



Development Application

Shire of Wickepin

Wyoming Downs Carbon Project 2025

25-November-2024

Wheatbelt Connect

A joint venture between



Contents

1	Overview.....	1
1.1	Development Application details	2
1.2	Planning Instrument details	2
2	Site Details.....	3
2.1	Site description and existing land use	3
3	Proposed Development Details	6
3.1	Key activities	6
3.2	Continuation of existing agricultural activities	10
4	Planning Assessment	11
4.1	Local Planning Framework	11
4.1.1	Planning Matters	11
4.1.2	Local Planning Scheme.....	11
4.1.3	Local Planning Strategy.....	12
4.2	State Planning Framework	12
4.2.1	State Planning Policy 3.7 – Planning in Bushfire Prone Areas	12
4.2.2	State Planning Policy 2.5 – Rural Planning	12
4.2.3	State Planning Policy 3.5 – Historic Heritage Conservation	12
5	Conclusion.....	13
	Appendix A	14
	Shire of Wickpin Development Application Form	14
	Appendix B	17
	Deemed Provisions – Clause 67 Matters to be considered by Local Government	17
	Appendix C	21
	Fire Management Plan – Wyoming Downs Carbon Plantation 2025	21

Appendices

Appendix A	14
Shire of Wickpin Development Application Form	14
Appendix B	17
Deemed Provisions – Clause 67 Matters to be considered by Local Government	17
Appendix C	21
Fire Management Plan – Wyoming Downs Carbon Plantation 2025	21

Figures

Figure 1: Regional Location Plan.....	3
Figure 2: Local Location Plan	4
Figure 3: Landscape Systems.....	5
Figure 4: Project Development Area Overview.....	6
Figure 5: Project Development Area (refer figure 4 red inset)	7

Figure 6: Project Development Area (refer figure 4 yellow inset) 7

Figure 7: Project Development Area (refer figure 4 blue inset) 8

Figure 8: Project Development Area (refer Figure 4 green inset) 8

Figure 9: Project Development Area (refer Figure 4 pink inset) 9

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 (the Wyoming Downs property).

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 native a vegetation carbon project across approximately 450 ha (approximately 7.6 per cent inclusive of fire breaks) of the 6,000 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 minimum 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. Slow down/reduce the further salinisation of soils.
7. Allow for the reintroduction of livestock grazing to the planted areas, once the seedlings have reached sufficient maturity (approximately 3-4 years).

Wyoming Downs is a property owned by Gary and Susan Lang and is primarily used for cropping and sheep grazing.

INPEX New Energy Business Australia Pty Ltd (INEBA) has executed a lease with Gary and Susan Lang and will manage the plantation on behalf of the Wheatbelt Connect Joint Venture.

As the activity will change the land use from agriculture to agroforestry it is understood that a Development Consent will be required under the Shire of Wickiepin *Town Planning Scheme No. 4*.

The following supporting information is included with this application:

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

1.1 Development Application details

Proposed Development:	Agroforestry
Type of Approval Sought:	Development Approval for permitted activity - Agroforestry
Site Address:	1272 Malyalling Road,
Site Area:	450 hectares
Owner details:	Gary and Susan Lang/Yarraville Pty Ltd
Applicant Details:	INPEX New Energy Business Australia Pty Ltd (INEBA)

1.2 Planning Instrument details

Planning Scheme:	Shire of Wickepin Local Planning Scheme No. 4
Zone:	General Agriculture
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:	Local Planning Strategy for the Narrogin, Pingelly and Wickepin Area

2 Site Details

2.1 Site description and existing land use

The Wyoming Downs Carbon Project covers several lots within the Shire of Wickepin, extending from approximately 10km North of the Wickepin townsite to approximately 17 km Northwest of the Wickepin townsite (Fig. 1).

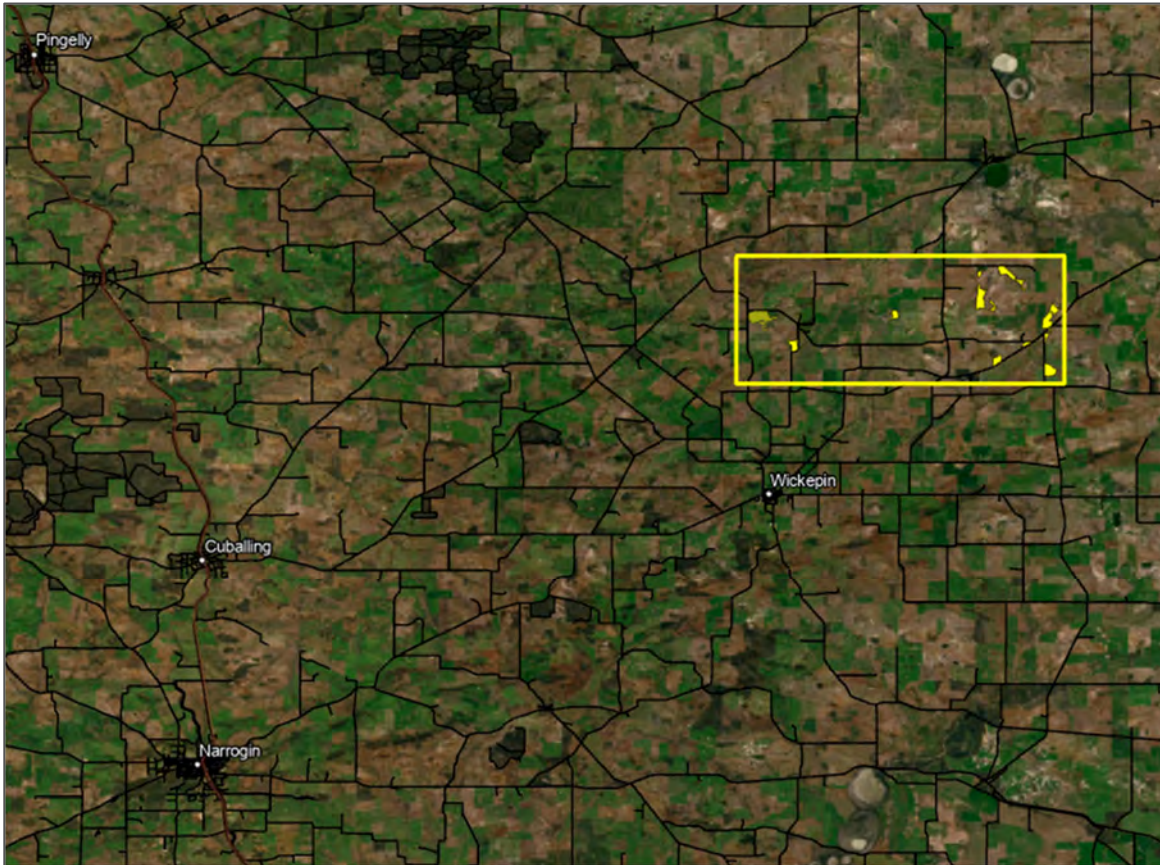


Figure 1: Regional Location Plan



Figure 2: Local Location Plan

The proposed development area consists of 18 parcels across an area centred around 1272 Malyalling Road, Malyalling, WA (farm homestead), extending as far as Morgan Road to the West, Turner Road to the East and Dalton Road to the North (Fig 1).

The property is located within the Wickiepin Shire General Agriculture Zone and is currently used for a mixture of cropping and livestock production. The proposed plantation areas represent marginal lands that are suboptimal for cropping and grazing activities and would benefit from a land use change to native vegetation.

The plantation areas are spread across an area that encompasses three major soil-landscape Systems:

- Cobline System
- Pingelly System
- Yealearing System

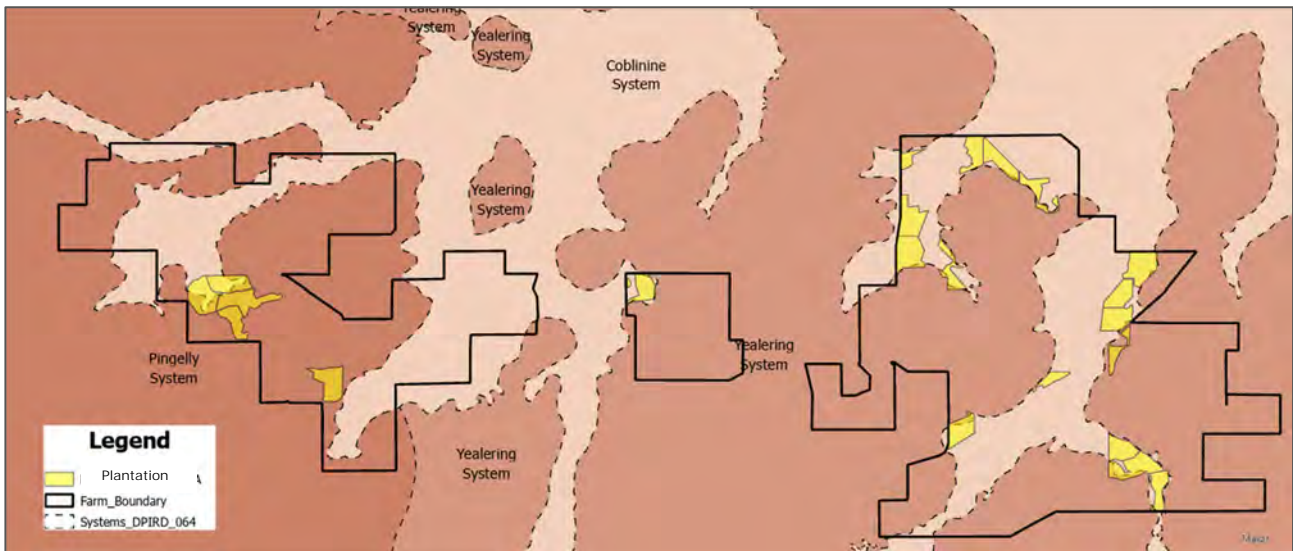


Figure 3: Landscape Systems

The Cobline System is a valley system unaffected by headward incision. Its soils are often poorly drained and saline. Sandy and loamy duplexes with impermeable and sodic 'B' horizons and vegetated by woodlands of salmon gum and wandoo are common. The Cobline System in the plantation areas at Wyoming Downs is best described by the following sub-systems:

- 259Cb_2: Broad valley floors and alluvial plains with significant areas of saline wet soils (30-40%) as well as alkaline grey shallow sandy duplex soils and grey deep sandy duplex soils
- 259Cb_3: Saline broad alluvial plains. Mainly saline wet soils with small areas of alkaline grey shallow sandy, and less commonly loamy, duplex soils and hard cracking clays

The Pingelly System is largely stripped of laterite, with isolated, prominent mesas remaining throughout the landscape, most commonly on sub-catchment divides. Granitic sandy duplexes (York Gum/Wandoo Soil) under York gum and wandoo vegetation occur further downslope. The Pingelly System in the plantation areas at Wyoming Downs is best described by the following sub-systems:

- 257Pn_3sal: Saline seeps and waterlogged soils in "V" shaped valleys and on slopes above bedrock highs, often vegetated by barley grass, otherwise bare
- 257Pn_3u: Granitic and colluvial slopes with sandy and loamy duplexes and red/brown loams. York Gum and Wandoo woodland systems

The Yealering System occupies the slopes next to the Cobline System in the upper Avon, between the Avon River and the Zone of Rejuvenated Drainage. The Yealering System is dominated by sandy duplex soil vegetated by wandoo, with recent lateritisation occurring and expressing as gravelly duplex soils where *Allocasuarina campestris* and *A. humilis* become dominant components of the vegetation. The Yealering System at Wyoming downs consists of the following subsystem:

- 259Yg_3u: Gently undulating upper to lower slopes adjacent to the Avon River, with sandy duplex soils vegetated by Wandoo and some Salmon Gum on the lower slopes.

