Annual Review 2024/25

Porta Products Pty Ltd (Formally Borg Manufacturing, Borg Panels, Australian Panels)

124 Lowes Mount Road, Oberon NSW

Porta Products

1 August 2025

Revision History

Rev No.	Revision Date	Author / Position	Details	Authorised	
				Name/ Position	Signature
1	1/08/2025	Andrew Brady Environmental Manager	For submission to DPE	Richard Kaine Facility Manager	

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Annual Review Title Block

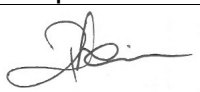
Name of operation	Porta Products Pty Ltd
Name of operator	Porta Products Pty Ltd
Development consent / project approval #	SSD 7016
Name of holder of development consent / project approval	Borg Construction
Mining lease #	N/A
Name of holder of mining lease	N/A
Water Access Licence #	80WA715797
Name of holder of water licence	Porta Products Pty Ltd.
MOP/RMP start date	N/A
MOP/RMP end date	N/A

I, Richard Kaine, certify that this audit report is a true and accurate record of the compliance status of Porta Products Oberon for the period 1st May 2024 to 30th April 2025 and that I am authorised to make this statement on behalf of Porta Products Pty Ltd

Note.

a) *The Annual Review is an 'environmental audit' for the purposes of section 122B(2) of the Environmental Planning and Assessment Act 1979. Section 122E provides that a person must not include false or misleading information (or provide information for inclusion in) an audit report produced to the Minister in connection with an environmental audit if the person knows that the information is false or misleading in a material respect. The maximum penalty is, in the case of a corporation, $1 million and for an individual, $250,000.*

b) *The Crimes Act 1900 contains other offences relating to false and misleading information: section 192G (Intention to defraud by false or misleading statement—maximum penalty 5 years imprisonment); sections 307A, 307B and 307C (False or misleading applications/information/documents—maximum penalty 2 years imprisonment, $22,000, or both.)*

Name of authorised reporting officer	Richard Kaine
Title of authorised reporting officer	Environment and Regulatory Compliance
Signature of authorised reporting officer	
Date	1/08/2025

1 Introduction

1.1 Scope

This Annual Review has been prepared for the Porta Products Pty Ltd (Formally Borg Manufacturing, Borg Panels, Australian Panels) Oberon site (referred to herein as the '**Development**') and covers the twelve-month reporting period from 1 May 2024 to 30 April 2025. This Annual Review has been prepared to satisfy condition C11 of Development Consent SSD 7016 issued by the Minister for Planning on 29 May 2017.

The Development is located at 124 Lowes Mount Road, Oberon and consists of three medium density fibreboard (MDF) plants, a particleboard manufacturing plant and a mouldings manufacturing plant.

This Annual Review is submitted to NSW Department of Planning and Environment (DPE), NSW Environment Protection Authority (EPA) and Oberon Council to ensure all interested parties are kept informed of the environmental performance of the Development. The Annual Review is also made available on the Porta Products Oberon website:

BORG - Oberon NSW (borgs.com.au)

Porta Products Pty Ltd ('**Porta'**) generally maintained compliance with necessary approvals and licences with the exception of EPL 3035 condition L2.5 and O2.1 as listed in Table 1. These non-compliance items are discussed in Section 4.4 Surface Water and Section 7.2 Non-Conformances respectively.

Table 1 Compliance

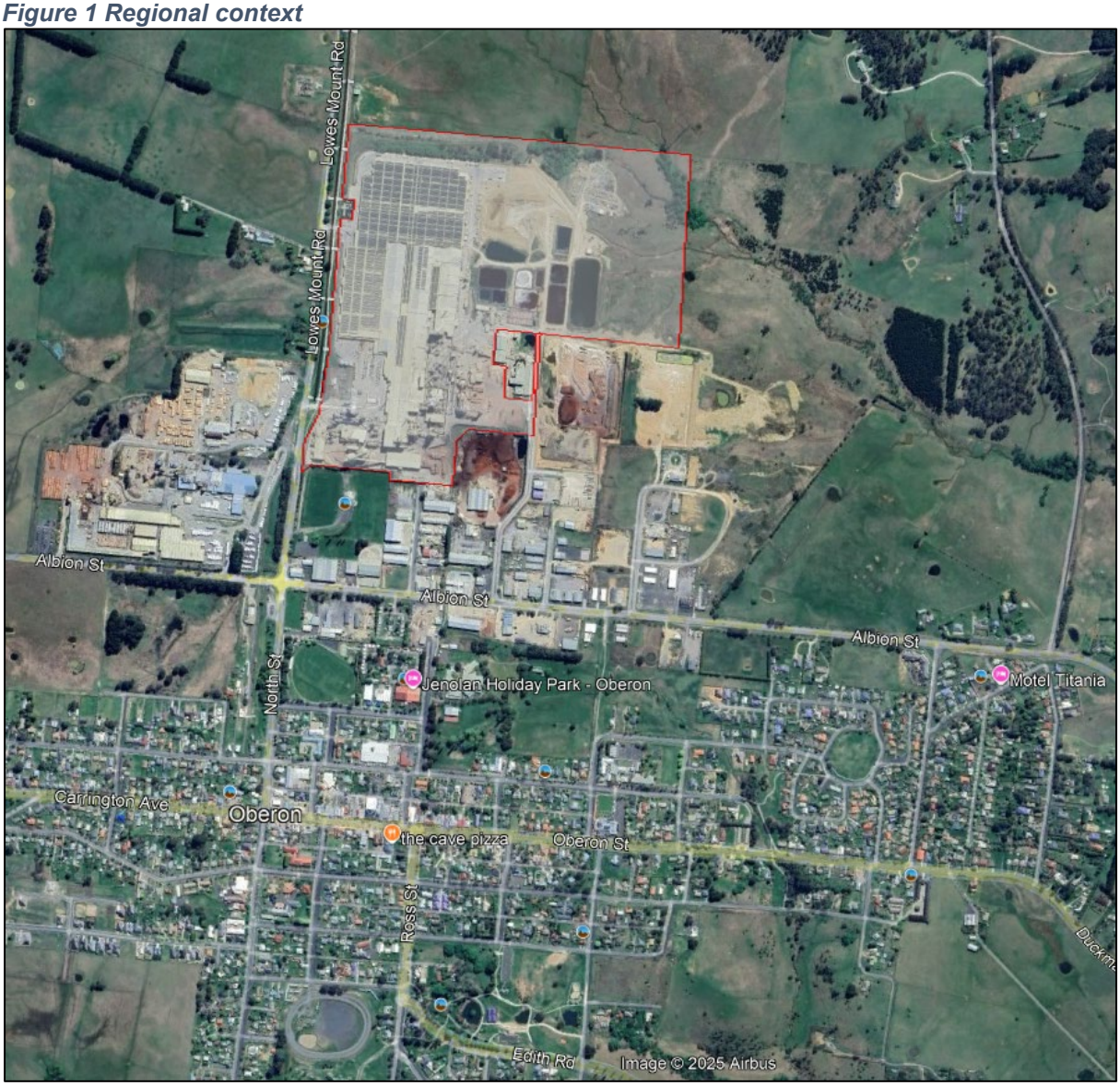
Relevant approval	Condition	Condition description (summary)	Compliance status	Comment	Where addressed in Annual Review
SSD 7016	C11	Annual review	Compliant		1.4 Annual Review Requirements
WAL28951	N/A	Aquifer extraction	Compliant		1.6 Water Licenses
EPL 3035	Section 3 L2.4	Air Quality	Compliant	Exceedances of EPL 3035 discharge to air limits	4.3 Air Monitoring
EPL 3035	Section 3 L2.5	Water Quality	Compliant		4.4 Surface Water
EPL 3035	Section 3 L4.1	Noise	Compliant	Exceedance by 1 decibel during night period monitoring. Retest within one week below license limit.	4.6 Noise
SSD 7016	C15	Independent Environmental Audit	Non-compliant	Communication made with Department of Planning however still awaiting endorsement. Auditor Booked and will conduct audit during the 2025/26 reporting period	6 Independent Audit
EPL 3035	R3	Exceedance of emissions limit at Pt.31 in previous reporting period	Non-compliant	Self-report made to EPA Pollution Hotline as per PIRMP	7.2 Non-Conformances
EPL 3035	R3	Fire at Materials handling building (PB)	N/A	Self-report made to EPA Pollution Hotline as per PIRMP	7.2 Non-Conformances

1.2 Introduction

The Development forms part of the wider Oberon Timber Complex, manufacturing a range of MDF products (Custom wood) and particleboard including:

- Standard MDF;
- Moisture Resistant MDF;
- E0 (Low Formaldehyde Emitting) MDF;
- Ultraprime MDF Mouldings;
- Decorative Laminated MDF and Particle Board;
- Treated paper for the lamination of MDF and Particle Board;
- Raw Standard Particleboard for joinery and laminating applications;
- Raw Moisture Resistant Particleboard for joinery and laminating applications; and
- Particleboard flooring products for structural applications.

Figure 1 Regional context



1.3 Consent

Development Consent SSD 7016 was issued by the Minister for Planning on 29 May 2017 to construct and operate a particleboard facility, and continuation of and alterations and additions to, the existing medium density fibreboard facilities.

Condition A26 of SSD 7016 required the Development to modify DA27/95. Porta submitted a Section 96 Modification Application requesting removal of condition A26 as compliance with it was not possible. This application also included a minor change to the orientation of the material handling building at particleboard, an increase to the warehouse footprint and amendments to the stormwater management system at the northern section of the site. A determination was received from the Department approving this application on 20 November 2018 (SSD 7016 MOD 1 – Site layout changes).

Under Modification of Development Consent SSD 7016 MOD 2 Porta proposed to install a high-pressure natural gas pipeline connection and turbine, and ancillary equipment to produce electricity and utilise waste exhaust heat in the particleboard manufacturing process. The Minister for Planning provided approval for MOD 2 on 29 November 2019.

Activities proposed under Modification 3 included the installation of additional equipment to the materials handling area for better separation and removal of undesirable materials found in the recycled wood that is used in the production of particleboard, and the addition of an enclosed awning to the northern end of the Northern Warehouse for more optimized truck loading/unloading. Works to the site stormwater management system were also proposed under MOD 3. These included reclamation of the overflow effluent pond and reinstatement at another location to allow for further hardstand, and changes to the stormwater conveying swales and ponds to allow construction of the hardstand and also to separate surface water flows between the Development and the Highland Pine Panels ('**HPP**') site, including the construction of a new HPP discharge point.

Approval was provided by the Minister of Planning for MOD 3 on 22 May 2020.

An application to modify SSD 7016 (Modification 4) was submitted to the Department of Planning and Environment on 26 October 2021. Activities proposed under MOD 4 included the following:

- reclamation of the remaining portion of the man-made spring fed dam to allow for increase in the size of the hardstand at the north eastern corner of the site to facilitate the relocation of the existing site mechanic's workshop;
- modernisation of the old multidaylight press used for producing medium density fibreboard and changes to its exhaust air emissions;
- addition of an enclosure to the site water treatment biological tanks;
- installation of additional reverse osmosis filtered water production;
- construction of a new bunded chemical storage shed for the water treatment plant;
- construction of an additional lined effluent storage dam for the water treatment plant; and
- construction of a new road within the site to better facilitate traffic flow.

Approval was provided by the Minister of Planning for MOD 4 on 20 May 2022.

An application to modify SSD 7016 (Modification 5) was submitted to the Department of Planning and Environment on 21 December 2023. Activities proposed under MOD 5 included the following:

- Minor alterations and additions to the approved mechanical workshop including three additional workshop bays,
- additional first floor storage within the workshop and,
- minor updates to the office.

Development justification for the proposed modification:

- Improve the infrastructure required to support the existing activities
- Enable larger mechanical repair workshop for the growing fleet of vehicles increase the number of workshop bays from seven to ten (three additional bays)
- Include a dedicated automated truck washing machine ad parking area for large vehicles
- Support a safer working environment for the employees and reduce the potential of outdoor work activities

Approval was provided by the Minister of Planning for MOD 5 on 23 April 2024.

A summary of development consents including modifications applicable to Porta is presented in Table 2.

Table 2 Facility Development Consents

Consent Description	Approval Date	Approval Authority	Approved Development
Development Consent SSD 7016	29 May 2017	NSW Minister for Planning	Construction and operation of a particle board facility and continuation of, and alterations and additions to, the existing medium density fibreboard facility.
Development Consent SSD 7016 MOD 1	20 November 2018	NSW Minister for Planning	Site layout changes Surrender of DA27/95
Development Consent SSD 7016 MOD 2	29 November 2019	NSW Minister for Planning	Installation of an electricity generating gas turbine and ancillary equipment
Development Consent SSD 7016 MOD 3	22 May 2020	NSW Minister for Planning	Additional material handling equipment, extension to the Northern Warehouse, changes to the site surface water system and construction of further hardstand.

Consent Description	Approval Date	Approval Authority	Approved Development
Development Consent SSD 7016 MOD 4	20 May 2022	NSW Minister for Planning	Reclamation of the spring fed dam, increase in hardstand at the north eastern corner of the site, relocation of existing mechanic's workshop, modernisation of multidaylight press and changes to its exhaust air emissions, addition of an enclosure to water treatment biological tanks, installation of reverse osmosis filtered water production, construction of chemical storage shed, construction of a lined effluent storage dam and construction of a new road.
Development Consent SSD 7016 MOD 5	23 April 2024	NSW Minister for Planning	Minor update to the approved mechanical workshop including additional workshop bays, additional first floor storage and minor updates to the office Removal of the refuelling station

1.4 Annual Review Requirements

The Annual Review requirements provided for by condition C11 of Development Consent SSD 7016 have been summarised in Table 3, alongside the relevant sections of this document where those requirements are addressed.

