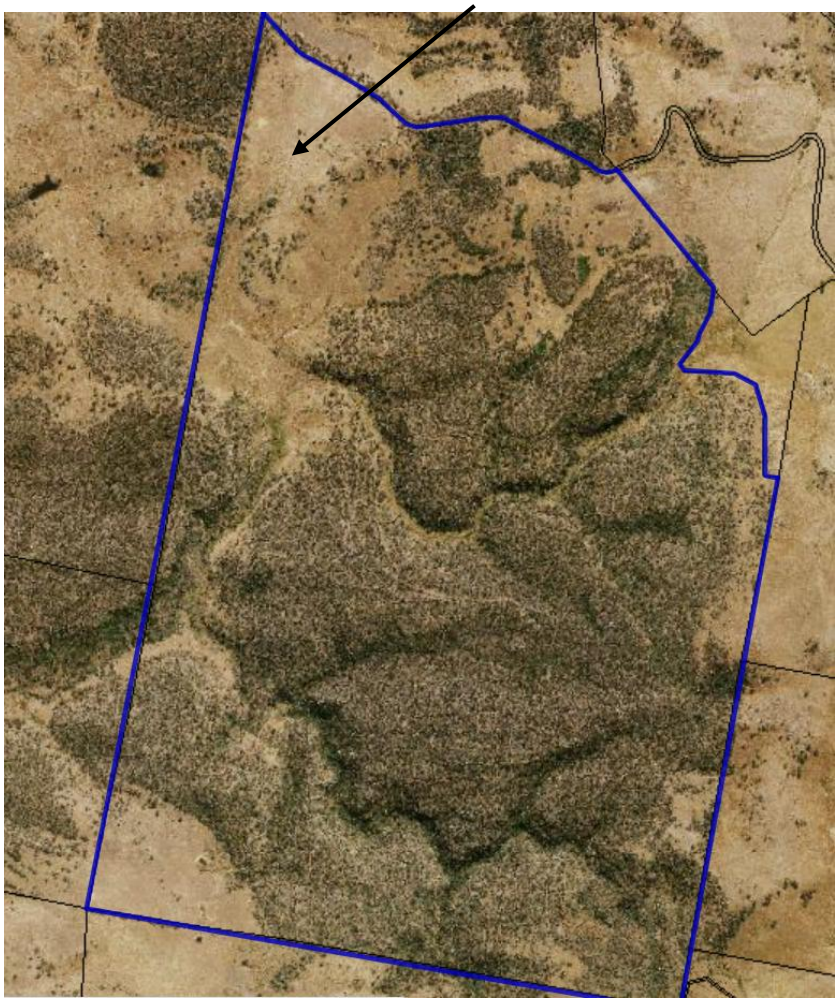

Town Planning compliance review and advice
Proposed Composting Facility
For Mr S Waterfield, Compost Kings

Lot 1, Lovely Banks Road, Melton Mowbray (CT-134018/1)
Southern Midlands Local Provisions Schedule and
Tasmanian Planning Scheme

1 August 2025

Version 5.

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ABN 99148920244

Gray Planning
224 Warwick Street
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1 August 2025

Mr Seaton Waterfield

Compost Kings

c/- billcromer@bigpond.com; and
s.waterfield1984@hotmail.com

Dear Seaton,

Thank you for considering Gray Planning to assist you with town planning enquiries you have in relation to a proposed development at the property 'Somerton' located at lot 1 Lovely Banks Road, Melton Mowbray (CT-134018/1).

I refer to recent discussions with yourself and your consultant Bill Cromer in relation to the development which requires professional planning advice and assistance to provide you with written town planning advice.

Gray Planning has been engaged to undertake the following work:

1.0 Preliminary planning advice:
Council discussion with relevant officer (D Cundall):
Undertaken 19 May 2021 at 9am with Council officers David Cundall and Louisa Brown

Site inspection and images and on site meeting:
Undertaken 19 June 2021

Review of proposal plans and available documents and title for the subject property, review of relevant zoning and Code development and use standards and the provision of written town planning advice as to the planning issues to address applicable Planning Scheme standards:
Please find attached following review and town planning compliance report dated 7 July 2025

Meeting (zoom or teleconference etc) with yourself and client to go over written planning advice
Ongoing but most recently undertaken September, October and December 2024

**Gray Planning can provide a full copy of the Certificate of Title (including title text, title plan and schedule of easements) for the subject property at an additional cost of $72 not including GST for the title review and included above (a copy of these documents will be also provided to the client for their own records)*

Please see in following updated town planning compliance report dated 7 July 2025 (Version 4.0)

Please find attached an updated preliminary town planning review report (Version 4.0) outlining the likely compliance or otherwise of the proposed use and development under the applicable zone and Codes under the *Southern Midlands LPS and State Planning Provisions of the Tasmanian Planning Scheme*.

It is intended that the information contained therein will assist you in making decisions about preparations to develop the property and accordingly lodge a planning application to Southern Midlands Council.

I also note that the EPA have noted: *The EPA previously advised that the EIS for Compost Kings Tasmania, Proposed Composting Facility, Lovely Banks Road, Melton Mowbray Revision 7 dated February 2025 contains sufficient information to satisfy the requirements of section 74(3) of EMPCA for the purposes of public and agency consultation, which was referred as previous permit application DA 2020/60*.

Should you have any questions about the content of the report, please do not hesitate to contact me on 0439 342 696 and I will be happy to assist you.

Yours faithfully

Danielle Gray B.Env.Des. MTP. MPIA

Principal Consultant, Gray Planning

Table of Contents

1 Introduction

1.1 Purpose

The purpose of this report is to provide a preliminary planning review confirming compliance against the applicable use and development standards in the Planning Scheme (Southern Midlands LPS and State Planning Provisions as part of the Tasmanian Planning Scheme) for a proposed development of a composting facility at the property 'Somerton' located at lot 1 Lovely Banks Road, Melton Mowbray (CT-134018/1).

1.2 Copyright

Last updated: 1 August 2025

Report Author: Danielle Gray

Version 5.0

2 Scope of town planning assistance

2.1 Request for town planning advice

Gray Planning was approached by the client in February 2021 to provide town planning and guidance with respect to the development for a composting facility at lot 1 Lovely Banks Road, Melton Mowbray (CT-134018/1).

Gray Planning was engaged to undertake the following as part of an overall scope of works which also included a meeting with Council and involvement in a community consultation meeting:

Review of proposal plans and available documents and title for the subject property, review of relevant zoning and Code development and use standards and the provision of written town planning advice as to the planning issues to address applicable Planning Scheme standards:

The following town planning review and report provide responses to address the above.

It should be noted that the original town planning review reports dated May 2021 (Version 1.0) and 27 September 2022 (Version 2.0) have been superseded by this Version 4.0 town planning report which has been updated to make reference to recent updated environmental assessments including the most recent *Odour Impact Assessment* prepared by Assured Environmental dated 17 December 2024, amended plans from Bill Cromer and also updated to reflect the changeover to the Southern Midlands Local Provisions schedule (LPS) and State Planning Provisions as part of the Tasmanian Planning Scheme that the Southern Midlands municipal area operates under.

These plans and documents were recently approved by the EPA in a letter dated 14 April 2025. This approval letter and all approved documents have been included as part of the new planning application submitted to Council under the Tasmanian Planning Scheme.

3 The subject site

3.1 Existing Site Development at the subject site Lot 1 Lovely Banks Road, Melton Mowbray (CT-134018/1

The subject site is 'Somerton' located at lot 1 Lovely Banks Road, Melton Mowbray (title reference CT-134018/1) and has frontage onto Lovely Banks Road to the northern 'frontage' boundary of the site which is determined to be the 'primary' frontage.

The subject site is vacant in terms of development and is understood to be used for primary production purposes in the form of pasture for grazing (sheep).

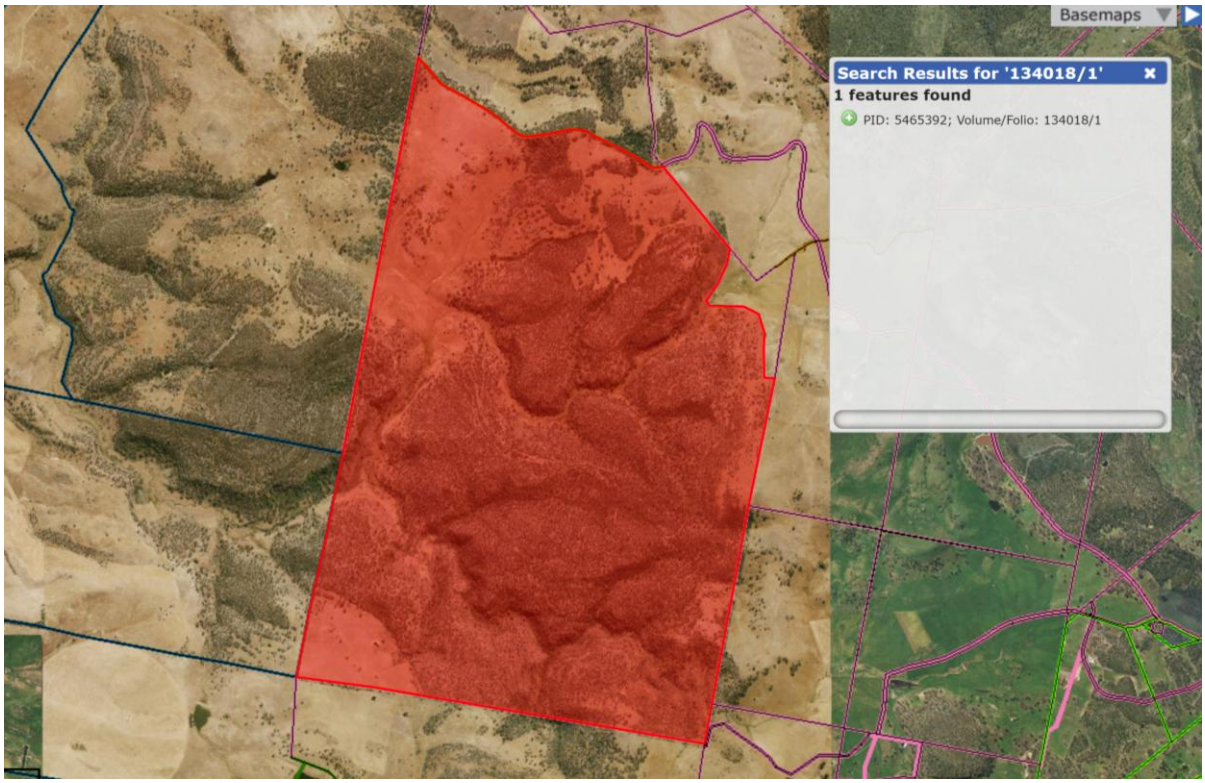
A site inspection was undertaken for this advice on 19 June 2021, with the advice provided within this report providing a summary of applicable planning use and development standards under the *Southern Midlands LPS* and *State Planning Provisions of the Tasmanian Planning Scheme*.

