

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, under delegation executed on 11 October 2017, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.

Chris Ritchie
Director
Industry Assessments

Sydney 29 NOVEMBER 2019

File: EF19/24545

SCHEDULE 1

Consent No:	SSD-7016-Mod-2
Applicant:	Borg Construction Pty Ltd
Consent Authority:	Minister for Planning
Development:	Construction and operation of a particle board facility and continuation of, and alterations and additions to, the existing medium density fibreboard facility
Date of Original Consent:	29 May 2017
Modification:	SSD-7016-Mod-2 – installation of an electricity generating gas turbine and ancillary equipment

SCHEDULE 2

This consent is modified as follows:

- Delete the definition for Department, Minister, Modification Assessments and insert the following definition in alphabetical order:

Department	Department of Planning, Industry and Environment
Minister	Minister for Planning and Public Spaces (or delegate)
Modification Assessments	The document assessing the environmental impact of a proposed modification of this consent and any other information submitted with the following modification applications made under the EP&A Act: <ol style="list-style-type: none">SSD 7016 MOD 1 - Statement of Environmental Effects titled <i>Proposed S96 Modifications to Timber Manufacturing Facility</i> prepared by Borg Construction Pty Ltd, dated 19 January 2018 as amended by Response to Submissions titled <i>Proposed S96 Modifications to Timber Manufacturing Facility</i> prepared by Borg Construction Pty Ltd, dated 7 June 2018, updated drawings titled <i>Proposed Section 96 Modification Borg Panels Timber Manufacturing Facility, Issue C</i>, dated 30/04/2018 and letter from Borg Construction Pty Ltd in response to Department of Industry Submission dated 2 August 2018SSD-7016-Mod-2 – Statement of Environmental Effects titled <i>Proposed S4.55 Modifications to Timber Manufacturing Facility, Rev 00</i> prepared by Borg Panels Pty Ltd, dated 8 August 2019 and accompanying documents

In Schedule 2 – Part B: Environmental Performance and Management

- In Condition B19(a), delete the word “and” after the words “and the EPL;”.
- In Condition B19 (b), delete the period and insert instead “; and”.

4. In Condition B19, after condition (b), insert new condition (c), as follows:
 - (c) details of the noise attenuation measures for the gas turbine and ancillary equipment associated with the particleboard material handling area.
5. Insert new Condition B20A, after Condition B20, as follows:
 - B20A. 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
 - (b) include an analysis of compliance with noise limits specified in Condition B16;
 - (c) include an outline of management actions to be taken to address any exceedances of the limits specified in Condition B16; and
 - (d) describe the contingency measures in the event management actions are not effective in reducing noise levels to an acceptable level.
6. Insert new Condition B37A, after Condition B37, as follows:
 - B37A. 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.
7. Insert new Condition B38A, after Condition B38, as follows:
 - B38A. 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.
8. Insert new Condition B39A, after Condition B39, as follows:
 - B39A. 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.

In the Appendices

9. In Appendix A – Development Layout Plans, delete Figure 1 and replace with new Figure and insert new Figure 5, as shown in Attachment A of this modifying instrument.

