



SHIRE OF JERRAMUNGUP LOCAL PLANNING POLICY NO. 10 – AGROFORESTRY AND PLANTATIONS

1. BACKGROUND

Under the Shire of Jerramungup Local Planning Scheme No. 2 ('the Scheme') planning approval is required for any proposed agroforestry or plantations, therefore this Policy has been developed as a guide for applicants and Council.

It should be noted that Council will have significant regard for the provisions of the Local Planning Policy however it is a guideline only.

2. POLICY BASIS

Clauses 2.2 and 2.4 of the Scheme provide for the preparation of Local Planning Policies. This Policy has been prepared in accordance with the Scheme.

3. SCHEME REQUIREMENTS

Council has the discretion under the Scheme to consider 'agroforestry' or 'plantations' within the 'Rural' zone.

Clause 5.26.3 of the Scheme lists specific issues that Council will have regard for in assessing agroforestry and plantations. These are listed and discussed in Section 8 of this policy.

Clause 5.26.3(b) of the Scheme outlines conditions that Council may impose on applications relating to fire management measures and compliance with the Code of Practice.

Clause 10.2 of the Scheme outlines general matters that Council can take into consideration when assessing any application.

It should be noted that the Scheme contains statutory requirements, and this Policy expands on and complements the existing Scheme requirements. The Policy cannot override any aspect of the Scheme.

4. POLICY STATEMENT

This Policy applies to all 'Rural' zoned land in the Shire of Jerramungup.

5. POLICY OBJECTIVE

- To actively encourage the integration of agroforestry and plantations with existing agricultural uses over the Shire as a complementary but ancillary use.
- To facilitate retention of traditional agriculture as the predominant use on the land.
- To support applications that actively integrate agroforestry or plantations with farms in recognition of the economic, environmental and social benefits.
- To encourage planting areas with linkages to existing remnant vegetation on the same lot or adjacent lots. Where appropriate encourage linkages with vegetation on adjacent reserves however consult with the relevant reserve authority or manager.
- To protect and enhance native vegetation, wetlands and water courses and assist in the reduction of salinity, waterlogging and erosion.
- To support continuing broad acre agriculture and production as the primary and priority landuse in the Rural zone.
- To generally discourage the use of whole farms for plantations (particularly where it contains a dwelling) unless the applicant has clearly demonstrated extenuating circumstances or provided significant justification warranting support for a variation to any aspect of the Policy.
- To achieve agroforestry and plantation designs which do not compromise the fire safety of the local community or of biodiversity conservation and management of reserves,
- To minimise the potential for any loss of population or agricultural land through the use of whole farms for plantations and encourage agroforestry or plantations that provide a supplementary income to farmers.
- To achieve agroforestry and plantation designs which do not compromise the fire safety of the local community or of biodiversity conservation and management of reserves,

- To achieve high quality fire management plans which are independent and self sufficient unless the relevant authority managing land outside of the application has endorsed a FMP which relies on external fire management methods (such as major protective burning of adjacent reserves).
- To encourage the selection of tree species that are complimentary to native remnant vegetation will assist in maintaining landscape function.

6. POLICY AIM

- To clearly outline the existing Scheme requirements, landuse definitions and assist applicants by providing general guidelines.
- To assist Council in determining applications for agroforestry and plantations by setting out matters Council will have regard for in assessing applications.
- To streamline the planning process in the longer term for applications that propose integration of plantings with existing farms / agricultural uses and that comply with the Scheme and local planning policy.

7.0 PLANNING APPROVAL

7.1 *Need for Planning Controls*

There has been some concern raised by key stakeholders that landowners should be able to pursue agroforestry and/or plantations on their land without interference by local governments as they would normally do for any cropping or revegetation for land rehabilitation.

Whilst 'Extensive' Agriculture' is a permitted use in the 'Rural' zone, there are planning controls over other rural uses including and not limited to Rural Industry, Intensive Agriculture, Feedlots, Agroforestry and Plantations. This is appropriate so that the Shire can examine relevant planning considerations such as the objectives of the zone, landuse compatibility, buffers, amenity and other relevant planning issues.

There are landuse and community implications associated with agroforestry and plantation uses that are controlled through the planning process such as impacts on local roads for harvesting plantations, fire management, visual impact on any scenic routes, social impacts and concern over potential loss of prime agricultural land. These are valid planning issues which are also recognised by the Western Australian Planning Commission (WAPC) in Planning Bulletin No. 56 (although this WAPC Policy is outdated as it does not specifically deal with carbon sequestration plantations which can represent a more permanent landuse change).

