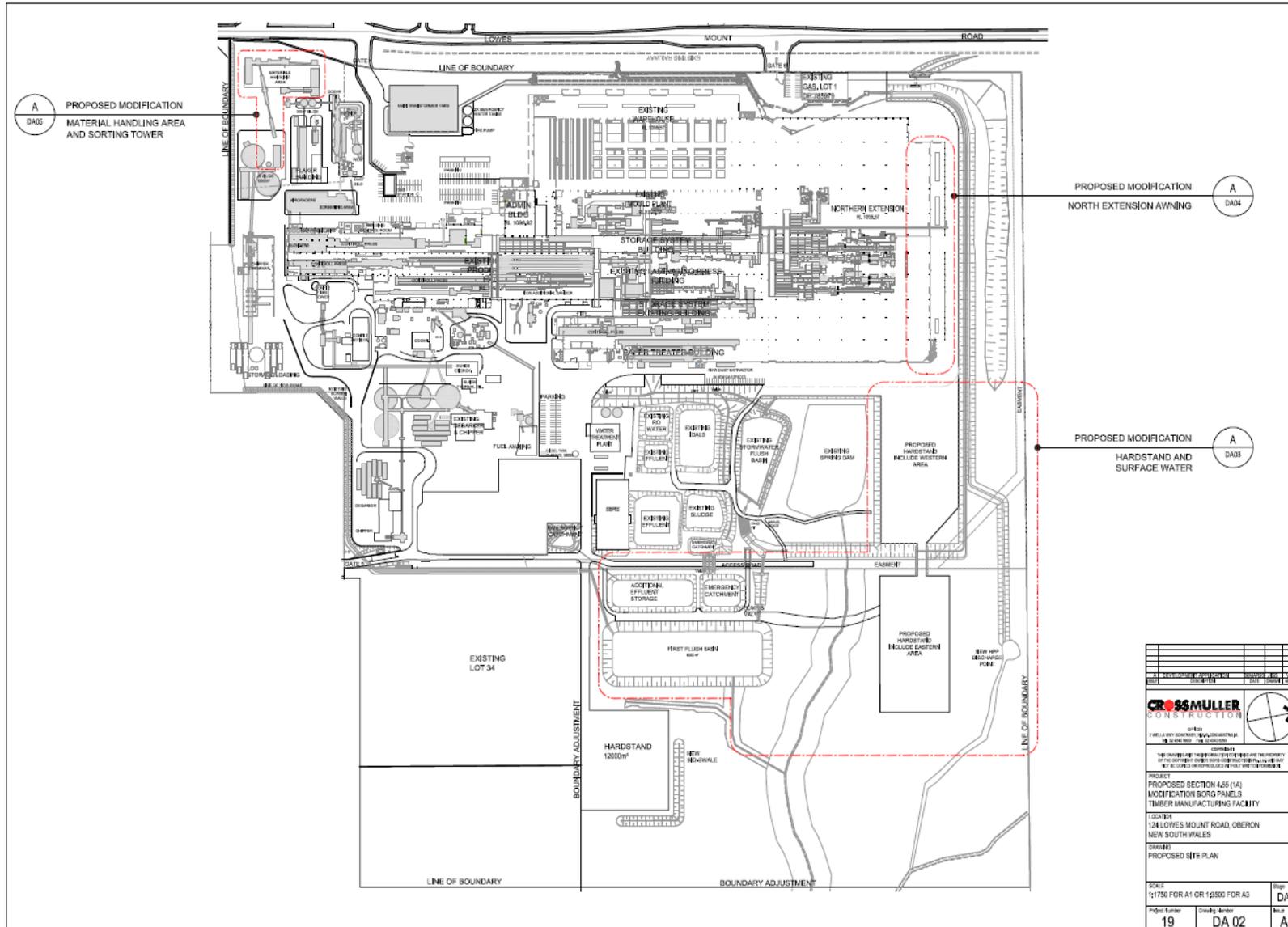


Figure 1 –Site Plan

APPROVED FOR CONSTRUCTION	DATE	BY
APPROVED FOR CONSTRUCTION	DATE	BY
CROSSMULLER CONSTRUCTION		
17 PEARSONS DRIVE, WARRIOR SPRING NSW 2440 02 4929 2000 02 4929 2000 174 22 CANTONMENT DRIVE, WARRIOR SPRING NSW 2440		
PROJECT: PROPOSED SECTION 4.55 (1A) MODIFICATION BORG PANELS TIMBER MANUFACTURING FACILITY CLIENT: 124 LOVES MOUNT ROAD, OBERON NEW SOUTH WALES DRAWING: PROPOSED SITE PLAN		
SCALE: 1:1750 FOR A1 OR 1:5000 FOR A3	Sheet	DA
Plan Number: 19	Drawing Number: DA 02	Rev: A

Appendix C | Independent Audit Table

Condition Number	Requirement	Evidence Requested	Findings and Recommendations	Compliance Status
A1 Obligation to Minimise Harm to the Environment	In addition to meeting the specific performance criteria established under this consent, the Applicant must implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the Development.	To be determined at the completion of this audit	The site operates under an Operational Environmental Management Plan (OEMP) which provides the strategic framework for environmental management of the development. Those areas under construction are working under the Construction Environmental Management Plan (CEMP) which details the environmental management and control measures to be implemented for construction activities associated with the modifications. Generally, there were some minor reportable incidents during the audit period as described below, however no material harm was shown to occur to the environment.	Compliant
A2 Terms of Consent	The Applicant, in acting on this consent, must carry out the Development in accordance with the: (a) State significant development application SSD 7016;	To be determined at the completion of this audit	The development is being carried out in compliance with the conditions of this consent with the few exceptions as noted elsewhere in these schedules.	Compliant
	The Applicant, in acting on this consent, must carry out the Development in accordance with the: (b) EIS and RTS;	To be determined at the completion of this audit	The development appears to be carried out in compliance with these documents with the few exceptions as noted elsewhere in these schedules. Alignment between anticipated and predicted impacts discussed in audit report	Compliant
	The Applicant, in acting on this consent, must carry out the Development in accordance with the: (c) development layout plans and drawings in the EIS (see Appendix A);	To be determined at the completion of this audit	Works onsite viewed and appear to be in accordance with the layout in plans.	Compliant
	The Applicant, in acting on this consent, must carry out the Development in accordance with the: (d) Management and Mitigation Measures (see Appendix B);	To be determined at the completion of this audit	These were reviewed and are being implemented. An exception was in relation to GHG commitments, with the rollout of solar panels across the new shed being done in preference to the biomass heat plant.	Compliant
	The Applicant, in acting on this consent, must carry out the Development in accordance with the: (e) documents and drawings of the Existing Development (see Appendix C), and	To be determined at the completion of this audit	Works onsite viewed and appear to be in accordance with the layout in plans.	Compliant
	The Applicant, in acting on this consent, must carry out the Development in accordance with the: (f) Modification Assessments.	To be determined at the completion of this audit	The development is being carried out in compliance with the conditions of this consent with the few exceptions as noted elsewhere in these schedules.	Compliant
A3 Terms of Consent	If there is any inconsistency between the above documents, the most recent document must prevail to the extent of the inconsistency. However, the conditions of this consent must prevail to the extent of any inconsistency.	Planning Secretary Written Directions if Applicable	There have been no written directions from the planning secretary in regard to condition A3	Not Triggered
A4 Terms of Consent	The Applicant must comply with any written requirement(s) of the Secretary arising from the Department's assessment of: (a) any strategies, reports, plans or correspondence that are submitted in accordance with this consent; and	Planning Secretary Written Directions if Applicable and details of Borg's responses	In relation to condition B9 Borg had prepared a Cogeneration Energy Plant post commissioning emission monitoring report (Emission Testing Report Borg Manufacturing, Oberon Plant dated 23/04/2021 sighted) which it provided to the EPA on 23 June 2020. EPA had noted that "Unit 2 did not meet the 450 mg/m3 standard of concentration for nitrogen oxides, prescribed in the Protection of the Environment Operations (Clean Air) Regulation 2010, when the measured concentration is corrected to a 3% oxygen correction factor." Subsequently, the report was revised and a 5% correction factor was accepted by EPA in a letter dated 7/07/2020 which concluded that: "In summary, the EPA considers that Borg panels has adequately addressed condition B9 of development consent for SSD 7016" and that "The EPA will, however, require Borg Panels to undertake annual emission monitoring at the two cogeneration units to demonstrate ongoing compliance with air quality standards." In a letter from Katrina O'Reilly (DPIE) dated 04/08/2020, the Department acknowledged receipt of the revised report and that Borg should follow the requirements outlined by the EPA.	Compliant
	The Applicant must comply with any written requirement(s) of the Secretary arising from the Department's assessment of: (b) the implementation of any actions or measures contained within these reports, plans or correspondence.	Planning Secretary Written Directions if Applicable and details of Borg's responses	In relation to condition B9 Borg had prepared a Cogeneration Energy Plant post commissioning emission monitoring report (Emission Testing Report Borg Manufacturing, Oberon Plant dated 23/04/2021 sighted) which it provided to the EPA on 23 June 2020. EPA had noted that "Unit 2 did not meet the 450 mg/m3 standard of concentration for nitrogen oxides, prescribed in the Protection of the Environment Operations (Clean Air) Regulation 2010, when the measured concentration is corrected to a 3% oxygen correction factor." Subsequently, the report was revised and a 5% correction factor was accepted by EPA in a letter dated 7/07/2020 which concluded that: "In summary, the EPA considers that Borg panels has adequately addressed condition B9 of development consent for SSD 7016" and that "The EPA will, however, require Borg Panels to undertake annual emission monitoring at the two cogeneration units to demonstrate ongoing compliance with air quality standards." In a letter from Katrina O'Reilly (DPIE) dated 04/08/2020, the Department acknowledged receipt of the revised report and that Borg should follow the requirements outlined by the EPA. Emission Testing Report Borg Manufacturing, Oberon Plant dated 23/04/2021 sighted demonstrating annual monitoring undertaken	Compliant
A5 Limits of Consent	This consent lapses five years after the date from which it operates, unless the Development has physically commenced on the land to which the consent applies before the date on which the consent would otherwise lapse under section 95 of the EP&A Act	Not applicable	The consent was granted on 29 May 2017 and construction commenced on 2 November 2017.	Compliant
A6 Medium Density Fibreboard Facility	The Applicant must ensure the MDF facility does not produce more than 380,000 m3 of MDF board per calendar year.	Production Records Annual Reviews or Returns	Annual returns for 2018-2019, 2019-2020, and 2020-2021 sighted, no n/c in relation to quantities reported. Annual reviews by Borg dated 21/08/2018, 19/07/2019, and July 2020 sighted. Borg report that in terms of manufacturing MDF 2018: 200,135 m3 2019: 247,767 m3 and 2020: 226,991m3	Compliant
A7 Particle Board Facility	The Applicant must ensure the particle board facility does not produce more than 500,000 m3 of particle board per calendar year. Note: The particle board facility is described in the EIS and RTS and forms part of the Project.	Is particle board facility is not yet operational? If so, Production Records Annual Reviews or Returns	Annual returns for 2018-2019, 2019-2020, and 2020-2021 sighted, no n/c in relation to quantities reported. Annual reviews by Borg dated 21/08/2018, 19/07/2019, and July 2020 sighted. Particle board 2020: 265,806m3 (particleboard)	Compliant
A8 Stage Submission of Plans or Programs	With the approval of the Secretary, the Applicant may: (a) submit any strategy, plan or program required by this consent on a progressive basis; and/or	Is staging applicable?	Staging is not applicable	Not Triggered
A9 Staging, Combining And Updating Strategies, Plans or Programs	If the submission of any strategy, plan or program is to be staged, then the relevant strategy, plan or program must clearly describe the specific stage to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program. A clear relationship between the strategy, plan or program that is to be combined must be demonstrated.	Is staging applicable?	Staging is not applicable	Not Triggered

Condition Number	Requirement	Evidence Requested	Findings and Recommendations	Compliance Status
A10 Staging, Combining And Updating Strategies, Plans or Programs	With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);	Is staging applicable?	Staging is not applicable	Not Triggered
A11 Evidence of Consultation	Where consultation with any public authority is required by the conditions of this consent, the Applicant must: (a)consult with the relevant public authority prior to submitting the required documentation to the Secretary or the Certifying Authority for approval, where required;	To be determined at the completion of this audit after review of relevant conditions elsewhere	Borg Panels was required to consult with public authorities (including DPE, EPA, RMS and Oberon Council) for the following conditions that were applicable to the audit period: •A18 – a dilapidation report was prepared for the Project to describe current condition of Oberon Council and RMS infrastructure in the vicinity of the project. Consultation with Oberon Council and RMS was undertaken as part of EIS. Consultation with Oberon Council was undertaken via email regarding the dilapidation report and was given the opportunity to provide comment. No consultation was undertaken with RMS given that no RMS owned assets would be impacted by the Project (V. Bendevski pers coms). •B5 – Section 1.5 specifies that the EPA was consulted with regarding the review of the OAQMP. Email correspondence with EPA dated 29 November 2017 requests feedback from the EPA on the OAQMP. •B9 – consultation with the EPA in relation to post-commissioning air monitoring. Sighted correspondence between EPA and Borg in 2020 and reports on this matter which were submitted to the EPA. •B26 – consultation with the EPA in relation to post-commissioning noise monitoring. Noise Verification Study submitted via MP Portal for EPA consultation on 26/11/20 (SSD-7016-PA-18). •B32 – Evidence of consultation with DPI and EPA is available in the SWMP. •C15 - The Audit Report summarises the consultation undertaken for this IEA and the issues raised.	Compliant
	Where consultation with any public authority is required by the conditions of this consent, the Applicant must: (b)submit evidence of this consultation as part of the relevant documentation required by the conditions of this consent; and	To be determined at the completion of this audit after review of relevant conditions elsewhere	As noted in item a)	Compliant
	Where consultation with any public authority is required by the conditions of this consent, the Applicant must: (c)include the details of any outstanding issues raised by the relevant public authority and an explanation of disagreement between any public authority and the Applicant or any person acting on this development consent.	To be determined at the completion of this audit after review of relevant conditions elsewhere	As noted in item a)	Compliant
A12 Dispute Resolution	In the event that a dispute arises between the Applicant and Council or a public authority, in relation to an applicable requirement in this consent or relevant matter relating to the Development, either party may refer the matter to the Secretary for resolution. The Secretary's determination of any such dispute must be final and binding on the parties.	Noted, has this occurred?	Not applicable. There have been no disputes between Applicant and Council or Public Authority in line with Condition	Not Triggered
A13 Statutory Requirements	The Applicant must ensure that all licences, permits and approval/consents are obtained as required by law and maintained as required throughout the life of the Development. No condition of this consent removes the obligation for the Applicant to obtain, renew or comply with such licences, permits or approval/consents.	Evidence that all licences are in place and renewed accordingly - Understand there is a Water Supply Works approval 80WA715797 issued under s87B of the Water Management Act 2000. Please send through.	Environmental Protection Licence (EPL) 3035 issued under Section 55 of the Protection of the Environment Operations Act 1997 and is current. Water Access License (80WA715797) extension approval letter from DPI Water dated 05/02/2015 sighted, notes that approval extended for 10 years - current as of 2021	Compliant
A14 Demolition	The Applicant must ensure that all demolition associated with the Development is carried out in accordance with Australian Standard AS 2601:2001: The Demolition of Structures, or its latest version and the requirements of the Work Health and Safety Regulation, 2011.	What demolition has taken place since the last audit? Evidence that demolition undertaken in line with Australian Standard AS 2601:2001: The Demolition of Structures, or its latest version and the requirements of the Work Health and Safety Regulation, 2011.	No demolition works undertaken since last audit	Not Triggered
A15 Structural Adequacy and Certification	The Applicant must ensure all new buildings and structures, and any alterations or additions to existing buildings and structures are constructed in accordance with the relevant requirements of the NCC.	Structural Design Statement prepared by Eclipse Consulting Engineers dated 6 June 2017 was sighted last audit. Has there been anything designed subsequently. If so, evidence that new building and structures in line with in accordance with the relevant requirements of the NCC.	Sighted construction certificate documentation relating to construction of new particle board manufacturing production line. Letters to DPIE, Council, and the applicant from Vic Lilli of Vic Lilli and Partners dated 19 November 2019 sighted confirming that CC (J170092A) was issued on 19 November 2019 pursuant to SSD2017 Mod 1. Structural Design Certification from Fidelis structural Engineering (dated 9 September 2019) and Eclipse Consulting (dated 26 August 2019) sighted confirming that new structures will be designed to comply with the Australian Standard and the Building Code of Australia. Stamped plans for works also sighted (19 November 2019). It is noted however that the Fire Safety Determination provided by NSW Fire and Rescue dated 21 August 2019 concluded that "FRNSW are not yet satisfied that the fire and life safety systems proposed adequately address the hazards and risks associated with the development" They recommended that their recommendations were addressed and the updated report resubmitted for review. It is unclear whether this occurred. As per B38A, Fire Safety Study prepared by RiskCon dated 03/07/2020 sighted was lodged on 31/05/2021 to DPIE with the following description: "Update to the initial FSS to include for works associated with SSD 7016 MOD 2. This was not provided by the consultant in a track changed document. Also attached as a post approval document - track changes is the consistency statement from consultant Affinity Fire Engineering to support the updated FSS" Sighted Affinity certification dated 25 September 2020 and it supports the updated FSS. Action: provide evidence that NSW Fire and Rescue satisfied	Non-Compliant
A16 Structural Adequacy and Certification	Under Part 4A of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works. Part 8 of the EP&A Regulation sets out the requirements for the certification of the Development.	Evidence of construction and/or occupancy certificates as applicable	Sighted construction certificate documentation relating to construction of new particle board manufacturing production line. Construction Certificate J17092A dated 19/11/2019 sighted. No occupation certificate yet available as works ongoing. Mod 3 still ongoing and Mod 2 not running	Not Triggered
A17 Utilities and Services	Prior to the construction of any utility works associated with the Development, the Applicant must obtain relevant approvals from service providers	email correspondence approving the electrical load increase was sighted last audit. Has there been anything designed subsequently. If so, evidence of relevant approvals from service providers e.g. RMS, Electricity, Telephone etc.	In 2018 audit, it was found: Additional electricity supply will be required for the Cogeneration Units and Particle Board Plant which are still under construction. Email correspondence (dated 6 July 2018) between Borg Panels, AMP Control Group and Essential Energy was sighted. The email correspondence approved the electrical load increase. Connection and new facility agreement between Borg and APA (Borg Oberon Meter Station - Moomba Sydney Pipeline) dated 23/04/2019 sighted. Borg advised no further connections undertaken in this audit period.	Compliant
A18 Protection of Public Infrastructure	Prior to the commencement of construction, the Applicant must: (a)consult with the relevant owner and/or provider of services that are likely to be affected by the Project to make suitable arrangements for access to, diversion, protection, and/or support of the affected infrastructure;	Evidence of consultation with the relevant owner and/or provider of services that are likely to be affected by the Project	The previous audit found that a pre-construction dilapidation report was prepared for the Project dated 16 June 2017. This report covers Oberon Council and Roads and Maritime Services (RMS) public infrastructure and assets located within the vicinity of the site. This report was sent to DPE and Oberon Council on 16 June 2017. Consultation with Oberon Council was undertaken via email regarding the dilapidation report and was given the opportunity to provide comment. No consultation was undertaken with RMS given that no RMS owned assets would be impacted by the Project (V Bendevski pers coms).	Compliant
	Prior to the commencement of construction, the Applicant must: (b)prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	Dilapidation report		Compliant
	Prior to the commencement of construction, the Applicant must: (c)submit a copy of this report to the Secretary and Council.	Evidence of submission of dilapidation report to Secretary and Council		Compliant
A19 Protection of Public Infrastructure	The Applicant must: (a)repair, or pay the full costs associated with repairing any public infrastructure that is damaged by the Project; and	Noted, has this occurred?	Not applicable, this has not occurred	Not Triggered

Condition Number	Requirement	Evidence Requested	Findings and Recommendations	Compliance Status
A20 Protection of Public Infrastructure	The Applicant must: (b)relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the Project.	Noted, has this occurred?	Not applicable, this has not occurred	Not Triggered
A20 Compliance	The Applicant must ensure that employees, contractors and sub-contractors are aware of, and comply with, the conditions of this consent relevant to their respective activities.	CEMP, OEMP Staff inductions include compliance with conditions of consent	OEMP dated 04/02/2021 sighted. Page 13 of the OEMP specifies that all employees receive appropriate environmental awareness training to suit their role. The training covers environmental legislation, due diligence, performance criteria, reporting requirements and emergency response procedures. also developed environmental awareness training for air, water, noise and waste. This training is undertaken as part of employee induction. Induction records and training for Ben Moy, Joel Morris and John Phelan sighted. Includes SOPs for all machinery used, environmental standards (air, noise, waste and water) etc. WHS induction form includes sign-off for Environmental Standard Awareness training packages. Note that export of DataStation sighted (27/05/2021), shows that numerous staff have outstanding training required for chemical handling, spill response, environmental awareness, and WHS. These should be completed in line with condition. Also when viewed onsite there was still outstanding. However, seeing the hard copies, e.g. Ben Moy had completed enviro training in february 2021. Sighted DataStation onsite and it shows that Ben Moy had completed his mandatory enviro training. Some of his chem handling and spill response is out of date. There are toolbox talks and issues are raised during regular meetings. Also now have Andrew Brady onsite as enviro mgr which is raising awareness and more push for training. There has been some issues with training, given CoVID lockdown. Action: Borg to check status of training and to rollout training again.	Non-Compliant
A21 Development Contributions	Within 12 months of the commencement of operation of the particle board facility, the Applicant must pay \$15,000 per annum (adjusted for Consumer Price Index) to Council for the life of the particle board facility for the purposes set out in any contributions plan made by Council under Subdivision 3, Part 4 of the EP&A Act. Note: This condition has been imposed under Section 94B of the EP&A Act.	Is the facility yet operational? Evidence of \$15,000 payment to Council within 12 months of commencement and annually thereafter	Invoice from Oberon Council dated 30/10/2020 for the amount of \$15,000.00 sighted. Receipt for Borg dated 20/11/2020 for the amount of \$15,000.00 sighted. Within 12 months of operation.	Compliant
A22 Operation of Plant and Equipment	The Applicant must ensure that all plant and equipment used for the Development is: (a)maintained in a proper and efficient condition; and	Maintenance records for plant and equipment Staff inductions to plant and equipment use Verification of Competency Certificate (VOCs)	SOP for backhoe and elevated work platform sighted VOCs signed off by competent and relevant licence holder (sighted examples Dave Read, Levi Yates, Ben Moy, Tom Jones) MainPac system viewed during site visit. This has all the assets on it, eg particle board, silo, dryer, belt,/crews. The system drops down to up to 4 levels. This gives detailed breakdown of the equipment onsite; eg machine, conveyor, drive, gearbox. Periodical maintenance lists are created for each of these components. For some of the older machinery, eg Conti 1 and 2, there is a well developed schedule. Viewed Conti 2, it showed belts maintained at 5 weekly intervals. Tehre is 400 PM items, 300 for Conti 1. However, full PM lists for some of the newer equipment is still being brought into the system. For all equipment, there is a shut down calendar and during these times full PM is performed Peter Hartland ran through the gas pipeline. It has against it the monthly through to 5 yearly maintenance tasks. Documents attached are the AS and a report which includes details of maintenance and the maintenance schedule. The cathodic protection document uploaded against the 3 monthly protection.	Compliant
	The Applicant must ensure that all plant and equipment used for the Development is: (b)operated in a proper and efficient manner	Maintenance records for plant and equipment Staff inductions to plant and equipment use Verification of Competency Certificate (VOCs)	MainPac sighted, see description above SOP for backhoe and elevated work platform sighted. Induction records and training for Ben Moy, Joel Morris and John Phelan sighted. Includes SOPs for machinery used. VOCs signed off by competent and relevant licence holder (sighted examples Dave Read, Levi Yates, Ben Moy, Tom Jones) All equipment appeared to be in sound working order and being operated appropriately onsite.	Compliant
A23 Easements	The creation/modification of easements for services, rights of carriageway and restrictions as to user are applicable under section 88E of the Conveyancing Act 1919, including (but not limited to) the following: (a)drainage easements are to be placed over all subsurface drains and interallotment drainage on the site, benefiting and burdening the property owners;	Is this applicable?	Borg advised a draft application is being prepared	Not Triggered
	The creation/modification of easements for services, rights of carriageway and restrictions as to user are applicable under section 88E of the Conveyancing Act 1919, including (but not limited to) the following: (b)maintenance of the subsurface drains is to be included in the 88E Instrument;	Is this applicable?	Borg advised a draft application is being prepared	Not Triggered
	The creation/modification of easements for services, rights of carriageway and restrictions as to user are applicable under section 88E of the Conveyancing Act 1919, including (but not limited to) the following: (c)restriction as to user and positive covenant relating to the: •on-site detention system/s; •stormwater pre-treatment system/s; and •overland flowpath works.	Is this applicable?	Borg advised a draft application is being prepared	Not Triggered
A24 Easements	Prior to the issuing of a Subdivision Certificate, the Applicant must provide documentary evidence of any proposed/modified easements to the Certifying Authority or Council.	Has this occurred?	Borg advised a draft application is being prepared	Not Triggered
A25 Subdivision	The Applicant must subdivide the site generally in accordance with the subdivision plan DA 04 Issue A titled 'Consolidation Plan', prepared by Borg Construction, dated 19 May 2016 (See Appendix A, Figure 3). A copy of the Subdivision Certificate must be provided to the Secretary.	Evidence that copy of the Subdivision Certificate provided to the Secretary.	Borg advised a draft application is being prepared	Not Triggered

Condition Number	Requirement	Evidence Requested	Findings and Recommendations	Compliance Status
AIR QUALITY				
Meteorological Station				
B1 Receipt, Storage and Handling of Waste	Prior to the commencement of construction, the Applicant must install and subsequently maintain during the life of the Development, a suitable meteorological station on the site that complies with the requirements in the EPA's Approved Methods for Sampling of Air Pollutants in New South Wales.	Installation and Maintenance records of meteorological station Meteorological records in line with EPA Methods Annual Review report demonstrating how the meteorological station complies with the requirements of the EPA Approved Methods for Sampling of Air Pollutants in NSW.	Borg Panels operate and maintain a meteorological monitoring station located east of the existing Spring Dam (EPA Point 26). A field calibration report undertaken by Envirodata dated 04/12/18 and 13/02/2020 sighted. In 2020, the monitoring station failed in respect to relative humidity, the humidity sensor tip was replaced. Email correspondence between Borg and Envirodata dated 27/05/2021 sighted, arranging next calibration certification. While there is no evidence to suggest that the station complies with EPA's Approved Methods for Sampling of Air Pollutants in New South Wales, the weather station is in place and operational at the Borg site and the weather station complies with monitoring requirements of the EPL.	Compliant
Dust Minimisation				
B2 Dust Minimisation	The Applicant must implement all reasonable and feasible measures to minimise dust generated by the Development.	CEMP/OEMP Operational Air Quality Management Plan Complaints Register Site inspection to verify	CEMP dated 17/05/2021 sighted. Page 24 outlines Air and Dust Management measures. OEMP dated 04/02/2021 sighted. Dust minimisation included in section 5.1 page and The Operational Air Quality Management Plan (OAQMP) outlines management measures to manage air quality included in Appendix A. CEMP construction site inspection checklist dated 20/04/2021 and 02/07/2020 sighted which includes check of dust management measures in place. OEMP monthly site inspection checklist dated 14/01/2019 sighted, includes weather data and dust management measures in place including photograph of unsealed road being watered by water truck to suppress dust. The Environmental Awareness Training undertaken by Borg Panels employees as part of their induction covers the Borg Panels Environmental Standards including air quality. This standard outlines how to prevent and mitigate the pollution of air and requires an examination at the completion of the induction to demonstrate competency. Complaints Register for facility sighted. Complaints numbered 97 and 98 dated 03/02/2020 pertain to residents complaining about dust from site impacting property. Environmental Coordinator responded to resident via email, providing details of current controls and addition that are being implemented to manage dust emission. It was found during the site inspection that the site was generally neat and tidy, no build up of materials observed. Evidence of regular housekeeping of wood chip and sawdust around the loading/unloading areas. Some smaller particles of fibre mass observed, but this is from an area that sits outside the SSD development consent. Borg advises there is a fleet of street sweepers operating to manage the site.	Compliant
B3 Dust Minimisation	During construction, the Applicant must ensure that: (a)exposed surfaces and stockpiles are suppressed by regular watering;	CEMP/OEMP site inspection records Site inspection to verify	CEMP dated 17/05/2021 sighted. Page 24 outlines Air and Dust Management measures included requirement for exposed surfaces and stockpiles to be suppressed by regular watering. CEMP construction site inspection checklist dated 20/04/2021 and 02/07/2020 sighted which includes check of dust management measures in place including that exposed surfaces and stockpiles to be suppressed by regular watering. The Environmental Awareness Training undertaken by Borg Panels employees as part of their induction covers the Borg Panels Environmental Standards including air quality. This standard outlines how to prevent and mitigate the pollution of air and requires an examination at the completion of the induction to demonstrate competency.	Compliant
	During construction, the Applicant must ensure that: (b)all trucks entering or leaving the site with loads have their loads covered;	CEMP/OEMP site inspection checklist records Site inspection to verify	CEMP dated 17/05/2021 sighted. Page 24 outlines Air and Dust Management measures included requirement for all trucks entering or leaving the site with loads have their loads covered. CEMP construction site inspection checklist dated 20/04/2021 and 02/07/2020 sighted which includes check of dust management measures in place including that all trucks entering or leaving the site with loads have their loads covered. Trucks observed entering and leaving the site were covered, with the exception of the logging trucks	Compliant
	During construction, the Applicant must ensure that: (c)trucks associated with the Development do not track dirt onto the public road network;	CEMP/OEMP site inspection checklist records Site inspection to verify	CEMP dated 17/05/2021 sighted. Page 24 outlines Air and Dust Management measures included requirement for all trucks entering or leaving the site with loads have their loads covered. CEMP construction site inspection checklist dated 20/04/2021 and 02/07/2020 sighted which includes check of dust management measures in place including that all trucks entering or leaving the site with loads have their loads covered. The Environmental Awareness Training undertaken by Borg Panels employees as part of their induction covers the Borg Panels Environmental Standards including air quality. This standard outlines how to prevent and mitigate the pollution of air and requires an examination at the completion of the induction to demonstrate competency. Further, Borg advises it is currently preparing MOD 4 which includes for an automated truck wash bay Site inspection found no tracking of mud/dirt onto public road network.	Compliant
	During construction, the Applicant must ensure that: (d)public roads used by these trucks are kept clean; and	CEMP/OEMP site inspection checklist records Site inspection to verify	CEMP dated 17/05/2021 sighted. Page 24 outlines Air and Dust Management measures included requirement for public roads used by these trucks are kept clean. CEMP construction site inspection checklist dated 20/04/2021 and 02/07/2020 sighted which includes check of dust management measures in place. The Environmental Awareness Training undertaken by Borg Panels employees as part of their induction covers the Borg Panels Environmental Standards including air quality. This standard outlines how to prevent and mitigate the pollution of air and requires an examination at the completion of the induction to demonstrate competency. Borg purchased a street sweeper truck to clean public roadways in December 2019 Site inspection found no tracking of mud/dirt onto public road network.	Compliant
	During construction, the Applicant must ensure that: (e)land stabilisation works are carried out progressively on site to minimise exposed surfaces.	CEMP/OEMP site inspection checklist records Site inspection to verify	CEMP dated 17/05/2021 sighted. Page 24 outlines Air and Dust Management measures included requirement for land stabilisation works are carried out progressively on site to minimise exposed surfaces. CEMP construction site inspection checklist dated 20/04/2021 and 02/07/2020 sighted which includes check of dust management measures in place. The Environmental Awareness Training undertaken by Borg Panels employees as part of their induction covers the Borg Panels Environmental Standards including air quality. This standard outlines how to prevent and mitigate the pollution of air and requires an examination at the completion of the induction to demonstrate competency. Complaints Register for facility sighted. Complaints numbered 97 and 98 dated 03/02/2020 pertain to residents complaining about dust from site impacting property. Environmental Coordinator responded to resident via email, providing details of current controls and addition that are being implemented to manage dust emission. Land stabilisation works are were observed being undertaken across the site, swales have been sprayed (not well taken, due to weather conditions). Other areas have been compacted and stabilised.	Compliant
Air Quality Discharges				
B4 Air Quality Discharges	The Applicant must install and operate equipment in line with best practice to ensure that the Development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL for the site.	CEMP/OEMP Operational Air Quality Management Plan Annual Review reports Site inspection checklist records Staff training and induction records	DPAQMP dated October 2020 sighted section 6.1 and table 7 includes measures which incorporate various plant and process operational procedures, pollution control equipment, maintenance and monitoring regimes to reduce emissions to air. CEMP sighted section 7.5.3 and 7.5.4 include management measures for implementation onsite to reduce emissions to air. Emission Testing Report Borg Manufacturing Pty Ltd, Oberon Plant dated July 2018, July 2019, July 2020, and April 2021 sighted. Monitoring frequency for smoke at points 7, 8, 9, 10 are not in line with frequencies in EPL. Annual Review 2019/2020 sighted: Section six refers to incidents in reporting period including on 3 July 2019: Fugitive fibre discharge event was reported to EPA on 4 July 2019, follow up report provided to EPA dated 11 July 2019. Formal warning letter was issued by EPA dated 24/10/2019 issued in response specifically outlining breach to condition O2.1 which states "All plant and equipment installed at the premises or used in connection with the licensed activity: a) must be maintained in a proper and efficient condition; and b) must be operated in a proper and efficient manner" As per EPL finding, Borg to discuss with EPA monitoring frequency for smoke at 7, 8, 9 and 10 as other locations, 29, 30, 31 and 32 have a yearly frequency	Non-Compliant
Operational Air Quality Management Plan				
	Within 6 months of the date of this consent, the Applicant must prepare an Operational Air Quality Management Plan (OAQMP) for the Existing Development to manage air quality to the satisfaction of the Secretary. The OAQMP must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C9.	Operational Air Quality Management Plan (OAQMP) prepared within 6 months of date of consent	Operational Air Quality Management Plan (OAQMP) V5 23/03/2020. Email to DPIE from Carly McCormack (Borg) dated 29/11/2017 with OAQMP attached sighted. This is outside the 6 months specified in the condition therefore this condition is non-compliant with no further action required.	Non-Compliant
	The OAQMP must: (a)be prepared by a suitably qualified expert and be prepared in consultation with the EPA; OAQMP must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C9.	Evidence of Consultation with EPA CV of qualified person preparing	Operational Air Quality Management Plan (OAQMP) V5 23/03/2020. Email to DPIE from Carly McCormack (Borg) dated 29/11/2017 with OAQMP attached sighted. This is outside the 6 months specified in the condition therefore this condition is non-compliant with no further action required. Unclear the qualifications of person preparing; but noted it is signed off by Aleks Todoroski, Todoroski Air Sciences. Email from EPA dated 29/11/2017 sighted acknowledging receipt of email, No correspondence/review by EPA provided	Compliant