APPENDIX A – Development Layout Plans

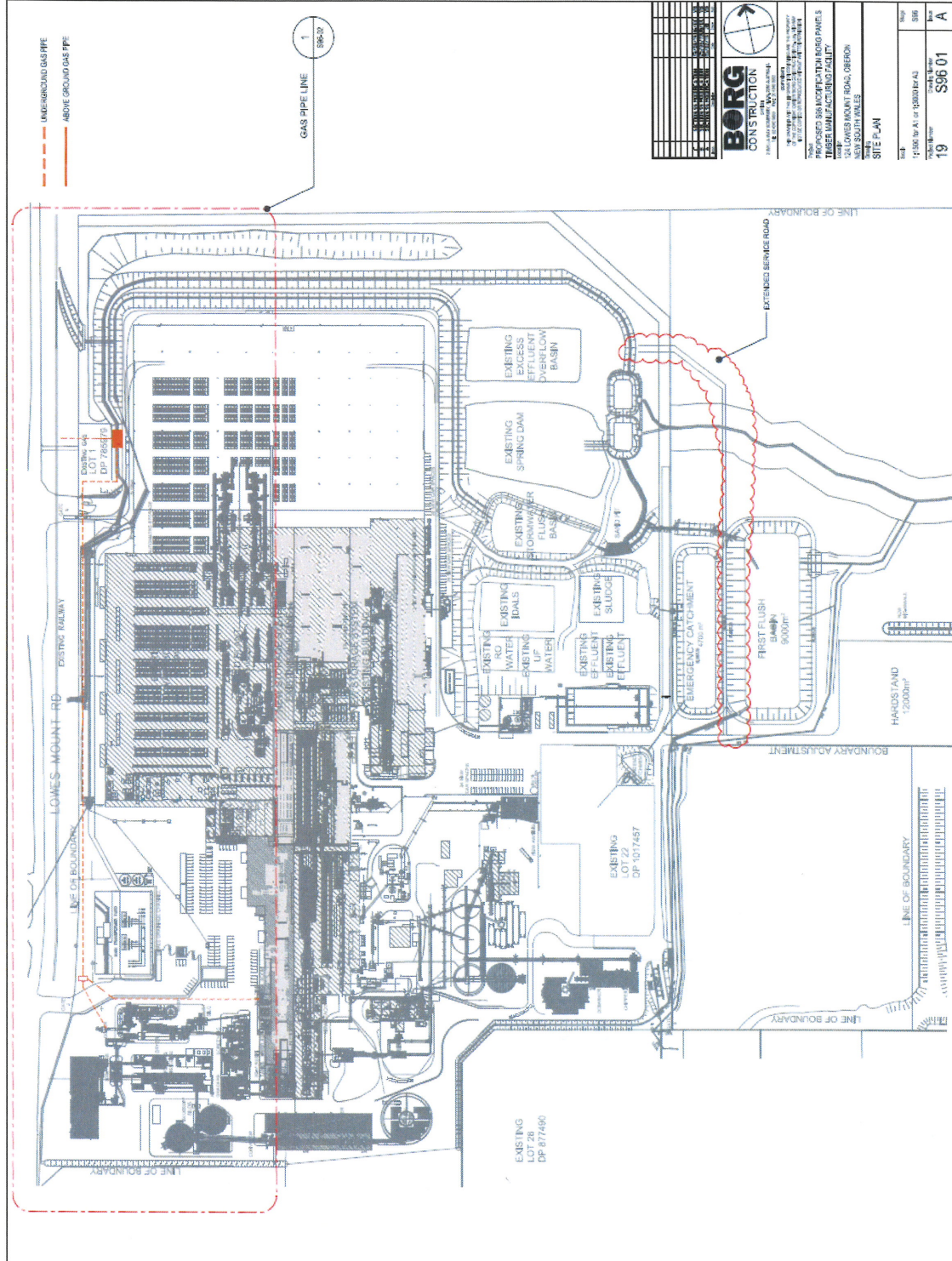


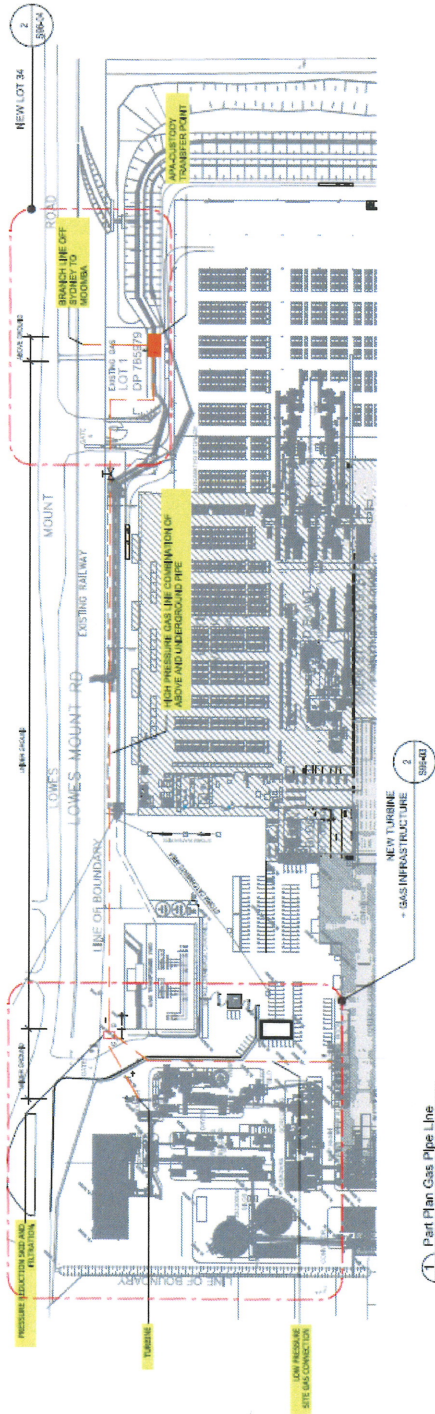
Figure 1: Site Plan

Borg Panels Timber Processing Facility
(SSD-7016-Mod-2)

NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. DIMENSIONS TO FACE ARE TO BE TAKEN FROM THE FACE OF THE CURB OR THE FACE OF THE WALL OR THE FACE OF THE PAVEMENT UNLESS OTHERWISE SPECIFIED. DIMENSIONS TO CENTERLINE ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD OR RAILWAY UNLESS OTHERWISE SPECIFIED.

LEGEND:

- 100mm Ø Carbon Steel - 1hr Pipe
- 150mm Ø Carbon Steel - 1hr Pipe
- 200mm Ø Carbon Steel - 1hr Pipe
- 300mm Ø Carbon Steel - 1hr Pipe
- 400mm Ø Carbon Steel - 1hr Pipe
- 500mm Ø Carbon Steel - 1hr Pipe
- 600mm Ø Carbon Steel - 1hr Pipe
- 750mm Ø Carbon Steel - 1hr Pipe
- 900mm Ø Carbon Steel - 1hr Pipe
- 1000mm Ø Carbon Steel - 1hr Pipe
- 1200mm Ø Carbon Steel - 1hr Pipe
- 1500mm Ø Carbon Steel - 1hr Pipe
- 2000mm Ø Carbon Steel - 1hr Pipe