With new emerging plantations for carbon sequestration there has been Council and community concern over the potential to develop significant areas or whole farms. Some applicants propose long term harvesting whilst other may not nominate to harvest at all (means the land may never revert back to agricultural uses.)

Wide general community consultation was undertaken by the Shire in March/April 2009 and whilst there were mixed views, there is clear concern over the need for a local planning policy and the general issue of any potential for loss of population.

Whilst some of the issues are difficult to quantify this policy aims to encourage an integrated approach of plantings with more traditional farming or agricultural uses.

7.2 Statutory Requirements

Under Clause 8.1 of the Scheme all development on zoned land requires prior approval of the local government, unless specifically exempted under Clause 8.2.

A planning application is required to be lodged for any proposed planting of trees for commercial use exceeding a one hectare area and would be construed as 'agroforestry', regardless of whether the trees are proposed to be harvested or not.

A planning application is also required for any plantations (involving planting areas of 10 hectares or more). This Policy proposes to process 'carbon sequestration plantations' the same as the more traditional 'plantations', as both are almost identical, and the only difference is that some applicants may not propose harvesting, or may only propose harvesting in the longer term (so it may be a more permanent landuse change).

Planning approval is not required for the planting of trees for land rehabilitation, salinity affected area, wind belts etc which are not proposed to be used for any commercial use, production or carbon sequestration.

8.0 DEFINITIONS & EXPLANATION OF LANDUSE

Landuse definitions are contained in the Shires Scheme and are repeated in this Policy for ease of reference.

8.1 Agroforestry

Agroforestry is defined in the Scheme as:

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

Agroforestry is the combining of agriculture and tree growing, to produce both agricultural products and tree products on a commercial basis. In some areas it is also known as 'farm forestry'.

Australian agroforestry produces a wide range of products, including energy, wood and fibre, eucalyptus oil and oil products, food, fodder and ecosystem services. It is considered that the carbon from tree planting for sequestration could also be reasonably considered as a 'tree product' and certainly the trees are used for commercial purposes.

Agroforestry by its very definition a combination of commercial tree growing in addition to agricultural practices. This integrated approach is considered the most beneficial as;

- Many forms of agroforestry result in the production of a wide range of products which in turn has economic benefits and can generate employment.
- The use is compatible with continuing agriculture.
- There are environmental benefits and the planting areas can be used to mitigate salinity, prevent wind erosion etc
- The planting areas are robust if harvested and land can be used for other forms of agriculture in the long term.
- It provides alternative income sources and diversification of landuse for farmers.

8.2 Plantation

Plantation is defined in the Scheme as:

“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”.

Plantation is defined in the Code of Practice as:

“a stand of trees of ten hectares, or larger, that has been established by sowing or planting of either native or exotic tree species selected and managed intensively for their commercial and/or environmental value. A plantation includes roads, tracks, firebreaks and small areas of native vegetation surrounded by plantation. Implicit in this definition is the recognition that plantations will be harvested.”

It is recognised that technically plantations involve the harvesting of trees. There are emerging new trends for plantations for carbon sequestration which may or not be planned to be harvested. Often applicants seek to keep their options for future harvesting open as part of applications.

In the absence of any other suitable landuse definition, plantations for carbon sequestration will be processed as 'plantations' as it is essentially the closest definition to describe the use, and both have to comply with the '*Code of Practice for Timber Plantations in Western Australia*'.

This approach will allow for flexibility in the future if sequestration plantings are harvested in the longer term. It also allows the Shire to include appropriate conditions on any development to require a future harvesting plan.

Plantations also have economic and environmental benefits similar in parts to agroforestry. Where harvesting occurs there are economic benefits associated with the timber industry, the creation of products and employment.

Even with carbon sequestration planting there is some employment associated with preparation, planting and ongoing monitoring. Farmers can receive economic benefits as these types of landuses provide an alternative income opportunity.

There are also environmental benefits similar to agroforestry such as salinity mitigation, reduction of waterlogging etc

9.0 EXISTING SCHEME REQUIREMENTS

The Shires' Scheme is a legal document which already lists some matters to be considered when dealing with agroforestry or plantation applications.

