



REGIONAL FOREST AGREEMENT JOINT ENGAGEMENT

SUMMARY REPORT: NORTH EAST REGION

Cloud
Catcher

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ABOUT THIS REPORT

This report has been independently produced by Cloud Catcher.

In June 2019, as part of a broader program of engagement on Regional Forest Agreements, the Australian and Victorian governments ran a series of public consultation and engagement events - independently facilitated by Cloud Catcher. Following the events, we have produced six summary reports – one for each of the five Victorian RFA regions and one for Melbourne, where the engagements applied to all Victorian RFA regions. These reports offer a summary of the key themes and messages we heard along with a full set of the transcribed data gathered at the events. They have been produced soon after the engagement events took place, to assist with the transparency of this process.

Public consultation for this phase of engagement has now closed. For more information on the Regional Forest Agreement engagement process contact: future.rfa@delwp.vic.gov.au or see: <https://www2.delwp.vic.gov.au/futureforests>

For more on Cloud Catcher see: www.cloudcatcher.org

ACKNOWLEDGEMENT OF COUNTRY

We acknowledge Aboriginal people as Australia's first peoples and as the Traditional Owners and custodians of land and water. We pay respect to Elders past and present and recognise and value the ongoing contribution of Victorian Aboriginal people and communities to Victorian life.

CONTEXT

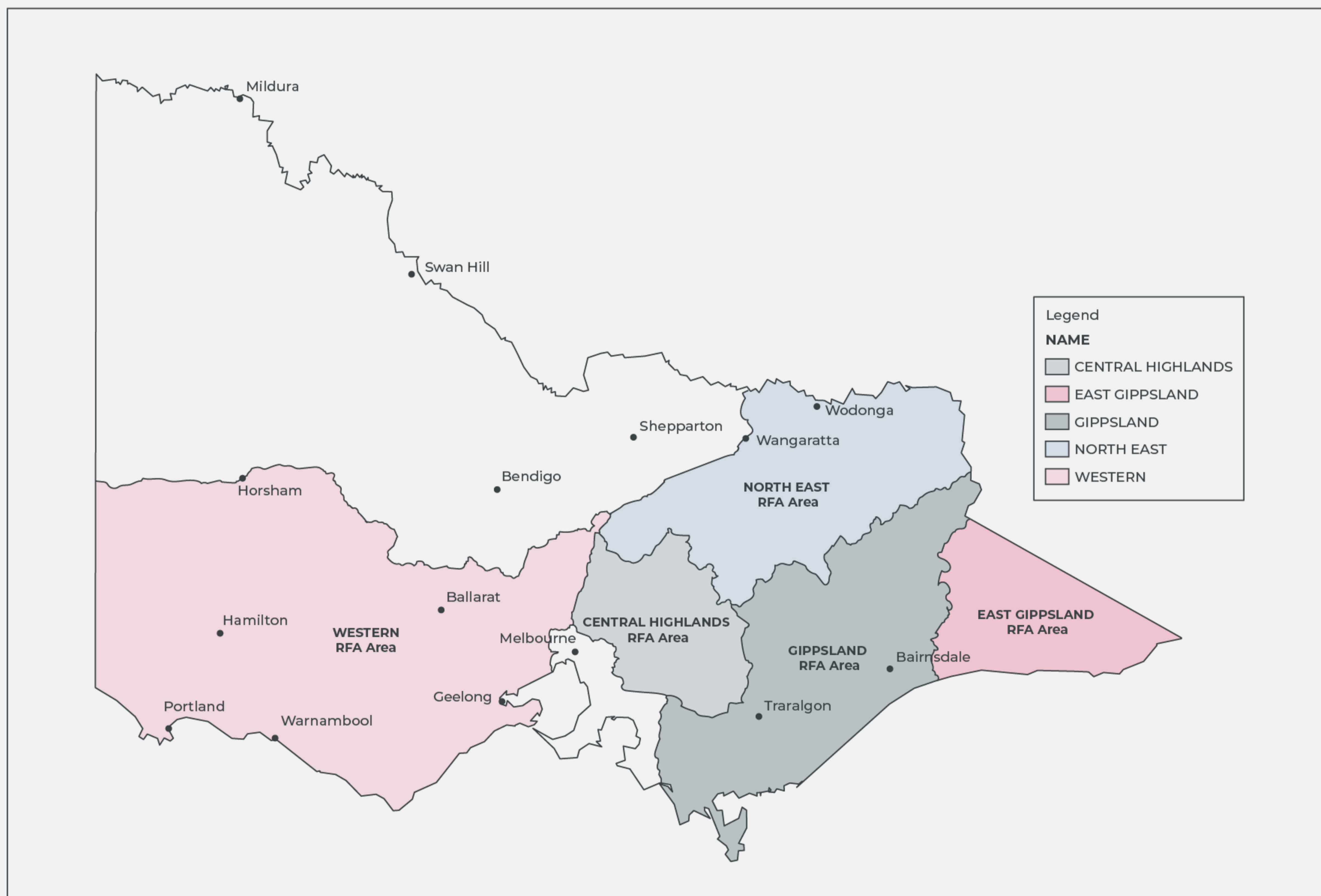
In instigating this engagement process on the Victorian Regional Forest Agreements, the Victorian and Australian governments have acknowledged the significant changes that have occurred since the RFAs were first signed 20 years ago, including the impacts of climate change, extreme weather events (including drought and bushfires), scientific and technological progress, advances in our understanding of forests and ecosystems, changing forest-based industries and opportunities, and the recognition of the rights of Victoria's Traditional Owners to partner in land management and seek economic and cultural opportunities.

In that context, the way we manage and make decisions about forests is of critical importance – for our natural environments, for our economies and for the future of our society more generally.

BACKGROUND

About the Victorian regional forest agreements

There are currently five Regional Forest Agreements (RFAs) between the State of Victoria and the Commonwealth of Australia. In place until 31 March 2020, the RFAs stated aim is to establish a framework for the provision of a Comprehensive, Adequate and Representative (CAR) reserve system, ecologically sustainable management and use of forests, and the long-term stability of forests and forest industries within five Victorian RFA regions.



About the joint Australian and Victorian government RFA engagement

The Victorian and Australian Governments agreed to work towards the modernisation and extension of the five Victorian RFAs before their expiry on 31 March 2020. This process is intended to reflect changes that have occurred in the 20 years since RFAs were first established. An Independent Consultation Paper produced by Dr William Jackson¹ provided an overview of the performance of the RFAs to date, identified key areas for improvement, and posed a series of overarching questions. Those questions formed the basis for public consultation and engagement with Victorian communities.

