

22.02 TIMBER INDUSTRY21/05/2009
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This local planning policy applies to the establishment and operation of timber growing, harvesting and processing facilities throughout the Shire.

22.02-1 Policy basis21/05/2009
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The timber industry is a source of local employment and makes an important contribution to the economy of the Shire.

Sawmills and other timber processing facilities are established in, or near, many of the rural townships in the Upper Yarra Valley, although much of the timber is sourced from forests in the Central Highlands region beyond the Shire boundaries. Some areas of timber harvesting are located in the forests of the southern foothills of the Donna Buang Range and in the upper reaches of the Little Yarra Valley.

The Shire is strategically located to increase its role within the value adding sector of the timber processing industry. This is due to its links to the substantial timber reserves in the Central Highlands to the north and Gippsland to the south east, as well as its good accessibility to the Melbourne metropolitan market and to the Port of Melbourne.

The continuation and future development of the timber industry in the Shire must ensure that adverse impacts on residents and the environment are minimised.

The Business strategies in Clause 21.04 of the Municipal Strategic Statement recognise the importance of facilitating future investment in the timber industry and the need to minimise the off-site effects of rural activities, including the timber industry.

This local planning policy provides guidance in assessing whether land may be suitable for use and development as a sawmill or for timber processing. The policies contained in this local planning policy relate to the reorganisation, expansion or relocation of existing sawmills, development of new sawmills and development of new timber processing.

It is not envisaged that hardwood plantations will be a major land use in the Shire. A significant proportion of the timber currently handled at mills in the Shire comes from areas beyond the Shire boundaries, and it is expected that this practice will continue in the future.

22.02-2 Objectives21/05/2009
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The objectives of this policy are to:

- Facilitate appropriate restructuring of the timber industry, including encouragement of value-adding processing of timber products to strengthen the economy of the Shire and increase local employment opportunities.
- Provide for restructuring of the industry and introduction of new technology that is appropriate to the economic circumstances of the time and the capacity of individual operators to introduce change.
- Provide guidance on the selection of suitable sites for sawmills and timber processing.
- Provide for protection of the special environmental values of the Shire.
- Identify areas where these facilities may be appropriately located.
- Ensure that all new and expanded sawmills and timber processing operations and new hardwood plantations are sited and designed to minimise the risk of uncontrolled fire.
- Encourage and facilitate the planting of hardwood timber plantations and agroforestry on cleared private land, particularly on degraded land and land not suited to other productive agricultural uses.

- Ensure that the establishment, harvesting and re-establishment of timber plantations, including any harvesting and regeneration of private native forests, is managed in accordance with the Code of Forest Practices for Timber Production.
- Facilitate any changes to existing sawmilling operations that will allow them to adopt more efficient processes and new technology and at the same time minimise adverse impacts on the surrounding area.
- Ensure that all new and expanded sawmilling and new timber processing operations are sited and carried out in a way that minimises any adverse impacts on the surrounding area, its residents and the environment.
- Promote the industrial areas of the Shire as a centre for furniture manufacturing and specialist value-adding processing of timber products.

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Sawmill and timber processing site selection

It is policy that:

- Major sawmills and timber processing be located in the preferred development areas identified on the maps forming part of this policy.
- Any proposal for a sawmill or timber processing in these areas also satisfy the other policies in this local planning policy.
- Council may consider a proposal for a sawmill or timber processing in other areas provided it can be demonstrated that it will comply with the other policies for the location and development of a sawmill or timber processing facilities.
- A sawmill or timber processing not be located on land which has the capability of sustaining productive agricultural uses.
- The site of a sawmill or timber processing be separated from any residential zone, hospital, school or any other sensitive land use by a sufficient distance to comply with the Environmental Protection Authority recommended buffer distances for industrial air emissions.
- The site area be adequate to provide for separation of the sawmill or timber processing from the site boundaries, sufficient to ensure that adverse impacts from the use can be properly dealt with within the site.
- Sites within an Environmental Significance Overlay or a Significant Landscape Overlay be avoided, and sites within a Heritage Overlay be avoided unless it is demonstrated that the proposed development will not diminish the cultural significance of the site.
- If it is proposed to locate a sawmill or timber processing on land included in an Environmental Significance Overlay, it be demonstrated that the proposed development will not diminish the natural significance of the site or adversely affect the long term management of its environment.
- A sawmill or timber processing not be located in an area with high to very high fire hazard rating, unless it can be demonstrated that the development will not increase fire hazard in the area.
- The visibility of the site from surrounding roads and land be limited by the nature of the topography of the site and surrounding area, by established tree planting on the land that will screen the development or by other means.
- It be demonstrated that the site has sufficient area to provide for:
 - Adequate building envelopes that avoid any areas which are subject to flooding or which contain slopes exceeding 20 percent.
 - Satisfactory treatment of effluent (if required).