Table 3 Annual Review Requirements

Development Consent SSD 7016 – Condition C11	Section of 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:	This Report
(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;	Section 2 Section 8
(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. 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;	Section 4 Section 5
(c) identify any non-compliance during the reporting period, and describe what actions were (or are being) taken to ensure compliance;	Section 4 Section 7
(d) identify any trends in the monitoring data over the life of the Development;	Section 4
(e) identify any discrepancies between the predicted and actual impacts of the Development, and analyse the potential cause of any significant discrepancies; and	Section 4

Development Consent SSD 7016 – Condition C11	Section of Annual Review
(f) describe what measures will be implemented over the next reporting period to improve the environmental performance of the Development.	Section 8

1.5 Environment Protection Licence

The Development operates in accordance with Environment Protection Licence 3035 (EPL 3035), issued on 14 February 2001 by the NSW Environment Protection Authority (EPA) under Section 55 of the *Protection of the Environment Operations Act 1997*. The current Licence version date is 5 May 2025.

The EPL was varied and updated during this reporting period to include a Name change from Australian Panels to Porta Products Pty Ltd and updates to the previously implemented Pollution Studies and Reduction Program. The PRP incorporated the following elements:

U1 Air Emissions Audit Report
U1.1 By 14 March 2025, the licensee must provide the EPA with an Air Emissions Audit Report (AEAR). The AEAR must consider all plant and equipment operated at the Premises that has the potential to discharge any air pollutants into the environment (including the points identified within this licence). The Report must at a minimum include, but not be limited to the following:
A. An identification of all plant and equipment with the potential to discharge air pollutants, including:

i. the air pollutants emitted,
ii. discharge parameters (eg. stack height, diameter),
iii. date plant installed/commissioned,
iv. date of any control technology installed/commissioned, and
v. a map with GPS points showing the location of each discharge point.

B. For all the discharge points identified in A., a summary of all emissions testing data for the last 2 years and a comparison against the licence and Protection of the Environment Operations (Clean Air) Regulation 2022 limits. All original stack test reports should be provided. Where no testing has been undertaken, the Licensee must provide an emissions estimate (with supporting justification).
C. For all the discharge points identified in A., a description of all control and mitigation measures currently implemented to reduce potential air pollution.
D. For all emission controls installed, provide records of maintenance, management and monitoring of control equipment, including any future scheduled maintenance and upgrades.

1.6 Water Licences

Porta holds a Water Access Licence for use of groundwater in operations. Current licence details issued under the *Water Management Act 2000* are summarised in Table 4. Borg harvested 2,035,000 Litres of spring water during the reporting period at an average of 32,000 litres per harvest.

Table 4 Water Licences

Approval Details	Approval Number	Validity of Licence	Approval Kind	Extraction Limit
WAL28951	80WA715797	16 January 2012 – 01 March 2026	Water Extraction	28 Units

1.7 Trade Waste Licence

Porta's Trade Waste Service Contract with Oberon Council for the discharge of liquid trade wastes into Council's sewerage system was not applicable this reporting period as there was no renewal of the licence. Liquid trade waste is now treated on site.

1.8 Environmental Management Plans

As per Schedule 2 Part C of SSD 7016, construction activities continue to be undertaken in accordance with the Construction Environmental Management Plan (CEMP) and the existing development in accordance with the Operational Environmental Management Plan (OEMP) and associated sub-plans.

In accordance with C10 Revision of Strategies, Plans and Programs, environmental management plans were reviewed, and minor amendments made where necessary. In this review period the following Plans were updated:

- Traffic Management
- Waste Management
- Noise Management
- Mobile Wood Chipper Management
- Erosion and Sediment Management
- Spring Fed Dam Reclamation Management Plan
- Operational Noise Management
- Surface Water Management
- Waste Management
- Operational Air Management
- Urban Wood Residue Management Plan

1.9 Contacts

Table 5 outlines the contact details for site personnel responsible for managing environmental operations at the Development.

Table 5 Site Personnel

Name	Title	Contact Details
Richard Kaine	Facility Manager	0409 151 094
Victor Bendevski	Environmental and Regulatory Compliance	(02) 4340 9800
Andrew Brady	Environmental Manager	0447 765 913

1.10 Actions Required from Previous Annual Review

The actions listed in Table 6 were identified in the 2023/24 Annual Review for implementation during this 2024/25 reporting period.

Table 6 Proposed Activities in 2023/24 Reporting Period

Activities Proposed in 2023/24 Reporting Period	Results achieved in 2024/25 Reporting Period
Ongoing implementation of Environmental Management Plans for the existing development and the project.	Ongoing implementation of the OEMP, CEMP and sub plans including environmental inspections undertaken at least monthly. Inspections recorded and actions assigned accordingly, and use of DataStation to track progress and close out. CEMP, OEMP and sub plans reviewed, and updates performed where: a) changes to site operations (existing and project); and b) in accordance with SSD 7016 C10.
Continue with implementation of various management and mitigation measures as detailed in the development consent, including additional items provided in SSD 7016 MOD 1, MOD 2, MOD 3 and MOD 4	As reported in this Annual Review. All additional conditions imposed by modifications have been incorporated into Porta's tracking document OBERON Approvals and Licensing Compliance Register.
Complete works as approved under MOD 4	Works commenced once approval was granted. Works will continue into the next reporting period. the remainder of the Spring dam was filled during the reporting period. Subsurface water flows have continued as per the plan with no disruptions to ground water. No other projects associated with MOD 4 were commenced.
Undertake rehabilitation works to areas disturbed by construction activities	Stormwater swales impacted by construction activities established good groundcover to assist with managing erosion control and sediment mobilisation which can affect stormwater quality discharge. Ongoing rehabilitation and modification works will continue on-site to ensure good water management practices.
Discuss with EPA licensed water discharge points, referencing EPL 3035, to ensure this is fit for purpose	Continuation of monitoring from the two separated water sources (EPA Pt.28 and HPP Swale). Full compliance throughout the reporting period from Porta.
Continue erosion and sediment control inspections and rectification works as necessary to manage storm water quality discharge as well as reinstate the original HPP swale design once high voltage electrical works have been completed (movement of powerlines from above ground to below).	Continuation of monitoring from the two separated water sources (EPA Pt.28 and HPP Swale). Full compliance throughout the reporting period from Porta. Earthworks are however still underway with upgrades to the system and closed concrete transfer pipes under roadways.

2 Operations during the Reporting Period

2.1 Production

Development Consent SSD 7016 allows for production of up to 380,000 m^3 of MDF and 500,000 m^3 of particleboard per calendar year. During this reporting period the following quantities were manufactured at the Development: 313,158m^3 of MDF and 333,211m^3 of particleboard, along with a total intake of approximately 193,185 tonnes of UWR.

2.2 Facility Improvements

The following improvements were made to site infrastructure, plant and/or equipment during the reporting period:

- Increases to efficiency of particleboard UWR system to produce better quality board with a higher percentage of recycled content
- Modifications to traffic flow and roadways with concrete replacing dirt/gravel roads to decrease dust impacts
- Increase in efficiency of water treatment plant to better utilise stormwater and decrease use of town water
- Modifications to the C4 reject and dryer cyclones to increase efficiency
- Installation of a second paper treater for higher output and increased product range
- Installation of a reject conveyor for C1 line to eliminate manual processing/handling of rejected boards
- Installation of new higher efficiency screw press at the water treatment plant
- Upgrades to the heat plant

See Figure 2 for location of site infrastructure.

2.3 Site Activities

The following activities associated with the modifications to existing operations occurred during the reporting period:

- Extensive erosion and sediment control works to the northern and eastern swale system to improve discharge water quality including rectification to eroded sections, installation of rock check dams and closed concrete transfer pipes in areas of high flow and improvements to the inflow path to the first flush basin.
- Earthworks commenced to improve traffic flow and access to the proposed Mechanics workshop. Concrete roads installed to replace dirt tracks.
- Continued to receive quality recycled wood material under *The Borg Panels Urban Wood Residue order and exemption March 2021* for inclusion in the production of particleboard.
- Completed filling works to reclaim the spring dam in the northeastern corner of the site to make way for the proposed mechanic's workshop whilst maintaining spring water flow into the tributary that leads to Kings Stockyard Creek. Additional earthworks continuing.

Environmental commitments and management/mitigation measures that were applied during the reporting period include the following:

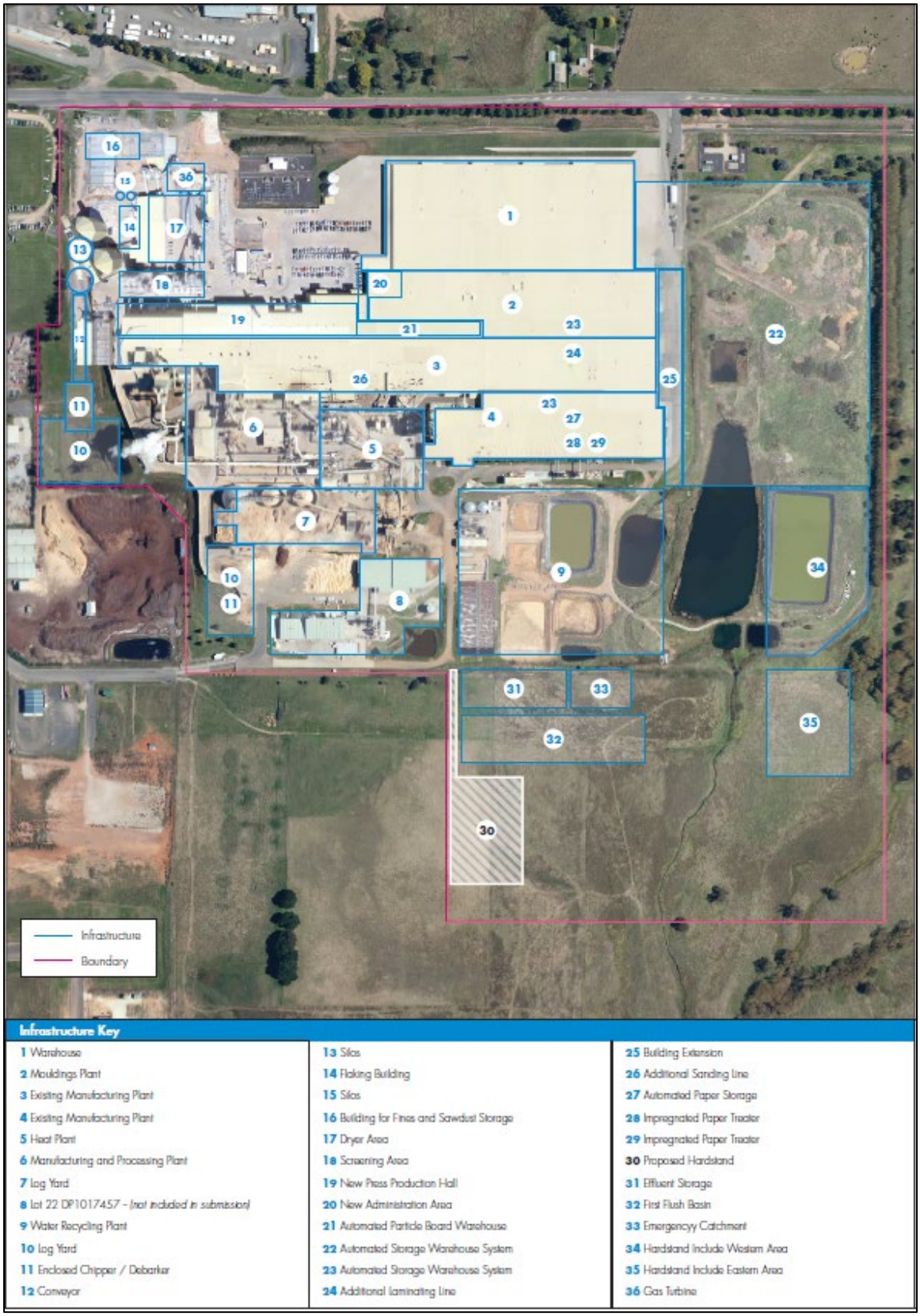
- operational works undertaken in accordance with the Operational Environmental Management Plan and sub-plans;
- construction works undertaken in accordance with the Construction Environmental Management Plan and sub-plans;
- attended noise verification monitoring;
- air emission verification monitoring;
- water quality sampling events;
- site environmental inspections; and
- site wide communication of environmental requirements via EHSR Alerts and Toolbox Talks.

2.4 Wood Recycling Program

During this reporting period the development continued to accept recycled wood materials in accordance with *The Borg Panels Urban Wood Residue order and exemption March 2021.* Approximately 193,185 tonnes of UWR was received on site for inclusion in the production of particleboard. The recycled material is aggregated at one of two Porta sites located in Sydney where it is inspected prior to delivery to Oberon. When this material arrives at Oberon via truck transport it is again inspected as it enters the site, this is conducted by spreading the materials out on a hardstand before being incorporated into the manufacture of particleboard.

Quarterly monitoring was conducted at EPA Pt 32 (WESP) during the reporting period and was compliant with all site operating conditions.

Figure 2 SSD 7016 Approved Development Area



3 Waste Management

Waste generated at the Development is managed in accordance with the Waste Management Plan that has been developed for the facility. The management process incorporates a system of recycling and reuse of waste materials where possible. Waste that cannot be incorporated into this system is removed from site and taken to landfill for lawful disposal.

3.1 Solid Waste

A summary of waste removed from The Development during the reporting period is provided in Table 7.

