



Attachment to item number 5.1 -

*Permit Part B – Permit Conditions Environmental No. 12394 (EPA)
Environmental Assessment Report (EAR) prepared by the Environment
Protection Authority dated June 2026*

Planning assessment prepared by Era Advisory dated February 2026

*Environmental effects report prepared by Era Advisory dated 6
February 2026*

PERMIT PART B
PERMIT CONDITIONS - ENVIRONMENTAL No. 12394

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

Activity: **The operation of a Food Organics and Garden Organics composting facility
(ACTIVITY TYPE: Resource Recovery)
COPPING REGIONAL WASTE DEPOT, OFF ARTHUR HIGHWAY
COPPING TAS 7174**

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: **SORELL**
Permit Application Reference: **PA 5.2026.49.1**
EPA file reference: **25/1958**

Date conditions approved: 02 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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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.

Annual Environmental Review means the Annual Environmental Review required under Permit No. 46/98 and Permit No. 5.203.74.1, both as varied by EPN No. 11654/1 for the Copping Regional Waste Depot, Copping, TAS 7174 or any substitutions or amendments to that document.

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

Compost Management Plan means the document titled *Management Plan: Pasteurised soil conditioner/mulch from FOGO*, Dated December 2025, by Pinion Advisory for Southern Waste Solutions: Interim composting project or any substitutions or amendments to this document, approved by the Director, by notice in writing.

Composting means the process where organic materials are microbiologically transformed under controlled aerobic conditions to achieve pasteurization.

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.

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.

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.

Feedstock means the raw organic materials that are used as the input for the composting process.

FOGO means food organics and garden organics.

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.

Permit No. 46/98 and Permit No. 5.203.74.1 means the permits for the Copping Regional Waste Depot, Copping, TAS 7174 both as varied by EPN No. 11654/1 or any substitutions or amendments to that document

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.

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

Schedule 2: Conditions

Maximum Quantities

Q1 Regulatory limits

- 1 The activity must not exceed the following limits :
 - 1.1 15,000 tonnes per year of production of compost or mushroom substrate.

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 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.

G4 Permitted feedstock

- 1 Unless otherwise approved by the Director, only the following types of feedstock may be processed or stored within the Activity Area:
 - 1.1 green waste; and
 - 1.2 FOGO.

G5 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.

Composting**CG1 Compost Management Plan**

- 1 Unless otherwise approved by the Director in writing, the Activity must be managed in accordance with the Compost Management Plan.
- 2 Any updated Compost Management Plan requested by the Director in writing must be submitted to the Director for approval within the timeframe the Director specifies. This requirement is satisfied only when the Director confirms in writing that the submitted document adequately addresses all requested updates.
- 3 Notwithstanding the above, the person responsible may apply to the Director to vary or substitute the Compost Management Plan.
- 4 Any updated, varied or substituted Compost Management Plan approved by the Director via written notice, replaces any earlier approval with effect from the date specified in the notice.

CG2 Feedstock stockpiles

- 1 Unless otherwise approved in writing by the Director:
 - 1.1 feedstock stockpile volumes must not exceed 4500 m³ at any one time;
 - 1.2 feedstock stockpile heights must not exceed 5 m height; and
 - 1.3 feedstock stockpiles must be contained within the Activity Area delineated at Attachment 1.
- 2 Records demonstrating compliance with this condition must be made available on request to an Authorized Officer.

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 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 Date of cessation

Unless otherwise specified in writing by the Director, permanent cessation of the activity must occur by 31 December 2029.

DC4 Decommissioning following cessation

Following permanent cessation of the activity, and unless otherwise approved in writing by the Director, the Activity Area must be managed to allow rehabilitation as required under Permit No. 46/98 and Permit No. 5.203.74.1.

DC5 Activity to cease following decommissioning and rehabilitation

- 1 Following written notification by the Director confirming the completion of decommissioning of the Activity and rehabilitation of the Activity Area in accordance with these conditions:
 - 1.1 the Activity must not recommence; and
 - 1.2 the Person Responsible is not required to undertake monitoring, reporting and/or notification condition requirements relating to the Activity, unless otherwise specified in writing by the Director.

Monitoring**M1 Waste data reporting**

- 1 Unless otherwise specified in writing by the Director, the Annual Environmental Review must include the following information about the Activity:
 - 1.1 total quantity in tonnes of feedstock received in the during the reporting period; and
 - 1.2 total quantity in tonnes of compost produced during the reporting period.

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.

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).

OI2 Release of Relevant Information

Under the provisions of section 23AA of EMPCA relevant information relating to monitoring of environmental impacts required under these conditions may be subject to publishing or public release by the Director.

Attachment 1: Activity Area



Environmental Assessment Report

Southern Waste Solutions

Copping Interim Composting Project

Copping Landfill

June 2026



ENVIRONMENT PROTECTION AUTHORITY

Environmental Assessment Report

Proponent	Copping Refuse Disposal Site Joint Authority trading as Southern Waste Solutions (SWS)
Proposal	Copping Interim Composting Project
Location	Copping Landfill, Arthur Highway
Class of Assessment	2A
PCE No.	12394
Permit Application No.	5.2026.34.1 (Sorell Council)
myDAS Folder No.	25/1958.027
myDAS Document No.	D26-97484

Assessment Process

Date	Milestone
25 June 2025	Notice of Intent lodged
08 July 2025	Class of assessment determined
1 August 2025	Guidelines Issued
18 March 2026	Referral received by the Board
1 April 2026	Start of public consultation period
21 April 2026	End of public consultation period
27 May 2026	Date draft conditions issued to proponent
4 June 2026	Statutory period for assessment ends

This proposal is defined as a 'level 2 activity' under clause 3(d), Schedule 2 of the *Environmental Management and Pollution Control Act 1994* (EMPCA), being the production of compost with a production capacity of 100 tonnes per year or more.

The assessment by the Board of the Environment Protection Authority (the Board) was commenced by lodgement by Copping Refuse Disposal Site Joint Authority trading as Southern Waste Solutions (SWS) of a Notice of Intent (NOI) under section 27B of EMPCA.

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

Glossary/Acronyms

Term	Detail
AS4454:2012	The Australian Standard for Composts, soil conditioners and mulches
B-Cells	Sections of the Copping Landfill containing Category B waste
BeneVap	BeneVap™ forced evaporative wastewater system
Board	Board of the Environment Protection Authority
C-Cells	Sections of the Copping Landfill containing Category C waste
EER	Environmental Effects Report
EIA	Environmental impact assessment
EMPCA	<i>Environmental Management and Pollution Control Act 1994</i>
EMPCS	Environmental management and pollution control system
EPBCA	<i>Environment Protection and Biodiversity Conservation Act 1999 (Cth)</i>
FOGO	Food organics and garden organics
LUPAA	<i>Land Use Planning and Approvals Act 1993</i>
NCA	<i>Nature Conservation Act 2002</i>
NOI	Notice of Intent
NRE	Department of Natural Resources and Environment Tasmania
RAM	Restricted Animal Material
RMPS	Resource Management and Planning System of Tasmania
The Landfill	The Copping Regional Waste Depot, Off Arthur Highway, Copping 7174
The Landfill permit	Permit No. 46/98 and Permit No. 5.203.74.1, both as varied by EPN No. 11654/1 (B-Cells)
TSPA	<i>Threatened Species Protection Act 1995</i>
WAIV	Wind-Aided Intensified eVaporation® wastewater system

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I The Proposal

The main characteristics of the proposal are summarised below. A detailed description of the proposal is provided in Section 2.1 of the EER

Summary of the proposal's main characteristics

Activity

The activity being assessed is the production of a maximum 15,000 tonnes of pasteurised mulch per year by composting at the existing Copping Regional Waste Depot (the Landfill).

The Landfill is currently approved to receive Category B waste (putrescible) and Category C waste (potentially contaminated material), as classified under the Landfill Sustainability Guide Tasmania (DPIWE, 2004). The proposed interim composting facility, shown in Figure 1, is located on top of cells at the Landfill designed to receive Category B Waste (B-Cells), which operates under Environmental Permit No. 46/98 and Permit No. 5.203.74.1, both as varied by EPN No. 11654/1 (the Landfill permit).

The application is for a new activity (compost production), as the Landfill permit does not currently permit compost production without the Directors approval. It is proposed as an interim solution in response to demand for composting facilities while a [large-scale composting and organics processing facility](#) is being developed adjacent to the Landfill (the Copping Advanced Organics Facility due to be completed in 2028-29 and being assessed separately by the EPA Board).

The Activity Area for the proposal is entirely contained within the existing boundaries of the Landfill site which will continue to be regulated under the Landfill permit. The new activity only relates to compost production and does not alter any other processes undertaken at the Landfill. Where emissions from the new activity report to existing infrastructure within the Landfill, this infrastructure is discussed for context but does not form part of the activity being assessed as the Landfill permit (Environmental Permit No. 46/98 and Permit No. 5.203.74.1, both as varied by EPN No. 11654/1) provides an appropriate regulatory mechanism.

The composting facility will process FOGO (food organics and garden organics) and green waste from local council collection. The composting facility will be unlined, allowing leachate to permeate through to be captured and treated by the underlying B-Cell leachate management system, shown in Figure 2 which will continue to be regulated under the existing Landfill permit. The composting process will involve open-windrow composting methods using front-end loaders (Figure 3). The final product will be used for rehabilitation at the Landfill site, following final capping of B-Cells.

The B-Cell leachate management uses a BeneVap™ forced evaporative system to treat leachate. This system is currently regulated under temporary EPN 12517/1 (valid until 24 September 2026) to allow the management and evaporation of leachate while a [permit application for the stage 1 B-B cells expansion](#) is being assessed by the EPA Board. The stage 1 B-B cells expansion includes construction and filling of three new landfill cells, upgrades to the landfill's stormwater and leachate management systems, expansion of an existing clay borrow pit and the permanent use of the BeneVep™ leachate treatment system.

Cells at the Landfill designed to receive a Category C waste (C-Cells) sit outside the composting facility activity area and will not be impacted by the proposal. The C-Cells operate under Permit No. DA2012:76 as varied by EPN No. 11082/1.

Location and planning context

Location	Arthur Highway, Copping
Land zoning	Utilities under the Tasmanian Planning Scheme – Sorell
Land tenure and use	Copping Landfill is owned by Sorrell Council, Clarence City Council, and Tasman Council. Use Class is Recycling and Waste Disposal.
Surrounding land zoning,	Land immediately to the south is zoned Utilities.

tenure and uses	Land immediately to the north, north-west, west, south west and south-east is zoned Rural. Land immediately to the north-east is zoned Agriculture.
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Environmental characteristics

Climate	Mean minimum and maximum temperatures: 8.2°C and 17.6°C Annual mean rainfall: 495 mm Winds: predominantly northwest, strongest in spring and summer.
Topography	The composting area is essentially flat and located on top of the existing landfill (90 m elevation).
Geology	Low permeability sandy clay to clayey sand on top of felspathic (low quartz) sandstone.
Soils	The existing landfill presents the potential for soil contamination.
Hydrology	The existing landfill includes stormwater drains and ponds, leachate ponds and constructed wetlands. Treated stormwater from the landfill discharges to the Carlton River Tributary.
Natural Values	The proposed composting area does not contain any natural values. The Landfill predominantly consists of modified land, including unverified plantations for silviculture (FPU), regenerating cleared land (FRG), and extra-urban miscellaneous areas (FUM). Some vegetation communities are present at the Landfill, generally around the perimeter of operations, including <i>Eucalyptus amygdalina</i> forest and woodland on sandstone (DAS) and <i>Eucalyptus ovata</i> forest and woodland (DOV) vegetation communities, listed as threatened native vegetation communities under the <i>Nature Conservation Act 2002</i> (NC Act). Bursaria-Acacia woodland (NBA), not listed, is also present. The DOV community also qualifies as the nationally threatened ecological community Tasmanian Forests and Woodlands dominated by black gum or Brooker's gum (<i>Eucalyptus ovata</i> / <i>E. brookeriana</i>) listed under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act).

Proposed infrastructure

Major equipment	Front-end loader, Excavator(s), Mobile shredder.
Other infrastructure	50 x 100 m unlined composting area. Clay perimeter bund around the composting area. Two 20,000 L poly water tanks.
	Leachate will be managed by the collection and treatment system at the Landfill, including the BeneVap forced evaporative leachate system.

Inputs

Water	Water for composting.
Energy	Fuel for mobile machinery.
Other raw materials	FOGO and green waste from council collection (maximum 15,000 tonnes per annum).

Wastes and emissions

Liquid	Stormwater runoff during construction, and leachate from composting operation.
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Atmospheric	Dust and odour from composting operations, and vehicle emissions.
Solid	FOGO contaminants and windblown litter.
Controlled wastes	Waste engine oil; contaminated soil.
Noise	From mobile equipment, and vehicles on site and going to and from the site.
Greenhouse gases	Increase in GHG emissions from mobile plant and equipment operation. Decrease in GHG production from reducing methane emissions by diverting waste from landfill.

Construction, and operations

Proposal timetable	2 weeks construction. Operation to commence mid 2026, with initial FOGO input of 7,000 tonnes per year increasing to 15,000 tonnes per year. Decommissioning expected by 2028-2029 after Advanced Organics Processing Facility commences operations.
Operating hours (ongoing)	Between 7:00 am and 5:00 pm on weekdays Between 7:00 am and 4:00 pm on Saturday and public holidays

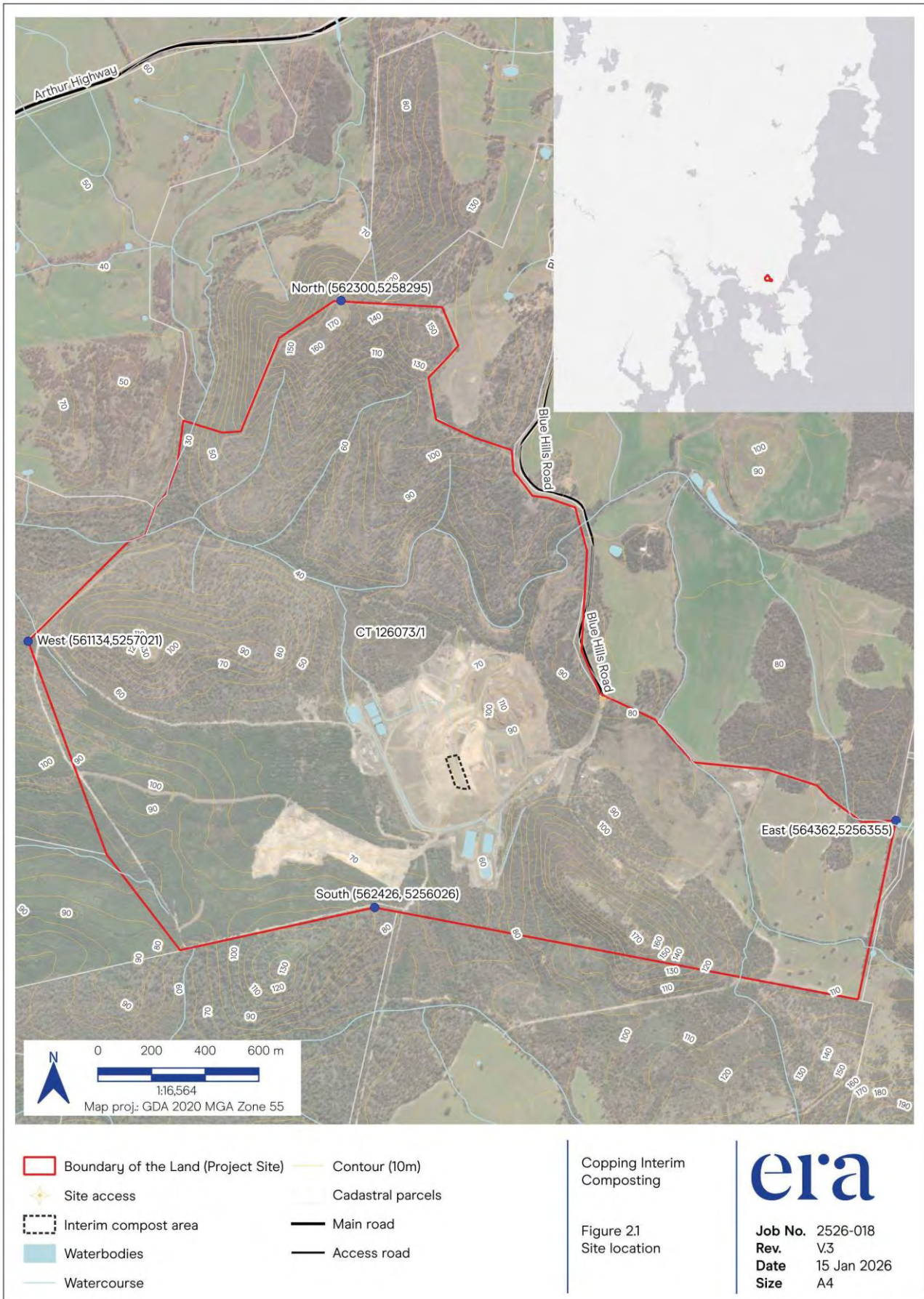


Figure 1 Proposed location (Figure 2.1 of the EER/EIS)



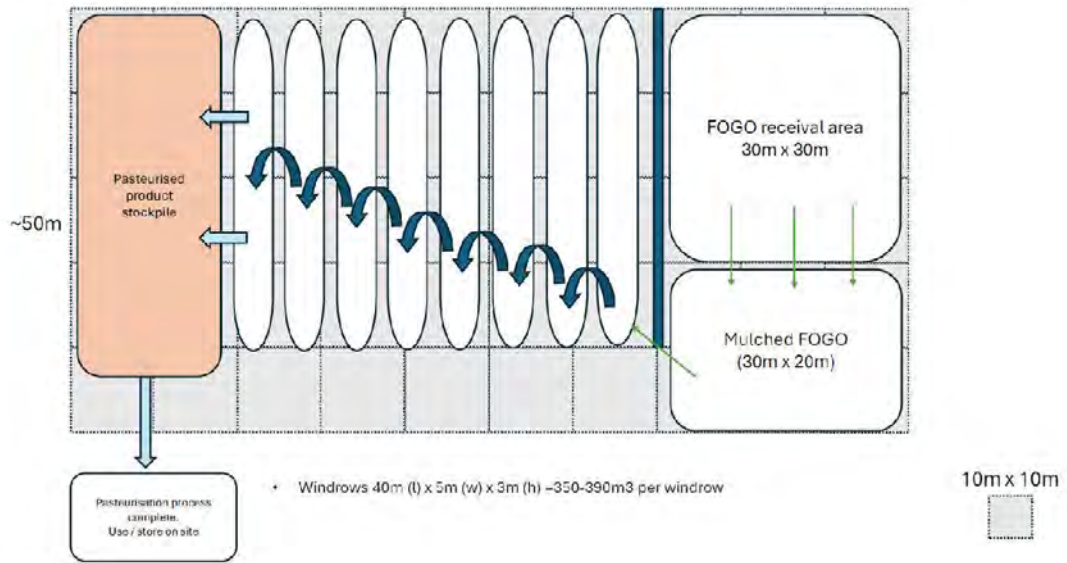


Figure 3 Process overview (Figure 2.3 of the EER).

2 Project Rationale and Alternatives

According to the EER, the Project will provide an interim facility to receive and process FOGO, ahead of the development of a large-scale composting and organics facility, expected to be operational by 2028-29. The Project will allow local councils to implement the collection of separated waste from mid-2026, allowing FOGO to be diverted from landfill as soon as possible, supporting the target under the National Waste Policy Action Plan 2024 to halve the amount of organic waste sent to landfill for disposal by 2030 (DCCEEW, 2024).

Alternative composting techniques, such as in-vessel composting, were not considered for the Project due to the infrastructure requirements (and associated impacts) and the required timeframes to establish the facility. Windrow composting requires only minor infrastructure, can be established in a short-time frame, and involves minimal decommissioning and rehabilitation works. It is understood that in vessel composting is being considered as part of the longer term Copping Advanced Organics Facility which is subject of a separate EPA Board assessment.

Alternative locations that would require infrastructure to manage leachate, and result in additional disturbance, were not considered.

3 Public and Agency Consultation

One public submission was received during the public consultation period. In summary, the submission states that:

- Odour and leachate assessments for the proposal are inadequate.
- Given the capacity of the proposal (15,000 tonnes), it will compete with existing FOGO processing contracts, expand beyond an interim function, and concentrate a market structure on a low-standard FOGO processing facility which is inconsistent with the RMPS objectives of sustainable development.
- The feedstock stockpiling regime is inappropriate, assumptions about composition of feedstock are not conservative, and contamination management is inadequate.

During the assessment process, the proposal was also referred to several government agencies with an interest in the proposal.

Appendix I of this report contains a summary of the public and government agency submissions received.

4 Evaluation of Key Environmental Issues

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

- Air Quality;
- Water Quality; and
- Compost Management.

These issues are discussed in the following subsections.

4.1 Air Quality

4.1.1 Potential impacts

Potential air emissions from the composting facility include odour, dust and other particulates which may contribute to emissions at the Landfill. The nearest sensitive receptor is located 2 km from the proposed composting site, 613 m from the property boundary of the Landfill (Figure 4).

The EIS states that there is a low potential for odour emissions from FOGO composting based on the expected composition (approximately 3% food organics, 93% garden organics, 2% other compostable material such as paper, and 2% contamination with non-compostable products). Dust emissions may be generated during construction and operation, including stockpiling, turning windrows, shredding FOGO and truck movements, as detailed in section 3.1.2 of the EIS.

Air emissions from existing operations at the Landfill include odour from cell faces and leachate ponds, vehicle emissions and dust from unsealed roads during dry conditions. A single odour complaint was made by a resident of Copping in 2021. The Landfill's BeneVap leachate treatment system generates a vapour by-product which is released through an exhaust stack. The EIS states that the potential increase in air emissions from additional inputs into the BeneVap leachate treatment system is expected to be low. This is due to the small proportion of leachate generated by the composting facility compared with the wider Landfill site itself, as discussed in Section 4.2 (Water quality).

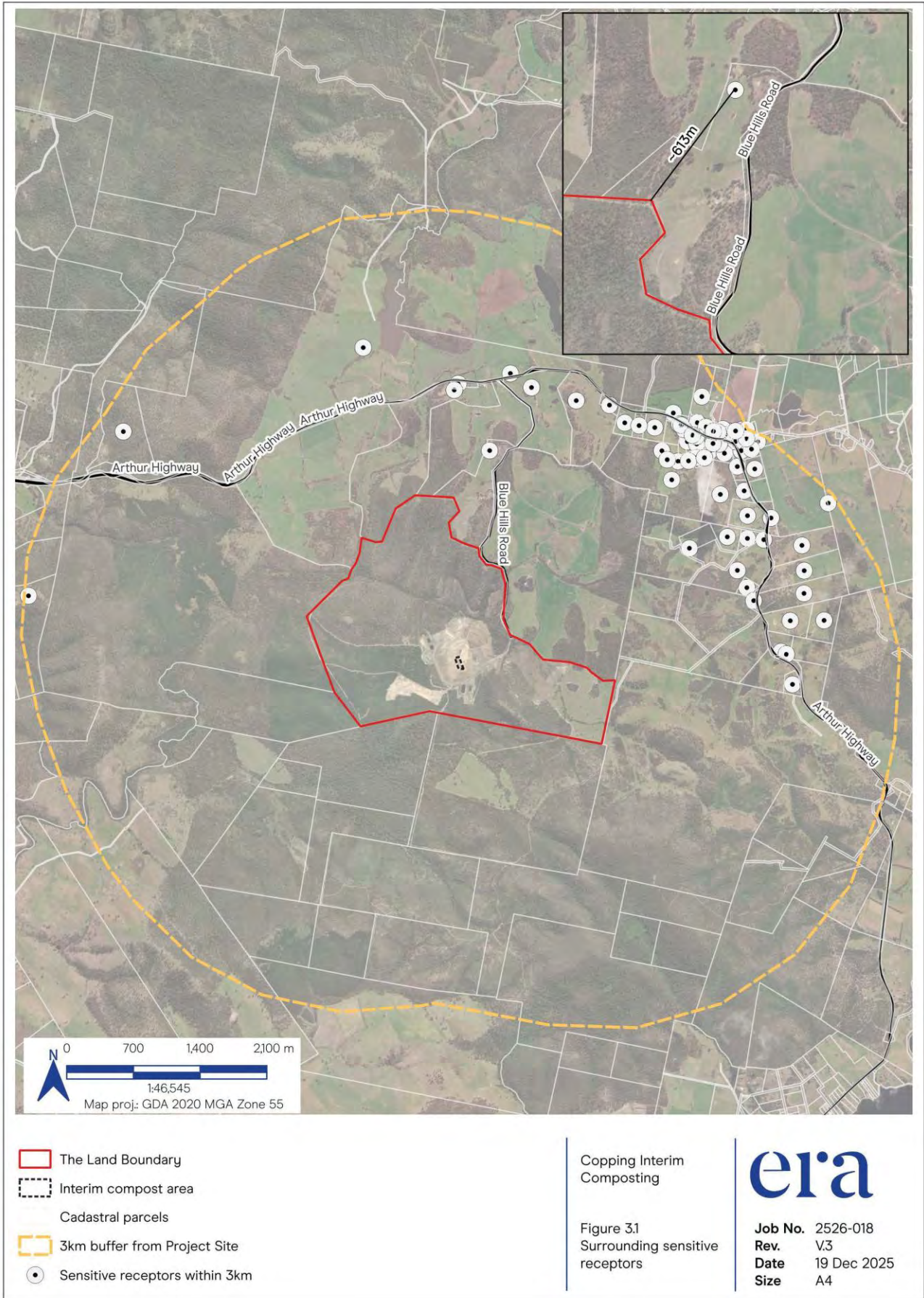


Figure 4 Surrounding sensitive receptors (Figure 3.1 of the EER)

4.1.2 Management measures

The following management, mitigation and monitoring measures are proposed for the construction and operational phases of the project:

- **Air Quality MM 1** Active composting operations, including windrow turning and shredding, will be temporarily suspended under high/prolonged wind events (winds above 40 km/hour for 15 minutes or longer and not likely to abate).
- **Air Quality MM 2** Potentially dust generating material stockpiles, windrows, roads or excavated areas will be sprayed during periods of dry weather with water or a suitable dust suppressant as required.
- **Air Quality MM 3** Existing speed restrictions will continue to be applied and adhered to for all internal roads to minimise dust generation. Vehicles accessing the site will adhere to the sign-posted speed limits on Blue Hills Road.
- **Air Quality MM 4** Vehicles and machinery will be regularly serviced and maintained to minimise exhaust emissions.
- **Various MM2** Incoming FOGO deliveries will be inspected as they are added to the FOGO stockpile to monitor the composition of waste. If the composition varies considerably to that anticipated, including if the estimated proportion of food organics exceeds 3 %, the frequency of shredding will be reviewed and increased as required to mitigate potential odour and scavenging risk.

The incoming FOGO stockpile will be monitored and managed to ensure it does not exceed 5 m in height and does not remain static for prolonged periods, which could result in higher than anticipated odour generation. This will be achieved via visual inspection and by undertaking regular shredding commensurate with the rate of incoming FOGO.

The incoming FOGO stockpile will be managed to ensure potentially odorous material (e.g. food organics) is generally covered with inert materials (i.e. garden organics) to mitigate potential odour and scavenging risk.

- **Various MM 1** The established contact phone number for feedback and complaints will continue to be maintained throughout construction and operational phases to capture any dust, odour, noise, traffic or other complaints received from the public. Complaints will be actioned, the complainant notified and a record kept of the resolution on the existing database spreadsheet at SWS.

4.1.3 Public and agency comment

One representor stated that there was an inadequate assessment of odour risk because:

- The proposed stockpiling of FOGO will generate odour emissions and is inconsistent with the *EPA Tasmania Guidelines for Stockpiling Waste (2021)* (the Stockpiling guidelines), which require that stockpiling be minimised in both duration and volume.
- Open windrow composting of mixed FOGO is widely recognised in the industry as a high-risk activity for odour generation, and the conclusion that the proposal will not increase odour beyond existing landfill operations is not supported by modelling and is inconsistent with the risk presented.
- The stated feedstock composition of approximately 93% garden organics and 3% food organics is insufficiently conservative or evidence based, and directly relates to the proponent's assertions regarding odour risk. The submission states that a worst case assessment should assume a higher food organic fraction.

4.1.4 Evaluation

The proposal's primary mitigation measures for odour generation are separation distance to the nearest sensitive premises and limiting composting inputs (feedstock) to low-risk materials. The representation raised several issues relating to the odour risk assessment.

4.1.4.1 FOGO composition and associated odour risk

The representation stated that the feedstock composition is likely to result in a high risk of odour generation and is insufficiently conservative. It stated that feedstock estimates should be based on worst case scenarios, and that the proportion of food organics will increase over time as FOGO services expand in southern Tasmanian councils

The predicted feedstock composition presented is approximately 3% food organics, 93% garden organics, 2% other compostable material such as paper, and 2% contamination with non-compostable products and is based on an audit of FOGO bins in the neighbouring Hobart City Municipality. This is considered sufficient evidence to predict the likely composition of FOGO from the Sorell and Clarence Municipalities. A balanced mix of feedstock for composting reduces the risk of odour generation by providing the correct ratio of carbon to nitrogen to maintain compost efficiently under aerobic conditions. The expected high ratio of green waste in the feedstock combined with the separation distance of 2 km to the nearest sensitive receptor is expected to present a low risk of nuisance odour when considered in addition to the existing Landfill operations.

Condition **G4** restricts the composting feedstock to FOGO and green waste, as proposed, which is a key measure to limit the risk of nuisance odour emissions. The proposed measure (MM1) to monitor feedstock deliveries and increase shredding is appropriate to respond to odour issues if the expected FOGO composition changes. This is addressed in the Compost Management Plan provided as appendix A to the EER, which is conditioned by **CG1**.

The existing Landfill permit requires that odour does not cause a nuisance beyond the boundary of the Land(condition A2), and that a complaints register is maintained to ensure any complaints are registered and investigated (condition G6). While odour from the composting facility is not expected to cause nuisance at sensitive receptors, conditions A2 and G6 of the Landfill permit will nevertheless ensure that appropriate measures are implemented should any issues arise.

4.1.4.2 Odour emissions from FOGO stockpiles

The representation stated the proposed stockpiling of FOGO will generate odour emissions and is inconsistent with the EPA's Environmental Guidelines for Stockpiling Waste (Environment Protection Authority, 2021)

The proposed stockpile management measures (Various MM2), including the storage of FOGO within the FOGO receival area (30 x 30 m) to a maximum height of 5 m (approximately 3,000 m³), are consistent with the Stockpiling Guidelines. Stockpile management is required under condition **CG2**, and feedstock and composting must be contained within the Activity Area under condition **G1**. To minimise risks associated with excess accumulation of stockpiles as recommended in the Stockpiling Guidelines, condition **CG2** also imposes a feedstock stockpiling limit of 4500m³, representing 2 months of the total yearly input.

4.1.4.3 Odour emissions from windrow composting

The representation stated that open windrow composting is not considered best practice for composting FOGO.

Inappropriate control of open-windrow composting of FOGO with a high food organics content has the potential for high levels of odour emissions. However, as previously discussed, the high ratio of garden organics expected in feedstock combined with the separation distance of 2 km to nearest sensitive receptor presents a low risk of nuisance odour, even when considered in addition to the existing Landfill operations. Modelling is not considered necessary given the low level of risk. In addition, the risk of long-term impacts is also reduced with the expected decommissioning date of 2028-2029, which is conditioned by **DC3**.

4.1.4.4 Change in emissions from Leachate treatment system at the Landfill

The potential increase in volume of leachate generated from the proposal is low, discussed further in section 4.2 below. Any potential increase in air emissions from the BeneVap forced evaporative leachate

treatment system as a result of the proposal is correspondingly low, with associated odour impacts not expected. The BeneVap system is currently regulated under temporary EPN 12517/1 while a permit application is being assessed by the EPA Board, as detailed in Section 1.

4.1.4.5 Dust management

Proposed Air quality management measures MM1, MM2 and MM3 are appropriate to manage dust emissions from the activity and prevent nuisance beyond the boundary of the Activity Area. The existing Landfill permit requires dust emissions to be controlled to prevent environmental nuisance (condition A1 in Environmental Permit No. 46/98 and Permit No. 5.203.74.1, both as varied by EPN No. 11654/1). As the Activity Area for the composting activity is whole contained within the existing Landfill site, no further conditions are considered necessary.

It is expected that with application of the proposed management measures in combination with the relevant conditions of the existing Landfill permit and those imposed by PCE No. 12394, will comply with the Environment Protection Policy (Air Quality) 2004 (Air EPP), with the risk of offsite impacts to air quality considered to be adequately mitigated.

Conditions

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

- G1** Activity Area
- G4** Permitted feedstock
- CG1** Compost Management Plan
- CG2** Feedstock stockpiles
- DC3** Date of decommissioning

Relevant conditions in the existing Landfill permit

- G6** Complaints register
- A1** Control of dust emissions
- A2** Odour management

4.2 Water Quality

4.2.1 Potential impacts

The composting proposal will produce leachate within the composting area during operation and potentially some stormwater during construction. The composting facility is designed to be unlined, allowing leachate to permeate through the composting pad and interim capping of the Landfill to be captured and treated by the underlying B-Cell leachate management system. Leachate at the existing Stage IA B-Cells is collected at the base of the of the cells via a series of collection drains installed throughout the cell footprint. Leachate is currently treated and disposed of through several methods, as required under the Landfill permit, primarily the forced evaporative BeneVap system. Stormwater at the Landfill is treated at a sediment basin (Figure 2) which passively discharges over a weir into Marsh Creek.

4.2.1.1 Leachate

The composting activity has the potential to contribute additional leachate to that already generated from the underlying cells at the Landfill. The maximum volume of Landfill leachate generation, incorporating the proposed composting project, is predicted to be 16 ML per year in 2026, which will decrease from 2027 as completed IA B-Cells are capped and permeability to rainfall decreases. The EAR states that leachate generated from water contact with the compost will be contained within the bunded compost operations area, to then evaporate or enter the existing leachate collection system by infiltration through the interim cover into the stage IA B cells. The storage capacity of the bunded area is calculated at 2800 m³.

The water balance and rainfall event calculations presented for the EER predicts that:

- There will be no contribution from the composting facility to leachate generated by the B-Cells on a median rainfall year (all captured water will evaporate).
- Up to 0.48 ML additional leachate generation will occur in a 90th percentile rainfall year (where the total rainfall is higher than 90% of all recorded years).
- The bunded area requires a 1170 m³ storage capacity to contain leachate for a 1% AEP (approximately a 1 in 100 year storm event).

The Composting Management Plan (Appendix A of the EER) states that the interim composting facility is unlikely to have any impact on leachate quality as the FOGO material to be composted is essentially a diversion of what would ordinarily go into the same landfill.

4.2.1.2 Stormwater

Construction of the proposal will potentially create stormwater if rainwater contacts unsealed areas. Operation of the composting facility will slightly decrease the surface area reporting to the stormwater system due to the capture of all surface flows within the composting area bund.

4.2.1.3 Groundwater

The interim composting facility will be located on top of the existing uncapped Stage IA B-Cells, with all leachate collected as described above. According to the EER, soils within and surrounding the existing Landfill cells are likely to be contaminated due to the past and current use for waste disposal. The EER states that surface and groundwater monitoring to date suggests the Landfill may potentially be impacting local surface and groundwaters to some degree. The proponent is conducting a Groundwater and Surface Water Risk Assessment in the landfill area and receiving environment as part of the Stage IB B-Cells assessment process which is outside the scope of this assessment and is being separately assessed by the EPA Board

4.2.2 Management measures

The EER states there are no specific water quality related management, mitigation and monitoring measures proposed for the interim composting facility, however existing measures at the existing Landfill site will continue to be implemented, including surface and groundwater monitoring. The separate application for the Stage IB B-Cells discussed in Section 1 proposes upgrades to the stormwater management system.

4.2.3 Public and agency comment

The representor stated that the EER provided an inadequate assessment of leachate and groundwater risk, including:

- Inadequate water balance modelling and assessment of storm event impacts, groundwater impact analysis and contingency measures.
- A lack of evidence to substantiate the claim that the existing landfill leachate treatment system is adequate to manage composting leachate.

4.2.4 Evaluation

Water balance modelling presented in the EER indicates that leachate generated from the proposal can be managed by the underlying B-Cell leachate management system, as discussed below.

4.2.4.1 Water balance modelling and impacts to leachate at the Landfill

The representation stated that the EER did not provide adequate water balance modelling and assessment of storm event impacts, groundwater impact analysis and contingency measures.

The water balance presented in the EER Appendix A (Compost Management Plan) considers conservative scenarios, demonstrating that the capacity of bunding and existing infrastructure is adequate to prevent impacts. The bunded area has a 2800 m³ capacity, which is adequate to contain 1170 m³ of leachate/runoff from the composting facility, the volume predicted from a 1% AEP event. The potential increase in leachate as a result of the proposal is predicted to be only 0.48 ML in a 90th percentile year. Considering a maximum predicted annual leachate generation of 16 ML in 2026, the composting facility is unlikely to cause a significant change to the quantity of leachate generated at the Landfill.

The proposal will be required to comply with the Compost Management Plan under condition **CGI**, which specifies construction requirements for the adequately sized bunded area. No additional modelling or assessment of storm event impacts is required. The addition of the composting facility on top of the B-Cells is not expected to significantly change leachate quality collected in the Landfill leachate system, as it already collects leachate from the B-Cells which contain putrescible waste.

The existing Landfill permit requires a leachate collection and management system be constructed and installed to prevent the contamination of local surface and groundwaters (conditions CN2 and OP8 in Environmental Permit No. 46/98 and Permit No. 5.203.74.1, both as varied by EPN No. 11654/1). A water monitoring program is currently required at the Landfill under conditions M3 and M4 of the existing Landfill permit, which has indicated that the Landfill may potentially be impacting local surface and groundwaters to some degree, as stated in the EER. Considering the composting activity's small potential additional volume of leachate, and the temporary nature of the activity, the composting is unlikely to contribute significant leachate volumes to the leachate management system. The Stage 1B B-Cells assessment, which involves upgrades to the Landfill's stormwater and leachate management systems is an appropriate mechanism to determine impacts and identify mitigation measures related to contamination issues at the existing Landfill. Based on the low predicted potential impacts to water quality from the proposed composting facility, and the existing Landfill permit requirements, an additional groundwater impact analysis specific to the composting facility is not considered necessary.

The conservative water balance presented indicates that it is unlikely that contingency measures will be required to handle excess leachate generated by the composting facility. The Landfill Permit (condition OP9 in Environmental Permit No. 46/98 and Permit No. 5.203.74.1, both as varied by EPN No. 11654/1) does permit leachate irrigation over uncapped B-Cells to manage leachate volumes if necessary.

4.2.4.2 Capacity of leachate management system

The representation stated that there is a lack of evidence to substantiate the claim that the existing landfill leachate treatment system is adequate to manage composting leachate.

The capacity of the existing landfill treatment system is expected to be adequate, noting the relatively minor amount of additional leachate that will be generated from the proposal, as discussed above (0.48 ML compared with 16 ML). According to the EER however, there is a potential lack of capacity in the BeneVap system to treat leachate from the B-Cells and C-cells in the short term, while the capping of the B-Cells takes place (from 2027 onwards). The BeneVap system at the site has capacity to accommodate up to approximately 16 ML per year and is also required to treat approximately 2 ML of leachate from the associated C-Cells per year. Therefore, there is the potential for leachate generation outside of the capacity of the BeneVap system while the capping takes place, after which leachate generation will decrease. This shortfall is likely to be catered for by the Wind-Aided Intensified eVaporation (WAIV) unit that has recently been recommissioned for the C Cell leachate management system that will take load off the BeneVap system. Leachate management at the B-Cells is currently regulated under the existing Landfill permit.

Given the current measures in place, and low risk presented from the minor increase in leachate volumes likely to be generated from the composting operation, the capacity of the leachate treatment system is considered to be adequate for the short-term operation. Further, condition OP9 in the existing Landfill permit, permits leachate irrigation over uncapped B-Cells to minimise leachate volumes if necessary.

It is expected that with application of proposed management measures and conditions, operation of the Interim Composting project at the Landfill can be appropriately managed.

4.2.4.3 Stormwater

Infrastructure in addition to existing stormwater infrastructure at the Landfill is not required. Bunding detailed in the Compost Management Plan (condition **CGI**) will separate stormwater falling outside the composting area (figure 2) from water within the composting area. Management of stormwater outside the composting area is required under the existing Landfill permit, conditions SW1, SW2, and SW3 in Environmental Permit No. 46/98 and Permit No. 5.203.74.1, both as varied by EPN No. 11654/1.

4.2.5 Conditions

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

CGI Compost Management Plan

Relevant associated conditions are also contained in the existing Landfill permit:

CN2 Leachate collection

OP8 Leachate management

OP9 Leachate Irrigation

M3 Water Monitoring Plan

M4 Water Monitoring Report

SW1 Stormwater discharge

SW2 Contamination of stormwater

SW3 Stormwater infrastructure

4.3 Compost Management

4.3.1 Potential impacts

FOGO and green waste processing at the composting facility has the capacity to introduce and spread weeds from plant material if inappropriately processed. In addition, the pasteurised mulch product will contain material derived from vertebrates (in the food organics portion of the FOGO) which is classified as Restricted Animal Material (RAM). RAM must be kept separated from areas where ruminants feed to prevent diseases spread. FOGO also will contain contaminants, including plastics, which may result in windblown litter. The final product from the composting process, classified as pasteurised mulch under AS4454:2012 (the Australian Standard for Composts, soil conditioners and mulches), will be used for rehabilitation at the Landfill.

4.3.2 Management measures

According to the EER, the key mitigation measure to manage the risks associated with weeds, pests and pathogens is to ensure proper composting process. The Compost Management Plan is provided in appendix A to the EER. Relevant measures include:

- **Various MON 1** Temperatures in the centre of the windrows will be checked daily and the results recorded, along with row forming and turning records.
- **Various MON 2** Process validation will be undertaken through collecting composite samples of the first 12 completed rows for analysis to ensure the product meets the adopted criteria (based on AS4454, excluding particle size).

If the product is consistent, ongoing sampling will be undertaken on a quarterly basis to demonstrate ongoing process compliance.

If the product does not meet the adopted criteria it will be returned to the shredded FOGO stockpile and reprocessed, or if necessary, disposed of in the B Cells.

- **Various MON 3** Incoming FOGO will be quantified through the existing weighbridge at the Project Site. Recording will be undertaken in accordance with obligations under the Waste and Resource Recovery Act 2022 and Waste and Resource Recovery Regulations 2022, including the source, quantity, and classification of incoming material. Records will be retained and reported in accordance with statutory obligations. The volume of soil conditioner produced will be reported to the EPA annually to demonstrate compliance with regulatory limits.
- **Waste MM 1** To the extent practicable, waste materials (contaminants) will be removed from the FOGO onsite (either via physical decontamination upon receipt or during shredding) and will be disposed of within the B-Cells.
- **Waste MM 2** All trucks transporting FOGO to the site will be appropriately covered to avoid wind-blown litter.
- Appendix A of the EER notes that the Landfill is fully fenced to exclude ruminant animals and no ruminant animals are permitted on site.
- The EER states that existing management practices at the Landfill used to control vermin (e.g. existing pest control and trapping program) and weeds (e.g. wheel wash down) will continue and apply to the new Project

4.3.3 Public and agency comment

The representation stated that the proposal's compost management fails to demonstrate best practicable environmental management including:

- Using open windrow composting methodology;
- Inadequate management of contamination;
- Failure of the product to fully comply with AS4454:2012; and
- Extended stockpiling of FOGO.

4.3.4 Evaluation

Effective management of inputs and processing of the composting process minimises the risk of offsite impacts, by creating a product safe to apply to land. The proposed management measures and Compost Management Plan are appropriate to manage risks associated with land application of the product and litter generated. Risks associated with application are further minimised as the product will be retained onsite for rehabilitation at the Landfill and not sold off site.

Condition **CGI** will require the proponent to operate the composting operation according to the Compost Management Plan, which details record keeping and quality assurance requirements. This will demonstrate that suitable pasteurization has occurred to destroy weed seeds and produce a product which is suitable for use on site.

