

TOWN PLANNING SCHEME NO. 5 POLICY 15

COMMERCIAL PLANTATIONS

1. DEFINITIONS

Timber Plantation means the use of land for planting, growing, maintenance and harvesting of trees for the production of timber products.

2. OBJECTIVES

1. To encourage the integration of plantations with existing agricultural uses over the Shire;
2. To reduce potential adverse impacts and land use conflict from the inappropriate siting and development of plantations within the Special Control Areas;
3. To support the rehabilitation of cleared land and assist in the reduction in salinity, waterlogging and erosion;
4. To ensure there is an appropriate means of access to plantations and that the existing road network and public safety is not affected by heavy vehicles and that the local road network is not damaged by heavy vehicles; and
5. To ensure that the development, management and harvesting of plantations is in accordance with the Code of Practice for Plantations and the Guidelines for Plantation Fire Protection and the Council's Firebreak Notice.

After many years of development, Amendment No. 28 to Town Planning Scheme No. 3 was finalised and published in the Government Gazette on 19 September 2006. That Amendment introduced provisions which specifically deal with timber plantations. This Town Planning Scheme Policy is aimed at assisting in the method of dealing with timber plantations.

In considering any application for approval for plantations, the criteria below will be considered.

3. CRITERIA

1. This policy applies to the whole of the municipal district of the Shire of Plantagenet, excluding State Forest and Crown Reserves.
2. Plantations are a 'P' (permitted) use in the Rural zone and planning consent of the Council is not required for such a use where criteria specified in clause 5.1.2(g) of Town Planning Scheme No. 3 are satisfied.
3. Town Planning Scheme No. 3 contains 5 Special Control Areas wherein an application for planning consent is required or alternatively where plantations are not permitted. The Special Control Areas are:
 - I. Kendenup
 - II. Rocky Gully Townsite
 - III. Narrikup Townsite
 - IV. Mount Barker
 - V. Porongurup

For ease of reference the Special Control Area Maps for these 5 areas are attached to this policy.