Condition Number	Requirement	Evidence Requested	Findings and Recommendations	Compliance Status
B5 Operational Air Quality Management Plan	Within 6 months of the date of this consent, the Applicant must prepare an Operational Air Quality Management Plan (OAQMP) for the Existing Development to manage air quality to the satisfaction of the Secretary. The OAQMP must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C9. The OAQMP must: (b)detail and rank all emissions from all sources of the Existing Development, including particulate and formaldehyde emissions;	Operational Air Quality Management Plan (OAQMP) prepared within 6 months of date of consent detailing and ranking all emissions from all sources of the Existing Development, including particulate and formaldehyde emissions;	Operational Air Quality Management Plan (OAQMP) V5 23/03/2020. Email to DPIE from Carly McCormack (Borg) dated 29/11/2017 with OAQMP attached sighted. This is outside the 6 months specified in the condition therefore this condition is non-compliant with no further action required . Section 3 and 4 details and ranks all emissions from all sources of the Existing Development, including particulate and formaldehyde emissions;	Compliant
	Within 6 months of the date of this consent, the Applicant must prepare an Operational Air Quality Management Plan (OAQMP) for the Existing Development to manage air quality to the satisfaction of the Secretary. The OAQMP must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C9. The OAQMP must: (c)describe a program that is capable of evaluating the performance of the Existing Development and determining compliance with key performance indicators;	Operational Air Quality Management Plan (OAQMP) prepared within 6 months of date of consent detailing all items in condition	Operational Air Quality Management Plan (OAQMP) V5 23/03/2020. Email to DPIE from Carly McCormack (Borg) dated 29/11/2017 with OAQMP attached sighted. This is outside the 6 months specified in the condition therefore this condition is non-compliant with no further action required . Section 7 describes a program that is capable of evaluating the performance of the Existing Development and determining compliance with key performance indicators;	Compliant
	Within 6 months of the date of this consent, the Applicant must prepare an Operational Air Quality Management Plan (OAQMP) for the Existing Development to manage air quality to the satisfaction of the Secretary. The OAQMP must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C9. The OAQMP must: (d)identify the control measures that will be implemented for each emission source;	Operational Air Quality Management Plan (OAQMP) prepared within 6 months of date of consent detailing all items in condition	Operational Air Quality Management Plan (OAQMP) V5 23/03/2020. Email to DPIE from Carly McCormack (Borg) dated 29/11/2017 with OAQMP attached sighted. This is outside the 6 months specified in the condition therefore this condition is non-compliant with no further action required . Section 6 identifies the control measures that will be implemented for each emission source;	Compliant
	Within 6 months of the date of this consent, the Applicant must prepare an Operational Air Quality Management Plan (OAQMP) for the Existing Development to manage air quality to the satisfaction of the Secretary. The OAQMP must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C9. The OAQMP must: (e)outline options/strategies for reducing formaldehyde emissions;	Operational Air Quality Management Plan (OAQMP) prepared within 6 months of date of consent detailing all items in condition	Operational Air Quality Management Plan (OAQMP) V5 23/03/2020. Email to DPIE from Carly McCormack (Borg) dated 29/11/2017 with OAQMP attached sighted. This is outside the 6 months specified in the condition therefore this condition is non-compliant with no further action required . Section 6.2 outlines options/strategies for reducing formaldehyde emissions	Compliant
	Within 6 months of the date of this consent, the Applicant must prepare an Operational Air Quality Management Plan (OAQMP) for the Existing Development to manage air quality to the satisfaction of the Secretary. The OAQMP must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C9. The OAQMP must: (f)nominate the following for each of the proposed controls: (i)key performance indicator; (ii)monitoring method; (iii)location, frequency and duration of monitoring; (iv)record keeping; (v)complaints register; (vi)response procedures; and (vii)compliance monitoring.	Operational Air Quality Management Plan (OAQMP) prepared within 6 months of date of consent detailing all items in condition	Operational Air Quality Management Plan (OAQMP) V5 23/03/2020. Email to DPIE from Carly McCormack (Borg) dated 29/11/2017 with OAQMP attached sighted. This is outside the 6 months specified in the condition therefore this condition is non-compliant with no further action required . (i)key performance indicators included in section 3 (ii)monitoring methods included in section 7 (iii)location, frequency and duration of monitoring; included in section 7 (iv)record keeping included in section 9 (v)complaints register included in section 9 (vi)response procedures included in section 8 (vii)compliance monitoring included in section 7	Compliant
B6 Operational Air Quality Management Plan	Prior to commencement of operation of the Project, the Applicant must update the OAQMP as required by Condition B5 to incorporate the Project and its management to the satisfaction of the Secretary. The updated plan must be prepared in accordance with the requirements of Condition B5 and must incorporate the following: (a)details of emissions from all sources of the Development;	Has operations commenced? If so, evidence that OAQMP updated prior to commencement with details outlined in condition	Operational Air Quality Management Plan (OAQMP) V5 23/03/2020 sighted revision history shows that updated on 23/03/2021 to incorporate B6. Section 3 includes details of emissions from all sources of the Development. DPIE letter dated 22/02/2021 sighted with secretary satisfaction with OAQMP	Compliant
	Prior to commencement of operation of the Project, the Applicant must update the OAQMP as required by Condition B5 to incorporate the Project and its management to the satisfaction of the Secretary. The updated plan must be prepared in accordance with the requirements of Condition B5 and must incorporate the following: (b)description of the air quality monitoring to measure the performance of the Development against this consent and the EPL; and	Has operations commenced? If so, evidence that OAQMP updated prior to commencement with details outlined in condition	Operational Air Quality Management Plan (OAQMP) V5 23/03/2020 sighted revision history shows that updated on 23/03/2021 to incorporate B6. Section 7 includes descriptions of the air quality monitoring to measure the performance of the Development against this consent and the EPL. DPIE letter dated 22/02/2021 sighted with secretary satisfaction with OAQMP	Compliant
	Prior to commencement of operation of the Project, the Applicant must update the OAQMP as required by Condition B5 to incorporate the Project and its management to the satisfaction of the Secretary. The updated plan must be prepared in accordance with the requirements of Condition B5 and must incorporate the following: (c)description of any additional measures that would be implemented to ensure the Development complies with this consent and the EPL.	Has operations commenced? If so, evidence that OAQMP updated prior to commencement with details outlined in condition	Operational Air Quality Management Plan (OAQMP) V5 23/03/2020 sighted revision history shows that updated on 23/03/2021 to incorporate B6. Section 6 includes description of any additional measures that would be implemented to ensure the Development complies with this consent and the EPL. DPIE letter dated 22/02/2021 sighted with secretary satisfaction with OAQMP	Compliant
Odour Management				
B7 Odour Management	The Applicant must ensure the Development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).	Complaints register CEMP/OEMP site inspection checklist records	CEMP dated 17 May 2021 sighted, section 7.5.3 states: Offensive odours are not expected to be generated from the site. If this does occur work involved is to stop temporarily, the source of odour investigated, and solutions actioned so that offensive odour production does not continue. Records (complaints register) accessed via company website at https://www.borg.com.au/locations/oberon-nsw/ some complaints pertaining to odour recorded. For example complaint #99 pertains to chemical odour (dated 04/03/2020). Investigation undertaken, but no breach found. Only minor localised odours when onsite, around specific chem storage areas. No offensive odours noted.	Compliant
Cogeneration Units				
B8 Cogeneration Units	The Applicant must ensure the two cogeneration units are capable of meeting Group 6 emissions standards outlined in the Clean Air Regulation.	Certification of two cogeneration units	Sighted report prepared by Borg and submitted to the EPA on 13 February 2020. This was updated on 23 June 2020 to be re-issued to EPA. This showed that the units were operating above Group 6 however, this matter was negotiated with and resolved to the satisfaction of the EPA and DPIE. See B9.	Compliant
B9 Cogeneration Units	Within 3 months of commissioning the two cogeneration units, the Applicant, in consultation with the EPA, must undertake post-commissioning air monitoring of exhaust gases from the two cogeneration units to demonstrate these comply with the Group 6 emission limits in the Clean Air Regulation. Within 1 month of completing the study, the Applicant must submit a report outlining the findings of the study to the Secretary and the EPA.	Have the two cogeneration units been commissioned? Evidence of consultation with EPA within three months of commission Evidence of report within 1 month of the study submitted to secretary and EPA	The date for commissioning the two cogeneration units is believed to be in Aug 2019 but unable to find exact records. (Monitoring began on 10th Sept, and would have taken at least a couple of weeks to commission this) There were 2 versions of the report, as for some reason VOC were not included in the first version. 13/2/2020 rev 1 sighted. Rev 2 dated 23/6/20. Sighted correspondence between EPA and Borg in 2020 and reports on this matter which were submitted to the EPA. In the final letter from the EPA dated 7 July 2020 from A Helms, Bathurst it noted: In summary, the EPA considers that Borg panels has adequately addressed condition B9 of development consent for SSD 7016. The EPA will, however, require Borg Panels to undertake annual emission monitoring at the two cogeneration units to demonstrate ongoing compliance with air quality standards. The EPA noted it intended to update the EPL. The proposed changes will effectively negate the need for Borg Panels to meet the requirements of development consent condition B10 (further studies to ascertain appropriate mitigation measures to meet Group 6 standards) as the modified oxygen correction factor will enable Borg	Compliant
B10 Cogeneration Units	Should the post-commissioning emissions verification study indicate the two cogeneration units have not met the requirements of condition B8, a detailed investigation and an outline of any management measures necessary to prevent exceedances must be submitted to the Secretary and the EPA, as part of the study.	Applicable?	See item above. Sighted DPIE letter dated 04/08/2020 which said that the Department notes feedback provided by the Environment Protection Authority (EPA) on 19 May 2020 and advises that the EPA is the lead agency regarding the air monitoring report. Notwithstanding, the Department requests that any future monitoring reports and proposed management measures, as required by the EPA are provided to the Department, in accordance with the Consent. Email confirmation that emission testing report uploaded to portal dated 1/07/2021	Compliant
Air Emissions Verification				

Condition Number	Requirement	Evidence Requested	Findings and Recommendations	Compliance Status															
B11 Air Emissions Verification	Within 6 months of the commencement of operation of the Project, the Applicant must undertake an air emissions verification study at all air discharge points for the Development identified in the Air Quality Impact Assessment Revised Borg Manufacturing Timber Panels Processing Facility Expansion (AQIA), prepared by Todoroski Air Sciences, dated 16 February 2017, to the satisfaction of the Secretary. The study must: (a) be undertaken by a suitably qualified expert;	air emissions verification study undertaken within 6 months of date of consent Evidence of Secretary Satisfaction CV of qualified person preparing	Sighted Borg Panels Timber Processing Facility (SSD 7016) Air Emissions Verification Study dated 8/12/2020, this is outside of 6 months of commencement of operation (January 2020) Sighted correspondence from DPIE dated 8/2/21, stating The Department considers that the Air Emissions Verification Study generally satisfied Condition B11 of the approval. No further action required.	Non-Compliant															
	Within 6 months of the commencement of operation of the Project, the Applicant must undertake an air emissions verification study at all air discharge points for the Development identified in the Air Quality Impact Assessment Revised Borg Manufacturing Timber Panels Processing Facility Expansion (AQIA), prepared by Todoroski Air Sciences, dated 16 February 2017, to the satisfaction of the Secretary. The study must: (b) include a verification of actual monitored emissions against the assumptions adopted in the AQIA;	air emissions verification study undertaken within 6 months of date of consent Evidence of Secretary Satisfaction Contains details as outlined in condition	Sighted correspondence from DPIE dated 8/2/21, stating The Department considers that the Air Emissions Verification Study generally satisfied Condition B11 of the approval.	Compliant															
	Within 6 months of the commencement of operation of the Project, the Applicant must undertake an air emissions verification study at all air discharge points for the Development identified in the Air Quality Impact Assessment Revised Borg Manufacturing Timber Panels Processing Facility Expansion (AQIA), prepared by Todoroski Air Sciences, dated 16 February 2017, to the satisfaction of the Secretary. The study must: (c) confirm, through direct measurements, that applicable EPL requirements are being complied with; and	air emissions verification study undertaken within 6 months of date of consent Evidence of Secretary Satisfaction Contains details as outlined in condition	Sighted correspondence from DPIE dated 8/2/21, stating The Department considers that the Air Emissions Verification Study generally satisfied Condition B11 of the approval.	Compliant															
	Within 6 months of the commencement of operation of the Project, the Applicant must undertake an air emissions verification study at all air discharge points for the Development identified in the Air Quality Impact Assessment Revised Borg Manufacturing Timber Panels Processing Facility Expansion (AQIA), prepared by Todoroski Air Sciences, dated 16 February 2017, to the satisfaction of the Secretary. The study must: (d) confirm, using reasonable means, the effectiveness of any emission control measures that have implemented to minimise air quality impacts. Within 1 month of completing the study, the Applicant must submit a report outlining the findings of the study to the	air emissions verification study undertaken within 6 months of date of consent Evidence of Secretary Satisfaction Evidence of report submission to EPA and Secretary	Within 1 month of completing the study, the Applicant must submit a report outlining the findings of the study to the Secretary and the EPA. - evidence of submission to the EPA and DPIE Wed 9/12/2020 sighted. Sighted correspondence from DPIE dated 8/2/21, stating The Department considers that the Air Emissions Verification Study generally satisfied Condition B11 of the approval.	Compliant															
B12 Air Emissions Verification	Should the air emissions verification study indicate the Development has not complied with applicable EPL requirements, or where the verification indicates that greater impacts than predicted in the EIS may arise, a detailed investigation and an outline of any management measures necessary to prevent exceedances must be submitted to the Secretary and the EPA, as part of the study.	Applicable?	The report noted there was a PRP in place within the EPL for the MDF and particleboard plant and that Todoroski Air Sciences had conducted an examination of the mitigation measures for this plant. It further noted that the PRP concluded that significant improvements to the predicted formaldehyde emission estimates contained in Todoroski's AQIA were realised with the final Project design.	Compliant															
NOISE																			
Hours of Work																			
B13 Hours of Work	The Applicant must comply with the hours detailed in Table 3, unless otherwise agreed in writing by the Secretary <table border="1"> <thead> <tr> <th colspan="3">Table 3 - Hours of Work</th> </tr> <tr> <th>Activities</th> <th>Days</th> <th>Time</th> </tr> </thead> <tbody> <tr> <td>Earthworks and Construction</td> <td>Monday - Friday</td> <td>7 am to 5 pm</td> </tr> <tr> <td>Operations</td> <td>Saturday</td> <td>8 am to 1 pm</td> </tr> <tr> <td></td> <td>Monday - Sunday</td> <td>24 hours</td> </tr> </tbody> </table>	Table 3 - Hours of Work			Activities	Days	Time	Earthworks and Construction	Monday - Friday	7 am to 5 pm	Operations	Saturday	8 am to 1 pm		Monday - Sunday	24 hours	Sign-in sheets / timesheet system records CEMP/OEMP Induction records Complaints register	OEMP dated 04/02/2021 sighted, operation hours included in section 4 in line with condition B13 CEMP dated 17/05/2021 sighted, construction hours included in section 7.2 in line with condition B13 Toolbox talks undertaken with Oberon Construction Group (17/05/2021) and Ballinger Roofing (18/05/2021) sighted. Includes outline of the approved hours allowed for earthworks and construction in line with B13. There have been several complaints pertaining to noise emitted from the site. In all circumstance Borg followed up with rectifications or liaison with the affected resident. E.g. complaint 106 dated 25/08/2021, resident complained of loud beeping noise. Construction Manager investigated site activities and identified a new EWP on site with beeper enabled. The EWP was immediately taken to the fleet workshop to install a squawker. No evidence to suggest any of these complaints were outside of approved hours.	Compliant
Table 3 - Hours of Work																			
Activities	Days	Time																	
Earthworks and Construction	Monday - Friday	7 am to 5 pm																	
Operations	Saturday	8 am to 1 pm																	
	Monday - Sunday	24 hours																	
B14 Hours of Work	Works outside of the hours identified in Condition B13 may be undertaken in the following circumstances: (a) works that are inaudible at the nearest sensitive receivers;	Has this occurred during this audit period? If so, details of works	Concrete activities and roofing activities undertaken outside of hours identified in B13. There was appropriate steps taken prior with getting approval and toolbox talks showed the activity was discussed and approved. The roofing and concrete activities were over the 5 weeks from 18/5/20. There were no complaints during this period relating to noise. Borg advised that noise monitoring undertaken during activity but no records of monitoring provided to confirm inaudible to nearest receiver. However, the Environmental Planning and Assessment (COVID-19 Development – Construction Work Days) Order 2020 (NSW) (Building Order) permits carrying out of building work, or the demolition of a building or work on a Saturday, Sunday or public holiday. Action: If out of hours work to be undertaken, monitoring to be undertaken and kept on file	Non-Compliant															
	Works outside of the hours identified in Condition B13 may be undertaken in the following circumstances: (b) works agreed to in writing by the Secretary;	Has this occurred during this audit period? If so, agreement of Secretary	Not applicable	Not Triggered															
	Works outside of the hours identified in Condition B13 may be undertaken in the following circumstances: (c) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or	Has this occurred during this audit period? If so, details of works	Not applicable	Not Triggered															
	Works outside of the hours identified in Condition B13 may be undertaken in the following circumstances: (d) where it is required in an emergency to avoid the loss of lives, property and/or to prevent environmental harm.	Has this occurred during this audit period? If so, details of works	Not applicable	Not Triggered															
Construction Noise Management Plan																			
B15 Construction Noise Management Plan	The Applicant must prepare a Construction Noise Management Plan (CNMP) for the Project to manage construction noise. The plan must form part of the CEMP required by Condition C1 and must: (a) be prepared by a suitably qualified and experienced noise expert;	Evidence of secretary approval and evidence of preparation by suitable qualified noise expert sighted last audit.	The Borg Panels Construction Noise Management Plan (CNMP) dated 1 June 2017 sighted. Prepared by Jeremy Welbourne Acoustics Engineer for Global Acoustics.	Compliant															
	The plan must form part of the CEMP required by Condition C1 and must: (b) be approved by the Secretary prior to the commencement of construction of the Project;	Evidence of secretary approval and evidence of preparation by suitable qualified noise expert sighted last audit.	The Borg Panels Construction Noise Management Plan (CNMP) dated 1 June 2017 was approved by DPIE on 13 June 2017.	Compliant															
	The plan must form part of the CEMP required by Condition C1 and must: (c) describe procedures for achieving the noise limits in Table 2;	Construction Noise Management Plan (CNMP) Containing Content in line with condition	The Borg Panels Construction Noise Management Plan (CNMP) dated 1 June 2017 sighted, section 6 includes limits included in table 2	Compliant															
	The plan must form part of the CEMP required by Condition C1 and must: (d) describe the measures to be implemented to manage noisy works such as rock/concrete breaking activities, in close proximity to sensitive receivers;	Construction Noise Management Plan (CNMP) Containing Content in line with condition	The Borg Panels Construction Noise Management Plan (CNMP) dated 1 June 2017 sighted, section 6 and table 7 includes measures to be implemented to manage noisy works such as rock/concrete breaking activities, in close proximity to sensitive receivers	Compliant															
	The plan must form part of the CEMP required by Condition C1 and must: (e) include strategies that have been developed with the community for managing noisy works;	Construction Noise Management Plan (CNMP) Containing Content in line with condition	The Borg Panels Construction Noise Management Plan (CNMP) dated 1 June 2017 sighted, Table 7 and Section 9.1.2 includes strategies that have been developed with the community for managing noisy work	Compliant															
	The plan must form part of the CEMP required by Condition C1 and must: (f) describe the community consultation undertaken to develop the strategies in e) above; and	Construction Noise Management Plan (CNMP) Containing Content in line with condition	The Borg Panels Construction Noise Management Plan (CNMP) dated 1 June 2017 sighted, Section 9.1.2 describes the community consultation undertaken to develop the strategies in e) above	Compliant															
	The plan must form part of the CEMP required by Condition C1 and must: (g) include a complaints management system that would be implemented for the duration of the Project.	Construction Noise Management Plan (CNMP) Containing Content in line with condition Details of complaints management system and complaints received during audit period managed in line with same.	The Borg Panels Construction Noise Management Plan (CNMP) dated 1 June 2017 sighted, Section 9.2 includes a complaints management system that would be implemented for the duration of the Project. There have been several complaints pertaining to noise emitted from the site. In all circumstance Borg followed up with rectifications or liaison with the affected resident. E.g. complaint 106 dated 25/08/2021, resident complained of loud beeping noise. Construction Manager investigated site activities and identified a new EWP on site with beeper enabled. The EWP was immediately taken to the fleet workshop to install a squawker. No evidence to suggest any of these complaints were outside of approved hours.	Compliant															
Operational Noise Limits																			

Condition Number	Requirement	Evidence Requested	Findings and Recommendations	Compliance Status								
B16 Operational Noise Limits	<p>The Applicant must ensure that noise generated by the Development does not exceed the noise limits in Table 2.</p> <p>Table 2: Noise Limits (dB)</p> <table border="1"> <tr> <td>Location</td> <td>Day</td> <td>Evening</td> <td>Night</td> </tr> <tr> <td>At sensitive receptors</td> <td>Leq_{5min} 55a</td> <td>Leq_{5min} 50a</td> <td>Leq_{5min} 45a</td> </tr> </table> <p>Note: Noise generated by the Development is to be measured in accordance with the relevant procedures and exceptions (including certain meteorological conditions) of the NSW Industrial Noise Policy.</p>	Location	Day	Evening	Night	At sensitive receptors	Leq _{5min} 55a	Leq _{5min} 50a	Leq _{5min} 45a	<p>ONMP Noise monitoring records and reporting</p> <p>Complaints register</p>	<p>ONMP dated 06/10/2020 sighted. The noise limits are included in section four.</p> <p>Noise monitoring is undertaken on a quarterly and annual basis by Global Acoustics. Annual reports from 2018-2020 and quarterly reports from 2018 to Quarter 1 2021 sighted. There have been no exceedances in the criteria outlined in condition. However, it is noted that noise is only measured on one day and there is no night time measurements. Therefore this can not be considered a complete assessment.</p> <p>There have been several complaints pertaining to noise emitted from the site. In all circumstance Borg followed up with rectifications or liaison with the affected resident. E.g. complaint 106 filed 25/08/2021, resident complained of loud beeping noise. Construction Manager investigated site activities and identified a new EWP on site with beeper enabled. The EWP was immediately taken to the fleet workshop to install a squawker. The noise level at the time of these complaints is unknown.</p> <p>Borg advises that with dedicated Environment Manager onsite, internal communications between plant operations crew is improving in relation to management of environmental issues</p>	Compliant
Location	Day	Evening	Night									
At sensitive receptors	Leq _{5min} 55a	Leq _{5min} 50a	Leq _{5min} 45a									
B17 Noise Mitigation	<p>The Applicant must ensure all noise attenuation measures already installed for the Existing Development are maintained in good working order for the life of the Development.</p>	<p>Condition assessment survey</p> <p>Maintenance records</p> <p>Site inspection to verify</p>	<p>ONMP dated 06/10/2020 sighted. The noise management measures are included in section six and table 4. Including: "Ensure all equipment is equipped with reasonable and feasible noise control (e.g. mufflers, acoustic enclosures, flashing lights or 'quackers' as an alternative to traditional reversing beepers) and is turned off when not in use."</p> <p>Borg advises that all maintenance including inspection of plant is all maintenance including inspection of plant are managed via MainPac. Its quarterly and annual compliance noise monitoring events also provide support for evidence of compliance</p> <p>There has been a complaint pertaining to noise throughout night recorded in complaints registers accessed via project website. For instance #111 (02/03/2021) loud noise throughout the night was reported by a neighbour. WHSE Coordinator contacted Log Yard Manager who informed that the roof had been removed from the MDF chipper and had not been replaced. Log Yard Manager contacted resident and explained this and that the roof was being replaced that day. Given the chipper had no roof and was operating during the night, this meant that a key noise attenuation measure was not in place.</p> <p>Borg advises that with dedicated Environment Manager onsite, internal communications between plant operations crew is improving in relation to management of environmental issues. It's not exceeding noise levels and has put in additional controls eg concrete barriers.</p> <p>Additionally, there is regular preventative maintenance performed on all equipment, as documented in Mainpac.</p> <p>Action: Borg continue to educate all staff on noise management issues.</p>	Non-Compliant								
Operational Noise Management Plan												
B18 Operational Noise Management Plan	<p>Within 6 months of the date of this consent, the Applicant must prepare an Operational Noise Management Plan (ONMP) for the Existing Development, to manage operational noise to the satisfaction of the Secretary. The ONMP must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C9. The ONMP must:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>The ONMP must:</p> <p>(b) describe the measures that will be implemented to minimise noise from the Existing Development including:</p> <p>(i) all reasonable and feasible measures being employed on site;</p> <p>(ii) maintain equipment to ensure it is in good order;</p> <p>(iii) traffic noise is effectively managed;</p> <p>(iv) the noise impacts of the Existing Development are minimised during any meteorological conditions when the noise criteria in this consent do not apply;</p> <p>(v) compliance with the relevant conditions of this consent;</p> <p>The ONMP must:</p> <p>(c) include a noise monitoring program that:</p> <p>(i) must be carried out until otherwise agreed to in writing by the Secretary;</p> <p>(ii) is capable of evaluating the performance of the Existing Development; and</p> <p>(iii) includes a protocol for determining exceedances of the relevant conditions of this consent and responding to complaints; and</p> <p>The ONMP must:</p> <p>(d) include a procedure for implementing noise mitigation measures, should the Applicant be directed by the EPA or the Secretary, or should non-compliances be detected</p>	<p>Evidence of secretary approval and evidence of preparation by suitable qualified noise expert sighted last audit.</p> <p>Operational Noise Management Plan (ONMP) containing Content in line with condition</p> <p>Operational Noise Management Plan (ONMP) containing Content in line with condition</p> <p>Operational Noise Management Plan (ONMP) containing Content in line with condition</p>	<p>The Borg Panels Operational Noise Management Plan (ONMP) dated 11 December 2017 was approved by DPE on 21 December 2017. Prepared by Jeremy Welbourne Acoustics Engineer - Global Acoustics</p> <p>The ONMP was submitted to DPE on 30 November 2017, which was one day late (not within 6 months from the date of consent SSD 7016).</p> <p>No further action required.</p> <p>The Borg Panels Operational Noise Management Plan (ONMP) dated 11 December 2017 was approved by DPE on 21 December 2017. Section 6 includes items from b (i) to (v)</p> <p>The Borg Panels Operational Noise Management Plan (ONMP) dated 11 December 2017 was approved by DPE on 21 December 2017. Section 6 includes noise monitoring program detail in line with c) (i) (ii), and (iii) section 9.3 includes protocol for exceedances and complaints</p> <p>The Borg Panels Operational Noise Management Plan (ONMP) dated 11 December 2017 was approved by DPE on 21 December 2017. Section 8 and table four include noise mitigation measures for non-compliance</p>	<p>Non-Compliant</p> <p>Compliant</p> <p>Compliant</p> <p>Compliant</p>								
B19 Operational Noise Management Plan	<p>Prior to the commencement of operation of the Project, the Applicant must update the ONMP required under Condition B18, to incorporate the Project and its management, to the satisfaction of the Secretary. The updated plan must be prepared in accordance with the requirements of Condition B18, and must incorporate the following:</p> <p>(a) description of the noise monitoring program to measure the performance of the Development against this consent and the EPL;</p> <p>(b) description of any additional measures that would be implemented for the Development to ensure compliance with the noise limits in Condition B15 and the EPL;</p> <p>(c) details of the noise attenuation measures for the gas turbine and ancillary equipment associated with the particleboard material handling area; and</p> <p>(d) details of the noise attenuation measures for the materials handling equipment approved for installation and operation under SSD-7016-Mod-3.</p>	<p>Applicable? If so, evidence of updating ONMP prior to commencement of operations</p>	<p>The Borg Panels Operational Noise Management Plan (ONMP) dated 11 December 2017 was approved by DPE on 21 December 2017. The revision history shows that the document was updated as per B19 (d) a letter dated 22/02/2021 from DPE approving the OEMP and sub-plan updates</p>	Compliant								
Noise Verification												
B20 Noise Verification	<p>Within 3 months of commencement of operation of the Project, the Applicant must undertake a noise verification study for the Development to the satisfaction of the Secretary. The study must:</p> <p>(a) be undertaken by a suitably qualified expert;</p> <p>Within 3 months of commencement of operation of the Project, the Applicant must undertake a noise verification study for the Development to the satisfaction of the Secretary. The study must:</p> <p>(b) include an analysis of compliance with noise limits specified in Condition B16;</p> <p>Within 3 months of commencement of operation of the Project, the Applicant must undertake a noise verification study for the Development to the satisfaction of the Secretary. The study must:</p> <p>(c) demonstrate achievement of the sound power levels in Table 12 of the Borg Panels Timber Panel Processing Facility Noise and Vibration Impact Assessment, dated May 2016 and prepared by Global Acoustics;</p>	<p>Applicable? If so, evidence of NVS within 3 months of operation, CV of expert undertaking</p> <p>Evidence of NVS within 3 months of operation, contains details as per condition</p> <p>Evidence of NVS within 3 months of operation, contains details as per condition</p>	<p>Noise Verification Report dated 30 October 2020 sighted. Report prepared by Jacqueline Blomberg (Borg) and Global Acoustics. Letter from Katrina O'Reilly of DPE states: "The Department considers that the Noise Verification Study generally satisfied Condition B20 of the approval." A Letter from DPE granting a 3 month extension from 24/03/2020 sighted. No evidence of submission timing to DPE and the Noise Assessment was not submitted to EPA until 06/11/2020 which is outside of 3 months from 24/03/2020 and as such this is not compliant. No further action required.</p> <p>Noise Verification Report dated 30 October 2020 sighted. Letter from Katrina O'Reilly of DPE states: "The Department considers that the Noise Verification Study generally satisfied Condition B20 of the approval." A Letter from DPE granting a 3 month extension from 24/03/2020 sighted. TA Letter from DPE granting a 3 month extension from 24/03/2020 sighted. No evidence of submission timing to DPE and the Noise Assessment was not submitted to EPA until 06/11/2020 which is outside of 3 months from 24/03/2020 and as such this is not compliant. Section 4 states "As can be seen in Tables 2 & 3, when comparing Borg LAeq results with Noise Limits, during all monitoring events there were no exceedances of noise limits specified in SSD 7016 condition B16 or EPL 3035."</p> <p>Noise Verification Report dated 30 October 2020 sighted. Letter from Katrina O'Reilly of DPE states: "The Department considers that the Noise Verification Study generally satisfied Condition B20 of the approval." A Letter from DPE granting a 3 month extension from 24/03/2020 sighted. A Letter from DPE granting a 3 month extension from 24/03/2020 sighted. No evidence of submission timing to DPE and the Noise Assessment was not submitted to EPA until 06/11/2020 which is outside of 3 months from 24/03/2020 and as such this is not compliant. Section 5 states: "Compliance with condition B20(c) was also achieved albeit the exceedance of modelled sound power limit for the fibre transport as discussed above in Section 4.2 of this Report. This compliance is demonstrated in the attended annual noise monitoring reports as there have been no noise limit B20 - Noise Verification Report 9 exceedances at the off-site sensitive receivers. To further support this conclusion, construction noise monitoring quarter 3 event conducted on 28 September 2020 at the four attended noise monitoring locations did not record any exceedance of approved noise limits."</p>	<p>Non-Compliant</p> <p>Compliant</p> <p>Compliant</p>								

