

Tree Plantation

(Eucalyptus Regnans, Pinus Radiatus, Eucalyptus Globulus etc)

The Shire of Manjimup supports the establishment of commercial tree plantations as a viable substitute for native forest timber production in the wake of new state government policy and timber allocation reductions and as a means of diversifying the local economy in an environmentally effective and sustainable manner.

What are Council's Basic Requirements?

Council currently permits tree plantations only in the Rural zone and is generally not prepared to approve proposals that may seriously conflict with existing rural or agricultural land uses and / or activities in the subject locality.

An application for Planning Approval must be submitted with an appropriate fee (\$150 + 0.23% of the estimated plant out and development costs based on a minimum accepted expenditure of \$1,000 per planted hectare) and the following information:

1. A **locality** plan
2. A detailed **site plan** showing (in aerial photo format, ideally – see example attached):
 - buildings and other significant infrastructure,
 - access roads and bridges,
 - gates, firebreaks and fence lines,
 - water courses, flats, swamps and dams,
 - power transmission lines,
 - areas of significant remnant native vegetation (to be retained),
 - areas of remnant native vegetation (proposed to be cleared),
 - proposed plantation plant out areas.
3. A **Plantation Development and Management Plan** (see example attached for level of detail required)
4. A **Bushfire Management Plan**

In assessing applications for Tree Plantation proposals, Council has regard to any potential impact or interference with any neighbouring rural residential

and agricultural activities, local road networks, fire fighting strategies and public drinking water catchment and conservation issues.

Will the application need to be advertised to neighbours or Government Agencies?

Planning applications for “Tree Plantation” are required to be advertised to adjoining landowners, relevant government agencies (such as the Water & Rivers Commission, Agriculture WA and CALM) and local ward councillors for a minimum period of fourteen (14) days in which written submissions supporting or opposing the proposal may be made.

Will the application need to be considered at a Council Meeting?

If any objections are received against the proposal during the advertising period, the matter is to be referred to Council for a formal determination. If no objections are received the matter may be processed directly by the Manager Planning Services.

What Conditions of Planning Approval will be Applied?

The following *conditions* are routinely applied to any Planning Approval granted for “Tree Plantation”:

1. This Planning Approval shall lapse and be of no further effect if the Plantation development hereby permitted has not been substantially commenced within 24 months of the date hereof. Where the Planning Approval has lapsed, no further development is to be carried out without the express Approval of Council having first been sought and obtained.
2. The Shire of Manjimup Engineering Technical Officer is to be advised (in GDA 94 format if possible) of the scope / dimensions of the plant out immediately upon the completion of the tree planting process.
3. A separate Harvesting Plan is to be submitted to Council a minimum of 24 months prior to the anticipated commencement of the harvesting of the subject Plantation. Such a Harvesting Plan is to be prepared in accordance with the latest Code of Practice for Timber Plantations (or equivalent) that is applicable at that time.
4. A minimum of 12 months prior to any anticipated commercial harvesting occurring, the Plantation Operator or Manager shall notify the Manager Design Services so that the proposed access / haulage routes may be inspected by both parties.

The following *footnotes* are routinely applied where relevant:

- a) In conducting the activity hereby Approved the Plantation Operator / Manager is required to comply with all relevant legislation, and to have particular regard to the general and reasonable amenity expectations of those who may be resident in the vicinity.
- b) With reference to Condition (D107), Council may require the Plantation Operator to reimburse the cost of any road repairs that become necessary as a result of wear and other damage to the local road network caused by heavy haulage vehicles associated with the transport of harvested Plantation trees.

Design Services will undertake an audit of the local road system proposed to be used for log transport both prior to, and following, Plantation harvesting - so as to ascertain any works required (and funds recoupable).

- c) No access for commercial harvesting should be obtained through forest roads in the care and control of the Department of Conservation and Land Management without that Department's prior consent.
- d) The attention of the Plantation Operator / Manager is drawn to the need to comply with the requirements of any Firebreak Notice issued by the Shire of Manjimup under the provision of the Bush Fires Act, 1954. Furthermore, the Plantation Operator / Manager is required to advise Council's Ranger of any commercial harvesting activities that may be proposed during restricted or prohibited burning seasons.
- e) The proposal is located within the Warren River Water Reserve as gazetted by the "Country Areas Water Supply Act, 1914". There is a requirement to obtain a license from the Water and Rivers Commission before clearing any vegetation in this area.
- f) The property is located within the Warren River Management Area, which is proclaimed under the "Rights in Water and Irrigation Act, 1914". The taking or diversion of surface water in this area for purposes other than domestic or and / or stock use is subject to licensing by the Water and Rivers Commission.
- g) Cultivation of land, spraying of pesticides or herbicides, or the application of nitrogenous fertilisers is not recommended within 30 metres of any stream. This provision does not preclude the carrying out of weed control in accordance with the requirements of the Agriculture Protection Board.
- h) Any construction of dams, or diversion of surface water, must be referred to the Water and Rivers Commission for approval under the "Rights in Water and Irrigation Act, 1914".
- i) The Water and Rivers Commission recommends that a buffer of at least 20 m either side of each watercourse on the property be revegetated where necessary with indigenous local riverine species and protected from stock access where applicable. The buffer zone will

provide nutrient stripping functions as protecting the stream from excess sediment loading from the land activity.

PLEASE NOTE

This information is provided as a guide only. Before undertaking any development, please discuss your intention with Council staff. If you need to make an application, your time and money can be saved if you are thoroughly prepared. It is recommended that the advice and assistance of Planning Services be sought for any queries concerning the use of land within the Shire of Manjimup.

October, 2002