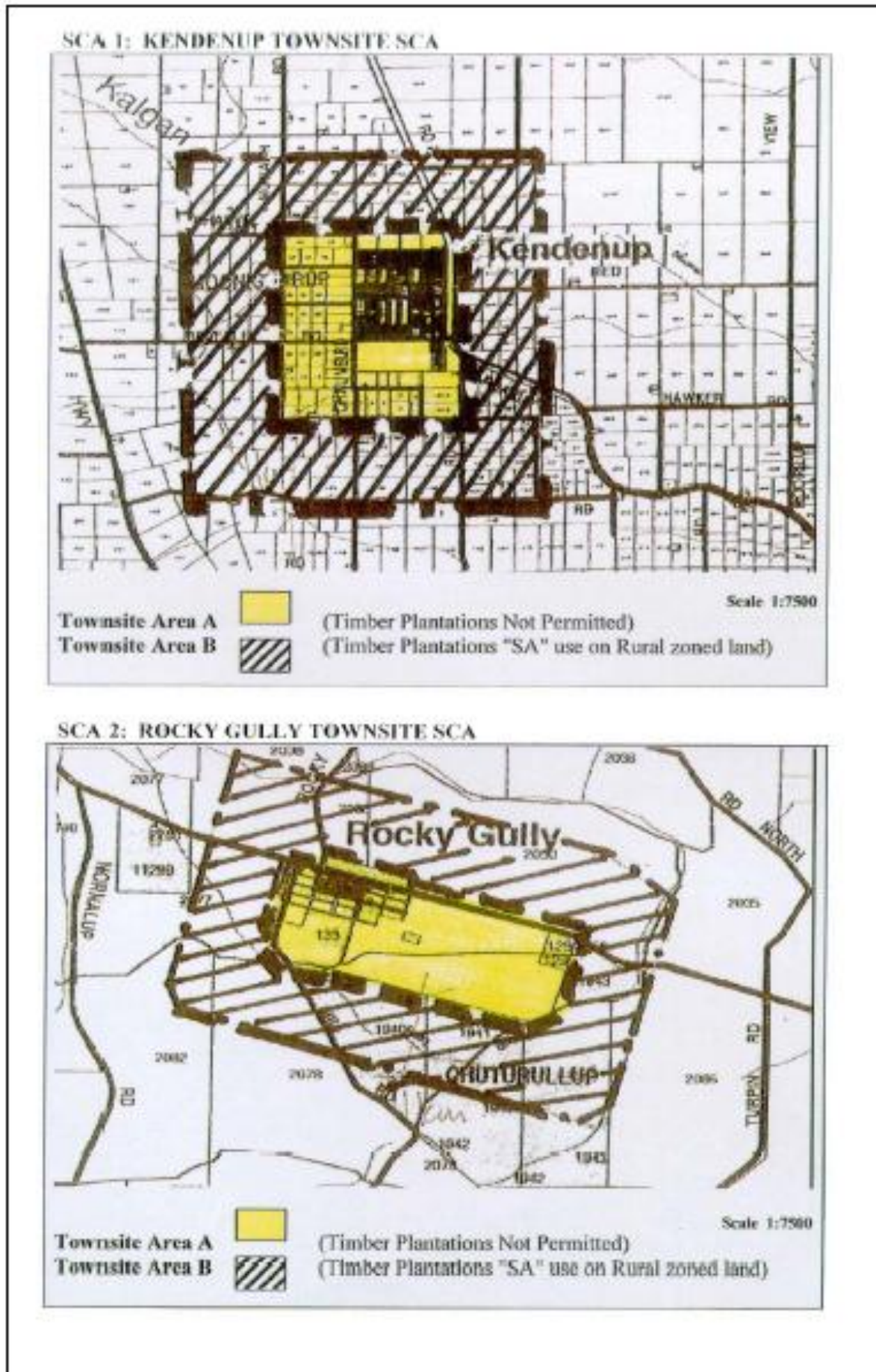
4. Clause 3.8.4 of Town Planning Scheme No. 3 lists the matters the Council will consider when determining an application for planning consent where such an application is required. These are listed below:
 - (a) the provisions of the Shire's Commercial Plantation Policy;
 - (b) the Code of Practice for Timber Plantations and whether or not the proponent is a signatory to the Code;
 - (c) consistency with the performance standards of 'Planning for Bush Fire Protection' and 'Guidelines for Fire Protection', following referral to the Fire and Emergency Services Authority, and with Council's 'Annual Fire Break Notice';
 - (d) existing uses and development on the subject land;
 - (e) the location of the subject land and its relationship to surrounding land uses, especially residential, rural residential, rural small holdings, and tourist land uses;
 - (f) the location of the land in relation to designated haulage routes;
 - (g) access to and from the subject land and the existing standard of local roads and their capacity to support timber haulage vehicles;
 - (h) protection of native vegetation;
 - (i) the impact on the amenity of the area, including scenic views;
 - (j) where the land is located in the Porongurup SCA 5, the provisions of the Porongurup Rural Strategy;
 - (k) where the land is located in the Mount Barker SCA 4, the Mount Barker Rural Strategy;
 - (l) any submissions received as a result of advertising the application; and
 - (m) any other matters considered relevant.
5. Although planning consent is not required in the rural districts not part of a Special Control Area, in accordance with clause 5.1.2(g)(3) of Town Planning Scheme No. 3 proponents will need to submit to the Council:
 - (a) a plantation management plan prior to the commencement of any site works or plantings.
 - (b) A harvesting plan two years prior to the anticipated harvesting date.
6. The Council will address any particular road needs as part of the consideration of the harvesting management plan.
7. The issue of aerial spraying of plantations to control insect damage is a matter the Council will have regard to. The Council requires plantation operators provide advice before a plantation is to be aerially sprayed in order that monitoring of spray drift can be carried out by Council officers. The Council will be prepared to accept a specific protocol to be prepared by the proponent in the form of an aerial spray application management plan which addresses the Code of Practice and the following points:
 - (a) Restrictions on the wind direction and wind speed under which aerial spraying may occur.
 - (b) Provisions for a buffer zone adjacent to any urban area that is not to be aerially sprayed, the width of which can be negotiated depending on the chemical types and any restrictions on wind direction that may apply.

