

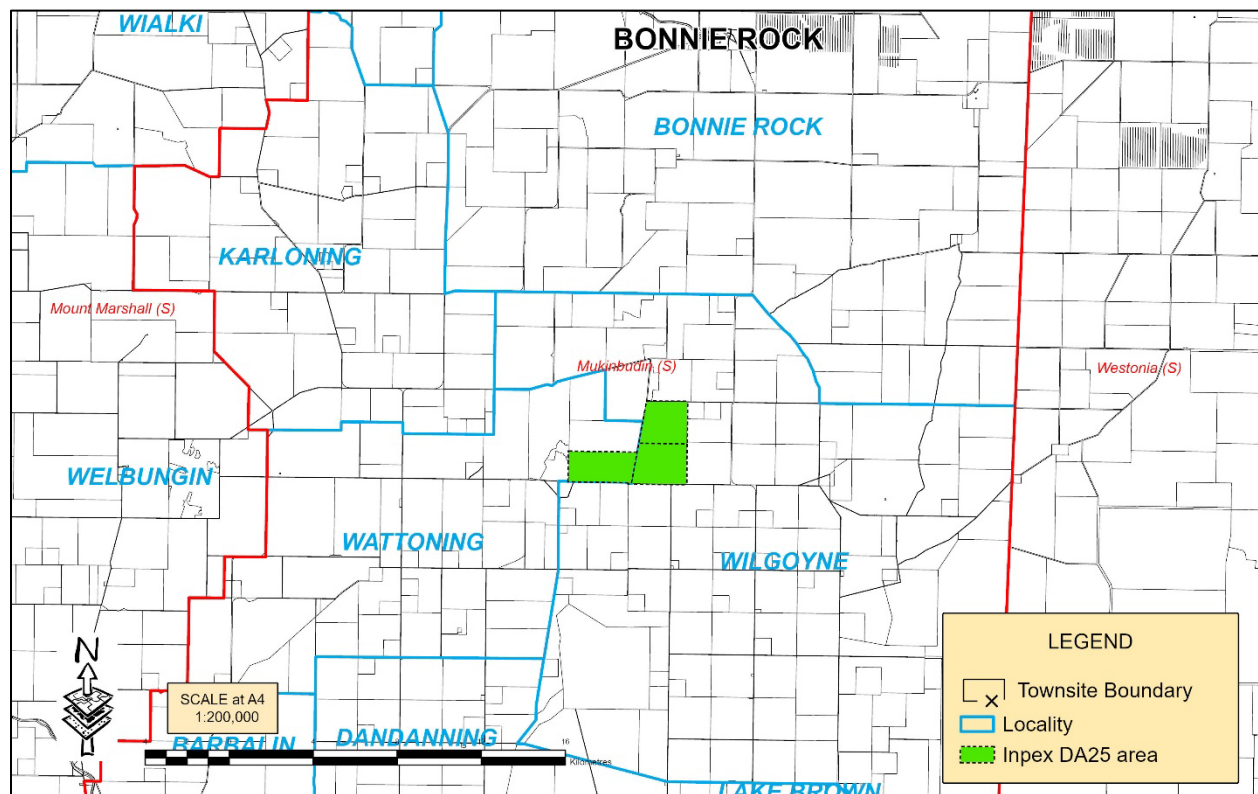
9.3.4 Proposed Tree Farm – November 2025	
Location:	Lots 3170, 3171 and 2835 Harry Road, Wilgoyne
File Ref:	XX
Applicant:	Inpex
Date:	9 <sup>th</sup> December 2025
Disclosure of Interest:	
Responsible Officer	Tanika McLennan, Chief Executive Officer
Author:	Paul Bashall, Consultant Planner - Planwest
Voting Requirements:	Absolute Majority
Documents Attached:	Development Approval (DA), DA Form.
Documents Tabled:	Nil

### **Summary**

Inpex has applied for a Development Approval (DA) for a proposed agroforestry development for carbon credits over 3 lots in the localities of Wilgoyne and Wattoning. The lots are owned by Rodney Comerford who has signed the Form 1 application and has the next door address.

**Figure 1** provides a location plan of the subject land in relation to Bonnie Rock and localities.

**FIGURE 1 – LOCATION PLAN OF CURRENT DA**

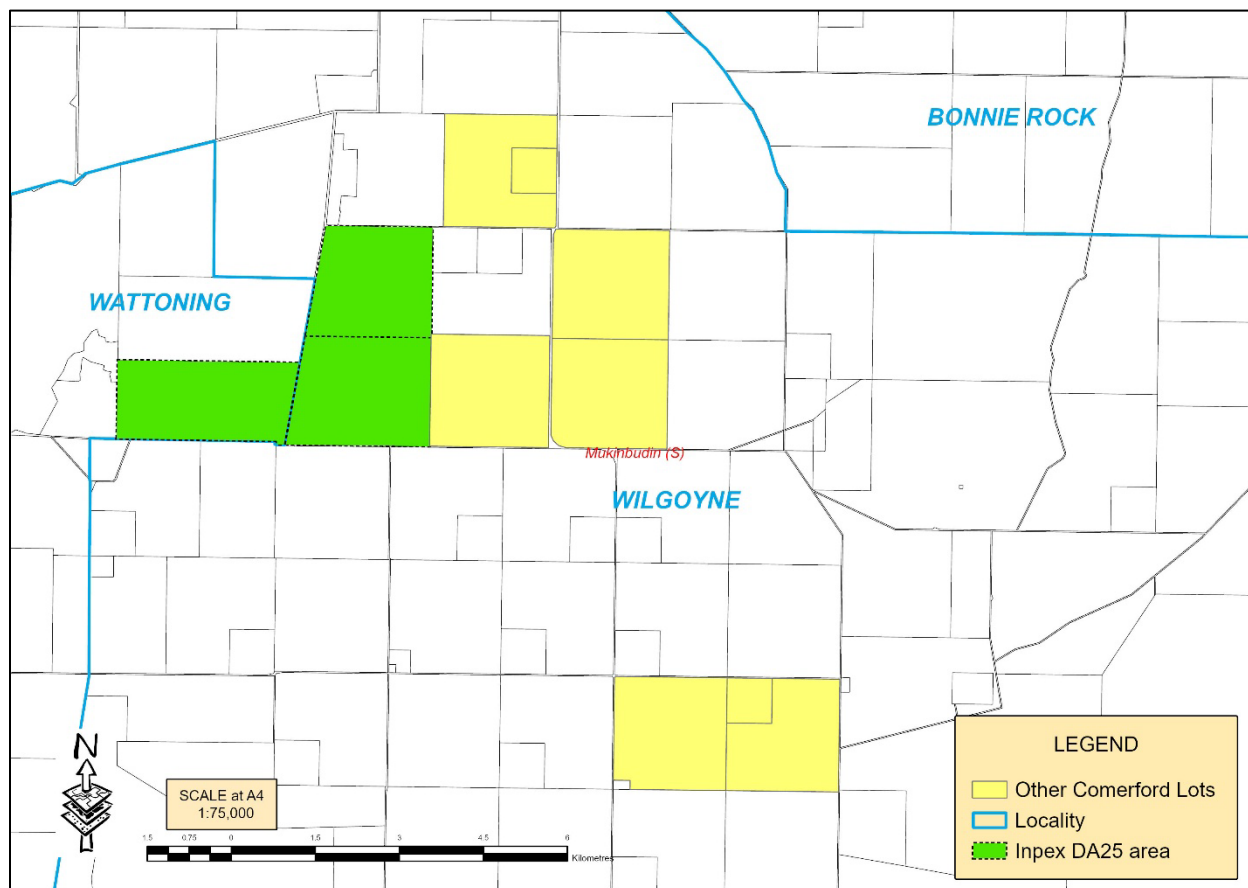


**Source:** Landgate, Planwest

Inpex New Energy Business Australia Pty Ltd (INEBA), as Operator of the Wheatbelt Connect project (Wheatbelt Connect) proposes to undertake an environmental planting project to extend native vegetation on a property in the localities Wilgoyne and Wattoning. The subject land is in three lots measuring a total of 1,305 hectares and is located 17 kilometres due South from Bonnie Rock townsite and over 40 kilometres north of Mukinbudin townsite.

The term Storm Rose is a property owned by Rod Comerford and is primarily used for cropping. **Figure 2** provides a plan showing other land owned by Rodney Comerford in the area that could potentially add another 2,439 hectares.

**FIGURE 2 – OTHER PROPERTIES OWNED BY COMERFORD**



Source: Landgate, Planwest

### **Background Information**

#### **WAPC Tree Farm Fact Sheet**

The WA Planning Commission (WAPC) and the Department of Planning, Lands and Heritage (DPLH) released a fact sheet on Tree Farms in November 2023. Fact sheets are a method in which these agencies can clarify the planning arrangements within the appropriate State Planning Policies (SPP) - in this case SPP 2.5- Rural Planning.

The fact sheet states that 70% of tree farms were established in the Southwest of the State due to the rainfall being over 600mm per annum. However, there appears to be a steady widening of these areas for tree farms as different methods, species and understanding of the techniques improves.

It should be noted that the most common tree farms, that are currently established, are for harvesting of the product, however, there appears to be a growing interest in tree farms for carbon sequestration projects. In these cases, there is no requirement for harvesting but there may be an increased focus on management requirements.

SPP 2.5 sets out 7 key policy positions to facilitate a co-ordinated approach to tree farms in WA. In summary, the intent of each **relevant** policy statement is explained below.

1. *tree farming is supported and encouraged on rural land as a means of diversifying rural economies and providing economic and environmental benefit* – this means the WAPC supports tree farms in rural areas and will implement this approach in assessment of local planning strategies and schemes;

3. *tree farming should generally be a permitted use on rural land,*

5. *in planning for tree farming, local government considerations should include but are not limited to, potential bushfire risk, environmental and economic factors, water availability and recharge, visual landscape impacts, transport impacts of tree farming (where harvesting is proposed), planting thresholds, appropriate buffers, and location relative to conservation estates and sensitive land uses* – this means that local governments should consider tree farms in the context of other existing and proposed land uses in their municipality, and set planning controls as required, based on demonstrated evidence that the control is needed;

### **Do tree farms have an impact on agricultural communities?**

The WAPC Tree Farm fact sheet states that the Australian economy has been forced to adjust structurally over time, which has seen ongoing change in the agricultural sector. Research by Rural Industries Research and Development Corporation (RIRDC) in 2001 and 2007 highlights the impacts of globalised economic rationalism on family farms and subsequent issues of their declining viability, leading to farm amalgamation, reduced labour hire and the contraction of local economies.

Tree farms are part of the ever-changing agricultural sector. But they are not the underlying cause of the population or economic changes.

For local governments where pine tree farms are likely to be developed, population change data from the Australian Bureau of Statistics (Census 2001 to 2021), indicates that the general trend is for increasing or stable population figures, and the 'family' makeup of households has remained steady at around 70%. Family composition or population has not significantly declined in the last 20 years

### **What are the land use planning considerations with tree farms?**

The WAPC Tree Farm fact sheet states that the growing of trees for timber is similar to other crops, however there are some planning issues associated with tree farming that may require further assessment and management, if relevant. As set out in SPP 2.5, these include:

- *Bushfire risk* – tree farms may establish a bushfire risk where not occurring before. The Department of Fire and Emergency Services has published guidelines to assist in the management of bushfire risk for tree farms. Any development conditions to manage bushfire risk should accord with these guidelines.