As per Clause 5.26.3 of the Scheme, Council will have regard for the following matters when assessing applications to use or develop land for agroforestry or plantations:

- The Code of Practice for Timber Plantations in Western Australia 2006 as amended ('Code of Practice').
- Submission of a plantation management plan in accordance with the protocol in the Code of Practice.
- The need to encourage the commercial production of trees which is of significance to the national, regional, and local economy.
- The benefits of agroforestry and plantations in addressing land degradation including soil erosion and salinity.
- The role of agroforestry and plantations in protecting water quality and preventing adverse effects on groundwater recharge.
- The location of the land in relation to land zoned for residential, industrial and commercial uses.
- The suitability of the current and future road systems.

10. POLICY REQUIREMENTS

In assessing any application for agroforestry or plantations Council will have regard for the following matters;

10.1 Continuing Agricultural Activities

Traditional agricultural activities such as cropping, grazing and food production should generally remain the predominant landuse with agroforestry or plantations as an ancillary and complementary use.

This Policy does not attempt to introduce maximum planting areas by means of a percentage of the lot area, simply because some flexibility needs to be afforded. As a general rule the Shire will assess if a plantation area is 'ancillary' having regard for;

1. The area of each lot;
2. The proportion or percentage of the plantation area on a lot by lot basis. Generally a 30-35% maximum planting area is encouraged, although each application will be assessed on its merits on a 'case by case' basis;
3. The extent of existing remnant vegetation areas and
4. Whether a significant portion of each lot can continue to be used for agriculture.

Council will be able to clearly identify whether agriculture remains as the primary use, simply because detailed site plans are lodged for all applications and show the extent of planting areas.

This Policy aims to actively encourage the integration of tree planting with agricultural farms. Whilst there are other factors contributing towards reductions of rural population, the Shire wishes to ensure that new landuses do not exacerbate an existing ongoing problem.

Council will not generally support the planting of whole lots or farms for tree planting due to the potential for the displacement of agricultural pursuits and loss of agricultural land.

10.1.1 Variations

In dealing with this matter Council will have regard for any specific circumstances where a variation to this criteria 10.1 may be warranted, however in those cases the onus will be on the applicant to demonstrate the particular merits of a proposal or justification for an assessment on a 'whole farm' basis.

If an applicant seeks any variation or support for plantation areas on a 'whole farm' basis then the application should be accompanied by justification such as;

- Land Capability Studies;
- Farm Management Plan;
- Soil or water test results demonstrating areas not suitable for agriculture;
- Photographs showing shallow soils or rocky areas which visually demonstrate that the land is not suitable for agriculture.
- Demonstration that planting areas will have local environmental benefits for the specific location (refer 10.3). For example, larger planting areas may be warranted as block planting adjacent to a creekline, or for salinity prone areas.

More detailed information would be required to be submitted to justify such an application.

10.2 Location and Compatibility with Adjacent Land Uses

The larger scale plantations are encouraged to locate in rural areas located away from any main townsites, areas with smaller lot sizes that have potential for dwellings, and rural residential / lifestyle lots. Plantations should avoid locations near areas earmarked for future residential or rural development.

To reduce potential adverse impacts from inappropriate siting and development of agroforestry and plantations, Council will consider the following matters;

1. The proximity to any land zoned or earmarked for residential development, rural residential development or smaller lots with potential for dwelling development.
2. Separation distances between the proposed use and any commercial properties, or other areas such as public reserves, which may be sensitive to the exposure of pesticides (mainly if any aerial spraying is proposed).
3. Where harvesting is proposed, the suitability of the location in terms of the road network capabilities.
4. The visual impact if the plantation has potential to interrupt scenic views (particularly along main tourist routes). Scenic views should be protected, particularly along tourist routes or of specific landscape features, such as the ocean.
5. Any strategic plan contained in a planning strategy or townsite expansion strategy.
6. Impact on any tourist and recreation uses.
7. Proximity to any airstrips.

8. Proximity to conservation areas and reserves. Any plantation in close proximity to a reserve under the care and management of an authority (such as the Water Corporation, Department for Environment and Conservation or the like) will be referred to the relevant authority for comment. Council will have regard for the advice of the relevant authority.

10.3 Economic Benefits

Council will have regard for the economic benefits associated with agroforestry and plantations. Most tree planting ventures are commercial propositions therefore the majority will result in some economic benefits.

