Level 15 120 Collins Street Melbourne VIC 3000 Tel: (03) 9605 8800 Fax: (03) 9605 8888

Shire of Boyup Brook Abel St Boyup Brook, WA 6244

To whom it may concern,

Re Application for development approval

Mitsui are submitting a Development Approval for the planting of a blue gum, pasture and cropping property into Radiata pine.

Please find below pertinent information contained within the planning application for 1431 Boyup Brook – Kojonup Rd plantation, also known as "Darganullup".

- The applicant sees no evidence that establishing a pine plantation at the above-named property will have negative socio economic impacts;
- The applicant commits to operating in compliance with the Code of Practice for Timber Plantations in Western Australia, the council's firebreak order and FESA's Guidelines for Plantation Fire Protection;
- The applicant remains a member of the Plantation Managers Fire Cooperative Agreement (PMFA);
- Darganullup proposed plantation is in close proximity to Mitsui's Condinup Road
 Plantations which will have firefighting appliances based in the area, Mitsui will also
 have access to other appliances via the PMFA;
- A concrete water tank near the old homestead will be kept full at all times and multiple dams exist within the plantation (refer to the plantation map);
- The applicant sees no evidence that establishing radiata pine to this site will negatively impact the amenity of the area;
- There are 3 sheds on the property and the old homestead will be demolished;
- Management of harvest impacts on roads will be handled in compliance with the shire's requirements, consistent with how such matters are handled by BFE currently.

Best regards,

Brett Scott

Brett Scott Forester



PLANTATION MANAGEMENT PLAN

Darganullup 1431 Boyup Brook-Kojonup Road PROPERTY

P 2025

Prepared by

BUNBURY FIBRE EXPORTS

Last updated 20.03.2024

Bunbury Fibre Exports Plantation Management Plan

Introduction

Mitsui Bussan Woodchips Oceania Pty Ltd (MWO) is in the process of purchasing a property in the district of Mayanup. This property is ex-cropping and pasture with an area of approximately 204 hectares to be established with pine softwood (*P radiata*).

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

Situated in the Boyup Brook Shire, the property is located approximately 16km south of Boyup Brook.

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

All relevant maps and plans are attached.

Proposed Planting Map

References:

- Code of Practice for Timber Plantations in Western Australia
- Guidelines for Plantation Fire Protection 2011
- Local Shire Council Firebreak Orders
- Plantation Managers Fire Agreement

1 PROPERTY SUMMARY

Plantation Name: Darganullup

Landowner: Mitsui Bussan Woodchip Oceania Pty Ltd

Planting Year: 2025

Area: Approximately 205 ha (*Pinus radiata*)

Location Number: Nelson Locations Title:

Lot 1401 on DP111777 Lot 1465 on DP 112291 Lot 7920 on DP252757 Lot 8466 on DP253199 Lot 729 on DP256627 Lot 741 on DP256628

Catchment: Blackwood River

Avg Annual Rainfall: 645 mm (Boyup Brook Weather Station Ref. No:

9504)

Landscape Position: Lower to upper slopes.

Topography: Flat to moderate. Total elevation change, 25 metres

Aspect: Mostly southerly with some northerly

2 LAND INFORMATION

2.1 Area

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

A change from cropping, pasture and blue gum plantations to pine sawlog plantation is proposed.

A total land area of 426.29 hectares on one multi lot certificate of title, of which approximately 205 hectares is considered arable, excluding some non-arable areas defined below.

2.2 Locality plan and access roads

A location plan is attached. Access to the property is from both Boyup Brook Road as well as Boyup Brook – Kojonup Road.

2.3 Natural features

2.3.1 Principle soil types:

The soils are predominantly a clayey loam ranging to gravelly loams.

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.

Fuel reduction burns of native vegetation areas will be planned as part of maintaining a low fuel load over the plantation areas. No information is available on a time from last fuel reduction burn. However, stock have been present in this property, and as such the fuel load in native vegetation areas is low due to browsing.

Determination of actual fuel loads present in remanent vegetation will occur as part of the plantation establishment and any fuel reduction planning will be in consultation with Boyup Brook CBFCO.

2.3.3 Significant landscape, cultural and heritage values:

Searches of the relevant databases has determined the property falls within the Gnaala Karla Booja Indigenous Land Use Agreement Area. The property has Mythological heritage values identified associated with the Wagul/Waugal/Waagal along the Gnowergerup Brook.