The public consultation involved:

- A two-month online survey and public submission period via Engage Victoria
- A series of face-to-face engagement events - drop-in sessions, workshops and one-on-one meetings held across each of the five Victorian RFA Regions

The Victorian and Australian Government jointly undertook face-to-face engagement with Victorian stakeholders and communities in June 2019 to obtain feedback on potential improvements to the Victorian RFAs, to inform the modernisation process. This series of Summary Reports provides a summary of the feedback received during the face-to-face consultation and engagement events only. Feedback collected through all RFA consultation activities - including the online survey and public submissions along with findings from the contemporary assessments of forest values - will inform the modernisation of the RFAs.

1. <https://engage.vic.gov.au/future-of-our-forests/rfa-consultation-paper>

OUR ROLE

Cloud Catcher provided independent facilitation for the face-to-face engagement events - community drop-in sessions, workshops and one-on-one meetings. Our role was to create a context wherein community members could have their questions answered and State and Commonwealth government representatives could listen deeply to their views.

We see our independence as important, particularly on a topic with significant community passion which involves two levels of government. To ensure community views are taken into account during government decision-making, we need opportunities for members of the public to have their say and to be heard.

WHO WE ARE

CLOUD CATCHER

Facilitation for a fair & flourishing future

- We understand the power of great facilitation and meaningful moments for creating change. We have worked with people across all sectors and in many different contexts. This includes environmental groups and political organisations, local, state and Federal government agencies and a range of industries in the private sector.
- We acknowledge that the issues we face are intersectional and systemic. This stuff runs deep. And wide. It's not just the actions of 'bad people' that lead to bad outcomes; most people in bad systems will tend to make unhealthy choices. As far as possible, we aim our work at those systemic roots - in the way we work, the projects we accept and the relationships we cultivate.

Facilitators and report authors: Matt Wicking, Lina Patel, Tom Henderson

OVERVIEW

The topic of forest management is complex and is deeply important to many and diverse communities across the state. After all, people's livelihoods and precious places, identities and hometowns, cultures and futures are all in the mix when we talk about forests and the way they are managed.

This is one of six Summary Reports produced independently by Cloud Catcher to present the key messages government representatives received as we travelled with them across Victoria. If you were to read all comments in all six reports, you would see some consistent themes coming through. One such theme was a notable sense of distrust in the process of decision-making around forest management. It was common for people to call for more accountability, reliability and transparency in the way the RFAs and Victoria's forests are managed. People wanted parties to the RFA to be held to what is agreed and repercussions if outcomes are not met. Many participants also called for more science-based decision making and for RFAs to be more adaptable, particularly in the face of growing issues such as climate change and fire, which pose new and significant large-scale threats to communities, natural places and livelihoods.

Input came from a diverse range of voices - community members and recreational forest users, tourism industry representatives, environmental groups, local government, water and catchment management authorities, timber industry, apiculture and other commercial forest users. Accordingly, ideas for improvement to the existing model were diverse. They included: moving away from clear-felling in native forests; supporting the transition to plantation timbers and alternative fibre; supporting other forest-based and adjacent industries and activities including apiculture, forest-based tourism and hunting to manage invasive animal populations - and much more. Across the state many environmental groups called for the cancellation of the Regional Forest Agreements altogether - or for very significant modifications. Similarly consistently, the strongest sentiment that came up from the timber industry, regardless of location, was a desire for greater stability and certainty.

To better understand how these and many other perspectives played out in this particular region, read on below. For other regions, see the relevant Summary Report. For more information, go to:
<https://www2.delwp.vic.gov.au/futureforests>
or contact: future.rfa@delwp.vic.gov.au

OUR APPROACH

Our approach has been to take the transcribed session outputs – over 3,000 opinions and comments from community members and stakeholders – and to synthesise and summarise them to identify key topics under three main consultation themes. The main section of this report represents those topics in order of how common they were at events across this region. And Appendix B contains the raw data as it was shared by community members and stakeholders.

We make no recommendations here. We have attempted to reflect the main opinions and attitudes from each region as clearly and plainly as possible. In some cases, directly opposing views of reality were held by different groups in the same region. By including them here, we're reporting other people's opinions and their perspectives on their lived experience, not making a judgement as to whether people's ideas are accurate.

The events that this report is based on are only one part of a larger engagement process. Our understanding is that the same event outputs we have reviewed will be collated along with online submissions and survey responses as part of the broader synthesis to be used for decision-making and policy development purposes. We have no involvement with feedback collected via online survey and submissions through Engage Victoria and no influence over the way this or any other data is used.

NORTH EAST REGION SUMMARY

NORTH EAST REGION

Below is a summary of the views and opinions gathered at events held in the North East RFA region.

For this region, events were held in both Benalla and Corryong. In each location, we hosted a workshop for ENGOs and recreation user groups and a workshop for timber industry and other commercial forest users, along with a drop-in session for the general public to attend. For a full list of events by each region, along with attendee numbers, see Appendix A.

All sessions were framed around a set of three broad questions:

1. What changes have you seen in the region?
2. What should the Victorian RFAs aim to achieve over the next 20 years?
3. What are the potential improvements you think should be made?

This small selection of quotes from the North East region provides a sense of some of the ideas shared through this process. For the full list of community feedback for this region, see Appendix B.

- “Ensure that National Parks are also managed to assist with fire risk.”
- “Long term plans and transition plans for timber industry, so that they be able to invest in technology.”
- “The timber industry and tourism can co-exist, they are not mutually exclusive.”
- “There needs to be a place for multi-use forestry (including for tourism and community development)”

In each section below, topics that we heard in response to these questions are listed in order of their frequency. Those that appear first in each bullet list were most commonly captured on reporting templates at events. Those that appear later were less common.

CHANGES IN THE REGION

Participants were asked to share what changes they have seen in their region in the 20 years since the previous RFAs were signed. For this region, some of the most common experiences shared were:

- Increase in invasive plants and animals, particularly blackberry, deer, brumbies, foxes and feral dogs.
- In the North East there has been a decline in the number of sawmills resulting in loss of skilled labour to other industries and subsequent flow-on effects on local community
- Reduced supply of locally sourced logs and changes in market demand towards low-grade timber products.
- Loss of forest biodiversity, including changed forest composition resulting in drying, a reduction in tree cover and flowering.
- Inconsistent land management practices between different land tenure.
- Increase in the intensity of logging practices and a shift from selective logging to clear-felling in the area.
- Greater incidence, intensity and duration of bushfires.
- Smaller window available for planned burns due to longer fire season and a reduction in planned burns due to increases in tourism.
- Increases in tourism and recreational use of forests and resulting increased tensions around the needs of different recreational users.

IMPROVEMENTS TO BE MADE

Participants were asked a series of questions under three key themes to elicit their suggested improvements to the RFAs:

1. Ecologically Sustainable Forest Management
2. Long Term Stability of Forests and Forest Industries
3. Governance and Management of Victoria's Forests.

All participant responses for this region (Appendix B) are summarised below. These are not quotes but summarised lists of topics that arose, in order of their frequency. Those that appear first in each bullet list were most commonly captured on reporting templates at events. Those that appear later were less common.