- *Environmental and economic issues*, including planting thresholds – the location of tree farms relative to environmental and/or biodiversity assets, and management of potential impacts (eg wildling spread). So too, ensuring there is a balanced supply of rural land for other economic activity can be addressed in local planning strategies.
- *Water availability and recharge* – potential impacts on groundwater and surface water systems may need to be considered.
- *Visual landscape impacts* – local governments may identify rural prominent landscapes to exclude tree farms for visual reasons. While the converse may occur, these areas can be identified in keeping with the Western Australian Planning Commission's (WAPC) Visual Landscape planning manual.
- *Transport impacts* – where tree farming involves harvesting, local governments may need to make arrangements with developers for road and/or intersection upgrades to manage potential haulage impacts.
- *Separation from sensitive land uses* – local governments may establish buffers to exclude tree farming around these land uses eg. electrical substations or transmission lines.

### **Existing Development**

The DA states that there are no structures on the subject land. It appears from aerial photographs that much of the land has been cleared with some areas of remnant vegetation. The Landgate aerial photographs suggest that Lot 3170 is currently cropped, however it is unclear how much of the other lots are currently used for agricultural purposes.

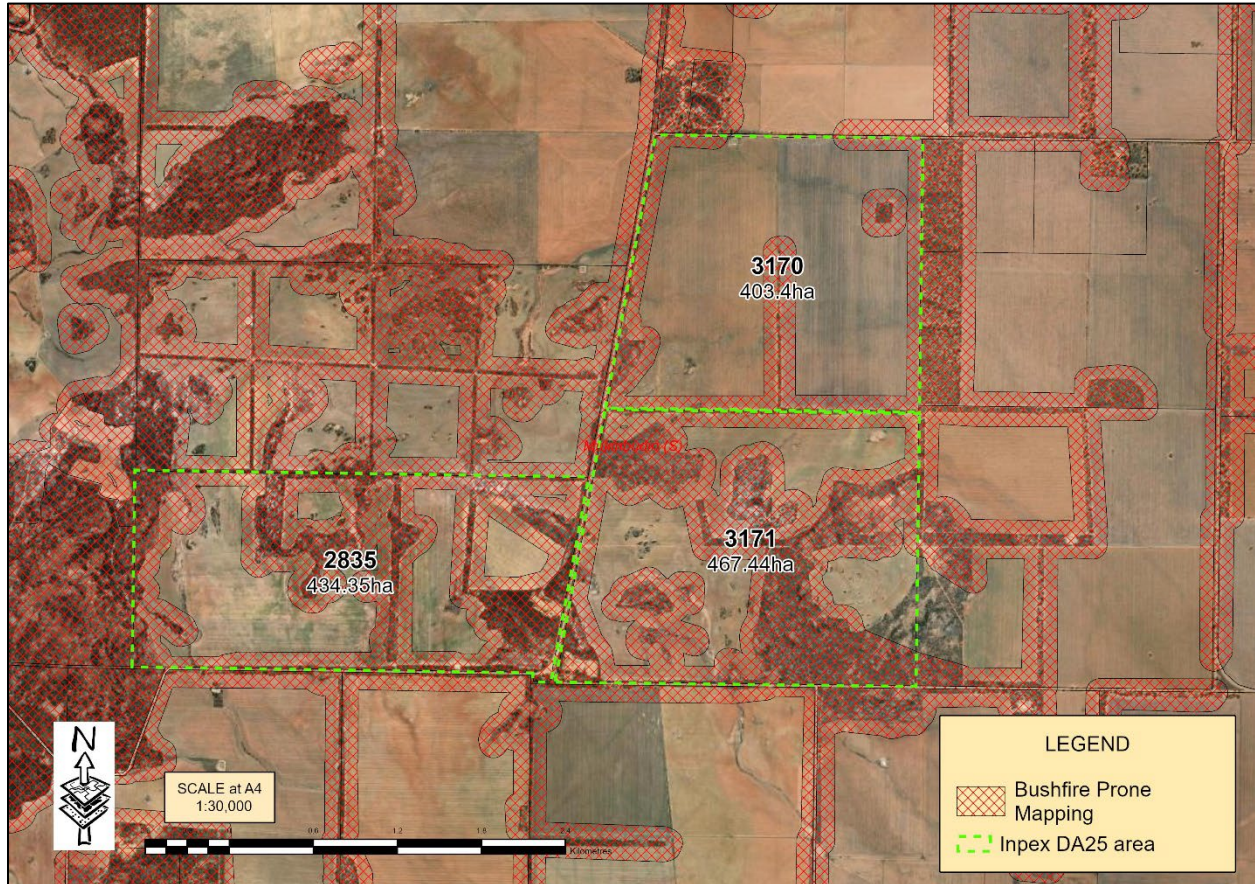
The report accompanying the DA suggests that the property is currently used for cropping. The proposed project provides an alternative income for an area that is difficult to crop due to shallow soil and outcropping rocks (regular breaking of equipment occurs during cropping activities).

The DA states that *all the project areas are contained within the Kwolyin System, which is comprised of gently undulating granitic terrain of the Kellerberrin batholith with large outcrops of granite, dominated by duplex soils with minor occurrences of sandplain soils. The vegetation consists of York Gum/ Salmon gum woodlands with smaller amounts of Wandoo, Jam, Sheoak and heath vegetation.*

*Within this system, over 90% of the project area is the Kwelkan subsystem. This feature consists of undulating granitic low hills, in the central Zone of Ancient Drainage, with bare rock, deep sandy duplex (grey and red), shallow sand (red and yellow/brown) and red loamy duplex. The natural vegetation complex comprises of York gum-jam woodland. The remaining (<10% of the planting area) is the Nembudding subsystem. This feature rises and low hills, in the northern Zone of Ancient Drainage, with alkaline red loamy duplex (mostly shallow) and yellow sandy earth. This subsystem is dominated by mallee scrub and woodland.*

**Figure 3** provides an aerial photograph of the subject land showing that most of Lot 3170 is being used for cropping, however Lots 2835 and 3171 may be partly used for other agricultural purposes. The figure also shows the Bushfire Prone mapping prepared by DFES.

**FIGURE 3 – AERIAL PHOTOGRAPH OF SUBJECT LAND**



Source: Landgate, Planwest

### **Proposed Development**

INEBA has executed a lease with Mr Comerford and will manage the planting on behalf of the Wheatbelt Connect Joint Venture. The activity will change the land use in the project areas from agriculture to agroforestry.

The proposal seeks to develop 560 hectares of the 1,305-hectare holding, at a cost of \$820,000. Estimated completion time is October 2026.

The DA report provides a detailed response to each relevant State Planning Policy and Scheme objectives.

The applicant states that *Wheatbelt Connect aims to achieve sustainable land use through the integration of strategic revegetation into broadacre farming systems in the Western Australian Wheatbelt. The key objectives of this proposed planting project are to:*

1. *Establish a native vegetation carbon project across approximately 560 ha (representing 17 per cent inclusive of fire breaks) of the 3,400 ha property.*

2. Register the project under the Federal government's Emissions Reduction Fund to allow the planting to deliver carbon abatement in the form of Australian Carbon Credit Units (ACCUs) over a 25-year period.
3. Ensure the plantings are maintained for at least the permanence period of the registered project and achieve a minimum of 20% canopy cover and 2 m height at maturity.
4. Contribute towards achieving local and regional biodiversity objectives.
5. Protect and provide for the continuation of agricultural production on the remaining land through the provision of supplemental income from carbon farming.
6. Provide an alternative income for an area that is difficult to crop due to shallow soil and outcropping rocks (regular breaking of equipment occurs during cropping activities).
7. Allow for the reintroduction of livestock grazing to the planted areas, once the seedlings have reached sufficient maturity (approximately 3-4 years).

The Figure below (**Figure 4**) shows an extract from the DA that lays out the area of the subject land that will be planted. Clearly the remnant vegetated areas appear to be excluded, as is the majority of Lot 3170.

**FIGURE 4 – EXTRACT FROM DA SHOWING PLANTING AREA**



Source: DA, Planwest

The DA clearly outlines the procedure for the development including ripping, spraying, planting, weed control and infill planting by 2027. The DA details the types and densities of planting

The applicant states that a search of the State Aboriginal Heritage Register has been undertaken. Two lodged sites were identified adjacent to the planting area ACH-4507 (Traditional Structure) and ACH-5652 (Traditional Structure) with the boundaries of these sites overlapping a proposed area of planting. The planting design was altered to avoid overlapping with the boundaries of these sites.

The applicant suggests that the land will be suitable for the continuation of agriculture through grazing once the trees are sufficiently mature, if the landholder chooses to do so.

In addition, the project will also, help to protect marginal land from degradation by reducing wind and water erosion and providing protection, provide a diversification of income for the landholder and bring biodiversity benefits through utilisation of native species that will also attract native animal species.

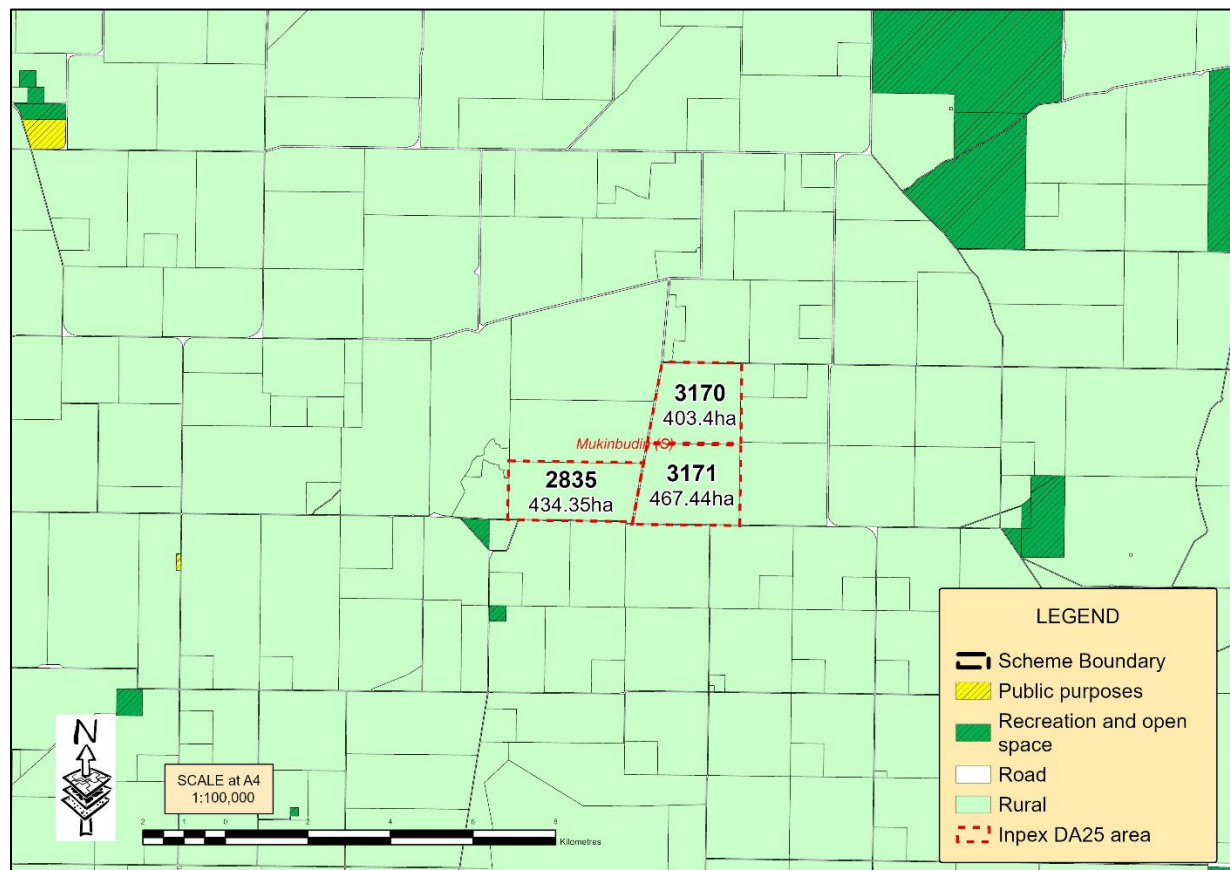
### **Strategic & Social Implications**

There is no Local Planning Strategy for the Shire and the Council sees no strategic or social implications of the proposed development provided the conditions of the DA are complied with.

