

# Exhibited

This planning application is open for  
public comment until  
01 June 2026

Reference no	<b>PLN-26-0063</b>
Site	<b>141 PERTH MILL RD PERTH</b>
Proposed Development	<b>Timber Processing (Laminating) Facility (100m x 30m building)</b>
Zone	<b>20.0 Rural</b>
Use class	<b>Manufacturing and Processing</b>

Written representations may be made during this time to the General Manager;  
mailed to PO Box 156, Longford, Tasmania 7301,  
delivered to Council offices or  
a pdf letter emailed to [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)

(no special form required)



NORTHERN  
MIDLANDS  
COUNCIL

# PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE

(E.g. Residential houses, sheds, carports, retaining walls, visitor accommodation, commercial development, signage etc.)

## The Proposal

**Description of proposal:**

Construct a 100mx30m shed to house a timber processing (laminating) facility on the existing sawmill and timber procesing facility.

**Driveway construction material:** Bitumen

## The Land

**Site address:** 141 Perth Mill Road PID 6394901

Western Junction TAS 7212

**Title reference:** C/T: Volume 188371 Folio 1

**Existing buildings on site:** Sawmill building and hoppers, storage buildings, drying kilns

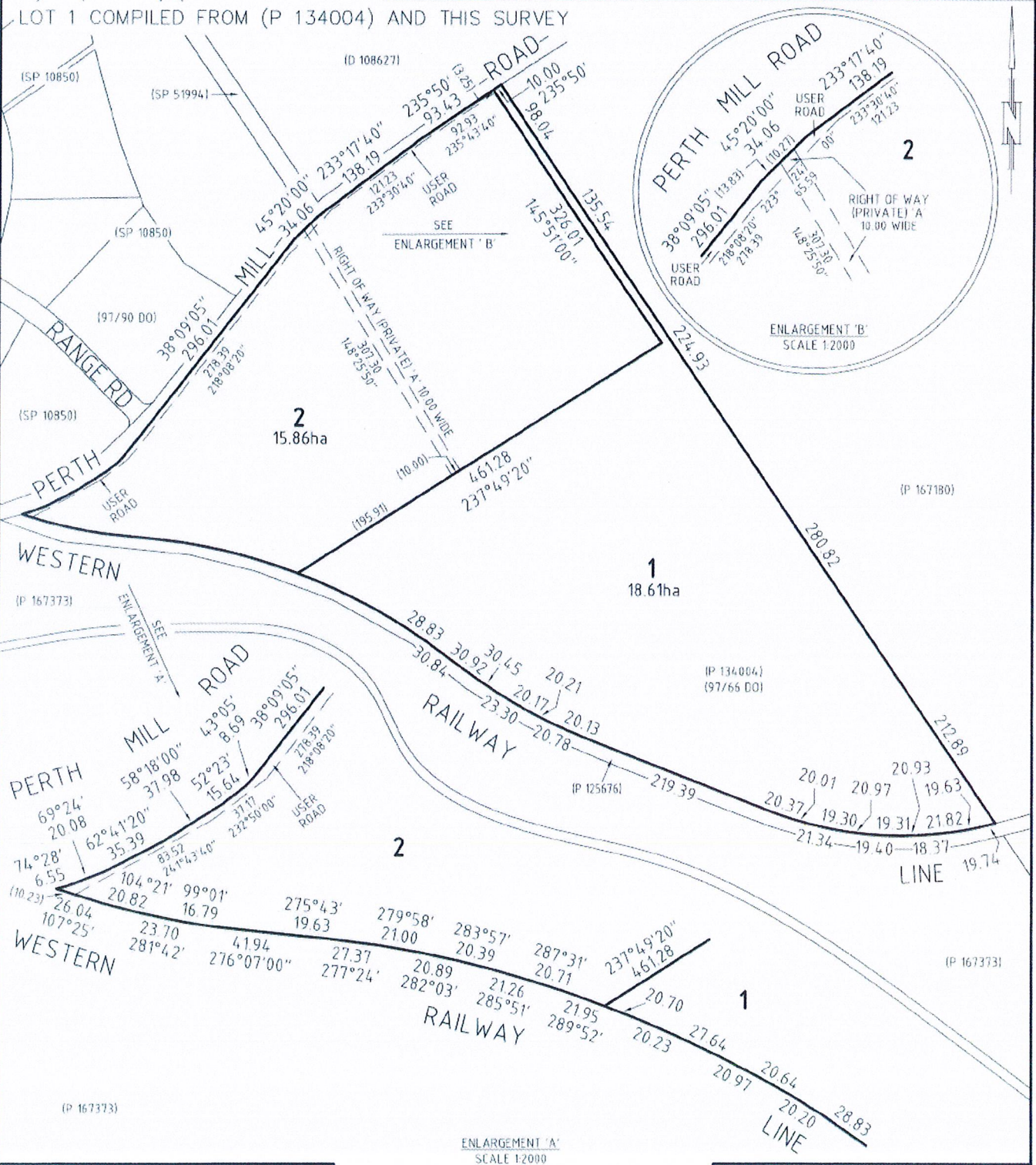
**Existing use of site:** Sawmilling and timber processing

## Applicant justification of any variation/discretion to the *Tasmanian Planning Scheme – Northern Midlands*

N/A

OWNER: WESTERN JUNCTION SAWMILL PTY LTD FOLIO REFERENCE: 134004/1 GRANTEE: PART OF 1321 ACRES, GRANTED TO ROBERT CAMPBELL	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR: J.W.DENT of <b>OPDA</b> SURVEYORS, ENGINEERS &amp; PLANNERS 3/23 BRISBANE STREET, LAUNCESTON</p> <p>LOCATION: LAND DISTRICT OF CORNWALL PARISH OF PERTH</p> <p>SCALE 1:4000      LENGTHS IN METRES</p>	<p>Registered Number</p> <hr/> <p>APPROVED EFFECTIVE FROM .....</p> <hr/> <p>Recorder of Titles</p>
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PRIORITY FINAL PLAN	SURVEYORS REF: 51289	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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 Registered Land Surveyor	11/4/24 Date	Council Delegate	Date
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**Rosemary Jones**

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**From:** Vince Hurley  
**Sent:** Friday, 20 March 2026 9:51 AM  
**To:**  
**Cc:**  
**Subject:** RE: Western Junction Sawmill - Notice of Intent - Manufacturing line - Western Junction - Draft NOI - Further information  
**Attachments:** DOC200326-20032026083605.pdf

Hi ,

Thank you for your email and for taking the time to come to the Western Junction Sawmill (WJS). Unfortunately, I could not move my trip to Western Junction forward and meet you on site on Tuesday and Dean had prior appointment in southern Tasmania.

## 1. Transport

There will be no more truck movements caused by the proposal:

- Trucks currently return to site from Victoria empty prior to reloading to travel to Victoria. Some of these trucks will return to site loaded, rather than empty, with feedstock for laminating.
- We intend to also use the drying facilities at WJS. This will result in reduced truck movements outward as the finished product undergoes planing and sanding, reducing the volume (but considerably increasing the value).

