

INITIAL CARBON ASSESSMENT

New Leaf Farm

Wheatbelt, WA

7,805 hectares

PREPARED BY

Nature Layer

naturelayer.com.au · hello@naturelayer.com.au

METHODOLOGY

Mixed tree planting · ACCU Scheme

Reforestation by Environmental or Mallee Plantings · FullCAM method 2024

PROPERTY CODE

CVD-740

Summary

[Interim data](#)[AI assessment](#)

Great scale, check rainfall and value

New Leaf Farm offers great project scale, with over 700k credits achievable across ~6,100 ha, allowing for flexible farming integration. Economics are excellent at lower land values, with ~90% viable under \$20/credit, but are more moderate at the average value, suggesting carbon sweet spots rather than uniform viability. The ~311 mm annual rainfall is marginal, requiring careful species selection.

Our AI assistant is highly trained but can still make mistakes, and this Initial Assessment runs on interim, regional data. Treat the verdict above as a guide for what to look into, not a final answer.



Big enough

Do I have enough land for a viable project? [p.4](#)

Carbon projects only stack up at scale, since the setup costs are fixed. Yours is comfortably large enough to run on its own, without teaming up with neighbours.



295 ha
~50k ACCUs
minimum size

6,134 ha
~712k ACCUs
maximum size



Good value

Is my land good value for carbon? [p.6](#)

This is where we consider your land value relative to how many carbon credits it can produce. The more of your land that scores well, the more freedom you have to plant where it best suits the farm.



5,532 ha
good value at your low
land value, \$1,500/ha



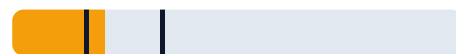
3,063 ha
good value at your
average land value,
\$2,500/ha



Marginal rain

Is there enough rain? [p.8](#)

Trees need reliable rain to grow the carbon we've modelled; yours is marginal, doable with careful species choice. The other desktop checks come at a Detailed Assessment.



311 mm/yr

Past the 250 mm minimum but below the 500 mm recommended rainfall (the two lines).

SHOULD YOU ORDER A DETAILED ASSESSMENT?



Worth a closer look. A Detailed Assessment would confirm whether these interim numbers hold up.

[Order a Detailed Assessment →](#)

No link? Go to app.naturelayer.com.au, choose **Assess my property**, and enter property code **CVD-740**.

Where the numbers come from

[Interim data](#)

Every figure in this report starts here: the carbon your cleared land could grow from planting trees.