### **Statutory Environment**

The Shire of Mukinbudin Local Planning Scheme No 4 (Scheme 4) was originally approved in 2003. The subject land holdings are all included in the Rural zone as shown in an extract from the Scheme mapping (**Figure 5**).

**FIGURE 5 – EXTRACT FROM SCHEME MAPPING**



Source: Landgate, DPLH, Planwest.

A Tree farm is not a listed use class in the Zoning Table (Table 1 of the Scheme). Clause 3.4.2 of the Scheme provides the Council with the discretion for unlisted uses to –

- (a) determine that the use is consistent with the objectives of the particular zone and is therefore permitted;
- (b) determine that the proposed use may be consistent with the objectives of the particular zone and thereafter follow the advertising procedures of clause 64 of the deemed provisions in considering an application for development approval; or
- (c) determine that the use is not consistent with the objectives of the particular zone and is therefore not permitted.

### **Consultation**

Nil, however, it is recommended that the DA be referred to agencies including DFES, EPA, DWER, DAA and DBCA for comment.

### **Policy Implications**

There are no Council policy implications that relate to the proposed development.

### **Financial Implications**

Nil

### **Bushfire Prone Mapping**

The Bushfire prone mapping is shown in **Figure 3**. Although there are no dwellings or other sensitive uses involved in the proposal, the development may increase the chance of a bushfire or the consequences of a bushfire.

### **Officer Comment**

The proposal in principle is supported as it seeks to better use rural land that is considered marginal for traditional agricultural uses. At the same time, it promotes long-term carbon sequestration and permanent biodiversity restoration.

To ensure that the project is appropriately managed, it is recommended that the DA be determined as a use class not listed and advertised in accordance with clause 3.4.2 (b) *determine that the proposed use may be consistent with the objectives of the particular zone and thereafter follow the advertising procedures of clause 64 of the deemed provisions in considering an application for development approval*; by –

- a) Advertise the DA on the Shire's web site and advising adjacent neighbours inviting submissions from interested parties within 28 days, and
- b) Referring the DA to the following agencies for comment with the recommendation that the following draft conditions be imposed to ensure compliance with current policies and requirements.

- DFES (Department of Fire and Emergency Services)
- EPA (Environmental Protection Authority)
- DWER (Department Water and Environmental Registration),
- DAA (Department of Aboriginal Affairs now part of Department of Local Government, Sport and Cultural Industries – Aboriginal Engagement and Culture Division), and
- DBCA (Department of Biodiversity, Conservation and Attractions)

**Suggested draft conditions -**

1. The preparation of a Bushfire Management Plan prepared by a qualified Bushfire Consultant to the satisfaction of the local government and DFES.
2. The preparation of a Property Management Plan to include weed and pest control management, inspection and maintenance schedule, emergency contact details, salinity monitoring and fencing to the satisfaction of the local government.
3. The preparation of a plantation establishment plan, maintenance schedule, planting types and locations, and ultimate fencing plans, to the satisfaction of the local government.

Responses from these referrals should be requested within 28 days to ensure that the Council is able to determine the DA within the prescribed time.

## **OFFICER RECOMMENDATION**

**Council Decision Number –**

**Moved: Cr**

**Seconded: Cr**

**That the Council, under the provisions of Clause 3.4.2 (b), resolves to determine that the DA is not a complex application, and -**

- a) Advertise the DA on the Shire's website and advising adjacent neighbours inviting submissions from interested parties within 28 days, and**
- b) Refer the DA to DFES, EPA, DWER, DAA and DBCA for comment with the recommendation that the following draft conditions be imposed to ensure compliance with current policies and requirements.**
  - 1. The preparation of a Bushfire Management Plan prepared by a qualified Bushfire Consultant to the satisfaction of the local government and DFES.**
  - 3. The preparation of a Property Management Plan to include weed and pest control management, inspection and maintenance schedule, emergency contact details and salinity monitoring program to the satisfaction of the local government.**
  - 4. The preparation of a plantation establishment plan, maintenance schedule, planting types and locations, and ultimate fencing plans, to the satisfaction of the local government.**

**Carried /**

# Wheatbelt Connect

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A joint venture between





## **Development Consent Application Overview**

Shire of Mukinbudin

**Storm Rose Carbon Project 2026**

06-November-2025

# Wheatbelt Connect

A joint venture between



## Overview

INPEX New Energy Business Australia Pty Ltd (INEBA), as Operator of the Wheatbelt Connect project (Wheatbelt Connect), proposes to undertake an environmental planting project to extend native vegetation on the Storm Rose property at Wilgoyne WA in the Shire of Mukinbudin.

Storm Rose is a farming property owned and managed by Rod Comerford. The property is located at 1489 Harry Road Wilgoyne and is utilised for cropping.

Wheatbelt Connect aims to achieve sustainable land use through the integration of strategic revegetation into broadacre farming systems in the Western Australian Wheatbelt. The key objectives of this proposed planting project are to:

- Establish a native vegetation carbon project across approximately 560 ha hectares inclusive of fire breaks (approximately 17% of the 3,400-ha property).
- Generate Australian Carbon Credit Units (ACCUs) under the Federal Government's Emissions Reduction Fund over a minimum 25-year period.
- Ensure the plantings are maintained for at least the permanence period of the registered project and achieve a minimum of 20% canopy cover and 2m height at maturity.
- Contribute towards achieving local and regional biodiversity objectives.
- Protect and provide for the continuation of agricultural production on the remaining land through the provision of diversified income through carbon farming.
- Provide an alternative income for an area that is difficult to crop due to shallow soils and outcropping rocks (regular breaking of equipment occurs during cropping activities).
- Livestock grazing could be introduced to the planted areas, once the seedlings have reached sufficient maturity (approximately 3-4 years), if desired by the landowner.

INPEX New Energy Business Australia Pty Ltd (INEBA) has executed a lease with Rod Comerford and will manage the project on behalf of the Wheatbelt Connect Joint Venture over the following titles.

Eligible Interest Holder	Lot	Deposited Plan	Volume	Folio
Rodney James Comerford	3170	203943	2075	381
Rodney James Comerford	3171	203943	2075	380
	2835	204489		

## Proposed Development Details

Proposed Development:	Unlisted Use
Type of Approval Sought:	Development Consent (Planning Approval)
Site Address:	1489 Harry Road, Wilgoyne
Site Area:	560 ha
Owner details:	Rodney James Comerford
Applicant Details:	INPEX New Energy Business Australia Pty Ltd

The proposed project will be undertaken using the Reforestation by Environmental or Mallee Plantings—FullCAM Methodology Determination 2024 Planting that is approved by the Department of Climate Change, Energy, the Environment and Water (DCCEEW) for the creation of Australian Carbon Credit Units (ACCUs). The key tasks involved in establishing the planting areas are as follows:

- In autumn 2026, the site will be ripped and mounded with rip lines configured approximately every configured in alternating rows of 7m and 3m interrow spacing ( 7m | 3m | 7m | 3m )
- A knockdown herbicide (such as glyphosate) and/or a pre-emergent herbicide (such as simazine) will be applied prior to planting, as required. This will be undertaken in targeted strip spraying (~2m width) along rip lines to minimise erosion between rows.
- The site will be hand planted at a density of approximately 500-600 stems per hectare, following significant rain events.
- The site will be monitored approximately every three months following planting for the first year then annually or as required. A key objective of field inspections will be to note any disturbance events, such as drought deaths, and to determine weed and pest control requirements.
- If the need is identified, post planting weed control using selective herbicides may be implemented to control late germinating weeds (e.g. calthorp or roly poly).
- Infill planting will be conducted in 2027, if required, to achieve a survival rate to meet the requirements of the method.

All activities associated with this proposal will be undertaken on existing cleared areas, there will be no clearing of remnant vegetation.

No additional infrastructure is proposed to be installed other than possible farm fencing where control of livestock is required.

A Fire Management Plan will be prepared to the satisfaction of the Shire of Westonia prior to the commencement of activities.

The planting will consist of:

- 50% mallee (very drought tolerant): *Eucalyptus loxophleba* and *E. horistes* at 500 stems per hectare.
- 50% EP (exceptionally drought tolerant): *Acacia acuminata*, *A. burkittii*, *A. coolgardiensis*, *A. lasiocalyx*, *Allocasuarina acutivalvis*, *Melaleuca hamata* and *M. lateriflora* at 600 stems per hectare

Location of Planting Areas





## Development Approval Application

Shire of Mukinbudin

**Storm Rose Carbon Project 2026**

06-November-2025

# Wheatbelt Connect

A joint venture between



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# 1 Overview

INPEX New Energy Business Australia Pty Ltd (INEBA), as Operator of the Wheatbelt Connect project (Wheatbelt Connect), proposes to undertake an environmental planting project to extend native vegetation on a property in the Shire of Mukinbudin (in Wilgoyne).

Wheatbelt Connect aims to achieve sustainable land use through the integration of strategic revegetation into broadacre farming systems in the Western Australian Wheatbelt. The key objectives of this proposed planting project are to:

1. Establish a native vegetation carbon project across approximately 560 ha (representing 17 per cent inclusive of fire breaks) of the 3,400 ha property.
2. Register the project under the Federal government's Emissions Reduction Fund to allow the planting to deliver carbon abatement in the form of Australian Carbon Credit Units (ACCUs) over a 25-year period.
3. Ensure the plantings are maintained for at least the permanence period of the registered project and achieve a minimum of 20% canopy cover and 2 m height at maturity.
4. Contribute towards achieving local and regional biodiversity objectives.
5. Protect and provide for the continuation of agricultural production on the remaining land through the provision of supplemental income from carbon farming.
6. Provide an alternative income for an area that is difficult to crop due to shallow soil and outcropping rocks (regular breaking of equipment occurs during cropping activities).
7. Allow for the reintroduction of livestock grazing to the planted areas, once the seedlings have reached sufficient maturity (approximately 3-4 years).