## 2. Adhesive

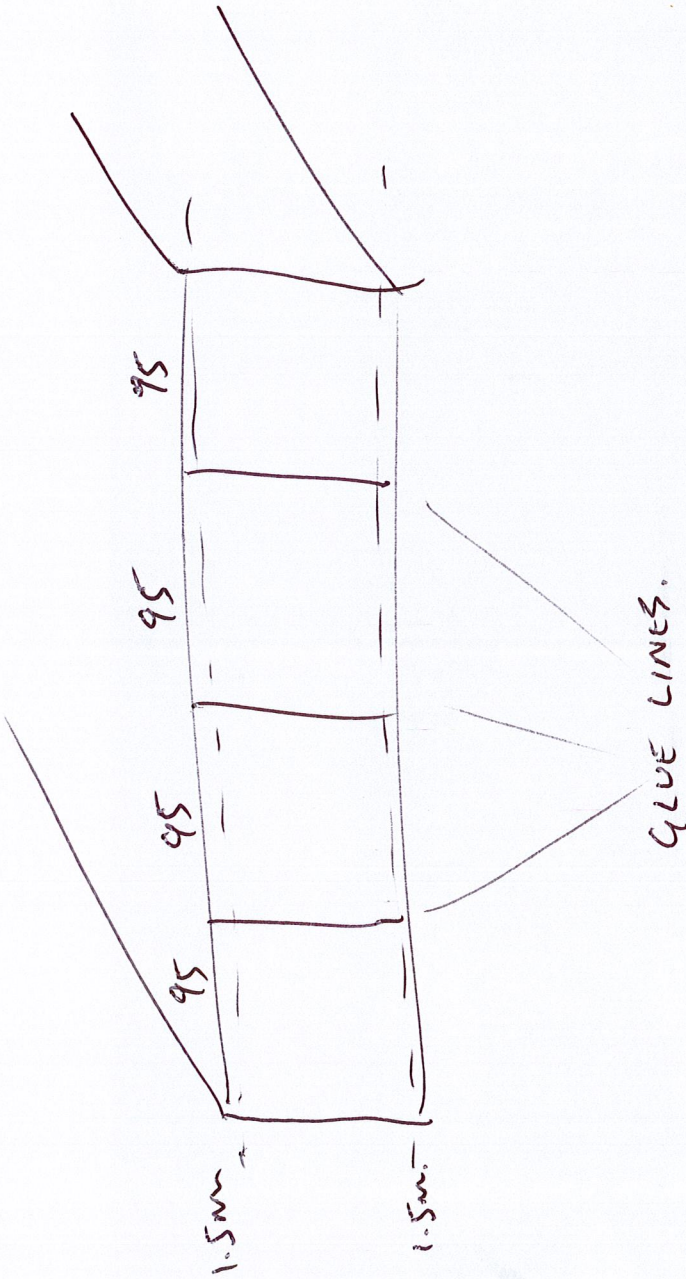
Sawdust will contain traces of the adhesive.

- The adhesive is inert. If it is disposed of, it can be in normal landfill (same compound as the soul of an old runner).
- The amount is very small. The adhesive application rate is 80g/m<sup>2</sup>. When the timber components are planed and sanded, 1.5mm top and bottom is dressed off into sawdust the concentration of adhesive is 0.063%. I have drawn an example to show how the calculation is arrived at.
- This is mixed with the total sawdust output of 4,600t of which 4,100t is from the Greenmill and 500t will be from the laminating plant. Therefore, concentration is 0.007%.
- The adhesive is inert and can be burned with minimal toxicity. ASH utilises the same dry sawdust in its own boilers for energy production. ASH is ISO 45001 certified (SAI Global). The statement made by Henkel is if you had a pile of the burning cured adhesive, it would be as toxic as Melbourne traffic. (I can give the Henkel contact if required).
- In addition, ASH sells approximately 30% of the dry sawdust to the chicken broiler market for bedding. The sawdust must meet stringent requirements. Adhesive is not detected as the concentration is so low.

Regards

Director

380 mm.



1.5mm  
top + bottom  
planed + sanded.

Each glue line has a total of 3m to be planed + sanded off.

This is 0.003m per metre of length.

$$0.003 \times 3 \text{ glue lines} = 0.009 \text{ m}^2$$

Application rate is 80g/m<sup>2</sup> of glue (0.009 x 80)

Therefore the sandolust contains 0.72g of glue

$$\text{Total sandolust planed + sanded per metre} = 380 \text{ mm} \times 3 \text{ mm} \times 1000 \text{ mm} = 1,140,000 \text{ mm}^3$$

$$0.72 \text{ g in } 1,140,000 \text{ mm}^3$$

$$1 \text{ g adhesive} = 1000 \text{ mm}^3$$

$$\frac{0.72}{1,140} = 0.0636$$

Western Junction Sawmill Pty Ltd

DRAFT Notice of Intent submission for EPA Tasmania

19 February 2026

Building and Advanced Automated Laminating Plant to manufacture solid timber panels.

## Summary

Western Junction Sawmill Pty Ltd (WJS) intends to construct a new shed to house equipment to manufacture timber panels on its sawmilling site at 141 Perth Mill Road, Western Junction.

## Application

Applicant: Western Junction Sawmill Pty Ltd (WJS)

Contact:

Project Name: Advanced automated Laminating Plant.

Address: Western Junction Sawmill Pty Ltd, 141 Perth Mill Road, Western Junction TAS 7212

## Background

WJS underwent an extensive Development Proposal and Environmental Management Plan by Van Diemen consulting completed in March 2026, and EPA Tasmania Environmental Assessment was granted in August 2016 (Environmental Permit No. 9120 of Permit No. P16-078).

WJS was purchased by the current shareholders in October 2021. Since then, the sawmill has undergone a significant \$18.5M transformation to a modern, clean, safe and environmentally responsible site. WJS applied for and received EPA permission for the upgrades under Permit Conditions – Environmental No. 9120 of Permit No. P16-078 (the Permit), for Wood Processing up to 20,000 cubic metres per year, product produced. WJS does not require a change to the 20,000 cubic metres of product produced per year as the facility will be value adding output rather than increasing output. Currently 100% of the timber leaving the site is not manufactured.

In the FY2025 EPA report WJS reported 13,893m<sup>3</sup> of non-manufactured timber produced. If the Laminating plant were operational and 50% of the timber was used in the laminating plant, the output would be 6,947m<sup>3</sup> of non-manufactured timber and 6,738m<sup>3</sup> of manufactured timber products for a total of 13,685m<sup>3</sup>. This because the manufacturing process will dress and sand the timber losing recovery but substantially increasing value and saleability.

WJS is compliant with all Permit conditions and completed its annual EPA reports each year detailing the significant environmental works, particularly in relation to large areas of gorse and blackberry control, 6 monthly water testing, water retention and treatment on site, sawdust control, noise, and site housekeeping.

The shareholders of WJS are also the shareholders of Australian Sustainable Hardwoods Pty Ltd (ASH) in Heyfield Victoria. ASH is Australia's largest hardwood timber manufacturer and is certified to ISO 14001 International Environmental Standard and ISO45001 International Safety Standard by SAI Global. WJS uses the same procedures as ASH.

WJS has the proven track record and financial capability to undertake the project.

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## Proposed Project

WJS will be building a new automated manufacturing facility on the site to produce laminated panels, smaller section MASSLAM components (including the millions for the new Hobart AFL stadium), shrink wrapped and labelled solid timber panels and benchtops and staircase components. Markets are Australia wide Bunnings (including Kaboodle), staircase, furniture and kitchen manufacturers.