It is often difficult to quantify the extent of any economic benefits or long term local economic impact. It is also impractical to assess in a balanced way the economic benefits of a large plantation versus the economic benefits of a continued agricultural/ farm use.

It is a complex issue due to the many influencing factors such as type of products produced, prices available for products, changing economic climate, demand, expenditure in the local area, extent or use of local persons for employment, how much employment is generated by a use, whether local suppliers are used, extent of employment (may be for short specific periods), transport etc

Detailed business plans, clear measurable evidence of economic benefits or expert economic analysis are generally not provided to the Shire.

The Shire can only consider economic benefits in the broader sense and an integration of landuses will likely maximise potential for retention of farmers/population, diversification of rural landuses, assist agricultural productivity and often provide a secondary income to farmers.

10.4 Environmental Benefits

Council recognises that there are a variety of broad environmental benefits associated with tree planting that have the potential to contribute to the security and quality of water resources and salinity management.

Agroforestry and plantations can benefit water resources by improving water quality in catchments affected by saline surface water, reversing dryland salinity and waterlogging by controlling groundwater levels and assisting in the control of soil erosion.

In considering and any variation to the Policy, Council will have positive regard for any specific environmental benefits to the development land and any application that;

1. Uses plantings on site to assist to mitigate salinity affected areas and demonstrates through soil analysis/mapping that there are salinity affected areas on the application land.
2. The use of native species is encouraged.

It is recognised that species that are native to Australia are often used (such as Mallees) for carbon sequestration, due to their growth rates, stock resistance, ability to survive in medium to low rainfall areas and minimal ongoing management needs.

Where feasible (taking into account continuing agricultural activities), the incorporation of some endemic local species plantings is encouraged particularly in areas such as;

- along watercourses including natural drainage lines and creeks.
- for revegetation of areas that do not qualify as forest sinks.
- for rehabilitation of land unsuitable for agriculture, or to provide connections between existing remnant vegetation areas remaining on site.
- As a buffer or to expand / complement native vegetation corridors along Rivers.
- Along plantation edges adjoining conservation reserves or other Crown land.

The use of local native species is not compulsory however the Shire actively encourages applicants to look for opportunities to introduce species endemic to the area, especially for rehabilitation of creeklines and watercourses. Where feasible, the introduction of some areas of local native vegetation is also encouraged as part of each application.

3. The use of planting areas to provide vegetation corridors, linkages to remnant vegetation or assist to protect remaining cropping/grazing areas on the same property from wind erosion.
4. The use of planting areas to protect or enhance water courses, reduce waterlogging in affected areas and improvements to an existing situation (such as fencing of watercourses from stock).
5. The identification and protection of any existing local native vegetation.
6. Where commercially possible a mixture of planting species is encouraged even if it is only for a portion of the overall planting area. For example, the predominant planting areas may be Mallees but a mixture of local native species may be used along a creekline, as a wind break or adjacent to conservation / reserves areas.

10.5 Code of Practice for Timber Plantations in Western Australia (as amended)

In accordance with the Scheme Council will have regard for compliance with the Code of Practice for Timber Plantations in WA ('the Code') which sets out goals and guidelines for specific areas, including management plans, planning and design, plantation roads, weed and pest control, waterway protection, drainage, harvesting, fire prevention and control, research and development, safety and investment.

This Policy does not attempt to reiterate all of the requirements in the Codes of Practice however they should be addressed by each applicant.

All plantation applications will be required to meet the minimum standards as outlined in the Code of Practice. All applications will be assessed having regard for the general principles of the Code.

10.6 Fire Management Plans

Fire Management is an important issue which needs to be addressed as part of any new proposal, and applicants need to recognise that the Shire has limited resources when dealing with strategic Fire Management.

In accordance with the Timber Code of Practice a Fire Management Plan (FMP) will be required for all agroforestry and plantation applications.

Historically, there has been some 'generic' Fire Management Plans lodged with plantation applications and some have included information which is not relevant to the site (such as details for eastern states contacts). There is concern that each FMP needs to be written and tailored specifically for the property subject of an application.