These identified areas will be excluded from plant areas and identified as exclusion areas on all plantation maps.

2.4 Improvements

2.4.1 Buildings

The current homestead will be demolished leaving a wooden shearing shed and 2 corrugated sheds in close proximity to each other. A concrete water tank will also remain for the use of fire fighting and will remain full at all times.

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.

One crossing of an internal creek identified. Indicated on attached Proposed Plantation Map.

2.4.3 Fences, gates and dams

No internal fences or internal gates will remain on the property. External fences are in fair condition.

The southern boundary fence adjoins Boyup Brook-Kojonup Road, and the western boundary fence adjoins Boyup Brook Road.

There are dams on the property which hold water throughout the year.

These are accessed via gates to the property from Boyup Brook - Kojonup Road.

2.4.4 Powerlines, Telstra cables etc.

There is a main power line running west to east, the full length of the property which has a private feed off it to the old homestead and sheds. There is a Telstra cable running along the road reserve side of the fence line adjoining Boyup Brook – Kojonup Road. The cable also runs to the existing homestead along the main access to the house.

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.

3.2 <u>Management of harvest residue (cropping)</u>

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 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. No compartments will be greater than 30ha.

3.5 Species to be planted and source of seedlings

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

3.6 <u>Direction of planting lines in relation to contours and natural drainage</u>

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 (1111spha) utilizing existing stump lines.

Weed control will follow the ripping/mounding operations prior or post planting.

3.8 <u>Description of weed control methods, including herbicide application</u> 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 Simazine 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 1111 stems per hectare in a 3.0m x 3.0m 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 grasse present on fire breaks and under the tree canopy, thus reducing the fire risk. This will be done by offering neighbouring landowners the opportunity to graze livestock on appropriate areas within the property.

4.2 Pruning and thinning schedule

Tree branches that intrude onto designated firebreaks will be mechanically pruned to meet Local Authority guidelines.

Crop 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 2025). 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

NAME	Mitsui Bussan Woodchip Oceania Pty Ltd
ADDRESS	Level 15, 101 Collins Street, Melbourne VIC 3000
PHONE NUMBER	MEL: 03 9605 8800 Bunbury: 08 9781 4500
24 HOUR FIRELINE NUMBER	08 9721 5963
PLANTATION MANAGER	Brett Scott 0458 824 780
LOCATION NUMBER(S)	Lot 1401 on DP111777, Lot 1465 on DP112291, Lot 7920 on DP252757, Lot 8466 on DP 253199, Lot 729 on DP 256627, Lot 741 on DP 256628
SPECIES OF TREES PLANTED	P radiata
TOTAL AREA PLANTED	204 hectares pines plus any native plantings
PREVIOUS LAND USE AND CONDITION (ie pasture, ex bush)	Cropping, Pasture and Blue Gum Plantation

5.2 Property details of neighbouring locations

NAME	Phone Number	LOCATION NUMBER(S)
Byrony Poulton		Lot 1466 on DP111775
Jo-anne Melville & Kim Henderson		Lot 1276 on DP116249
David Corker		Lot 1667 on DP119046
David Corker		Lot 1316 on DP109245
Roderick Hack		Lot 7471 on DP82430
John and Marie Muir		Lot 1253 on DP119042
Reid Super Pty Ltd		Lot 1554 on DP117085
Douglas Corker		Lot 1555 on DP117086
Leith Hales		Lot 1 in D27283
Emma Procter & Garrick		Lot 2 on D85886
Jones		
Leith & Christine Hales		Lot 3 on D85886
Jamann Corker		Lot 60 0n DP34431
Anthony & Olivia Walker		Lot 61 on DP34431
Shire of Boyup Brook		Lot 385 on DP74331

5.3 Local fire agencies

AGENCY	ADDRESS	PHONE NUMBER	CONTACT PERSON
DBCA Blackwood District	Kirup	9731 6232	Duty Officer
BFE Pty Ltd	Berth 8 Leschenault Drive Bunbury WA 6230	9781 4500	Manager
Boyup Brook Shire Office	Abel Street Boyup Brook WA 6244	9765 1200	Reception
Chief Bush Fire Control Officer Boyup Brook	Abel Street Boyup Brook WA 6244	0427 673 072	Ben Thompson
Deputy Chief Fire Control Officer Boyup Brook	Abel Street Boyup Brook WA 6244	0497 671 340	Tristan Mead
FCO Mayanup Brigade	RMB 157 Boyup Brook, 6244	0428 158 138	Ben Creek
Deputy Bush Fire Control Officer Boyup Brook	Brook WA 6244	0429 109 691	Mat Frank

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 <u>Detection of fires</u>

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

On days identified as extreme fire danger BFE will ensure increased monitoring of plantations.