Theme 1: Ecologically Sustainable Forest Management

- Greater environmental protections for threatened species and ecosystems and a strengthening of the CAR reserve system to ensure a diversity of ecology and that habitats remain intact.
- There was a counter-view held by timber industry and recreational users that the areas protected under the CAR system are adequate but the management of these protected areas is poor.
- Apiarists and tourism operators called for recognition of the broader forest values to include apiculture, water production, carbon storage, recreation and health & wellbeing.
- More active engagement with Traditional Owners in forest and fire management.

Theme 2: Long Term Stability of Forests & Forest Industries

- Industry certainty, sustainability and investment by providing a stable land-base and sustainable yield figure based on on-the-ground information rather than models and takes into account external factors such as bushfire.
- Support for other forest-based and adjacent industries and activities, including apiculture, forest-based tourism, wine industry, hunting to manage invasive animal populations..
- Acknowledge the role that the timber industry play in fighting fires.
- Invest in industry innovation such as modern, alternative methods of processing, waste reduction and innovative uses of waste products.
- Increase plantations by reducing barriers for establishment and encouraging adaptive silviculture.
- Transition from native forestry into plantations.
- Provide incentives for landholders to engage in farm forestry and selective harvesting for multiple benefits, such as biodiversity conservation and carbon sequestration.
- Move to less intensive forestry practices and move away from clear-felling, harvesting of younger trees and minimising disturbance to soil by using smaller operating machinery.
- Explore other sources of forest revenue like carbon markets, fire-salvage logging and firewood.

- Promote the timber industry to the wider public through acknowledgement of sustainable practices and the historical contributions of forestry to regional prosperity.
- Support local processing and manufacturing jobs.
- Consider the effects of climate change on regeneration and available supply.

Theme 3: Governance & Management of Victoria's Forests

- Increase active forest management to reduce the risk of fires and apply direct and indirect approaches to managing invasive plants and animals.
- Revisit responsibilities and methods for forest management, fire management and post-fire recovery, including partnering with local organisations to control invasive plants and animals, and fire suppression.
- Keep infrastructure assets fit for purpose through a proactive and coordinated approach between local and state government towards construction and maintenance of public roads and tracks.
- Increase transparency of regulation, forestry compliance and environmental protections, supported by more frequent/ongoing reviews.
- Better communicate planned burn programs and consider all industry, ecological and community needs by drawing on local knowledge.

APPENDICES

APPENDIX A: ENGAGEMENT SCHEDULE

The community opinions represented in this report are taken from the session outputs at the following events throughout June 2019. The number of attendees in the table below is based on the number of people listed on each event's sign-in sheet.

WESTERN VICTORIA				
Date	Activity	Location	Stakeholders Invited	No. of Attendees
3 June	Workshop	Daylesford	Environmental NGOs (ENGOS)	6
3 June	Drop-in session	Beaufort	General public*	20
4 June	Drop-in session	Forrest	General public*	30
4 June	One on ones	Geelong	ENGOS, local government and timber industry	4
29 June	Drop-in session	Geelong	General public*	25
CENTRAL HIGHLANDS				
11 June	Drop-in Session	Healesville	General public*	13
11 June	Workshop	Healesville	ENGOS	9
12 June	Drop-in Session	Powelltown	General public*	18
12 June	Workshop	Powelltown	Timber industry	13
13 June	Drop-in Session	Marysville	General public*	5
13 June	Workshop	Marysville	Local Govt, Water Authorities and CMAs	4
13 June	Workshop	Marysville	ENGOS	2
14 June	Drop-in Session	Alexandra	General public*	27
14 June	Workshop	Alexandra	Timber industry and local government	6

NORTH EAST				
Date	Activity	Location	Stakeholders Invited	No. of Attendees
19 June	Workshop	Benalla	ENGOS and recreation user groups	6
19 June	Workshop	Benalla	Timber industry and other commercial forest users	11
19 June	Drop-in session	Benalla	General public*	7
20 June	Drop-in session	Corryong	General public*	5
20 June	Workshop	Corryong	ENGOS and recreation user groups	5
20 June	Workshop	Corryong	Timber industry and other commercial forest users	8
GIPPSLAND / EAST GIPPSLAND				
24 June	Drop-in Session	Orbost	General public*	9
24 June	Workshop	Orbost	ENGOS	1
24 June	Workshop	Orbost	Timber Industry	11
25 June	Drop-in session	Bairnsdale	General public*	10
25 June	Workshop	Heyfield	Timber Industry	21
26 June	Workshop	Traralgon	Local Govt, Water Authorities and CMAs	13
26 June	Workshop	Traralgon	ENGOS	4
MELBOURNE				
27 June	Workshop	Melbourne	Timber groups	11
27 June	Workshop	Melbourne	ENGOS	5
27 June	Workshop	Melbourne	Recreation and other commercial forest users	14
28 June	One on ones	Melbourne	ENGOS	4
28 June	One on ones	Melbourne	Timber groups	3

* Community members, ENGOS, timber industry, recreation and commercial forest users.

APPENDIX B: NORTH EAST REGION

Feedback collected through face-to-face engagement was transcribed by DELWP and is being published here in Appendix 2 for reference purposes. All quotes have been transcribed from handwritten notes taken at engagement events that were either directly noted by participants or written by government representatives on behalf of participants. Users should seek appropriate independent professional advice prior to relying on, or entering into any commitment based on material published here. Cloud Catcher does not guarantee, nor accept legal liability arising from or connected to the accuracy, reliability, or completeness of the comments.

Q1. What changes have you seen in the RFA regions?

Noticed change in use of timber (from sawlogs to pallets etc) move to low-grade products.
Smaller pockets of forest due to fire and these pockets are being intensely logged.
Reduction of biodiversity in harvesting zones.
More invasive species and these have moved them around - safe however they have caused a lot of problems.
Forestry was much better managed when and was 'in-house' now buck passing hates VicForests and DELWP.
Timber industry on its way out.
Closed down forestry schools - losing expertise.
Lock forest up for National Park.
Believe VicForests have been managing the forest well.
Aerial spraying to kill silver wattle which in turn affected drinking water.
Dramatic reduction of timber harvesting and demise of the timber industry.
Further pressures on industry motivated by politics.
The prominence of the idea that 'forests locked up' are the ideal.
More National Parks, however this doesn't mean they are properly managed.
Idea that 'you manage the forest by doing nothing' is not right.
Higher incidence of fires.
Fire - Wildfire, natural and government. Increase in fire intensity.
Selected logging re-planting of good native forest with pine plantations.
Fewer sawmillers, timber being processed elsewhere.
Forest management practices from selective logging to clear fell.
Flora and fauna species decline.
No one wants RFA - concerns of climate change, failed industry.
Disconnect in Comprehensive, Adequate, Representative reserve system.
Pre-logged forests - don't log.
Most Victorians don't want logging.
Many species that were there are now shifting south - due to a changing climate.
Forests of the future will have a different composition.
Increase in invasive species.