When viewed on aerial photography and inspected, the subject site has undulating gradients to the south while gradients and topography are more level in the northern part of the site, close to the Lovely Banks Road frontage.

The site is a mixed of historically cleared pasture in the north where the development will occur and also native vegetation in the form of Eucalyptus and grasslands to the south within the subject site.

The subject site itself is 898 hectares in total area, however only a very small north western part of the subject site close to Lovely Banks Road will be used for the proposed use and development of a composting facility. This northern part of the site to be used for the proposed composting facility will be fenced off and measures approximately 23 hectares in area.

The subject site is free of any development in the form of buildings or structures and is used as pasture primarily for the grazing of sheep.



<u>Figure.1.</u> The subject site shown outlined with surrounding rural land which appears to be used primarily for grazing purposes (sheep). Source: TheLIST, sourced July 2025. No nominated scale.

<u>Figure.2.</u> The subject site shown outlined with surrounding rural land which appears to be used primarily for grazing purposes (sheep). Source: TheLIST, sourced July 2025. No nominated scale.

4 Title documents for the subject site

4.1 Title for the subject site Lot 1 Lovely Banks Road

The subject title reference is CT-134018/1 with the property measuring 898 hectares in total site area.

A check of the title for the property revealed there is no applicable Schedule of Easements attached to the subject title. This would imply that the property has no covenants, easements, Part 5 Agreements or building areas.

The title property report from TheList provides the following property information (which notes it is rated as pastoral/grazing purposes only):

PREMIUM PROPERTY Information Report

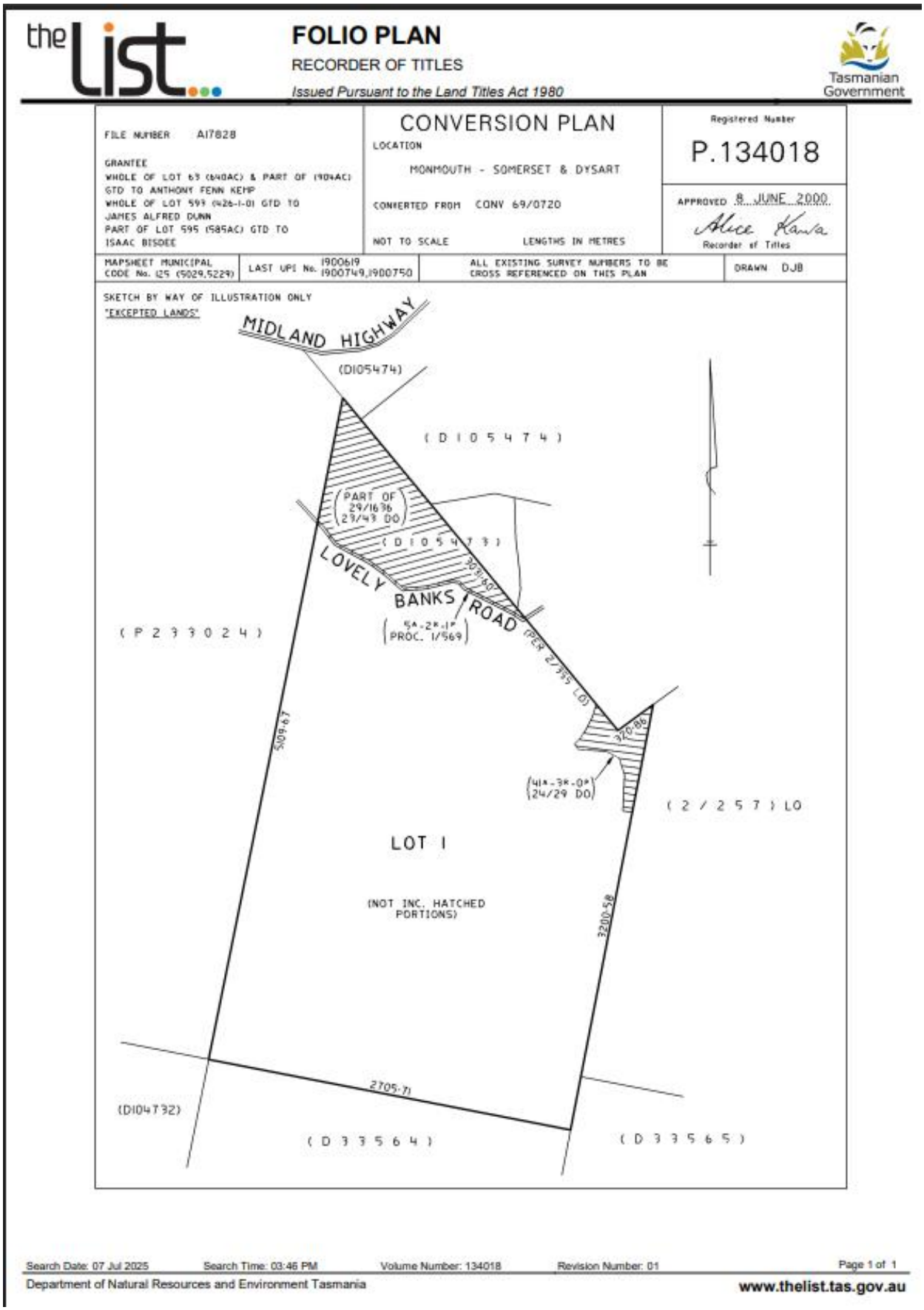
PROPERTY DETAILS - LOVELY BANKS RD MELTON MOWBRAY

Property Name:	SOMERTON	
Land Use:	Primary Production - GRAZING/PASTORAL-OPEN,RUN,BUSH (valuation purposes only)	
Improvements:	FARM IMPTS	
Improvement Sizes (Top 3 by Size):	**Improvement:** OTHER IMPROVEMENTS	**Area:**
Number of Bedrooms:		
Construction Year of Main Building:		
Roof Material:		
Wall Material:		
Land Area:	898.0 hectares	
Title References:	134018/1	
Municipality:	SOUTHERN MIDLANDS View Municipality Information Report	
Title owner:	134018/1 : RODNEY CLIFFORD JONES	
Interested parties:	RODNEY CLIFFORD JONES	
Postal address: (Interested Parties)	4208 MIDLAND HWY MELTON MOWBRAY TAS 7030	

OWNERSHIP HISTORY - LOVELY BANKS RD MELTON MOWBRAY

TYPE	NAME	ADDRESS	FROM	TO
Ownership	RODNEY CLIFFORD JONES	REDSIDE 4208 MIDLAND HWY MELTON MOWBRAY TAS 7030	02/11/1993	
Ownership	ALEC WILLIAM JONES	SOMERTON LOVELY BANKS ROAD MELTON MOWBRAY TAS 7030	01/07/1982	02/11/1993

Figure.3. Rating and property information of subject site. Source: TheLIST, sourced July 2025.



<u>Figure.4.</u> Title plan for the subject site. There is no applicable Schedule of Easements.
Source: TheLIST, sourced July 2025.

5 Outline of the proposed use and development of a composting facility at the subject site

5.1 Plans and location of the proposed composting facility

The following is an outline of the proposed use and development of a composting facility at the subject site.

The information on following pages has been taken from the most recent Assured Environmental assessment (as per EPA approval 14 April 2025) of the development that outlines the proposed composting operations, process and materials to be composted.