Condition Number	Requirement	Evidence Requested	Findings and Recommendations	Compliance Status
	Within 3 months of commencement of operation of the Project, the Applicant must undertake a noise verification study for the Development to the satisfaction of the Secretary. The study must: (d) include an outline of management actions to be taken to address any exceedances of the limits specified in Condition B16; and	Evidence of NVS within 3 months of operation, contains details as per condition	Noise Verification Report dated 30 October 2020 sighted. Letter from Katrina O'Reilly of DPIE states: "The Department considers that the Noise Verification Study generally satisfied Condition B20 of the approval." No management actions were required as noise limits at sensitive receivers remain compliant as per condition B16. A letter from DPIE granting a 3 month extension from 24/03/2020 sighted. A letter from DPIE granting a 3 month extension from 24/03/2020 sighted. No evidence of submission timing to DPIE and the Noise Assessment was not submitted to EPA until 06/11/2020 which is outside of 3 months from 24/03/2020 and as such this is not compliant.	Compliant
	Within 3 months of commencement of operation of the Project, the Applicant must undertake a noise verification study for the Development to the satisfaction of the Secretary. The study must: (e) describe the contingency measures in the event management actions are not effective in reducing noise levels to an acceptable level. Within 1 month of completing the study, the Applicant must submit a report outlining the findings of the study to the Secretary and the EPA	Evidence of NVS within 3 months of operation, contains details as per condition Evidence of submission to secretary and EPA	Noise Verification Report dated 30 October 2020 sighted. Letter from Katrina O'Reilly of DPIE states: "The Department considers that the Noise Verification Study generally satisfied Condition B20 of the approval." A letter from DPIE granting a 3 month extension from 24/03/2020 sighted. The Noise Assessment was not submitted to EPA until 06/11/2020 Submission of Noise Verification Study to DPIE 06/11/2020 which is outside of 3 months from 24/03/2020 and as such this is not compliant. No contingency measures required as study found site to be compliant with limits in condition B16. DPIE was satisfied that the NVS satisfied condition B20 (sighted letter dated 13/01/2021). As per section 2: "Global Acoustics performed two attended noise monitoring events, one each in June 2019 and June 2020 during the day, evening and night time periods to quantify and describe the acoustic environment around the facility, and compare results with specified limits to determine compliance with EPL 3035 noise criteria" Email to EPA dated 06/11/2020 with the Noise verification report attached, this was inside of the one month from the study occurring (October).	Compliant
B20A Noise Verification	Within three months of the commissioning of the gas turbines and ancillary equipment, the Applicant must undertake a noise verification study for the Development to the satisfaction of the Secretary. The study must: (a) be undertaken by a suitably qualified expert; and	Applicable? If so, Noise verification study to secretary satisfaction within three months of commissioning turbine CV of Expert	Client advised not yet applicable	Not Triggered
	Within three months of the commissioning of the gas turbines and ancillary equipment, the Applicant must undertake a noise verification study for the Development to the satisfaction of the Secretary. The study must: (b) include an analysis of compliance with noise limits specified in Condition B16;	Noise verification study to secretary satisfaction within three months of commissioning turbine Include details in condition	Client advised not yet applicable	Not Triggered
	Within three months of the commissioning of the gas turbines and ancillary equipment, the Applicant must undertake a noise verification study for the Development to the satisfaction of the Secretary. The study must: (c) include an outline of management actions to be taken to address any exceedances of the limits specified in Condition B16; and	Noise verification study to secretary satisfaction within three months of commissioning turbine Include details in condition	Client advised not yet applicable	Not Triggered
	Within three months of the commissioning of the gas turbines and ancillary equipment, the Applicant must undertake a noise verification study for the Development to the satisfaction of the Secretary. The study must: (d) describe the contingency measures in the event management actions are not effective in reducing noise levels to an acceptable level.	Noise verification study to secretary satisfaction within three months of commissioning turbine Include details in condition	Client advised not yet applicable	Not Triggered
B20B Noise Verification	Within three months of commissioning the materials handling equipment approved for installation and operation under SSD-7016-Mod-3, the Applicant must undertake a Noise Verification Study for the Development to the satisfaction of the Secretary. The study must: (a) be undertaken by a suitably qualified expert;	Applicable? If so, Noise verification study to secretary satisfaction within three months of materials handling equipment CV of Expert	Client advised not yet applicable	Not Triggered
	Within three months of commissioning the materials handling equipment approved for installation and operation under SSD-7016-Mod-3, the Applicant must undertake a Noise Verification Study for the Development to the satisfaction of the Secretary. The study must: (b) include an analysis of compliance with noise limits specified in Condition B16;	Noise verification study to secretary satisfaction within three months of materials handling equipment Include details in condition	Client advised not yet applicable	Not Triggered
	Within three months of commissioning the materials handling equipment approved for installation and operation under SSD-7016-Mod-3, the Applicant must undertake a Noise Verification Study for the Development to the satisfaction of the Secretary. The study must: (c) include an outline of management actions to be taken to address any exceedances of the limits specified in Condition B16; and	Noise verification study to secretary satisfaction within three months of materials handling equipment Include details in condition	Client advised not yet applicable	Not Triggered
	Within three months of commissioning the materials handling equipment approved for installation and operation under SSD-7016-Mod-3, the Applicant must undertake a Noise Verification Study for the Development to the satisfaction of the Secretary. The study must: (d) describe the contingency measures in the event management actions are not effective in reducing noise levels to an acceptable level.	Noise verification study to secretary satisfaction within three months of materials handling equipment Include details in condition	Client advised not yet applicable	Not Triggered
B21 Noise Verification	Should the noise verification study indicate the Development has not complied with the noise limits in Condition B16 and applicable EPL requirements, or where the verification indicates that greater impacts than predicted in the EIS may arise, a detailed investigation and an outline of any management measures necessary to prevent exceedances must be submitted to the Secretary	If applicable, evidence of submission to secretary and EPA	Noise Verification Report dated 30 October 2020 sighted. As per section 2: "Global Acoustics performed two attended noise monitoring events, one each in June 2019 and June 2020 during the day, evening and night time periods to quantify and describe the acoustic environment around the facility, and compare results with specified limits to determine compliance with EPL 3035 noise criteria" Report for 208 still required	Compliant
Mobile Wood Chippers				
B22 Mobile Wood Chippers	During construction, the Applicant must ensure that mobile wood chippers are not operating simultaneously with rock/concrete breaking activities.	Have any concrete/rock breaking activities occurred? CEMP/OEMP	No rock breaking activities occurred during construction works. Concrete breaking occurred post construction of the permanent debarker/chipper. Not triggered.	Not Triggered
B23 Mobile Wood Chippers	The use of mobile wood chippers on site is restricted to the day time period only and to periods of breakdown or maintenance of the permanent wood debarkers and electric chippers, and must not operate under the following conditions: (a) in the open when winds are from the north-west through to the north-east (315°, through 0°, to 45°); or	Site inspection to verify CEMP/OEMP	MWCOMP dated 08/07/2020 sighted, Section 4 specifies that "Wind directional data clearly signifying when one or two mobile chippers may be operated, or when they are not to be operated, is to be displayed as a live feed from the meteorological station in full view of the Log Yard Supervisor. The Supervisor will review data and advise operators when wind direction prevents operation and to shut down equipment". Previous audit Borg Panels advised that they were currently investigating a text message alert system for the Supervisors. Borg advised an alert system was investigated though it was decided to provide the operators/supervisors with a link to the weather station information for them to review instead. Letter dated 26 October 2020 from Borg to DPIE stating that a plant failure had occurred outlining that chipper operation may need to occur outside normal operating hours	Compliant
	The use of mobile wood chippers on site is restricted to the day time period only and to periods of breakdown or maintenance of the permanent wood debarkers and electric chippers, and must not operate under the following conditions: (b) when winds are from the west through to the east (270°, through 0°, to 90°), two or more mobile wood chippers are not to operate simultaneously	Site inspection to verify CEMP/OEMP	MWCOMP dated 08/07/2020 sighted, Section 4.1 pertains to wind directions in line with the condition Previous audit Borg Panels advised that they were currently investigating a text message alert system for the Supervisors. Borg advised an alert system was investigated though it was decided to provide the operators/supervisors with a link to the weather station information for them to review instead. Letter dated 26 October 2020 from Borg to DPIE stating that a plant failure had occurred outlining that chipper operation may need to occur outside normal operating hours	Compliant
B24 Mobile Wood Chippers	Within 6 months of the date of this consent or the commencement of construction of the Project, whichever occurs first, the Applicant must prepare a Mobile Wood Chipper Operation Management Plan for the Development. The plan must outline how the requirements under Conditions B22 and Condition B23 will be achieved and must include any reasonable and feasible mitigation measures to limit operation to periods of breakdown or maintenance of the permanent debarkers and electric chippers.	Mobile Wood Chipper Operation Management Plan containing content outlined	Last audit found the MWCOMP was approved by DPIE on 21 December 2017. The MWCOMP was submitted to DPIE on 30 November 2017, which was one day late (not within 6 months from the date of consent SSD 7016). No further action is required. Covers how measures outlined in section 4 will be achieved, and reasonable and feasible mitigation measures to limit operation to periods of breakdown or maintenance of the permanent debarkers and electric chippers. MWCOMP states when use is permissible/not permissible with regards to wind direction. Plan also states the restricted use of breakdown/maintenance periods only.	Non-Compliant
Cogeneration Units				
B25 Cogeneration Units	The Applicant must ensure the two cogeneration units are acoustically treated as described in the Gas Fired Co-Generators Noise Impact Assessment (NIA) prepared by Vipac Engineers and Scientists, dated 2 July 2015.	certification that cogenerations units have been acoustically treated (previous audit). Site inspection to verify	Cogeneration Units Noise Verification Report dated 12 November 2020 sighted The new gas fired cog plant was installed under an existing awning which has now been fully enclosed. The units themselves are within sealed metal housings that are lined with 50mm rockwool. It was confirmed that the cogenerations units have been acoustically treated during the site inspection	Compliant
B26 Cogeneration Units	Within 3 months of commissioning the two cogeneration units, the Applicant, in consultation with the EPA, must undertake post-commissioning noise monitoring of the cogeneration units to demonstrate the operation of the cogeneration units do not exceed the noise criteria at sensitive receivers as described in Section 7.0 of Gas Fire Co-Generators Noise Impact Assessment prepared by Vipac Engineers and Scientists, dated 2 July 2015. Within 1 month of completing the study, the Applicant must submit a report outlining the findings of the study to the Secretary and the EPA.	Applicable? If so post-commissioning noise monitoring completed in consultation with EPA within 3 months of commissioning Evidence of submission of study within 1 month to Secretary and EPA	Date for commissioning the two cogeneration units was August 2019 (no records for confirming exact date) Cogeneration Units Noise Verification Report dated 12 November 2020 sighted. Noise Verification Study submitted via MP Portal for EPA consultation on 26/11/20 (SSD-7016-PA-18). Screen shot of MP Portal showing PA-18 sighted. Borg advised on 20/01/21 and 1/06/21 contacted Andrew Helms (EPA) regarding review status. Response was review is ongoing. On 26/6/21 Sandie Jones, manager of EPA wrote a letter saying "It is not the EPA's role to endorse these plans as the EPA's regulatory function is to set conditions and criteria for environmental protection and management. The EPA therefore has no comments on these plans"	Compliant

Condition Number	Requirement	Evidence Requested	Findings and Recommendations	Compliance Status
B27 Cogeneration Units	Should the post-commissioning emissions verification study indicate the two cogeneration units have not demonstrated compliance with the NIA, a detailed investigation and an outline of any management measures necessary to prevent exceedances must be submitted to the Secretary and the EPA, as part of the study.	If applicable, evidence of submission to secretary and EPA	Note applicable, compliant with NIA	Not Triggered
SOILS, WATER QUALITY AND HYDROLOGY				
Imported Soil				
B28 Imported Soil	The Applicant must: (a)ensure that only VENM, or ENM, or other material approved in writing by the EPA is used as fill on the site;	Has fill been imported to the Borg Panels site during the reporting period?	Borg received numerous deliveries of VENM, ENM and other materials as follows: - Asphalt soil sampling records provided for deliveries. Letter dated 15/10/2018 states the 20,000 Tonnes stockpile of Reclaimed Asphalt meets the requirement of the NSW EPA administered Sandstone VENM certification by Borg dated 23/08/2017. No approval letter required for VENM - Broken Tiles EPA certification 17/09/2018 sighted. Tiles are exempt as per letter from EPA dated 13/01/2014 - Aggregate stockpile exemption report dated 28/11/2019 sighted. - ENM Soil classification letter dated 25/01/2019 sighted, certification by Borg dated 12/03/2019 sighted. No approval letter required for ENM - Soil Classification VENM – Hargraves Quarry Road Oberon dated 15/10/2018 sighted. No approval letter required for VENM - The Sydney Metro harbour tunnel sandstone material exemption June 2019 and Sydney Trains screened soil exemption 2018 by EPA sighted. - VENM Assessment of In-situ Residual Soil Material at the Garde Pty Ltd Civil Construction Site, Adderley Street, Auburn NSW dated 17/09/2018 sighted, certification by Borg dated 7/09/2018 sighted. No approval letter required for VENM	Compliant
	The Applicant must: (b)keep accurate records of the volume and type of fill to be used; and The Applicant must: (c)make these records available to the Secretary upon request.	If so, records as indicated	Borg has work books (excel spreadsheets) which detail the volume and type of fill used	Compliant
			Not applicable, there have been no requests	Not Triggered
Erosion and Sediment Control				
B29 Erosion and Sediment Control	Prior to the commencement of construction, the Applicant must install and maintain suitable erosion and sediment control measures on-site, in accordance with the relevant requirements in the latest version of the Managing Urban Stormwater: Soils and Construction Guideline and the Erosion and Sediment Control Plan included in the CEMP required by Condition C1.	CEMP Site inspection to verify	Erosion and Sediment Control Plan revision F dated 23/04/2021 sighted. During site inspection sediment fencing, bunds, hydromulch and coir logs observed. Large bare areas are being compacted and stabilised. There had been issued with very high TSS loadings (approx 650 ppm) which has been brought right down to approx 20ppm, which is well under the limit of 50ppm	Compliant
Water Licences				
B30 Water Licences	The Applicant is required to obtain the necessary water licences for the Development under the Water Act 1912 and/or the Water Management Act 2000. Note: Licences are required for groundwater bores, excavations that may intercept groundwater, dewatering activities and extraction or interception of surface water.	Water Licence	Letter dated 5 February 2015 from DPI Water for 10 year extension on water supply work. This is maintained and in date.	Compliant
Works on Waterfront Land				
B30A Works on Waterfront Land	The Applicant must ensure any works within waterfront land is undertaken in accordance with the Guidelines for Controlled Activities on Waterfront Land (NRMA, 2018)	If applicable, Controlled activity approval	Letter dated 5 February 2015 from DPI Water for 10 year extension on water supply work. No CAA applicable	Not Triggered
Discharge Limits				
B31 Discharge Limits	The Development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL	Noted Annual Reporting for the audit period. Incident register - Any pollution incidents?	Annual returns for 2018-2019, 2019-2020, and 2020-2021 sighted. This also covers the period of monitoring available on the Borg website (https://www.borgs.com.au/locations/oberon-nsw/). Several exceedances have been recorded during the audit period. These were reported to EPA in Annual Returns including 26/06/2018, 20/06/2018, 04/07/2018, 14/07/2018, 25/07/2018, 01/08/2018, 08/08/2018, 16/12/2018, 14/01/2019, 29/01/2019, 11/02/2019, 26/02/2019, 06/06/2019, 3/07/2019, 22/07/2019, 19/08/2019, 26/03/2020, 11/02/2020, 21/10/2020, 23/09/2020, 20/01/2021, 10/02/2021, 15/06/2020, 24/02/2021, 24/03/2021, 16/03/2021, 16/03/2021, and 17/02/2021. Water quality monitoring show the following exceedances of EPL criteria: - 4/07/2018 TSS, Colour, Nitrogen; -19/12/2018 Oil and Grease; -14/01/2019 TSS; -26/02/2019 Phosphorus; -11/03/2019 Phosphorus; -06/06/2019 BOD and Nitrogen; -22/7/2019 BOD and Nitrogen; -19/08/2019 Phosphorus and BOD; -26/03/2020 TSS, and BOD; -23/06/2020 TSS; -23/09/2020 BOD; -21/10/2020 pH; -20/01/2021 ph; -17/02/2021 Nitrogen; -16/03/2021 oil and grease; -24/03/2021 TSS; -05/05/2021 TSS; When Andy started had 3 weeks of exceedances, and were working with EPA. Within 3 weeks of Andy started, had pulled TSS right down to below limits. Have also worked with the construction crews on improved erod control and this is also helping. Have stepped up monitoring and look ahead of weather. Continue to work with the crews. Also increasing capacity of the dam, which means have more capacity and now with systems in place minimise discharge events. Action: Working closer with the construction crews on continuous improvement. Will continue to monitor E&S, improving these controls, and progressively working on areas to continue to stabilise, provide controls and, in the longer term, full site stabilisation	Non-Compliant
Surface Water Management Plan				
B32 Surface Water Management Plan	Within 6 months of the date of this consent, the Applicant must prepare a Surface Water Management Plan (SWMP) for the Existing Development, that incorporates the Oberon Stormwater Management Strategy, Rev G, prepared by Parsons Brinckerhoff, dated March 2012, to the satisfaction of the Secretary. The SWMP must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C9. The SWMP must: (a)be prepared in consultation with the EPA and DPI;	Evidence of consultation with EPA and DPI	The Borg Panels Surface Water Management Plan (SWMP) dated 13 December 2017 was approved by DPE on 21 December 2017. The SWMP was submitted to DPE on 30 November 2017, which was one day late (not within 6 months from the date of consent SSD 7016). No further action required. Section 1.4 of the SWMP details consultation undertaken with EPA and DPI	Non-Compliant
	The SWMP must: (b)detail water use, metering, disposal and management on-site;	SWMPcontaining details as per condition	The Borg Panels Surface Water Management Plan (SWMP) dated 13 December 2017 was approved by DPE on 21 December 2017. The SWMP was submitted to DPE on 30 November 2017, which was one day late (not within 6 months from the date of consent SSD 7016). No further action required. Section 3 includes site water management	Compliant
	Within 6 months of the date of this consent, the Applicant must prepare a Surface Water Management Plan (SWMP) for the Existing Development, that incorporates the Oberon Stormwater Management Strategy, Rev G, prepared by Parsons Brinckerhoff, dated March 2012, to the satisfaction of the Secretary. The SWMP must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C9. The SWMP must: (c)detail the water licence requirements for the Existing Development;	SWMPcontaining details as per condition	The Borg Panels Surface Water Management Plan (SWMP) dated 13 December 2017 was approved by DPE on 21 December 2017. The SWMP was submitted to DPE on 30 November 2017, which was one day late (not within 6 months from the date of consent SSD 7016). No further action required. Section 2.5 includes water licence requirements for the Existing Development	Compliant
	The SWMP must: (d)describe the surface water management system on-site;	SWMPcontaining details as per condition	The Borg Panels Surface Water Management Plan (SWMP) dated 13 December 2017 was approved by DPE on 21 December 2017. The SWMP was submitted to DPE on 30 November 2017, which was one day late (not within 6 months from the date of consent SSD 7016). No further action required. Section 4 includes site water management systems	Compliant
	The SWMP must: (e)include a program to monitor: (i) surface water flows and quality; (ii) surface water storage and use; and (iii) sediment basin operation;	SWMPcontaining details as per condition	The Borg Panels Surface Water Management Plan (SWMP) dated 13 December 2017 was approved by DPE on 21 December 2017. The SWMP was submitted to DPE on 30 November 2017, which was one day late (not within 6 months from the date of consent SSD 7016). No further action required. (i) Section 6 includes monitoring for surface water flows and quality; (ii) Section 6 includes monitoring for surface water storage and use; and (iii) Section 4 includes monitoring for sediment basin operation;	Compliant
	The SWMP must: (f)include a sediment and erosion control plan;	SWMPcontaining details as per condition	The Borg Panels Surface Water Management Plan (SWMP) dated 13 December 2017 was approved by DPE on 21 December 2017. The SWMP was submitted to DPE on 30 November 2017, which was one day late (not within 6 months from the date of consent SSD 7016). No further action required. Section 4 includes sediment and erosion control plan	Compliant
	The SWMP must: (g)include surface water impact assessment criteria, including trigger levels for investigating and potential adverse surface water impacts; and	SWMPcontaining details as per condition	The Borg Panels Surface Water Management Plan (SWMP) dated 13 December 2017 was approved by DPE on 21 December 2017. The SWMP was submitted to DPE on 30 November 2017, which was one day late (not within 6 months from the date of consent SSD 7016). No further action required. Potential impacts on surface water, triggers, actions and responsibilities for addressing impacts are summarised in Table 7.	Compliant
	The SWMP must: (h)include a protocol for the investigation and mitigation of identified exceedances of the surface water impact assessment criteria.	SWMPcontaining details as per condition	The Borg Panels Surface Water Management Plan (SWMP) dated 13 December 2017 was approved by DPE on 21 December 2017. The SWMP was submitted to DPE on 30 November 2017, which was one day late (not within 6 months from the date of consent SSD 7016). No further action required. Section 8.2.2 includes protocol for exceedances of the surface water impact assessment criteria.	Compliant
	Prior to commencement of operation of the Project, the Applicant must update the SWMP required under Condition B32 to incorporate the Project and its management to the satisfaction of the Secretary. The updated plan must be prepared in accordance with the requirements of Condition B32, and must incorporate the following: (a)details of the proposed mitigation measures outlined in Section 6.0 of Proposed Particle Board Facility Water Cycle Impact Assessment, prepared by the Sustainability Workshop and dated May 2016, in particular, the final design specifications of the additional stormwater treatment and storage pond and emergency spill basin;	Applicable? If so, updated SWMP incorporating details of condition. Evidence of satisfaction of the Secretary	The Borg Panels Surface Water Management Plan (SWMP) dated 13 December 2017 was approved by DPE on 21 December 2017. The SWMP was submitted to DPE on 30 November 2017, which was one day late (not within 6 months from the date of consent SSD 7016). No further action required. Section 2.3 states: "As noted above in Section 2.2, the Project is currently working under approved modification 3 (MCO 3) to SSD 7016 dated 22 May 2020. As such, the mitigation and management measures suggested by Sustainability Workshop in May 2016 do not wholly apply as these subsequent modifications to the building infrastructure resulted in necessary modifications to the site surface water management system." Section 4 and 4.3 include specifications of stormwater treatment and storage pond and emergency spill basin;	Compliant