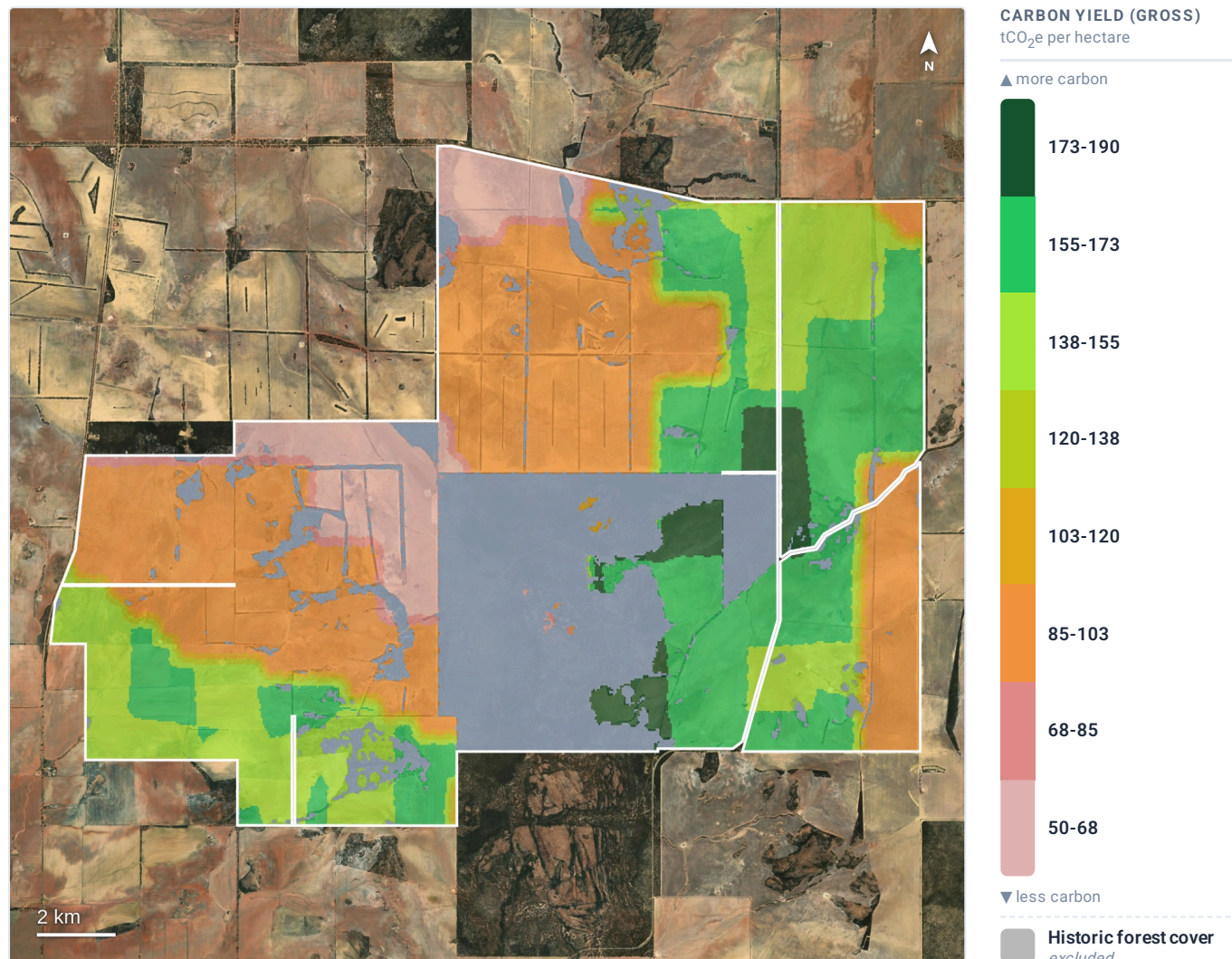


FIG 1 Modelled gross carbon yield across the property

100-YEAR PERMANENCE

How we model your carbon

The Government's model

The colours come from **FullCAM**, the Full Carbon Accounting Model, the computer model the ACCU Scheme uses for tree plantings like these. We have an indicative national yield map, for a generic mixed species block planting, that we clip to your property to show what a mixed tree planting project would store on each pocket of your land.

What drives the colours

The FullCAM model is computed from a huge range of data sources, such as rainfall, soil, historic tree growth data and much more. That mix shifts across a property, which is why one paddock can out-grow another: greener zones simply grow more carbon according to the FullCAM model. Under this methodology, what the model says you get, is what you get!

[Interim data](#)

HOW EXACT ARE THESE NUMBERS?

These coloured zones are modelled from **national datasets**, not yet fine tuned to your land, so every figure here is an estimate, typically within **5–10%** of the actual FullCAM yield, and it can move in either direction. It will also vary dependant on your final tree species selection and plot locations etc. An Initial Assessment is a starting point, **not a guarantee**: A Detailed Assessment, which runs FullCAM at six points on your land to validate the yield map, can give you a more accurate picture before you commit.

01 PROJECT SIZE

INTERIM DATA

Do I have enough land for a viable project?

Carbon projects live or die on scale: usually **total credits** is the first place to start when considering viability. This page shows the four bands of project size as a guide to viability, and explains why country that grows more carbon per hectare earns its place faster. Overleaf: your property zone by zone, and how much of it needs to be planted to reach each of the bands.