The automated manufacturing plant technology is developed from and improved on ASH. The line utilizes 2025 technology to enable a seamless continuous line. Timber will enter through an automated moulder, through the continuous press, through the trimmer, planer, sander, labeller, shrink wrapper and automated layer maker. There is no labour intervention in the process (2 people are required to trouble shoot when in operation). This line will be the first of its kind in Australia capable of 1000 components per shift. The labour is employed in maintaining the technology, materials handling, machinists and warehousing for dispatch. The line design is below. The products that do not make the quality required are recut and sent through the process again to be remade therefore minimizing fall down and or waste.

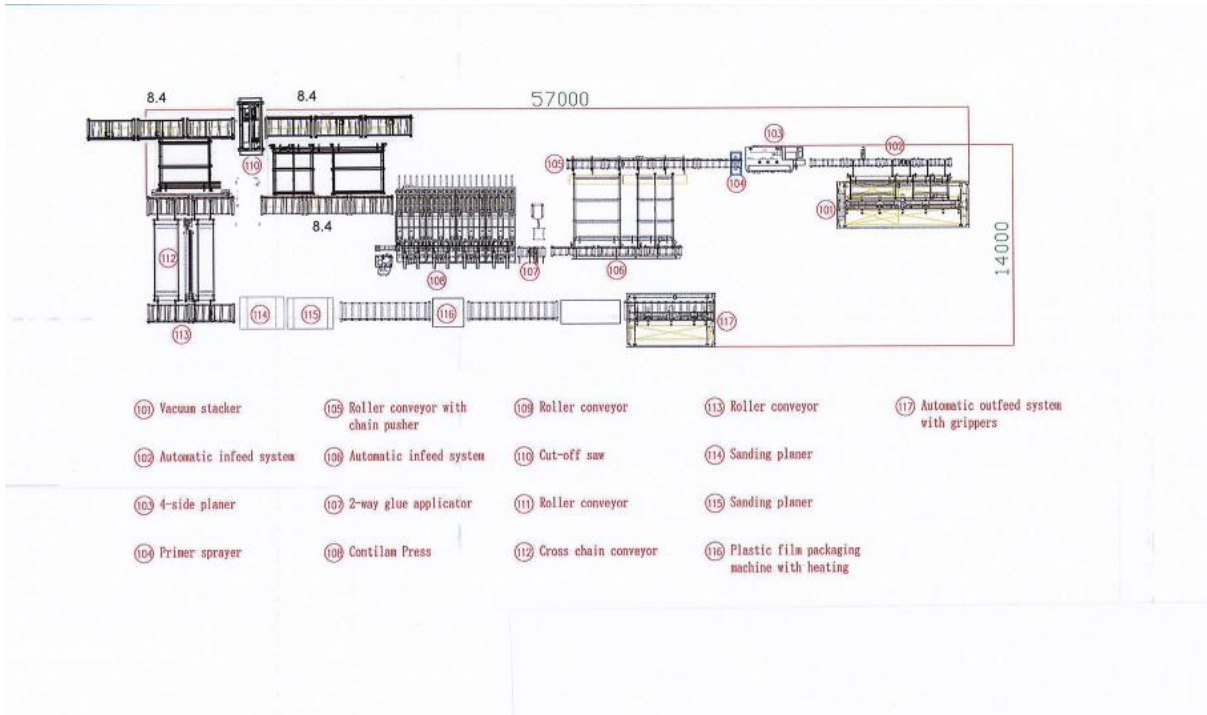
Slithers of trimmings from the ends of panels and staircase components will be fed into a shredder. The shredder that converts the slithers into sawdust. The sawdust is sold to Austral bricks in Longford a distance of 13km. WJS is the closest sawmill to Austral bricks and supplies the majority of the sawdust required to manufacturer their worlds only carbon neutral bricks.

The line is housed in a purpose-built industrial building 100m long x 30m wide. The building location is shown on the email attachment. The power upgrade for the manufacturing plant has been completed in the mill upgrade. Power will run underground to the new facility.

Laminating line design. The line is an automated continuous flow. The timber does not stop at any stage. The flow enables timber to enter at vacuum stacker go through the entire process and finished and shrink wrapped in 6 minutes. The capacity is 1,000 panels per shift. Only one other line exists in Australia (at ASH). The WJS line has significantly upgraded automation and technology.

The adhesive used in manufacturing is HENKEL Loctite HB S109 PURBOND, a one component polyurethane adhesive. The adhesive is not classified as dangerous goods. The adhesive comes in sealed pallicon (protected pallet) bags. The bags are connected directly to the glue pump that applies the adhesive to the timber in an exact application rate (80g/m<sup>2</sup>) directly prior to the timber being pressed together. At no stage is adhesive open and there is there is no mixing or uncontained adhesive at any stage. The Loctite HBS PURBOND adhesives have extensively replaced other timber adhesives in Europe because of its inert nature, low toxicity, continuously sealed and once exposed to the air solidifies within minutes eliminating the possibility of spills. Therefore, not only is it environmentally safe it is extremely unlikely to enter the environment. Adhesive will be stored in a temperature controlled, banded storeroom within the Laminating Plant shed structure.