As a minimum all Fire Management Plans shall be compiled by a suitable qualified or experienced fire consultant and;

1. Address the Bushfires Act (1954), the FESA Guidelines for Plantation Fire Protection 1998 (as amended)* and the local government firebreak notices.
2. Generally follow the format of the 'Model Fire Management Plan' contained in the FESA Guidelines however also include;
 - A bush fire hazard assessment using the methodology of 'Planning for Bushfire Protection' or detailed analysis of the risk of ignition.
 - A fire suppression response examining the ability of the local fire brigade to respond to a fire on the property, having regard for distance, existing available local equipment and the location of on site water supply.
 - Outline the owners responsibilities, neighbour responsibilities, applicant responsibilities and Shire responsibilities.

- Where land is owned by an 'absentee owner', implementation of the fire management plan needs to be addressed.
 - Owners may need to consider providing on site water trucks for use in the event of a fire having regard for the property location, and realistic fire suppression response.
3. Include a location/ context plan examining the surrounding landuses and identifying;
- Other existing or approved plantations within the immediate vicinity.
 - Any significant surrounding industries or landuses which may impact on fire management such as Rural Industry (hay storage), wood stockpiling, fuel storage etc
 - Identify any residential, rural residential or built up townsites located within 1 kilometre.
 - Identify nearby well vegetated areas or sources which may increase the risk of fire.
4. Include a Fire Management Plan (site plan) addressing the guidelines for 'fire prevention and suppression' contained in the Code and clearly show;
- Compartments and compartment sizes.
 - Water supply / points
 - Location of any powerlines passing through planting areas or in close proximity to planting areas and / or proposed firebreaks.
 - Location of fire breaks. The site plan is to clearly distinguish between boundary firebreaks, strategic firebreaks, compartment breaks, fire breaks along public roads and fire breaks along powerlines using a colour coded legend.
 - Turnaround areas for emergency vehicles.
 - Location for emergency signage. All signage to be in accordance with the specifications / sizes outlined in 'Planning for Bushfire Protection' – AS 3.4.3(x).
 - Emergency access / egress points and internal accessways.
 - Existing or proposed gates where firebreaks/emergency accesses intersect with fencing that can accommodate a 3.4 fire appliance.
5. Identify the location of any existing structures and need for low fuel areas. FESA guidelines recommend;
- A 50 metre distance between a planted area any structure
 - A further 50 metre pruned area and reduced ground fuel levels for 100 metres.
 - These are to be clearly shown in the FMP or on the site plan.

6. Comply with the minimum fire break standards outlined in the existing FESA 'Guidelines for Plantation Fire Protection' which are outlined below;
 - (i) 15 metres on the boundary of plantations
 - (ii) 6 metres between compartments of up to 30 hectares
 - (iii) 10 metres for compartments over 30 hectares
 - (iv) 15 metres for firebreaks adjoining public roads
 - (v) Fire breaks adjacent to powerlines to meet Western Power specifications.

7. Involve consultation with the relevant authority (such as Department of Environmental and Conservation; Water Corporation, the Shire or the like) where the land is adjacent to a reserve, conservation area or crown land. Fire Management Plans should be independently managed unless there is a formal written agreement from an adjacent reserve owner over issues such as major burning of land outside of the application.

It is recognised that many agroforestry applications are of a substantially smaller scale than plantations, therefore it may be onerous to rigidly apply the same firebreak specifications. The existing FESA Guidelines are orientated towards harvesting plantations and are under review. For any agroforestry application variations to the fire break requirements/widths can be considered if justified in a comprehensive Fire Management Plan.

Where an agroforestry applicant seeks to vary a firebreak width requirement, they should provide an explanation and justification as part of the application. In these cases the Shire will act on the advice of the local Chief Fire Brigade Officer and / or FESA.

**Note1: FESA is currently reviewing the Guidelines for Plantation Fire Protection 1998.*

10.7 Water Quality and Buffers to Water Bodies (creeklines)

Adequate buffers are required between any plantation and watercourses on private land where the end use is not for public water supply. Buffers play an important role in maintaining water quality, protecting ecological values of waterways and preventing erosion or sediment movement.

The Timber Code of Practice recognises the need to protect water quality and cites that non planted buffers of 6 metres should be maintained from the edge of a watercourse. A 6 metre buffer is relatively minimal and is not considered adequate. The Timber Code of Practice also refers to the Department of Water's Water Quality Protection note however it is only in reference to public drinking water course areas.

