

HUO-S4.0 Grove to Cockle Creek Potential Acid Sulfate Soils Specific Area Plan

HUO-S4.1 Plan Purpose

The purpose of the Grove to Cockle Creek Potential Acid Sulfate Soils Specific Area Plan is:

HUO-S10.1.1 To minimise and mitigate adverse impacts from development occurring on land that contains potentially acid sulfate soils.

HUO-S4.2 Application of this Plan

HUO-S4.2.1 The specific area plan applies to an area of land designated as the Potential Acid Sulfate Soils Specific Area Plan on the overlay maps.

HUO-S4.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in addition to the provisions of:

- (a) Rural Zone;
 - (b) Agriculture Zone;
 - (c) Landscape Conservation; and
 - (d) Environmental Management Zone,
- as specified in the relevant provision.

HUO-S4.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

HUO-S4.4 Definition of Terms

HUO-S4.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
acid sulfate soil	means soil or sediment containing highly acidic soil horizons or layers affected by the oxidation of iron sulfides.
potential acid sulfate soil	means soil or sediment that because of its coastal location, or inland location in or near water bodies, has the potential to be an acid sulfate soil.
acid sulfate soil management plan	means a report prepared by a suitably qualified person in accordance with Department of Primary Industries, Water and Environment (2009), Tasmanian Acid Sulphate Soils Management Guidelines , that details: <ul style="list-style-type: none"> (a) the acid sulfate soils or potential acid sulfate soils in the vicinity of the proposed development; (b) the potential for the development to cause potential acid sulfate soils to be exposed to air or oxidised;

	<ul style="list-style-type: none">(c) an analysis of the level of risk to the development and the level of risk to users of the development;(d) an analysis of the level of risk to the environment; and(e) proposed management measures to reduce risk to an acceptable level if necessary.
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HUO-S4.5 Use Table

This sub-clause is not used in this specific area plan.

HUO-S4.6 Use Standards

This sub-clause is not used in this specific area plan.

HUO-S4.7 Development Standards for Buildings and Works**HUO-S4.7.1 Development on Acid Sulfate Soils**

This clause is in addition to Rural Zone – clause 20.4 Development Standards for Buildings and Works, Agriculture Zone – clause 21.4 Development Standards for Buildings and Works, Environmental Management Zone – clause 23.4 Development Standards for Buildings and Works.

Objective	That <u>development</u> subject to, or having potential to cause, an <u>acid sulfate soil</u> hazard is appropriately located and managed so that risk to property and the environment is reduced to an acceptable level.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building and works must be for:</p> <ul style="list-style-type: none"> (a) works not involving the exposing or disturbance of sub-surface soils or the drainage of groundwater; (b) excavation of no more than 100m³ of soil or sediment; (c) deposition of less than 500m³ of fill to a depth of no more than 0.5m; (d) additions or alterations to an existing building, or the construction of a non-habitable building, provided the development area is no more than 100 m² and the maximum depth of excavation is 0.75m; or (e) forestry operations in accordance with a certified Forest Practices Plan. 	<p>P1</p> <p>Building and works must be designed, sited and constructed to minimise the risks of acid sulfate soil to property and the environment having regard to :</p> <ul style="list-style-type: none"> (a) the acid sulfate or potential acid sulfate soils in the vicinity of proposed works involving excavation or disturbance of soil or sediment, or drainage of groundwater; (b) the potential for those works to cause potential acid sulfate soils to be exposed to air or oxidised; (c) the potential for the development to be affected by acid sulfate soils; (d) the level of risk and potential consequences for human health, property and the environment; (e) management measures to reduce risk to an acceptable level; and (f) the advice contained in an acid sulfate soil management plan.

HUO-S4.8 Development Standards for Subdivision

This sub-clause is not used in this specific area plan.

HUO-S4.9 Tables

This sub-clause is not used in this specific area plan.

HUO-S5.0 Grove to Cockle Creek Potential Dispersive Soils Specific Area Plan

HUO-S5.1 Plan Purpose:

The purpose of the Grove to Cockle Creek Potential Dispersive Soils Specific Area Plan is:

HUO-S5.1.1 To minimise and/or mitigate adverse impacts from development occurring on land that contains potential dispersive soils.

HUO-S5.2 Application of this Plan

UO-S5.2.1 The specific area plan applies to the area of land designated as the Grove to Cockle Creek Potential Dispersive Soils Specific Area Plan on the overlay maps.

HUO-S5.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in addition to the provisions of:

- (a) General Residential Zone;
 - (b) Rural Living Zone
 - (c) Commercial Zone;
 - (d) Rural Zone;
 - (e) Agriculture Zone;
 - (f) Landscape Conservation Zone;
 - (g) Environmental Management Zone;
 - (h) Utilities Zone; and
 - (i) Community Purpose Zone,
- as specified in the relevant provision.

