



## Notice of Intent (NOI)

### The Wicked Cheese Company Pty Ltd

Proposal to Increase Milk Processing Capacity

Prepared in accordance with Section 27B(2) of the Environmental Management and Pollution Control Act 1994 (EMPC Act).

#### 1. PROPONENT DETAILS

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Address: 1238 Richmond Road, Richmond, TAS 7025

#### 2. PROJECT TITLE AND LOCATION

This Notice of Intent relates to a proposal to increase milk processing capacity at The Wicked Cheese Company's facility, located at 1238 Richmond Road, Richmond, Tasmania.

#### 3. PROPONENT BACKGROUND

The Wicked Cheese Company Pty Ltd (ABN 64 117 372 719) is an established artisan cheese manufacturer operating since 2005. The business is jointly owned by Roderick Glanville and Scott Turnbull (since 2019) and is based in Richmond, Tasmania.

In recent years, the company has diversified into milk bottling under the "Richmond Milk" brand. In 2020, the company began discussions regarding processing and bottling milk for Bream Creek Dairy, which led to facility upgrades completed in 2024, following development approval from Clarence City Council in 2022.

In 2023, the company sought guidance from Clarence City Council regarding further increases in milk processing. Initially advised that no new planning approval was needed, subsequent EPA consultation confirmed that planning approval is required from the council. This NOI is therefore submitted to initiate the formal assessment process.

The company holds a current:

- Dairy Processing or Manufacturing Licence (CLAP027) – Tasmanian Dairy Industry Authority.
- Food Business Licence – Clarence City Council.
- Temporary Environment Protection Notice (EPN 12292/1) – Environment Protection Authority.

#### 4. DESCRIPTION OF PROPOSED ACTIVITY

The proposal involves increasing the daily milk processing capacity at the Richmond facility from the current level of under 3,000 litres per day to a maximum of 10,000 litres per day.

Key points:

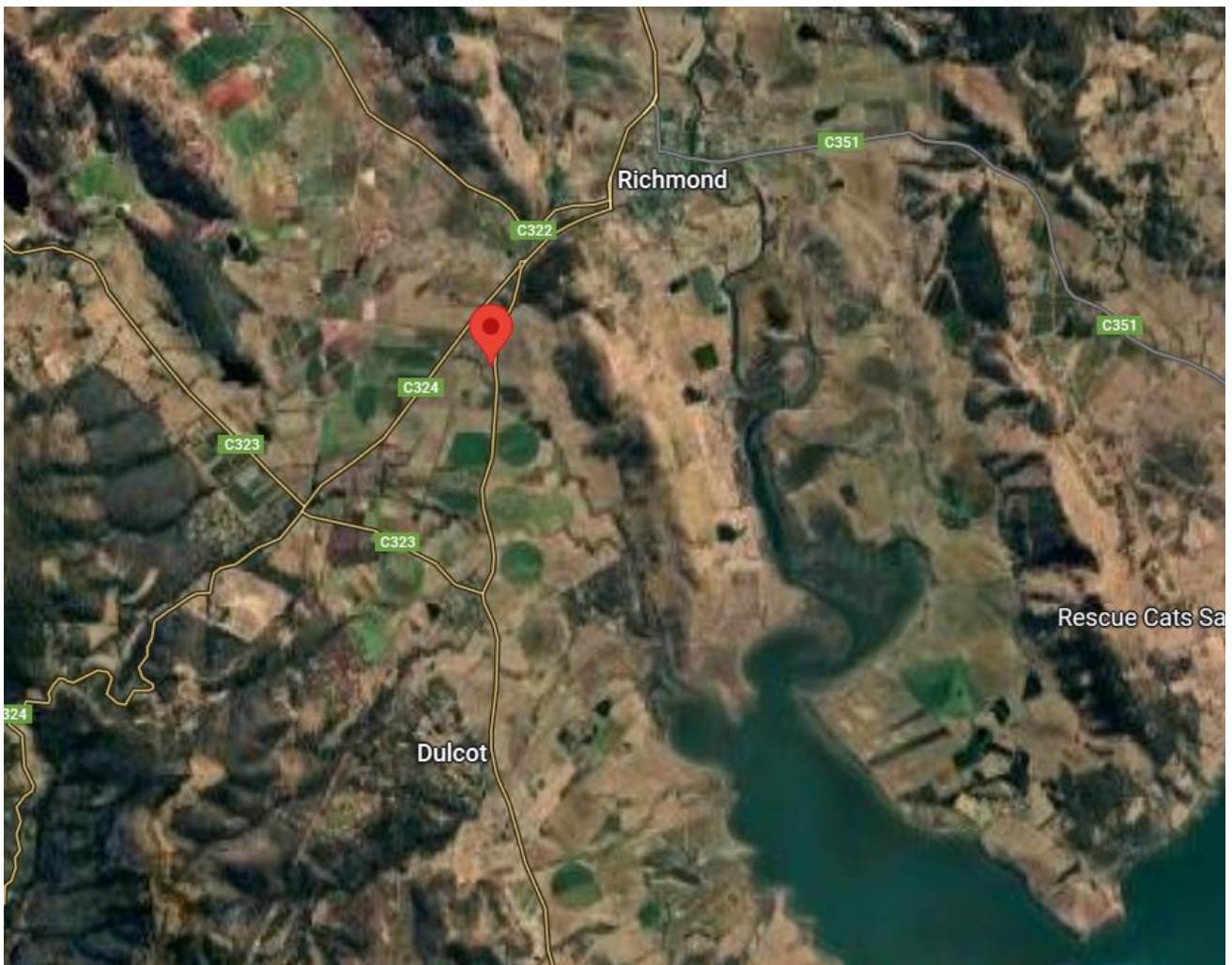
- No new buildings or additional equipment are required.
- Processing operating hours are unlikely to change from the current hours of 7.00am until 7.00pm on weekdays.

