

**From:** [Helen Ayers](#)  
**To:** [Patrick Carroll](#)  
**Cc:** [Paul Garnsey](#)  
**Subject:** RE: FOR COMMENT: 129 Derwent Park Road, Derwent Park - Intensification of Use  
**Date:** Wednesday, 23 April 2025 2:31:38 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image005.png](#)

Hi Patrick,

I have been going through the Scheme and am of the view that the intensification of the use of the site will require a new permit. Further to this, the associated potential change of use within the use class will also trigger the need for a further planning application through Clause 6.4.2 of the Scheme.

Please let me know if you need anything more detailed, or if this is sufficient for your purposes.

Kind regards,

**HELEN AYERS**  
Senior Statutory Planner



(03) 6216 6800 | [www.gcc.tas.gov.au](http://www.gcc.tas.gov.au)  
[gccmail@gcc.tas.gov.au](mailto:gccmail@gcc.tas.gov.au) | 374 Main Road, Glenorchy

*We acknowledge the palawa community (the Tasmanian Aboriginal Community) as the original owners and continuing custodians of this island, lutruwita (Tasmania) and pay our respect to elders past, present and emerging.*

**From:** Patrick Carroll <[patrick@eraplanning.com.au](mailto:patrick@eraplanning.com.au)>  
**Sent:** Wednesday, 23 April 2025 2:00 PM  
**To:** Helen Ayers <[Helen.Ayers@gcc.tas.gov.au](mailto:Helen.Ayers@gcc.tas.gov.au)>  
**Cc:** Paul Garnsey <[Paul.Garnsey@gcc.tas.gov.au](mailto:Paul.Garnsey@gcc.tas.gov.au)>; 2425-037 Lutana Resource Recovery Works <[2425-037lutanaresourcerecoveryworks@eraplanning.com.au](mailto:2425-037lutanaresourcerecoveryworks@eraplanning.com.au)>; Daniel Elson <[daniel@eraplanning.com.au](mailto:daniel@eraplanning.com.au)>  
**Subject:** RE: FOR COMMENT: 129 Derwent Park Road, Derwent Park - Intensification of Use

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Hi Helen,

Following up on this one again.

EPA is requiring GCCs' advice as part of our lodgement documentation.

Can you please provide Council's position?

Regards,



Patrick Carroll  
SENIOR PLANNER  
ERA supports flexible work practices. Please note my working days are Monday – Thursday.

e. [patrick@eraplanning.com.au](mailto:patrick@eraplanning.com.au)  
o. 03 6165 0443 m. 0418 516 985  
a. Level 1, 125A Elizabeth St nipaluna (Hobart)  
w. [eraplanning.com.au](http://eraplanning.com.au)



We acknowledge and respect palawa people as the Traditional Owners of lutruwita (Tasmania). They are the original custodians of our land and waters. We respect their unique ability to care for country and deep spiritual connection to it. We honour Elders past and present whose knowledge and wisdom has and will ensure the continuation of culture and traditional practices.

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**From:** Patrick Carroll  
**Sent:** Monday, 14 April 2025 10:01 AM  
**To:** Helen Ayers <[Helen.Ayers@gcc.tas.gov.au](mailto:Helen.Ayers@gcc.tas.gov.au)>  
**Cc:** 'Paul Garnsey' <[Paul.Garnsey@gcc.tas.gov.au](mailto:Paul.Garnsey@gcc.tas.gov.au)>; 2425-037 Lutana Resource Recovery Works <[2425-037lutanaresourcecoveryworks@eraplanning.com.au](mailto:2425-037lutanaresourcecoveryworks@eraplanning.com.au)>  
**Subject:** RE: FOR COMMENT: 129 Derwent Park Road, Derwent Park - Intensification of Use

Hi Helen,

Following up on this one for 129 Derwent Park Road.

If you could please provide advice in writing, so that we can include in the submission to the EPA, that would be greatly appreciated.

Many thanks,



Patrick Carroll  
SENIOR PLANNER  
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o. 03 6165 0443 m. 0418 516 985  
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**From:** Paul Garnsey <[Paul.Garnsey@gcc.tas.gov.au](mailto:Paul.Garnsey@gcc.tas.gov.au)>  
**Sent:** Tuesday, 8 April 2025 10:20 AM  
**To:** Helen Ayers <[Helen.Ayers@gcc.tas.gov.au](mailto:Helen.Ayers@gcc.tas.gov.au)>  
**Cc:** Patrick Carroll <[patrick@eraplanning.com.au](mailto:patrick@eraplanning.com.au)>  
**Subject:** FOR COMMENT: 129 Derwent Park Road, Derwent Park - Intensification of Use

Hi Helen,

Would you please see Patrick's email below and attached amended site plan indicating the proposed location of new bunkers.

Are you able to advise if the proposed change of use from waste transfer station to resource recovery centre requires a permit?

Refer existing permit PLN-23-350.01 which is for 'Recycling and Waste Disposal'.

