SHIRE OF KENT
LOCAL PLANNING SCHEME NO.3

NOTICE OF PUBLIC ADVERTISEMENT OF PLANNING PROPOSAL

Planning and Development Act 2005
Shire of Kent

The local government has received an application to use and/or develop land for the following purpose and public comments are invited.

Property Address: Lot 6671 on Deposited Plan 224049 Whyatt Road, Nyabing (Note: no street address number assigned)

Proposal: Development of a proposed tree farm on an approximately 166 hectare portion of the abovementioned property for environmental rehabilitation and carbon sequestration purposes.

Full details of the application received are attached.

Comments on the proposal are now invited and can be emailed to ceo@kent.wa.gov.au or posted to the Shire's Chief Executive Officer at PO Box 15 NYABING WA 6341 by no later than **Friday 6 March 2026**. All submissions must include the following information:

- Your name, address and contact telephone number;
- How your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property;
- Address of property affected (if applicable); and
- Whether your submission supports or objects to the proposal and reasons why.

All submissions received may be made public at a Council meeting and included in a Council Agenda, which will be available on the Shire's website, unless a submission specifically requests otherwise.

David Bentley
Acting Chief Executive Officer
Shire of Kent

2 February 2026

16 December 2025

Christie Smith
Chief Executive Officer
Shire of Kent
24-26 Richmond Street
Nyabing WA 6341

Sent by email to admin@kent.wa.gov.au

RE: Proposed reforestation project at 312 Whyatt Rd, Nyabing WA

Dear Christie

I am writing to inform the Shire of our intent to undertake a reforestation project on a part of our property that will operate under the Australian Carbon Credit Unit (ACCU) Scheme. The project will occur on Lot 6671 on DP 224049 at 312 Whyatt Rd in the Shire of Kent.

The project will involve the planting of locally native tree and shrub species to increase on-farm biodiversity, reduce the local threat of salinity to existing remnant vegetation and arable farmland as well sequester carbon. The income from the project via the generation of ACCUs should cover costs to establish the project and assist with the offsetting of on-farm emissions.

The key objectives of the Green Space project are to:

- Re-introduce perennial native vegetation to 166 hectares of increasingly un-arable agricultural land
- Contribute to increasing biodiversity and habitat for local flora and fauna
- Protect existing remnants of salmon gum and other eucalypt dominant woodlands
- Reduce the threat of rising groundwater and salinity by planting long-lived native woody vegetation that were historically cleared from the landscape
- Operate the reforestation project as a compliant environmental planting under the ACCU Scheme
- Manage the planting for the duration of the project to minimise the risk of fire, pests and diseases on-site and to neighbouring properties and enterprises. Project duration is usually up to 30 years from the date of declaration by the Clean Energy Regulator

There is no built infrastructure on Lot 6671 DP224049 and we confirm the following:

i. The primary land use on Lot 6671 is agricultural however the land is becoming less productive as an annual-based cropping and grazing system. The environmental planting consists of three main phases:
    1. Project planning – informal soil and flora surveys of the proposed area, consultation with landowners and other stakeholders, registration of the ACCU project, placement of seedling orders. This phase is mostly desktop and will be undertaken by Woodland Services
    2. Forest establishment – Single pass site preparation with tractor and Chatfields planter followed by hand-planting with potti-putkis by a small team of tree planters (3-4 people) during winter 2026. This is a daylight operation and should take a maximum of one week to implement. The

planting crew will be housed at one of our farmhouses. Nyabing will be the town used to service the operation whilst there. During this time a low-loader will mobilise the tractor and Chatfields planter to site, and one to two trucks, no larger than a semi will deliver the seedlings to site for planting. The site will be used for the purpose of undertaking the planting during this time. All waste will be removed from site prior to completion of the planting. This phase will be undertaken by Woodland Services

3. Long-term management of the planting - While the trees and shrubs are growing, this will involve the administration of the carbon project and the ongoing management of firebreaks, fuel loads and potential pests and diseases. There is no intent to harvest any of the vegetation. This phase will be undertaken or delegated by Benjamin Hobley, landowner, farm manager, owner and manager of the Green Space project.

The area of land planted to the project on Lot 6671 DP224049 constitutes less than 4 % of the family farming estate. The Hobley family have previously planted small areas of cleared land in the quest to ameliorate salinity and increase the forage and habitat for local fauna. The learnings and successes from these plantings, along with the increasing awareness of primary producers to offset emissions have encouraged the Hobley family to increase the land area to re-vegetation with locally native trees and shrubs on land that has reduced productivity in recent years under traditional grazing and cropping and seek support from Shire of Kent to change in land use in the form this development application.

This application to request a change in land use from primarily agriculture to that of a tree farm on Lot 6671 on DP224049 includes:

- DA form 1_V3
- Copy of Certificate of Title
- Evidence supporting the legal authority for Benjamin Hobley as Trustee for the Wingara Land Trust is owner of the land and has the legal authority to request the change in land use.
- The management plan that further details the physical characteristics of Lot 6671 DP224049, the project activities and scope, as well as the site plan detailing the requirements listed in the Shire of Kent Development Application Checklist.

We have engaged Dan and Jodi Wildy from Woodland Services to register the project with the ACCU Scheme, undertake the planting and administrative aspects of getting the project established. If there are any questions or requests for more information, please contact Jodi Wildy on 0428 171 560 or jodi.wildy@gmail.com.

Kind regards

Benjamin Hobley
as Trustee for the Wingara Land Trust

WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
1375	**123**

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts

REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

THIS IS A MULTI-LOT TITLE

LAND DESCRIPTION:

LOTS 6663 & 6671 ON DEPOSITED PLAN 224049

REGISTERED PROPRIETOR:

(FIRST SCHEDULE)

BENJAMIN JOSEPH HOBLEY OF 7 WHYATT ROAD, NYABING

(T N001249) REGISTERED 18/5/2015

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:

(SECOND SCHEDULE)

1. N001250 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 18/5/2015.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location.

----------END OF CERTIFICATE OF TITLE----------

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	1375-123 (6663/DP224049), 1375-123 (6671/DP224049)
PREVIOUS TITLE:	1375-123
PROPERTY STREET ADDRESS:	312 WHYATT RD, NYABING (6663/DP224049).
LOCAL GOVERNMENT AUTHORITY:	SHIRE OF KENT

Management plan for reforestation of Lot 6671 DP224049 - The Green Space project

312 Whyatt Rd, Nyabing. Western Australia

16 December 2025

Photo: Site of the proposed Green Space project with the plan to re-introduce native woodland vegetation and assist with the localised creep of groundwater, increase on-farm biodiversity and sequester carbon. Remnant Salmon Gum and Morell woodland of the Gnowanallup Gully in the background.

TABLE OF CONTENTS

1. Document scope

This document contains the details and maps for the reforestation of Lot 6671 on Deposited Plan 224049, with plans for forest establishment and the longer-term management required as a result of the revegetation work, as well as a plan to manage the risk of fire to the planting and surrounding land area.

2. Key reference details

Landowner

Registered Proprietor: Benjamin Hobley as Trustee for The Wingara Land Trust

Land Manager: Compass Agriculture

Street Address: 312 Whyatt Rd, Nyabing Western Australia. 6341.