- 2500mm Ø Carbon Steel - 1hr Pipe
- 3000mm Ø Carbon Steel - 1hr Pipe
- 3500mm Ø Carbon Steel - 1hr Pipe
- 4000mm Ø Carbon Steel - 1hr Pipe
- 4500mm Ø Carbon Steel - 1hr Pipe
- 5000mm Ø Carbon Steel - 1hr Pipe
- 5500mm Ø Carbon Steel - 1hr Pipe
- 6000mm Ø Carbon Steel - 1hr Pipe
- 6500mm Ø Carbon Steel - 1hr Pipe
- 7000mm Ø Carbon Steel - 1hr Pipe
- 7500mm Ø Carbon Steel - 1hr Pipe
- 8000mm Ø Carbon Steel - 1hr Pipe
- 8500mm Ø Carbon Steel - 1hr Pipe
- 9000mm Ø Carbon Steel - 1hr Pipe
- 9500mm Ø Carbon Steel - 1hr Pipe
- 10000mm Ø Carbon Steel - 1hr Pipe



1 Plan View - Gas Pipe Line



2 Isometric View - Illustrative only



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PROPOSED SIM MODIFICATION BOARD PANELS
 TIMBER MANUFACTURING FACILITY
 100 LOWES MOUNT ROAD, OBERON
 NEW SOUTH WALES
 SHEET NO: S96 002

Sheet No	S96 002
Scale	As Shown
Date	19/08/2024
Drawn By	SS
Checked By	SS
Approved By	SS

Figure 5: Gas Pipeline (SSD-7016-Mod-2)