Rgds Paul

---

**From:** Patrick Carroll <[patrick@eraplanning.com.au](mailto:patrick@eraplanning.com.au)>  
**Sent:** Tuesday, 8 April 2025 10:05 AM  
**To:** Paul Garnsey <[Paul.Garnsey@gcc.tas.gov.au](mailto:Paul.Garnsey@gcc.tas.gov.au)>  
**Cc:** Daniel Elson <[daniel@eraplanning.com.au](mailto:daniel@eraplanning.com.au)>; 2425-037 Lutana Resource Recovery Works <[2425-037lutanaresourcecoveryworks@eraplanning.com.au](mailto:2425-037lutanaresourcecoveryworks@eraplanning.com.au)>  
**Subject:** RE: 129 Derwent Park Road, Derwent Park - Intensification of Use

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Hi Paul,

Thank you, that is greatly appreciated.

Please see attached site plan, which was the approved plan from PLN-23-350. I have marked these up with an indicative location of concrete bunkers. I expect the bunkers would look similar to below:



Otherwise, there is minimal if any development – only the change of use.

Happy to chat to your SSP directly, if they have any questions.

Cheers,



Patrick Carroll  
SENIOR PLANNER

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e. [patrick@eraplanning.com.au](mailto:patrick@eraplanning.com.au)

o. 03 6165 0443 m. 0418 516 985

a. Level 1, 125A Elizabeth St nipaluna (Hobart)

w. [eraplanning.com.au](http://eraplanning.com.au)



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**From:** Paul Garnsey <[Paul.Garnsey@gcc.tas.gov.au](mailto:Paul.Garnsey@gcc.tas.gov.au)>

**Sent:** Tuesday, 8 April 2025 8:36 AM

**To:** Patrick Carroll <[patrick@eraplanning.com.au](mailto:patrick@eraplanning.com.au)>

**Cc:** Daniel Elson <[daniel@eraplanning.com.au](mailto:daniel@eraplanning.com.au)>; 2425-037 Lutana Resource Recovery Works <[2425-037lutanaresourcecoveryworks@eraplanning.com.au](mailto:2425-037lutanaresourcecoveryworks@eraplanning.com.au)>

**Subject:** RE: 129 Derwent Park Road, Derwent Park - Intensification of Use

Hi Patrick,

Nice to hear from you.

I shall refer on to the Senior Statutory Planner for review and provide advice back to you as soon as possible.

Are you able to provide us with an updated site plan?

Rgds Paul

---

**From:** Patrick Carroll <[patrick@eraplanning.com.au](mailto:patrick@eraplanning.com.au)>

**Sent:** Monday, 7 April 2025 3:03 PM

**To:** Paul Garnsey <[Paul.Garnsey@gcc.tas.gov.au](mailto:Paul.Garnsey@gcc.tas.gov.au)>

**Cc:** Daniel Elson <[daniel@eraplanning.com.au](mailto:daniel@eraplanning.com.au)>; 2425-037 Lutana Resource Recovery Works <[2425-037lutanaresourcecoveryworks@eraplanning.com.au](mailto:2425-037lutanaresourcecoveryworks@eraplanning.com.au)>

**Subject:** 129 Derwent Park Road, Derwent Park - Intensification of Use

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Hi Paul,

You may recall ERA Planning and Environment prepared a planning application for new buildings at Southern Waste Solutions' existing waste transfer station at 129 Derwent Park Road, Derwent Park (PLN-23-350). This facility has recently opened, and the site is looking fantastic.

We are now preparing documentation for the EPA for an intensification of use at this site. The proposed activity is the change of use of the existing WTS from a transfer station into a resource recovery centre (the Project).

The development of the Project will not require extensive changes to the existing WTS site, with the continued use of the existing waste transfer building as the main receipt and handling area, with the main development proposed being some new storage bays required to be installed around the outside of the building.

The Project proposes to receive up to 90,000 tonnes of waste per year. Some waste will still be transferred to the Copping Landfill that is not considered recoverable after sorting, but this will be included in the 90,000-tonne total.

The following waste streams are proposed to be received and processed at the facility:

- Metals
- Mattresses
- Rubber and tyres
- Construction and demolition (C&D) waste (including timber, plaster, concrete and bricks)
- Commercial and industrial (C&I) waste (including cardboard, plastics, e-waste etc)
- Food and organics waste (FOGO)
- Asbestos
- Secure disposal
- General Waste.

Co-mingled waste will be received by truck onto the waste transfer building floor and then either sorted by machine or a personnel pick station. Alternatively, waste will be received pre-sorted, which will be financially incentivised by SWS. Following sorting, the recovered material will then be processed by mobile plant (if required) and then either stored in a series of new concrete bays adjacent to the waste transfer building or stored inside the building itself prior to transport to customers.

Waste that is not suitable for recovery will be collected in compacting garbage trucks and transferred to the Copping Landfill. The existing compacting system will be decommissioned and no longer used for waste compaction.

The EPA has requested written advice from the planning authority as to whether a planning permit is required under the *Land Use Planning and Approvals Act 1993*.

Are you or one of your planners able to provide this advice please?

Let me know if you have any questions.

Kind Regards,



Patrick Carroll  
SENIOR PLANNER

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