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. BFE as plantation managers and all contractors will abide by all harvest, vehicle movement and fire bans as issued by the Boyup Brook Shire.

5.6 Training

BFE staff have undertaken DFES0995 Bushfire Safety Awareness and DFES1023 Firefighting Skills or equivalent, as a minimum requirement. All contractors engaged for firefighting will also hold these minimum requirements.

5.7 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 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 South West 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	Med. Duty Units	HD Units
	Min. 450L	Min. 1900L	Min. 2700L
Mayanup	8	0	0

Location and capacity of fire appliances:

Location	Light Units Min. 450L	Med. Duty Units Min. 1900L	HD Units Min. 2700L
Ents Forestry Bunbury	2	0	1
PF Olsen Collie	1	0	1
WAPRES Manjimup and Bunbury	2	0	2
BFE Bunbury	3	0	1
BFE Collie	2	0	2
FPC Mcalinden	0	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	Med. Duty Units	HD Units
	Min. 450L	Min. 1900L	Min. 2700L
DBCA Blackwood & Wellington Districts Collie and Kirup	8	2	8

5.8 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 or Mcalinden (both 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 BFE based fire appliance near a location close to Boyup Brook.

Initial attack on fires will be via the Bush Fire Brigade system coordinated by the local Fire Control Officer, Boyup Brook Shire and FESA. The Boyup Brook 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.

- 1. Human Life.
- 2. Community assets, property or special values (including environmental values).
- 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.

5.9 Access in and around plantation

Access to the plantation is via Boyup Brook Road as well as Boyup Brook – Kojonup Road. Access points will be sign posted with Plantation name and BFE contact phone number.

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)

5.10 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.

5.11 Measures to protect powerlines and gas pipelines

A power line runs from west to east across the entire length of the property and will have the required setbacks as per Western Power guidelines of 20m either side of line. No gas pipelines exist within the property.

5.12 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 regarding direction and position.

Copies of the maps will also be placed in a waterproof canister at the access to the property on Condinup Road.

5.13 Water supplies

During establishment of the plantation, a 100,000L water tank based near the sheds will be dedicated to firefighting water supply and will be always kept full during summer.

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.

5.14 Surrounding fuels

Fuel types surrounding the plantation are quite variable and include; pastured paddocks, cropping and isolated pockets of native forest. There are no plans, at this stage, to carry out a fuel reduction program on adjoining property.

However, if neighbouring owners wish to conduct fuel reduction burns, BFE as the property manager, are open to assisting.

5.15 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. All firebreak Notices issued by the Shire will be complied with.

5.16 Existing plantations in the area

This plantation is approximately 29km south of existing Mitsui Plantations. These plantations are managed by BFE.

5.17 Surrounding values

Neighbouring homesteads exist along the following boundary's: 100m from Western Boundary, 215m on southern side of Boyup Brook – Kojonup Road, 150m on the eastern boundary, two house approximately 410m from the northern boundary.

Local shire boundary is more than 10 kilometres from property boundary.

5.18 Proximity to townsites

The plantation is approximately 14 km south of the Boyup Brook town centre via the Boyup Brook – Kojonup Road.

6 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 approximately in the year 2039. Haulage route will be via Boyup Brook-Kojonup Road.

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

Boyup Brook-Kojonup Road is 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.

Post harvest management and monitoring will continue whilst property is continued to be under Mitsui ownership.

6.4 Machinery and transport

Transport will be by truck configurations, which are legal and permitted by Main Roads and Local Authorities.

Boyup Brook-Kojonup 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.

BFE as plantation managers and all contractors will abide by all harvest, vehicle movement and fire bans as issued by the Boyup Brook Shire.

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.

Note: A DRAFT map including areas to be planted, fire breaks, water points, initial access points and other protective measures will accompany the plan.

Updated by: Brett Scott	11 th April 2024
Approved by Plantation Manager:	
Brett &cott	11 th April 2024

