Environmental Assessment Report

Southern Waste Solutions

Lutana Resource Recovery Facility

Lutana

June 2026

EPA TASMANIA

ENVIRONMENT PROTECTION AUTHORITY

Environmental Assessment Report

Proponent	Southern Waste Solutions
Proposal	Lutana Resource Recovery Facility
Location	129 Derwent Park Road, Lutana
Class of Assessment	2B
PCE no.	12204
Permit Application No.	PLN 25-377 (Glenorchy City Council)
myDAS Folder No.	24/4852
myDAS Document No.	D26-106666

Assessment Process

Date	Milestone
15 November 2024	Notice of Intent lodged
29 November 2024	Class of assessment determined
19 December 2024	Guidelines Issued
6 January 2026	Referral received by the Board
13 March 2026	Start of public consultation period
13 April 2026	End of public consultation period
21 May 2026	Date draft conditions issued to proponent
11 June 2026	Statutory period for assessment ends

This proposal is defined as a 'level 2 activity' under Schedule 2 of the Environmental Management and Pollution Control Act 1994 (EMPCA). This proposal meets the criteria for activities 3(b) – a waste depot and 6(a)(i) – a materials handling facility, due to the reception, storage, treatment or disposal of waste and the shredding of certain materials.

The assessment was commenced by Notice of Intent, received by the Board of the Environment Protection Authority (the Board) on 15 November 2024.

The Director, Environmental Assessment has undertaken determination of the assessment under delegation from the Board.

Glossary/Acronyms

Term	Detail
Board	Board of the Environment Protection Authority
EER	Environmental Effects Report
EIA	Environmental impact assessment
EMPCA	*Environmental Management and Pollution Control Act 1994*
EMPCS	Environmental management and pollution control system
EPBCA	*Environment Protection and Biodiversity Conservation Act 1999* (Cth)
LUPAA	*Land Use Planning and Approvals Act 1993*
NCA	*Nature Conservation Act 2002*
NOI	Notice of Intent
NRE	Department of Natural Resources and Environment Tasmania
RMPS	Resource Management and Planning System of Tasmania
SD	Sustainable development
TSPA	*Threatened Species Protection Act 1995*

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1 The Proposal

The main characteristics of the proposal are summarised below. A detailed description of the proposal is provided in Part B of the EER - *Lutana Resource Recovery Facility - Environmental Effects Report (EER)*.

Summary of the proposal's main characteristics

Activity

The site currently operates as a waste transfer station, receiving and sorting waste for transfer to other recycling or disposal facilities, with a quantity limit of 70,000 tonnes per annum.

The proposal is to change the use of the existing waste transfer station site to include separation and processing of specific materials for reuse, and to increase the volume of total waste received up to 90,000 tonnes per annum.

Specific reusable resources will be separated, stored and processed (via shredding), for subsequent removal to other locations for reuse, and the remainder of waste will be sent to the Copping landfill as general waste.

Under Schedule 2 of EMPCA, this would result in the facility qualifying as a waste depot under clause 3(b) and as a materials handling facility under clause 6(a).

The maximum quantities proposed are as follows:

3(b) Waste Treatment and Disposal: Waste Depots: up to 90,000 tonnes received per annum

6(a) Materials Handling: Crushing, grinding or Milling

(i) chemicals or rubber: up to 1,000 tonnes per annum of shredded rubber (including tyres)

The proposal includes:

- New moveable concrete storage bays which will be installed on the existing concrete pad, adjacent to the existing large depot building in the southern part of the site, for the purpose of sorting and stockpiling materials. Waste will also be stored in skip bins, in the outdoor segregation areas, or within the depot building in piles;
- use of a single mobile shredder which will be utilised outdoors and indoors (depending on the material to be processed), and
- a new baler/compaction system for cardboard which will operate within the existing depot building.

Table 1: Waste materials proposed to be received, segregated and in some cases treated. See Section 2.1 of the EER.

Waste type	Quantity (tonnes / year, unless specified)	Treatment	Stored onsite in
Metals	5,400	To another processing facility	Metal skip bins up to 30 m³, 15 m³ and 2-3 m3
Mattresses	1,350	Shredding (indoors)	Stored within storage shed and shredded inside main depot building
Rubber	900 approx	Shredding or another processing facility	Outdoor piles before shredding, and once shredded, in bays or skip bins
Tyres	Approx. 2400 kg or 300 Equivalent Passenger Units (EPUs)		

Construction and demolition (timber, plaster, concrete, bricks)	27,000	Shredding or temporary stockpiling. Concrete, bricks and treated timber to be temporarily stockpiled only	Outdoor piles Shredded materials in concrete bays or skip bins
Cardboard	900 approx	Baled and compressed before transferred to another processing facility	Indoors - depot building
Plastics (HDPE)	1,800	Separated into plastic types and either directly transferred to a recycling facility or shredded onsite before transfer	Outdoor piles Shredded materials in concrete bays or skip bins
E-waste (monitors, laptops, accessories, desktop computers, etc.)	<500	To another processing facility	Outdoor skip bins
Food and organics	3,600	To a composting facility without processing	Indoors - depot building
Asbestos	180	To Copping Landfill disposal facility	Wrapped and stored in existing secure bins
Secure disposal (Waste that must be destroyed onsite and securely disposed of for commercial, privacy, or safety reasons. For e.g. documents or used PPE)	1,170	Physically destroyed	Indoors - depot building
General waste	22,500	Sorted enabling recyclable materials to be removed, and remaining material transported	Indoors - depot building

Decommissioning of a previously used clinical waste treatment facility within the site has already been approved and is being undertaken separately.

Location and planning context

Location	190 Derwent Park Road, Lutana
Land zoning	General Industrial Zone
Land tenure and use	Local Government Currently used as a waste transfer station
Surrounding land zoning, tenure and uses	The project site is situated within an old quarry area. The surrounding land to the north, northwest and east includes industrial activities on the banks of the Derwent River/Timtumili Minanya, including a TasWater treatment plant to the Northwest, adjacent to Prince of Wales Bay.

	Land directly to the west includes recreation areas and some industrial and residential land with the Brooker Highway further to the west. Directly to the south, behind the crest of the quarry is public parkland, zoned as open space, as well as general residential areas.

Environmental characteristics

Climate	Rainfall approximately 1,040mm per annum. Wind direction predominantly westerly with north- and south-westerlies sub-dominant.
Topography	The site sits within an old quarry area that has been cut out from the surrounding hill. The rest of the surrounding land generally slopes down towards the Derwent River and ranges in topography from 20 – 70 m AHD. The main operational area for this proposal is located on the upper bench of the old quarry, with the lower quarry floor below. The site drains towards the Prince of Wales Bay to the northwest.
Geology	The geology of the site is mapped as Tasmanian Dolerite (LISTmap, 2025). Potential for acid forming material is low, with no mapped potential acid forming areas within the site (LISTmap, 2025).
Soils	The soil in the area is mapped as black soils on dolerite, with podzolic soils on dolerite (LISTmap, 2025). There is potential that past contamination of the site from waste transfer or quarrying activities has occurred. However, no soils are proposed to be disturbed in this proposal.
Hydrology	The closest waterbody is the Derwent River approximately 150 metres to the Northwest. No rivers, creeks, or major drainage lines are contained within the site.
Natural Values	The site is mapped entirely as Urban areas (FUR) on TASVEG 4.0. The grey goshawk (*Tachyspiza novaehollandiae*) (listed as endangered under the TSP Act) has been recorded near the site boundary and 250m south of the site. A white-bellied sea eagle (*Icthyophaga leucogaster*) (listed as vulnerable under the TSP Act) has been recorded in the property to the south of the site. No other fauna records are present within or surrounding the site. There are no raptor nests within 1 km of the site, with the nearest nests approximately 2.1 km away across the river. There are two threatened flora records to the south of the site in the adjacent parkland area, the Risdon peppermint (*Eucalyptus risdonii*), listed as rare under the TSP Act, and the spreading knawel (*Scleranthus fasciculatus*), listed as vulnerable. No threatened flora records are present within the site.

Proposed infrastructure

Major equipment	The following existing equipment will be used for the Project: • Front-end loader (1-2) • Telehandler • Forklift • Excavator with grab/claw attachment x2 • Delivery trucks x6 The Project also proposes the use of new equipment namely: • A mobile shredder machine to process wood, plastics, and construction and demolition materials. • A baler/compaction system for cardboard • Water cart
Other infrastructure	Waste segregation storage areas (on the existing concrete pad) consisting of concrete block bays and areas for skip bin storage and open-air stockpiling. There are numerous existing structures, including a large depot building, office facilities, access roads, parking, stormwater system, weighbridge and other minor structures, as detailed in the EER.

Inputs

Water	Water will be used for washdown of trucks and storage areas and to mitigate dust from shredder operations when required.
Energy	Energy will be used for operation of site facilities and machinery.
Other raw materials	A range of waste types will be received at the facility for storage, processing and transfer to other facilities.

Wastes and emissions

Liquid	Stormwater runoff from extraction and stockpile areas. Potentially contaminated washdown water from the internal depot building footprint, and the internal truck drive through area.
Atmospheric	Dust from internal and external traffic, particles and fines from shredding and blow-off from stockpiles.
Solid	General refuse including food scraps, paper and packaging. General inert wastes to be collected periodically for integration with other materials for transfer and disposal offsite.
Controlled wastes	There is potential for some small amounts of controlled wastes to be generated from maintenance activities and machinery at the site. Portable chemical toilet to be used when operations are being undertaken will generate sanitary waste.
Noise	Excavators, loaders and vehicles on site Vehicles going to and from the site. Fans within storage shed. Processing equipment, including a portable shredder.
Greenhouse gases	Increases in truck movements transporting materials, machinery use and energy consumption from general operations at the site may result in small increases to greenhouse gas emissions generated from the proposal. However, increased resource recovery facilitated by this project is likely to reduce greenhouse gas emissions that would otherwise occur from disposal of waste to landfill.

Construction and operations

Proposal timetable	Following receipt of approval, the activity of resource recovery is planned to commence immediately. The operational timeframe of the Project will be a minimum of 20 years, which will likely extend depending on market conditions.
Operating hours (ongoing)	General operations as per current waste transfer station: Monday to Friday 5:00 am to 4:00 pm Saturday 6:00 am to 12:00 pm Public holidays 5:00 am to 1:30 pm (to enable reception of collected municipal waste) Operation of the shredder will be limited to: Monday to Friday 7:00 am to 4:00 pm Saturday 8:00 am to 11:00 am The site is closed on Sunday.

Figure 1: Proposed location (Figure 2.1 of the EER)

Figure 2: Site plan (Figure 2.2 of the EER).

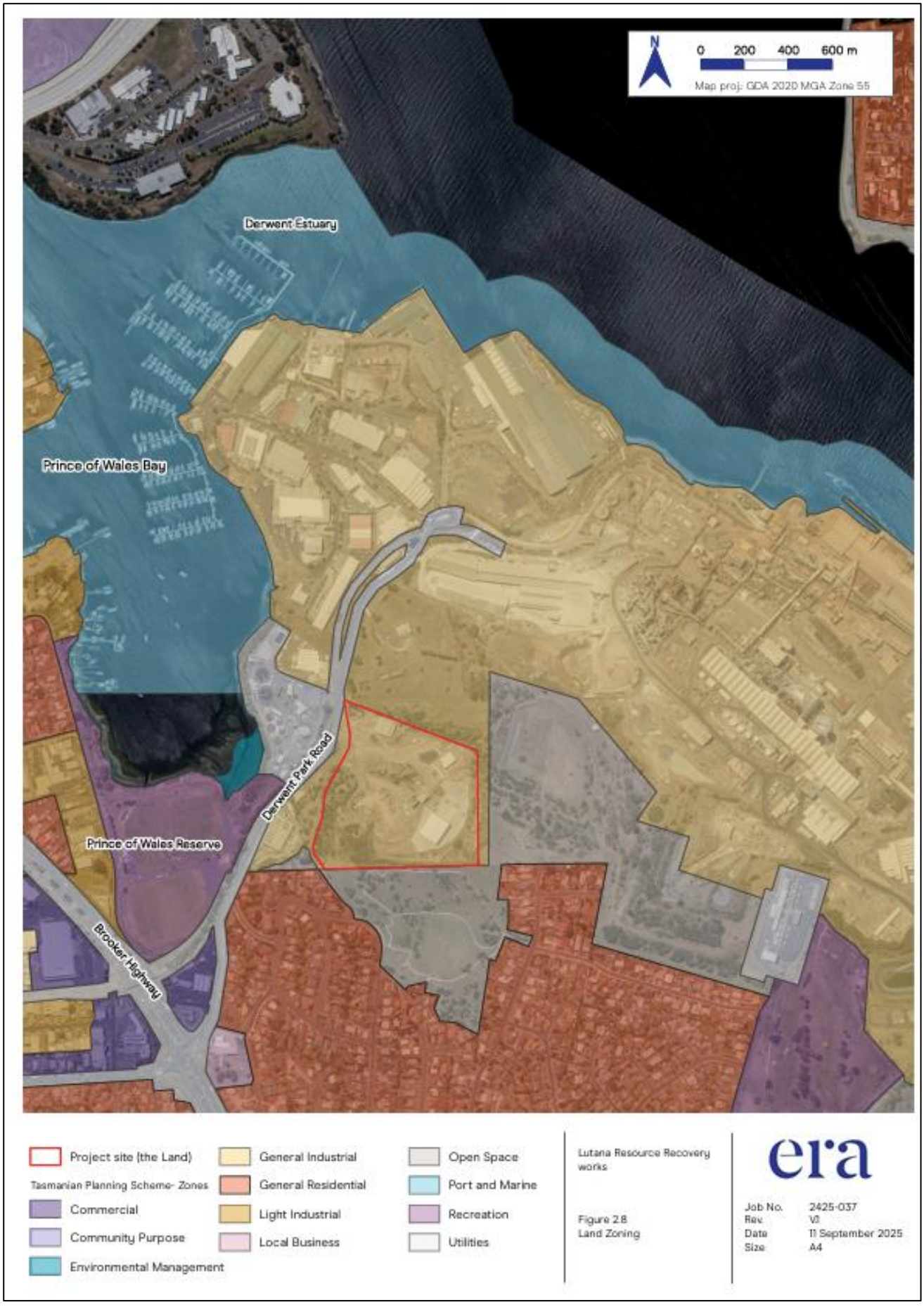

Figure 3: Surrounding land zoning (Figure 2.8 of the EER).