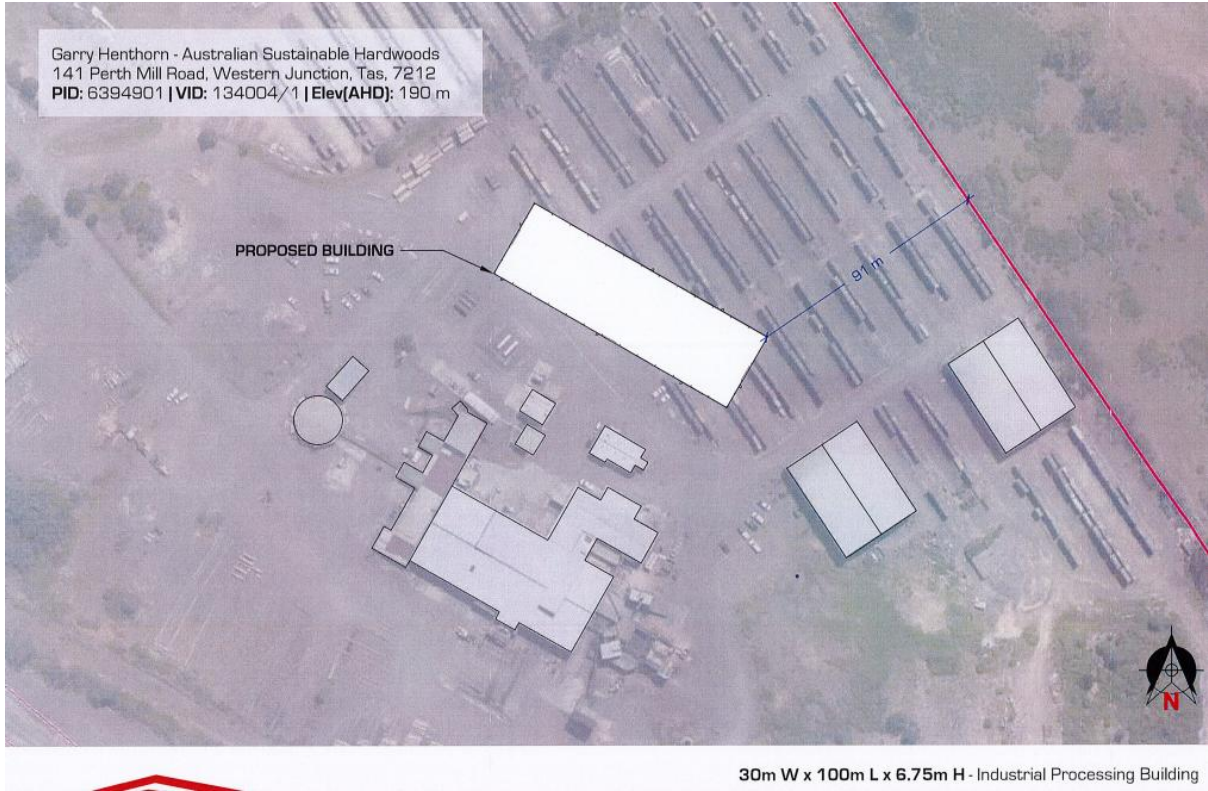
# Exhibited



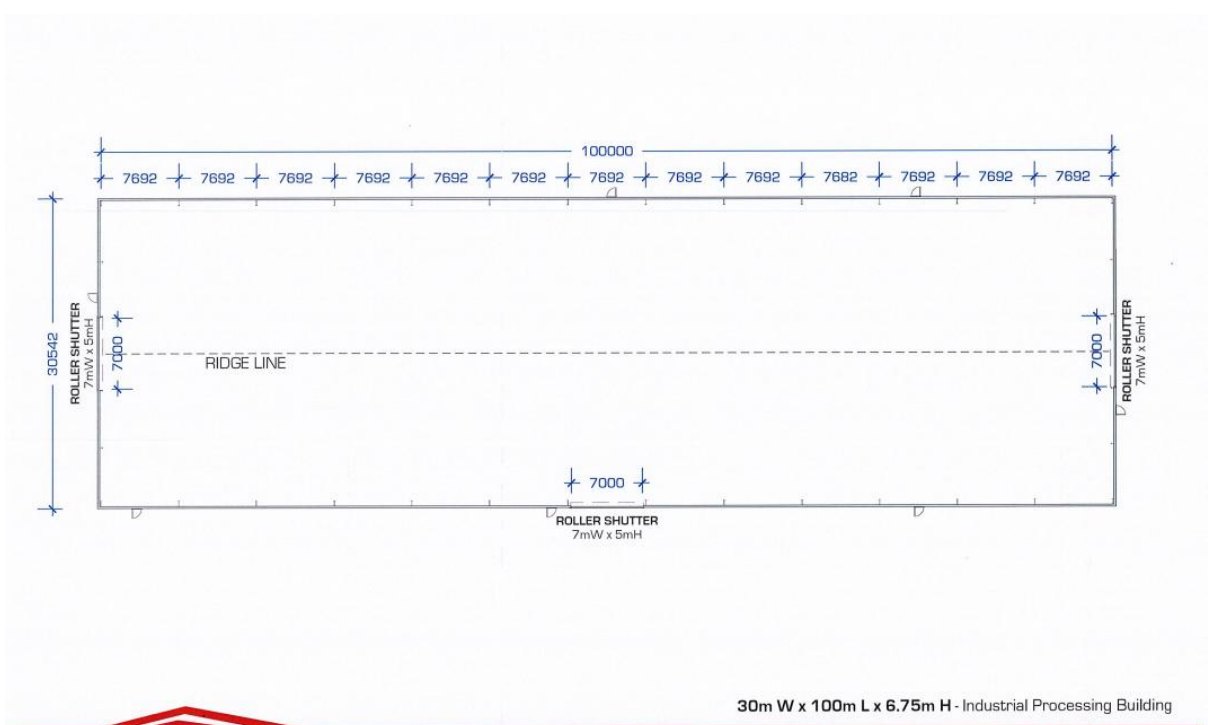
The Manufacturing Plant is located centrally on the WJS site.

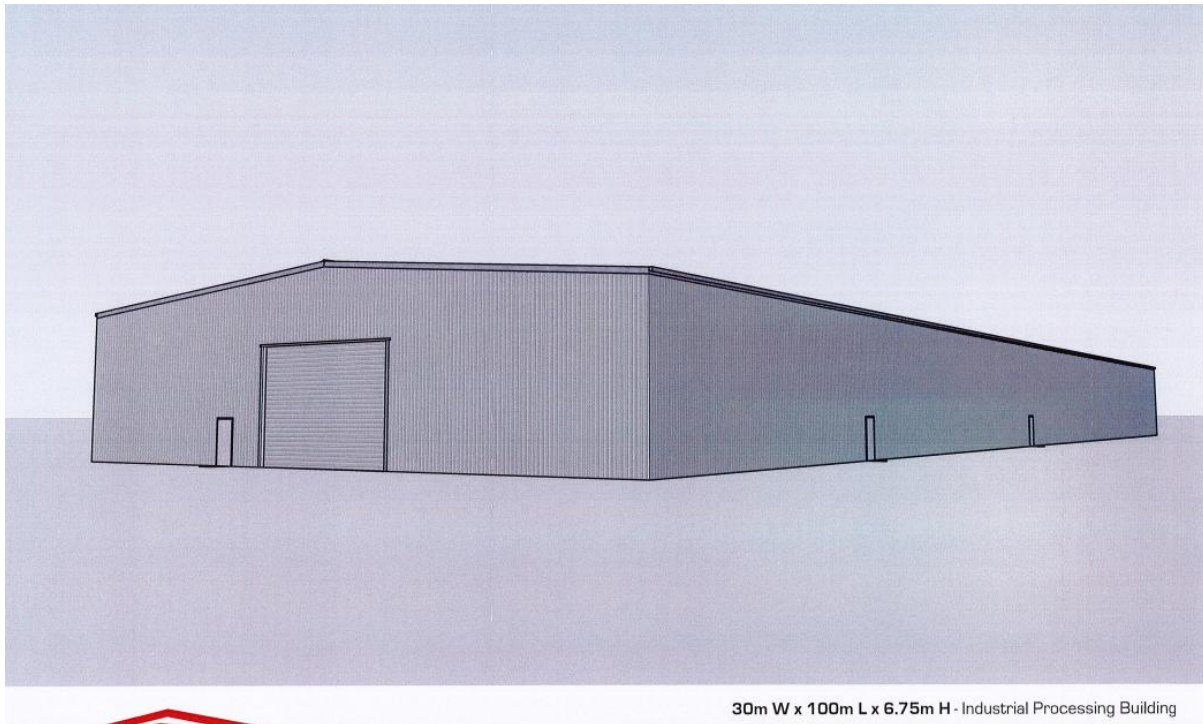


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The Building is purpose built for the production line. All water from the shed will be collected on site.





## Stakeholder Consultation

Proposed stakeholder consultation is with the EPA and Northern Midlands Council. One meeting was held on site with the stakeholders at the concept stage in December 2023. The new facility is located centrally on the large site with no residences to the north, south or east and has extremely low noise emission, far lower than the adjacent sawmill and will not change the noise profile of the site. The residences to the west are more than 500m away and the new facility is out of the line of site from these residences. The facility main access door and forklift traffic is to the southeast and therefore facing away from Perth Mill Road. The facility will be operated with doors closed 50% of the time and expected operating hours are from 7.00am- 5.10pm.

Truck moment will not significantly change as the increase in value add prior to the stock leaving the site. Employee numbers will increase, possibly by 13 over 2 years. However, the car moment is negligible compared to traffic on Perth Mill Road.

The physical environment is described above.

The timetable has been delayed because of the grant timetable. No expenditure on the project until the grant documents are executed. The grant documents are expected to be received in February 2026 and executed in March 2026. The project will be completed within 2 years of the execution of the documents.

The project does not require approval under the EPBC act. The site is an industrial site. The location of the project is hardstand with any vegetation.

