

**Huon Valley Council  
Amendment BY**

HUON VALLEY COUNCIL

**Huon Planning Scheme 1979  
AMENDMENT BY**

**(a) Ordinance change**

Insert the following after Clause 3.9:

“3.10 All use or development within the Integrated Timber Processing Site Special Area is to be in accordance with Schedule 10”; and

Insert the following after Schedule 9:

**SCHEDULE 10**

**INTEGRATED TIMBER PROCESSING SITE SPECIAL AREA**

**S10.1 Integrated Timber Processing Site Special Area**

**S10.1.1** To the extent of any inconsistency, the provisions of this Schedule are to take precedence over any other requirements in this Scheme and are applicable to the area identified on the plan as the Integrated Timber Processing Site Special Area.

**S10.2 Intent**

**S10.2.1** The Integrated Timber Processing Site Special Area Schedule provides for the sustainable development and use of integrated timber-processing facilities of significant economic value to the region and the State.

**S10.3 Objectives**

**S10.3.1** The objectives of the Schedule are:

- (a) to provide for a range of timber processing operations;
- (b) to ensure that the development of the site, including infrastructure, is environmentally sustainable;
- (c) to ensure the site is developed in an integrated manner and the various uses are complimentary to each other;
- (d) to encourage the downstream processing of timber products; and
- (e) to ensure the protection of the environmental value of the Huon River and its estuarine waters.

## **S10.4 Use or Development**

### **S10.4.1 Permitted Use or Development**

A permitted use or development within the Integrated Timber Processing Site Special Area is not to be commenced or undertaken without prior application for, and issue of, a permit which the Council must grant either unconditionally or conditionally provided that: the use or development complies with development standards in clauses S10.9.2 “Subdivision”, S10.10 “Car Parking” and S10.11 “Setbacks”.

Permitted uses or developments are:

- (a) log segregation, cross cutting of logs and sawlog sales
- (b) sawmilling and timber drying
- (c) plants for the production of veneers or plywood
- (d) timber sales yard
- (e) composting plant
- (f) wood fibre production plant
- (g) wood fired power generation plant
- (h) joinery
- (i) infrastructure that is integral to the development of the above uses
- (j) visitor information centre
- (k) engineering and maintenance workshops
- (l) weighbridge
- (m) signs
- (n) landscaping and screening
- (o) all other uses which are related to the downstream processing of the timber resource

### **S10.4.2 Discretionary Use or Development**

A discretionary use or development is not to be commenced or undertaken without the prior application for, and issue of, a permit which the Council has the discretion to refuse *or* to grant either unconditionally or conditionally.

### **S10.4.3 Prohibited Use or Development**

A use or development is prohibited within the Integrated Timber Processing Site Special Area if it is not listed in S.10.4.1 or is not a discretionary use or development under S.10.4.2

### **S10.55 Interpretation**

**S10.65.1** Use or development means use, development, a combination of use and development or uses and developments.

**S10.65.2** The provisions of this Schedule are to be interpreted primarily by reference to the Intent, Objectives and content of this Schedule. Words and expressions may be used in this Schedule in a manner, or with a meaning, different from the same or similar words or expressions in other provisions of this Scheme.

**S10.65.3** Only those provisions of this Scheme which are expressly, or by necessary implication, applicable to this Schedule are to apply to this Schedule.

**S10.65.4** For the purpose of this Schedule, the terms “use”, “development” and “sustainable development” have the meaning provided in section 3(1) and Schedule 1 of the *Land Use Planning and Approvals Act 1993*.

**S10.65.5** Nothing in this Schedule prevents any use or development which is reasonably incidental to and integral with, any use or development in respect of which a permit is granted by Council under this Schedule.