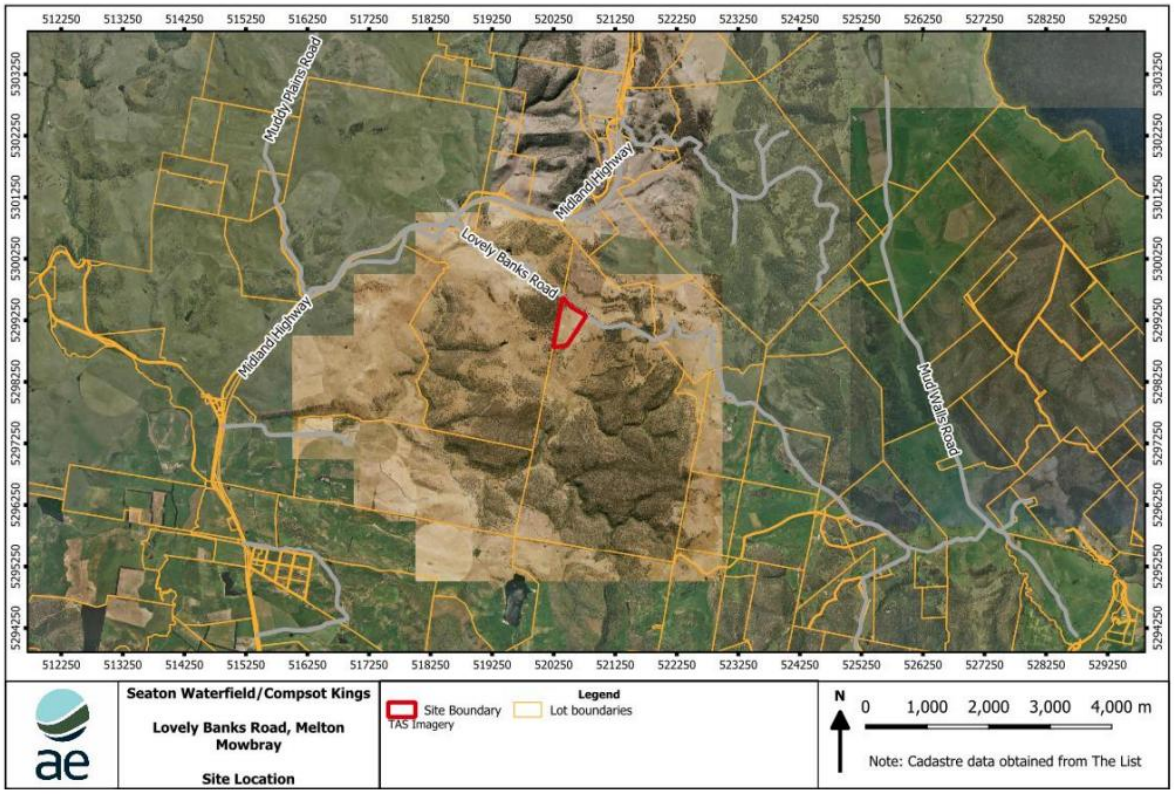


Figure 1: Site Location

The above map is where the proposed use and development will occur within the Somerton property at Lot 1 Lovely Banks Road.

(Source: *Odour Impact Assessment* prepared by Assured Environmental dated 17 December 2024, page 10)

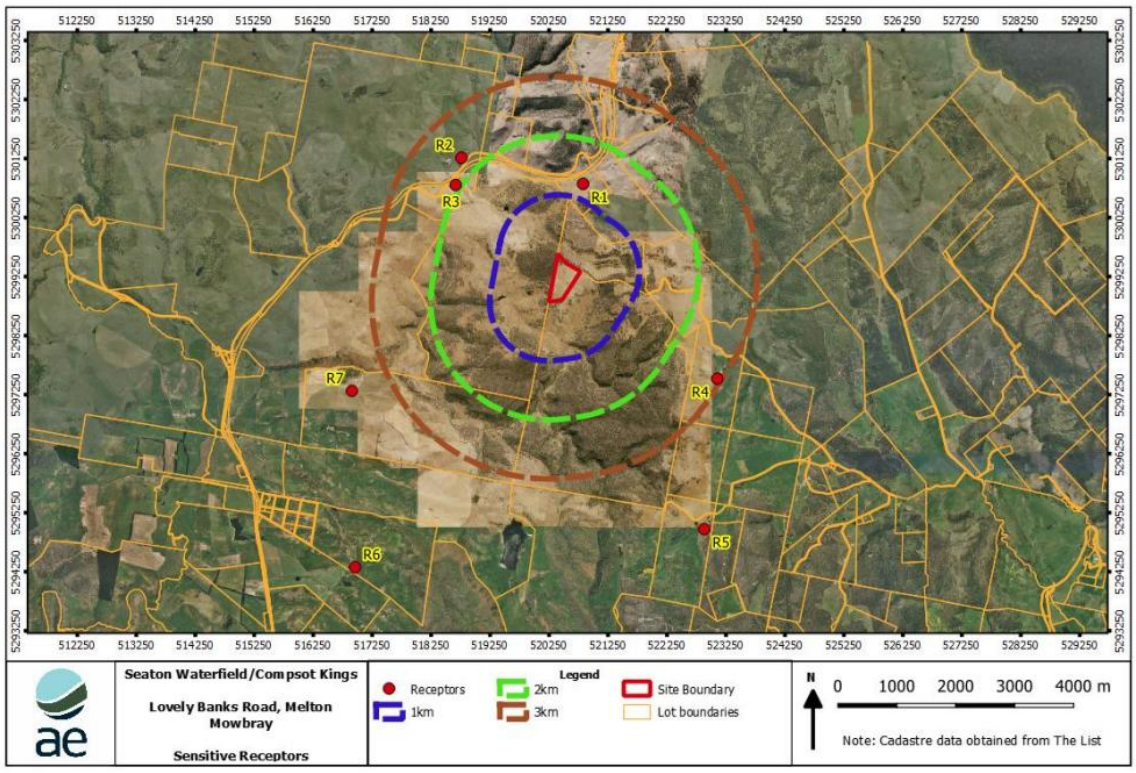


Figure 3: Receptors

ODOUR IMPACT ASSESSMENT: COMPOST FACILITY – MELTON MOWBRAY

Project ID: 15578 | R2

The above map is where the proposed use and development will occur within the Somerton property at Lot 1 Lovely Banks Road.

(Source: *Odour Impact Assessment* prepared by Assured Environmental dated 17 December 2024, page 12)

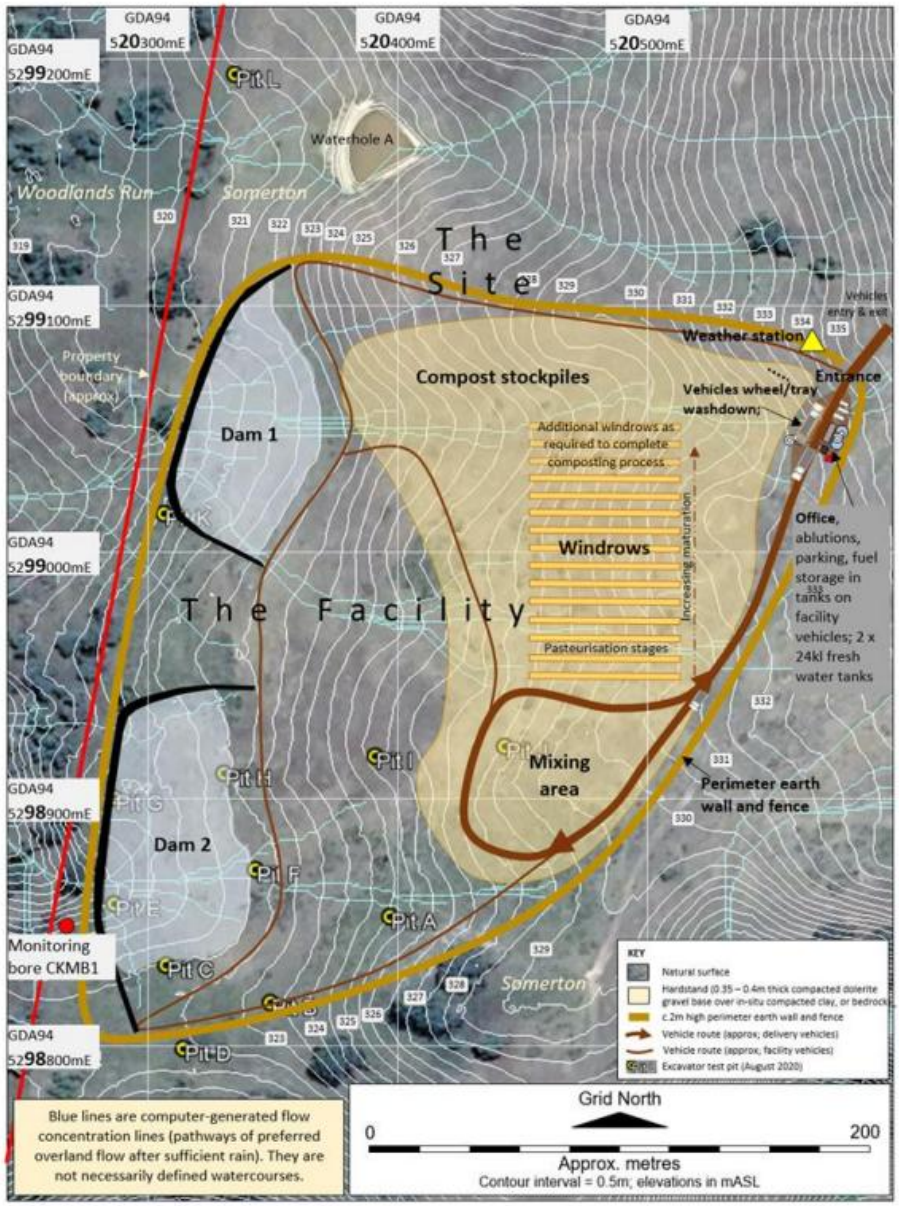


Figure 5: Facility Layout Schematic

The above is a map showing the location of proposed works and development proposed as part of the composting facility.