The project requires a standard planning permit application to the Northern Midlands Council.

Exhibited



0 1 2

30m W x 100m L x 8.25m H Industrial Processing Building



CLIENT:  
Western Junction Sawmill Pty Ltd

PROJECT ADDRESS:  
141 Perth Mill Road,  
Western Junction, Tas, 7212

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PROJECT NAME:  
**6486 - INDUSTRIAL BUILDING**

DRAFTER BMH	ISSUED 0410	REVISION 1.5	SHEET A3
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**A**

MAIN OFFICE: 34835 Tasman Highway, Scottsdale, Tas 7260

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**30m W x 100m L x 8.25m H Industrial Processing Building**

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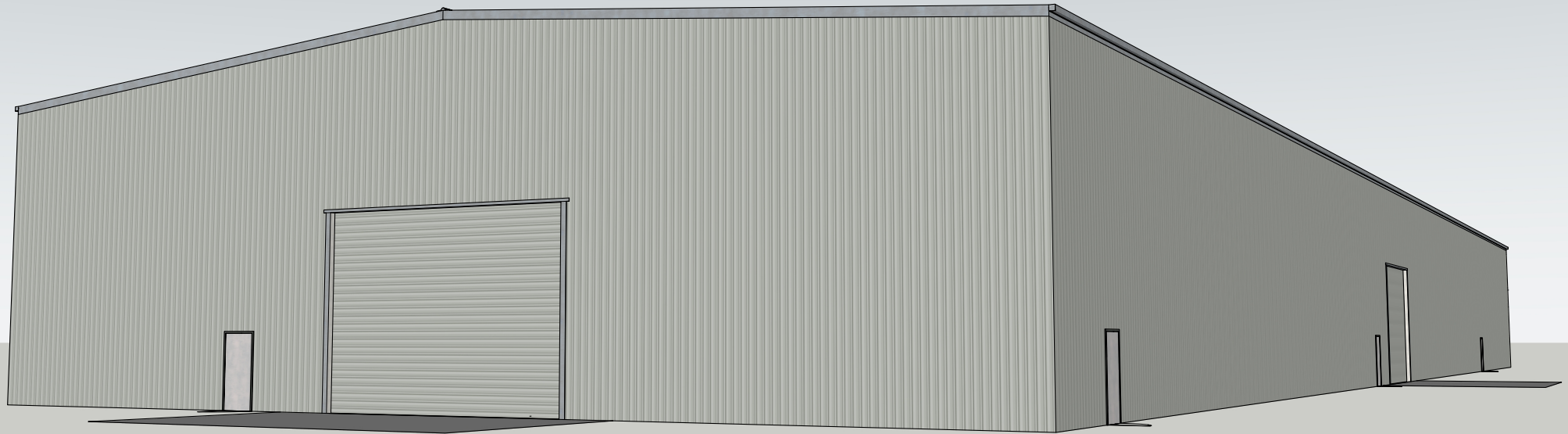
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## 1. 3D Elevation - Front

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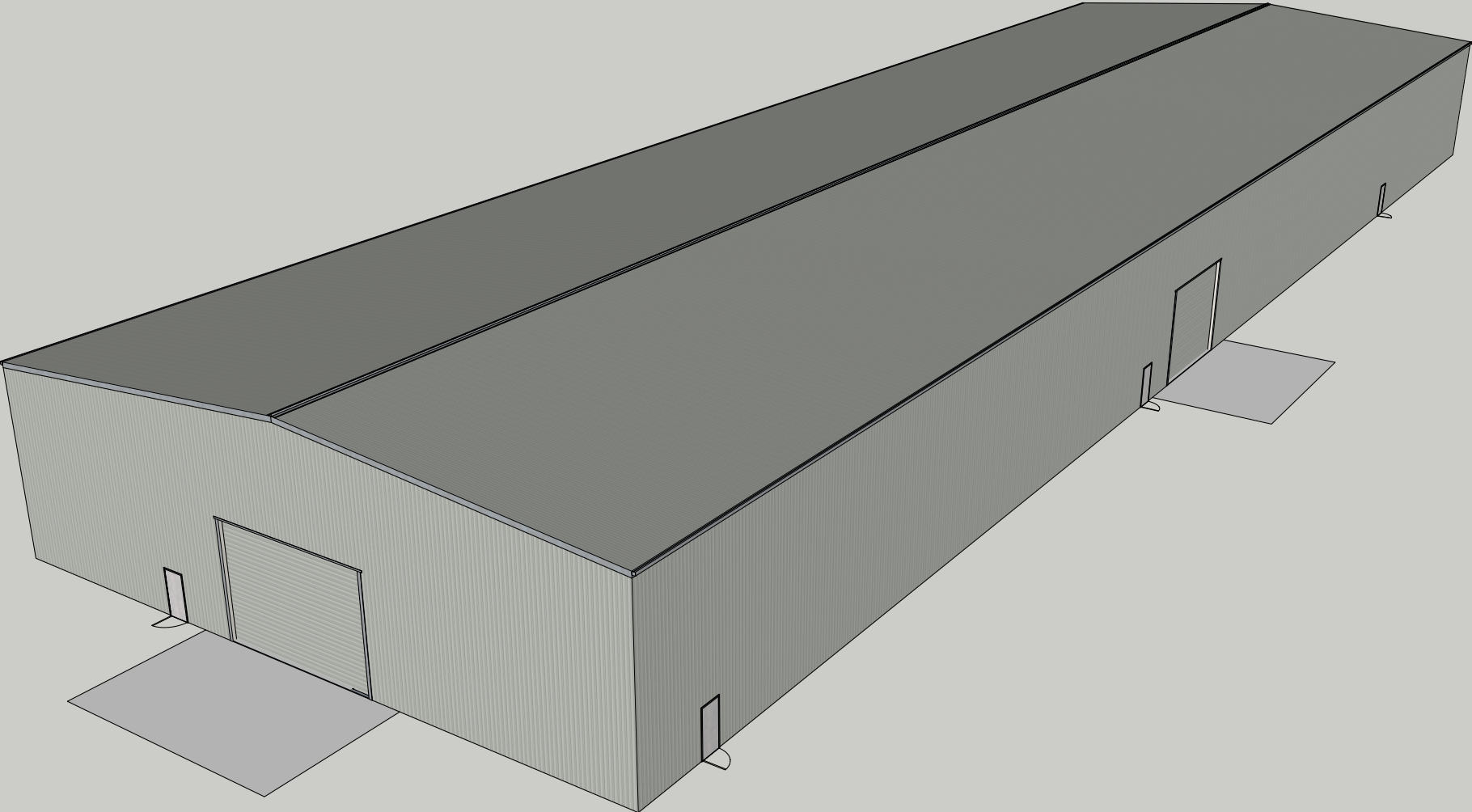
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# A01