Storm Rose is a property owned by Rod Comerford and is primarily used for cropping.

INEBA has executed a lease with Mr Comerford and will manage the planting on behalf of the Wheatbelt Connect Joint Venture.

The activity will change the land use in the project areas from agriculture to agroforestry which is an unlisted use in the Shire of Mukinbudin Town Planning Scheme No. 4 (TPS4), as such it will require formal approval through the Shire Development Approval process.

The following supporting information is included with this application:

- The Shire's Development Application form (refer **Appendix A** of this report).
- Part 1 Schedule 2 of the Planning and Development (Local Planning Scheme) Regulations 2015 (Deemed Provisions) clause 67(2) (refer **Appendix B** of this report).
- Bushfire Management Plan (refer **Appendix C** of this report).

## 1.1 Development Application details

Proposed Development:	Agroforestry/Carbon Farming
Type of Approval Sought:	Approval for an unlisted activity
Site Address:	1489 Harry Road, Wilgoyne
Site Area:	560 hectares
Owner details:	Rodney James Comerford
Applicant Details:	INPEX New Energy Business Australia Pty Ltd (INEBA)

## 1.2 Planning Instrument details

Planning Scheme:	Shire of Mukinbudin Town Planning Scheme No. 4
Zone:	Rural
State Planning Policy:	SPP 3.7: Planning in Bushfire prone areas Bushfire Prone Area, vulnerable land use with potential hazards SPP 2.5: Rural planning
Strategic framework:	N/A

## 2 Site Details

### 2.1 Site description and existing land use

The Storm Rose Carbon Project 2026 is within the Shire of Mukinbudin, approximately 30km Northeast of Mukinbudin Townsite and approximately 20km south of Bonnie Rock (Fig. 1).



Figure 1: Regional Location Plan

The proposed development area is adjacent to Harry Road and Comerford Road, Wilgoyne in the Shire of Mukinbudin, extending as far as Morgan Road to the West, Turner Road to the East and Dalton Road to the North (Fig 2).



Figure 2 : Local Location Plan

The property is located within the Shire of Mukinbudin Rural Zone and is currently used for cropping. The proposed project provides an alternative income for an area that is difficult to crop due to shallow soil and outcropping rocks (regular breaking of equipment occurs during cropping activities).

All the project areas are contained within the Kwolyin System, which is comprised of gently undulating granitic terrain of the Kellerberrin batholith with large outcrops of granite, dominated by duplex soils with minor occurrences of sandplain soils. The vegetation consists of York Gum/ Salmon gum woodlands with smaller amounts of Wandoo, Jam, Sheoak and heath vegetation.

Within this system, over 90% of the project area is the Kwelkan subsystem. This feature consists of undulating granitic low hills, in the central Zone of Ancient Drainage, with bare rock, deep sandy duplex (grey and red), shallow sand (red and yellow/brown) and red loamy duplex. The natural vegetation complex comprises of York gum-jam woodland. The remaining (<10% of the planting area is the Nembudding subsystem. This feature rises and low hills, in the northern Zone of Ancient Drainage, with alkaline red loamy duplex (mostly shallow) and yellow sandy earth. This subsystem is dominated by mallee scrub and woodland.

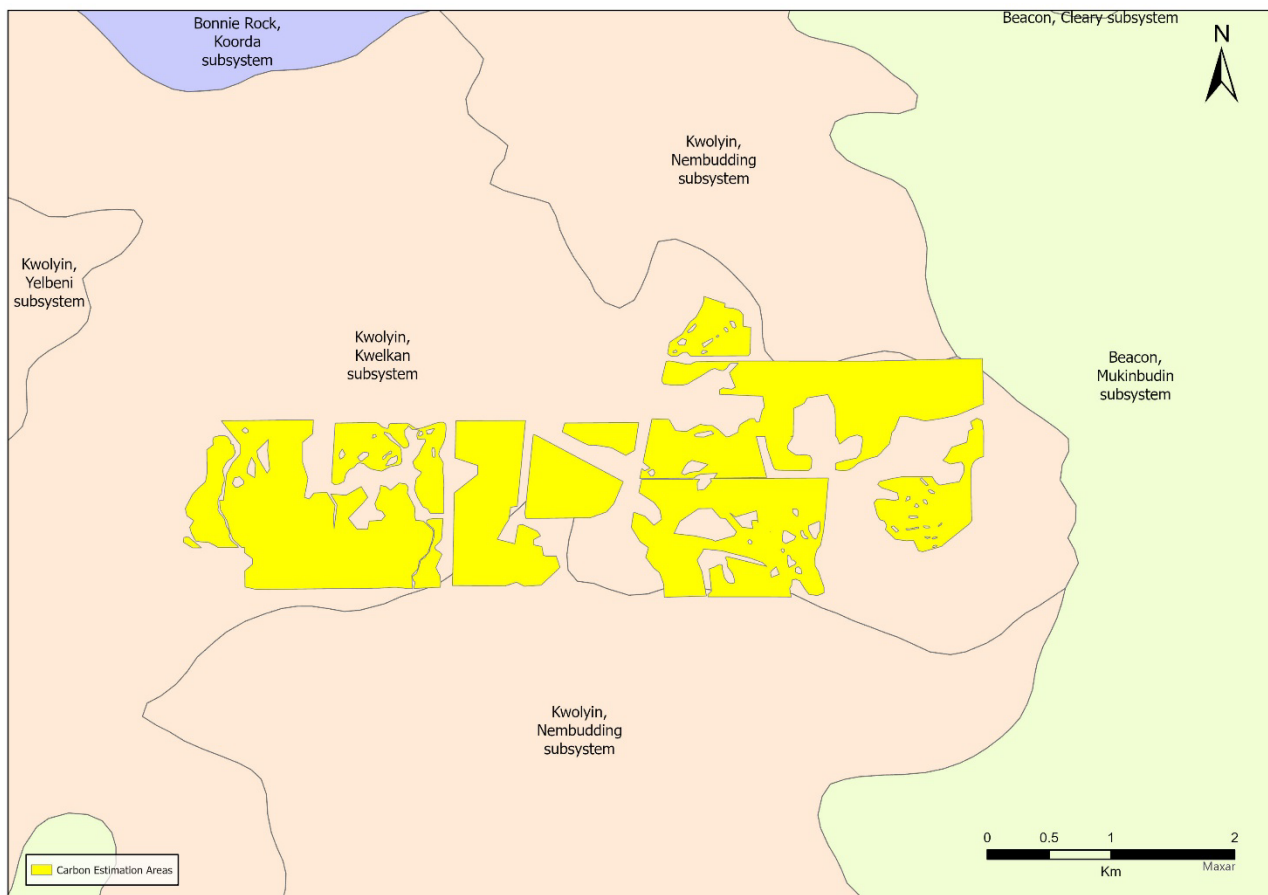


Figure 3: Landscape Systems

### 3 Proposed Development Details

#### 3.1 Key activities

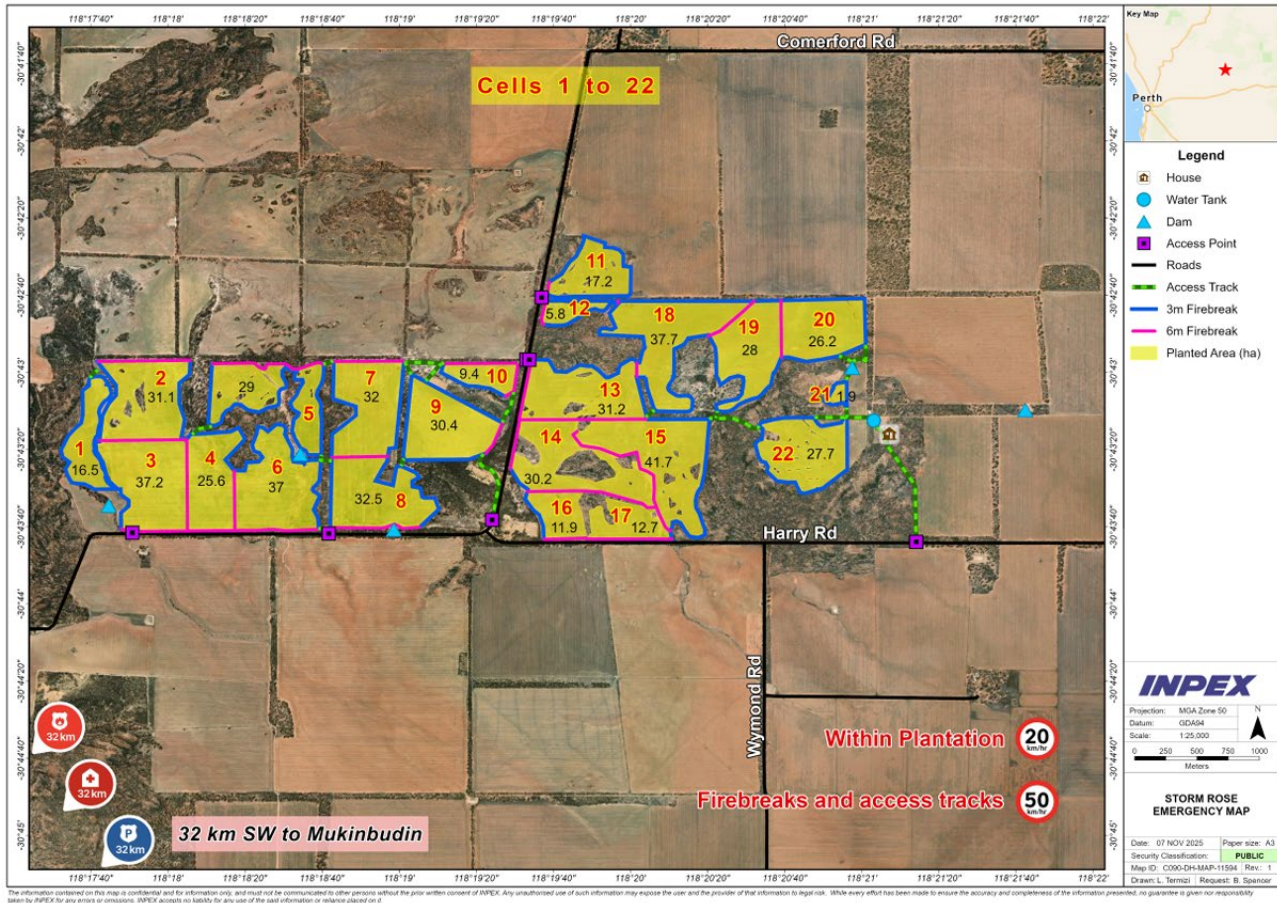


Figure 4: Project Development Area

The proposed plantations will be undertaken using the Reforestation by Environmental or Mallee Plantings—FullCAM Methodology Determination 2024 that is approved by the Department of Climate Change, Energy, the Environment and Water for the creation of Australian Carbon Credit Units (ACCUs). The key tasks involved in establishing the planting areas are as follows:

- In autumn 2026, the site will be ripped with rip lines configured on an alternating 7m/3m spacing [6m | 4m | 6m | 4m.]
- A knockdown herbicide (such as glyphosate) and a pre-emergent herbicide (such as simazine) will be applied prior to planting as required. This will be undertaken in targeted strip spraying (~2m width) along rip lines to minimise potential erosion between rows.
- The site will be hand planted at a density of approximately 500-600 stems per hectare, following significant rain events.
- The site will be monitored approximately every three months following planting then annually or as required. A key objective of field inspections will be to note any disturbance events, such as drought deaths, and to determine weed and pest control requirements.