Table 7 Waste Management 2024/25

Month	Description				Destination
	Litres	m3	Tonnes	Waste	
Apr 2025			105.58	mixed commercial	Bathurst Regional Council
	17040			waste oil	Sams Liquid Waste & Hire
Mar 2025		180		ash	Oberon Council Waste Depot
		820		general	Oberon Council Waste Depot
			81.58	mixed commercial	Bathurst Regional Council
	14500			waste oil	Cleanaway/Nationwide Oil
Feb 2025		130		ash	Oberon Council Waste Depot
		1170		general	Oberon Council Waste Depot
			73.8	mixed commercial	Bathurst Regional Council
Jan 2025		130		ash	Oberon Council Waste Depot
		880		general	Oberon Council Waste Depot
			50.08	Bulky Large Waste	Bathurst Regional Council
Dec 2024		170		ash	Oberon Council Waste Depot
		1005		general	Oberon Council Waste Depot
			32.06	mixed commercial	Bathurst Regional Council
Nov 2024		170		ash	Oberon Council Waste Depot
		1275		general	Oberon Council Waste Depot
			46.92	mixed commercial	Bathurst Regional Council
Oct 2024		268		ash	Oberon Council Waste Depot
		1275		general	Oberon Council Waste Depot
		5		tyres	Oberon Council Waste Depot
Sep 2024		235		ash	Oberon Council Waste Depot
		715		general	Oberon Council Waste Depot
			35.92	mixed commercial	Bathurst Regional Council
Aug 2024		367		ash	Oberon Council Waste Depot
		750		general	Oberon Council Waste Depot
			68.34	mixed commercial	Bathurst Regional Council
		2		Truck Tyres	Oberon Council Waste Depot
Jul 2024		320		ash	Oberon Council Waste Depot
		745		general	Oberon Council Waste Depot

			42.46	mixed commercial	Bathurst Regional Council
	8000			waste oil	Cleanaway/Nationwide Oil
Jun 2024		205		ash	Oberon Council Waste Depot
		785		general	Oberon Council Waste Depot
			47.28	mixed commercial	Bathurst Regional Council
May 2024		290		ash	Oberon Council Waste Depot
		859		general	Oberon Council Waste Depot
			56.96	mixed commercial	Bathurst Regional Council
			9.5	waste requiring burial	Bathurst Regional Council
	39,540	12,751	650.48		
Total		8545.9	191.98		

Waste types in Table 7 are further described as:

- General waste including a mix of both putrescible and non-putrescible waste;
- Waste requiring burial made up of urea formaldehyde, spade-able resin, paraffin wax bladders and ash materials;
- Non-Recyclable plastic waste is a new classification created by Oberon council and includes all soft plastics (wrapping, strapping and any general plastic waste).
- Building and demolition waste including concrete, metal and timber are recycled when appropriate; and
- Used oils from the plant process oil systems and mechanical workshop are recycled off site via third parties. All waste oil is considered trackable. All waste oil collected during the reporting period was collected by a suitably licensed waste transporter and taken to a suitably licensed waste facility. This reporting period it was decided to use multiple transporters as there had been reliability issues with one particular company.

3.2 Trade Waste

Porta's Trade Waste Service Contract with Oberon Council for the discharge of liquid trade wastes into Council's sewerage system was not applicable during this reporting period as there was no renewal of the licence. Liquid trade waste is treated on site.

4 Environmental Monitoring and Performance

4.1 Environmental Management System

The development operates in accordance with the Operational Environmental Management Plan (OEMP) as documented in Section 1.8. This OEMP aims to ensure adequate management, monitoring and mitigation systems are in place to protect the surrounding environment. Similarly, construction activities are undertaken in accordance with the Construction Environmental Management Plan (CEMP).

Environmental monitoring is conducted in accordance with the requirements of SSD 7016, its subsequent modifications (MOD1, MOD2, MOD3, MOD4 & MOD5), and EPL 3035. Environmental monitoring is an integral part of the development's environmental management system. The measurement and evaluation of monitoring results allows for the assessment of performance against quantitative and qualitative standards and assists in the identification of any non-conformances or areas that may require additional attention.

4.2 Meteorological Data

The development operates and maintains a meteorological monitoring station located east of the existing Spring Dam (EPA Point 26). The meteorological station was inspected and serviced on 29 May 2025 by a trained third-party consultant from Envirodata Weather Stations Pty Ltd.

The following section summarises the meteorological data for the 2024/25 reporting period.

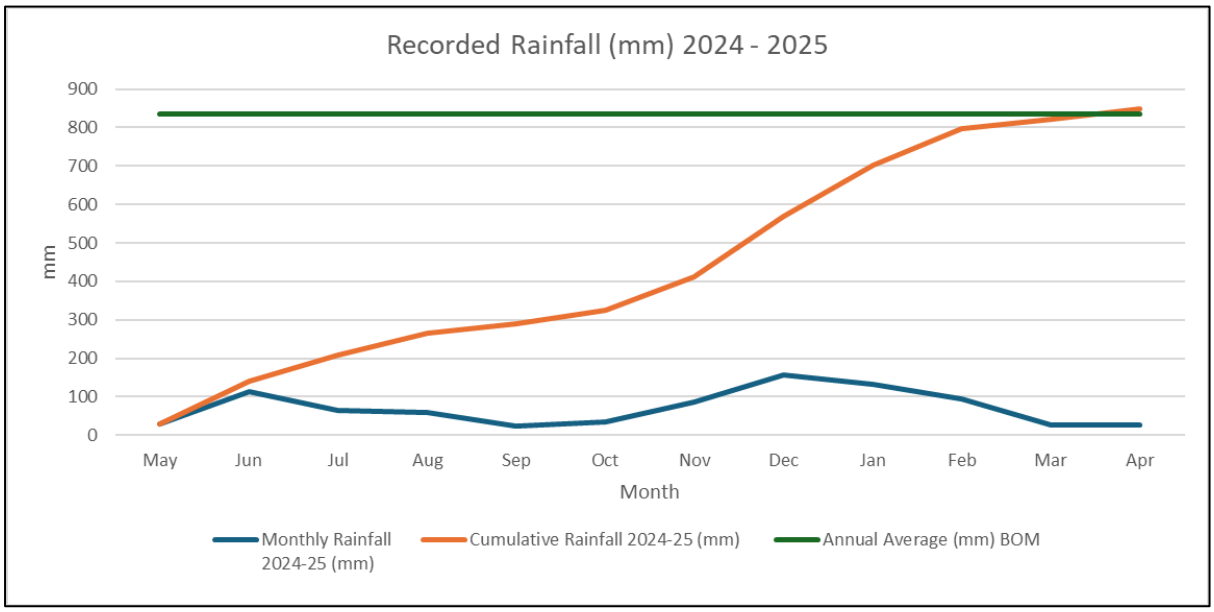
4.2.1 Rainfall

The total monthly rainfall (mm) and number of rain days during this reporting period recorded at EPA Point 26 is shown in Table 8 and displayed in Figure 3 below. Total recorded rainfall for the period was 848.6mm. This is 12.9mm above the annual mean rainfall of 835.7mm for the Oberon region (Bureau of Meteorology, Oberon Springbank Site No. 063063).

Table 8 Recorded Rainfall 2024/25

Total Monthly Rainfall (mm)												
May	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**	**Jan**	**Feb**	**Mar**	**Apr**	**Total**
29.2	112.2	65.6	58.6	24.4	34	87.6	158	132.2	94.4	26	26.4	848.6
Number of Rain Days (≥0.2mm)												
22	17	18	21	26	27	22	24	20	20	26	25	268

Figure 3 Recorded Rainfall (mm) at Porta Meteorological Station 2024/25



4.2.2 Temperature

Monthly maximum and minimum temperatures recorded from the site weather station during the reporting period are shown in Table 9.

Table 9 Monthly Minimum and Maximum Temperatures 2024/25

Minimum and Maximum Monthly Temperatures (°C)											
May	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**	**Jan**	**Feb**	**Mar**	**Apr**
-2.9	-4.1	-2.6	-2.9	-4.6	1.6	3.7	4.1	6	4.4	4.4	1.5
17.6	12.3	12.7	16.9	20	22.3	29.5	31.2	31.8	29.8	30.9	22.7

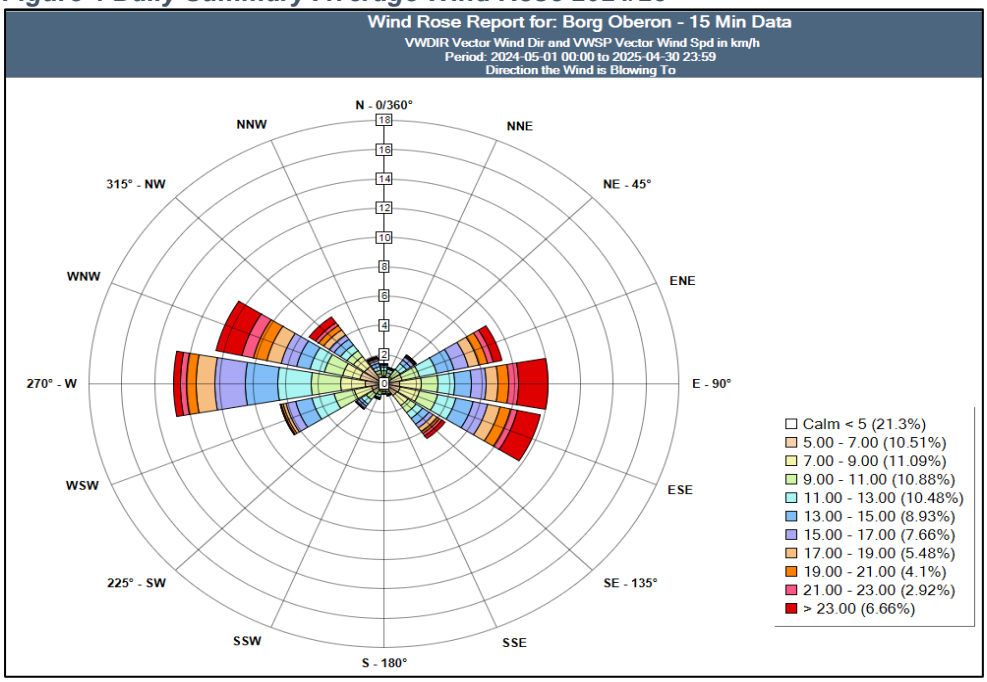
4.2.3 Wind Speed and Direction

The site weather station recorded wind speed and direction data is summarised in Table 10. The annual wind rose for the reporting period is displayed in Figure 4. As can be seen in Table 10 and Figure 4, the dominant wind direction during this reporting period was from an easterly direction.

Table 10 Monthly Daily Wind Data 2024/25

Month	Maximum Wind Speed (km/hr)	Mean Wind Speed (km/hr)	Dominant Wind Direction
May 2024	46.4	10.2	124.2° (SE)
June 2024	45.9	10.2	280.2° (W)
July 2024	49.6	14.6	264.8° (W)
August 2024	44.5	11.2	285.3° (WNW)
September 2024	55.4	14.7	256.4 ° (WSW)
October 2024	45.4	11.2	286 ° (WNW)
November 2024	50.2	10.5	287.3 ° (WNW)
December 2024	47.2	10.4	255.1° (WSW)
January 2025	58.5	12.7	131.5° (SE)
February 2025	42.6	9.6	286 ° (WNW)
March 2025	45.5	12.5	102.2° (ESE)
April 2025	36.1	9.7	122.7° (ESE)

Figure 4 Daily Summary Average Wind Rose 2024/25



4.3 Air Quality

4.3.1 Dust Depositional Gauges

Dust deposition monitoring is undertaken in accordance with the development's Operational Air Quality Management Plan (OAQMP). Condition O3 of EPL 3035 states that:

The premises must be maintained in a condition which minimises or prevents the emission of dust from the premises.

EPL 3035 does not specify dust deposition monitoring be undertaken, the development conducts this to assist with site management. The air quality criteria adopted for deposited dust is provided in Table 11.

Table 11 Air Quality Criteria Deposited Dust

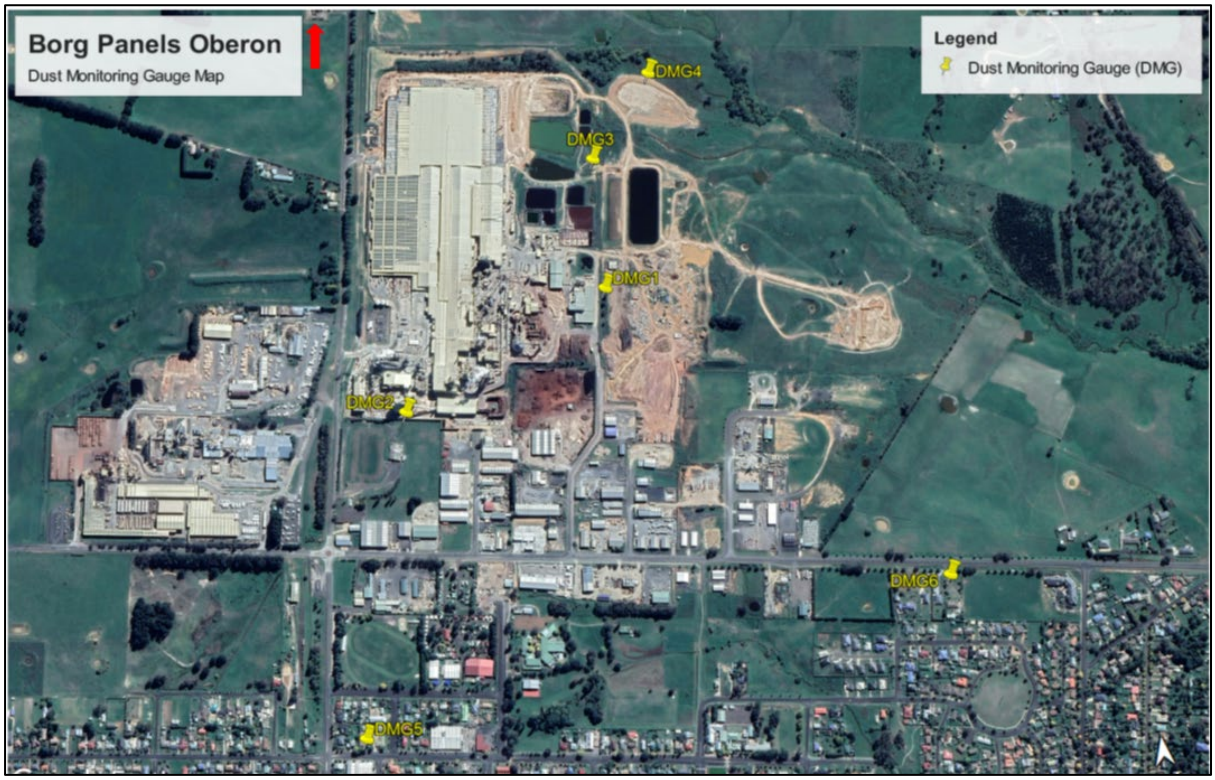
Averaging Period	Impact	Criteria
Annual	Incremental	2 g/m^2/month
	Total	4 g/m^2/month

There are six dust depositional gauges (DMG) located in and around the site. The six gauges were sampled monthly throughout the year from May to April. The locations of dust depositional gauges are listed in Table 12 and shown in Figure 5.