3 Proposed Development Details

3.1 Key activities

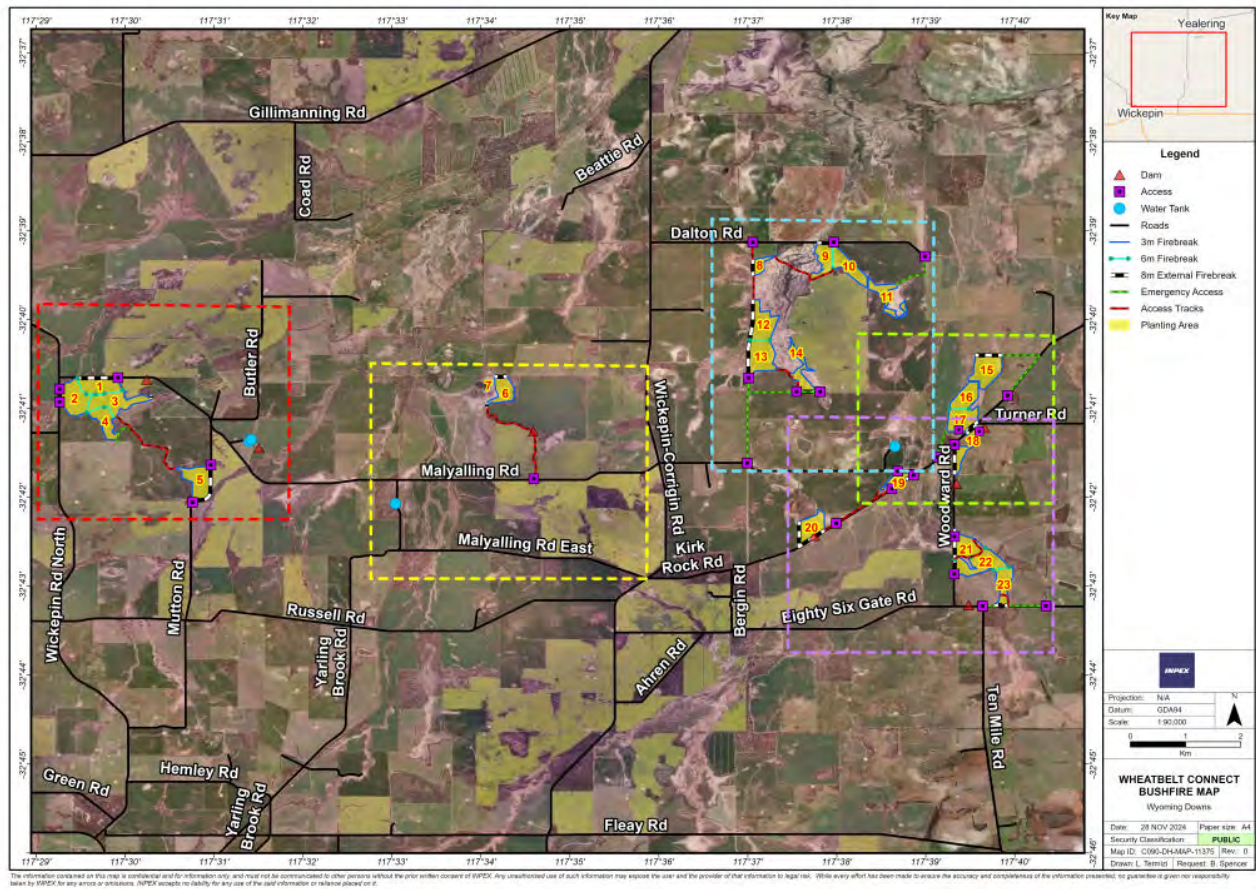


Figure 4: Project Development Area Overview

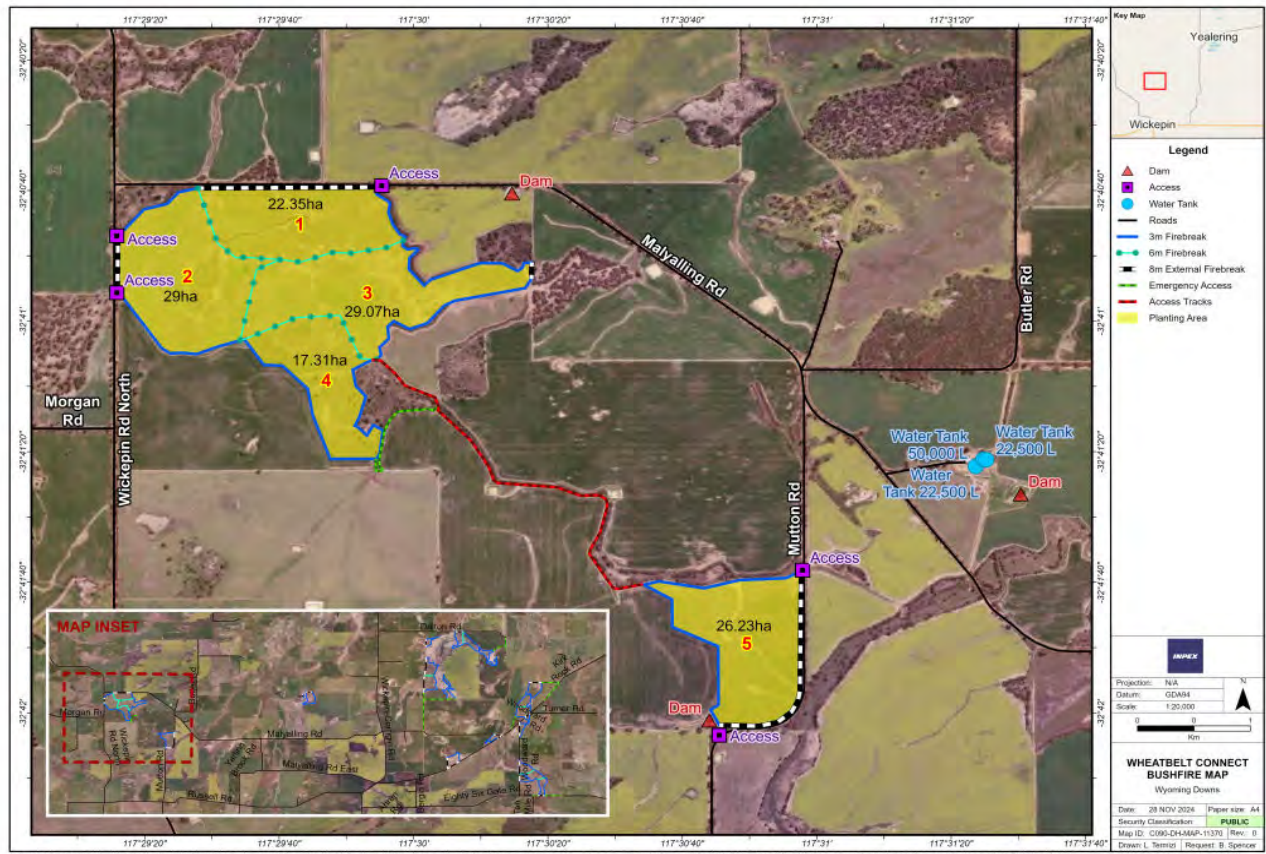


Figure 5: Project Development Area (refer figure 4 red inset)