2 Project Rationale and Alternatives

According to the EER, the proposal has been developed to address pressures on Southern Tasmania's waste management system by recovering useable resources to progress the circular economy and diverting materials from landfill. The EER states the key drivers for the project include:

- Operational efficiency – consolidating resource recovery functions within a single, modernised facility that reduces double-handling and transport costs.
- Regulatory compliance – ensuring operations align with EPA and planning obligations, particularly around State and Commonwealth government landfill diversion targets (e.g. 80% diversion target from landfill in Tasmania by 2030).
- Environmental benefit – reducing greenhouse gas emissions and leachate generation associated with landfilling, supporting circular economy principles.
- Community benefit – providing improved infrastructure that supports household and commercial recycling, enhances recovery rates, and generates local employment opportunities.

A range of alternatives were evaluated during project planning (see section 2.2.2 of the EER). These included outsourcing recovery functions to private operators and continuing to rely on existing waste transfer and disposal facilities. However, existing facilities are ageing and lack capacity and ability to process future waste streams. A new, purpose-built waste recovery facility at a remote location was also considered, however this was seen to be less accessible by councils, recyclers and the workforce, while also requiring upfront capital investment and ongoing operational resourcing.

While the project requires some investment, it is stated in the EER that this project provides long-term cost efficiency, environmental gains and enhanced recovery outcomes, as well as regulatory certainty compared with alternatives that either defer the problem or transfer it outside of community (via Council) control.

If this proposal did not proceed, recoverable waste which could otherwise be utilised may continue to be transferred to landfill. This could result in continued and increasing pressures on existing landfill operations and less utilisation of recoverable materials to support the circular economy.

3 Public and Agency Consultation

No public submissions were received during the public consultation period.

During the assessment process, the proposal was also referred to several government agencies with an interest in the proposal. Comments were received from the following:

- Conservation Assessments, Natural Resources and Environment Tasmania
- Waste Levy and Data, Natural Resources and Environment Tasmania
- Public Health Services, Department of Health
- TasWater
- Glenorchy City Council

4 Evaluation of Key Environmental Issues

Three key environmental issues were identified for detailed evaluation in this report:

- Air quality
- Water quality
- Noise emissions

These issues are discussed in the following subsections.

4.1 Air quality

4.1.1 Potential impacts

The project has the potential to generate air emissions from a range of sources, including dust, fines and particulate matter from shredding and stockpiling of certain materials, and odour from handling and storage of general municipal waste and Food Organics and Garden Organics (FOGO).

The closest sensitive receptors are located to the southwest of the site, only 15m from the southern boundary (see Figure 1). The next closest cluster of sensitive receptors are 40 m from the boundary to the south-east. The winds are predominantly northerly and northwesterly, often blowing in the direction of the closest sensitive receptors.

Dust, Particulates and Fines

The majority of material is received and sorted in the main depot building, which is enclosed on three sides with large entrance roller doors on the fourth side; the EER concludes that the receival, sorting and handling of the majority of materials is not expected to pose a significant risk of producing problematic airborne particulate matter.

The EER proposes one mobile shredder which will be moved as needed, between two outdoor locations (see Figure 2), or used inside the depot building for mattresses. Both outdoor shredding locations and the depot building are over 100m from the nearest sensitive receptors, with the southern quarry wall rising above the floor to ~20m providing a natural barrier.

Shredding and stockpiling of processed materials has the potential to generate airborne particulate matter. The risk of generation and dispersal of airborne particulates depends on the type and target size of material to be processed and stockpiled, and the use of mitigation measures to limit dispersal from the source.

Rubber from tyres and other rubber products, foam (mattresses), rigid plastic, dry timber and plasterboard will be shredded to a target size of 100 – 250mm. The EER states that rubber, foam (mattresses) and plastic materials have the potential to generate minor amounts of fine particles or airborne dust. Dry timber and plasterboard have the highest risk of generating visible airborne particles, due to the fragile and lightweight nature of the shredded material. No large metal appliances or materials that would generate shredder floc are proposed to be shredded.

The majority of the project site and the main transport areas are sealed, so vehicle movements are likely to generate only small amounts of dust.

The air emissions assessment and the EER provide a range of mitigation measures for both shredding and stockpiling, including not shredding in high winds and using water sprayers to minimise generation and dispersal of airborne particles. The air emissions report (EER - Appendix B) states that with the mitigation measures proposed, shredded material will not reach the site boundary and dust levels are not expected to cause a nuisance to nearby residents.

Odour

General municipal waste and FOGO, include a range of materials which are likely to be odorous when received at the site. The handling and storage of these waste types potentially increases the odour generated, due to the turnover and breakdown of organic material over time. Small volumes of municipal waste are already accepted at the site. However, increased volumes of municipal waste and the addition of FOGO increase the potential for odour impacts to sensitive receptors.

The majority of material, including odourous materials (general municipal waste and FOGO) is received and sorted in the main depot building, limiting the potential for odour release into the local airshed. The depot building has large fast acting roller doors facing northwest which may be open at times during operation. The general municipal waste and FOGO is proposed to only be stored for 2 days before transfer offsite, which will reduce the potential for odour release.

Air dispersion modelling was conducted to predict the concentration of odour in the surrounding area, and the potential impact on nearby residents. The modelling was run for a 1-year weather period in 2020, and assumed that odorous waste is stored within the depot building for no more than 2 days as proposed in the EER. Modelling odour beyond 2 days onsite was not required as the EER states that extra trucks can be deployed to ensure odorous material is removed. Additionally, the modelling assumed that the main depot building doors would be open, and the depot full of material with a similar odour emissions rate to general municipal waste, when other non-odorous wastes are likely to be within the main depot building during normal operations. Therefore, the air emissions report and EER state that modelling was conservative.

The results showed that the modelled odour levels were expected to be no more than 0.7 OU at the site boundary and 0.3 OU at the nearest sensitive receptors.

4.1.2 Management measures

Dust, Particulates and Fines

The EER states that materials will be shredded down to the target size of 100 – 250 mm. The EER also outlines the types of materials proposed to be received and shredded, including that only rigid plastics such as old wheelie bins and HDPE pipe will be shredded, rather than lighter more frangible plastics and 'soft' plastics.

The EER states the following management measures will be applied:

- No shredding will be undertaken when wind speed reaches 20 km/h at the onsite weather station.
- The shredder will be equipped with water sprays.
- Any stockpiled material (e.g. shredded plaster) stored outdoors will be wet down as required to prevent wind-blown particulates.
- Sealed hardstand areas will be maintained and cleaned regularly to minimise the potential for dust generation.
- Landscaping and vegetation will be maintained site-wide to minimise windblown erosion.
- Vehicles carrying loads with potential to generate airborne particulates entering or exiting the site will be covered.
- Visual monitoring of the site will be undertaken by the site manager daily, with any activity causing excessive or potentially nuisance dust or other particulate matter (as determined by the site manager) to be paused until wind intensity or direction changes, or adequate mitigation is applied.

The EER states that stockpiles of processed materials will be stored in moveable concrete block bays or stockpiled outside of the wind if available. Stockpiles will also be watered down (using on site hoses) or covered as required.

The EER states that hardstand areas will be regularly swept and maintained, and particulates generated by the shredding process will be swept up and disposed of accordingly in the general municipal waste collection stream.

Odour

The EER states that General municipal waste and FOGO will only be received and stockpiled inside the main depot building, and will not be stored for longer than 2 days before transfer offsite.

The EER does not propose further management measures to address odour impacts.

4.1.3 Public and agency comment and responses

No public or agency comments were received in relation to air quality.

4.1.4 Evaluation

Dust, Particulates and Fines

The EPA Air Specialist has advised that the likelihood of the activity causing environmental nuisance or harm due to atmospheric emissions is considered low, provided the proposed management and mitigation measures described above are followed. The conditions below include standard conditions and specific measures that support the proposed management measures to further reduce the low risk of the proposal causing environmental nuisance or harm.

Condition **OP5** is imposed to limit the material types able to be processed to those assessed, ensuring that other materials, such as soft plastics, which may result in unknown impacts to air quality cannot be shredded.

Condition **A2** requires that particulate, fines and dust emissions from within the activity area must be controlled to the extent necessary to prevent environmental nuisance beyond the boundary of the Activity Area. To control particulate emissions from shredding machinery, which is the key source of potential particulate emissions, condition **A3** requires measures proposed in the EER to be implemented. **A3(1.1)** requires fixed water sprayers to be installed on shredding machinery and **A3(1.2)** requires that shredding not be undertaken when wind speed reaches or exceeds 20km/hr as measured at the site. The condition includes discretion to enable the Director to require use of other control methods, to ensure adherence with best practice and provide operational flexibility.

The management measures stated in the EER, and the emissions assessment conclude that shredded material will not reach the site boundary, provided mitigation measures are followed. Condition **OP5**, **A2** and **A3** collectively reduce the potential impacts of airborne particles resulting from shredding of materials and in particular, address the higher risk of dry timber and plasterboard generating airborne particles, by ensuring that these lighter particles are wet down as they are generated. Based on the information presented and the conditions imposed, shredding is unlikely to result in environmental nuisance or harm outside the boundary.

The risk of generation and dispersal of airborne particulates from stockpiles is managed by conditions **A2** and **OP8**, as well as proponent management measures. **OP8** ensures that waste is only to be stored or stockpiled on sealed hardstand areas limiting the available area for stockpiles. The proponent management measure *Air Quality MM4* states that stockpiles will be managed according to the risk of the materials and will be stored in moveable concrete block bays or skip bins, and wet down as required to prevent wind-blown particulates.

Standard condition **A1** requires the covering of vehicles carrying loads which may blow or spill upon leaving the Activity Area.

Odour management

Approximately 22,500 tonnes of general municipal waste material and 3,600 tonnes of food and organics waste (FOGO) will be received per year. These materials have a strong odour potential, but only represent a portion of the 90,000 tonnes of total material received each year. It is noted that small volumes of municipal waste are already received and that no odour complaints have been recorded for the existing activity in the last 5 years.

The results of the air dispersion modelling indicate that odour emissions will not exceed 0.7 odour units (OU) at the boundary of the facility, and will be compliant with the Tasmanian *Air Environment Protection Policy (Air Quality) 2004*, which prescribes a limit of 2 OU at the boundary of a facility.

The odour level at the closest sensitive receptors, which are very close to the site boundary, is modelled to be 0.3 OU, and therefore odour is not expected to cause environmental nuisance at sensitive receptors.

To ensure that odour dispersal is minimised in line with the modelling predictions, condition **A5** ensures that potentially odorous materials are stored in the main depot building indoors and must not be held for longer than 48 hours. Condition **A4** is a standard condition requiring odour management measures to be instituted as necessary to prevent odour causing environmental nuisance beyond the boundary of the Activity Area.

If the conditions and proposed management measures imposed are followed, it is unlikely that odour will exceed the limits at the boundary or cause nuisance to sensitive receptors, as indicated by the modelling.