- Collection and treatment of stormwater runoff.
- Collection and treatment of water used in the processing of timber.
- Protection against accidental spillage or leakage of chemicals and other potential pollutants used in the processing of timber.
- Appropriate riparian buffer areas along any waterway or other waterbody within or adjoining the site.
- The site be connected to necessary utility services or be capable of being serviced by appropriate alternative means.
- The site have direct access to a sealed road which is capable of carrying heavy industrial traffic without causing:
 - Any adverse impact on the road capacity or the road pavement surface.
 - A traffic hazard on surrounding roads.
 - Significant loss of amenity to the surrounding area.

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Design and siting of sawmills and timber processing

It is policy that:

Earthworks

- Buildings associated with a sawmill or timber processing not be located on land with slopes having a ratio of 1:5 or more, unless a geotechnical report is submitted with the proposal identifying measures that will be taken to ensure that any risks of subsidence, landslip and soil erosion are minimised.
- Earthworks associated with the development of the site be kept to a minimum and any batters be appropriately graded and treated to ensure that erosion of the batter surface will not occur and the visual impact of the earthworks is minimised.
- Cut and fill required to provide for buildings, storage areas, parking areas, access roads and the like be minimised and not create soil erosion problems or be incompatible with the landscape character of the area.

Effluent disposal and drainage

- The sawmill or timber processing be connected to a reticulated sewerage system, or an appropriate treatment system be installed that will ensure effluent is properly treated and contained within the site.
- Runoff from the site of any sawmill or timber processing not exceed the pre-development runoff rates from the land.
- Provision be made for monitoring and treatment of stormwater drainage from processing areas, car and truck standing areas and roadways, and runoff from spraying of logs and other sawmilling or timber processing operations, to ensure that oil and other pollutants are not carried in runoff discharged from the site.
- If necessary, provision be made for settling dams, oil interceptor pits and other measures to monitor and treat runoff.

Connection to reticulated services

- The sawmill or timber processing be connected to a reticulated water supply, or appropriate provision be made to collect and store water on the site, including the provision of water for fire fighting.
- The sawmill or timber processing be connected to a reticulated electricity supply.
- If electricity supply is not already available to the site, any work required to bring electricity supply to the site be carried out in a way that minimises visual and environmental impacts.

Vehicle access and traffic

- Any proposal for a sawmill or timber processing include any road works required to provide for satisfactory vehicular access to the site having regard to traffic safety and the need for upgrading of the road pavement to address the likely impacts of heavy vehicles accessing the site.

Fire safety

- All buildings and works, processes and uses associated with a sawmill or timber processing be sited and designed to minimise fire hazard and clear access be provided for fire fighting vehicles to a permanent and adequate water supply.

Visual screening

- All buildings and works associated with a sawmill or timber processing be sited and designed to minimise the visibility of the development from surrounding land and the area generally and to ensure that the development is in keeping with the landscape character of the area.
- Appropriate screen planting be provided or retained within the site to effectively screen views of the development from land outside the site.

Protection of vegetation and watercourses

- Removal of vegetation to provide for the development be minimised and not significantly reduce the habitat value of the site or affect the landscape character of the area.
- Buffer areas be retained or provided along any waterway or waterbody within or adjoining the site in order to protect the waterway or waterbody and its banks from degradation.
- Buffer areas be heavily planted with suitable riparian vegetation to provide for appropriate protection of the ground surface.

Flood prone areas

- No buildings, storage areas or other floodway obstructions be located on flood prone land.
- Earthworks on flood prone land be kept to a minimum and not obstruct any floodway or diminish the flood holding capacity of any flood pondage area.
- Any development of flood prone land be referred to the relevant drainage authority.