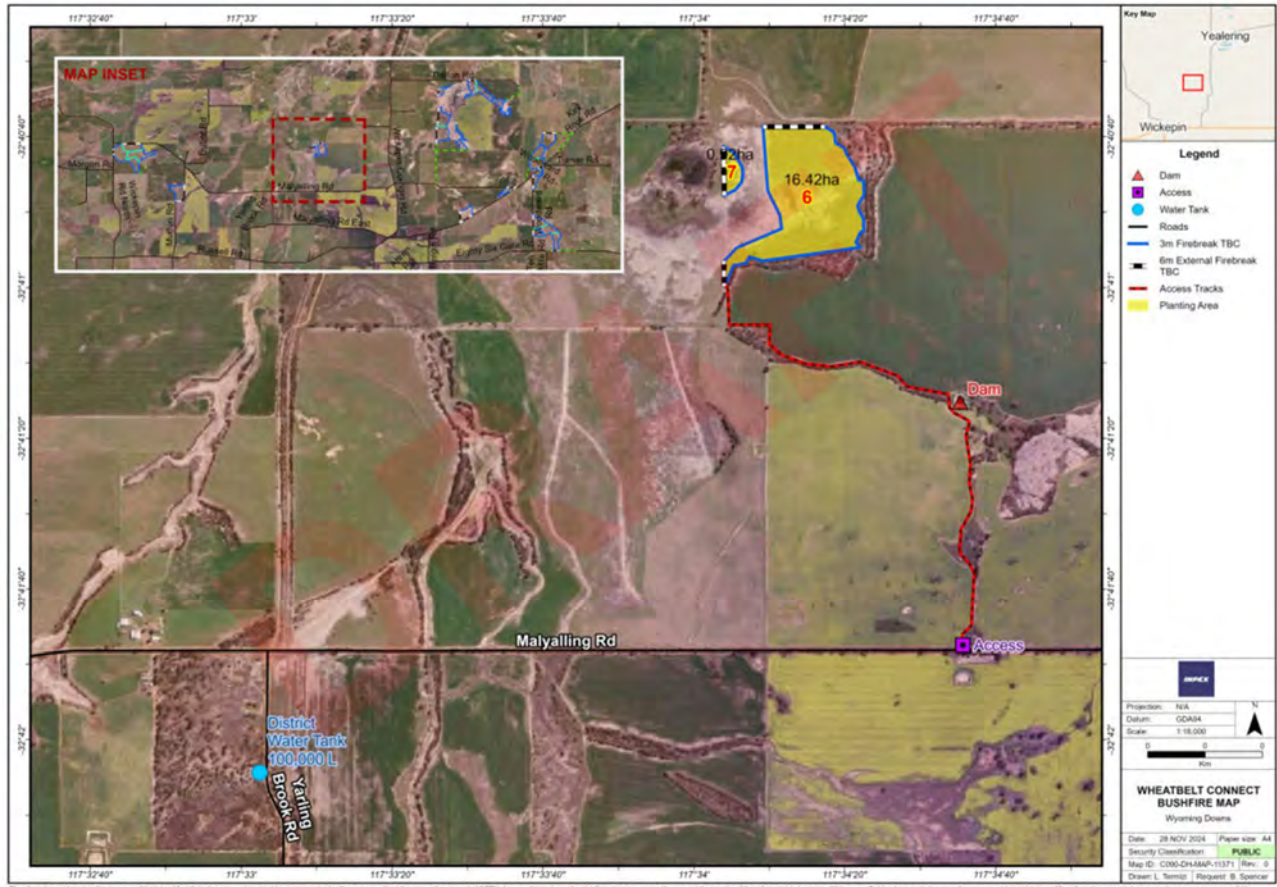


Figure 6: Project Development Area (refer figure 4 yellow inset)

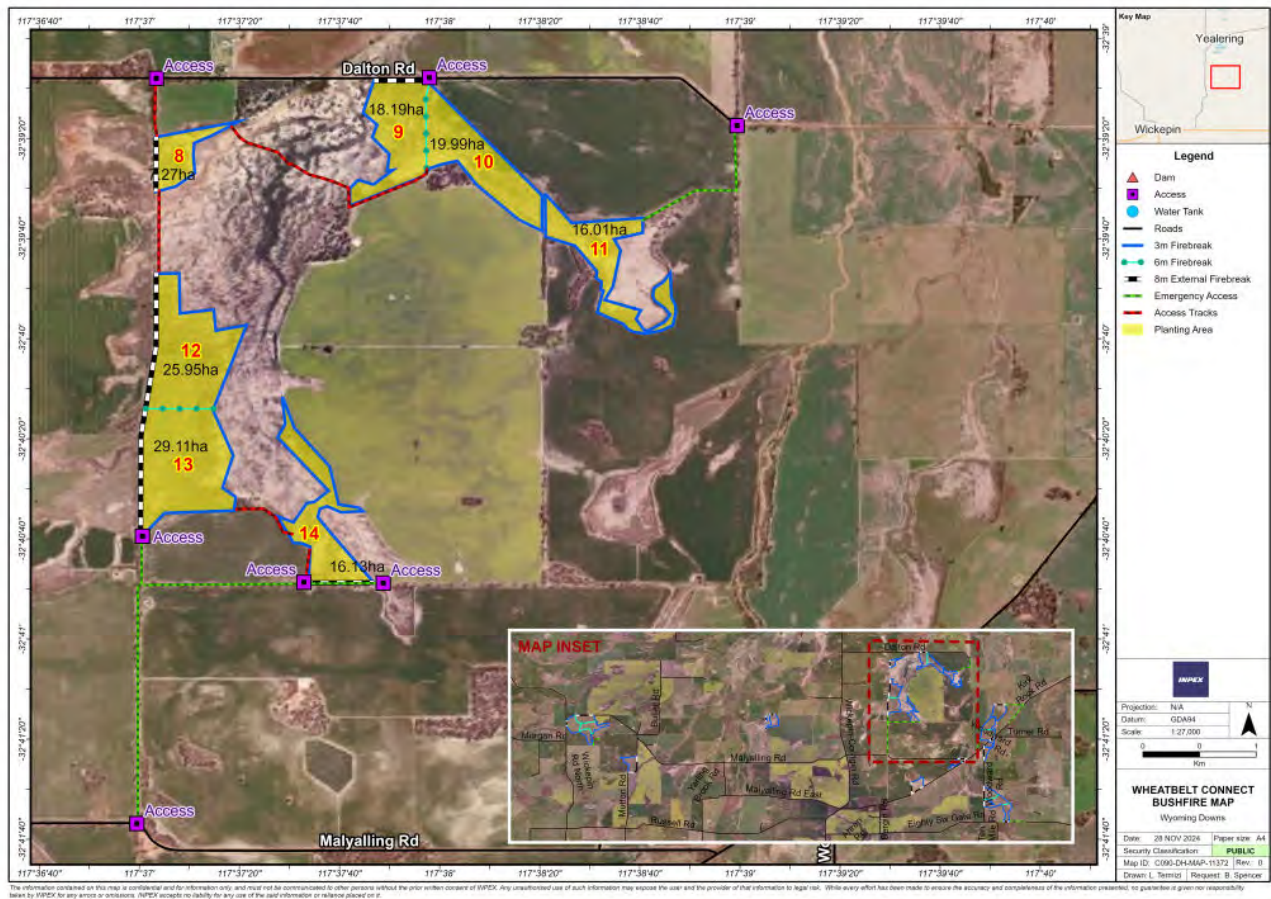


Figure 7: Project Development Area (refer figure 4 blue inset)

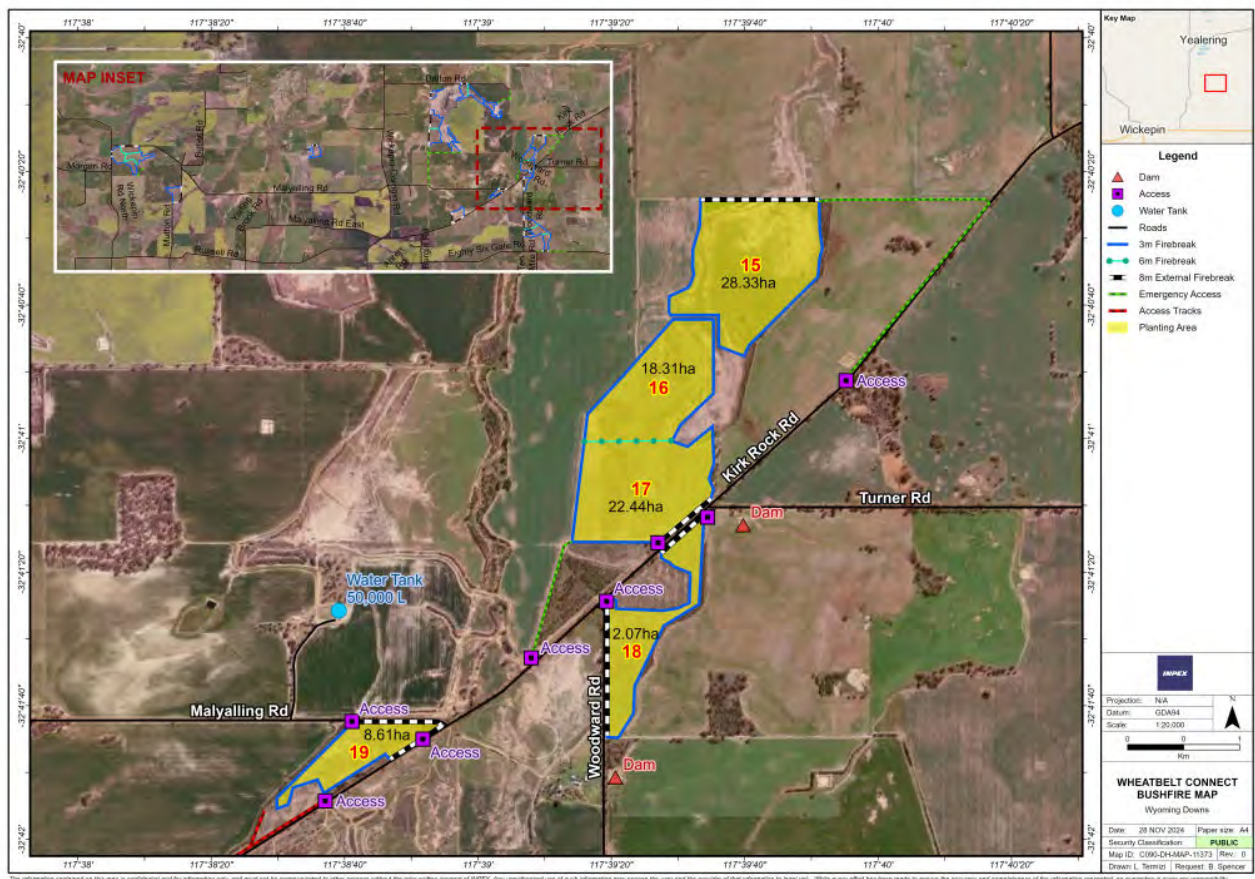


Figure 8: Project Development Area (refer Figure 4 green inset)