4.1.5 Conditions

The proponent will be required to comply with the following conditions:

A1 Covering of vehicles

A2 Control of particulate, fines and dust emissions

A3 Control of particulate, fines and dust emissions from shredding machinery

A4 Odour management

A5 Odorous material management

OP5 Waste types permitted to be shredded

OP8 Stockpile management and storage areas

4.2 Water quality

4.2.1 Potential impacts

The Derwent Estuary (Prince of Wales Bay) is located approximately 150m to the west of the site (see Figure 1). The applicable Protected Environmental Values and Water Quality Objectives are described in the EER. The geology of the site is predominantly dolerite, and test pits have identified groundwater at 0.45 – 0.8m below ground level.

The proposed activity has the potential to impact nearby waterways through:

- Water from washing down the depot building complex, which may contain litter pieces, especially from outdoor shredding, microplastics, nutrients, suspended solids, organics, heavy metals and various hydrocarbons;
- Stormwater running through the site, collecting sediment (especially from stockpiled material), spilt/windblown waste debris from loading and unloading of waste streams and from shredding, and incidental hydrocarbons from machinery.

No liquid waste deliveries will be accepted to the site. The EIS further states that no leachate will be produced by waste streams in the short time-frame they are handled. However, small puddles of liquid may be generated by waste held in the depot building prior to processing. There is also the potential for received e-waste to produce leachate containing trace heavy metals, if stored for any period of time.

The site is predominantly hardstand (concrete), with compacted gravel on the floor of the disused quarry. Going forward, it is proposed that only the sealed areas within the site will be used for waste reception, transfer and recycling. Additionally, only inert materials will be stored in the open air, limiting the potential for entrained pollutants in stormwater.

For the capture of washdown water from the internal depot, including the truck drive through area, a drainage capture system has been previously installed (see Appendix A to EER for detail). This system includes a 600L concrete sump that is then pumped to an underground 8,000L fibreglass reinforced plastic storage tank. Further, drainage pits in each corner of the depot floor are fitted with litter collection baskets and drain to the tank. There is a detection system to notify when the tank is nearly full. The tank will be pumped to a vac truck on an as-needs basis and delivered to a licenced wastewater disposal facility.

The existing stormwater management system (see Figure 2 above) was upgraded in 2024, encompassing the sealed areas which include the new depot building, storage bays and office. The system includes buried drainage pipes and swales, directing stormwater towards a culvert through several grated pits, a separator system to remove sediments, and a filter cartridge ('Jellyfish') system to remove various pollutants including hydrocarbons, suspended solids and particulate bound pollutants. After the filter cartridge, the system discharges to a retention basin designed to contain a 1 in 20 year storm event (5% Annual Exceedance Probability (AEP)) with a maximum capacity of 600kL, and to carry water in a 1 in 100 year event (1%

AEP)). From the retention basin, water is discharged to the local stormwater network and ultimately to the Derwent Estuary. The proposal does not include any changes to the existing system.

Due to the sealed nature of the site and the water collection systems, it is anticipated that there will be no impact on groundwater from the proposal.

There is also a risk to the environment from accidental spills of hazardous chemicals, or contaminated water resulting from firefighting, should there be a fire on the site.

4.2.2 Management measures

The EER specifies the following management measures to be applied for the proposal:

- Existing and ongoing 100% containment of washdown water within the depot building by a sump, which will then be pumped to a storage tank (new leak-tested FRP tank) for collection and disposal by a vac truck to a licenced disposal facility under a trade waste agreement.
- Existing indicators fitted to the storage tank to alert site operators when it is reaching capacity, and a warning light in the depot building also activated when nearing capacity.
- Existing and ongoing collection of all stormwater from the site, treatment via separator and filter systems, prior to discharge into the offsite stormwater network.
- Stormwater drains, swales, the installed separator and filter systems, and the retention pond will be inspected on a monthly basis to ensure system integrity is maintained, and any issues rectified.
- Sweeping of hardstand areas as needed to remove fragments and litter from shredding process.
- The installed separator and filter systems will be serviced in line with manufacturer requirements, not exceeding 6 months between services as a maximum.
- Monitoring procedures for operational environmental controls will be documented in an Operation Environmental Management Plan (OEMP) and implemented during the operational phase, including as a minimum:
    - Daily visual monitoring of waste and visible water quality issues (including high sediment loads or surface sheen) during periods of high rainfall.
    - Annual audits of all environmental management measures, mitigation, and monitoring requirements. Any non-conformance identified during inspections and audits will be documented, investigated, and resolved. Audits will be made available to the EPA on request. Any non-conformance or incident with the potential for serious or material environmental harm will be reported to the Director, EPA within 24 hours.
- Water quality monitoring will be undertaken quarterly at the retention pond and if available at an upstream site (to be determined) in the first two years of operation to ensure the stormwater management system is working effectively.

  Duplicate samples will be collected and tested for the following parameters, which are generally useful indicators of overall stormwater quality, as referenced in the State Stormwater Strategy (DPIPWE, 2010):

    - Total suspended solids (TSS)
    - Electrical conductivity
    - pH
    - Total phosphorus
    - Total nitrogen

  The results will be reviewed by a suitably qualified person to identify any trends over time, including the potential for environmental impact.

  The key performance indicator for the treated stormwater will be set at 30 mg/L for TSS, as set by the EPA *Quarry Code of Practice 2017*.

  If the TSS performance indicator is breached, a review of the efficacy of the stormwater management system will be undertaken and improvements made as required, including servicing of any filters.

4.2.3 Public and agency comment and responses

No public representations or agency comments were received relating to water management.

4.2.4 Evaluation

The collection of waste from washing down the depot building, with disposal offsite to a facility licensed to receive industrial wastewater, is considered sufficient to manage the risk of contaminants from sorting waste. The Water Specialist has advised that, considering that no liquid waste will be received and the primary leachate source will be FOGO waste processing, the proposed washdown wastewater collection system with its regular checks for holding capacity is considered satisfactory. Condition **WW2** requires that all washdown water and uncontained liquids within the depot area be directed to the depot washdown water collection system; and discharged to an authorised industrial wastewater disposal facility.

As prescribed under standard condition **SW1,** polluted stormwater that will be discharged from the Activity Area must be collected and treated prior to discharge; this will be addressed by the existing system which collects all stormwater flowing within and running through the site, other than within the roofed depot building, and directs it to a series of treatments including separation, filtration and retention. This includes areas around the shredders, where there are likely to be fragments and fines from shredded material even after sweeping as per proposed management measures. The commitment to undertake regular sweeping should be included in the Operational Environment Management Plan required under condition **G13**.

The EPA Water Specialist has advised that the proposed system is considered likely to be sufficient to manage the potential impacts, particularly with regular monitoring to assess system efficiency. The Water Specialist has further advised that maintenance of the jellyfish filter system may need to be more frequent than manufacturer requirements, and should be evaluated based on the results of monthly inspections. An Operational Manual will be prepared for the site which would be expected to address maintenance and inspection issues based on the experience of the operator. Condition **OP4** specifies the requirements for an Operational Procedures and Maintenance Manual.

To ensure adequate performance of the treatments in the stormwater management system, quarterly monitoring of water within the site retention ponds is stipulated under condition **M2**, in accordance with the management measure proposed in the EER. Methodology for taking and processing samples is prescribed in standard condition **M1**. The daily visual monitoring and audits proposed in the EER will be captured through the Operation Environmental Management Plan; standard condition **G13** requires the preparation and implementation of this plan.

The EER states that containment of firewater will be included in an Operation Environmental Management Plan. However, the existing site system would potentially not be sufficient to contain contaminated wastewater from firefighting due to the quantity of water and chemicals which may be involved and so measures such as emergency bunding may be required. To ensure wastewater from firefighting is adequately contained, standard condition **WW1** requires that any such wastewater be managed to prevent the discharge of pollutants beyond boundary of the Activity Area. This condition is supported by condition **FM2** which requires preparation of a fire management plan, including a procedure for the containment and management of fire water runoff. Containment of hazardous materials to avoid water contamination is addressed by standard conditions **H1, H2** and **H3** (see Section 5).

4.2.5 Conditions

The proponent will be required to comply with the following conditions:

FM2 Fire management plan

M1 Samples and measures for monitoring purposes

M2 Monitoring requirements

OP4 Operational Procedures and Maintenance Manual

SW1 Stormwater

WW1 Firefighting wastewater

WW2 Washdown water management

4.3 Noise emissions

4.3.1 Potential impacts

There are a range of commercial and industrial noise sources nearby the site, including traffic noise from the Brooker Highway and local roads. These sources contribute to high existing ambient (total) noise levels, some of which, as stated in the EER, already exceed the acoustic indicator levels specified in the Tasmanian *Environment Protection Policy (Noise) 2009* for potential health effects at noise sensitive premises (NSPs).

The proposal includes existing and new noise sources which have potential to impact NSPs. The existing noise sources include permanent fixtures, such as exhaust fans in the main depot building, as well as machinery, such as an excavator, telehandler and wheel loader. Heavy vehicle movements during the day are expected to slightly increase from the existing operation and result in a total of two movements per hour, being one truck delivering and leaving. The shredder will be the only new noise generating equipment.

There is no proposed change to the facility's current operating hours, which are stated to be 5:00 am-4:00 pm Monday to Friday, 6:00 am-12:00 pm on Saturday, and 5:00 am-1:30 pm on public holidays. Operation of the shredder will be limited to 7:00 am-4:00 pm Monday to Friday, and 8:00 am-11:00 am on Saturday, with no shredding on public holidays.

There has been one noise complaint in the last 5 years. This was related to short term construction works and therefore not an ongoing issue.

To determine if noise from the proposal would impact NSPs, the noise emissions report (EER - Appendix B) adopted noise criteria for the project of background (L_{90}) plus 5 dB(A). This is a commonly used measure to determine if noise from industrial facilities is likely to cause nuisance. This is because additional noise generated by an activity that is less than 5 dB(A) higher than the existing background noise level is considered unlikely to significantly affect the amenity of NSPs.

Background noise levels were determined by utilising noise logging data from a previous noise study undertaken for the waste transfer station in 2023 (see EER - Appendix B). Using the background noise monitoring data, the following noise limits were set for the NSPs using the lowest measured background L_{90} + 5 dB(A) criteria:

Morning (5am to 7am): 37.89 + 5 = 42.8 dB(A)

Daytime (7am to 6pm): 41.89 + 5 = 46.8 dB(A)

Table 2 - Noise producing equipment and sound power levels (Table 3-1 of the EER).

Location	Equipment	Quantity	New or existing	Height above ground level (m)	Sound power level $L_{eq,10min}$ dB(A)
S01	15T Excavator	1	Existing	1.5	82.5
S02	Komatsu WA180 Wheel Loader	1	Existing	1.5	92.7
S03	Telehandler	1	Existing	1.5	82.5
S04	Waste Collection Trucks (Incoming)	2	Existing	1.5	61.0
S05	Semi-Trailers (Outgoing)	1	Existing	1.5	61.0
S06	Roof Mounted Fan	6	Existing	9.6	88.3
S07	Wall Mounted Fan	4	Existing	2.0	100.1
S10	Komptech Terminator 6000S Shredder	1	New	2.0	109.2

The equipment and sound power levels in Table 2 were used to model the potential noise levels generated by the facility at a variety of sensitive receptor locations, as shown in Figure 4 below.