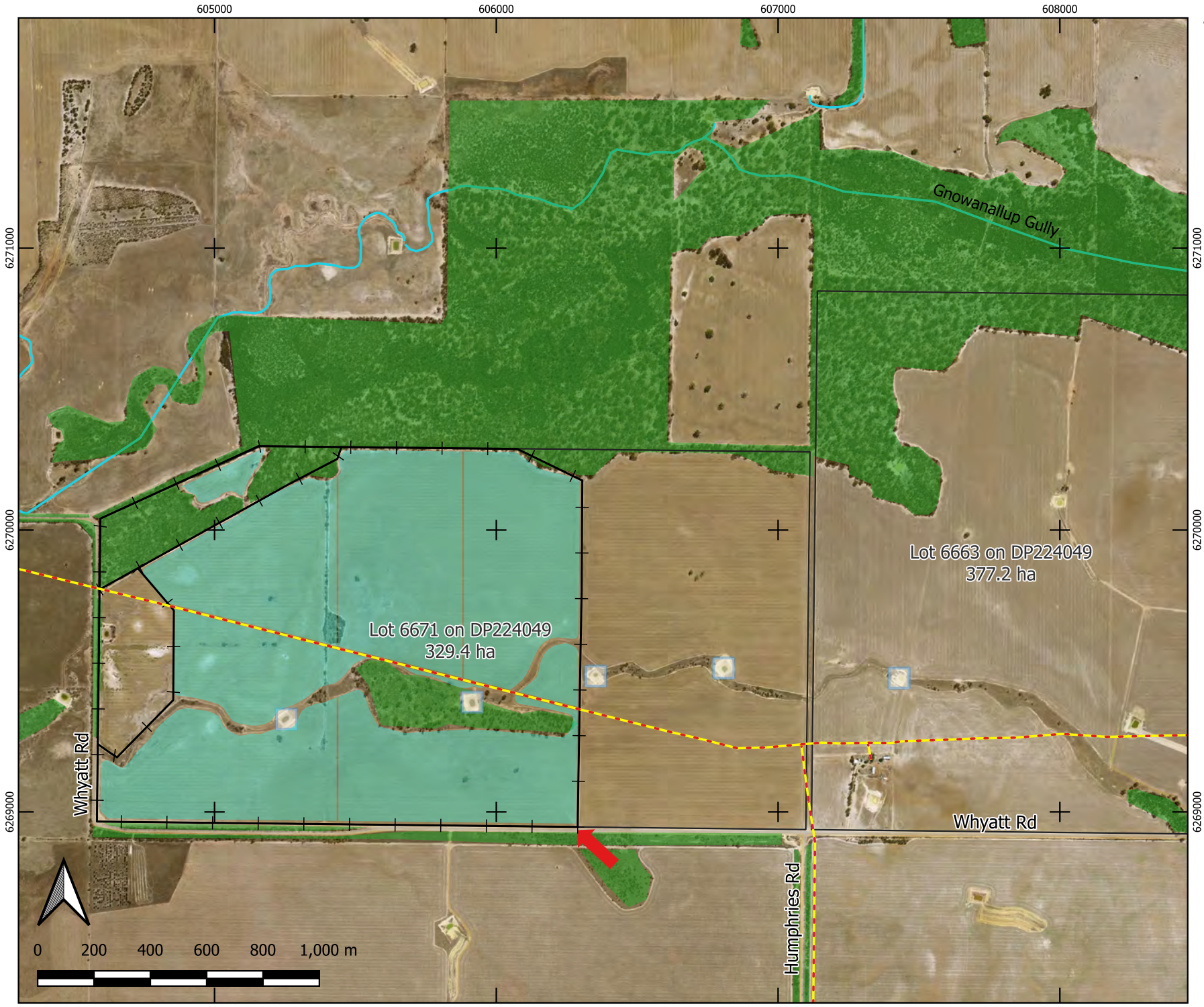
Land description: Lot 6671 on DP224049. Volume 1375;Folio 123

Following page: Figure 1. Site plan for the land on which the Green Space project will operate. See Appendix A for map without aerial background.

The Green Space project

Site plan

312 Whyatt Rd, Nyabing
Shire of Kent, WA



Legend

- Project planting area, 166 ha
- Lot 6671_GDA94
- Lot 6663
- Beard_IBRA_remveg
- Hydrography_DWER_031
- Access
- Dam
- Powerline

16 Dec 2025
Imagery: Landgate
Vector: data.wa.gov.au
GDA94 MGA Z50
Jodi Wildy

WOODLAND SERVICES

3. Background to proposed change of land use

As part of the plan to reduce the creep of localised rising groundwater, improve on-farm biodiversity and resilience in a drying climate, The Wingara Land Trust intend to revegetate part of the farming estate with long-lived native perennial trees and shrubs. The planting will also be a compliant planting under the ACCU Scheme, Carbon Credits (Carbon Farming Initiative) (Reforestation by Environmental or Mallee Plantings—FullCAM) Methodology Determination 2024. This project, the Green Space project, will be carried out on Lot 6671 on DP 224049, 312 Whyatt Rd, Nyabing, Western Australia (Figure 1).

Benjamin Hobley, the Trustee for The Wingara Land Trust is the Registered Proprietor of Lot 6671 on DP 224049 on Whyatt Rd, Nyabing, Western Australia. Lot 6671 sits within a multi-lot title that also consists of Lot 6663 on DP224049. Benjamn Hobley as Trustee for The Wingara Land Trust will be the project proponent.

Lot 6671 DP224049 is mostly cleared of native vegetation and sits to the south of Gnowanallup Gully, within a broad valley of minimal gradient that feeds into the Coblinine River then into the upper reaches of the Blackwood River (Waters and Rivers Commission, 2006; Shire of Kent Local Planning Strategy). The valley is part of the 'zone of ancient drainage', where ancient paleochannels have filled with sediment and formed discontinuous salt lakes. Additionally, where clearing of the long-lived and wood perennial vegetation on land was replaced with annual crops for agriculture, groundwater presents towards to the surface of the soil. In addition to this, without year-round vegetation cover in the form of perennial plants, soil capillary action and evaporation further concentrate mobilised salts in the groundwater.

Over the last 20 years, the Hobley family have watched surrounding Salmon Gum Woodlands decline in vigour and eventually die. Near these areas rising groundwater has expressed in the paddocks, leading to an increase in parts of the paddock that are unable to support an annual agricultural cropping or pasture system.

At a local scale, the re-planting of cleared land with long-lived perennial vegetation will allow the trees and shrubs (with a focus on salt tolerant trees and shrubs) to act as surrogate water pumps via evapotranspiration, which can in turn subside the rise of the groundwater and concentration of salts in the groundwater. The Hobley family consider this option to ameliorate rising groundwater as the most effective way to protect existing arable land as well as the surrounding Salmon Gum Woodlands that are part of the nationally protected Wheatbelt Woodland ecological community (Shire of Kent Local Planning Strategy, Environmental constraints).

The Hobley Family operate as Compass Agriculture, consisting of a large aggregation of farms approximately 20 kms south of Nyabing. Once a primarily mixed farming operation, Compass Agriculture currently produce grain with a small sheep flock. The Green Space project is proposed as a 166 ha project, which equates 3.9 % of the 4, 246 ha arable area of the farming estate.

Grazing and cropping on Lot 6671 has become less viable in recent years due to patches within low-lying areas of the paddock expressing surface groundwater during the growing season. The family intend to continue farming on the better agricultural land adjacent to Lot 6671 but would like to re-introduce a mixed species planting of native trees and shrubs on Lot 6671. The family consider the increase in habitat for flora and fauna, carbon sequestration, and reducing the creep of saline groundwaters rather than have it lay fallow and susceptible to further degradation as a benefit to the overall farming enterprise.

Lot 6671 on DP224049 is Zoned 'Rural' within the Shire of Kent Local Planning Scheme No.3, with Agriculture the most significant land use in area and of greatest economic value. The property sits within the Cobloline Land system, of which the predominantly broad valley floors of this system being highly susceptible to primary and secondary salinity.

The Shire of Kent Local Planning Strategy identifies that the Shire has a high risk of salinity as a result of land clearing and so encourages landowners to undertake replanting within these areas with deep-rooted species to control groundwater levels. Permissibility of Tree Farms as a land use on rural land is discretionary and as such is not permitted unless the local government has exercised its discretion by granting development approval.

The planting proposed for Lot 6671 DP224049 will be part of a carbon sequestration project, the Green Space Project, which will operate under the Australian Government's Australian Carbon Credit Unit Scheme (ACCU Scheme). Under this Scheme, Benjamin Hobley as Trustee for The Wingara Land Trust is the owner of the land and owner of the project. The aim of the project is to plant tree and shrub species native to the local area on the land that is not currently considered as viable agricultural land. Benjamin Hobley engaged Woodland Services, consisting of Dan and Jodi Wildy to register the carbon project and plant the trees over the winter of 2026.

