



PROJECT SUMMARY

PROBIZ VENTURES

*REGISTERED BUSINESS
ADDRESS: Lot 11 Area 'M'
Chateau Margot ECD*

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industrial zoning of the estate, together with the separation distances between the proposed facility and neighbouring receptors, the likelihood of significant adverse impacts on surrounding land uses is expected to be low, provided that appropriate environmental management and mitigation measures are implemented throughout the construction and operational phases (refer to **figure 1 below**).

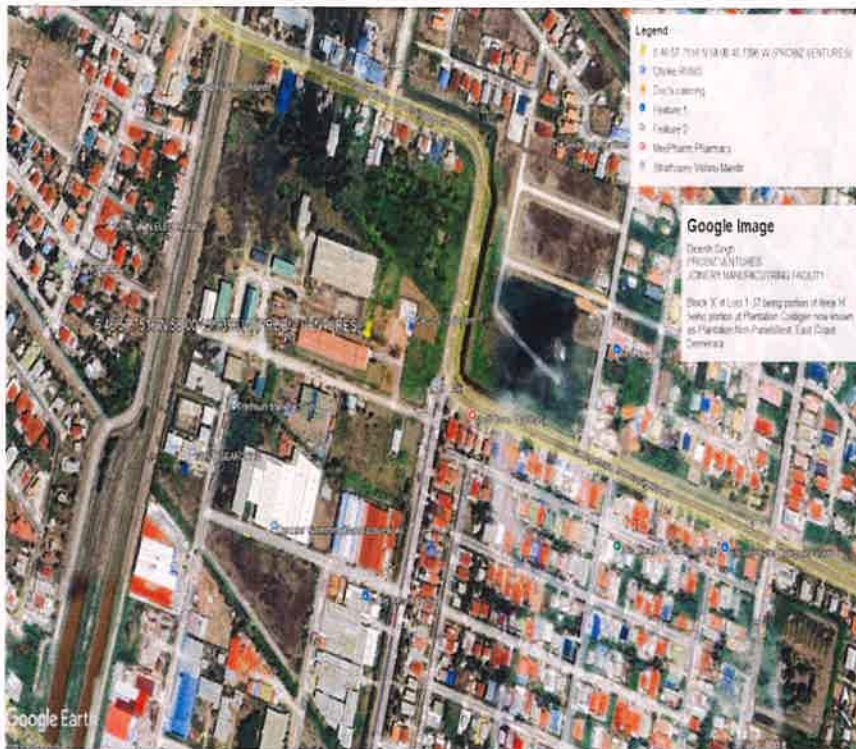


Figure 1. Shows the project location and surrounding land uses

PROJECT DESIGN & DESCRIPTION

The proposed project is a Joinery and Kiln dried Lumber Manufacturing Facility that will produce high-quality wood products for both local and export markets. Approximately 50,000 board feet of kiln dried lumber will be processed monthly to produce an estimated 60,000 linear feet of mouldings (approximately 20,000 board feet or 50 m³), 10,000 board feet ($\approx$ 25 m³) of flooring, and 5,000 board feet ($\approx$ 15 m³) of doors and door frames and 15000 board feet of kiln dried lumber.

Production will utilize kiln-dried lumber from various wood species, including Purpleheart, Darina, Kabukalli, Shibidan, Greenheart, and Crabwood. The facility will be supported by two kilns comprising four chambers, with a combined drying capacity of approximately 240 cubic metres. The kilns will be supported by a boiler system that utilizes wood waste, such as strippings, sawdust, and shavings, to generate the thermal energy required for the kiln-drying process.

Approximately 360 m³, equivalent to about 216 tonnes, of wood residue may be generated annually. Subject to its moisture content and suitability for combustion, most of this material may be reused as fuel in the facility's biomass boiler. The waste is expected to provide approximately 2,765 GJ of useful thermal energy annually.

Painted, chemically treated, laminated or otherwise contaminated wood will not be burned. Only approximately 25 m³ per year (about 7%) of non-recoverable wood waste, consisting mainly of contaminated sweepings and mixed residues, will require final disposal. This waste will be temporarily stored in designated covered containers and collected by an authorized waste disposal contractor for transport to an approved disposal facility.

The proposed operation does not involve wet timber processing, chemical treatment, pressure treatment or spray painting. Consequently, no industrial wastewater will be generated during the manufacturing process. The only wastewater generated will consist of domestic sewage and grey water from staff welfare facilities including washrooms and handwashing stations. Domestic wastewater generation is estimated at approximately **1.5–2.0 m³/day** based on twenty-five employees. All domestic wastewater will be directed to an appropriately designed septic tank and soakaway system. The septic tank will be periodically inspected and emptied by a licensed waste contractor whenever required.

Non-Technical Summary

The proposed development involves the establishment of a modern joinery and kiln drying manufacturing facility by ProBiz Ventures at Plot 22, Coldigen Industrial Estate, East Coast Demerara. The facility will produce value-added wood products including mouldings, flooring, doors, door frames and kiln-dried lumber for both local and export markets.