(Source: *Odour Impact Assessment* prepared by Assured Environmental dated 17 December 2024, page 17)

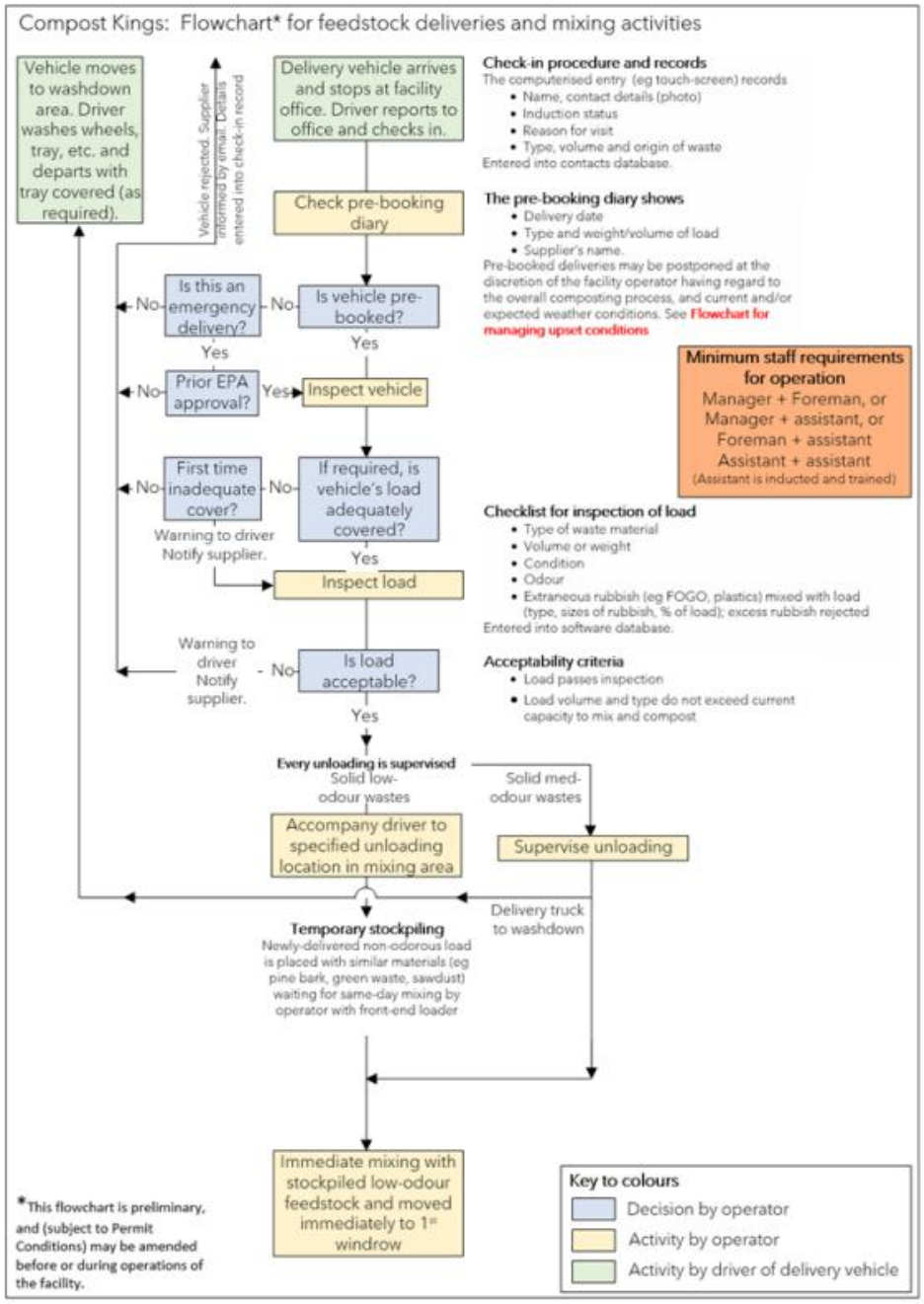


Figure 6: Waste Acceptance and Mixing Activities Flow Chart

The above is a flowchart of the of the proposed composting facility operations.

(Source: *Odour Impact Assessment* prepared by Assured Environmental dated 17 December 2024, page 18)

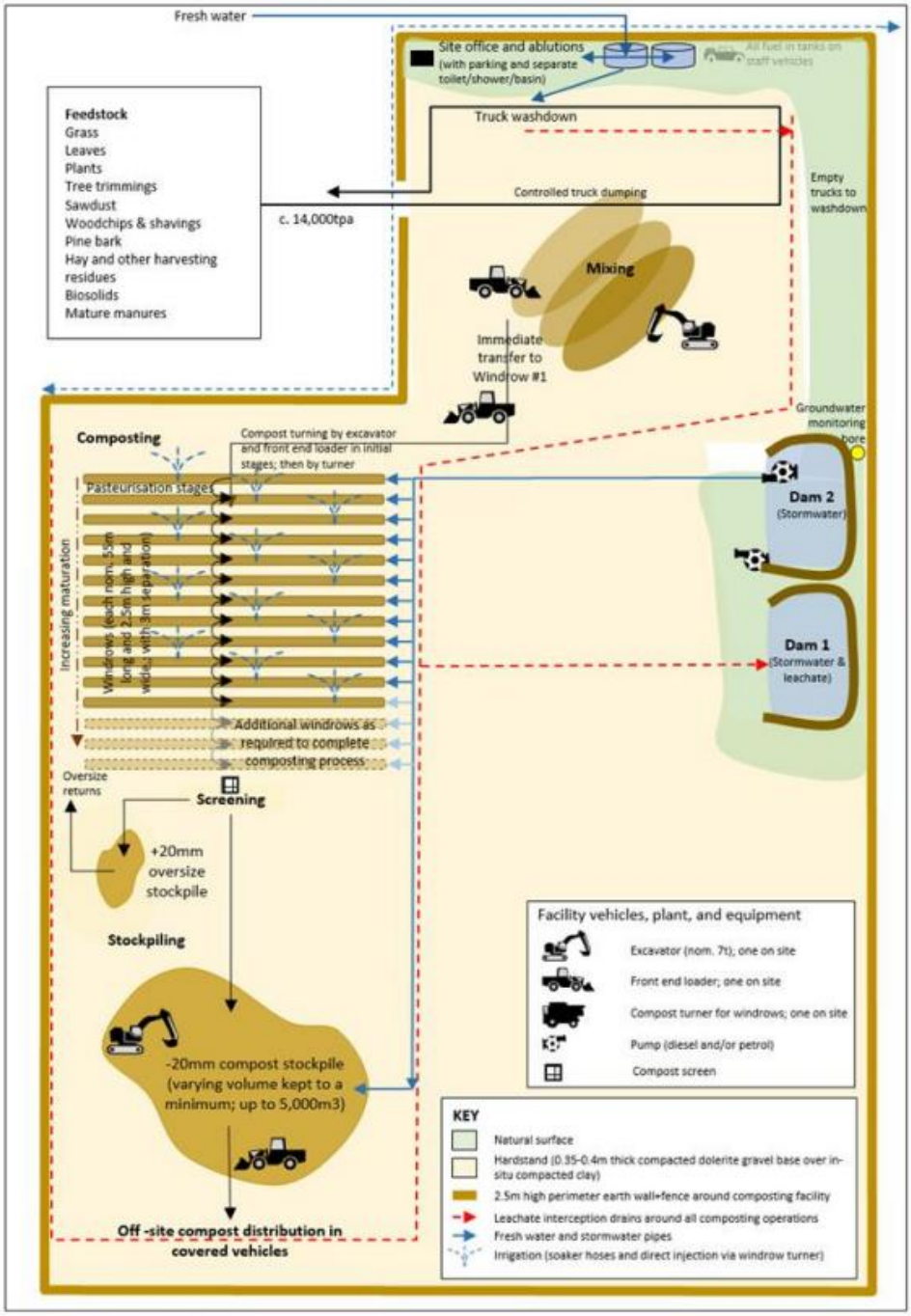


Figure 7: Process Diagram (Overview)

The above is an outline of the proposed composting activity.

(Source: *Odour Impact Assessment* prepared by Assured Environmental dated 17 December 2024, page 19)

5.2 Outline of the proposed composting process

Proposed Composting Process

The Odour Assessment report prepared by Assured Environmental, Revision R3 (dated 17.12.2024, page 16 onwards) outlines the following activities:

Based on visual inspection, loads may not meet waste acceptance (Figure 6) criteria:
- *loads required to be covered but arriving uncovered will be rejected,*
- *loads containing FOGO will be rejected, and*
- *anything other than minimal other contamination (e.g., easily removable foreign matter like plastics) will be rejected.*
- *from the facility office and load checking area, all loads are directed to the waste mixing area.*

Communications with the operators of McRobies Gully Waste Management Centre in Hobart on 14 March 2024 confirmed that they do not accept FOGO contaminated waste even though domestic FOGO is placed in the greenwaste collection bins. The FOGO is diverted to Barwick's facility.

Mixing
The composting process begins with mixing of the raw material in the nominal proportions listed in Table 4. The mixing will be conducted using a 7t excavator and front-end loader on the mixing pad. Given the proportion of each type of waste as shown in Table 4, it is expected that the characteristic of the odour will be relatively consistent during the first few weeks. The initial mixing pad is expected to be the most odorous activity.

Composting
Once mixing is completed the front-end loader will transport the matured mixture to the main composting area to begin the nominally 12-week composting cycle. The method of windrow construction during the initial stages will be undertaken using a windrow turner, excavator and front-end loader.

Composting windrows will be aligned in parallel rows up-and-down the slope, each separated by several metres to allow access for plant and equipment. Rows are of increasing compostage from the first (fresh from the mixing area, undergoing pasteurisation) to last (matured, and ready for screening and stockpiling).
Sufficient rows will be created in the windrow area for three rows to ensure the final rows have completed maturation under upset weather conditions. As the windrows continue to mature, odorous emissions are expected to reduce and the character change to one that is less offensive and best described as earthy.
The windrow process is shown in Figure 8.

