

	Submission	Applicant comment
	Agency submissions	
1	DBCA	Noted
2	DWER – refer to submission	<p>Noted</p> <p>No vegetation removal is proposed.</p> <p>Operations will align with the Plantation Management Plan and the Guidelines.</p> <p>Some of the DWER commentary is irrelevant in context of the circumstances ie firebreaks to boundaries and setbacks to waterways, as well as intention to undertake new environmental planting along creek lines.</p>
	DFES – refer to submission	<p>Noted.</p> <p>Accepting the referral provided is for another site, and some of the comments are not applicable to the BFE application, the DFES comments are still a little curious. Position is that they have limited relevance or are concerning minor matters readily addressed.</p> <p>The DFES interest is limited by SPP3.7 which is about bush fire risk to habitable buildings. It is also limited by virtue of the DFES endorsed Plantation Guidelines which set out readily met industry best practice requirements through the Plantation Management Plan.</p> <p>These comment show perhaps some misunderstanding about how plantations operate as well, specifically with regards to risk, compliance, and fire response. Plantation operators are required to demonstrate quality control to gain certification, and the Management Plan is a big part of this. Without certification and risk, especially bushfire risk managed, they cannot sell their product or won't have a product to sell.</p>

		<p>The DFES author also does not seem aware of the FIFWA plantation operators MOU, which DFES is a signatory to (copy provided, noting BFE signature on separate page), or that foresters managing plantations are typically qualified and experienced fire fighters, providing expertise and capacity to local brigades, working closely with DFES and DBCA.</p> <p>I have been advised by DPLH that the updated SPP3.7 about to be released will make it clearer that SPP3.7 does not apply to plantations. Retaining and continuing to potentially occupy the existing dwelling in this instance does arguably apply SPP3.7, but only to the habitable dwelling, and even then, this is satisfied by the 100m setback to the plantation, with cleared /managed / low threat intervening.</p>
	<p>Community submissions</p>	
<p>1</p>	<p>To whom it may concern Regarding the Pine plantation proposal on Bokerup road public comment on behalf of Marrielle Farms 373 Scott Road and 721 Bokerup Road Frankland River.</p> <p>The Bokerup road pine plantation will border our farm on our western boundary. Our western Boundary is already flanked by bush reserve and this plantation will link our entire boundary with vegetation.</p> <p>The pine plantation will compound our already high-pressure vermin issues.</p> <p>Is there a possibility of a by law being introduced by the shire of Cranbrook that enforces the tree companies to pay for vermin fencing. These companies generally don't manage or care about these issues and it's left to the farmer to deal with the consequences. The vermin consists of emus, kangaroos,</p>	<p>The submitters land at 373 Scott Road appears to be an existing plantation (at date of PlanWA aerial)? There is also a reserve with plantation (FPC?) which indents into 721 Bokerup as well. Further to the west of Bokerup Road are other tracts of plantation. Plantation, as well as public land in reservations (see Scheme maps) are existing land uses in this locality, alongside traditional broad acre farming.</p> <p>The proposed plantation will be bordered by appropriate fire breaks which set the trees back from the boundary as per the Guidelines.</p> <p>Likewise, my client will be obligated to ensure the plantation is appropriately managed. This includes vermin management over the full rotation to protect the investment. BFE expects to work with neighbours to manage any shared issues.</p> <p>The south west corner of the submitters land referenced, and the southern boundary of the subject land, abut reserve. If vermin is coming from the reserve, the applicant agrees it is the landowners/ land managers responsibility to address this.</p>