Noise, air and other emissions

- Noise attenuation measures be included in any proposal for a sawmill or timber processing to ensure that noise emissions are kept to a minimum and comply with the relevant Environment Protection Authority guidelines for control of noise from industry.
- Traffic generated by a sawmill or timber processing not create excessive noise nuisance to the occupants of nearby properties.
- If there will be air borne emissions generated by the operation of the sawmill or timber processing (including dust), measures be included in the development to ensure that the emissions are in conformity with requirements of the Environment Protection Authority and will not detract from the amenity of any nearby property or affect any crop produced on any nearby land.
- Appropriate provision be made for the storage and use of chemicals and other products used in the sawmilling or timber processing operations to ensure that there will be no leakage of these materials into nearby waterways, water bodies or the ground water, and appropriate provision be made for handling of any accidental spillage of these materials to ensure that they will not enter any nearby waterway, water body or the ground water.
- Any external lighting within the site be appropriately located and, where appropriate, baffled so that there is no glare or spill of light outside the site.

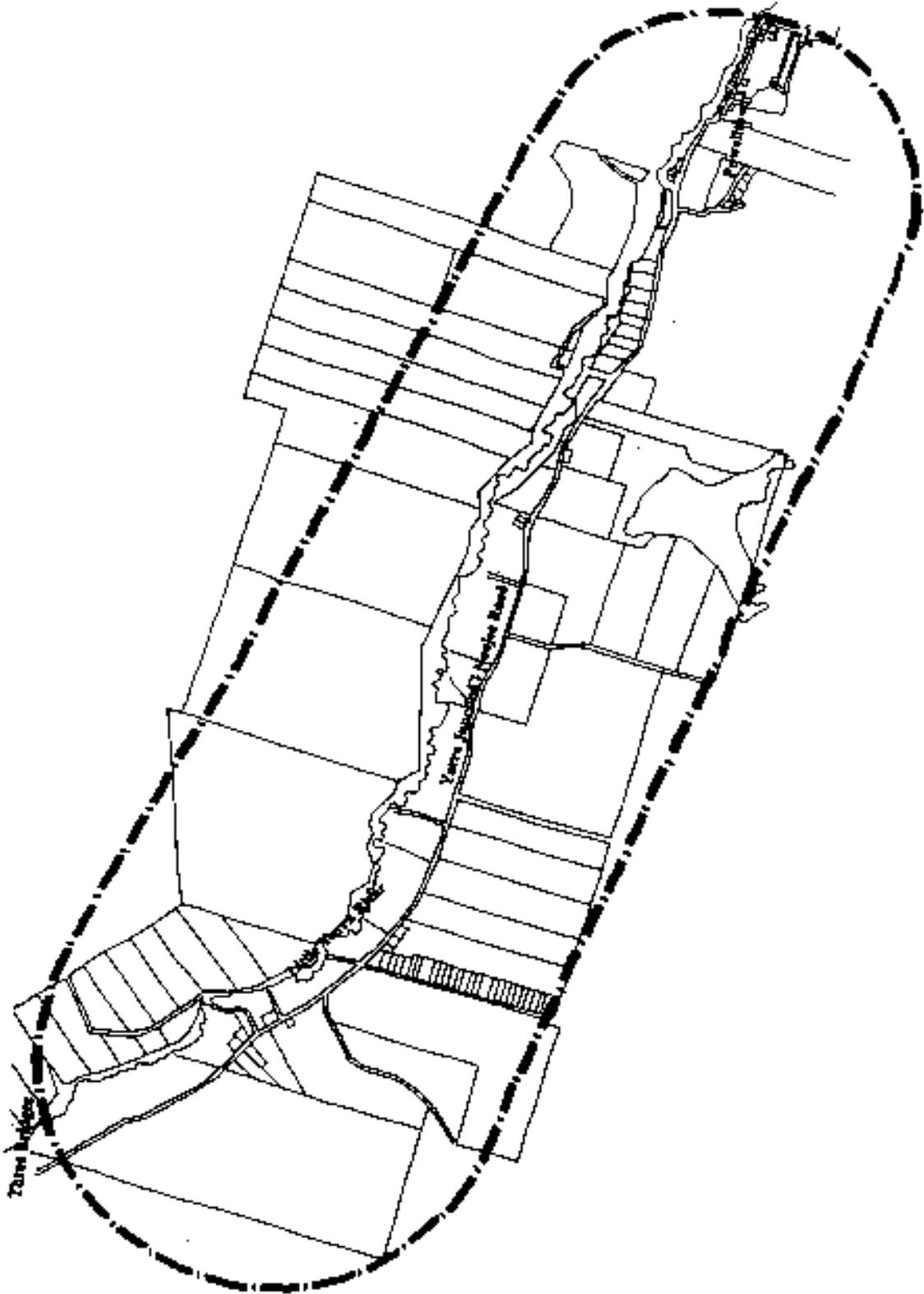
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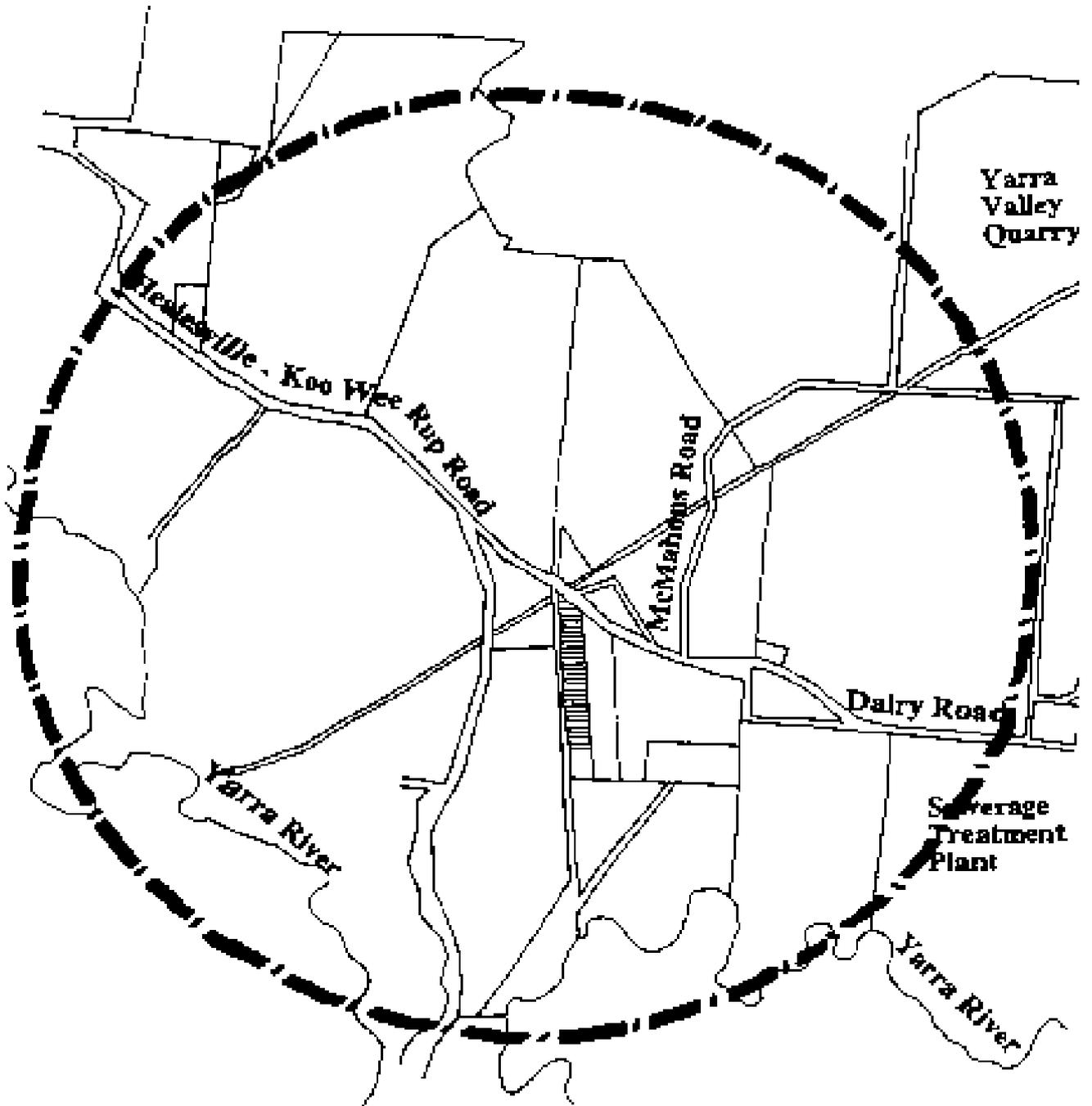
Policy reference