Table 12 Location of Dust Depositional Gauges

Dust Depositional Gauge	Location Description
DMG 1	The Development eastern boundary with Woodchem
DMG 2	Materials handling building
DMG 3	Water treatment plant
DMG 4	Northern boundary
DMG 5	Highlands Motor Inn, South of the Development
DMG 6	Albion Street, East of the Development

Figure 5 Depositional Dust Gauge Locations



DMGs 1 to 4 are located at the periphery of the site. DMG 1 is located within the operational boundary of the site immediately adjacent to an unsealed laydown area and in general proximity of an unsealed road. DMG 2 is located adjacent to the materials handling building. DMG 4 is located towards the northern boundary in an area of unsealed compacted surfaces used for storage of large pieces of machinery and reusable material such as steel.

Deposited dust is assessed as insoluble solids as defined by *Standards Australia AS3580.10.1-2003: Methods for Sampling and Analysis of Ambient Air – Determination of Particulates – Deposited Matter – Gravimetric Method*. During the reporting period all dust samples were collected by trained specialists and analysed by NATA certified laboratories.

Table 13 Dust Depositional Gauges Annual Average

No.	Location	Annual Average Insoluble Solids (g/m^2/month) 2022/23	Annual Average Insoluble Solids (g/m^2/month) 2023/24	Annual Average Insoluble Solids (g/m^2/month) 2024/25
DMG 1	The Development eastern boundary with Woodchem	5.9	5.3	4.8
DMG 2	Materials handling building	5.1	3.6	2.7
DMG 3	Site Meteorological station	1.3	2.2	0.9
DMG 4	Northern boundary	1.0	0.8	0.9
DMG 5	Highlands Motor Inn	0.9	0.8	0.6
DMG 6	Albion Street east of the Development	1.0	0.7	0.7

*DMG1 was removed during upgrades to the roadway adjacent Woodchem and is proposed to be reinstated in a more suitable location once works are completed. DMG1 annual average result is based off a time period of four months.

Table 13 shows DMG 1, returned exceedance of the annual average criteria of 4g/m^2 for insoluble solids however, it had further decreased in the annual average when compared to the last three year's reporting periods. DMG 1 is exposed to regular traffic and day-to-day activities adjacent internal dirt roads.

DMG 4 was the only gauge to have increased in annual average insoluble solids. However, it was still significantly below the annual average criteria.

There were no exceedances of the dust deposition criteria (4g/m^2) at locations DMG 2, DMG 3, DMG 4, DMG 5 and DMG 6 for the 2024/25 reporting period.

All gauges showed a decrease in the average annual for insoluble solids when compared to the previous three years data. This is expected to be as a result of both higher than average rainfall and increased management efforts of suppression using stormwater catchment dams and a watercart.

4.3.2 Air Emissions Monitoring Points

The locations of air emission monitoring points are listed in Table 14 and are consistent with monitoring/discharge points noted in EPL 3035 licence version date 11 April 2025.

Table 14 Location of Air Emissions Monitoring

EPA Identification No.	Description
4	DC1 Baghouse
5	DC2 Baghouse
7	Conti 2 Stage 1 Dryer Cyclone #1 (west)
8	Conti 2 Stage 1 Dryer Cyclone #2 (east)
9	Conti 1 Dryer Cyclone #1 (south)
10	Conti 1 Dryer Cyclone #2 (north)
11	Conti 2 Heat Plant
12	Press Vents Conti 1
17	Conti 1 Heat Plant
18	Press exhaust vents
19	Dryer stack
20	Reject cyclone DC 11
21	Reject cyclone DC 12
22	Reject cyclone DC 13
27	Combined Conti 2 Press Vent
29	Forming Line Baghouse

EPA Identification No.	Description
30	Form Station Baghouse
31	Particleboard Press Extraction
32	Wet Electrostatic Precipitator (WESP)
33	Cogeneration Unit 1
34	Cogeneration Unit 2

EPA Identification Points 18, 19, 20, 21 and 22 are recognised as discharge points in EPL 3035 however there is no requirement to monitor the concentration of pollutants discharged at these points. Plant associated with these points has previously been dormant however it was the subject of MOD4 and will be added back to the license once Conti 4 has been commissioned and in operation.

Points 11 and 17 do not produce flow. The exhaust from Conti 2 heat plant (Point 11) is ducted back into Conti 2 dryer cyclones (Points 7&8), and exhaust from Conti 1 heat plant (Point 17) is ducted back into the Conti 1 production system (Points 9&10).

4.3.3 Air Monitoring

Environment Protection Licence 3035 sets pollution concentration limits for emission Points 7, 8, 9 and 10 as shown in Table 15. All plant and equipment must comply with the relevant concentration standards listed in Schedule 2, 3 and 4 of the *Protection of the Environment Operations (Clean Air) Regulation 2010* where pollution limits are not specified in the EPL. Monitoring results are assessed against these criteria to determine compliance with air emission limits.

Table 15 EPL 3035 Air Concentration Limits

Pollutant	ID Point	Units of Measure	100 Percentile Concentration Limit	Reference Condition	Oxygen Correction	Averaging Period
Total Solid Particulates	7,8,9,10	mg/m^3	200	n/a	n/a	n/a
Formaldehyde	7,8,9,10	mg/m^3	5	n/a	n/a	n/a
Total Solid Particulates	29,30	mg/m^3	10	Dry, 273 K, 101.3 kPa	n/a	n/a
Total Solid Particulates	31,32	mg/m^3	50	Dry, 273K,101.3k Pa	n/a	n/a
Type 1 and Type 2 substances in aggregate	32	mg/m^3	0.5	n/a	n/a	1 hour
Nitrogen Oxides	33,34	mg/m^3	450	Dry, 273K,101.3k Pa	5%	1 hour
Volatile organic compounds	33,34	mg/m^3	20	Dry, 273K,101.3k Pa	5%	1 hour

Source: EPL 3035 (5 May 2025)

Air emission monitoring was undertaken by trained specialists and samples analysed by NATA accredited laboratories. Monitoring equipment is maintained by the consultant and calibrated in accordance with the manufacturer's specifications by qualified specialists. This monitoring

is performed in accordance with the methodologies as specified in the *Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales* and the requirements of EPL 3035. USEPA Method GD-008 is the approved method for determining flow rate and sampling for particulate matter in cyclonic flow from licenced discharge Points 7, 8, 9 & 10.

For each discharge point identified in Table 14 above, the development monitored the concentration of each pollutant as specified in EPL 3035. The results for this period are compared against results from the previous two years as displayed in Tables 16 to 33.

Table 16 Air Emissions Monitoring Results EPA Identification Point 4

Pollutant	Units	Frequency	2022/23	2023/24	2024/25
Total Solid Particles	mg/m^3	Yearly	<12	-	<2
Formaldehyde	mg/m^3	Yearly	4.2	-	0.11

Table 17 Air Emissions Monitoring Results EPA Identification Point 5

Pollutant	Units	Frequency	2022/23	2023/24	2024/25
Total Solid Particles	mg/m^3	Yearly	<3	-	<3
Formaldehyde	mg/m^3	Yearly	4.1	-	0.65

Points 4 and 5 saw a notable decrease in formaldehyde across both locations and similar TSP across the previous years data.

Table 18 Air Emissions Monitoring Results EPA Identification Point 7

Pollutant	Units	Frequency	2022/23	2023/24	2024/25
Total Solid Particles	mg/m^3	Yearly	38	35	28
Formaldehyde	mg/m^3	Yearly	21	3.3	1.60
Nitrogen Oxides	mg/m^3	Yearly	220	180	300
PM10	mg/m^3	Yearly	12	19	11
Smoke Emissions	Obscuration	Every 6 months	0	0	0

Point 7 saw a decrease in formaldehyde, TSP and PM10 when compared to previous years however an increase in Nitrogen Oxides was noted.

Table 19 Air Emissions Monitoring Results EPA Identification Point 8

Pollutant	Units	Frequency	2022/23	2023/24	2024/25
Total Solid Particles	mg/m^3	Yearly	47	-	25
Formaldehyde	mg/m^3	Yearly	1.3	1.9	2.8

Nitrogen Oxides	mg/m^3	Yearly	230	-	340
PM10	mg/m^3	Yearly	16	-	11
Smoke Emissions	Obscuration	Every 6 months	0	0	0

Point 8 saw a decrease in TSP and PM10 when compared to previous years however an increase in Nitrogen Oxides and a slight increase in formaldehyde was noted.

Table 20 Air Emissions Monitoring Results EPA Identification Point 9

Pollutant	Units	Frequency	2022/23	2023/24	2024/25
Total Solid Particles	mg/m^3	Yearly	32	18	20
Formaldehyde	mg/m^3	Yearly	3.7	4.8	0.47
Nitrogen Oxides	mg/m^3	Yearly	160	190	14
PM10	mg/m^3	Yearly	21	-	160
Smoke Emissions	Obscuration	Every 6 months	0	0	0

Point 9 generally saw a reduction in all analytes when compared to previous years data with a notable decrease in Nitrogen Oxides especially.

Table 21 Air Emissions Monitoring Results EPA Identification Point 10

Pollutant	Units	Frequency	2022/23	2023/24	2024/25
Total Solid Particles	mg/m^3	Yearly	190	19	20
Formaldehyde	mg/m^3	Yearly	3.2	1	1.9
Nitrogen Oxides	mg/m^3	Yearly	140	110	13
PM10	mg/m^3	Yearly	47	47	130
Smoke Emissions	Obscuration	Every 6 months	0	0	0

Table 18 generally shows a further reduction in Formaldehyde when compared to last years data across the discharge points. There was also a general reduction in nitrogen oxides in most locations.

All results shown in Tables 16 to 21 are within EPL 3035 limits as well as the *Protection of the Environment Operations (Clean Air) Regulation 2022.*

Table 22 Air Emissions Monitoring Results EPA Identification Point 12 Vent 1

Pollutant	Units	Frequency	2022/2023	2023/24	2024/25
Total Solid Particles	mg/m^3	Every 3 years	-	-	<3

Formaldehyde	mg/m^3	Every 3 years	-	-	0.87
Nitrogen Oxides	mg/m^3	Every 3 years	-	-	<4
PM10	mg/m^3	Every 3 years	-	-	-

Table 23 Air Emissions Monitoring Results EPA Identification Point 12 Vent 2

Pollutant	Units	Frequency	2022/2023	2023/24	2024/25
Total Solid Particles	mg/m^3	Every 3 years	-	-	10
Formaldehyde	mg/m^3	Every 3 years	-	-	1.4
Nitrogen Oxides	mg/m^3	Every 3 years	-	-	<4
PM10	mg/m^3	Every 3 years	-	-	4.4

Table 24 Air Emissions Monitoring Results EPA Identification Point 12 Vent 3

Pollutant	Units	Frequency	2022/2023	2023/24	2024/25
Total Solid Particles	mg/m^3	Every 3 years	-	-	2.1
Formaldehyde	mg/m^3	Every 3 years	-	-	2.1
Nitrogen Oxides	mg/m^3	Every 3 years	-	-	<4
PM10	mg/m^3	Every 3 years	-	-	4

Table 25 Air Emissions Monitoring Results EPA Identification Point 12 Vent 4

Pollutant	Units	Frequency	2022/2023	2023/24	2024/25
Total Solid Particles	mg/m^3	Every 3 years	-	-	6.7
Formaldehyde	mg/m^3	Every 3 years	-	-	6.7
Nitrogen Oxides	mg/m^3	Every 3 years	-	-	<4
PM10	mg/m^3	Every 3 years	-	-	5.7

Table 26 Air Emissions Monitoring Results EPA Identification Point 27

Pollutant	Units	Frequency	2022/2023	2023/24	2024/25
Total Solid Particles	mg/m^3	Yearly	4.5	-	97
Formaldehyde	mg/m^3	Yearly	1.6	-	1.3
Nitrogen Oxides	mg/m^3	Yearly	<4	-	3
PM10	mg/m^3	Yearly	<4	-	41

Table 27 Air Emissions Monitoring Results EPA Identification Point 29

Pollutant	Units	Frequency	2022/2023	2023/24	2024/25
Total Solid Particles	mg/m^3	Yearly	<2	-	<2
Formaldehyde	mg/m^3	Yearly	1.5	-	0.65
Nitrogen Oxides	mg/m^3	Yearly	<4	-	<4
PM10	mg/m^3	Yearly	<3	-	<2
Smoke Emissions	Obscuration	Yearly	0	-	0

Table 28 Air Emissions Monitoring Results EPA Identification Point 30

Pollutant	Units	Frequency	2022/2023	2023/24	2024/25
Total Solid Particles	mg/m^3	Yearly	2.3	-	<2
Formaldehyde	mg/m^3	Yearly	1.0	-	0.03
Nitrogen Oxides	mg/m^3	Yearly	<4	-	<4
PM10	mg/m^3	Yearly	<3	-	<3
Smoke Emissions	Obscuration	Yearly	0	-	0

Points 12, 27, 29 and 30 all returned results that remained within EPL 3035 and Protection of the Environment Operations (Clean Air) Regulation 2022 limits.

Table 29 Air Emissions Monitoring Results EPA Identification Point 31

Pollutant	Units	Frequency	2022/2023	2023/24	2024/25
Total Solid Particles	mg/m^3	Yearly	49	72	5.7
Formaldehyde	mg/m^3	Yearly	0.86	5.4	7.9
Nitrogen Oxides	mg/m^3	Yearly	<4	3	<4
PM10	mg/m^3	Yearly	19	29	5
Smoke Emissions	Obscuration	Yearly	0	0	0

Point 31 saw a slight increase in Formaldehyde however notable decreases in TSP,PM10 and Nitrogen Oxides during the reporting period when compared to the previous year's data.