	<p>brumbies (Unicup block) and cockatoos. Pigs are also making there way through the south western corner of the shire</p> <p>I don't think the onus should be on the local farmers to deal with these vermin cost issues created by the Plantation companies.</p> <p>I'm not sure if the Shire of Cranbrook can legally stop plantations going in or not. But the impacts have to be managed through council so the broader community is not adversely affected.</p> <p>On the broader community issue I believe these tree companies should be made to support the local Frankland River non for profit organisations such as the fire brigade, St John's Ambulance, country club and others. We are ones who run these organisations that all these companies benefit from in one way or another.</p> <p>I am also of the opinion a farmer has the right to do what they choose on their land. The tree companies are great if you're selling. They are keeping the land price up especially on grazing country. I personally think having the tree companies interested in our shire is not all bad. I don't think we want to dismiss them completely.</p>	<p>The applicant is signatory to the FIFWA Fire Managers MOU with the DFES, DBCA and various Local Governments, including the Shire of Cranbrook. This establishes a framework to share resources in an emergency, within and around plantations, if not across the Shire more broadly.</p> <p>This is the only plantation BFE will presently have in the Shire of Cranbrook. Although this is outside of the DA process, BFE are open to considering ways in which their business could be more engaged with the local community. There may also be avenue at a broader level through FIFWA, who collectively represents most plantation operators in WA, to discuss these community opportunities as well.</p>
2	<p>Dear Linda</p> <p>I am writing to you regarding the Development Application-Proposed Plantation of Lot 1053 and Lot 12168 on Bokerup Road.</p> <p>I strongly oppose the proposal for the following reasons:</p> <ol style="list-style-type: none"> 1. As we have seen in the past, a plantation of blue gums or pine trees has devastated small communities, their economies and schools. In my primary school years, Chowerup school 	<p>The impacts and legacy of the former Blue Gum schemes 20 to 30 years ago is well understood by the applicant, including in places like Chowerup and Rocky Gully.</p> <p>This history cannot be reversed, including by discouraging contemporary viable plantation agriculture now.</p> <p>Tree Farms are an essential broad acre agricultural product. They are also a renewable resource, in a sector that has been in decline for 20</p>

	<p>closed down, and shortly after going to high school, Rocky Gully school closed. These were primarily forced to close due to a shortage in student numbers after farm land was either sold or leased to tree plantation companies and families moved away, having many other devastating rippling effects on small communities;</p> <p>2. Increased fire risk with potentially catastrophic consequences including loss of life and stock;</p> <p>3. increased vermin the plantation will attract will dramatically increase the crop and fence damage as well as the risk to road users; and</p> <p>4. The unappealing visual effects which could last up to 30 years if planted to pine trees (15 years for bluegums)</p> <p>Thank you for your time and the opportunity to put my considerations forward.</p>	<p>years. Future demand for timber, such as in housing and construction, and as we move towards a low carbon economy, is at risk of not being met.</p> <p>The proposed plantation will be bordered by appropriate fire breaks which set the trees back from the boundary as per the Guidelines. Likewise, my client will be obligated to ensure the plantation is appropriately managed. This includes vermin management over the full rotation to protect the investment.</p> <p>In terms of visual impact, Tree Farms change as the trees grow over time and are then harvested. This is the same as other crops, that grow and change over the cycle, just over a longer period and to greater heights. Tree Farms do not have to be a permanent land use change, as has occurred on the subject land.</p>
3	<p>We have recently become aware of the proposed development of a tree plantation at Lot 1 (No.1053) and Lot 12168 (No.977) Bokerup Road, Frankland River. We are deeply concerned about this proposition.</p> <p>Bokerup, situated within the Cranbrook Shire, is renowned for its premium cropping and grazing land, which plays a vital role in the Frankland/Cranbrook economy. These lands are crucial for local agriculture and contribute significantly to our community's prosperity. In contrast, tree plantations often operate remotely from Albany or Bunbury, with minimal local presence in terms of management and employment.</p> <p>Historically, during agricultural downturns, tree farms tend to acquire properties that would otherwise support competitive bids from neighbouring farmers. This trend directly impacts local businesses like ours, which rely heavily on the support of both town and rural residents. Decreased trade leads to service closures in rural towns, affecting schools, businesses,</p>	<p>Plantations are an established land use in the Shire, including in Bokerup. The area of plantation estate in WA has been in decline, including in the Shire of Cranbrook as evidence by the subject land that was plantation and then cycled out for a period.</p> <p>BFE are a private operator, they are not the FPC who operate under different circumstances and budget.</p> <p>Like other crops, but over a longer period, plantations do not require intensive management, however there is a controlled, risk management regime in place to protect the investment.</p> <p>The impacts and legacy of the former Blue Gum schemes 20 to 30 years ago is well understood by the applicant. This history cannot be reversed, including by discouraging contemporary viable plantation agriculture now.</p> <p>Tree Farms are an essential broad acre agricultural product. They are also a renewable resource, in a sector that has been in decline for 20</p>