The protection in Strathbogie's were never fully implemented major unconnected between what was aimed to be achieved and what actually put place on ground
Frequency of bushfires - impacting biodiversity and forest type (loss of forest type and species composition). 20% of Ash Forest will not regenerate themselves and require intervention (which is a fairly new outcome).
Depletion of business - forest operators experienced in fire management. Also decrease in access to assist with fire management.
Drying out of the landscape - meaning change to the reproductive nature for Eucalypts (e.g. Earlier and more frequent flowering - less nectar producing).
Increase in clear-felling seed trees over what was traditionally the case.
In some areas, mountain areas decreasing flowering. Less seed available for regeneration and not able to build up seed bank.
Decrease in access to areas with salvage logging (in those areas not able to access to). Used to be risks with hand falling, but now it is safer due to machinery.
Minimal management of some areas in the reserve system - leading to degradation.
Change in management practices - from selective to clear-felling for pulp, selective has better environmental outcomes and is sustainable.
Increase in use of planned burning. Knowledge around the impacts are not known.
Pulp market increased - which may have had the result of reducing innovation.
Number of bushfires.
Bush is 'messier'.
More re-growth.
There is a long way to go with forest management.
100 - 200 years ago the forest was different we have digressed.
Understanding is getting better.
Used to be able to ride a horse through the forest. Natural thinning through fire.
Apiary industry has been working with VicForests since 2013 to develop a better way forward.
Effects of invasive species, they have moved in a considerate amount.
Using forests for tourism and recreation has been good.
Fire equals weeds.
It's been a long journey with VicForests and the Apiary industry to meet a variety of needs and ecological sustainable forest management for timber harvesting.
Forest species mix has been altered.
There can be a negative impact on were industry through smoke effects.
Decline in the number of sawmills.
Plantation - people are not replanting, particularly following failed investment schemes.
Used to be better visibility of people in forest e.g. rangers. They were responsible for managing forests.
Poorer management of public forests.
There has been an increase in tourism on natural and cultural values. Man from Snowy River Festival, 4WD tracks, unique plant and bird species, bike riding.
Decrease in clear-felling practices.
Increase in people wanting to get out into the environment.
Deer have become a huge problem.
Increase in tourism, for wildlife, birds, as well as four-wheel driving and motorbiking.
Bush fires have had a big impact.

Brumby population has greatly increased.
There has been an increase in feral pests (foxes).
Sawmillers used to pay a levy to repair and build roads.
Increased intensity of fires. Burning of the over-story.
Loss of cattle in the high country - no longer eating the under-story.
Decrease in locally sourced logs.
Drop in price for native forest woodchip.
It was going to China, instead of Japan previously.
Lack of skilled tradespeople (benchman). Going to F.I.F.O jobs instead.
Management of national parks has decreased, resulting in blackberry spread.
The hand prices are increasing. Less likely to make a 30-year investment.
Replanting is being delayed due to pending tax decisions and extensions.
Increase in fire hazards due to areas being locked up.
Reduction in area, foresters can work in.
80% come from 600km away.
Reduction in resources due to fires closing off.
Reduction in Autumn planned burns - due to an increase in tourism.
Bigger fires in January.
Pine plantation decreasing - stalled decision of tax laws and rules.
High demand of timber.
There has been a reduction in harvesting.
An increase in weed burden. Also, an increase in blackberries.
An increase in invasive animals - deer and noisy miner.
There has been an impact on biodiversity and habitat loss.
Previous RFA didn't work - in terms of deterioration of the forests.
First Nations inclusion and collaboration (mainly through Parks Victoria, not DELWP).
More hunting and hiking - greater use generally.
There is less tree cover, which reduces quality of the water for fishing.
Increase in mountain biking.
Risk aversion of government authorities restricting recreational areas that have high visitation.
Pine plantation got going here in the 1950s/1960s have had two rotations since then.
Little towns have suffered over this time.
Rail to road transport.
Lots of sawmills down to one.
There has been an increase in feral deer.
Even though improvement in wild dogs is under control (baiting, aerial, and ground). Still high numbers (feeding off deer carcass) increased tourism use of tracks and huts.
Less timber felling - decline in mills equals decline in population.
The Political change in relation to burns. Pressure coming from inner city areas due to environmental concerns.
Deer population has greatly increased.

Q2. What should the Victorian RFAs aim to achieve over the next 20 years?

Consider the time investment on growing verse the product they will be turned into.
Preserve the native forest that supports rivers and the water flow.
Preserve 'old growth' and mature forests. Fires less of a risk in these forests, lots of biodiversity.
Native forests only need the high-end products. More use plantations for low value.
Stream flows are better with forests around them.
More value adds from native timber not pallets and firewood.
Ensure RFA's continue to practice protection for the environment.
Continue the timber industry for the multitude of values it delivers – jobs.
Retain skilled people who can operate machines during fires and subsequent motivation.
Support people who work 'in the forest' rather than 'on the forest'.
Need to take in all forest values. For example, water value and carbon values - they are higher than forest timber values.
Factoring in a changing climate. Forests logged now are not resilient going into the future.
There needs to be more long term - ongoing investments and research.
Regeneration potentials is declining.
Include all forest users. Apiary etc.
Need key habitats to remain intact and linked for species continuity.
Need sustainable hardwood industry and expertise should remain.
Need to support more farm forestry. Need trees in the ground today.
Potential plantation vision.
Need quicker action on plantation. Need investment.
Need incentive, money for biodiversity.
Take industry out of decision.
Focus on plantation and private land owners / farmers.
Provide security for the forest industry (timber / harvest industry). A sustainable yield figure that can rely on. A lack of certainty means not able to invest.
Rigorous and proper assessment of the value that accrues from forest uses over the long term. Management of forests should aim to maximise the value.
Different values need to co-exist, recognising the different values. (i.e. Apiary industry link to pollination).
Balancing plantation (to paper) and sustainably managing native forest - for high quality. Adaptive silviculture is needed.
Clear and transparent system for regulation and compliance.
Clear statement of support and recognition for apiary industry - because of its role in food security (pollination services).

More diverse ecology.
Increased / utilisation of tourism.
More consideration of all related forest industries, such as Apiary and wine industry.
More diverse management practices.
We need adaptive silviculture.
Preserve a more diverse species mix.
Long term certainty and commitment to retain forest harvesting (supply of timber).
Forestry provide products that are an important value derived from forests. Includes firewood from forests.
Grow the market/sector of the industry to value add to raw logs here in Australia. Capture the value and jobs here rather than overseas.
What are we transitioning to, getting out of native forest.
The environment is worth protecting for other uses that people value - tourism.
Safeguard the future of Victoria's timber industry.
Maintain a balance of recreation and tourist opportunities.
Need to monitor and adapt management accordingly.
Manage pest, plants and animals (especially cats and foxes).
Adequately maintain roads, tracks and other infrastructure. Keep assets fit for purpose.
Increase in transparency - particularly around fire management chain of command.
We need more certainty for industry for forward planning.
Increased transparency of log costs. Use of levy to maintain roads as part of log price.
Ensuring an adequate cost recovery method.
Use patchwork burning - Indigenous methods need to be applied.
More diverse ecology.
Increased / utilisation of tourism.
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Safeguard the future of Victoria's timber industry.
Maintain a balance of recreation and tourist opportunities.