The project is intended to increase the value of locally harvested timber by converting rough sawn lumber into high-quality finished products while reducing waste through the beneficial reuse of wood residues as biomass fuel for kiln drying.

The project site is located within the Coldigen Industrial Estate, which is designated by the Central Housing and Planning Authority (CH&PA) for industrial development. The surrounding land uses are predominantly industrial. The nearest sensitive receptor is the Region 4 Guyana Elections Commission (GECOM) Office located approximately 500 feet (152.4 m) east-northeast of the facility.

Construction is expected to last approximately three to four months and will involve site preparation, foundation works, erection of the workshop, installation of machinery, generators, kilns and associated infrastructure.

The operational activities will include lumber receipt, storage, kiln drying, cutting, planing, moulding, machining, assembly and packaging. The project will process approximately 50,000 board feet of lumber monthly.

Potential environmental impacts include dust emissions, boiler emissions, noise, waste generation, fuel handling, fire risks and occupational health and safety concerns. These impacts will be managed through dust extraction systems, biomass boiler controls, regular equipment maintenance, proper waste management, banded fuel storage, fire protection systems and implementation of occupational safety procedures.

Routine environmental monitoring, good housekeeping and compliance with EPA Environmental Authorization conditions will ensure that the project operates in an environmentally responsible manner.

Project Phase	Aspect / Activity	Potential Environmental Impact	Risk Level	Mitigation Measures
Pre-Construction	Site clearing (grass and shrubs)	Minor vegetation loss and temporary habitat disturbance	Low	Limit clearing to the approved footprint; remove only necessary vegetation; dispose of vegetation at an approved disposal site; avoid unnecessary disturbance outside the project boundary.
	Mobilization of construction materials	Dust generation and traffic congestion	Low	Cover sand and aggregate with tarpaulins; store cement in a dry enclosed area; schedule deliveries during normal working hours.
	Site preparation and earthworks	Soil disturbance and sediment runoff	Low	Maintain site drainage; avoid excessive excavation; install temporary erosion and sediment control measures where necessary.
	Workforce mobilization	Minor domestic waste generation	Low	Provide covered garbage receptacles and ensure regular waste collection by an approved contractor.
	Delivery vehicles	Noise and temporary traffic disruption	Low	Restrict deliveries to daytime hours; ensure vehicles are roadworthy and avoid unnecessary idling.

Project Phase	Aspect / Activity	Potential Environmental Impact	Risk Level	Mitigation Measures
Operational	Kiln drying using biomass boiler	Air emissions (PM, CO, NO _x , CO ₂)	Medium	Burn only clean untreated wood waste; maintain the boiler regularly; use a properly designed exhaust stack; prohibit burning treated or painted timber.
	Diesel backup generators	Air emissions and greenhouse gases	Medium	Service generators regularly; use Ultra Low Sulphur Diesel (ULSD); switch generators off when not required; install silencers and exhaust stacks.
	Joinery machinery (moulders, planers, saws)	Dust emissions	Medium	Install dust extraction and collection systems; maintain equipment; implement routine housekeeping; provide dust masks.
	Machinery operation	Noise nuisance	Medium	Operate during approved working hours; maintain machinery; house generators in a dedicated generator room; provide hearing protection.
	Wood waste generation	Waste accumulation and potential fire hazard	Low	Reuse wood waste as biomass fuel; provide residues to farmers where appropriate; store remaining waste in designated covered containers for disposal.
	Domestic waste	Littering and odour	Low	Store waste in covered 45-gallon bins; arrange regular collection by

Project Phase	Aspect / Activity	Potential Environmental Impact	Risk Level	Mitigation Measures
	Lumber storage and facility appearance	Visual impacts	Low	Store lumber in designated concrete storage areas; maintain good housekeeping; landscape the site where practical.
	Employment and business operations	Positive socio-economic impacts	Positive	Employ local workers; provide training; source timber from legal and sustainable suppliers; promote value-added wood processing.

Overall Environmental Assessment

The proposed ProBiz Ventures Joinery Manufacturing Facility is considered environmentally acceptable, as the potential impacts associated with construction and operation are expected to be predominantly **low to moderate** and can be effectively managed through the implementation of the proposed mitigation measures, good housekeeping, and sound operational practices.

The project incorporates pollution prevention and resource efficiency measures, including the reuse of clean wood residues as biomass fuel, dust extraction systems, improved stormwater drainage with particle separators and inspection manholes, appropriate waste management, and bunded fuel storage with spill response equipment. Appropriate occupational health and safety measures will also be implemented to protect workers and reduce operational risks.

With compliance with the Environmental Protection Agency's Environmental Authorization conditions, routine environmental monitoring, and regular maintenance of pollution control measures, the project is not expected to cause significant adverse impacts on air quality, water resources, surrounding land uses, or public health. Overall, the proposed development represents a sustainable value-added forestry operation and is considered environmentally suitable for implementation.