

2 December 2025

Delta Forestry
PO Box 1885
BUSSLETON WA 6280

E: gsamsa@deltaforestry.com.au
cc: kjluzny@bigpond.com

Dear Glenn

**PLANNING DETERMINATION – LOT 12667 (No 7691) MUIR HIGHWAY,
FRANKLAND RIVER**

I am pleased to advise that a revised plantation proposal for the abovementioned address was reconsidered by Council at its Ordinary Meeting held on 26 November 2025 and has been conditionally approved.

As you are aware, Council reviewed its original decision and reconsidered the revised application in accordance with Section 31 of the *State Administrative Tribunal Act 2004*, and at the invitation of a formal SAT Order.

The attached Planning Approval details a number of conditions which must be met in the course of carrying out the development for which the approval has been granted.

The conditions have been imposed in accordance with the Shire of Cranbrook Town Planning Scheme No. 4 and relate specifically to the plans and documents attached to the Planning Application.

Please note that whilst the revised application documents are attached to this approval, revised Management Plans need to be lodged in accordance with Conditions 1 and 2 of the attached approval.

Yours sincerely



Linda Gray
CHIEF EXECUTIVE OFFICER

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 commencement, lodgement of a revised Forest Management Plan for separate approval in writing by the Chief Executive Officer, to include: 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 in writing by the Chief Executive Officer to include: i. Updated attachments so that mapping is consistent with the Development Plan (May 2025) which includes revegetation along the two waterways. 3. The revised Forest Management Plan and Fire Management Plan approved separately under Condition 1 and 2 above, will form part of this approval. All development, ongoing management and mitigation measures shall be in accordance with the approved Forest Management Plan and Fire Management Plan unless any alternative plan(s) are approved separately in writing by the Chief Executive Officer. 4. The developer/applicant shall ensure that a copy of the approved Fire Management Plan is stored at the main entrances to the property in secure, weatherproof and clearly labeled containers at all times in accordance with the approved Fire Management Plan. 5. Internal access tracks are to be adequately sign posted to provide clear direction to water points (for fire emergencies) and exit points. 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.	

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.

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.
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.
10. The developer/applicant shall notify the Shire in writing once planting activities on the lot have commenced.
11. This approval shall expire after the plantation is harvested.
12. If the development subject of this approval is not substantially commenced within a period of 3 years, the approval shall lapse and be of no further effect. If development does not commence, it makes Condition 12 superfluous, as the approval will already be void.

Footnotes:

- a) The Fire Management Plan refers to a checklist included as Attachment 10 in the Forest Management Plan, however that checklist has been deleted from the Forest Management Plan (as amended by orders of SAT 14.3.2025 and 1.5.2025). Condition 1 is imposed to ensure consistency between the Forest Management Plan and references in the Fire Management Plan. It also 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, relocated or an alternative solution be provided. Design plans for a modified, relocated or alternative access need to be lodged separately to MRWA for approval prior to any harvesting plan being approved by the Shire.