Condition Number	Requirement	Evidence Requested	Findings and Recommendations	Compliance Status
B33 Surface Water Management Plan	Prior to commencement of operation of the Project, the Applicant must update the SWMP required under Condition B32 to incorporate the Project and its management to the satisfaction of the Secretary. The updated plan must be prepared in accordance with the requirements of Condition B32, and must incorporate the following: (a) details of the stormwater harvesting and reuse scheme; Prior to commencement of operation of the Project, the Applicant must update the SWMP required under Condition B32 to incorporate the Project and its management to the satisfaction of the Secretary. The updated plan must be prepared in accordance with the requirements of Condition B32, and must incorporate the following: (c) outline the surface water monitoring program to	Applicable? If so, updated SWMP incorporating details of condition.	The Borg Panels Surface Water Management Plan (SWMP) dated 27/11/2020 sighted. Revision history shows Review and update as per SSD7016 B33 & C10. Letter from DPIE dated 22/02/2021 sighted approving updated SWMP. Stormwater harvesting and reuse is discussed in section 2.7 and depicted in Figure 3 of SWMP	Compliant
		Applicable? If so, updated SWMP incorporating details of condition.	The Borg Panels Surface Water Management Plan (SWMP) dated 27/11/2020 sighted. Revision history shows Review and update as per SSD7016 B33 & C10. Letter from DPIE dated 22/02/2021 sighted approving updated SWMP. Section 6 includes surface water undertaken in accordance with the requirements of EPL 3035 issued under the Protection of the Environment Operations Act 1997.	Compliant
Spring Fed Dam Reclamation Management Plan	The Applicant must prepare a Spring Fed Dam Reclamation Management Plan for the Project. The plan must form part of the CEMP as required by Condition C1 and be prepared in accordance with Condition C9 and must: (a) be prepared in consultation with DPIE; The plan must form part of the CEMP as required by Condition C1 and be prepared in accordance with Condition C9 and must: (b) be submitted to the Secretary for approval prior to commencement of the spring fed dam reclamation works;	Spring Fed Dam Reclamation Management Plan in line with condition Evidence of consultation with DPIE	Spring Fed Dam Reclamation Plan (SFDRP) dated 28 May 2019 sighted, included as Appendix G in CEMP. Appendix A of SFDRP contains correspondence with DPI and NRAR	Compliant
		Spring Fed Dam Reclamation Management Plan in line with condition Evidence of submission to Secretary and approval	Spring Fed Dam Reclamation Plan (SFDRP) dated 28 May 2019 sighted, included as Appendix G in CEMP. The plan was approved by DPIE in a letter dated 12/07/2019 which also confirmed consultation.	Compliant
		Spring Fed Dam Reclamation Management Plan in line with condition	Spring Fed Dam Reclamation Plan (SFDRP) dated 28 May 2019 sighted, included as Appendix G in CEMP. Fill and design methodology included in section 6 and figure 3	Compliant
		Spring Fed Dam Reclamation Management Plan in line with condition	Spring Fed Dam Reclamation Plan (SFDRP) dated 28 May 2019 sighted, included as Appendix G in CEMP. Mitigation measures to mitigate water quality impacts during the spring fed dam reclamation works included in section 5	Compliant
		Spring Fed Dam Reclamation Management Plan in line with condition	Spring Fed Dam Reclamation Plan (SFDRP) dated 28 May 2019 sighted, included as Appendix G in CEMP. The recommendations outlined in Appendix A of Borg Construction Pty Ltd's Letter to Department of Industry, dated 2 August 2018 were: <i>Is it understood that after you have obtained planning approval for the proposed extension, further investigation into reclamation materials can be carried out and a reclamation methodology prepared, that meets the above objectives.</i> <i>We anticipate that such work would comprise, but may not be limited to, the following:</i> <i>- Investigation into local sources of rock fill, including gathering information on material grading curves and collecting samples for laboratory testing where necessary. Sourced material on recovery exemptions - sourced Pioneer Quarry</i> <i>- Investigation into local sources of granular fill (other than crushed rock), including gathering information on material grading curves, compaction/density curves and collection samples for laboratory testing where necessary. Tests were completed EnviroWest</i> <i>- Laboratory testing of fill sources would include particle size distribution, compaction and permeability testing. Tests were completed EnviroWest (A Hardy was working with EnviroWest when this was completed). Sighted the Hilt Density ration report for 6/2/19. It has the lift #, GPS recording, date and time sampled and the test depth. There were 30 tests per week over months. There was up to a 13m lift. Onsite was tested with a nuclear density gauge. Over this period, Andy advised</i> <i>- Further investigation (desk top study and/or additional field testing) into in-situ field permeability of the aquifer(s) to provide clear comparison with physical properties of possible fill sources to demonstrate that groundwater flow objectives are satisfied. Borg advised this was part of compaction testing</i> <i>- Documentation of a reclamation methodology and construction specification documents this is in the management plan and to enable construction verification that main objective of maintaining groundwater flow is satisfied. Ongoing monitoring of this has shown that the groundwater flow has been maintained. The plan was approved by DPIE in a letter dated 12/07/2019.</i>	Compliant
B33A Spring Fed Dam Reclamation Management Plan	The plan must form part of the CEMP as required by Condition C1 and be prepared in accordance with Condition C9 and must: (d) incorporate the recommendations outlined in Appendix A of Borg Construction Pty Ltd's Letter to Department of Industry, dated 2 August 2018 as described in Modification Assessments.	Spring Fed Dam Reclamation Management Plan in line with condition Letter to Department of Industry, dated 2 August 2018	Spring Fed Dam Reclamation Plan (SFDRP) dated 28 May 2019 sighted, included as Appendix G in CEMP. The recommendations outlined in Appendix A of Borg Construction Pty Ltd's Letter to Department of Industry, dated 2 August 2018 were: <i>Is it understood that after you have obtained planning approval for the proposed extension, further investigation into reclamation materials can be carried out and a reclamation methodology prepared, that meets the above objectives.</i> <i>We anticipate that such work would comprise, but may not be limited to, the following:</i> <i>- Investigation into local sources of rock fill, including gathering information on material grading curves and collecting samples for laboratory testing where necessary. Sourced material on recovery exemptions - sourced Pioneer Quarry</i> <i>- Investigation into local sources of granular fill (other than crushed rock), including gathering information on material grading curves, compaction/density curves and collection samples for laboratory testing where necessary. Tests were completed EnviroWest</i> <i>- Laboratory testing of fill sources would include particle size distribution, compaction and permeability testing. Tests were completed EnviroWest (A Hardy was working with EnviroWest when this was completed). Sighted the Hilt Density ration report for 6/2/19. It has the lift #, GPS recording, date and time sampled and the test depth. There were 30 tests per week over months. There was up to a 13m lift. Onsite was tested with a nuclear density gauge. Over this period, Andy advised</i> <i>- Further investigation (desk top study and/or additional field testing) into in-situ field permeability of the aquifer(s) to provide clear comparison with physical properties of possible fill sources to demonstrate that groundwater flow objectives are satisfied. Borg advised this was part of compaction testing</i> <i>- Documentation of a reclamation methodology and construction specification documents this is in the management plan and to enable construction verification that main objective of maintaining groundwater flow is satisfied. Ongoing monitoring of this has shown that the groundwater flow has been maintained. The plan was approved by DPIE in a letter dated 12/07/2019.</i>	Compliant
TRAFFIC AND ACCESS				
Construction Traffic Management Plan				
B34 Construction Traffic Management Plan	The Applicant must prepare a Construction Traffic Management Plan (CTMP) for the Project. The CTMP must form part of the CEMP as required by Condition C1 and be prepared in accordance with Condition C9. The CTMP must: (a) be prepared by a suitably qualified and experienced The CTMP must: (b) be submitted to the Secretary for approval prior to the commencement of construction; The CTMP must: (c) detail the measures that would be implemented to ensure road safety and network efficiency during earthworks and construction; The Applicant must prepare a Construction Traffic Management Plan (CTMP) for the Project. The CTMP must form part of the CEMP as required by Condition C1 and be prepared in accordance with Condition C9. The CTMP must: (d) detail heavy vehicle routes, access and parking arrangements;	CTMP Quals or CV of person preparing; Linked in profile	Sighted CTMP, dated 3/5/17. The Transport Planning Partnership (TPPP) is a recognised traffic consultant, prep'd by S Botross who is an associate.	Compliant
		CTMP Evidence of submission to Secretary and approval	The Construction Traffic Management Plan (CTMP) dated 3 May 2017 was prepared by The Transport Planning Partnership (TPPP) on behalf of Borg Panels. The CTMP was approved by DPIE on 13 June 2017.	Compliant
		CTMP Includes details as per condition	The Construction Traffic Management Plan (CTMP) dated 3 May 2017 was prepared by The Transport Planning Partnership (TPPP) on behalf of Borg Panels. The CTMP was approved by DPIE on 13 June 2017. Section 5 and Appendix D detail the measures that would be implemented to ensure road safety and network efficiency during earthworks and construction.	Compliant
		CTMP Includes details as per condition	The Construction Traffic Management Plan (CTMP) dated 3 May 2017 was prepared by The Transport Planning Partnership (TPPP) on behalf of Borg Panels. The CTMP was approved by DPIE on 13 June 2017. Sections 3.3 and 3.4 detail heavy vehicle routes, access and parking arrangements	Compliant
		CTMP Includes details as per condition	The Construction Traffic Management Plan (CTMP) dated 3 May 2017 was prepared by The Transport Planning Partnership (TPPP) on behalf of Borg Panels. Driver Code of Conduct included in Appendix A of CTMP. Signed Code of conducts for Lyndon Burchall (07/12/18) and Glen Cook (21/01/19) sighted. Sighted email Michael O'Connell Logistics Coordinator, 7/7/21 - says that 21 of 24 drivers have been signed off, with another due that day and the remaining couple are on leave and will be addressed when available. The code of conduct was also set up in teh skills matrix on DataStation output for staff (sighted 1/9/21), where there was entries to show course completed and when it due to expire.	Compliant
		CTMP Includes details as per condition	The Construction Traffic Management Plan (CTMP) dated 3 May 2017 was prepared by The Transport Planning Partnership (TPPP) on behalf of Borg Panels. The CTMP was approved by DPIE on 13 June 2017. Section 6 includes a program to monitor the effectiveness of CTMP management measures	Compliant
	CTMP Includes details as per condition	The Construction Traffic Management Plan (CTMP) dated 3 May 2017 was prepared by The Transport Planning Partnership (TPPP) on behalf of Borg Panels. The CTMP was approved by DPIE on 13 June 2017. Section 4.7 includes detailed procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	Compliant	
Parking				
B35 Parking	The Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that traffic associated with the Development does not utilise public and residential streets or public parking facilities	CTMP Site inspection to verify	Observed during site inspection that there was sufficient parking facilities on-site, including for heavy vehicles and for site personnel. This is despite there being a particularly high number of vehicles onsite at present due to both Covid restrictions preventing car pooling and there being construction ongoing onsite meaning additional crews.	Compliant
Operating Conditions				
B36 Operating Conditions	The Applicant must ensure: (a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the Development are constructed and maintained in accordance with the latest version of AS 2890.1 and AS 2890.2; (b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTRROADS guidelines; (c) the Development does not result in any vehicles queuing on the public road network; (d) heavy vehicles and bins associated with the Development are not parked on local roads or footpaths in the vicinity of the site; (e) all vehicles are wholly contained on site before being required to stop; (f) all loading and unloading of materials is carried out on-site; (g) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times; and (h) it has prepared and implemented a Driver Code of Conduct to: (i) minimise the impacts of the Development on the local and regional road network; (ii) minimise conflicts with other road users; and (iii) ensure truck drivers use the Oberon town bypass roads.	CTMP outlining relevant details Site inspection checklists Drivers Code of Conduct Induction records for drivers Site inspection to verify	CTMP dated 03/05/2017 prepared by the Transport Planning Partnership sighted (a) stamped CC plan from PCA (CC # J170092) evidence provided that internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the Development are constructed and maintained in accordance with the latest version of AS 2890.1 and AS 2890.2. CC Stamped plans sighted, showing the parking/roads. Observed during site inspection that the roads and parking areas are being maintained in good order. (b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTRROADS guidelines as shown in Figure 8 (c) the Development does not result in any vehicles queuing on the public road network as discussed in section 3.5 (d) heavy vehicles and bins associated with the Development are not parked on local roads or footpaths in the vicinity of the site as discussed in section 3.5 (e) all vehicles are wholly contained on site before being required to stop as discussed in section 3.5 (f) all loading and unloading of materials is carried out on-site as discussed in section 3.3, loading and unloading induction training samples sighted for Lyndon Burchall and Glen Cook (27/05/21) (g) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times site inspection to verify (h) Driver Code of Conduct included in Appendix A of CTMP. Signed Code of conducts for Lyndon Burchall (07/12/18) and Glen Cook (21/01/19) sighted. DataStation output for staff signed off on code of conduct sighted (i) Haul and access routes included as part of Drivers Code of Conduct in Appendix A of CTMP to minimise the impacts of the Development on the local and regional road network; (ii) Haul and access routes included as part of Drivers Code of Conduct in Appendix A of CTMP to minimise conflicts with other road users; and (iii) Haul and access routes included as part of Drivers Code of Conduct in Appendix A of CTMP	Compliant

Condition Number	Requirement	Evidence Requested	Findings and Recommendations	Compliance Status
HAZARDS AND RISK				
Hazards and Risk				
B37 Hazards and Risk	The Applicant must continue to implement the following existing plans and systems for the site until such time as the plans and systems under Condition B39 are submitted to the Secretary: (a) Emergency Plan titled Emergency Response Plan, SMS 22403, REV 0, prepared by Borg Construction; and	Applicable? If so, Emergency Plan titled Emergency Response Plan and evidence of implementation	Emergency Response Plan dated 08/02/2021 sighted Emergency evacuation drill undertaken 19/12/2019 20/04/2021 checklists sighted	Compliant
B37 Hazards and Risk	The Applicant must continue to implement the following existing plans and systems for the site until such time as the plans and systems under Condition B39 are submitted to the Secretary: (b) Safety Management System titled Safety Management system, WHSMS Part A & B, prepared by Borg Construction and dated May 2016.	Applicable? If so, WHSMS and evidence of implementation	Safety Management System titled Safety Management system, WHSMS Part A & B, prepared by Borg Construction and dated May 2016. Sighted. Emergency evacuation drill undertaken 19/12/2019 20/04/2021 checklists sighted	Compliant
B37A Hazards and Risk	The Applicant must implement all recommendations (1 to 3 inclusive) of the Preliminary Hazard Analysis of the Natural Gas Pipeline and Turbine at Borg Timber Panel Manufacturing Facility in Oberon NSW, prepared by Planager and dated 5 August 2019	Preliminary Hazard Analysis of the Natural Gas Pipeline and Turbine at Borg Timber Panel Manufacturing Facility in Oberon NSW, prepared by Planager and dated 5 August 2019 to be provided Evidence of its implementation Site inspection to verify	Preliminary Hazard Analysis of the Natural Gas Pipeline and Turbine at Borg Timber Panel Manufacturing Facility in Oberon NSW, prepared by Planager and dated 5 August 2019 sighted. Recommendations as followed: 1. The assumptions listed in Section 1.3 in this report form the basis for the present risk study and must be implemented for the results to be valid. Spoke with Ian Makins regarding the management of the assumptions. On this day FRNSW were onsite to check emergency management equipment, processes, personnel etc were in place and how this dovetails with its processes etc. Ian signs off on all works permits, and a wide range of systems are used to check what utilities are in place, that appropriate personnel are used, the SWMS are in place etc. The gas pipeline is currently operating at below design rates, as it is not operating. However if it was, all ops manuals are on sharp point, have an automated system set up for particleboard line and so have levels programmed in. Change management processes are embedded in the WHS system. Maintenance is managed through the Mainpac system, where there is from 1 mth through to 10 yearly maintenance programmed. 2. It is recommended that Borg investigate providing an automatic / remote activated closure at the inlet valve at the APA Group tie-in point on detection of a major incident on downstream pipe and equipment. Borg advised investigations were made into an automatic/remote system however a manual shut option was chosen as the automatic ones can be prone to issue of not used enough. 3. It is further recommended that a pipeline management plan (PMP) be developed, which includes the requirements for integrity management for the proposed pipeline and associated valve stations and gas treatment skid (refer AS 2885 for Pipeline Management Plan and Integrity Management Plan requirements). PIMP has been developed generally in accordance with AS as stated in Plan. During site inspection went through this on Mainpac and all documents are uploaded and in place for ongoing maintenance and management.	Compliant
Pre-construction				
B38 Pre-construction	The Applicant must prepare the studies set out under subsections B38(a) to B38(d) (the pre-construction studies). Construction (not including earthworks) must not commence until the recommendations of the study have been considered and, where appropriate, acted upon. The Applicant must submit the studies to the Secretary no later than one month prior to the commencement of construction of the Project, or within such further period as the Secretary may agree. (a) FIRE SAFETY STUDY The site's Fire Safety Study must be updated to include any changes due to the Project. This study must cover the relevant aspects of the Department's Hazardous Industry Planning Advisory Paper No. 2, 'Fire Safety Study Guidelines' and the NSW Government's 'Best Practice Guidelines for Contaminated Water Retention and Treatment Systems'. The study must meet the requirements of FRNSW.	Fire Safety Study Previous audit findings	Previous audit found the plan was prepared and approved by the Secretary on 7 July 2017.	Compliant
B38 Pre-construction	The Applicant must prepare the studies set out under subsections B38(a) to B38(d) (the pre-construction studies). Construction (not including earthworks) must not commence until the recommendations of the study have been considered and, where appropriate, acted upon. The Applicant must submit the studies to the Secretary no later than one month prior to the commencement of construction of the Project, or within such further period as the Secretary may agree. (b) HAZARD AND OPERABILITY STUDY A Hazard and Operability Study for the Project, chaired by a qualified person, independent of the Development. The study must be consistent with the Department's Hazardous Industry Planning Advisory Paper No. 8, 'HAZOP Guidelines'.	Hazard and Operability Study Previous audit findings	Previous audit found the plan was prepared and it was reviewed. The latest version of the report was Rev 0 June 2017. Page 2 of the document lists that the report has been prepared in accordance with the Hazardous Industry Planning Advisory Paper (HIPAP) No. 2 (Ref. [2]) and the Fire Safety Study Guidelines. Section 8.2 of the document references the Best Practice Guidelines for Contaminated Water Retention and Treatment Systems'. Page 4 of the document outlines the requirements for local FRNSW access and egress Section 1.1 of the document outlines that this report has been prepared to satisfy the requirements of Condition B38(b).	Compliant
B38 Pre-construction	The Applicant must prepare the studies set out under subsections B38(a) to B38(d) (the pre-construction studies). Construction (not including earthworks) must not commence until the recommendations of the study have been considered and, where appropriate, acted upon. The Applicant must submit the studies to the Secretary no later than one month prior to the commencement of construction of the Project, or within such further period as the Secretary may agree. (c) FINAL HAZARD ANALYSIS A Final Hazard Analysis of the Project, consistent with the Department's Hazardous Industry Planning Advisory Paper No. 6, 'Hazard Analysis'.	Final Hazard Analysis of the Project Previous audit findings	Previous audit found that Page 1 outlines that this report has been prepared to meet the requirements of Condition B38 (c). Page 4 of the document outlines the requirements for local FRNSW access and egress Section 1.1 of the document outlines that this report has been prepared to satisfy the requirements of Condition B38(b).	Compliant
B38A Pre-construction	The Applicant must prepare the studies set out under subsections B38(a) to B38(d) (the pre-construction studies). Construction (not including earthworks) must not commence until the recommendations of the study have been considered and, where appropriate, acted upon. The Applicant must submit the studies to the Secretary no later than one month prior to the commencement of construction of the Project, or within such further period as the Secretary may agree. (d) CONSTRUCTION SAFETY STUDY A Construction Safety Study for the Development, consistent with the Department's Hazardous Industry Planning Advisory Paper No. 7, 'Construction Safety'. This study must also identify and address the potential hazards arising from the interactions with the existing facility during construction.	Construction Safety Study of the Project Previous audit findings	Previous audit found the plan was prepared and approved by the Secretary on 7 July 2017. Page 1 of the document outlines that this report has been prepared in accordance with the NSW Department of Planning's Hazardous Industry Planning Advisory Paper (HIPAP) No. 7 Construction Safety.	Compliant
B38A Pre-construction	Prior to commencement of works associated with SSD-7016 Mod-2, or within such further period as the Planning Secretary may agree, the Fire Safety Study described in Condition B38(a) are to be updated in the same manner as they were prepared to incorporate the works associated with SSD-7016-Mod-2.	Evidence of update of Fire Safety Study in line with condition	Fire Safety Study prepared by RiskCon dated 03/07/2020 sighted was lodged on 31/05/2021 to DPIE with the following description: "Update to the initial FSS to include for works associated with SSD 7016 MOD 2. This was not provided by the consultant in a track changed document. Also attached as a post approval document - track changes is the consistency statement from consultant Affinity Fire Engineering to support the updated FSS" sighted Affinity certification dated 25 September 2020 and it supports the updated FSS.	Compliant
Pre-commissioning				
	Prior to commissioning of the Project, the Applicant must update and implement the plans and systems set out under subsections B39(a) to B39(b). The Applicant must submit to the Secretary documentation describing the plans and systems no later than two months prior to the commencement of commissioning of the Project, or within such further period as the Secretary may agree. (a) EMERGENCY PLAN The site's Emergency Plan and detailed emergency procedures as required under Condition B37(a), must be updated to incorporate any changes due to the Project. The plan must include detailed procedures for the safety of all people outside of the Development who may be at risk from the Development. The plan must be in accordance with the Department's Hazardous Industry Planning Advisory Paper No. 1, 'Industry Emergency Planning Guidelines'.	Has there been commissioning? If so, Emergency Plan submitted to Secretary no later than two months prior to the commencement of commissioning of the Project, or within such further period as the Secretary may agree.	Letter from DPIE (no date provided) acknowledges receipt of Emergency response Plan and notified satisfaction with content of reports subject to Borg addressing two recommendations	Compliant

Condition Number	Requirement	Evidence Requested	Findings and Recommendations	Compliance Status
B39 Pre-commissioning	Prior to commissioning of the Project, the Applicant must update and implement the plans and systems set out under subconditions B39(a) to B39(b). The Applicant must submit to the Secretary documentation describing the plans and systems no later than two months prior to the commencement of commissioning of the Project, or within such further period as the Secretary may agree. b) SAFETY MANAGEMENT SYSTEM The site's Safety Management System as required under B37(b), must be updated to include any changes due to the Project. The document must clearly specify all safety related procedures, responsibilities and policies, along with details of mechanisms for ensuring adherence to the procedures. Records must be kept on-site and must be available for inspection by the Secretary upon request. The Safety Management System must be developed in accordance with the Department's Hazardous Industry Planning Advisory Paper No. 9, 'Safety Management'.	Has there been commissioning? If so, Safety Management System submitted to Secretary no later than two months prior to the commencement of commissioning of the Project, or within such further period as the Secretary may agree.	Letter from DPIE (no date provided) acknowledges receipt of WHS Systems Part A & B and notified satisfaction with content of reports subject to Borg addressing two recommendations	Compliant
B39A Pre-commissioning	Prior to commissioning the works associated with SSD-7016-Mod-2, or within such further period as the Planning Secretary may agree, the pre-commissioning studies described in condition B39 (a) to (b) inclusive, are to be updated in the same manner as they were prepared to incorporate the works associated with SSD-7016-Mod-2	Has there been commissioning of works associated with Mod 2? If so, evidence of update of pre-commissioning studies in line with condition	Emergency response Plan dated 08/02/2021. Revision history states: "Review and update for MOD 2 works Update Section 11 Update Stormwater Location & Isolation Plan Update Facility Location & Access Plan Update Appendix A and Appendix C". The report has also been updated from the draft version as specified by DPIE's recommendations in letter detailed in B39. Further, Borg advises that the Safety Management system has subsequently had an overhaul, and is now operating under ISO45001 WHSMS Framework and series of sub-plans	Compliant
Pre-startup				
B40 Pre-startup	PRE-STARTUP COMPLIANCE REPORT One month prior to the commencement of operation of the Project, the Applicant must submit to the Secretary, a report detailing compliance with conditions B38 and B39, including: (a) dates of study/plan/system completion, commencement of construction and commissioning; and	Applicable? If so, compliance report submitted to secretary one month prior to the commencement of operation of the Project including items in condition	Pre-start up compliance report dated January 2020 sighted. Section 2.1 to 2.6 includes dates of study/plan/system completion, commencement of construction and commissioning. Email dated 24 January 2020 from DPIE sighted: "our Hazards team has reviewed the documentation and is satisfied that this report has been undertaken in accordance with the requirements of Condition B40 of SSD 7016" Section 2.1 to 2.6 includes compliance with B38 and B39	Compliant
B40 Pre-startup	PRE-STARTUP COMPLIANCE REPORT One month prior to the commencement of operation of the Project, the Applicant must submit to the Secretary, a report detailing compliance with conditions B38 and B39, including:	Applicable? If so, compliance report submitted to secretary one month prior to the commencement of operation of the Project including items in condition	Pre-start up compliance report dated January 2020 sighted. Section 2.1 to 2.6 includes sections taken or proposed, to implement recommendations made in the studies/plans/systems. Email dated 24 January 2020 from DPIE sighted: "our Hazards team has reviewed the documentation and is satisfied that this report has been undertaken in accordance with the requirements of Condition B40 of SSD 7016" Section 2.1 to 2.6 includes compliance with B38 and B40	Compliant
B40 Pre-startup	PRE-STARTUP COMPLIANCE REPORT One month prior to the commencement of operation of the Project, the Applicant must submit to the Secretary, a report detailing compliance with conditions B38 and B39, including: (c) responses to each requirement imposed by the Secretary under condition B43.	Applicable? If so, compliance report submitted to secretary one month prior to the commencement of operation of the Project including items in condition	As per condition B43 in letter from DPIE in response to submission of updated Emergency Response Plan and WHS System Part A & B Borg was requested to implement the EP and SMS in an appropriate manner. Emergency evacuation drill undertaken 19/12/2019 20/04/2021 checklists sighted. Pre-start up compliance report dated January 2020 states No further requirements have been imposed by the Secretary in regards to the Safety Management System.	Compliant
Post-startup				
B41 Post-startup	POST-STARTUP COMPLIANCE REPORT Three months after the commencement of operation of the Project, the Applicant must submit to the Secretary, a report verifying that: (a) the Emergency Plan required under condition B39(a) is effectively in place and that at least one emergency exercise has been conducted; and the Safety Management System required under condition B39(b) has been fully implemented and that records required by the system are being kept.	Post start-up compliance report Evidence of submission of emergency exercise to Secretary	Post start-up compliance report dated 16 November 2020 sighted. This was within 3 months of commissions (assuming commissioning commenced January 2020) Section 2 and 3 has discussed the implementation of the EMP and SMS onsite. Emergency evacuation drill undertaken 19/12/2019 20/04/2021 checklists sighted.	Compliant
Ongoing				
B42 Ongoing	Twelve months after the commencement of operation of the Project and every five years thereafter, or at such intervals as the Secretary may agree, the Applicant must carry out a comprehensive Hazard Audit of the site and within one month of each audit submit a report to the Secretary. The audits must be carried out at the Applicant's expense by an independent qualified person or team to be approved by the Secretary, independent of the Development, prior to commencement of each audit and must be consistent with the Department's Hazardous Industry Planning Advisory Paper No. 5, 'Hazard Audit Guidelines'	Twelve months after the commencement of operation of the Project and every five years thereafter Hazard audit submitted to secretary and in line with condition	Hazard Audit Report prepared by Riskcon dated 30 November 2020 sighted. Email confirmation that report was submitted to DPIE 17/12/2020 within one month of report completion. Subsequently, DPIE issued a request for additional information dated 18 February 2021 which was to be provided by 12 March 2021. In response, Riskcon produced an amended report dated 11 March 2021. DPIE replied in letter dated 01/04/2021 stating: "Department considered the submitted document have addressed the requirements of the Hazardous Industry Advisory Paper No 5 – Hazard Audit Guidelines and satisfied the Condition B42" Qualification of Auditors included in section 1.4, in a letter dated 7 July 2020 DPIE approved the auditors to undertake the audit. As per section 1.2 the audit was undertaken in accordance with DPIE Hazardous Industry Planning Advisory Paper No. 5 – Hazard Audit Guidelines.	Compliant
B43 Ongoing	The Applicant must comply with all reasonable requirements of the Secretary in respect of the implementation of any measures arising from the reports submitted in respect of conditions B38 to B42 inclusive, within such time as the Secretary may agree.	Any requirements of the Secretary?	In letter from DPIE in response to submission of updated Emergency Response Plan and WHS System Part A & B Borg was requested to implement the EP and SMS in an appropriate manner. Emergency evacuation drill undertaken 19/12/2019 20/04/2021 checklists sighted	Compliant
Dangerous Goods				
B44 Dangerous Goods	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.	SEPP 33 Risk Screening for site Inventory of quantities of dangerous goods stored at site and evidence that these are below threshold quantities	Borg Hazard Audit consultants advice notice dated 11 March 2021 sighted as response to DPIE's request for further information letter dated 18 February 2021. The SEPP33 assessment identified that SEPP33 does not apply to the site based on the current quantity and status of DGs held at the site, hence, it is concluded that the site does not require a PHA and therefore remains compliant with the original site development approval.	Compliant
Bundling				
B45 Bundling	The Applicant must store all chemicals, fuels and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, and/or the EPA's Storing and Handling of Liquids: Environmental Protection – Participants Handbook.	Site inspection checklists Site inspection to verify	Section 4.4 of SWMP states chemical and petroleum products to be bunded Observed during site inspection that store all chemicals, fuels and oils used on-site were stored in appropriately bunded areas. In addition, if there are any spills, these are dealt with by either a) using sawdust for local areas or b) being able to isolate the spill in the section of a drain before the GPT. From here all liquids can be pumped up to the water treatment plant	Compliant
WASTE MANAGEMENT				
Waste Management				
B46 Waste Management	Waste must be secured and maintained within designated waste storage areas at all times.	WMP Site inspection to verify	Waste Management Plan dated 18 January 2021 sighted, Section 4.5 of the WMP also describes waste storage areas located at the Borgs facility. During the site inspection the site was found to be clean and tidy and labelled / coloured bins were placed across the site with the various facilities to collect waste materials and recycle where possible	Compliant
B47 Waste Management	The Applicant must assess and classify all liquid and non-liquid wastes to be taken off-site in accordance with the EPA's Waste Classification Guidelines Part 1: Classifying Waste, November 2014, or its latest version and dispose of all wastes to a facility that may lawfully accept the waste.	WMP waste disposal records	Waste Management Plan dated 18 January 2021 sighted. Section 4.2 states "Waste is separated on site into different classes in accordance with the NSW EPA Waste Classification Guidelines." This is shown in table 3 Waste register sighted which includes date of waste, quantity, type and disposal facility details	Compliant
B48 Waste Management	Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal unless the EPA has permitted the use of a particular wood waste (or wastes) at the site by conditions on the EPL for the site.	WMP waste receipt records Site inspection to verify	Waste Management Plan dated 18 January 2021 sighted. Section 2.4 states "Environment Protection Licence 3035 (EPL 3035) specifies waste that may be received at the premises and use of that waste during operation of the facility," this refers to condition I3.1 of EPL. Waste receipt records and dockets for sand and glass dated 2018- 2019 sighted. Covered under Resource Recovery Exemption under Part 9, Clauses 91 and 92 of the Protection of the Environment Operations (Waste) Regulation 2014. The recovered glass sand exemption 2014 as exempt material	Compliant
B49 Waste Management	Within 6 months of the date of this consent, the Applicant must provide documentary evidence of a Trade Waste Agreement with Council for the Development and must include and shall not be limited to: (a) covering quantities, quality, timing of the release of wastes to the sewerage system;	Trade Waste Agreement in line with condition or confirmation from the DPIE that the onsite treatment arrangements are acceptable if these arrangements are continuing	The previous audit report (September 2018) found that Borg Panels were not offered a renewal on their Trade Waste Service Contract with Oberon Council for the 2017- 2018 reporting period. Further it was confirmed that DPI-Water also did not provide concurrence due to the category of discharge. In this regard Borg Panels now treats its liquid trade waste on site and does not discharge to the sewerage system (V Benedicks pers coms). It is recommended that discussion with Council and DPIE are undertaken to reach an agreement	Not Triggerred
B49 Waste Management	Within 6 months of the date of this consent, the Applicant must provide documentary evidence of a Trade Waste Agreement with Council for the Development and must include and shall not be limited to: (b) contingency plans in the event of the effluent treatment facilities; and	Trade Waste Agreement in line with condition or confirmation from the DPIE that the onsite treatment arrangements are acceptable if these arrangements are continuing	The previous audit report (September 2018) found that Borg Panels were not offered a renewal on their Trade Waste Service Contract with Oberon Council for the 2017- 2018 reporting period. Further it was confirmed that DPI-Water also did not provide concurrence due to the category of discharge. In this regard Borg Panels now treats its liquid trade waste on site and does not discharge to the sewerage system (V Benedicks pers coms). It is recommended that discussion with Council and DPIE are undertaken to reach an agreement	Not Triggerred
B49 Waste Management	Within 6 months of the date of this consent, the Applicant must provide documentary evidence of a Trade Waste Agreement with Council for the Development and must include and shall not be limited to: (c) monetary for breaches of the standards.	Trade Waste Agreement in line with condition or confirmation from the DPIE that the onsite treatment arrangements are acceptable if these arrangements are continuing	The previous audit report (September 2018) found that Borg Panels were not offered a renewal on their Trade Waste Service Contract with Oberon Council for the 2017- 2018 reporting period. Further it was confirmed that DPI-Water also did not provide concurrence due to the category of discharge. In this regard Borg Panels now treats its liquid trade waste on site and does not discharge to the sewerage system (V Benedicks pers coms). It is recommended that discussion with Council and DPIE are undertaken to reach an agreement	Not Triggerred
Construction Waste Management				