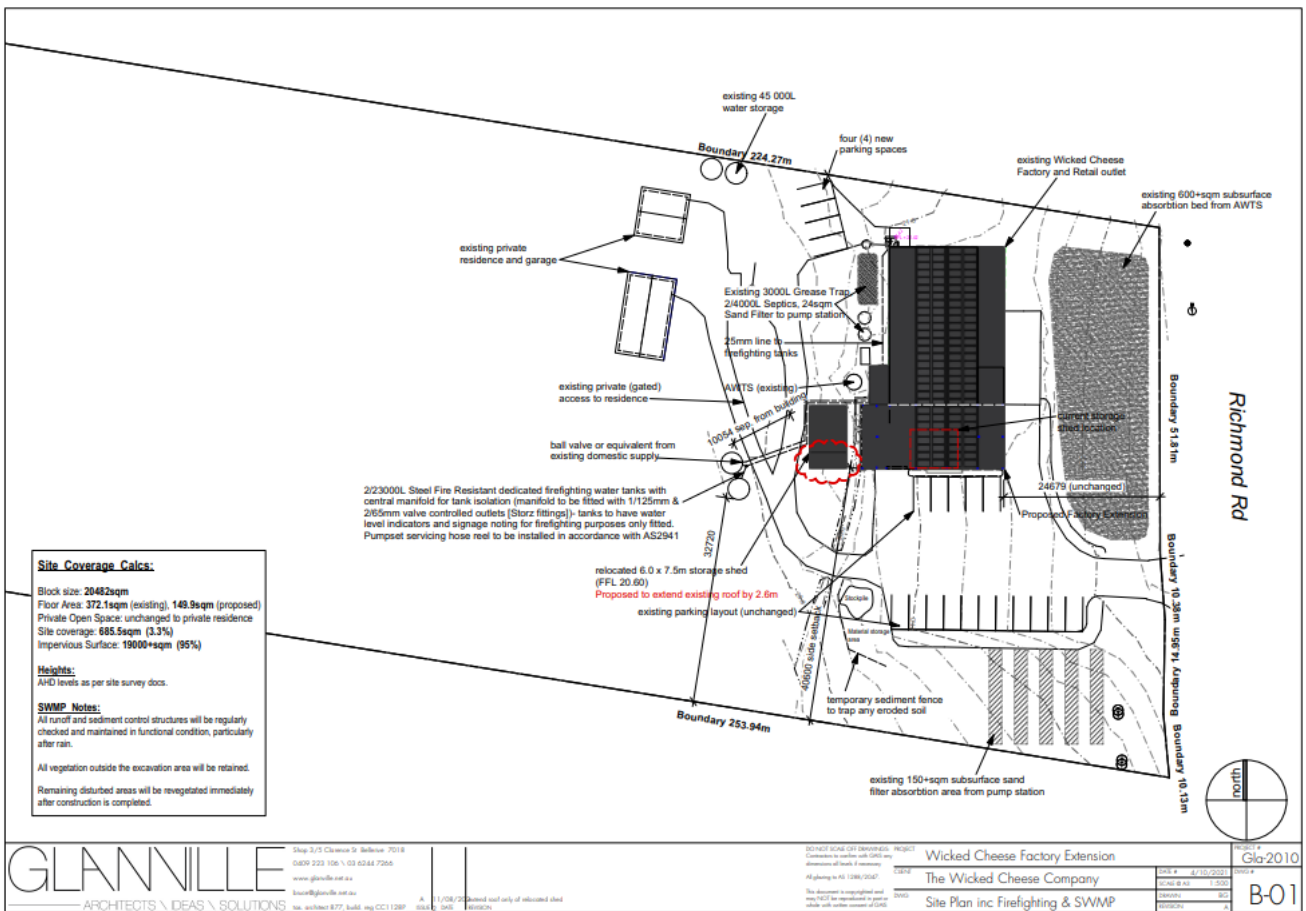
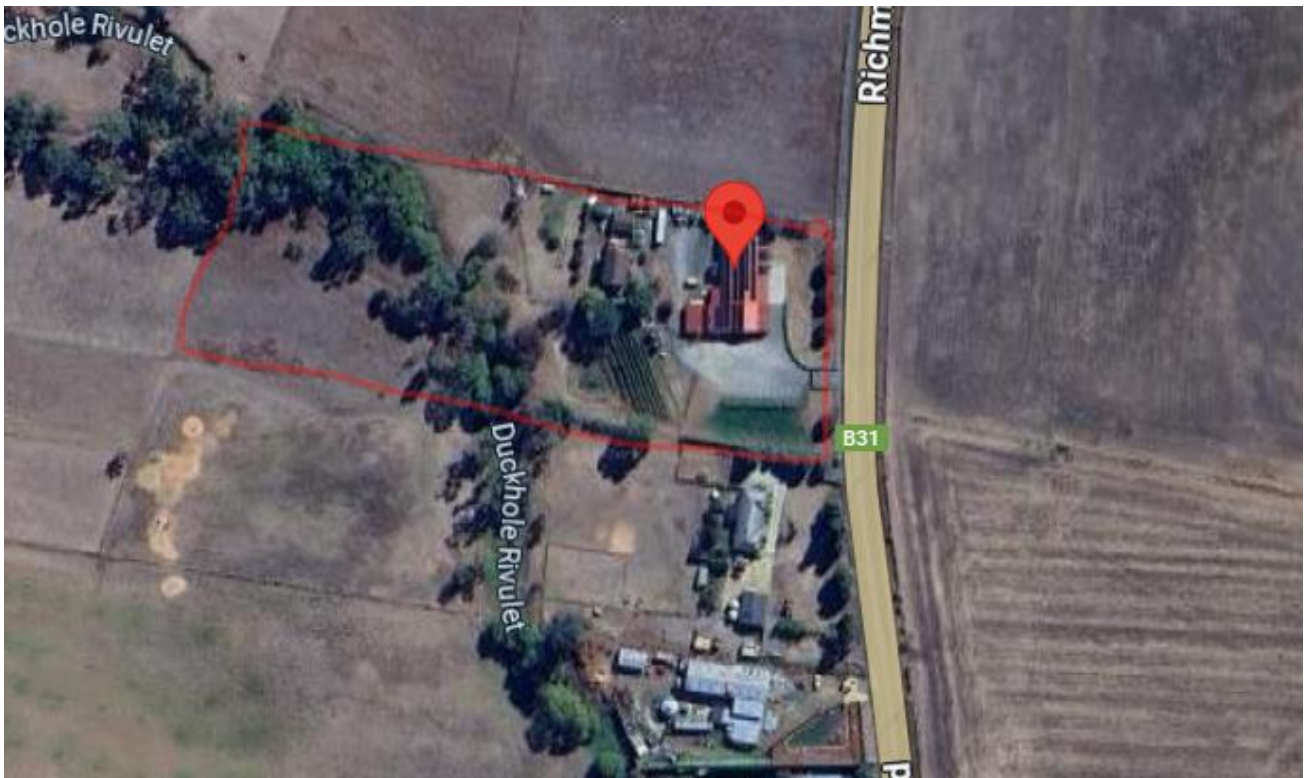
- An increase in wastewater output has occurred because of expanded processing.
- Clarence City Council has approved an upgrade to the on-site wastewater treatment system, and installation works have commenced. The upgraded design involves the wastewater being passed through a grease trap (with a floating scum skimmer) and two aerated septic tanks before going through a sand filter and then being pumped to a holding tank before the final step of pumping from the holding tank to the pasture area on the western side of the Duckhole rivulet at the rear of the property. The report is attached for further detail.