Three different scenarios were modelled:

- Scenario 1: A base case scenario with trucks collecting and unloading waste, an excavator operating within the depot, and a telehandler and front-end loader operating between the depot and stockpile areas. ·
- Scenario 2A: Scenario 1 + Operation of shredder (equipment item S10) at Shredder Operation Area 'A'10
- Scenario 2B: Scenario 1 + Operation of shredder (equipment item S10) at Shredder Operation Area 'B'

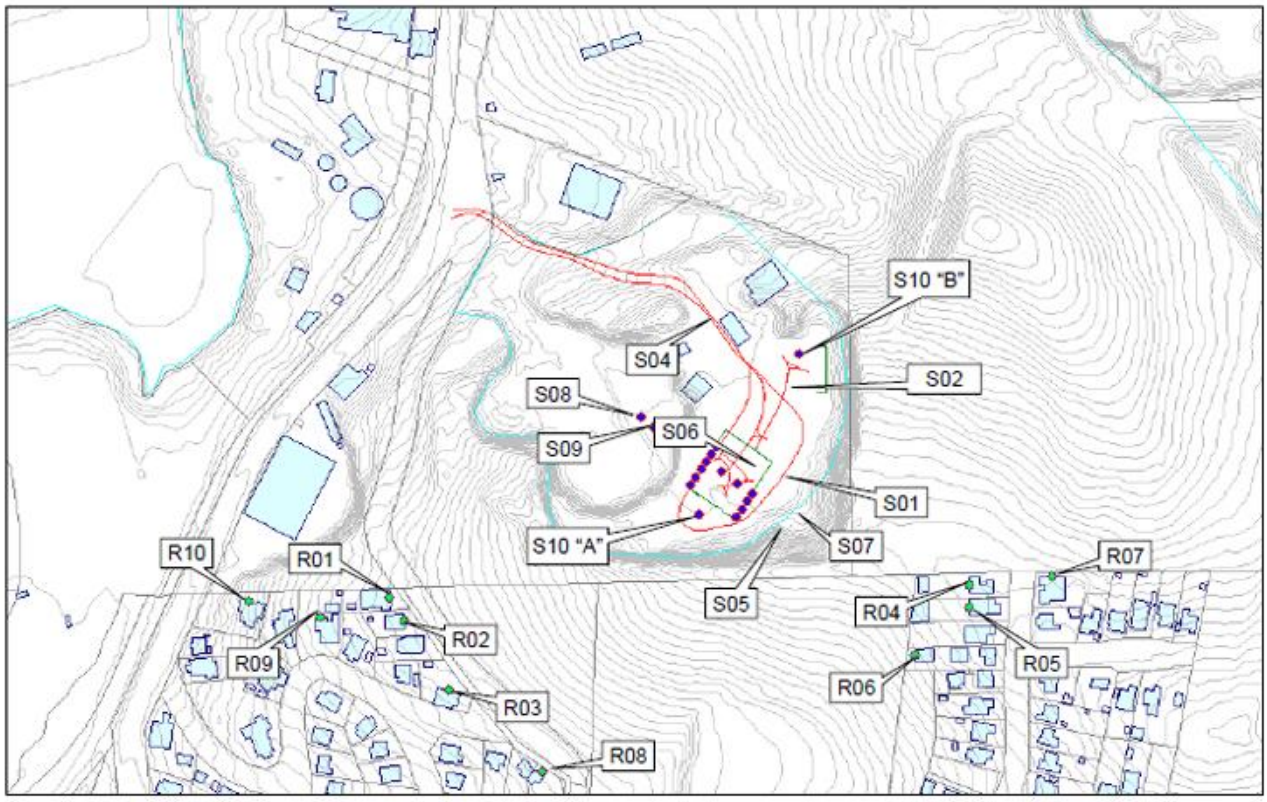

Figure 4: Noise generating equipment locations and sensitive receiver locations. (Figure 3-5 of the EER).

Table 3: Predicted (L_{eq}) 10 min noise levels at nearest sensitive receptors in dB(A). (Table 3-2 of the EER).

Note: low frequency noise adjustment applied to Scenario 1 but not Scenarios 2A and 2B, because the shredders contribute more high frequency than low frequency noise.

Receiver		Scenario 1	Scenario 2A	Scenario 2B
R01	144 Bowen Rd	38.0	36.0	34.6
R02	142 Bowen Rd	38.0	35.9	34.9
R03	138 Bowen Rd	35.8	33.9	33.2
R04	116 Lennox Ave	42.2	38.9	37.8
R05	114 Lennox Ave	40.1	36.5	36.0
R06	110 Lennox Ave	40.7	37.0	36.4
R07	145 Lennox Ave	38.5	39.5	39.4
R08	132 Bowen Rd	29.0	32.7	30.6
R09	8 Cox Ave	32.9	31.5	29.4
R10	125 Derwent Park Rd	32.9	30.7	29.6

The predicted (L_{eq}) 10 min noise levels (dB(A)) at the nearest sensitive receptors for each modelled scenario are outlined above in Table 3 (Table 3-2 of the EER).

The two scenarios considering the operation of the shredder were predicted to generate similar noise levels at sensitive receptors, with the highest noise level from these scenarios predicted as 38.9 dB(A) at R04. R04 also experiences the highest noise level for Scenario 1 of 42.2 dB(A), noting that Scenario 1 essentially represents the existing operation but with low frequency adjustment applied.

The EER states additional noise from the Project has the potential to increase the ambient (total) noise by up to around 1dB(A) on weekday and Saturday mornings (before 7am).

4.3.2 Management measures

The EER specifies the following management measures to be applied for the proposal:

- All fixed and mobile plant will be maintained in good order and regularly serviced, including noise control devices such as mufflers.
- Speed limits will be set at 20 km/h within the Project Site.
- All site-based vehicles will be fitted with reversing alarms using a broadband tonality.
- A noise reducing strip will be fitted to the main loader bucket to minimise impact noises.

4.3.3 Public and agency comment and responses

No public or agency comments were received regarding noise emissions.

4.3.4 Evaluation

The only changes to noise emissions from the existing operation are a slight increase in the frequency of truck movements, and the operation of the shredder, which is the only significant new noise source. Based on modelling results, it is considered these are unlikely to be distinguishable from the existing ambient (total) noise, and therefore unlikely to significantly impact the amenity of NSPs.

There is no proposed change to the facility's current operating hours. Operation of the shredder will be limited to 7:00 am to 4:00 pm from Monday to Friday, and 8:00 am to 11:00 am on Saturday, but not on public holidays. Condition **OP1** prescribes permitted operational hours, including limited hours for the operation of the shredder.

The modelled noise emissions are within the EPA's standard limit for industrial activities at NSPs of 45 dB(A) during daytime hours, while the noise limits proposed in the noise emissions report in the EER align with the standard criteria (background + 5dB(A) for determining nuisance/intrusive noise. The results of the modelling show that neither the morning nor daytime noise limits proposed are likely to be exceeded at the nearest sensitive receptors for each modelled scenario. Therefore, noise from the proposed changes to the activity are unlikely to be distinguishable from the existing ambient (total) noise at NSPs, and therefore unlikely to cause nuisance.

Condition **N1** imposes background noise + 5dB(A) as the noise limit for the activity, and ensures that site noise that is audible at NSPs, does not exceed the existing background noise level by more than 5 dB(A), consistent with the modelled noise emissions.

Due to the proximity of sensitive receptors, condition **N2** requires a noise survey to be undertaken if there are any substantial changes in the activity (beyond this proposal) which are likely to alter the noise emissions, or if the Director is of the opinion that a survey is required. This will also provide opportunity to verify that operational noise is consistent with the modelled noise levels if complaints arise.. Condition **N3** details noise survey requirements and requires reporting of the noise survey results to the Director, should a noise survey be needed. Where a noise survey identifies any exceedances of **N1**, the noise survey report must provide measures to manage noise (**N3(5)**).

Provided the activity complies with imposed conditions, it is considered the potential environmental risks from noise can be adequately managed to ensure environmental nuisance is not caused at the nearby sensitive receptors.

4.3.5 Conditions

The proponent will be required to comply with the following conditions:

OP1 Hours of operation

N1 Noise emission limits

N2 Noise survey requirements

N3 Noise survey method and reporting requirements

5 Environmental conditions

In addition to the key issues, the following environmental issues are considered relevant to the proposal:

- Waste management
- Fire management
- Hazardous substances
- Natural Values
- Weed Management

These issues do not warrant detailed evaluation because the risks can be managed by standard conditions, standard industry practices and through operational management measures and plans.

Waste management

While the activity handles significant quantities of waste, it recovers some waste materials and generates very little new waste and is well equipped to deal with waste storage and transfer. An operational environmental management plan (condition **G13**) will provide an overview of management measures to ensure operations at the site will not cause environmental harm or nuisance. This will be supported by an operational procedures and maintenance manual (condition **OP4**) providing detailed information on procedures that should be undertaken by staff managing wastes for collection, storage, processing and transfer.

Additionally, there is a suite of standard waste management conditions imposed, including **G9** and **G10** which outline the permitted and non-permitted waste types. Condition **OP6** ensures that waste delivered to the site is screened for non-permitted waste. Condition **OP7** defines the total quantities of different wastes allowed to be stored in the activity area to address the risks associated with large volumes of materials in the operational area. Condition **OP8** requires waste to be stored on hardstand or concreted areas, concrete bays, covered containers or inside the purpose-built depot shed and in accordance with the document *Fire safety in waste management facilities* issued by the Australasian Fire and Emergency Service Authorities Council Limited.
The EER states that the lower quarry area will be used for storage of empty customer skip bins and SWS assets and equipment that do not form part of the project. Litter which may be generated as part of normal operations must be controlled according to condition **OP9** to minimise escape from the activity area.

Fire management

The existing site infrastructure and waste management procedures will assist in reducing the risk of fires. To mitigate the potential risk of fires from higher risk materials such as tyres, condition **OP7** limits the quantity of tyres able to be stored at any one time, and ensures tyres are stored in accordance with the *Approved Management Method for the Storage and Reuse of Waste Tyres* (2021), *EPA Tasmania.* EER also states other industry standards will be used to ensure best practice fire management on site.

Standard condition **FM1** stipulates measures for managing fire risk and condition **FM2** requires a fire management plan to be submitted and approved by the Director within 3 months of activity approval. The fire management plan requires a wholistic assessment of fire risk, mitigation and contingency measures.

Hazardous substances

The potential risks from hazardous substances will be limited by the type of materials allowed to be accepted, stored and processed on site, and by standard conditions **H1**, **H2**, **H3** and **H4** which require measures such as bunding and spill kits appropriate to the volume of material stored. The EER states incident response, clean-up measures, reporting and notification procedures for equipment breakdowns and accidental releases will be incorporated into the Operational EMP.

Natural Values and weed management

There are unlikely to be significant impacts to natural values due to the highly urbanised nature of the brownfield project site and surrounds. Additionally, all major infrastructure required for the proposal is already constructed.

There are records of a grey goshawk (*Tachyspiza novaehollandiae*) and a white-bellied sea eagle (*Icthyophaga leucogaster*) within the site surrounds. However, the closest identified raptor nest is approximately 2.1km away, and as the site is already operational as a waste transfer station, it is concluded that the additional waste processing will not result in new impacts to these species. The EER acknowledges that avifauna, including raptor species, could interact with the site to scavenge or predate on vermin species attracted to the site.

Weeds, pests and pathogens are discussed in section 3.5 of the EER and will be actively managed. Condition **OP10** requires the site to be kept substantially free of weeds. The key areas for transport and stockpiling of products on the site are sealed, which minimises the risk of weeds being spread through the transport of products from the activity area.

Table 4 lists all conditions imposed on the activity, including both key and non-key issues. Full conditions are provided in Appendix 2.

Table 4: Conditions imposed on the activity (PCE no. 12204)

Condition No. and heading	Purpose of Condition(s)	Comment
Maximum quantities		
Q1 Regulatory limits	To specify the maximum production limit.	Standard condition Reflects proposed limits
General		
G1 Activity Area	To limit the footprint of the activity.	Standard condition
G2 Access to and awareness of conditions and associated documents	To require a copy of conditions to be kept available to those operating the activity.	Standard condition
G3 Incident response	To require the person responsible to take action to minimise environmental harm if an incident occurs.	Standard condition
G4 Proposed change to activity	To ensure the EPA is notified of any changes to the activity that may cause environmental harm, to assist regulation of the activity.	Standard condition
G5 Change of responsibility	To ensure the EPA is aware of changes to the person responsible for environmental management of the activity.	Standard condition
G6 Change of ownership	To ensure the EPA is aware of a change of ownership to the property on which the activity occurs.	Standard condition
G7 Notification prior to commencement	To ensure the EPA is notified prior to commencement of operations.	Standard condition
G8 Complaints register	To ensure complaints are recorded and available as an indicator to the EPA of potential nuisance.	Standard condition
G9 Permitted waste types	To specify the waste types allowed to be accepted within the Activity Area.	Standard condition
G10 Non-permitted waste types	To specify the waste types not allowed to be accepted within the Activity Area.	Standard condition
G11 Annual Environmental Review	To require the submission of a publicly available Annual Environmental Review to inform the Director	Standard condition