- If the need is identified, post-planting weed control using selective herbicides may be implemented to control late germinating weeds (e.g. calthorp or roly poly).
- Infill planting will be conducted in 2027 if required to achieve the required forest cover over the project period to meet the requirements of the method.

All activities associated with this proposal will be undertaken on existing cleared areas, there will be no clearing of remnant vegetation.

No additional infrastructure is proposed to be installed other than possible farm fencing where control of livestock is required.

The planting will consist of:

- 50% mallee (very drought tolerant): *Eucalyptus loxophleba* and *E. horistes* at 500 stems per hectare.
- 50% EP (exceptionally drought tolerant): *Acacia acuminata*, *A. burkittii*, *A. coolgardiensis*, *A. lasiocalyx*, *Allocasuarina acutivalvis*, *Melaleuca hamata* and *M. lateriflora* at 600 stems per hectare

## 3.2 Ground Preparation

The soil profile throughout the proposed project area is generally sandy overlying shallow granite. The soil is poorly structured and vulnerable to wind and water erosion with the disturbance of groundcover. Therefore, to reduce the risk of erosion, we propose to rip only, with no scalping or mounding to be undertaken. Care will be taken with ripping direction to align with the land contours to further reduce erosion. A ripping depth of 20-30cm is likely to be sufficient to break up the shallow agricultural hardpan.

### 3.2.1 Ripping

Ripping is the process of fracturing subsoil hardpans formed by agricultural activities. These can include a cultivation hardpan and/or traffic hardpan, formed as a result of physical subsoil compaction. Some soil profiles also include natural hardpans (for example cemented layers of ferricrete or silcrete) that can be treated by ripping.

Fracturing the hardpan loosens the soil to enable rapid root penetration, allowing access to deeper moisture containing layers in the early phases of seedling establishment. Ripping improves water filtration and can mitigate problems associated with shallow sub-surface waterlogging. The loosening of soil also promotes the interception of surface water.

Ripping provides a planting line, which defines the orientation of the planting and enables accurate plant spacing. The loosening of the soil also facilitates the use of seedling planting tools.

## 3.3 Weeds, Pests and Diseases

Effective control of annual weeds e.g. Annual ryegrass (*Lolium rigidum*) and Wild Radish (*Raphanus raphanistrum*) is crucial for successful revegetation of ex-farmland areas. It is anticipated that the ripped and mounded lines will be sprayed with a knockdown herbicide after opening rains have stimulated weed germination.

Post planting weed control requirements will be based on weed surveillance outcomes. Where deemed necessary, it will be controlled using appropriate herbicides. Caltrop (*Tribulus terrestris*) and roly poly (*Salsola australis*) are summer active weeds that may similarly require control during the late spring and summer months.

It is the responsibility of both Wheatbelt Connect and the landowner to monitor and control, if necessary, pests (such as insects, rabbits, and kangaroos), diseases and declared weeds. Skeleton Weed (*Chondrilla juncea*) is a declared weed, under the *Biosecurity and Agriculture Management Act 2007*, that is known to occur in nearby areas. Due care will be taken to ensure that Wheatbelt Connect personnel, contractors and other vehicles avoid the risk of spreading this weed.

Generally, dieback disease caused by the soil fungus *Phytophthora* spp. is not an issue in the Shire of Mukinbudin owing to the relatively hot and dry climate. However, due care will be taken to ensure that Wheatbelt Connect personnel, contractors and other vehicles travelling from outside the region do not introduce *Phytophthora* spp. infected soil.

### 3.4 Continuation of existing agricultural activities

While not a current activity, grazing by sheep or other livestock will be permitted once the trees are assessed by Wheatbelt Connect as being sufficiently mature to withstand grazing and should the landholder wish to do so. This will typically involve short term or rotational grazing approaches in the spring to early summer period when weeds are actively growing. Due care will be exercised to prevent overgrazing and erosion risk.

Grazing is generally expected to occur from approximately three to four years after planting.

As well as providing income for the landowner, grazing has other important benefits including:

- Reducing the weed burden.
- Reducing fuel loads and hence fire risk (see the Fire Management Plan below).
- Reduced lower foliage of the trees, which may improve access in the rare event of fire suppression.

Our approach to grazing is guided by sustainable land management practices that aid to balance livestock production with environmental conservation. Species that are susceptible to grazing will be protected using temporary electric (e.g. 3-line 'hotwire' fencing) or permanent (ringlock and top wire) fencing options.

Monitoring and adaptive management practices will be used to assess grazing impacts, vegetation response and ecological indicators. This will enable the project team to make informed decisions and adjust grazing strategies as needed to meet shared land use objectives.

## 4 Planning Assessment

### 4.1 Local Planning Framework

#### 4.1.1 Planning Matters

Deemed Provisions – *Part 1 Schedule 2 of the Planning and Development (Local Planning Scheme) Regulations 2015 (Deemed Provisions)* clause 67(2) establishes matters to be considered by the Shire when contemplating the merits of the proposed development. **Appendix B** provides a review of cl67 matters to be considered by Local Government.

#### 4.1.2 Local Planning Scheme

The Storm Rose property is located within the Rural zone within the Shire of Mukinbudin and is subject to the provisions of *Shire of Mukinbudin Town Planning Scheme No. 4 (TPS4)*. The Scheme establishes matters to be considered by the Shire when contemplating the merits of the proposed development.

Agroforestry/Carbon Farming is not listed in TPS4, which means that it requires the approval of Council to proceed.

The Proposal is consistent with the relevant aims of Scheme

- To promote the sustainable use of rural land for agricultural purposes whilst accommodating other rural activities.

The development of native tree carbon project on sub-optimal farming land will provide biodiversity benefits. It will also provide additional income opportunity for the landowner and potential opportunities for employment during the land preparation and maintenance activities.

- To protect and enhance the environmental values and natural resources of the Scheme Area.

The activity will use drought tolerant native species that will enhance the local biodiversity.

This proposal is consistent with the aims of the Rural Zone of TPS4:

- to ensure the continuation of broad-hectare agriculture in the district encouraging where appropriate the retention and expansion of agricultural activities.

This proposal will impact 17% of the total area of the Storm Rose Property. The proposed project provides an alternative income for an area that is difficult to crop due to shallow and outcropping rocks (regular breaking of equipment occurs during cropping activities).

- to consider non-rural uses where they can be shown to be of benefit to the district and not detrimental to the natural resources or the environment.

The proposed activity will provide income diversification to the land and will provide an income on land that has proven expensive for cropping.

### 4.1.3 Local Planning Strategy

There is currently no Local Planning Strategy for the Shire of Mukinbudin

## 4.2 State Planning Framework

### 4.2.1 State Planning Policy 3.7 – Planning in Bushfire Prone Areas

SPP 3.7 and the accompanying guidelines directs how land uses must address bushfire risk management requirements.

Wheatbelt Connect has consulted with the Shire on firebreak requirements and has developed a Bushfire Management Plan for the Storm Rose Carbon Project (**Appendix C**).

This Bushfire Management Plan (BMP) constitutes a documented reference for the prevention and management of unplanned fire in the project areas at Storm Rose. It details how Wheatbelt Connect will manage fire risks and integrate with the landowner's property scale fire management plan. The BMP provides the basis for ensuring compliance with the Shire of Mukinbudin bushfire management requirements.

The BMP will be reviewed annually prior to the fire season and may be updated at other times as appropriate (e.g. if key contact details change).

### 4.2.2 State Planning Policy 2.5 – Rural Planning

SPP 2.5 recognises the need to protect the State's primary production and natural resource assets, ensuring the agricultural interests of the state and food security are not adversely affected.

Part 4.4(c) of SPP 2.5 states that, broadly speaking, planning decisions should be guided by the need to provide economic opportunities for rural communities and to protect the State's primary production and natural resource assets.

The proposal is small-scale and low impact, supporting activities associated with, and complementary to the existing primary production land uses at Storm Rose which is consistent with SPP 2.5.

### 4.2.3 State Planning Policy 3.5 – Historic Heritage Conservation

A search of the State Aboriginal Heritage Register has been undertaken. Two lodged sites were identified adjacent to the planting area ACH-4507 (Traditional Structure) and ACH-5652 (Traditional Structure) with the boundaries of these sites overlapping a proposed area of planting. The planting design was altered to avoid overlapping with the boundaries of these sites.

## 5 Conclusion

The project proponent is seeking development approval for a native vegetation carbon project on the subject sites, and unlisted use within Shire of Mukinbudin Town Planning Scheme No. 4. The proposed planting will provide additional income for the land holder on land that has proven difficult to farm due to shallow soils and outcropping rocks. The project will also provide the potential for local employment during the establishment phase.

The portion of the property, approximately 17 per cent (inclusive of fire breaks) of the 3,400-hectare total area of Storm Rose will not significantly reduce the agricultural production from the property. The land will be suitable for the continuation of agriculture through grazing once the trees are sufficiently mature, if the landholder chooses to do so.

In addition, the project will also:

- Help to protect marginal land from degradation by reducing wind and water erosion and providing protection.
- Provide a diversification of income for the landholder.
- Bring biodiversity benefits through utilisation of native species that will also attract native animal species.

Wheatbelt Connect will seek to use local contractors, where possible, for land preparation and planting to provide benefits to the local community and local businesses. Some discussions have already commenced in relation to this.

For the reasons outlined in this report, our view is that the proposed development is suitable for the site and is consistent with the state and local planning framework and satisfies the requirements for approval. Should any further clarification or information be required please contact Mark Robertson on 0407 089 731 or by email at [mark.robertson@inpex.com.au](mailto:mark.robertson@inpex.com.au).