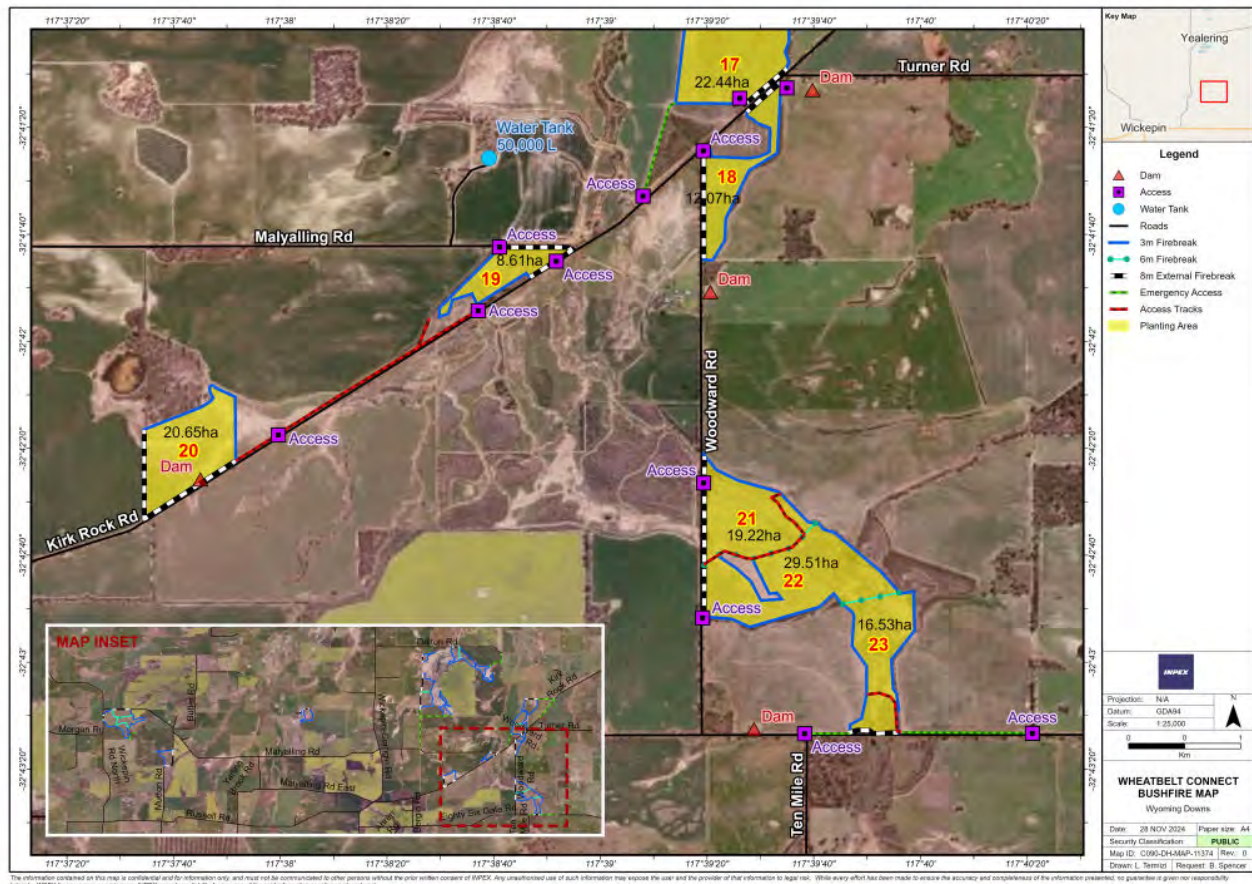


Figure 9: Project Development Area (refer Figure 4 pink inset)

The proposed plantations will be undertaken using the Reforestation and Afforestation Method that is approved by the Clean Energy Regulator for the creation of Australian Carbon Credit Units (ACCUs). The key tasks involved in establishing the planting areas is as follows:

- In autumn 2025, the site will be ripped and mounded with rip lines configured approximately every 5m.
- A knockdown herbicide (such as glyphosate) and a pre-emergent herbicide (such as simazine) will be applied prior to planting as required.
- The site will be hand planted at a density of approximately 500-800 stems per hectare, dependent on landscape position, following significant rain events.
- The site will be monitored approximately every three months following planting. 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. Annual Ryegrass).
- Infill planting will be conducted in 2026 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 sheep is required.

The Wheatbelt Connect Team has secured appropriate native species from the following Nurseries:

- Boola Boornap Tree Farm
- Westgrow Farm Trees
- The Seedling Factory

The provisional species list includes:

- *Eucalyptus sargentii*
- *E. kondininensis*
- *Casuarina obesa*
- *Melaleuca thyoides*

3.2 Continuation of existing agricultural activities

Grazing by sheep or other livestock will be permitted once the trees are assessed by Wheatbelt Connect as being sufficiently mature to withstand grazing. 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 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 required 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 to 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 C provides a review of cl67 matters to be considered by Local Government.

4.1.2 Local Planning Scheme

The Wyoming Downs property is located within the General Agricultural zone within the Shire of Wickepin and is subject to the provisions of *Shire of Wickepin Local Planning Scheme No. 4*. The Scheme establishes matters to be considered by the Shire when contemplating the merits of the proposed development.

Agroforestry is listed as a permitted use in the General Agricultural zone, which means that it is allowed provided it meets the development standards and the requirements of the Scheme.

This proposal is consistent with the aims of the General Agricultural zone of the Scheme:

- To protect areas of broadacre agricultural significance for sustainable production.

This proposal will impact a small amount of the total area of Wyoming Downs (approximately 7.5%) The proposed plantation areas represent marginal lands that are suboptimal for cropping and grazing activities.

- To encourage processing and value adding industries to be located within the zone.

The proposed activity will provide income diversification to the land and will provide an income on marginal land.

- To encourage intensive agriculture where it can be demonstrated that off-site impacts (if any) will not adversely affect existing agricultural activities.

This proposal does not incorporate intensive agricultural activities.

- To protect and enhance rural landscapes.

The project will have minimal to no impact on the rural landscape.

- To protect the natural environment and biodiversity while ensuring appropriate development opportunities within the zone are realised.

The development of a native tree plantation on sub-optimal farming land will provide biodiversity benefits and will help to protect marginal areas from further deterioration. It will also provide additional income opportunity for the landowner and potential opportunities for employment during the land preparation and plantation activities.

- To promote the sustainable management of natural resources including energy, water, land, minerals and basic raw materials by preventing land degradation and integrating land and catchment management with land use planning

Planting on marginal farmland will provide for buffer areas to protect against land degradation in sensitive areas.

4.1.3 Local Planning Strategy

The Shire's Local Planning Strategy for the Narrogin, Pingelly and Wickepin Area (the LPS) was endorsed by WAPC in March 2007. The LPS notes that the Area is a prosperous farming area which is seen to readily adapt to new technologies, new management practices and new crops. These initiatives are supported in the Strategy through recommending more flexible land use provisions in the local authority Local Planning Schemes to allow new and innovative changes to land uses provided they meet specified performance criteria to ensure that there is no adverse impact on existing surrounding agricultural activities.

This proposal is consistent with the aims of the LPS

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.

INEBA has consulted with the Shire on firebreak requirements and has developed a Bushfire Management Plan for the Wyoming Downs Carbon Project (Appendix B).

This Bushfire Management Plan (BMP) constitutes a documented reference for the prevention and management of unplanned fire in the project plantation areas at Wyoming Downs. 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 Wickepin 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 complimentary to the existing primary production land uses at Wyoming Down 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. No Aboriginal sites have been registered or identified with areas of the project activities.

5 Conclusion

The project proponent is seeking development approval for a native carbon planting on the subject sites, considered as Agroforestry within Shire of Wickepin Local Planning Scheme No. 4. These proposed planting will provide additional income for the land holder on marginal and suboptimal farming land, it will also provide the potential for local employment during the plantation establishment phase.

The portion of the property, approximately 7.5 per cent (inclusive of fire breaks) of the 6,000 hectare total area of Wyoming Downs will not adversely impact the agricultural nature of the property.

In addition, it will also:

- Help to protect marginal land from degradation by reducing wind, and water erosion and providing protection from salinisation.
- 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.

Property Title Details

Owner	Lot	Deposited Plan	Volume	Folio	
Gary and Susan Lang	7341	233506	2965	394	
	8040	129342	2695	396	
Gary Lang	5172	116189	2672	279	
Yarraville Pty Ltd (Gary and Susan Lang)	6537	122410	1672	842	
	3921	111319	2031	179	Multi Lot Title
	7860	233512			
	7856	129346	2965	388	
	7343	233506	2965	389	
	7342	233506	2965	392	
	7848	233512	2965	393	
	2079	114889	1451	855	Multi Lot Title
	2085	114889			
	6538	122409			
	7658	127810			
	5127	115427	1061	588	
	5124	115433	1091	534	
	3860	128044	992	42	
	5174	116199	1093	459	Multi Lot Title
	7900	133412			
	9095	134052			
	3601	122218	1466	481	Multi Lot Title
	5126	115427			

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)	The aims and provisions of Shire of Wickepin Local Planning Scheme No. 4 (LPS4) and any other local planning scheme in effect.	Yes	No
Comment: The development (Agroforestry) is permitted under the General Agricultural zone. This land use is consistent with the objective of the Rural zone and can therefore be supported.			
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.	Yes	No
Comment: The proposed land use and development is considered to be generally consistent with the LPS and the WAPC-endorsed Local Planning Strategy. The zoning of the subject site will remain General Agriculture			
c)	Any approved State Planning Policy (SPP)	Yes	No
Comment: 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 4.2 of the report.			
d)	Any environmental protection on policy approved under the Environmental Protection Act 1986 section 31 (d).	Yes	No
Comment: N/A			
e)	Any policy of the Commission.	Yes	No
Comment: N/A			
f)	Any policy of the State.	Yes	No
Comment: N/A			
g)	Any local planning policy for the Scheme area.	Yes	No
Comment: N/A			
h)	Any structure plan, activity centre plan or local development plan that relates to the development.	Yes	No
Comment: N/A			
i)	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>.	Yes	No
Comment: N/A			
j)	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.	Yes	No
Comment: N/A			
k)	The built heritage conservation of any place that is of cultural significance.	Yes	No
Comment: N/A			
l)	The effect of the proposal on the cultural heritage significance of the area in which the development is located.	Yes	No

Comment: N/A			
m)	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.	Yes	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)	The amenity of the locality including the following: 1. Environmental impacts of the development. 2. The character of the locality. 3. Social impacts of the development.	Yes	No
Comment: The project will restore areas of historical clearing to natural vegetation through planting of native species.			
o)	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.	Yes	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)	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	Yes	No
Comment: Revegetation using mixed species that are local to the area. The subject areas are cleared and have no current natural vegetation.			
q)	the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslide, bushfire, soil erosion, land degradation or any other risk.	Yes	No
Comment: A Fire Management Plan has been prepared and is included in Appendix B 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 planting associated with this project will protect the areas from erosion and degradation.			
r)	The suitability of the land for the development, taking into account, the possible risk to human health or safety.	Yes	No
Comment: The main risk associated with the development is bushfires. A Fire Management Plan has been prepared and is included in Appendix B of this application. Safety management plans will be developed for planting activities.			
s)	The adequacy of: 1. The proposed means of access to and egress from the site; and 2. Arrangements for the loading, unloading, manoeuvring, and parking of vehicles.	Yes	No
Comment: N/A			