Table 30 Air Emissions Monitoring Results EPA Identification Point 32

Pollutant	Units	Frequency	2022/2023	2023/24	2024/25

Total Solid Particles	mg/m^3	Yearly	34	4	9.5
Formaldehyde	mg/m^3	Yearly	0.032	2.4	0.39
Nitrogen Oxides	mg/m^3	Yearly	190	150	4
PM10	mg/m^3	Yearly	*	2.1	4.8
Smoke Emissions	Obscuration	Yearly	0	0	0

*Fine particulate testing could not be undertaken at this location due to excessively saturated gas stream

Table 30.1 Air Emissions Monitoring Results EPA Identification Point 32

Pollutant	Units	Frequency	Test 1	Test 2	Test 3	Test 4
Type 1 and Type 2 substances in aggregate	mg/m^3	Quarterly	<0.19	<0.085	<0.1	<0.085

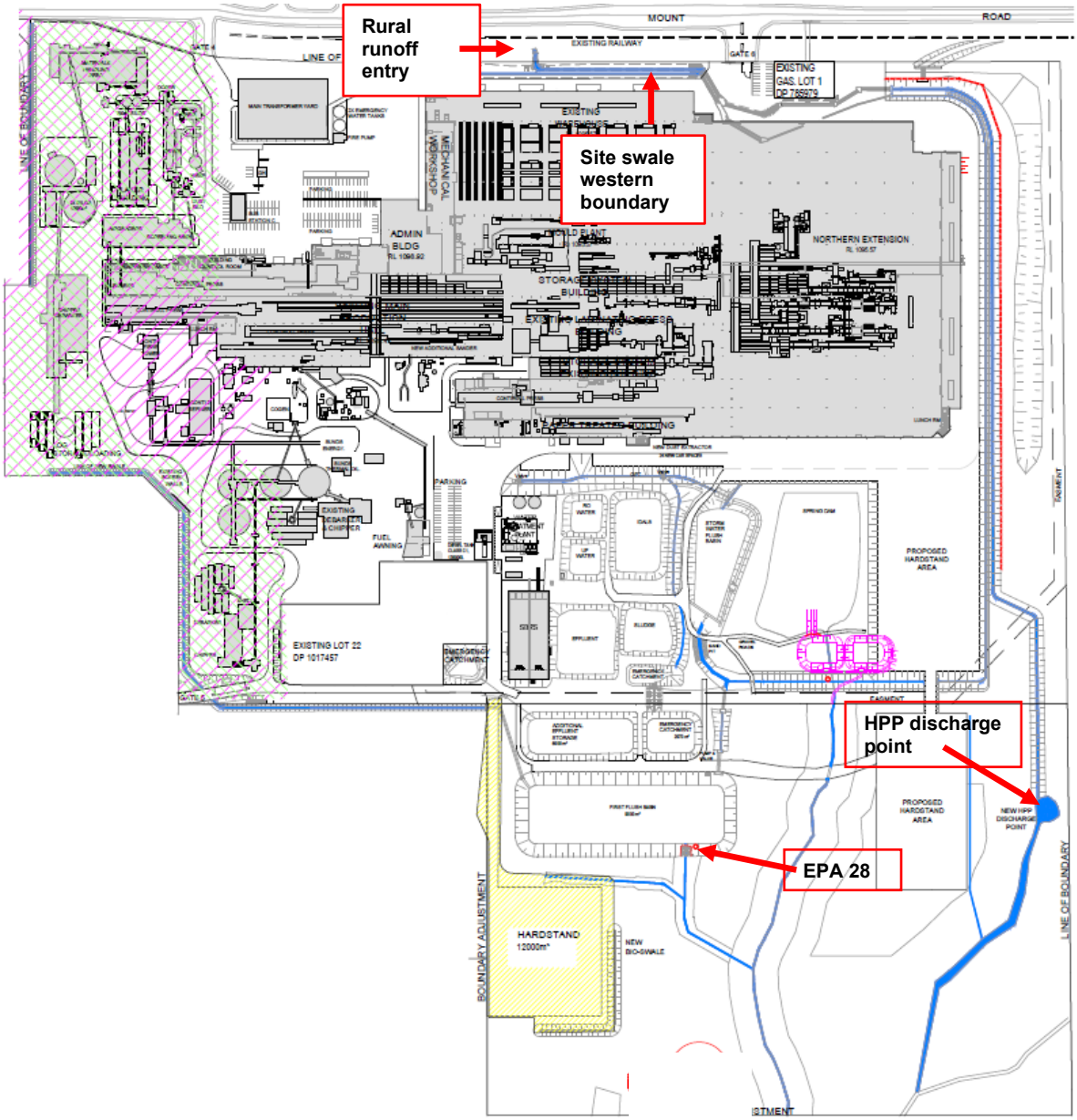
Point 32 Saw a slight increase in TSP and PM10 however notable decreases in Formaldehyde and Nitrogen Oxides during the reporting period. Despite the increase in TSP the results remain within EPL 3035 and Protection of the Environment Operations (Clean Air) Regulation 2022 limits.

4.4 Surface Water

The existing surface water management system (see Figure 6) includes runoff from the Development and adjoining properties in the Oberon Timber Complex on the western side of Lowes Mount Road, and operates as follows:

- Runoff from StructaFlor and Highland Pine Products Sawmill 2 flows across Lowes Mount Road and directed onto the site via the swale on the western boundary
- Runoff from rural parcels of land on Lowes Mount Road is also directed into the site from the western boundary, conveyed via a ‘clean’ water swale, which runs alongside the site swale following the northern boundary before discharging at an independent HPP discharge point to a tributary of Kings Stockyard Creek
- The Development roof and surface runoff from the western side of the facility is directed into the boundary swale and transferred into the first flush basin
- Runoff from the eastern and open parts of the site, which contains fine fibrous wood material, is directed first to a gross pollutant trap (GPT) and then into the stormwater flush basin
- Any overflow from the existing stormwater flush basin is directed into the first flush basin
- Water captured in the basins is harvested by the site water treatment plant for reuse in the production system.
- Stormwater harvesting averaged 9.7m3/day over the reporting period the largest recorded volume of water harvested in one day was $148m^3$
- Runoff from construction areas is managed in accordance with Erosion Sediment Control Plans as part of the CEMP for SSD7016. Surface water from these zones is directed into the site swale then on to the stormwater basin
- Water discharges from EPL discharge Point 28, and HPP discharge point to a tributary of Kings Stockyard Creek (shown on Figure 6)

Figure 6 Surface water management system - SSD 7016



In accordance with EPL 3035, water quality monitoring is undertaken weekly during discharge to manage discharge compliance requirements.

Samples were taken at the HPP discharge point based on the EPA License 887 requirements for Highland Pine Products Pty Ltd. Samples were taken on a monthly basis.

The concentration limits of a pollutant discharged from EPA 28 (and HPP discharge point) in EPL 3035 is shown below in Table 31 and 32.

Table 31 EPA Identification Point 28 Water pollution limits (also adopted for HPP Swale sampling location)

Pollutant	Units of Measure	50 percentile concentration limit	100 percentile concentration limit
Aldrin	µg/L		0.3
Biochemical Oxygen Demand (BOD)	mg/L		20
Colour	Hazen	80	160
Dieldrin	µg/L		0.3
Methylene Blue Active Substances (MBAS)	mg/L		0.5
Nitrogen (Total)	mg/L		10
Oil and Grease	mg/L		10
pH	pH		6.5-8.5
Phosphorus (Total)	mg/L		0.3
Total Suspended Solids	mg/L		50

Table 32 EPA 887 Identification Point 1 (HPP Swale) Water pollution limits

Pollutant	Units of Measure	Frequency	100 percentile concentration limit
Biochemical Oxygen Demand (BOD)	mg/L	Monthly during discharge	20
Filterable Iron	mg/L	Monthly during discharge	
Methylene Blue Active Substances (MBAS)	mg/L	Monthly during discharge	
Nitrate + nitrite (oxidised nitrogen)		Monthly during discharge	
Oil and Grease	mg/L	Monthly during discharge	10
pH	pH	Monthly during discharge	6.5-8.5
Total Iron		Monthly during discharge	
Total Suspended Solids	mg/L	Monthly during discharge	50
Turbidity	nephelometric turbidity	Monthly during discharge	

Stormwater samples are collected by trained Porta personnel and are analysed by NATA certified laboratories. Full results for the 2024/25 reporting period are provided in Appendix B Surface Water Monitoring Data.

Table 33 provides a summary of the development's historic annual average water monitoring results for discharge from EPA Point 28. This shows that for the 2024/25 reporting period, the annual average for all pollutants were generally below the concentration limit set in EPL 3035.

Table 33 Annual Average Water Quality Monitoring Results EPA Point 28

Pollutant	Units of Measure	2022/23	2023/24	2024/25
Aldrin	µg/L	<0.01	<0.01	<0.01
Biochemical Oxygen Demand	mg/L	5.8	<2	4
Colour	Hazen	36.0	35	30
Dieldrin	µg/L	<0.01	<0.01	<0.01
Methylene Blue Active Substances	mg/L	0.2	<0.1	<0.1
Nitrogen (Total)	mg/L	7.8	1	5.7
Oil and Grease	mg/L	6.0	<5	5.5
pH	pH	7.6	8.08	7.6
Phosphorus (Total)	mg/L	0.1	0.02	0.1
Total Suspended Solids	mg/L	19.3	<5	21.5

Two samples were collected and analysed at Point 28 during discharge in the 2024/25 reporting period all other sampling events occurred during times of no discharge and as a precaution.

Four additional samples were analysed from Point 28 during the reporting period that were not included in the table of averages provided. The Four additional samples were taken at times of nil discharge and were taken as a precautionary measure due to heavy rains being forecast or extended periods between sampling events. No exceedances were recorded from Point 28 during the reporting period. On average all analysis results were consistent with the previous years data.

Table 34 Annual Average Water Quality Monitoring Results HPP Swale Discharge Point

Pollutant	Units of Measure	2022/23	2023/24	2024/25
Aldrin	µg/L	<0.010	<0.010	<0.010
Biochemical Oxygen Demand	mg/L	4.2	1.8	4.1
Colour	Hazen	39.1	23.1	59.4
Dieldrin	µg/L	<0.010	<0.010	<0.010
Methylene Blue Active Substances	mg/L	<0.1	<0.1	<0.1
Nitrogen (Total)	mg/L	1	0.8	5.5
Oil and Grease	mg/L	0.8	6.1	<5
pH	pH	7.6	7.6	7.3

Phosphorus (Total)	mg/L	0.1	0.1	0.1
Total Suspended Solids	mg/L	16.8	8.0	12.9

The HPP Discharge Point was not a formally recognised EPA licence discharge location during the reporting period however it was treated the same. Both site discharge points converge approximately 200m downstream of the respective locations. Monthly water samples were undertaken by the Environmental Manger during discharge and analysed off site by a NATA laboratory for the same parameters as indicated in the site EPL. Twelve samples (sample event) were collected and analysed at the HPP Discharge Point during discharge in the 2024/25 reporting period. The water that passes through the discharge location consists of stormwater that passes through the HPP site. The water travels approximately 1.7km through open swales, pipelines, natural water conveying channels containing artificially constructed ERSED controls to filter it. This combination of both natural and artificial filtration has resulted in the low level contaminants at the discharge point over the reporting period, as can be seen in Table 34. All sampling results were sent to a site representative for reporting and notification. All sampling results remained generally consistent with previous years, and any slight increases would be expected due to the higher than average rainfall for the year.

4.4.1 EPL 3035 Identification Point 28

At EPL discharge Point 28 there were no occurrences where water quality discharge limits for were exceeded.

4.5 Groundwater

In accordance with EPL 3035, the development monitors four groundwater bores on site. The locations of groundwater monitoring bores are listed in Table 35 and shown on Figure 7.

Table 35 Location of Groundwater Monitoring Bores

EPA Identification No.	Location Description
14	North western boundary of site
15	East of stormwater treatment pond
16	East of Woodchem
24	Adjacent northern swale

Samples were collected by an appropriately qualified third-party specialist and analysed by NATA accredited laboratories in accordance with “Standard Methods for the Examination of Water & Wastewater,” APHA, AWWA, WEF and Water & Wastewater and Examination Manual (V. Dean Adams). Monitoring equipment is maintained in accordance with the manufacturer’s specifications by qualified specialists.

Figure 7 Groundwater Monitoring Locations

Tables 36 - 39 present results for EPA Identification Points 14, 15, 16 and 24 during the reporting period and compares them with the previous three years data. There are no concentration limits for groundwater set in EPL 3035.

*Table 36 Groundwater Monitoring Results EPA Identification Point 14 (GW05)**

Pollutant	Unit of Measure	Frequency	2022/23	2023/24	2024/25
Aldrin	µg/L	Yearly	<0.5	<0.5	<0.5
Ammonia as N	mg/L	Yearly	0.06	0.02	0.02
Chemical Oxygen Demand	mg/L	Yearly	16	<10	<10
Electrical Conductivity	µS/cm	Yearly	266	332	328
Dieldrin	µg/L	Yearly	<0.5	<0.5	<0.5
Formaldehyde	mg/L	Yearly	0.40	<0.1	<0.1
pH	pH Units	Yearly	7.3	7.0	7.4
Total Dissolved Solids	mg/L	Yearly	201	176	203
Total Organic Carbon	mg/L	Yearly	3	<1	2
Total Petroleum Hydrocarbons	µg/L	Yearly	<50	<50	<50
Total Suspended Solids	mg/L	Yearly	21	16	11
Water Height	m	Yearly	0.92	1.62	1.12

Table 37 Groundwater Monitoring Results EPA Identification Point 15 (GW02)

Pollutant	Unit of Measure	Frequency	2022/23	2023/24	2024/25
Aldrin	µg/L	Yearly	<0.5	<0.5	<0.5
Ammonia as N	mg/L	Yearly	4.14	2.62	0.72
Chemical Oxygen Demand	mg/L	Yearly	296	<10	77
Electrical Conductivity	µS/cm	Yearly	1527	1919	1115.7
Dieldrin	µg/L	Yearly	<0.5	<0.5	<0.5
Formaldehyde	mg/L	Yearly	0.60	<0.1	<0.1
pH	pH Units	Yearly	6.6	6.6	6.6
Total Dissolved Solids	mg/L	Yearly	985	1350	734
Total Organic Carbon	mg/L	Yearly	101	79	20.3
Total Petroleum Hydrocarbons	µg/L	Yearly	2290.00	1780	740
Total Suspended Solids	mg/L	Yearly	55	30	18.7
Water Height	m	Yearly	4.80	3.45	3.37

EPA Point 14 (Table 36) generally showed consistent analysis results when compared to the previous two years. It was reported in the last two reporting periods that the monitoring point 15 (Table 37) well had only recently been reinstated, and that excess sediment may have been deposited. As expected, there were further decreases in TSS over the course of the reporting period. Generally, all analytes showed significant decreases in comparison to the previous two years data.