Condition No. and heading	Purpose of Condition(s)	Comment
	and the public of the environmental performance of the activity.	
G12 Amendment of required plans and reports	To allow the Director to resolve any deficiencies associated with plans and reports required by these conditions.	Standard condition (not in previous permit)
G13 Environmental Management Plan - Operations	To require submission of a plan for managing environmental impacts arising from the ongoing operation of the activity over the next 5 years.	Standard condition
Air		
A1 Covering of vehicles	To prevent the escape of materials from vehicles when they leave the activity area or travel on public roads.	Standard condition
A2 Control of particulates, fines and dust emissions	To require management of particulates, fines and dust emissions to prevent environmental nuisance beyond the Activity Area.	Standard condition
A3 Control of particles from shredding machinery	To specify management measures required to control particles from shredding equipment.	Standard condition
A4 Odour Management	To require the person responsible to institute odour management measures as are necessary to prevent odours causing environmental nuisance.	Standard condition
A5 Odourous material management	To require potentially odorous material to be stored indoors in the depot building, and not to stored onsite longer than 48 hours.	Aligns with the measures proposed in the EER to ensure that the key odour sources are managed.
Decommissioning And Rehabilitation		
DC1 Notification of cessation	To ensure the EPA is notified of proposed cessation in a timely way.	Standard condition
DC2 Temporary suspension of activity	To ensure adequate management of the activity and site, should the activity temporarily suspend operations.	Standard condition
DC3 DRP requirement	To ensure appropriate measures to minimise environmental harm are available to be implemented.	Standard Condition
DC4 Rehabilitation following cessation	To require decommissioning and rehabilitation upon cessation.	Standard Condition
Fire Management		
FM1 Fire Management	To ensure the risk of fire onsite is managed.	Standard Condition
FM2 Fire Management plan	To ensure the activity is conducted in accordance with an approved fire management and response plan.	Standard Condition for waste facilities with potentially combustible materials

Condition No. and heading	Purpose of Condition(s)	Comment
Hazardous Substances		
H1 Storage and handling of hazardous materials	To ensure environmentally hazardous substances are stored and handled appropriately, to prevent spills.	Standard Condition
H2 Hazardous materials (< 250 litres)	To ensure environmentally hazardous substances are stored and handled appropriately, to prevent spills.	Standard Condition
H3 Handling of hazardous materials - mobile	To be used in for activities where fuelling of plant equipment is undertaken from a mobile source, eg from a fuel tank on a ute.	Standard Condition
H4 Spill kits	To ensure spill kits are kept onsite in appropriate locations, enabling rapid response to spills of environmentally hazardous substances.	Standard Condition
Monitoring		
M1 Samples and measurements for monitoring purposes	To ensure samples and measurements for monitoring purposes are taken and processed in accordance with accepted standards.	Standard Condition
M2 Monitoring requirements	To outline the monitoring parameters, timing and location.	Standard Condition
Noise Control		
N1 Noise emission limits	To set noise emission limits to minimise potential environmental nuisance and manage noise conditions in accordance with the Environment Protection Policy (Noise) 2009.	Standard Condition
N2 Noise survey requirements	To require a noise survey to ensure that the activity complies with noise emission limits if there are substantially changes to the noise emitted from the activity.	Standard Condition
N3 Noise survey method and reporting requirements	To specify the noise survey method and reporting requirements.	Standard Condition
Operations		
OP1 Hours of operation	To limit the operating hours to ensure the activity does not adversely affect the amenity of surrounding residences or cause environmental nuisance.	Standard Condition
OP2 Signage	To ensure signage conveys important operational and safety information relevant to the activity.	Standard Condition for waste facilities.
OP3 Site Staff	To ensure the Activity Area is attended by people or persons to supervise waste deposition and ensure compliance with these conditions.	Non-standard condition used in waste facilities.
OP4 Operational Procedures and Maintenance Manual	To ensure that operational procedures and maintenance is clearly documented and provided for staff.	Standard Condition in waste facilities where operational procedures are critical

Condition No. and heading	Purpose of Condition(s)	Comment
		to preventing environmental damage.
OP5 Waste types permitted to be shredded	To outline the specific wastes allowed to be shredded within the Activity Area.	Ensures only materials that have been assessed can be shredded.
OP6 Waste screening	To ensure waste is screened for contamination with non-permitted waste that could cause environmental nuisance or harm.	Non-standard condition
OP7 Storage of waste	To prescribe limits for waste types stored within the Activity Area to avoid excess stockpiling.	Standard condition for waste facilities.
OP8 Stockpile management and storage areas	To ensure waste is stockpiled in defined areas and according to best practice.	Non-standard condition
OP9 Litter management	To ensure litter is managed and collected to control the escape of litter from the Activity Area.	Non-standard condition
OP10 Weed management	To ensure the spread of weeds to and from the Activity Area is minimised.	Standard condition
Stormwater Management		
SW1 Stormwater	To ensure that stormwater that will be discharged from Activity Area must be collected and treated prior to discharge.	Standard condition
Wastewater Management		
WW1 Firefighting wastewater	To ensure the management of contaminated wastewater arising from firefighting within the footprint of the activity.	Standard condition
WW2 Washdown water management	To ensure washdown water from the waste depot shed is directed to the collection system and discharged to an authorised industrial wastewater disposal facility.	Non-standard condition

6 Report Conclusions

This assessment has been based on the information provided by the proponent, Southern Waste Solutions, in the permit application and the case for assessment (the EER).

This report incorporates specialist advice provided by EPA scientific and regulatory staff, the Department of Natural Resources and Environment Tasmania, and other government agencies. No representations were received by the public.

The proposal has been assessed in the context of the Objectives and Environmental Impact Assessment Principles specified in EMPCA.

It is concluded that the proposal is capable of being managed in an environmentally acceptable manner such that it is unlikely that the RMPS and EMPCS objectives would be compromised, provided that the Permit Conditions - Environmental No. 12204 appended to this report are imposed and duly complied with.

7 Report Approval

Environmental Assessment Report and conclusions, including environmental conditions, adopted:

Amanda Locatelli

DIRECTOR, ENVIRONMENTAL ASSESSMENTS
Acting under delegation from the Board of the Environment Protection Authority

Date: 11 June 2026

8 References

Australasian Fire and Emergency Service Authorities Council (2022) Fire safety in waste management facilities (AFAC Publication No. 3095), AFAC, Melbourne, Australia.

Environment Protection Authority (2021) Approved Management Method for the Storage and Reuse of Waste Tyres - Companion Document' (dated December 2021), Hobart, Tasmania.

Environment Protection Authority (2017) Quarry Code of Practice 3rd Edition, Hobart, Tasmania.

Era Advisory Pty Ltd (2026) Lutana Resource Recovery Facility - Environmental Effects Report (dated 12 February 2026), Hobart, Tasmania. Southern Waste Solutions, Lutana Waste Transfer Station, Lutana Resource Recovery Works - EER.

Pitt & Sherry (2025) Lutana Resource Recovery Centre - Emissions Assessment (dated 5 December 2025), Hobart, Tasmania.

9 Appendices

Appendix 1 Table of proponent management measures

Appendix 2 Permit Conditions Environmental No. 12204

Appendix 1: Table of proposed management measures

Table 5: Proposed management measures (Part D of the EER)

Number	Action	Timing
Various MM 1	An Operational Environmental Management Plan (OEMP), capturing all relevant operational phase management measures as set out in the EER (and any resulting approval conditions) will be prepared and made available to the EPA upon request.	Operation
Various MM 2	An online complaints register and contact phone number will continue to be maintained to capture any complaints received from the public. Complaints will be actioned, the complainant notified and a record kept of the resolution.	Operation
Air Quality MM 1	No shredding will be undertaken when wind speed reaches 20 km/h at the onsite weather station.	Operation
Air Quality MM 2	Sealed hardstand areas will be maintained and cleaned regularly to minimise the potential for dust generation.	Operation
Air Quality MM 3	Vehicles carry loads with potential to generate airborne particulates entering or exiting the site will be covered.	Operation
Air Quality MM 4	Any stockpiled material (e.g. shredded plaster) stored outdoors will be wet down as required to prevent windblown particulates.	Operation
Air Quality MM 5	The shredder will be equipped with water sprays.	Operation
Air Quality MM 6	Landscaping and vegetation will be maintained site wide to minimise and wind-blown erosion.	Operation
Water Quality MM 1	Stormwater drains, swales, the installed separator and filter systems, and the retention pond will be inspected on a monthly basis to ensure system integrity is maintained, and any issues rectified.	Operation
Water Quality MM 2	The installed separator and filter systems will be serviced in line with manufacturer's requirements, not exceeding 6 months between services as a maximum.	Operation
Noise MM1	All fixed and mobile plant will be maintained in good order and regularly serviced, including noise control devices such as mufflers.	Operation
Noise MM2	Speed limits will be set at 20 km/h within the Project Site.	Operation
Noise MM3	All site-based vehicles will be fitted with reversing alarms using a broadband tonality.	Operation
Noise MM4	A noise reducing strip will be fitted to the main loader bucket to minimise impact noises.	Operation
Weeds, pests and pathogens MM 1	The Operational Environmental Management Plan (OEMP) will include measures to manage weeds, pests and pathogens at the site including: • Weed control for areas of existing weed infestation at the Project Site. • Pest management protocols to control pests and vermin. • Hygiene protocols including vehicle inspections to ensure vehicles are free of visible dirt or weed	Operation

Number	Action	Timing
	propagules and control measures for material brought onto the site where required.	
Waste MM 1	Waste generated by site operators will be separated into general waste and recyclables and added to the relevant waste and recyclables streams being handled and exported from the Project Site.	Operation
Waste MM 2	Windblown waste will be regularly collected from the Project Site by operational staff patrols of the area, including the Project Site boundary fence.	Operation
Environmentally hazardous substances MM1	Hydrocarbon and chemical spill kits will be stored onsite wherever environmentally hazardous substances are likely to be stored or found incidentally. All spills of dangerous goods or environmentally hazardous materials will be cleaned up immediately and reported to the site supervisor onsite.	Operation
Environmentally hazardous substances MM2	All disposal of dangerous goods and environmentally hazardous materials will be undertaken in accordance with relevant Australian Standards and state regulations, including: • Australian Code for the Transport of Dangerous Goods by Road and Rail (Edition 7.7 2020) • Dangerous Substances (Safe Handling) Act 2005 and associated regulations • Dangerous Goods (Road and Rail Transport) Act 2010 and associated regulations • Work Health and Safety Regulations 2012 Australian Standard AS 1940:2017 The Storage and Handling of Flammable and Combustible Liquids.	Operation
Environmentally hazardous substances MM 3	lean-up measures, reporting and notification procedures for equipment breakdowns and accidental releases will be incorporated into the Operational EMP. This will include incident response in the event of fire, chemical release, or an explosion.	Operation
Decommissioning and rehabilitation MM 1	A final Decommissioning and Rehabilitation Plan will be provided to the Director, EPA for approval within 12 months of the planned cessation of the Project Site as a whole.	Decommissioning
Various MON 1	Monitoring procedures for operational environmental controls will be documented in the OEMP and implemented during the operational phase, including as a minimum: • Daily visual monitoring of waste and visible water quality issues (including high sediment loads or surface sheen) during periods of high rainfall. • Annual audits of all environmental management measures, mitigation, and monitoring requirements. • Any non-conformance identified during inspections and audits will be documented, investigated, and resolved. • Audits will be made available to the EPA on request. Any non-conformance or incident with the potential for serious or material environmental harm will be reported to the Director, EPA within 24 hours.	Operation

Number	Action	Timing
Air Quality MON 1	Visual monitoring of the site will be undertaken by the site manager daily, with any activity causing excessive or potentially nuisance dust or other particulate matter (as determined by the site manager) to be paused until wind intensity or direction changes, or adequate mitigation is applied.	Operation
Water Quality MON 1	Water quality monitoring will be undertaken quarterly at the retention pond and if available an upstream site (to be determined) in the first two years of operation to ensure the stormwater management system is working effectively. Duplicate samples will be collected and tested for the following parameters, which are generally useful indicators of overall stormwater quality, as reference in the State Stormwater Strategy (DPIPWE, 2010): • Total suspended solids (TSS) • Electrical conductivity • pH • Total phosphorus • Total nitrogen The results will be reviewed by a suitably qualified person to identify any trends over time, including the potential for environmental impact. The key performance indicator for the treated stormwater will be set at 30 mg/L for TSS, as set by the EPA Quarry Code of Practice 2017. If the TSS performance indicator is breached, a review of the efficacy of the stormwater management system will be undertaken and improvements made as required, including servicing of any filters.	Operation

Appendix 2: Permit Conditions Environmental No: 12204

PERMIT PART B
PERMIT CONDITIONS - ENVIRONMENTAL No. 12204

Issued under the *Environmental Management and Pollution Control Act 1994*

Activity: **The operation of a waste depot and materials handling facility (ACTIVITY TYPE: Crushing, Grinding or Milling (Chemicals))**
LUTANA RESOURCE RECOVERY FACILITY, 129 DERWENT PARK ROAD
DERWENT PARK TAS 7009

The above activity has been assessed as a level 2 activity under the *Environmental Management and Pollution Control Act 1994*.

Acting under Section 25(5)(a)(i) of the EMPCA, the Board of the Environment Protection Authority has required that this Permit Part B be included in any Permit granted under the *Land Use Planning and Approvals Act 1993* with respect to the above activity.