Q3. What are the potential improvements you think should be made?

Use native forests only for high grade products and use the 'leftovers' for their best use.
Forward planning. Trees take a long time to grow.
Incentives for previous land holders to grow trees - diverse species for multiple purposes (firewood species, plantation species, understory for the biodiversity habitat, selective logging to minimise trees over time, staged planting) - under a woodlike, woodlot model as per trust for native farm work.
Open up more areas for hunting of invasive species up in National Parks.
Too many roads are closed.
Allow forests to really mature - they don't burn as much as regrowth.
Smaller operating machinery, so less impact from roads - machinery, looks like a quarry now, so much soil disturbance.
Make logging more mosaic.
Better rehabilitation on the logging roads.
Needs to be greater transparency in the State Forest Management system.
Need checks and balances - DELWP need to beef up monitoring and compliance.
Need more science underpinning decisions. Don't take what environmental groups (say) on face value.
Need better regulation and compliance of industry including plantation.
Managing land for conservation through farm forestry.
Farm forestry, ticking into a broader sustainable forest industry.
How could including farm forestry, in the RFA's affect the farmers. Where are the incentives?
Farm forestry would need to have selective harvesting to retain and maximise all values.
Protected land for conservation but can also be used for commercial values in sustainable farm forestry.
Thinning in catchments.
Ground truthing by having people on the ground, who can report on what is happening in the forest.
Revisiting the need for an RFA in this region.
Too much stress on the environment.
We need a more sustainable transition, out of native forest logging into more plantations.
Need more monitoring for species - moving location due to environmental changes.
Need to be subject to commonwealth legislation e.g. Environment Protection and Biodiversity Conservation Act.
Improvement to the Comprehensive, Adequate, Representative reserve system. Jackson report.
Greater monitoring that the RFA objectives have been met and followed through. Accountability.
More frequent reviews or ongoing reviews.
More certainty and flexibility to adapt.
Change in incentives from native forest logging to farmers, plantations and biodiversity.
Need to decrease government investment in timber.
Allowing for access to salvage logs - which will assist with getting sustainable yield.
Including a sustainable yield figure in RFA.
On the ground verification of figures. For example, volume of wood available for harvesting.
More flexibility in the Comprehensive, Adequate, Representative reserve system and the forest harvesting area.

Identifying clear forest plans for regeneration. Need clear policy statement of regeneration of forests following bush fires - as well as who is responsible for it.
Need commitment, how to manage backlog.
Encourage clear policy of adaptive silviculture across all forest tenures.
More on the ground monitoring. Comprehensive, Adequate, Representative reserve system is adequate, but all forests need to be managed.
Can't improve forest growth just with fire management.
More active management is needed.
More on the ground management.
Forests should be utilised in a sustainable way, no more clear felling.
Need to re-gain diversity. No clear-felling.
Need more focus on contracting invasive species. For example, deer.
Don't lock up forest, this won't achieve diverse outcomes.
Need to revise burn programs to consider all industry, ecological and community needs.
Need further consideration of all forest industries, timber should not be main focus.
Need to understand the importance of value adding to local community and would like to see more jobs in Australia.
Facilitate growth in plantation and private forests.
Need incentives for private plantations.
Research and development to improve quality of plantation timber and better education of growers to grow quality product and industry, so they understand that can get good quality product.
Encourage biomass as a value from thinning - need market.
Need more balanced education of the values of forests - biodiversity and economic values (uses of forest products).
Need better management of invasive species (weeds, deer). Need better maintenance of public forests.
Need research and development into better design and management of forests - landscape scale approach that achieves biodiversity and products for forest industries.
Park management should be properly funded.
Ensure that National Parks are also managed to assist with fire risk.
Improve in monitoring and assessment of Special Protection Zones to check if they are in the right areas.
Don't add any more land, such as National Park - especially those areas that have been logged in the past.
Education material and promotion via hard copy material of tracks - native animals, birds etc.
Fees for National Parks.
Restrict access to forestry managed State Forest.
Better implementation of policy.
Better monitoring of results.
Dissemination of good news stories.
Need for distributed use of forests.
Management of forests by non-government entities - Trust for Nature, Bush Heritage and Traditional Owners etc.

Q4. How do you use forests in your region?

Recreation - trail bike, car rallies, walking.
Take an interest in what's growing there.
Recreation.
Learning about our native fauna and flora.
A source of water supply for farm with frontage to river.
I value forests in my region for environmental, ecological, carbon storage and catchment management reasons.
Firewood and recreation.
Use the forest for cycling, bushwalking, firewood collection, four-wheel driving touring and camping.
Recreational use, such as, hiking, hunting, motorbike riding and guided tours - tourism.
Hardwood / softwood industry.
Recreational use, such as; angling, hunting, birdwatching, four-wheel driving, motorbikes, mountain biking, culture practices Traditional Owners.

Q5. How could the RFAs better provide for multiple forest uses (i.e. recreation, conservation, livelihood and economy)?

Promote it is possible for there to be multiple use of forests and that they can co-exist.
More information on primary industries in the wider community.
Greater integration of recreation, conservation and livelihood.
Have more meetings and assessments of use of State Forests to forecast damage and prevent species from disappearing or becoming endangered.
We do not want threatened species going on the list, as the 400-plant species in Western Australia.
Incentives or grants available to private landholders for wildlife woodlots - promoting mixed species for biodiversity and productivity benefit. Could potentially be protected under Trust for Nature Conservation covenants (sustainable use tier allowing commercial benefit).
A value that doesn't often get discussed is human health and needs to be included in RFA's. For example, who will maintain trails if timber industry finishes?
Apiary industry and links to food security which is dependent on pollination and this need mixed species forest that is healthy for the industry to survive.
Need long term plans to transition to plantations and management of invasive species so economics can still thrive if forestry timber industry is phased out.
Let's have an aim that every farm in the North East will have a specific percentage of trees planted and native forest harvesting finished and improve the connectivity across all land tenures.
Prescription for harvesting at lower elevations and higher, this is helpful for apiary industry as well as other users.
Recognition by government and forest managers that there are diverse users / values.
Access to forests essential for pollination services and ties to food security and export industry.