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## 2. 3D Elevation - Back

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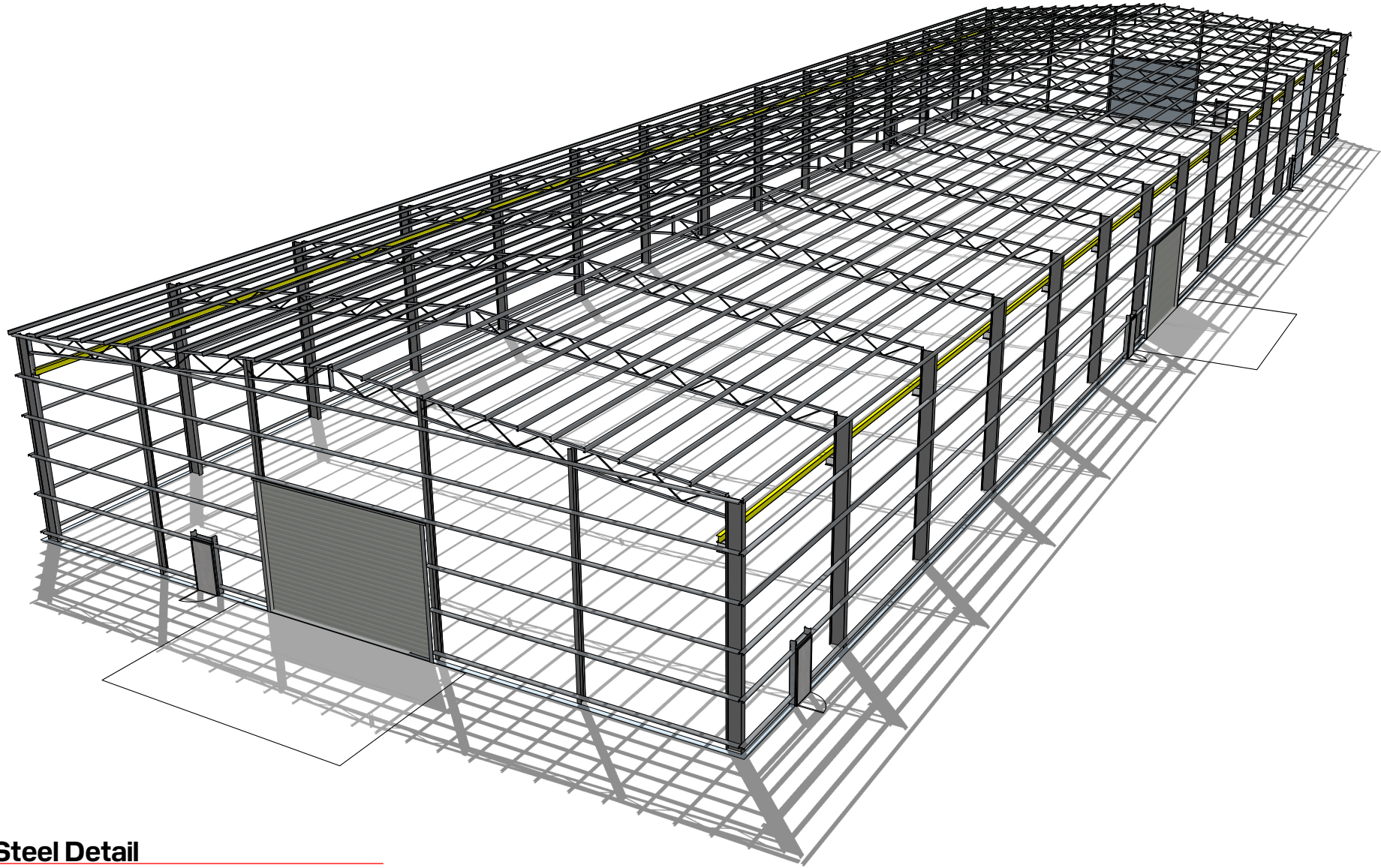
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### 3. Steel Detail

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## A03

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## 4. Front Elevation

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30m W x 100m L x 8.25m H Industrial Processing Building

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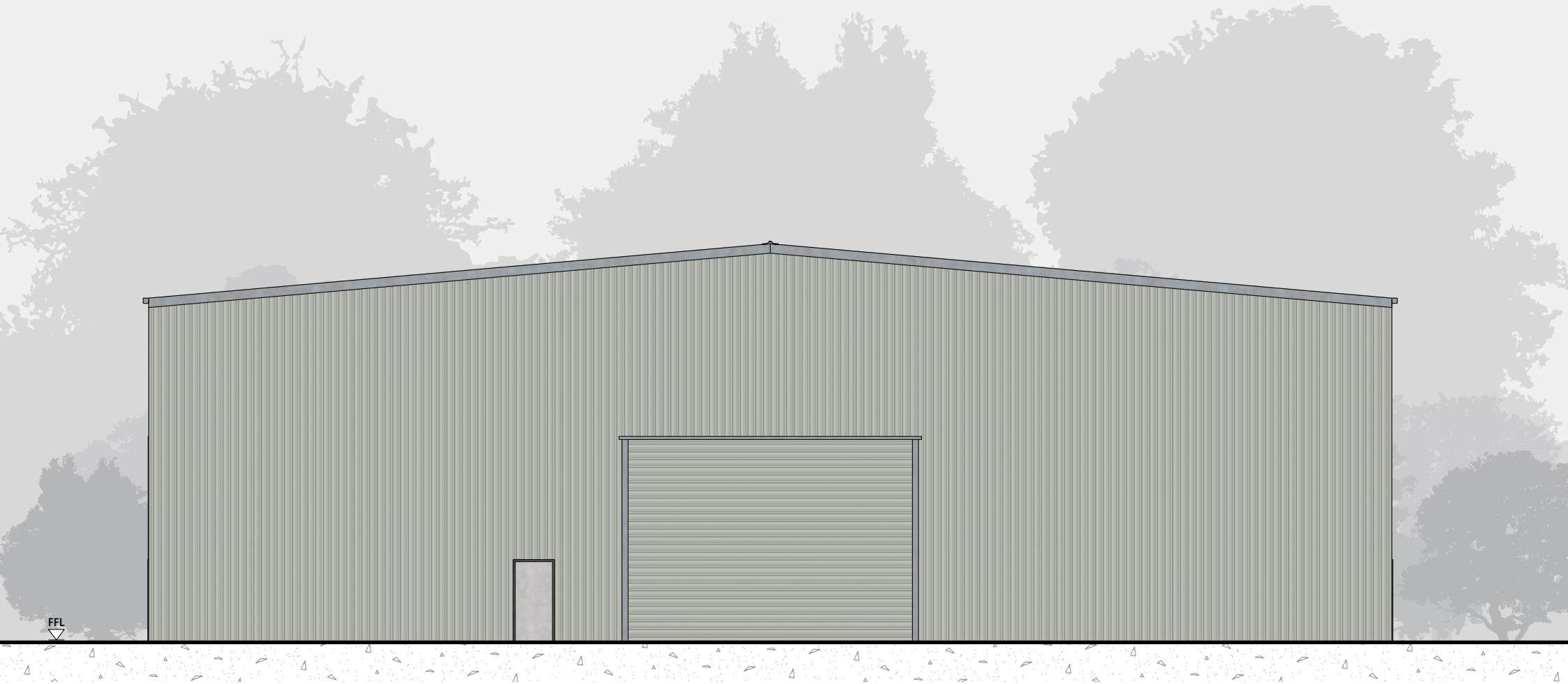
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**5. Back Elevation**