Condition Number	Requirement	Evidence Requested	Findings and Recommendations	Compliance Status
B50 Construction Waste Management	Prior to the commencement of construction of the Project, the Applicant must prepare a Construction and Demolition Waste Management Plan for the Project to the satisfaction of the Secretary. The plan must form part of the CEMP required by Condition C1 and must: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and (b) be implemented for the duration of construction works.	Evidence of Secretary satisfaction with Construction and Demolition Waste Management Plan Construction and Demolition Waste Management Plan includes details as per condition Actions arising from last audit addressed namely a review of Section 7.7 of the CEMP should be completed in order to address the issues waste stockpiles of varying sizes onsite and there being no evidence of waste segregation for different waste streams Site inspection to verify	Construction and Demolition Waste Management Plan included as part 7.7 of CEMP which was approved by secretary in letter dated 13/06/2017 table 6.6 details the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations. From last audit: it is recommended that a review of Section 7.7 of the CEMP should be completed in order to address the issues identified during this audit. The review should outline the requirements for waste segregation across the site and identify designated waste storage areas. During the site inspection the site was found to be clean and tidy and labelled / coloured bins were placed across the site with the various facilities. No waste materials observed to be stockpiled. There were some stockpiles of materials around the active civil works areas. Borg advised these were only in place temporarily and would be relocated as part of the fill for the platform currently being built out the back. There is very little waste being generated and the majority of the materials that are eg pallets, steel or similar are reused in the processing or on the next project.	Compliant
	The plan must form part of the CEMP required by Condition C1 and must: (b) be implemented for the duration of construction works.	Construction and Demolition Waste Management Plan forms part of induction and CEMP	During the site inspection the site was found to be clean and tidy and labelled / coloured bins were placed across the site with the various facilities. No waste materials observed to be stockpiled.	Compliant
Waste Management Plan				
B51 Waste Management Plan	Within 6 months of the date of this consent, the Applicant must prepare a Waste Management Plan (WMP) for the Existing Development to the satisfaction of the Secretary. The WMP must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C9. The WMP must: (a) detail the type and quantity of waste generated by the Existing Development;	WMP Includes items in condition	The last audit reported the Borg Panels Waste Management Plan dated 24 November 2017 was approved by DPE on 21 December 2017. The WMP was submitted to DPE on 30 November 2017, which was one day late (not within 6 months from the date of consent SSD 7016). Not prepared in line with conditions C4 and C9. No further action required. WMP revision 3 sighted dated 18/01/2021. Section 3 details the type and quantity of waste generated by the Existing Development;	Non-Compliant
	Within 6 months of the date of this consent, the Applicant must prepare a Waste Management Plan (WMP) for the Existing Development to the satisfaction of the Secretary. The WMP must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C9. The WMP must: (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the POEO Act, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);	WMP Includes items in condition	The last audit reported the Borg Panels Waste Management Plan dated 24 November 2017 was approved by DPE on 21 December 2017. The WMP was submitted to DPE on 30 November 2017, which was one day late (not within 6 months from the date of consent SSD 7016). Not prepared in line with conditions C4 and C9 WMP revision 3 sighted dated 18/01/2021 section 4 describes the handling, storage and disposal of all waste streams generated on site, consistent with the POEO Act, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);	Compliant
	Within 6 months of the date of this consent, the Applicant must prepare a Waste Management Plan (WMP) for the Existing Development to the satisfaction of the Secretary. The WMP must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C9. The WMP must: (c) detail the materials that are being reused or recycled, either on or off site; and	WMP Includes items in condition	The last audit reported the Borg Panels Waste Management Plan dated 24 November 2017 was approved by DPE on 21 December 2017. The WMP was submitted to DPE on 30 November 2017, which was one day late (not within 6 months from the date of consent SSD 7016). Not prepared in line with conditions C4 and C9 WMP revision 3 sighted dated 18/01/2021 section 4 details the materials that are being reused or recycled, either on or off site	Compliant
	Within 6 months of the date of this consent, the Applicant must prepare a Waste Management Plan (WMP) for the Existing Development to the satisfaction of the Secretary. The WMP must form part of the OEMP required by Condition C4 and be prepared in accordance with Condition C9. The WMP must: (d) include the Management and Mitigation Measures included in Appendix B.	WMP Includes items in condition	The last audit reported the Borg Panels Waste Management Plan dated 24 November 2017 was approved by DPE on 21 December 2017. The WMP was submitted to DPE on 30 November 2017, which was one day late (not within 6 months from the date of consent SSD 7016). Not prepared in line with conditions C4 and C9 WMP revision 3 sighted dated 18/01/2021 section 2.3 includes the Management and Mitigation Measures included in Appendix B.	Compliant
B52 Waste Management Plan	Prior to commencement of operation of the Project, the Applicant must update the WMP required under Condition B51 to incorporate the Project and its management to the satisfaction of the Secretary. The updated plan must be prepared in accordance with the requirements of Condition B51, and must incorporate the following: (a) details of the materials to be reused and recycled for the Project; and	WMP includes items in condition	WMP revision 3 sighted dated 18/01/2021. The report was reviewed to include items as per condition 52 (a) in table 3 page 21. Letter dated 22/02/2021 from DPE sighted which approves WMP dated 18/01/2021	Compliant
	Prior to commencement of operation of the Project, the Applicant must update the WMP required under Condition B51 to incorporate the Project and its management to the satisfaction of the Secretary. The updated plan must be prepared in accordance with the requirements of Condition B51, and must incorporate the following: (b) details of the procedures for managing, handling and accepting materials to be reused or recycled on-site for the Project.	WMP includes items in condition	WMP revision 3 sighted dated 18/01/2021. The report was reviewed to include items as per condition 52 (b) in table 3 and section 6 on page 21. Letter dated 22/02/2021 from DPE sighted which approves WMP dated 18/01/2021	Compliant
CONTAMINATION				
Contamination				
B53 Contamination	Prior to the commencement of construction of the Project, the Applicant must prepare a site validation report for Lot 1 DP 108563, which demonstrates the site is suitable for its intended use(s). A copy of the site validation report must be provided to the Secretary and Council.	site validation report and evidenc of submission to Secretary and council	The last audit found the Site Validation Investigation Report for the removal of the old fuel depot dated 20 June 2017 was reviewed. The report found that following remediation of the fuel depot area that the site is considered suitable for ongoing industrial lane use as defined in the UPSS Regulation 2008 and NEPC 1999. An email was sent to DPE and Oberon Council with a copy of the report attached on 23 June 2017 (prior to construction commencing on 2 November 2017).	Compliant
HERITAGE				
Unexpected finds Protocol				
B54 Unexpected finds Protocol	If Aboriginal objects are uncovered during earthworks, excavation or disturbance, work in the immediate area must stop and the Regional Operations Group of the OEH and the Registered Aboriginal Parties are to be consulted.	Unexpected finds Protocol contains measures as per condition Any objects found? -- if so details of management	CEMP dated 17 May 2021 sighted. Appendix A contains Unexpected finds protocol for heritage items includes measures to notify registered Aboriginal parties and notify OEH. No record of unexpected finds during this audit period.	Compliant
B55 Unexpected finds Protocol	If any archaeological relics are uncovered during the course of the work, then all works must cease immediately in that area and the OEH NSW Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and an excavation permit under the Heritage Act 1977 may be required before further works can continue in that area.	Unexpected finds Protocol contains measures as per condition Any objects found? -- if so details of management	CEMP dated 17 May 2021 sighted. Appendix A contains Unexpected finds protocol for heritage items includes measures to notify OEH and stop works protocol as well as permits required under Heritage Act when required. No record of unexpected finds during this audit period.	Compliant
VISUAL AMENITY				
Landscaping				
B56 Landscaping	The Applicant must ensure landscaping is carried out in accordance with the Landscape Plan DA 07 Issue A titled 'Landscape Plan' prepared by Borg Construction, dated 19 May 2016.	Site inspection to verify Landscape Plan DA 07 Issue A titled 'Landscape Plan' prepared by Borg Construction, dated 19 May 2016 to be provided	Landscape Plan DA 07 Issue A titled 'Landscape Plan' prepared by Borg Construction, dated 28 April 2017 sighted. Rows of hedge planting around the site observed during the site inspection	Compliant
Lighting				
B57 Lighting	The Applicant must ensure the lighting associated with the Development: (a) complies with the latest version of AS 4282 (INT) - Control of Obtrusive Effects of Outdoor Lighting; and	Evidence lighting in line with condition	A letter from Crossmuller dated 11 July 2018 was sighted during the last audit outlining that the lighting scheme for the Project is compliant with AS 4282.	Compliant
	The Applicant must ensure the lighting associated with the Development: (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Site inspection to verify Complaints register	No complaints relating to light emitted from the premises. Observed during site inspection that lighting was limited around perimeter of site, contained mostly to areas internally where it was needed for safety or security. Night time inspection found that the perimeters were dark, and darker than adjacent factory.	Compliant
COMMUNITY ENGAGEMENT				
Community Engagement				

Condition Number	Requirement	Evidence Requested	Findings and Recommendations	Compliance Status
B58 Community Engagement	The Applicant must consult with the community as required under Conditions C1 and C4 for the Development, including consultation with the nearby sensitive receivers, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.	DEMP Evidence of consultation in line with condition having been undertaken	<p>Section 6 of the OEMP dated 4/2/21 outlines ongoing community and stakeholder consultation associated with operational activities including:</p> <ul style="list-style-type: none"> •Community Consultative Committee Minutes for meetings held November 2018, March 2019, October 2019 sighted •Presentations to the Oberon Business and Tourism Association Meetings; •Consultation with the Oberon High School Principal regarding any rock or concrete breaking activities that may occur at the facility (refer Construction Environmental Management Plan); and •Particle Board Project updates including information on the Borg website, local area advertisements, letterbox notifications and/or Project information sheets. <p>Borg Panels has a number of avenues to register inquiries or complaints associated with the construction of the Project or operation of the existing site including:</p> <ul style="list-style-type: none"> •A 24-hour freecall community liaison line (1800 802 795) •Postal address for written complaints (Borg Panels, Private Mail Bag 1, Oberon NSW 2787) •Email address for electronic complaints (oberon_site@borgs.com.au) <p>See C1 to C4 secretary and EPA consultation undertaken in line with conditions. Community notice for bird deterrent work to be undertake onsite dated 20 January 2020 sighted</p>	Compliant

Condition Number	Requirement	Evidence Requested	Findings and Recommendations	Compliance Status
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN				
C1 Construction Environmental Management Plan	The Applicant must prepare a Construction Environmental Management Plan (CEMP) to the satisfaction of the Secretary. The CEMP must: (a) be approved by the Secretary prior to the commencement of construction;	Details of the version submitted and if there's been any changes subsequently.	In the last audit, the Borg Panels CEMP was reviewed and was found to adequately address Condition C1. Appendix A of the CEMP dated 31 May 2017 details that the CEMP and associated sub-plans were approved by the Secretary in a letter dated 13 June 2017.	Compliant
	The Applicant must prepare a Construction Environmental Management Plan (CEMP) to the satisfaction of the Secretary. The CEMP must: (a) identify the statutory approvals that apply to the Project;	Details of the version submitted and if there's been any changes subsequently.	In the last audit, the Borg Panels CEMP was reviewed and was found to adequately address Condition C1. Appendix A of the CEMP dated 31 May 2017 details that the CEMP and associated sub-plans were approved by the Secretary in a letter dated 13 June 2017. Statutory approvals are included in section 2.3.	Compliant
	The Applicant must prepare a Construction Environmental Management Plan (CEMP) to the satisfaction of the Secretary. The CEMP must: (b) outline all environmental management practices and procedures to be followed during construction works associated with the Project;	Details of the version submitted and if there's been any changes subsequently.	In the last audit, the Borg Panels CEMP was reviewed and was found to adequately address Condition C1. Appendix A of the CEMP dated 31 May 2017 details that the CEMP and associated sub-plans were approved by the Secretary in a letter dated 13 June 2017. Environmental management and controls are included in section 7.	Compliant
	The Applicant must prepare a Construction Environmental Management Plan (CEMP) to the satisfaction of the Secretary. The CEMP must: (c) describe all activities to be undertaken on the site during construction of the Project, including a clear indication of construction stages;	Details of the version submitted and if there's been any changes subsequently.	In the last audit, the Borg Panels CEMP was reviewed and was found to adequately address Condition C1. Appendix A of the CEMP dated 31 May 2017 details that the CEMP and associated sub-plans were approved by the Secretary in a letter dated 13 June 2017. Section 4 describes activities to be undertaken during the construction stage of project.	Compliant
	The Applicant must prepare a Construction Environmental Management Plan (CEMP) to the satisfaction of the Secretary. The CEMP must: (d) detail how the environmental performance of the construction works will be monitored, and what actions will be taken to address identified adverse environmental impacts;	Details of the version submitted and if there's been any changes subsequently.	In the last audit, the Borg Panels CEMP was reviewed and was found to adequately address Condition C1. Appendix A of the CEMP dated 31 May 2017 details that the CEMP and associated sub-plans were approved by the Secretary in a letter dated 13 June 2017. Monitoring and reporting requirements are included in section 7.	Compliant
	The Applicant must prepare a Construction Environmental Management Plan (CEMP) to the satisfaction of the Secretary. The CEMP must: (e) describe the roles and responsibilities for all relevant employees involved in construction works associated with the Project; and	Details of the version submitted and if there's been any changes subsequently.	In the last audit, the Borg Panels CEMP was reviewed and was found to adequately address Condition C1. Appendix A of the CEMP dated 31 May 2017 details that the CEMP and associated sub-plans were approved by the Secretary in a letter dated 13 June 2017. Section 5 titled structure and responsibilities describes the roles and responsibilities for all relevant employees involved in construction works associated with the Project CEMP dated 17/05/2021 sighted. Refer to Condition C2.	Compliant
	The Applicant must prepare a Construction Environmental Management Plan (CEMP) to the satisfaction of the Secretary. The CEMP must: (f) include the management plans required under Condition C2 of this consent.	Details of the version submitted and if there's been any changes subsequently.	Erosion and sediment control, Traffic Management, Dust Management, Noise Management, Mobile Wood Chipper Operation, Waste Management, Community Consultation and Complaints Handling, Springfed Dam Reclamation Management Plan all included in CEMP dated 17 May 2021 CEMP dated 17/05/2021 Revision 4 sighted. Section 7.8 includes Traffic Management, CNMP (dated 19/05/2021) included in Appendix C of CEMP.	Compliant
	As part of the CEMP required under Condition C1 of this consent, the Applicant must include the following: (a) Traffic Management (Condition B34);	CEMP, including TMP	CEMP dated 17/05/2021 Revision 4 sighted. Section 7.5 includes Air Quality (Dust Management)	Compliant
	As part of the CEMP required under Condition C1 of this consent, the Applicant must include the following: (b) Dust Management (Condition B3);	CEMP, including CMP	CEMP dated 17/05/2021 Revision 4 sighted. Section 7.4 includes Noise Management and Appendix C include CNMP dated 19 May 2021	Compliant
	As part of the CEMP required under Condition C1 of this consent, the Applicant must include the following: (c) Noise Management (Condition B15);	CEMP, including NMP	CEMP dated 17/05/2021 Revision 4 sighted. Section 7.11 includes Mobile Wood Chipper Management, Mobile Wood Chipper Management Plan (dated 08/07/2020) included in Appendix F of CEMP.	Compliant
As part of the CEMP required under Condition C1 of this consent, the Applicant must include the following: (d) Mobile Wood Chipper Operation Management (Condition B24);	CEMP, including Mobile Wood Chipper Operation Management Plan	CEMP dated 17/05/2021 Revision 4 sighted. Section 7.3 includes Erosion and Sediment Control Plan	Compliant	
As part of the CEMP required under Condition C1 of this consent, the Applicant must include the following: (e) Erosion and Sediment Management (Condition B29);	CEMP, including Erosion and Sediment Management plan	CEMP dated 17/05/2021 Revision 4 sighted. Section 7.7 includes Waste Management Measures and Construction and Demolition Waste Management Plan	Compliant	
As part of the CEMP required under Condition C1 of this consent, the Applicant must include the following: (f) Waste Management (Condition B50)	CEMP, including WMP	CEMP dated 17/05/2021 Revision 4 sighted. Section 2.5 and 11.4 pertain to complaints handling and community consultation	Compliant	
As part of the CEMP required under Condition C1 of this consent, the Applicant must include the following: (g) Community Consultation and Complaints Handling (Conditions B50); and	CEMP, including Community Consultation and Complaints Handling	CEMP dated 17/05/2021 Revision 4 sighted. Section 7.12 includes Springfed dam reclamation plan, SDRP (dated 28/05/2019) included in Appendix G of CEMP.	Compliant	
As part of the CEMP required under Condition C1 of this consent, the Applicant must include the following: (h) Spring Fed Dam Reclamation Management Plan (Condition B33A).	CEMP, including Spring Fed Dam Reclamation Management Plan		Compliant	
C3 Construction Environmental Management Plan	The Applicant must carry out the construction of the Project in accordance with the CEMP approved by the Secretary (and as revised and approved by the Secretary from time to time), unless otherwise agreed by the Secretary.	CEMP forms part of staff induction Evidence of revisions Evidence as per other relevant conditions	Those areas under construction are working under the Construction Environmental Management Plan (CEMP) which details the environmental management and control measures to be implemented for construction activities associated with the modifications. There has been issues reported, particularly in relation to water quality arising from heavy rain events. A significant amount of work has been done to manage erosion and sedimentation across the site and this is now being reflected in TSS levels being greatly reduced across the site. There have been several complaints pertaining to noise emitted from the site. In all circumstance Borg followed up with rectifications or liaison with the affected resident. E.g. complaint 106 dated 25/08/2021, resident complained of loud beeping noise. Construction Manager investigated site activities and identified a new EWP on site with beeper enabled. The EWP was immediately taken to the fleet workshop to install a squawker. Action: Borg continue to educate all staff on noise management issues.	Non-Compliant
OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN				
Operational Environmental Management Plan				
C4 Operational Environmental Management Plan	Within 6 months of the date of this consent, the Applicant must prepare an Operational Environmental Management Plan (OEMP) for the Existing Development to the satisfaction of the Secretary. The OEMP must: (a) be submitted to the Secretary for approval;	OEMP Evidence of secretary approval	OEMP dated 4/02/2021 sighted. Last audit found that Appendix A of the OEMP outlines the Secretary's approval for the OEMP and associated sub plans dated 21 December 2017. The OEMP was submitted to DPE on 30 November 2017, which was one day late (not within 6 months from the date of consent SSD 7016). No further action as subsequent letter from DPE dated 22/02/2021 states that: "The Department has carefully reviewed the OEMP and is satisfied that it has been prepared in accordance with Condition C10 and meets the requirements as set out in Conditions C4"	Non-Compliant
	The OEMP must: (b) be prepared by a suitably qualified and experienced expert;	OEMP Evidence of secretary approval Details/CV of qualifications of persons preparing.	OEMP dated 4/02/2021 sighted. Last audit found that Appendix A of the OEMP outlines the Secretary's approval for the OEMP and associated sub plans dated 21 December 2017. The OEMP was submitted to DPE on 30 November 2017, which was one day late (not within 6 months from the date of consent SSD 7016). No further action. Subsequent letter from DPE dated 22/02/2021 states that: "The Department has carefully reviewed the OEMP and is satisfied that it has been prepared in accordance with Condition C10 and meets the requirements as set out in Conditions C4"	Compliant
	The OEMP must: (c) provide the strategic framework for environmental management of the Existing Development;	OEMP includes details outlined in condition	OEMP dated 4/02/2021 sighted. Last audit found that Appendix A of the OEMP outlines the Secretary's approval for the OEMP and associated sub plans dated 21 December 2017. The OEMP was submitted to DPE on 30 November 2017, which was One day late (not within 6 months from the date of consent SSD 7016). No further action as subsequent letter from DPE dated 22/02/2021 states that: "The Department has carefully reviewed the OEMP and is satisfied that it has been prepared in accordance with Condition C10 and meets the requirements as set out in Conditions C4" Section 1.2 outlines framework for environmental management of development	Compliant
	The OEMP must: (d) identify the statutory approvals that apply to the Existing Development;	OEMP includes details outlined in condition	OEMP dated 4/02/2021 sighted. Last audit found that Appendix A of the OEMP outlines the Secretary's approval for the OEMP and associated sub plans dated 21 December 2017. The OEMP was submitted to DPE on 30 November 2017, which was One day late (not within 6 months from the date of consent SSD 7016). No further action as subsequent letter from DPE dated 22/02/2021 states that: "The Department has carefully reviewed the OEMP and is satisfied that it has been prepared in accordance with Condition C10 and meets the requirements as set out in Conditions C4" Section 2 identifies the statutory approvals that apply to the Existing Development	Compliant

Condition Number	Requirement	Evidence Requested	Findings and Recommendations	Compliance Status
	The OEMP must: (e) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the Existing Development;	OEMP includes details outlined in condition	OEMP dated 4/02/2021 sighted. Last audit found that Appendix A of the OEMP outlines the Secretary's approval for the OEMP and associated sub plans dated 21 December 2017. The OEMP was submitted to DPE on 30 November 2017, which was One day late (not within 6 months from the date of consent SSD 7016). No further action as subsequent letter from DPE dated 22/02/2021 states that: "The Department has carefully reviewed the OEMP and is satisfied that it has been prepared in accordance with Condition C10 and meets the requirements as set out in Conditions C4" Section 4 describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the Existing Development;	Compliant
	The OEMP must: (f) describe the procedures that would be implemented to: (i) keep the local community and relevant agencies informed about the operation and environmental performance of the Existing Development; (ii) receive, handle, respond to, and record complaints; (iii) resolve any disputes that may arise; (iv) respond to any non-compliance; (v) respond to emergencies; and	OEMP includes details outlined in condition	OEMP dated 4/02/2021 sighted. Last audit found that Appendix A of the OEMP outlines the Secretary's approval for the OEMP and associated sub plans dated 21 December 2017. The OEMP was submitted to DPE on 30 November 2017, which was One day late (not within 6 months from the date of consent SSD 7016). No further action as subsequent letter from DPE dated 22/02/2021 states that: "The Department has carefully reviewed the OEMP and is satisfied that it has been prepared in accordance with Condition C10 and meets the requirements as set out in Conditions C4" (i) measures to keep the local community and relevant agencies informed about the operation and environmental performance of the Existing	Compliant
	The OEMP must: (g) include the following environmental management plans addressing: (i) Air Quality (Condition B5); (ii) Noise (Condition B18); (iii) Mobile Wood Chipper Operation (Condition B24); (iv) Surface Water (Condition B32); and (v) Waste (Condition B51).	OEMP includes details outlined in condition	OEMP dated 4/02/2021 sighted. Last audit found that Appendix A of the OEMP outlines the Secretary's approval for the OEMP and associated sub plans dated 21 December 2017. The OEMP was submitted to DPE on 30 November 2017, which was one day late (not within 6 months from the date of consent SSD 7016). No further action as subsequent letter from DPE dated 22/02/2021 states that: "The Department has carefully reviewed the OEMP and is satisfied that it has been prepared in accordance with Condition C10 and meets the requirements as set out in Conditions C4" all sub-plans required by condition included in OEMP	Compliant
C5 Operational Environmental Management Plan	The Applicant must operate the Existing Development in accordance with the OEMP approved by the Secretary (and as revised and approved by the Secretary from time to time), unless otherwise agreed by the Secretary	OEMP forms part of staff induction Evidence of revisions Site inspection to verify Did Borg get advice on EMP/OEMP interaction?	The site operates under an Operational Environmental Management Plan (OEMP) which provides the strategic framework for environmental management of the development. Generally, the site is in good order and compliant with its OEMP. Some issues were identified as described elsewhere and actions noted to address .	Compliant
	Prior to commencement of operation of the Project, the Applicant must update the OEMP required under Condition C4 to incorporate the Project and its management to the satisfaction of the Secretary. The updated plan must be prepared in accordance with the requirements of Condition C4, and must incorporate the following: (a) procedures, roles and responsibilities of key personnel involved in the environmental management of the Development; Prior to commencement of operation of the Project, the Applicant must update the OEMP required under Condition C4 to incorporate the Project and its management to the satisfaction of the Secretary. The updated plan must be prepared in accordance with the requirements of Condition C4, and must incorporate the following: (b) community consultation requirements for the Development; and	Evidence of secretary approval OEMP includes details outlined in condition	OEMP dated 4/02/2021 sighted. Procedures, roles and responsibilities of key personnel involved in the environmental management of the Development included in section 4. Letter from DPE dated 22/02/2021 states that: "The Department has carefully reviewed the OEMP and is satisfied that it has been prepared in accordance with Condition C10 and meets the requirements as set out in Conditions C6"	Compliant
C6 Operational Environmental Management Plan	Prior to commencement of operation of the Project, the Applicant must update the OEMP required under Condition C4 to incorporate the Project and its management to the satisfaction of the Secretary. The updated plan must be prepared in accordance with the requirements of Condition C4, and must incorporate the following: (c) updates to the environmental management sub-plans listed under Condition C4(g).	Evidence of secretary approval OEMP includes details outlined in condition	OEMP dated 4/02/2021 sighted. Community consultation requirements for the Development included in section 6. Letter from DPE dated 22/02/2021 states that: "The Department has carefully reviewed the OEMP and is satisfied that it has been prepared in accordance with Condition C10 and meets the requirements as set out in Conditions C6"	Compliant
	Prior to commencement of operation of the Project, the Applicant must update the OEMP required under Condition C4 to incorporate the Project and its management to the satisfaction of the Secretary. The updated plan must be prepared in accordance with the requirements of Condition C4, and must incorporate the following: (c) updates to the environmental management sub-plans listed under Condition C4(g).	Evidence of secretary approval OEMP includes details outlined in condition	OEMP dated 4/02/2021 sighted. Updates to the environmental management sub-plans listed under Condition C4(g) included in Appendices A - E. Letter from DPE dated 22/02/2021 states that: "The Department has carefully reviewed the OEMP and is satisfied that it has been prepared in accordance with Condition C10 and meets the requirements as set out in Conditions C6"	Compliant
C7 Operational Environmental Management Plan	The Applicant must not commence operation of the Project until the updated OEMP as required by Condition C6 is approved by the Secretary.	Evidence of secretary approval	Letter from DPE dated 22/02/2021 states that: "The Department has carefully reviewed the OEMP and is satisfied that it has been prepared in accordance with Condition C10 and meets the requirements as set out in Conditions C6" Operations commenced in January 2020. Site should not have started until it was approved which was February. No further action required.	Non-Compliant
C8 Operational Environmental Management Plan	The Applicant must implement the most recent version of the OEMP approved by the Secretary for the duration of the Development's operation.	Evidence of revisions	To be determined at completion of audit The site operates under an Operational Environmental Management Plan (OEMP) which provides the strategic framework for environmental	Compliant
MANAGEMENT PLAN REQUIREMENTS				
	The Applicant must ensure that the environmental management plans required under Condition C4 of this consent are prepared by a suitably qualified person or persons in accordance with best practice and include: (a) detailed baseline data;	OEMP which includes details outlined in condition	Operational Environmental Management Plan (Revision 2, dated 4 February 2021) sighted. Detailed baseline data included within sub plans as follows: i) Operational Air Quality Management Plan (Revision 6, dated 10 February 2021) section 5 ii) Operational Noise Management Plan (Revision 8, dated 6 October 2020) section 7.2 iii) Mobile Wood Chipper Operation Management Plan (Revision 4, dated 8 July 2020) baseline data not included but not applicable iv) Surface Water Management Plan (Revision 6, dated 27 November 2020) section 6 v) Waste Management Plan (Revision 3, dated 18 January 2021) section 3	Compliant
	The Applicant must ensure that the environmental management plans required under Condition C4 of this consent are prepared by a suitably qualified person or persons in accordance with best practice and include: (b) a description of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures/criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the Development or any management measures;	OEMP which includes details outlined in condition	Operational Environmental Management Plan (Revision 2, dated 4 February 2021) sighted. Items (i), (ii) and (iii) included within sub plans as follows: i) Operational Air Quality Management Plan (Revision 6, dated 10 February 2021) section 2, 3 and 6 ii) Operational Noise Management Plan (Revision 8, dated 6 October 2020) section 2, 4, and 6 iii) Mobile Wood Chipper Operation Management Plan (Revision 4, dated 8 July 2020) section 2.1, table 2, and section 6 iv) Surface Water Management Plan (Revision 6, dated 27 November 2020) section 2 and 6 v) Waste Management Plan (Revision 3, dated 18 January 2021) section 2	Compliant
	The Applicant must ensure that the environmental management plans required under Condition C4 of this consent are prepared by a suitably qualified person or persons in accordance with best practice and include: (c) a description of the management measures that would be implemented to comply with the relevant statutory requirements, limits or performance measures/criteria;	OEMP which includes details outlined in condition	Operational Environmental Management Plan (Revision 2, dated 4 February 2021) sighted. A description of the management measures that would be implemented to comply with the relevant statutory requirements, limits or performance measures/criteria; within sub plans as follows: i) Operational Air Quality Management Plan (Revision 6, dated 10 February 2021) section 6 ii) Operational Noise Management Plan (Revision 8, dated 6 October 2020) section 6 iii) Mobile Wood Chipper Operation Management Plan (Revision 4, dated 8 July 2020) section 3 and 4 iv) Surface Water Management Plan (Revision 6, dated 27 November 2020) section 3, 4, and 5 v) Waste Management Plan (Revision 3, dated 18 January 2021) section 4	Compliant
	The Applicant must ensure that the environmental management plans required under Condition C4 of this consent are prepared by a suitably qualified person or persons in accordance with best practice and include: (d) a program to monitor and report on the: (i) impacts and environmental performance of the Development; and (ii) effectiveness of any management measures (see (c) above);	OEMP which includes details outlined in condition	Operational Environmental Management Plan (Revision 2, dated 4 February 2021) sighted. Items (i), and (ii) included within sub plans as follows: i) Operational Air Quality Management Plan (Revision 6, dated 10 February 2021) section 9 ii) Operational Noise Management Plan (Revision 8, dated 6 October 2020) section 9 iii) Mobile Wood Chipper Operation Management Plan (Revision 4, dated 8 July 2020) references Noise impact assessment and noise monitoring events and other Management Plans. iv) Surface Water Management Plan (Revision 6, dated 27 November 2020) section 8 v) Waste Management Plan (Revision 3, dated 18 January 2021) section 6	Compliant
C9 Management Plan Requirements	The Applicant must ensure that the environmental management plans required under Condition C4 of this consent are prepared by a suitably qualified person or persons in accordance with best practice and include: (e) a contingency plan to manage any unpredicted impacts and their consequences;	OEMP which includes details outlined in condition	Operational Environmental Management Plan (Revision 2, dated 4 February 2021) sighted. A contingency plan to manage any unpredicted impacts and their consequences included within sub plans as follows: i) Operational Air Quality Management Plan (Revision 6, dated 10 February 2021) section 8 ii) Operational Noise Management Plan (Revision 8, dated 6 October 2020) section 8 iii) Mobile Wood Chipper Operation Management Plan (Revision 4, dated 8 July 2020) references Noise impact assessment and noise monitoring events and other Management Plans. iv) Surface Water Management Plan (Revision 6, dated 27 November 2020) section 7 v) Waste Management Plan (Revision 3, dated 18 January 2021) section 5.4	Compliant