Municipality: **GLENORCHY**
Permit Application Reference: **PLN 25-377**
EPA file reference: **24/4852**

Date conditions approved: 11 June 2026

Signed: _____

DELEGATE FOR THE BOARD OF THE ENVIRONMENT PROTECTION AUTHORITY

DEFINITIONS

Unless the contrary appears, words and expressions used in this Permit Part B have the meaning given to them in **Schedule 1** of this Permit and in the EMPCA. If there is any inconsistency between a definition in the EMPCA and a definition in this Permit Part B, the EMPCA prevails to the extent of the inconsistency.

ENVIRONMENTAL CONDITIONS

The person responsible for the activity must comply with the conditions contained in **Schedule 2** of this Permit Part B.

INFORMATION

Attention is drawn to **Schedule 3**, which contains important additional information.

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Attachments

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Schedule 1: Definitions

In this Permit Part B:-

Activity means any environmentally relevant activity (as defined in section 3 of EMPCA) to which this document relates, and includes more than one such activity.

Activity Area means the area to be used for the Activity when these conditions take effect, as depicted in Attachment 1.

Approved Management Method for the Storage and Reuse of Waste Tyres (2021) means the document titled *Approved Management Method for the Storage and Reuse of Waste Tyres - Companion Document,* June 2021, prepared by the Tasmanian EPA.

Authorized Officer means an authorized officer under section 20 of EMPCA.

Background Noise Level is the level that is exceeded 90% of the time for each measurement interval when measured in the absence of the subject site noise. Background noise is described using the $L_{A90,T}$ descriptor.

Classification and Management of Contaminated Soil for Disposal means the document *Information Bulletin No. 105 Classification and Management of Contaminated Soil for Disposal, version 3 2018,* published by the Environment Protection Authority and includes any subsequent versions of this document.

Clean Fill has the meaning ascribed to it section 3(1) of EMPCA, with contaminant levels set by the Director as limits for 'fill material' in *Information Bulletin No.105*.

Control Location (Noise) means a location chosen to represent the general ambient sound without contribution from noise sources at the activity.

Controlled Waste has the meaning described in section 3(1) of EMPCA.

Director means the Director, Environment Protection Authority holding office under section 18 of EMPCA and includes a delegate or person authorised in writing by the Director to exercise a power or function on the Director's behalf.

Dominant or Intrusive Noise Characteristics means any noise characteristic that contributes to a noise being considered louder than would be indicated by the A-weighted sound pressure level measured, or that exacerbates nuisance or harm caused by the noise.

DRP means Decommissioning and Rehabilitation Plan.

E-waste means waste electrical and electronic equipment. E-waste can be hazardous or non-hazardous waste, depending on its composition and characteristics.

EMPCA means the *Environmental Management and Pollution Control Act 1994*.

Environmental Harm and **Material Environmental Harm** and **Serious Environmental Harm** each have the meanings ascribed to them in section 5 of EMPCA.

Environmental Nuisance has the meanings ascribed to it in section 3 of EMPCA.

Environmentally Hazardous Material means any substance or mixture of substances of a nature or held in quantities which present a reasonably foreseeable risk of causing serious or material environmental harm if released to the environment and includes fuels, oils, waste and chemicals but excludes sewage.

EPA Board means the Board of the Environment Protection Authority established under section 13 of EMPCA and includes a delegate or person authorised in writing by the EPA Board to exercise a power or function on the EPA Board's behalf.

Equivalent Passenger Units (EPUs) has the meaning ascribed in Schedule 1 of the document titled *Approved Management Method for the Storage and Reuse of Waste Tyres - Companion Document, June 2021,* prepared by the Tasmanian EPA.

Fire safety in waste management facilities means the document titled *Fire safety in waste management facilities* issued by the Australasian Fire and Emergency Service Authorities Council Limited (2022), and includes any subsequent version of this document.

Firefighting means the action or process to extinguish a fire(s).

HDPE means High-density polyethylene.

Inert Waste means waste that does not undergo environmentally significant physical, chemical or biological transformations and has no potentially hazardous content and is not contaminated with non-inert material, such as putrescible waste, and includes clean fill.

Information Bulletin No. 105 means the document titled *Information Bulletin No. 105 - Classification and Management of Contaminated Soil for Disposal*, Version 3, 2018, by the EPA, and includes any subsequent version of this document.

Liquid Waste means any waste that is in liquid form or is substantially comprised of free liquids or is not spadeable (able to be lifted and moved in heaps with a spade).

Noise Measurement Procedures Manual means the document titled *Noise Measurement Procedures Manual*, by the Department of Environment, Parks, Heritage and the Arts, dated July 2008, and any amendment to or substitution of this document.

Noise Sensitive Premises means residences and residential zones (whether occupied or not), schools, hospitals, caravan parks and similar land uses involving the presence of individual people for extended periods, except in the course of their employment or for recreation.

Non-Trivial Environmental Incidents means an incident requiring the person responsible to implement actions to control or respond to the incident to minimise environmental harm and/or nuisance.

Person Responsible is any person who is or was responsible for the environmentally relevant activity to which this document relates and includes the officers, employees, contractors, joint venture partners and agents of that person, and includes a body corporate.

Planning Authority means the Council(s) for the municipal area(s) in which the Activity Area is situated.

Pollutant has the meaning ascribed to it in section 3 of EMPCA.

PP means Polypropylene.

Putrescible Waste means waste containing materials that are capable of rapid biological decay or rotting.

PVC means Polyvinyl chloride.

Recycling means a set of processes (including biological) for converting recovered materials that would otherwise be disposed of as wastes, into useful materials and/or products.

Reporting Period means the 12 months ending on 31 July of each year.

Sewage Sludge means concentrated solids separated from wastewater during the wastewater treatment process.

Stormwater means water runoff as a consequence of a rainfall event, whether surface flow, piped flow, or flow within conduits, including any contaminants collected by the water during its passage.

Waste has the meaning ascribed to it in section 3 of EMPCA.

Wastewater means spent or used water (whether from industrial or domestic sources) containing a pollutant and includes stormwater which becomes mixed with wastewater.

Weed means a plant species that has, or is likely to have, an adverse impact on the environment because of the introduction, spread or increase in population size of the species in an area; and includes a declared weed as defined in the *Biosecurity Act 2019* and subordinate regulations.

Schedule 2: Conditions

Maximum Quantities

Q1 Regulatory limits

1 The activity must not exceed the following limits :

1.1 1,000 tonnes per year of chemicals or rubber processed.

1.2 90,000 tonnes per year of waste received

General

G1 Activity Area

The activity must be confined to the Activity Area.

G2 Access to and awareness of conditions and associated documents

A copy of these conditions and any associated documents referred to in these conditions must be held in a location that is known to and accessible to the person responsible for the activity. The person responsible for the activity must ensure that all persons who are responsible for undertaking work within the Activity Area, including contractors and sub-contractors, are familiar with these conditions to the extent relevant to their work.

G3 Incident response

If an incident causing or threatening environmental nuisance, serious environmental harm or material environmental harm from pollution occurs in the course of the activity, then the person responsible for the activity must immediately take all reasonable and practicable action to minimise any adverse environmental effects from the incident.

G4 Proposed change to activity

1 The person responsible must notify the Director in writing prior to implementing any change to the activity authorised by this document that may cause or increase the emission of a pollutant or which may result in environmental harm or environmental nuisance (even temporarily). A change includes, but is not limited to, any of the following:

1.1 an increase in the discharge of a pollutant, or the location of its discharge.

1.2 the construction, installation, alteration or removal of any structure or equipment used in the course of carrying out the activity.

1.3 any clearance of native vegetation or earthworks.

1.4 a change in the quantity or characteristics of materials used in carrying out the activity.

2 The notification must be in an approved form and include the following:

2.1 details of the proposed change;

2.2 an assessment of the environmental impacts that may result from the change;

2.3 any relevant approvals held by the person responsible; and

2.4 any advice from the relevant planning authority to the effect that approval is not required.

3 The person responsible must provide additional information as requested by an Authorized Officer.

4 The proposed change must not be implemented until the Director has confirmed in writing that they are satisfied that no other approval or variation of this document is required.

5 For the avoidance of doubt, a notification of a proposed change under this provision is not required if the proposed change is part of a referral to the EPA Board for assessment under sections 24, 25, 27 or 27AA of EMPCA.

G5 Change of responsibility

If the person responsible for the activity intends to cease to be responsible for the activity, that person must notify the Director in writing of the full particulars of any person who will become the person responsible for the activity, before such cessation.

G6 Change of ownership

If the owner of the Activity Area changes or is to change, then, as soon as reasonably practicable but no later than 30 days after becoming aware of the change or intended change in the ownership of the Activity Area, the person responsible must notify the Director in writing of the change or intended change of ownership.

G7 Notification prior to commencement

The Director must be notified in writing of the commencement of operations at least 14 days before that occurs.

G8 Complaints register

1 A public complaints register must be maintained. The public complaints register must, as a minimum, record the following detail in relation to each complaint received in which it is alleged that environmental harm (including an environmental nuisance) has been caused by the activity:

1.1 the date and time at which the complaint was received;

1.2 contact details for the complainant (where provided);

1.3 the subject matter of the complaint;

1.4 any investigations undertaken with regard to the complaint; and

1.5 the manner in which the complaint was resolved, including any mitigation measures implemented.

2 Complaint records must be retained for a period of at least 3 years.

G9 Permitted waste types

1 Unless otherwise approved in writing by the Director, only the following waste types may be accepted within the Activity Area:

1.1 General Wastes:

1.1.1 inert waste

1.1.2 putrescible waste

1.2 Controlled wastes

1.2.1 asbestos (N220)(where stored for transfer)

1.2.2 tyres (T140)

1.3 E-waste (where stored for transfer)

1.4 Metals

G10 Non-permitted waste types

1 Unless otherwise approved in writing by the Director,the following waste types must not be accepted within the Activity Area:

1.1 controlled wastes, unless otherwise approved under these conditions;

1.2 liquid waste.

2 Where there is doubt about the classification of a waste then clarification must be sought from the Director.

G11 Annual Environmental Review

1 Unless otherwise specified in writing by the Director, a publicly available Annual Environmental Review for the activity must be submitted to the Director each year within three months of the end of the reporting period. Without limitation, each Annual Environmental Review must include the following information:

1.1 a statement by the General Manager, Chief Executive Officer or equivalent for the activity acknowledging the contents of the Annual Environmental Review;

1.2 subject to the *Personal Information Protection Act 2004*, a list of all complaints received from the public during the reporting period concerning actual or potential environmental harm or environmental nuisance caused by the activity and a description of any actions taken as a result of those complaints;

1.3 details of environment-related procedural or process changes that have been implemented during the reporting period;

1.4 total quantity in tonnes of incoming and outgoing wastes for the reporting period and an analysis of compliance against regulatory limit(s);

1.5 a summary of the type and quantity in tonnes of all wastes received, and the processing and transfer methods implemented during the reporting period. Include details of initiatives or programs planned to further avoid, minimise, re-use, or recycle such wastes over the next reporting period;

1.6 details of all non-trivial environmental incidents and/or incidents of non compliance with these conditions that occurred during the reporting period, and any mitigative or preventative actions that have resulted from such incidents;

1.7 a summary of the monitoring data and record keeping required by these conditions. This information should be presented in graphical form where possible, including comparison with the results of at least the preceding reporting period. Special causes and system changes that have impacted on the parameters monitored must be noted. Explanation of significant deviations between actual results and any predictions made in previous reports must be provided;

1.8 identification of breaches of limits specified in these conditions and significant variations from predicted results contained in any relevant EIS or EMP, an explanation of why each identified breach of specified limits or variation from predictions occurred and details of the actions taken in response to each identified breach of limits or variance from predictions;

1.9 a list of any issues, not discussed elsewhere in the report, that must be addressed to improve compliance with these conditions, and the actions that are proposed to address any such issues;

1.10 a summary of fulfilment of environmental commitments made for the reporting period. This summary must include indication of results of the actions implemented and explanation of any failures to achieve such commitments; and

1.11 a summary of any community consultation and communication undertaken during the reporting period.

G12 Amendment of required plans and reports

1 The plans and reports required by these conditions must be amended to address any matter required by the Director, as advised by notice in writing.

2 Amended plans and reports must be resubmitted within the timeframe that the Director specifies.

G13 Environmental Management Plan - Operations

1 Unless otherwise specified in writing by the Director, an Environmental Management Plan - Operations ('EMP Operations') for the activity must be submitted to the Director for approval by whichever of the following dates occurs first and at five yearly intervals thereafter:

1.1 In the case of the Director having approved a previous EMP or EMP Operations, the fifth anniversary of the date of that approval;

1.2 The fifth anniversary of the date on which these conditions take effect; or

1.3 A date specified in writing by the Director.

2 The EMP Operations must include a statement by the General Manager, Chief Executive Officer or equivalent for the activity acknowledging the contents of the EMP Operations.