The Landfill permit also contains conditions which require effective control of weeds (condition OPI2) and security fencing (condition OP3), prohibiting access by ruminant animals. In addition, effective control of weeds is required under the Landfill permit (condition OPI2)

4.3.4.1 Open windrow composting method

The representation stated that the use of open windrow composting methodology is inappropriate "according to EPA guidelines".

The Tasmanian EPA does not have composting guidelines, and the proposal has been considered based on environmental risk and the proposed management measures presented, as further detailed in sections 4.1 and 4.2 of this report. The FOGO Implementation Processing Guide issued by the Federal Department of Climate Change, Energy, the Environment and Water (2025) indicates that open-windrow composting can be viable for the type of inputs and processing proposed (regulated via conditions **G4** and **CGI**).

4.3.4.2 Contamination management

The representation stated that sole reliance on manual removal is not adequate for mixed municipal FOGO at the proposed scale.

Proposed contaminant removal is consistent with recommendations for decontamination methods for proposals of the same scale stated in the FOGO Implementation Processing Guide issued by the Federal Department of Climate Change, Energy, the Environment and Water (2025).

The Landfill has existing litter management strategies to manage windblown litter, as required under condition OPI1 of the Landfill permit, which will further prevent escape of litter from the Landfill.

4.3.4.3 Compliance with AS4454:2012

The representation states that that product will fail to fully comply with AS4454:2012. This is based on final product particle size, rather than pasteurisation, which the EER states will broadly fit the definition of pasteurised soil conditioner/mulch in the standard.

Condition **CGI** requires the product to meet pasteurisation requirements, as outlined in the Compost Management Plan, and is appropriate to minimize spread of weeds and it is not necessary for the EPA to specify conformance with AS4454:2012.

Stockpiling of FOGO raised in the representation is addressed in section 4.1 (conditions **CG2** and **CG3**)

4.3.5 Conditions

CGI Compost Management Plan.

Relevant associated conditions are also contained in the Landfill permit including

OPI1 Litter Management

OPI2 Weed Management

5 Other Environmental Issues

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

- Noise emissions;
- Environmentally hazardous substances;
- Decommissioning and Rehabilitation; and
- Waste.

These issues do not warrant detailed evaluation for this proposal because they are considered to present a low risk of environmental harm or nuisance in the context of this activity and can be regulated by standard conditions.

Additionally, the Landfill has an extensive suite of conditions imposed through the existing Landfill permit. These conditions apply to the whole site, including the Activity Area for the composting proposal and are relevant for managing the above issues.

Table 1 lists conditions imposed on the activity for non-key issues. Full permit conditions are provided in Appendix 3.

Table 1: Conditions imposed on the activity (PCE no. 12394)

Condition No. and heading	Purpose of Condition(s)	Comment
Maximum Quantities		
Q1 – Regulatory Limits	To limit the activity to 15,000 tonnes per year of compost production.	Non-standard condition
General		
G1 – Activity Area	To limit the footprint of the activity.	Standard condition
G2 – Access to and awareness of conditions	To require a copy of the conditions to be kept available to those operating the activity.	Standard condition
G3 - 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
G4 – Permitted feedstock	To limit inputs to the composting process.	Non-standard condition
G5 – Amendment of required plans and reports	To ensure the EPA has the correct version of such plans and reports, and that they comply with permit requirements.	Standard condition
Decommissioning and Rehabilitation		
DC1 – Notification of cessation	To ensure the EPA is notified of the proposed permanent cessation of the activity in a timely manner.	Standard condition
DC2 – Temporary suspension of activity	To ensure adequate management of the activity should the activity temporarily cease operations.	Standard condition

DC3 – Date of cessation	To require the activity to cease in the timeframe specified in the EER.	Non-standard condition
DC4 - Decommissioning following cessation	To require appropriate management of the Composting Area following cessation of the activity to allow rehabilitation under Environmental Permit No. 46/98 and Permit No. 5.203.74.1, both as varied by EPN No. 11654/1.	Standard condition
DC5- Activity to cease following decommissioning and rehabilitation	To require that the activity does not recommence following rehabilitation.	Standard condition
Monitoring		
MI – Waste data reporting	To require reporting of feedstock quantity.	Non-standard condition

5.2 Other relevant conditions

The Activity Area (Figure 2) for this proposal sits wholly within the existing Landfill site, which operates under the existing Landfill permit.

The conditions contained in the existing Landfill permit, in combination with the conditions imposed under PCE 12394, are considered sufficient to ensure that the works associated with the interim composting facility are managed in an environmentally acceptable manner as part of the Landfill operation. Relevant conditions in the existing Landfill permit include those listed below.

The representation noted that the existing Landfill permit contains a condition which requires that composting activities do not occur without prior written approval of the Director. However, the issue of PCE 12394 constitutes a new separate approval for the composting activity.

Table 2: Relevant conditions in the existing Landfill Permit Environmental Permit No. 46/98 and Permit No. 5.203.74.1, both as varied by EPN No. 11654/1)

Condition No. and heading	Purpose of Condition(s)	Comment
General		
G3 – Incident response	To require the person responsible to take action to minimise environmental harm if an incident occurs.	Standard condition
G4 – Change of responsibility	To ensure the EPA is aware of who is responsible for the activity should a change occur.	Standard condition
G5 – Change of ownership	To ensure the EPA is aware of a change of ownership to the property on which the activity occurs.	Standard condition
G6 -Complaints register	To ensure complaints are recorded and available as an indicator to the EPA of potential nuisance	Standard condition
G7 – Annual Environmental Review	To require a publicly available Annual Environmental Review is submitted to the Director each year	Non-standard condition
Atmospheric		

A1 – control of dust emissions	To require management of dust to prevent environmental nuisance beyond the Activity Area (as defined in the Landfill permit).	Standard condition
A2 – odour management	To require odour management measures to prevent odours causing environmental nuisance beyond the boundary of the site.	Standard condition
Construction		
CN2 - Leachate collection	To require design and construction of a leachate collection system at the Landfill to prevent contamination of groundwater, surface water and soil.	Non-standard condition
Decommissioning and Rehabilitation		
DC1 – Progressive rehabilitation	To compel timely rehabilitation of final capping of cells at the Landfill, minimising the extent of unrehabilitated areas	Non-standard condition
DC4 – Decommissioning and Rehabilitation Plan	To require a Decommissioning and Rehabilitation Plan to be lodged with the EPA when notifying of cessation.	Non-standard condition
DC5 – Rehabilitation upon cessation	To require decommissioning and rehabilitation in a timely, planned and approved manner.	Standard condition
DC6 – Post-Decommissioning and Rehabilitation Report	To require that decommissioning and rehabilitation is undertaken, and is done in a timely, planned and approved manner to minimise environmental harm	Standard condition
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 – Handling of hazardous materials – mobile	To ensure environmentally hazardous substances held in vehicles are stored and handled appropriately, to prevent spills.	Standard condition
H3 – 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 require accurate measurement of emissions and their impact upon the receiving environment and to consistently inform the Director of the results of monitoring.	Standard condition
M2 – Signage of monitoring points	To require all monitoring points to be clearly marked to indicate location and name of point.	Standard condition
M3 – Water Monitoring Plan	To require a Water Monitoring Plan is approved by the Director.	Standard condition
M4 – Water Monitoring Report	To require that water monitoring is reported appropriately, including any exceedances of limits, to allow appropriate action.	Standard condition

Operations		
OP1 Hours of operation	To limit operational hours to ensure appropriate supervision at the Landfill and limit potential noise impacts outside of daytime hours.	Standard condition
OP2 Site Staff	To require appropriate supervision during waste deposition at the Landfill.	Standard condition
OP3 Security	To ensure appropriate security at the Landfill to prevent unauthorised access.	Standard condition
OP4 Signage	To ensure appropriate signage to convey operational and safety information.	Standard condition
OP8 Leachate management	To require a leachate collection management system is installed to prevent leachate generated within landfilled waste from polluting groundwater or surface water.	Standard condition
OP9 Leachate irrigation	To permit irrigation to minimise leachate volume contained in the leachate pond by irrigation over the landfill.	Non-standard condition
OP11 Litter management	To require measures to control and monitor the escape of litter from the Activity Area	Standard condition
OP12 Weed management	To ensure the spread of weeds from the Activity Area is minimised.	Standard condition
OP13 Potential disease vectors	To require measures to discourage the presence of nuisance animals in the Activity Area to prevent human health risks.	Standard condition
OP14 Fire management	To require preventative measures and effective management of any fires in the Activity Area.	Standard condition
Stormwater Management		
SW1 Stormwater discharge	To require stormwater is prevented from mixing with deposited waste to prevent contamination,	Standard condition
SW2 Contamination of stormwater	To require any stormwater contaminated with leachate is transferred to the leachate collection system for appropriate treatment.	Standard condition
SW3 Stormwater infrastructure	To require collection and treatment of polluted stormwater prior to discharge and prohibit discharge of stormwater carrying visible pollutants.	Standard condition
SW4 Firefighting wastewater	To require firefighting wastewater to be managed to prevent the discharge of pollutants beyond the boundary of the Activity Area	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 and considers issues raised in public submissions.

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. 12394 appended to this report are imposed and duly complied.

7 Report Approval

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

A handwritten signature in blue ink, appearing to be 'Amanda Locatelli', written over a faint rectangular stamp.

Amanda Locatelli

DIRECTOR, ENVIRONMENTAL ASSESSMENTS

ENVIRONMENT PROTECTION AUTHORITY

Acting under delegation from the Board of the Environment Protection Authority

Date: 2 June 2026

8 References

- BioCarbon Soil for the Department of Climate Change, Energy, the Environment and Water. (2025). *Food Organics and Garden Organics Implementation and Processing Guide*. 2025: Commonwealth of Australia.
- DPIWE . (2004). *Landfill Sustainability Guide - Tasmania*. Hobart: DPIWE.
- Environment Protection Authority. (2021). *Environmental Guidelines for Stockpiling Waste*. Hobart : Environment Protection Authority.
- Environment Protection Authority Victoria. (2017). *Designing, constructing and operating composting facilities* . Carlton: Victoria State Government.
- ERA Advisory for Souther Waste Solutions. (7 Feburary 2026). *Copping Interim Composting Project Environemntal Effects Report V3*. Hobart.
- Pinion Advisory for Southern Waste Solutions. (December 2025). *Management Plan: Pastuerised Soil Conditionser/Mulch from FOGO*.

9 Appendices

- Appendix 1 Summary of public and agency submissions
- Appendix 2 Table of proponent management measures
- Appendix 3 Permit conditions No: 12934

Appendix I: Summary of public and agency submissions

Table I: Matters raised during public consultation period

Rep No	Comments and Issues	Further Information Requested	EPA Comments
I	Existing permit conditions prohibit composting	No	This is an application for a new composting activity.
I	The proposal fails to demonstrate best practicable environmental management	No	Discussed in section 4.3
I	Inadequate assessment of odour risk	No	Discussed in section 4.1
I	Inadequate assessment of leachate and groundwater risk	No	Discussed in section 4.2
I	Inadequate management of contamination	No	Discussed in section 4.3
I	Non-conservative feedstock assumptions	No	Discussed in section 4.1
I	Product does not comply with AS4454	No	It is not appropriate for the EPA to specify conformance with AS4454:2012. Discussed in section 4.3.
I	The activity is waste treatment, not resource recovery	No	The activity has been assessed as appropriate for a level 2 Activity listed under Schedule 2 of EMPCA.
I	Use of the term “interim” is incorrect	No	The duration of the proposal has been considered in the assessment process.
I	The 15,000 tonnes per year capacity is unjustified and will allow the proposal to compete for contracts.	No	Consumer law is outside the remit of the EPA Board. The proposal has been assessed at the 15,000 tonnes per annum proposed.
I	Cited an Australian Competition and Consumer Commission (ACCC) which refused authorisation of another proposed organics processing model at the Copping Landfill	No	Consumer law is outside the remit of the EPA Board

Appendix 2: Table of proposed management measures

Table 1: Proposed management measures (Part D of EER)

Number	Action	Timing
Various MM 1	<p>The established contact phone number for feedback and complaints will continue to be maintained throughout construction and operational phases to capture any dust, odour, noise, traffic or other complaints received from the public.</p> <p>Complaints will be actioned, the complainant notified and a record kept of the resolution on the existing database spreadsheet at SWS.</p>	Construction/ Operation
Various MM 2	<p>Incoming FOGO deliveries will be inspected as they are added to the FOGO stockpile to monitor the composition of waste. If the composition varies considerably to that anticipated, including if the estimated proportion of food organics exceeds 3 %, the frequency of shredding will be reviewed and increased as required to mitigate potential odour and scavenging risk.</p> <p>The incoming FOGO stockpile will be monitored and managed to ensure it does not exceed 5 m in height and does not remain static for prolonged periods, which could result in higher than anticipated odour generation. This will be achieved via visual inspection and by undertaking regular shredding commensurate with the rate of incoming FOGO.</p> <p>The incoming FOGO stockpiled will be managed to ensure potentially odorous material (e.g. food organics) is generally covered with inert materials (i.e. garden organics) to mitigate potential odour and scavenging risk</p>	Operation
Various MON 1	<p>Temperatures in the centre of the windrows will be checked daily and the results recorded, along with row forming and turning records.</p>	Operation
Various MON 2	<p>Process validation will be undertaken through collecting composite samples of the first 12 completed rows for analysis to ensure the product meets the adopted criteria (based on AS4454, excluding particle size).</p> <p>If the product is consistent, ongoing sampling will be undertaken on a quarterly basis to demonstrate ongoing process compliance. If the product does not meet the adopted criteria it will returned to the shredded FOGO stockpile and reprocessed, or if necessary, disposed of in the B Cells.</p>	Operation
Various MON 3	<p>Incoming FOGO will be quantified through the existing weighbridge at the Project Site. Recording will be undertaken in accordance with obligations under the Waste and Resource Recovery Act 2022 and Waste and Resource Recovery Regulations 2022, including the source, quantity, and classification of incoming material. Records will be retained and reported in accordance with statutory obligations.</p> <p>The volume of soil conditioner produced will be reported to the EPA annually to demonstrate compliance with regulatory limits.</p>	Operation
Air Quality MM 1	<p>Active composting operations, including windrow turning and shredding, will be temporarily suspended under high/prolonged wind events (winds above 40 km/hour for 15 minutes or longer and not likely to abate).</p>	Operation
Air Quality MM 2	<p>Potentially dust generating material stockpiles, windrows, roads or excavated areas will be sprayed during periods of dry weather with water or a suitable dust suppressant as required.</p>	Construction / Operation

Number	Action	Timing
Air Quality MM 3	Existing speed restrictions will continue to be applied and adhered to for all internal roads to minimise dust generation. Vehicles accessing the site will adhere to the sign-posted speed limits on Blue Hills Road.	Construction / Operation
Noise MM 1	Operation of noise generating machinery and equipment will be restricted to normal daytime operating hours, in accordance with the conditions of the existing EPN, namely: <ul style="list-style-type: none"> · Between 7:00 am and 5:00 pm on weekdays · Between 7:00 am and 4:00 pm on Saturday and public holidays The site will be closed on Sundays, Christmas Day, and Good Friday	Construction / Operation
Noise MM 2	Low noise generating plant and equipment will be used where practicable	Construction / Operation
Noise MM 3	Broadband reversing alarms will be utilised where practicable over traditional tonal alarms to minimise any nuisance noise generated.	Construction / Operation
Noise MM 4	Noise MM 4 Equipment will be regularly serviced and maintained to minimise noise emission	Construction / Operation
Noise MM 5	Where practical, machinery will be operated at low speed or power and be switched off when not in use, rather than left idling for prolonged periods.	Construction / Operation
Noise MM 6	Trucks will be advised not to use exhaust brakes near residences on Blue Hills Road	Construction / Operation
Waste MM 1	To the extent practicable, waste materials (contaminants) will be removed from the FOGO onsite (either via physical decontamination upon receipt or during shredding) and will be disposed of within the BCells.	Operation
Waste MM 2	All trucks transporting FOGO to the site will be appropriately covered to avoid wind-blown litter.	Operation

Appendix 3: Permit conditions No: 12394

PERMIT PART B
PERMIT CONDITIONS - ENVIRONMENTAL No. 12394

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

Activity: **The operation of a Food Organics and Garden Organics composting facility
(ACTIVITY TYPE: Resource Recovery)
COPPING REGIONAL WASTE DEPOT, OFF ARTHUR HIGHWAY
COPPING TAS 7174**

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: **SORELL**
Permit Application Reference: **PA 5.2026.49.1**
EPA file reference: **25/1958**

Date conditions approved: 02 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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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.

Annual Environmental Review means the Annual Environmental Review required under Permit No. 46/98 and Permit No. 5.203.74.1, both as varied by EPN No. 11654/1 for the Copping Regional Waste Depot, Copping, TAS 7174 or any substitutions or amendments to that document.

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

Compost Management Plan means the document titled *Management Plan: Pasteurised soil conditioner/mulch from FOGO*, Dated December 2025, by Pinion Advisory for Southern Waste Solutions: Interim composting project or any substitutions or amendments to this document, approved by the Director, by notice in writing.

Composting means the process where organic materials are microbiologically transformed under controlled aerobic conditions to achieve pasteurization.

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.

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.

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.

Feedstock means the raw organic materials that are used as the input for the composting process.

FOGO means food organics and garden organics.

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.

Permit No. 46/98 and Permit No. 5.203.74.1 means the permits for the Copping Regional Waste Depot, Copping, TAS 7174 both as varied by EPN No. 11654/1 or any substitutions or amendments to that document

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.

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

Schedule 2: Conditions

Maximum Quantities

Q1 Regulatory limits

- 1 The activity must not exceed the following limits :
 - 1.1 15,000 tonnes per year of production of compost or mushroom substrate.

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 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.

G4 Permitted feedstock

- 1 Unless otherwise approved by the Director, only the following types of feedstock may be processed or stored within the Activity Area:
 - 1.1 green waste; and
 - 1.2 FOGO.

G5 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.

Composting**CG1 Compost Management Plan**

- 1 Unless otherwise approved by the Director in writing, the Activity must be managed in accordance with the Compost Management Plan.
- 2 Any updated Compost Management Plan requested by the Director in writing must be submitted to the Director for approval within the timeframe the Director specifies. This requirement is satisfied only when the Director confirms in writing that the submitted document adequately addresses all requested updates.
- 3 Notwithstanding the above, the person responsible may apply to the Director to vary or substitute the Compost Management Plan.
- 4 Any updated, varied or substituted Compost Management Plan approved by the Director via written notice, replaces any earlier approval with effect from the date specified in the notice.

CG2 Feedstock stockpiles

- 1 Unless otherwise approved in writing by the Director:
 - 1.1 feedstock stockpile volumes must not exceed 4500 m³ at any one time;
 - 1.2 feedstock stockpile heights must not exceed 5 m height; and
 - 1.3 feedstock stockpiles must be contained within the Activity Area delineated at Attachment 1.
- 2 Records demonstrating compliance with this condition must be made available on request to an Authorized Officer.

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 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 Date of cessation

Unless otherwise specified in writing by the Director, permanent cessation of the activity must occur by 31 December 2029.

DC4 Decommissioning following cessation

Following permanent cessation of the activity, and unless otherwise approved in writing by the Director, the Activity Area must be managed to allow rehabilitation as required under Permit No. 46/98 and Permit No. 5.203.74.1.

DC5 Activity to cease following decommissioning and rehabilitation

- 1 Following written notification by the Director confirming the completion of decommissioning of the Activity and rehabilitation of the Activity Area in accordance with these conditions:
 - 1.1 the Activity must not recommence; and
 - 1.2 the Person Responsible is not required to undertake monitoring, reporting and/or notification condition requirements relating to the Activity, unless otherwise specified in writing by the Director.

Monitoring**M1 Waste data reporting**

- 1 Unless otherwise specified in writing by the Director, the Annual Environmental Review must include the following information about the Activity:
 - 1.1 total quantity in tonnes of feedstock received in the during the reporting period; and
 - 1.2 total quantity in tonnes of compost produced during the reporting period.

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.

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).

OI2 Release of Relevant Information

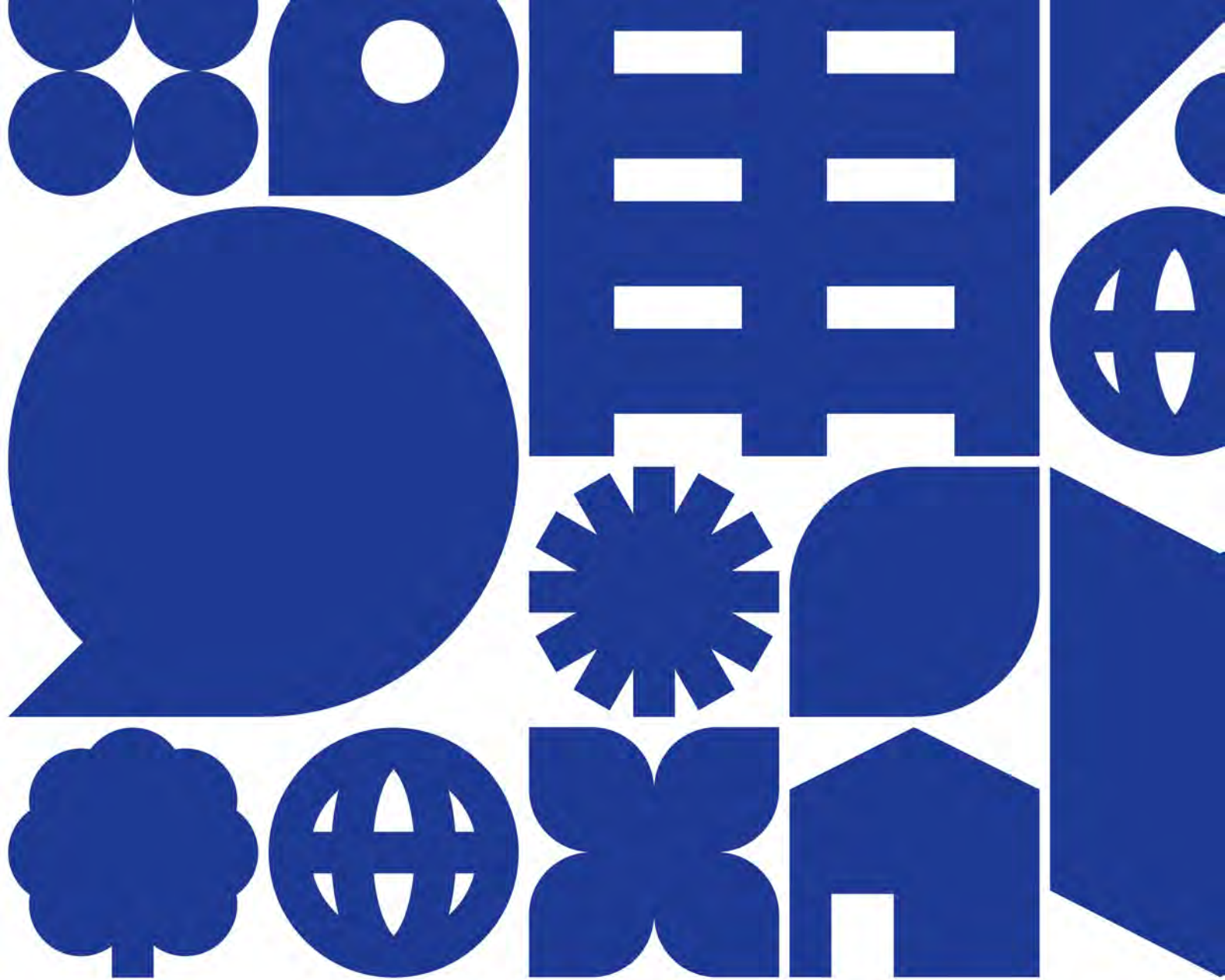
Under the provisions of section 23AA of EMPCA relevant information relating to monitoring of environmental impacts required under these conditions may be subject to publishing or public release by the Director.

Attachment 1: Activity Area





ENVIRONMENT PROTECTION AUTHORITY



Copping Interim Composting Project Supporting Planning Report

era



Southern Waste Solutions

Final | February 2026

Era Advisory acknowledge palawa as the Traditional Owners of lutruwita (Tasmania).

They are the original custodians of our land, sky and waters.

We respect their unique ability to care for country and deep spiritual connection to it.

We honour and pay our respect to Elders past and present, whose knowledge and wisdom has and will ensure the continuation of culture and traditional practices.

We acknowledge that their sovereignty has never been ceded.

Always was, always will be.

Era Advisory Pty Ltd

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Client	Copping Refuse Disposal Site Joint Authority, trading as Southern Waste Solutions
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Document version	Final
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Date	6 February 2026
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Author	Monica Cameron
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Reviewer	Caroline Lindus
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Job number	2526-018
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Permit overview

Permit application details

Applicant	Era Advisory on behalf of Copping Refuse Disposal Site Joint Authority, trading as Southern Waste Solutions (SWS)
Owners	Sorell Council Clarence City Council Tasman Council
Address	'Copping Tip' – Blue Hills Road, Copping TAS 7174
Lot description	Folio of the Register 126073, Lot 1
Description of proposal	An intensification of the existing use at the site (Recycling and Waste Disposal) to allow for an interim composting facility, and associated development of a clay-bunded pad and two water tanks.

Relevant Planning Provisions

Applicable planning scheme	<i>Tasmanian Planning Scheme - Sorell</i>
Zone(s)	Utilities
Codes	<ul style="list-style-type: none">· C2.0 Parking and Sustainable Transport Code· C3.0 Road and Railway Assets Code· C13.0 Bushfire-Prone Areas Code
Discretions	<ul style="list-style-type: none">· Clause C2.5.1 Car parking numbers (P1)



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Appendix A **Title documentation**

Appendix B **Proposal plans**



1 Introduction

1.1 Purpose

Era Advisory has been engaged by Copping Refuse Disposal Site Joint Authority, trading as Southern Waste Solutions (SWS), to provide a supporting planning report for the use and development of an interim composting facility at the Copping Tip, located at Blue Hills Road, Copping.

The site is currently a landfill, and this use will continue and is unaffected by this planning permit application. The proposal is primarily for an additional use at the site for an interim composting facility. The interim composting facility is required to allow receipt and processing of food organics and garden organics (FOGO) from local council collection, scheduled to commence in early to mid-2026. The Project will provide an interim solution for the composting of FOGO, prior to the development of a proposed large-scale composting and organics processing facility adjacent to the Copping Landfill. This large-scale facility is currently in the early planning phase and is expected to be operational by 2028/29. Minor development is also proposed to enable the interim composting facility.

This report provides relevant background material, proposal details and an assessment against the relevant planning scheme provisions.

1.2 Enquiries

Enquiries relating to this planning report should be directed to:

Monica Cameron
Principal Planner
Era Advisory
enquiries@era-advisory.com.au
(03) 6165 0443

1.3 Planning authority

The relevant planning authority is Sorell Council (Council).

1.4 Planning scheme

The proposal requires assessment against the *Tasmanian Planning Scheme – Sorell* (the planning scheme).

1.5 The proponent

The proponent is Copping Refuse Disposal Site Joint Authority. Copping Refuse Disposal Site Joint Authority is an authority established under the *Local Government Act 1993*, and jointly owned by Clarence City Council, Kingborough Council, Sorell Council and Tasman Council.

The project is being proposed by Copping Refuse Disposal Site Joint Authority, trading as Southern Waste Solutions (SWS).

The authority trades as Southern Waste Solutions and services half of Tasmania's population across the Break O'Day, Brighton, Clarence, Glamorgan Spring Bay, Glenorchy, Hobart, Huon Valley, Kingborough, Sorell, Southern Midlands, and Tasman municipalities.

Table 1 - Proponent details

Name of proponent (legal entity)	Copping Refuse Disposal Site Joint Authority
Name of proponent (trading name)	Southern Waste Solutions
Registered address of proponent	129 Derwent Park Road Derwent Park TAS 7009
Postal address of proponent	PO Box 216 New Town TAS 7008
ABN	87 928 486 460
ACN	Not applicable
Contact person	Nick Gifford Chief Executive Officer Southern Waste Solutions
Phone	(03) 6273 9712
Email	info@swstas.com.au

1.6 Project site

The project site is the Copping Tip at Blue Hills Road, Copping. Title documentation is provided in Appendix A.

In accordance with the requirements of Section 52(1B) of the *Land Use Planning and Approvals Act 1993*, landowner consent has been requested from Sorell Council, Clarence City Council and Tasman Council.

Table 2 - Details of project site

Address	PID	Title reference	Landowner
'Copping Tip' – Blue Hills Road, Copping TAS 7174	1824896	126073/1	Sorell Council Clarence City Council Tasman Council



2 The site

2.1 Site description

The site is 'Copping Tip', located at Blue Hills Road, Copping (CT 126073/1), as shown in Figure 1.

The site operates as an existing waste disposal facility. Access is obtained from Blue Hills Road, which accesses the eastern side of the site. Blue Hills Road extends to the north, connecting with the Arthur Highway. The site is also used by the Blue Hills Shooters Club.

The project site is located within a broad valley which is surrounded by ridges to the north (containing Castles Hill), south-east (containing Little Blue Hill) and near the southern and western boundaries of the Land. The Carlton River intersects the north-western boundary of the site.

At its closest point, the site is approximately 1 km to the south of the Arthur Highway. It is approximately 1.8 km from the nearest residential zone, and approximately 2.5 km from the Copping township. The nearest sensitive receptor is located approximately 613 m from the boundary of the land (which is greater than 2 km from the proposed interim composting area).

2.2 Surrounding area

Copping is a small rural locality approximately 22 km south-east of Sorell, situated along the Arthur Highway. The primary transport corridor is the Arthur Highway, supplemented by secondary roads such as Kellevie Road (C335) and Marion Bay Road (C337). Nearby localities include Bream Creek, Boomer Bay, Kellevie, Marion Bay, and Dunalley.

The Carlton River traverses the locality, and the broader region includes significant natural assets such as the Wielangta Forest Reserve. The landscape is predominantly rural, interspersed with orchards and grazing land.



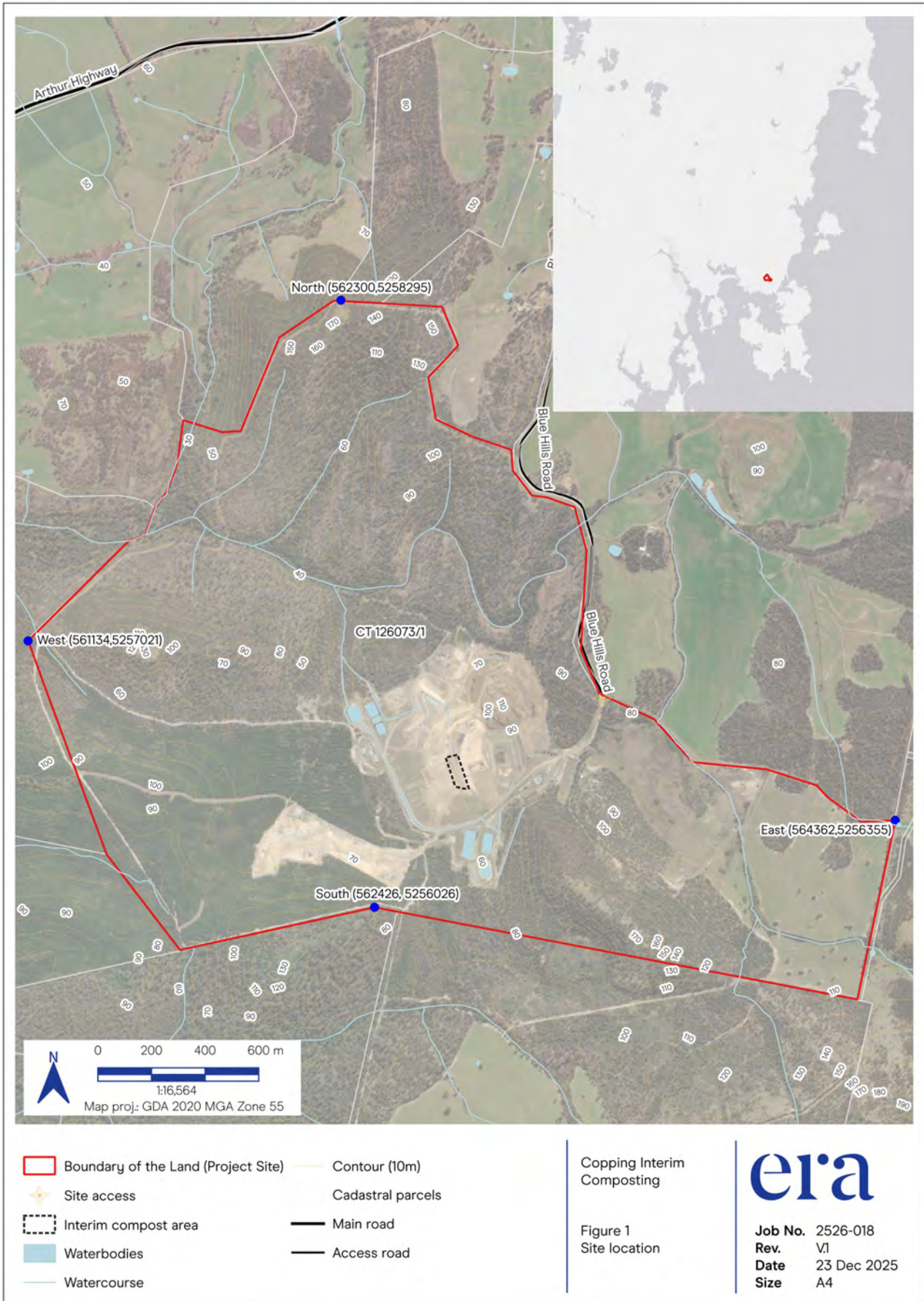


Figure 1 Subject site location

Sorell Council

Development Application: 5.2026.34.1 -
Development Application - Blue Hills Road,
Copping - P1.pdf
Plans Reference: P1
Date Received: 11/02/2026

2.3 Site photos

Images from the site are provided below.



Figure 2 Interim composting area on site



Figure 3 B cell leachate on site

 **Sorell Council**
Development Application: 5.2026.34.1 -
Development Application - Blue Hills Road,
Copping - P1.pdf
Plans Reference: P1
Date Received: 11/02/2026

3 The project

3.1 Background

SWS is committed to resource recovery and diversion from landfill and is in the early stages of planning for a large-scale composting and organics processing facility adjacent to the existing Copping Landfill site, which will allow the processing of organic waste from local council FOGO (food organics and garden organics) collection and other organic waste streams available now and into the future. The proposed large scale organics facility would likely use a combination of in-vessel and windrow composting techniques.

The proposed large scale organics facility is still in the early planning phase, with SWS expected to be 12 months away from refining the proposal sufficiently to commence the approval process for the facility. With approvals, project design, and construction, the large-scale organics facility is expected to be up to 3 years away from being fully operational.

With several councils aiming to commence FOGO collection in early to mid-2026, there is a need for a temporary composting facility to enable the FOGO collection to proceed in the short term, which forms the basis of the proposed project.

3.2 Project description

The project is the development of an interim composting facility within the existing Copping Landfill site utilising basic windrow composting techniques.

The project is not producing the compost for sale but rather will use the finished product for rehabilitation within the Copping Landfill. The finished product may be stockpiled at various locations within the bounds of the existing landfill area to be used as required.

This proposed resource recovery project will allow local councils to implement their planned FOGO services, providing an interim composting solution in advance of the large-scale organics facility. This will provide for the diversion of large quantities of organic waste from landfill, preventing the production of additional greenhouse gases and promoting the circular economy through compost production.

The proposal includes:

- 100 x 50 m clay-bunded pad on top of an uncapped area of the Stage 1A B-Cells
- Two 20,000 L poly water tanks to supply water for the operation (water to be delivered to site as required)

The proposal also includes a new mobile shredder and mobile screen which will be moved around the site as required. It is considered that these moveable pieces of equipment do not meet the definition of development under the *Land Use Planning and Approvals Act 1993*, and therefore do not require assessment and will not form part of this application.



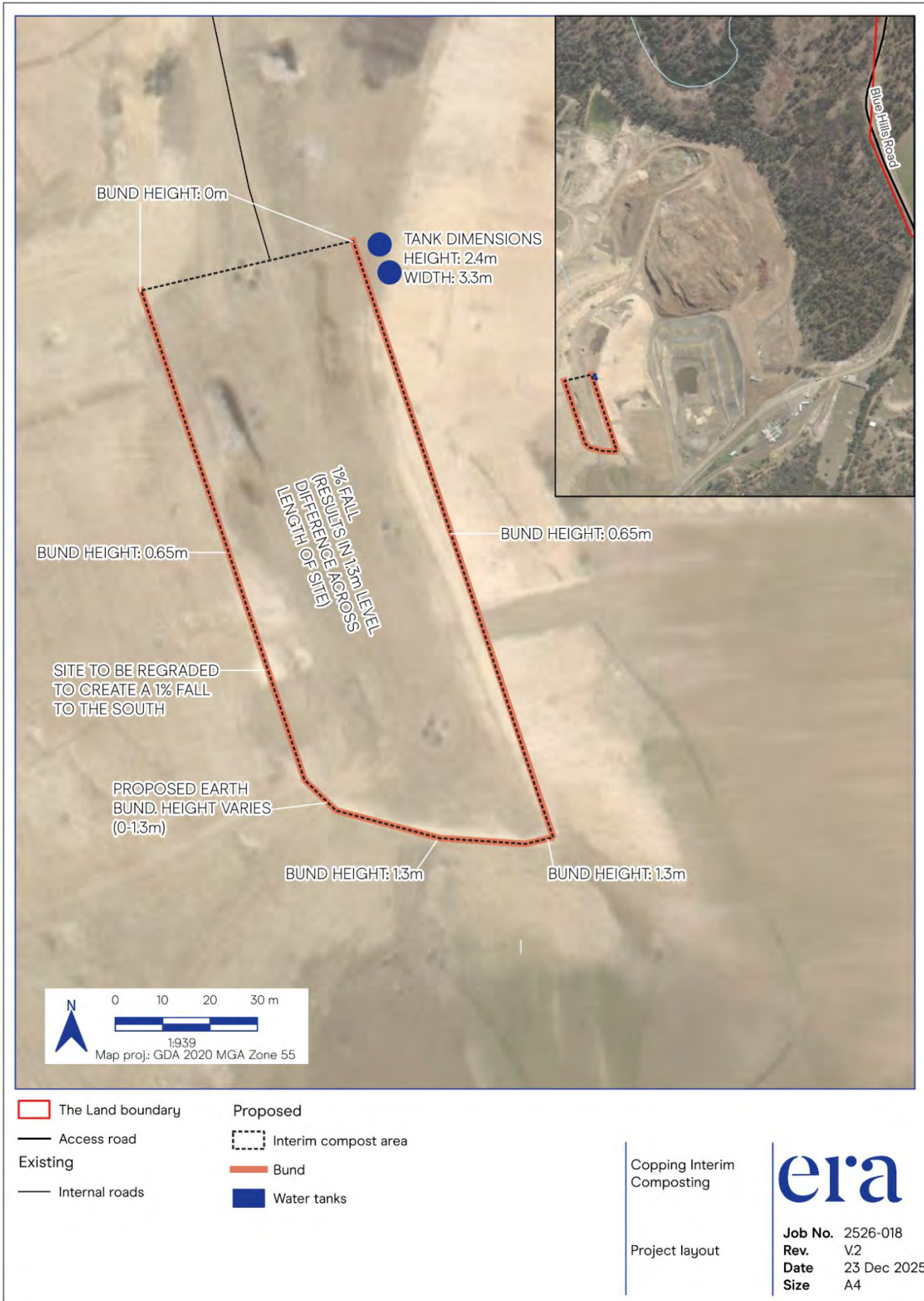


Figure 4 Location of proposed development at the subject site

Sorell Council
 Development Application: 5.2026.34.1 -
 Development Application - Blue Hills Road,
 Copping - P1.pdf
 Plans Reference: P1
 Date Received: 11/02/2026

3.3 Construction overview

Construction will be limited to grading of the interim composting area to create a fall to the south, establishing the clay perimeter bund and installing the water tanks on a hardstand pad. Construction is anticipated to take approximately 2 weeks.

The expected life of the Project is approximately three years. Following completion of the proposed large-scale resource recovery facility planned for 2028/29, operation of the interim composting project will cease and will be decommissioned once the large-scale organics facility is operational.

3.4 Application documentation

The planning permit application includes the following documents:

- Certificate of Title for the subject site
- Proposal plans prepared by Era Advisory

Separately, Era Advisory have provided an environmental effects report, prepared by Era Advisory. This environmental effects report includes a compost management plan, prepared by Pinion Advisory.



4 Assessment framework

4.1 Legislative framework

The application must be considered against the provisions of the planning scheme. In addition, the application will be assessed as a scheduled level 2 activity under the *Environmental Management and Pollution Control Act 1994 (EMPC Act)*. A Notice of Intent in accordance with Section 27B of the EMPC Act was provided to the EPA who then issued environmental effects report guidelines (EEGs) in August 2025.

The assessment under the LUPA Act and the EMPC Act are legislatively linked. In accordance with section 25(1)(b) of the EMPC Act, Council is required to refer this planning permit application to the Board of the EPA as soon as practicable, but in any event no later than 21 days after receipt of its lodgement.

Additionally:

- Council has 42 days instead of the normal 21-day period under section 57 of the LUPAA to request further information. This is also taken to be a separate statutory period to the 42-day assessment period (refer to section 25(2)(d) of the EMPC Act).
- The public notification period does not commence until directed to by the EPA (refer to section 25(2)(b) of the EMPC Act).
- Public notification is for a 42-day rather than 14-day period normally applicable to discretionary applications under the LUPAA (refer to section 27G of the EMPC Act).
- Council's 42-day assessment period does not commence until the assessment by the EPA is complete and Council is notified of the decision (refer to section 25(2)(e) of the EMPC Act).

4.2 EPA assessment

The EPA has identified that in accordance with Section 27C of the EMPC Act, the class of assessment for the Project will be class 2A. As a permissible level 2 activity¹ the EPA is required to undertake its assessment in accordance with Division 1A of the EMPC Act and in consultation with Council. It is also required to undertake its assessment in accordance with section 74 of the EMPC Act (Environmental Impact Assessment Principles).

In practical terms, this means that the EPA is responsible for assessing the environmental impacts of the Project and whether, having regard to the information provided (the EER and supporting technical reports), the Project should proceed. Further, the EPA is responsible for assessing whether there are any restrictions or conditions under which the Project should proceed.



¹ A permissible level 2 activity is defined under section 25(9) of the EMPC Act as one that is either discretionary, or one that Council is bound to grant a permit for. In other words, it is an activity that is not otherwise prohibited by the applicable planning scheme.

The EPA issued EER Guidelines in August 2025 to provide the framework for its assessment. The potential environmental impacts identified under the Guidelines, and which are matters that the EPA will assess, include the following:

- Air quality
- Water quality (surface, discharge and groundwater)
- Noise emissions
- Natural values
- Weeds, pests and pathogens
- Waste
- Environmentally hazardous substances
- Site contamination
- Other off-site impacts
- Monitoring
- Decommissioning and rehabilitation
- Greenhouse gas emissions and climate change.

4.3 Planning authority assessment approach

As with all planning permit applications, Council's assessment of this Project is directed and confined by the relevant provisions of the planning scheme. This means that any issues raised through representations will be determined having regard to the specific requirements of the planning scheme.

Section 5 of this supporting planning report provides an appraisal of the Project against the relevant zone use and development standards of the planning scheme. Section 6 provides an appraisal against the applicable codes, highlighting whether code exemption provisions apply. The zone and code assessments include details on whether the Project meets the acceptable solution or relies on the performance criterion for each applicable standard.

Due to the provisions of section 25(2)(f) of the EMPC Act, the Council is not required to undertake an assessment of any matters being assessed by the EPA.

Regarding impacts on native vegetation and waterways, the planning scheme also provides specific exemptions from assessment under the code which deals with those issues, being the Natural Assets Code. This is because the application is being assessed as a level 2 activity.

4.4 Statutory controls

The site is subject to the provisions of the *Tasmanian Planning Scheme – Sorell* (planning scheme).

As shown in Figure 5, the site is in the Utilities zone.