Condition Number	Requirement	Evidence Requested	Findings and Recommendations	Compliance Status
	The Applicant must ensure that the environmental management plans required under Condition C4 of this consent are prepared by a suitably qualified person or persons in accordance with best practice and include: (f)a program to investigate and implement ways to improve the environmental performance of the Development over time;	OEMP which includes details outlined in condition	Operational Environmental Management Plan (Revision 2, dated 4 February 2021) sighted. A program to investigate and implement ways to improve the environmental performance of the Development over time; included within sub plans as follows: i) Operational Air Quality Management Plan (Revision 6, dated 10 February 2021) section 6 ii) Operational Noise Management Plan (Revision 8, dated 6 October 2020) section 6 iii) Mobile Wood Chipper Operation Management Plan (Revision 4, dated 8 July 2020) references Noise impact assessment and noise monitoring events and other Management Plans. iv) Surface Water Management Plan (Revision 6, dated 27 November 2020) section 7 v) Waste Management Plan (Revision 3, dated 18 January 2021) section 4.3	Compliant
	The Applicant must ensure that the environmental management plans required under Condition C4 of this consent are prepared by a suitably qualified person or persons in accordance with best practice and include: (g)a protocol for managing and reporting any: (i) incidents; (ii) complaints; (iii) non-compliances with statutory requirements; and (iv) exceedances of the impact assessment criteria and/or performance criteria; and	OEMP which includes details outlined in condition	Operational Environmental Management Plan (Revision 2, dated 4 February 2021) sighted. Items (i), (ii), (iii) and (iv) included within sub plans as follows: i) Operational Air Quality Management Plan (Revision 6, dated 10 February 2021) section 9 ii) Operational Noise Management Plan (Revision 8, dated 6 October 2020) section 9 iii) Mobile Wood Chipper Operation Management Plan (Revision 4, dated 8 July 2020) references Noise impact assessment and noise monitoring events and other Management Plans. iv) Surface Water Management Plan (Revision 6, dated 27 November 2020) section 8 v) Waste Management Plan (Revision 3, dated 18 January 2021) section 5	Compliant
	The Applicant must ensure that the environmental management plans required under Condition C4 of this consent are prepared by a suitably qualified person or persons in accordance with best practice and include: (h)a protocol for periodic review of the plan. Note: These requirements also apply to the preparation or updates of management plans for the Existing Development and the Project.	OEMP which includes details outlined in condition	Operational Environmental Management Plan (Revision 2, dated 4 February 2021) sighted. A protocol for periodic review of the plan is included within sub plans as follows: i) Operational Air Quality Management Plan (Revision 6, dated 10 February 2021) section 10 ii) Operational Noise Management Plan (Revision 8, dated 6 October 2020) section 10 iii) Mobile Wood Chipper Operation Management Plan (Revision 4, dated 8 July 2020) references Noise impact assessment and noise monitoring events and other Management Plans. iv) Surface Water Management Plan (Revision 6, dated 27 November 2020) section 9 v) Waste Management Plan (Revision 3, dated 18 January 2021) section 6.5	Compliant
Revision of Strategies, Plans and Programs				
C10 Revision of Strategies, Plans and Programs	Within three months of an: (a)approval of a modification;	Evidence of review and if necessary, revisions within three months of Mods	Original consent was granted 29 May 2017, Modification 1 was approved 20 November 2018, Modification 2 was approved 29 November 2019, and Modification 3 was approved 22 May 2020. -CEMP dated 17/05/2021 sighted revision history suggests was not updated within three months of any modifications -OEMP dated 04/02/2021, OAQMP dated 23/03/2020, ONMP dated 6/10/2020, Mobile Wood Chipper Operation Management Plan dated 02/11/2018, SWMP dated 27/11/2020, WMP dated 18/02/2021 sighted revision history suggests was not updated within three months of any modifications Action: reviews to be undertaken within three months of trigger event	Non-Compliant
	Within three months of an: (b)submission of an incident report under Condition C13;	Any incidences? If so, evidence of review and if necessary, revisions within three months of an incident	Incident reports dated as per condition C13 -CEMP dated 17/05/2021 sighted revision history suggests was not updated within three months of any incidents -OEMP dated 04/02/2021, Mobile Wood Chipper Operation Management Plan dated 02/11/2018, and WMP dated 18/02/2021 sighted revision history suggests was not updated within three months of incidents -OAQMP dated 23/03/2020, ONMP dated 6/10/2020, and SWMP dated 27/11/2020 were revised for one out of four incidents all other incidents were not revised in these documents Action: reviews to be undertaken within three months of trigger event	Non-Compliant
	Within three months of an: (c)approval of an Annual Review under Condition C11;	Evidence of review and if necessary, revisions within three months of annual reviews	Annual Reviews 2018 (dated 21/08/2018), 2019 (dated 19/07/2019) and 2020 (24/08/2020) sighted. -CEMP dated 17/05/2021 sighted revision history suggests was updated within three months of 2018 review. However was not revised or updated within three months of any other reviews. -OEMP dated 04/02/2021 sighted revision history suggests was not updated within three months of any annual review -OAQMP dated 23/03/2020 sighted revision history suggests was updated within three months of 2018 review. However was not revised or updated within three months of any other reviews. -ONMP dated 6/10/2020 sighted revision history suggests was updated within three months of 2018 review. However was not revised or updated within three months of 2019 review. -Mobile Wood Chipper Operation Management Plan dated 02/11/2018 sighted revision history suggests was updated within three months of 2018 review. However was not revised or updated within three months of any other reviews. -SWMP dated 27/11/2020 sighted revision history suggests was updated within three months of 2018 review. However was not revised or updated within three months of any other reviews. -WMP dated 18/02/2021 sighted revision history suggests was updated within three months of 2019 review. However was not revised or updated within three months of any other reviews.	Non-Compliant
	Within three months of an: (d)completion of an audit under Condition C15. The Applicant must review, and if necessary revise, the strategies, plans, and programs required under this consent to the satisfaction of the Secretary. Note: This is to ensure the strategies, plans and programs are updated on a regular basis, and incorporate any recommended measures to improve the environmental performance of the Development.	Evidence of review and if necessary, revisions within three months of last audit	Independent Environmental Audit completed by Umwelt dated 12/09/2018 -CEMP dated 17/05/2021 sighted revision history suggests was updated within three months of IEA -OEMP dated 04/02/2021 sighted revision history suggests was not updated within three months of IEA -OAQMP dated 23/03/2020 sighted revision history suggests was updated within three months of IEA -ONMP dated 6/10/2020 sighted revision history suggests was updated within three months of IEA -Mobile Wood Chipper Operation Management Plan dated 02/11/2018 sighted revision history suggests was updated within three months of IEA -SWMP dated 27/11/2020 sighted revision history suggests was updated within three months of IEA -WMP dated 18/02/2021 sighted revision history suggests was updated within three months of any modifications Action: reviews to be undertaken within three months of trigger event	Non-Compliant
ANNUAL REVIEW				
C11 Annual Review	By 31 July 2017, and each year thereafter, unless otherwise agreed by the Secretary, the Applicant must review and submit a report to the Secretary detailing the environmental performance of the Development to the satisfaction of the Secretary. This review must: (a)describe the development that was carried out during the reporting period, and the development that is proposed to be carried out over the next reporting period;	Annual Reviews for audit period	Annual Reviews from 2017 - 2020 sighted all submitted to secretary prior to 31 July annually. In each report facility development are outlined in section 2 and proposed development in section 7	Compliant
	This review must: (b)include a comprehensive review of the monitoring results and complaints records of the Development over the previous reporting period, which includes a comparison of these results against the: (i)the relevant statutory requirements, limits or performance measures/criteria; (ii)requirements of any plan or program required under this consent; (iii)the monitoring results of previous years; and (iv)the relevant predictions in the EIS;	Annual Reviews for audit period	Annual Reviews from 2017 - 2020 sighted in each report (i)the relevant statutory requirements, limits or performance measures/criteria; are included in section 4 (ii)requirements of any plan or program required under this consent are included in section 4 (iii)the monitoring results of previous years are included in section 4 (iv)the relevant predictions in the EIS are included in section 4	Compliant
	This review must: (c)identify any non-compliance during the reporting period, and describe what actions were (or are being) taken to ensure compliance;	Annual Reviews for audit period	Annual Reviews from 2017 - 2020 sighted in each report non-compliances are reported in Section 4 and Table 1 includes compliance summary and improvement actions	Compliant
	This review must: (d)identify any trends in the monitoring data over the life of the Development;	Annual Reviews for audit period	Annual Reviews from 2017 - 2020 sighted in each report any trends in the monitoring data over the life of the Development are identified in Section 4	Compliant
	This review must: (e)identify any discrepancies between the predicted and actual impacts of the Development, and analyse the potential cause of any significant discrepancies; and	Annual Reviews for audit period	Annual Reviews from 2017 - 2020 sighted in each report any discrepancies between the predicted and actual impacts of the Development, and analyse the potential cause of any significant discrepancies are included in section 4	Compliant

Condition Number	Requirement	Evidence Requested	Findings and Recommendations	Compliance Status
	This review must: (f) describe what measures will be implemented over the next reporting period to improve the environmental performance of the Development.	Annual Reviews for audit period	Annual Reviews from 2017 - 2020 sighted in each report measures will be implemented over the next reporting period to improve the environmental performance of the Development are included in section 7	Compliant
REPORTING				
Incident reporting				
C12 Incident reporting	The Applicant must notify the Secretary and any other relevant agencies of any incident or potential incident with actual or potential significant off-site impacts on people or the biophysical environment associated with the Development immediately after the Applicant becomes aware of the incident.	Any incidents or potential incidents? Environmental Incident Register EPA Annual Returns DPIE notification	Annual Reviews 2017 - 2020 sighted. The following incidents were included as part of this audit period: 23 February 2019: Fire water breached containment. This was reported to EPA and Georgia Dragicevic (DPIE) 26/02/2019 which is not immediately after the event. No evidence to suggest that Council were notified of the occurrence. 3/4 July 2019: Fugitive fibre discharge event was reported to EPA on 4 July 2019, follow up report provided to EPA dated 11 July 2019. Formal warning letter was issued by EPA dated 24/10/2019 issued in response. Email to Georgia Dragicevic dated 5 July 2019 sighted. In Annual review 2019 states that Council contacted, Borg advised site contacted Council by telephone (sighted data station and closed out the incident with a new sensor so now two sensors) 27 August 2020: Smoke discharge from the wet electrostatic precipitator stack (WESP) report to EPA dated 2 September 2020 sighted, DPIE and EPA notified via email on 27/08/2020 immediately after the event. No evidence of notification for Council 16 October 2020: Failure of the new particleboard chipper. DPIE, EPA and Oberon Council notified via email dated 16/10/2020. Letter from DPIE dated 30/10/2020 sighted acknowledging incident and responding to request to operate mobile chippers outside of hours in condition B23 and B24 Action: ensure all relevant parties are informed for any future incidents	Non-Compliant
C13 Incident reporting	Within seven days of the date of this incident, the Proponent must provide the Secretary and any relevant agencies with a detailed report on the incident.	Any incidents or potential incidents? Environmental Incident Register EPA Annual Returns Report submitted to DPIE	Annual Reviews 2017 - 2020 sighted. The following incidents were included as part of this audit period: 23 February 2019: Fire water breached containment. This was reported to EPA and Georgia Dragicevic (DPIE) 26/02/2019 which is not immediately after the event. No evidence to suggest that Council were notified of the occurrence. 3/4 July 2019: Fugitive fibre discharge event was reported to EPA on 4 July 2019, follow up report provided to EPA dated 11 July 2019. Formal warning letter was issued by EPA dated 24/10/2019 issued in response. Email to Georgia Dragicevic dated 5 July 2019 sighted. In Annual review 2019 states that Council contacted, Borg advised site contacted Council by telephone (sighted incident in Data Station, closed out by installing a new sensor. 27 August 2020: Smoke discharge from the wet electrostatic precipitator stack (WESP) report to EPA dated 2 September 2020 sighted, DPIE and EPA notified via email on 27/08/2020 immediately after the event. No evidence of notification for Council 16 October 2020: Failure of the new particleboard chipper. DPIE, EPA and Oberon Council notified via email dated 16/10/2020. Letter from DPIE dated 30/10/2020 sighted acknowledging incident and responding to request to operate mobile chippers outside of hours in condition B23 and B24 Action: ensure all relevant parties are informed for any future incidents	Non-Compliant
Regular Reporting				
C14 Regular Reporting	The Applicant must provide regular reporting on the environmental performance of the Development on its website, in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent.	Website including environmental reporting and plans or programs approved under the conditions of this consent	Annual Reviews from 2017 - 2020 included on the project website. Environmental monitoring data and relevant environmental plans are included on website. All up to date	Compliant
AUDITING				
Independent Environmental Audit				
C15 Independent Environmental Audit	Within 12 months of the date of this consent and every 3 years thereafter, unless the Secretary directs otherwise, the Applicant must commission and pay the full cost of an Independent Environmental Audit of the Development. This audit must: (a) be conducted by a suitably qualified, experienced and independent team of experts whose appointment has been endorsed by the Secretary;	DPIE Approval of Auditors	Molino Stewart was endorsed by the Secretary to complete the 2021 Independent Environmental Audit. Sighted letter dated 14/4/21. Approval of Shireen Baguley as Lead Auditor and Rebecca O'Rourke as Assistant Auditor Previous auditor Daneil Sullivan was approved by DPIE as auditor in email dated 9 May 2018	Compliant
	This audit must: (b) include consultation with the relevant agencies;	Consultation with agencies (MS to complete)	Shireen Baguley undertook consultation via email with the following agencies on 04/05/2021: -Oberon Council -EPA -DPIE (23/04/2021) The previous audit report dated 12 September 2018 prepared by Umwelt, contains outcome of consultation in section 2.2	Compliant
	This audit must: (c) assess the environmental performance of the Development and assess whether it is complying with the requirements in this consent, and any other relevant approvals, relevant EPL(s) (including any assessment, plan or program required under these approvals);	This audit report	This audit assessed compliance of the relevant conditions of the Project Approval, EPL and relevant management plans.	Compliant
	This audit must: (d) review the adequacy of any approved strategy, plan or program required under the abovementioned consents; and	This audit report	This audit assessed compliance of the plans against the conditions of the project approval at the time of audit (SSD 7016) and relevant management plans.	Compliant
	This audit must: (e) recommend measures or actions to improve the environmental performance of the Development, and/or any strategy, plan or program required under these consents. Note: This audit team must be led by a suitably qualified auditor, and include relevant experts in any other fields specified by the Secretary.	This audit report	This audit provided a range of recommendation to improve the environmental performance of the project.	Compliant
C16 Independent Environmental Audit	Within 3 months of commissioning the audit required under Condition C15, or as otherwise agreed by the Secretary, the Applicant must submit a copy of the audit report to the Secretary, together with its response to any recommendations contained in the audit report	Evidence of submission of last audit report.	Final Independent Audit Report prepared by Umwelt dated 12 September 2018 submitted to Katrina O'Reilly (DPIE) via email dated 21/09/2018, which is not within 3 months of dated of commission (auditor endorsed 9 May 2018 in email from DPIE). Borg response provided to DPIE via email 21/09/2018 however as above out of 3 month submission time. In reference to the current 2021 audit report, this condition is not triggered. DPIE endorsement of the audit team was given on 14/4/21, therefore report was to be submitted by 13/7/21; however due to the impacts of Covid restrictions Borg has submitted requests to DPIE for an extension to 18/10/21. Action: Ensure audits reports submitted in accordance with requirements	Non-Compliant
COMPLAINTS HANDLING				
C17 Complaints Handling	The Applicant must provide a dedicated community complaints telephone number and email address for the Development, to be operated 24 hours a day, 7 days a week. The details of these services are to be made available on the main website of the Development and placed on any public communications commissioned by the Applicant in relation to the Development.	Community complaints telephone number and email address	Community Complaints Telephone number available on project website via https://www.borgs.com.au/locations/oberon-nsw/ 24 Free Call Community Liason Line (1800 802 795)	Compliant
ACCESS TO INFORMATION				

Condition Number	Requirement	Evidence Requested	Findings and Recommendations	Compliance Status
C18 Access to Information	<p>The Applicant must:</p> <ul style="list-style-type: none"> (a) Make copies of the following publicly available on its website: (i) the documents referred to in Condition A2; (ii) all current statutory approvals for the Development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) a comprehensive summary of the monitoring results of the Development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (v) a complaints register updated on a monthly basis; (vi) the annual reviews of the Development; (vii) any independent environmental audit of the Development and the Applicant's response to the recommendations in any audit; (viii) any other matter required by the Secretary; and (ix) keep this information up to date, to the satisfaction of the Secretary. 	Website includes items outlined in condition	<ul style="list-style-type: none"> (i) the documents referred to in Condition A2; (ii) EPL and SSD Consent Mod 1, Mod 2 and mod 3 are included. (iii) All approved strategies, plans and programs required under the conditions of this consent are included (iv) Monitoring results of the Development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs. (v) a complaints register updated on a monthly basis are available from May 2017 - June 2021 (vi) the annual reviews of the Development from 2017 - 2020 are available; (vii) independent environmental audit of the Development dated September 2018 on website. The Applicant's response to the recommendations of the 2018 are on the website (viii) n/a (ix) Information up to date, and auditor considers this would be to the satisfaction of the Secretary. 	Compliant

Condition Number	Requirement	Evidence Requested	Findings and Recommendations	Compliance Status																																																																																
1 Administrative conditions																																																																																				
A1 What the licence authorises and regulates																																																																																				
A1.1	<p>This licence authorises the carrying out of the scheduled activities listed below at the premises specified in A2. The activities are listed according to their scheduled activity classification, fee-based activity classification and the scale of the operation. Unless otherwise further restricted by a condition of this licence, the scale at which the activity is carried out must not exceed the maximum scale specified in this condition.</p> <table border="1"> <thead> <tr> <th>Scheduled Activity</th> <th>Fee Based Activity</th> <th>Scale</th> </tr> </thead> <tbody> <tr> <td>Chemical production</td> <td>Paints/polishes/adhesives production</td> <td>0 - 5000 T annual production capacity</td> </tr> <tr> <td>Wood or timber milling or processing</td> <td>Wood or timber milling or processing</td> <td>> 200000 m3 annual processing capacity</td> </tr> </tbody> </table>	Scheduled Activity	Fee Based Activity	Scale	Chemical production	Paints/polishes/adhesives production	0 - 5000 T annual production capacity	Wood or timber milling or processing	Wood or timber milling or processing	> 200000 m3 annual processing capacity	Annual returns	Annual returns for 2018-2019, 2019-2020, and 2020-2021 sighted, no n/c in relation to quantities reported. Annual reviews by Borg dated 21/08/2018, 19/07/2019, and July 2020 sighted. Borg report that in terms of manufacturing MDF 2018: 200,135 m3 2019: 247,767 m3 and MDF and particle board 2020: 226,991m3 (MDF) and 265,806m3 (particleboard) Chemical production records 2018 - 2021 sighted BMFF-1 Mouldings Ultraprime Paint (litres) and Ammonium sulphate 33% (hardner) were not in excess of limits in condition A1.1.	Compliant																																																																							
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A2 Premises or plant to which this licence applies																																																																																				
A2.1	<p>The licence applies to the following premises:</p> <table border="1"> <thead> <tr> <th>Premises Details</th> </tr> </thead> <tbody> <tr> <td>BORG PANELS</td> </tr> <tr> <td>124 LOWES MOUNT ROAD</td> </tr> <tr> <td>OBERON</td> </tr> <tr> <td>NSW 2787</td> </tr> <tr> <td>LOT 1 DP 108563, LOT 2 DP 108563, LOT 24 DP 1148073, LOT 33 DP 1228891, LOT 34 DP 1228891, LOT 31 DP 1230484</td> </tr> </tbody> </table>	Premises Details	BORG PANELS	124 LOWES MOUNT ROAD	OBERON	NSW 2787	LOT 1 DP 108563, LOT 2 DP 108563, LOT 24 DP 1148073, LOT 33 DP 1228891, LOT 34 DP 1228891, LOT 31 DP 1230484	Noted																																																																												
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A3 Information supplied to the EPA																																																																																				
A3.1	<p>Works and activities must be carried out in accordance with the proposal contained in the licence application, except as expressly provided by a condition of this licence. In this condition the reference to "the licence application" includes a reference to: a) the applications for any licences (including former pollution control approvals) which this licence replaces under the Protection of the Environment Operations (Savings and Transitional) Regulation 1998; and b) the licence information form provided by the licensee to the EPA to assist the EPA in connection with the issuing of this licence.</p>	To be determined after relevant conditions in audit	SSD and the EPA was consulted as part of the SSD application assessment (refer to DPIE assessment report, May 2017 provides evidence of the consultation with EPL limits outlined and EPA requirements included in the consent conditions. The site was observed to be operating with the SSD conditions and EPL.	Compliant																																																																																
2 Discharges to Air and Water and Applications to Land																																																																																				
P1 Location of monitoring/discharge points and areas																																																																																				
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L1.1	Except as may be expressly provided in any other condition of this licence, the licensee must comply with section 120 of the Protection of the Environment Operations Act 1997.	Any exceedances? Water monitoring records	Annual returns for 2018-2019, 2019-2020, and 2020-2021 sighted. This also covers the period of monitoring available on the Borg website (https://www.borgs.com.au/locations/oberon-nsw/). Several exceedances have been recorded during the audit period. These were reported to EPA in Annual Returns including 13/06/2018, 20/06/2018, 04/07/2018, 11/07/2018, 25/07/2018, 01/08/2018, 08/08/2018, 10/12/2018, 14/01/2019, 29/01/2019, 11/02/2019, 26/02/2019, 06/06/2019, 3/07/2019, 22/07/2019, 19/08/2019, 26/03/2020, 11/02/2020, 21/10/2020, 23/09/2020, 20/01/2021, 10/02/2021, 15/06/2020, 24/02/2021, 24/03/2021, 16/03/2021, 16/03/2021, and 17/02/2021 When Andy started had 3 weeks of exceedances, and were working with EPA. Within 3 weeks of Andy started, had pulled TSS right down to below limits. Have also worked with the construction crews on improved erse control and this is also helping. Have stepped up monitoring and look ahead of weather. Continue to work with the crews. Also increasing capacity of the dam, which means have more capacity and now with systems in place won't be discharging so won't need to constantly discharge. Action: Working closer with the construction crews on continuous improvement. Will continue to monitor E&S, improving these controls, and progressively working on areas to continue to stabilise, provide controls and, in the longer term, full site stabilisation This is an issue flagged by EPA of being of particular concern in the correspondence received during consultation	Non-compliant																																																																			
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L2.1	For each monitoring/discharge point or utilisation area specified in the table's below (by a point number), the concentration of a pollutant discharged at that point, or applied to that area, must not exceed the concentration limits specified for that pollutant in the table.	Water monitoring records	Annual returns for 2018-2019, 2019-2020, and 2020-2021 sighted. Several exceedances have been recorded during the audit period. These were reported to EPA in Annual Returns including 13/06/2018, 20/06/2018, 04/07/2018, 11/07/2018, 25/07/2018, 01/08/2018, 08/08/2018, 10/12/2018, 14/01/2019, 29/01/2019, 11/02/2019, 26/02/2019, 06/06/2019, 22/07/2019, 03/07/2019, 19/08/2019, 26/03/2020, 11/02/2020, 21/10/2020, 23/09/2020, 20/01/2021, 10/02/2021, 15/06/2020, 24/02/2021, 24/03/2021, 16/03/2021, 16/03/2021, and 17/02/2021 When Andy started had 3 weeks of exceedances, and were working with EPA. Within 3 weeks of Andy started, had pulled TSS right down to below limits. Have also worked with the construction crews on improved erse control and this is also helping. Have stepped up monitoring and look ahead of weather. Continue to work with the crews. Also increasing capacity of the dam, which means have more capacity and now with systems in place won't be discharging so won't need to constantly discharge. Action: Working closer with the construction crews on continuous improvement. Will continue to monitor E&S, improving these controls, and progressively working on areas to continue to stabilise, provide controls and, in the longer term, full site stabilisation	Non-compliant																																																																			
L2.2	Where a pH quality limit is specified in the table, the specified percentage of samples must be within the specified ranges.	Water monitoring records	pH limits is 6.5 - 8.5 Annual returns for 2018-2019, 2019-2020, and 2020-2021 and monthly monitoring records sighted accessed via the project website There have been exceedances including 20/01/2021 (January 2021 water monitoring), 14/04/2021 (April 2021 water monitoring) Action: Continue to working closer with the construction crews on continuous improvement in water quality.	Non-compliant																																																																			
L2.3	To avoid any doubt, this condition does not authorise the pollution of waters by any pollutant other than those specified in the table's.	Water monitoring records Have any pollution events occurred?	Annual returns for 2018-2019, 2019-2020, and 2020-2021 sighted. Several exceedances have been recorded during the audit period. These were reported to EPA in Annual Returns including 13/06/2018, 20/06/2018, 04/07/2018, 11/07/2018, 25/07/2018, 01/08/2018, 08/08/2018, 10/12/2018, 14/01/2019, 29/01/2019, 11/02/2019, 26/02/2019, 06/06/2019, 22/07/2019, 03/07/2019, 19/08/2019, 26/03/2020, 11/02/2020, 21/10/2020, 23/09/2020, 20/01/2021, 10/02/2021, 15/06/2020, 24/02/2021, 24/03/2021, 16/03/2021, 16/03/2021, and 17/02/2021 When Andy started had 3 weeks of exceedances, and were working with EPA. Within 3 weeks of Andy started, had pulled TSS right down to below limits. Have also worked with the construction crews on improved erse control and this is also helping. Have stepped up monitoring and look ahead of weather. Continue to work with the crews. Also increasing capacity of the dam, which means have more capacity and now with systems in place won't be discharging so won't need to constantly discharge. Action: Working closer with the construction crews on continuous improvement. Will continue to monitor E&S, improving these controls, and progressively working on areas to continue to stabilise, provide controls and, in the longer term, full site stabilisation	Non-compliant																																																																			
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L2.5	Water and/or Land Concentration Limits POINT 1.28 <table border="1"> <thead> <tr> <th>Pollutant</th> <th>Units of Measure</th> <th>90 percentile concentration limit</th> <th>95 percentile concentration limit</th> <th>30DM concentration limit</th> <th>100 percentile concentration limit</th> </tr> </thead> <tbody> <tr> <td>Aldrin</td> <td>micrograms per litre</td> <td></td> <td></td> <td></td> <td>0.3</td> </tr> <tr> <td>BOD</td> <td>milligrams per litre</td> <td></td> <td></td> <td></td> <td>20</td> </tr> <tr> <td>Colour Hazen</td> <td></td> <td>80</td> <td></td> <td></td> <td>160</td> </tr> <tr> <td>Dieldrin</td> <td>micrograms per litre</td> <td></td> <td></td> <td></td> <td>0.3</td> </tr> <tr> <td>Methylene Blue Active Substances</td> <td>milligrams per litre</td> <td></td> <td></td> <td></td> <td>0.5</td> </tr> <tr> <td>Nitrogen (NH4)</td> <td>milligrams per litre</td> <td></td> <td></td> <td></td> <td>10</td> </tr> <tr> <td>Oil and Grease</td> <td>milligrams per litre</td> <td></td> <td></td> <td></td> <td>10</td> </tr> <tr> <td>pH</td> <td>pH</td> <td></td> <td></td> <td></td> <td>6.5-8.5</td> </tr> <tr> <td>Phosphorus (total)</td> <td>milligrams per litre</td> <td></td> <td></td> <td></td> <td>0.3</td> </tr> <tr> <td>Total suspended solids</td> <td>milligrams per litre</td> <td></td> <td></td> <td></td> <td>50</td> </tr> </tbody> </table>	Pollutant	Units of Measure	90 percentile concentration limit	95 percentile concentration limit	30DM concentration limit	100 percentile concentration limit	Aldrin	micrograms per litre				0.3	BOD	milligrams per litre				20	Colour Hazen		80			160	Dieldrin	micrograms per litre				0.3	Methylene Blue Active Substances	milligrams per litre				0.5	Nitrogen (NH4)	milligrams per litre				10	Oil and Grease	milligrams per litre				10	pH	pH				6.5-8.5	Phosphorus (total)	milligrams per litre				0.3	Total suspended solids	milligrams per litre				50	Noted			
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L3.1	<p>The licensee must not cause, permit or allow any waste to be received at the premises, except the wastes expressly referred to in the column titled "Waste" and meeting the definition, if any, in the column titled "Description" in the table below.</p> <p>Any waste received at the premises must only be used for the activities referred to in relation to that waste in the column titled "Activity" in the table below.</p> <p>Any waste received at the premises is subject to those limits or conditions, if any, referred to in relation to that waste contained in the column titled "Other Limits" in the table below.</p> <p>This condition does not limit any other conditions in this licence.</p> <table border="1" data-bbox="279 302 646 873"> <thead> <tr> <th>Code</th> <th>Waste</th> <th>Description</th> <th>Activity</th> <th>Other Limits</th> </tr> </thead> <tbody> <tr> <td>NA</td> <td>General or Specific exempted waste</td> <td>Borg Panels Urban Wood Residue that meets all the conditions of The Borg Urban Wood Residue Trial Order September 2019 under Part 9 Clause 93 of the Protection of the Environment Operations (Waste) Regulation 2014.</td> <td>As specified in each particular resource recovery exemption</td> <td>NA</td> </tr> <tr> <td>NA</td> <td>General or Specific exempted waste</td> <td>Soil that meets all the conditions of the Spillway Tanks attached soil order under Part 9 Clause 93 of the Protection of the Environment Operations (Waste) Regulation 2014.</td> <td>As specified in each particular resource recovery exemption</td> <td>NA</td> </tr> <tr> <td>NA</td> <td>General or Specific exempted waste</td> <td>Reclaimed Asphalt, that meets all the conditions of the reclaimed asphalt pavement order under Part 9 Clause 93 of the Protection of the Environment Operations (Waste) Regulation 2014.</td> <td>As specified in each particular resource recovery exemption</td> <td>NA</td> </tr> <tr> <td>NA</td> <td>General or Specific exempted waste</td> <td>Waste glass, that meets all the conditions of the recovered glass sand order under Part 9 Clause 93 of the Protection of the Environment Operations (Waste) Regulation 2014.</td> <td>As specified in each particular resource recovery exemption</td> <td>NA</td> </tr> <tr> <td>NA</td> <td>General or Specific exempted waste</td> <td>Waste ceramic tiles, sourced from National Ceramic Industries Australia Pty Limited, Rutherford NSW, that meets all the conditions of the recovered aggregate resource recovery order under Clause 93 of the Protection of the Environment Operations (Waste) Regulation 2014.</td> <td>As specified in each particular resource recovery exemption</td> <td>NA</td> </tr> <tr> <td>NA</td> <td>Non-standard Fuel sourced from materials generated within Oberon Timber Complex.</td> <td>As defined in condition L7.2</td> <td></td> <td>Used in accordance with conditions L7.1 and L7.2</td> </tr> <tr> <td>NA</td> <td>Non-standard Fuel generated offsite from material originally manufactured within the Oberon Timber Complex.</td> <td>As defined in condition L7.2</td> <td></td> <td>Used in accordance with conditions L7.1 and L7.2</td> </tr> </tbody> </table> <p>Note: For the purpose of condition L3.1, the Oberon Timber Complex refers to the businesses known as Structural, Highline Pine, Borg Panels and Woodstream.</p>	Code	Waste	Description	Activity	Other Limits	NA	General or Specific exempted waste	Borg Panels Urban Wood Residue that meets all the conditions of The Borg Urban Wood Residue Trial Order September 2019 under Part 9 Clause 93 of the Protection of the Environment Operations (Waste) Regulation 2014.	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Waste Management Plan prepared by Borg dated 18/01/2021 sighted. Section 2.4 includes permitted waste onsite as per condition Site inspection to verified no other waste sighted onsite	Compliant
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L4 Noise Limits																																												
L4.1	Noise from the premises must not exceed: a) 55 dB(A) LAeq(15 minute) during the day (7am to 6pm); and b) 50 dB(A) LAeq(15 minute) during the evening (6pm to 10pm); and c) at all other times 45 dB(A) LAeq (15 minute), except as expressly provided by this licence. Where LAeq means the equivalent continuous noise level – the level of noise equivalent to the energy-average of noise levels occurring over a measurement period	Noise monitoring reporting Complaints register	Noise monitoring is undertaken on a quarterly and annual basis by Global Acoustics. Annual reports from 2018-2020 and quarterly reports from 2018 to Quarter 1 2021 sighted. There have been no exceedances in the criteria outlined in condition. However, it is noted that noise is only measured on one day and there is no night time measurements. Therefore this can not be considered a complete assessment. There has been a complaint pertaining to noise throughout night recorded in complaints registers accessed via project website. For instance #111 (02/03/2021) loud noise throughout the night was reported by a neighbour. WHSE Coordinator contacted Log Yard Manager who informed that the roof had been removed from the MDF chipper and had not been replaced. Log Yard Manager contacted resident and explained this and that the roof was being replaced that day. Given the chipper had no roof and was operating during the night, it is probable it exceeded the noise levels. However, as noise monitoring was not undertaken during this complaint, it is not possible to know what the noise level was and if it was exceeded. This complaint has been captured in O2.1. Action: Borg continue to educate all staff on noise management issues.	Compliant																																								
L4.2	To determine compliance with condition L4.1, noise must be measured at or computed for Oberon High School or any other noise sensitive locations (such as a residence/school). A modifying factor correction must be applied for tonal, impulsive or intermittent noise in accordance with the "NSW Industrial Noise Policy (EPA, January 2000)".	Noise monitoring reporting Complaints register	Noise and Vibration Impact Assessment May prepared by Global Acoustics (2016) sighted. Section 3 states that Noise levels were calculated using DataKustik CadnaA noise modelling software to determine the acoustic impact of operational and construction activities at noise sensitive receiver (NSR) locations. Oberon High School was included as a NSR in table 9, page 14. In section 2.3 it is stated that: "Measurements were performed in accordance with the Environment Protection Authority (EPA) 'Industrial Noise Policy' (INP) guidelines and Australian Standard AS1055 'Acoustics, Description and Measurement of Environmental Noise'."	Compliant																																								
L4.3	The noise limits set out in condition L4.1 apply under all meteorological conditions except for the following: a) Wind speeds greater than 3 metres/second at 10 metres above ground level; or b) Stability category F temperature inversion conditions and wind speeds greater than 2 metres/second at 10 metres above ground level; or c) Stability category G temperature inversion conditions	Noise monitoring reporting Complaints register	Annual reports from 2018-2020 and quarterly reports from 2018 to Quarter 1 2021 sighted. Contains section: "As described in the consent, noise generated by Borg is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the NSW Industrial Noise Policy (INP) as follows: • during rain and wind speeds greater than 3 metres/second at 10 metres above ground level; or • stability category F temperature inversion conditions and wind speeds greater than 2 metres/second at 10 metres above ground level; or • stability category G temperature inversion conditions.	Compliant																																								
L4.4	For the purpose of condition L4.3: a) Data recorded by the meteorological station identified as EPA Licence Point 26 must be used to determine meteorological conditions; and b) Temperature inversion conditions (stability category) are to be determined by the sigma-theta method referred to in Part E4 of Appendix E to the NSW Industrial Noise Policy.	Noise monitoring reporting Complaints register	a) Annual reports from 2018-2020 and quarterly reports from 2018 to Quarter 1 2021 sighted, section 3.1 states "Meteorological data was obtained from the Borg automatic weather station (AWS) which allowed correlation of atmospheric parameters with measured noise levels" b) Sigma theta monitoring sighted	Compliant																																								
L5 Hours of Operation																																												
L5.1	The Hours of Operation for any mobile log chipper used on the premises are limited to 7:00am to 6:00pm Mondays to Saturdays and 8:00am to 6:00pm Sundays and Public Holidays.	Sign-in sheets or similar Complaints register OEMP	Section 2.2. and 4.2 of Mobile Wood Chipper Operation Management Plan (revision 3 dated 02/11/2018) includes operation timing in line with the condition. Borg advised that there are no sign in sheets. as no rock/concrete breaking activities occurred when mobile chipper in operation, no permit to work available. There has been a complaint related to noise from a chipper. Complaints records were accessed via project website https://www.borgs.com.au/locations/oberon-nsw/#complaints-register. Complaint #111 (02/03/2021) loud noise throughout the night was reported by a neighbour. WHSE Coordinator contacted Log Yard Manager who informed that the roof had been removed from the MDF chipper and had not been replaced. Log Yard Manager contacted resident and explained this and that the roof was being replaced that day. No complaints relating to mobile wood chipper	Compliant																																								
L6 Potentially Offensive Odour																																												
Note	Note: Section 129 of the Protection of the Environment Operations Act 1997, provides that the licensee must not cause or permit the emission of any offensive odour from the premises but provides a defence if the emission is identified in the relevant environment protection licence as a potentially offensive odour and the odour was emitted in accordance with the conditions of a licence directed at minimising odour.	N/A	N/A	Noted																																								