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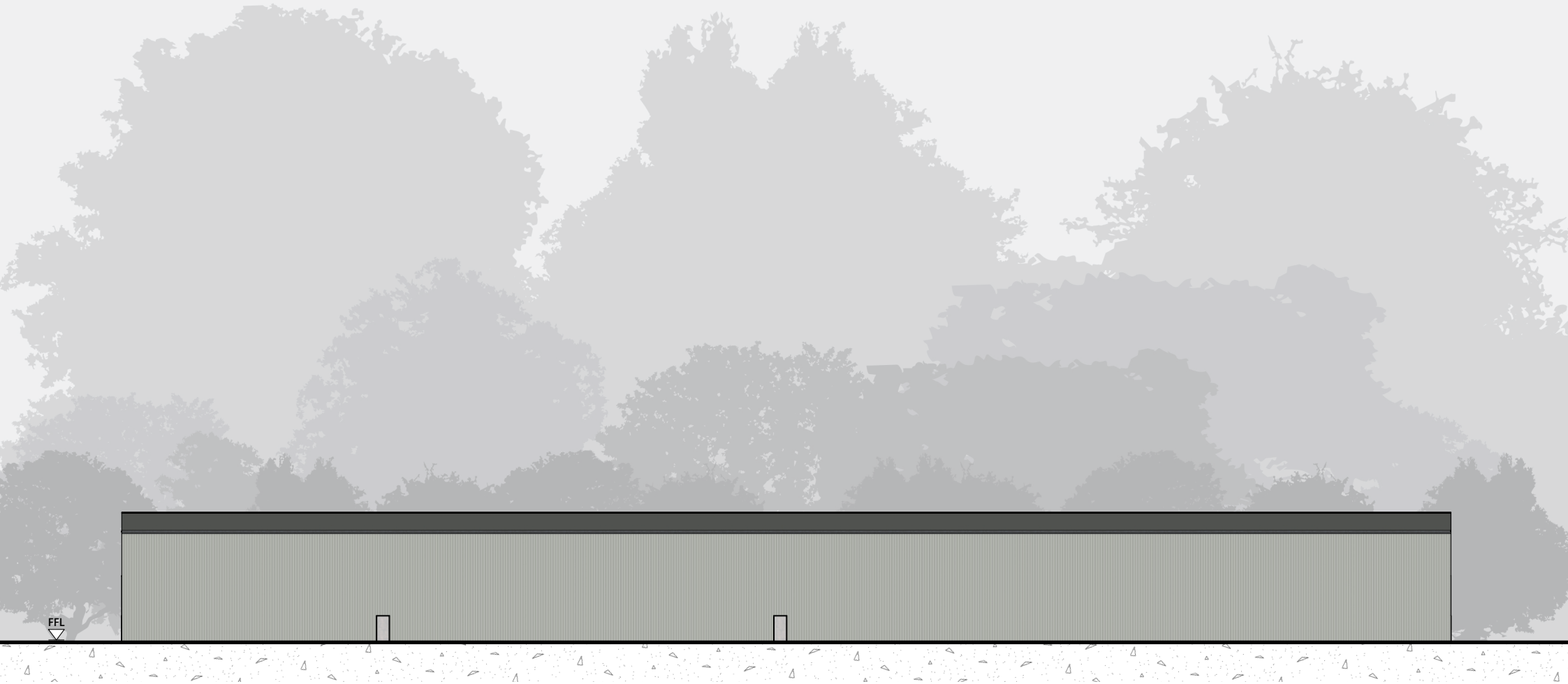
**30m W x 100m L x 8.25m H Industrial Processing Building**

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		SHEET A3

**A05**

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## 6. Left Elevation

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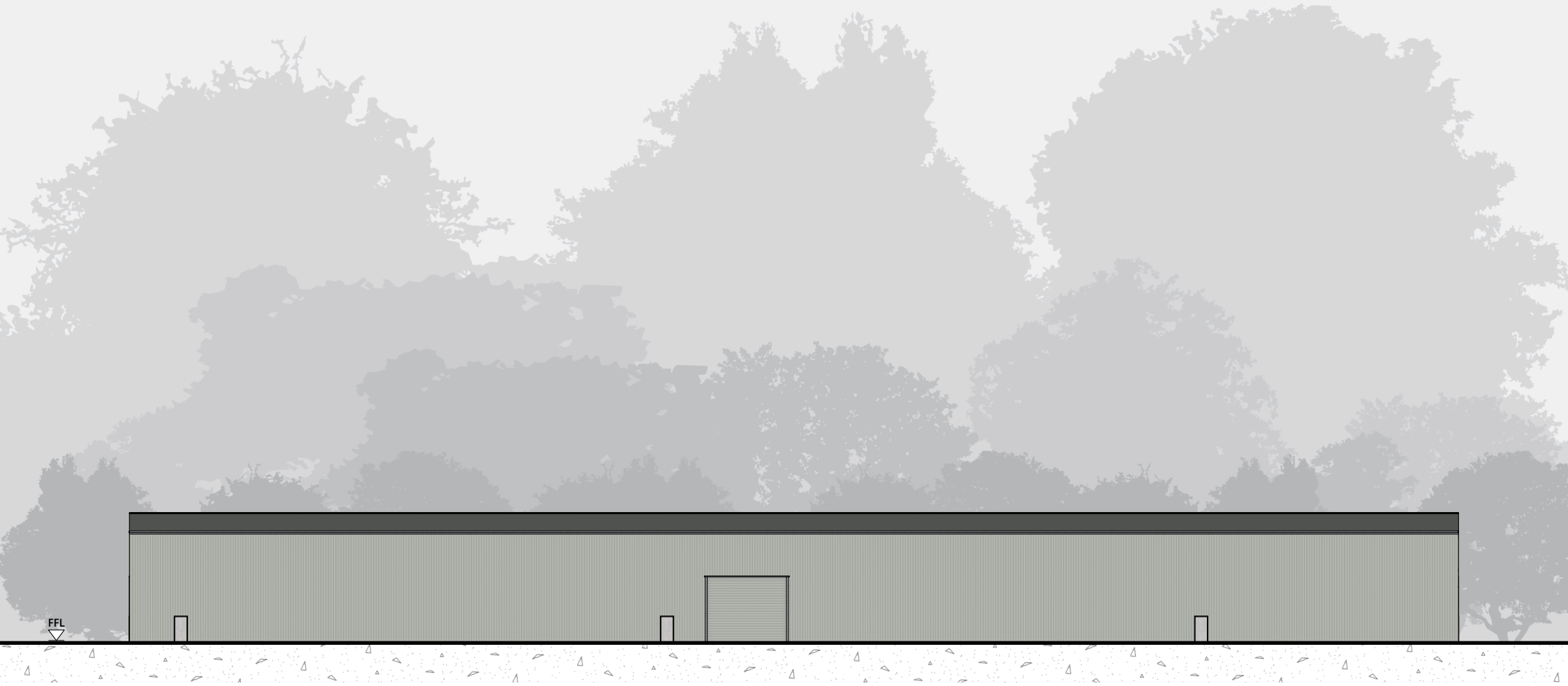
30m W x 100m L x 8.25m H Industrial Processing Building