Curtin University quantified economic benefits of agriculture as \$6.1 billion per annum for Victoria and these are important to total public benefit for food security.
Is there a case for zoning for bee forage ranges? For example, a special management zone to trigger a certain felling regime.
Could there be an indemnity insurance regime to open up sections of forests for community use.
Apiary industry should be explicitly recognised in RFA.
Provide a hard copy educational material readily available to the Grey Nomads.
Maintain a multiple use mantra.
We should start charging National Park fees, where it is cost-effective.
Remove access to the public where there is active timber harvesting.
Better managed damage caused by motorbikes. For example, on water quality.
Improve standing in the community. More education around the forests - not just environment but forests produce and what they contribute. Toolangi used to be really good. Always on the back foot, defending a sustainable resource.
Weed is 'renewable energy'.
Need to allow firewood to come out of the forest - secure plentiful supply. Wood is a major heating source here because gas is so expensive.
Towong Shire declared potable water supply catchment.
Need to do more to prevent and enforce illegal dumping.
We need to improve communication on relevant land and water managers and others who regulate.
Consistency between management of National Parks, other parks and State Forest.
Need to improve access - track maintenance, better management of weeds and pests. Need all year access - upgrade.
Biological control programs increased.
Less restrictive paperwork approach to volunteers undertaking forest management activities.
Greater resourcing of plans including recovery plans and action statements.

Q6. What are your views on existing environmental protections afforded across the entire forest estate (including parks, reserves and State forests) through the RFAs?

Shift towards native plantation will improve protection of native forests and environmental values.
Habitat loss.
Commend forest protection survey program - inform decisions.
At the moment, the forest management is fire based.

Comprehensive, Adequate, Representative system is adequate.
Number of parks is adequate - management is questionable.
There needs to be more attention to adaptive silvicultural systems.
The industry looks for opportunities to contribute to biodiversity, i.e. above and beyond their obligations under regulatory framework.
Forest Management zoning was a snap shot of the time.
There is not enough money spent on weed control and eradication.
There are concerns on illegal dumping in forests.
Research into how to get better use out of 'waste' timber from harvesting. For example, better technology, new systems of harvesting, new use of material.
Research into bio-controls for invasive species. Need multiple methods of control working together, consistently. Methods need to be kept up to date, as invasive species adapt over time.
Research benefits of weed control on forest health - determine the degree of impact for measuring and monitoring purposes.
Don't just look at short-term options - long term planning that is adaptive is important.
Covenants - no monitoring on what is happening on land that has been covenanted to protect values. Hard to get information on covenants and what is happening on the land. Often environmental values not protected in the long term.
Wild dog management. Dogmen having to check traps every 2 days (animal welfare). Can't maintain as many traps as in the past. Can't bait on land on the public land side of the fence?
Not enough resourcing to implement recommended action in Recovery Plan, Conservation Advice and Action Plan.

Q7. How could the environmental protections be improved?

Lots of Victorian woodchips sent overseas, if that resource is used domestically could get out of native forestry tomorrow.
Need better quality habitat and connectivity.
Should remove Environment Protection and Biodiversity Conservation Act exemption.
More robust science underpinning recovery plan and conservation admin.
Timelines in producing Recovery Plans (RP's) and Conservation Advices (CA's). Don't start logging until we have it (precautionary principal).
Decreasing in of species with contingency action place (state), recovery plans and conservation advice.
Require more species diversity in eucalypt forests, noting that species are often location specific (this could be native and introduced but not weeds and invasive species.) Increases benefit to environment. Could potentially harvest.
Weed and feral animal control.
Is there a way to better manage forests after severe fire to benefit the forest to regenerate quicker, both short term and long term (noting trees to naturally thin out)?
Need better protection for soil and a decrease soil runoff.

Distribution of research across parks / reserves versus multiple use forests should be better represented.
Longitudinal studies on conservation actions. For example, before after harvest.
More research and monitoring to adapt to make better management decisions.
Allocate more money and resources.
Invest in biological control for blackberries.
Should we be looking at expanding the Comprehensive, Adequate, Representative (CAR)? Partner with Trust for Nature. Protecting grassland.
Tax on firearms and hunting that is matched dollar for dollar by government.
Good neighbour' approaches to weed management - look at options to allow interested land owners to go into public land to control blackberries and other weeds. This has been increased with paperwork to allow this work. Acts as disincentive. For example, for workplace health and safety reasons.
Other options / models for managing public forests. For example, fund community groups and Traditional Owner groups to manage.
Lots of resources dedicated to fire management. Needs to be more people dedicated to managing other stuff (recreation use).
Indirect approaches - Leveraging volunteers.

Q8. What opportunities could the RFAs provide to support access to and traditional use of forests by Traditional Owners and Aboriginal people?

Providing opportunities for Indigenous people to be involved in fire management (teaching and learning).
Want Traditional Owners to be partners at the table for forested land.
Carbon accounting should be a revenue stream for Tradition Owners to help with management.
Apiary industry has no issue with Traditional Owners rights and responsibilities and are comfortable with sharing forest, whilst maintaining existing licence requirements.
The government should be encouraging the Traditional Owners rights and responsibilities.
The more we can learn from Aboriginals as to how to manage our land, the better.
We should provide for Indigenous rangers. Consultation and participation in fuel reduction burning (FRB) program, as well as ecological burning.
As there are no local Indigenous People left in the Upper Murray and have not been for 120+ years. history is needed to be recorded (Some has been done via Man from Snowy River Museum) Indigenous names need to be gathered and used for local places.
Correct Indigenous boundary areas collected.
Getting a better understanding of who to talk to and how they want to work with the rest of the community.

Q9. How could the RFAs enable the legal rights of Traditional Owners to partner in land management and seek economic and cultural opportunities to be realised in future forest management?

Minor forest produce. For example, environment thinning to generate fire wood.
As custodians of the forest, actively being part of forests.
Not just as park rangers, other roles beyond that.
A treaty may provide a base.
Research.
Let Traditional Owners harvest cultural resources more readily.
Look for new community - based models for forest management that include Traditional Owners.

Q10. How could the RFAs consider climate change and other large-scale natural disturbances (including bushfires)?

There's nothing you can do to prevent climate change, it will always be reactive.
To halt severity and frequency of fires by reinvesting in native forest.
Train bulldozer operators to assist with fire suppression rather than spend money on expensive helicopters.
Contribution to incentive - based farm forestry and wildlife woodlot projects for private landholders - potential for multiple benefits around carbon storage, biodiversity conservation, habitat and productivity.
Large scale disturbance - tourism pressure - who's responsibility to maintain facilities?
Harvesting destroys understory, hard for Apiary industry.
Need a long-term plan. Regular and long-term monitoring.
Need more protections put into place.
Fine in smaller patches - this should happen.
If you don't monitor you can't manage - need more than just maps, needs to be evidence based.
need to be adaptive to science not adaptive to politics.
Can't be selective of science - climate science.
Science and evidence on changing climate needs to be applied now, not just discussed for the 'future'.
Need to plant the right trees for the right location, climate change is significantly influencing this.
Don't have time for a slow shift.
Increased reduction burning.
Support movement to FSC accreditation encourage.
Public investment in water storage to assist with bushfire management. More strategic placement of water tanks.
Make sure there are access tracks in forests before fire in order to better combat and manage.
We need to be more proactive instead of re-active towards bushfires.
Statements in the RFA need to be able to be adaptive overtime to what is 'sustainable' in order to capture natural disturbances and bushfires.
Need an increase in research investment.
Need more follow up management - ongoing.