The Department of Water (DoW) has a Water Quality Protection Note on '*Vegetation buffers to sensitive water resources*' which recommends the following minimum buffers;

- 50 metres for permanent water or greater ephemeral streams (intermittent) which can be reduced to 30 metres where the landowner uses a combination of practices (multiple contaminant barriers) to protect water quality.
- 30 metres for ephemeral streams and margins of water supply / drainage which can be reduced to 20 metres where the landowner uses a combination of practices (multiple contaminant barriers) to protect water quality.

The types of 'multiple contaminant barriers' listed by DoW include effectively trained operators, regular supervision of activities, quality assured contaminant processes etc. Copies of the DoW note can be obtained on www.water.wa.gov.au

Council will have regard for the recommended buffers by Department of Water and may refer any applications to DoW for advice where deemed appropriate. Examples of where referrals will occur include;

1. Any application proposing a buffer less than the generic 50 metres or 30 metres. This will allow DoW to consider lesser setbacks based on the nature of the watercourse, and any multiple contaminant barriers proposed by the applicant.
2. Any application where there is ambiguity on the plans over the exact buffer distances, or that does not clearly comply with the 50 and 30 metre generic buffers respectively.
3. Any application where the nature of the watercourse is unclear and it is considered advice is required from Department for Water for Council to make an informed decision and assessment.

Ultimately Council is the determining authority and can consider lesser buffers where sufficient justification is provided by the applicant. In considering buffers Council will also have regard for;

1. The recommendations and advice of the Department for Water.
2. Whether the development will result in significant revegetation of creeklines using local native species or upgrading of existing vegetation corridors using local species and;
- 3.. The creekline and remnant vegetation along a creek is fenced for protection against grazing animals; and
- 4.. The applicant demonstrates significant environmental benefits which improve an existing situation such as combating erosion, mitigating salinity, stabilising banks etc and;
- 5.. Whether the proposal substantially improves an existing situation and has a aerial spray application management plan.

10.8 Plantation Management Plan

The Council requires the preparation of a Plantation Management Plan to accompany applications in accordance with the protocol of the Code of Practice.

Appendix 1 of the Code of Practice provides a detailed description of matters to be addressed so will not be replicated in this policy (eg. establishment and maintenance plan, fire management plan, weed control, planting details, native vegetation management etc).

10.9 The Suitability of the Current and Future Road Systems (for harvesting only).

Council needs to consider the adequacy of the existing road infrastructure to service any future harvest and will require the applicant to outline the preferred haulage routes to be used on public roads as part of the planning application.

In accordance to Appendix 3 of the Code of Practice, a Plantation Harvest Plan is generally produced in accordance with the haulage-management notification.

Council may also require a report on the general pre-condition of the main haulage roads as part of a Plantation Harvest Plan, and payment of a bond to cover any potential road damage.

In considering adequacy of the existing road structure and harvest plan, applicants and the Council shall have regard for any proposed use of Restricted Access Vehicles (larger than 19 metre semi-trailer, 42.5 ton). Main Roads WA has advised that roads not currently permitted for this type of vehicle will be required to be at a standard in conformance to Main Roads 'Guidelines for Assessing the Suitability of Routes for Restricted Access Vehicles' before MRWA can allow access by this type of vehicle.

Any application or Harvesting Plan with land parcels totalling 1000 hectares or greater and located within 10 kilometres of a state controlled road (refer Attachment 1) will be referred to Main Roads WA for comment, prior to determination.

11. APPLICATIONS – MINIMUM REQUIREMENTS

All agroforestry and plantation applications require planning approval under the requirements of the Scheme.

An application checklist has been developed for all agroforestry or plantation applications, and must be lodged with all application forms – Attachment 2.

Attachment 1

**Plan showing areas where referral to Main Roads WA
will be required**

**(for land parcels totalling 1000 hectares or greater
and within 10 kilometres of a state controlled road)**

Attachment 2

**Application Form to be lodged
With the Application Checklist**

Shire of Jerramungup
APPLICATION CHECKLIST FOR AGROFORESTRY OR PLANTATION APPLICATIONS