3 The EMP Operations must detail the potential environmental impacts arising from the ongoing operation of the activity over the next 5 years, including a strategic consideration of potential changes to the activity during that period and consideration of opportunities to implement continuous improvement.

4 The EMP Operations must separately identify specific commitments, with actions and timeframes, to mitigate or prevent the identified potential environmental impacts.

5 In preparing the EMP Operations the person responsible must take into account the contents of any previous EMP Operations and/or annual environmental reviews, including complaints, incidents and monitoring data, and compare the environmental performance of the activity as proposed in the previous EMP or EMP Operations, as the case may be.

6 If the Director issues guidelines for preparation of the EMP Operations, the EMP Operations must address the matters listed in those guidelines.

7 Once approved the person responsible must act in accordance with the approved EMP Operations.

8 The person responsible may apply to the Director to vary or substitute the EMP Operations. Any variation or substitution of the plan approved by the Director, by notice in writing, replaces the earlier approval with effect from the date specified in the notice.

Atmospheric

A1 Covering of vehicles

Vehicles carrying loads containing material which may blow or spill must be equipped with effective control measure to prevent the escape of the materials from the vehicles when they leave the Activity Area or travel on public roads.

A2 Control of particulate, fines and dust emissions

Particulate, fines and dust emissions from within the Activity Area must be controlled to the extent necessary to prevent environmental nuisance or harm beyond the boundary of the Activity Area.

A3 Control of particulate, fines and dust emissions from shredding machinery

1 Unless otherwise approved in writing by the Director, particulate, fines and dust emissions produced by the operation of shredding machinery must be controlled by the following methods to the extent necessary to prevent environmental nuisance:

1.1 The installation of fixed water sprayers on shredding machinery to minimise the release of particulate, fines and dust emissions during shredding;

1.2 No shredding is to be undertaken when the wind speed reaches or exceeds 20km/h as measured at the site.

A4 Odour management

The person responsible must institute such odour management measures as are necessary to prevent odours causing environmental nuisance beyond the boundary of the Activity Area.

A5 Odorous material management

Unless otherwise approved in writing by the Director, potentially odorous material, including, but not limited to putrescible waste must be received and stored in the depot building, and must not be held for longer than 48 hours.

Decommissioning And Rehabilitation

DC1 Notification of cessation

Within 30 days of becoming aware of any event or decision which is likely to give rise to the permanent cessation of the activity, the person responsible for the activity must notify the Director in writing of that event or decision. The notice must specify the date upon which the activity is expected to cease or has ceased.

DC2 Temporary suspension of activity

1 Within 30 days of becoming aware of any event or decision which is likely to give rise to the temporary suspension of the activity, the person responsible for the activity must notify the Director in writing of that event or decision. The notice must specify the date upon which the activity is expected to suspend or has suspended.

2 During temporary suspension of the activity the Activity Area must be managed and monitored by the person responsible for the activity to ensure that emissions from the Activity Area do not cause serious environmental harm, material environmental harm or environmental nuisance.

3 If required by the Director, a Care and Maintenance Plan for the activity must be submitted to the Director for approval, by a date specified in writing by the Director. This requirement will be deemed to be satisfied only when the Director indicates in writing that the submitted document adequately addresses the requirements of this condition.

3.1 The Care and Maintenance Plan must be prepared in accordance with any guidelines provided by the Director.

3.2 Once approved the person responsible must act in accordance with the approved Care and Maintenance Plan.

3.3 The person responsible may apply to the Director to vary or substitute the Care and Maintenance Plan. Any variation or substitution of the plan approved by the Director, by notice in writing, replaces the earlier approval with effect from the date specified in the notice.

4 Unless otherwise approved in writing by the Director, if the activity on the Activity Area has substantially ceased for 2 years, decommissioning of the activity and rehabilitation of the Activity Area must be carried out in accordance with the requirements of these conditions as if the activity has permanently ceased.

DC3 DRP requirements

1 Unless otherwise approved in writing by the Director, a Decommissioning and Rehabilitation Plan (DRP) for the activity must be submitted for approval to the Director within 30 days of the Director being notified of the planned cessation of the activity. The DRP must be prepared in accordance with any guidelines provided by the Director. This requirement will be deemed to be satisfied only when the Director indicates in writing that the submitted document adequately addresses the requirements of this condition.

2 The person responsible may apply to the Director to vary or substitute the DRP. Any variation or substitution of the plan approved by the Director, by notice in writing, replaces the earlier approval with effect from the date specified in the notice.

DC4 Rehabilitation following cessation

1 Following permanent cessation of the activity, and unless otherwise approved in writing by the Director, the Activity Area must be rehabilitated including:

1.1 stabilisation of any land surfaces that may be subject to erosion;

1.2 removal or mitigation of all environmental hazards or land contamination, that might pose an ongoing risk of causing environmental harm; and

1.3 decommissioning of any equipment that has not been removed.

2 Where a Decommissioning and Rehabilitation Plan (DRP) has been approved by the Director, decommissioning and rehabilitation must be carried out in accordance with that DRP.

3 The person responsible may apply to the Director to vary or substitute the DRP. Any variation or substitution of the DRP approved by the Director, by notice in writing, replaces the earlier approval with effect from the date specified in the notice.

Fire Management

FM1 Fire Management

1 The lighting of fires within the Activity Area is not permitted.

2 The person responsible must make all reasonable efforts to prevent unauthorised ignition of fires within the Activity Area.

3 Any fire occurring within the Activity Area must be extinguished as soon as possible using all practical means available.

4 Any fire occurring within the Activity Area must be reported to the Director as soon as reasonably practicable, but not later than 24 hours.

FM2 Fire management plan

1 Within 3 months of the date of issue of this permit, or by a date otherwise specified in writing by the Director, a Fire Management Plan (FMP) must be submitted for approval in writing by the Director. This requirement will be deemed to be satisfied only when the Director indicates in writing that the submitted document adequately addresses the requirements of this condition to the Director's satisfaction.

2 Unless otherwise specified in writing by the Director, the FMP must be based on the procedural guideline titled *Fire safety in waste management facilities,* and any other relevant standards or guidelines.

3 The FMP must without limitation include:

3.1 the procedure for the screening of wastes, for fire and environmental hazards;

3.2 the design and management of stockpiles;

3.3 the provision of systems and equipment to control fire risk and the resulting environmental risk;

3.4 a procedure for the containment and management of fire water runoff;

3.5 the training of personnel; and

3.6 the schedule for the periodic inspection and maintenance of fire fighting equipment.

4 Unless otherwise specified by the Director, the FMP must not be implemented until it has been approved by the Director, and once approved, must be implemented as soon as is reasonably practicable.

5 In the event that the Director, by notice in writing, either approves a minor variation to the approved FMP or approves a new FMP, the person responsible must implement and act in accordance with the varied FMP or the new FMP, as the case may be.

Hazardous Substances

H1 Storage and handling of hazardous materials

1 Unless otherwise approved in writing by the Director, all environmentally hazardous materials, including chemicals, fuels, and oils, stored within the Activity Area in volumes exceeding 250 litres must be stored and handled in accordance with the following:

1.1 Any storage facility must be contained within a spill collection bund with a net capacity of whichever is the greater of the following:

1.1.1 at least 110% of the combined volume of any interconnected vessels within that bund; or

1.1.2 at least 110% of the volume of the largest storage vessel; or

1.1.3 at least 25% of the total volume of all vessels stored in that spill collection bund; or

1.1.4 the capacity of the largest tank plus the output of any firewater system over a twenty minute period.

1.2 All activities that involve a significant risk of spillages, including the loading and unloading of bulk materials, must take place in a bunded containment area or on a transport vehicle loading apron.

1.3 Bunded containment areas and transport vehicle loading aprons must:

1.3.1 be made of materials that are impervious to any environmentally hazardous material stored within the bund;

1.3.2 be graded or drained to a sump to allow recovery of liquids;

1.3.3 be chemically resistant to the chemicals stored or transferred;

1.3.4 be designed and managed such that any leakage or spillage is contained within the bunded area (including where such leakage emanates vertically higher than the bund wall);

1.3.5 be designed and managed such that the transfer of materials is adequately controlled by valves, pumps and meters and other equipment wherever practical. The equipment must be adequately protected (for example, with bollards) and contained in an area designed to permit recovery of any released chemicals;

1.3.6 be designed such that chemicals which may react dangerously if they come into contact have measures in place to prevent mixing; and

1.3.7 be managed such that the capacity of the bund is maintained at all times (for example, by regular inspections and removal of obstructions).

H2 Hazardous materials (< 250 litres)

1 Unless otherwise approved in writing by the Director, each environmentally hazardous material, including chemicals, fuels and oils, stored within the Activity Area in discrete volumes not exceeding 250 litres, but not including discrete volumes of 25 litres or less, must be stored within bunded containment areas or spill trays which are designed and maintained to contain at least 110% of the volume of the largest container.

2 Bunded containment areas and spill trays must be made of materials that are impervious to any environmentally hazardous materials stored within the bund or spill tray.

H3 Handling of hazardous materials - mobile

1 Where mobile containment of environmentally hazardous materials is utilised for the fuelling or servicing of mobile or fixed plant within the Activity Area, all reasonable measures must be implemented to prevent unauthorised discharge, emission or deposition of pollutants:

1.1 to soils within the boundary of the Activity Area in a manner that is likely to cause serious or material environmental harm;

1.2 to groundwater;

1.3 to waterways; or

1.4 beyond the boundary of the Activity Area.

2 Reasonable measures may include spill kits, spill trays/bunds or absorbent pads, and automatic cut-offs on any pumping equipment.

H4 Spill kits

Spill kits appropriate for the types and volumes of materials handled within the Activity Area must be kept in appropriate locations and maintained in a functional condition to assist with the containment of spilt environmentally hazardous materials.

Monitoring

M1 Samples and measurements for monitoring purposes

1 Any sample or measurement required under these conditions must be taken and processed in accordance with the following:

1.1 sampling and measuring must be undertaken by a person with training, experience, and knowledge of the appropriate procedure;

1.2 the integrity of samples must be maintained prior to delivery to a testing facility;

1.3 sample analysis must be conducted by a testing facility accredited by the National Association of Testing Authorities (NATA), or a testing facility approved in writing by the Director, for the specified test;

1.4 details of methods employed in taking samples and measurements and results of sample analysis, and measurements must be retained for at least three (3) years after the date of collection; and

1.5 sampling and measurement equipment must be maintained and operated in accordance with manufacturer's specifications and records of maintenance must be retained for at least three (3) years.

M2 Monitoring requirements

1 Unless otherwise approved in writing by the Director, commencing 3 months from the issue of these conditions, representative sampling of water contained within the activity's retention ponds prior to discharge from the Activity Area must be taken at the monitoring location shown in Attachment 1, and analysed in accordance with the requirements of Table 1.

1.1 TABLE 1: Retention pond water monitoring requirements

Parameter	Frequency
Total suspended solids (mg/L)	3 monthly
Field Electrical Conductivity (µS/cm)	3 monthly
Field pH	3 monthly
Total Phosphorous (mg/L)	3 monthly
Total Nitrogen (mg/L)	3 monthly

1.2 If there is no water present in the retention pond at the required time of monitoring, monitoring must be undertaken as soon as sufficient water collects in the pond.

Noise Control

N1 Noise emission limits

1 Noise emissions from the activity when audible at any noise sensitive premises in other ownership, and expressed as the equivalent continuous A-weighted sound pressure level, must not exceed the background noise level by more than 5 dB(A).

2 The time interval over which noise levels are averaged must be 10 minutes or an alternative time interval specified in writing by the Director.

3 Noise emissions from the site should not contain any dominant or intrusive noise characteristics when measured or observed at any noise sensitive premises as assessed in accordance with the *Noise Measurement Procedures Manual*. Where noise emissions from the site contain any dominant or intrusive noise characteristics at any noise sensitive premises, measured noise levels must be adjusted for tonality, impulsiveness, modulation and low frequency in accordance with the *Noise Measurement Procedures Manual*.

4 All methods of measurement must be in accordance with the *Noise Measurement Procedures Manual*.

N2 Noise survey requirements

1 Unless otherwise approved in writing by the Director, a noise survey must be completed:

1.1 within six (6) months after any change to the activity which is likely to substantially alter the character or increase the volume of noise emitted from the Activity Area; and

1.2 where the Director is of the opinion that a noise survey must be completed within a specified timeframe.