### **S10.76 Environmental Impact Statement**

**S10.76.1** An Environmental Impact Statement prepared to the satisfaction of Council is to be submitted with any development application and must incorporate the following matters:

- (a) a detailed description of the proposal including:
  - (i) proposed uses of the land;
  - (ii) a site plan indicating the location of services, signs, buildings, building envelopes, roads, storage areas, drainage systems, car parking, fencing, proposed landscaping, trees and vegetation to be retained or removed;
  - (iii) plans indicating the type and colour of building materials to be used and the form and height of proposed buildings and signs;
  - (iv) the number of employees, hours of operation and shift changeover times;

- (v) if required, a plan of proposed subdivision;
- (b) a description of the existing environment and the potential environmental impacts of the proposal, including the following matters:
  - (i) a geo-technical assessment of the capability of the land;
  - (ii) a flora and fauna assessment of the land;
  - (iii) a hydrological assessment (including water quality);
  - (iv) an archaeological and cultural assessment of the land;
  - (v) an air quality impact assessment;
  - (vi) a noise impact assessment;
  - (vii) a traffic impact assessment;
- (c) the proposed measures to avoid, mitigate or remedy any potential adverse impacts on the environment identified under (b) above; and
- (d) an assessment of the capacity of the infrastructure to meet the demands of the proposal including:
  - (i) local and regional road access;
  - (ii) water supply;
  - (iii) waste water disposal;
  - (iv) solid waste disposal;
  - (v) stormwater disposal;
  - (vi) power supply and transmission capacity; and
  - (vii) emergency response capability.

## **S10.87 Assessment**

**S10.87.1** When assessing an application the Council is to have regard to the effects of the proposal on:

- (a) the natural environment, with particular regard to land capability and rare or threatened fauna and flora species;
- (b) ground and surface water, rivers and wetlands;
- (c) cultural heritage values;
- (d) air quality;
- (e) existing roads and service infrastructure, both off and on the site;
- (f) local communities;
- (g) scenic values of the landscape in particular the effects when viewed from significant vantage points;
- (h) existing uses to ensure that each additional use will not adversely impact on other uses; and
- (i) any other relevant matters deemed by Council to be important.

**S10.87.2** In addition, when assessing an application the Council is to be satisfied with the measures proposed:

- (a) for the protection of areas of high erodibility;
- (b) to avoid the development of land affected by risk of instability;
- (c) to protect any areas recognised as containing significant environmental, scientific or other conservation values;
- (d) to protect the environment, in particular air and water quality;
- (e) for the management of natural hazards and operational risks including fire, spillage of fuels and chemicals, atmospheric emissions and water-borne emissions;
- (f) for solid and liquid waste management including stormwater;
- (g) to mitigate the impacts on local communities; and
- (h) to protect the visual amenity, landscape and cultural values of the municipal area.

**S10.87.3** Council may require additional measures to avoid, mitigate or remedy any adverse effects.

### **S10.98 Subdivision**

**S10.98.1** Pursuant to s81 of the *Local Government (Building and Miscellaneous Provisions) Act 1993* an application for subdivision is to be a permitted use pursuant to s58 of the Land Use Planning and Approvals Act 1993.

**S10.98.2** For the purposes of s109 of the Local Government (Building and Miscellaneous Provisions) Act 1993 there are no minimum lot requirements applicable to subdivision.

### **S10.109 Car Parking**

**S10.109.1** Council is to determine the minimum number and kind of vehicle parking spaces required.

**S10.109.2** The minimum dimension of every carparking space to be provided must be not less than 5.5 metres by 2.5 metres.

Vehicle-parking areas are to be designed and constructed to the Council's satisfaction.

### **S10.110 Setbacks**

**S10.110.1** Buildings fronting Weld Road must be set back a minimum of 10 metres from the formed road boundary. The buffer area created by the above 10

metre set back must be landscaped and maintained to Council's satisfaction.

## **2. Plan change**

Amend the plan by the insertion of the Integrated Timber Processing Site Special Area and reference to Clause 3.10 as shown below:

[Insert map as certified]