

Victor Bendevski

From: Kavalieros, Spiro <Spiro.Kavalieros@chhwoodproducts.com.au>
Sent: Thursday, 25 August 2016 10:52 AM
To: Victor Bendevski
Subject: RE: Site catch-up 19/8/16

Hi Victor and thanks for the response.

I will review and come back to you.

Initially, can you clarify the easement proposal for me? Are you suggesting one agreement covering CHH, HPP and Boral?

Regards,

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From: Victor Bendevski [mailto:bendevskiv@borgs.com.au]
Sent: Wednesday, 24 August 2016 12:57 PM
To: Kavalieros, Spiro
Subject: Site catch-up 19/8/16

Hi Spiro,

Thanks for your time on Friday. I hope our meeting addressed some of your concerns with our development.

Please review the easement and emergency control plan provided to you during our meeting when you have a chance. I am also happy to hear that you as a business are committed to resolving our joint Surface Water Management issues. I proposed your easement solution (joining all swales together) to John Borg on Friday and he was not too keen on the idea. However he proposes the option of re-directing Structaflor swale into the Highland Pine Products swale, thus eliminating us from the shared services agreement and only burdening our Lot 24 with one easement. This will work from a water quality perspective also and is probably a better option when you start looking at the peak water flows and issues that may occur when combining all swales and scouring. Let us know whether this idea has any interest and we will put some more work into the concept design.

Regarding the other points you raised.

1. Previous Contamination of Lot 24, DP 1148073. As discussed this has been remediated and if required Borg will sample the area that will be excavated for the new swale prior to commencement of any works. If the warehouse is to proceed this will involve the importation of fill and then concrete slab installed over the top for the base of the warehouse and driveway.
2. Contrary to your observations 'Borrow pits' located on Lot 1, DP 1076346 are located well outside the development area for the new water quality ponds. Borg will ensure these are accurately plotted prior to commencement of works. Regardless Borg proposes to perform shallow or surface soil sampling to validate the area prior to commencing any construction works for the ponds.

3. The fuel depot located on Lot 1, DP 1085563 will be decommissioned appropriately and underground tanks removed as required. However once again this area will require fill ultimately being covered over so I do not believe there is any ongoing concerns. This process will be overseen by a third party.
4. On site fuel tank disused fuel tank has been removed and the area validated as required by regulations.
5. Destruction efficiency of formaldehyde in heat plant will be validated by a third party.
6. Thus the Air Quality Impact assessment is also being updated.
7. Untreated wood Pallets, MDF wood yard waste, Reject and waste particleboard will be used in low percentages as part of the Particleboard manufacturing process not for fuel. Borg is aware that this process will require further approvals from the EPA (specifically for this process). However, we don't see these wood sources creating impacts on the air quality from the process.
8. We believe the noise report is accurate in depicting the projects contribution to the overall Borg noise levels.
9. Traffic assessment is representative of the increase to the Borg operations, the traffic flow remains largely unchanged in terms of the site access points used for particular activities. The report will be updated to better reflect the concerns of all parties.
10. Water impacts on downstream users are negligible because of very sharp increase to catchment area post our development. The new plant does not have a high water consumption and its impact on existing approved usage levels are minimal.

Further details will be provided to the governing bodies as part of our Return to Submission regarding the project.

If there is anything you would like to add please feel free to get back to me.



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