4. Reforestation of Lot 6671 DP224049 - The Green Space Project

As part of the plan to increase local biodiversity and farm resilience in a drying climate, the Hobley family would like to revegetate Lot 6671, which has become less viable as agricultural land due to the localised rising saline groundwater. On this land parcel, the re-introduction of trees and shrubs will boost the forage and habitat diversity for existing local plant and animal species and complement existing smaller scale revegetation efforts undertaken by the family over the last 10 years. The planting will increase the ecological buffer between existing remnant vegetation to the east of the property and assist as a surrogate water pump to reduce the creep of rising groundwater. To help fund the costs of the planting and offset future agricultural emissions, the Hobley family have registered the planting with the Australian Carbon Credit Unit (ACCU) Scheme.

The block planting is currently estimated at 166.3 ha within Lot 6671 on cleared land adjacent to existing remnant vegetation on shallow sandy duplex soils. The planting area will incorporate 10m bare earth firebreaks and access tracks to meet Shire of Kent requirements, DFES Plantation Fire Guidelines (2011) and the Code of Practice for Timber Plantations in Western Australia (2014).

Existing remnant vegetation on and adjacent to Lot 6671 DP224049 is consistent with the drainage lines and valleys of Beard's Hyden Vegetation System and of the nationally protected Wheatbelt Woodlands of Western Australia. Away from the naturally saline drainage line, the woodlands are dominated by *Eucalyptus salmonophloia* (Salmon Gum), *E. longicornis*, *E. loxophleba subsp. loxophleba* and *E. occidentalis* over a Melaleuca and Acacia dominated understorey.

Re-introducing perennial native trees and shrubs into this farming landscape will broaden the buffer of protection to the existing woodlands, increase habitat for local fauna and flora and reduce the local creep of groundwater to adjacent paddocks and woodlands.

In accordance with best practice and the ACCU Scheme Methodology, the Carbon Credits (Carbon Farming Initiative) (Reforestation by Environmental or Mallee Plantings—FullCAM) Methodology Determination 2024, the planting will aim to reflect the structure and composition of the surrounding intact native vegetation, with a focus on planting more salt tolerant species in the more low-lying parts of the paddock susceptible to rising saline groundwater. Species to be included in the planting are *Eucalyptus salmonophloia*, *E. occidentalis, Acacia acuminata, Melaleuca cuticularis* and *M. lateriflora*. These species were identified as existing on the property or on nearby roadside reserves. A list of the species proposed to be planted is detailed in Appendix D.

The planting operations will be managed and implemented by Woodland Services, owned and operated by Dan and Jodi Wildy. Woodland Services have worked extensively throughout the central and northern wheatbelt providing tree planting services, plantation and project management for more than 17 years. Landowner and Farm Manager Benjamin Hobley will be the operational manager of the planted area once established.

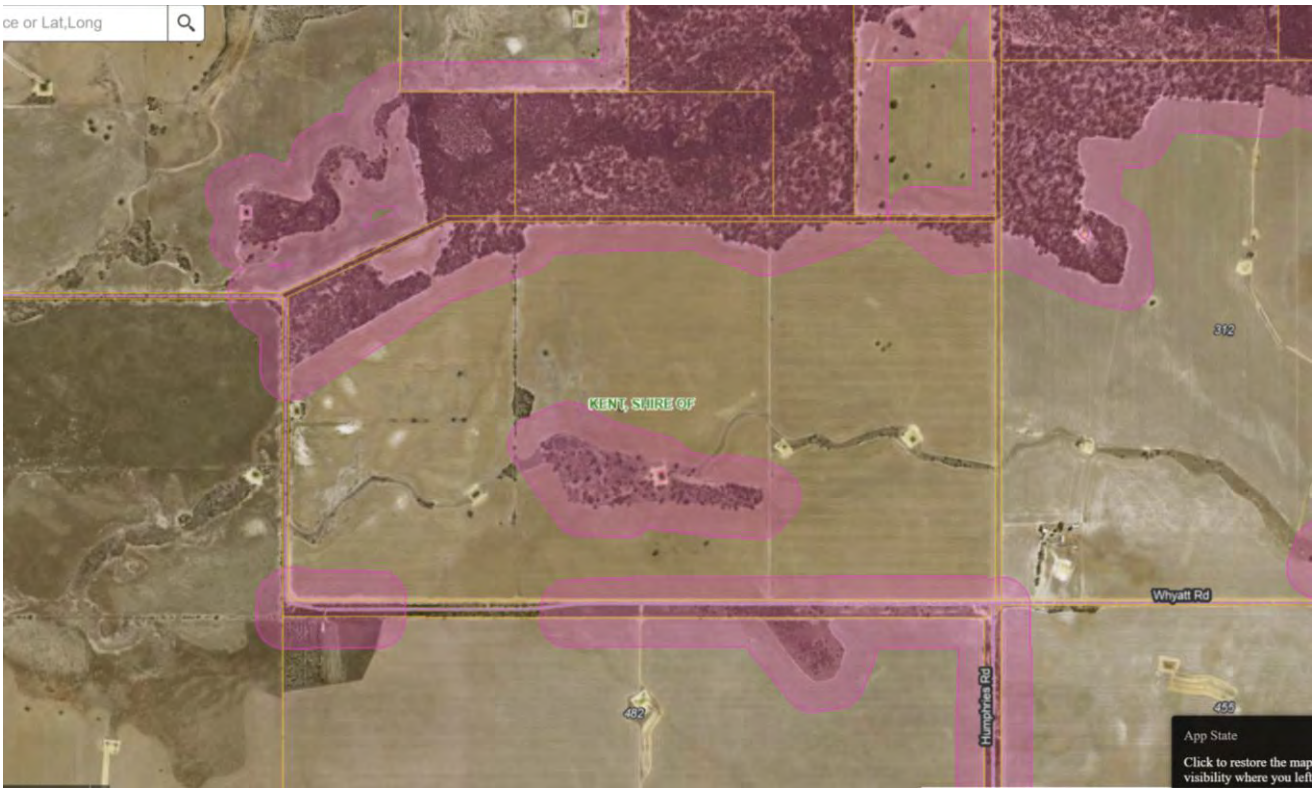
The required permanence period for the carbon project will be up to 30 years from the date of project declaration by the Clean Energy Regulator, or 25 years after receipt of the first carbon credits from the ACCU scheme.

The configuration of the planting will be in a block formation with small compartment sizes, firebreaks and internal tracks. Plantation management and firebreaks will be compliant with the Code of Practice for Plantations in Western Australia, the Guidelines for Plantation Fire Protection (FESA 2011) and Shire regulations. Although a revision of the FESA guidelines is in progress, an updated version of these guidelines have not yet been finalised. The current guidelines suggest a 10 m bare earth perimeter firebreak on the cadastral boundary surrounding the planting and this will be implemented for the Green project. Further details regarding fire management are in Section 10 of this document.

A screenshot from the Map of Bushfire Prone Areas (https://maps.slip.wa.gov.au/landgate/bushfireprone/) indicate the existing vegetation on and surrounding the northern and southern boundaries of Lot 6671 are prone to bushfire attack.

Additional tree planting on the property will by default increase the potential area susceptible to bushfire attack on and adjacent to Lot 6671 DP224049. The request to change the land use for Lot 6671 from agriculture to plantation will not result in an intensification of land use, nor result in an increase of visitors, residents or employees, or adversely impact the surrounding site therefore should not trigger the application of State Planning Policy 3.7 and associated Planning for Bushfire Guidelines. There are no dwellings or built infrastructure on Lot 6671. The planting area will be developed with fire management and fire mitigation strategies in order to reduce the susceptibility to uncontrolled bushfire attack.

At this point in time there is no intent to harvest the trees at the end of the project, therefore this planting will not have any associated use of haul trucks on local roads for a tree harvest.



Current area prone to bushfire attack (https://maps.slip.wa.gov.au/landgate/bushfireprone/) Refer to the fire management plan (Section 10) for more info regarding fire protection.