Why size matters

Carbon projects carry substantial fixed costs to set up and run, planning, surveys, registration, monitoring and ongoing reporting, and these are much the same whether a project produces **50,000** or **500,000 ACCUs**. That makes small projects hard to justify on their own, so project partners gauge a property by its **total ACCU potential**, broadly grouped into four bands of partner appetite. "A partner" here means a share-farming or lease arrangement. The alternative is running the project yourself, where similar feasibility would apply.

Too small

Under 50,000 ACCUs

Tough to stack up at this size, with the project's fixed costs hard to cover from the total ACCUs. Probably too small to attract a partner, even teamed up with neighbours, though there's an outside chance. You could still consider a self directed project, if the numbers work on your place.

Borderline size

50,000 – 150,000 ACCUs

Worth a look, but viability sits on the edge at this size. Some partners might take interest, usually only if you team up with neighbouring land to build scale. Doing it yourself is an option if the carbon numbers on your land are strong, or you can plant trees yourself to keep costs down.

Good size

150,000 – 300,000 ACCUs

A solid size where the numbers can stand on their own. Big enough that partners will back it without needing neighbours, so expect genuine interest for leasing your land or a carbon sharefarming partnership. Just as workable as your own project if you'd rather run it yourself.

Great size

300,000+ ACCUs

A large project with strong economics at this scale. It will likely draw serious partner interest, often several competing to work with you. Just as viable to run yourself, with the scale to do it well.

YOUR MAXIMUM, ~712K

Same credits, fewer hectares wins

Planting costs are incurred **by the hectare**, so when two properties grow the same total credits, the one that does it on less land needs far less establishment capital. This greatly increases viability.

FARM A

500 ha of modest yielding country

100,000 ACCUs

500 ha to plant

FARM B

200 ha of strong yielding country

100,000 ACCUs

200 ha to plant

Same credits, less than half the establishment cost: Farm B wins the viability race on tree planting costs, though the underlying land value is also a consideration (**explored in section 2**). At a headline level, financial viability is about: - Total carbon yield being enough to cover fixed overhead costs (regulation etc) - Smallest area planted, to achieve desired carbon yield - Lowest land value, for highest carbon yield (value for money).

01 PROJECT SIZE

[INTERIM DATA](#)

New Leaf Farm's zones, and what they add up to.