## 5. SITE INFORMATION

Facility Address: 1238 Richmond Road, Richmond, TAS 7025

Two location maps and site plan are provided below.





<b>GLANNILLE</b> ARCHITECTS \ IDEAS \ SOLUTIONS Shop 3/5 Clarence St. Bellevue 7018 0830 223 106 \ 03 6344 7555 www.glannille.com.au glannille@glannille.com.au	11/08/22 16/08/22	PROJECT: Wicked Cheese Factory Extension CLIENT: The Wicked Cheese Company DRAWING: Site Plan inc Firefighting & SWMP	DATE: 21/10/2021 SCALE: 1:500 DRAWN BY: [Name] CHECKED BY: [Name]
		PROJECT NO: [Number] DRAWING NO: [Number]	SHEET NO: B-01 TOTAL SHEETS: [Number]

## 6. STAKEHOLDER CONSULTATION

The Wicked Cheese Company is committed to open engagement with relevant stakeholders.

- Minimal operational changes are expected.
- No adverse off-site impacts are anticipated.
- The company welcomes guidance from the EPA regarding any specific stakeholders to be consulted during the assessment process.

## 7. DESCRIPTION OF THE PHYSICAL ENVIRONMENT

The project site is in a rural setting on Richmond Road, approximately 2 km from the Richmond township. The area is characterised by agricultural use, open land, and low-density residential properties. The Duckhole Rivulet flows through the property from the Northwest to the Southeast. While the immediate project is set back from the rivulet, it is within the broader landscape and should be considered in relation to potential hydrological impacts. There are no other known nearby sensitive environmental receptors such as wetlands or protected habitats.

## 8. KEY ENVIRONMENTAL, HEALTH, ECONOMIC AND SOCIAL ISSUES

### Environmental

- The main issue is increased wastewater volume, which is being addressed through an upgraded on-site treatment system. The wastewater is made up of wash down water from the processing equipment and contains milky residue as well as food grade cleaning chemicals. Drip trays are utilised to catch as much spilt milk as possible to stop it entering the waste and then the wastewater is run through a grease trap and two septic tanks before a sand filter and then finally irrigated to pasture at the rear of the property. As mentioned earlier the wastewater report is attached.
- There will be some minor noise generated by vehicle movements, air compressor and pumps.
- There is a very minor risk of some odour been generated by the whey holding tank, but this is considered very unlikely to cause any impact on the surrounding area due to the distance of separation.
- No other significant environmental impacts are anticipated.

### Health and Social

- The proposal is not expected to introduce any health or nuisance issues.

### Economic

- The expansion will support local employment and business growth within the region.
- The project contributes to Tasmania's growing food and beverage sector.

## 9. SURVEYS AND STUDIES

- A wastewater treatment system design has been completed by a qualified professional and approved by Clarence City Council.
- No additional environmental assessments have been deemed necessary at this stage.

## 10. PROJECT TIMETABLE

The proposed timeline is contingent on regulatory approvals.

- Targeted completion date: June 2026.
- Further steps will be scheduled based on EPA and Clarence City Council feedback following this NOI submission.

### Additional Statutory Information

#### *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*

- EPBC Act approval likely required? – No.
- Intend to refer under EPBC Act? – No.
- EPBC bilateral assessment election? – Not applicable.

#### *Land Use Planning and Approvals Act 1993 (LUPA Act)*

- 4a) LUPA permit application required? – Yes.
- 4b) Single or multiple applications? – Single.
- 4c) Division of LUPA Act? – Division 2.
- 4d) Zoning and rezoning needed? – Agricultural zone; no rezoning required.
- 4e) Status of existing activity? – Existing activity being intensified.
- 4f) Council view on substantial intensification? – Yes, council considers this substantial under s12(7).