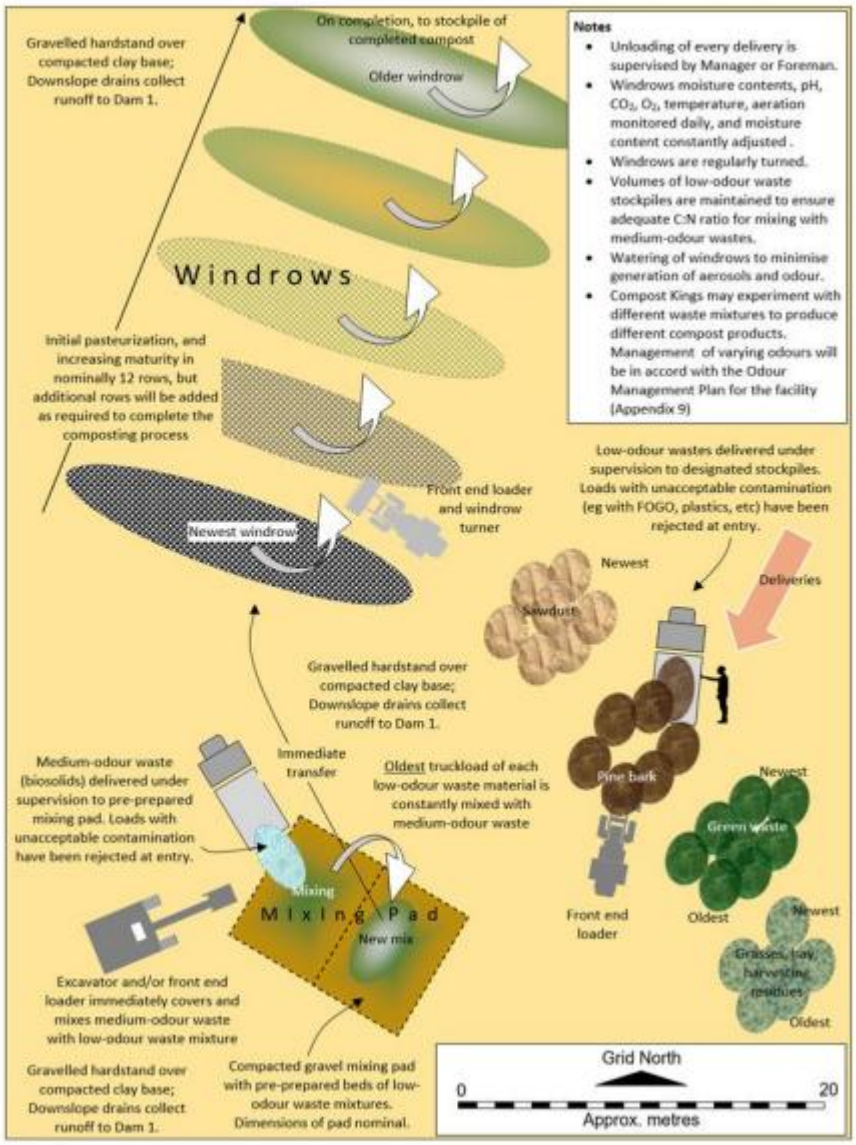


Figure 8: Composting Mixing and Windrow Process

Screening

After significant maturation, composted material is screened to generate saleable products (- 20 mm compost). Screening occurs continuously during operating hours. Oversized material (+20 mm) is returned to be added to the material commencing the composting process.

Screening stockpiles are typically non-offensive and represent the change in odour character that is known to occur during the composting process, with mature compost typically having a comparatively inoffensive but unique odour.

Stockpiling

Stockpiling of the final product will not comprise more than 5,000 m3 at any one time; with the size of the stockpile kept to a minimum. The product will be moved from the composting windrows to the stockpile by excavator and front-end loader during operational hours.

Off-Site Vehicles

The saleable compost is removed in poly covered trucks of varying sizes. The largest truck expected to be used for removing product compost from the facility is 40 m3 . It is expected that up to two product trucks will pick up compost a day. 3.4.6 Stormwater & Leachate Collection There are two dams proposed for the facility. Dam 1 will collect stormwater and leachate to prevent release. The leachate is expected to be no more than 20% of the Dam 1 contents. Dam 2 will be stormwater collection only.

Truck Washout

Figure 9 shows the truck washout operations. The wash out liquid will be piped to Dam 1. 3.5 Odorous Sources Odour sources at the facility have been identified as either transient or continuous. These sources are listed in Table 5

Table 5: Continuous and Transient Odour Sources

Continuous Odour Sources	Transient Sources
Windrows	Raw waste unloading
Raw material stockpiles	Windows formation and turning
Mixing area	Truck movements (raw material delivery and product pickup).
Dam 1	Truck Washout
Screening and product stockpile	

Assured Environmental have undertaken odour monitoring at numerous composting facilities throughout Australia. Based on the operations of the facility, the odour emission rates have been calculated for normal and worst-case conditions. The database used for this assessment are presented in Appendix C.

The emission rates include conservatism for varying feedstock. Overall, the SOER proposed by EPA are considered to be conservative for the proposed operation. The emission rates used in this assessment are listed in Table 6.

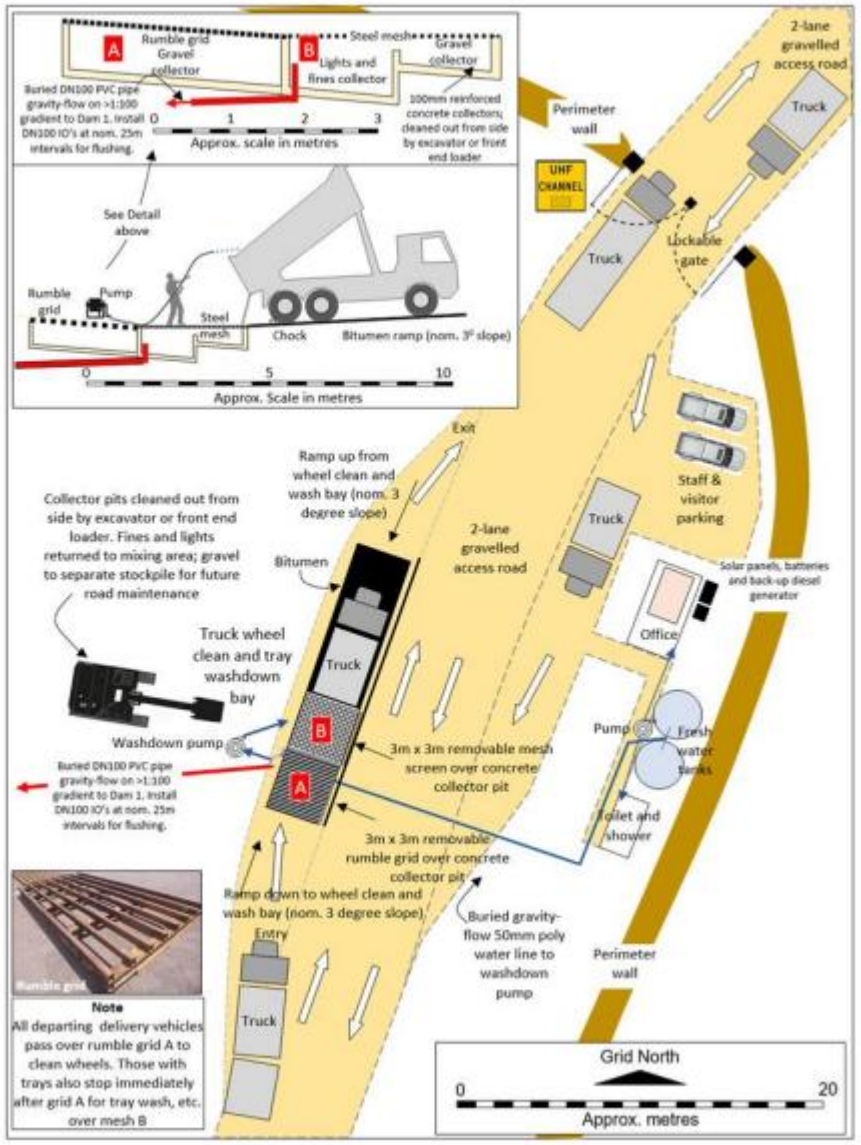


Figure 9: Truck Wash Out Operations

Table 6: Odour Emission Rates

Source	Area (m^2)	Normal		Worst-case		Modelled Operating Hours
		SOER (ou/m^2/sec)	OER (ou/s)	SOER (ou/m^2/sec)	OER (ou/s)	
Raw material deliveries (based on biosolids) [a]	5	-	-	6.7	33	1x return truck movement per hour during 07:00-17:00. Only worst-case conditions modelled.
Truck washout	5	3.6	18	6.7	33	07:00-17:00
Saw Dust stockpile	79	0.1	8	0.2	12	All hours
Pine bark stockpile	79	0.4	32	1.0	75	All hours
Green waste stockpile	139	0.4	56	1.0	133	All hours
Hay stockpile	139	1.0	163	2.2	354	All hours
Mixing Pad (including immediate transfer)	414	5.2	2150	6.7	2770	07:00-17:00
Windrow - Week 1	414	3.3	1365	5.7	2357	All hours
Windrow - Week 2	414	3.0	1241	5.7	2357	Constant with turning activities 1200-1600 hours
Windrow - Week 3	414	2.5	1034	5.0	2068	
Windrow - Week 4 to 6	414	1.9	765	5.0	2068	All hours
Windrow - Week 5	414	1.9	765	2.9	1191	All hours
Windrow - Week 6	414	1.4	587	2.9	1191	All hours
Windrow-Week 7 to 12[c]	414	1.4	575	2.9	1199	All hours
Freshly Turned	414	3.5	1447	5.8	2398	Applied to windrow week 2 for 4 hours pd
Screening	50	1.4	70	1.6	80	07:00-17:00
Product Stockpile	3441	1.4	4817	1.6	5506	All hours
Stormwater and leachate dam (Dam 1)	328	1.9	1231	2.6	1706	All hours. Assumes 20% leachate
Product Truck (40 m^3) [d] [e]	16	1.4	22	1.6	25	1x return truck movement per hour during 07:00-17:00.
Total (OU/m^2/sec)			**18,661**		**35,148**	