The site is subject to the following overlays:

- Bushfire-prone area
- Low and Medium landslip hazard bands
- Waterway and coastal protection area
- Priority vegetation area



However, the part of the site where development is proposed is only subject to the bushfire-prone area overlay, as shown in Figure 6.

The site is not listed on the local or state heritage register.

4.5 Specific provisions

The site is not subject to any specific area plan, or any site-specific qualifications.

4.6 Relevant codes

The following codes from the planning scheme are applicable to the application:

- C2.0 Parking and Sustainable Transport Code
- C3.0 Road and Railway Assets Code
- C13.0 Bushfire-Prone Areas Code



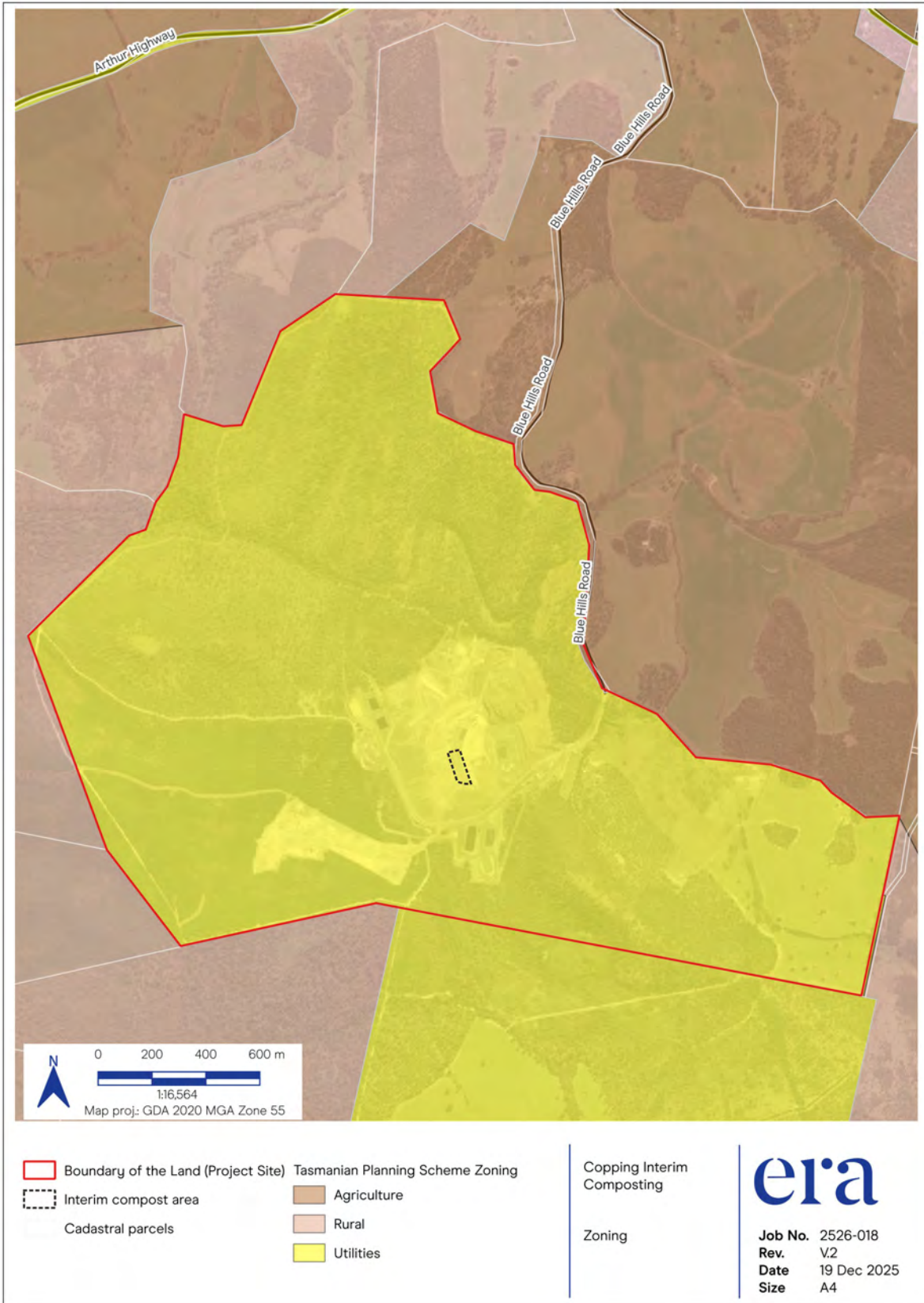


Figure 5 Zoning map showing the proposed development area in the Utilities zone


Sorell Council
 Development Application: 5.2026.34.1 -
 Development Application - Blue Hills Road,
 Copping - P1.pdf
 Plans Reference: P1
 Date Received: 11/02/2026



Figure 6 Location of development area in relation to the Bushfire-Prone Areas overlay

Sorell Council
Development Application: 5.2026.34.1 - Development Application - Blue Hills Road, Copping - P1.pdf Plans Reference: P1 Date Received: 11/02/2026

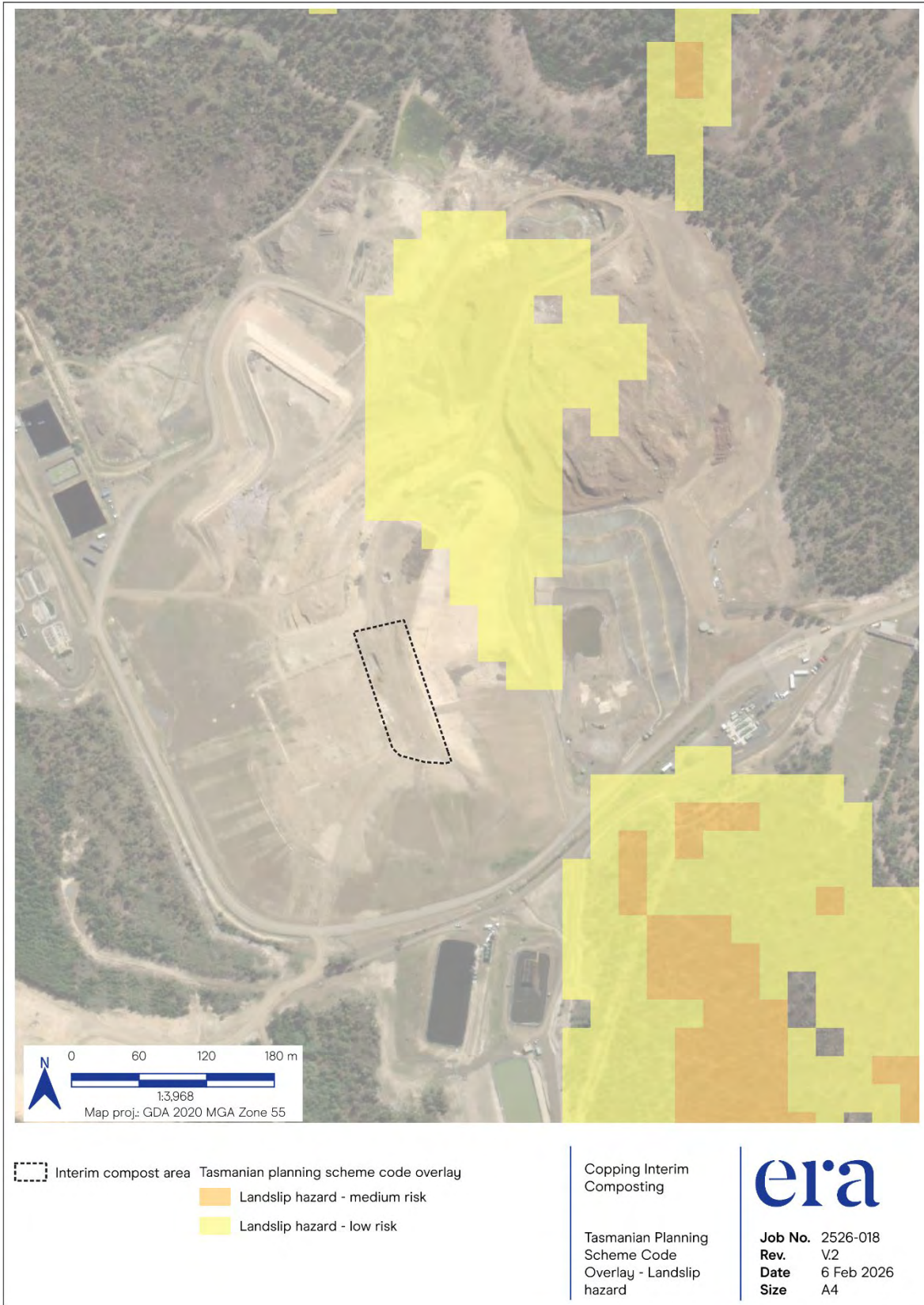


Figure 7 Location of development area in relation to the Landslip Hazard Areas overlay

 **Sorell Council**
 Development Application: 5.2026.34.1 -
 Development Application - Blue Hills Road,
 Copping - P1.pdf
 Plans Reference: P1
 Date Received: 11/02/2026

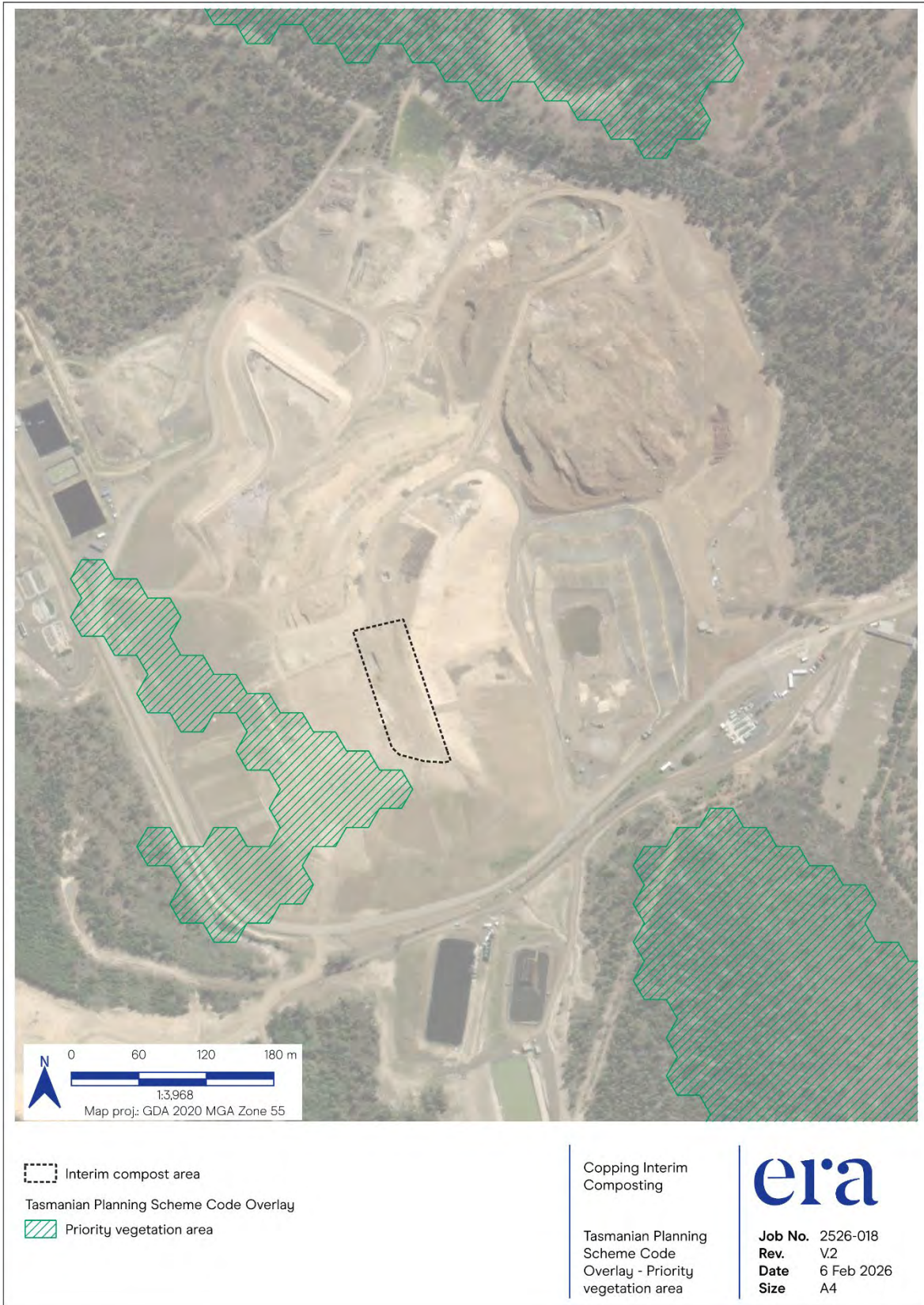


Figure 8 Location of development area in relation to the Priority Vegetation Area overlay

Sorell Council
 Development Application: 5.2026.34.1 -
 Development Application - Blue Hills Road,
 Copping - P1.pdf
 Plans Reference: P1
 Date Received: 11/02/2026

5 Zoning assessment

5.1 Zone

The site is in the Utilities Zone, as shown in Figure 5.

5.2 Use class and status

Clause 6.2.1 of the planning scheme requires each proposed use or development to be categorised into one of the Use Classes in Table 6.2 of the planning scheme.

The proposed development is best classed as 'Recycling and Waste Disposal', which is defined in Table 6.2 of the planning scheme as:

use of land to collect, dismantle, store, dispose of, recycle or sell used or scrap material. Examples include a container refund facility, recycling depot, refuse disposal site, scrap yard, vehicle wrecking yard and waste transfer station.

Recycling and Waste Disposal is a permitted use in the Utilities Zone.

As required by the EPA, Sorell Council confirmed on 15 October 2025 that the proposal falls in the Recycling and Waste Disposal use class, and on 7 November 2025 confirmed that a planning permit is required.

The existing site operations are also in the Recycling and Waste Disposal use class, as the site currently operates as a landfill.

5.3 Utilities zone

5.3.1 Zone purpose

The purpose of the Utilities zone is:

26.1.1 To provide land for major utilities installations and corridors.

26.1.2 To provide for other compatible uses where they do not adversely impact on the utility.

As Recycling and Waste Disposal is a permitted use within the Utilities zone, the use is deemed to satisfy the zone purpose.

5.3.2 Applicable standards

Not all standards within the Utilities zone are applicable to the Project. Table 3 identifies the applicable standards. An assessment of the applicable standards is provided in the following sections.



Table 3 – Applicable standards in the Utilities zone

Clause	Applicability	
Use Standards		
26.3.1 All uses	A1/P1	Not applicable. Not within 50 m of a residential zone.
	A2/P2	Not applicable. Not within 50 m of a residential zone.
	A3/P3	Not applicable. Not within 50 m of a residential zone.
26.3.2 Discretionary uses	A1/P1	Not applicable. No discretionary use proposed.
Development Standards for Buildings and Works		
26.4.1 Building height	A1/P1	Applicable.
	A2/P2	Not applicable. Not within 10 m of a residential zone.
26.4.2 Setbacks	A1/P1	Applicable.
	A2/P2	Not applicable. Not within 10 m of a residential zone.
26.4.3 Fencing	A1/P1	Not applicable. No fencing is proposed.
	A2/P2	Not applicable. No common boundary fence with a residential zone.
26.4.4 Outdoor storage areas	A1/P1	Applicable.
Development Standards for Subdivision		
26.5.1 Subdivision	A1/P1	Not applicable. No subdivision proposed.
	A2/P2	Not applicable. No subdivision proposed.
	A3/P3	Not applicable. No subdivision proposed.
26.5.2 Services	A1/P1	Not applicable. No subdivision proposed.
	A2/P2	Not applicable. No subdivision proposed.

5.4 Building height

An assessment against Clause 26.4.1 of the planning scheme is provided below in Table 4.

Table 4 - Assessment against the building height standard in the Utilities zone

Acceptable Solutions	Performance Criteria
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Objective

To provide for a building height that:



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- (a) is necessary for the operation of the use; and
- (b) minimises adverse impacts on adjoining properties and the visual character of the area.

A1

Building height must be not more than:

- (a) 10m; or
- (b) 15m if for a structure, such as a tower, pole or similar.

P1

Building height must:

- (a) be necessary for the operation of the use and not cause unreasonable impact on adjoining properties, having regard to:
 - (i) the bulk and form of the building;
 - (ii) separation from existing buildings on adjoining properties; and
 - (iii) any buffers created by natural or other features; and
- (b) not unreasonably impact on the visual character of the area, having regard to:
 - (i) the topography of the site;
 - (ii) any existing vegetation; and
 - (iii) visibility from adjoining roads and public open space.

Planner Response

The two proposed water tanks have a maximum height of 2.4 m.

The acceptable solution (A1) is met.

5.5 Setbacks

An assessment against Clause 26.4.2 of the planning scheme is provided below in Table 5.

Table 5 - Assessment against the setback standard in the Utilities zone

Acceptable Solutions

Performance Criteria

Objective

That building setbacks are:

- (a) compatible with the character of the surrounding area; and
- (b) does not cause an unreasonable loss of amenity to adjoining properties.

A1

Buildings, excluding a structure such as a tower, pole or similar, must have a setback from all boundaries of not less than:

- (a) 5m; or
- (b) an existing building on the lot.

P1

Buildings, excluding a structure such as a tower, pole or similar, must be sited to not cause an unreasonable loss of amenity to adjoining properties, having regard to:

- (a) the topography of the site;
- (b) the size, shape and orientation of the site;
- (c) the setback of existing buildings on the site and on adjoining properties;
- (d) the bulk and form of proposed buildings;
- (e) overlooking and reduction of privacy of dwellings on adjoining properties;
- (f) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings on adjoining properties; and
- (g) any existing screening or the ability to implement screening.



Planner Response

All buildings will have a setback from all boundaries of not less than 5 m.

The acceptable solution (A1) is met.

5.6 Outdoor storage areas

An assessment against Clause 26.4.4 of the planning scheme is provided below in Table 6.

Table 6 - Assessment against the outdoor storage areas standard in the Utilities zone

Acceptable Solutions	Performance Criteria
Objective	
That outdoor storage areas do not detract from the appearance of the site or surrounding area.	
A1	P1
Outdoor storage areas, excluding any goods for sale, must not be visible from any road or public open space adjoining the site.	Outdoor storage areas, excluding any goods for sale, must be located, treated or screened to not cause an unreasonable loss of visual amenity.

Planner Response

The composting area is anticipated to have a maximum height of approximately 5 m above ground level, therefore it is considered that this outdoor storage area will not be visible from outside of the site, including Blue Hills Road.

The acceptable solution (A1) is met.



6 Code assessment

6.1 Applicable Codes

Some of the planning scheme codes are applicable by way of overlay while others are applicable by way of textual application clause. Beyond the applicable overlays, several codes also require consideration due to the nature of the works and the relevant application clauses.

Some codes exempt the use and development due to the site operations being a class 2B application under the EMPC Act, which requires assessment by the EPA. These codes are:

- C9.0 Attenuation Code
- C14.0 Potentially Contaminated Land Code

The site is partially subject to the landslip hazard areas overlay, as shown in Figure 7, and the priority vegetation area overlay, as shown in Figure 8. However, as no development is proposed within the landslip hazard area or the priority vegetation area, the Landslip Hazard Code and Natural Assets Code are not applicable to this application.

In summary, the relevant codes against which the Project requires consideration are:

- C2.0 Parking and Sustainable Transport Code
- C3.0 Road and Railway Assets Code
- C13.0 Bushfire-Prone Areas Code

6.2 Parking and Sustainable Transport Code

6.2.1 Application of the code

The Parking and Sustainable Transport Code applies to all use and development.

6.2.2 Applicable standards

Not all standards in the Parking and Sustainable Transport Code are applicable to the proposal. Table 7 identifies the applicable standards below.

Table 7 - Applicable standards in the Parking and Sustainable Transport Code

Clause	Applicability
Use Standards	
C2.5.1 Car parking numbers	A1/P1 Applicable.
C2.5.2 Bicycle parking numbers	A1/P1 Applicable.

Clause		Applicability
C2.5.3 Motorcycle parking numbers	A1/P1	Not applicable pursuant to clause C2.2.2.
C2.5.4 Loading bays	A1/P1	Not applicable pursuant to clause C2.2.3.
C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone	A1/P1	Not applicable. Not within the General Residential Zone or Inner Residential Zone.
Development Standards for Buildings and Works		
C2.6.1 Construction of parking areas	A1/P1	Not applicable. No new parking areas proposed.
C2.6.2 Design and layout of parking areas	A1/P1	Not applicable. No new parking areas proposed.
C2.6.3 Number of accesses for vehicles	A1/P1	Applicable.
	A2/P2	Not applicable. Not within the Central Business Zone or in a pedestrian priority street.
C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone	A1/P1	Not applicable. Not within the General Business Zone or Central Business Zone.
C2.6.5 Pedestrian access	A1/P1	Not applicable. No new parking areas proposed.
C2.6.6 Loading bays	A1/P1	Not applicable. No loading bay proposed.
	A2/P2	Not applicable. No loading bay proposed.
C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone	A1/P1	Not applicable. Not within the General Business Zone or Central Business Zone.
	A2/P2	Not applicable. Not within the General Business Zone or Central Business Zone.
C2.6.8 Siting of parking and turning areas	A1/P1	Not applicable. Not within a relevant zone.
	A2/P2	Not applicable. Not within a relevant zone.
Parking Precinct Plan		
C2.7.1 Parking precinct plan	A1/P1	Not applicable. No parking precinct plan.

6.2.3 Car parking numbers

An assessment against Clause C2.5.1 of the planning scheme is provided below in Table 8.

Table 8 - Assessment against the car parking numbers standard in the Parking and Sustainable Transport Code

Acceptable Solutions

Performance Criteria

Objective

That an appropriate level of car parking spaces are provided to meet the needs of the use.

A1

The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if:

- (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;
- (b) the site is contained within a parking precinct plan and subject to Clause C2.7;
- (c) the site is subject to Clause C2.5.5; or
- (d) it relates to an intensification of an existing use or development or a change of use where:
 - (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or
 - (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:

$$N = A + (C - B)$$

N = Number of on-site car parking spaces required

A = Number of existing on site car parking spaces

B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1

C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.

P1.1

The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:

- (a) the availability of off-street public car parking spaces within reasonable walking distance of the site ;
- (b) the ability of multiple users to share spaces because of:
 - (i) variations in car parking demand over time ; or
 - (ii) efficiencies gained by consolidation of car parking spaces ;
- (c) the availability and frequency of public transport within reasonable walking distance of the site ;
- (d) the availability and frequency of other transport alternatives;
- (e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping ;
- (f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity ;
- (g) the effect on streetscape ; and
- (h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.

P1.2

The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:

- (i) the nature and intensity of the use and car parking required ;
- (j) the size of the dwelling and the number of bedrooms ; and
- (k) the pattern of parking in the surrounding area.

Planner Response

Table C2.1 specifies that a Recycling and Waste Disposal use class requires 1 space per 500 m² of site area, plus one space per employee.

The site is approximately 445.5 ha or 4,455,000 m². The existing maximum number of staff onsite at any time is 11. There will be one additional staff member to operate the interim composting facility. Pursuant to Table C2.1, this generates a requirement of 8,922 car parking spaces.

There are 14 existing car parking spaces onsite. The proposal relates to an intensification of an existing use where the number of existing car parking spaces is less than the number of required parking spaces specified in Table C2.1. The number of required car parking spaces to satisfy the acceptable solution is therefore calculated as below:

$$N = A + (C - B)$$

$$A = 14$$

$$B = 8,921$$



$$C = 8,922$$

$$N = 14 + (8,922 - 8,921)$$

$$N = 15$$

No additional car parking is proposed. The provision of 14 car parking spaces does not satisfy the calculated requirement of 15. The proposal requires assessment against the performance criteria.

The proposed number of onsite car parking spaces meets the reasonable needs of the use, as parking spaces will only be used by workers and contractors at the site. There is no public access to the site and there will be no visitors. The proposed 14 car parking spaces will exceed the number of car parking spaces reasonably required for 12 staff members.

The performance criteria (P1) are satisfied.

6.2.4 Bicycle parking numbers

An assessment against Clause C2.5.2 of the planning scheme is provided below in Table 9

Table 9 - Assessment against the bicycle parking numbers standard in the Parking and Sustainable Transport Code

Acceptable Solutions	Performance Criteria
Objective	
That an appropriate level of bicycle parking spaces are provided to meet the needs of the use.	
A1 Bicycle parking spaces must: (a) be provided on the site or within 50m of the site; and (b) be no less than the number specified in Table C2.1.	P1 Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to: (a) the likely number of users of the site and their opportunities and likely need to travel by bicycle ; and (b) the availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.

Planner Response

Table C2.1 specifies that there is no requirement for bicycle parking spaces associated with a Recycling and Waste Disposal Use.

The acceptable solution (A1) is met.

6.2.5 Number of accesses for vehicles

An assessment against Clause C2.6.3 of the planning scheme is provided below in Table 10.

Table 10 - Assessment against the number of accesses for vehicles standard in the Parking and Sustainable Transport Code

Acceptable Solutions	Performance Criteria
Objective	
That:	
(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;	
(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and	
(c) the number of accesses minimise impacts on the streetscape.	

A1

The number of accesses provided for each frontage must:

- (a) be no more than 1; or
- (b) no more than the existing number of accesses,
- (c) whichever is the greater.

P1

The number of accesses for each frontage must be minimised, having regard to:

- (a) any loss of on-street parking; and
- (b) pedestrian safety and amenity;
- (c) traffic safety;
- (d) residential amenity on adjoining land; and
- (e) the impact on the streetscape.

Planner Response

No new vehicle accesses are proposed.

The acceptable solution (A1) is met.

6.3 Road and Railway Assets Code

6.3.1 Application of the code

The Road and Railway Assets Code applies to a use or development that:

- (a) *will increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing;*
- (b) *will require a new vehicle crossing, junction or level crossing; or*
- (c) *involves a subdivision or habitable building within a road or railway attenuation area if for a sensitive use.*

The proposed interim composting facility will increase the amount of vehicular traffic and the number of vehicles longer than 5.5 m using the existing vehicle crossing at Blue Hills Road.

6.3.2 Applicable standards

Not all standards in the Road and Railway Assets Code are applicable to the proposal. Table 11 identifies the applicable standards below.

Table 11 - Applicable standards in the Road and Railway Assets Code

Clause		Applicability
Use Standards		
C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction	A1/P1	Applicable.
Development Standards for Buildings and Works		
C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area	A1/P1	Not applicable. No sensitive use proposed.
Development Standards for Subdivision		
C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area	A1/P1	Not applicable. No subdivision proposed.

6.3.3 Traffic generation at a vehicle crossing, level crossing or new junction

An assessment against Clause C3.5.1 of the planning scheme is provided below in Table 12.

Table 12 - Assessment against the traffic generation at a vehicle crossing, level crossing or new junction standards in the Road and Railway Assets Code.

Acceptable Solutions	Performance Criteria
Objective	
To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.	
A1.1 For a category 1 road or a limited access road, vehicular traffic to and from the site will not require: (a) a new junction; (b) a new vehicle crossing; or (c) a new level crossing.	P1 Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to: (a) any increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature of the road; (d) the speed limit and traffic flow of the road; (e) any alternative access to a road; (f) the need for the use; (g) any traffic impact assessment; and (h) any advice received from the rail or road authority.
A1.2 For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.	
A1.3 For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.	
A1.4 Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than: (a) the amounts in Table C3.1; or (b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.	
A1.5 Vehicular traffic must be able to enter and leave a major road in a forward direction.	

Planner Response

Access to the site is via Blue Hills Road, which is a Council access road. The existing access conditions will not change as part of this application.

A1.1

Access to the site is not from a category 1 road or limited access road. A1.1 is not applicable.

A1.2

The proposal does not involve a new junction, vehicle crossing or level crossing. A1.2 is not applicable.

A1.3

The proposal does not affect the rail network. A1.3 is not applicable.

A1.4

Table C3.1 states the acceptable increase in annual daily traffic to and from the site is:



-
- For vehicles up to 5.5 m long: 20%, or 40 vehicle movements per day, whichever is the greater
 - For vehicles longer than 5.5 m long: 20%, or 5 vehicle movements per day, whichever is the greater

One additional staff member will be working onsite for the interim composting facility, satisfying the acceptable increase for vehicles up to 5.5 m long.

Garden organics from Sorell Council are currently transported to Copping and disposed of as landfill (10 trucks per fortnight). The deliveries from Sorell Council to the composting area therefore represent a diversion of this material from the landfill, rather than an increase in existing truck movements to the site. Collection of food organics will increase this to 12 trucks per fortnight.

Garden organics from Clarence City Council (and additional councils) are not currently disposed of at the Copping Landfill, and the deliveries will be an increase to the existing truck movements (24 trucks per fortnight).

As Copping Landfill currently receives food organics that are collected as general waste from Sorell and Clarence councils, the receipt of this material as part of the FOGO collection is likely to reduce the volume of general waste received (and therefore truck movements).

The existing traffic count from a 2023 Traffic Impact Assessment prepared by Howarth Fisher and Associates (based on the max processing capacity of the site) is 43 trips per day. Accounting for new and diverted waste (exclude existing Sorell Council), the average increase in vehicles per day is expected to be 1.9 (representing an approx. 4% increase).

This is within the acceptable increase in annual daily traffic.

A1.5

Access to the site is not from a major road. A1.5 is not applicable.

The acceptable solution (A1) is met.

6.4 Attenuation Code

6.4.1 Application of the code

The Attenuation Code ordinarily applies to any activity listed in Table C9.1 and Table C9.2, of which the use of the site would fall into. However, as the application is for an activity that is listed under Schedule 2 of the EMPC Act, it requires assessment by the EPA Board.

Pursuant to clause C9.4.1(a) of the planning scheme, use and development assessed as a Level 2 Activity is exempt from requiring assessment under the provisions of the Attenuation Code.

6.5 Bushfire-prone Areas Code

6.5.1 Application of the code

This Code applies to:

- subdivision of land that is located within, or partially within, a bushfire-prone area; and*
- a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.*

The site is within a bushfire-prone area, as identified in the planning scheme and shown in Figure 6.

No subdivision is proposed as part of the application.

In the context of the Code, a 'vulnerable use' is defined in Clause 13.3.1 as:

A use that is within one or more of the following use classes:

- Custodial Facility;*



- b. *Education and Occasional Care;*
- c. *Hospital Services;*
- d. *Residential if the use is for assisted housing, residential care facility, respite centre or retirement village.*

The use, Recycling and Waste Disposal, is not a vulnerable use.

In the context of the Code, a 'hazardous use' is defined in Clause C13.3.1 as

A use where:

- a. *hazardous chemicals of a manifest quantity are stored on a site; or*
- b. *explosives are stored on a site and where classified as an explosives location or large explosives location as specified in the Explosives Act 2012.*

The use, Recycling and Waste Disposal, is not a hazardous use. The site also will not store hazardous chemicals of a manifest quantity, nor will it store explosives on site.

As such, the Bushfire-Prone Areas Code does not apply to the proposed use or development.

6.6 Potentially Contaminated Land Code

6.6.1 Application of the code

The Potentially Contaminated Land Code applies to development on land that the planning authority knows to have been used for a potentially contaminating activity, or one that the planning authority reasonably suspects may be contaminated, by reference to an EPN issued in accordance with Part 5A of the EMPC Act, or advice from the Director of the EPA that contamination has likely migrated onto the land. The site is known to be used for a potentially contaminating activity, landfill.

Pursuant to clause C14.4.1, the following use or development is exempt from this code:

- Development in accordance with a notice issued in accordance with Part 5A of the *Environmental Management and Pollution Control Act 1994*; and
- any use or development that operates in accordance with an approval granted as a result of an assessment of that use or development by the Board of the Environment Protection Authority.

As such, the code does not apply to this Project.



7 Conclusion

The planning permit application seeks approval for an intensification of use and minor associated development for Southern Waste Solutions' existing landfill at Blue Hills Road, Copping.

The site is currently a landfill, and this use will continue and is unaffected by this planning permit application. The proposal is primarily for an additional use at the site for an interim composting facility. The interim composting facility is required to allow receipt and processing of food organics and garden organics (FOGO) from local council collection, scheduled to commence in early to mid-2026. The Project will provide an interim solution for the composting of FOGO, prior to the development of a proposed large-scale composting and organics processing facility adjacent to the Copping Landfill. This large-scale facility is currently in the early planning phase and is expected to be operational by 2028/29.

Minor development is also proposed to enable the interim composting facility, including:

- 100 x 50 m clay-bunded pad on top of an uncapped area of the Stage 1A B-Cells, and
- Two 20,000 L poly water tanks to supply water for the operation.

This report identifies that the Project is subject to the provisions of the planning scheme, specifically the Utilities Zone. The Project is defined as a Recycling and Waste Disposal use, which is a permitted use in the zone.

The Project has also been considered against the following codes of the planning scheme:

- C2.0 Parking and Sustainable Transport Code
- C3.0 Road and Railway Assets Code
- C9.0 Attenuation Code
- C13.0 Bushfire-Prone Areas Code
- C14.0 Potentially Contaminated Land Code

The Project is exempt from being assessed under the Attenuation Code and the Potentially Contaminated Land Code, as detailed above in Section 6 of this report. The applicable codes to the Project therefore include:

- C2.0 Parking and Sustainable Transport Code
- C3.0 Road and Railway Assets Code
- C13.0 Bushfire-Prone Areas Code

An assessment against all relevant standards is outlined in Section 5 and Section **Error! Reference source not found.**6 of this report. A total of 7 separate standards apply, and the Project relies on Council to exercise its discretion in relation to 1 of them.

The relevant standards and whether the Project complies with the acceptable solution or relies on the performance criteria is outlined in Table 13.



Table 13 - Summary of the applicable standards, and whether the Project relies on the acceptable solution (AS) or the performance criteria (PC).

Clause	Standard	AS or PC
Utilities Zone		
Clause 26.4.1	Building height	Complies with A1
Clause 26.4.2	Setback	Complies with A1
Clause 26.4.4	Outdoor storage areas	Complies with A1
Parking and Sustainable Transport Code		
Clause C2.5.1	Car parking numbers	Relies on P1
Clause C2.5.2	Bicycle parking numbers	Complies with A1
Clause C2.6.3	Number of accesses for vehicles	Complies with A1
Road and Railway Assets Code		
Clause C3.5.1	Traffic generation at a vehicle crossing, level crossing or new junction	Complies with A1

The design and scale of the Project is considered appropriate within the zone, and specialist reports demonstrate the capability of the site to meet the relevant acceptable solutions and performance criteria of both the Utilities zone and the applicable codes.

The application for the Project has been found to meet the requirements of the *Tasmanian Planning Scheme – Sorell* and it is our opinion that the proposal should be approved.



Appendix A Title documentation

	Sorell Council Development Application: 5.2026.34.1 - Development Application - Blue Hills Road, Copping - P1.pdf Plans Reference: P1 Date Received: 11/02/2026
---	---

SEARCH OF TORRENS TITLE

VOLUME 126073	FOLIO 1
EDITION 6	DATE OF ISSUE 11-Oct-2022



SEARCH DATE : 10-Feb-2026

SEARCH TIME : 11.28 am

DESCRIPTION OF LAND

Parish of CARLTON, Land District of PEMBROKE
Lot 1 on Plan [126073](#)
Derivation : Part of Lot 34996 Gtd to W B Downie, Part of
1000ac. Loc. to J. Castles, Part of 2560ac. Gtd. to G. F.
Brock.
Prior CTs [104621/1](#), [204010/1](#) and [121236/2](#)

SCHEDULE 1

[C268704](#) TRANSFER to SORELL COUNCIL of three undivided 1/10
shares, CLARENCE CITY COUNCIL of six undivided 1/10
shares and TASMAN COUNCIL of one undivided 1/10 share
as tenants in common Registered 01-Dec-2000 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[C15894](#) BURDENING EASEMENT: Right of Carriageway [appurtenant
to the lands comprised in Folios of Register 210552/1,
209918/1, 209786/1, 118713/2 & 206815/1] over Right
of Way BD on Plan No. [126073](#)

[C15894](#) BURDENING EASEMENT: Right of Carriageway [appurtenant
to Lot 1 on [P127347](#), Lot 1 on [P127349](#) & Lot 1 on
[P127348](#)] over Right of Way 10.00 wide marked BF on
Plan No. [126073](#)

[E299973](#) BURDENING WAYLEAVE EASEMENT with the benefit of a
restriction as to user of land in favour of Tasmanian
Networks Pty Ltd over the land marked Wayleave
Easement 12.00 wide on Plan [126073](#) Registered
11-Oct-2022 at noon

[B468009](#) INSTRUMENT Creating Forestry Right affecting Lot 1 on
Plan No. [50974](#) made under Section 5 of the Forestry
Rights Registration Act 1990 Registered 18-Oct-1991
at 12.07 pm

[B451134](#) Instrument Creating Forestry Right for Australian
Newsprint Mills Limited for the term of 30 years from
the 1st day of June 1990 burdening part of the said
land within described as shown therein (part of Lot 1

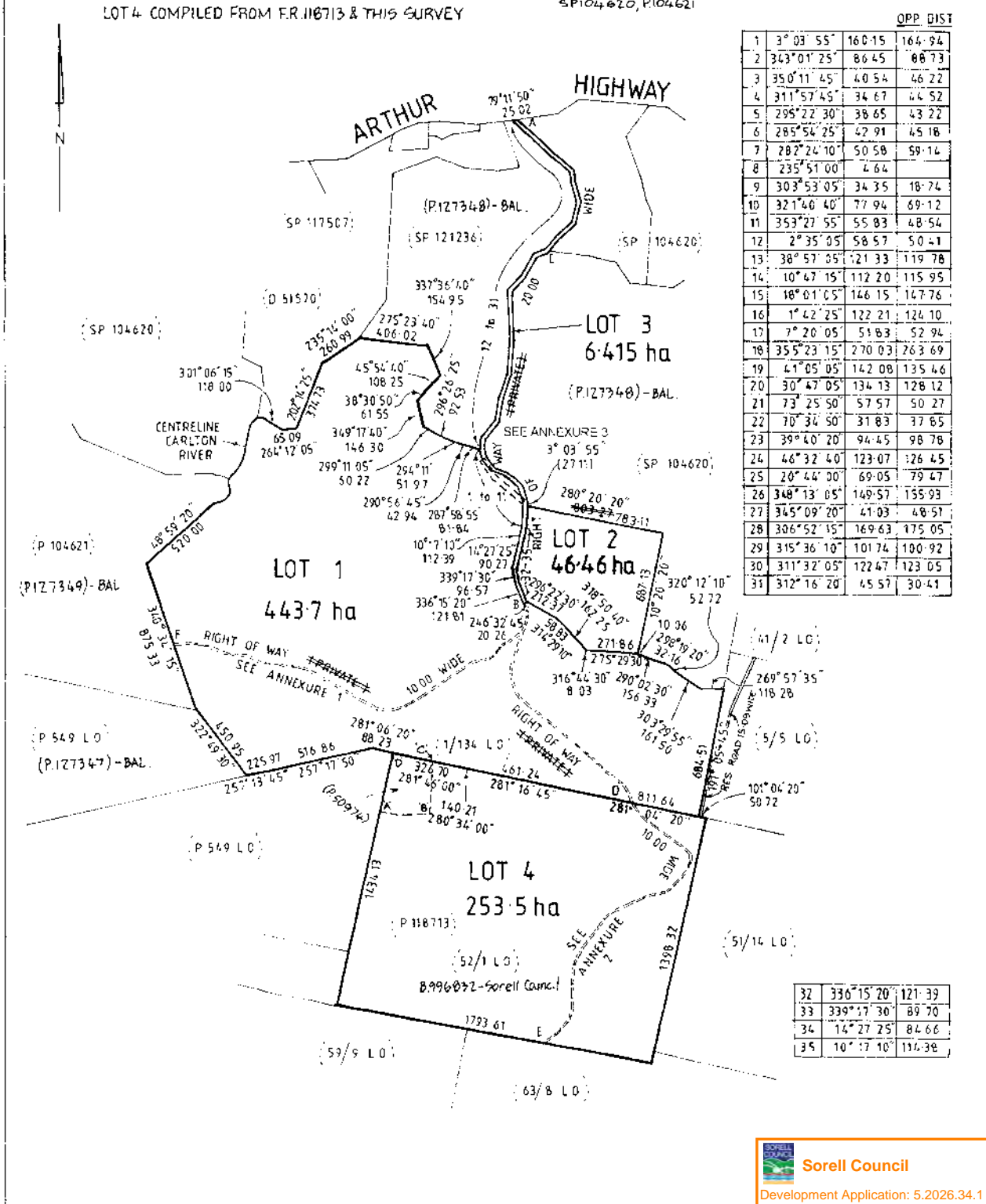
- on Plan [50974](#)) Registered 21-Nov-1994 at noon
- [B942211](#) Instrument Creating Forestry Right (Section 5) for Australian Newsprint Mills Limited for the term of 30 years from the Twenty-Second day of April 1994 burdening portion of the within land shown as Lot 1 on P.123665 Registered 06-May-1996 at 12.02 pm
- [C11716](#) Instrument Creating Forestry Right (Section 5) for Australian Newsprint Mills Limited for the term of 30 years from 1st day of June 1996 burdening portion of the within land being part of Lot 1 on [P127371](#) Registered 09-Feb-1998 at 12.05 pm
- [C837468](#) LEASE to COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY of a leasehold estate for the term of 50 years from 21-Mar-2008 Registered 07-July-2011 at noon Leasehold Title(s) issued: [126073A/1](#)
- [M553504](#) EXTENSION or VARIATION of LEASE [C837468](#) The conditions and restrictions of the lease are varied Registered 01-July-2016 at noon

UNREGISTERED DEALINGS AND NOTATIONS

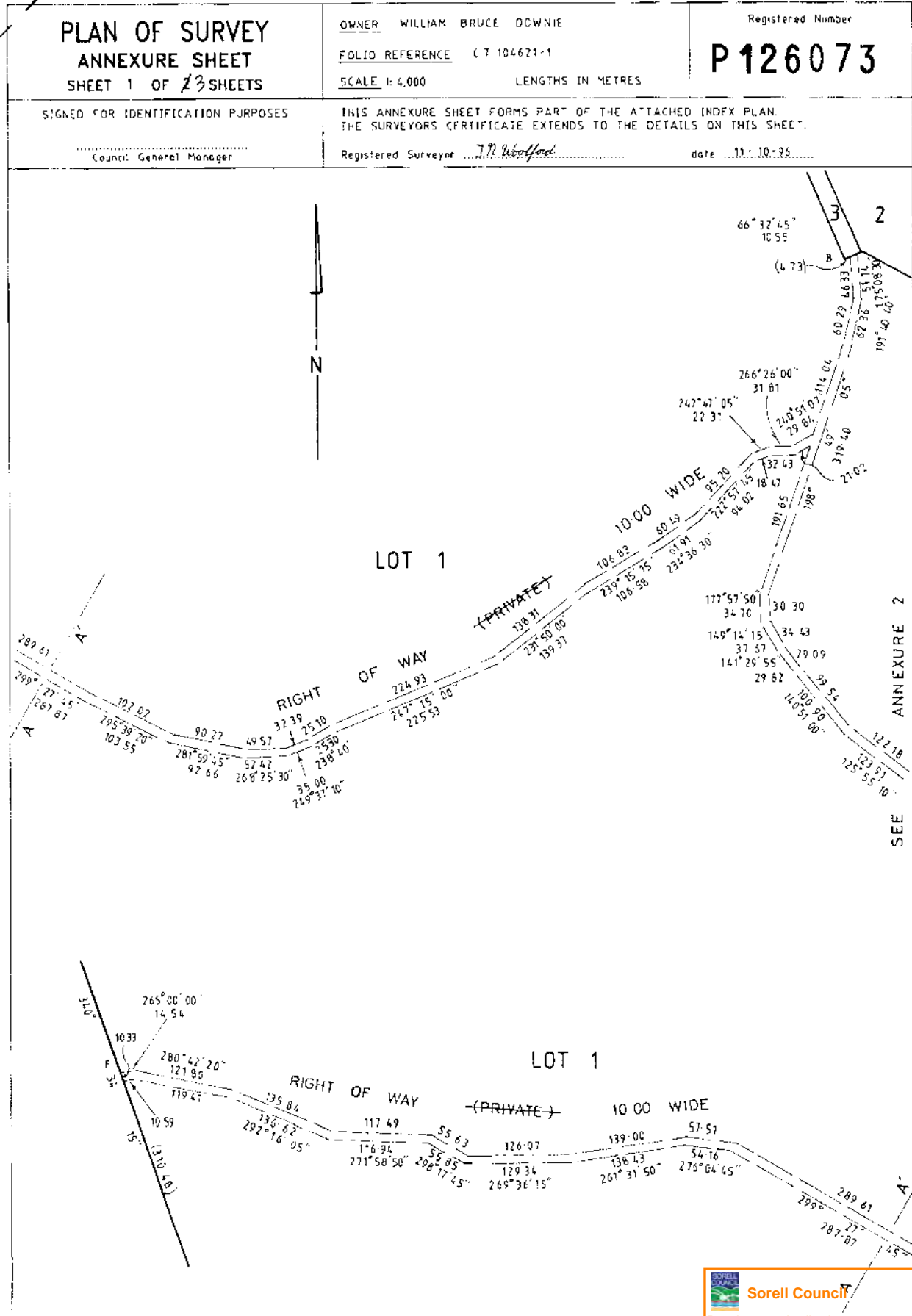
- 186228 Plan - Pending Lodged by TAS NETWORKS on 15-Nov-2023
BP: 186228