5. Relevant codes of practice

In addition to the laws of Western Australia, the following are relevant:

- Code of Practice for Timber Plantations in Western Australia (Forest Industries Federation (WA) Inc., 2014)

- Guidelines for Plantation Fire Protection (FESA, 2011) – note that the agency FESA has now changed names to 'DFES'
- Code of Practice for the use of Agricultural Chemicals in Western Australia (2005, Agriculture Western Australia).

6. Site features

Topography: Mostly flat with scattered sandy lunettes

Soil description: Shallow sand over clay

The Department of Primary Industries and Regional Development (DPIRD) has mapped land capability for 5 broad land uses for the south-western agricultural area of Western Australia. The land capability assessment method identifies possible physical, chemical and degradation constraints to land use on particular soils and landscapes.

DPIRD land capability – grazing: The majority of the farm is classified as B2 for grazing (DPRID land capability) indicating the land has a greater than 70 % chance of growing moderate to high quality pasture (Figure 2a).

DPIRD land capability – cropping: The majority of the farm is classified as C1 for cropping (DPRID land capability) indicating the land has more than 70 % low to very low capability for cropping (Figure 2b).

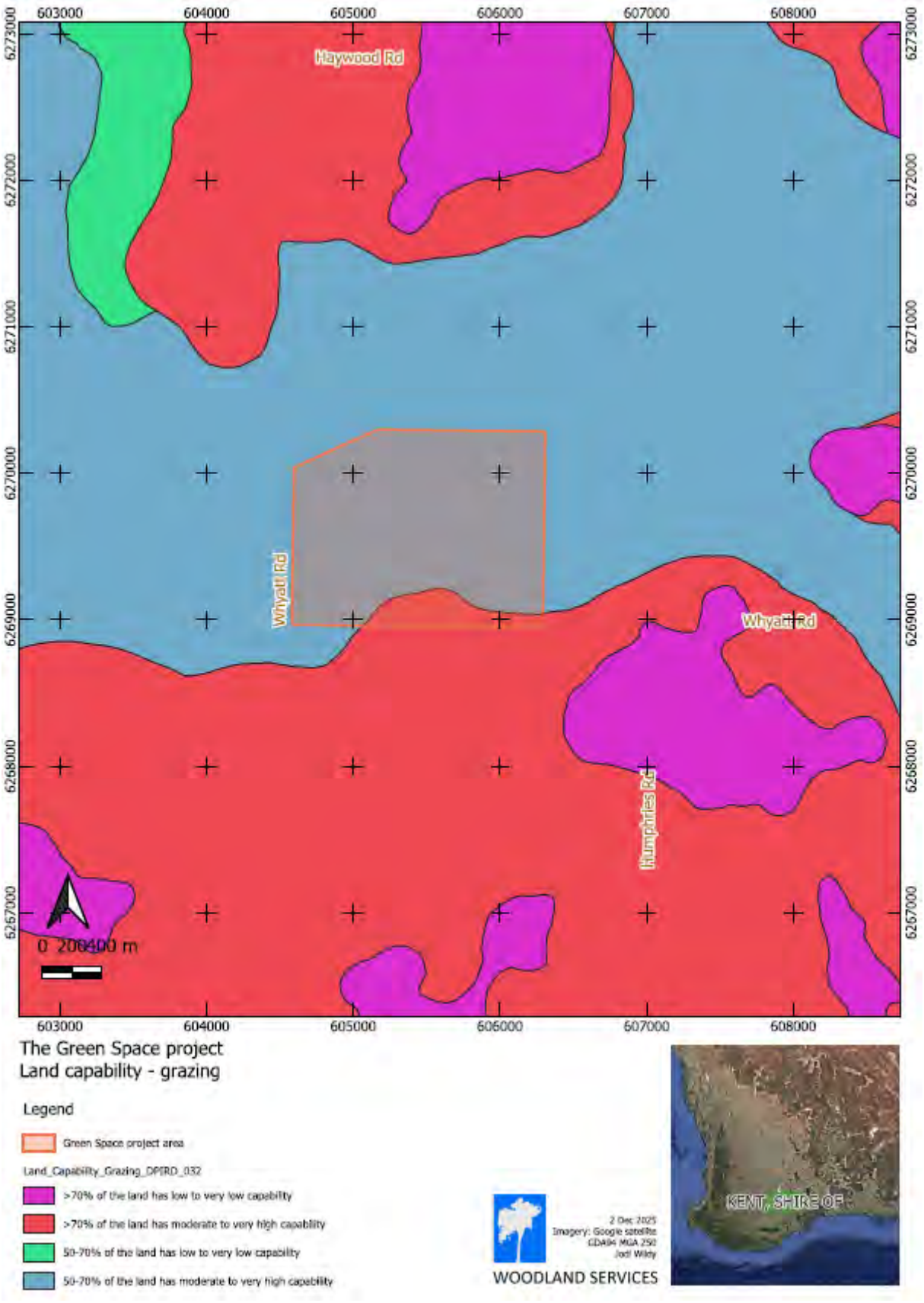


Figure 2a. DPIRD Land Capability for grazing at Lot 6671 DP224049.

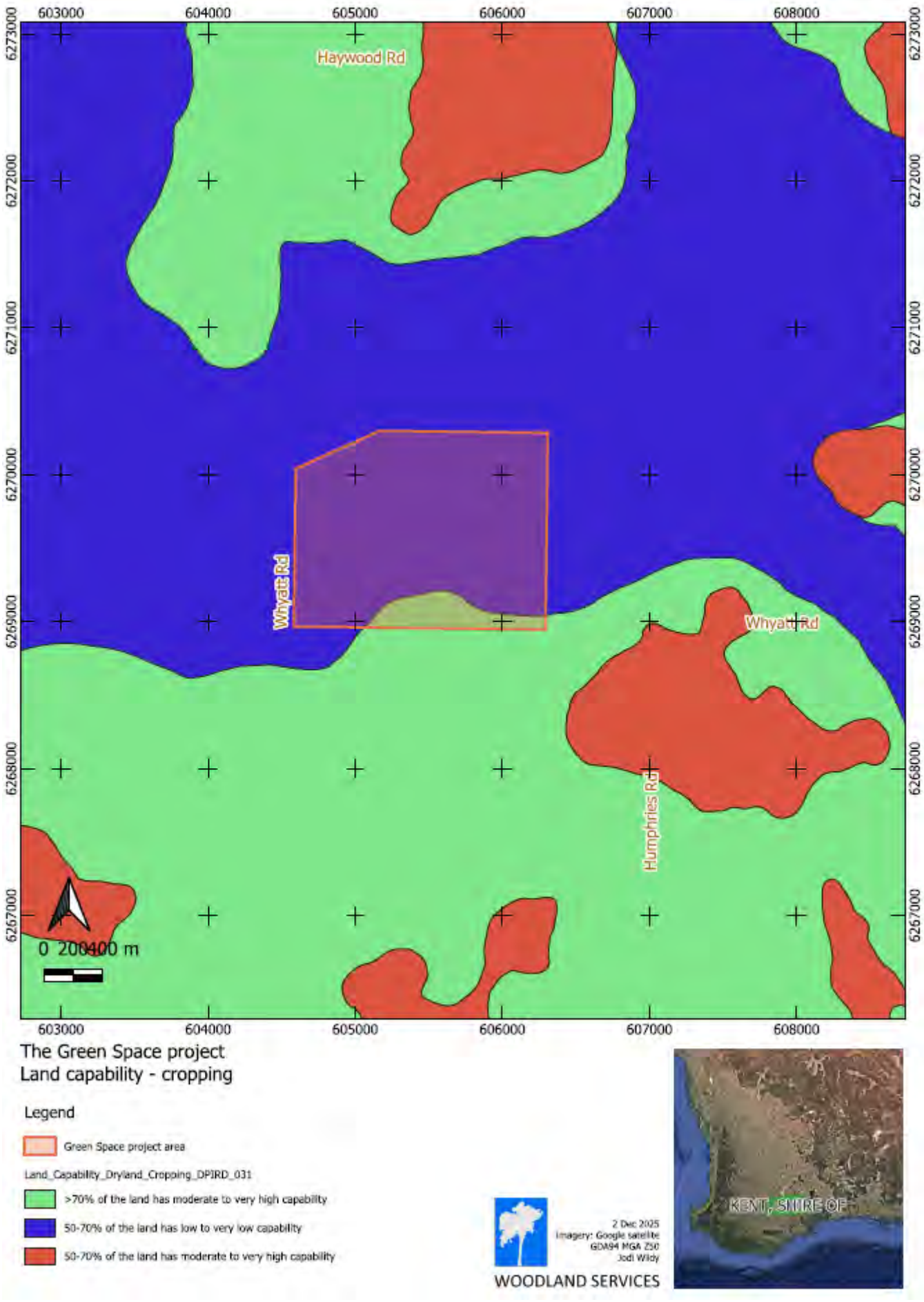


Figure 2b. DPIRD Land Capability for cropping at Lot 6671 DP224049.

