



Policy Name:	LOCAL PLANNING POLICY: PLANTATIONS
Objective:	To establish guidelines for the assessment of proposals to develop plantations.
Key Words:	Plantation; Plantations; Agroforestry
Statutory Compliance:	Local Planning Scheme No. 23

Policy Aims:

To provide a framework for the assessment and approval of plantations within the Shire of Esperance.

Policy Provisions:

Definitions

Agroforestry land used commercially for tree production and agriculture where trees are planted in blocks of more than one hectare.

Plantation has the same meaning as in the *Code of Practice for Timber Plantations in Western Australia (1997)* published by the Department of Conservation and Land Management and the Australian Forest Growers.

Policy Application Area

In accordance with Table No. 1 – Zoning and Land Use Table of Local Planning Scheme No. 23, ‘agroforestry’ is able to be considered in the following zones:

- Agriculture-General – ‘D’ use: the use is not permitted unless the local government has exercised its discretion by granting planning approval.
- Industry-Business, Industry-General and Rural Smallholdings – ‘A’ use: the use is not permitted unless the local government has exercised its discretion by granting planning approval after giving special notice in accordance with Clause 9.4.

Application Information

The following information is required to be submitted to enable an assessment of the agroforestry/ plantation proposal to be undertaken:

- Completed ‘Application for Planning Approval’ form;
- Payment of application fee in accordance with Council’s Fees & Charges Schedule (refer below on how to calculate value);
- Three (3) copies of the following:

- Site plan (to scale) showing the proposed location of the plantation operations in relation to the lot boundaries, any existing or proposed development on-site and access/egress points to the plantation operations from the public road network.
- Details of how the Development Requirements provisions of this policy are addressed.

In relation to the application fee, the fee is to be calculated based on a value of the plantation based on plantable area, with an establishment cost of \$1000/ha applying (i.e. the fee for a 100ha plantation would be based on an establishment cost of \$100,000). This fee is based on the establishment cost for a new plantation as identified by the Forest Products Commission.

Development Requirements

The following development requirements apply to an agroforestry/plantation proposal:

- Compliance with the *Code of Practice for Timber Plantations in Western Australia*.
- Compliance with the Shire of Esperance's Firebreak Order and Fire and Emergency Service Authorities *Guidelines for Plantation Fire Protection*. If it is impractical or environmentally damaging to comply, alternative fire management plans will be considered. Details of such alternatives should form part of the planning application documentation.
- All nominated 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.
- 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.
- 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.
- 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.
- All internal roads and trafficable firebreaks within the plantation are to be adequately signposted for direction to water points and plantation exits.
- Approval of a plantation will require the submission of a Timber Harvesting Plan no less than one year prior to harvest including, but not limited to approximate area, tonnage, number and type of vehicles to be used together with proposed routes to destination.