

LUP 7 – Plantation Applications Policy

1 Policy

1.1 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.

1.2 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.

1.3 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.

1.4 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.

1.5 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 Order
- 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.

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.

1.6 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.

2 Applicable Legislation and Documents

Act	Part 5 <i>Planning and Development Act 2005</i> – Local planning schemes s.6.7.1 Shire of Bridgetown-Greenbushes Town Planning Scheme 3 and s 7.6.1 Shire of Bridgetown-Greenbushes Town Planning Scheme 4 – In order to assist in the implementation of the Scheme, the Council may make Town Planning Scheme Policies relating to one or more of the aspects of the control of development and land use.
Regulation	N/A
Local Law	N/A
Shire Policies	N/A
Related Documents	Code of Practice for Timber Plantations in Western Australia
Related Procedure	N/A

3 Administration

Original Adoption Date	28 June 2007
Last Reviewed	16 December 2021
Scheduled Reviewed Date	30 June 2023

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 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
 - Direction indicators of water points, road signs and other features
 - Fuel reduction program if applicable.