FORMS	Applicant to tick	Office Use Only														
<p>A formal application must be lodged and signed by;</p> <p>1. The owner of the land as registered on the Certificate of Title.</p> <p>2. If the land is owned by a company, then it needs a minimum of one Director signature and company seal (if a sole Director); or a minimum of 2 Director signatures.</p>	<p>1. <input type="checkbox"/></p> <p style="text-align: center;">OR</p> <p>2. <input type="checkbox"/></p>	<input type="checkbox"/>														
CERTIFICATE OF TITLE	Applicant to tick															
<p>If there are any encumbrances registered on the Certificate of Title, then a copy of the Certificate of Title must be lodged with the Form 1 application. Encumbrances may include conservation covenants, easements, rights of carriageway, reciprocal rights of access, caveats and notifications. Titles can be obtained from Landgate.</p>	<input type="checkbox"/>															
PLANNING APPLICATION FEES (IN ADDITION TO BUILDING APPLICATION FEES)	Applicant to tick	Office Use Only														
<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><i>Estimated Cost</i></th> <th style="text-align: left;"><i>Planning Fee</i></th> </tr> </thead> <tbody> <tr> <td>Not more than \$50, 000</td> <td>\$132.00</td> </tr> <tr> <td>More than \$50, 000 but not more that \$500,000</td> <td>\$0.30% of estimated cost of development</td> </tr> <tr> <td>More than \$500, 000 but not more than \$2.5 million</td> <td>\$1500+0.24% for every \$1 in excess of \$500,000</td> </tr> <tr> <td>More than \$2.5 million but not more \$5 million</td> <td>\$6300+0.20% for every \$1 in excess of \$2.5 million</td> </tr> <tr> <td>More than \$5 million but not more than \$21.5 million</td> <td>\$11300+0.12% for every \$1 in excess of \$5 million</td> </tr> <tr> <td>More than \$21.5 million</td> <td>\$31,100</td> </tr> </tbody> </table>	<i>Estimated Cost</i>	<i>Planning Fee</i>	Not more than \$50, 000	\$132.00	More than \$50, 000 but not more that \$500,000	\$0.30% of estimated cost of development	More than \$500, 000 but not more than \$2.5 million	\$1500+0.24% for every \$1 in excess of \$500,000	More than \$2.5 million but not more \$5 million	\$6300+0.20% for every \$1 in excess of \$2.5 million	More than \$5 million but not more than \$21.5 million	\$11300+0.12% for every \$1 in excess of \$5 million	More than \$21.5 million	\$31,100	<input type="checkbox"/>	<input type="checkbox"/>
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More than \$21.5 million	\$31,100															

PLAN REQUIREMENTS

LOCATION / CONTEXT PLAN Applicant to tick Left Hand side boxes.	Office Use
<p>Four (4) copies of a location plan which clearly shows;</p> <p><input type="checkbox"/> The boundaries of all lots included in the application with an overlay of the existing lot number.</p> <p><input type="checkbox"/> If the lot is used in combination with other lots as one farm operation, then the plan should outline the whole farm boundary and the written submission should list all the lots included in the farm.</p> <p><input type="checkbox"/> All existing roads abutting the lot and the names of the roads.</p> <p><input type="checkbox"/> A north point.</p> <p><input type="checkbox"/> Identification of any major landuses such as airstrips, rural industries, residential, townsites within 1 kilometre, other plantations or any commercial landuses that are sensitive to fertiliser application.</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>

FOUR COPIES OF AN A3 SITE PLAN	Applicant to tick	Office Use
Four (4) copies of a site plan drawn to scale. All plans to be a minimum of A3 size.	<input type="checkbox"/>	<input type="checkbox"/>
If the lot(s) contain any water feature then the plan must include clear dimensions / setbacks between plantation areas and creeklines, swamps or watercourses. This can be an enlargement detail on the plan.	<input type="checkbox"/>	<input type="checkbox"/>

