

NOTICE OF DETERMINATION ON APPLICATION DEVELOPMENT APPROVAL

Street Address : 7691 Muir Highway, Frankland River	
Lot: 12667	Plan/Diagram: 208996
Volume No: 1803	Folio No: 649
Application date: 17 May 2024	Received on: 27 May 2024 (Revised documents lodged as per SAT Orders)
Description of proposed development:	Plantation

The application for development approval is:

☒ Approved subject to conditions
☐ Refused for the following reasons

Conditions:

1. Prior to approval of the Development Plan for separate approval:

Condition 1 proposed to be deleted

 - i. An attachment / check list of items to be checked for quarterly inspections such as fire breaks, water levels in dams and tank, evidence of any animals, signs, fire map container, gates, pest damage, internal access conditions, fuel loads, pine wildings outside of plantation boundary and general visual observations;
 - ii. Commitment to making inspection reports available to the Shire in the event of any complaint and/or for compliance;
 - iii. Updated text on revegetation proposed along two waterways consistent with the Development Plan (May 2025); and
 - iv. Updated attachments so that mapping is consistent with the Development Plan (May 2025) which includes revegetation along the two waterways.
2. Prior to commencement, lodgement of a revised Fire Management Plan for separate approval:

Condition 2 proposed to be deleted

 - i. Updated attachments so that mapping is consistent with the Development Plan (May 2025) which includes revegetation along the two waterways.
1. 3. The revised Forest Management Plan and Fire Management Plan approved separately under C...
ongoing approve...
approve...
plan(s) are approved separately in writing by the Chief Executive Officer.
Condition 3 proposed to be modified and re-numbered to Condition 1
2. 4. The dev...
Plan is s...
labeled c...
Condition 4 proposed to be modified and re-numbered to Condition 2
3. 5. Internal access tracks are to be adequately sign posted to provide clear direction to water points (for fire emergencies) and exit points.
4. 6. Internal firebreaks, access tracks and turnaround areas are to be adequately maintained to the satisfaction of the Chief Executive Officer for access by emergency fire vehicles.

5. 7. Prior to harvesting, the owner/developer is to lodge a detailed Harvesting Plan for approval by the Chief Executive Office. The Harvesting Plan is to include:
- a) Proposed entry and egress to the lot for harvesting vehicles;
 - b) Haulage routes for vehicles involved in the harvest transport;
 - c) Clear demarcation of local roads and any roads under the care and control of Main Roads WA;
 - d) Heavy vehicle movements scheduling;
 - e) Use of escort vehicles;
 - f) Traffic management and interaction with other road users;
 - g) A Pre-Construction Road Condition Report along the agreed main haulage routes within the local government area, and the obligation to prepare a Post-Construction Road Condition Report once harvesting for different properties are complete.
 - h) An outline of all separate approvals required through Main Roads WA.

The extent of the main haulage route for a Pre-Construction and Post-Construction Road Condition Report is to be agreed to separately in writing by the developer and the Chief Executive Officer.

6. 8. Any damage caused to the roads attributable to any harvesting phase of the development is to be rectified by the developer at their own cost to the standard identified in the Pre-Construction Road Condition Report to the satisfaction of the Chief Executive Officer.

7. 9. The developer/applicant shall ensure that the 30 metre and 6 metre buffers to waterways and drainage lines respectively are demarked and signposted physically on site within 6 months of planting activities having commenced, and are to protect the buffer areas from fertiliser and chemical applications as outlined in the Forest Management Plan.

8. 10. The developer/applicant shall notify the Shire in writing once planting activities on the lot have commenced.

9. 11. This approval shall expire after the plantation is harvested.

Condition 11/new 9
under dispute

10. 12. If the developer commences development within a period of 3 years of the approval, the approval will already be void.

Condition 12 proposed to be replaced
and re-numbered to Condition 10

Footnotes:

- a) The Fire Management Plan refers to a checklist included as Attachment 10 in the Forest Management Plan, however that checklist has been removed from the Forest Management Plan (as amended by orders of SAT 14 2025). Condition 1 is imposed to ensure consistency between the Fire Management Plan and references in the Fire Management Plan. The Fire Management Plan provides for a more rigorous inspection regime essential for ongoing management of the plantation.
- b) This approval is for a plantation and is not an approval for use of the existing driveway for heavy vehicles during the subsequent harvesting stage. Main Roads WA has advised that the existing constructed driveway is unsuitable for harvesting vehicles, and the driveway design needs to be modified. Design plans for a modified or alternative solution need to be lodged separately to MRWA for approval prior to any harvesting plan being approved by the Shire.

Proposed to be deleted

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- a) c) Where an approval has lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
- b) d) If an applicant or owner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

Date of determination: 2 December 2025

Signature:



Linda Gray
Chief Executive Officer