# Appendix A


## Shire of Mukinbudin Development Application Form

### SHIRE OF MUKINBUDIN



#### Application for development approval

<b>Owner details</b>		
Name: Rodney James Comerford		
ABN (if applicable):		
Address: PO Box 63, Mukinbudin, WA.....		
Postcode: 6479		
Phone:	Fax:	Email:
Work: .....	.....	stormrose@wn.com.au
Home: .....	.....	.....
Mobile: 0427 487 063	.....	.....
Contact person for correspondence: Rodney Comerford		
Signature: 		Date: 23 OCTOBER 2025
Signature:		Date:
<p><i>The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2).</i></p>		

<b>Applicant details (if different from owner)</b>		
Name: Mark Robertson		
Address: L22 100 St Georges Tce		
Perth, WA..... Postcode: 6000		
Phone:	Fax:	Email:
Work: .....	.....	mark.robertson@inpex.com.au
Home: .....	.....	.....
Mobile: 0407 089 731	.....	.....
Contact person for correspondence: Mark Robertson		
<p>The information and plans provided with this application may be made available by the local government for public viewing in connection with the application. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>		
Signature: 		Date: 29/08/2025

Property details <b>See attached below</b>		
Lot No:	House/Street No:	Location No:
Plan No:    Diagram:	Certificate of Title Vol. No:	Folio:
Title encumbrances (e.g. easements, restrictive covenants): <b>907407</b> Street name: <b>1489 Harry Road</b> Suburb: <b>Wilgoyne</b> Nearest street intersection: <b>Wymond Road</b>		

Proposed development	
Nature of development:	<input type="checkbox"/> Works <input checked="" type="checkbox"/> Use <input type="checkbox"/> Works and use
Is an exemption from development claimed for part of the development?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, is the exemption for:	<input type="checkbox"/> Works <input type="checkbox"/> Use
Description of proposed works and/or land use:	<u>Agroforestry for Carbon Credits</u>
Description of exemption claimed (if relevant):	<u>N/A</u>
Nature of any existing buildings and/or land use:	<u>Land will be used to plant native trees to generate Australian Carbin Credit Units</u>
Approximate cost of proposed development:	<u>\$820,000</u>
Estimated time of completion:	<u>Planting activities will be completed by October 2026</u>

OFFICE USE ONLY	
Acceptance Officer's initials:	Date received:
Local government reference No:	

#### Land title Information

Lot	Plan	Volume	Folio
3170	203943	2075	381
3171 2835	203943 204489	2075	380

## Appendix B

### Deemed Provisions – Clause 67 Matters to be considered by Local Government

**Deemed Provisions – Clause 67 Planning and Development Local Planning Scheme Regulations (2015) - Matters to be considered by local government.**

Land Use		Addressed	
a)	<b>The aims and provisions of Shire of Mukinbudin Local Planning Scheme No. 4 (LPS4) and any other local planning scheme in effect.</b>	Yes	No
<b>Comment:</b> This land use is not inconsistent with the objective of the Rural zone and can therefore be supported. As an unlisted use in the Shire of Mukinbudin TPS4, it will require council approval.			
b)	<b>The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument, that the local government is seriously considering adopting or approving.</b>	Yes	No
<b>Comment:</b> The proposed land use and development is generally consistent with the TPS4. There is currently no Local Planning Strategy for the Shire of Mukinbudin. The zoning of the subject site will remain Rural.			
c)	<b>Any approved State Planning Policy (SPP)</b>	Yes	No
<b>Comment:</b> The proposal is consistent with relevant State planning policies, including SPP 2.5, 3.7 and 3.5 as discussed in further detail in Part 4 of the report.			
d)	<b>Any environmental protection policy approved under the Environmental Protection Act 1986 section 31 (d).</b>	Yes	No
<b>Comment:</b> N/A			
e)	<b>Any policy of the Commission.</b>	Yes	No
<b>Comment:</b> N/A			
f)	<b>Any policy of the State.</b>	Yes	No
<b>Comment:</b> N/A			
g)	<b>Any local planning policy for the Scheme area.</b>	Yes	No
<b>Comment:</b> N/A			
h)	<b>Any structure plan, activity centre plan or local development plan that relates to the development.</b>	Yes	No
<b>Comment:</b> N/A			
i)	<b>Any report of the review of the local planning scheme that has been published under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</b>	Yes	No
<b>Comment:</b> N/A			
j)	<b>In the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve.</b>	Yes	No
<b>Comment:</b> N/A			
k)	<b>The built heritage conservation of any place that is of cultural significance.</b>	Yes	No
<b>Comment:</b> N/A			
l)	<b>The effect of the proposal on the cultural heritage significance of the area in which the development is located.</b>	Yes	No

**Comment:** Two lodged aboriginal sites ACH-4507 (Traditional Structure) and ACH-5652 (traditional Structure) were identified adjacent to the project area. The planting area was altered to avoid overlapping the boundaries of these sites.

- |  |   |    |
|--|---|----|
| m) <b>The compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation, and appearance of the development.</b> | Yes<br><div style="background-color: #d4f1d4; width: 100px; height: 80px; margin: 0 auto;"></div> | No |
|--|---|----|

**Comment:** No buildings will be constructed as a result of this proposal.

The project will not clear additional vegetation and will enhance existing remnant vegetation through planting using natural species.

- |   |   |    |
|---|---|----|
| n) <b>The amenity of the locality including the following:</b><br><b>1. Environmental impacts of the development.</b><br><b>2. The character of the locality.</b><br><b>3. Social impacts of the development.</b> | Yes<br><div style="background-color: #d4f1d4; width: 100px; height: 80px; margin: 0 auto;"></div> | No |
|---|---|----|

**Comment:** The project will restore areas of historical clearing to natural vegetation through planting of native species.

- |  |   |    |
|--|---|----|
| o) <b>The likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource.</b> | Yes<br><div style="background-color: #d4f1d4; width: 100px; height: 80px; margin: 0 auto;"></div> | No |
|--|---|----|

**Comment:** All activities will be undertaken on land that has been previously cleared and will not impact areas of existing natural vegetation.

It will not impact on water courses or areas of natural water. Planting adjacent to natural wet areas or areas prone to inundation will have a beneficial effect through establishment of native vegetation.

- |   |   |    |
|---|---|----|
| p) <b>Whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved</b> | Yes<br><div style="background-color: #d4f1d4; width: 100px; height: 80px; margin: 0 auto;"></div> | No |
|---|---|----|

**Comment:** Revegetation using a range of natural tree species. The subject areas are cleared and have no current natural vegetation.

- |  |   |    |
|--|---|----|
| q) <b>the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bushfire, soil erosion, land degradation or any other risk.</b> | Yes<br><div style="background-color: #d4f1d4; width: 100px; height: 80px; margin: 0 auto;"></div> | No |
|--|---|----|

**Comment:** A Fire Management Plan has been prepared and is included in Appendix C to this application.

The site is a modified rural landscape previously used for cropping/grazing activities, no additional erosion or land degradation will result from development. The ground preparation and planting associated with this project have been designed to minimise potential erosion.

- |  |   |    |
|--|---|----|
| r) <b>The suitability of the land for the development, taking into account, the possible risk to human health or safety.</b> | Yes<br><div style="background-color: #d4f1d4; width: 100px; height: 80px; margin: 0 auto;"></div> | No |
|--|---|----|

**Comment:** The main risk associated with the development is bushfires. A Fire Management Plan has been prepared and is included in Appendix C of this application.

Safety management plans will be developed for planting activities.

- |   |   |    |
|---|---|----|
| s) <b>The adequacy of:</b><br><b>1. The proposed means of access to and egress from the site; and</b><br><b>2. Arrangements for the loading, unloading, manoeuvring, and parking of vehicles.</b> | Yes<br><div style="background-color: #d4f1d4; width: 100px; height: 80px; margin: 0 auto;"></div> | No |
|---|---|----|

**Comment:** The activity will be undertaken with farm paddocks and there will be minimal need for manoeuvring or parking of vehicles.

- |   |     |    |
|---|-----|----|
| t) The amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety. | Yes | No |
|---|-----|----|

**Comment:** Traffic volumes will be minimal other than a very short period during the planting activities, which will have small volume of traffic for delivery of seedlings and access by planting teams. The vehicles will predominantly be light vehicles, and the volume of this traffic will not impact the general flow or safety of traffic in the area.

- |   |     |    |
|---|-----|----|
| u) The availability and adequacy for the development of the following:<br>1. Public transport services;<br>2. Public utility services;<br>3. Storage, management and collection of waste;<br>4. Access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities); and<br>5. Access by older people and people with disability. | Yes | No |
|---|-----|----|

**Comment:** N/A

- |   |     |    |
|---|-----|----|
| v) The potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses. | Yes | No |
|---|-----|----|

**Comment:** N/A

- |  |     |    |
|--|-----|----|
| w) The history of the site where the development is to be located. | Yes | No |
|--|-----|----|

**Comment:** The area has been historically utilised for agriculture (cropping/grazing).

There is no built heritage associated with the planting area. Two lodged Cultural Aboriginal Heritage areas have been identified; the planting areas were altered to avoid overlapping with the boundaries of these sites.

- |   |     |    |
|---|-----|----|
| x) The impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals. | Yes | No |
|---|-----|----|

**Comment:** No community impact is anticipated as a result of this project. It will create employment and business opportunities.

## Appendix C

### Bushfire Management Plan – Storm Rose Downs Carbon Project



**Storm Rose Carbon Project**  
**Bushfire Management Plan**

**5<sup>th</sup> November 2025**

# Wheatbelt Connect

A joint venture between



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# 1 Purpose and Scope

This Bushfire Management Plan (BMP) has been developed for the proposed Wheatbelt Connect revegetation project at Storm Rose, Wilgoyne, WA (hereafter referred to as the Storm Rose Carbon Project). The BMP:

- describes measures for the prevention and management of unplanned fire in the proposed revegetation areas at the Storm Rose Carbon Project;
- details how Wheatbelt Connect will manage fire risks and integrate with the landowner's property scale fire management plan; and
- provides the basis for ensuring compliance with the Shire of Mukinbudin bushfire management requirements.

In developing this BMP, the Shire of Mukinbudin has been consulted with respect to bushfire management services and requirements including firebreaks placement and dimensions.

The BMP will be reviewed annually prior to the fire season (circa 19 September to 15 March) and may be updated at other times as appropriate, for instance if key contact details or other circumstances change.

State Planning Policy 3.7 Bushfire (SPP 3.7), which has also been considered in the development of this BMP. SPP 3.7, became operational on 18 November 2024, along with the Planning for Bushfire Guidelines (the Guidelines). The policy seeks to implement effective, risk-based land use planning and development which, in the first instance, avoids the bushfire risk. When a bushfire occurs, the policy manages and/or mitigates the risk to people, property and infrastructure to an acceptable level. The policy also aims to achieve a balance between bushfire risk mitigation and conservation measures. SPP 3.7. The accompanying Guidelines provide a framework for preparing Bushfire Management Plans for lands in designated bushfire prone areas.

# 2 Site Details

## 2.1 Property description

Property details for Storm Rose are summarised in Table 1 (overleaf).

The Storm Rose Carbon Project is located within the Shire of Mukinbudin, approximately 20 km north-east of Mukinbudin and approximately 20 km south of the Bonnie Rock townsite (Fig. 1).

The proposed planting areas are located on undulating granitic low hills. The soils are typically shallow sandy duplex or shallow sands. There are some areas of exposed granite within and around the planting area. Stream channels are common and the soils are generally erosive.

The property has a long history of broadacre farming land use and was heavily cleared in the 20<sup>th</sup> century. Most of the proposed project area is on low productivity land that is mainly unsuitable for cropping due to the occurrence of exposed rock and shallow soil profiles.

To the west of the proposed planting is approximately 500 ha of remnant vegetation which contains an unnamed Nature Reserve (R 31195). There are other areas of uncleared vegetation adjoining the planting, which are typically characterised by exposed granite. Other remnant vegetation in the landscape is confined to road reserves and small strips and blocks amongst farm paddocks. The vegetation predominantly comprises of York gum woodlands and wattle shrublands.

Other nearby conservation areas occur on adjacent granitic uplands including Jouerline Nature Reserve (R37034), approximately 7 km to the north-east, and un-named reserve R46401, approximately 5 km to the south.