a) *Emission rate based on biosolids material and truck size per truck. Deliveries will occur between 07:00-17:00 hours only. This represents the worst-case emission rate for any raw material and is applied to both normal and worst-case operations. The modelling of trucks is based on vehicle pass-bys, which will be for a select a return truck movement on the section of road which passes receptors. The emissions are based on speed.*

b) *Received odorous raw materials (will be covered immediately with saw dust and mixed immediately.*

c) *By week 7 of the composting process, the windrows have stabilised, and the odour character changes to become more earthy.*

d) *Based on return trip of a 40 m^3 truck with a surface area of 16 m^2 travelling the length of the internal haul road (578 m) at 10 km/hour speed limit.*

e) *Three separate road sections (to represent the worst-case impacts for receptors R1, R2 and R3) modelled based on return trip of an 8 m^3 truck with a surface area of 5 m^2.*

The application also seeks approval for the following buildings and works:

- 1200mm timber post and wire stock proof fence to contain the composting site within the subject site (see submitted plans with dimensions).

- Four (4) shipping containers (see submitted plans with dimensions) to be located in the SE corner of the fenced off composting site within the subject site. Three of the shipping containers will be configured together with a corrugated dome roof to be drained to a water tank. (see submitted plans with dimensions)

- A 4m x 3.7m toilet block building (pre-fab) to be located directly adjacent to grouped shipping containers with domed roof (see submitted plans with dimensions).

- Access driveway within the subject site to be sealed with FCR (see submitted plans with dimensions).

The anticipated (maximum) number of workers at the site will be 2.

The hours of operation will be 7am until 5pm five days per week (Monday to Friday).

The proposal does not seek approval for any signage.

The access into the subject site is already existing and is recommended to be upgraded to meet Fig 6.61 – Rural Property Access adjusted for twoway use with the access road tapering back to the proposed access road width over 16 metres, as per the submitted Traffic Impact Assessment.

The general public will not access the site for any sales with compost being taken away from the site by the owner/operator for sales.

6 Applicable LPS zone

The subject site Lot 1 Lovely Banks Road is zoned Agriculture under the *Southern Midlands LPS* (the 'Planning Scheme').

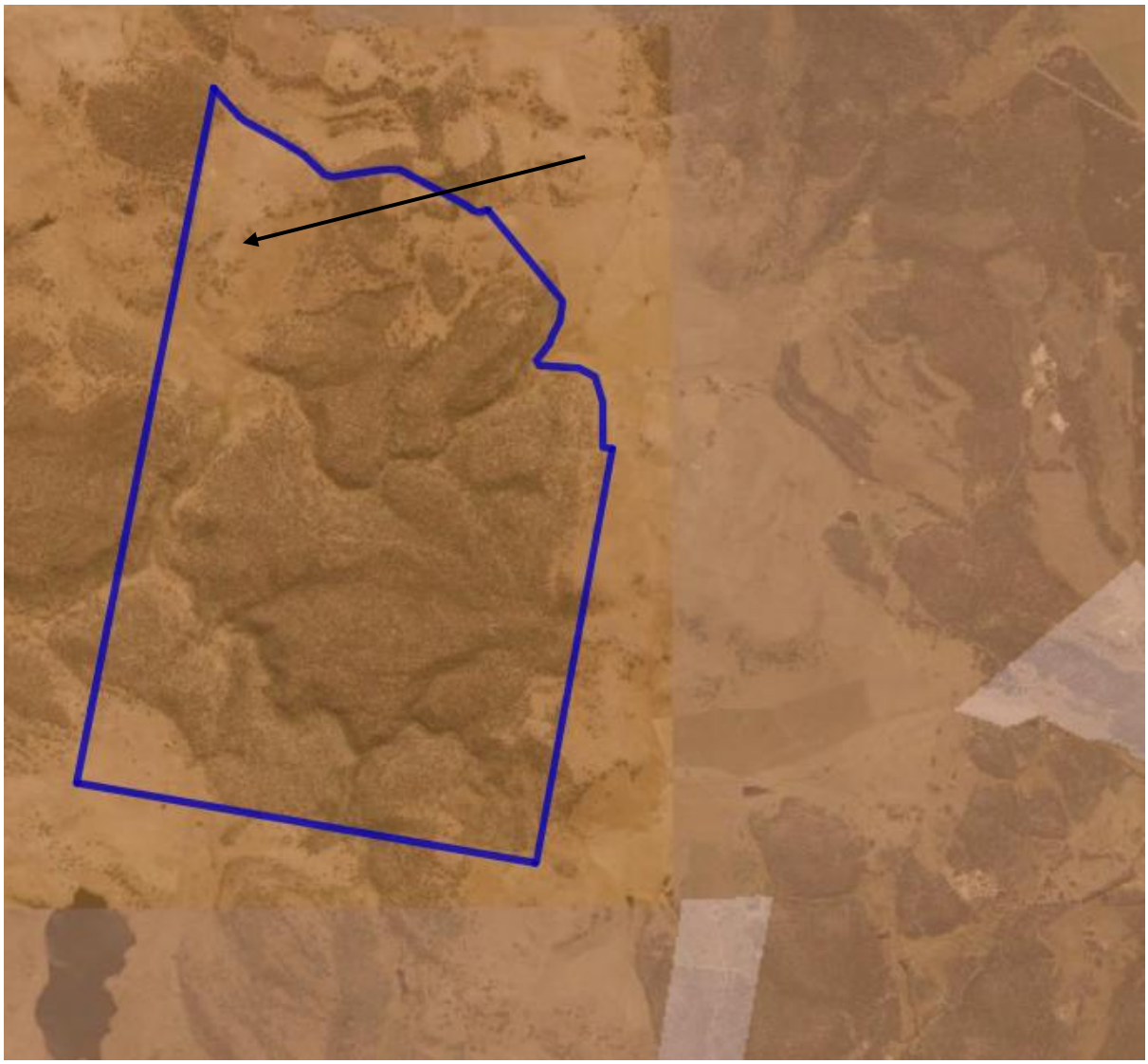


Figure.5. Subject site shown arrowed and located within the (brown) Agriculture zoned area of Melton Mowbray which is the primary zoning in the area. The beige zoned area to the far east (right) in the above is land zoned Rural under the LPS. Source: TheLIST July 2025. No nominated scale.

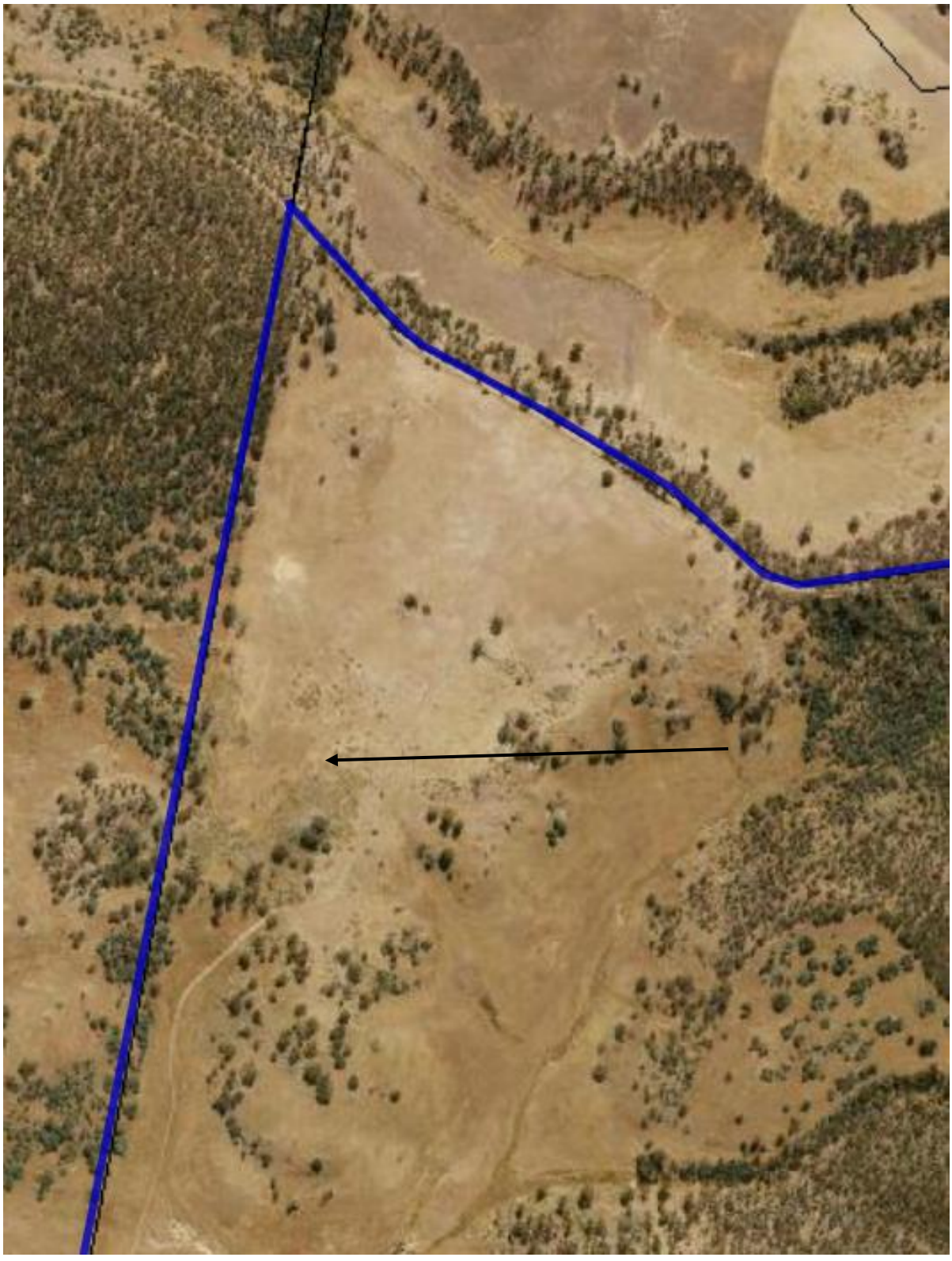


Figure.6. The north western portion of the subject site (arrowed) where works and composting will occur. Source: TheLIST July 2025. No nominated scale.