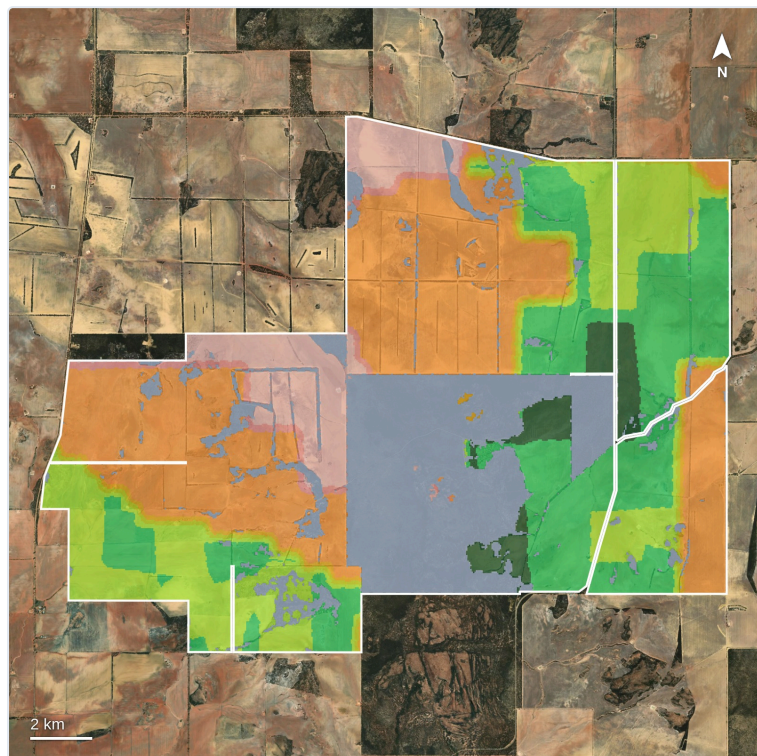


FIG 2 Carbon yield by zone across the property

Hectares and ACCU potential by zone

100-year permanence

ZONE tCO ₂ e/ha	HECTARES	ACCUS IF PLANTED
173-190	255	44k
155-173	1,539	239k
138-155	1,171	162k
120-138	139	17k
103-120	126	13k
85-103	2,239	199k
68-85	110	8k
50-68	555	31k
Forest (see glossary)	1,671	excluded
Total eligible	6,134	~712k

How much of your land is needed to reach each band

You rarely need to plant everything. The range below shows how much of your land you would plant to reach each viability band, from planting your **highest-yielding zones first** (using the smallest possible land area) to your **lowest-yielding first** (using the most land).

Too small Under 50,000 ACCUs	Borderline size 50,000–150,000 ACCUs	Good size 150,000–300,000 ACCUs	Great size 300,000+ ACCUs YOUR MAXIMUM, ~712K
Under 295 ha stays below 50k ACCUs	295–790 ha 5–13% of land ✓	941–1,916 ha 15–31% of land ✓	1,922–3,400 ha 31–55% of land ✓

[Interim data](#)

WHAT THIS MAP CAN'T SEE YET

We screen out land with evidence of historic forest cover, using coarse national datasets that aren't always accurate at a paddock level. We don't yet cut out waterways and dams, tracks, buildings, fences, rocky ground, shrubs, and other country you would never plant. So a zone can show carbon over a lake or a shed. **Treat the eligible hectares here as a starting point**, not a planting plan. Only an on-ground forester assessment can accurately determine plantable area in each yield zone, this comes later.

02 VALUE FOR MONEY

[INTERIM DATA](#)

Is my land good value for carbon?

Land is the one carbon-project cost we can measure today; the rest is quoted project by project. This page shows where land sits among a project's costs, and how we benchmark it the way carbon developers do: **dollars of land behind each credit**.

Overleaf: every paddock of yours graded at the two land values you provided.

What a carbon project costs

Design & registration ONE-OFF

Management & reporting ~ 25 YRS

Site prep & planting ONE-OFF

Upkeep ~ 25 YRS

■ Admin & compliance

Feasibility, design and registration to stand the project up, then reporting and audits to stay compliant. Largely fixed whatever the project's size, and quoted project by project.

■ On the ground

Site preparation: first, earthworks and weed control, then planting the seedlings. Upkeep follows for the life of the project: firebreaks, fencing and ongoing weed control. Usually costed **per hectare** and varying hugely with terrain, detailed costing is only possible after on-site inspection by experienced tree planters.

Your land

★ MEASURED HERE

■ The value of land you commit

The opportunity cost of putting this land into trees: measured here as the equivalent price to buy it outright. Usually the biggest cost of all, and the one that matters most for early assessment.

How we benchmark your land

Land cost per credit is a **ratio**, what your land is worth set against the carbon it can grow. This is how you can compare the high level economics of one parcel of land to another, how we benchmark properties. It is a blunt benchmarking tool, and doesn't consider suitability or tree planting costs. But, it is ideal for a quick first-pass assessment.