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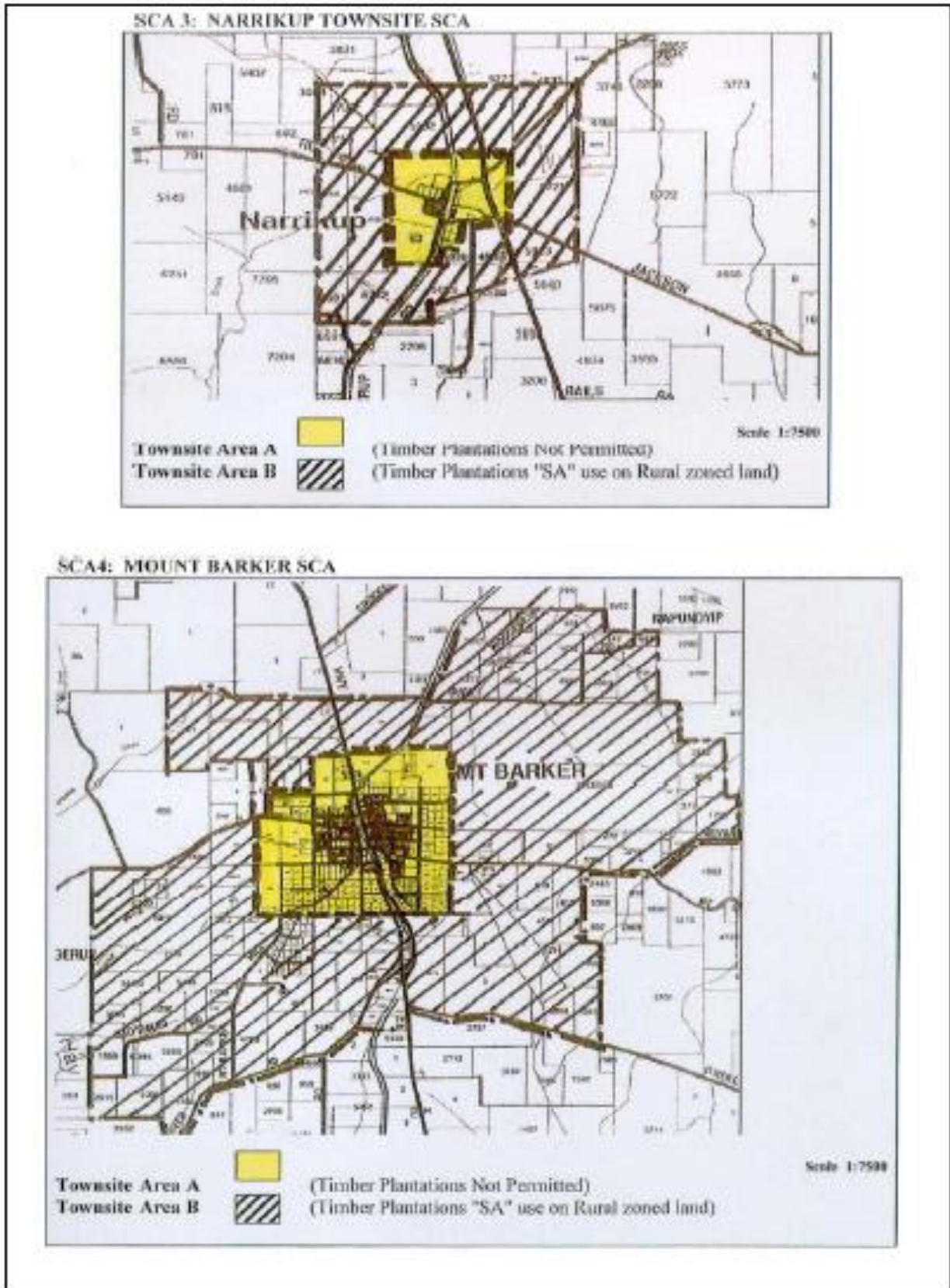


