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C35**TIMBER PLANTATIONS**

This Policy applies to the area south of the Hume Freeway as attached to the Schedule to the Farming Zone where a planning permit is required to use land in the Farming Zone for a timber plantation where the area of the plantation exceeds 40ha.

Policy Basis

The area south of the Hume Freeway comprises land of high landscape value including the Strathbogrie Ranges and the hill face, and where there is a continuing investment and growth in tourist and recreational uses and development. These attributes and uses need to be considered in any proposals for the development of timber plantations.

The use of land of high landscape value, areas with recreational and tourist values or land suitable for intensive agricultural and horticultural enterprises for extensive timber plantations, particularly pine plantations may be inconsistent with Council's overall strategy.

Objectives

To ensure that landscape values are considered in assessing applications for a timber plantation.

To ensure that the consideration is given to the use and development of land for recreational and tourism purposes.

To ensure that the potential of land for intensive agricultural and horticultural enterprises is not compromised by the use and development of land for timber plantations.

Policy

It is policy that applications for timber plantations will be assessed by Council for:

- Impact on landscape values.
- Impact on existing tourist and recreation uses and development.
- Impact on existing agricultural uses particularly high investment intensive uses.
- Capacity to limit the development of further intensive agricultural uses.
- Council will require a report from the applicant demonstrating that all policy matters have been taken into consideration.