Land value
\$ per hectare

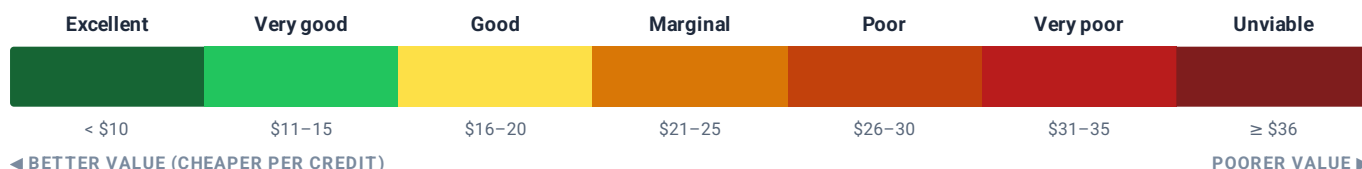
÷

Carbon yield
ACCUs per hectare

=

Land cost per credit
\$ per credit · lower is better

To generate the tiers below, we benchmarked the land value and carbon yield of **hundreds of registered carbon projects**, and ranked them from excellent to unviable land cost per credit. The lower your figure, the better the value:



02 VALUE FOR MONEY

INTERIM DATA

Every paddock, benchmarked for value.

The maps below grade every part of your property against the land cost per credit benchmark, at the two different land values you provided. They show where carbon stacks up, and where your sweet spots are (**green zones**).

Cost per credit across your property

Lower is better, so **look for green and yellow**, that is where your land is good value. The left map uses your **low** land value (your weaker paddocks), the right your **farm average**.

