



# **PLANTATION MANAGEMENT PLAN**

**Bokerup**  
***977 & 1053 Bokerup Road***

P 2025

Prepared by

**BUNBURY FIBRE EXPORTS**  
**May 2024**

# Bunbury Fibre Exports Plantation Management Plan

## Introduction

The property currently owned by A & J Knox is to have a Pinus Radiata plantation established on the farm. The total area of plantation will be approximately 580 hectares. Establishment and maintenance of the plantation will be conducted by BFE Pty Ltd.

Mitsui Bussan Woodchips Oceania Pty Ltd (MWO) are in the process of purchasing the property in the district of Cranbrook. This property has been ex blue gum converted to pasture with an area of approximately 580 hectares to be established with pine softwood (*P radiata*).

Establishment and maintenance of the pine plantation will be conducted by Bunbury Fibre Exports Pty Ltd (BFE) as MWO's appointed property management company.

Situated in the Cranbrook Shire, the property is located approximately 69km west of Cranbrook and approximately 27km west of Frankland River;

This document outlines the following in relation to this plantation –

1. Property summary
2. Land information.
3. Plantation Establishment Plan
4. Plantation Tending Plan
5. Fire Management Plan
6. Timber Harvesting Plan
7. Carbon Capture Plan

All relevant maps and plans are attached.

- Contract Map
- Shire Approval Map

*References:*

- *Code of Practice for Timber Plantations in Western Australia*
- *Guidelines for Plantation Fire Protection (1998)*
- *Local Shire Council Firebreak Orders*
- *FIFWA Plantation Managers Fire Agreement*

## 1 PROPERTY SUMMARY

<b>Plantation Name:</b>	Bokerup
<b>Landowner:</b>	Mitsui Bussan Woodchip Oceania Pty Ltd
<b>Planting Year:</b>	2024 - 2025
<b>Area:</b>	Approximately 580 ha ( <i>P radiata</i> )
<b>Location Number:</b>	Nelson Locations Title: - Lot 12168 on P401537 - Lot 1 on D069768
<b>Catchment:</b>	Frankland Catchment
<b>Avg Annual Rainfall:</b>	550 mm (Frankland FR Weather Station)
<b>Landscape Position:</b>	Lower to upper slopes.
<b>Topography:</b>	Undulating
<b>Aspect:</b>	Varied
<b>Shire:</b>	Cranbrook

## **2 LAND INFORMATION**

### **2.1 Area**

The general area is zoned for the purpose of agriculture/plantations. The area is currently under pasture with areas of native remnant vegetation within the property boundary.

A change from blue gum to pasture and now to long rotation pine sawlog plantations is proposed.

### **2.2 Locality plan and access roads**

A location plan is attached. Access to the property is off the Wingebellup/Frankland-Kojonup/Bokerup Road.

### **2.3 Natural features**

#### **2.3.1 Principle soil types:**

The soils are predominantly deep laterite gravels over structured clays.

#### **2.3.2 Areas of native vegetation:**

This property includes areas of native vegetation and paddock trees.

These areas will be maintained and excluded from the planting area.

#### **2.3.3 Significant landscape, cultural and heritage values:**

Searches of the relevant databased has determined the property falls within the Wagyl Kaip Indigenous Land Use Agreement Area. The property has no Artefacts or Mythological heritage values.

All plantations managed by BFE, regardless of identified sites or lack thereof, are subject to Bunbury Fibre Cultural Heritage Handbook. This document defines Cultural Heritage, outlines relevant legislation that covers heritage values, details steps to be taken to identify heritage values and details relevant heritage contacts. The handbook is designed as a hands-on manual for staff and contractors to identify and appropriately manage heritage values identified.

### **2.4 Improvements**

#### **2.4.1 Buildings**

There are three sheds and 1 habitable residence on the property.

#### **2.4.2 Roads, bridges, creek crossings**

Current roading is restricted to the firebreaks. Internal roads will be established at time of plantation establishment. These roads will also act as firebreaks between compartments. Creek Lines that run through the property will be rehabilitated and necessary buffers placed on them to avoid water contamination and to minimise disturbance to current vegetation. Environmental plantings will also be looked at along the creek lines to improve the current status.