Q11. How could the RFAs better address industry sustainability?

Manage forest harvesting so that there can continue to be hardwood forests.
Transition to plantations and transition mills to using 100% Victorian wood.
Ensuring that processing and manufacturing of Australian wood takes place in Australia (rather than exporting and other countries to do this work).
Having plans for the future including plantations, farm forestry (20% per farm), protected areas and areas for tourism and more connectivity.
All wood from native forest, should be FSC accredited.
Apiary needs to be given key consideration in terms of access to native forests, due to its role in food security.
Provide certainty to the forestry industry via accurate allocation estimates. This requires on the ground research. Models / satellite images are insufficient.
Provide firm commitment to regeneration, including backlog regeneration. Must monitor, resurvey old areas for stock.
Return all harvesting areas to ecological and economic productivity.
Include statement in RFA about recovery of timber after bush fires and state who is responsible for this and plan for action.
Need to ensure accurate valuation of forest uses informs forest management.
Really no hard wood timber harvesting in the North East.
No commercial firewood licences in the North East. Maybe we should? There is no way of knowing how much wood is being taken out of forests.
Put value on biodiversity - incentives.
Better education and support for private foresters. Government encouraged people to get into it and then it dropped. Extension?
Forestry needs a sustainable land base.
We need a timber industry in the bush as the workers and contractors are available to fight fires and have knowledge of working in that terrain.
Maintain an open roading network, sufficient budget and measures for it.
Minimise over regulation.
Providing forward estimates of wood supply. There is a lack of commitment from the government, need commitment over longer term to ensure certainty for industry.
Better education and promotion of forestry industry and sustainable management practices. Information about where the wood comes from and what it produces.
Assist with transport costs.
Management of invasive species to increase timber production volume.
Barriers for establishment of plantations.
Difficulty with getting planning permits for plantations - addressing community concerns about roads, dust and water.
Support for industry for production of all types of wood.
Need to work out a robust method of calculating sustainable yield - to know where you have a supply available - take into account external factors like bushfires.

Q12. How could the RFA's encourage investment and new market opportunities for forest-based industries (including the forests and wood products industry, tourism, apiary and emerging markets such as carbon)?

Investment in technology alternative methods of processing.
Long term plans and transition plans for timber industry, so that they be able to invest in technology.
Need economic valuing, of other markets in our forests to encourage investments and new market opportunities.
Cross laminated timber made by peeling logs. Up to 90% recovery of wood. Modernising techniques and technologies to reduce waste is key. Support these industries with investment.
Encourage, incentivise and innovative use of waste products. For example, sawdust as biomass fuel.
Support upgrading and modernising equipment, so a wider range of timber can be economically harvested. Industry certainty is key to supporting investment.
Support training in these industries so that labourers available.
Biomass.
Markets for waste products from forestry.
Carbon markets - put a price on carbon.
Government to maintain rural to get product out - local community cannot do it alone.
More holistic planning of forests for multiple uses. Allow other commercial uses which trees are growing (mountain biking, universities use for research, apiaries) Whole forest estate not just plantations.
We need more tourism or tours based on the ELVs. Important into school education. cultural tourism - we need better recognition of traditional values of forests and history.
There needs to be a place for multi-use forestry (including for tourism and community development) such as rail trail infrastructure.
Not lock up any more forests into the National Park.
The timber industry and tourism can co-exist, they are not mutually exclusive.
More incentives for industry to undertake research and development for use of the leftover - Approximately 16% of wood left at coupe after harvesting. Including having policy settings right to encourage investment.
More open acknowledgement of Traditional Owners and management of forests.
Working with Indigenous owners about how they would like the forests to be managed.

Q13. How can the RFAs support the adaptive management of Victoria's forests in response to emerging issues (e.g. major bushfires) and opportunities (e.g. emerging industries)?

Bring back adaptive management practices, try new things.
Better more meaningful, review to enable plans. RFA's to respond or emerging issues. Mixed species forests are critically important for pollination services - big old trees important
Need jobs in land management - so many feral animals.
Focus on quality of harvest as well as habitat loss.

Some parts off limits - new parks; other parks for tourists.
Maintain fire refugia.
FPSP - important evidence base the new models. Models only useful if based on good data and science must monitor - if don't monitor, don't manage.
Use research for decision - making. Enough people in the right place to do the work - regulations, action planning, enforcement, land management.
Refrain from burning in early autumn and use other methods, such as mulching - viticulture industry.
Broaden the window of opportunity to plan burn, so effectiveness of fire doesn't need to be as higher or as efficient. For example, burn when there is more moisture in a slower, mosaic style without the intensity.
Spring burn has risks but in the right situation it suits the wine industry.
One in 3' rule in VAA prescription - test and further research to see if contributes to carbon sequestration enhancement.
Selective thinning.
Seed less fire prone tree species.
Managing changing departments and politics. Need to be able to manage changing governments and departments. Need greater transparency. Incorporate review mechanisms to maintain focus on implementation.
The land needs to be actively managed as if you don't, bush fires are an inevitable consequence, as is pest plant and animals.
Since the 1990s the fire seasons have become longer.
Broad scale fuel reduction burning.
Continue to look after the road network (for fire and apiarists, not just timber).
Ongoing dialogue between all users when planning. For example, a planned burn.
Listen to local knowledge especially during fires.
Work closer with CFA at ICC's.
Clearer communication from DELWP to contractors during fires.
Clear trees after bush fires, so that they don't fall and block public roads or kill people. Respond sooner after fires, to clear dead trees and remove these especially when close to roads as this affects tourism in this region.
Improve communication between land owners and various government agencies for managing public land and water.
National parks are not well mentioned. Opening up to VicForests would enable them to be better managed. Consistency in management access public land tenures.
Chain of command in managing bushfires making it difficult to manage. Transparency across different government agencies in forest management.
Improve the investment in things such as weed control and management.
Improve road maintenance. Make tracks all weather and improve access.
Categorise roads to improves investment.
Improve strategic road access.
Reintroduce the four-wheel drive levy.
Improve research including biological control.
Implement Monitoring, Evaluation, Research (MER) program.
Resource constraints continue to be a challenge.
Think about different approach to forest management. Community-based. Focussed on Traditional Owners. Innovative and best practice.
Look at 'direct' and 'indirect' approaches.
Adaptive approaches to land management.