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### 7. Right Elevation

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PROJECT NAME:  
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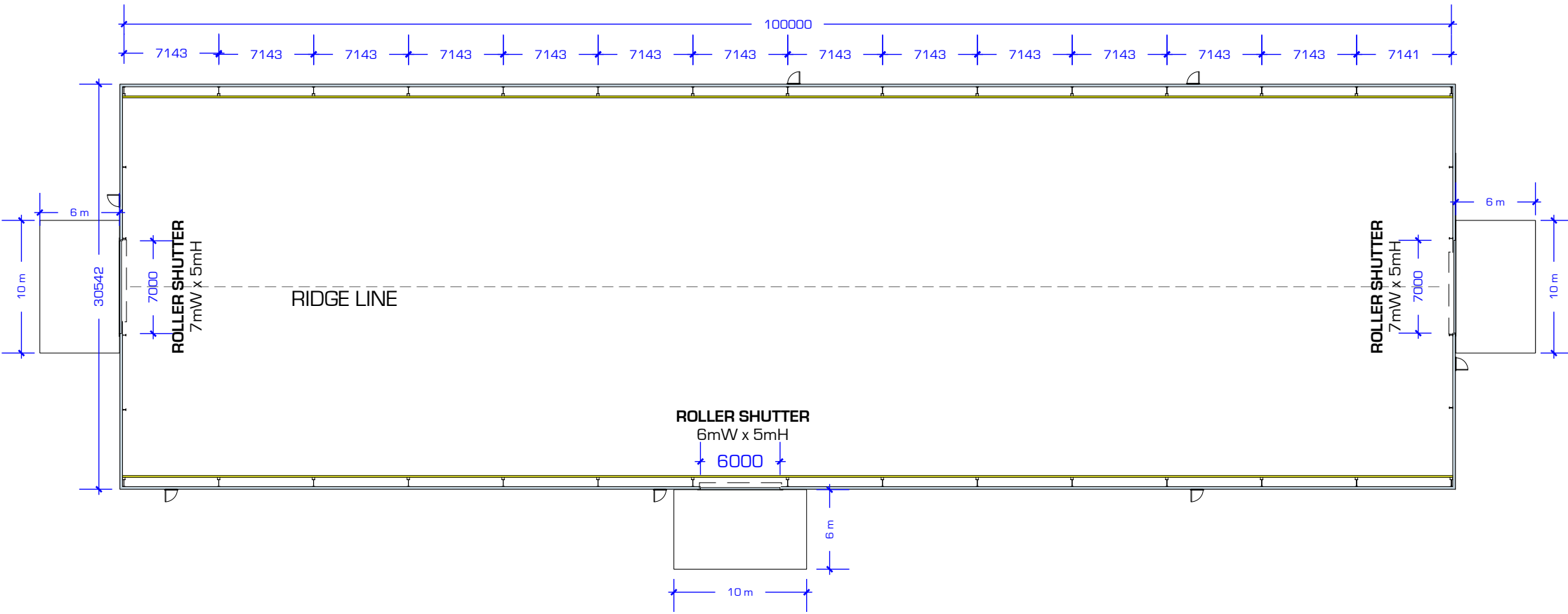
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## 8. 2D Floor Plan

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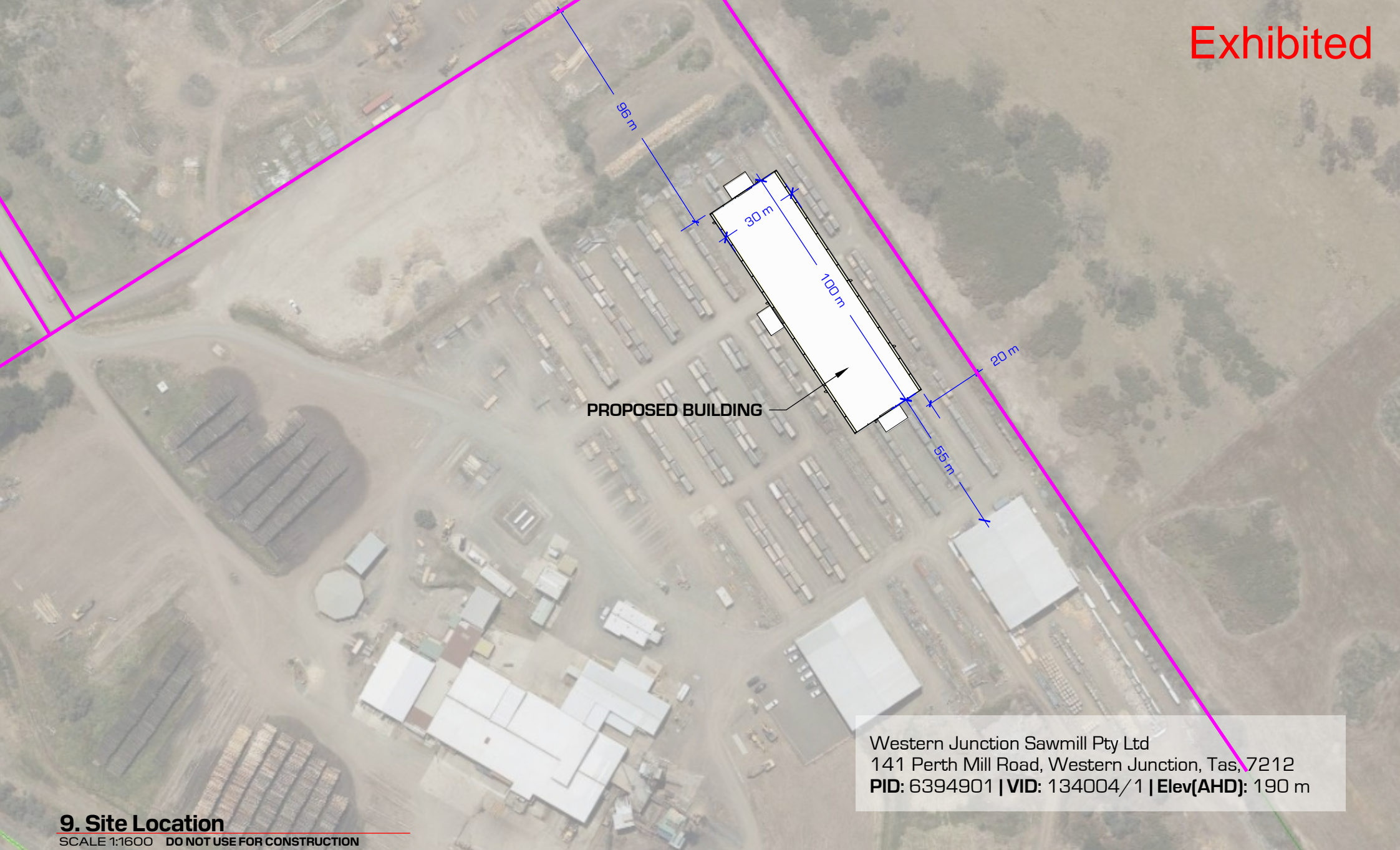
30m W x 100m L x 8.25m H Industrial Processing Building

PROJECT NAME:  
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# A08

MAIN OFFICE: 34835 Tasman Highway, Scottsdale, Tas 7260



PROPOSED BUILDING

Western Junction Sawmill Pty Ltd  
 141 Perth Mill Road, Western Junction, Tas, 7212  
 PID: 6394901 | VID: 134004/1 | Elev(AHD): 190 m

**9. Site Location**

SCALE 1:1600 DO NOT USE FOR CONSTRUCTION



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**A09**

MAIN OFFICE: 34835 Tasman Highway, Scottsdale, Tas 7260

**30m W x 100m L x 8.25m H Industrial Processing Building**

Exhibited

Western Junction Sawmill Pty Ltd  
141 Perth Mill Road, Western Junction, Tas, 7212  
PID: 6394901 | VID: 134004/1 | Elev(AHD): 190 m



10. Site Map

SCALE 1:5000 DO NOT USE FOR CONSTRUCTION



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Western Junction, Tas, 7212

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30m W x 100m L x 8.25m H Industrial Processing Building

PROJECT NAME:  
6486 - INDUSTRIAL BUILDING

DRAFTER BMH	ISSUED 0410	REVISION 1.5	SHEET A3
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A10

MAIN OFFICE: 34835 Tasman Highway, Scottsdale, Tas 7260