#### **2.4.3 Fences, gates and dams**

No internal fences remain on the property due to its previous cropping history. External fences are in good condition.

The northern boundary fence of the smaller section of the property adjoins the Wingebellup Road.

There are dams on the property which hold water throughout the year. These are accessed via gates to the property from Wingebellup Road.

#### **2.4.4 Powerlines, Telstra cables etc.**

There are two powerlines on the property leading to the homestead and sheds from Bokerup Road which will have a 30m buffer placed around them.

There is a Telstra cable running along the fence line adjoining Bokerup Road.

### **3 PLANTATION ESTABLISHMENT PLAN – (Summary)**

#### **3.1 Areas of native vegetation, including paddock trees to be cleared.**

There is no native vegetation that requires removal as part of the establishment. Additional native vegetation will be established around wet areas and stream side reserves.

#### **3.2 Management of harvest residue (cropping)**

This may involve the burning of paddock stubble by BFE.

#### **3.3 Control of vermin and declared weeds.**

BFE will take all reasonable steps to control rabbits and other pests. They will also be responsible for the control of declared plants within the property.

BFE will participate in any community/neighbour based joint fox control.

The site has been checked and will be monitored for the presence of declared weeds.

#### **3.4 Areas to be planted, compartment sizes.**

The plan attached shows the plantation area; the area has been divided into compartments according to the Guidelines for Plantation Protection. Environmental plantings of local native species will occur in areas along stream reserves and areas with high salinity which may not be suitable for pine establishment.

#### **3.5 Species to be planted and source of seedlings.**

The site is to be planted with *Pinus radiata* sourced from Tree Breeding Australia seed orchards and raised in a local nursery.

#### **3.6 Direction of planting lines in relation to contours and natural drainage.**

The direction of the planting lines will be dictated by the existing cropping areas and most favourable aspect.

#### **3.7 Description of soil preparation methods**

The site will be ripped or mounded where necessary using a 4x4-tractor / plough configuration at 4 metre rowing spacing (1333spha) utilizing existing stump lines. Weed control will follow the ripping/mounding operations prior or post planting.

### **3.8 Description of weed control methods, including herbicide application rates and buffer zones**

#### *Pre-planting Broad Spray*

The presence of difficult weeds will determine the requirement for a broad spray pre ripping of the plantable area.

Broad spray using 1 litre per hectare of Glyphosate mixed with 40 grams of Metsulfuron-methyl and 200ml of Pulse per hectare with a wetting agent in 100 litres per hectare of water.

#### *Strip spraying*

To control the occurrence of annual grasses across the site, the post-plant strip spray prescription for mounds/rips is 2 litres per hectare of Amitrole – T, 3kg per hectare of Atrazine and 20g per hectare of Sulfometuron Methyl in 100 litres of water per hectare.

Appropriate buffer zones, in line with label requirements and “Code of Practice for Timber Plantations in Western Australia” guidelines will be observed in order to prevent contamination of waterways. All operations will be carried out in accordance with the weed control guidelines stated in the “Code of Practice for Timber Plantations in Western Australia” by licensed contractors.

### **3.9 Planting technique**

Trees will be planted using a hand-held tree planter. Planting contractors will carry plants from a central plant dump from within the property to sections within the proposed planting area by 4x4 utilities and 4x4 ATV motorbikes.

The proposed plantation is to be planted at 1333 stems per hectare in a 3m x 2.5m configuration.

### **3.10 Access roads and firebreaks**

Access roads and firebreaks are shown on the plans attached. External firebreaks are 15 metres wide with 6-metre-wide access roads / firebreaks internally. Firebreak maintenance to Local Authority guidelines is the responsibility of BFE on behalf of the landowner.

## **4 PLANTATION TENDING PLAN**

### **4.1 Grazing strategy**

The planting area is suitable for grazing by livestock however the pine trees are required to be minimum three years old prior to the introduction of stock. The aim of grazing is to reduce the amount of grasses under the tree canopy as well as the rest of the property thus reducing the fire fuel load. This will be done by offering neighbouring landowners the opportunity to graze livestock on areas within the property that have grasses to graze.

Agroforestry is an essential component of our forestry management plan, embodying our commitment to sustainable, multifunctional land use. By integrating trees with stock, we aim to achieve a harmonious balance that not only

sustains the health and productivity of the land but also provides diverse benefits to the environment, economy, and local communities.