7. Reforestation overview

Re-introduction of trees into the agricultural landscape

The area of arable land on Lot 6671 DP224049 is in decline due to rising groundwater with the remaining area not of sufficient size to be viable as grazed land. The cost of planting trees and shrubs in this landscape is considerable and needs to be done well to ensure long-term survival. Generation of carbon credits from the planting will recover the costs of the planting and future on-site emissions.

The aims for the selection of this parcel of land for revegetation are to:

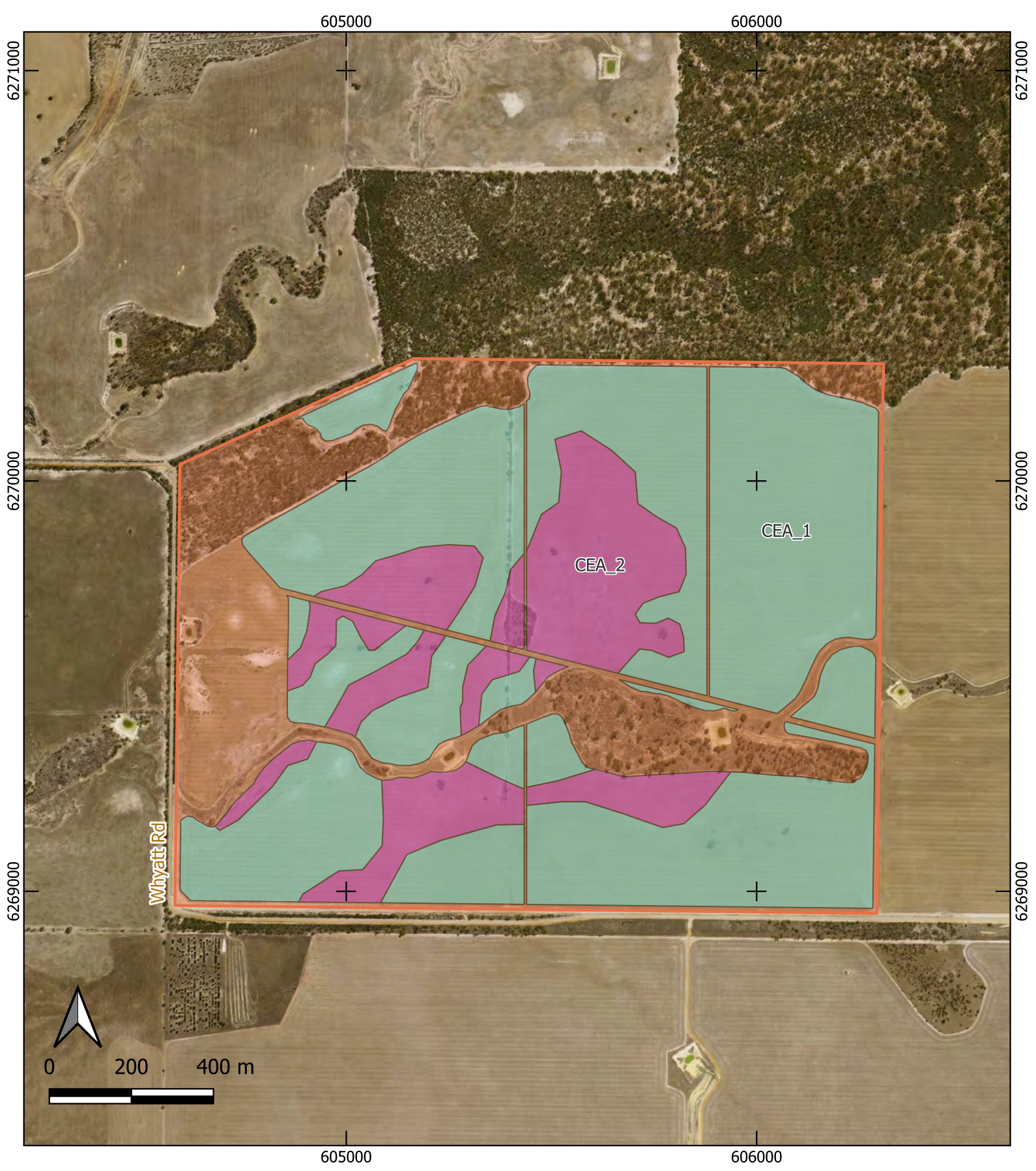
- Increase structural habitat and diversity for local fauna and flora.
- Connect and buffer plantings to existing isolated trees and remnant vegetation
- Increase year round water use with the use of evapotranspiration from trees
- Sequester carbon

Photo 1 – Surface salinity and scald within Lot 6671 unable to support the growth of annual pasture.

Photo 2 – Remnant vegetation fenced from stock (left) and the north-western corner of the paddock (right) to be planted on Lot 6671 DP224049.

Following pages:

Figure 3: Area proposed for planting on Lot 6671 DP224049.



The Green Space project

Legend

- Green Space project area

Green Space project_CEAs

- CEA_1
- CEA_2

6 Oct 2025
Imagery: Google satellite
GDA94 MGA Z50
Jodi Wildy

WOODLAND SERVICES

Management of the reforestation

The reforestation plan for the site will continue to develop in terms of detail after further site assessment. This will include the refinement of the description of target site conditions, which will likely be based on natural occurrence of remnant vegetation on similar soils close to the site. In this instance, the target conditions will likely reflect Salmon Gum, Red Morrell and Swamp Yate dominated vegetation types.

There are short and long-term activities required to achieve the reforestation goals. This will preclude detrimental factors (grazing by hooved animals, water erosion, rabbit activity), and include activities such as ongoing management, fire risk suppression. The risk of the threats to the planting are assessed in Table 1.

Establishment

Forest establishment activities will be focussed on re-introducing trees, shrubs and understorey species to the land, allowing time and natural vectors to add further herbaceous species to the mix.

Basic elements of establishment silviculture on reforestation sites are (i) species selection, (ii) ground cultivation techniques, (iii) water harvesting techniques i.e. V-or W- shaped planting lines are always used to accumulate rainfall, (iv) timing of operations, (iv) weed control, and (v) techniques to deal with site-specific issues, such as exclusion of kangaroos and rabbits.

For mixed species reforestation, direct seeding is often used for the establishment of species that have a life cycle which is geared towards regeneration by seed (seed usually abundant, and germinates reliably). Conversely, many long-lived species do not regenerate by seed easily, or would require larger amounts of seed than is readily available, and these are grown in nurseries and planted as seedlings. This usually includes larger overstory eucalypt and melaleucas in southern Western Australia. For this reason, both direct seeding and seedling establishment will be used to re-establish a mixed species forest at Lot 6671 DP224049.

Layout of revegetation areas

Planting compartments are less than 30 ha in size in line with the Guidelines for Plantation Fire Protection (DFES, 2011). Refer to the map in the fire management plan in Section 10 for further detail regarding the areas to be planted and compartment size.

Plantings will involve rows typically at a maximum of 6m spacing. These will be curved to follow the contour to allow rainfall to infiltrate and to minimise water and wind erosion.