OWNER WILLIAM BRUCE DOWNIE, ROBERT BRUCE DOWNIE, WALTER JAMES THOMPSON & PETER NORMAN JAMES THOMPSON FOLIO REFERENCE CT 121236-2, CT 104621-1, CT 204010-1, CT 118713-1, CT 104620-3 GRANTEE PART OF 400 ACRES LOC TO CHARLES SHERRATT PART OF 2560 ACRES GTC TO GEORGE FREDERICK BROCK PART OF 289.0-30 WILLIAM BRUCE DOWNIE PUR WHOLE LOT 26249, 626-1-23, GEORGE LONG PUR		PLAN OF SURVEY BY SURVEYOR T N WOOLFORD 72 GRAHAMS ROAD, MT RUMNEY. Phone 03 6248 5224 LOCATION LAND DISTRICT OF PEMBROKE PARISH OF CARLTON SCALE 1: 20,000 LENGTHS IN METRES		REGISTERED NUMBER P 126073 APPROVED 27 MAR 1997 EFFECTIVE FROM Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 174/5625 5625-2243	LAST UPI No. FA158, 2903052, 2900082, 2900603, 2903045	LAST PLAN P118713 No. SP 121236, P549 L	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

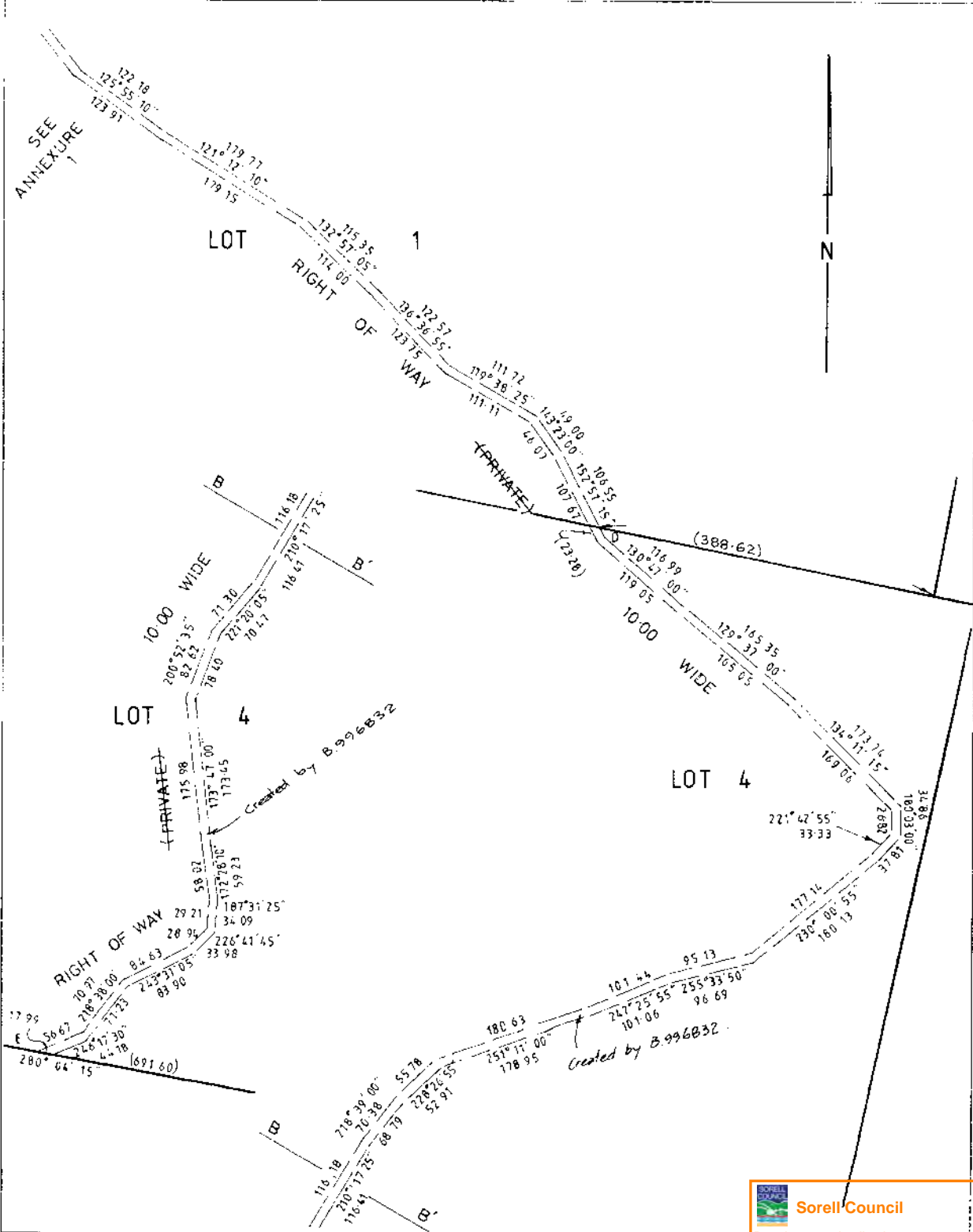


Sorell Council
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 Development Application - Blue Hills Road,
 Copping - P1.pdf
 Plans Reference: P1
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Sorell Council
 Development Application: 5.2026.242 -
 Development Application - Blue Hills Road,
 Copping - P1.pdf
 Plans Reference: P1
 Date Received: 11/02/2026

<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 23 SHEETS</p>	<p>OWNER WILLIAM BRUCE DOWNIE ROBERT BRUCE DOWNIE FOLIO REFERENCE CT 104621-1, CT 118713-1 SCALE 1:4,000 LENGTHS IN METRES</p>	<p>Registered Number P 126073</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES Council General Manager</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET. Registered Surveyor <i>J.P. Woodford</i> date 11-10-96</p>	

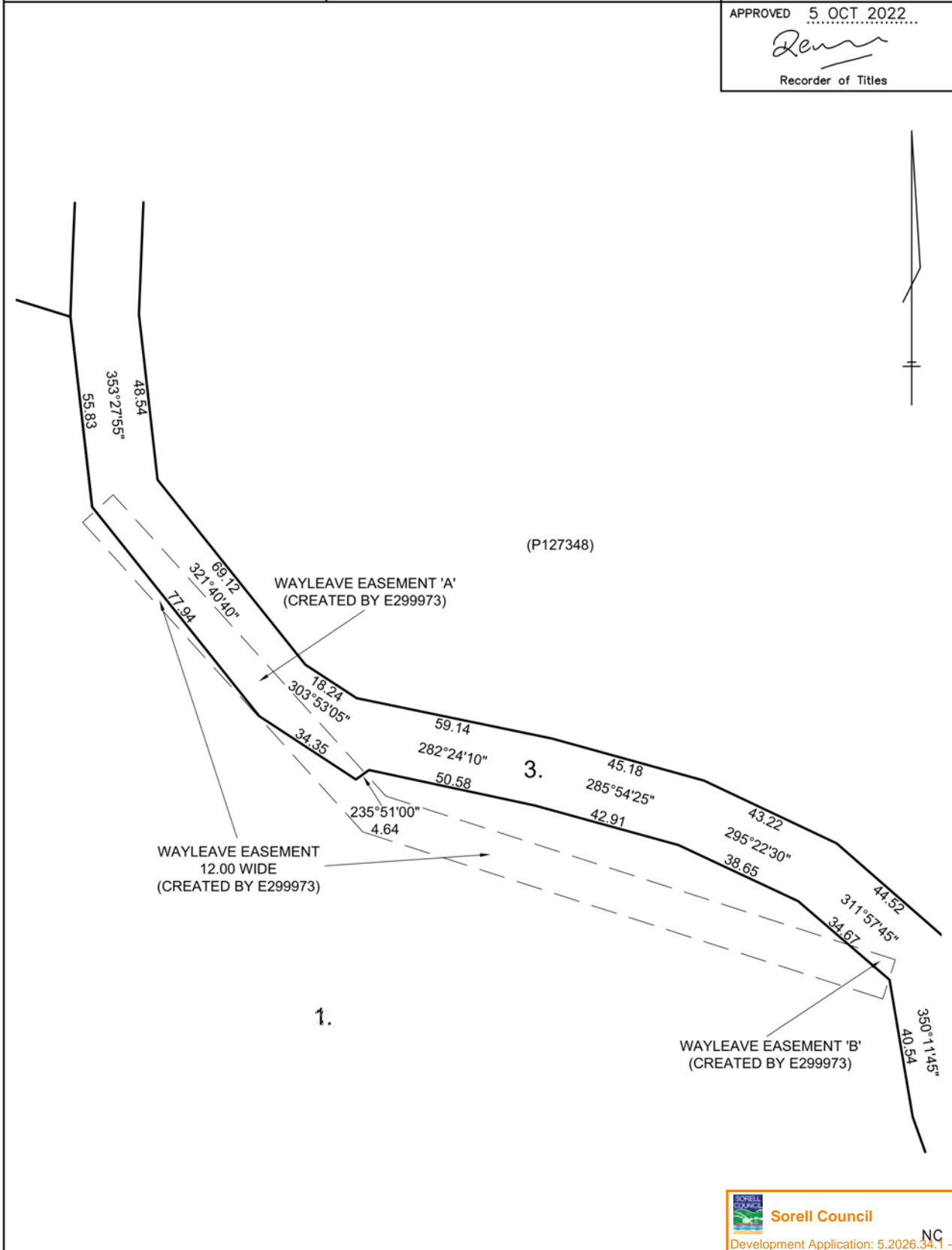


Sorell Council
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Copping - P1.pdf
Plans Reference: P1
Date Received: 11/02/2026

<p>PLAN OF TITLE ANNEXURE SHEET</p> <p>SHEET 3 OF 3 SHEETS</p>	<p>OWNER:</p> <p>FOLIO REFERENCE: C.T.104621/1, C.T.204010/1, C.T.121236/2, C.T.104620/3</p>	<p>Registered Number</p> <p>P.126073</p>
	<p>SCALE 1: 1000</p>	<p>LENGTH IN METRES</p>

APPROVED 5 OCT 2022

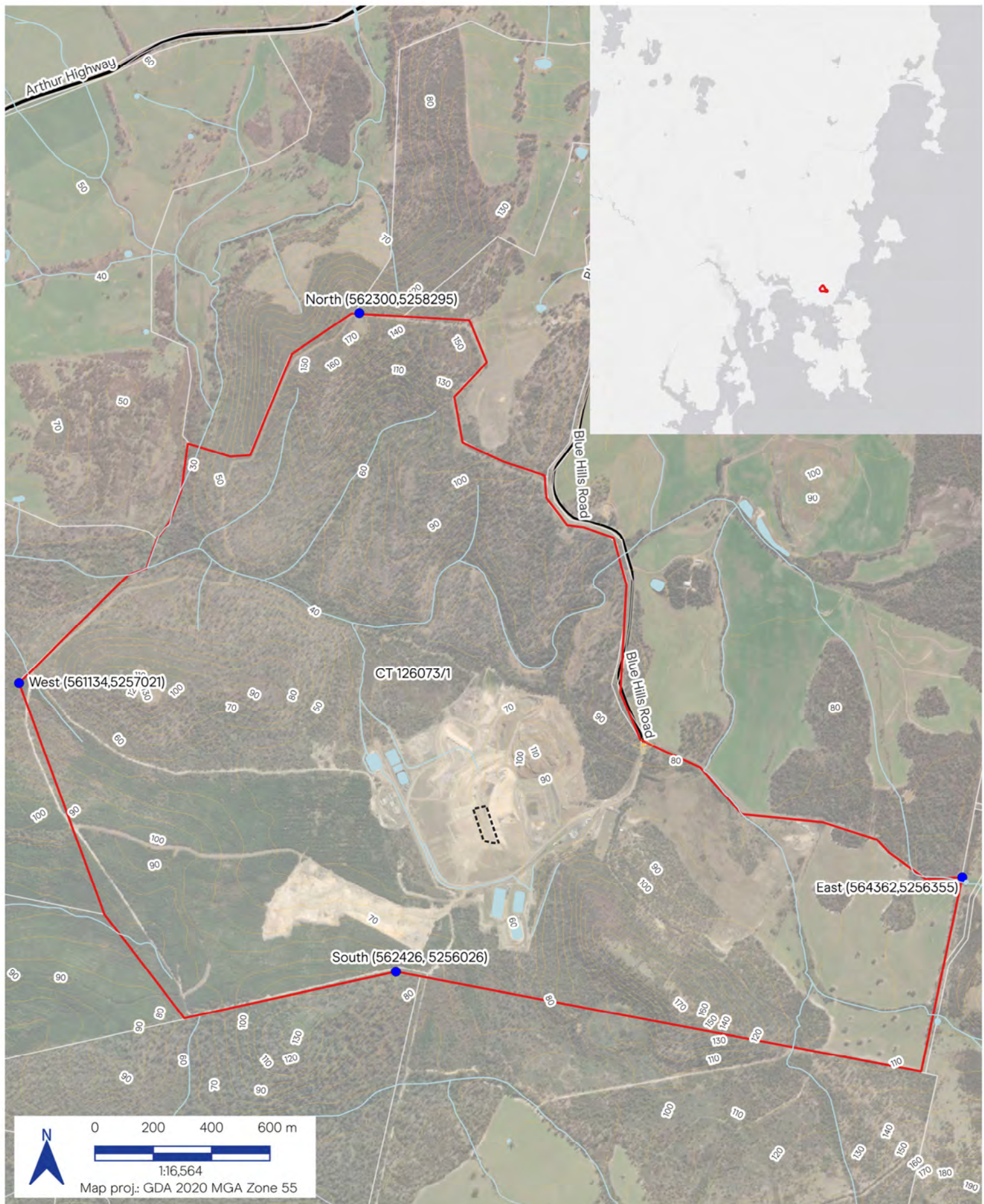
Recorder of Titles



Sorell Council NC
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 Copping - P1.pdf
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Appendix B Proposal plans

 **Sorell Council**
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Date Received: 11/02/2026



- Boundary of the Land (Project Site)
- + Site access
- Interim compost area
- Waterbodies
- Watercourse

- Contour (10m)
- Cadastral parcels
- Main road
- Access road

Copping Interim Composting

Figure 1
Site location

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 Copping - P1 Loc
 Plans Reference: P1
 Date Received: 11/02/2026



Job No. 2526-018
Rev. V.1
Date 23 Dec 2025
Size A4



- The Land boundary
- Access road
- Existing
- Internal roads
- Proposed**
- Interim compost area
- Bund
- Water tanks

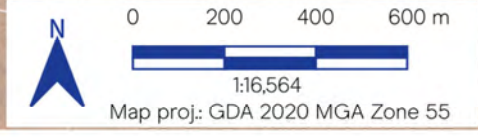
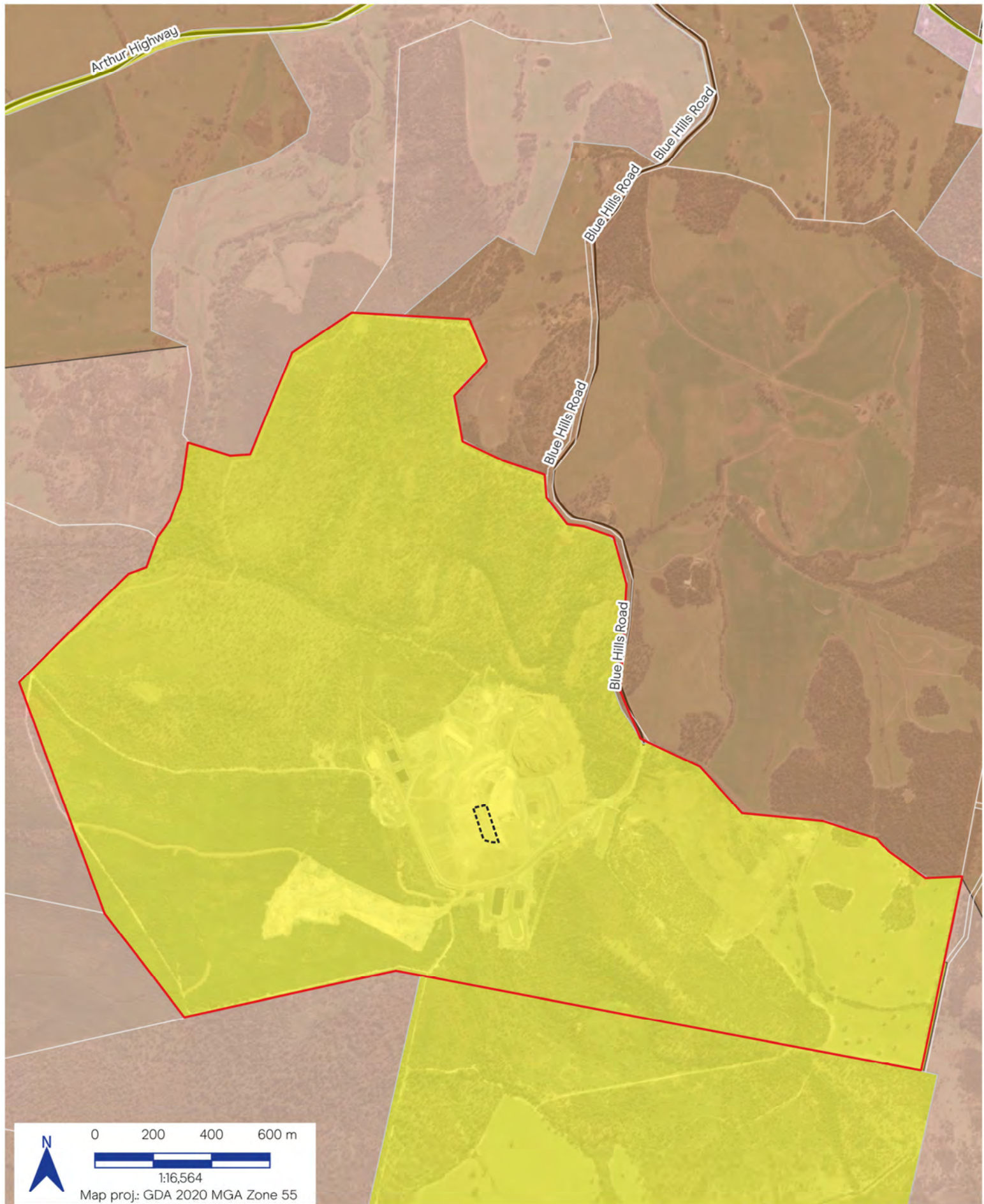
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Copping Interim
Composting

Project layout

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- Boundary of the Land (Project Site)
 - Interim compost area
 - Cadastral parcels
- Tasmanian Planning Scheme Zoning**
- Agriculture
 - Rural
 - Utilities

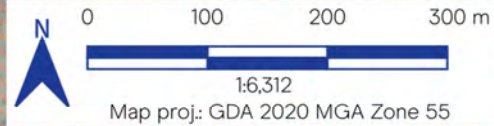
Copping Interim Composting

Zoning

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 Copping - P1.pdf
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 Date Received: 11/02/2026



- Boundary of the Land (Project Site)
- Interim compost area
- Tasmanian Planning Scheme Code Overlay
- Bushfire-prone areas

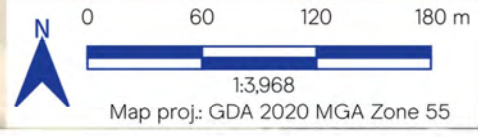
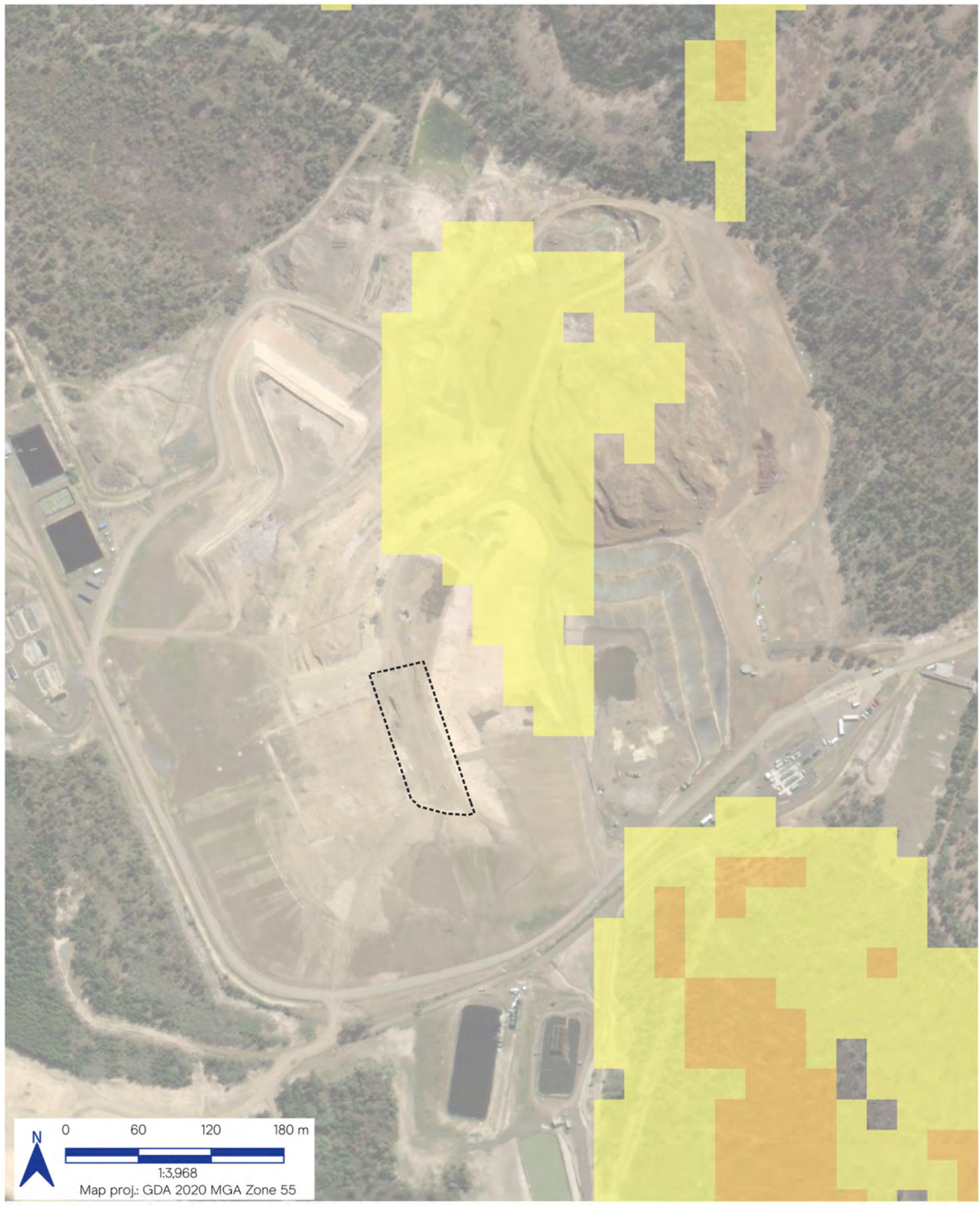
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Copping Interim
Composting

Tasmanian Planning
Scheme Code
Overlay -
Bushfire-prone areas

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Date 23 Dec 2025
Size A4



- Interim compost area
- Landslip hazard - low risk
- Landslip hazard - medium risk

Tasmanian planning scheme code overlay

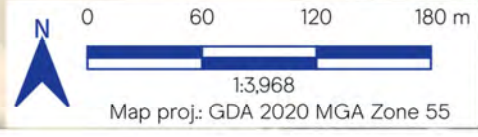
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Copping Interim
 Composting

Tasmanian Planning
 Scheme Code
 Overlay - Landslip
 hazard

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- Interim compost area
- Tasmanian Planning Scheme Code Overlay**
- Priority vegetation area

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**Copping Interim
 Composting**

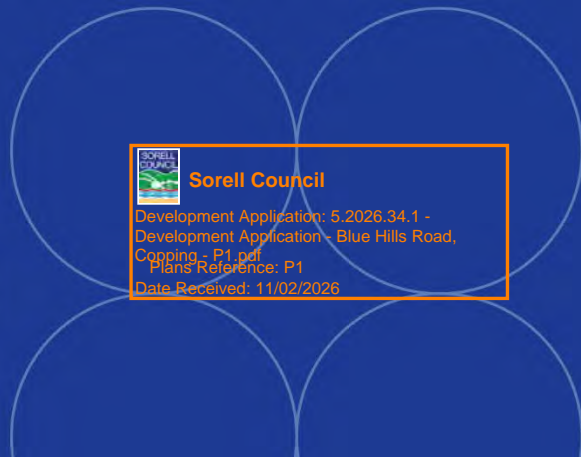
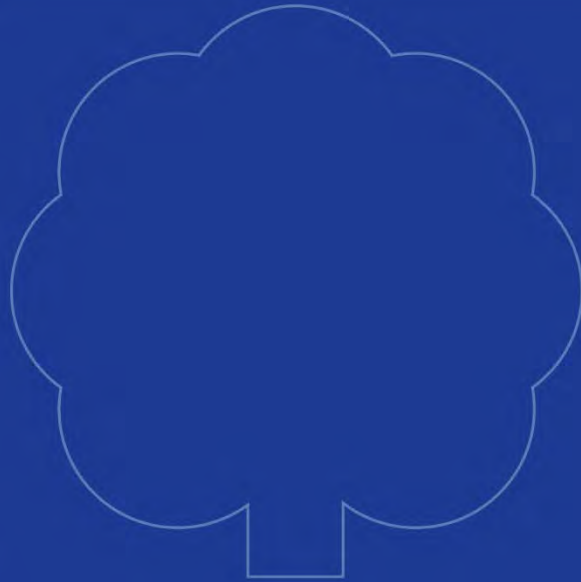
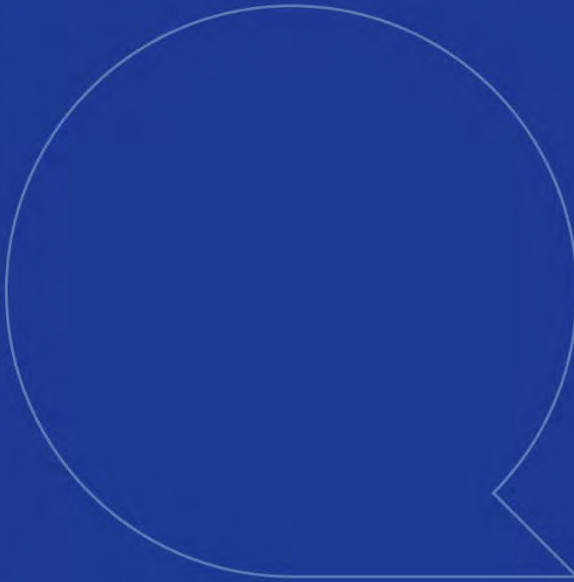
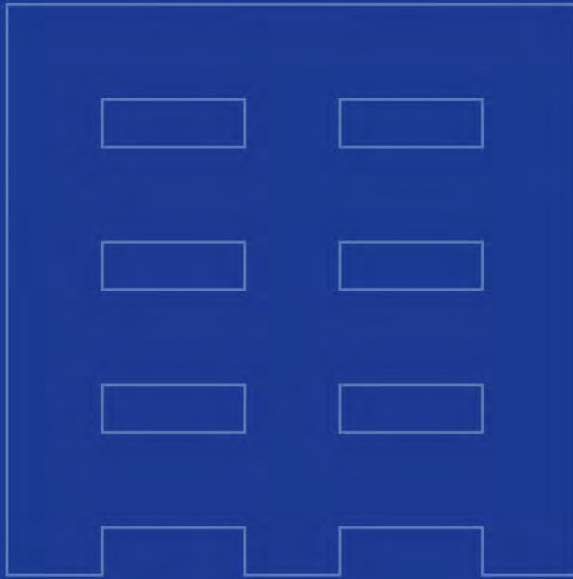
Tasmanian Planning
 Scheme Code
 Overlay - Priority
 vegetation area



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Date 6 Feb 2026
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era-advisory.com.au



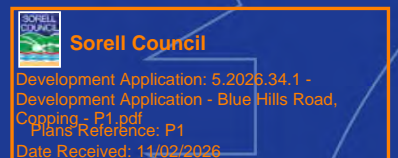
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Copping Interim Composting Project

Environmental Effects Report

era



Final V3 | 6 February 2026

Era Advisory acknowledge palawa as the Traditional Owners of lutruwita (Tasmania).

They are the original custodians of our land, sky and waters.

We respect their unique ability to care for country and deep spiritual connection to it.

We honour and pay our respect to Elders past and present, whose knowledge and wisdom has and will ensure the continuation of culture and traditional practices.

We acknowledge that their sovereignty has never been ceded.

Always was, always will be.

Era Advisory Pty Ltd

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Level 1, 125A Elizabeth St Hobart 7000
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Client Southern Waste Solutions

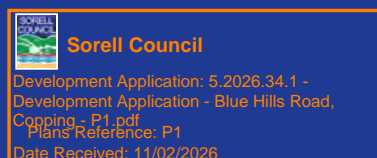
Document version Final V3

Date 6 February 2026

Author Erin Fitzner

Reviewer Anahita Jungalwalla

Job number 2526-018



Glossary

Abbreviation	Definition
AEP	Annual exceedance probability
AS	Australian Standard
ASS	acid sulfate soils
EMPC Act	<i>Environmental Management and Pollution Control Act 1994</i>
EPA	Environment Protection Authority
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
FOGO	food organics and garden organics
GHG	Greenhouse gas
ha	hectares
LUPA Act	<i>Land Use Planning and Approvals Act 1993</i>
NBES	North Barker Ecosystem Services
PASS	potential acid sulfate soils
RAM	restricted animal material
SWS	Southern Waste Solutions
TSP Act	<i>Threatened Species Protection Act 1995</i>



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Figure 3-5 Extra-urban miscellaneous (FUM) (red hash) mapped within the composting area (blue outline) and surrounding area (TASVEG 4.0)

36



1 Part A – Proponent information

Table 1-1 Proponent information

Proponent entity name	Copping Refuse Disposal Site Joint Authority
Proponent trading name	Southern Waste Solutions (SWS)
Registered address of proponent	129 Derwent Park Road, Derwent Park, TAS, 7009
Postal address of proponent	PO Box 216 New Town, TAS, 7008
ABN/ACN of proponent	87 928 486 460
Contact person's details	Nick Gifford 0427 932 487 nick.gifford@swstas.com.au
Consultant's details	Erin Fitzner 0459 365 029 erin@era-advisory.com.au



2 Part B – Proposal description

2.1 Description of proposed activity

Table 2-1 Proposed activity

Activity	Project description
	<p data-bbox="336 667 1398 723">Southern Waste Solutions (SWS) proposes to develop an interim composting facility (the Project) within the existing Copping Landfill in southern Tasmania (the Project Site) (see Figure 2-1).</p> <p data-bbox="336 734 1390 904">The interim composting facility is required to allow receipt and processing of food organics and garden organics (FOGO) from local council collection, scheduled to commence in early to mid-2026. The Project will provide an interim solution for the composting of FOGO, prior to the development of a proposed large-scale composting and organics processing facility adjacent to the Copping Landfill. This large-scale facility is currently in the early planning phase and is expected to be operational by 2028/29.</p> <p data-bbox="336 916 1398 1117">Initially, the Project will service Clarence City and Sorell Councils and is expected to receive approximately 7,000 tonnes of FOGO in the first 12-months of operation. The interim composting facility has been sized to receive a maximum 15,000 tonnes per annum as customer separation improves, and additional councils introduce FOGO collection. Although it is considered likely that the incoming FOGO volume will increase over time, the rate of increase is not known. At the maximum input capacity, the Project will produce a maximum of 15,000 tonnes of pasteurised mulch.</p> <p data-bbox="336 1128 1422 1299">The Project will utilise a basic windrow composting technique and will be located on top of the existing uncapped Stage 1A B-Cells (see Figure 2-2 and Figure 2-3). The B-Cell area comprises Stage 1A (approximately 12.5 ha), which has been filled to capacity but not yet capped, and Stage 1B (approximately 8 ha), which is partially filled (the remainder of Stage 1B is currently subject to a separate application). The composting area will be approximately 0.5 hectares (ha) and will occupy approximately 4 % of the Stage 1A B-Cells (or approximately 2 % of the total combined B-Cell area).</p> <p data-bbox="336 1310 1398 1601">The composting area will be located directly on top of the Stage 1A B-Cells and will be unlined to allow the seepage of leachate through to the existing Stage 1A B-Cell leachate collection system. Leachate from the composting area will be captured and treated by the existing forced evaporative leachate treatment system (BeneVap) in use onsite. The composting area will be graded to fall to the south, allowing access from the north. Clay bunds will be developed on the southern, eastern and western sides of the composting area to contain any surface water or leachate. The height of the bunds will be sufficient to contain a 1 % annual exceedance probability (AEP) storm event. Due to the fall of the composting area, the height of the bunds will range from 0 m at the northern end to 1.3 m at the southern end. A concept plan for the composting area is provided in Appendix A.</p> <p data-bbox="336 1612 1422 1697">Two 20,000 L poly water tanks will be installed adjacent to the composting area to supply water for the operation. Water will be delivered to site as required, with no reuse of stormwater or leachate proposed as part of the project due to potential contaminant issues in the final product.</p> <p data-bbox="336 1709 1422 1937">FOGO received on site will be shredded prior to composting, to facilitate the composting process. During year one of operation, when incoming FOGO volumes are modest, a mobile shredder will be transported to Copping Landfill from the Lutana Waste Transfer Station approximately every two months to mulch FOGO prior to the composting process. The shredder is expected to operate for up to five days every two months, depending on the volume of FOGO. If the volume of FOGO received increases in subsequent years, the campaign-based shredding may no longer be sufficient and a shredder may be required on site permanently to process the proposed maximum capacity of 15,000 tonnes.</p> <p data-bbox="336 1948 1414 1975">The windrows will be created and turned using an existing front-end loader and excavators on site.</p>

The final product will meet the pasteurisation requirements under Australian Standard (AS) 4454, however it will not meet the particle size requirements for classification as soil conditioner¹ and will therefore be termed 'pasteurised mulch'. This is appropriate for the proposed onsite use of the material for site rehabilitation.

The pasteurised mulch will be loaded directly into a truck from the pasteurised product stockpile and will either be used immediately for site rehabilitation or stockpiled at suitable location within the Project Site for future use. No offsite sale or use of material is proposed.

Detailed information on the proposed composting process is provided in the Compost Management Plan (see Appendix A).

Activity classification

The Environment Protection Authority Tasmania (EPA) regulates level 2 activities, in accordance with Schedule 2 of the *Environmental Management and Pollution Control Act 1994* (EMPC Act). The Project involves the following level 2 activity:

3. Waste treatment and disposal

(d) Resource recovery: the conduct of works for –

(i) the production of compost or mushroom substrate, being works with a production capacity of 100 tonnes per year or more, other than –

(A) backyard composting for domestic use; and

(B) on-farm composting for use on agricultural land having the same owner as the land on which the compost is produced; and

(C) works in respect of silage for use on agricultural land; or

(ii)

(iii) anaerobic digesters with a production capacity of 100 or more tonnes per year of solid or liquid fertiliser product.

The Project is therefore subject to a level 2 assessment under the combined assessment pathway provided by the EMPC Act and the *Land Use Planning and Approvals Act 1993* (LUPA Act) (see Table 2-2).

New or existing?

The Project is a new activity (resource recovery through the production of compost).

The Project is proposed to be located within an existing level 2 regulated premises (the Copping Landfill) further details of which are provided in Section 2.3.

Product or purpose

Product

As outlined above, the Project will produce a pasteurised mulch that will meet the pasteurisation requirements of AS 4454. As the product is not proposed to be screened, it will not meet the particle size requirements for classification as soil conditioner under AS 4454. The particle size will be suitable for the onsite use in rehabilitation, described below. The product will only be used on site and will not be subject to sale.

Purpose

The primary purpose of the Project is to enable resource recovery and divert large quantities of organic waste (up to 15,000 tonnes per annum) from landfill. The Project will allow local councils to implement their planned FOGO collection services, providing an interim composting solution in advance of the large-scale composting and organics processing facility.

The Project will provide a beneficial product that will be used for rehabilitation within the Copping Landfill. As the landfill cells reach capacity, a temporary cap is applied to allow consolidation to occur. Following consolidation, a final cap is applied to allow site rehabilitation. In accordance with the Landfill Sustainability Guide, the final layer of the final cap must be to a depth of 0.5-1 m and include a minimum of 250 mm of topsoil (EPA, 2004). The pasteurised mulch will make up the balance of the final layer and will be applied to a depth of 250 mm to 750 mm. It is anticipated that 19.6 ha of area will require rehabilitation over the remaining life of the landfill (ATC Williams, 2025),



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¹ To be 'soil conditioner' particle size must be such that "not more than 20% by mass in the shortest dimension to be retained by the 16mm sieve" (Pinion Advisory, 2026).

requiring approximately 49,000 m³ of material (at the minimum application depth). As outlined above, no sale, or offsite use of the compost is proposed.

The Project will reduce greenhouse gas emissions through composting organic waste (i.e. diverting organic waste from landfill) and align with circular economy principles through compost production.

Maximum quantity/limit

As outlined above, the Project is expected to process up to 7,000 tonnes of FOGO in the first 12 months of operation, potentially increasing to a maximum 15,000 tonnes per annum as customer separation improves and additional councils introduce FOGO collection. Although it is considered likely that the incoming FOGO volume will increase over time, the rate of increase is not known.

At the maximum of 15,000 tonnes per year of FOGO processed, approximately 15,000 tonnes of pasteurised mulch is expected to be produced per annum for use onsite².

The feedstock (FOGO) will comprise material separated from existing waste streams received at the site (i.e. diverted from landfill), as well as new waste streams. Copping Landfill currently receives garden organics from Sorell Council (currently stockpiled on site). Garden organics from Clarence City Council (and potentially additional councils) will represent a new waste stream to the site.

Methods/s

An overview of the composting area and process is shown in Figure 2-3 and described below. Detailed information is provided in Appendix A.

Feedstock

Feedstock for the pasteurised mulch will be FOGO from local council collection. Based on an audit of FOGO bins undertaken by Hobart City Council in 2024, municipal FOGO is expected to comprise (by weight):

- ~93 % garden organics
- ~3 % food organics
- ~2 % other FOGO compostables (including but not limited to tissues, paper towel, shredded paper)
- ~2 % contamination with non-compostable products

No organic controlled wastes (e.g. abattoir effluent, aquaculture waste or sewage sludge) are proposed to be composted through the interim composting facility.

Composting process

The composting process will involve the following stages:

- Delivery of FOGO to site and removal of large contaminants
- Shredding of FOGO
- Windrow of shredded FOGO to achieve pasteurisation
- Process validation

Delivery and decontamination

FOGO will be delivered to the FOGO receival area and will be visually inspected to estimate the proportion of food organics, garden organics, other compostables and contamination to ensure it is consistent with the expected composition (see feedstock above).

Depending on the council, FOGO will either be delivered to site via a waste transfer station (where some removal of large contamination will occur), or directly from kerbside collection. Physical decontamination of FOGO delivered to the Project Site will therefore be required, this will be achieved via manual removal. Any contaminants removed from the FOGO will be disposed of in the B-Cells.

It is recognised that full decontamination is not always possible for small particles, and a small amount (~2 %) of contamination is considered acceptable based on the proposed use of the material for rehabilitation of the landfill.

The FOGO will be stockpiled in the FOGO receival area and turned as needed so that any food organics or other odorous materials are not exposed.



² At maximum capacity, the Project is expected to produce approximately 25,000 m³ of pasteurised mulch, with an estimated density of 0.6 tonnes/m³, providing approximately 15,000 tonnes of pasteurised mulch (Pinion Advisory, 2026).

Shredding of FOGO

Incoming FOGO will be shredded to decrease the particle size and ensure effective breakdown in the composting process.

In year one of operation, the stockpiled FOGO will be shredded approximately every two months. At the anticipated volumes for the first year of operation (7,000 T) this will result in approximately 3,000 m³ of stockpiled FOGO (stockpile heights up to 4 – 5 m) being shredded every two months. The shredder is expected to operate for up to five days every two months, depending on the volume of FOGO. However, if the composition of FOGO is not as anticipated (e.g. if the estimated proportion of food organics exceeds 3 %), the frequency of shredding will be reviewed and increased as required to mitigate potential odour and scavenging risk.

As incoming FOGO volumes increase the frequency of shredding will also need to increase. At maximum capacity, the stockpiled FOGO will be shredded twice a week. Mulched FOGO will be stockpiled in the mulched FOGO area, prior to being added to a windrow.

In the first year of operation an existing mobile shredder will be transported to site on a regular basis (approximately every two months) from the SWS Lutana site. As FOGO volumes increase this will become impractical and SWS will procure or hire a shredder to be kept on site for more regular shredding.

Further manual decontamination will occur during the shredding process, if large materials are found, and any removed contaminated disposed in the B Cells.

Windrows

The mulched FOGO will be formed into windrows, initially containing 350-390 m³ each, which will reduce by a minimum of 20 % through the composting process. The composting area is sized to accommodate up to eight windrows. To achieve pasteurisation requirements, the windrows must be 55°C or above for a minimum of 15 days, with a minimum of five turns during that period. At maximum capacity, a windrow will be created and all windrows turned twice a week. An example turning schedule is provided in Appendix A, which demonstrates that pasteurisation is achieved at the proposed maximum capacity (Pinion Advisory, 2026).

The windrows will be created and turned using an existing front-end loader and excavators on site.

Temperatures in the centre of the windrows will be checked daily (operational days only i.e. monitoring will not be undertaken on Sundays when the site is closed) and the results recorded, along with row forming and turning records. If the temperature requirements are not achieved, the moisture of the windrows will be assessed and additional water added from the onsite water tanks as required.

If the pasteurisation requirements are not achieved by the eighth windrow position, the row will be returned to the shredded FOGO stockpile for reprocessing.

Process validation

Process validation will be undertaken through collecting composite samples of the first 12 completed rows for analysis to ensure pathogen reduction has been achieved. If the product is consistent, ongoing sampling will be undertaken on a quarterly basis to demonstrate ongoing process compliance (Pinion Advisory, 2026).

The analytical suite to demonstrate that quality requirements are met, in addition to the time and temperature requirements under AS 4454-2012, is as follows (Pinion Advisory, 2026).

Physical	Dissolved	Total	Pathogen
· moisture %	· ammonium	· carbon	· total coliforms
· pH	· nitrate	· nitrogen	· faecal coliforms
· EC	· chloride	· boron	· E.coli
	· boron	· calcium	
	· calcium	· copper	
	· copper	· iron	
	· iron	· magnesium	
	· magnesium	· manganese	
	· molybdenum	· phosphorus	
	· potassium	· potassium	
	· sodium	· sodium	



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- sulphur
- zinc
- sulphur
- zinc
- arsenic
- cadmium
- chromium
- cobalt
- lead
- molybdenum
- nickel
- selenium
- titanium
- vanadium



Industry standards

The Project will be required to meet the reporting requirements and other obligations under the *Waste and Resource Recovery Act 2022* and the *Waste and Resource Recovery Regulations 2022*. The Copping Landfill is currently classed as a landfill facility. Once the Project is operational, Southern Waste Solutions will seek to class the Project Site as a combined waste facility under the *Waste and Resource Recovery Regulations 2022*.