7 Applicable Planning Scheme Zone Use and Development Standards

7.1 Classification of the proposed use

Classification of Use

The proposed use involves composting of biosolids, hay and greenwaste material on the subject site with composting to take around 12 weeks and is to be located in windrows on the northern part of the subject site.

The proposed use of composting is not considered to be Resource Development which includes the following uses under the State Planning Provisions: *use of land for propagating, cultivating or harvesting plants or for keeping and breeding of livestock or fishstock. If the land is so used, the use may include the handling, packing or storing of produce for dispatch to processors. Examples include agricultural use, aquaculture, controlled environment agriculture, crop production, horse stud, intensive animal husbandry, plantation forestry, forest operations, turf growing and marine farming shore facility.*

The use is however considered to fall within the Resource Processing use which includes the following uses under the State Planning Provisions: *use of land for treating, processing or packing plant or animal resources. Examples include an abattoir, animal saleyard, cheese factory, fish processing, milk processing, winery, brewery, cidery, distillery, and sawmilling.*

The composting facility involves the processing of biosolids, hay and greenwaste and using natural processes to turn these into compost.

On this basis, it is considered the proposed composting use falls under the Resource Processing use which is defined in the Planning Scheme as land use for the treating processing or packing of plant or animal resources.

Under 21.2 Use Table for the Agriculture zone of the State Planning Provisions, Resource Processing (composting) is classed as a Discretionary use.

7.2 Use standards applicable to the proposed development

Use standards for the Rural Resource zone

The following use standards can be found in Part 21.0 of the State Planning Provisions which are attached to the Southern Midlands Local Provisions Schedule (LPS).

Clause 21.3.1.A1 Discretionary use

This clause applies to all proposed discretionary uses in the Agriculture zone.

There is no A1 Acceptable Solution.

The P1 Performance Criteria outline the following requirements for proposed discretionary uses:

P1

A use listed as Discretionary, excluding Residential or Resource Development, must be required to locate on the site, for operational or security reasons or the need to contain or minimise impacts arising from the operation such as noise, dust, hours of operation or traffic movements, having regard to:

(a) access to a specific naturally occurring resource on the site or on land in the vicinity of the site;

(b) access to infrastructure only available on the site or on land in the vicinity of the site;

(c) access to a product or material related to an agricultural use;

(d) service or support for an agricultural use on the site or on land in the vicinity of the site;
(e) the diversification or value adding of an agricultural use on the site or in the vicinity of the site; and

(f) provision of essential Emergency Services or Utilities.

It is considered a composting facility at the subject site would not impact upon or fetter agricultural use on neighbouring or surrounding property. In fact, it is considered that agricultural use is complimentary for the proposed composting facility.

The proposed composting use is considered appropriate only in a remote rural area to ensure there are no land use conflicts with sensitive use.

On that basis, the proposed use satisfactorily meets the P1 Performance Criteria.

Clause 21.3.1.A2 Discretionary use

This clause applies to all proposed discretionary uses in the Agriculture zone.

There is no A2 Acceptable Solution.

The P2 Performance Criteria outline the following requirements for proposed discretionary uses:

P2

A use listed as Discretionary, excluding Residential, must minimise the conversion of agricultural land to non-agricultural use, having regard to:

(a) the area of land being converted to non agricultural use;

(b) whether the use precludes the land from being returned to an agricultural use;

(c) whether the use confines or restrains existing or potential agricultural use on the site or adjoining sites.

It is considered a composting facility at the subject site would not impact upon or fetter agricultural use on neighbouring or surrounding property. In fact, it is considered that agricultural use is complimentary for the proposed composting facility.

The use of the site for composting would not preclude the land from being returned to an agricultural use, in fact it is considered any future agricultural use would benefit from the land being used for composting.

The proposed use will not confine or retrain any potential agricultural use wither on the site or adjoining sites (they are all used for sheep grazing currently, which will have no impact from the proposal).

On that basis, the proposed use satisfactorily meets the P2 Performance Criteria.

Clause 21.3.1.A3 Discretionary use

This clause applies to all proposed discretionary uses in the Agriculture zone.

There is no A3 Acceptable Solution.

The P3 Performance Criteria outline the following requirements for proposed discretionary uses:

P3

A use listed as Discretionary, excluding Residential, located on prime agricultural land must:
(a) be for Extractive Industry, Resource Development or Utilities, provided that:

(i) the area of land converted to the use is minimised;

(ii) adverse impacts on the surrounding agricultural use are minimised; and

(iii) the site is reasonably required for operational efficiency; or

(b) be for a use that demonstrates a significant benefit to the region, having regard to the social, environmental and economic costs and benefits of the proposed use.

The proposal cannot comply with P3(a) but complies with P3(b).

It is considered a composting facility at the subject site would not impact upon or fetter agricultural use on neighbouring or surrounding property. In fact, it is considered that agricultural use is complimentary for the proposed composting facility.

The development has been specifically designed to reduce environmental impact and emissions. The proposed composting facility is best located within an area generally free of sensitive use and development to avoid land use conflict.

The proposed use is considered to be a very important regional operation that will convert waste to a useable product to benefit the surrounding agricultural industry which is the primary use in the surrounding area in Southern Midlands.

On that basis, the proposed use satisfactorily meets the P3 Performance Criteria.

Clause 21.3.1.A4 Discretionary use

This clause applies to discretionary residential uses in the Agriculture zone.

This clause is not applicable to the proposed use as the use being sought is Resource Processing.

7.3 Development standards applicable to the proposed development

Development standards for the Agriculture zone

The following development standards can be found in Part 21.0 of the Planning Scheme.

Development standards will be applied to all buildings and structures. These include proposed fences and buildings.

Dimensioned development plans have been included as part of the application for lodgement o Council for a planning application under the Tasmanian Planning Scheme.

The application has spent the last 3 years being assessed by the EPA to ensure the proposed composting process is acceptable in terms of operations and likely emissions, with an approval issued 14 April 2025 by the EPA – this letter has been included in submitted documentation.

Clause 21.4.1.A1 Building Height:

The A1 Acceptable Solution sets a maximum permitted height of 12m for all non-residential buildings.

The buildings proposed as part of the development all comply with this with dimensioned plans of all buildings being provided including a floor plan and elevations as well as the location of these buildings within the subject site with dimensions to title boundaries.

Clause 21.4.2.A1 All Boundaries Setbacks:

A1 Acceptable Solution: Not less than 5m or if the setback of an existing building is less than 5m, not less than the existing building.

The proposed buildings exceed more than 240m to any title boundary with the closest being the western side boundary which will be more than 245m to any proposed building.

Clause 21.4.2.A2 Setbacks for sensitive uses

A2 Acceptable Solution:

This clause applies to the setbacks for a sensitive use. None is proposed as part of the application and therefore this clause is not applicable.

Clause 21.4.3.A1 Access for new dwellings

A2 Acceptable Solution:

This clause applies to the access requirements for residential use. None is proposed as part of the application and therefore this clause is not applicable.

Clause 21.5. Subdivision

This clause relates to subdivision standards for proposed subdivisions (division of existing titles to create new titles). As none is proposed or required as part of the proposal, this clause is not relevant to the assessment of the proposal.

8 Planning Scheme overlays that apply to the subject site

The subject site was checked for Planning Scheme overlays under the Southern Midlands LPS.

The site is not affected by any General overlays under the LPS.

The subject site has multiple overlays with one located in the nominated part of the 'Somerton' property that is proposed to be used for the composting facility. It should be noted that none of the blue overlays are located in the far north western portion of the site where the composting facility is proposed to be located.