Cultural heritage sites

An Aboriginal Cultural Heritage Lodged Place (22356) sits approximately 4 kms to the east of Lot 6671 DP224049 (Appendix B). The site is listed as a known camp, birthplace and hunting place.

Buffer zones and setbacks

The layout of the planting is designed so that the revegetation area is not planted near farm infrastructure. In any event minimum setbacks will be 50m from non-habitable sheds and 100m from habitable houses as per DFES/FESA guidelines. There are no significant natural or built features on this property that require a formal buffer.

Access and firebreaks to within and surrounding the proposed planting will be in accordance with the Shire of Kent Firebreak Notice, the Code of Practice for Timber Plantations in Western Australia (FIFWA, 2014) and the Guidelines for Plantation Fire Protection (DFES, 2011). Location of tracks and firebreaks are defined on the map within the fire management plan for Lot 6671 224049 (Section 10).

Ground preparation plan

Two systems are likely to be used to prepare the site for planting:

- Lines created with a scalper and ripper, which can contain direct seeded species with or without seedlings that have been raised in a nursery. Direct seeding lines are designed to create an even and controlled seed bed for accurate seed placement, with a water-harvesting 'V' profile.
- Seedling-only lines which are scalped, deep ripped and formed to created water-accumulating shapes ahead of the winter rains using Chatfield tree planter.

Erosion considerations

Site preparation takes into account the likelihood of erosion from wind or water. Contour site workings can be used to minimise water erosion, and the presence of continuously curving lines prevent very large areas being exposed in the event of damaging winds. Presence of weed material on unplanted inter-rows are also seen as beneficial in holding topsoils in the event of damaging winds.

Management of competitive plant species during establishment phase

Native perennial species, i.e. the plants being established as part of the establishment phase, are usually slower growing in the first year than winter-active annual pasture species, and can be choked out and killed in the first spring by moisture competition from more these aggressive annual species.

During establishment operations, light topsoil scalping will remove competitive annual species from near the establishing woodland species in the first year. Herbicide at label rates may be used prior to planting as a broadacre application to knock down competitive weed species in the inter-rows.

After establishment, a light ground cover of mixed pasture species ("weeds") between planting rows can be beneficial in providing a micro-climate for establishing trees over the summer months, including protection from wind events. The subsequent build up of dead weed material promotes soil biological processes and water infiltration following any rain.

Existing recent regrowth

The presence of existing native regrowth in some areas of the revegetation sites can be detrimental to establishing seedlings, since the perennial plants are very effective at depleting soil moisture levels in the soil which would otherwise be relied on by the newly established seedlings for survival during the first summer.

The intention is not to clear existing young regrowth vegetation but work around it. Areas with heavy regrowth may receive supplementary infilling with additional species.

Remnant vegetation

There is a stand of remnant salmon gum woodland (in decline) in the south-east quadrant of Lot 6671 that will not be disturbed or cleared in order for the project to proceed.

Planting rows do not generally go under the canopy of paddock trees in order to avoid root damage. New plantings of similar species adjacent to the trees should enhance the longevity of the existing remnant vegetation. Larger stands of remnant vegetation will have the minimum 6m bare earth firebreak as specified in the DFES Guidelines for Plantation Fire Protection (DFES, 2011).

Planting of seedlings

Seedlings will be planted at a density of approximately 600 stems per hectare in winter 2026.

Seedling quality is one of the critical factors affecting the likelihood of success. Seedlings will be sourced from experienced nurseries with a proven track record operating in regional WA. The current species list for the planting can be viewed in Appendix D.

Nutrition

Soil testing may be used to gain knowledge on site mineral levels and salinity levels. Small amounts of conventional fertilizer, slow release fertilizer, or carbon-rich compost material may be added during the ground preparation phase as a result of this testing.

Insect management

Monitoring in the months following the establishment is critical to identify issues that can be altered by management practices.

In the unlikely event that monitoring and assessment indicates that foliar application of pesticides are required, these will be through ground based application by authorised providers at label rates.

Disease

Diseases in new plantings trees will be monitored at routine inspections, and if control measures are required they will be in line with industry practices.

Survival assessment and replanting

As well as ongoing monitoring, plantings will be surveyed for survival approximately 8 months following planting. This will identify any infill and replanting that will be required the following winter.

Monitoring and compliance of the planting is a requirement for the ACCU Scheme offset reports. Submission of offset reports are required at a maximum every five years to receive carbon credits.

Table 1.The Green Space project – Risk assessment, potential threats to plantation, community and surrounds

Assets	Distance	Bf hazard	Vulnerability	Level of Impact	Consequence	Likelihood	Risk based priority
Agricultural Crops	Adjacent	Medium	Moderate	Local	Major	Unlikely/ possible	Medium/high
Agricultural other	Adjacent	Medium	Low	Local	Moderate	Unlikely/ possible	Medium
Farm houses and buildings	1000 km	Low	Moderate	Local	Major	Unlikely/ possible	Medium/high
Farm infrastructure (fences, gates, tanks)	Adjacent	Medium	Moderate	Local	Moderate	Unlikely/ possible	Low/medium
Powerlines	Traverses Lot 6671	Moderate	High	Local	Moderate	Unlikely/ possible	Low/medium
Environmental assets	Adjacent	Low	Low	Local	Minor	Unlikely/ possible	Low
Cultural assets	Not known within area	Low	Low	Local	Minor	Unlikely	Low
Plantation years 0 -3		Low	High	Local	Moderate	Unlikely/ possible	Low/medium
Plantation years 4 - 6		Moderate	Moderate	Local	Moderate	Unlikely/ possible	Low/medium
Plantation years 6+		High – Very High	Low	Local	Moderate	Unlikely/ possible	Low/medium

8. Longevity of planted woodlands

The woodland and shrublands being re-created are intended to remain into the future without harvest.

Restoration inherently involves the use of natural processes over time to allow the planted woodlands to grow and develop and match the site.

Natural agents such as the incursion of seeds and spores in wind and through animal movement will slowly contribute to the biodiversity of the site. Animals and fungi will return naturally.

Natural thinning, where the most well-suited species eventually dominate in the variety of micro-sites within the restoration area, is an inevitable process. It is expected that some trees will die out over time, while others most suited to the particular planting site will survive and dominate.

There may be an ability to incorporate species that are useful for traditional indigenous harvest, such as fruits, nuts and wood products.

9. Ongoing management

A critical component of restoring natural woodlands is setting up systems to enable natural processes to continue through time, such as new seedling recruitment, and protection from damaging processes.

This involves aspects such as ongoing monitoring, ensuring that cloven-hooved animals (goats and sheep) are able to be effectively excluded, cool burning can be considered, rabbits, foxes and feral cats can be controlled, and fire risk management can be carried out as required.

Monitoring

Regular monitoring of the property and the plantings will be carried out, with emphasis on frequent checks through the early establishment phase, and in the lead up to and during the fire season. This includes general property inspections as well as forest health surveys.

Grazing

Grazing (agistment) has been used in the past for controlling fire risk in plantations, but long-term observations and experience in the rangelands of the Murchison, have increasingly shown the negative influence of grazing of sheep on long-term woodland health.

Excessive livestock grazing can cause episodic and severe wind erosion. On heavier soils, grazing can cause the soil to be packed by hard-hooved sheep, causing run off rather than infiltration after rain. New germinating native species are often eaten before they can establish. Changes occur gradually so can't be noticed, but long-term exclusion observations show dramatic differences in biodiversity values and restoration success between long-ungrazed and grazed woodlands.

To balance these issues with fire risk management, short intensity and highly controlled grazing may be used as a tool for reducing high fuel loads.

Fencing will be maintained at a level which is adequate for the management of stock and protection on the plantings on the property. Horses are currently and will continue to graze in the paddocks adjacent to the planted area to maintain grassy fuels loads.

Patchwork burning

While difficult to operationalise, the long-established practice of patch-work low-intensity burning can be beneficial to the goals of the woodland restoration once established seedlings have grown to a size to withstand the impact of low intensity fire. This practice reduces build-up of fuel loads to dangerous levels and stimulates germination of some species. Small patchwork burning giving a mosaic effect across the site enhances the diversity of habitats and ecosystems within the restoration area. Cool season burning will likely feature as an aspiration in the restoration plan.