The product will be a pasteurised product in accordance with AS4454-2012: Composts, soil conditioners and mulches. To be a 'pasteurised product' the core temperature of the compost mass must be maintained at 55 C or higher for 15 days or longer, and during this period the composting mass shall be turned a minimum of five times, turning outer material to the inside of the composting mass, so that the whole mass is subjected to the required temperature/process conditions (Pinion Advisory, 2026).

Transport

Copping Landfill is accessed via Blue Hills Road from the Arthur Highway. Blue Hills Road is sealed for 1 km from the Arthur Highway junction and unsealed for the remaining 2.5 km to the site access. Trucks associated with the Project will enter through the existing weighbridge, which has sufficient capacity to accommodate likely traffic volumes. Access to the composting area will be via the existing internal roads within Copping Landfill (see Figure 2-2).

As outlined above, FOGO is currently planned to be received from Clarence City and Sorell Councils from early to mid-2026. It is anticipated that FOGO will be received from additional councils as FOGO collection is introduced in other local government areas in the future. FOGO will be transported to site either directly from kerbside collection, or via a waste transfer station where waste consolidated, depending on the council.

In year one of operation, the Project will receive FOGO from:

- Sorell Council (approximately 2000 tonnes) transported directly from kerbside collection by waste collection trucks with an approximate capacity of 10 tonnes.
- Clarence City Council (approximately 5000 tonnes) transported via the Mornington Waste Transfer Station by trucks with an approximate capacity of 20 tonnes.

Over 250 operating days per year, this results in an average of 0.8 deliveries per day for Sorell and one delivery per day for Clarence City.

This does not, however, represent a commensurate increase in total truck movements to the site as the landfill currently already receives much of this waste as part of existing waste streams. Copping Landfill currently receives garden organics from Sorell Council, as well as food organics that are collected as part of the general waste stream (currently landfilled) from both Sorell and Clarence City Councils. The Project will result in these materials coming to site in a different format (i.e. FOGO deliveries) but does not represent an increase in the total volume coming to site.

The exception, in year one, will be garden organics from Clarence City Council which are currently not transported to Copping Landfill and thus represent a new transport stream. Since garden organics dominate the FOGO stream, most truck deliveries from Clarence City in year one can be assumed to represent a new waste stream, excluding the small amount of food waste already received. Nominally the Project would result in up to 6 additional truck deliveries per week (i.e. the average weekly Clarence City delivery). This is an approximation only but provides an indication of the quantum of potential increase in truck movements.

Based on a traffic volume count undertaken for the Project Site in December 2022, there were approximately 32 trips to the Copping Landfill per day and traffic volumes were projected to

increase to 43 trips per day based on a landfill capacity of 200,000 tonnes per annum (Fisher, 2023). As outlined above, in the first year of operation the Project is expected to generate up to 6 additional truck deliveries per week (effectively representing the new garden organics waste stream from Clarence City Council). Across six operating days, this is an average of one additional truck per day, representing a ~3% increase on 2022 truck volumes.

Truck movements may increase further in subsequent years of operation as additional councils introduce FOGO collection. However potential increases are expected to also be offset by a commensurate reduction general waste deliveries to the site, associated with the diversion of FOGO from the existing general waste stream disposed at the landfill.

Truck movements will occur during the operational hours (see Operational Hours below), with last loads accepted at 4 pm (Monday to Friday) and 3 pm (Saturdays and public holidays).

Stockpiling

Materials required to be stockpiled within the bunded composting area (see Figure 2-3) include:

- FOGO received on site, stockpiled in the FOGO receival area (30 x 30 m) to a maximum height of 5 m (approximately 3,000 m³), in accordance with the EPA Guidelines for Stockpiling Waste (EPA Tasmania, 2021).
- mulched FOGO, stockpiled in the mulched FOGO area (30 x 20 m)
- windrows, approximately 40 m (l) x 5 m (w) x 3 m (h))
- pasteurised product stockpile (approximately 40 m (l) x 18 m (w) x 3 m (h))

The pasteurised mulch will be loaded into a truck and either used immediately or stockpiled within the Project Site (outside of the composting area) for future use.

Area of disturbance

The composting area will be approximately 50 x 100 m (0.5 ha) and will be located within an uncapped area on top of the existing Stage 1A B-Cells (see Figure 2-2). The Project is entirely located within the existing Copping Landfill and does not involve disturbance of any new area.

Major equipment

The following existing equipment will be used for the Project:

- Front-end loader
- Excavator(s)

The following new equipment is proposed to be used for the Project:

- Mobile shredder (periodically transported to Copping Landfill from the Lutana Waste Transfer Station for year one, with a permanent mobile shredder to remain on site at maximum capacity).

Infrastructure

The Project Site contains the following existing infrastructure that will be used for the Project (see Figure 2-2):

- Main access road
- Internal access road
- Weighbridge and site office
- Staff carpark
- Stormwater management system (see Section 3.1.4)
- Leachate management system (see Section 3.1.4)
- Uncapped (interim cap only) Stage 1A B-Cells

Proposed infrastructure for the Project includes:

- 50 x 100 m unlined composting area (to be established on top of the uncapped Stage 1A B cells).
- Clay perimeter bund around the composting area. The height of the bunds will be sufficient to contain a 1 % AEP storm event and will range in height from 0 - 1.3 m to accommodate the fall in gradient across the site. The bund be constructed on top of the contour of the Stage 1A B-Cell. The B-Cells will be progressively capped up to the outer edge of the bund.
- Two 20,000 L poly water tanks

Proposal timeline

Pending approval, commencement of operation is planned for early to mid-2026, when Sorell and Clarence City Councils implement their planned FOGO collection services.

Construction will be limited to grading of the interim composting area to create a fall to the south, establishing the clay perimeter bund and installing the water tanks on a hardstand pad.

Construction is anticipated to take approximately 2 weeks.

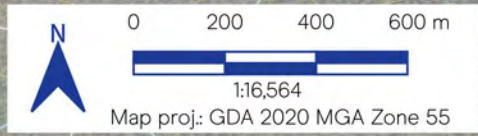
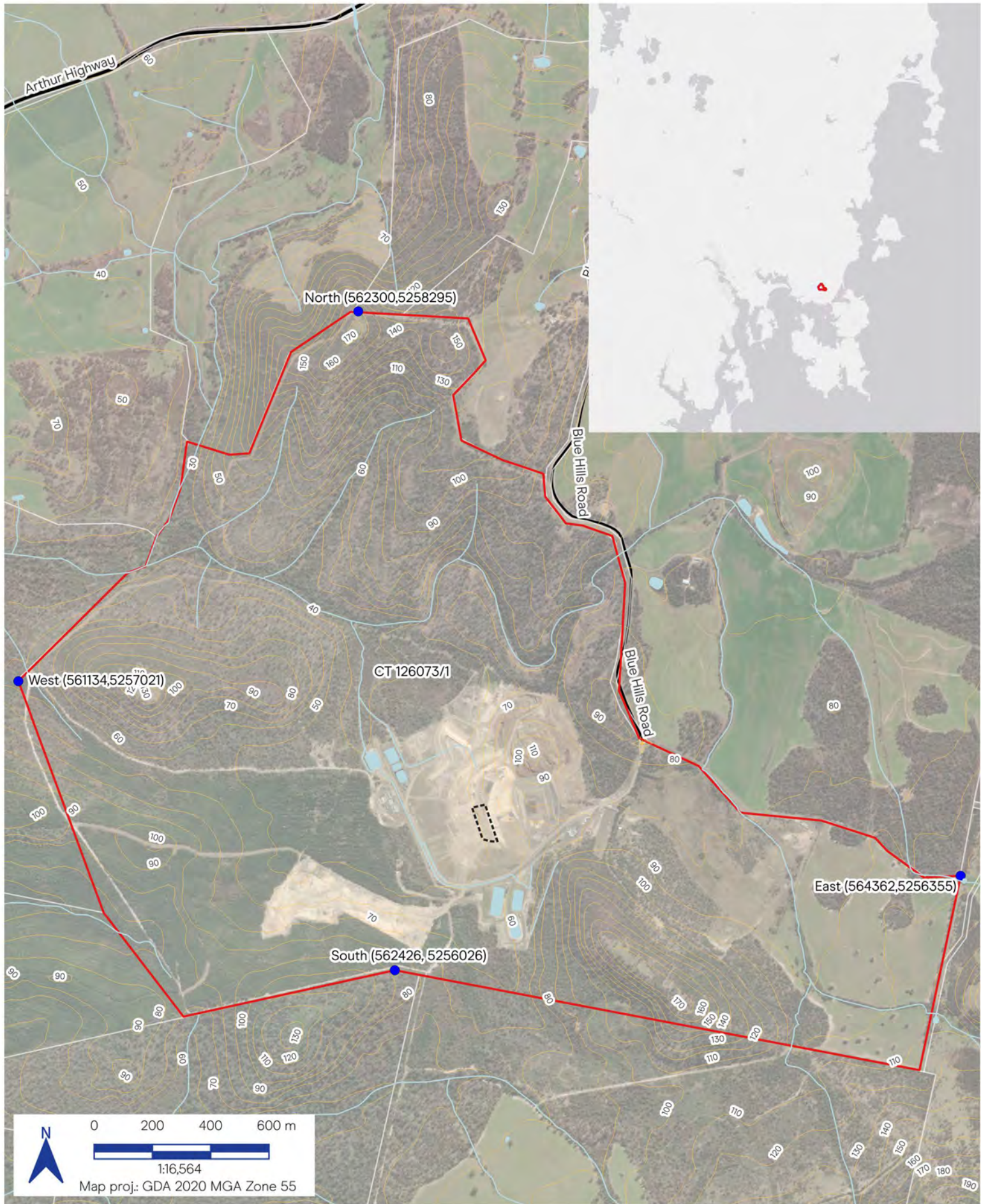
The Project will operate until the proposed large-scale composting and organics processing facility is operational. Following completion of the proposed large-scale resource recovery facility (currently planned for 2028/29), operation of the interim composting project will cease.

Operating hours	<p>The Copping Landfill currently operates in line with the requirements of EPN 11654/1:</p> <ul style="list-style-type: none"> · Between 7:00 am and 5:00 pm on weekdays · Between 7:00 am and 4:00 pm on Saturday and public holidays · The site must not operate on Sunday, Christmas Day, or Good Friday <p>There are no proposed changes to existing operating hours as a result of this project. All composting activities (including transport of materials to site) will occur within these existing operating hours.</p>
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Table 2-2 - Location and planning context

Location	The site is located at Arthur Highway, Copping (entrance through Blue Hills Road) and the activity will take place on Title Reference 1260731/1, Property ID 1824896 (see Figure 2-1). The boundary of the title constitutes the Land on which the proposal will occur, this is referred to as the 'Project Site' throughout the remainder of this document.
Planning permit	A Planning Permit is required under the LUPA Act, as advised by Sorrell Council (see Appendix B).
Land zoning and tenure	<p>The Project Site is zoned Utilities under the Tasmanian Planning Scheme – Sorrell and is owned by Sorrell Council, Clarence City Council, and Tasman Council (see Figure 2-4 and Figure 2-5). The surrounding zoning is as follows:</p> <ul style="list-style-type: none"> · Land immediately to the north, north-west, west, south west and south-east is zoned Rural. · Land immediately to the south is zoned Utilities. · Land immediately to the north-east is zoned Agriculture.
Use Class and Permissibility	The Use Class is Recycling and Waste Disposal which is a Permitted Use within the Utilities zone.





- Boundary of the Land (Project Site)
- Contour (10m)
- Cadastral parcels
- Site access
- Interim compost area
- Main road
- Access road
- Waterbodies
- Watercourse

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Copping Interim
 Composting

Figure 2.1
 Site location



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- | | | |
|-------------------|------------------------|----------------------|
| The Land boundary | Leachate trunk | Diesel tanks |
| Watercourse | BeneVap | Proposed |
| Waterbodies | Office and Weighbridge | Bund |
| Existing | Internal roads | Interim compost area |
| Stage 1A B-Cells | Rock quarry | Water tanks |
| Stage 1B B-Cells | Gas generators | |
| Stormwater drains | | |

Copping Interim Composting

Project layout



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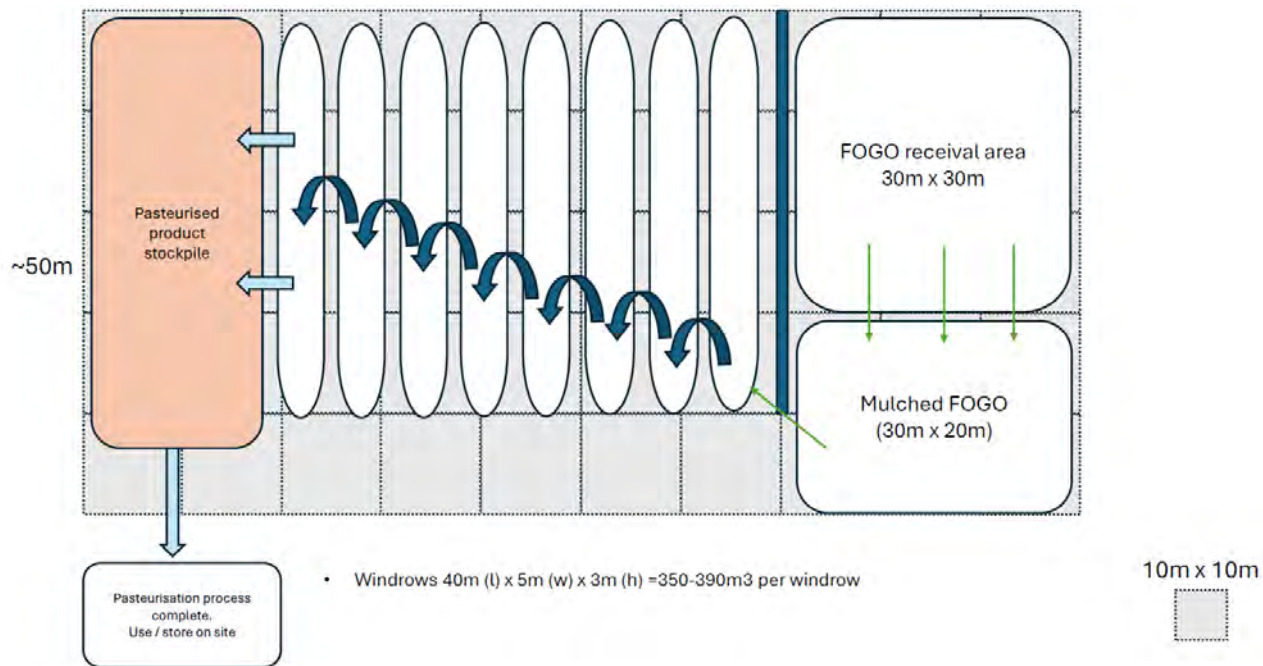
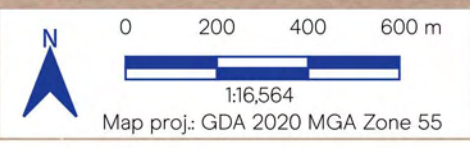
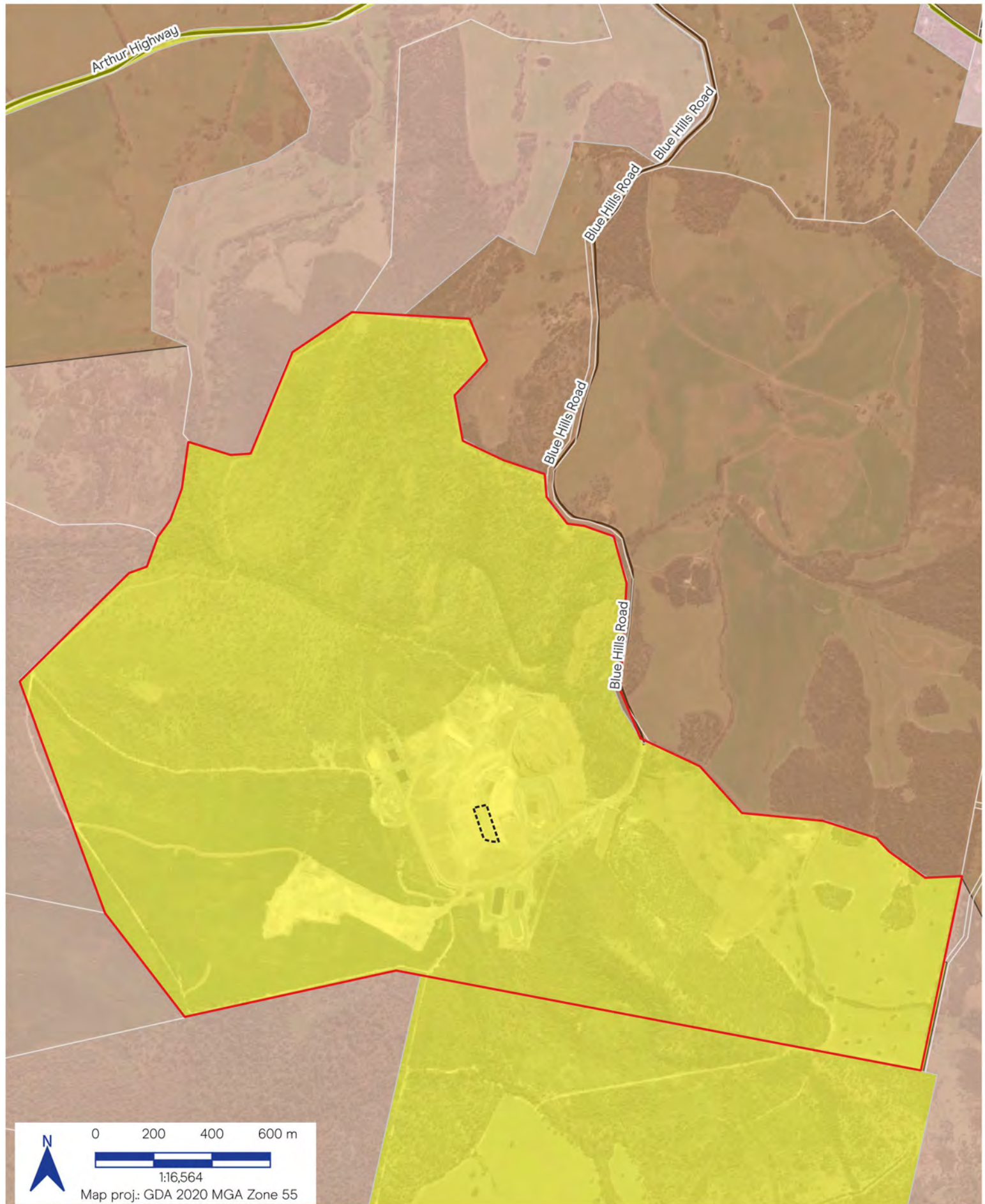


Figure 2-3 Overview of the interim composting area and composting process (SWS, 2025)



- Boundary of the Land (Project Site)
 - Interim compost area
 - Cadastral parcels
- Tasmanian Planning Scheme Zoning**
- Agriculture
 - Rural
 - Utilities

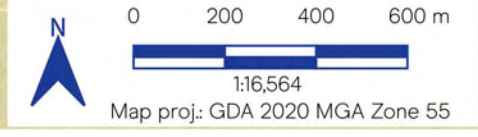
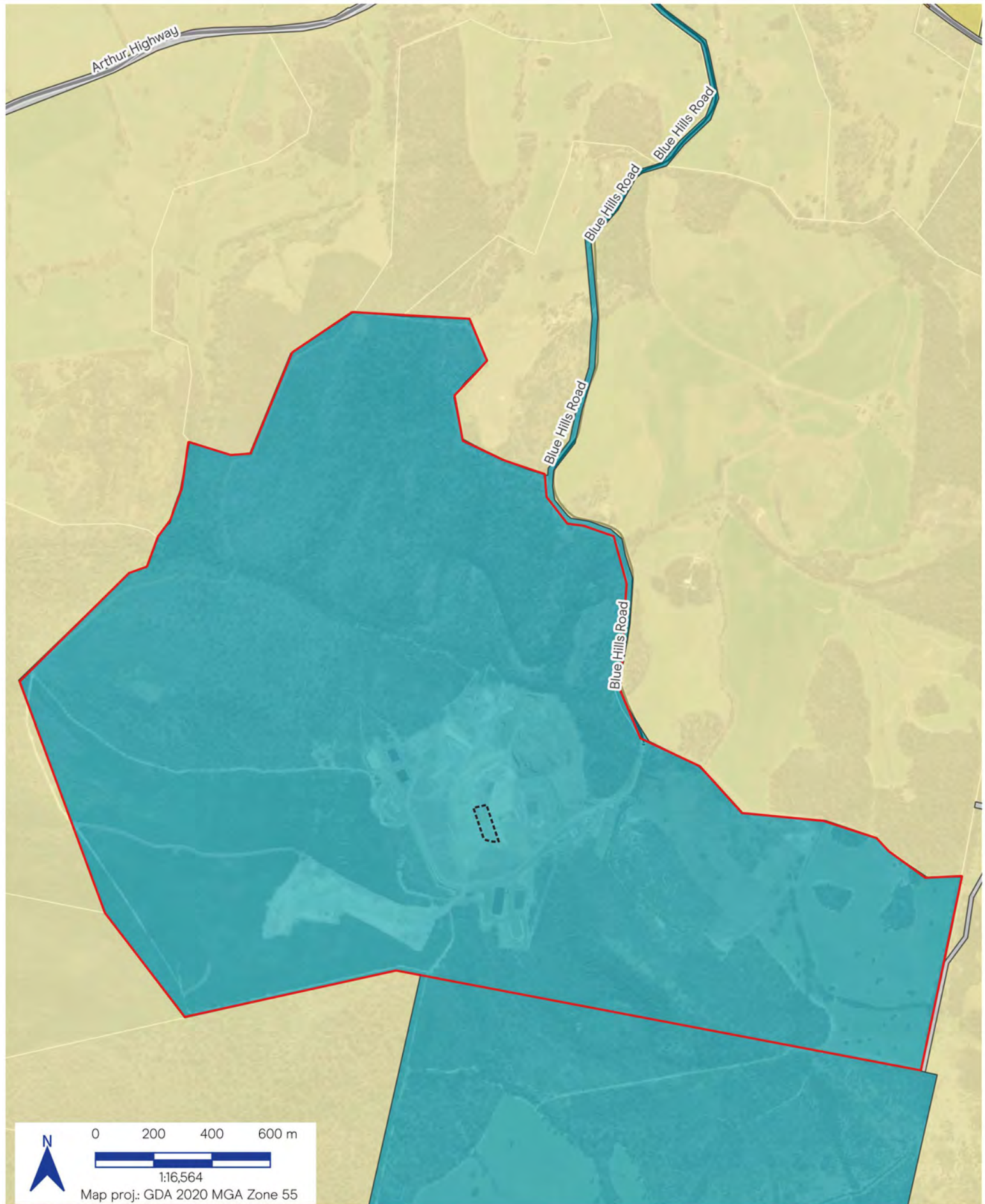
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Composting







Figure 2.4
Zoning



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- | | |
|--|---|
|  Boundary of the Land (Project Site) |  Private Freehold |
|  Interim compost area |  Local Government |
|  Cadastral parcels |  Conservation Covenant |

Copping Interim Composting

Figure 2.5
Land tenure

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Table 2-3 - Description of site and surrounds

Land use	<p>The Project Site is used exclusively for landfilling. Surrounding land is primarily used for agricultural purposes, with large tracts of native bushland and several private conservation reserves. The area surrounding the Project Site is sparsely populated, with occasional residential dwellings associated with farm land. The only recreational area in the vicinity is a shooting range located at the entrance to the landfill.</p> <p>The nearest sensitive receptor (94 Blue Hills Road, Copping) is located approximately 613 m from the boundary of the Land (over 2 km from the interim composting area) (see Figure 3-3).</p>
Topography	<p>The Project Site is located within a broad valley, surrounded by ridges to the north (containing Castles Hill), south-east (containing Little Blue Hill) and near the southern and western boundaries of the Land. The topography of the site is shown in Figure 2-1. The proposed composting area is located on top of the existing landfill (approximately 90 m elevation) and is essentially flat.</p>
Climate	<p>Climate data is available from the Hobart Airport (west) weather station (094008), located approximately 20 km from the Project Site. The climate is cool temperate, with an annual mean minimum temperature of 8.2°C and a mean maximum temperature of 17.6°C (BOM, 2022). January is the hottest month, with a mean maximum temperature of 22.7°C and July the coldest, with a mean maximum of 12.6°C.</p> <p>An annual mean rainfall of 495 mm was recorded between 1958-2022. Winds are predominantly north-west, with the strongest winds recorded in spring and summer, with calmer winter winds (annual average wind roses are provided in Figure 3-1 and Figure 3-2).</p>
Geology	<p>The majority of the Project Site consists of very low permeability sandy clay to clayey sand on top of felspathic (low quartz) sandstone bedrock. The ridges surrounding the Project Site consist of sandy clay on top of weathered dolerite bedrock. Gravelly sand/clay scree deposits have formed on the sides and bases of steep slopes. Colluvial deposits of sandy to silty clay are present in the base of the valley and marsh areas (Woodward-Clyde, 1998).</p> <p>There are no sites of geoconservation values within or adjacent to the Project Site.</p>
Soils	<p>There are no acid sulfate soils (ASS) or potential acid sulfate soils (PASS) identified within the Project Site. There is a small area of extremely low probability of occurrence outside of the Project Site to the north. Field investigations undertaken for the original site Development Proposal Environmental Management Plan (DPEMP) did not identify any ASS or PASS (Woodward-Clyde, 1998).</p> <p>Past and current use of the Project Site as a waste disposal facility presents the risk of occurrence of contamination within the soils and groundwater of the site.</p>
Hydrology	<p>The Carlton River intersects the north-western boundary of the Project Site. An unnamed tributary of the Carlton River flows through the northern part of the site, approximately 530 m north of the composting area, which captures water from the valley (see Figure 2-2).</p> <p>Other surface water features located within the Project Site are associated with the current landfill operations, including stormwater drains and ponds, leachate ponds and constructed wetlands. Treated stormwater water from the Project Site discharges to the Carlton River Tributary. There are no other significant links from the Project to surface waters in the area due to topographical constraints.</p>
Natural values	<p>The proposed composting area is located on top of the existing Stage 1A B-Cells (mapped as extra-urban miscellaneous (FUM) under TASVEG 4.0) and does not contain any natural values (see Figure 3-5). Several natural value assessments have been completed for the Copping Landfill, by North Barker Ecosystem Services (NBES) in 2018, 2021, 2023, 2024 and 2025 (NBES, 2025).</p> <p>The Copping Landfill predominantly consists of modified land, including unverified plantations for silviculture (FPU), regenerating cleared land (FRG), and extra-urban miscellaneous areas (FUM). The following native vegetation communities are present and are generally located along the perimeter of the existing landfill operations:</p> <ul style="list-style-type: none"> • <i>Eucalyptus amygdalina</i> forest and woodland on sandstone (DAS) • <i>Eucalyptus ovata</i> forest and woodland (DOV) • <i>Bursaria-Acacia</i> woodland (NBA)

The DAS and DOV communities are listed as threatened native vegetation communities under the *Nature Conservation Act 2002*. The DOV community also qualifies as the nationally threatened ecological community Tasmanian Forests and Woodlands dominated by black gum or Brooker's gum (*Eucalyptus ovata/E. brookeriana*) listed under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

The Project is entirely contained within the existing landfill and will not impact on any native vegetation.

2.2 Project rationale and alternatives

The rationale for the Project is to provide an interim facility to receive and process FOGO, ahead of the development of a planned large-scale composting and organics facility, which is expected to be operational by 2028/29. The Project will allow local councils to implement their planned collection of separated waste from early to mid-2026.

The Project will allow FOGO to be diverted from landfill as soon as possible and supports the target under the National Waste Policy Action Plan 2024 to halve the amount of organic waste sent to landfill for disposal by 2030 (DCCEEW, 2024). Reducing the amount of organic waste sent to landfill is one of the focus areas of the Emissions Reduction and Resilience Plan for Tasmania's waste sector (ReCFIT, 2024). Through providing a beneficial product that will be used for rehabilitation of the Copping Landfill site, the Project is aligned with the circular economy objectives under the Tasmanian Waste and Resource Recovery Strategy 2023-2026.

Alternative composting techniques, such as in-vessel composting, were not considered for the Project due to the infrastructure requirements (and associated impacts) and the required timeframes to establish the facility. The windrow composting method requires minimal infrastructure and can be established in a short-time frame. This method was also preferred for an interim composting measure as it involves minimal decommissioning and rehabilitation works post-operation.

The proposed composting area is entirely located within a disturbed area and will use the existing B-Cell leachate management systems. Alternative locations that would require infrastructure to manage leachate and would result in additional disturbance were not considered.

2.3 Existing activity and related projects

The Project occurs within the bounds of the Copping Landfill, which is an existing Level 2 regulated premises.

The Copping Landfill was originally assessed and approved by the Sorell Council and the Environment Division (now the EPA) in September 1999 under DA 46/98 and attached PCE 6133. Subsequently to the original approval several amendments and additional approvals have been granted. Most notably in March 2024, the EPA merged environmental conditions under several existing approvals into a single EPN for the B-Cells – EPN 11654/1; this is the current environmental permit for the B-Cells. The consolidated EPN allows a maximum cell height of 90 m AHD and a maximum annual receivable waste quantity of 200,000 tonnes per year for all Category B cells at the landfill. Since this time several additional interim approvals (12 months duration) have been granted, including EPN 12420/1 granted in August 2025 which authorised the filling of cell 12, and EPN 12517/1 granted in September 2025 which authorised the temporary use of the BeneVap leachate treatment system.

SWS currently have a separate application in process to seek approval for the establishment of the Stage 1B B-Cells. This separate application includes the construction (some of which has already been separately

approved) of three new landfill cells (12, 13 and 14), the filling of these new cells³, upgrades to the landfill's stormwater and leachate management systems, expansion of an existing clay borrow pit (to provide cell construction and capping materials) and the permanent use of the BeneVep leachate treatment system. The current interim composting project is independent of the Stage 1B B-Cells project but is inherently linked due to the shared site infrastructure. For this reason, several references are made in this document to the Stage 1B B Cells application, where it relates to upgrades currently being proposed for that project which have some relevance to the interim composting project. A second draft of the EIS for the Stage 1B B-Cells Project is expected to be submitted to the EPA in April 2026.

2.3.1 Environmental monitoring

The Copping Landfill facility commenced operation in 2001 and has operated successfully since that date.

A quarterly surface and groundwater monitoring program has been implemented at the landfill since inception, and has been reviewed and improved over the operational period. The results of the surface and groundwater monitoring are discussed in Section 3.2.1.4.

Air emissions monitoring associated with the operation of the BeneVap leachate management system was undertaken in 2023-24. Monitoring included stack emissions testing during operation on B-Cell leachate and C-Cell leachate, and passive ambient ammonia sampling. The results of the air emissions monitoring are provided in Section 3.1.1.

Regular environmental monitoring is undertaken at the site in accordance existing Environment Protection Notice(s) (EPN). In addition a number of monitoring commitments are included in separate permit applications. Further information on environmental monitoring is included in Part D of this document.

2.3.2 Complaints and environmental breaches

A single odour complaint was made by a resident of Copping in 2021. No other public complaints have been received regarding the Copping Landfill in recent years.

The following environmental breaches associated with the Copping Landfill have occurred:

- Waste tonnages received by the landfill in the Stage 1A B-Cells were regularly exceeding the licensed waste amounts of 104,000 tonnes/year from FY19/20 to FY22/23 due to the unforeseen additional waste tonnages required to be accepted. An increase in licensed annual tonnages was sought for cells 10 and 11 to 200,000 tonnes/year as part of a separate interim approval to avoid similar licence breaches in the future; this limit was then applied across the site for all Category B cells in the amalgamated EPN 11654/1.
- A warning notice was issued by the EPA in 2025 relation to the C-Cell leachate pond levels.
- Two Environmental Infringement Notices (EIN) and were issued on 22 November 2022 for breach of Permit conditions for the C Cell (Permit Conditions Environmental No. 8700):
 - Contravention of condition G5 - Commitments. Failure to carry out the activity in accordance with the commitments of the Permit, including not pumping leachate from the C-Cell, not maintaining required freeboard levels in the WAIV and buffer leachate ponds, and not separating reactive waste from non-reactive waste.



³ As noted above, the filling of cell 12 has been authorised via interim approval, granted in advance of the full assessment for the Stage 1B B Cells application.

- Contravention of condition G3(1.1) – No changes without approval. Failure to seek approval for a change in process, specifically, not pumping out leachate from the C-Cell in accordance with the process set out in the Leachate Management Plan and C-Cell Operations Manual.



3 Part C – Environmental impacts and management



The following sections (Sections 3.1 to Section 3.11) document the potential impacts and proposed management, mitigation, monitoring and reporting for the Project. Management and monitoring measures are documented separately in each section and collated into summary tables in Section 4.

Additional to the discipline-specific measures documented in the following sections, there are also several measures that are applicable more broadly across all environmental disciplines. These key measures are summarised in the following table and will be applied to the Project in its entirety.

Reference number	Management, mitigation or monitoring measure
Management and mitigation	
Various MM 1	<p>The established contact phone number for feedback and complaints will continue to be maintained throughout construction and operational phases to capture any dust, odour, noise, traffic or other complaints received from the public.</p> <p>Complaints will be actioned, the complainant notified and a record kept of the resolution on the existing database spreadsheet at SWS.</p>
Various MM 2	<p>Incoming FOGO deliveries will be inspected as they are added to the FOGO stockpile to monitor the composition of waste. If the composition varies considerably to that anticipated, including if the estimated proportion of food organics exceeds 3 %, the frequency of shredding will be reviewed and increased as required to mitigate potential odour and scavenging risk.</p> <p>The incoming FOGO stockpile will be monitored and managed to ensure it does not exceed 5 m in height and does not remain static for prolonged periods, which could result in higher than anticipated odour generation. This will be achieved via visual inspection and by undertaking regular shredding commensurate with the rate of incoming FOGO.</p> <p>The incoming FOGO stockpiled will be managed to ensure potentially odorous material (e.g. food organics) is generally covered with inert materials (i.e. garden organics) to mitigate potential odour and scavenging risk.</p>
Monitoring	
Various MON 1	<p>Temperatures in the centre of the windrows will be checked daily (operational days only) and the results recorded, along with row forming and turning records.</p>
Various MON 2	<p>Process validation will be undertaken through collecting composite samples of the first 12 completed rows for analysis to ensure the product meets the adopted criteria (based on AS4454, excluding particle size).</p> <p>If the product is consistent, ongoing sampling will be undertaken on a quarterly basis to demonstrate ongoing process compliance.</p> <p>If the product does not meet the adopted criteria it will returned to the shredded FOGO stockpile and reprocessed, or if necessary, disposed of in the B Cells.</p>

Reference number	Management, mitigation or monitoring measure
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Various MON 3	Incoming FOGO will be quantified through the existing weighbridge at the Project Site. Recording will be undertaken in accordance with obligations under the <i>Waste and Resource Recovery Act 2022</i> and <i>Waste and Resource Recovery Regulations 2022</i> , including the source, quantity, and classification of incoming material. Records will be retained and reported in accordance with statutory obligations. The volume of soil conditioner produced will be reported to the EPA annually to demonstrate compliance with regulatory limits.
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3.1 Air quality

3.1.1 Existing environment

Local airshed flows in the area of the Project Site are influenced by proximity to the coast and topographic features in the region, resulting in a predominantly north-westerly wind direction (Hobart Airport [west] weather station [094008]). Wind roses are shown in Figure 3-1 and Figure 3-2. The air quality in the region is expected to be of a high quality given the relative lack of industry and low population level.

The Project Site is surrounded by agricultural and rural land uses and the density of sensitive receptors surrounding the site is very low. The nearest sensitive receptor (94 Blue Hills Road, Copping) is located approximately 613 m from the boundary of the Land (over 2 km from the interim composting area) (see Figure 3-3). In addition, there is a recreational receptor (Blue Hills Sporting Shooters Club and South East Field and Game) located next to the entrance of the Project Site, approximately 380 m from the interim composting area.

Existing operations at the Project Site result in the release of odour from operating cell faces and leachate ponds. Existing operations have the potential to generate dust during dry months due to onsite activity and traffic (internal roads are unsealed). There is also the potential for landfill gas leaks to occur. Mobile plant and machinery operating within the site generate exhaust emissions.

The BeneVap forced evaporative leachate treatment system generates a vapour by-product which is released from the system's evaporative chamber through an exhaust stack. The steam emitted by the BeneVap system comprises water vapour (~60 %), carbon dioxide (CO₂) (~32 %) and air (N₂ and O₂) (~8 %), with trace amounts of cobalt (CO), volatile organic compounds (VOCs), oxides of nitrogen (NO_x) and sulphur (SO_x), and aerosols (< 0.25 %) (SWS, 2024). Whilst the majority of leachate compounds are retained in the residual material (i.e. sludge), there is the potential for the aerosolisation of contaminants and subsequent entrainment in the vapour release. The BeneVap system utilises active temperature control and in-stack return systems to capture the majority of these contaminant emissions in the leachate concentrate, but trace amounts can still escape in the vapour (Sharma, 2024). The site currently operates two BeneVap units (BV150 and BV300 under an interim EPN (12517/1). SWS is currently in the process of seeking approval for the permanent use of BeneVap at the project site as part of a separate application. This application includes atmospheric dispersion modelling currently underway for the BeneVap.

The existing potential emission sources are fugitive sources, except for the BeneVap system which presents a point source emission. The locations of Project components with the potential to generate air emissions are shown in Figure 2-2.

A single odour complaint was made by a resident of Copping in 2021. There have been no other air emission complaints made to the landfill in recent years.



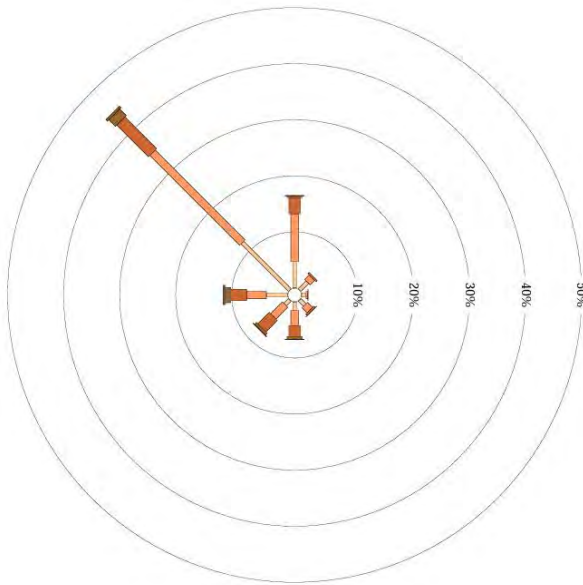


Figure 3-1 9 am wind rose (weather station 094008) (BOM, 2022)

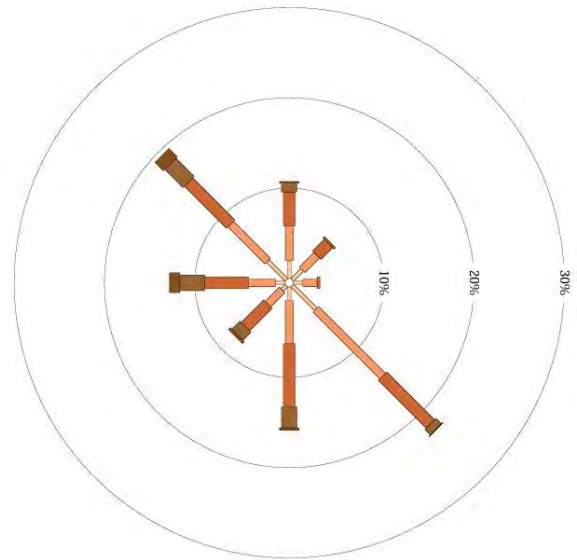
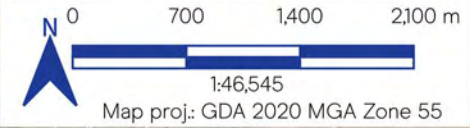
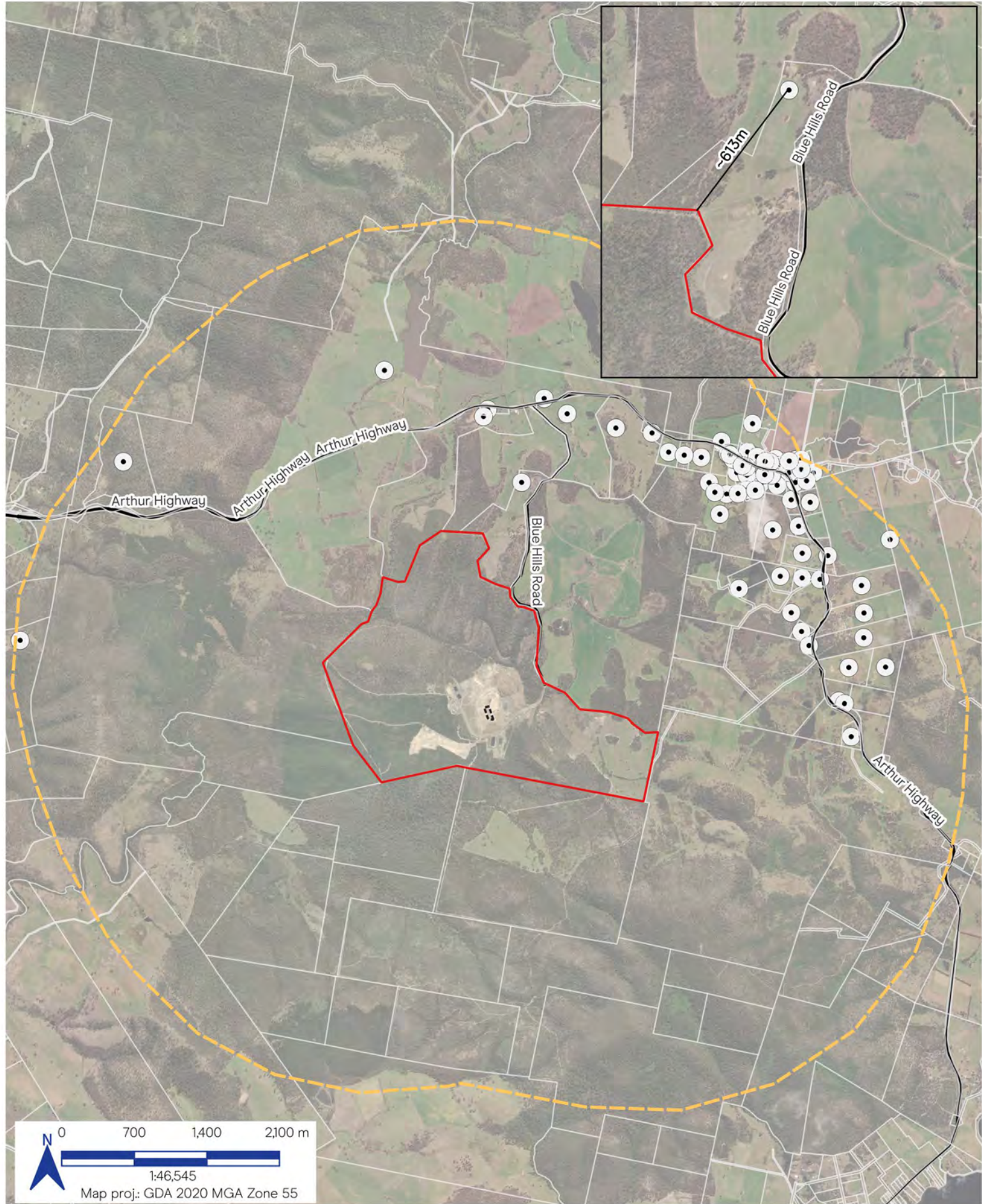


Figure 3-2 3 pm wind rose (weather station 094008) (BOM, 2022)



- The Land Boundary
- Interim compost area
- Cadastral parcels
- 3km buffer from Project Site
- Sensitive receptors within 3km

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Copping Interim
 Composting

Figure 3.1
 Surrounding sensitive
 receptors

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3.1.2 Potential impacts

The Project has the potential to generate air emissions, in addition to the existing air emissions outlined in Section 3.1.1), as described below. Potential emissions include dust (or other windblown particulates), odour and vehicle emissions.