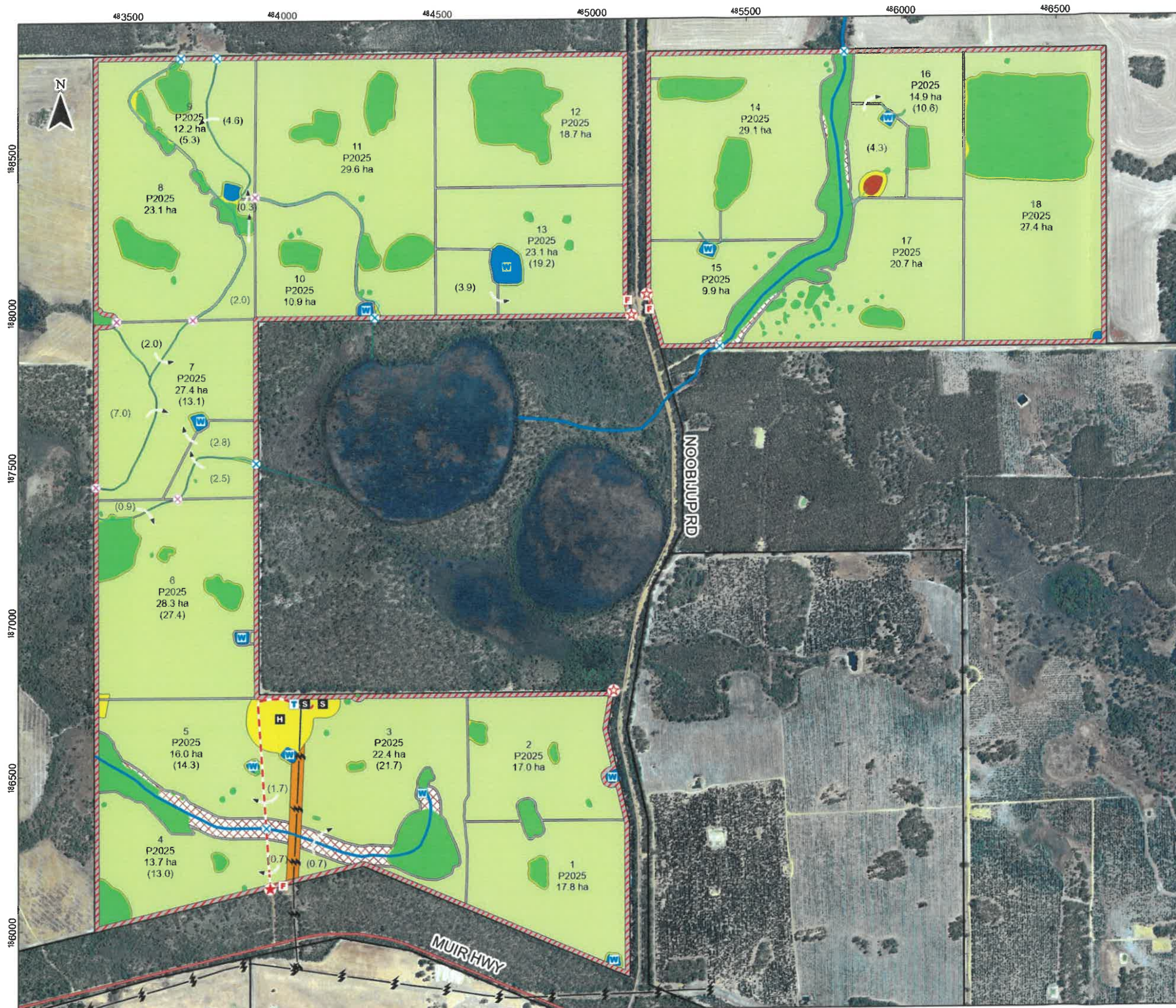
- c) Where an approval has lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
- d) If an applicant or owner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance 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:

A handwritten signature in black ink, appearing to read 'L. Gray', is written over a horizontal line.

Linda Gray
Chief Executive Officer



LUZNY PLANTATION

Development Application

Details

Lot 12667 on P208996
SHIRE: Cranbrook
LAND OWNER: Cultura Australia Pty Ltd
FIREBREAKS: External 15m
Internal 6m
ACCESS: Muir Hwy

Area Report

P radiata P2025.....362.2 ha
Revegetation.....5.1 ha
TOTAL AREA.....367.3 ha

Legend

- ★ Main Access (Muster Point)
- ☆ Access Gate
- ⊗ Crossing - Established
- ⊗ Crossing - Installation Required
- H House
- S Shed
- F Fire Map Tube
- W Waterpoint - Main
- T Tank - Waterpoint (150,000L)
- ⚡ 22KV Transmission Line
- - - Track
- Drain
- Stream
- P. radiata - proposed planting
- ▨ Proposed Revegetation Area
- Non Plantable - 100m setback to house and 50m setback to shed
- Salt/ Non Plantable
- ▨ Firebreak - 15m External
- ▨ Firebreak - 6m Internal
- ▨ Firebreak - 20m setback on powerline
- ▨ Retained Veg - 6m setback from canopy edge
- ▨ Dam/Soak - 6m setback from top of bank
- ▨ Wet - 6m setback from top of bank
- ▨ Indigenous Heritage Site

Site Location 3/12/2025

0 100 200 300 400 500 600 700
Meters