The proposed revegetation areas are all in existing cleared and fenced paddocks, comprising of shallow soil profiles with a history of cropping and sheep grazing. These areas do not contain any buildings, powerlines or other infrastructure except for dams and fences. There is a functional gravel pit nearby, but this carbon project will not impact access to this resource.

Table 1: Property Details

Site Address:	Storm Rose - 1489 Harry Road, Wilgoyne, WA, 6479				
Site Area:	<b>Lot</b>	<b>Deposited plan</b>	<b>Volume</b>	<b>Folio</b>	<b>Title type</b>
	3171	203943	2075	380	Multi-lot title
	2835	204489			
	3170	203943	2075	381	
Owner details:	Rodney James Comerford				
Manager Details:	INPEX New Energy Business Australia Pty Ltd (INEBA)				

## 2.2 Location Plans

This section contains the following maps:

- Regional project location (Figure 1)
- Local project location (Figure 2)

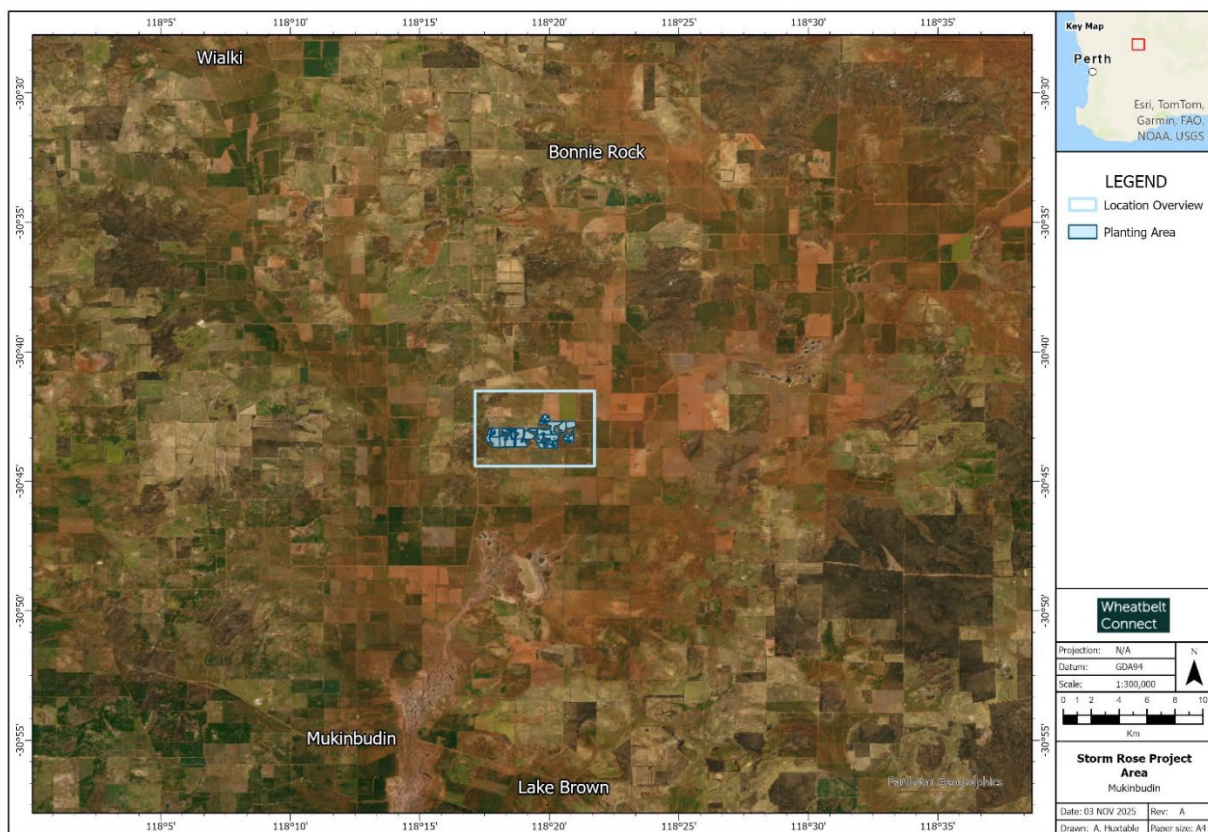


Figure 1: Regional project location

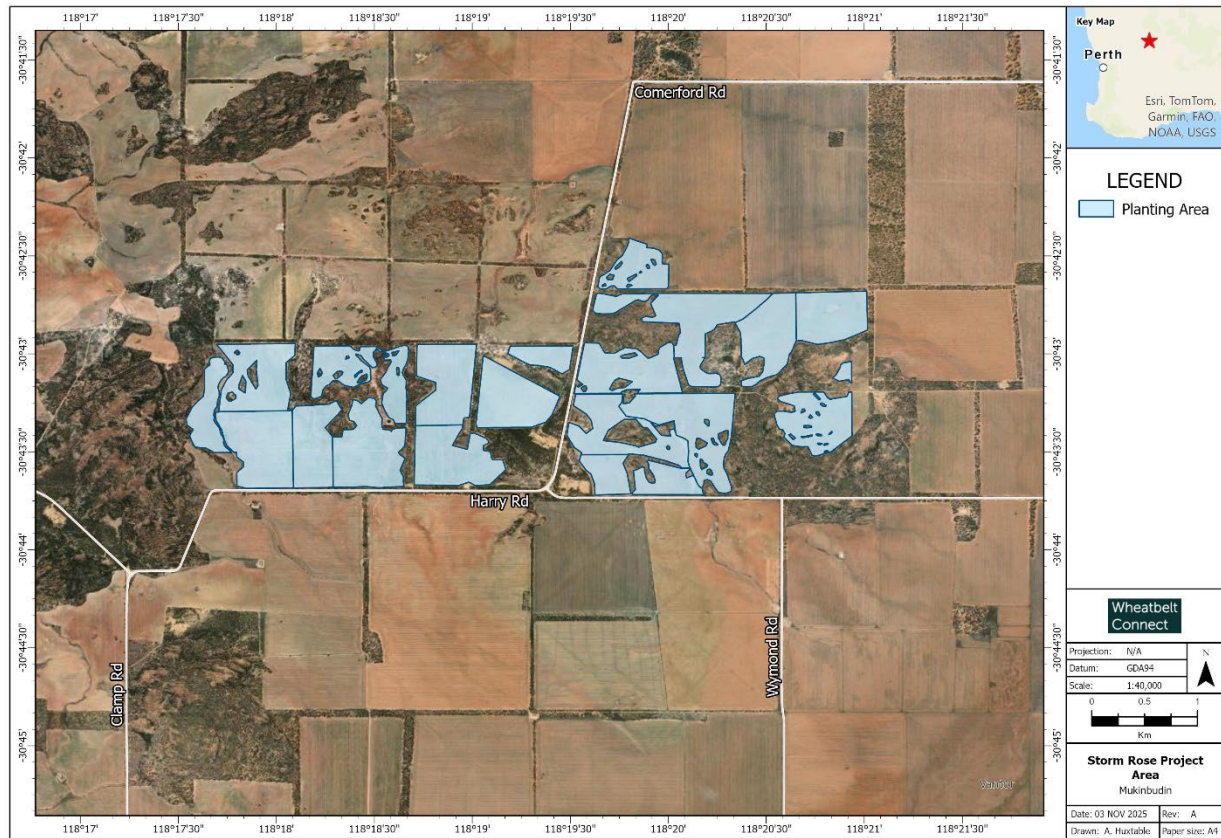


Figure 2: Local project location with access roads

### 3 Contact Details

The Contact Details for the Project Team, Emergency Services, Local Bushfire Contacts, and Neighbour Contacts are contained in Appendix 2. Laminated copies of these details will be installed in information tubing affixed to posts at selected property entry points.

## 4 Fire Risk Management

### 4.1 Ignitions Risks

The main ignition risks within or proximal to the proposed revegetation areas are:

- Lightning strikes.
- Operation of agricultural vehicles and machinery on the property, i.e. vehicle movement across paddocks, vehicle refuelling etc.
- Escaped fires on adjacent or nearby lands (this could include direct passage of the fire front or ember attack).
- Intentional (i.e. arson) or accidental ignitions (e.g. damaged powerlines, hot work tools, cigarette butts).

### 4.2 Risk Mitigation

Key approaches to mitigating these risks include:

- Planting layouts will include strategic fire breaks for access and minimising planting block sizes in accordance with section 33 of the *Bush Fires Act (1954)*, and Shire of Mukinbudin requirements.
- Maintaining a vehicle access track network at the property.
- Maintaining suitably accessible water storage for firefighting on the property.
- Monitoring of fuel loads and strategic reduction of fuel loads as required, using methods such as grazing, slashing or controlled burns, in accordance with Shire of Mukinbudin requirements.
- Refuelling of vehicles will only be permitted at designated refuelling points on the property.
- Avoidance of vehicle access during Extreme or Catastrophic fire risk conditions, including compliance with Shire of Mukinbudin Harvest and Vehicle Movement Bans.
- All workers visiting the property must assess bushfire risks prior to accessing the property. This may include reviewing the fire danger rating as well as subscribe to the Shire's Harvest Ban Information System free SMS service available at:  
**<https://www.mukinbudin.wa.gov.au/bush-fire-control.aspx>**

### 4.3 Seasonal Fuel Load and Firebreak Assessment

Prior to the commencement of the summer fire season (nominally 19 September to 15 March as specified in the Shire of Mukinbudin notices), an assessment of firebreaks and fuel loads within the Storm Rose Carbon Project planting areas will be completed. Remedial actions to achieve an acceptable level of fire risk and meet Shire of Mukinbudin Fire Break Notice, and/or agreed fire break requirements, will be identified and implemented as necessary.

## 4.4 Vehicle Access

Vehicle access to the property will be facilitated via dedicated access tracks. Access will be restricted to minimise risks, and vehicles will be required to meet minimum requirements appropriate to the risks i.e. carry fire extinguishers; appropriate communications; and emergency maps detailing tracks, muster locations and water points.

Laneways and access to water supplies in the area will be maintained.

## 4.5 Fire Maps

Property Emergency Maps have been prepared (see Appendix 1) showcasing access points, tracks, water points, firebreaks, key infrastructure and operational layout. This map will be reviewed once the Storm Rose Carbon Project planting areas have been established, prior to the 2026/27 bushfire season and periodically thereafter as part of regular review of this BMP.

The Emergency Maps will be provided to the necessary emergency services (e.g. local bushfire brigades). Copies of the Emergency Map and Emergency Contacts (A3 laminated) will be installed in information tubing affixed to posts at selected property entry points.

## 4.6 Firebreaks

### 4.6.1 Firebreak dimensions

Wheatbelt Connect has reviewed the Shire of Mukinbudin firebreak requirements applicable to the Storm Rose Carbon Project. The following firebreaks will be implemented for the project:

- 3-metre-wide fire break surrounding the perimeter of planted trees internal to the property boundaries.
- 6-metre-wide fire break where the perimeter of the project area adjoins the property external boundary.
- Planting area compartments (i.e. contiguous blocks) will be limited to an area of less than 42 hectares in size.
  - Compartments will have a 6-meter-wide fire break between the planted cells.