SITE PLAN REQUIREMENTS – DETAILS TO BE SHOWN ON THE SITE PLAN	Office Use
Applicant to tick Left Hand side boxes.	
The site plan is to show;	
<input type="checkbox"/> The boundaries of all lots included in the application with an overlay of the existing lot number.	<input type="checkbox"/>
<input type="checkbox"/> If the lot is used in combination with other lots as one farm operation, then this should be reflected on the plan or explained in the written submission.	<input type="checkbox"/>
<input type="checkbox"/> The dimension of each lot boundary to be clearly marked in metres.	<input type="checkbox"/>
<input type="checkbox"/> The site plan to clearly show all existing roads abutting the lot and the names of the roads.	<input type="checkbox"/>
<input type="checkbox"/> A north point.	<input type="checkbox"/>
<input type="checkbox"/> Contours at such intervals to adequately depict the landform of the area overlaid on aerial photography. A separate contour plan can be lodged if they will be difficult to read on a combined map.	<input type="checkbox"/>
<input type="checkbox"/> Existing physical features such as rock outcrops, watercourses etc	<input type="checkbox"/>
<input type="checkbox"/> All existing trees or groups of trees with a clear indication of retention or proposed clearing.	<input type="checkbox"/>
<input type="checkbox"/> The location and type of all existing structures such as dwellings and sheds (and clearly marked 'existing' or 'to be removed').	<input type="checkbox"/>
<input type="checkbox"/> An indication of the different existing agricultural pursuits operating on the land (eg. Existing grazing area to be retained – 500 cattle, existing olive tree plantation to be retained – 100 trees). If this cannot be shown on the plan it should be explained in the written information.	
<input type="checkbox"/> Existing and proposed driveway location and all proposed internal accessways. (must show trafficable access to water points, turnaround bay for fire access and gates for firebreaks crossing any fencing)	<input type="checkbox"/>
<input type="checkbox"/> Existing and proposed crossovers.	<input type="checkbox"/>
<input type="checkbox"/> All proposed compartments are to be clearly numbered on the plan with a legend listing the total planting area in each compartment. The plans to clearly show the form of planting (ie block or belts).	<input type="checkbox"/>
<input type="checkbox"/> All existing dams, watercourses, main drainage lines or areas subject to inundation.	<input type="checkbox"/>

WRITTEN INFORMATION

DETAILED SUBMISSION	Applicant to tick	Office Use
<p>A detailed written submission or covering letter in support of the proposed application. The detailed submission should include information on;</p> <p><input type="checkbox"/> Description of existing agricultural activities conducted on the land, explanation of how the proposed planting areas have been selected and details on how the application complements continued agricultural activities.</p> <p><input type="checkbox"/> Address the objectives of the Shires Town Planning Scheme applicable to Rural zoned land.</p> <p><input type="checkbox"/> Explanation of how the application complies with the Shires Local Planning Policy and the Code of Practice for Timber Plantations in WA</p> <p><input type="checkbox"/> If proposing any variation to the Policy, Code of Practice or FESA Guidelines, detail the proposed variation and explain why the Shire should support a variation / provide justification.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p><input type="checkbox"/> A detailed land capability report (only for proposals to develop a whole farm or substantial portion of a farm) or sufficient information such as photographs, soil analysis / mapping, water analysis etc .</p> <p>OR</p> <p><input type="checkbox"/> A report by a suitably qualified farm management consultant demonstrating why the land is preferred for plantation as opposed to ongoing agricultural uses. This should be accompanied by soil analysis / mapping.</p> <p>This is not relevant for applications which comply with the Shires Local Planning Policy and integrate plantings with agricultural uses.</p>	<input type="checkbox"/> Yes OR <input type="checkbox"/> Yes <input type="checkbox"/> N/A Incidental Use	<input type="checkbox"/> <input type="checkbox"/>

DETAILED SUBMISSION	Applicant to tick	Office Use
<input type="checkbox"/> A Plantation Management Plan that complies with Appendix 1 of the Code of Practice for Timber Plantations in WA (eg. establishment and maintenance plan, fire management plan, weed control, planting details, native vegetation management etc).	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> A Plantation Harvest Plan including a clear map of the preferred haulage route. If harvesting is proposed as a long term option, then submission of a harvesting plan may be included as a condition at Councils discretion.	<input type="checkbox"/>	<input type="checkbox"/>

Photographs of the site (Optional)	Applicant to tick	Office Use
<p>General photographs of the existing agricultural areas, proposed planting areas, main access in and water sources for fire fighting.</p> <p>Whilst photographs are optional they assist in the assessment of the application and provide a visual image of the property. Photographs also assist Councillors to gain a visual understanding of the property as site inspections to each lot are not feasible.</p> <p>Applications are dealt with in the date order that they are submitted, however generally it is easier to assess an application which includes photographs.</p>	<input type="checkbox"/>	<input type="checkbox"/>

If an application is lodged which is incomplete, the application will be placed on hold and additional information requested in writing.

Please lodge this checklist with your application. Applications lodged without a checklist may be returned to the applicant.

<p>_____</p> <p>Name of person who completed checklist</p> <p>_____</p> <p>Name of Council Officer who certified the checklist complete.....</p>	<p>_____</p> <p>Date</p> <p>_____</p> <p>Date</p>
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