#### **4.2 Pruning and thinning schedule**

Only tree branches that intrude onto designated firebreaks will be mechanically pruned to meet Local Authority guidelines. Trees will be thinned twice before the final harvest, but no other pruning is scheduled.

#### **4.3 Fertilising schedule**

There will be an initial fertilizer application, banded form pre mounding to prevent nitrification of waterways, to raise soil conditions to an appropriate nutrient level for tree establishment. Type and rates of fertilizer used will be determined following nutrient analysis of soil samples.

Fertiliser applications to sustain tree vigour and health will be applied at 15 years of age or post first thinning. The fertiliser will be applied by ground or air. Rates and types of fertilisers will be dependent on results from soil and folia sample analysis.

#### **4.4 Weed management.**

As part of the ongoing maintenance to the tree crop area a second weed control application will occur during the next winter of the year following planting (ie. winter of year 2026). Weed types will determine the weed control prescription.

#### **4.5 Monitoring and contingencies for diseases and pests**

Early Growth Monitoring will occur weekly from the end of planting through to the end of February in the following year. It is not envisaged that any diseases will be found that will affect the plantation or surrounding native vegetation. Upon detection of any pest found to be causing damage to the plantation, an appropriate bait and/or spray will be applied where required.

#### **4.6 Road and break maintenance**

Access roads and firebreaks are shown on the plans attached. External firebreaks are 15 metres wide with 6-metre-wide access roads / firebreaks internally. Firebreak maintenance to Local Authority guidelines is the responsibility of BFE on behalf of the landowner. BFE will monitor firebreak maintenance to ensure compliance.

## 5 FIRE MANAGEMENT PLAN

### 5.1 Landowner property details

<b>NAME</b>	Mitsui Bussan Woodchip Oceania Pty Ltd
<b>ADDRESS</b>	Level 15, 101 Collins Street, Melbourne VIC 3000
<b>PHONE NUMBER</b>	MEL: 03 9605 8800 Bunbury: 08 9781 4500
<b>LOCATION NUMBER(S)</b>	Lot 12168 P401537 Lot 1 D069768
<b>SPECIES OF TREES PLANTED</b>	<i>P radiata</i>
<b>TOTAL AREA PLANTED</b>	630 hectares pines plus any native plantings carried out
<b>PREVIOUS LAND USE AND CONDITION (ie pasture, ex bush)</b>	Blue Gums and Pasture

### 5.2 Property details of neighbouring locations

<b>NAME</b>	<b>Phone Number</b>	<b>LOCATION NUMBER(S)</b>	<b>Property Location</b>
Nathan and Skye Waterman		Lot 12169 on Deposited Plan 401538	Southeastern Corner of 977 Bokerup Road
Waterman WA Pty Ltd		Lot 12412 on Deposited Plan 166337	Southeastern Boundary of 977 Bokerup Road
Richard and Stuart Coole		Lot 12164 on Deposited Plan 206171	Northern Boundary of 1053 Bokerup Road
Conservation Commission of WA		Lot 13262 on Deposited Plan 216543 Lot 12167 on Deposited Plan 206171	Internal Bush and Southern Boundary on 977 Bokerup Road Internal and Western/Southern Boundary of 1053 Bokerup Road
William and Gillian Morey		Lot 12165 on Deposited Plan 206171	Northern Boundary of 977 Bokerup Road



### **5.3 Local fire agencies**

AGENCY	ADDRESS	PHONE NUMBER	CONTACT PERSON
DBCA Warren District	Brain St Manjimup WA 6258	9771 7988	Duty Officer
BFE Pty Ltd	Berth 8 Leschenault Drive Bunbury WA 6230	9781 4500	Manager
Cranbrook Shire Office	Gathorne Street Cranbrook WA 6321	9826 1008	Reception
Chief Bush Fire Control Officer Cranbrook	Gathorne Street Cranbrook WA 6321	0407 261 005	Graeme Marshall
Fire Control Officer Frankland River	Frankland River, C/- Post Office, Frankland WA 6396	0458 552 271	Peter Ettridge
Fire Control Officer Bokerup/Unicup	Bokerup/Unicup	0427 566 232	Tom Ettridge

### **5.4 Risk of ignition**

Potential ignition sources are mainly restricted to lightning strikes, adjoining roads and escapes from burning operations on surrounding land plus machinery caused fires from both plantation and cereal harvesting operations.