	<p>and community activities. We actively reinvest in our community by sponsoring local events, sports functions and community programs, fostering a cohesive and vibrant community.</p> <p>Therefore, on behalf of our business and the broader community, we urge the council to reject the proposal for a tree plantation. We believe this decision is critical in avoiding a precedent that could jeopardise the future of agricultural land in our region.</p>	<p>years. Future demand for timber, such as in housing and construction, and as we move towards a low carbon economy, is at risk of not being met.</p> <p>Whilst the Shire has not received many Tree Farm applications in recent years, arguably this is attributable to decline and structural shifts in the plantation sector. Given the land area involved relative to the very large land area of the Shire, this application approved, even if there were several more like it, in an area characterised by existing Tree Farms, is not considered to be creating an undesirable precedence.</p>
4	<p>Thank you for your letter dated 21 June 2024 regarding the development application for the proposed plantation at Lot 1 (No 1053) and Lot 12168 (No 977) Bokerup Road, Frankland River. We appreciate the Shire of Cranbrook giving us the opportunity to comment on this proposal.</p> <p>Andrew and I are strongly opposed to the proposed plantation. A plantation such as this can be very detrimental to small communities such as Frankland River. I remember the impact that the bluegum plantations had on the town of Rocky Gully when I was a child. As you will be aware, the plantations essentially took over the town, which led to many families leaving the town and area, meaning the school closed, as did other businesses in town. I am well aware that the proposed plantation for Bokerup Road is only applicable to one farm at this stage, compared to the many farms impacted by the bluegum plantations in the 1990's, however one farm can easily turn into many farms if approval is given for this plantation and other tree companies therefore look to establish in our community.</p> <p>The proposed sale of the Bokerup Road farm to a plantation has already resulted in the family previously managing the farm leaving the area, therefore removing a child from the</p>	<p>Plantations are an established land use in the Shire, including in Bokerup. The area of plantation estate in WA has been in decline, including in the Shire of Cranbrook as evidence by the subject land that was plantation and then cycled out for a period.</p> <p>The impacts and legacy of the former Blue Gum schemes 20 to 30 years ago is well understood by the applicant. This history cannot be reversed, including by discouraging contemporary viable plantation agriculture now.</p> <p>The existing dwelling on the farm is remaining and will be available for lease.</p> <p>Harvest periods are temporary and there will be a Harvest Management Plan in place during these times.</p>

	<p>Frankland River school. I would think it unlikely that a new tree plantation would bring a new family to this property. I am very passionate about our town and community and am heavily involved in many community groups, as I want Frankland River to be a prosperous and vibrant town, where I can raise my family with confidence about the future. I intend to live in Bokerup for the foreseeable future and would be devastated if tree plantations took over as they have done to many other towns.</p> <p>From a personal perspective, I find pine plantations visually unappealing. It has been so nice to finally have the pine trees on the corner of Unicap Road and Wingebellup Road harvested, although I did not enjoy the increased number of log trucks driving past our house every day. I worry about the increased movement of heavy vehicles on our local roads with any new plantations, mostly from a safety perspective, however also from a road maintenance perspective. It is difficult enough maintaining the gravel roads in winter with the current heavy vehicle movement, never mind log trucks.</p> <p>We ask that you take our opinion into consideration when assessing the application at your next council meeting. Thank you again for giving us the opportunity to provide comments.</p>	
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