HUO-S5.3 Local Area Objectives

This sub-clause is not used in this specific area plan.

HUO-S5.4 Definition of Terms

HUO-S5.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
dispersive soil	means soil or sediment with an exchangeable sodium percentage greater than 6% or which demonstrates dispersive behaviour when in contact with fresh water.
potential dispersive soil	“means soil or sediment which may have an exchangeable sodium percentage greater than 6% or which might demonstrate dispersive behaviour when in contact with fresh water.”
dispersive soil management plan	means a report prepared by a suitably qualified person in accordance with Hardie, M. (2009): <i>Dispersive Soils and their Management: Technical Reference</i>

	<p><i>Manual and DPIW (2009), Dispersive Soils and their Management: Guidelines for Landowners, Planners and Engineers</i> that details:</p> <ul style="list-style-type: none"> (a) the dispersive potential of soils in the vicinity of the proposed development; (b) the potential for the development to cause or contribute to gully or tunnel erosion; (c) an analysis of the level of risk to the development and the level of risk to users of the development; and (d) proposed management measures to reduce risk to an acceptable level if necessary.
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HUO-S5.5 Use Table

This sub-clause is not used in this specific area plan.

HUO-S5.6 Use Standards

This sub-clause is not used in this specific area plan.

HUO-S5.7 Development Standards for Buildings and Works

HUO-S5.7.1 Development on Potential Dispersive Soils

This clause is in addition to Residential Zone – clause 8.4 Development Standards for Dwellings, Residential Zone – clause 8.5 Development Standards for Non-dwellings, Rural Living Zone – clause 11.4 Development Standards for Buildings and Works, Rural Zone – clause 20.4 Development Standards for Buildings and Works, Agriculture Zone – clause 21.4 Development Standards for Buildings and Works, Landscape Conservation Zone - clause 22.4 Development Standards for Buildings and Works, Environmental Management Zone – clause 23.4 Development Standards for Buildings and Works, Utilities Zone – clause 26.4 Development Standards for Buildings and Works.

Objective	That <u>development</u> with the potential to disturb <u>dispersive soil</u> is appropriately located or managed:	
	<ul style="list-style-type: none"> (a) to minimise the potential to cause erosion; and (b) so that risk to property and the environment is reduced to an acceptable level. 	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Building and works must be for:</p> <ul style="list-style-type: none"> (a) works not involving the release of concentrated water or the disturbance of soils; (b) additions or alterations to an existing building, or the construction of a non-habitable building, provided the development area is no more than 100 m²; or (c) forestry operations in accordance with a certified Forest Practices Plan. 	<p>P1</p> <p>Building and works must be designed, sited and constructed to minimise the risks associated with dispersive soil to property and the environment having regard to:</p> <ul style="list-style-type: none"> (a) the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally; (b) the potential of the development to affect or be affected by erosion, including gully and tunnel erosion; (c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas and trenches, water storages, ponds, dams and 	

	<p>disposal areas;</p> <p>(d) the level of risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion;</p> <p>(e) management measures that would reduce risk to an acceptable level; and</p> <p>(f) the advice contained in a dispersive soil management plan.</p>
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HUO-S5.8 Development Standards for Subdivision

HUO-S5.8.1 Subdivision on Potential Dispersive Soils

This clause is in addition to Residential Zone – clause 8.6 Development Standards for Subdivision, Rural Living Zone – clause 11.5 Development Standards for Subdivision, Rural – clause 11.5 Development Standards for Subdivision, Agriculture Zone – clause 21.5 Development Standards for Subdivision, Landscape Conservation Zone - clause 22.5 Development Standards for Subdivision, Environmental Management Zone – clause 23.5 Development Standards for Subdivision, Utilities Zone – clause 26.5 Development Standards for Subdivision.

Objective	That <u>subdivision</u> within and area of potentially <u>dispersive soil</u> minimises the potential for development to cause: <ul style="list-style-type: none"> (a) erosion; and (b) risk to property and the environment.
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution	P1 Each lot, or a lot proposed in a plan of subdivision must minimise the risks associated with dispersive soil to property and the environment, having regard to: <ul style="list-style-type: none"> (a) the dispersive potential of soils in the vicinity of proposed building areas, driveways, services and the development area generally; (b) the potential of the subdivision to affect or be affected by erosion, including gully and tunnel erosion; (c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas and trenches, water storages, ponds, dams and disposal areas; (d) the level of risk and potential consequences for property and the environment from potential erosion, including gully and tunnel erosion; (e) management measures that would reduce risk to an acceptable level; and (f) the advice contained in a dispersive soil management plan.

HUO-S5.9 Tables

This sub-clause is not used in this specific area plan.