### **5.5 Detection of fires**

The landowner, neighbours and passersby, and the existing brigade system will undertake fire detection.

In addition, Department of Biodiversity, Conservation and Attractions (DBCA) spotter aircraft regularly fly within smoke spotting distance of the area and will report all smokes sighted. In the event of a fire, 000 should be immediately called, then the Shire Chief Fire Control Officer should be notified. The CFCO should in turn contact Bunbury Fibre Exports

### **5.6 Location Of Fire Control Equipment.**

Fire units that may be available are both privately owned, and volunteer brigade units derived from neighbouring properties and central depots, as well as plantation industry firefighting resources.

In addition, the plantation industry as a whole has recognised the importance of a unified approach to the control and management of fires within or close to its plantation estate and FIFWA has developed the Plantation Managers Fire Agreement to ensure the most efficient and effective responses are made to wildfires.

BFE are one of nine plantation industry signatories to this Agreement. The combined resources of the industry in terms of both manpower and equipment are extensive and are strategically located both in major centres and on or near plantations throughout the Southwest and Great Southern Regions. In the event of a fire on or threatening these properties BFE can call on the combined resources of the plantation industry in accordance with the protocols laid out in the Agreement. Information relating to suppression resources at an industry level are also tabled below.

Location and capacity of Brigade fire appliances:

Location	Light Units Min. 450L	Med. Duty Units Min. 1900L	HD Units Min. 2700L
Bokerup/Unicup	1	1	0

Location and capacity of forestry fire appliances:

Location	Light Units Min. 450L	Med. Duty Units Min. 1900L	HD Units Min. 2700L
Ents Forestry Bunbury	2	0	1
PF Olsen Rocky Gully	1	0	1
WAPRES Manjimup and Bunbury	2	0	2
BFE Bunbury/Boyup Brook/Kojonup	3	0	1

Note: WAPRES also have a 950 loader and 10,000 litre water truck located at Manjimup

Location and capacity of DBCA fire appliances:

Location	Light Units Min. 450L	Med. Duty Units Min. 1900L	HD Units Min. 2700L
DBCA Warren District, Manjimup	2	2	2
DBCA Walpole	2	2	2

### ***5.7 Initial attacks on fires***

In the event that BFE becomes aware of a fire within, adjacent to or approaching the property, staff must first alert the relevant authorities by calling triple zero.

Staff should then identify the most appropriate and available fire attack options, which are likely to be those in closest proximity to the fire, being those located in Boyup Brook/Rocky Gully/Kojonup (all within 30 minutes of the plantation). The most appropriate attack option must also consider the suitability of the equipment and personnel in the context of the particular incident.

As the landowner, Bunbury Fibre Exports will be the primary firefighting source supported by other plantation industry operators through its plantation industry agreement and utilising the FPC McAlinden based fire appliance.

Initial attack on fires will be via the Bush Fire Brigade system coordinated by the local Fire Control Officer, Cranbrook Shire and FESA. The Cranbrook Shire have advised that they will not enter plantations or forests on private land but are likely to attend the boundary of the property to assist with fire which is burning in adjacent grassland. BFE and the plantation industry will also supply units for fire suppression, mop-up and control.

Initial attack on a fire will be dependent on head fire rates of spread and fire intensities. It is proposed experienced personnel will assess each fire, in response to the following values in order of priority.

- 5.7.1** Human Life.
- 5.7.2** Community assets, property or special values (including environmental values).
- 5.7.3** Cost of suppression in relation to values threatened.

With fire behaviour and values in mind response strategies should follow this order of priority as a guide -

- 1 Direct attack on head fires where (Head Fire Forward Rate of spread) HFROS allows.
- 2 Indirect attack on head fire by extinguishing flank fire working towards the head fire.
- 3 Limit fire spread to pre-determined internal strategic firebreaks.
- 4 Limit fire spread to compartment breaks.
- 5 Limit fire spread to property boundary firebreaks where property is block planted.