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: 1. Public transport services; 2. Public utility services; 3. Storage, management and collection of waste; 4. Access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities); and 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: No Aboriginal Heritage has been identified on the proposed plantation areas. The area has been historically utilised for agriculture (cropping/grazing)			
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

Fire Management Plan – Wyoming Downs Carbon Plantation 2025

Wyoming Downs Carbon Project 2025

Bushfire Management Plan

28-November-2024

Wheatbelt Connect

A joint venture between



Contents

1	Purpose and Scope	2
1.1	Project Overview	2
1.2	State Planning Policy 3.7 – Planning in Bushfire Prone Areas.....	2
2	Site Details.....	3
2.1	Property Details	3
2.2	Location Plans.....	4
3	Contact Details.....	9
3.1	Local Fire Agencies	9
3.2	Neighbour Contact Details	9
4	Fire Risk Management	11
4.1	Ignitions Risks	11
4.2	Risk Mitigation	11
4.3	Seasonal Fuel Load and firebreak assessment.....	11
4.4	Vehicle Access	11
4.5	Fire Maps	12
4.6	Firebreaks	12
4.6.1	Firebreak dimensions	12
4.6.2	Firebreak Maintenance	12
4.7	Fire Detection, Reporting and Initial Response	13
4.8	Post Emergency Fire Management	13
4.9	Water Points and Fire Equipment.....	13
4.10	Fuel load management with livestock	13

Figures

Figure 1:	Regional Location Plan.....	4
Figure 2:	Local Location Plan	4
Figure 3:	Bushfire Management Plan Overview Map.....	5
Figure 4:	Bushfire Management Plan Map (refer figure 3 red inset).....	6
Figure 5:	Bushfire Management Plan Map (refer figure 3 yellow inset).....	6
Figure 6:	Bushfire Management Plan Map (refer figure 3 blue inset)	7
Figure 7:	Bushfire Management Plan Map (refer Figure 3 green inset).....	7
Figure 8:	Bushfire Management Plan Map (refer Figure 4 pink inset).....	8
Figure 9:	Location of Neighbours	10

1 Purpose and Scope

1.1 Project 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 Wyoming Downs property.

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 native a vegetation carbon project across approximately 450 ha including firebreaks
 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).
 3. Ensure the plantings are maintained for at least the permanence period (25yrs) of the registered project and achieve a minimum of 20% canopy cover and 2m height at maturity required by Reforestation and Afforestation (2015) method.
 4. Contribute towards achieving local and regional biodiversity objectives.
 5. Project focus is to pragmatically target areas of poorer production to protect and provide for the continuation of agricultural production on the remaining land through the provision of supplemental income from carbon farming.
- Slow down/reduce the further degradation of soils and landscapes.
 - Allow for the reintroduction of livestock grazing to the planted areas, once the seedlings have reached sufficient maturity (approximately 3-4 years).

Wyoming Downs (and associated properties) is a property owned and managed by Gary and Susan Lang and is primarily used for cropping and sheep production.

INPEX New Energy Business Australia Pty Ltd (INEBA) has executed a lease with Gary and Susan Lang and will manage the plantation on behalf of the Wheatbelt Connect Joint Venture.

1.2 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.

INEBA has consulted with the Shire on firebreak requirements and has developed a Bushfire Management Plan as part of the Wyoming Downs.

This Bushfire Management Plan (BMP) constitutes a documented reference for the prevention and management of unplanned fire in the plantation areas at Wyoming Downs. 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 Wickpin 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).

2 Site Details

2.1 Property Details

Site Address:	1272 Malyalling Road Wickepin
Site Area:	Lot 2079 on Deposited Plan 114889 Lot 2085 on Deposited Plan 114889 Lot 6538 on Deposited Plan 122409 Lot 7658 on Deposited Plan 127810 Lot 6537 on Deposited Plan 122410 Lot 3921 on Deposited Plan 111319 Lot 7860 on Deposited Plan 233512 Lot 3603 on Deposited Plan 112223 Lot 5174 on Deposited Plan 116199 Lot 7900 on Deposited Plan 133412 Lot 9095 on Deposited Plan 134052 Lot 7342 on Deposited Plan 233506 Lot 7343 on Deposited Plan 233506 Lot 3601 on Deposited Plan 112218 Lot 5126 on Deposited Plan 115427 Lot 7848 on Deposited Plan 233512 Lot 7856 on Deposited Plan 129346 Lot 7341 on Deposited Plan 233506 Lot 8040 on Deposited Plan 129342 Lot 5127 on Deposited Plan 115427 Lot 5124 on Deposited Plan 115433 Lot 3860 on Deposited Plan 128044 Lot 5172 on Deposited Plan 116189
Owner details:	Yarraville Pty Ltd Gary John Lang Gary John Lang and Susan Patricia Lang
Manager Details:	INPEX New Energy Business Australia Pty Ltd (INEBA)