These overlays are shown as blue and brown hatched overlays contained in the below mapping image:

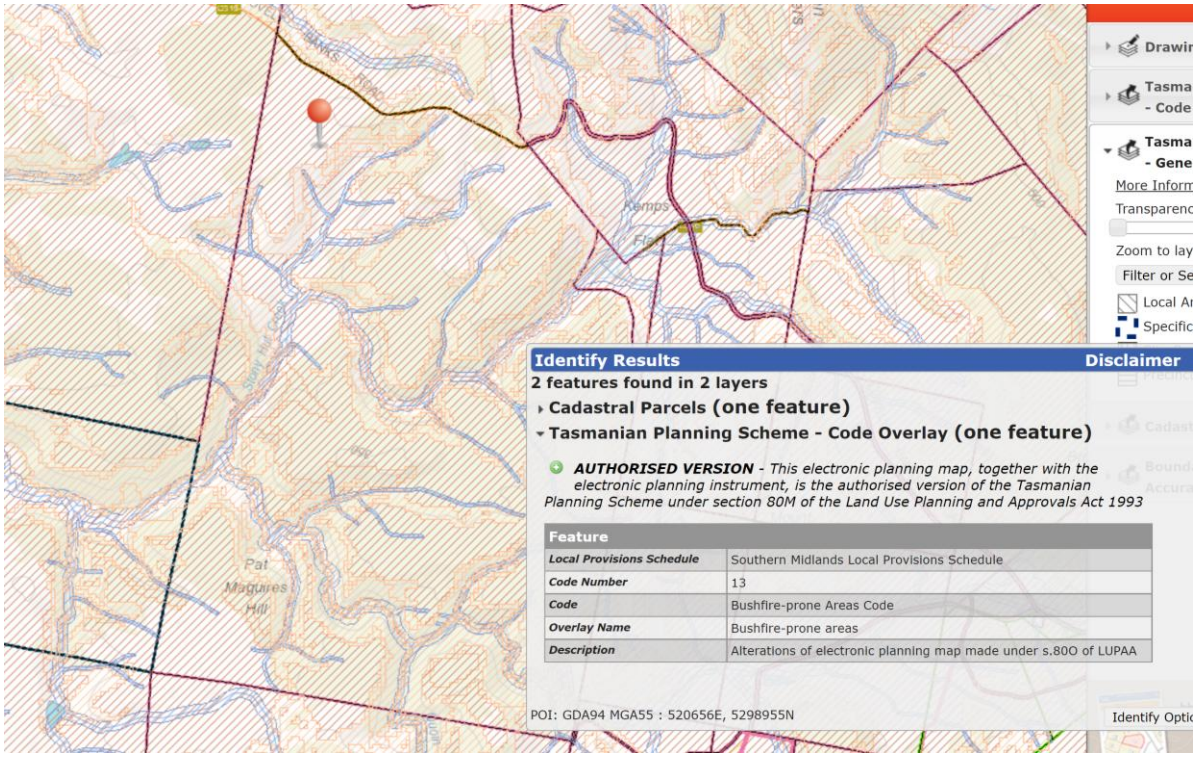


Figure.4. Map of the subject site area to be used for the composting facility – the development area has 1 overlay. Source: TheLIST, sourced July 2025.

Brown overlay: Bushfire Prone Area.

The implications of these are discussed in detail in the next section of this report on State Planning Provisions Codes.

9 Planning Scheme Codes likely to apply to the proposed development of a composting facility at the subject site

Comment has been provided under each Planning Scheme Code:

C1.0 Signage Code

This Code applies to new signage and therefore would not be applicable to the proposed development if no signs are proposed.

No signage is proposed as part of the application.

C2.0 Parking and Sustainable Transport Code

This Code is relevant as it provides standards for the provision of car parking for new use and development.

Table C2.1 requires 2 spaces to be provided per 3 employees for Resource Processing uses. A total of 2 employees are proposed for the operations.

Two spaces can easily be provided on the subject site and would be located adjacent to the proposed shipping container and domed structure.

C3.0 Road and Railway Assets Code

This Code may apply as the proposed development.

The proposal does not involve subdivision, residential use or access onto a class 1 Highway.

The proposal includes construction of a new access road from the existing gateway. The lodged TIA (Traffic Impact Assessment) recommends that this access at the gateway be upgraded to meet Fig 6.61 – Rural Property Access adjusted for two-way use with the access road tapering back to the proposed access road width over 16 metres. This upgrade should ensure a satisfactory and efficient access layout.

C4.0 Electricity Transmission Infrastructure Protection Code

This Code is not relevant as it applies to development and new works in an Electricity Transmission Corridor, a Communications Station Buffer Area or a Substation Facility Buffer Area.

C5.0 Telecommunications Code

This Code is not relevant as it is for development involving telecommunications.

C6.0 Local Historic Heritage Code

This Code does not apply as the subject site is not within a Heritage Precinct and is not an individually listed Heritage Place.

C7.0 Natural Assets Code

This Code does not apply as the subject site where the development will occur within 'Somerton' is not mapped within an overlay including Waterway and Coastal Protection Area or Coastal Refugia Area. Additionally, the subject site does not contain any native vegetation and in any case, there are no vegetation overlays for this Code applicable in the Agriculture zone.

C8.0 Scenic Protection Code

This Code does not apply as the subject site is not mapped as being within a scenic protection area or tourist road corridor.

C9.0 Attenuation Code

The application is not assessed under this Code as Level 2 Activities are exempt from assessment under the Attenuation Code. Instead, the application is referred to the EPA fort assessment with respect to environmental nuisance and impact on sensitive uses.

For reference the following Attenuation Areas are provided under Table C9.1 of this Code:

Activity		**Attenuation Distance**	
		Level 1 Activity	**Level 2 Activity**
Composting works Excluding backyard composting for domestic use, on-farm composting for use on agricultural land having the same owner as the land on which the compost is produced, and works in respect of silage for use on agricultural land.	Vegetation only - emissions such as odour and noise.	250m	500m
	Human or animal wastes - emissions such as odour and noise.	500m	1,000m
Concrete batching plants The conduct of works for the production of concrete by the mixing of cement, sand, rock, aggregate or other similar materials, excluding the manufacture of concrete products - emissions such as noise and dust.		200m	–

The EPA gave their approval to the proposal on 14 April 2025 with that approval letter and all approved documents and reports submitted as part of this planning application to be assessed against the Tasmanian Planning Scheme.

C10.0 Coastal Erosion Hazard Code

The subject site is inland and not in a mapped coastal area and therefore this Code is not applicable.

C11.0 Coastal Inundation Hazard Code

The subject site is inland and not in a mapped coastal area and therefore this Code is not applicable.

C12.0 Flood Prone Areas Code

The subject site is inland with no major watercourses in the vicinity and is not in a mapped area and therefore this Code is not applicable.

C13.0 Bushfire Prone Areas Code

The subject site is bushfire prone as it has a Bushfire Prone Area overlay. The use proposed is not classed as a vulnerable one which comprises uses such as residential care etc.

The Code may apply where a hazardous use is proposed. A hazardous use is defined as following:

(a) hazardous chemicals of a manifest quantity are stored on a site; or

(b) explosives are stored on a site and where classified as an explosives location or large explosives location as specified in the Explosives Act 2012.

The proposal will require confirmation from an accredited bushfire practitioner or Tasfire that the composting facility and associated materials are not considered to be 'hazardous' (which is unlikely). These can be provided upon request by Southern Midlands Council as part of the planning process.

C14.0 Potentially Contaminated Land Code

This Code will only apply if the subject site has had any one of the following activities undertaken on it at any point (none is known to have occurred):

Table C14.2 Potentially Contaminating Activities

Potentially Contaminating Activity	Potentially Contaminating Activity
Acid / alkali plant and formulation	Mineral processing
Ammunition manufacture and usage (e.g. shooting ranges)	Mine sites involving waste rock or tailings deposits
Asbestos production, handling or disposal	Oil or gas production or refining
Asphalt/bitumen manufacturing	Paint manufacture and formulation
Battery manufacturing or recycling	Pesticide manufacture and formulation
Boat/ship building, marinas, slip ways and associated boat yards	Petroleum product or oil storage
Boiler or kiln usage	Pharmaceutical manufacture and formulation

Chemical manufacture and formulation (e.g. fertilisers, paints, pesticides, photography, plastics, solvents)	Power stations
Commercial engine and machinery repair sites	Printing
Drum conditioning works	Radio-active material usage (e.g. hospitals)
Dry cleaning establishments	Railway yards
Electrical transformers	Scrap yards and recycling facilities
Ethanol production plants	Sewage treatment plants
Explosives industries	Sheep and cattle dips
Fertiliser manufacturing plants	Sites of fires involving hazardous materials, including firefighting foam use
Fill material imported onto a site from a potentially contaminated source	Sites of incidents involving release of hazardous materials
Foundry operations	Spray painting industries
Gas works	Spray storage and mixing sites (e.g. for orchards)
Herbicide manufacture	Tanning and associated trades
Industrial activities involving hazardous chemicals in significant quantities	Textile operations
Iron and steel works	Tyre manufacturing and retreading works
Landfill sites, including on-site waste disposal and refuse pits	Wood preservation and storage or cutting of treated timber
Metal smelting, refining or finishing	Wool scouring
Metal treatments (e.g. electroplating) and abrasive blasting	

C15.0 Landslip Hazard Code

This Code does not apply as the subject site is not mapped with any overlay as having any landslip hazard.

C16.0 Safeguarding of Airports Code

This Code is not applicable as the subject site is not mapped with an overlay.

10Summary

- There are no title impediments for the proposed use and development such as building areas, covenants or Part 5 Agreements.
-
- The proposed use is a Discretionary use in the Agriculture zone and is considered to meet all applicable Performance Criteria in Use Standards for the zone.

- The site presents few, if any, impediments for the proposed use and development.

- The proposal includes several minor pre fabricated buildings including a toilet block and four shipping containers. Plans of these buildings plus a plan showing their dimensions to title boundaries is included as part of submitted documentation.

- The applicable zone use and development standards under the State Planning Provisions are considered unproblematic for the proposed use and associated development.

- The subject site is remote, and it is for this purpose that it has been intentionally chosen in order to avoid any land use conflict.