- (c) An aerial spraying record to be logged by the pilot and submitted to the Shire prior to and following application events.
- 8. The Council recognises the intentions of the timber industry in its Code of Practice for Timber Plantations in WA and supports the thrust of such a document. The Council will administer this Town Planning Scheme Policy on the understanding that all operators will abide by the Code of Practice.

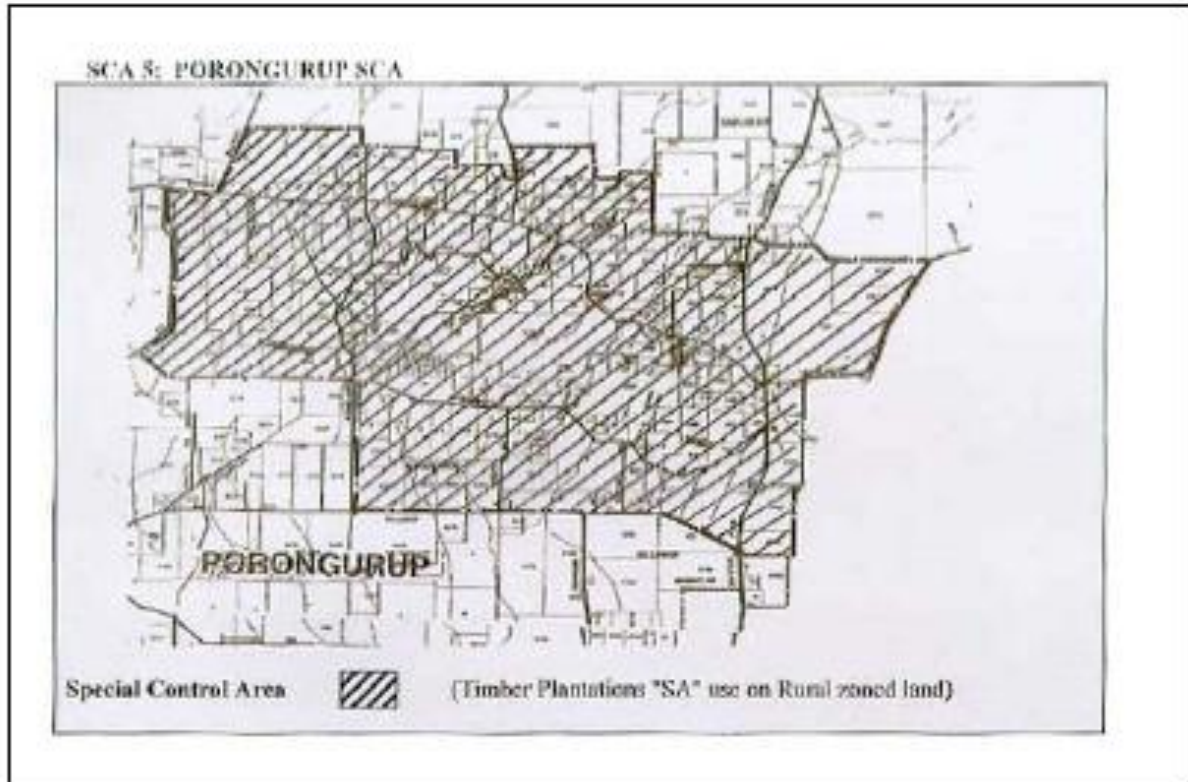
SPECIAL CONTROL AREA MAPS



SPECIAL CONTROL AREA MAPS (CONT'D)



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Document Control			
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