2.2 Location Plans

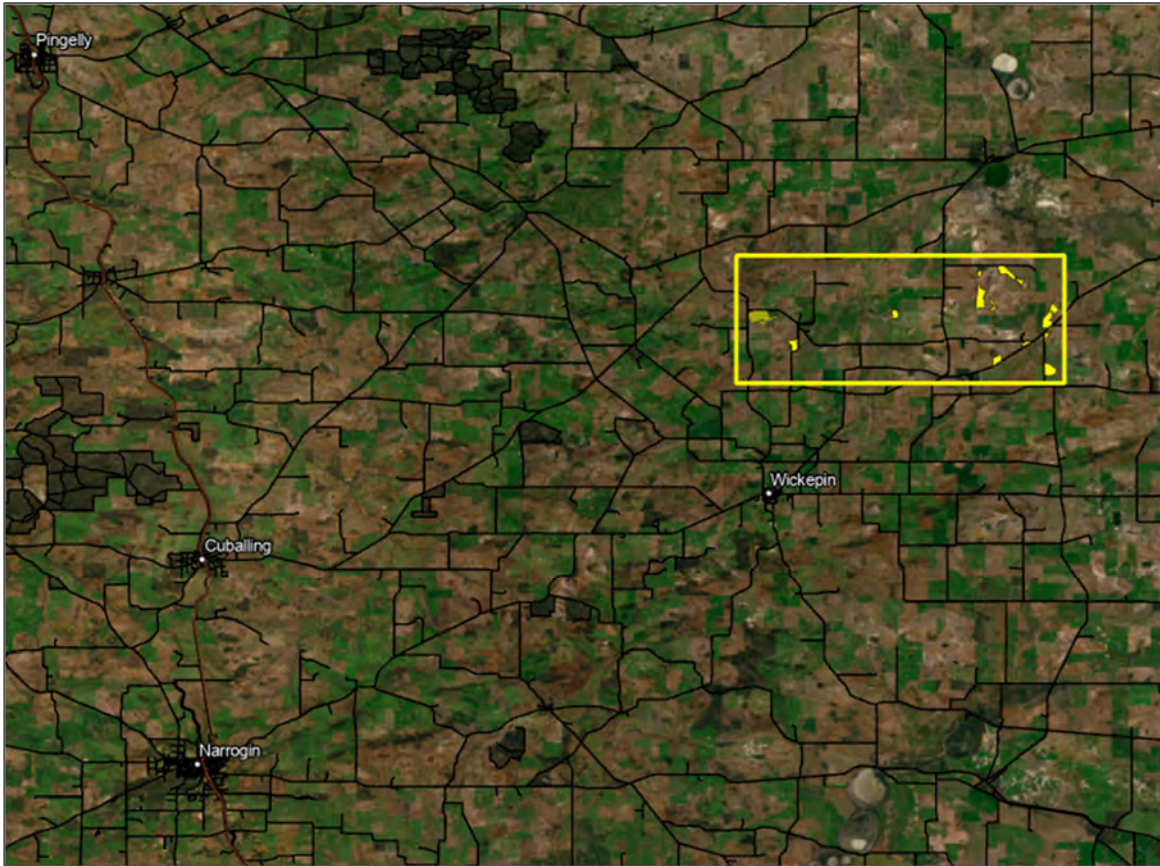


Figure 1: Regional Location Plan

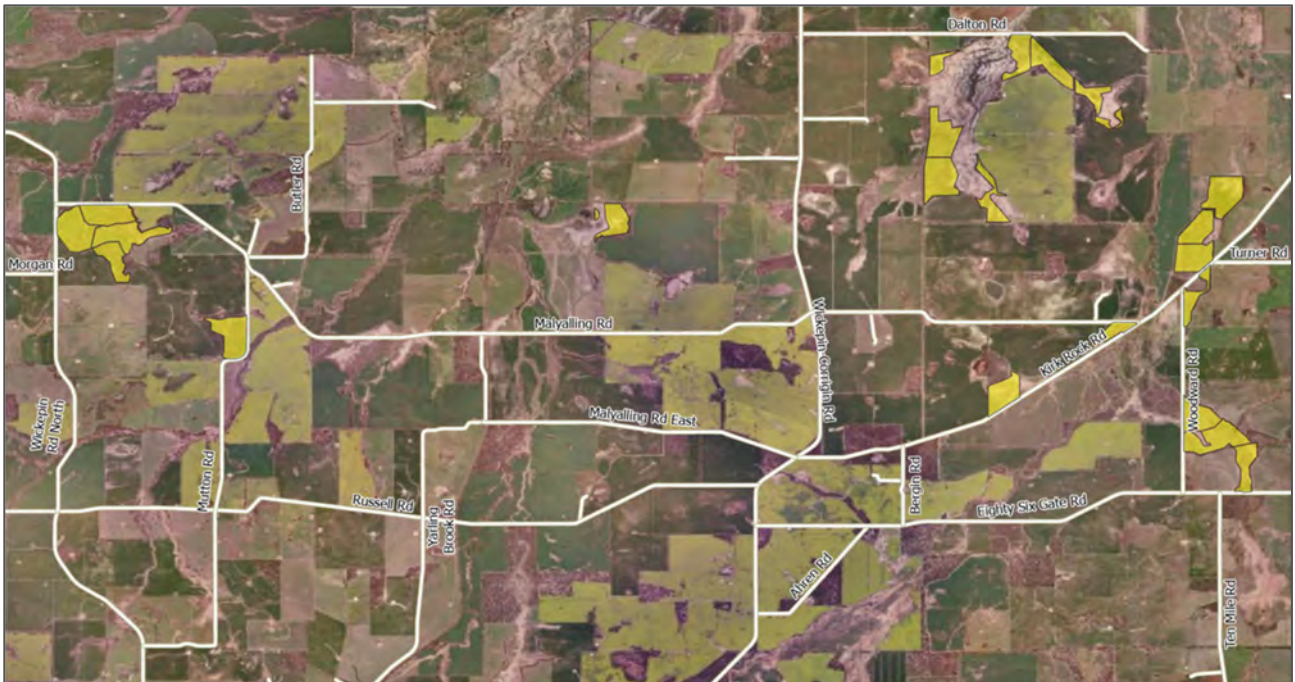


Figure 2: Local Location Plan

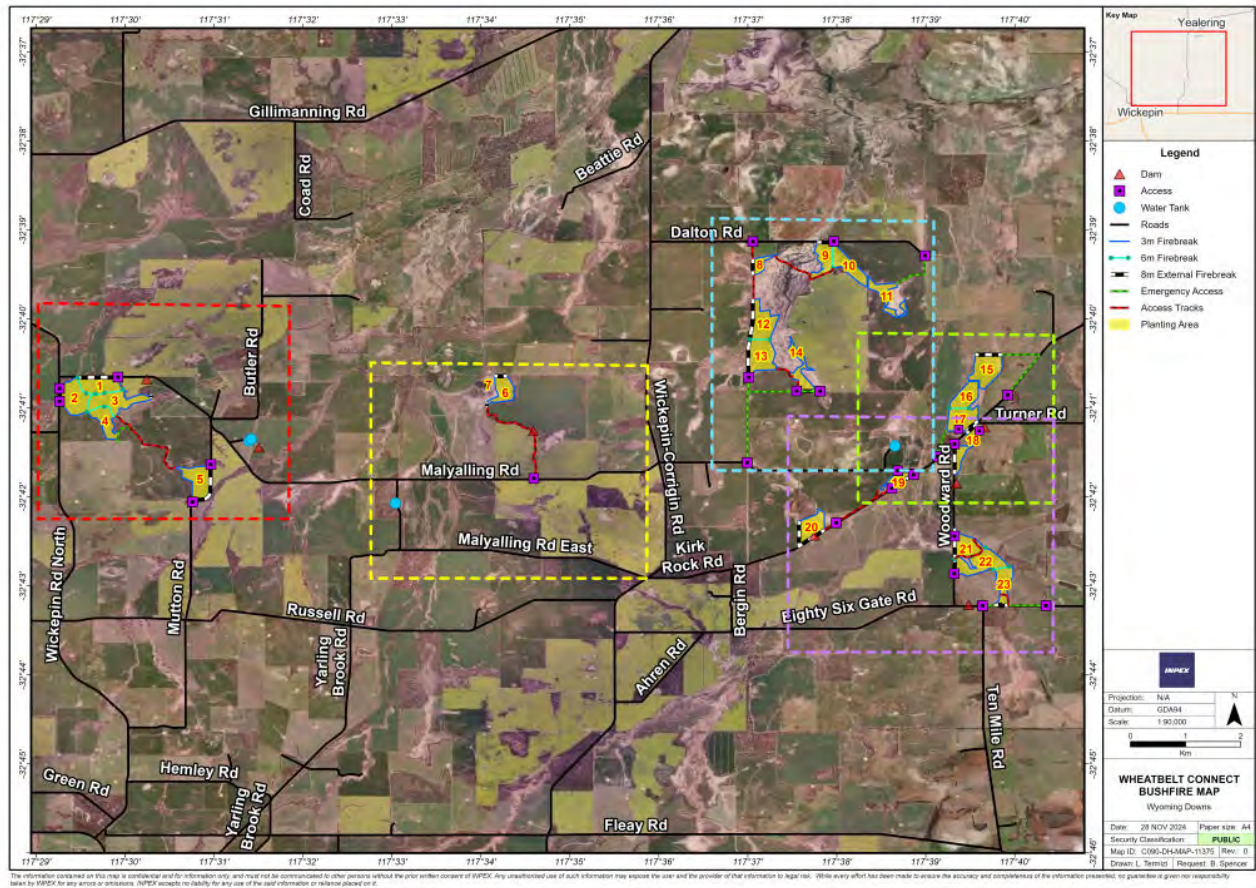


Figure 3: Bushfire Management Plan Overview Map

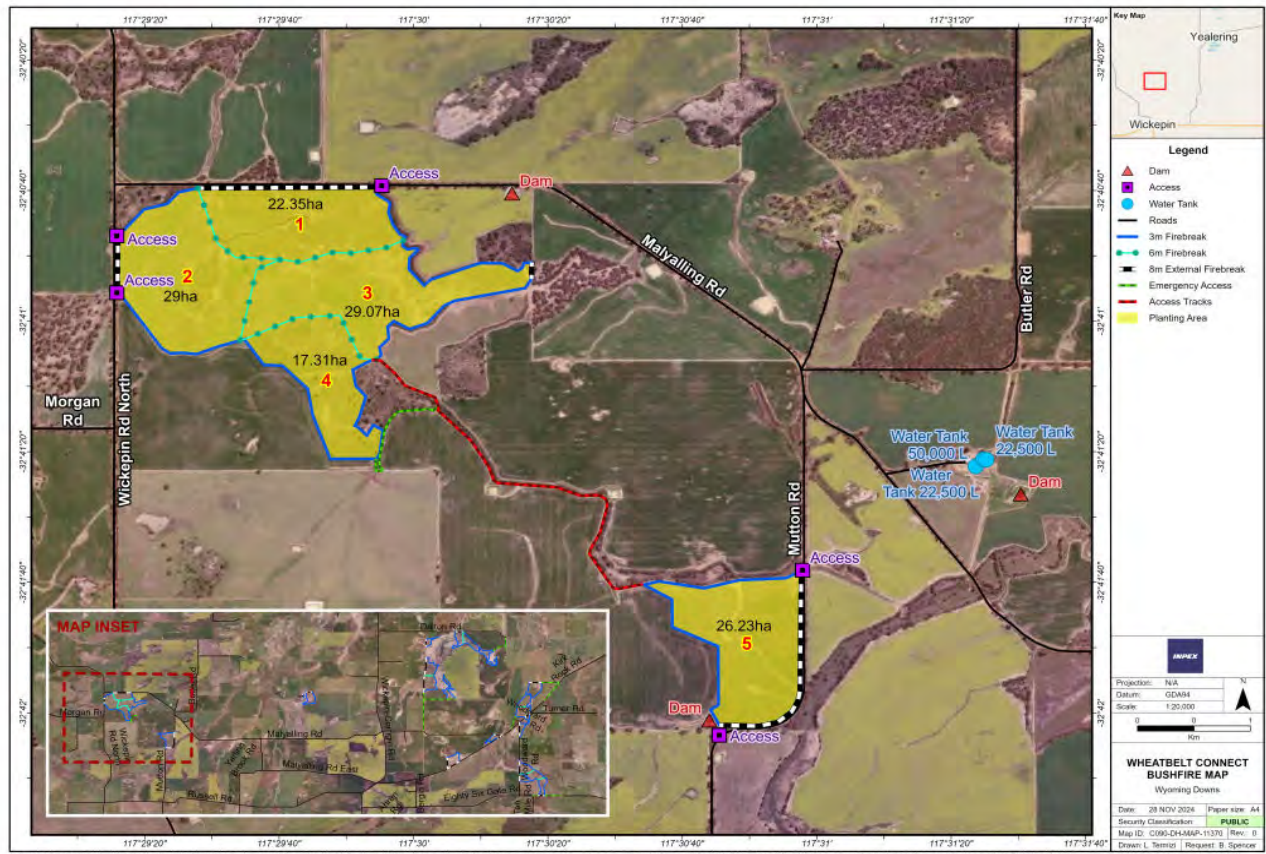


Figure 4: Bushfire Management Plan Map (refer figure 3 red inset)