Feral animal control

Feral animal control (foxes, rabbits) will be carried out as required by law.

Fire management

Fire management is addressed separately below.

10. Fire management plan

Aim

The aim of the fire management plan is to create a documented reference point for plantation fire management at Lot 6671 DP224049. This plan refers to the tree plantation areas and associated firebreaks.

This section should be used primarily by the Landowner and project manager, Ben Hobley/Compass Agriculture or the nominated personnel to manage fire risks on the properties.

The plan should be reviewed and updated periodically as contact details may change, and goals of land use and approaches to fire management may be updated from time to time.

Reference documents are the Shire of Kent Fire Hazard Reduction Notice 2025/26, Guidelines for Plantation Fire Protection (2011) and the Code of Practice for Timber Plantations in Western Australia (2014).

Contact details

Owner and primary contact

Benjamin Hobley: 0409 285054

Primary residential address:

135 Batt Rd, Nyabing WA. 6341

Property address: 312 Whyatt Rd, Nyabing WA. 6341

Titles relevant to this plantation

Land Title Lot	Plan Number	Vol	Folio	Area (ha)
6671	DP224049	1375	123	329.54

Local Government Authority

Shire of Kent

Fire Brigade contact details 2025

Brigade: Mindarabin, within the Shire of Kent
Officer: Jarred Hobley
Ph: 0428 291 262

Significant infrastructure

There is no built infrastructure on the property.

Surrounding the property

Eastern boundary – house and sheds 1 km from the closest part of the planting.

Fire appliances and availability

3 x light vehicle with fire unit and UHF radio

1 x fire truck with 2000 L tank capacity, cab protection, overhead sprinklers and water canon located at 7 Whyatt Rd.

Water points

On site

-Two dams currently on site – available water most of the summer but may dry out

Off site

-Two water tanks on the farming estate, one at "Gnowellanellup" on Nyabing South Rd, the other at "Mindarabin", 7 Whyatt Rd Nyabing.

- A 25,000 L water can also be mobilised on a prime mover to assist with fast fill of units.

Fire maps

The fire map compliant with the FESA Guidelines for Plantation Fire Protection will be updated to reflect changes in the planted area once establishment is complete and prior to the first summer following establishment. Maps will be placed in a brightly painted cylinder ('map tube') at the main access into the plantation.

Vehicle access and firebreak construction

Plantation access design has been carried out with reference to the FESA Guidelines for Plantation Forest Protection.

The following approach is planned:

* Proposed tracks will make use of existing tracks where these are usefully positioned, or establish new tracks to minimise potential for long term erosion issues on the site where possible. Currently proposed internal tracks are shown on the map in Map 1.

* Additional access is in the form of boundary firebreaks and access around the perimeters of the planting areas.

* Setbacks from the property boundary will be 12m.

* Firebreaks on property external boundary of 10m width to be maintained as bare earth, as per FESA Guidelines for Plantation Fire Protection (2011).

* Some tracks will also serve as the network of internal firebreaks of 6 m width, which will be maintained throughout the planted area.

Firebreak maintenance

Firebreak maintenance requirements will be periodically assessed through the fire season, with the aim of maintaining them to specifications of the relevant Fire Break Notice during the required fire season period.

Firebreaks will be maintained primarily through the use of herbicides at label rates, or via mechanical cultivation.

Power transmission lines

There are power transmission lines crossing the property in a south-easterly direction (see map). A 7m setback each side of the powerline will be put in place.

Potential ignition sources and measures to reduce hazards

Potential ignition sources are

- Lightning
- Vehicles/machinery on the properties
- Powerline faults on neighbouring properties
- Fires from activities on the properties such as harvest, welding/angle grinding
- Neighbouring fires such as hop-overs from stubble burns

Measures to reduce fire hazards include

- Restricting access to unwanted traffic
- Possible use of periodic grazing so that livestock trample and eat grassy weeds
- Checklist for annual works program regarding the plantation and fire protection (Appendix C)

Fire detection, reporting and initial response

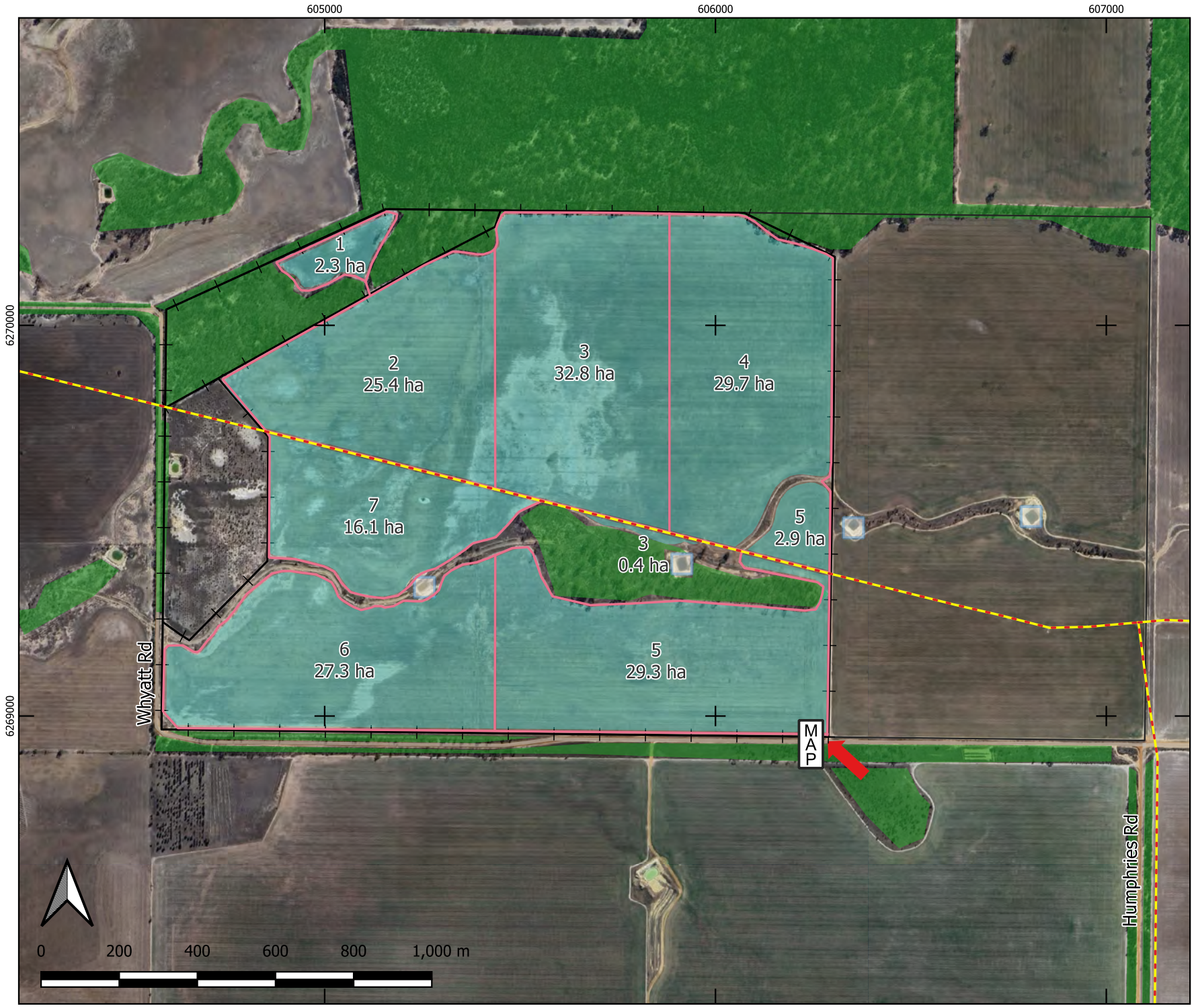
Fire detection traditionally relies on all people in the area being vigilant for smoke.