### 4.6.2 Firebreak Maintenance

Firebreaks within and bordering the Storm Rose Carbon Project areas will be maintained by Wheatbelt Connect. Firebreaks on parts of the property outside the planting areas will be maintained by the property manager or their delegate. All firebreaks must be maintained in accordance with the agreement with the Shire of Mukinbudin.

- Annually, on or before the date specified by the Shire of Mukinbudin, Wheatbelt Connect shall comply with the directives outlined in section 4.6.1 (above). Firebreaks aim to reduce the outbreak, spread and extension of a bushfire. Firebreaks shall be maintained until the end of the bushfire season as specified by the Shire of Mukinbudin under section 33 of the *Bush Fires Act 1954*.
- Firebreaks for all planting areas shall comply with requirements contained in the DFES *Guidelines for Plantation Fire Protection (2011)* except where a deviation has been agreed with the Shire, as appropriate for the nature of the specific planting area.

## 4.7 Fire Detection, Reporting and Initial Response

The landowner, neighbours and passersby, and the existing Shire of Mukinbudin & Bonnie Rock brigade will undertake fire detection. **In the event of unplanned fire or loss of control of a planned fire, dial 000.**

Emergency WA will notify Shire of Mukinbudin Chief Fire Control Officer or nominated delegate. The Shire of Mukinbudin Chief Fire Control Officer will liaise with Emergency WA for coordination of the initial suppression.

If a major wildfire develops, other firefighting organisations may become involved in the fire suppression action e.g. Department of Fire and Emergency Services (DFES), Parks and Wildlife Service (PWS) in the Department of Biodiversity Conservation and Attractions (DBCA).

## 4.8 Post Emergency Fire Management

Once initial fire suppression is completed, responsibility to manage the fire and any related mop-up duties will generally be handed back to the plantation manager / landowner. Assistance may be provided by brigades as required; however, shire volunteers and staff are not expected to monitor the property once the fire is under control.

## 4.9 Water Points and Fire Equipment

Firefighting water supplies on Storm Rose are shown in the Bushfire Advice Map (Appendix 1) and include the following:

- Extensive water tank and dam network throughout the property maintained and operated by the property manager.

Equipment for fire and fuel load suppression activities located on the property is summarised in Appendix 1. A list of this equipment will be provided to the Shire of Mukinbudin prior to the commencement of the fire season.

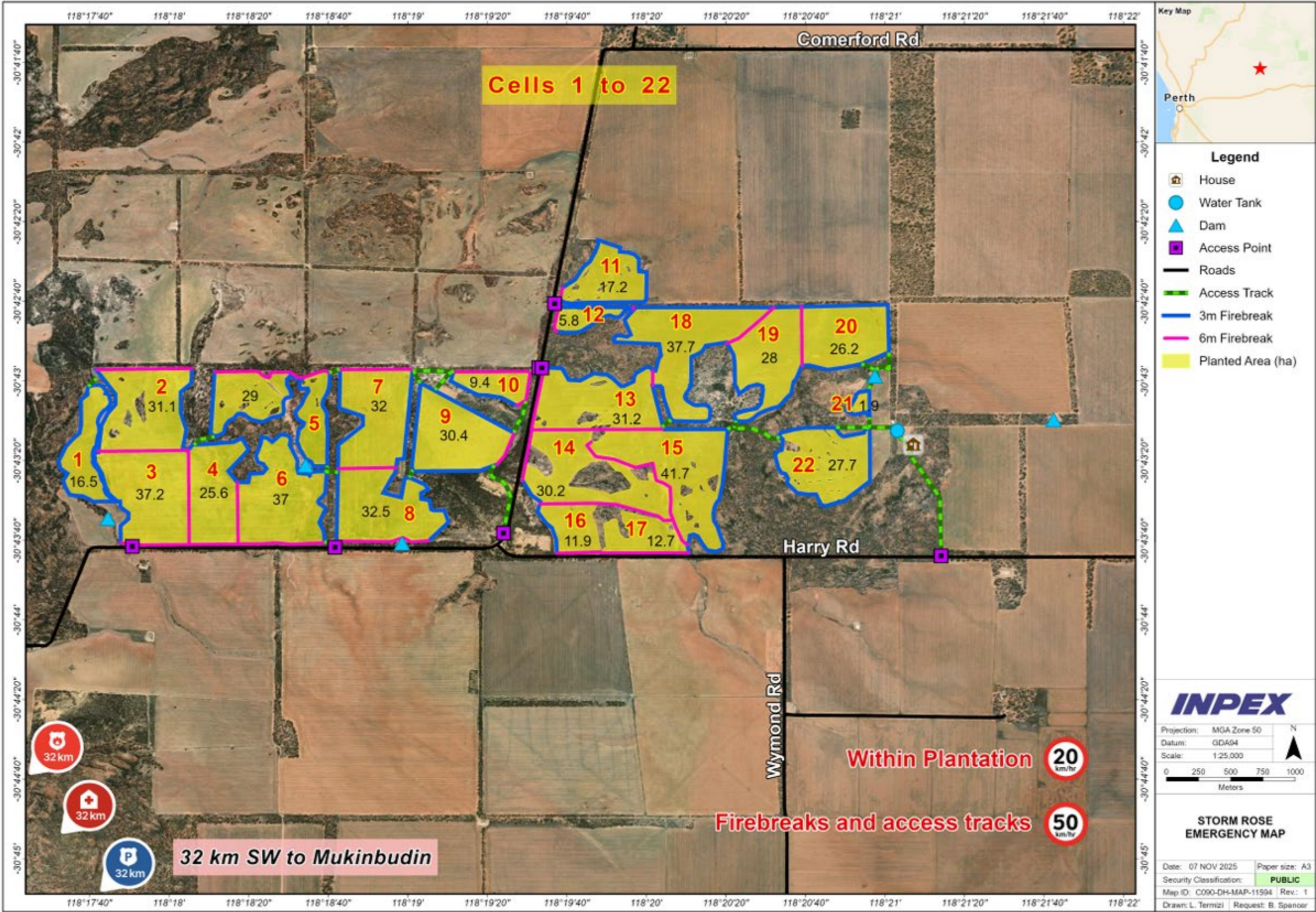
## 4.10 Fuel load management with livestock

It is possible that livestock may be introduced to the Storm Rose Carbon Project planting areas when the trees are approximately age three-years-old, or otherwise when they are sufficiently mature to withstand grazing. Besides controlling weeds, the grazing will have the beneficial effect of reducing fire fuel loads and improving vehicle access within the planting.

## 4.11 Training

Wheatbelt Connect team members involved in Bushfire response shall have undertaken suitable training to ensure competency to undertake this role.

Appendix 1 – Storm Rose Emergency Response Map



# Appendix 2 – Contact Details

## 1 Team Contact Details

Wheatbelt Connect representatives and the landowner of the property will be the primary contacts for bushfire related matters. Contact Details below:

Plantation Management	Murray Crane	+61 429 376 689	<a href="mailto:murray.crane@INPEX.com.au">murray.crane@INPEX.com.au</a>
Project Management	Brendon Riley	+61 421 284 632	<a href="mailto:brendon.riley@INPEX.com.au">brendon.riley@INPEX.com.au</a>
Revegetation Specialist	Beren Spencer	+61 462 278 882	<a href="mailto:beren.spencer@INPEX.com.au">beren.spencer@INPEX.com.au</a>
Land Coordinator	Sam Harma	+61 428 820 499	<a href="mailto:sam.harma@INPEX.com.au">sam.harma@INPEX.com.au</a>
INPEX – New Energy Business, Level 22, 100 St Georges Tce, Perth WA 6000			

## 2 Local Emergency Agencies

Agency	Contact		
For all Emergencies	000	Emergency WA	<a href="http://emergency.wa.gov.au">emergency.wa.gov.au</a>
Department of Fire and Emergency Services (DFES)	13 33 37	Bushfire IO	<a href="http://bushfire.io">bushfire.io</a>
DFES Wheatbelt District Office	08 9690 2300	Bureau of Meteorology	<a href="http://bom.gov.au/wa/index.shtml">bom.gov.au/wa/index.shtml</a>
Mukinbudin Health and Medical Centre	(08) 9047 2800	Parks and Wildlife Service	<a href="http://dpaw.wa.gov.au">dpaw.wa.gov.au</a>
Mukinbudin Police Station	13 14 44 08 9047 2200	Main Roads WA	13 81 38
State Emergency Service (SES)	13 25 00	Western Power	13 13 51

Fire contact details - Shire of Mukinbudin, 15 Maddock Street, MUKINBUDIN, WA 6479

Agency	Phone	Contact Person
Shire of Mukinbudin	9047 2100	
Shire of Mukinbudin	0417 987 971	Chief Fire Control Officer - <b>Andrew Sprigg</b>

Fire contact details - Bonnie Rock Fire Brigade

Agency	Phone	Contact Person
Bonnie Rock Ward (MBL)	0417 987 971	Chief Fire Control Officer - <b>Andrew Sprigg</b>
Bonnie Rock Ward (MBL)	0429 470 025	1st Lieutenant - Kim Graham
Bonnie Rock Ward (MBL)	0411 182 972	2nd Lieutenant - Troy Baker
Bonnie Rock Ward (MBL)	0427 414 763	Secretary/Treasurer - Romina Nicoletti
Bonnie Rock Ward (MBL)	0459 102 427	Fire Control Officer - Trevor Watson
Bonnie Rock Ward (MBL)	0427 484 048	Deputy Fire Control Officer - Vernon Bent

## 3 Local Contacts

### Local Wheatbelt Connect Local Fire Officer

Rod Comerford  
1489 Harry Road  
Wilgoyne 6479  
Mobile +61 427487063  
[stormrose@wn.com.au](mailto:stormrose@wn.com.au)

### On-farm firefighting equipment

Available on-site or on local associated property within the business.

- One light tanker unit
- One trailer unit
- Three front end loaders

**Owner:** Rod Comerford

## 4 Neighbour Contact Details

Contact details for neighbouring properties are shown below and their locations in relation to the Storm Rose Carbon Project.

Property Number	Landowner	Address	Phone number
1	Malcom Comerford	1489 Harry Road, Wilgoyne 6479	0427 487 014
2	Amy & Justin Hodges	405 Comerford Road, Wilgoyne 6479	0428 190 224
3	Damian Maddock	1016 Bonnie Rock-Lake Brown Road, Bonnie Rock 6479	0428 487 047
4	Nick Spark	1707 Bonnie Rock-Lake Brown Road, Wilgoyne 6479	0429 470 042
5	Warwick Palm	995 Ogilvie Road, Wilgoyne 6479	0419 530 045
6	Kevin & Patricia Cosh	1296 Wymond Road, Wilgoyne 6479	0427 487 010
7	Steven Palm	3230 Bonnie Rock-Lake Brown Rd	0427 487 012
8	Rodney Butcher	1021 Wilgoyne Road, Wilgoyne 6479	0429 487 031
9	State Government of Western Australia	384 Berwick Street, East Victoria Park WA 6101	(08) 9470 7500
10	David & Julie York	659 Harry Road, Wattoning 6479	0429 805 557