Table 38 Groundwater Monitoring Results EPA Identification Point 16 (GW01)

Pollutant	Unit of Measure	Frequency	2022/23	2023/24	2024/25
Aldrin	µg/L	Yearly	<0.5	<0.5	<0.5
Ammonia as N	mg/L	Yearly	0.06	0.08	0.0
Chemical Oxygen Demand	mg/L	Yearly	26	37	<10
Electrical Conductivity	µS/cm	Yearly	250	283	394.5
Dieldrin	µg/L	Yearly	<0.5	<0.5	<0.5
Formaldehyde	mg/L	Yearly	4.60	<0.1	0.02
pH	pH Units	Yearly	6.8	6.4	6.1
Total Dissolved Solids	mg/L	Yearly	176	132	233
Total Organic Carbon	mg/L	Yearly	4	6	5
Total Petroleum Hydrocarbons	µg/L	Yearly	<50	<50	<50
Total Suspended Solids	mg/L	Yearly	54	152	66.5
Water Height	m	Yearly	2.34	2.20	2.69

Generally, all analytes displayed in Table 38 at Point 16 were consistent with the previous reporting periods results except for a notable decrease in Total Suspended Solids and Chemical Oxygen Demand.

Table 39 Groundwater Monitoring Results EPA Identification Point 24 (GW03)

Pollutant	Unit of Measure	Frequency	2022/23	2023/24	2024/25
Aldrin	µg/L	Yearly	<0.5	<0.5	<0.5
Ammonia as N	mg/L	Yearly	0.09	0.02	0.2
Chemical Oxygen Demand	mg/L	Yearly	28	<10	25
Electrical Conductivity	µS/cm	Yearly	374	45	386.7
Dieldrin	µg/L	Yearly	<0.5	<0.5	<0.5
Formaldehyde	mg/L	Yearly	<0.1	<0.1	<0.1
pH	pH Units	Yearly	6.7	6.8	6.7
Total Dissolved Solids	mg/L	Yearly	340	280	509.3
Total Organic Carbon	mg/L	Yearly	4	4	6.7
Total Petroleum Hydrocarbons	µg/L	Yearly	<50	<50	190
Total Suspended Solids	mg/L	Yearly	19	11	12
Water Height	m	Yearly	3.0	2.30	5.55

Generally, the analytes displayed in Table 39 at Point 24 were consistent with the previous reporting periods results when averaged over the last three years. During the reporting period, three samples were taken from Point 24 for analysis. Two out of the three samples for Total Petroleum Hydrocarbons return a reading below the level of reporting (<50 µg/L) and one result in March 2025 of 190µg/L. It is not understood what had lead to the sudden increase of TPH as there had been no reported fuel/oil spills in the area and no other sudden changes in site activities.

4.6 Noise

In accordance with EPL 3035 and site management plans, the development monitors noise emissions from the facility. Noise from the premises must not exceed the limits noted in Table 44. In accordance with Development Consent SSD 7016 all construction activities related to the development must also comply with the limits in Table 40.

Table 40 Noise Limits dB(A)

Location	Day $L_{Aeq(15\ minute)}$	Evening $L_{Aeq(15\ minute)}$	Night $L_{Aeq(15\ minute)}$
All sensitive receivers	55	50	45

Note: *Day* – The period from 7:00am to 6:00pm on Monday to Saturday, and 8:00am to 6:00pm on Sundays and Public Holidays
Evening – The period from 6:00pm to 10:00pm
Night – The period from 10:00pm to 7:00am on Monday to Saturday, and 10:00pm to 8:00am on Sundays and Public Holidays
L_{Aeq} means the equivalent continuous noise level – the level of noise equivalent the energy-average of noise levels occurring over a measurement period.

These noise limits apply under all meteorological conditions except for the following:

a) Wind speeds greater than 3 meters/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.

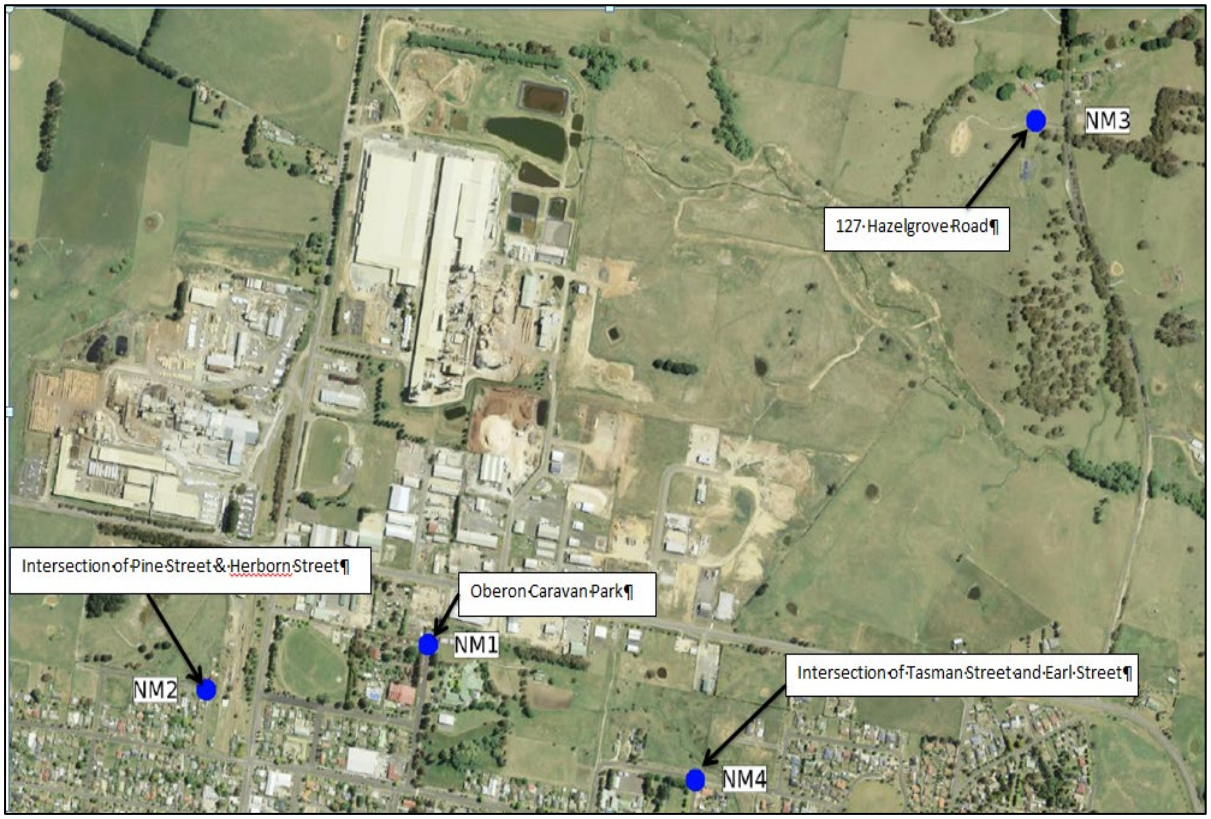
Data recorded by the site meteorological station identified as EPA Identification Point 26 is used to determine meteorological conditions. Temperature inversion conditions (stability category) are to be determined by the sigma-thetas method referred to in Fact Sheet D in the *Noise policy for Industry* EPA 2017.

4.6.1 Operational Noise

EPL 3035 stipulates that noise monitoring to determine compliance must be carried out at least once annually during the day, evening and night-time hours specified in Table 40. Noise monitoring must 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 *Noise Policy for Industry* (EPA 2017).

During the 2024/25 reporting period, EMM Consulting (formally Global Acoustics) were engaged to conduct attended noise monitoring and provide an *Annual Noise Monitoring Report* for operational noise generated by the Development. The noise monitoring event was conducted at four sensitive receiver locations as shown in Figure 8 on 16th and 23rd May 2024. Table 41 presents results of the attended annual noise monitoring event.

Figure 8 Porta's noise monitoring locations



NA = Not Applicable means atmospheric conditions outside conditions specified in Development.
NM = Not Measurable means some noise from the source of interest was audible at low levels but could not be quantified.
IA = Inaudible means there was no noise from the source of interest audible at the monitoring location.
1. Atmospheric data is sourced *from Borg's* weather station in Oberon;
2. In accordance with EPL and PA, the noise criteria are to apply under all meteorological conditions except the following:
- Wind speeds greater than 3 m/s at 10 metres above ground level; or
- Stability class F temperature inversion conditions, and wind speeds greater than 2 m/s at 10 metres above ground level; or
- Stability class G temperature inversion conditions.
3. Criterion may or may not apply due to rounding of meteorological data values;
4. Estimated or measured LAeq, 15 minute attributed to Borg;
5. Bold results in red indicate exceedance of criteria (if applicable); and
6. NA in exceedance column means atmospheric conditions outside conditions specified in development consent and so criterion is not applicable

4.6.2 Construction Noise

Porta's Construction Noise Management Plan (CNMP) includes an attended monitoring regime of one event per quarter. Quarterly noise monitoring is not a compliance requirement under EPL 3035 however it is included as a commitment in Porta's Construction Noise Management Plan and therefore, a requirement of SSD 7016 condition C3.

Attended monitoring locations are shown in Figure 8. If any exceedances are identified, additional mitigation measures are implemented, and follow-up monitoring undertaken within one week of the exceedance to determine the effectiveness of the additional controls. EMM conducted the construction noise monitoring for this review period. Tables 41 to 44 show monitoring results for quarterly noise monitoring events. All reference notes are included below Table 44.

Table 41 Annual Environmental/operational noise monitoring Quarter 2

Location	Start Date and time	Wind Speed m/s	Stability Class	Criterion dB	Criterion Applies[2, 3]	Borg LAeq 15 min dB[4]	Exceedance 5,6
NM1	16/5/2024 10:03	3.7	C	55	No	51	N/A
NM2	16/5/2024 10:26	2.4	B	55	Yes	47	Nil
NM3	16/5/2024 09:15	3.4	C	55	No	32	N/A
NM4	16/5/2024 09:39	2.6	A	55	Yes	35	Nil
NM1	16/5/2024 18:44	0.9	D	50	Yes	50	Nil
NM2	16/5/2024 19:07	0.9	E	50	Yes	49	Nil
NM3	16/5/2024 18:00	0.3	E	50	Yes	33	Nil
NM4	16/5/2024 18:23	0.6	E	50	Yes	41	Nil
NM1	16/5/2024 22:43	0.4	F	45	Yes	47	2
NM1[2]	23/5/2024 22:05	0.8	E	45	Yes	45	Nil
NM2	16/5/2024 23:04	0.3	F	45	Yes	46	1
NM2[2]	23/5/2024 22:28	0.4	E	45	Yes	44	Nil
NM3	16/5/2024 22:00	0.4	F	45	Yes	41	Nil
NM4	16/5/2024 22:22	0.7	E	45	Yes	39	Nil

[2.] Indicates follow up monitoring within one week of exceedance.
1. Noise emissions limits are applicable if weather conditions were within parameters specified in section 3.3.
2. Red indicates exceedance of relevant limit.
N/A indicates limits were not applicable due to weather conditions.

The attended noise monitoring conducted by EMM recorded an exceedance of the limits identified in Table 41 for the night time period of 1 decibel. Follow up monitoring was undertaken within one week and all results were compliant with the relevant limits. All measurements were undertaken as per the *Noise policy for Industry* EPA 2017.

Table 42 Construction Noise Quarter 3

Location	Start Date and time	Wind Speed m/s	Stability Class	Criterion dB	Criterion Applies[2, 3]	Borg LAeq 15 min dB[4]	Exceedance 5,6
NM1	8/08/2024 12:23	5.8	D	55	No	NM	N/A
NM2	8/08/2023 12:04	5.2	C	55	No	IA	N/A
NM3	8/08/2023 13:04	4.6	D	55	No	41	N/A
NM4	8/08/2023 12:43	5.0	C	55	No	47	N/A

Table 43 Construction Noise Quarter 4

Location	Start Date and time	Wind Speed m/s	Stability Class	Criterion dB	Criterion Applies[1]	Borg LAeq(15 min)[2]	Exceedance[e] 3,4
NM1	10/10/2024 08:12	2.3	B	55	Yes	50	Nil
NM2	10/10/2024 08:33	2.6	B	55	Yes	46	Nil
NM3	10/10/2024 07:28	1.4	A	55	Yes	35	Nil
NM4	10/10/2024 07:50	2.1	A	55	Yes	45	Nil

Table 44 Construction Noise Quarter 1

Location	Start Date and time	Wind Speed m/s	Stability Class	Criterion dB	Criterion Applies[1]	Borg LAeq(15 min)[2]	Exceedance e[3,4]
NM1	18/02/2025 11:49	3.0	A	55	Yes	47	Nil
NM2	18/02/2025 12:10	2.7	A	55	Yes	37	Nil
NM3	18/02/2025 10:59	2.9	A	55	Yes	42	Nil
NM4	18/02/2025 11:24	2.6	B	55	Yes	44	Nil

NA = Not Applicable means atmospheric conditions outside conditions specified in Development Consent and so criterion is not applicable.
NM = Not Measurable means some noise from the source of interest was audible at low levels but could not be quantified.
IA = Inaudible, there was no noise from the source of interest audible at the monitoring location.
1. Noise criteria are to apply under all meteorological conditions except the following:
- Wind speeds greater than 3 m/s at 10 metres above ground level; or
- Stability class F temperature inversion conditions, and wind speeds greater than 2 m/s at 10 metres above ground level; or
- Stability class G temperature inversion conditions.
2. Site-only LAeq, 15minute attributed to the Development, including modifying factors if applicable;
3. Bold results in red indicate exceedance of criteria (if applicable); and
4. NA in exceedance column means atmospheric conditions outside conditions specified and criterion is not applicable.