At the first sign of smoke, the local bush fire brigade should be contacted immediately. The number of the brigade contact is listed above.

An alternative is to contact 000.

Initial response and attack of fires will be through the local bush fire brigade network due to the fact that speed of response is a significant factor in suppression of fires. The fire units on standby and the personal resources of Compass Agriculture will likely be the first responder in this instance and will also be useful in the event of larger fire, or for mop up and fire ground monitoring.

Map 1. Map to assist with fire management for the Green Space project on Lot 6671 DP224049.



The Green Space project

Fire map

312 Whyatt Rd, Nyabing
Shire of Kent, WA

Legend

- Lot 6671 on DP224049
- Proposed planting compartments
- Native vegetation
- Powerline
- Access
- Dam
- Tracks and firebreaks
- fence
- MAP — Map location

16 Dec 2025
Imagery: Google satellite
Vector: data.wa.gov.au
GDA94 MGA Z50
Jodi Wildy

WOODLAND SERVICES

11. References

(Carbon Farming Initiative) (Reforestation by Environmental or Mallee Plantings—FullCAM) Methodology Determination 2014

Code of Practice for Timber Plantations in Western Australia (FIFWA, 2014)

Guidelines for Plantation Fire Protection (DFES, 2011)

Shire of Kent Firebreak Notice (*https://www.kent.wa.gov.au/emergencies/fire-management-notice*)

Shire of Kent Local Planning Scheme No.3

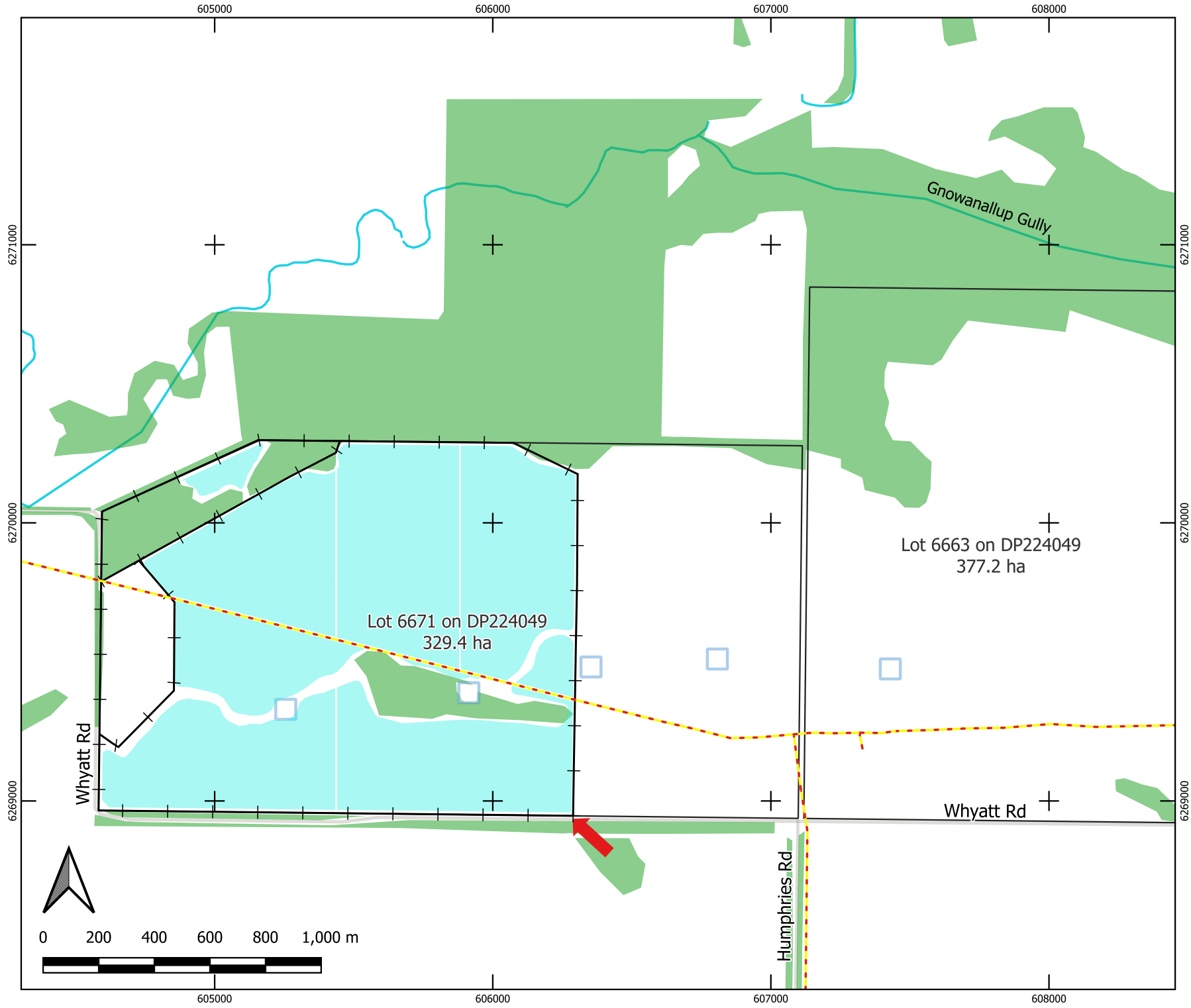
Shire of Kent Local Planning Strategy

APPENDIX A. Site plan of the land for the Green Space project (next page).

The Green Space project

Site plan

312 Whyatt Rd, Nyabing
Shire of Kent, WA



Legend

- Project planting area, 166 ha
- Lot 6671_GDA94
- Lot 6663
- Beard_IBRA_remveg
- Hydrography_DWER_031
- Access
- Dam
- Powerline

16 Dec 2025

Vector: data.wa.gov.au
GDA94 MGA Z50
Jodi Wildy

WOODLAND SERVICES

APPENDIX B. Results from Aboriginal Heritage search 16 Dec 2025

Description

Aboriginal Cultural Heritage (ACH) Lodged Place 22356
Nyabing - Mindarabin Farm

Details

ID
22356

ACH Identifier
ACH-00022356

Name
Nyabing - Mindarabin Farm

Place Status
Lodged

Place Type
Birthplace; Camp; Historical; Hunting Place

Region
Southern

Culturally Sensitive
Yes

Culturally Sensitive Nature
No Gender / Initiation Restrictions

Restricted Place
Yes

Boundary Reliable
No

Knowledge Holders
*Registered Knowledge Holder names available from DPLH

Legacy ID

Boundary Last Update Date
23 Jun 2008

APPENDIX C. Checklist of annual activities to reduce bushfire risk from plantation

☐ Check and maintain external firebreaks, 15 m with 10m bare earth. Make sure trafficable. Take photos of firebreaks for record-keeping

☐ Check and maintain internal firebreaks, 6 m. Make sure trafficable. Take photos of firebreaks for record-keeping

☐ Ensure dedicated tracks are trafficable

☐ Check fire units and pumps, ready for standby

☐ Check turnarounds at dam and access to water for fire-fighting is safe

☐ Meet with local brigade prior to start of restricted burning season. Discuss access to property if not on site during a fire event.

☐ Check fuel levels in plantation and remnant vegetation. Record method and results from checks.

☐ Check map tube has current map in good condition. Review and update maps, replace in Shire, local brigade, and map tube

APPENDIX D. Proposed species list for the Green Space project.

SPECIES
Acacia acuminata
Acacia saligna
Atriplex amnicola
Atriplex nummularia
Atriplex semibaccata
Atripllex paludosa
Callistemon phoeniceus
Calothamnus quadrifidus
Casaurina obesa
Eucalyptus loxophleba subsp loxophleba
Eucalyptus incrassata
Eucalyptus orthostemon
Eucalyptus occidentalis
Eucalyptus salmonophloia
Eucalyptus spathulata
Eucalyptus virella
Melaleuca acuminata
Melaleuca bracteosa
Melaleuca cuticularis
Melaleuca halmaturorum
Melaleuca lateriflora
Melalecua scalena (or atroviridus)
Melaleuca thyoides