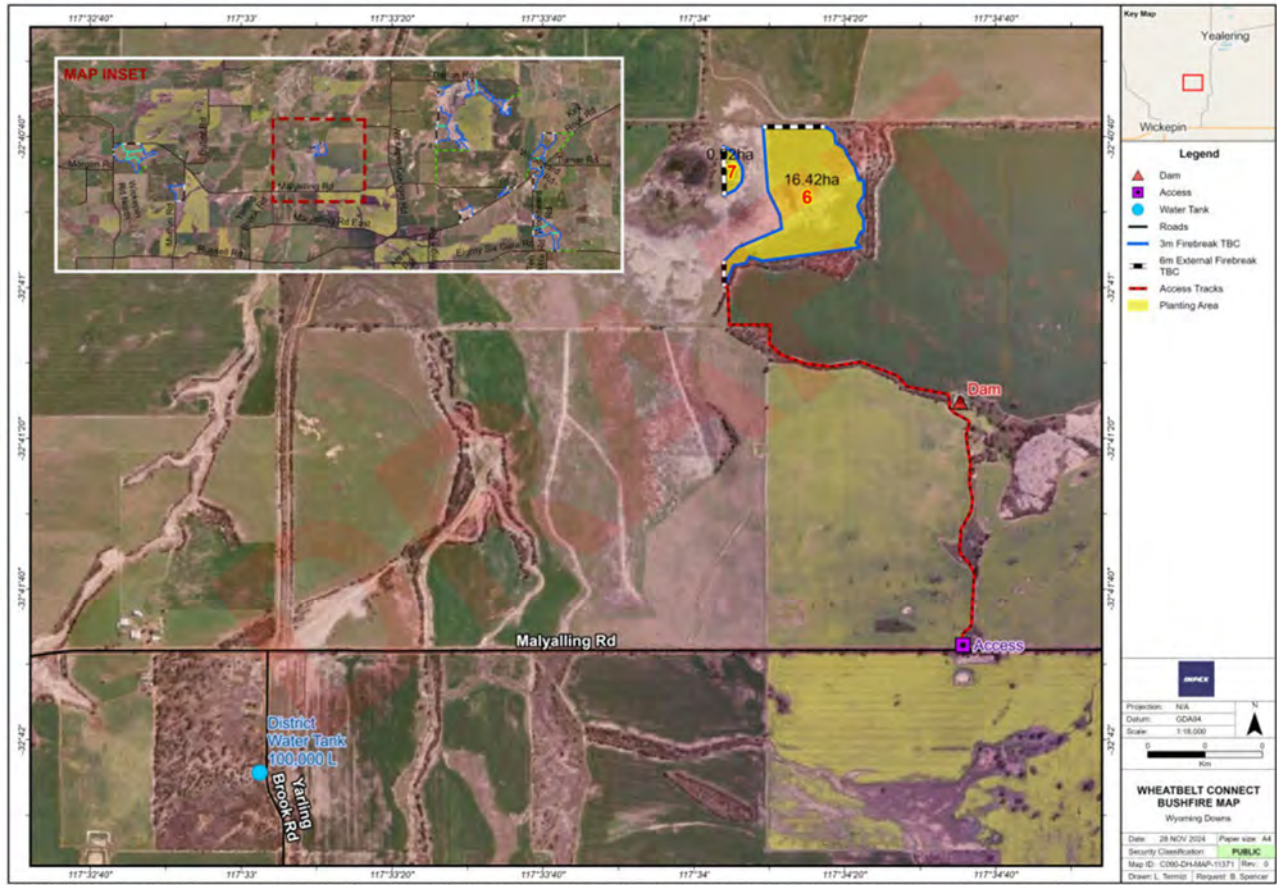
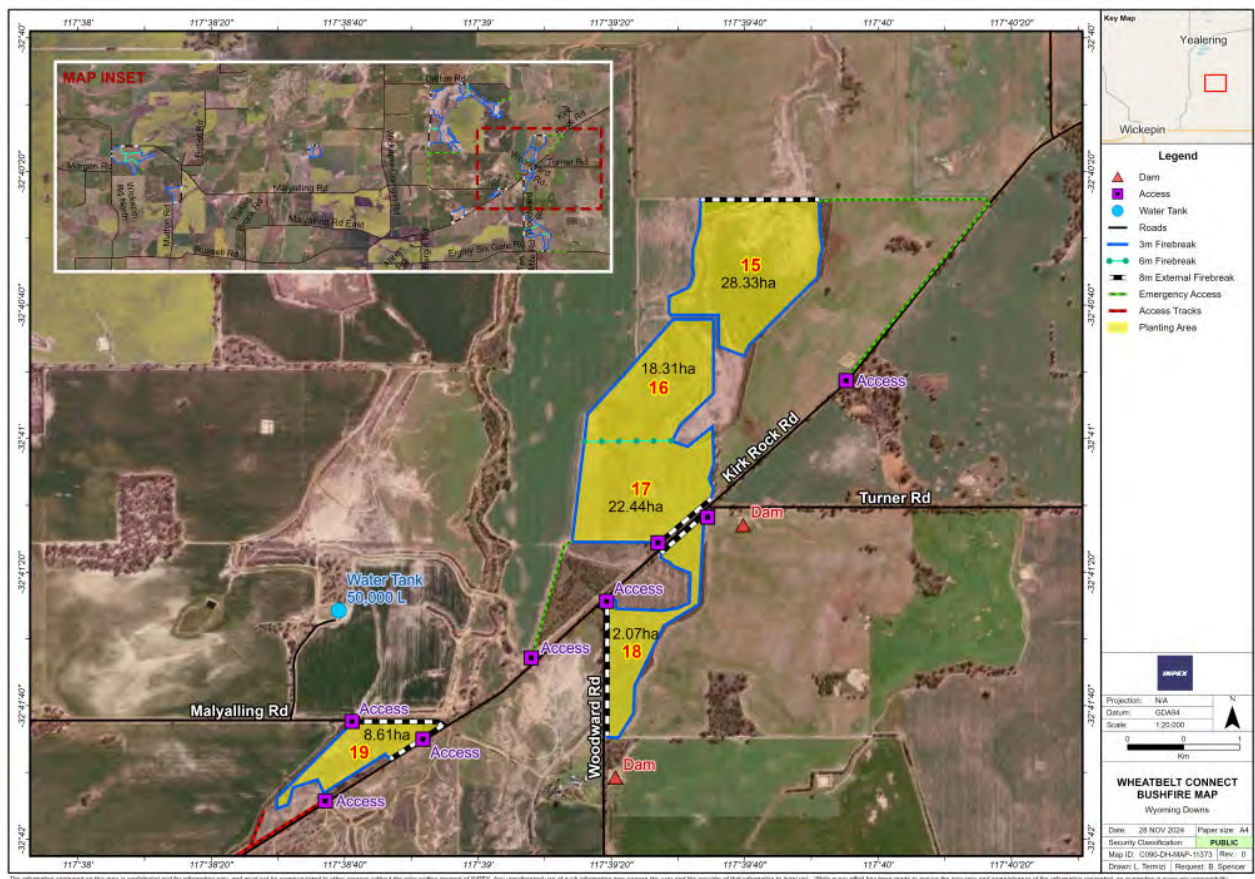
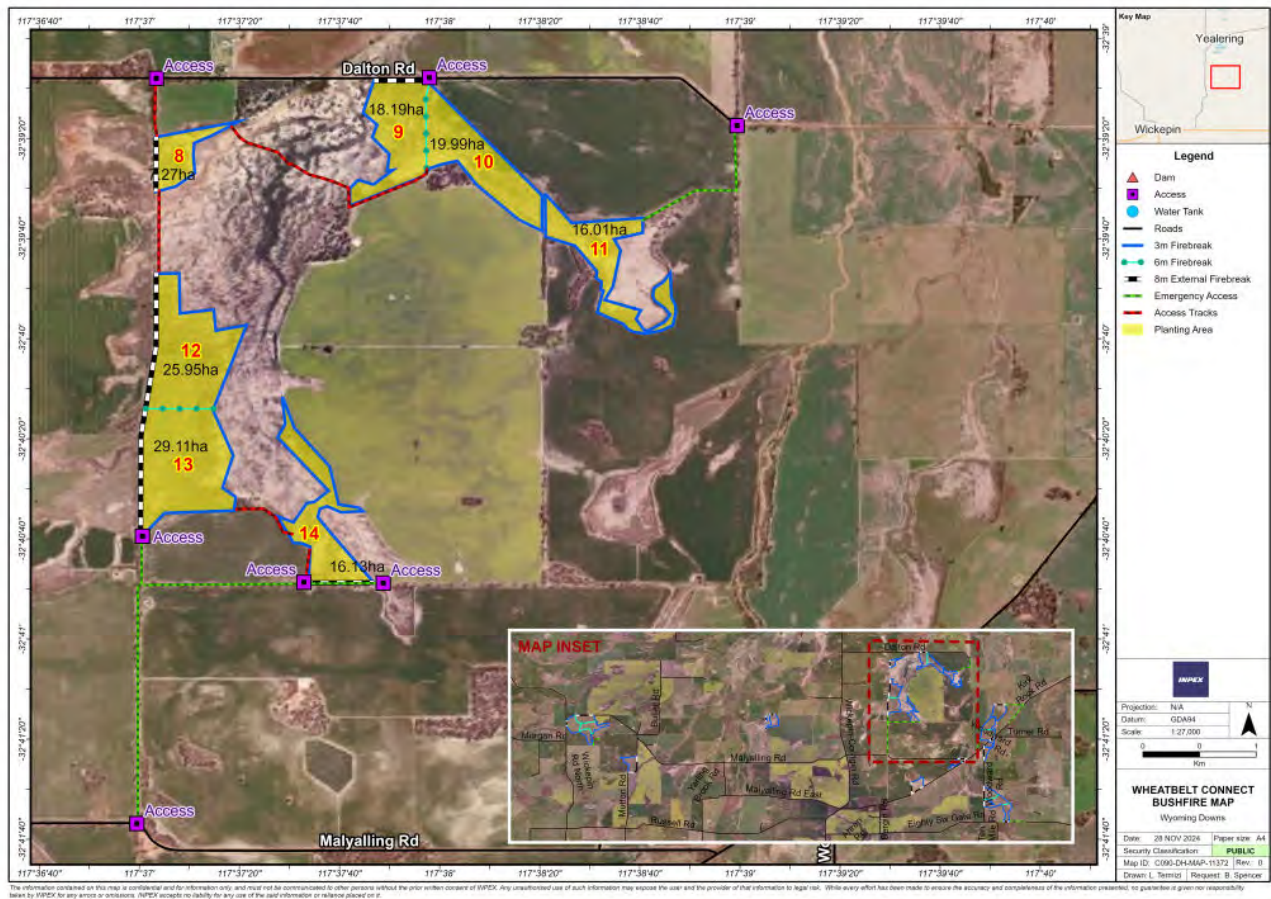


Figure 5: Bushfire Management Plan Map (refer figure 3 yellow inset)