Dust emissions may be generated during construction (associated with the limited construction activities) and operation (stockpiling, turning windrows, shredding FOGO and truck movement). Generation of dust can cause the following impacts:

- Dust can coat vegetation which can affect photosynthetic and transpiration processes.
- Both fauna and humans can inhale dust particles, leading to respiratory stress.
- Dust clouds can result in a loss of visual amenity and can result in health and safety impacts from reduced visibility.

Stockpiles and windrows have the potential to generate airborne particulates during high wind conditions. The risk of airborne particulates impacting the receiving environment is limited by the relatively large particle size of FOGO and shredded FOGO and the Project location (in the middle of the existing landfill site). Water sprays will be used, as required, to manage potential airborne particulates from stockpiles.

Windrow turning can generate dust emissions, particularly if windrows are too dry or turned during high wind conditions. Potential dust emissions from turning the windrows will be minimised through maintaining appropriate moisture levels within the windrows. Turning of the windrows will not be undertaken under high/prolonged wind events in accordance with the existing onsite wind monitoring/closure procedure implemented by SWS.

Shredding may release airborne particulates in the immediate vicinity, however the relatively large particle size and distance to sensitive receptors ameliorates this risk to some extent. Truck movements may generate very localised dust emissions and will be controlled via the use of water sprays during windy and dry conditions.

With management measures in place (outlined in Section 3.1.3) dust emissions will be managed to avoid residual environmental or amenity impacts.

Operation of the Project has some potential to generate odour, associated with the receipt and stockpiling of FOGO and the open windrow composting process. Based on the expected composition of FOGO (including approximately 3 % food organics and over 90% garden organics) the potential for odour generation is considered to be low (Pinion Advisory, 2026). If the proportion of food organics exceeds the expected composition, there is an increased risk of odour generation associated with anaerobic breakdown of food organics in the FOGO stockpile before it is shredded and incorporated into other organic materials. During year one of operation, it is proposed to shred stockpiled FOGO approximately every two months. The potential for odour will be minimised through monitoring FOGO composition and increasing the frequency of shredding as required to mitigate the potential for odour risk. Should more regular frequency of shredding be required in year one of operation and it becomes impractical to periodically transport the shredder from the Lutana site, SWS will procure or hire a shredder to be kept on site. The potential for odour associated with food organics in the FOGO receipt area will also be managed through ensuring that food organics are covered by garden organics and are not left exposed. The potential for odour generation during the composting process will be controlled through maintaining conditions for optimal aerobic composting (monitored via regular temperature checks), to avoid potentially odours anaerobic conditions. Based on the low potential for odour risk and the distance to the boundary of the Land, the Project is expected to comply with the *Environment Protection Policy (Air Quality) 2004* (Air EPP) limit for odour.

Additional sources of air emissions during construction and operation include exhaust from mobile plant/equipment and vehicles. These emissions are expected to be very minor.

The volume of additional leachate generated as a result of the Project is expected to be very small in the context of overall leachate generation at the landfill (see Section 3.2.2). The potential increase in air emissions from the BeneVap system associated with the Project is therefore expected to be negligible. As a result, the Project is not considered to rely on the atmospheric dispersion modelling currently underway for the BeneVap as part of the Stage 1B B-Cells project.

3.1.3 Management, mitigation and monitoring

The following management, mitigation and monitoring measures are proposed for the construction and operation phases of the Project.

Reference number	Management, mitigation or monitoring measure
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Management and mitigation

Air Quality MM 1	Active composting operations, including windrow turning and shredding, will be temporarily suspended under high/prolonged wind events (winds above 40 km/hour for 15 minutes or longer and not likely to abate).
Air Quality MM 2	Potentially dust generating material stockpiles, windrows, roads or excavated areas will be sprayed during periods of dry weather with water or a suitable dust suppressant as required.
Air Quality MM 3	Existing speed restrictions will continue to be applied and adhered to for all internal roads to minimise dust generation. Vehicles accessing the site will adhere to the sign-posted speed limits on Blue Hills Road.
Air Quality MM 4	Vehicles and machinery will be regularly serviced and maintained to minimise exhaust emissions.

Additionally, management of the incoming FOGO stockpile (refer Various MM 2) will mitigate the potential for odour impacts through reviewing and increasing the frequency of shredding of FOGO deliveries as required. Should more regular frequency of shredding be required in year one of operation and it becomes impractical to periodically transport the shredder from the Lutana site, SWS will procure or hire a shredder to be kept on site. Monitoring of the windrows and final product (Various MON 1 and Various MON 2) will assist in managing potential air emissions from the Project.

Additional air emissions from the BeneVap system resulting from the Project are expected to be negligible (as the increase in leachate generation is very small in the context of the overall landfill) and no specific mitigation measures are proposed.

Monitoring

There is no specific air quality related monitoring proposed for the project, noting that the contact number for feedback and complaints (Various MM 1) will provide a mechanism to identify and resolve air quality issues if they occur.

3.1.4 Residual impacts

The potential for release of airborne particulates from the Project is relatively low and will be managed via the use of operational controls and water sprays. With the implementation of the management, mitigation and monitoring measures outlined above, risk of residual impact is considered to be low and does not pose a risk to existing sensitive receptors, which lie a considerable distance from the site.

There is some residual localised odour risk, associated with receiving a higher proportion of food organics than expected (>3 %), that will be managed as required during operation of the Project. Given the distance to the boundary of the Land and the nearest sensitive receptor, the residual odour is still considered to be

low and expected to be well below the odour criteria in the Tasmanian Environment Protection Policy (Air Quality) 2004 (Air EPP).

The Air EPP provides a framework for the management and regulation of point source and diffuse emissions to air for pollutants with the potential to cause environmental harm. The Project does not propose any new point sources of air pollution (as defined by the Air EPP), noting that there may be a negligible increase in air emissions from the BeneVap system. The Project will result in diffuse sources of air pollution, most notably localised airborne particulates from stockpiles, windrows and shredding and potential odour.

With the implementation of the measures outlined in Section 3.1.3, the residual odour risk is considered to be low. Based on the low potential for odour risk and the distance to the boundary of the Land, the Project is expected to comply with the *Environment Protection Policy (Air Quality) 2004* (Air EPP) limit for odour.

In accordance with the Air EPP diffuse sources of air pollution will be managed using best practice environmental management (including managing the incoming FOGO stockpile, maintaining optimal composting conditions in the windrows and the use of water sprays as required) such that the Project does not prejudice the environmental values identified by the Air EPP.

3.2 Water quality (surface, discharge and groundwater)

3.2.1 Existing environment

3.2.1.1 Surface and groundwater environment

The Project Site is within the headwater area of the Carlton River catchment. The nearest natural waterbody to the site is an ephemeral tributary of the Carlton River (colloquially referred to as Carlton River Tributary), which lies approximately 530 m north of the composting area. The Carlton River Tributary flows into the Carlton River approximately 750 m downstream. The Carlton River then continues in a south-westerly direction for approximately 10 km to the estuarine section of the river that discharges through the Carlton River mouth to Frederick Henry Bay to the west.

The Protected Environmental Values for the Carlton River are drawn from the South-East Coast Catchments Protected Environmental Values (EPA Tasmania, 2003), set under the State Policy on Water Quality Management 1997, and summarised as follows.

Surface waters on Private Land (including forest on private land)

A: Protection of Aquatic Ecosystems

ii. Modified (not pristine) ecosystems

(a) from which edible fish are harvested

B: Recreational Water Quality & Aesthetics

i. Primary contact water quality

ii. Secondary contact water quality

iii. Aesthetic water quality

C: Raw Water for Drinking Water Supply

i. Subject to coarse screening plus disinfection (Port Arthur offtake)



D: Agricultural Water Uses

- i. Irrigation*
- ii. Stock watering*

E: Industrial Water Supply (Land based fish farming facilities, chicken processing)

All significant drainage flows from the Project Site report to the Carlton River Tributary, with the majority of flows occurring via an ephemeral drainage line colloquially known as Marsh Creek, which is shown in Figure 3-4. The flows into the creek include most clean water diversion flows from the landfill area (other than those diffusely dispersed to vegetation), water from the sediment basin discharge, and passive drainage flows from the marshlands. There are no other significant links from the Project to surface waters in the area due to topographical constraints. Surface water features are shown in Figure 2-1.

A conceptual groundwater model has been developed for the Project Site (Cromer, 2025) which notes that, due to the moderate-terrain of the area (as opposed to flat or mountainous), at a local scale the dominant gravity-fed groundwater system is expected to flow to depths of a few tens of metres and concentrate towards the tributary systems in the area.

3.2.1.2 Existing stormwater infrastructure and management

Stormwater associated with the landfill operations includes clean stormwater (surface flows from clean catchment areas surrounding landfill operations, considered free from contaminants) and runoff stormwater (that has been in contact with roads, landfill cells, and landfill equipment that could contain contaminants). The existing stormwater system does not effectively separate the clean and runoff stormwater flows, however upgrades to the stormwater management system to address this are currently proposed under the separate application for the Stage 1B B-Cells. Proposed upgrades (as part of the separate application) include new clean water diversion and cut off drains to divert clean flows away from the stormwater collection system, new runoff catchment drains to ensure all potentially contaminated runoff water is directed to the stormwater system and upgrades to the sediment basin to improve performance. Some elements of the stormwater upgrades have already been completed (as part of existing approval for the construction of cell 12) and the remainder of upgrades will be completed once the assessment for the Stage 1B B-Cells is completed (separate approval).

Stormwater reports to a sediment basin (see Figure 3-4), which is used as a continuous-flow basin that passively discharges over a weir into Marsh Creek, which then reports to the Carlton River Tributary. As noted above, the sediment basis will be upgraded as part of the separate Stage 1B B-Cells project.

3.2.1.3 Existing leachate infrastructure and management

Leachate is collected at the base of the existing Stage 1A B-Cells via a series of collection drains installed throughout the cell footprint. The leachate collection drains in the existing B-Cells are linked to perimeter leachate collector drains, which are bedded against the impermeable embankments of the downstream ends of the cells. At several locations, collector drains pass through the cell embankments to a larger diameter trunk main that then gravity feeds into a sump; leachate collects in the sump and then gravity feeds via a pipeline to the B-Cell leachate pond shown in Figure 3-4. The separate application for the Stage 1B B-Cells includes proposed new landfill cells which will also be lined and have drainage to capture all leachate and direct it to the existing leachate pond. The existing leachate pond, shown in Figure 3-4, has a working storage volume of 1,282 m³ with a maximum capacity of 2,450 m³ (emergency storage volume). Leachate is currently treated and disposed of through several methods, the main (and preferred ongoing method) being a forced evaporative BeneVap system. The BeneVap system is currently authorised under a temporary EPN (until September 2026) and the separate application for the Stage 1B B-Cells seeks approval for permanent use of the BeneVap at the landfill.

There is no existing point source discharge of leachate from the site however there is the potential for indirect impacts to the aquatic receiving environment via leaking or overtopping of the B-Cell leachate

pond, migration of leachate leaks through the cell liner into groundwater, and runoff from spray drift when leachate is irrigated onto cell faces.

3.2.1.4 Surface and groundwater monitoring

Surface and groundwater monitoring is regularly undertaken at the Project Site as part of the existing activity through an extensive surface and groundwater monitoring program. Monitoring of surface and groundwater quality at the site commenced in October 2001. Surface and groundwater monitoring sites are shown in Figure 3-4.

The key focus of the monitoring program is the detection of leachate in surface and groundwaters. There are also other parameters relevant to the monitoring program, such as suspended solids (e.g. from runoff), however these are considered a lower risk to the environment than leachate.

The monitoring sites shown in Figure 3-4 are sampled on a quarterly basis and analysed for four different groups of analytes at various frequencies, as identified in Table 3-1 (surface water) and Table 3-2 (groundwater). Updates to the surface and groundwater monitoring program to include additional/increased monitoring are currently proposed as part of the separate application for the Stage 1B B-Cells.

Overall surface and groundwater monitoring to date suggests some potential for impact from the landfill on local surface and groundwaters, indicating that sediment basin runoff occasionally effects the water quality of the tributary and there may be migration of leachate into the receiving environment as suggested by trace PFAS detections in surface and groundwater samples. The monitoring results have not been entirely conclusive, however, and have not revealed major leaks or pollution effects from the landfill. Further data is required to better characterise the receiving environment and determine whether the landfill is impacting local surface and groundwater. As part of the separate application for the Stage 1B B Cells, SWS have committed to a Groundwater and Surface Water Risk Assessment in the landfill area and receiving environment, with a focus on PFAS distribution as a key indicator for pollutants leaving the landfill site. The results and key outcomes will be reported to the EPA.

Table 3-1 - Surface water analytes

Analyte group	Analyte (surface water only)	Sampling frequency
Group 1	<p><u>Physicochemical parameters</u> Temperature, pH, electrical conductivity (EC), total dissolved solids (TDS), redox potential</p> <p><u>Nutrients</u> Total nitrogen (TN), total Kjeldahl nitrogen (TKN), ammonia (TAN), nitrate (NO3), nitrite (NO2), total phosphorus (TP), orthophosphate (reactive) (Ortho-P)</p> <p><u>Other</u> Chemical oxygen demand (COD), total suspended solids (TSS), Alkalinity as CaCO3, dissolved organic carbon (DOC), total cyanide (TCN), <i>E.coli</i></p>	Quarterly
Group 2	Total and dissolved metals (Al, As, Cd, Cr, Cu, Fe, Pb, Mn, Hg, Ni, Se, V, Zn)	Biannually
Group 3	Major ions (Cl, S, Mg, K, Na, Ca)	Biannually
Group 4	<p><u>Hydrocarbons</u> Total petroleum hydrocarbons (TPH), benzene, toluene, ethylbenzene and xylene (BTEX), polycyclic aromatic hydrocarbons (PAH)</p> <p><u>Pesticides</u></p>	Annually

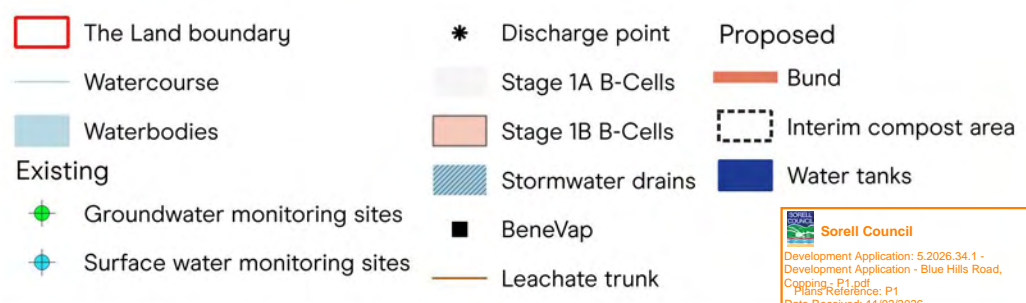
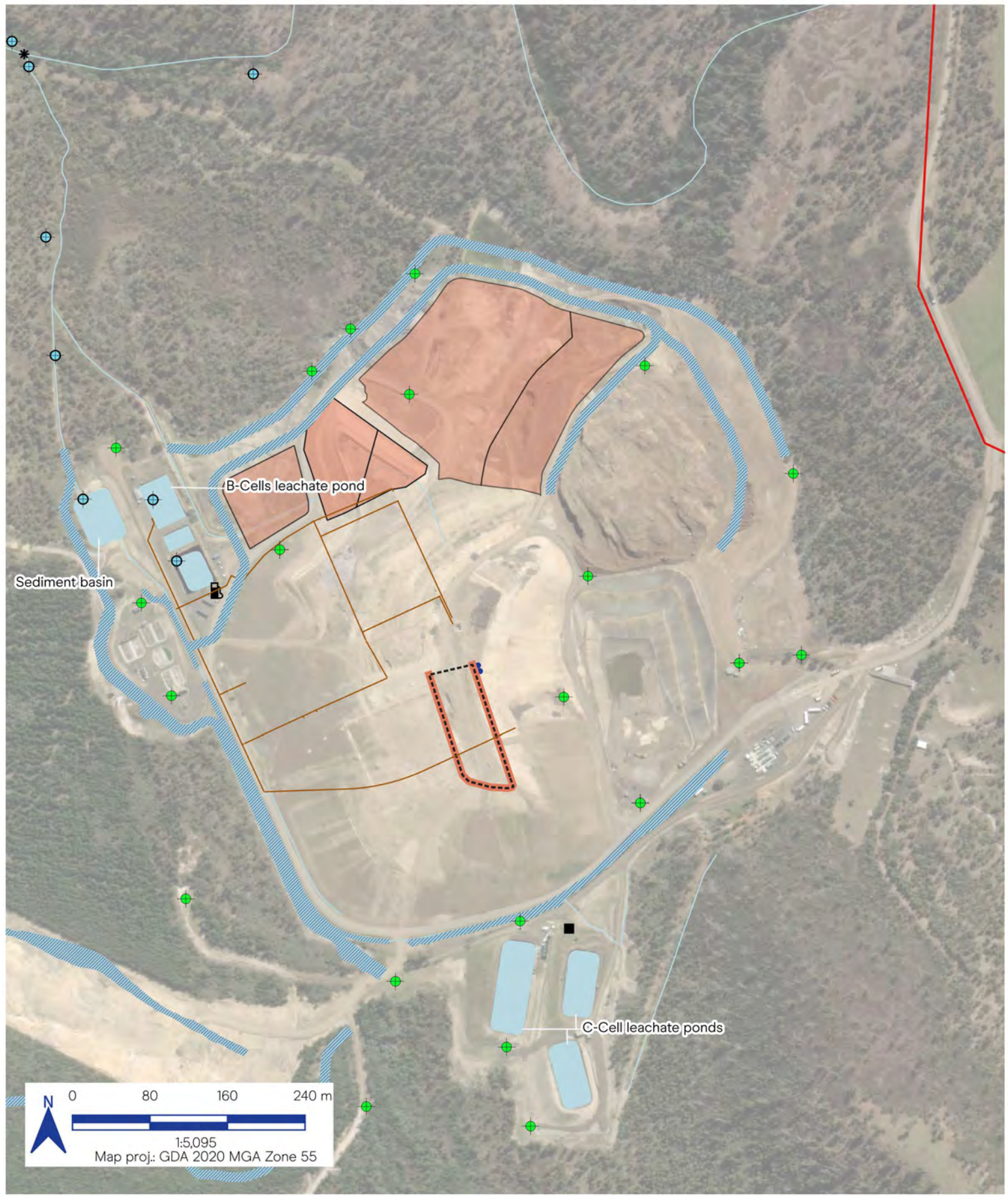
Analyte group	Analyte (surface water only)	Sampling frequency
	Organophosphate pesticides (OPP), Organochlorine pesticides (OCP) <u>Other</u> Polychlorinated biphenyls (PCBs) Per & poly-fluoroalkyl substances (PFAS)	

Table 3-2 - Groundwater analytes

Analyte group	Analyte (groundwater only)	Sampling frequency
Group 1	<u>Physicochemical parameters</u> Temperature, pH, electrical conductivity (EC), total dissolved solids (TDS), redox potential <u>Nutrients</u> Total nitrogen (TN), total Kjeldahl nitrogen (TKN), ammonia (TAN), nitrate (NO ₃), nitrite (NO ₂), total phosphorus (TP), orthophosphate (reactive) (Ortho-P) <u>Other</u> Chemical oxygen demand (COD), dissolved organic carbon (DOC), total cyanide (TCN),	Quarterly
Group 2	Total and dissolved metals (Al, As, Cd, Cr, Cu, Fe, Pb, Mn, Hg, Ni, Se, V, Zn)	Biannually
Group 3	Major ions (Cl, S, Mg, K, Na, Ca)	Biannually
Group 4	<u>Hydrocarbons</u> Total petroleum hydrocarbons (TPH), benzene, toluene, ethylbenzene and xylene (BTEX), polycyclic aromatic hydrocarbons (PAH) <u>Pesticides</u> Organophosphate pesticides (OPP), Organochlorine pesticides (OCP) <u>Other</u> Polychlorinated biphenyls (PCBs) Per & poly-fluoroalkyl substances (PFAS)	Annually
Groundwater hydrostatic parameters	Bore depth, groundwater depth, static hydraulic head	Quarterly



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Figure 3-4
Surface and groundwater monitoring locations

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Size A4

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3.2.2 Potential impacts

The two potential avenues for water quality impacts from the Project are associated with stormwater runoff during construction (estimated duration of approximately 2 weeks), and leachate generation within the composting area during operation. It is also relevant to note that any potential surface or groundwater risks from the Project during operation are time limited, due to the short term nature of the Project until a large-scale composting and organics processing facility can be established (currently expected to be operational by 2028/29)

Surface water impacts, including a water balance, have been addressed in section 5 of the Compost Management Plan (Appendix A)⁴.

Stormwater

Sediment laden surface water runoff (stormwater) has the potential to impact on the receiving environment if not suitably collected and managed. Surface runoff from the construction of the composting area (i.e. grading of the interim cap and construction of the bund) presents a very limited environmental risk. The composting area is within the existing stormwater collection area (which is currently being upgraded as part of the separate Stage 1B B-Cells project) and any sediment laden runoff from these surfaces will report to the existing stormwater system. As outlined above (refer Section 3.2.1.2) this system includes drains and sediment basin to ensure all surface flows are captured and retained to allow settlement of sediment prior to release.

Once operational the Project will slightly decrease the surface area reporting to the stormwater system due to the capture of all surface flows within the composting area bund (refer below). The Project will use the existing access road (previously used for filling of the Stage 1A B-Cells) and will not create any new roads to potentially generate runoff.

The Project does not present any meaningful increase in stormwater impacts from the site. As a result, the Project does not rely on the upgrades to the stormwater management system proposed as part of the separate Stage 1B B-Cells project (see Section 3.2.1.2).

Leachate

Composting has the potential to generate leachate (liquid generated by the FOGO itself or runoff of rainwater from the FOGO or windrows), which if uncaptured and untreated could impact on local surface or groundwater. In this case, however, the Project will ensure full capture and treatment of all leachate via the existing B-Cell leachate management system.

As outlined in Section 2.1, the interim composting area will be located on top of the existing Stage 1A B-Cells, surrounded by a perimeter bund to contain all surface water flows, and will be unlined to allow the seepage of leachate through to the existing Stage 1A B-Cell leachate management system. The composting area will be graded to create a 1 % fall to the south, falling away from the existing access road entry point, with clay bunding on the eastern, western, and southern perimeters. The interim composting area has been designed to contain all rainfall within the composting area (designed to contain a 1 % AEP storm event, see Appendix A). As a result, all rainfall (less evaporation and what is absorbed by the windrows) will be captured as leachate within the bunded composting area and drain into the existing B-Cell. There will be no runoff from the composting area or point source discharge of leachate.



⁴ A standalone stormwater and leachate management plan has not been prepared for the project as the relevant information has been included in the Compost Management Plan and the composting operation will operate within the bounds of the existing sitewide stormwater and leachate management systems.

In the event that the design capacity is exceeded and water escapes the composting area, it will be captured by the existing stormwater management system. As the composting area will be located on the highest point of the B-Cell, there will be no surface runoff into the composting area.

A water balance has been completed for the Project by Pinion, to estimate the likely effect of the composting activity on the leachate volumes at the landfill. Essentially, the composting area bund will capture all surface flows within the 0.5 ha composting area; resulting in a net decrease in the volume of stormwater flowing to the landfill stormwater system and a net increase in the volume of leachate reporting through the B-Cells to the existing landfill leachate management system. Pinion’s water balance aims to quantify the anticipated change in leachate volumes. The water balance was informed by leachate generation modelling undertaken by ATC Williams as part of the separate Stage 1B B-Cell project, which used the HELP⁵ model to predict existing and projected future leachate generation volumes across the entire landfill (ATC Williams, 2025). The ATC Williams leachate generation modelling determined that approximately 11 % of rainfall on the interim capped B-Cells would infiltrate the cells and report to the leachate system.

Based on the rainfall data used in the Pinion water balance and the leachate generation rate (11 %) from the HELP model, this would result in 0.39 ML of rainfall reporting to leachate from a 0.5 ha area in a 60th percentile rainfall year, or 0.47 ML in a 90th percentile rainfall year. This represents the theoretical leachate volume generated from the 0.5 ha area of the B Cells in the absence of the composting operation. Pinion then assumed that with the Project in place (and the composting area fully bunded), 100 % of rainfall (less evaporation) within the composting area would report to the B-Cells as leachate. The water balance shows there is no contribution to leachate from the composting area under 10th percentile and median (50th percentile) rainfall years (i.e. all captured water evaporates). The composting area is expected to generate 0.1 ML of leachate in a 60th percentile rainfall year, and 0.95 ML in a 90th percentile rainfall year. Overall, the additional leachate resulting from the composting operations is estimated as approximately 0.48 ML overall in a 90th percentile wet year (Pinion Advisory, 2026). A summary of the expected leachate volumes is provided in Table 3-3.

Table 3-3 - Summary of expected leachate volumes from the composting area (Pinion Advisory, 2026)

Rainfall percentile	Leachate generation (existing)	Leachate generation (with composting area)	Total leachate generation
10 th	0.27	0	-0.27
Median (50 th)	0.35	0	-0.35
Mean	0.36	0	-0.36
60 th	0.39	0.1	-0.29
90 th	0.47	0.95	0.48

The potential increase in leachate volume represents a worst-case scenario and does not consider the potential for water absorption by the windrows. Due to the variability in water requirements during the composting process, and that the volume of material processed is expected to increase over the life of the Project, the amount of water absorption by the windrows cannot be accurately quantified. During operation, water will only be added to the windrows from the water tanks if there is insufficient rainfall to

⁵ Hydrologic Evaluation of Landfill Performance (HELP) model



maintain the required moisture. Therefore, any water added to the windrows is unlikely to impact overall leachate generation.

The predicted increase in leachate generation as a result of the composting activity (up to 0.48 ML per annum in a 90th percentile rainfall year) is considered in the context of existing leachate generation at the landfill site and the capacity of the existing leachate management system. The leachate generation model completed for the B-Cells (Stage 1A and Stage 1B) by ATC Williams predicted annual leachate generation over the life of the landfill. The predicted leachate volume varies year by year (as new landfill cells are opened and old cells are capped), with the maximum annual leachate generation of 16 ML predicted in 2026, when the new cell 12 is open but the final landfill capping has not yet commenced. Predicted leachate volumes then gradually decrease from 2027 onwards as final capping is implemented across the exhausted landfill cells. This model is an approximation only but gives an indication of the likely leachate volumes from the B-Cells in the coming years. The separate application for the Stage 1B B-Cells analyses the predicted volume in the context of the proposed BeneVap system at the site. The BeneVap 300 (proposed as part of that application) has capacity to accommodate up to approximately 16 ML per annum. As outlined above the B-Cells are expected to generate a maximum of 16 ML in 2026 (dropping gradually after this time), however the BeneVap system also treats C-Cell leachate (approximately 2 ML per annum) and will need to accommodate any increase in leachate as a result of the composting project (potentially up to 0.48 ML in a wet year). This indicates there may be a shortfall in treatment capacity in the BeneVap 300 in the short term (until the landfill capping accelerates and leachate volumes decrease). This shortfall will be accommodated by the short-term use of an additional BeneVap unit (SWS have an interim approval in place to use both the existing BV 300 and BV 150 until September 2026) and irrigation of excess leachate onto the landfill cells to promote evaporation (an existing, approved, operational practice). In parallel SWS have committed (as part of the Stage 1B B-Cells project) to leachate volume monitoring to inform a more comprehensive site wide leachate generation model and long-term resolution of legacy leachate issues. The additional leachate generated as a result of the interim composting Project is very small (up to 0.48 ML) in the context of overall leachate generation at the landfill. As a result, the Project does not rely on the measures included in the Stage 1B-B-Cells project to manage leachate.

The Project is not anticipated to significantly impact overall leachate quality, given the landfill leachate system already collects leachate from the B-Cells which contain putrescible waste. Pinion notes that, whilst there is potential for FOGO contaminants (that should ordinarily be directed to landfill) to contain environmentally hazardous substances (in addition to the expected nutrients) the low contamination rate found in FOGO in Hobart might suggest that leachate quality from FOGO composting is likely to be of better quality than B cell landfill leachate (Pinion Advisory, 2026). Because all leachate will be contained within the bund and report back into the B-Cell, a detailed analysis of likely leachate water quality from the composting itself has not been undertaken as the potential contaminants from the composting operation will not represent the potential leachate quality as it reports out of the bottom of the B Cells and into the existing leachate management system. Similarly, as leachate from the Project will be captured by the B-Cell leachate management system, no monitoring specific to the interim composting facility is proposed. The existing surface and groundwater monitoring program (described in Section 3.2.1.4) will be maintained for the life of the Project. As no new contaminated material will be introduced to the Project Site, the Project does not rely on the implementation of the Groundwater and Surface Water Risk Assessment proposed as part of the Stage 1B B-Cells project (see Section 3.2.1.4).

The proposed composting operation is not anticipated to have any structural impact on the existing landfill cells, stormwater or leachate collection systems. As described above, construction of the interim composting area will involve grading the interim cap to achieve a 1 % fall to the south. There are no other anticipated impacts on the existing interim cap. Final capping of the Stage 1A B-Cells has not yet occurred (they have interim capping materials only). Although the composting activity will prevent final capping of the small area (0.5 ha) during the few years it is in operation, this does not impede the current capping program for the landfill site. If required, the surrounding cells can be capped all the way to the composting area bund whilst the interim composting activity is underway, with final capping to extend across the area once the interim composting ceases. The composting operation will not have any meaningful impact on landfill compaction within the B Cells as the cells are formed to accommodate

surface traffic (landfill cells are regularly driven over during the filling and capping process and there are existing haul roads to the proposed composting area).

As outlined in Section 2.1, the proposed composting area is entirely located within a disturbed area and will use the existing B-Cell leachate management systems. Alternative locations that would require infrastructure to manage leachate and would result in additional disturbance were not considered.

Potential issues associated with the receipt of Restricted Animal Material (RAM) and how these will be managed are discussed in Section 3.6.

Contingency plans to manage FOGO received in excess of the storage capacity at the site are discussed in Section 3.6.

3.2.3 Management, mitigation and monitoring

There are no specific water quality related management, mitigation and monitoring measures proposed for the Project, however existing measures at the site will continue to be implemented.

Additionally, as part of the separate application to extend the Stage 1B B-Cells, SWS have committed to collecting leachate volume data to inform a water balance and leachate generation model. The model will be used to determine the capacity of the leachate management system and identify if additional leachate management infrastructure is required in the future. As the volume of additional leachate generated as a result of the Project is very small in the context of overall leachate generation at the landfill, the Project does not rely on this measure.

As part of the Stage 1B B-Cells project, SWS have also committed to updating the current Surface and Groundwater Monitoring Program. Following acceptance by the Director EPA, the updated program will be implemented. Given that the Project will not generate additional volumes of stormwater and is expected to result in minor additional volumes of leachate (see Section 3.2.2), the Project does not rely on the implementation of the updated surface and groundwater monitoring program.

3.2.4 Residual impacts

The interim composting area is bunded and designed to capture all rainfall as leachate, which will drain into the existing B-Cell and report to the existing leachate management system. Through this design the composting operation will have zero liquid waste discharge during normal operations and any extreme rainfall event (beyond the design capacity of the bund) will be collected by the site's stormwater management system. The Project is therefore not expected to have any impact to local surface or groundwater and will not prejudice the protected environmental values. The Project is considered consistent with the objectives of the State Policy on Water Quality Management 1997.

The Project has the potential to result in a minor increase in overall leachate generation (up to 0.48 ML) however this is considered to be a worst-case scenario and does not consider absorption of rainfall by the windrows. This increase is minor in terms of overall maximum annual leachate generation from the B-Cells (16 ML) and the capacity of the BeneVap system.

3.3 Noise emissions

3.3.1 Existing environment

As outlined in Section 3.1.1, the Project Site is surrounded by agricultural and rural land uses and the density of sensitive receptors surrounding the site is very low. Noise sensitive receptors within 3 km of the boundary of the Land are shown in Figure 3-3. The nearest sensitive receptor (94 Blue Hills Road, Copping) is located approximately 613 m from the boundary of the Land (over 2 km from the interim composting area) (see Figure 3-3). In addition, there is a recreational receptor (Blue Hills Sporting Shooters



Club and South East Field and Game) located next to the entrance of the Project Site, approximately 380 m from the interim composting area.

The existing acoustic environment includes environmental noise (e.g. wind in the trees) and noise from current landfill operations. Existing sources of noise within the Project Site include:

- Truck and vehicle movements along Blue Hills Road and within the Project Site.
- Mobile civil equipment/machinery operating within the landfill cells and borrow pit, including excavators, bulldozers, compactors and front-end loaders. Operation of this machinery is restricted to the operating hours of the site (see Section 2.1).
- Mobile rock crusher operating at various locations adjacent to the rock quarry area to stockpile material for cell construction and/or road maintenance. The rock crusher is procured as required (not owned/operated by SWS) and operates on an as needs basis for specific projects within the landfill operating hours.
- Gas-powered generators which use flares to burn-off excess methane as required (can occur anytime over 24 hours). The flares can generate noise however there are no offsite noise impacts.
- BeneVap forced evaporative system which operates 24 hours a day, seven days a week. The BeneVap system has an operating noise level of 70 dB, and is not expected to have any offsite noise impacts.

The existing noise sources within the Project Site are generally mobile, with their location relative to the activity being undertaken at the time. Fixed noise sources include the gas-powered generators and BeneVap system (both minor noise emissions), with the location of these elements shown on Figure 2-2.

There have been no complaints received by either the proponent or the EPA from surrounding sensitive receptors in relation to noise from the Project Site.

3.3.2 Potential impacts

Potential noise impacts from the project include trucks delivering FOGO to the site, the shredder processing incoming FOGO and machinery turning the windrows and moving incoming FOGO and the finished product around the site. These noise sources are in the context of an operating landfill, which lies a considerable distance from the nearest sensitive receptor.

Potential noise sources associated with construction and operation of the Project, including typical sound power levels, are summarised in Table 3-4. Hours of operation for the noise producing equipment (during both construction and operational phases) will be restricted to the existing operating hours of the landfill (see Section 2.1).

Operation of the Project will result in a minor increase in truck movements to the Project Site. As outlined in Section 2.1, in year one of operation, the Project will result in an increase of approximately six deliveries per week (due to the introduction of green waste from Clarence City Council, which does not currently come to the landfill). Across six working days, this is an average of one additional truck per day. This is in the context of approximately 32 truck trips per day in 2022 (Fisher, 2023), representing an approximately 3 % increase. This is a very modest increase in truck movements, and well below the projected future increase as landfill capacity increases to the maximum licence limit of 20,000 tonnes per annum (at which time approximately 43 trips per day are predicted). Truck movements, and associated noise impacts, may increase further as additional councils introduce FOGO collection. However potential increases are expected to be offset by a commensurate reduction in overall landfill traffic associated with the diversion of FOGO. Truck movements will be restricted to the operational hours. The predicted increase in truck movements over the lifespan of the project is not expected to have a meaningful noise impact on surrounding sensitive receivers.

Construction and operational activities will use existing plant/machinery on site (resulting in only marginal change in noise emissions), with the exception of the shredder (which is a new noise source). As outlined in Section 2.1, in year one of operation, the shredder is expected to operate for up to five days once

every 2 months, depending on the volume of FOGO received. As incoming FOGO volumes increase in subsequent years the frequency of shredding will increase, with FOGO expected to be shredded twice per week once the activity reaches the proposed maximum capacity of 15,000 tonnes. In the context of the existing landfill, the periodic use of the shredder is not expected to meaningfully increase noise impacts beyond the boundary of the land.

Table 3-4 - Noise producing equipment and typical sound power levels

Equipment	Typical sound power level (dBA)	Project phase	Existing/new
15 T excavator(s)	82.5 (Pitt & Sherry, 2025)	Construction / operation	Existing
Komatsu WA180 Wheel Loader	92.7 (Pitt & Sherry, 2025)	Construction / operation	Existing
Waste collection truck (10 tonne)	61.0 dB(A)/m (Pitt & Sherry, 2025)	Operation	Existing
Truck (>20 tonne)	107 (AS 2436, 2010)	Operation	Existing and new
Shredder (Komptech Terminator 6000S Shredder)	109.2 (Pitt & Sherry, 2025)	Operation	New

Given the distance to the nearest sensitive receptor and that noise generating activities are restricted to the licensed operating hours, the Project is unlikely to result in the generation of noise above acceptable limits for nearby land users.

3.3.3 Management, mitigation and monitoring

The following management, mitigation and monitoring measures are proposed for the construction and operation phases of the Project.

Reference number	Management, mitigation or monitoring measure
Management and mitigation	
Noise MM 1	Operation of noise generating machinery and equipment will be restricted to normal daytime operating hours, in accordance with the conditions of the existing EPN, namely: <ul style="list-style-type: none"> Between 7:00 am and 5:00 pm on weekdays Between 7:00 am and 4:00 pm on Saturday and public holidays The site will be closed on Sundays, Christmas Day, and Good Friday
Noise MM 2	Low noise generating plant and equipment will be used where practicable.
Noise MM 3	Broadband reversing alarms will be utilised where practicable over traditional tonal alarms to minimise any nuisance noise generated.
Noise MM 4	Equipment will be regularly serviced and maintained to minimise noise emissions.
Noise MM 5	Where practical, machinery will be operated at low speed or power and be switched off when not in use, rather than left idling for prolonged periods.

Reference number	Management, mitigation or monitoring measure
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Noise MM 6	Trucks will be advised not to use exhaust brakes near residences on Blue Hills Road.
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Monitoring

There is no specific noise related monitoring proposed for the project, noting that the contact number for feedback and complaints (Various MM 1) will provide a mechanism to identify and resolve noise issues if they occur.

3.3.4 Residual impacts

Based on the implementation of the above mitigation measures, the distance to the nearest sensitive receptors, and the restriction of noise generating activities to the licenced operating hours, the residual noise impacts associated with the Project are expected to be negligible, in line with the existing operation.

The Tasmanian Environment Protection Policy (Noise) 2009 (Noise EPP) documents environmental values to be protected including the wellbeing of the community (including its social and economic amenity) and the wellbeing of an individual (including their health and opportunity to work, study, sleep, relax and converse without unreasonable interference from noise). Given the relatively low noise generating potential of the Project, the limited hours of operation and the considerable distance to sensitive receptors the Project is not expected to jeopardise the environmental values the Policy protects and is considered to be consistent with the objectives of the Noise EPP and other relevant guidelines and legislation.

3.4 Natural values

3.4.1 Existing environment

Several natural value assessments have been completed for the Copping Landfill by North Barker Ecosystem Services (NBES) in 2018, 2021, 2023, 2024 and 2025 (NBES, 2025). The most recent natural values assessment was undertaken to support the application for the proposed expansion and development of the Stage 1B B-Cells. The assessment covered an area surrounding the existing landfill and clay borrow pit (noting that the composting area is located on top of the existing Stage 1A B-Cells). Salient information has been taken from that report to provide context to the existing natural values in the vicinity.

The assessment included both desktop assessment of available databases, including the Tasmanian Natural Values Atlas, and an on-ground site survey.

3.4.1.1 Vegetation communities

The proposed composting area (and surrounding area) is mapped as Extra-urban miscellaneous (FUM) under TASVEG 4.0 and does not contain any native vegetation (see Figure 3-5).





Figure 3-5 Extra-urban miscellaneous (FUM) (red hash) mapped within the composting area (blue outline) and surrounding area (TASVEG 4.0)

The recent NBES survey (NBES, 2025), which included the area immediately surrounding the existing landfill, identified that the area predominantly consists of modified land, including unverified plantations for silviculture (FPU), regenerating cleared land (FRG), and extra-urban miscellaneous areas (FUM). The following native vegetation communities are present, and are generally located along the perimeter of the existing landfill operations:

- *Eucalyptus amygdalina* forest and woodland on sandstone (DAS)
- *Eucalyptus ovata* forest and woodland (DOV)
- *Bursaria-Acacia* woodland (NBA)

The DAS and DOV communities are listed as threatened native vegetation communities under the *Nature Conservation Act 2002*. The DOV community also qualifies as the nationally threatened ecological community Tasmanian Forests and Woodlands dominated by black gum or Brooker’s gum (*Eucalyptus ovata/E. brookeriana*) listed under the EPBC Act. There will be no direct or indirect impact to these communities from the Project.

3.4.1.2 Threatened flora and fauna

No threatened flora species were recorded within 500 m of the NBES study area (which included the landfill and immediate surrounds). Eight threatened flora species have previously been recorded within 5 km of the site however NBES consider that none of these species are likely to occur in the area they surveyed (NBES, 2025).

No threatened fauna species were recorded within the NBES study area. Nine threatened fauna species have previously been recorded within 5 km of the landfill site, and an additional eight species have been listed as having potential habitat within 5 km. Based on the available habitat, NBES consider that the following species may utilise the area surrounding the landfill:

- Swift parrot (*Lathamus discolor*). The swift parrot is listed as endangered under the Tasmanian *Threatened Species Protection Act 1995* (TSP Act) and critically endangered under the Commonwealth EPBC Act. The Project Site is within the core range for this species and contains *Eucalyptus ovata* forest and woodland (DOV), providing potential foraging habitat. NBES conclude that the species is likely to use the *Eucalyptus ovata* trees at the Project Site as a foraging resource. NBES did not identify any potential nesting habitat (suitable hollow bearing trees) for the species within the surveyed area.
- Tasmanian devil (*Sarcophilus harrissii*). The Tasmanian devil is listed as endangered under both the TSP Act and EPBC Act. Tasmanian devil scats were recorded on site by NBES and there are many previous sightings of the species within 5 km. The site provides potential foraging habitat for the species in vegetation surrounding the landfill and NBES conclude that the species is likely to forage within the Project Site more broadly. The site also provides potential denning habitat (DAS, FPU, and FRG) outside the landfill footprint, however no evidence of breeding structures was recorded.
- The eastern quoll (*Dasyurus viverrinus*) is not listed under the TSP Act but is listed as endangered under the EPBC Act. Although no direct evidence of the species was found on site by NBES, it has the potential to occur within the broader area, with multiple records from within 5 km of the Project Site. Suitable habitat for this species occurs in the native vegetation surrounding the landfill, including areas mapped as NBA and DAS. NBES conclude that, while there is potential for this species to occur, it is not expected to be found in high abundance if at all and is more likely to utilise the surrounding landscape.
- The eastern barred bandicoot (*Perameles gunnii*) is not listed under the TSP Act but is listed as vulnerable under the EPBC Act. Marginal habitat for this species occurs around the landfill however the surrounding areas offer more suitable habitat. NBES conclude that, if the species does occur on site, it would not be expected to occur in high abundance.

3.4.1.3 Geoconservation

No geoconservation sites occur within or adjacent to the Project Site.



3.4.2 Potential impacts

The proposed composting area is located on top of the existing uncapped Stage 1A B-Cells (see Figure 2-2) and does not contain any natural values. The Project will not require any clearance or disturbance of native vegetation, or potential habitat for native fauna.

Vehicle and equipment movements have the potential to cause noise disturbance to native fauna species. The proposed composting area is surrounded by modified land (FUM) with marginal habitat value for native fauna species. As outlined in Section 3.4.1.2, no potential nesting habitat for threatened avifauna was recorded within the study area. The site is already subject to noise from the existing landfill operations, and the Project will not result in an increase in noise levels in fauna habitat surrounding the landfill, in any meaningful way (see Section 3.3). No lighting is proposed as part of the Project. Movement, noise, or lights associated with the operation of the Project are unlikely to impact avifauna during breeding seasons based on the available habitat on site and the existing (long-term) use of the site.