L6.1	No condition in this licence identifies a potentially offensive odour for the purposes of section 129 of the Protection of the Environment Operations Act 1997.	Complaints register OEMP Site inspection	Records (complaints register) accessed via company website at https://www.borgs.com.au/locations/oberon-nsw/ some complaints pertaining to odour recorded. For example complaint #99 pertains to chemical odour (dated 04/03/2020). Investigation undertaken, but no breach found. Only minor localised odours when onsite, around specific chem storage areas. No offensive odours noted.	Compliant
L7 Other limit conditions				
L7.1	Only the following materials may be used as fuel within the Conti 1 and Conti 2 heat plants:- a) Standard Fuel; and b) Non-Standard Fuel.	OEMP Fuel use register	NGERS 2017-2018, 2018 - 2019, and 2019 - 2020 - ENERGY AND EMISSIONS ESTIMATION registers sighted. SDS for MDF, Particleboard and saw dust sighted.	Compliant
L7.2	For the purposes of condition L7.1, Non-Standard Fuels are those fuels that have been assessed by the EPA as being appropriate for use as a fuel additive and comprise those materials that are derived from Oberon Timber Complex activities. Non-Standard Fuels currently approved for use are:- a) MDF Board; b) Particleboard sourced from Borg Panels and Structaflor premises; c) Shredded MDF Board; d) Sander Dust; e) Laminated MDF Board; f) Water Treatment Plant sludge; and g) Saw dust/off-cuts sourced from Bearers 4 U Pty Limited (Lot 4 Albion Street, Oberon)	Fuel register MSDS OEMP	NGERS 2017-2018, 2018 - 2019, and 2019 - 2020 - ENERGY AND EMISSIONS ESTIMATION registers sighted. SDS for MDF, Particleboard and saw dust sighted. OEMP and WMP sighted section 3.9 (page 20) includes wast quantities including non standard fuels as identified in condition	Compliant
4 Operating Conditions				
O1 Activities must be carried out in a competent manner				
O1.1	Licensed activities must be carried out in a competent manner. This includes: a) the processing, handling, movement and storage of materials and substances used to carry out the activity; and b) the treatment, storage, processing, reprocessing, transport and disposal of waste generated by the activity	Staff induction/training records OEMP	Operational Environmental Management Plan – Borg Panels, Oberon Borg Panels dated 04/02/2021 sighted. Process overview is included in section 4 page 12. Waste Receipt and Handling On-Site is included in section 4.4 - 4.7 and table 3 page 22 of Waste Management Plan (18/02/2021) Sighted Datastation onsite and it shows that Ben Moy had completed his mandatory enviro training. Some of his chem handling and spill response is out of date. There are toolbox talks and issues are raised during regular meetings. Also now have Andrew Brady onsite as enviro mgr which is raising awareness and more push for training. There has been some issues with training, given COVID lockdown. Action: Borg to check status of training and to rollout training again.	Non-compliant
O2 Maintenance of plant and equipment				
O2.1	All plant and equipment installed at the premises or used in connection with the licensed activity: a) must be maintained in a proper and efficient condition; and b) must be operated in a proper and efficient manner	Staff induction/training records OEMP Maintenance and service records of plant and machinery	There has been a non-compliance associated with condition O2.1 recorded in the annual return for 2019-2020. An incident occurred on 3 July 2019 whereby dry fibre was discharged from the Conti 1 Cyclone dryer and was accumulating off site. This was caused by blocked rotary valve and was reported to EPA. There has been a complaint related to noise from a chipper. Complaints records were accessed via project website https://www.borgs.com.au/locations/oberon-nsw/#complaints-register. Complaint #111 (02/03/2021) loud noise throughout the night was reported by a neighbour. WHSE Coordinator contacted Log Yard Manager who informed that the roof had been removed from the MDF chipper and had not been replaced. Log Yard Manager contacted resident and explained this and that the roof was being replaced that day. The removal of the roof and then night time operation without a roof is considered improper O&M and is noted as a non-compliance against condition O2.1 Induction and Training maintained on DataStation MainPac - checked onsite and the noise induction and training, eg Ben Moy and enviro awareness has been completed. Action: Borg continue to educate all staff on noise management issues.	Non-compliant
O3 Dust				
O3.1	The premises must be maintained in a condition which minimises or prevents the emission of dust from the premises.	OEMP Site inspection to verify	OEMP (prepared by Borg dated 4 February 2021) sighted Operational Air Quality Management Plan included in appendix C includes management measures for preventing dust emissions from site (Section 6 page 18) Complaints register available on project website via https://www.borgs.com.au/locations/oberon-nsw/ sighted. Complaint 97 and 98 pertain to dust (dated 03/02/2020). Fugitive fibre discharge event caused large amount of dust (incident occurred 3/07/2019) Site inspection verified that there was minimal dust located on the site. The majority of the material was being swept. Water carts were being operated on the construction areas of the site, and streetsweepers observed being operated across hardstand areas. Small amount of dust being generated at specific locations in the site that falls outside this audit Borg has recently employed a dedicated environmental manager at the site.	Non-compliant
O4 Processes and Management				
O4.1	The licensee must ensure that any liquid and/or non liquid waste generated and/or stored at the premises is assessed and classified in accordance with the EPA Waste Classification Guidelines as in force from time to time.	OEMP Site inspection to verify	Waste Management Plan (18/02/2021) sighted. Section 4.2 includes a waste hierarchy and states that "Waste is separated on site into different classes in accordance with the NSW EPA Waste Classification Guidelines. Before waste is removed from site it is assessed for suitability for the intended destination. Waste is classified into the groups identified in Table 3." Table 3 on page 22 of WMP includes management and disposal requirements for waste, and section 4.5 identifies waste storage areas. Separate bins for wood and steel on site observed during inspection.	Compliant
O4.2	The licensee must ensure that waste identified for recycling is stored separately from other waste.	OEMP Site inspection to verify	Separate bins for wood and steel on site observed during inspection.	Compliant
O5 Other operating conditions				
Operation of mobile wood chippers				
O5.1	The use of mobile wood chippers on site is restricted to periods of breakdown or maintenance of the permanent wood debarkers and electric chippers and must not operate under the following conditions: a) in the open when winds are from the north-west through to the north-east (315 degrees, through 0 degrees, to 45 degrees); or b) when winds are from the west through to the east (270 degrees, through 0 degrees, to 90 degrees), two or more mobile wood chippers are not to operate simultaneously.	OEMP site checklists/records Site inspection to verify	No sign in sheets, no permit to work available as no rock/concrete breaking activities occurred when using mobile chipper (see DPIE letter on R drive). Mobile Wood Chipper Operation Management Plan dated 02/11/2018 sighted section 4 refers to operation conditions in line with condition including wind direction (section 4.1) and operating two mobile chippers.	Compliant
5 Monitoring and Recording Conditions				
M1 Monitoring Records				
M1.1	The results of any monitoring required to be conducted by this licence or a load calculation protocol must be recorded and retained as set out in this condition.	Annual returns Environmental monitoring records	Based out details outlined in M1.3 this condition is considered compliant	Compliant
M1.2	All records required to be kept by this licence must be: a) in a legible form, or in a form that can readily be reduced to a legible form; b) kept for at least 4 years after the monitoring or event to which they relate took place; and c) produced in a legible form to any authorised officer of the EPA who asks to see them.	Environmental monitoring records e.g. air, water, waste and noise Sample over the last 4 years	Monitoring records are publically available on the project website from 2016 - present day via https://www.borgs.com.au/locations/oberon-nsw/	Compliant

M1.3	<p>The following records must be kept in respect of any samples required to be collected for the purposes of this licence:</p> <p>a) the date(s) on which the sample was taken;</p> <p>b) the time(s) at which the sample was collected;</p> <p>c) the point at which the sample was taken; and</p> <p>d) the name of the person who collected the sample.</p>	<p>Environmental monitoring records e.g. air, water, waste and noise</p> <p>Sample over the last 4 years</p>	<p><u>Air</u></p> <p>Emission Testing Report Borg Manufacturing Pty Ltd, Oberon Plant dated July 2018, July 2019, July 2020, and April 2021 sighted</p> <p>a) the date(s) on which the sample was taken is included;</p> <p>b) the time(s) at which the sample was collected are included;</p> <p>c) the point at which the sample was taken is included</p> <p>d) the name of the person who collected the sample is included.</p> <p><u>Groundwater</u></p> <p>ALS WATER ANALYSIS AND TESTING REPORTS for 2018 - 2021 sighted</p> <p>a) the date(s) on which the sample was taken is included;</p> <p>b) the time(s) at which the sample was collected are included;</p> <p>c) the point at which the sample was taken is included</p> <p>d) the name of the person who collected the sample is included.</p> <p><u>Surface Water</u></p> <p>Surface Water Monitoring Records accessed via public website https://www.borgs.com.au/locations/oberon-nsw/#environmental dated 2016 - April 2021 sighted, also sighted raw data sheets from ALS</p> <p>a) the date(s) on which the sample was taken is included;</p> <p>b) the time(s) at which the sample was collected is included;</p> <p>c) the point at which the sample was taken is included</p> <p>d) the name of the person who collected the sample is included.</p> <p><u>Noise</u></p> <p>Annual reports from 2018-2020 and quarterly reports from 2018 to Quarter 1 2021 sighted.</p> <p>a) the date(s) on which the sample was taken is included;</p> <p>b) the time(s) at which the sample was collected is included; is included; and</p> <p>d) the name of the person who collected the sample is not explicitly stated. Borg advised tht the technician is not identified in reports that are publicly available due to</p>	Compliant																																																																																																				
M2 Requirement to monitor concentration of pollutants discharged																																																																																																								
M2.1	<p>For each monitoring/discharge point or utilisation area specified below (by a point number), the licensee must monitor (by sampling and obtaining results by analysis) the concentration of each pollutant specified in Column 1. The licensee must use the sampling method, units of measure, and sample at the frequency, specified opposite in the other columns</p>	Noted	<p>Emission Testing Report Borg Manufacturing Pty Ltd, Oberon Plant dated July 2018, July 2019, July 2020, and April 2021 sighted.</p> <p>Sampling method included in section 5 page 28 in line with M2.2 sampling method columns, units of measure as outlined in table in m2.2</p> <p>Frequency of smoke monitoring for points 7,8,9,10 do not seem to be undertaken every six months. Note - During the 2018/19 monitoring period, smoke monitoring for points 7 and 8 was no required as per EPL 3035 dates 15 October 2018.</p> <p>Borg advises it conducts smoke monitoring on site during regular inspections using Ringlemann method, and the frequency is greater than 6 monthly. Sight inspection checklists during site inspection. This is covered on the montly inspection and a Ringlemann chart is used. There is also ongoing, adhoc, daily monitoring done by enviro staff.</p> <p>Action: Borg to discuss with EPA changing frequency to yearly in line with points 29,30,31,33</p>	Non-compliant																																																																																																				
M2.2	<p>Air monitoring requirements</p> <p>POINT 4.5</p> <table border="1" data-bbox="263 851 630 896"> <thead> <tr> <th>Pollutant</th> <th>Units of measure</th> <th>Frequency</th> <th>Sampling Method</th> </tr> </thead> <tbody> <tr> <td>Formaldehyde</td> <td>milligrams per cubic metre</td> <td>Yearly</td> <td>TM-34</td> </tr> <tr> <td>Total Solid Particles</td> <td>milligrams per cubic metre</td> <td>Yearly</td> <td>TM-15</td> </tr> </tbody> </table> <p>POINT 7,8,9,10</p> <table border="1" data-bbox="263 918 630 1008"> <thead> <tr> <th>Pollutant</th> <th>Units of measure</th> <th>Frequency</th> <th>Sampling Method</th> </tr> </thead> <tbody> <tr> <td>Formaldehyde</td> <td>milligrams per cubic metre</td> <td>Yearly</td> <td>TM-34</td> </tr> <tr> <td>Nitrogen Oxides</td> <td>milligrams per cubic metre</td> <td>Yearly</td> <td>TM-11</td> </tr> <tr> <td>PM10</td> <td>milligrams per cubic metre</td> <td>Yearly</td> <td>CM-5</td> </tr> <tr> <td>Smoke Emissions</td> <td>percent opacity</td> 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undertaken every six months. Also smoke emissions monitoring required for points 9 and 10 and 11 and 12 in 2018-19 not undertaken as per table in M2.2</p> <p>Action: Borg to discuss with EPA changing frequency to yearly in line with points 29,30,31,33</p>	Non-compliant
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M2.3	<p>Water and/ or Land Monitoring Requirements</p> <p>POINT 1,26</p> <table border="1" data-bbox="263 1344 630 1545"> <thead> <tr> <th>Pollutant</th> <th>Units of measure</th> <th>Frequency</th> <th>Sampling Method</th> </tr> </thead> <tbody> <tr> <td>Azide</td> <td>micrograms per litre</td> <td>Weekly during any discharge</td> <td>Representative sample</td> </tr> <tr> <td>BOD</td> <td>milligrams per litre</td> <td>Weekly during any discharge</td> <td>Representative sample</td> </tr> <tr> <td>Colour</td> <td>Hazen</td> <td>Weekly during any discharge</td> <td>Representative sample</td> </tr> <tr> <td>Dieldrin</td> <td>micrograms per litre</td> <td>Weekly during any discharge</td> <td>Representative sample</td> </tr> <tr> <td>Methylene Blue</td> <td>milligrams per litre</td> <td>Weekly during any discharge</td> <td>Representative sample</td> </tr> <tr> <td>Active Substances</td> <td>milligrams per litre</td> <td>Weekly during any discharge</td> <td>Representative sample</td> </tr> <tr> <td>Nitrogen (total)</td> <td>milligrams per litre</td> <td>Weekly during any discharge</td> <td>Representative sample</td> </tr> <tr> <td>Oil and Grease</td> <td>milligrams per litre</td> <td>Weekly during any discharge</td> <td>Representative sample</td> </tr> <tr> <td>pH</td> <td>pH</td> <td>Weekly during any discharge</td> <td>Representative sample</td> </tr> <tr> <td>Phosphorus (total)</td> <td>milligrams per litre</td> <td>Weekly during any discharge</td> <td>Representative sample</td> </tr> <tr> <td>Total suspended solids</td> <td>milligrams per litre</td> <td>Weekly during any discharge</td> <td>Representative sample</td> </tr> </tbody> </table> <p>POINT 14,15,16,34</p> <table border="1" data-bbox="263 1568 630 1736"> <thead> <tr> <th>Pollutant</th> <th>Units of measure</th> <th>Frequency</th> <th>Sampling Method</th> </tr> </thead> <tbody> <tr> <td>Azide</td> <td>micrograms per litre</td> <td>Yearly</td> <td>Grab sample</td> </tr> <tr> <td>Ammonia</td> <td>milligrams per litre</td> <td>Yearly</td> <td>Grab sample</td> </tr> <tr> <td>Chemical oxygen demand</td> <td>milligrams per litre</td> <td>Yearly</td> <td>Grab sample</td> </tr> <tr> <td>Conductivity</td> <td>microsiemens per centimetre</td> <td>Yearly</td> <td>Grab sample</td> </tr> <tr> <td>Dieldrin</td> <td>micrograms per litre</td> <td>Yearly</td> <td>Grab sample</td> </tr> <tr> <td>Formaldehyde</td> <td>milligrams per litre</td> <td>Yearly</td> <td>Grab sample</td> </tr> <tr> <td>pH</td> <td>pH</td> <td>Yearly</td> <td>Grab sample</td> </tr> <tr> <td>Total dissolved solids</td> <td>milligrams per litre</td> <td>Yearly</td> <td>Grab sample</td> </tr> <tr> <td>Total organic carbon</td> <td>milligrams per litre</td> <td>Yearly</td> <td>Grab sample</td> </tr> <tr> <td>Total petroleum</td> <td>micrograms per litre</td> <td>Yearly</td> <td>Grab sample</td> </tr> <tr> <td>Hydrocarbons</td> <td>milligrams per litre</td> <td>Yearly</td> <td>Grab sample</td> </tr> <tr> <td>Total suspended solids</td> <td>milligrams per litre</td> <td>Yearly</td> <td>Grab sample</td> </tr> </tbody> </table>	Pollutant	Units of measure	Frequency	Sampling Method	Azide	micrograms per litre	Weekly during any discharge	Representative sample	BOD	milligrams per litre	Weekly during any discharge	Representative sample	Colour	Hazen	Weekly during any discharge	Representative sample	Dieldrin	micrograms per litre	Weekly during any discharge	Representative sample	Methylene Blue	milligrams per litre	Weekly during any discharge	Representative sample	Active Substances	milligrams per litre	Weekly during any discharge	Representative sample	Nitrogen (total)	milligrams per litre	Weekly during any discharge	Representative sample	Oil and Grease	milligrams per litre	Weekly during any discharge	Representative sample	pH	pH	Weekly during any discharge	Representative sample	Phosphorus (total)	milligrams per litre	Weekly during any discharge	Representative sample	Total suspended solids	milligrams per litre	Weekly during any discharge	Representative sample	Pollutant	Units of measure	Frequency	Sampling Method	Azide	micrograms per litre	Yearly	Grab sample	Ammonia	milligrams per litre	Yearly	Grab sample	Chemical oxygen demand	milligrams per litre	Yearly	Grab sample	Conductivity	microsiemens per centimetre	Yearly	Grab sample	Dieldrin	micrograms per litre	Yearly	Grab sample	Formaldehyde	milligrams per litre	Yearly	Grab sample	pH	pH	Yearly	Grab sample	Total dissolved solids	milligrams per litre	Yearly	Grab sample	Total organic carbon	milligrams per litre	Yearly	Grab sample	Total petroleum	micrograms per litre	Yearly	Grab sample	Hydrocarbons	milligrams per litre	Yearly	Grab sample	Total suspended solids	milligrams per litre	Yearly	Grab sample	Water monitoring records OEMP	<p>ALS WATER ANALYSIS AND TESTING REPORTS for 2018 - 2021 sighted. Sampling method included "In accordance with "Standard Methods for the Examination of Water & Wastewater" APHA, AWWA, WEF and Water & Wastewater" unclear whether this aligns with M2.1 table - the names of the monitoring points are not in line with those outlined in EPL and table in M2.1. Borg advises it is able to determine which location was sampled based on site knowledge and work order number. The frequency and units of measures for samples are as per M2.1.</p> <p>Surface Water Monitoring Records accessed via public website https://www.borgs.com.au/locations/oberon-nsw/#environmental dated 2016 - April 2021 sighted sample locations in line with M2.1, pollutants, units of measure and frequency in line with M2.1</p> <p>P4I: have reports and test location numbers aligned.</p>	Compliant
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M3 Testing methods - concentration limits																																																																																																								
M3.1	<p>Monitoring for the concentration of a pollutant emitted to the air required to be conducted by this licence must be done in accordance with:</p> <p>a) any methodology which is required by or under the Act to be used for the testing of the concentration of the pollutant; or</p> <p>b) if no such requirement is imposed by or under the Act, any methodology which a condition of this licence requires to be used for that testing; or</p> <p>c) if no such requirement is imposed by or under the Act or by a condition of this licence, any methodology approved in writing by the EPA for the purposes of that testing prior to the testing taking place</p> <p>Note: The Protection of the Environment Operations (Clean Air) Regulation 2010 requires testing for certain purposes to be conducted in accordance with test methods contained in the publication "Approved Methods for the Sampling and Analysis of Air Pollutants in NSW".</p>	Air monitoring records OEMP	<p>Emission Testing Report Borg Manufacturing Pty Ltd, Oberon Plant dated July 2018, July 2019, July 2020, and April 2021 sighted. Section 4 refers to testing methods and includes a table of methods in line with condition L2.4.</p>	Compliant																																																																																																				

M3.2	Subject to any express provision to the contrary in this licence, monitoring for the concentration of a pollutant discharged to waters or applied to a utilisation area must be done in accordance with the Approved Methods Publication unless another method has been approved by the EPA in writing before any tests are conducted.	Water monitoring records certifying the monitoring is in accordance with the Approved Methods Publication	ALS WATER ANALYSIS AND TESTING REPORTS for 2018 - 2021 sighted. States method in accordance with "Standard Methods for the Examination of Water & Wastewater" APHA, AWWA, WEF and Water & Wastewater Examination Manual (V. Dean Adams), Preservation procedures in accordance with AS/NZS 5667/1 when sampled by ACIRL staff unless otherwise stated. This is referenced in https://www.epa.nsw.gov.au/media/epa/corporate-site/resources/water/approvedmethods-water.pdf	Compliant																																			
M3.3	The method for determining flow rate and sampling for particulate matter in cyclonic flow from licensed discharge points 7, 8, 9, 10 as approved by the EPA on 9 June 2005 and subsequently confirmed in writing to the licensee is USEPA Method GD-008.	Air monitoring records OEMP	Emission Testing Report Borg Manufacturing Pty Ltd, Oberon Plant dated July 2018, July 2019, July 2020, and April 2021 sighted. Section 4 refers to testing methods and includes a table of methods in line with condition L2.4. No mention of USEPA Method GD-008 The method for points 7, 8, 9, and 10 for Total solid particles is by a "Method approved in writing by the Authority" the alternate test method noted in M3.3, USEPA Method GD-008, is due to the nature of the flow pattern i.e. cyclonic flow, at Conti 1 and Conti 2 cyclones. Email from Andrew Helms EPA confirmed (26/08/2019) that this was acceptable. P41 Borg will request that this USEPA Method is clearly identified as the EPA approved test method for monitoring points 7,8,9,10 as per EPL 3035.	Compliant																																			
M4 Weather Monitoring																																							
M4.1	The meteorological weather station must be maintained so as to be capable of continuously monitoring the parameters specified in condition M4.2.	Maintenance records Meteorological monitoring records	Field calibration of the met station dated December 2018 and February 2020 sighted to ensure continuous monitoring	Compliant																																			
M4.2	At the point(s) identified below, the licensee must monitor (by sampling and obtaining results by analysis) the parameters specified in Column 1 of the table below, using the corresponding sampling method, units of measure, averaging period and sampling frequency, specified opposite in the Columns 2, 3, 4 and 5 respectively. <table border="1"> <thead> <tr> <th>Parameter</th> <th>Sampling method</th> <th>Units of measure</th> <th>Averaging period</th> <th>Frequency</th> </tr> </thead> <tbody> <tr> <td>Rainfall</td> <td>AM-4</td> <td>millimetres</td> <td>24 hours</td> <td>Continuous</td> </tr> <tr> <td>Relative Humidity</td> <td>AM-4</td> <td>percent</td> <td>1 hour</td> <td>Continuous</td> </tr> <tr> <td>Sigma Theta</td> <td>AM-2 & AM-4</td> <td>Degrees</td> <td>15 minutes</td> <td>Continuous</td> </tr> <tr> <td>Temperature at 2 metres</td> <td>AM-4</td> <td>degrees Celsius</td> <td>1 hour</td> <td>Continuous</td> </tr> <tr> <td>Wind Direction at 10 metres</td> <td>AM-2 & AM-4</td> <td>Degrees</td> <td>15 minutes</td> <td>Continuous</td> </tr> <tr> <td>Wind Speed at 10 metres</td> <td>AM-2 & AM-4</td> <td>metres per second</td> <td>15 minutes</td> <td>Continuous</td> </tr> </tbody> </table>	Parameter	Sampling method	Units of measure	Averaging period	Frequency	Rainfall	AM-4	millimetres	24 hours	Continuous	Relative Humidity	AM-4	percent	1 hour	Continuous	Sigma Theta	AM-2 & AM-4	Degrees	15 minutes	Continuous	Temperature at 2 metres	AM-4	degrees Celsius	1 hour	Continuous	Wind Direction at 10 metres	AM-2 & AM-4	Degrees	15 minutes	Continuous	Wind Speed at 10 metres	AM-2 & AM-4	metres per second	15 minutes	Continuous	Meteorological monitoring records	Weather monitoring data accessed online via: https://www.weatheration.net.au/ Rainfall is recorded in mm Relative humidity is recorded in % Sigma theta is recorded Temperature recorded in degrees celsius Wind direction is recorded Wind speed recorded but using km/h. This is a velocity and the results are readily converted to m/s. It is also noted this is standard meteorological measures - this is how the BoM records wind speed. P41: investigate having wind speed recorded in m/s	Compliant
Parameter	Sampling method	Units of measure	Averaging period	Frequency																																			
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M5 Recording of pollution complaints																																							
M5.1	The licensee must keep a legible record of all complaints made to the licensee or any employee or agent of the licensee in relation to pollution arising from any activity to which this licence applies	Complaints register	Checked onsite complaints register Monthly Complaints register (May 2017 - April 2021) displayed on website https://www.borgs.com.au/locations/oberon-nsw/	Compliant																																			
M5.2	The record must include details of the following: a) the date and time of the complaint; b) the method by which the complaint was made c) any personal details of the complainant which were provided by the complainant or, if no such details were provided, a note to that effect; d) the nature of the complaint; e) the action taken by the licensee in relation to the complaint, including any follow-up contact with the complainant; and f) if no action was taken by the licensee, the reasons why no action was taken.	Complaints register with	Monthly Complaints register (May 2017 - April 2021) displayed on website [note May and December 2020 are missing and April 2020 is listed twice] https://www.borgs.com.au/locations/oberon-nsw/ a) The date is recorded but no time. Time is recorded on SharePoint register - confirmed onsite b) Method of complaint included in "detail" column c) Property identification column included d) Nature of complaint included in "category" and "details" columns e) Actions of licensee recorded in action column including follow-up contact, and actions. For example Noise complaint #101 (16/04/2020) which states in actions: "WHS Coordinator inspected site and found source of banging noise, immediately spoke with Site Supervisor who rectified the issue. WHS Coordinator attended area near residents home though could not discern site noise due to high wind conditions. WHS Coordinator contacted resident to advise outcome of inspection and rectification works." f) In case of no action it has been recorded as such for instance, complaint #107	Compliant																																			
M5.3	The record of a complaint must be kept for at least 4 years after the complaint was made	Complaints register over	Monthly Complaints register (May 2017 - April 2021) displayed on website https://www.borgs.com.au/locations/oberon-nsw/ Earliest complaint #1 dated 5 July 2017 still on website	Compliant																																			
M5.4	The record must be produced to any authorised officer of the EPA who asks to see them	Complaints register	Monthly Complaints register (May 2017 - April 2021) displayed on website https://www.borgs.com.au/locations/oberon-nsw/ Assume can be provided to EPA officer	Compliant																																			
M6 Telephone complaints line																																							
M6.1	The licensee must operate during its operating hours a telephone complaints line for the purpose of receiving any complaints from members of the public in relation to activities conducted at the premises or by the vehicle or mobile plant, unless otherwise specified in the licence.	Complaints telephone line	Project website accessed via: https://www.borgs.com.au/locations/oberon-nsw/#contact-details Includes 24 Free Call Community Liason Line (1800 802 795)	Compliant																																			
M6.2	The licensee must notify the public of the complaints line telephone number and the fact that it is a complaints line so that the impacted community knows how to make a complaint.	public notification of the	Publicly accessible project website accessed via: https://www.borgs.com.au/locations/oberon-nsw/#contact-details Includes 24 Free Call Community Liason Line (1800 802 795) Email sighted from Victor Bendeviski (Borg) to Shane Wilson (Oberon Council) dated 08/03/2019. Contained attached letter (dated 19/02/2019) to residents that was presented at CCC March 2019. Includes: "If you have any concerns or issues that you consider would benefit from some further explanation please do not hesitate contact the plant on: Phone number: 1800 802 765"	Compliant																																			
M6.3	The preceding two conditions do not apply until 3 months after: the date of the issue of this licence		Noted. Triggered and compliant	Compliant																																			
M7 Other monitoring and recording conditions																																							
M7.1	Noise monitoring to determine compliance with condition L4 must be carried out at least once annually during the day, evening, and night time hours specified by L4.1 at the location(s) specified under condition L4.2 or at the nearest residence, and be undertaken in accordance with Australian Standard AS 2659.1 (1998) Guide to use of sound measuring equipment - portable sound level meters, and the compliance monitoring guidance provided in the NSW Industrial Noise Policy.	Noise monitoring records/reporting for audit period in accordance with condition	Noise monitoring is undertaken on a quarterly and annual basis by Global Acoustics. Annual reports from 2018-2020 and quarterly reports from 2018 to Quarter 1 2021 sighted. Evening and night time monitoring is included in annual reports. Day, evening and night monitoring is included in table 4.1. Reference to the compliance monitoring guidance provided in the NSW Industrial Noise Policy (2017) included in section 2.6. Reference to Australian Standard AS 2659.1 (1998) Guide to use of sound measuring equipment - portable sound level meters is not included. Email from Jesse Tribby of Global Acoustics dated 21/06/2021 sighted states: "Australian Standard AS 2659.1 (1998) does not exist. Firstly because the most recent version was in 1988, not 1998. Secondly because it was withdrawn entirely in 2017. AS 1055 is the current standard for measurement of environmental noise, and is referenced in Section 3.1 of our report as well as the NSW Noise Policy for Industry. We typically will not reference standards that have been withdrawn, as adherence to deprecated or superseded standards would be poor practice."	Compliant																																			
6 Reporting Conditions																																							
R1 Annual return documents																																							