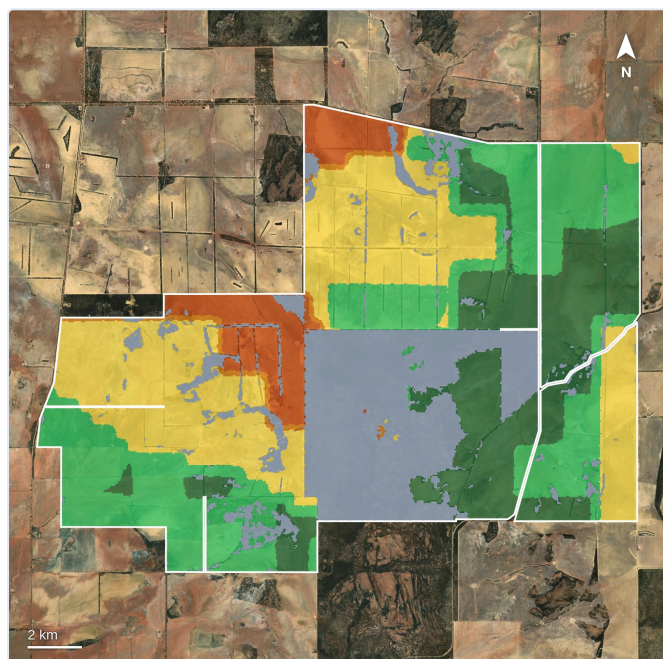


FIG 3 At your low land value - \$1,500/ha

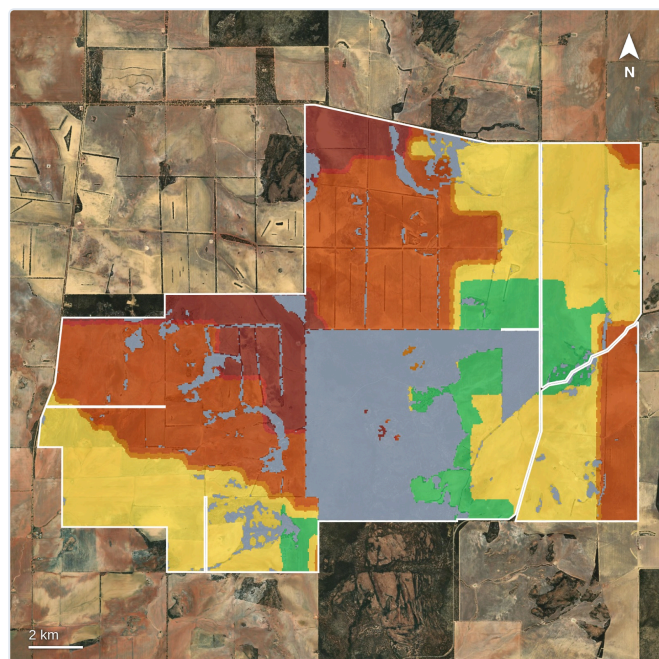
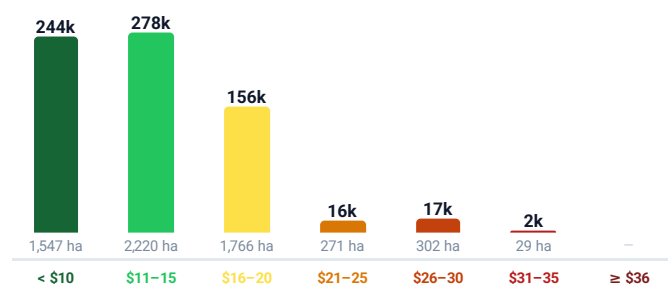
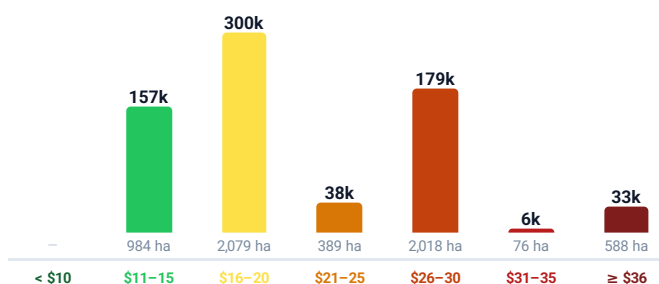


FIG 4 At your average land value - \$2,500/ha



Hunting for sweet spots

At your low land value

The map directly above prices every zone against your **weakest land value**, the cheapest carbon you can make. If green and yellow zones correspond to the lower land value areas on your farm, you have found carbon farming sweet-spots, the most ideal place to plant trees from an economic perspective. Orange zones can still be feasible, depending on tree planting costs and other risk factors.

At your average land value

The map directly above prices every zone against your **average land value**, a tougher test. Look at the green and yellow zones: would you consider turning that land over to trees, even at this higher value? If so, you may have found a carbon sweet spot. Orange zones can still be feasible, depending on tree planting costs and other risk factors. If you are mostly seeing red, carbon planting only makes economic sense on your lower productivity land (the previous map).

Land cost only. Remember that this is a blunt measurement of the land's value relative to carbon yield. Many other factors play into the eventual decision on where best to

03 SITE SUITABILITY

[INTERIM DATA](#)

Is there enough rain?

Rainfall does more than anything else to decide whether young trees survive their first summers, and it is the one suitability factor this Initial Assessment measures directly. The scale below shows where your property sits.

Where your rainfall sits

Long-term annual average from the assessment's climate dataset, drawn from decades of records rather than a single year.



At **311 mm/yr**, New Leaf Farm sits in the marginal band. Trees can establish here, but it takes careful species selection and a realistic view of first-summer risk, exactly the kind of call local knowledge settles.

Rainfall is a guide, not the whole answer

Soil and species move the line both ways. Lower rainfall on light, sandy soils with well-matched local species can do better than higher rainfall on heavy clay with the wrong species. Below about 250 mm is difficult as a broad rule, but proven local plantings and the right species mix can change that, so local advice on species and soil is what makes rainfall meaningful.

The bar is forest, not just survival. Carbon credits need the planting to reach genuine forest cover, 20% canopy at 2 m height, and hold it for decades. So what matters is long-term establishment across the site, not just seedlings making it through their first summer.

CONFIRMING SUITABILITY ON THE GROUND

Both the Initial Assessment and a Detailed Assessment are desktop reviews using the best available data. Confirming suitability on the ground is a separate step, usually handled by a carbon partner as part of their own due diligence, or by you engaging a local forester directly. Our Connect Service can tender your de-identified farm plan to pre-qualified partners, or point you to a forester for fee-for-service ground-truthing.

What should I do next?