No exceedances of EPL 3035 noise limits were recorded during these monitoring events.

5 Community Relations

5.1 Environmental Complaints

Three community complaints were received during the 2024/25 reporting period. Site investigations were conducted by the Environmental Manager and team leaders which included a review of plant operational data, noise monitoring and visual inspections. Discussions were conducted with Area Managers/Supervisors regarding site activities to determine if the facility was operating within approved conditions as specified in SSD 7016 and EPL 3035 at the time of the complaints.

1 AIR, 1 ODOUR, 1 NOISE, TOTAL OF 3

Air: 21.08.2024 Photos were sent by a resident of minimal dust and debris on the windscreen of a car. On and off site investigations were conducted by employees and management. No visible wood fibre on any other cars in the area around complaint residence. No issues with plant operating conditions.

Noise: 27.11.2024 A call was made directly to the EPA complaints line. Caller wanted to remain anonymous and said that it was a hot night so they wanted to have the doors and windows open however they couldn't because there was very loud log deck noises coming from Borg. Call was made at midnight. Reviewed CCTV footage from the 27th and confirmed that the MDF chipper was not running after 9:45pm which means the Sennebogen (log crane) and the log deck were not running. These were not running until the following morning on the 28th of November. The Particleboard Chipper had mechanical issues on the 27th and was down from lunchtime, meaning the Sennebogen (log crane) and the log deck were also not running from lunchtime right through until the following day (28th).

Odour: 13.02.2025 Resident reported that the smell of Formaldehyde at his place was unbearable, to the point they couldn't go outside. Multiple field surveys were conducted by multiple staff members and communication with resident was transparent. Field surveys consisted of Formaldemeter readings and odour assessments by staff. Weather data was also tracked during

the assessments to ensure wind was blowing towards the resident as well as away from the resident during the assessments. Multiple follow up assessments were made around the resident location as well as at the resident's house itself. No elevated levels of Formaldehyde or odour were identified during the assessments.

For each complaint received, Porta provided a response to the complainant in a timely manner. With respect to noise complaints, regardless of our demonstration of compliance with noise limits via compliance noise monitoring events, Porta will continue to undertake ad hoc attended and unattended noise monitoring to ensure nil noise nuisance to local residents from site activities.

5.2 Community Liaison

5.2.1 Community Consultative Committee (CCC)

Porta has an established joint Community Consultative Committee (CCC) that meets nominally quarterly to discuss environmental and operational aspects of the facility, and the greater Oberon Timber Complex (OTC). The CCC meetings provide a forum to discuss and address general construction and operational impacts, and mitigation measures for Porta. The CCC meetings also allow for feedback from the local community to Porta and the OTC in relation to environmental performance.

Porta hosted two CCC meetings during the reporting period on the 26th June , 2nd October 2024 and 12th March 2025. All meetings were held in the boardroom of the administration building at the Development where members of the community, local council, the Mayor and neighbouring businesses (Highland Pine Products and Woodchem) attended and contributed. Some community members also joined online via video call on Teams.

The major discussion points relating to the Development in 2023/24 were as follows:

- Introduction of the new sustainability Manager within the Porta company
- Upgrades to one of the heat plants
- New screw press installed at the water treatment plant for efficiency
- No further issues around the community complaints line
- Incident at the particle board recycled timber conveyor discussed
- Waste management issues within Oberon discussed with Council and members of the committee

5.2.3 Opportunities for Information Exchange

Porta established the following avenues to record enquiries and complaints related to construction and operational activities:

- A 24-hour free call community liaison line (1800 802 795)
- Postal address for written complaints (Porta Products, Private Mail Bag 1, Oberon NSW 2787)
- Email address for electronic complaints (oberon_site@borgs.com.au)

The telephone number, postal and email address are displayed on a sign at the entrance to the Development in a position that is clearly visible to the public. This information is also distributed to the local community and is included in public information communications which may include Porta website, local area advertisements, letterbox notifications and project fact sheets.

6 Independent Audit

Development Consent SSD 7016 condition C15 sets out requirements for independent environmental audits of the Development. Porta commissioned environmental consultants Water Technology to conduct an Independent Environmental Audit (IEA) of the site for operations and construction for audit period 1 July 2021 to 29 May 2024. In accordance with SSD 7016 condition C15 the audit is scheduled to take place in August and the findings will be submitted during the next reporting period.

7 Environmental Incidents & Non-compliances

Environmental incidents are managed through Porta Pollution Incident Response Management Plan (PIRMP) and are logged in DataStation, Porta's incident management system. Each incident report details the issue, the corrective and preventative actions taken, and the responsibilities and timing for completion of the actions. The report also includes any additional comments relevant to the incident and the completion date of corrective actions.

7.1 Incidents

A pollution incident that requires notification is defined in section 147 of the Protection of the Environment Operations Act 1997 as:

(a) Harm to the environment is material if:
    i. It involves actual of potential harm to the health or safety of human beings or the ecosystems that is not trivial, or
    ii. If results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding $10,000 (or such other amount as is prescribed by the regulations),
    and
(b) Loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment.

During this reporting period, there was one reportable environmental pollution incident at the Development.

It was also reported that an exceedance occurred during last year's reporting period at Point 31; however, due to lack of availability from third party consultants, the retest fell within this reporting period and all results were within the EPL guidelines. The original result was 72mg/m^3 with a license limit of 50mg/m^3.

7.2 Non-conformances

Particleboard Fire: On 20.5.24 a self-report was made by the development to the EPA Pollution Hotline

It was determined that the incident did not occur as a result of an electrical failure or a mechanical failure. Evidence of large wood-based matter (which is not standard for this point in the process) was identified to be obstructing the cleaning system on the underside of the transport conveyor. It is believed that due to these obstructions it is possible that friction on the wood matter may have caused a smolder to start.

The Environmental and Safety Manager contacted the 24-hour community complaints line at Gate 3 and neighboring businesses to notify them of the current situation in case of any concerned residents etc. The incident was reported to the EPA via the EPA Pollution Hotline and SafeWork NSW. Facility Manager contacted the Oberon Council General Manager. As the Fire Brigade, Police, Ambulance and Essential Energy were all in attendance on site (Fire and Rescue NSW protocol) these parties were not notified by the site.

No neighboring businesses, residents or watercourses were impacted by the incident. The fire was contained to a small area within the equipment adjacent to the western side of the materials handling building. Some plant was damaged as a result of the incident however no staff were evacuated from the site and no injuries occurred as a result of the incident. The fire was extinguished using town water within approximately 40 minutes and the area was handed back over to the site by Fire and Rescue NSW. No community complaints about smoke or fire associated issues were recorded as a result of the incident.

Noise Monitoring: The attended noise monitoring conducted by EMM recorded an exceedance of the limits identified in Table 41 for the night time period of 1 decibel. Follow up monitoring was undertaken within one week and all results were compliant with the relevant limits. All measurements were undertaken as per the *Noise policy for Industry* EPA 2017.

Independent audit: The three yearly independent audit is now overdue however a consultant has been booked and is to conduct site visit and audit during the next reporting period and results will be discussed next year.

8 Activities Proposed for the next Annual Review Period

Porta will endeavour to carry out the activities listed in Table 46 during the 2025/26 reporting period to assist with improving the environmental performance of the existing development and the project.

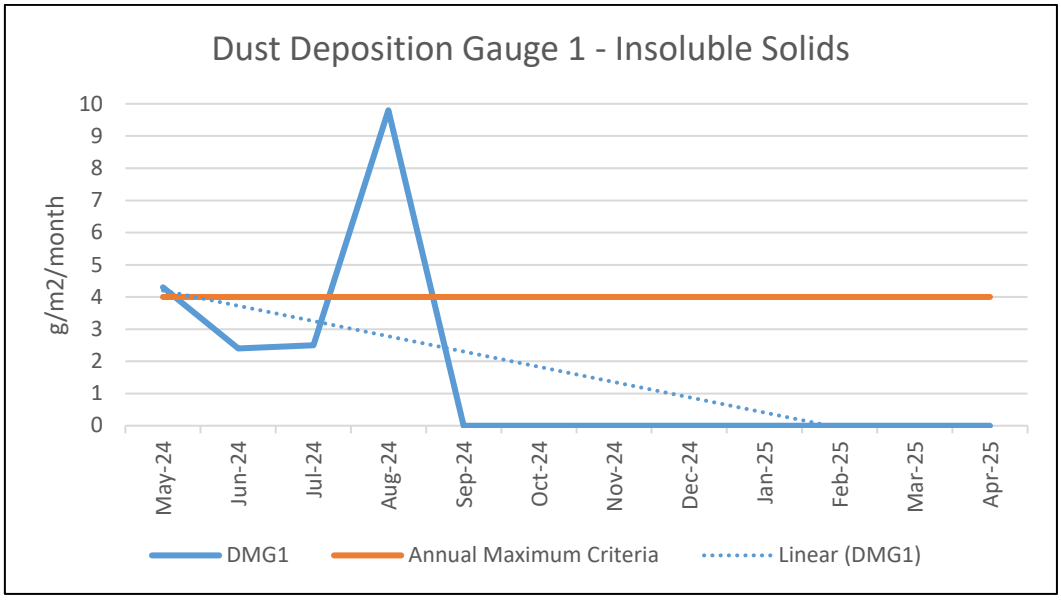
Table 46 Proposed Activities for 2025/26 Reporting Period

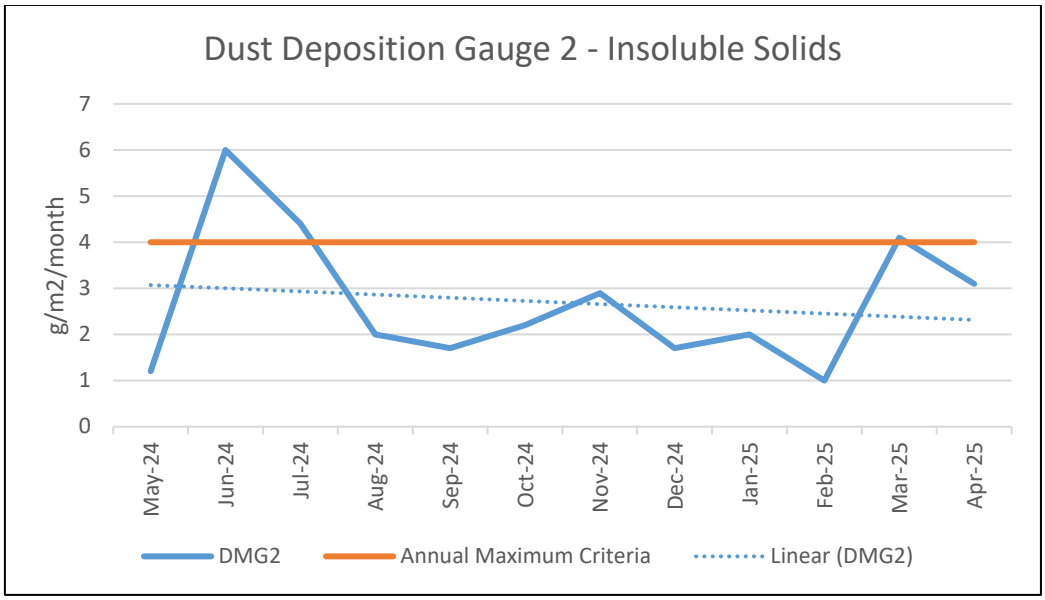
Ongoing implementation of Environmental Management Plans for the existing development and the project.
Complete verification studies required for SSD 7016 including modifications

Commence hazard audit under DPIE Hazardous Industry Planning Advisory Paper No. 5 -Hazard Audit Guidelines (HIPAP 5 – Ref. 2) (four yearly)
Complete Conti 4 commissioning and associated commissioning and verification reports and license variation
Complete works as approved under Modification 4 & commence works under Mod 5
Continue erosion and sediment control inspections and rectification works as necessary to manage storm water quality discharge
Carry out independent environmental audit (IEA) as per condition C15
Upgrades to Particleboard WESP screw press for increased efficiency
Increase recycling initiatives on site and reduce waste to landfill

APPENDICIES

Appendix A – Depositional Dust Monitoring Data


Dust Deposition Gauge 1 - Insoluble Solids
g/m2/month
10
9
8
7
6
5
4
3
2
1
0
May-24
Jun-24
Jul-24
Aug-24
Sep-24
Oct-24
Nov-24
Dec-24
Jan-25
Feb-25
Mar-25
Apr-25
DMG1
Annual Maximum Criteria
Linear (DMG1)