The Project will result in a minor increase in truck movements, associated with the delivery of a new waste stream to the site. Based on a traffic volume count undertaken for the Project Site in December 2022, there were approximately 32 truck trips to the Copping Landfill per day, which is projected to increase over time to 43 truck trips per day based on the maximum licenced capacity of the landfill (Fisher, 2023). The trips occurred within the standard operating hours of the landfill, with last loads accepted at 4 pm (Monday to Friday) and 3 pm (Saturdays and public holidays). There are no regular truck movements to or from the Project Site outside of normal operating hours. As outlined in Section 2.1, the Project will result in an increase of approximately six truck trips per week (approximately one per day) in year one of operation. This represents an increase of approximately 3 % based on the 2022 volumes identified by the traffic count, or approximately 5 % increase based on the projected increase in traffic at maximum annual

tonnage. After year one of operations FOGO deliveries may increase, however this is expected to be offset by a commensurate decrease in general waste deliveries and organic waste streams are diverted from landfill. Truck movements will continue to be restricted to the operational hours of the site. The total predicted increase in truck movements is modest and will generally be limited to daylight hours. As there is less than 10 % increase in night-time traffic⁶, the potential increase in roadkill is not considered significant and specific mitigation measures are not considered necessary.

The Project will not result in any impacts to geoconservation sites. Potential impacts to surface water values and proposed mitigation measures are discussed in Section 3.1.4.

3.4.3 Management, mitigation and monitoring

The key management and mitigation measure relating to biodiversity and natural values is ensuring that the existing speed limits are adhered to (including internal roads and access roads to the Project Site) to reduce the potential for roadkill (see Air Quality MM 3). Truck movements will occur during the operational hours, with the last loads accepted at 4 pm (Monday to Friday) and 3 pm (Saturdays and public holidays). There is no specific monitoring related to biodiversity and natural values proposed for the Project.

3.4.4 Residual impacts

The Project will not result in any clearance of native vegetation or fauna habitat.

While there is expected to be a small (~3 %) increase in truck traffic accessing the site during year one of operation, this will generally occur outside of the higher risk period for roadkill and will be restricted to the operating hours of the Copping Landfill. With the implementation of the existing management, mitigation and monitoring measures and commitments, residual impacts to natural values are expected to be negligible.

3.5 Weeds, pests and pathogens

3.5.1 Existing environment

As outlined in Section 3.4.1, there is no existing vegetation (including weed species) within the composting area itself. The natural values assessment undertaken by NBES (2025) recorded the following declared weed species under the Tasmanian *Biosecurity Act 2019* within the study area (covering the area surrounding the Project and margins of the existing landfill):

- Gorse (*Ulex europaeus*). Recorded as an isolated patch in the north-east of the study area near the newly proposed Stage 1B B-Cells.
- Spanish heath (*Erica lusitanica*). Occurs at low density throughout much of the study area around the margins of the existing landfill.

Although not recorded within the study area for the purposes of the most recent report, NBES note that serrated tussock (*Nassella trichotoma*) has also been previously identified outside of the study area, but within the broader landfill site.

One environmental weed species, radiata pine (*Pinus radiata*) was also recorded within the study area. No symptomatic evidence of pathogens was recorded by the natural values assessment (NBES, 2025).

⁶ Defined as between one hour before sunset and one hour after sunrise (NRE Tas, ND)

The existing landfill is managed to reduce scavenging by pest species by the regular covering of waste by inert material at the end of every working day. Pest control measures are also implemented at the site (vermin management at site buildings and cat trapping) however some degree of scavenging is present and unavoidable.

3.5.2 Potential impacts

The Project has the potential to introduce or spread weed species (and potentially pathogens) to the Project Site through an increase in vehicles accessing the site, and the disposal of garden organics at the site.

Trucks entering and existing the site present a relatively low risk of weed introduction given their route to and from the site (largely sealed roads) and they will use the wheel wash to minimise the risk of weed, pest or pathogen spread.

The composting process under AS4454-2012 will achieve sufficient temperatures (minimum 55°C for at least 15 days) to kill weed seeds, plant pathogens and harmful microbes (thermal pasteurisation). Aeration and turning of the windrows in accordance with AS4454-2012 will prevent anaerobic conditions that could allow pathogens to survive and promote beneficial microbial activity that competes with or suppresses other pathogens, such as *Phytophthora*. Moisture control will also support beneficial microbial activity and maintain temperatures. A detailed description of the composting process, including sampling and monitoring requirements to ensure the requirements of AS4454-2012 are met, is provided in Section 2. Through proper composting process the final product will be made suitable for use in landfill capping and does not present an ongoing weed risk.

The Project will increase the potential for scavenging by pest species through introducing a new waste stream in open windrows on top of the existing B-Cells. As outlined in Section 2, the FOGO is expected to contain ~3 % food organics. To minimise the exposure of food organics, stockpiled FOGO will be turned so that food organics are not exposed (i.e. covered with a layer of garden organics). The composting process described in Section 2 will mitigate the potential for scavenging, through maintaining high temperatures and conditions to promote decomposition of waste material.

3.5.3 Management, mitigation and monitoring

The key management, mitigation and monitoring as related to weeds, pests and pathogens are ensuring proper composting process to produce a weed free product for use in landfill rehabilitation (Refer Section 2, Appendix A, Various MON 1 and Various MON 1) and management of the incoming FOGO stockpile to minimise scavenging (refer Various MM 2). Additionally, existing management practices used to control vermin (e.g. existing pest control and trapping program) and weeds (e.g. wheel wash down) will continue and apply to the new Project.

Additionally, as part of the separate application to extend the Stage 1B B-Cells, SWS have committed to the preparation of a site wide Weed, Disease Hygiene Management Plan to manage existing weed infestations and minimise the risk of future introductions or spread. This plan, once prepared, will apply to the entire landfill site including the composting activities. Although this proposed new plan will improve overall weed management at the landfill, the Project is not reliant upon it.

There are no additional management, mitigation and monitoring measures proposed for weeds, pests and disease.

3.5.4 Residual impacts

Based on the implementation of AS4454-2012 and measures under the existing EPN(s) for the site and/or commitments within separate permit applications, the residual risk of introducing or spreading weeds or pathogens is considered to be low.

Similar to the existing landfill operations, it is expected that there will be some unavoidable residual scavenging by pest species associated with the Project.

3.6 Waste



3.6.1 Existing environment

The existing landfill currently accepts Category A and B waste in the B-Cells, including municipal waste streams, commercial wastes, building and industrial wastes, and 'Level 1' classified contaminated soil. The Copping C-Cell accepts Category C waste (as per the Landfill Sustainability Guide (EPA Tasmania, 2004)), which consists of Level 2, 3 and 4 classified contaminated soil (as categorised by the EPA Tasmanian Information Bulletin 105 (EPA Tasmania, 2018)), and other waste streams of similar contamination level.

Aside from operational waste associated with the landfilling activities (e.g. machinery service wastes, used oils, general refuse), actual waste generation at the Copping Landfill is minimal. The main waste streams are windblown litter from landfilling activities, leachate residue from the new BeneVap system, sediment sludge from the primary and secondary stormwater ponds, and general waste from employees on-site.

The movement of windblown litter offsite is also mitigated by a perimeter fence, which is regularly monitored to collect litter. There is no off-site disposal of waste, with all waste directed to the existing cells onsite depending on waste category.

3.6.2 Potential impacts

As outlined in Section 2, the interim composting facility will process FOGO from council kerbside collection. The compost feedstock will comprise existing waste streams received at the site (diverted from landfill), as well as new waste stream (i.e. garden waste from Clarence Council which is not currently sent to Copping landfill). FOGO is expected to contain approximately 93 % garden organics, 3 % food waste, 2 % other FOGO compostables and 2 % contamination with non-compostable products (Hobart City Council, 2024).

The pasteurised mulch will contain material derived from vertebrates (in the food organics portion) which is classified as Restricted Animal Material (RAM) and cannot be made accessible to ruminant animals or used on land without the application of a withholding period. The requirement to exclude access of by ruminant animals to the product is achieved as the operational area of the Copping tip site is fully fenced to exclude ruminant animals and no ruminant animals are permitted on site. No withholding periods therefore apply if the product is stored or used on site within fenced areas (Pinion Advisory, 2026).

The composting area will contain approximately 1500 m² of storage across the FOGO receival area and the mulched FOGO area (see Figure 2-3). This storage is sufficient for the proposed maximum capacity based on the composting rate identified in Appendix A (two windrows per week, with each windrow containing 350-390 m³ of FOGO). Additional storage within the composting area may be achieved (if required) through stockpiling the pasteurised mulch in another area of the Project Site. This would increase the available storage to approximately 2150 m². As a contingency measure, FOGO deliveries would either be temporarily stored within the active B-Cell landfill and transferred to the composting area when storage is available. Alternatively, FOGO would be disposed of in the landfill, noting that this would only be undertaken in urgent circumstances. These contingency measures would also be applied in the event that FOGO in excess of the proposed maximum capacity is required to be received at the site (i.e. excess FOGO cannot be received at other organics disposal facilities). It is noted that this would constitute an environmental breach, therefore FOGO in excess of the proposed maximum capacity would only be accepted in emergency circumstances.

Depending on the council, FOGO will either be delivered to site via a waste transfer station (where some removal of large contamination will occur), or directly from kerbside collection. Waste materials removed from the FOGO onsite (either via physical decontamination upon receipt or during shredding) will be

disposed of within the B-Cells. As outlined in Section 2.1, it is expected that the pasteurised mulch will contain a small amount of residual contaminants, however this will not preclude the use of the material for site rehabilitation.

As the waste being processed is restricted to FOGO, the Project is not expected to increase windblown litter at the site. However there is a low risk of windblown litter associated with contaminants received in the FOGO. As outlined above, active management of windblown litter is already undertaken and will continue for the life of the landfill, including:

- placement of mobile litter traps
- regular litter collection undertaken by the site maintenance labourer role (permanent position, with approximately 50% of time allocated to litter collection activities including clearance of stormwater drains, fence lines, capped areas of the landfill, and Blue Hills Road)
- engagement of external labour hire to undertake campaigns to collect litter
- closure of the site in high wind events likely to generate airborne litter

There is some potential for windblown organic material from the windrows. Maintenance of moisture within the windrows and avoiding windrow creation/turning during periods of high/prolonged winds will minimise this risk. Operations at the site are suspended when winds are above 40 km/h for 15 minutes or longer and are not considered likely to abate.

With the exception of contaminants screened from the compost, the Project would not produce any new waste streams. The Project is expected to result in a very minor increase in the following waste generated by existing landfill operations:

- Leachate (discussed in Section 3.1.4) and leachate residue from the BeneVap system.
- General waste from employees on-site.
- Waste oil or hydraulic fluid from operation of machinery (discussed in Section 3.7).

Most of the above waste streams can be readily managed with appropriate sorting, storage and reuse/disposal on site. Leachate residue collected in a controlled environment (the BeneVap system is fully bunded) and disposed of in the C-Cell on site. General waste is collected and disposed of in the B-Cells.

3.6.3 Management, mitigation and monitoring

The following management, mitigation and monitoring measures are proposed for the operation phase of the Project.

Reference number	Management, mitigation or monitoring measure
Management and mitigation	
Waste MM 1	To the extent practicable, waste materials (contaminants) will be removed from the FOGO onsite (either via physical decontamination upon receipt or during shredding) and will be disposed of within the B-Cells.
Waste MM 2	All trucks transporting FOGO to the site will be appropriately covered to avoid wind-blown litter.

Additionally, Various MM 2 will be implemented to inspect incoming deliveries of FOGO and monitor the composition of FOGO (including contaminants). The existing active management for windblown litter (described in Section 3.6.2) will be implemented for the life of the Project.

Monitoring

As outlined in Various MON 3, FOGO volumes received will be recorded reporting in accordance with statutory obligations. There are no other specific waste related monitoring proposed for the project, noting that the contact number for feedback and complaints (Various MM 1) will provide a mechanism to identify and resolve waste issues (including windblown litter) if they occur.

3.6.4 Residual impacts

With the implementation of the existing management, mitigation and monitoring measures and commitments, residual impacts associated with waste are expected to be negligible.

The Project is expected to have a positive net impact for waste management through the diversion of organics from landfill.

3.7 Environmentally hazardous substances

3.7.1 Existing environment

Environmentally hazardous materials currently stored at the Copping Landfill include:

- 3 x aboveground fully bunded diesel tanks, with capacities of 9000 L, 5,500 L and 2000 L. Located adjacent to the B-Cell leachate pond (see Figure 2-2).
- 400 L capacity tank mounted on a bunded trailer, containing diesel (mobile).
- Hydraulic oil and lubricants for machinery (several hundred litres). Stored in shipping containers adjacent to the site office (see Figure 2-2).

The following herbicides are routinely applied within the Copping Landfill but are not stored on-site: Garlon 600, Flupropanate, Weedmaster Duo and Lontrel Extra.

Controlled wastes are also present on site within the C-Cell.



3.7.2 Potential impacts

Dangerous goods and environmentally hazardous materials present a risk to the environment and human health if used, stored or disposed of incorrectly. Spills of these materials to aquatic environments can present significant risks to aquatic flora and fauna, ranging from direct toxicity impacts to smothering effects (e.g. from hydrocarbons). Spills of these materials to ground can present similar risks if the water table is reached by the spilt materials or washed into drainage lines during rains.

The Project does not include the storage or use of any new environmentally hazardous substances not already at the landfill. Existing dangerous goods and environmentally hazardous materials that may be used, include:

- Fuel for machinery and vehicles (several hundred thousand litres)
- Hydraulic oil and lubricants for machinery (several thousand litres)

The Project will not require an increase in volume or change to storage or handling practices for any of these products. All trucks and other vehicles used in the composting operation will be refuelled at the existing refuelling station at the site.

The only new piece of equipment for the Project is a shredder (which will be brought to site periodically during year of one operation, with a shredder required on site permanently at the proposed maximum capacity). The shredder is diesel powered and will either be refuelled at the existing onsite refuelling station or via an existing mobile refuelling vehicle. There is a small risk of fuel spill during refuelling however this is relatively low and will be managed via existing operating procedures, noting the location of the composting operation atop the existing B Cells naturally contains any spills to the leachate system if they were to occur.

3.7.3 Management, mitigation and monitoring

As the Project does not include the storage or use of any new environmentally hazardous substances at the Project Site existing site measures will continue to manage this risk and no new management, mitigation and monitoring measures specific to the Project are proposed. Existing measures include site inductions, appropriate storage, maintenance of registers and spill kits, clean up and reporting procedures.

3.7.4 Residual impacts

With the implementation of the existing onsite management, mitigation and monitoring measures and commitments, residual impacts associated with environmentally hazardous materials are expected to be negligible.

3.8 Site contamination

3.8.1 Existing environment

The existing use of the Project Site as a landfill presents the risk of soil and groundwater contamination. As outlined in Section 2, the interim composting facility will be located on top of the existing uncapped Stage 1A B-Cells. Soils within and surrounding the existing landfill cells are likely to be contaminated due to the past and current use for waste disposal. The use of cell liners and management of leachate and stormwater associated with the cells is the safeguard in this case to minimise the risk of contaminants migrating offsite.

As outlined in Section 2.1, the Project will use the existing stormwater and leachate management systems (see Section 3.2). Extensive monitoring of groundwater since the inception of the landfill indicates there may be offsite migration of contaminants, however data has been inconclusive and monitoring has not identified any significant leaks of leachate generated by landfilling activity. As part of the separate Stage 1B B-Cells application SWS have committed to updating the current Surface and Groundwater Monitoring Program and undertaking a Groundwater and Surface Water Risk Assessment to further investigate potential for contamination from the landfill.

3.8.2 Potential impacts

Given that the interim composting area will be located on top of the existing B-Cells (which already receive putrescible waste), the Project will not result in any new areas or potential sources of soil contamination. Potential contamination associated within leachate and stormwater is discussed in Section 3.2.2.

3.8.3 Management, mitigation and monitoring

There are no specific management, mitigation and monitoring measures proposed in relation to site contamination.



3.8.4 Residual impacts

The Project does not present any new risk of site contamination, as the composting area is located on top of the existing landfill cells and all leachate from the composting operation will be collected and treated in the existing leachate management system for the landfill.

3.9 Other off-site impacts

Given the existing use of the Project Site as a landfill, no other off-site impacts are expected to occur as a result of the Project. The nearest sensitive receptor (94 Blue Hills Road, Copping) is located approximately 613 m from the boundary of the Land (over 2 km from the interim composting area) (see Figure 3-3). The expected increase in trucks accessing the site (approximately 3 % increase from 2022 traffic volumes in year one of operation) is unlikely to significantly impact the road network.

3.10 Decommissioning and rehabilitation

The Project will provide an interim solution for the composting of FOGO, prior to the development of a proposed large-scale composting and organics processing facility adjacent to the Copping Landfill. This large-scale facility is currently in the early planning phase and is expected to be operational by 2028/29. The interim facility is expected to operate until the large-scale composting and organics processing facility has been completed (currently planned for 2028/29) and has been designed to have minimal infrastructure/decommissioning requirements.

The decommissioning process for the interim composting area will include:

- Diverting FOGO to the large-scale composting and organics processing facility (once operational).
- Removing/using all windrows and mobile equipment used for processing the compost (i.e. shredder, screen). Remove water tank(s).
- Flattening out bunds surrounding the composting area.
- Applying final cap to the interim composting area and access road(s) on top of the Stage 1A B-Cells.

It is noted that the composting activity will prevent final capping of the small area (0.5 ha) during operation. This does not impede the current capping program for the landfill site, and the surrounding cells can be capped all the way to the composting area bund whilst the interim composting activity is underway, with final capping to extend across the area once the interim composting ceases.

3.11 Greenhouse gas emissions and climate change

Greenhouse gas (GHG) emissions associated with the Project will include emissions from vehicles transporting FOGO to the site, the periodic transportation of a shredder from the Lutana Waste Transfer Station to the Site, and the operation of mobile plant and equipment on site.

FOGO received from the Clarence City Council will be transported to the Project Site via Mornington Waste Transfer Station. The consolidation of FOGO at the Mornington Waste Transfer Station will reduce the number of vehicle movements to the site. As there is no waste transfer station for the Sorell Council, waste from this municipality will come directly to the Project Site from the kerbside collection. Based on the location of existing waste transfer station facilities, this is the most direct (and therefore least emissions) option for transporting FOGO from Sorell Council.

The proposed composting process will involve the periodic use of the shredder to process the FOGO. During year one, the FOGO will be batched through the shredder in bulk to minimise transport requirements of this equipment to the site. As production volumes increase, a shredder will be

hired/purchased to remain on site permanently. Existing mobile plant and equipment is regularly serviced and maintained to minimise exhaust emissions.

Under the *Climate Change (State Action) Act 2008*, Tasmania has a legislated emissions reduction target of net zero emissions (or lower) from 2030. Tasmania's Climate Change Action Plan 2023-2025 was prepared under the Act to provide a framework to achieve the emissions reduction target (ReCFIT, 2024). Priority Area 2 of the Climate Change Action Plan includes an action to reduce the volume of organic waste sent to landfill by 50 per cent (by 2030) and be moving towards a circular economy. The Project directly contributes to this action through:

- Increasing organic waste reprocessing capacity in Tasmania
- Growing the circular economy

The Project will increase Tasmania's organic waste reprocessing capacity through the production of pasteurised mulch, which involves processing of organic materials that would have otherwise been diverted to landfill. This has a positive effect on GHG production by reducing methane emissions through aerobic, rather than anaerobic, decomposition. The Project will contribute to the circular economy through providing a beneficial product for use in site rehabilitation. This will minimise the need for fill material to be sourced and transported to the site.

The potential impacts of climate change on the Project include increased frequency and intensity of storm events (and associated increases in stormwater and leachate generation) and more severe fire weather. The height of the proposed clay bunds surrounding the composting area is sufficient to deal with a 1 % AEP storm event. Further information on leachate and stormwater management is provided in Section 3.1.4. The windrows will be managed to mitigate the potential fire risk, including regular monitoring of temperatures, maintaining appropriate moisture levels, and controlling windrow sizes. The composting area is sited away from any combustible infrastructure.



4 Part D – Summary of proposed management, mitigation and monitoring measures

The following summary tables outline the management, mitigation and monitoring measures committed to by the proponent for the Project.

Reference number	Management, mitigation or monitoring measure	Project phase	EER section
Various MM 1	<p>The established contact phone number for feedback and complaints will continue to be maintained throughout construction and operational phases to capture any dust, odour, noise, traffic or other complaints received from the public.</p> <p>Complaints will be actioned, the complainant notified and a record kept of the resolution on the existing database spreadsheet at SWS.</p>	Construction/ Operation	Section 3
Various MM 2	<p>Incoming FOGO deliveries will be inspected as they are added to the FOGO stockpile to monitor the composition of waste. If the composition varies considerably to that anticipated, including if the estimated proportion of food organics exceeds 3 %, the frequency of shredding will be reviewed and increased as required to mitigate potential odour and scavenging risk.</p> <p>The incoming FOGO stockpile will be monitored and managed to ensure it does not exceed 5 m in height and does not remain static for prolonged periods, which could result in higher than anticipated odour generation. This will be achieved via visual inspection and by undertaking regular shredding commensurate with the rate of incoming FOGO.</p> <p>The incoming FOGO stockpiled will be managed to ensure potentially odorous material (e.g. food organics) is generally covered with inert materials (i.e. garden organics) to mitigate potential odour and scavenging risk.</p>	Operation	Section 3
Various MON 1	<p>Temperatures in the centre of the windrows will be checked daily and the results recorded, along with row forming and turning records.</p>	Operation	Section 3
Various MON 2	<p>Process validation will be undertaken through collecting composite samples of the first 12 completed rows for analysis to ensure the product meets the adopted criteria (based on AS4454, excluding particle size).</p> <p>If the product is consistent, ongoing sampling will be undertaken on a quarterly basis to demonstrate ongoing process compliance.</p> <p>If the product does not meet the adopted criteria it will returned to the shredded FOGO stockpile and reprocessed, or if necessary, disposed of in the B Cells.</p>	Operation	Section 3



Reference number	Management, mitigation or monitoring measure	Project phase	EER section
Various MON 3	Incoming FOGO will be quantified through the existing weighbridge at the Project Site. Recording will be undertaken in accordance with obligations under the <i>Waste and Resource Recovery Act 2022</i> and <i>Waste and Resource Recovery Regulations 2022</i> , including the source, quantity, and classification of incoming material. Records will be retained and reported in accordance with statutory obligations. The volume of soil conditioner produced will be reported to the EPA annually to demonstrate compliance with regulatory limits.	Operation	Section 3
Air Quality MM 1	Active composting operations, including windrow turning and shredding, will be temporarily suspended under high/prolonged wind events (winds above 40 km/hour for 15 minutes or longer and not likely to abate).	Operation	Section 3.1
Air Quality MM 2	Potentially dust generating material stockpiles, windrows, roads or excavated areas will be sprayed during periods of dry weather with water or a suitable dust suppressant as required.	Construction / Operation	Section 3.1
Air Quality MM 3	Existing speed restrictions will continue to be applied and adhered to for all internal roads to minimise dust generation. Vehicles accessing the site will adhere to the sign-posted speed limits on Blue Hills Road.	Construction / Operation	Section 3.1
Air Quality MM 4	Vehicles and machinery will be regularly serviced and maintained to minimise exhaust emissions.	Construction / Operation	Section 3.1
Noise MM 1	Operation of noise generating machinery and equipment will be restricted to normal daytime operating hours, in accordance with the conditions of the existing EPN, namely: <ul style="list-style-type: none"> · Between 7:00 am and 5:00 pm on weekdays · Between 7:00 am and 4:00 pm on Saturday and public holidays The site will be closed on Sundays, Christmas Day, and Good Friday	Construction / Operation	Section 3.3
Noise MM 2	Low noise generating plant and equipment will be used where practicable.	Construction / Operation	Section 3.3
Noise MM 3	Broadband reversing alarms will be utilised where practicable over traditional tonal alarms to minimise any nuisance noise generated.	Construction / Operation	Section 3.3
Noise MM 4	Equipment will be regularly serviced and maintained to minimise noise emissions.	Construction / Operation	Section 3.3
Noise MM 5	Where practical, machinery will be operated at low speed or power and be switched off when not in use, rather than left idling for prolonged periods.	Construction / Operation	Section 3.3
Noise MM 6	Trucks will be advised not to use exhaust brakes near residences on Blue Hills Road.	Construction / Operation	Section 3.3
Waste MM 1	To the extent practicable, waste materials (contaminants) will be removed from the FOGO onsite (either via physical decontamination upon receipt or during shredding) and will be disposed of within the B-Cells.	Operation	Section 3.6
Waste MM 2	All trucks transporting FOGO to the site will be appropriately covered to avoid wind-blown litter.	Operation	Section 3.6

5 Part E – Public and stakeholder consultation

Public consultation has not been undertaken specifically for the Project based on the existing use of the site as a landfill and the temporary nature of the Project. Information relating to the Copping Landfill, such as monitoring reports and news articles, are regularly published on the SWS website. SWS also offer tours of the Copping Landfill to members of the public on request. Engagement with the owner councils (Clarence City, Sorell, Tasman and Kingborough Councils), including updates on the Project, is undertaken at quarterly joint authority meetings.



Appendix A Management Plan: Pasteurised Soil Conditioner/Mulch from FOGO





PROPOSED
COMPOST
AREA

MANAGEMENT PLAN: PASTEURISED SOIL CONDITIONER/MULCH FROM FOGO

Southern Waste Solutions: Copping Interim
Composting Project.

December 2025



 **Sorell Council**
Development Application: 5.2026.34.1 -
Development Application - Blue Hills Road,
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5 February 2026	Version 1.2	Outputs in tonnes	HH	HH

DISCLAIMER

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Executive Summary

This interim management plan outlines a three-year strategy (2026–2029) for processing food and garden organics (FOGO) in a temporary compost facility on the Copping landfill site.

The proposed temporary facility, initially receiving FOGO from Sorell and Clarence municipalities, will produce pasteurised soil conditioner/mulch through aerobic windrow composting in compliance with *Australian Standard AS4454 – Composts, Soil Conditioners and Mulches*. This temporary facility will ultimately be decommissioned once a long term organic processing facility (currently being planned by Southern Waste Solutions) is operational.

The facility will operate on a 0.5hectare area atop a filled landfill B cell, fully bunded to retain all leachate within the existing landfill leachate management system. The operation is designed to receive up to 15,000 tonnes of FOGO annually, producing up to 15,000t of pasteurised material to be used on-site for remediation and capping purposes. No off-site sales or distribution is planned.

Key features of the facility and process are summarised in Table 1.

Table 1 Key features of the temporary FOGO processing facility

Feature	Description
Inputs	FOGO from local government operated kerbside collections and bulk green waste collection events.
Process	Aerated windrows maintained at $\geq 55^{\circ}\text{C}$ for at least 15 days with five or more turns to meet pasteurisation requirements.
Compost quality compliance	Monitoring of physical, chemical, and biological parameters per AS4454, including pathogen absence and contaminant limits.
Environmental management	All leachate contained within the B cell system; no stormwater discharge; minimal odour risk due to low food waste proportion
Capacity	Expected peak input of 15,000 tonnes/year, producing soil conditioner/mulch for ~7.5 ha of final capping by 2029.

This plan forms part of the Environmental Effects Report (EER), being prepared by ERA Advisory, to address requirements of the guidelines for the project issued by the EPA (2025)¹

This document addresses operational design, environmental safeguards, and compliance measures to ensure sustainable and safe management of organic waste during the lifetime of this temporary facility.

A leachate generation model for all the B cell landfills on the site², (on top of one of which the composting operation will sit) has been specifically referenced in demonstrating that the cumulative impact on leachate management of the temporary composting facility is minimal.

¹ EPA Tasmania, 2025. Environmental Effects Report Guidelines: Southern Waste Solutions Copping Interim Composting Project, Copping.

² ATC Williams, 2025. Copping Landfill Category B Landfill Leachate Generation Model, 250928-R01-REVA.

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1 Introduction

1.1 BACKGROUND

Southern Waste Solutions operate a landfill facility on a 445.5ha site at Copping - PID 1824896, title reference 126073/1, Blue Hills Rd, Copping (Figure 1). The site is jointly owned by the Clarence City, Sorell and Tasman councils. Southern Waste Solutions is jointly owned by Clarence City, Sorell, Kingborough and Tasman councils.

The site is zoned as 'Utilities' (zone number 26) under the Sorell local provisions schedule of the Tasmanian planning scheme, with up to 19.6ha of B cell landfill area planned.

Tasmanian Councils are progressively introducing kerbside food and garden organics (FOGO). Southern Waste Solutions is in the planning phase for development of a larger scale organics recycling facility, anticipated to be three years away from operational. An interim compost facility is proposed to address the community need for this period concluding 2029.

In this interim period Southern Waste Solutions propose to produce pasteurised soil conditioner from aerobic windrows exclusively for use on site. This management plan forms part of the overall environmental effects report (EER) to support an application to the Environment Protection Authority (EPA) for the operation to be permitted as a level 2 activity.

The site for the interim compost facility is approximately 0.5ha on the top of the filled stage 1A B cells (Figure 1). This area has been topped with interim capping and will be fully bunded to retain all compost leachate within the existing B cell leachate management system.

The landfill receives approximately 150,000 tonnes of household and commercial waste annually and has approval to receive up to 200,000 tonnes of general waste for the B cells annually. At maximum capacity, the interim compost facility is expected to process 15,000 tonnes of material annually. This includes material diverted from Copping Landfill, as well as new waste streams to the site.

The landfill site is projected to have a minimum of 7.5ha of final capping area by the end of 2029¹, requiring a minimum 25,000m³ of 'topsoil' at 0.3m depth. The pasteurised soil conditioner will contribute to this need.

Modelling of leachate generation from the B-cells at Copping tip is still in progress however the leachate generation rates are based on table 3 of the ATC Williams report³ where expected leachate on interim capping is 11% of annual precipitation. While the site layout is only conceptual, and will be refined as operations commence, retention of all leachate on the compost area is a commitment of Southern Waste Solutions. Under 90th percentile adjusted annual rainfall conditions this may result in an increase to overall B cell leachate volume of approximately 0.48ML (section 5).

As with any compost facility there will be some 'experimentation' required in the initial establishment of the process to understand the exact nature of the inputs, how quickly the rows heat, whether it is better to shred immediately or store unshredded etc. These parameters will be refined as volumes increase in later years of operation, noting that only around 3% of the input volume is likely to be 'food organics', with garden organics (green waste) forming almost 95% of the input stream (section 1.2).





Figure 1 Site layout

Sorell Council
 Development Application: 5.2026.34.1 -
 Development Application - Blue Hills Road,
 Copping - P1.pdf
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1.2 WHAT IS FOGO?

Kerbside collection of FOGO (green waste bins) is becoming standard practice across Australia. The Waste Policy Action Plan (2024)³ commits Australian governments to rolling out collection services to all metropolitan households and businesses by 2030.

FOGO has been collected fortnightly within the Hobart City Council municipality since 2019. A bin audit in 2024 showed that 93% (by weight) of FOGO collected is garden organics, with just over 2% contamination with non-compostable products (Figure 2).

Introduction of FOGO collection as an extension of current kerbside green waste collection in Clarence City and Sorell council areas will divert biodegradable material from landfill cells reducing total volumes to landfill by approximately 10%.

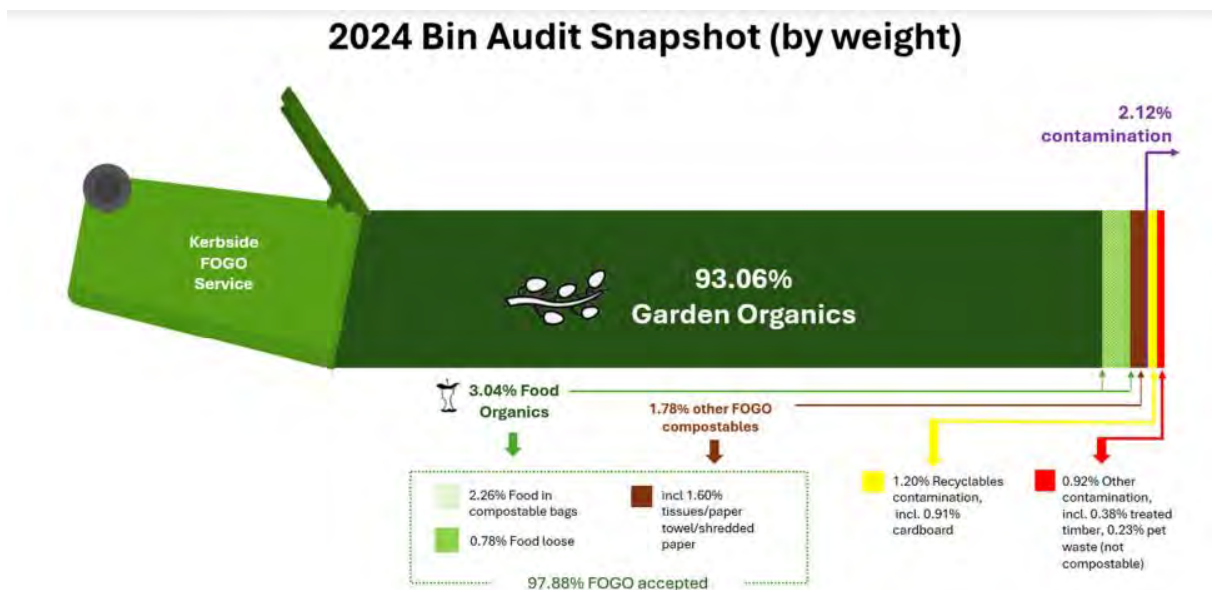


Figure 2 Results of Hobart City Council FOGO bin audit in 2024

1.3 REGULATORY FRAMEWORK FOR COMPOST

The production of compost and related products is covered by *AS4454-2012: Composts, soil conditioners and mulches*, and this standard is commonly referenced when compost proposals are assessed by regulatory bodies. Proposed organics management is therefore presented with reference to AS4454 and the project specific guidelines for the EER for this project (EPA Tasmania, 2025), which also request reference to this standard where relevant.

AS4454 products are defined by maturity and particle size. The product produced by **SWS is intended to be 'pasteurised product' as described by maturity**. As the material will be used entirely on site for remediation, only large pieces of green waste that may interfere with practical reuse will be removed and reprocessed. The material is expected to contain particle sizes that include soil conditioner, fine and coarse mulch to broadly

³ Commonwealth of Australia, 2024. National Waste Policy Action Plan: [2024 National Waste Policy Action Plan](#)

meet the particle size classification of soil conditioner and mulches as outlined in AS4454. It is described in this document as 'pasteurised soil conditioner/mulch'.

Food and garden organics will contain animal waste and are therefore considered 'higher risk materials' for pasteurisation (AS4454-3.2.1b). To be 'pasteurised product' the core temperature of the compost mass must be maintained at 55C or higher for 15 days or longer, and during this period the composting mass shall be turned a minimum of five times, turning outer material to the inside of the composting mass, so that the whole mass is subjected to the required temperature/process conditions.

Pasteurised soil conditioner/mulch must meet these requirements to be classified in accordance with AS4454. Table 3.1(A) of AS4454, details the physical and chemical requirements for composts, soil conditioners and mulches.

The requirements relevant to composted soil conditioner/mulch made with the inputs specified in 3.1, are summarised in Table 2, noting the commentary in section 2.1 of AS4454:

'Non-conformance with this Standard does not indicate that the product may not otherwise be suitable for a range of specified applications that comply with other state or territory government regulations, guidelines, or specified end user requirements. Consequently, it is not appropriate for regulators to specify compliance with this Standard as a mandatory requirement for facility operations, licensing or application to land of production outputs.'

The product is for a specified on-site use at a licensed landfill facility only and quality constraints other than those for pasteurisation are not considered obligatory (though desirable). The product must be able to support a plant community and not pose an undue risk of contaminating surface water runoff to be fit for the intended use.

Table 2 Composted soil conditioner/mulch monitoring parameters in Table 3.1(A) relevant to inputs used to meet AS4454

Parameter	Units	Range	Reference/comments
pH		5-8	Measuring of acidity in 1:5 suspension If pH>8 refer to AS4454 table 3.1
Electrical conductivity (EC)	dS/m	<10	Measure of salinity See AS4454 table 3.3 for further information
Sodium	% dry matter	<1%	Sodium content is an important quality parameter, esp. relative to calcium and magnesium.
Ammonium-N	mg/L	<200	Ammonium is high in immature compost and converts to nitrate as compost ages.
Organic carbon	%DM	≥20%	Nominal figure only.
Wettability	minutes	<7	For the <10mm fraction only from dry condition.
Particle size	% mass	n/a	Only large green waste remnants that may interfere with practical use on site will be removed for reprocessing. The pasteurised product may contain particle sizes appropriate for soil conditioner, fine mulch and coarse mulch.

Parameter	Units	Range	Reference/comments
Chemical contaminants	mg/kg dry weight	Levels in AS4454 and lab analysis	Metals and organic contaminants. See table below to interpret levels. These levels should be met for use on site.
Contaminant	Unrestricted use upper limits mg/kg dry weight	Comments	
Arsenic	20		
Cadmium	1		
Boron	100	Commonly high in seaweed or cardboard based products	
Chromium	100	Limit is 50mg/kg in the Tasmanian biosolids reuse guidelines	
Copper	150	If between 100-150mg/kg needs a warning label (section 5.2)	
Lead	150		
Mercury	1		
Nickel	60		
Selenium	5		
Zinc	300	If between 200-300mg/kg needs a warning label for sale (section 5.2)	
DDT/DDD/DDE	0.5	Occasional screening only for these organic contaminants and PCBs. They are no longer in use and should not be present in FOGO	
Aldrin	0.02		
Dieldrin	0.02		
Chlordane	0.02		
Heptachlor	0.02		
HCB	0.02		
Lindane	0.02		
BHC	0.02		
PCBs	not detected	As specified in AS4454, 'the detection limit for PCBs shall be 0.2 mg/kg.'	
Pasteurised product pathogen indicators			Includes animal derived food wastes a high-risk material, internal temperature 55C+ for 15 days or longer with turning 5 times.
Salmonella spp.	Presence/absence in 50g (dry wt. equivalent)	absent	
Faecal coliforms:	MPN/g (dry wt. equivalent)	< 1000	

Parameter	Units	Range	Reference/comments
Moisture content	% by weight	25% minimum	The moisture content of stored compost may vary with weather and storage conditions. Moisture content is commonly much higher than the minimum.
Physical contaminants <ul style="list-style-type: none"> - Glass, metal, and rigid plastics. - Plastics – light, flexible or film. - Stones or clay lumps 	% dry matter by weight	$\leq 0.5\%$ $\leq 0.05\%$ $\leq 5\%$	
Viable plant propagules		Nil after 21 days	The requirement for all products is that there be no viable plant propagules. Any weeds that grow in soil conditioner/mulch used for on-site remediation will be controlled as per the site weed management plan.

1.3.1 Restricted Animal Material requirements

All state and territories have adopted in their respective biosecurity legislation the term '**restricted animal material**' (RAM) to describe animal meals that cannot be fed to ruminants, being any meal derived from animal origin including fish and birds. The pasteurised soil conditioner/mulch will contain material derived from vertebrates in the food organics portion and will be restricted animal material (RAM). The requirement to exclude access of ruminant animals to the product is achieved as the operational area of the Copping tip site is fully fenced to exclude ruminant animals and no ruminant animals are permitted on site. No withholding periods therefore apply if the product is stored or used on site within fenced areas.

2 Interim compost site information

2.1 LOCATION

The interim compost site will be located on the top (Figure 3) of the stage 1A B cell (Figure 1) that is fully utilised and has interim capping in place. The area intended for use in composting operations is just over 0.5ha (5000m²) (Figure 5 and Appendix 1).

Composting operations will occur away from, and have no impact on, normal landfill operations.



Figure 3 Location of interim facility, atop B cell with interim capping.

Following interim capping, as is in-situ on the proposed compost area, significant settling of the landfill is expected over succeeding years prior to final capping. Some maintenance of the interim capping is typically required under normal circumstance. Operation of the compost site over this landfill settling period is unlikely to significantly alter this requirement.

2.2 COMPOST SITE ACCESS AND ROADING

FOGO from Sorell will be delivered via 10 tonne mobile garbage bin (MGB) compactor trucks. FOGO from Clarence will be transferred from the Mornington waste transfer station, where initial decontamination of large contaminants will occur, in 60m³ utilising existing roadways previously used for B cell operations and capping (Figure 4). These deliveries will comprise up to 10% of site waste input at maximum production (15,000t of 150,000t).

As these haulage roads are constructed to carry large volumes of heavy trucks and machinery, there is little likelihood that the relatively small weight to be carted in smaller FOGO trucks (than are used to transport waste to the main tip) will lead to adverse impacts on the existing road network.



Figure 4 Truck route to facility, utilising existing access roads

2.3 COMPOST AREA BUNDING

The design option considered for compost area surface water modelling in this report is shown in Appendix 1. This option shows the surface graded with a 1% fall to the south, falling away from the access road entry point. Over the 120m surface length this results in 1.2m level difference which dictates bunding height. There are other options for how the site could be formed to minimise bunding requirements. All captured stormwater within the bunding will ultimately report to the B cell leachate management system. Refer to section 5 for more detail related to stormwater risk.

3 Production process methodology

FOGO gathered by municipal kerbside collection, including bulk green waste, will be transported directly to the compost site receival area. FOGO, primarily garden organics (Figure 2) will be stockpiled until a sufficient batch is created for mulching. Mulched material will be formed into windrows until pasteurisation is complete.

3.1 COMPOST SITE LAYOUT

The site layout (in the area identified on Figure 3) is expected to include the features outlined in Figure 5.

1. FOGO receival area, 900m²
2. Mulched/shredded FOGO, 600m²
3. Composting windrows, 2,000m²
4. Pasteurised soil conditioner/mulch stockpile, 700m²
5. Oversize compost will be added to the FOGO receival area for reprocessing.

Pasteurised soil conditioner/mulch will be stored at other locations on the broader site (Figure 3) until required.

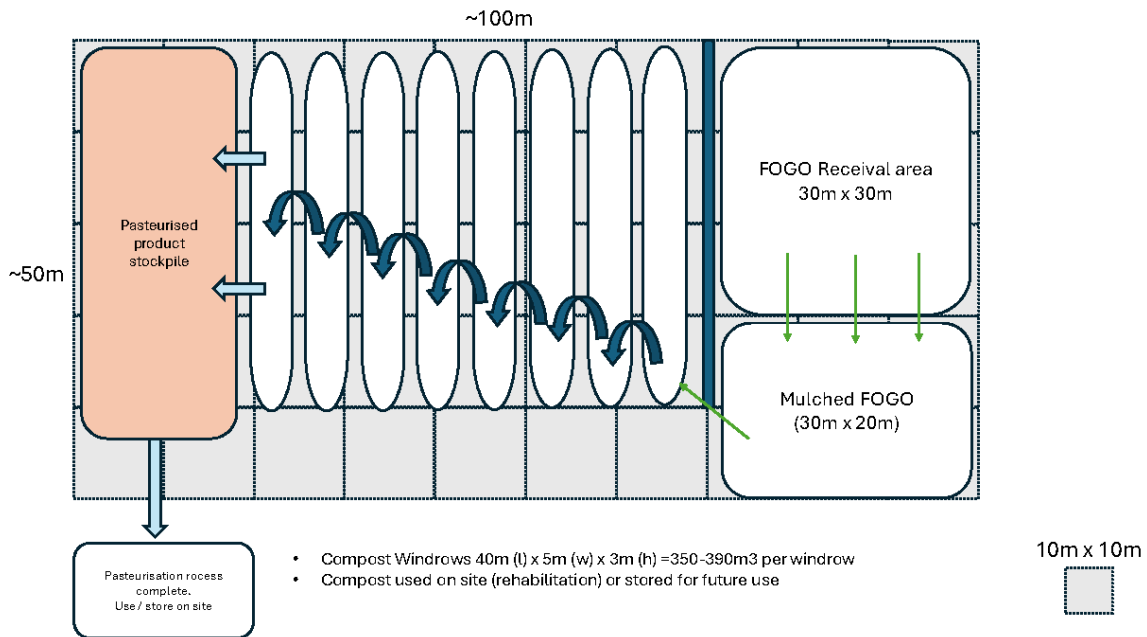


Figure 5 Proposed site layout (as supplied by Southern Waste Solutions)

3.2 INPUTS AND SITE DELIVERIES

Inputs will initially be limited to FOGO from the Clarence and Sorell local government regions, with possible deliveries from other municipalities in later years, up to a maximum 15,000t/yr.

The FOGO consists of monthly household FOGO bin collection and five kerbside bulk garden organic ('green waste') collection events per year.