You've completed your **Initial Carbon Assessment**, the free desktop read of your property's carbon potential. The timeline below shows where that sits on the wider journey, with our honest read on the step worth taking for New Leaf Farm.

ASSESS



Initial Carbon Assessment **COMPLETE**

The desktop assessment you're reading now: carbon potential, scale and value for money.

[Browse your results online →](#)

No link? Go to app.naturelayer.com.au
choose **Assess my property**
property code **CVD-740**



OUR RECOMMENDATION

Worth a closer look

Worth a closer look. While the property has great scale and excellent economics at lower land values, the marginal rainfall and less robust value-for-money at the average land value mean it's not a clear 'yes'.



Detailed Assessment **YOUR NEXT STEP**

The deeper desktop study that turns this interim read into a partner-ready case.

- ✓ Validated, site-specific carbon yields
- ✓ Zone-by-zone earning potential
- ✓ Six further desktop checks

[Order a Detailed Assessment →](#)

No link? Go to app.naturelayer.com.au
choose **Assess my property**
property code **CVD-740**



Ground truthing **OPTIONAL**

We can connect you with an independent local expert to check the numbers on the ground, or move straight to Connect if you'd rather.

CONNECT



Competitive tender

We put your verified plan to pre-qualified carbon developers and compare their offers side by side, to get you the best deal.

CAPITALISE



Project finance

You are now a carbon asset owner, and have new options. We can source an offtake contract to secure your future carbon revenue, or you can get paid upfront for your carbon credits, to get access to capital right now.

What a Detailed Assessment adds

Everything in this Initial Assessment is read from coarse regional data and covers only the rainfall element of site suitability. A Detailed Assessment firms up the numbers and works through the more detailed checks that decide whether a project can go ahead.



Carbon yield

 Validated data

A Detailed Assessment runs six live FullCAM points on your country and recalibrates the carbon yield map to match, turning a regional estimate into a more accurate yield modelled against your property's data (increases yield accuracy by 5-10%).



Earning potential

A Detailed Assessment models the earning potential zone-by-zone across your farm, so you can see where a carbon revenue stream outweighs your current land use. It also explains the factors that influence the earning potential range.

Rainfall is the one site factor this Initial Assessment measures directly. It matters most, but it isn't the only thing that can stop a project. **A Detailed Assessment works through six other critical factors:**



Soil type

What the ground can hold and grow. Clay and sand carry trees very differently.



Slope

How steep the country is: it shapes planting access and costs.



Pre-1750 vegetation

Whether this land carried forest before clearing: good evidence it can again.



Land tenure

Freehold, leasehold or pastoral lease. Some methods only work on certain tenure.



Native title

Who must be consulted, and the steps that come before any project.



Nearby projects

Activity around you: market signals, and the chance to combine with neighbours.

[Order a Detailed Assessment →](#)

No link? Go to app.naturelayer.com.au
choose [Assess my property](#)
property code **CVD-740**

Important information

Before you act on anything in this report, read this page. An Initial Assessment is a desktop screening, not a feasibility study. It tells you whether a carbon farming project is worth a closer look. **It does not tell you whether to go ahead.**

What this document is

This Initial Carbon Assessment is an indicative desktop analysis of your property's potential as a mixed species tree planting carbon project. We've modelled likely carbon yield, project scale, and value-for-money under share-farming partnership assumptions, using the Reforestation by Environmental or Mallee Plantings (FullCAM) 2024 methodology under the ACCU Scheme. **The figures are scenario-based and meant to support an early conversation with your advisers, not to underwrite an investment decision.**

How we modelled the numbers

[Interim data](#)

Carbon yields are estimated from the FullCAM model at national grid resolution. They are interim figures, approximate within roughly 5–10% of site-level calibration but able to move materially in either direction; a Detailed Assessment runs the FullCAM calibration on your specific site. Land cost per ACCU uses the two land values you entered at property creation. We've assumed a **100-year permanence**, the basis for full crediting; a shorter 25-year commitment is available but earns about 20% fewer credits. All dollar figures are in today's dollars, unadjusted for inflation.

