



# SHIRE OF DONNYBROOK BALINGUP

## Town Planning Policy

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### 9.3 Private Tree Plantations/Agroforestry

#### 1. Objective:

To assist Council in determining applications for private tree plantations/agroforestry within the Scheme Area.

#### 2. Aims:

- To reduce potential adverse impacts from inappropriate siting and development of private tree plantations.
- To encourage the integration of private tree plantations in conjunction with traditional (e.g. grazing, cropping) rural uses.
- Actively encourage agroforestry as an alternative to tree plantations in the 'Intensive Farming' and 'General Farming Scenic' zones.
- To actively encourage private tree plantations/agroforestry in areas subject to land degradation, including remediating areas subject to salinity, waterlogging and high levels of chemical contamination, where there is a clear natural resource management benefit.
- To encourage the establishment of permanent tree cover on steep slopes and along watercourses.
- To encourage the preparation of management plans for harvesting of private tree plantations/agroforestry.

#### 3. Definitions:

Under Local Planning Scheme No. 7 (LPS7) a '**plantation**' is defined as the following:

*'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 as amended from time to time'*

Under LPS7 '**agroforestry**' is defined as:

*'land used commercially for tree production and agriculture;*

- (a) Where trees are planted in blocks of more than one hectare and;*
- (b) The proposed tree crop does not cover more than 10% of the total useable farm land of the lot of lots in which the application is proposed. Where more than one lot is proposed to be planted as part of an application for planning*



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*approval, the local government will seek confirmation that these lots are farmed as an integrated unit; and*

*Where the land is not used for tree cropping is used for other forms of commercial agriculture*

**'watercourse'** means –

- a. *any river, creek, stream or brook in which water flows;*
- b. *any collection of water (including a reservoir) into, through or out of which any thing coming within paragraph (a) flows;*
- c. *any place where water flows that is prescribed by local by-laws to be a watercourse, and includes the bed and banks of any thing referred to in paragraph (a), (b) or (c).*

**'riparian vegetation'** means –

*Has the same meaning as defined under the Code of Practice for Timber Plantations in Western Australia.*

### 4. Policy Measures:

#### 4.1 General

- a. Council will not approve plantations that will, in Council's opinion, adversely affect existing scenic views from the following major tourist routes:
  - South Western Highway
  - Donnybrook-Boyup Brook Road
  - Balingup-Nannup Road
- b. Existing plantations on State Forest and private property, within the delineated areas around Donnybrook and Balingup will have a continuing use right but if they are established strict fire control and prevention measures must be taken.

#### 4.2 Road Infrastructure and Impacts

- a. As part of an application seeking approval for a plantation/agroforestry, the applicant will be required to outline the preferred route/s for future harvesting.
- b. Should an application for a plantation/agroforestry be conditionally approved, Council will require the submission of detailed Timber



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- Harvesting Plan at least 6 months prior to proposed harvesting.
- c. The Council, in conjunction with relevant agencies will consider whether the proposed access to/from the application site and the proposed haulage route/s are suitable and safe.
  - d. Where the Council considers the existing road infrastructure is not adequate to service the future harvest, the applicant operator will be required to make suitable and safe access arrangements.
  - e. Prior to harvesting the applicant shall provide a road maintenance bond at a rate of \$0.50/tonne. Such a bond shall be retained by the Shire for the purpose of road maintenance. The Shire will recover the bond, or part of the bond, as appropriate, including administrative costs, of completing or rectifying the road.

### 4.3 Fire Risk and Management

- a. As part of the planning application, Council will require the applicant to submit an appropriate Fire Management Plan in accordance with Council and Fire & Emergency Services Authority requirements for plantations.
- b. Firebreaks not less than 10 metres in width immediately around the perimeter of the tree plantation area..
- c. Not less than 6 metres in width in such positions that no part or compartment of a plantation shall exceed 28 ha in area.
- d. Where 10 metre breaks are required in accordance with this section of Council's Fire Break Order, pruning of overhang shall be carried out up to a height of five (5) metres above the firebreak (ground level).
- e. In addition to breaks specified, plantations traversed by Western Power transmission lines have additional obligations under the Electricity Act.
- f. No plantation shall be allowed within 100m of any existing dwelling on any adjoining property, or within a 50m radius from any dwelling on the plantation site.

### 4.4 Water Quantity and Quality

- a. Where it is proposed to develop a plantation on a property that contains a perennial or non-perennial watercourse the Council may seek advice from the Department of Water and Environment Regulation to assist in determining the application.

### 4.5 Visual Impact

- a. The Council seeks to carefully consider planning applications for agroforestry/tree plantations on properties which adjoin or are near major tourist routes identified in clause 4.1d of this policy.
- b. The Council's assessment of visual impact is primarily concerned when



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viewed from the designated major tourist routes.

- c. The Council may refuse applications where they detrimentally impact on the visual landscape values of the locality.

### 4.6 Natural Resource Management

- a. In establishing a tree plantation, no native vegetation shall be removed from any land for the purpose of being replaced by plantation species. Native vegetation includes individual trees which have been retained on rural land.
- b. For the purposes of tree preservation, the protection of remnant vegetation and to maintain water quality, ecological values of waterways and to prevent erosion, Council will require that plantations be set back a distance of 6 metres from watercourses and 6 metres from stands of remnant vegetation greater than 1 hectare in area in addition to the firebreak.
- c. The Council encourages the retention and regeneration of riparian vegetation where appropriate, replanting areas adjacent to watercourses with local indigenous vegetation. This is in order to promote better overall natural resource management practices that will maintain and improve ecosystem function and water quality.

### 5. Implementation:

Council will assess all applications based on all relevant information and advice in accordance with this policy and LPS7. It is expected that all agroforestry and tree plantation applications, when approved, will be implemented under the principle of sustainable land management based on endorsed Best Management Practice/code of Practice documents and natural resource management targets for key land, water and biodiversity areas

Additionally any approved application, if implemented, shall be carried out in full compliance with any conditions imposed with that planning approval.

<b>Adopted:</b>	23 June 1999
<b>Last Amended:</b>	17 December 2014
<b>Last Reviewed:</b>	1 May 2016
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<b>Responsible Department:</b>	Town Planning