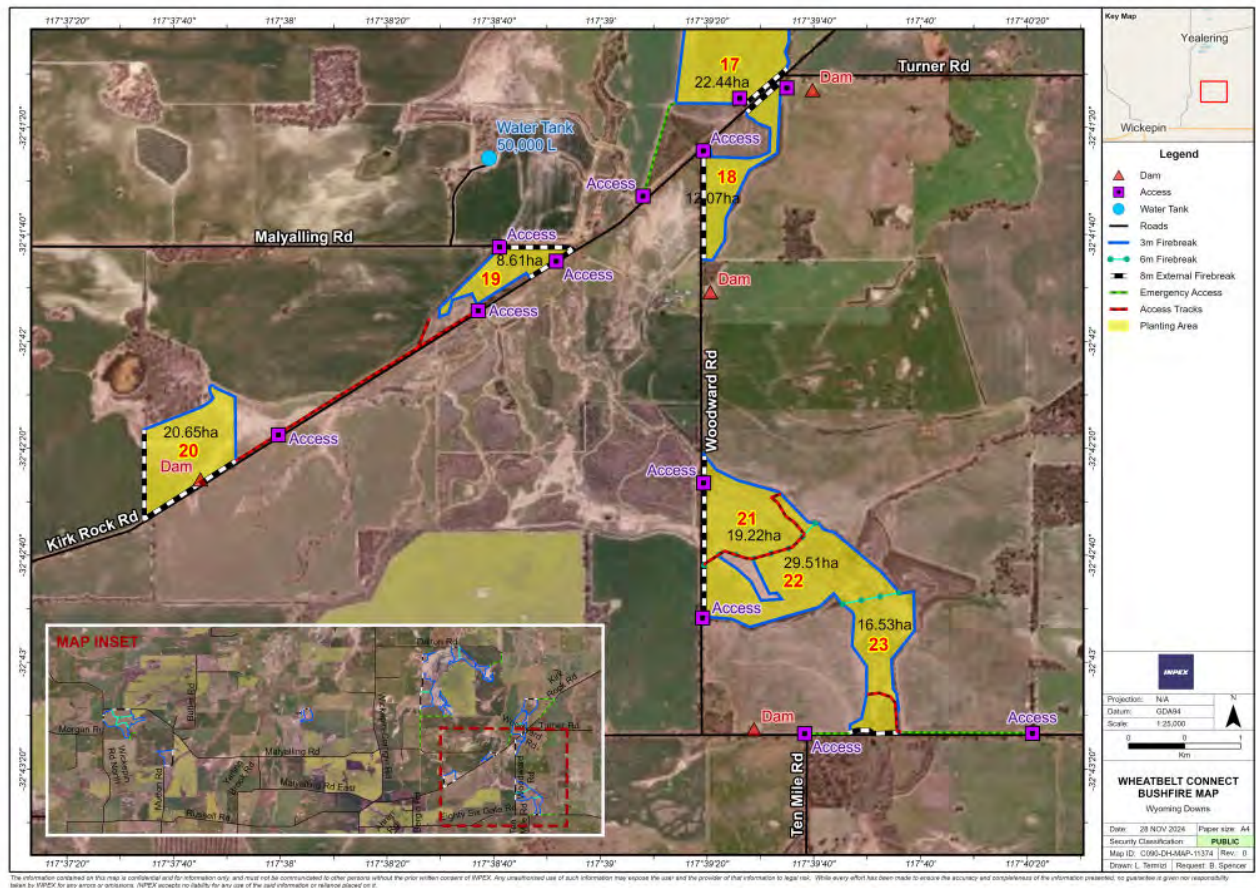


Figure 8: Bushfire Management Plan Map (refer Figure 4 pink inset)

3 Contact Details

3.1 Local Fire Agencies

Agency	Address	Phone	Contact Person
For all fire emergencies		000	
Department of Fire and Emergency Services (DFES)	Western Australia	13 33 37	
Shire of Wickepin	77 Wogolin Road, Wickepin 6370	9888 1005	
Shire of Wickepin	77 Wogolin Road, Wickepin 6370	0427 881 800	Chief Bush Fire Control Officer - Trevor Leeson
Shire of Wickepin	77 Wogolin Road, Wickepin 6370	0427 886 796	Deputy Chief Bush Fire Control Officer - Luke Lansdell
Wickepin Ward		0428 881 097	Phillip Russell
Wickepin Ward		0476 610 080	Toby Russell
Yealering – 86 Gate Ward		0429 890 066	Jim Hamilton
Yealering – 86 Gate Ward		0427 886 045	David Stacey
Yealering – 86 Gate Ward		0428 191 209	Todd Mullan
Yealering – 86 Gate Ward		0447 195 138	Callan Sims

3.2 Neighbour Contact Details

Paddock Number	Name	Address	Phone number
1	Contact Details to be completed		
2			
3			
4			
5			
6			
7			
8			
9			
10			

Paddock Number	Name	Address	Phone number
11			
12			
13			
14			
15			

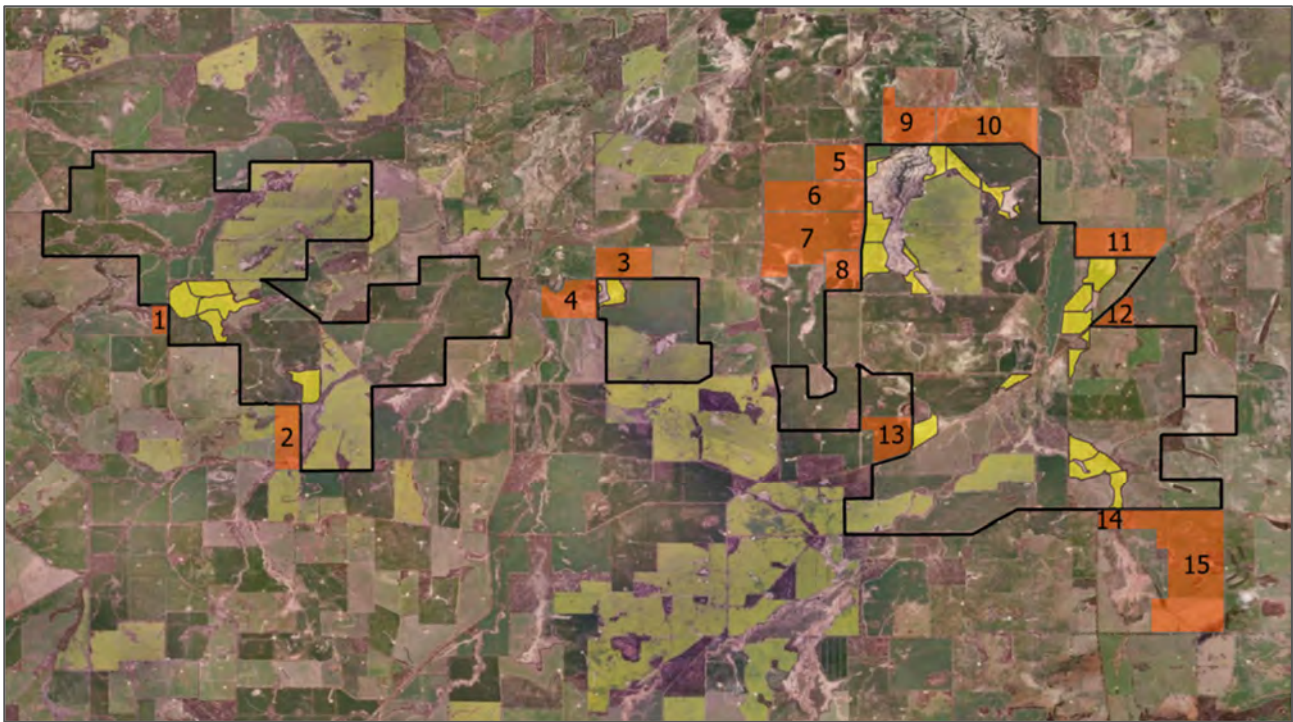


Figure 9: Location of Neighbours

4 Fire Risk Management

4.1 Ignitions Risks

The main ignition risks 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. cigarette butts) by people.

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 local government 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 Wickepin requirements.
- Refuelling of vehicles will only be permitted at designated refuelling points on the property.
- All workers accessing 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 available <https://www.wickepin.wa.gov.au/services/emergency-services/harvest-ban-information.aspx>

4.3 Seasonal Fuel Load and firebreak assessment

At the commencement of the summer fire season (as determined by the local authorities), an assessment of firebreaks and fuel loads across the property will be completed. Remedial actions to achieve an acceptable level of fire risk and meet Shire of Wickepin 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 as required. 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; communication; and maps detailing routes, muster locations and water points.

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

4.5 Fire Maps

Property Bushfire Management Plan Maps (see Chapter 2.2 above) showcasing access points, tracks, water points, key infrastructure, hazards, and operational layout. This map will be reviewed once the plantation has been established, prior to the 2025 bushfire season and periodically thereafter as part of regular review of this Bushfire Management Plan.

The Fire Advice Maps will be provided to the necessary emergency services (e.g. local bushfire brigade). Copies of the Fire Advice Map (A3 laminated) showing locations of water points, property access points will be installed in information tubing affixed to posts at primary property entry points.

4.6 Firebreaks

4.6.1 Firebreak dimensions

- Wheatbelt Connect has reviewed the firebreak requirements with the Shire of Wickiepin. The following firebreaks will be implemented for the project:
- 3 metre wide fire break surrounding the perimeter of planted trees internal to the property. Note: for adjacent cropping land, there will be an additional 3m firebreak on the other side of the planting boundary
- 7 metre wide fire break either side of powerline and power poles.
- 8 metre wide fire break where the perimeter of the planted trees adjoins the property external boundary.
- 0 metre wide fire break where the plantation adjoins areas of extremely low vegetation (i.e. scalding salt).
- Each compartment of a plantation is limited to an area of less than 30 hectares in size.
 - Adjacent compartment boundaries are to have a 6 meter wide fire break between the compartments.

4.6.2 Firebreak Maintenance

Firebreaks within the plantation will be maintained by Wheatbelt Connect. Firebreaks outside the plantation areas will be maintained by the existing management or their delegate. This will be stipulated as a requirement under the project lease agreement.

All firebreaks must be maintained accordance with the agreement with the Shire of Wickiepin.

- Annually, on or before the date specified by the LGA, landowner to comply with the directives outlined in section 4.6.1 (above) to reduce the outbreak, spread and extension of a bushfire and maintain at that standard until the date specified by the LGA annually under section 33 of the *Bush Fires Act 1954*.
- All plantations 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 plantation.

4.7 Fire Detection, Reporting and Initial Response

In the event of unplanned or loss of control of a planned fire dial 000.

Emergency WA will notify Shire of Wickepin Chief Fire Control Officer or nominated delegate.

The Shire Wickepin 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 landowner/manager. Assistance will 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 Wyoming Downs (refer to Appendix 1 below for location) include the following:

- Emergency shire water supply tanks within 10 km with 2-inch 50 mm outlets
- Extensive water infrastructure network throughout the farm

Table 5 - Equipment for fire and fuel load suppression activities located on the property

Owner	Equipment	Available on-site during agricultural harvest and other fire-risk operations?	Storage location (Address)
Wheatbelt Connect	600L Ute mounted fire appliance	As required	Perth
Local Contractor TBC	Fire Fighting Appliance	As Required	TBC
Local Contractor TBC	Firebreak offset discs / disc harrows or similar	As Required	TBC
Local Contractor TBC	Front End Loader or similar	As Required	TBC

Details to be finalised prior to the commencement of the Bushfire season

4.10 Fuel load management with livestock

It is anticipated that livestock may be introduced to the planting blocks at approximately age three years old, or otherwise when the trees are sufficiently mature to withstand grazing.

Besides controlling weeds, the grazing will have the beneficial effect of reducing fire fuel loads and improving access between the tree rows for vehicles.

Wheatbelt Connect

A joint venture between