N3 Noise survey method and reporting requirements

1 Noise surveys must be undertaken in accordance with a survey method approved in writing by the Director, as may be amended from time to time with written approval of the Director.

2 Without limitation, the survey method must address the following:

2.1 measurements must be carried out at day, evening and night times (where applicable) at each location; and

2.2 measurement locations, and the number thereof, must be specified, with one location established as a control location (noise).

3 Measurements and data recorded during the survey must include:

3.1 operational status of noise producing equipment and throughput of the activity;

3.2 subjective descriptions of the sound at each location;

3.3 simultaneous noise monitoring at or near the source;

3.4 details of meteorological conditions relevant to the propagation of noise;

3.5 the equivalent continuous (L_{eq}) and L_{max}, L_1, L_{10}, L_{50}, L_{90}, L_{99} and L_{min} A-weighted sound pressure levels measured over a period of 10 minutes or an alternative time interval approved by the Director;

3.6 a data set containing periods capturing normal and worst operating conditions;

3.7 A-weighted and C-weighted one-third octave spectra (including low frequency) over suitably representative periods of not less than 1 minute presented in tabulated and graph format; and

3.8 narrow-band spectra over suitably representative periods of not less than 1 minute.

4 A noise survey report must be forwarded to the Director within 30 days from the date on which the noise survey is completed.

5 The noise survey report must include the following:

5.1 the results and interpretation of the measurements required by these conditions;

5.2 a map of the area surrounding the activity with the boundary of the Activity Area, measurement locations, and noise sensitive premises clearly marked on the map;

5.3 any other information that will assist with interpreting the results and whether the activity is in compliance with these conditions and EMPCA; and

5.4 recommendations of appropriate mitigation measures to manage any noise problems identified by the noise survey.

6 Unless otherwise approved in writing by the Director, the person responsible must act in accordance with and implement the recommendations in the noise survey report.

Operations

OP1 Hours of operation

1 Unless otherwise approved by the Director, site operations including deliveries to and from the Activity Area must not be undertaken outside the following times:

1.1 0500 hours to 1600 hours Monday to Friday

1.2 0600 hours to 1200 hours on Saturday

1.3 0500 hours to 1330 hours on public holidays.

2 Operation of the shredder must not occur outside the hours of 0700 hours to 1600 hours Monday to Friday, and 0800 to 1100 hours Saturday. The shredder must not be operated on public holidays.

3 The hours of operation must be posted on a sign, which must be erected and maintained at the entrance to the Activity Area.

4 Access to the Activity Area must be through a gate that must be secured to prevent unauthorised access when the Activity Area is unattended.

OP2 Signage

1 Signs must be erected and maintained in legible condition to convey the following important operational and safety information:

1.1 all drivers are responsible for ensuring that remnant waste and mud are not carried onto public roads;

1.2 wastes that are accepted at the site;

1.3 the locations within the Activity Area where wastes should be deposited for collection / processing; and

1.4 contact staff / organisation and relevant telephone numbers to report any fire or other emergency on the Activity Area.

OP3 Site staff

While the Activity Area is open for reception of waste, the Activity Area must be attended by a person or persons whose duties must include supervising the management of waste deposition and ensuring compliance with these conditions.

OP4 Operational Procedures and Maintenance Manual

1 An Operational Procedures and Maintenance Manual ('the Manual') must be developed within 12 months of the date on which these conditions take effect or by a date specified in writing by the Director. The Manual must provide detailed information relating to the activity and must detail operational procedures as required to ensure compliance with these conditions.

2 The Manual must be prepared in accordance with any reasonable guidelines provided by the Director. If no guidelines are provided, the Manual must:

2.1 be written in an easy to understand format, with checklists, diagrams, instructions and photographs as appropriate.

2.2 be available for easy reference by operational staff, including any documents referenced by the Manual

2.3 be clear about who is responsible for carrying out tasks, as well as how, when or how often tasks should be performed.

3 The Manual must be kept up to date, and reviewed at least annually, and must take into account environment related complaints, incidents and changes to the activity.

OP5 Waste types permitted to be shredded

1 Unless otherwise approved in writing by the Director, only the following types of wastes may be shredded within the Activity Area:

1.1 General Wastes:

1.1.1 Mattresses

1.1.2 Hard plastics (HDPE, PVC and PP)

1.1.3 Construction and demolition waste (non-treated timber and plaster)

1.1.4 Rubber

1.2 Controlled wastes:

1.2.1 Tyres

OP6 Waste screening

1 Waste delivered to site must be visually screened for contamination with non-permitted waste:

1.1 Prior to unloading of the vehicle delivering the waste; and

1.2 During unloading of the waste.

2 If contamination with non-permitted waste is identified prior to unloading, the material is to be rejected and not deposited within the Activity Area.

3 Waste screening training and a written waste screening procedure must be developed as part of the 'Operational Procedures and Maintenance Manual' and provided to all operational staff.

OP7 Storage of waste

1 Unless otherwise approved in writing by the Director, waste stored within the Activity Area, must not exceed the following limits:

1.1 General Wastes:

1.1.1 Mattresses - maximum of 300 units to be stored at any one time.

1.1.2 Plastics - maximum volume of $30m^3$ to be stored on site at any one time.

1.1.3 Construction and demolition waste - maximum of 500 tonnes to be stored at any one time.

1.1.4 Rubber - maximum of 15 tonnes to be stored on site at any one time.

1.2 Controlled wastes (subject to Hazardous Substances conditions):

1.2.1 Tyres - maximum of 300 Equivalent Passenger Units (EPUs) to be stored on site at any one time.

1.2.1.1 Waste tyres may only be received at the Activity Area if stored and managed in accordance with the *Approved Management Method for the Storage and Reuse of Waste Tyres (2021).*

1.3 Metals - maximum volume of $60m^3$ to be stored on site at any one time.

OP8 Stockpile management and storage areas

1 Unless otherwise approved in writing by the Director, waste is only permitted to be stored or stockpiled on sealed hardstand areas.

2 Stockpiles within the activity area must be managed in accordance with the document titled *Fire safety in waste management facilities.*

3 Unless otherwise approved in writing by the Director, all excess waste material that cannot be appropriately stored in accordance with the document titled *Fire safety in waste management facilities* must be removed from The Activity Area and taken to a facility authorised to receive the material.

OP9 Litter management

1 Measures must be implemented and maintained to control and monitor the escape of litter from the Activity Area.

2 Windblown litter must be collected at the site on a weekly basis, including at the boundary fence.

3 A record of the dates of inspections and litter collection activities must be kept, and provided to an Authorized Officer on request.

OP10 Weed management

The Activity Area must be kept substantially free of weeds to minimise the risk of weeds being spread through the transport of products from the Activity Area.

Stormwater Management

SW1 Stormwater

1 Polluted stormwater that will be discharged from the Activity Area must be collected and treated prior to discharge to the extent necessary to prevent serious or material environmental harm, or environmental nuisance.

2 Notwithstanding the above, all stormwater that is discharged from the Activity Area must not carry pollutants such as sediment, oil and grease in quantities or concentrations that are likely to degrade the visual quality of any receiving waters outside the Activity Area.

3 All reasonable measures must be implemented to ensure that solids entrained in stormwater are retained within the Activity Area. Such measures may include appropriately sized and maintained sediment settling ponds or detention basins.

Wastewater Management

WW1 Firefighting wastewater

Unless otherwise approved in writing by the Director, wastewater from firefighting must not be allowed to discharge beyond the boundary of the Activity Area.

WW2 Washdown water management

1 Unless otherwise approved in writing by the Director, all washdown water and uncontained liquids within the depot area must:

1.1 be directed to the depot washdown water collection system; and

1.2 discharged to an authorised industrial wastewater disposal facility.

Schedule 3: Information

Legal Obligations

LO1 EMPCA

The activity must be conducted in accordance with both the conditions in this document and the obligations of the *Environmental Management and Pollution Control Act 1994* (EMPCA) and subordinate regulations. The conditions of this document do not replicate legislated obligations; therefore, you should ensure you are aware of your obligations under EMPCA and subordinate regulations.

LO2 Storage and handling of dangerous goods, explosives and dangerous substances

1 The storage, handling and transport of dangerous goods, explosives and dangerous substances must comply with the requirements of relevant State Acts and any regulations thereunder, including:

1.1 *Work Health and Safety Act 2012* and subordinate regulations;

1.2 *Explosives Act 2012* and subordinate regulations; and

1.3 *Dangerous Goods (Road and Rail Transport) Act 2010* and subordinate regulations.

LO3 Controlled waste transport

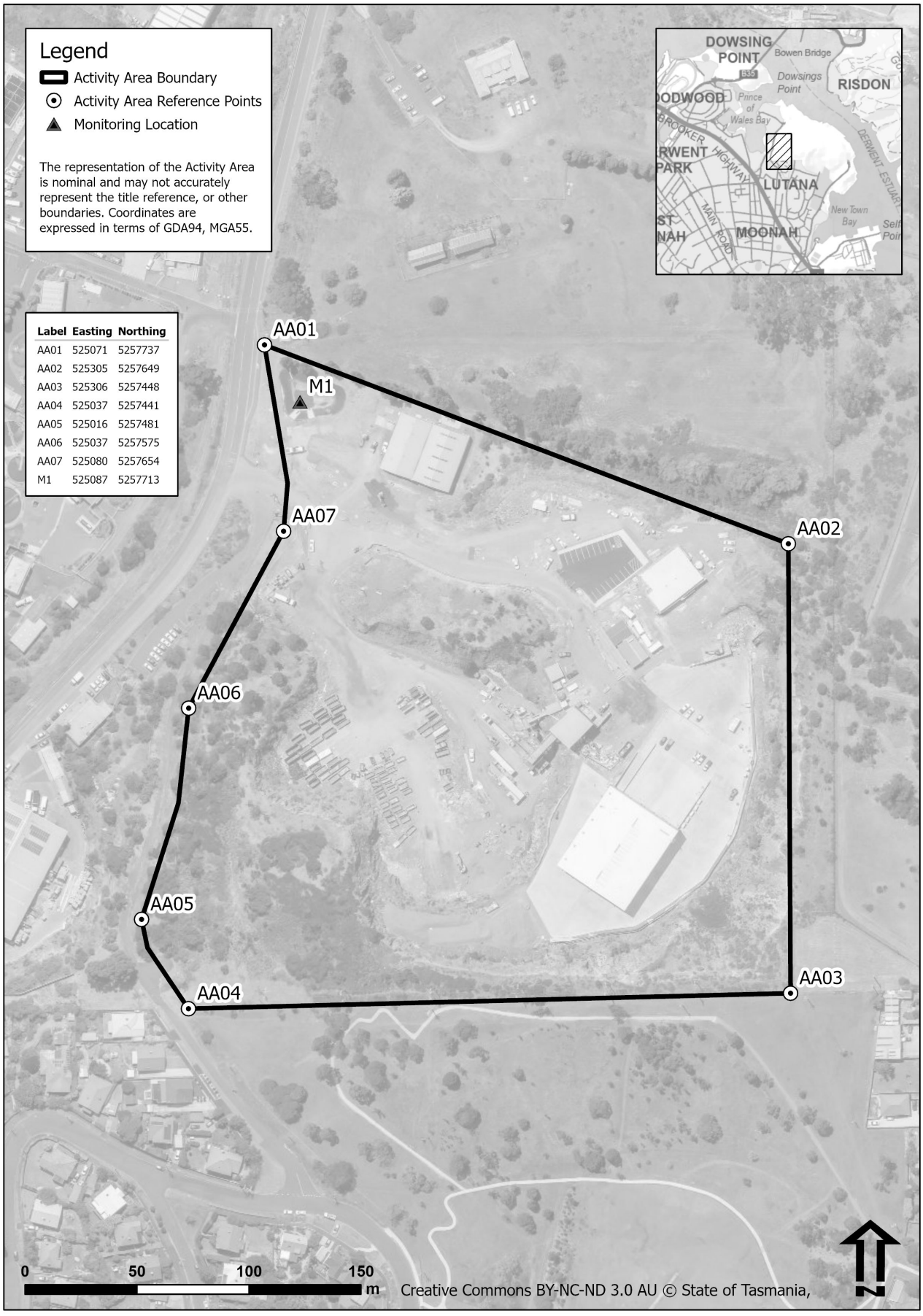
Transport of controlled wastes to and from the Activity Area must be undertaken only by persons authorised to do so under EMPCA or subordinate legislation.

Other Information

OI1 Notification of incidents under section 32 of EMPCA

Where a person is required by section 32 of EMPCA to notify the Director of the release of a pollutant, the Director can be notified by telephoning **1800 005 171** (a 24-hour emergency telephone number).

Attachment 1: Activity Area



ENVIRONMENT PROTECTION AUTHORITY