R1.1	The licensee must complete and supply to the EPA an Annual Return in the approved form comprising: 1. a Statement of Compliance, 2. a Monitoring and Complaints Summary, 3. a Statement of Compliance - Licence Conditions, 4. a Statement of Compliance - Load based Fee, 5. a Statement of Compliance - Requirement to Prepare Pollution Incident Response Management Plan, 6. a Statement of Compliance - Requirement to Publish Pollution Monitoring Data; and 7. a Statement of Compliance - Environmental Management Systems and Practices At the end of each reporting period, the EPA will provide to the licensee a copy of the form that must be completed and returned to the EPA.	Annual returns for audit	Annual returns for 2018-2019, 2019-2020, and 2020-2021 sighted. Contain all the items as outlined in condition R1.1	Compliant
R1.2	An Annual Return must be prepared in respect of each reporting period, except as provided below. Note: The term "reporting period" is defined in the dictionary at the end of this licence. Do not complete the Annual Return until after the end of the reporting period.	Annual returns for audit	Annual returns for 2018-2019, 2019-2020, and 2020-2021 sighted.	Compliant
R1.3	Where this licence is transferred from the licensee to a new licensee: a) the transferring licensee must prepare an Annual Return for the period commencing on the first day of the reporting period and ending on the date the application for the transfer of the licence to the new licensee is granted; and b) the new licensee must prepare an Annual Return for the period commencing on the date the application for the transfer of the licence is granted and ending on the last day of the reporting period. Note: An application to transfer a licence must be made in the approved form for this purpose.	Annual returns for audit	Annual returns for 2018-2019, 2019-2020, and 2020-2021 sighted.	Not triggered
R1.4	Where this licence is surrendered by the licensee or revoked by the EPA or Minister, the licensee must prepare an Annual Return in respect of the period commencing on the first day of the reporting period and ending on: a) in relation to the surrender of a licence - the date when notice in writing of approval of the surrender is given; or b) in relation to the revocation of the licence - the date from which notice revoking the licence operates	Annual returns for audit	Annual returns for 2018-2019, 2019-2020, and 2020-2021 sighted.	Not triggered
R1.5	The Annual Return for the reporting period must be supplied to the EPA via eConnect EPA or by registered post not later than 60 days after the end of each reporting period or in the case of a transferring licence not later than 60 days after the date the transfer was granted (the 'due date')	Annual returns for audit	Annual returns for 2018-2019, 2019-2020, and 2020-2021 sighted. Annual returns were dated within 60 days of reporting period.	Compliant
R1.6	The licensee must retain a copy of the Annual Return supplied to the EPA for a period of at least 4 years after the Annual Return was due to be supplied to the EPA.	Annual returns for audit	Annual returns for 2018-2019, 2019-2020, and 2020-2021 sighted. Copies are retained as provided by the licensee.	Compliant
R1.7	Within the Annual Return, the Statements of Compliance must be certified and the Monitoring and Complaints Summary must be signed by: a) the licence holder; or b) by a person approved in writing by the EPA to sign on behalf of the licence holder	Annual returns for audit	Annual returns for 2018-2019, 2019-2020, and 2020-2021 sighted. Annual returns for 2018-2019, 2019-2020, and 2020-2021 are signed and dated by John and Michael Borg (18/06/2019, 25/06/2020 and 16/06/2021 respectively)	Compliant
R2 Notification of environmental harm				
Note	Note: The licensee or its employees must notify all relevant authorities of incidents causing or threatening material harm to the environment immediately after the person becomes aware of the incident in accordance with the requirements of Part 5.7 of the Act.	N/A		
R2.1	Notifications must be made by telephoning the Environment Line service on 131 555	Have there been any incidences? If so, details of notification	Email confirmation that a fibre fallout was reported via telephone to the EPA (04/07/2019). Email confirmation that a fire in the dryer system was reported via telephone to the EPA (27/08/2020) Water quality exceedances not reported via Environment Line as results are on a 5 day turn around time and therefore not relevant. These are instead reported in the annual returns for the development A fire water breach incident recorded 23/02/2019, EPA notified in email dated 26/02/2019, unclear whether EPA was notified via environment line Action: EPA notification of incident to be via the Environment Line service on 131 555	Non-compliant
R2.2	The licensee must provide written details of the notification to the EPA within 7 days of the date on which the incident occurred.	Have there been any incidences? If so, details of notification	Email confirmation that a fibre fallout was reported via telephone to the EPA (04/07/2019). Written confirmation provided in form of report but not within 7 days of incident. (incident occurred 3/07/2021, however occurred on night shift and it was not until the morning that it could be assessed it had gone offsite. WHSE coordinator started investigation on 4th July and it was reported to EPA on same day, so this report was within 7 days report provided 11/07/2021) Email confirmation that a fire in the dryer system was reported via telephone to the EPA (27/08/2020). Written confirmation provided by Jacqueline Blomberg dated 27 August 2020 to Andrew Helms (EPA) Water quality exceedances not reported via Environment Line as results are on a 5 day turn around time and therefore not relevant. These are instead reported in the annual returns for the development A fire water breach incident recorded 23/02/2019, EPA notified in email dated 26/02/2019.	Compliant
R3 Written report				
R3.1	Where an authorised officer of the EPA suspects on reasonable grounds that: a) where this licence applies to premises, an event has occurred at the premises; or b) where this licence applies to vehicles or mobile plant, an event has occurred in connection with the carrying out of the activities authorised by this licence, and the event has caused, is causing or is likely to cause material harm to the environment (whether the harm occurs on or off premises to which the licence applies), the authorised officer may request a written report of the event.	Has a report been requested	There have been three incidents reported to the EPA of which two required reports. Email confirmation that a fibre fallout was reported via telephone to the EPA (04/07/2019). Andrew Helms (EPA) responded via email (04/07/2019) requesting that a report was provided to the EPA by 12 July, 2019. report to EPA dated 11/07/2019 sighted. Email confirmation that a fire in the dryer system was reported via telephone to the EPA (27/08/2020). Andrew Helms (EPA) responded via email (27/08/2020) requesting that a report was provided to the EPA within seven days (negotiable) Water quality exceedances not reported via Environment Line as results are on a 5 day turn around time and therefore not relevant. These are instead reported in the annual returns for the development A water breach incident recorded 23/02/2019 no response from EPA sighted; Borg advised no further request for information received from EPA.	Compliant
R3.2	The licensee must make all reasonable inquiries in relation to the event and supply the report to the EPA within such time as may be specified in the request.	Has a report been requested	Report titled Borg Panels Oberon Environmental Incident – EPA Reference Number C09132-2019 (dated 11 July 2019) sighted. Within time specified by the EPA in email dated 05/07/2019. The report details the event and follow up action. Includes all items requested including photographs and weather conditions at the time of the event Report titled Borg Panels Oberon Environmental Incident – EPA Reference Number C13051-2020 (dated 2 September 2020) sighted. Within time specified by the EPA in email dated 27/08/2020. The report details the event and follow up action.	Compliant

R3.3	The request may require a report which includes any or all of the following information: a) the cause, time and duration of the event; b) the type, volume and concentration of every pollutant discharged as a result of the event; c) the name, address and business hours telephone number of employees or agents of the licensee, or a specified class of them, who witnessed the event; d) the name, address and business hours telephone number of every other person (of whom the licensee is aware) who witnessed the event, unless the licensee has been unable to obtain that information after making reasonable effort; e) action taken by the licensee in relation to the event, including any follow-up contact with any complainants; f) details of any measure taken or proposed to be taken to prevent or mitigate against a recurrence of such an event; and g) any other relevant matters.	Has a report been requested	Report titled Borg Panels Oberon Environmental Incident – EPA Reference Number C09132-2019 (dated 11 July 2019) sighted a) the cause, time and duration of the event is included; b) an approximation the type, volume and concentration of every pollutant discharged as a result of the event is included; c) the name, business hours telephone number of employees or agents of the licensee, or a specified class of them, who witnessed the event are included d) the name, business hours telephone number of employees or agents of the licensee, or a specified class of them, who witnessed the event are included e) Extensive clean-up is documented, PIRMP to be tested, no complainants recorded; f) To mitigate against a reoccurrence of an event such as this, Borg Panels will investigate the practicalities of installing additional warning devices independent of the rotary valve blockage detector; and g) no other relevant matters required Report titled Borg Panels Oberon Environmental Incident – EPA Reference Number C13051-2020 (dated 2 September 2020) sighted a) the cause, time and duration of the event included; b) the type of every pollutant discharged as a result of the event included c) the name, business hours telephone number of employees or agents of the licensee, or a specified class of them, who witnessed the event are included d) the name, business hours telephone number of employees or agents of the licensee, or a specified class of them, who witnessed the event are included e) Extensive clean-up is documented, PIRMP to be tested, no complainants recorded; f) To mitigate against a reoccurrence of this event, cable ties have been fastened around the valves on the Minimax, securing them to prevent accidental activation. To further mitigate against smoulder or fire in the dryer system, under Borg Panels business as usual maintenance program there are three weekly shuts to clean out the	Compliant
R3.4	The EPA may make a written request for further details in relation to any of the above matters if it is not satisfied with the report provided by the licensee. The licensee must provide such further details to the EPA within the time specified in the request.	Has a report been requested	Response from EPA sighted regarding the incident occurring 3 July 2019 in form of formal warning letter dated 24 October 2019. EPA noted breach in line with condition O2.1 and requested updates regarding investigations taken by Borg by no later than 8/11/2019. Borg responded in letter dated 25/10/2019 (within deadline) furthermore, EPA replied via email dated 25/10/2019 stating: "The EPA notes the actions undertaken by Borg and does not require any further information from you in relation to this matter." Response from EPA dated 02/09/2020 sighted regarding incident occurring 27/08/2020 detailing receipt of report in line with R2.2 and R3.3 and confirming no further information was required.	Compliant
7 General conditions				
G1 Copy of licence kept at the premises or plant				
G1.1	A copy of this licence must be kept at the premises to which the licence applies	Site inspection verified	Site inspection verified	Compliant
G1.2	The licence must be produced to any authorised officer of the EPA who asks to see it	Site inspection verified	Site inspection verified	Compliant
G1.3	The licence must be available for inspection by any employee or agent of the licensee working at the premises.	Site inspection verified	Site inspection verified	Compliant
G2 Contact number for incidents and responsible employees				
G2.1	The licensee must operate 24-hour telephone contact lines for the purpose of enabling the EPA to directly contact one or more representatives of the licensee who can: a) respond at all times to incidents relating to the premises; and b) contact the licensee's senior employees or agents authorised at all times to: i) speak on behalf of the licensee; and ii) provide any information or document required under this licence.	Contact number and representative elected Advice to EPA of same	Project website accessed via: https://www.borgs.com.au/locations/oberon-nsw/#contact-details Includes 24 Free Call Community Liason Line (1800 802 795) Contact details document dated 05/06/2019 nominates Victor Bendevski, Jacqueline Blomberg, and Tony Truscott as contacts, these are listed contacts in online register for EPL sighted during audit	Compliant
G2.2	The licensee is to inform the EPA of the representative or representatives and their telephone number within 3 months of the date of the issue of this licence. The EPA must be notified of the telephone number on commencement of its operation.	Contact number and representative elected Advice to EPA of same	Contact details document dated 05/06/2019 nominates Victor Bendevski, Jacqueline Blomberg, and Tony Truscott as contacts. Borg is unable to locate the initial provision to EPA i.e. within 3 months of date of issue, however it is noted that the details on the EPA's site are current. No further action required.	Non-compliant
G2.3	The licensee is to inform the EPA in writing of the appointment of any subsequent contact persons, or changes to the person's contact details as soon as practicable and in any event within fourteen days of the appointment or change.	Advice to EPA of any updates/changes of contact number and representative elected	Contact details document dated 05/06/2019 nominates Victor Bendevski, Jacqueline Blomberg, and Tony Truscott as contacts.	Compliant
8 Special Conditions				
E1 Trial of Urban Wood Residue - Particleboard Factory				
E1.1	The licensee must undertake a trial of the receipt, storage, processing and use of Urban Wood Residue (UWR) as an alternative raw material to be used at the particleboard factory within the premises. The trial is to be conducted over a period of 12 months and conclude on 30 August 2020. The trial must incorporate the following elements: 1. All UWR received at the premises must be managed in accordance with the Urban Wood Residue Quality Assurance and Control Plan, v2.0 (UWR QA/QC Plan); and 2. The sampling and testing for all pollutants listed in licence condition M2.2 for licence points 29, 30, 31 and 32. Sampling and testing must be undertaken in accordance with the sampling method, units of measure and sampling frequency specified in condition M2.2. The sampling must be undertaken when UWR input is at its maximum processing rate of 20% (or 6 tonnes of UWR per hour) to monitor for worst case emissions. Following the conclusion of the trial, a report must be prepared assessing the results of the UWR characterisation and sampling in accordance with Section 4 of the EPA's Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (January 2007). The report must also provide commentary on whether the UWR QA/QC Plan was 'fit for purpose' over the period of the trial and identify, where appropriate, any deficiencies or problems encountered during the trial and actions taken (or to be taken) to prevent a recurrence. The report must be submitted to the EPA's Central West (Bathurst) Office no later than 5:00 pm on 30 September 2020.	Urban Wood Residue (UWR) trial report Details of submission to EPA	Characterisation and Air Emissions Risk Assessment of Proposed use of Urban Wood Residues (UWR) & Proposed Trial 13/03/2019 and Borg Panels, Oberon Report on Trial of Urban Wood Residue dated 30/09/2020 sighted UWR Trial page states: "The UWR QC Plan, with some refinements, was 'fit for purpose' over the period of the trial." and "All sampling and analysis were conducted in accordance with Section 4 of the EPA's Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (January 2007)." Summary of issues and improvement included on pages 7 - 8 The method of sampling is included in section 5 of the air monitoring reports as provided by Ektime in line with the methods outlined in condition M2.2 Email dated 30/09/2020 at submission of report to EPA's Central West (Bathurst) Office sighted.	Compliant

Compliant
Non-compliant
Not triggered

Appendix D | Independent Audit Declaration Form

Declaration of Independence Form - Auditor

Project Name	Borg Oberon Facility Independent Environmental Audit
Consent number	SSD-7016
Description of Project	Undertake an in initial independent audit to assess compliance with SSD-7016 and associated documents.
Project Address	124 Lowes Mount Road, Oberon, NSW
Proponent	Borg Panels
Date	7/10/2021

I declare that:

- i. I am not related to any proponent, owner, operator or other entity involved in the delivery of the project. Such a relationship includes that of employer/employee, a business partnership, sharing a common employer, a contractual arrangement outside an Independent Audit, or that of a spouse, partner, sibling, parent, or child;
- ii. I do not have any pecuniary interest in the project, proponent or related entities. Such an interest includes where there is a reasonable likelihood or expectation of financial gain (other than being reimbursed for performing the audit) or loss to the auditor, or their spouse, partner, sibling, parent, or child;
- iii. I have not provided services (not including independent reviews or auditing) to the project with the result that the audit work performed by themselves or their company, except as otherwise declared to the Department prior to the audit;
- iv. I am not an Environmental Representative for the project; and
- v. I will not accept any inducement, commission, gift or any other benefit from auditee organisations, their employees or any interested party, or knowingly allow colleagues to do so.

Notes:

- a) *Under section 10.6 of the Environmental Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and*
- b) *The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)*

Name of Proposed Auditor	Shireen Baguley
Signature	
Qualification	Exemplar Global Certified Lead Environmental Auditor (125758)
Company	Molino Stewart Pty Ltd

Appendix E | Site Inspection Photographs



Image 1: Swale drain lined with scour rock



Image 2 – Pipe culvert outlet (showing the internal flow (left) and inflows from adjacent site)



Image 3 – Perimeter swale to the basin and overflow swale to the discharge point.



Image 4 – Sediment basin



Image 5 – Perimeter swale



Image 6 –Woodchip stockpile



Image 7 – Chemical storage area



Image 8 – Spill kit and fire extinguishers

Appendix F | Consultation with Authorities

From: [Andrew Helms](#)
To: [Shireen Baguley](#)
Subject: RE: 1290 Borg Panels Timber Processing Facility (SSD 7016) IEA: agency consultation
Date: Thursday, 6 May 2021 5:02:37 PM
Attachments: [image005.png](#)
[image006.jpg](#)
[image001.png](#)

Hi Shireen,

The EPA is currently varying the environment protection licence (EPL 3035) to incorporate a number of changes relating to:

- Air emission monitoring at the new particle board factory following receipt of an Air Emission Verification Report prepared by Borg to satisfy conditions B11 and B12 of SSD 7016;
- Waste conditions associated with Borg's Urban Wood residue trial (alternative feedstock for the particle board factory);
- A new Pollution Reduction Program relating to Borg's management of dirty water across the site and to improve the quality of surface water discharges from the premises;
- Miscellaneous changes to rationalise air monitoring requirements and air quality limits at emission points across both the MDF and particle board factories.

It will likely be a number of weeks before these variations to EPL 3035 are finalised. I'm not sure what the timing of your audit is so it is likely that these changes won't play a part in it. Needless to say that the EPA has concerns with the ongoing non-compliances with water quality limits at points 1 and 28 over the past 12 to 18 months. Air emissions across the premises appear to be under control. Housekeeping is generally good and appears to be improving over the years (a few issues associated with the particle board factory construction works). The EPA hasn't had any noise complaints for a number of years with the exception of 1 received in September 2020 (Borg are aware of this complaint) and the general noise environment appears to be good.

The EPA has a draft letter to go out shortly which provides comments on Borgs Noise Verification Study (SSD 7016 condition B20 and 21); Cogen Plant, Noise Verification Report (conditions B26 and 27); Surface Water Management Plan (conditions B32 and 33) and the Air Emissions Verification Report referred to above.

Happy to discuss these matters should you require further explanation.

Regards,

Andrew Helms
Regional Operations Officer
Regulatory Operations
NSW Environment Protection Authority
D 02 6333 3805

NSW EPA logo



www.epa.nsw.gov.au @NSW_EPA

The EPA acknowledges the traditional custodians of the land and waters where we work. As part of the world's oldest surviving culture, we pay our respect to Aboriginal elders past, present and emerging.

Report pollution and environmental incidents
131 555 or +61 2 9995 5555

From: Shireen Baguley <SBaguley@molinostewart.com.au>
Sent: Tuesday, 4 May 2021 5:27 PM
To: Andrew Helms <Andrew.Helms@epa.nsw.gov.au>
Subject: 1290 Borg Panels Timber Processing Facility (SSD 7016) IEA: agency consultation

Dear Andrew

Molino Stewart has been commissioned to undertake an Independent Environmental Audit for the Borg Panels Timber Processing Facility (SSD-7016). Condition C15 of the project's consent requires that within 12 months of the date of the consent and every three years thereafter, unless the Secretary directs otherwise, the Applicant must commission and pay the full cost of an Independent Environmental Audit of the Development. This audit must include consultation with the relevant agencies.

This is the second Independent Environmental Audit to be undertaken for the facility. The purpose of this correspondence is to obtain the input of the NSW EPA into the scope of the Independent Environmental Audit. The schedules setting out the conditions upon which this audit will be conducted are attached for information.

If the NSW EPA has any requirements it would like incorporated in the audit or particular parties or agencies that it recommends are included as part of the consultation component of this audit, it is requested that these parties and relevant contact details are disclosed to Molino Stewart in response to this email by 14th May, 2021.

If there are any matters which require further discussion, please do not hesitate to contact the undersigned.

Best Regards,

Shireen Baguley - Principal

(Tuesday, Thursday, Friday)

Molino Stewart Pty Ltd

Suite 3, Level 1

20 Wentworth St, Parramatta, NSW 2150

PO Box 614, Parramatta CBD BC, 2124

Switch: 02 9354 0300

Direct: 02 9354 0302

Mobile: 0417 804 900

sbaguley@molinostewart.com.au

During the current CoVID-19 outbreak Molino Stewart staff are working remotely but continue to be available to meet your project needs. Please contact me directly on the number above or to speak to other staff ring the switch number and follow the prompts.

[MOLINO STEWART: Environment & Natural Hazards](#) 

Description: Email Signature Logo + Exemplar Global (S



This email is intended for the addressee(s) named and may contain confidential and/or privileged information.

If you are not the intended recipient, please notify the sender and then delete it immediately.

Any views expressed in this email are those of the individual sender except where the sender expressly and with authority states them to be the views of the Environment Protection Authority.

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

From: [Shireen Baguley](mailto:Shireen.Baguley@council.oberon.nsw.gov.au)
To: council@oberon.nsw.gov.au
Subject: 1290 Borg Panels Timber Processing Facility (SSD 7016) IEA: agency consultation
Date: Tuesday, 4 May 2021 5:28:00 PM
Attachments: [image001.png](#)
[image002.jpg](#)
[Borg Panels Timber Processing Facility IEA Schedules v1.xlsx](#)
[1290 Borg Panels Oberon - IEA - EPL.xlsx](#)

Dear Sir/Madam

Molino Stewart has been commissioned to undertake an Independent Environmental Audit for the Borg Panels Timber Processing Facility (SSD-7016). Condition C15 of the project's consent requires that within 12 months of the date of the consent and every three years thereafter, unless the Secretary directs otherwise, the Applicant must commission and pay the full cost of an Independent Environmental Audit of the Development. This audit must include consultation with the relevant agencies.

This is the second Independent Environmental Audit to be undertaken for the facility. The purpose of this correspondence is to obtain the input of the Oberon Council into the scope of the Independent Environmental Audit. The schedules setting out the conditions upon which this audit will be conducted are attached for information.

If the Oberon Council has any requirements it would like incorporated in the audit or particular parties or agencies that it recommends are included as part of the consultation component of this audit, it is requested that these parties and relevant contact details are disclosed to Molino Stewart in response to this email by 14th May, 2021.

If there are any matters which require further discussion, please do not hesitate to contact the undersigned.

Best Regards,

Shireen Baguley - Principal

(Tuesday, Thursday, Friday)

Molino Stewart Pty Ltd

Suite 3, Level 1

20 Wentworth St, Parramatta, NSW 2150

PO Box 614, Parramatta CBD BC, 2124

Switch: 02 9354 0300

Direct: 02 9354 0302

Mobile: 0417 804 900

sbaguley@molinostewart.com.au

During the current CoVID-19 outbreak Molino Stewart staff are working remotely but continue to be available to meet your project needs. Please contact me directly on the number above or to speak to other staff ring the switch number and follow the prompts.

[MOLINO STEWART: Environment & Natural Hazards](#)



Description: Email Signature Logo + Exemplar Global (S



Ryan Maxwell

From: Georgia Dragicevic <Georgia.Dragicevic@planning.nsw.gov.au>
Sent: Thursday, 29 April 2021 5:49 PM
To: Shireen Baguley
Cc: Rebecca O'Rourke; Katrina O'Reilly
Subject: RE: Borg Panels Timber Processing Facility (SSD 7016) IEA

Hi Shireen,

Can you please pay attention especially to surface water and noise monitoring and adaptive management.

Kind Regards,
Georgia

From: Shireen Baguley <SBaguley@molinoStewart.com.au>
Sent: Friday, 23 April 2021 2:03 PM
To: Georgia Dragicevic <Georgia.Dragicevic@planning.nsw.gov.au>
Cc: Rebecca O'Rourke <Rorourke@molinoStewart.com.au>
Subject: Borg Panels Timber Processing Facility (SSD 7016) IEA

Dear Georgia

The purpose of this correspondence is to obtain the input of the NSW Department Planning, Industry and Environment (DPIE) into the scope of the Independent Environmental Audit for Borg Panels Timber Processing Facility (SSD 7016). Please see the attached letter and schedules with further details.

Could you please advise us of any further requirements DPIE may have by 7th May, 2021.

Best Regards,

Shireen Baguley - Principal

(Tuesday, Thursday, Friday)

Molino Stewart Pty Ltd

Suite 3, Level 1

20 Wentworth St, Parramatta, NSW 2150

PO Box 614, Parramatta CBD BC, 2124

Switch: 02 9354 0300

Direct: 02 9354 0302
Mobile: 0417 804 900
sbaguley@molinostewart.com.au

During the current CoVID-19 outbreak Molino Stewart staff are working remotely but continue to be available to meet your project needs. Please contact me directly on the number above or to speak to other staff ring the switch number and follow the prompts.

[MOLINO STEWART: Environment & Natural Hazards](#) 



15/10/2021

Georgia Dragicevic
Senior Compliance Officer
NSW Department Planning, Industry and
Environment
4 Parramatta Square,
2 Darcy Street,
PARRAMATTA NSW 2150

Attention: Planning Secretary

Dear Georgia,

**Re: Borg Panels Timber Processing Facility (SSD 7016) Independent Environmental
Audit Consultation**

The purpose of this correspondence is to obtain the input of the NSW Department Planning, Industry and Environment (DPIE) into the scope of the Independent Environmental Audit Molino Stewart has been approved to undertake for the Borg Panels Timber Processing Facility (SSD-7016) as per the DPIE approval letter dated 14 April 2021. The schedules setting out the conditions upon which this audit will be conducted are attached for information.

As per Section 3.2 Scope Development in the NSW DPIE's Independent Audit Post Approval Requirements Guidelines dated May 2020 this letter serves to consult with DPIE and provide the opportunity to request that particular parties or agencies are consulted as part of the audit process. We note that for the purposes of this audit the conditions of consent for the Borg Panels Timber Processing Facility (SSD-7016) do not contain a requirement for a Community Consultative Committee to be in place.

If DPIE has any requirements it would like incorporated in the audit or particular parties or agencies that it recommends are included as part of the consultation component of this audit, it is requested that these parties and relevant contact details are disclosed to Molino Stewart in response to this letter by 7th May, 2021.

If there are any matters which require further discussion, please do not hesitate to contact the undersigned on (02)9350 0300 or SBaguley@molinostewart.com.au below.

Yours faithfully

For Molino Stewart Pty Ltd



Shireen Baguley

Principal

Enclosures: 1

<https://molinostewart.sharepoint.com/sites/Jobs1200-1300/Shared Documents/1290 Borg Panels Oberon IEA/Reports/Draft/Independent Environmental Audit Consultation - SSD-7016.docx>

Appendix G | Extension of Time Approval from DPIE



Ms Jacqueline Blomberg
Environmental Manager
Borg Manufacturing
2 Wella Way
SOMERSBY NSW 2250

28/06/2021

Dear Mrs Blomberg

**Borg Panels Timber Processing Facility (SSD 7016)
Independent Environmental Audit 2021 Extension of Time**

I refer to your letter of 25 June 2021 seeking extension of time for the submission of the Independent Environmental Audit for Borg Panels Timber Processing Facility (the development), in accordance with Schedule 2, Condition C15 of the State significant development approval SSD 7016, as modified (the approval).

Having considered your request, the Secretary grants an extension of time for the submission of the Independent Environmental Audit for the project until the 13th August 2021.

Should you have any enquiries in relation to this matter, please contact Georgia Dragicevic, Senior Compliance Officer on telephone number (02) 4247 1852 or by email to Georgia.Dragicevic@planning.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'K. O'Reilly', enclosed in a thin black rectangular border.

Katrina O'Reilly
Team Leader - Compliance
Compliance

As nominee of the Planning Secretary



Mrs Jacqueline Blomberg
Environmental Manager
Borg Manufacturing
2 Wella Way
SOMERSBY NSW 2250

30/07/2021

Dear Mrs Blomberg

**Borg Panels Timber Processing Facility (SSD 7016)
Independent Environmental Audit 2021 Extension of Time**

I refer to your letter of 28 July 2021 seeking further extension of time for the submission of the Independent Environmental Audit for Borg Panels Timber Processing Facility (the development), in accordance with Schedule 2, Condition C15 of the State significant development approval SSD 7016, as modified (the approval).

Having considered your request, the Secretary grants further extension of time for the submission of the Independent Environmental Audit for the project until the 13th of September 2021.

Should you have any enquiries in relation to this matter, please contact Georgia Dragicevic, Senior Compliance Officer on telephone number (02) 4247 1852 or by email to Georgia.Dragicevic@planning.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'K. O'Reilly', enclosed in a thin black rectangular border.

Katrina O'Reilly
Team Leader - Compliance
Compliance

As nominee of the Planning Secretary



Mrs Jacqueline Blomberg
Environmental Manager
Borg Manufacturing
2 Wella Way
SOMERSBY NSW 2250

06/09/2021

Dear Mrs Blomberg

**Borg Panels Timber Processing Facility (SSD 7016)
Independent Environmental Audit 2021 Extension of Time**

I refer to your letter of 3 September 2021 seeking further extension of time for the submission of the Independent Environmental Audit for Borg Panels Timber Processing Facility (the development), in accordance with Schedule 2, Condition C15 of the State significant development approval SSD 7016, as modified (the approval).

Having considered your request, the Secretary grants further extension of time for the submission of the Independent Environmental Audit for the project until the 18 October 2021.

Should you have any enquiries in relation to this matter, please contact Georgia Dragicevic, Senior Compliance Officer on telephone number (02) 4247 1852 or by email to Georgia.Dragicevic@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'K. O'Reilly', enclosed in a light grey rectangular box.

Katrina O'Reilly
Team Leader - Compliance
Compliance
As nominee of the Planning Secretary