Timber Industry Policy and Site Selection & Development Criteria, Shire of Yarra Ranges, February 1997

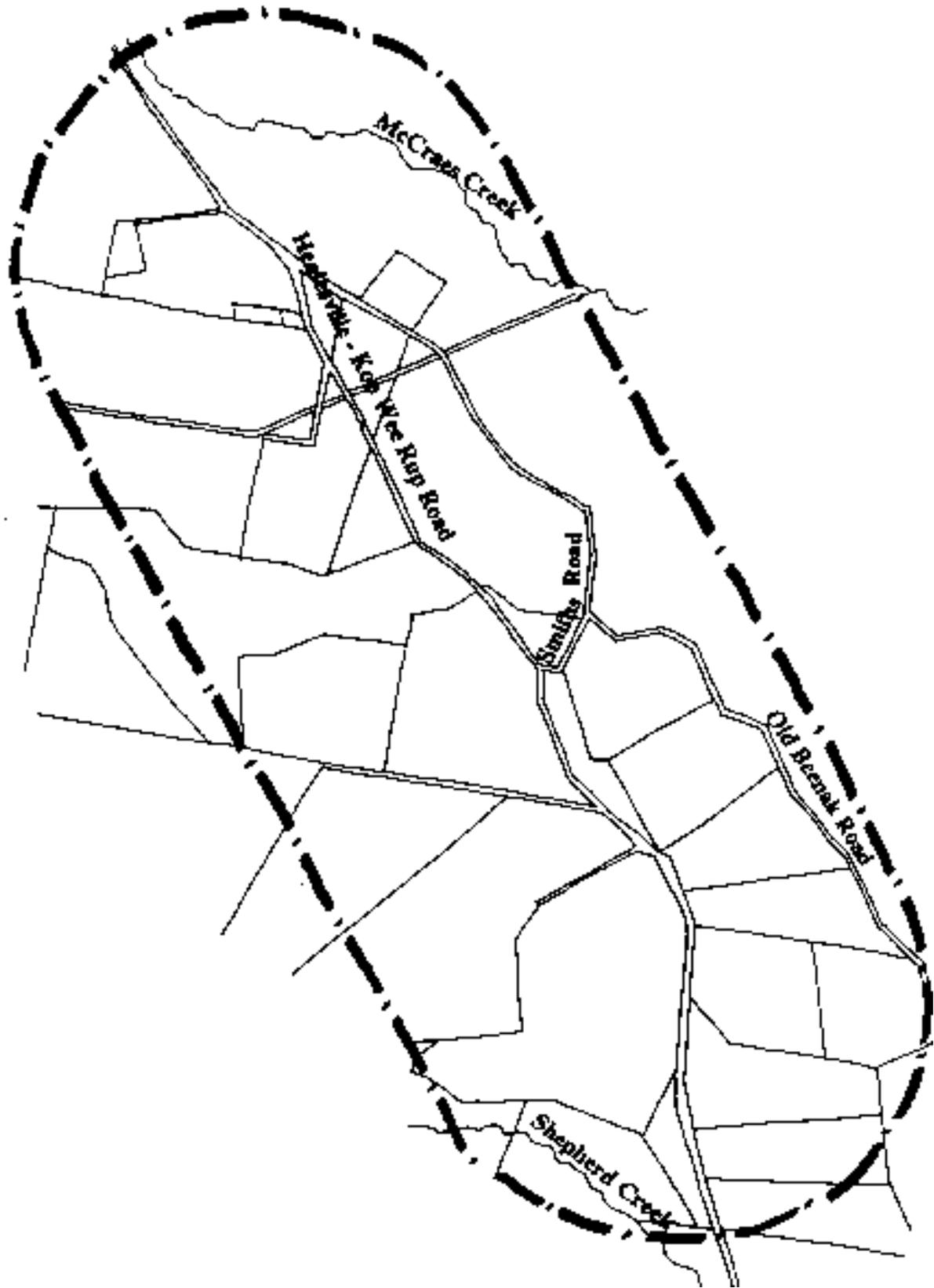
Preferred development areas – Maps 1 – 3



Powelltown area



Dalry Road (Launching Place) area



South Yellingbo area