Q14. What areas of research would better equip us to sustainably manage Victoria's forests?

Too much snap shot research from universities.
More longer term / longitudinal studies over decades to spot patterns.
Availability of historical data - whatever is collect by universities is added to whatever Victoria Forests or other state forest research agencies collected in the past.
Take a broader view of impacts on threatened species, not just 'logging impacts' and when this is significant.
Climate science and ecological impacts of climate change.
Valuation of other uses.
N.B must implement findings of research.
Use of forest protection survey program - valuable data.
More climate change adaptable plantation species / varieties.
Support management actions. for example, action statements.
One in 3' rule in VAA prescription - conduct research to enhance contribution to carbon sequestration.
Bush fire impacts - and the impact of multiple (overlapping) burns on ecosystems. Need better quantification of maintenance of ecosystems and productivity.
Climate change impacts on sustainable yields, aspects of forest health and productivity (reproductive cycles), drought and bush fire frequency.
Consultation with Aboriginal people on forest structure and traditional uses in particular landscapes should be taken seriously and inform long term objectives of Victoria's forests.
Biomass: we should be getting a price on carbon, bioenergy and climate change.
Development of new market options from research and options from research / analysis of things like biomass.
Analysis of economic 'profitability' of potential new markets in the North East.
Research around 'whole of forest and planning' to ensure maximum and diverse use.
There needs to be more research into species habitat requirements where forestry has been excluded to ensure that the special protection zones are not excessive or inadequate.
Research into what species type are needed to sustain native animals. Apparently big fire in late 1800's helped wipe out Koala's in the area - can these be returned to U.M. Do we have a habitat they can survive and thrive in.
Reinstate blackberry control research.
Cause and impacts of frequency of bushfires.

Q15. How could the RFA monitoring, review (including the five-yearly reviews) and reporting arrangements be improved?

There has been no assessment of the impact's plantations have on the environment. There needs to be more regular reviews.
Better transparency of damage done to water catchment areas.
Local council, Catchment Management Authorities and Goulburn Water to provide more information on the effect of logging on fish and wildlife in catchment areas.

Approval of FPSP. This is a good move towards evidence-based decision making.
Models alone are insufficient. Models are only as good as the data that goes into them. Thus, need for quality, up to date data to supplement evidence - based decisions.
Need to have more regular and ongoing review of RFA's and forest management. E.g. so, we can respond to the effects of climate change.
If you don't monitor, you can't manage.
Need to be adaptive: adaptive to science, not politics.
Research / evaluation must not be ignored if the results/recommendations are politically unpalatable. Good quality and comprehensive research must be done to inform decisions.
If the government is serious about the engagement process, then draft RFA should be up for public review - and independent panel review.
Concern expresses that DELWP doesn't have the resources, capacity, information, support and political will to monitor and enforce regulation.
Independent panel should review draft RFA's.
Monitoring must be ongoing.
Funding must be guaranteed for monitoring, research.
Long term planning.
Have consequences and accountability. For example, missed / late reviews, breaches of forestry guidelines.
More reporting and data about conservation activities in RFA areas - including areas that are covered by special protection zones. More publicly available information about threatened species to inform reviews and future management (good outcomes are sometimes not reported).
Increased investment in monitoring of post-harvest outcomes (not just preharvest). More rigorous evaluation of pre and post-harvest impacts.
Recommendations in consultation report are good.
The Landscape Mosaic burn Project had a monitoring component (appears to have lapsed), but ensuring ongoing monitoring allows evaluation and important part of adaptive management, yet often first program that is cut when budget pressures.
Touch base more regularly.
Involve local people in the township or region. For example, Rotary, Lions, local schools and men's sheds.
Engage local community in citizen science activities.
Use local groups and community networks to access local expertise you may not otherwise get, including historical perspectives from people who have been around the area a long time.
Consider the use of emerging technologies (such as drones) to monitor coupes or collect data.
Consistency between departments - timing, methods and metrics etc, is needed.
When issues are found try to identify the root of the problem, so that it can be addressed proactively instead of reactively.
A more adaptive / accurate method of estimations timber allocation is needed for industry stability and sustainability.
Instead of 'have steps been taken' style of monitoring, move to 'was the measure effective and by how much' style.
Use citizen science to supplement research.
Regular and consistent monitoring.

Other Comments/Concerns

Ecological disturbance is increasing population growth of invasive species. Should be able to hunt invasive species in national parks.
One coupe that we want off the Timber Release Plan every time we put in a submission we get a letter that says thanks and fobs us off.
Need more departmental staff for surveying and compliance.
Catastrophic fires caused lots of problems. Suppression strategies need to be re-thought - Traditional Owners never put out lightning strikes.
Roadside reserves need to be grazed and slashed - now so much fuel you can't get near them to put them out. Re think how we manage them.
If we don't have our own timber what are we going to do? Import?
Concern that if forests turned into National Parks - will not be managed.
Tatong Region, major concern for the impact of plantations in the region on the environment. Seen changes in river flows, soil erosion occurrence of native species in the area. Impacting other people's livelihoods.
What is the \$36m for the RFA program spend being spent on?
Land clearing for agriculture has been affected.
We are a part of the ecosystem and you can't.
Native forest timber is for lower energy impact.
Planned burning can bring people into the forest, to retain skills.
Fire and extreme weather events destroying forest composition.
Native forest logging will come to an end naturally soon.
Losing hollows through cool burning.
Timber is the best way to capture carbon.
If not our wood - other countries.
RFA has been taken over by timber industry.
State investment at odds with returns to Victoria community.
Scientific methods used by VicForests not providing accurate picture of the volume of wood available (need to be on the ground verification).
VicForests management around use of high-quality native logs for pulpwood to meet quotas. Contracts driving timber use (shouldn't use high quality logs for pulp), but it happens in order to meet a contract.
Thinning re-growth and mulching. No fire management.
Intense harvesting is poor outcome for Apiary, need 40+ year old trees for use.
Need to follow up on burns and weed control.
Need more mosaic burning, not fire front.
Impacts of smoke on were industry, need more communication on these impacts.
After 2003 fires, all of the trees the same age are creating a landscape, mosaic (breaking up the area) assisted to manage the area.
Targeting fire adaptive EVCs.
We have concerns about switching to 'smart' fire program.
View that plantations will 'save the day' not correct. It's never going to supply all wood needed.

How much hardwood is still in the State of Victoria that will be available for timber? The 2003 fires did a lot of damage.

Are we replanting enough? Do we do enough when we have?

If the timber industry is to continue it needs to be done in small sustainable way as it was in 1800's - no clear-felling.

Assist in responsible usage of forest tracks - continue the great upgrading of huts and camping sites.

Better education around value of forests and timber. Starting in primary schools. Benefits of timber.

Pasture is more profitable than plantations - due to long term nature of forestry and current community prices.

Tax system is unfavourable towards 30-year (long term) investments.

