

**Proposed Amendments to Local Planning Policy – Plantation Applications**

**Open for Community Consultation**

**Submission Period closes Wednesday 23 March 2022**

Written submissions can be lodged in the following ways:

* Via email to [btnshire@bridgetown.wa.gov.au](mailto:btnshire@bridgetown.wa.gov.au)
* By post to PO Box 271 Bridgetown WA 6255
* By hand to Shire Administration Office – 1 Steere Street, Bridgetown WA 6255



**Notice of Public Advertisement**

**Amendments to Local Planning Policy – Plantation Applications**

At the Ordinary Meeting of Council held on 16 December 2021, Council resolved to adopt amendments to its existing Local Planning Policy – ‘Plantation Applications’ for the purpose of public advertisement in accordance with *Schedule 2 Part 2 Clause 4 (1) of the Planning and Development (Local Planning Schemes) Regulations 2015*.

The policy sets out the minimum standards and requirements for applications to establish plantations under the Shire of Bridgetown-Greenbushes Town Planning Schemes. Also set out are the standard conditions that will be considered by Council in their assessment of plantation applications

A copy of the Local Planning Policy showing the proposed amendments is available for public inspection at the Shire Library and on the Shire Website.

Should you wish to make a written submission please write to the Chief Executive Officer, Shire of Bridgetown-Greenbushes, PO Box 271, Bridgetown WA 6255, or via [btnshire@bridgetown.wa.gov.au](mailto:btnshire@bridgetown.wa.gov.au) on or before **Wednesday 23 March 2022**.

Should you have any queries regarding this matter please contact Clare Bonnie, Senior Planner on 9761 0800 or via email [cbonnie@bridgetown.wa.gov.au](mailto:cbonnie@bridgetown.wa.gov.au).

**TIM CLYNCH**

**CHIEF EXECUTIVE OFFICER**

COPY OF CURRENT PLANTATION APPLICATIONS POLICY WITH PROPOSED MODIFICATIONS SHOWN AS ‘TRACK CHANGES”

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| **POLICY NO.** | TP.6 |
| **POLICY SUBJECT** | Plantation Applications Policy |
| **ADOPTION DATE** | 28 June 2007 |
| **REVIEW DATE** | 24 November 2016 (C.09/1116) |
| **LAST REVIEW DATE** | 26 November 2020 (C.05/1120) |

1. Introduction

This policy sets out the minimum standards and requirements for applications to establish plantations under the Shire of Bridgetown-Greenbushes Town Planning Schemes. Also set out are the standard conditions that will be considered by Council in their assessment of plantation applications.

2. What is a Plantation?

Town Planning Scheme No. 4 uses the land use term of ‘afforestation’ to classify plantations with the definition used being:

*means the planting and husbanding of commercial value trees - other than fruit and nut trees, vines and nursery trees up to two years old - and occupying an area greater than 400 square metres on any one lot.*

The above definition covers the establishment of shelter belts and woodlots meaning applications for those forms of afforestation are to be assessed under the same policy as larger plantations.

3. Code of Practice for Timber Plantations in WA

The Code sets out goals and guidelines for specific areas, including management plans, plantation location, planning and design, plantation roads, weed and pest control, stream protection, drainage, harvesting, fire prevention and control, research and development, safety and investment.

Sustainable plantations depend upon careful and responsible management. It is essential that plantation practice is compatible with a range of environmental values and responsible land management. The Code is intended to complement related Acts, regulations, management plans, other codes of practice, local government planning schemes and State and national statements that relate directly or indirectly to plantations.

Some of the standard conditions set out below in this Policy have been extracted from the Code therefore their compliance should be an acceptable practice from the industry.

4. Limitations on Location of Plantations

Plantations are not permitted on any land within the Bridgetown townsite as per Town Planning Scheme No. 3.

Outside of the Bridgetown townsite Town Planning Scheme No. 4 controls the siting of plantations with the use generally permitted in the rural zones under this Scheme. Notwithstanding plantations are an ‘AA’ use in the four rural zones under Town Planning Scheme No. 4 where a plantation is proposed for establishment in proximity to a rural-residential area the Council may not approve the application if it presents a greater risk of fire to the nearby rural-residential area. Alternatively Council may impose additional fire management or plantation management conditions in order to reduce the risks to those nearby areas.

4. Applications – Minimum Requirements

All plantation applications require Council Planning Approval under the requirements of the Town Planning Schemes.

Plantations should be developed according to a plantation management plan, prepared specifically for the purpose.

A Plantation Management Plan will contain sections for different aspects of plantation management, including a:

* plantation establishment plan
* plantation tending plan
* fire management plan

The detail required to be stipulated in these plans is contained in Attachment 1 to this policy statement. Note that this attachment is a direct extract from the Code of Practice and therefore should be acceptable to the industry.

NOTE: Three separate plans are not necessarily required. The information required can be incorporated into one singular plantation management plan.

5. Timber Harvesting Plan

The Code of Practice suggests that a timber harvesting plan be submitted at the application stage as part of the plantation management plan.

Council is prepared to defer the requirement to submit a timber harvesting plan until the year preceding the first year of harvesting.