What this document doesn't cover

Plantable area is calculated against your full property boundary, less historic forest cover (2019-2023) from national course datasets. Actual plantable area is always smaller once current forest cover, woody biomass, waterways, infrastructure, slope constraints, and any culturally or biodiversity-significant zones are mapped on the ground. Only land cost is modelled here; establishment costs (typically \$1,500 to \$4,500 per hectare for tree planting alone) and carbon services or compliance fees are not.

Financial product status

Australian Carbon Credit Units (ACCU) are a financial product under the Corporations Act 2001 (Cth). This document is general information only and does not constitute personal financial, legal, or taxation advice. Recipients should seek independent advice from a qualified adviser before relying on any figures in this report.

Who prepared this

Nature Layer is a trading name of Land Generation Pty Ltd (ABN 51 667 894 966), Corporate Authorised Representative of Kakariki Capital Pty Ltd (AFSL 365948). © Land Generation Pty Ltd 2026.

A NOTE ON AI

We can offer this Initial Assessment at no cost because the commentary is written by an AI assistant we trained on hundreds of real property assessments. **The numbers themselves are calculated by tools our specialists built and tested**, so the data can be trusted. Treat the AI commentary as a knowledgeable guide rather than the final word; it can occasionally be wrong, and a Detailed Assessment includes a human review if you'd prefer to get human eyes on the case.

Glossary

Plain-English definitions of the key terms used in this report. The full scheme rules are maintained by the Clean Energy Regulator (cleanenergyregulator.gov.au) and the Department of Climate Change, Energy, the Environment and Water (dcceew.gov.au).

ACCU	Australian Carbon Credit Unit (ACCU). One ACCU represents one tonne of CO ₂ -equivalent stored by your project. ACCUs are the credits a carbon project earns and sells.
Environmental Plantings (EP)	Shorthand for the Reforestation by Environmental or Mallee Plantings 2024 FullCAM method this assessment uses. It credits carbon stored by mixed-species native tree plantings established on land that was not recently forested.
FullCAM	Full Carbon Accounting Model: the Australian Government's model for estimating how much carbon a planting will sequester over time.
Eligible area	The part of your property available for new planting, after removing land that does not qualify, such as land that was recently forested.
Historic Forest	Land that has held forest anytime within the last 5 years. The EP method credits planting on land that was clear, so this area is excluded and shows grey on the size chart.
Carbon yield	How much carbon a planting is expected to sequester, measured in tonnes of carbon dioxide equivalent (Co2e) per hectare. It is the basis of the carbon potential shown in this report, and is then reduced depending on the chosen permanence period.
Establishment costs	The one-off cost of preparing ground and planting trees, usually costed per hectare. Not modelled in an Initial Assessment.
Landowner share	The proportion of ACCUs you keep after any split with a project developer or facilitator who runs the project on your behalf.
Share farming	A partnership where you provide the land and a service provider runs the carbon project, with the resulting ACCUs shared between you.
Land cost per ACCU	Land value (\$/ha) divided by carbon yield (ACCU/ha). It shows how much land sits behind each credit, the value-for-money lens used in this report.
Sweet spot	Country where low land value meets decent carbon yield: the cheapest credits on your place. The Value for money maps show where to look.
Market interest	How attractive your total ACCU potential is to project partners (like carbon project developers), graded in four tiers from Too small (under 50,000 ACCUs) to Great size (over 300,000).
Permanence period	How long the carbon must be kept in the ground: 25 years, or 100 years as this report assumes, which earns a higher share of credits.
Clean Energy Regulator (CER)	The Australian Government body that administers the ACCU scheme and registers carbon projects.
Detailed Assessment	The paid, more detailed, desktop assessment that verifies these estimates with FullCAM calibration and additional site data.



© 2026 Land Generation Pty Ltd (t/a Nature Layer). All rights reserved.