- 6 Fall back to neighbouring properties, roads or where fire can be safely extinguished.

#### **5.8 Access in and around plantation**

Access to the plantation is via Bokerup Road.

The plantation will have trafficable firebreaks in and around the perimeter in accordance with Shire by laws and Guidelines for Plantation Fire Protection.

External breaks will be 15 metres wide, internal 6 metres. Access will also be maintained to water supplies. (See map for details)

#### **5.9 Method of road, track and firebreak maintenance**

Most firebreaks will be sprayed in early spring to ensure the appropriate width of mineral earth break is obtained prior to the fire season. Appropriate buffer zones will be observed in order to prevent contamination of waterways.

Grading will be used if required to improve trafficability on the roads and firebreaks and to construct water barriers if required to manage water-flow on the firebreaks and to minimise the potential for erosion.

#### **5.10 Measures to protect powerlines and gas pipelines.**

A powerline exists on the property and will have vegetation sprayed 15m either side of centre of the power line as part of firebreak maintenance.

#### **5.11 Direction indicators of water points, road signs and other features**

Water points will be marked on the fire control plan and will be sign posted in the field with regard to direction and position. Copies of the maps will also be placed in a waterproof canister at the access to the property on Wingebellup Road.

#### **5.12 Water supplies**

The water points on the property will be maintained to provide permanent water supplies throughout the summer months for fire control purposes.

Portable pumps may be required to access water during dry seasons.

#### **5.13 Surrounding fuels**

There are no plans, at this stage, to carry out a fuel reduction program on or adjoining the property.

#### **5.14 Fire breaks**

Firebreaks will be maintained in accordance with Shire regulations and the Guidelines for Plantation Fire Protection, as shown on the attached map by the landowner.

#### **5.15 Existing plantations in the area**

The nearest plantation is 7.0 kilometres to the Northwest on Unicup Road and is and is managed by PF Olsen.

#### **5.16 Surrounding values**

There are 2 habitable residences on the property with stock yards as well as 3 sheds.

### **5.17 Proximity to townsites**

The plantation is approximately 27km west of Frankland River, 69 km west of Cranbrook town centre via the Wingebellup/Frankland-Cranbrook Road and 72km east of Manjimup via Perup-Mordalup Road.

## **TIMBER HARVESTING PLAN**

### **6.1 Location of harvesting operation**

The first and second harvesting or thinning operations on this proposed plantation will take place over the entire area of the plantation as shown on the attached map and will be based on a harvesting plan to be developed closer to the time of harvesting which will be in about 2039. Haulage route will be via Boyup Brook-Cranbrook Road and then onto the Donnybrook-Boyup Brook Road.

BFE will liaise with the Shire when submitting application for Shire Endorsement to use Multi Combination Vehicle (MCV) for road haulage.

Cranbrook-Boyup Brook and Boyup Brook-Donnybrook are currently on the Main Roads WA HVS Rav Network for Network 3 and Network 4 Vehicles with Conditions

### **6.2 Timetable**

Thinning will occur when the plantation is approximately 15 years of age, and a further thinning at 22 years of age with the final harvest at 30 years of age.

### **6.3 Harvesting operations**

Harvesting will be carried out using conventional plantation harvesting equipment. This currently consists of track mounted harvesters fitted with a felling / debarking head which leave processed logs in the plantation to be picked up by an all-wheel drive rubber tyred forwarder which are later loaded on to trucks. The operation will be a clear fall, which means all standing trees will be removed.

### **6.4 Machinery and transport**

Transport will be by truck configurations, which are legal and permitted by Main Roads and Local Authorities. Condinup Road is currently on the Main Roads WA HVS Rav Network for Network 3 and Network 4 Vehicles with Conditions

### **6.5 Environmental safeguards**

The extraction of timber will be carried out using appropriate equipment for the plantation and soil conditions and competent personnel to achieve the standards of safety, environmental care and economic efficiency.

### **6.6 Safety**

Plantation operations will be as safe as possible and comply with occupational health and safety legislation, and the Safety Code for Western Australian Logging Operations must be observed.

**Updated by:** Brett Scott

15<sup>th</sup> February 2024

**Approved by Plantation Manager:**

Brett Scott

15<sup>th</sup> February 2024