Dust Deposition Gauge 2 - Insoluble Solids
g/m2/month
7
6
5
4
3
2
1
0
May-24
Jun-24
Jul-24
Aug-24
Sep-24
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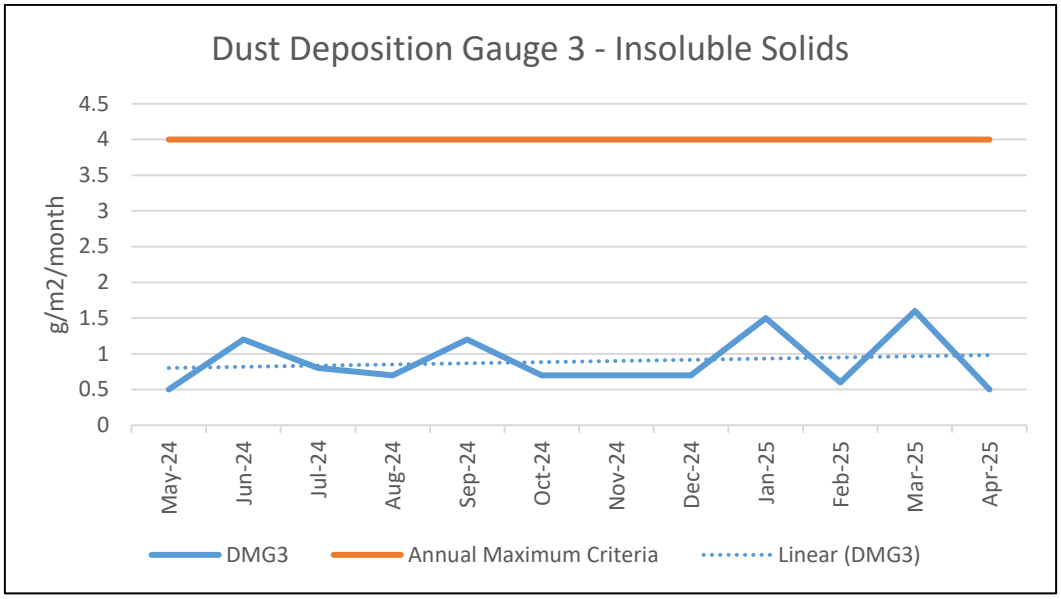
Dec-24
Jan-25
Feb-25
Mar-25
Apr-25
DMG2
Annual Maximum Criteria
Linear (DMG2)


Dust Deposition Gauge 3 - Insoluble Solids
g/m2/month
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4
3.5
3
2.5
2
1.5
1
0.5
0
May-24
Jun-24
Jul-24
Aug-24
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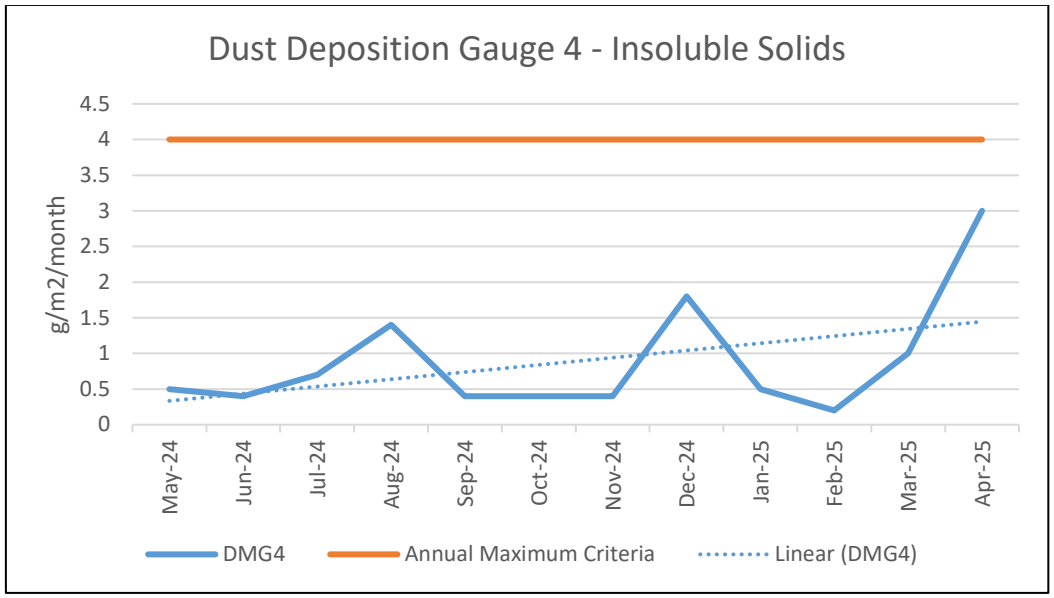
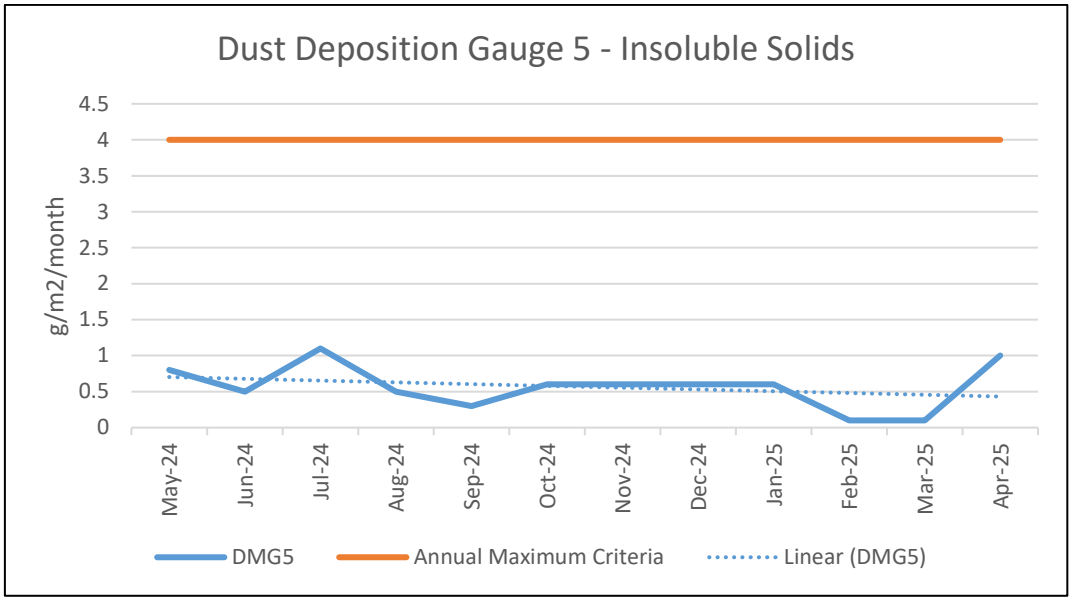
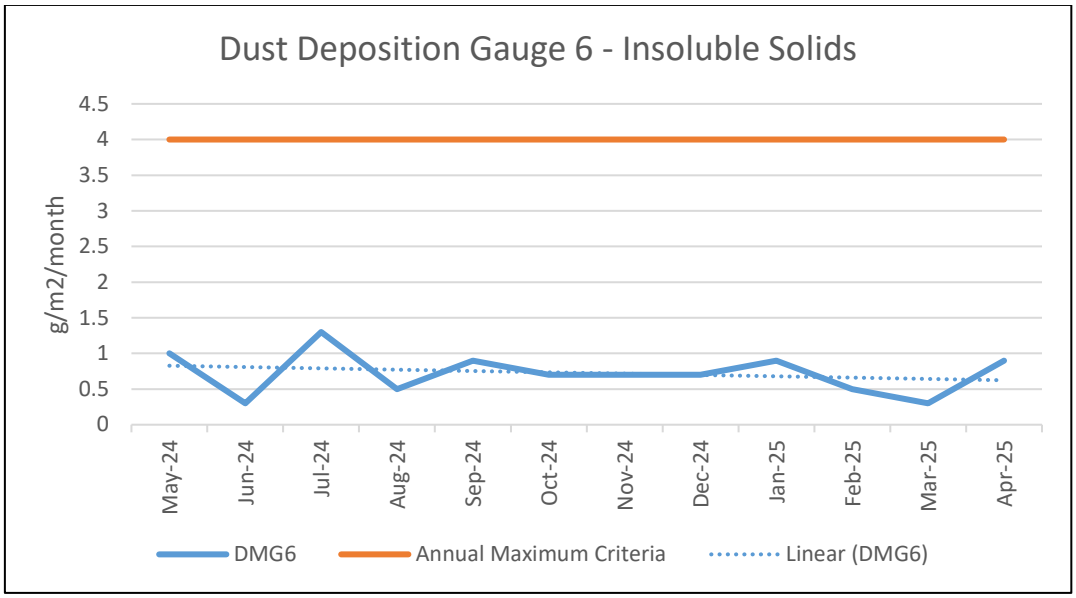
Dec-24
Jan-25
Feb-25
Mar-25
Apr-25
DMG3
Annual Maximum Criteria
Linear (DMG3)


Dust Deposition Gauge 4 - Insoluble Solids
g/m2/month
4.5
4
3.5
3
2.5
2
1.5
1
0.5
0
May-24
Jun-24
Jul-24
Aug-24
Sep-24
Oct-24
Nov-24
Dec-24
Jan-25
Feb-25
Mar-25
Apr-25
DMG4
Annual Maximum Criteria
Linear (DMG4)


Dust Deposition Gauge 5 - Insoluble Solids
g/m2/month
4.5
4
3.5
3
2.5
2
1.5
1
0.5
0
May-24
Jun-24
Jul-24
Aug-24
Sep-24
Oct-24
Nov-24
Dec-24
Jan-25
Feb-25
Mar-25
Apr-25
DMG5
Annual Maximum Criteria
Linear (DMG5)


Dust Deposition Gauge 6 - Insoluble Solids
g/m2/month
4.5
4
3.5
3
2.5
2
1.5
1
0.5
0
May-24
Jun-24
Jul-24
Aug-24
Sep-24
Oct-24
Nov-24
Dec-24
Jan-25
Feb-25
Mar-25
Apr-25
DMG6
Annual Maximum Criteria
Linear (DMG6)

Appendix B – Surface Water Monitoring Data

SURFACE WATER MONITORING Pt. 28											
DATE	pH	TSS	True Colour	Total N	Total P	Oil & Grease	BOD	MBAS	Aldrin	Dieldrin	EPA/DPIE Notified
EPL Upper Limit	8.5	50	160	10	0.3	10	20	0.5	0.3	0.3	
UNITS	pH Units	mg/L	Hazen	mg/L	mg/L	mg/L	mg/L	mg/L	ug/L	ug/L	
1/08/2024	7.7	16	25	6	0.08	7	2	<0.1	<0.010	<0.010	
19/02/2025	7.4	27	35	5.4	0.1	<5	6	<0.1	<0.010	<0.010	
Min	7.4	16	25	5.4	0.08	7	2	0	0	0	
Average	**7.6**	**21.5**	**30.0**	**5.7**	**0.1**	**7.0**	**4.0**	**#DIV/0!**	**<0.010**	**<0.010**	
Max	7.7	27.0	35.0	6.0	0.1	7.0	6.0	0.0	0.0	0.0	
Exceedance											
Total samples required	2										
Total no. samples collected	6										

SURFACE WATER MONITORING HPP SWALE											
DATE	pH	TSS	True Colour	Total N	Total P	Oil & Grease	BOD	MBAS	Aldrin	Dieldrin	EPA/DPIE Notified
EPL Upper Limit	8.5	50	160	10	0.3	10	20	0.5	0.3	0.3	
UNITS	pH Units	mg/L	Hazen	mg/L	mg/L	mg/L	mg/L	mg/L	ug/L	ug/L	
29/05/2024	7.5	<5	35	0.6	0.08	<5	4	<0.1	<0.010	<0.010	
28/06/2024	7.1	9	55	0.9	0.1	<5	<2	<0.1	<0.010	<0.010	
1/08/2024	7.4	<5	40	0.8	0.06	<5	2	<0.1	<0.010	<0.010	
29/08/2024	7.3	<5	55	0.9	0.06	<5	6	<0.1	<0.010	<0.010	
30/09/2024	7.2	20	30	1.3	0.08	<5	2	<0.1	<0.010	<0.010	
22/10/2024	7.4	11	80	1.1	0.15	<5	2	<0.1	<0.010	<0.010	
29/11/2024	6.9	10	90	1.5	0.05	<5	3	<0.1	<0.010	<0.010	
18/12/2024	7.7	7	80	1.4	0.11	<5	2	<0.1	<0.010	<0.010	
14/01/2025	7.3	6	70	1.2	0.07	<5	3	0.5	<0.010	<0.010	
19/02/2025	7.4	10		53.9		<5	6	<0.1	<0.010	<0.010	
26/03/2025	7.2			1		8	7	<0.1	<0.010	<0.010	
30/04/2025	7	30		1.6		<5	8	<0.1	<0.010	<0.010	
Min	6.9	6	30	0.6	0.05	8	2	0.5	0	0	
Average	**7.3**	**12.9**	**59.4**	**5.5**	**0.1**	**8.0**	**4.1**	**0.5**	**<0.010**	**<0.010**	
Max	7.7	30.0	90.0	53.9	0.2	8.0	8.0	0.5	0.0	0.0	
Exceedance											

Appendix C – Community Complaints

Complaint No	Category	Date Received	Property	Detail	Follow Up Actions
146	Noise	27/11/2024	Anonymous	Call made directly to EPA complaints line. Caller wanted to remain anonymous and said that it was a hot night so they wanted to have the doors and windows open however they couldn't because there was very loud log deck noises coming from Borg. Call was made at midnight.	Reviewed CCTV footage from the 27th and confirmed that the MDF chipper was not running after 9:45pm which means the Sennebogen (log crane) and the log deck were not running. These were not running until the following morning on the 28th of November. The Particleboard Chipper had mechanical issues on the 27th and was down from lunchtime, meaning the Sennebogen (log crane) and the log deck were also not running from lunchtime right through until the following day (28th).
147	Noise	13/2/2025	Bracken Estate, Oberon	'The smell of Formaldehyde at my place is unbearable, can't even go outside.'	Multiple field surveys by multiple staff members and communication with resident. Field surveys consisted of Formaldemetre readings and odour assessments by staff. Weather data was also tracked during the assessments to ensure wind was blowing towards the resident as well as away from the resident during the assessments. Multiple follow up assessments were made around the resident location as well as at the resident's house itself. No elevated levels of Formaldehyde or odour were identified during the assessments.
143	Dust/fibre	21/8/2024	Tasman Street, Oberon	Photos of dust and debris on window of car sent	Photos provided of minimal dust on the windscreen of car. On and off site investigations. no visible fibre on any other cars in the area around the residence.