Table 3 Actual deliveries from Sorell council 2024-25

Waste	Source council	Events per year	Duration of event	Loads per event	Total annual loads	Expected tonnes
FOGO bins	Sorell	12	One week	10 x MGB	120	1200t
Kerbside green waste	Sorell	5	One week	10 x MGB	50	500t
					TOTAL	1700t

Sorell municipality input is expected to increase to 2000t in 2025-26 with the addition of FOGO collection. Based on Sorell quantities, and existing waste and population information, Southern Waste Solutions estimates Clarence municipality inputs will be 2.5 times that of Sorell, around 5000t/yr. Total FOGO from both councils for year one, 2026-27, is therefore anticipated to be 7000t.

FOGO from Sorell will arrive at an average of <1 10tonne load per day over 250 operational days each year.

FOGO from Clarence collections will have large sized contamination removed at the Mornington waste transfer station prior to delivery to Copping tip. Delivery will be in 60m³ truckloads of approximately 20tonne. This will require around 250 truckloads or one truckload per day.

To reach the proposed maximum FOGO input of 15,000 tonnes per annum would require input of approximately 37,500m³ (at an average density of 0.4t/m³). Inputs from councils other than Sorell would also be transported to Copping tip from a transfer station after decontamination in 60m³ (~20t) loads.

Table 4 Estimate of FOGO sources and deliveries at capacity

Source	Annual tonnes	Load size	Annual loads	Average loads per day*
Sorell	2000t	10t MGB	200	0.8
Clarence	5000t	~20t	250	1
Other councils	<8000t	~20t	400	1.6
Total	<15,000t		850	3.4

*250 days per year

All inputs will be delivered to the FOGO receival area and will consist primarily of green waste with approximately 3% food waste expected (Figure 2). The low level of putrescible waste is not expected to generate significant odour when stored with garden organics as FOGO. If odour is an issue the timing of shredding of FOGO can be more regular. Shredded FOGO will be stored in a pile and added to a row as soon as there is sufficient material to form a full row.

Some 'experimentation' will be required in the initial operational stages due to the uncertain exact nature of the inputs to understand how quickly the rows heat, whether it is better to shred immediately or store unshredded. These parameters will be well understood and processes refined when volumes increase in later years of operation.

Rubbish separated from FOGO inputs at shredding will be disposed of in the adjacent active B cell.

3.2.1 Mulching/shredding

All material from kerbside and Council collections will be stockpiled on the FOGO receival area for periodic mulching.

A mulcher will be moved onto site from Southern Waste Solutions Lutana facility as required initially. Once volumes increase and require more regular shredding, a shredder will be maintained on site. Larger size contaminants such as plastics will be manually removed prior to shredding.

3.3 WINDROWS

When initially formed windrows will be around 40m long, 3m high and 6.5m wide at the base, up to 390m³. There may be room for around eight rows of this size when turned with a loader as planned, noting that:

- rows can be next to one another as no turner access is required
- row volume will decrease by at least 20% through the process.

To manage the proposed maximum capacity requires forming two rows each week for 48 weeks, 96 rows a year or 37,500m³ of input material. This may provide up to 25,000m³ (15,000t at a final density of 0.6 t/m³) of pasteurised soil conditioner/mulch for site use.

Until the site capacity is reached the row formation rate will be lower. Row handling will initially be undertaken utilising a front-end loader. A telehandler is available at Southern Waste’s Lutana site available for use if required.

Table 5 provides an example turning schedule to meet the pasteurisation requirements of AS4454 of a minimum 15 days at 55°C or above with a minimum five turns during that period This schedule allows an additional turn so if a row does not make 55°C until position four, the pasteurisation requirements can still be achieved.

Table 5 Example turning schedule to meet AS4454 pasteurisation requirements

Position	Day row arrives in position	Days since row formed	Row temperature	Days at 55 in this position	Cumulative days at 55+	Turns after 55
input pile						
shredded input						
row 1	Monday	0	<55			
row 2	Thursday	3	<55			
row 3	Monday	6	55+			
row 4	Thursday	9	55+	3	3	1
row 5	Monday	13	55+	4	7	2
row 6	Thursday	16	55+	3	10	3
row 7	Monday	20	55+	4	14	4
row 8	Thursday	23	55+	3	17	5
pasteurised	Monday	27	55+	4	21	6

3.4 RECORD KEEPING AND QUALITY ASSURANCE

3.4.1 Temperature

Temperatures, in the centre of windrows, will be checked daily with a handheld temperature probe and results recorded for each row, along with row forming and turning records.

If rows are not reliably reaching or maintaining the necessary temperature moisture percentage can be assessed onsite using scales and a microwave to check the moisture content against better heating rows. If temperature requirements are met this is a good indication that moisture is within the desired range. If moisture is fine attention may need to be on the mixture of materials added to the rows to ensure there is sufficient nitrogen.

If required time temperature conditions for pasteurisation are not achieved, the row must be returned to the shredded FOGO input stockpile for reprocessing.

3.4.2 Quality assurance

As compost is being retained onsite, compost analysis is for process validation rather than quality assurance once the pasteurisation requirements are met. It is suggested that on commencement of operations, composite samples of the first 10-12 complete rows are collected and analysed to demonstrate pathogen reduction has been achieved (and thus the process is working). If the product is consistent, ongoing sampling

frequency could be reduced to quarterly analysis to demonstrate ongoing process compliance when time/temperature pasteurisation requirements are met.

Samples should be collected from rows as soon as the time/temperature requirements are met and prior to the movement of rows into the pasteurised product stockpile. Table 6 provides a suggested analytical suite to demonstrate that soil conditioner/mulch quality requirements (Table 2) are met in addition to time and temperature requirements.

Table 6 Suggested analytical suite (Nutrient Advantage suite MC2) inclusions

Physical	Water soluble	Total	Pathogen
<ul style="list-style-type: none"> Moisture % pH EC 	<ul style="list-style-type: none"> ammonium nitrate chloride boron calcium copper iron magnesium molybdenum potassium sodium sulphur zinc 	<ul style="list-style-type: none"> carbon nitrogen boron calcium copper iron magnesium manganese phosphorus potassium sodium sulphur zinc arsenic cadmium chromium cobalt lead molybdenum nickel selenium titanium vanadium 	<ul style="list-style-type: none"> total coliforms faecal coliforms E.coli

If pasteurisation conditions are not met rows must be returned to the mulched FOGO pile to be reprocessed.

The expected infiltration rate of the interim cover is 1×10^{-5} m/s or 864mm/day, almost identical to the 90th percentile annual rainfall of 855mm. It is therefore very unlikely that rainfall will prevent turning or other operations on the interim cover on the site. There are operational wind constraints at the Copping tip that may occasionally (<1 per month) delay operations on the compost site for portions of a day.

4 Contingency management

Approximately 1500m² of FOGO storage area is proposed, enough for 4500m³ at three metres high (1100 tonnes). This is sufficient for two months of the proposed year one input. The height can be increased further without issue if necessary.

If for some reason further storage is required, finished material could be stored elsewhere on the Copping tip site and the pasteurised product stockpile area (650m²) used for input storage, allowing for an additional month of inputs.

If an unforeseen issue arose with access to the compost site for FOGO deliveries, the site manager would identify either a temporary storage within the current active B cell landfill, or burial within the landfill.

5 Surface water impacts

5.1 SUMMARY

This assessment is based on the concept presented in Appendix 1 where the site will be formed with slope and perimeter bunding to leave the lowest perimeter point as the existing road access to the compost operations area. Should any water escape via this pathway, the existing roadway stormwater system will direct any stormwater into the landfill stormwater collection system. The compost area is the highest point of the site, there will be no surface water runoff into the compost area.

All water contained within the compost operations area will evaporate or enter the existing leachate collection system by infiltration through the interim cover into the stage 1A B cells.

ATC Williams (2025) HELP modelling estimates leachate generation on interim capping to be 11% of annual rainfall (Table 7). Water balances (Appendix 2) show there is no contribution to leachate from the compost area until the rainfall reaches the 60th percentile (Table 8). The extra leachate resulting from the composting operations is estimated as 0.48ML overall in a 90th percentile year (Table 9).

This increase is attributed to the commitment to ensure that all compost leachate reports to the B cell leachate system, as opposed to currently where across all B-cell areas, on average, 11% of annual incident rainfall is modelled to report to leachate with the remainder (post-evaporation) reporting to stormwater. The HELP model used gives no guidance as to partitioning to evaporation versus stormwater. The water balance model estimates the evaporation component.

There will be no point source emissions from the composting site. All water impacting on the compost site is contained before entering (via infiltration) the B cell leachate capture system.

5.2 RISK ASSESSMENT TO STORMWATER QUALITY AND LEACHATE MANAGEMENT

The ATC Williams Category B Landfill Leachate Generation Model¹ currently estimates expected leachate generation of 15.3-16.8ML of leachate from all B cells during the years 2026-2030 (which encompasses the proposed lifespan of the interim compost facility). This figure may be reviewed as the ATC William assessment progresses.

The HELP model predicts leachate generation of 11% of incident rainfall annually from areas with interim capping, such as the compost area, with the remainder lost to evaporation or removed as stormwater from surface water flow. The expected leachate generated from the compost site using this model is calculated by using 11% of the various percentile rainfalls over the last 30 years derived from SILO data (see Appendix 2 for date source details) as the estimated leachate volume (Table 7).



Table 7 Estimated leachate volumes from 0.5ha using HELP model output of 11% of incident rainfall reporting to leachate on interim capping

Rainfall percentile	Rainfall mm	Leachate percentage HELP model	Leachable portion mm	ML leachate from 0.5ha
10 th adj	494	11%	54	0.27ML
Median (50 th adj)	641	11%	70	0.35ML
Mean	660	11%	73	0.36ML
60 th adj	699	11%	77	0.39ML
90 th adj	856	11%	94	0.47ML

The compost site area will be modified to ensure that no losses as stormwater can occur, with all surface water retained to evaporate or infiltrate the surface and enter the B-cell leachate collection system. We expect an increased contribution to the B-cell leachate collection system following modification of the compost site to retain surface water equal to the rainfall volume not evaporated which would have reported to stormwater.

Estimates of leachate generation from the compost area, a surface with no plant growth, have been prepared based on a site water balance, (Appendix 2) as summarised in Table 8, by estimating the evaporation from a bare surface with no crop growing in accordance with *Crop evapotranspiration - Guidelines for computing crop water requirements - FAO Irrigation and drainage paper 56 (1998)* for the Copping tip site rainfall distribution. From this analysis, contributions to the leachate collection system for different rainfall scenarios are estimated by subtracting the calculated annual evapotranspiration (ET_c), from the annual rainfall for each rainfall percentile.

Table 8 Water balance results summary (from Appendix 2)

Rainfall percentile	ET _o mm	ET _c mm	Rainfall mm	Leachable portion mm	ML leachate added from 0.5ha compost site
10 th adj	936	679	494	-185	0
Median (50 th adj)	902	682	641	-41	0
Mean	898	683	660	-23	0
60 th adj	895	679	699	20	0.1ML
90 th adj	853	667	856	189	0.95ML

Table 9 Calculation of extra leachate volume from the compost site

Rainfall percentile	ML leachate from 0.5ha HELP Table 7	ML leachate added from 0.5ha compost site Table 8	Extra site leachate
	A	B	B-A
10 th adj	0.27ML	0	-0.27ML
Median (50 th adj)	0.35ML	0	-0.35ML
Mean	0.36ML	0	-0.36ML
60 th adj	0.39ML	0.1ML	-0.29ML
90 th adj	0.47ML	0.95ML	0.48ML

Contributions to the leachate collection system are expected to be zero in more than half of all years. In a 60th percentile year there is a positive contribution expected of only 0.1 ML, less than the 0.39ML assumed in the HELP model. In a 90th percentile year there is 0.95ML of leachate expected, 0.48ML more than that from the HELP model.

5.2.1 The impact of high intensity rainfall events on overall landfill stormwater

For the purposes of this modelling the following site dimensions and assumptions (as depicted in Appendix 1) were applied:

- 1% fall to the south over 120m results in 1.2m level difference– which dictates the bund will be 1.2m high.
- The area is almost a rectangle, so assumed average depth of the basin would be 0.6m. Conservatively assumed as 0.5m.
- Based on this average depth, and the area of the site being 5662m² (Figure 6) the storage volume is approximately 2800m³
- Infiltration is 1x10⁻⁵ m/s (0.01mm/s) (ATC Williams, 2025)
- A reduced infiltration area as much of the site covered with compost and inputs – half the site area, ~2500m².



Figure 6 Site dimensions used in stormwater modelling

- For a 1% AEP (1 in 100 year storm event) a 30 minute storm would result in the largest storage volume required. This would only be 100m³ – much less than the 2800m³ storage volume available.
- If the infiltration rate is reduced to 1x10⁻⁷ m/s and maintain all other parameters 1170m³ of storage for a 1% AEP event with a four day duration is required. Less than half the available volume.

Both scenarios require significantly less storage than the forecast available 2800m³. There is therefore low probability that any stormwater will be generated from the compost site.

Noting again that this scenario is an option and there are others. However the site is finally graded and bunded, it must meet the following characteristics:

- The lowest point of the bunded area must be the roadway so that should any stormwater escape the site it will enter the stormwater collection system associated with site roading.
- The bunded area must have a storage capacity of at least 1200m³ to exceed the storage for a 1% AEP event with a four day duration and a reduced capping permeability.
- Bunds must be effectively compacted to hold water while infiltration through the interim capping occurs (i.e., bunding must be less permeable than interim capping).
- Bunds must have a minimum 1:1 batter.

5.2.2 Leachate quality

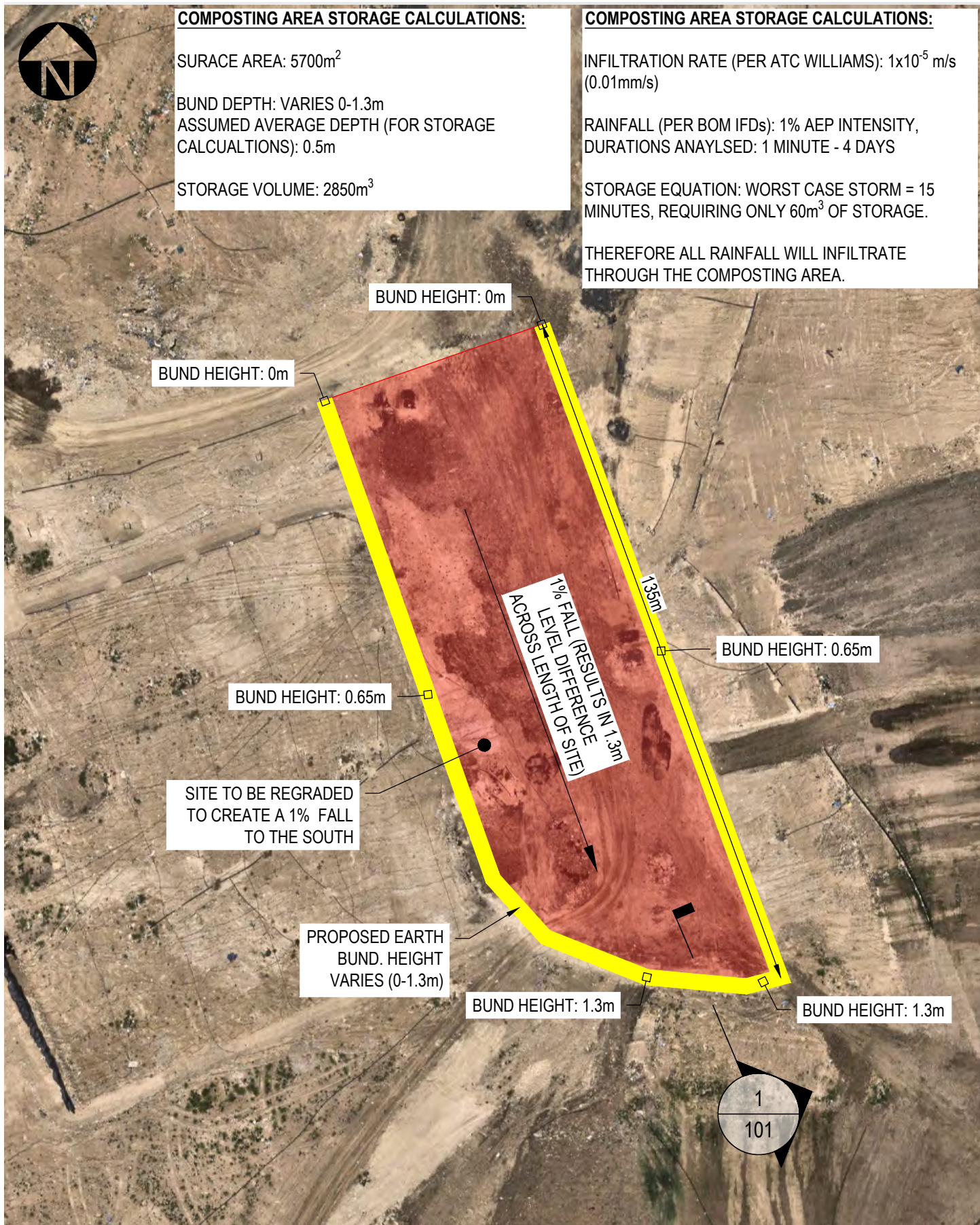
As compost leachate will be immediately captured by the B cell leachate management system, no monitoring specific to the interim composting facility is proposed or practical.

Whilst there is potential for FOGO contaminants (that should ordinarily be directed to landfill) to contain environmentally hazardous substances (in addition to the expected nutrients) the low contamination rate found in FOGO in Hobart (Figure 2) might suggest that leachate quality from FOGO composting is likely to be of better quality than B cell landfill leachate.

While quarterly groundwater monitoring is undertaken across a network of 24 bores, leachate is only monitored at the storage ponds, located south of the B cell leachate system (shown on Figure 3). Whilst the interim composting facility is unlikely to have any impact on leachate quality, any trends observed will be reviewed through this existing pond analytical program.

In summary, given that FOGO material is essentially a diversion of what would ordinarily go into the same landfill, it is difficult to justify why there would be a significant net impact on leachate quality.

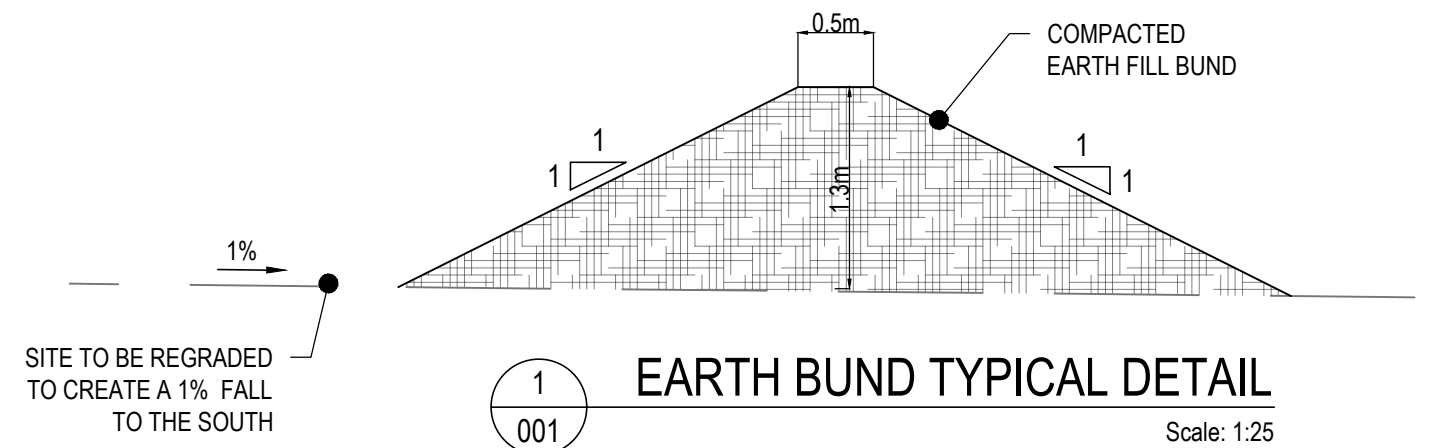
Appendix 1 Compost pad leachate capture concept



COMPOSTING SITE PLAN
SCALE 1:1000



SITE LOCALITY PLAN
SCALE 1:100,000



EARTH BUND TYPICAL DETAIL
Scale: 1:25

Sorell Council
Development Application: 5.2026.34.1 -
Development Application - Blue Hills Road,
Copping - P1.pdf
Plans Reference: P1
Date Received: 11/02/2026

REV	ISSUED	DSGN	APPRVD	REVISION DESCRIPTION	REV	ISSUED	D.DWN	APPRVD	REVISION DESCRIPTION
A	20.11.25	RH	SJ	FOR APPROVAL					

admin@pinionadvisory.com
1300 746 466
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SURVEY INFORMATION: N/A	REFERENCED PLANS:	DES/DRAWN: R. HUNT	CLIENT: SOUTHERN WASTE SOLUTIONS
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		DATE: 20.11.2025	
		PROJECT REF: 21SWS-COPPING	DRAWING No: 001
			REVISION A

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Appendix 2 Leachate water balance modelling

To estimate the change in leachate reporting to the B cell leachate management system a water balance approach can be used for the site using evapotranspiration estimates **derived from 'bare soil'** methodology outlined in *Crop evapotranspiration - Guidelines for computing crop water requirements*⁴.

To estimate the evapotranspiration from a crop, the Penman-Monteith reference evapotranspiration, ET_0 , is modified by a crop factor. Where the soil is bare, there is no crop transpiration but evaporation from a surface can be estimated using the method for estimating the initial crop factor ($K_{c\ ini}$) for a site where a crop is sown but the soil is bare as outlined in chapter 7⁴.

Inputs required to estimate $K_{c\ ini}$ ⁴:

- Time interval between wetting events
- Evaporation power of the atmosphere
- Magnitude of the wetting events

Calculation steps are:

1. Download rainfall and the Penman-Monteith FAO56 short crop evapotranspiration data for the 30 year period to the beginning of the current year from <https://www.longpaddock.qld.gov.au/silo/point-data/> for the area containing the site of interest, in this case latitude -42.85, longitude 147.75.
2. Using monthly data calculate the mean, median and 90th percentile adjusted monthly rainfall.
3. Using monthly data calculate the mean, median and 10th percentile adjusted monthly ET_0 .
4. Approximate the mean rainfall per event for Copping tip:
 - After *Example 6.1. Estimation of interval between wetting events*^{4 (p179)}:
 - there are around 145 rain days on average each year (Table 10)
 - 90th percentile adjusted rainfall is 855.5mm
 - averaging 2.5 days per event and 5.9mm per event in a 90th percentile year (855.5mm/145.6days). w
 - This is in the range 3-10mm per event, suitable to use Figure 6.1^{4(p181)} for estimation of average $K_{c\ ini}$ as related to the level of ET_0 and the interval between significant rain events.

Table 10 Average frequency of rainfall events for sites where data is available

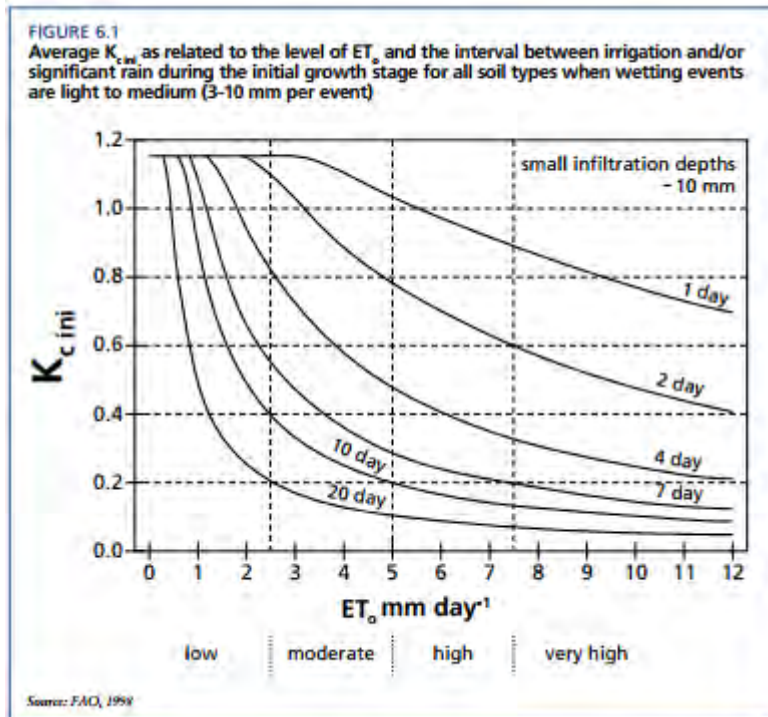
Site	Total rain days			
	>0.2mm	>1mm	>10mm	>25mm
Hobart airport	139.5	84.7	11.7	2.4
Dunalley	153.2	88.3	13.5	2.5
Orford	144.1	92	16	4.3
Mean number of days	145.6	88.3	13.7	3.1
Mean days per event	2.5	4.1	26.6	119.0

⁴ Pereira, L. S., Allen, R. G., Paredes, P., López-Urrea, R., Raes, D., Smith, M., & Kilic, A. (2025). *Crop evapotranspiration: Guidelines for computing crop water requirements* (FAO Irrigation and Drainage Paper No. 56 Rev. 1). Rome: Food and Agriculture Organization of the United Nations. ISBN 978-92-5-140060-9



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- For each water balance calculate the average daily ET_0 for each month
- Use the mean days per rainfall event, (use 4 days per event to be conservative) and the mean daily ET_0 for each month to look up the $K_{c\ ini}$ from Figure 6.1^{4(p181)} for each month and add it to the water balance table.



- The average evaporation from the surface with nothing growing for each scenario is the $ET_c = ET_0 \times K_{c\ ini}$ for each month.
- On an annual basis, the difference between the rainfall and ET_c is the leachable portion of the incident rainfall. (Assumption is that there is sufficient water holding capacity in the composting products/interim capping/MSW to make winter rainfall available for evaporation from the surface.)
- Prepare the water balances (see below).
- Summarise water balance results:

Table 11 Water balance results summary

Rainfall percentile	ET_0 mm	ET_c mm	Rainfall mm	Leachable portion mm	ML leachate added from 0.5ha compost site
10 th adj	936	679	494	-185	0
Median (50 th adj)	902	682	641	-41	0
Mean	898	683	660	-24	0
60 th adj	895	679	699	20	0.1ML
90 th adj	853	667	856	189	0.95ML

WATER BALANCES

Water balances use a four day interval and average daily ET_0 for each month to estimate a monthly $K_{c\ ini}$ for a surface with no crop growing from Figure 6.1^{4(p181)} and calculate monthly ET_c . This is subtracted from the rainfall to estimate the rainfall that is not evaporated and may therefore enter the leachate management system.

- 10th percentile rainfall year
10th percentile adjusted rainfall and 90th percentile adjusted ET_0 for the 30-year period 1995 to 2024.

		unit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
Penman-Monteith reference evaporation ET_0	A	mm	132.0	102.7	85.0	54.3	36.9	26.2	29.6	42.7	63.1	89.2	106.0	130.2	897.9
Average daily ET_0			4.3	3.7	2.7	1.8	1.2	0.9	1.0	1.4	2.1	2.9	3.5	4.2	
Rainfall	C	mm	56.3	43.9	53.9	57.3	46.7	63.7	49.4	60.9	52.2	58.8	59.2	57.5	659.7
Direct Crop Coefficient ($K_{c\ ini}$ for bare soil from figure 29)	E		0.55	0.61	0.79	1.03	1.14	1.15	1.15	1.12	0.98	0.77	0.65	0.55	-23.7mm
Evapotranspiration ET_c (A x E)	F	mm	72.6	62.7	67.2	55.9	42.1	30.1	34.1	47.8	61.9	68.7	68.9	71.6	683.4

- Median rainfall year
Median adjusted rainfall and median adjusted ET_0 for the 30-year period 1995 to 2024.

		unit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
Penman-Monteith reference evaporation ET_0	A	mm	132.8	102.1	85.3	54.4	37.5	26.4	29.9	42.6	63.8	89.1	106.5	131.3	902
Average daily ET_0 (A/days per month)	B	mm	4.3	3.6	2.8	1.8	1.2	0.9	1.0	1.4	2.1	2.9	3.6	4.2	
Rainfall	C	mm	53.3	43.3	45.1	53.5	45.0	57.8	51.2	65.5	48.5	56.2	63.8	57.4	641
Direct Crop Coefficient ($K_{c\ ini}$ for bare soil from figure 29)	D	mm	0.58	0.62	0.78	1.05	1.15	1.15	1.15	1.10	0.95	0.75	0.60	0.55	-41.5mm
Evapotranspiration ET_c (A x D)		mm	77	63	67	57	43	30	34	47	61	67	64	72	682

3. Mean rainfall year
 Mean adjusted rainfall and mean adjusted ET_0 for the 30-year period 1995 to 2024.

		unit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
Penman-Monteith reference evaporation ET_0	A	mm	132.0	102.7	85.0	54.3	36.9	26.2	29.6	42.7	63.1	89.2	106.0	130.2	897.9
Average daily ET_0			4.3	3.7	2.7	1.8	1.2	0.9	1.0	1.4	2.1	2.9	3.5	4.2	
Rainfall	C	mm	56.3	43.9	53.9	57.3	46.7	63.7	49.4	60.9	52.2	58.8	59.2	57.5	659.7
Direct Crop Coefficient (Kc ini for bare soil from figure 29)	E		0.55	0.61	0.79	1.03	1.14	1.15	1.15	1.12	0.98	0.77	0.65	0.55	-23.7mm
Evapotranspiration ET_c (A x E)	F	mm	72.6	62.7	67.2	55.9	42.1	30.1	34.1	47.8	61.9	68.7	68.9	71.6	683.4

4. 60th percentile rainfall year
 60th percentile adjusted rainfall and 40th percentile adjusted ET_0 for the 30-year period 1995 to 2024.

		unit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
Penman-Monteith reference evaporation ET_0	A	mm	131.8	101.1	86.0	54.2	37.1	25.7	29.6	42.6	62.4	88.9	104.5	131.3	895.1
Average daily ET_0			4.3	3.6	2.8	1.8	1.2	0.9	1.0	1.4	2.1	2.9	3.5	4.2	
Rainfall	C	mm	59.7	41.3	55.6	59.8	42.9	66.2	61.7	68.8	50.0	53.1	71.4	68.2	698.9
Direct Crop Coefficient (Kc ini for bare soil from figure 29)	E		0.55	0.62	0.75	1.03	1.14	1.15	1.15	1.12	0.98	0.77	0.65	0.55	20.2mm
Evapotranspiration ET_c (A x E)	F	mm	72.5	62.7	64.5	55.8	42.3	29.5	34.0	47.7	61.1	68.4	67.9	72.2	679

5. 90th percentile rainfall year
 90th percentile adjusted rainfall and 10th percentile adjusted ET_0 for the 30-year period 1995 to 2024.

		unit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
Penman-Monteith reference evaporation ET_0	A	mm	123.1	98.3	82.1	52.0	35.0	24.1	27.6	41.2	60.8	85.1	101.4	122.2	853.0
Average daily ET_0			4.0	3.5	2.6	1.7	1.1	0.8	0.9	1.3	2.0	2.7	3.4	3.9	
Rainfall	C	mm	85.0	71.3	79.9	78.3	63.1	77.1	61.9	67.7	61.9	83.1	67.3	59.2	855.8
Direct Crop Coefficient (Kc ini for bare soil from figure 29)	E		0.55	0.62	0.81	1.10	1.15	1.15	1.15	1.15	1.00	0.79	0.65	0.60	189.1mm
Evapotranspiration ET_c (A x E)	F	mm	67.7	61.0	66.5	57.2	40.2	27.7	31.7	47.4	60.8	67.3	65.9	73.3	667

Appendix B Advice from Sorell Council

 **Sorell Council**
Development Application: 5.2026.34.1 -
Development Application - Blue Hills Road,
Copping - P1.pdf
Plans Reference: P1
Date Received: 11/02/2026

From: [Shane Wells](#)
To: [Monica Cameron](#)
Cc: [Patrick Carroll](#); [2526-018 Copping Interim Composting Approvals](#); [Erin Fitzner](#)
Subject: RE: Copping Landfill - Composting Operation
Date: Friday, 7 November 2025 9:10:23 AM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)

Hi Monica

Confirming that a planning permit is required in this instance.

Shane Wells
Manager Planning



T: 03 6269 0053
M: 0437 982 906
47 Cole Street, Sorell TAS 7172
PO Box 126, Sorell TAS 7172



www.sorell.tas.gov.au



Sorell Council would like to pay respect to the traditional and original owners of this land the Mumirimina people, to pay respect to those that have passed before us and to acknowledge today's Tasmanian Aboriginal community who are custodians of this land.

From: Monica Cameron <Monica@era-advisory.com.au>
Sent: Tuesday, 4 November 2025 10:25 AM
To: Shane Wells <Shane.Wells@sorell.tas.gov.au>
Cc: Patrick Carroll <patrick@era-advisory.com.au>; [2526-018 Copping Interim Composting Approvals](#) <2526-018coppinginterimcompostingapprovals@era-advisory.com.au>; Erin Fitzner <erin@era-advisory.com.au>
Subject: RE: Copping Landfill - Composting Operation

Hi Shane

Are we able to get a response to my below email please? The EPA have requested this.

Many thanks.

Kind regards,

era

Monica Cameron
Principal Planner

monica@era-advisory.com.au
0400 712 023
Era Advisory supports flexible work practices.

Level 1, 125A Elizabeth St
Nipaluna (Hobart) TAS 7000
(03) 6165 0443
era-advisory.com.au



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

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From: Monica Cameron
Sent: Monday, 27 October 2025 11:54 AM
To: 'Shane Wells' <Shane.Wells@sorell.tas.gov.au>
Cc: Patrick Carroll <patrick@era-advisory.com.au>; 2526-018 Copping Interim Composting Approvals <2526-018coppinginterimcompostingapprovals@era-advisory.com.au>; Erin Fitzner <erin@era-advisory.com.au>
Subject: RE: Copping Landfill - Composting Operation

Hi Shane

Just following up on my below email.

Thanks

Kind regards,



Monica Cameron
Principal Planner

monica@era-advisory.com.au
0400 712 023
Era Advisory supports flexible work practices.

Level 1, 125A Elizabeth St
Nipaluna (Hobart) TAS 7000
(03) 6165 0443
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From: Monica Cameron
Sent: Thursday, 16 October 2025 3:16 PM
To: 'Shane Wells' <Shane.Wells@sorell.tas.gov.au>
Cc: Patrick Carroll <patrick@era-advisory.com.au>; 2526-018 Copping Interim Composting Approvals <2526-018coppinginterimcompostingapprovals@era-advisory.com.au>; Erin Fitzner <erin@era-advisory.com.au>
Subject: RE: Copping Landfill - Composting Operation

Hi Shane

The EPA have also requested we obtain written advice from Sorell Council on the requirement of a planning permit. See below from the EER guidelines.

Planning permit	Confirm whether a Planning Permit is required under the LUPAA. As an appendix, provide written advice from Council stating the requirement, if a planning application has not already been lodged.
-----------------	--

Can you please respond to this email confirming a planning permit is required under LUPAA for the proposed use and development?

Thanks.

Kind regards,



Monica Cameron
Principal Planner

monica@era-advisory.com.au
0400 712 023
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Nipaluna (Hobart) TAS 7000
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From: Shane Wells <Shane.Wells@sorell.tas.gov.au>
Sent: Wednesday, 15 October 2025 12:04 PM
To: Monica Cameron <Monica@era-advisory.com.au>
Cc: Patrick Carroll <patrick@era-advisory.com.au>; 2526-018 Copping Interim Composting Approvals <2526-018coppinginterimcompostingapprovals@era-advisory.com.au>
Subject: RE: Copping Landfill - Composting Operation

Hi Monica

Yes, Council agrees that this a Recycling and Waste Disposal use class

regards

Shane Wells
Manager Planning



T: 03 6269 0053
M: 0437 982 906
47 Cole Street, Sorell TAS 7172
PO Box 126, Sorell TAS 7172



www.sorell.tas.gov.au



Sorell Council would like to pay respect to the traditional and original owners of this land the Mumirima people, to pay respect to those that have passed before us and to acknowledge today's Tasmanian Aboriginal community who are custodians of this land.

From: Monica Cameron <Monica@era-advisory.com.au>
Sent: Wednesday, 15 October 2025 11:41 AM
To: Shane Wells <Shane.Wells@sorell.tas.gov.au>
Cc: Patrick Carroll <patrick@era-advisory.com.au>; 2526-018 Copping Interim Composting Approvals <2526-018coppinginterimcompostingapprovals@era-advisory.com.au>
Subject: Copping Landfill - Composting Operation

Hi Shane

We're acting on behalf of Southern Waste Solutions (SWS), who as you know, operate Copping Landfill ('Copping Tip'), located at Blue Hill Road, Copping (PID 1824896).

SWS is committed to resource recovery and diversion from landfill and is in the early stages of planning for a large-scale composting and organics processing operation at the site, adjacent to the existing Copping Landfill, which will allow the processing of organic waste from local council FOGO (food organics and garden organics) collection and other organic waste streams available now and in the future. The proposed composting operation is still in the early planning phase, with SWS expected to be a few months away from refining the proposal sufficiently to commence the approval process for the facility.

In the short term, however, there is an immediate opportunity for SWS to divert some existing organic material from entering landfill and instead compost this material for beneficial reuse. To do this, an interim composting operation using simple

windrow techniques is proposed to be undertaken within the existing landfill footprint.

We are currently preparing a planning permit application for the above but wanted to first confirm with you the appropriate use class for the operation.

It is our opinion that the proposed operation fits within the Recycling and Waste Disposal use class, which is already an approved use on the site (refer to planning permit 5.2023.74). This is defined as:

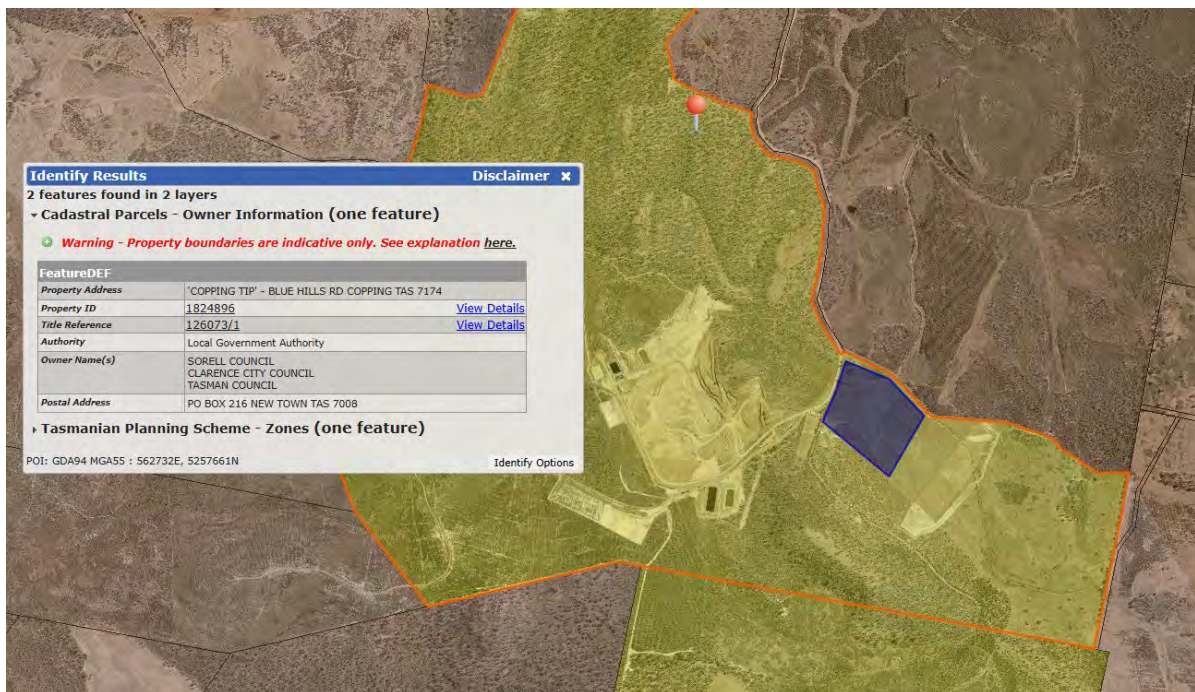
use of land to collect, dismantle, store, dispose of, recycle or sell used or scrap material. Examples include a container refund facility, recycling depot, refuse disposal site, scrap yard, vehicle wrecking yard and waste transfer station.

As mentioned above, no new materials are to be brought to the site, instead, materials that are already at the site will be diverted to the interim composting operation rather than going to the landfill cells. In that regard, the land will be used to collect, store and dispose of scrap materials.

Do you agree with this opinion?

For reference, the likely location of the composting area is shown in blue in the image below (ignore the size of the shape – it’s just indicative of location).

Thanks, look forward to hearing from you.



Kind regards,

era

Monica Cameron
Principal Planner

monica@era-advisory.com.au
0400 712 023

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Nipaluna (Hobart) TAS 7000
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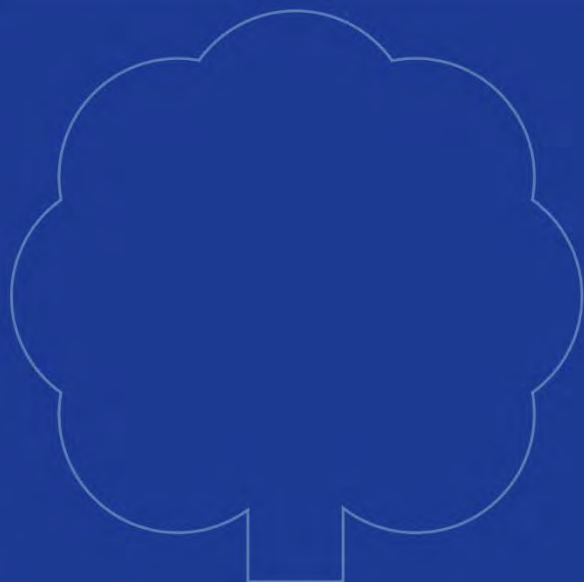
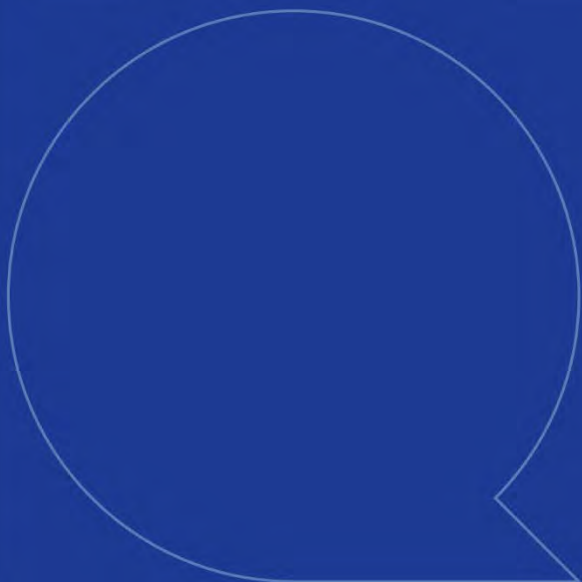
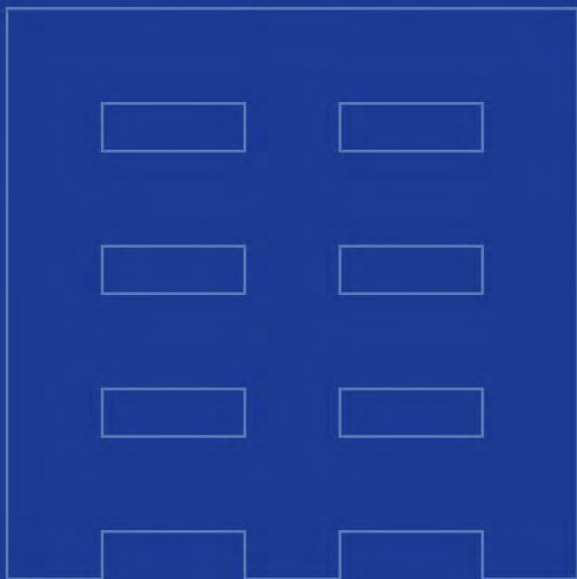
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 **Sorell Council**
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Development Application - Blue Hills Road,
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Plans Reference: P1
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