6. Standard Conditions

The following conditions will be considered by Council at the application assessment stage for all plantation applications:

1. Compliance to Council’s Firebreak and Fuel Hazard Reduction Notice.
2. Planting to be in accordance with submitted plan, unless specifically otherwise stated.
3. That where evidence of noxious weeds exist, a spraying program is to be conducted prior to planting. Spraying procedures are to be conducted in accordance with the Code of Practice for Timber Plantations in WA.
4. All permanent dams and water points within the plantation are to be connected by the internal roads and trafficable firebreaks within the plantation. Where an abundance of such dams exist in a plantation compartment only one dam or water point per compartment will require connection to the internal road network. This condition will only be imposed if deemed necessary after inspection.
5. Intact native vegetation within 20 metres of a permanent stream, swamp, or body of permanent water, and within ten metres of a temporary stream or drainage line should be retained to prevent sediment movement into water bodies.
6. Where there is no native vegetation adjacent to a stream, plantations may be established and harvested provided that water quality values are not compromised. Water quality should be protected by careful planning and control of the location and timing of machine operations during site preparation and harvesting with the aim of minimising both disturbance of the water course itself and the chance of soil being transported into the water course.
7. Where it is necessary for a road to cross a stream or drainage line, it must be by means of a bridge, culvert or ford designed to meet the transport needs, minimise impacts on water quality and riparian vegetation, and designed to cater for unusual flood events without damage to the structure or to the immediate environment.
8. All internal roads and trafficable firebreaks within the plantation are to be adequately signposted for direction to water points and plantation exits.
9. Council is to be notified in writing of future harvesting at least 3 months prior to harvesting commencing to enable the inspection of roads prior to harvesting.
10. Second rotation to commence in the first planting season post harvest otherwise a new Planning Approval will be required.
11. Should a second rotation not occur or a new approval not be sought after such a rotation all logging residue is to be removed from the site within six months post harvest.
12. Council’s Firebreak and Fuel Hazard Reduction Notice contains specific requirements for ‘harvested plantations’ and full compliance to these is necessary.
13. A non-planted buffer of minimum 50 metres to any habitable building within the plantation property or 100 metres to a habitable building on an adjacent property. The land within this buffer area is to be managed to control fire risk from the plantation area to the habitable building. Where a plantation covers multiple properties the whole of the plantation will be considered as the plantation property.

Advice Note: The applicant is advised that pursuant to the Local Government Act, Council will seek to recover the cost to repair excessive wear or specific damage to the local road network caused during harvesting.

Advice Note: The applicant is advised that a new approval is to be sought for any additional rotations or any change in species.

Advice Note: Any change in the area proposed for planting will be the subject of a separate planning approval.

7. Conclusion

The above conditions will not be automatically imposed on all plantation applications. Rather they will be considered for imposition during the application assessment process including site inspection.

**Attachment 1**

### Matters to be Addressed in Plans

A plantation management plan is prepared to provide the relevant information in respect of the way in which plantations are developed and managed and, to demonstrate the means by which the principles of environmental care and objectives of silviculture and protection are achieved.

The application is to include a written assessment on the presence of priority and threatened flora and fauna species together with priority and threatened ecological communities. The application is to include information on how these species and communities will be managed.

The components of a plantation management plan will be prepared in advance of the operation and available before operations commence.

Maps and descriptions should detail the following information:

## Land Information

* Area
* Locality plan and access roads
* Natural features:
* Streams, rivers, lakes, ponds, swamps, drains, etc.
* Principal soil types
* Areas of native vegetation with high natural integrity
* Areas of remnant vegetation with low natural integrity
* Significant landscape, cultural and heritage values
* Improvements
* Buildings
* Roads, bridges, creek crossings
* Fences, gates, powerlines, dams
* Water or gas pipelines

These features should be included for a distance of 50 metres on adjoining properties

## Plantation Establishment Plan

* Areas of native vegetation, including paddock trees to be cleared (first rotation)
* Management of logging residue (second rotation)
* Control of vermin and declared weeds
* Areas to be planted, compartment sizes
* Species to be planted and source of seedlings
* Direction of planting lines in relation to contours and natural drainage
* Description of soil preparation methods
* Description of weed control methods, including rate of herbicides application and buffer zones
* Planting techniques
* Access roads and firebreaks

## Plantation Tending Plan

* Grazing strategy
* Pruning and thinning schedule
* Fertilising schedule
* Weed management
* Monitoring and contingencies for pests and diseases
* Road and break maintenance

## Fire Management Plan

* Property details:
* Contact names and telephone numbers
* Names and telephone numbers of adjacent landholders
* Names and addresses of local fire agencies
* Locality plans showing access roads, firebreaks, water points, etc.
* Fire Prevention details:
* Method of road, track and firebreak maintenance
* Specific measures to protect powerlines and gas pipelines
* Firefighting equipment register for locality and details of cooperative arrangements
* Identification of water points and approximate capacities of each water source
* Direction indicators of water points, road signs and other features
* Measures to protect services such as power lines
* Fuel reduction program if applicable. This may include controlled grazing, ploughed or slashed strips, mechanical mulching, weed control and/or prescribed burning
* When preparing a Fire Management Plan regard is to be paid to the contents of the ‘Guidelines for Plantation Fire Protection’ prepared by the Government of Western Australia.