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Native Vegetation Clearance

Cottage Lane, Hackham

Residential Subdivision

Data Report

Clearance under the *Native Vegetation Regulations 2017*

26 April 2022

Prepared by JS Ayre & Associates



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1. Application information

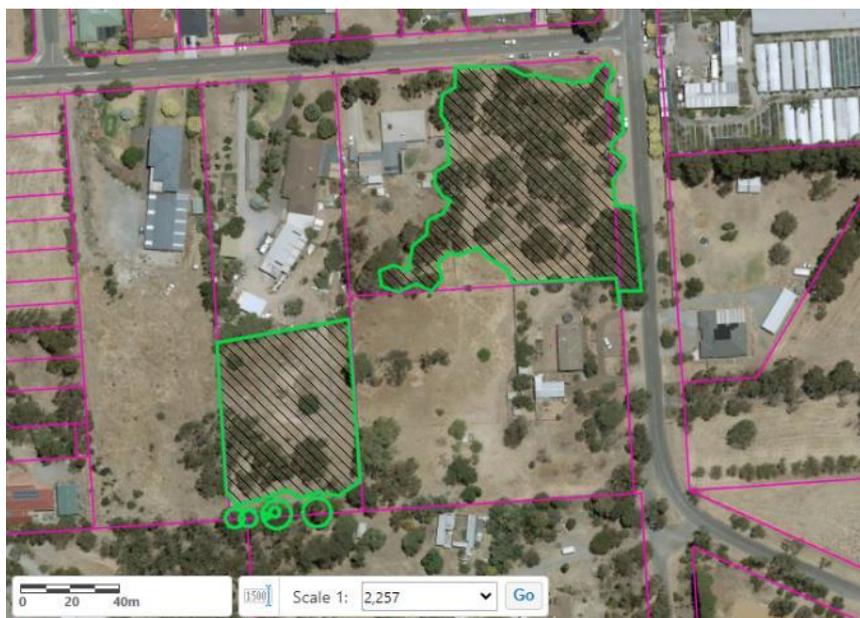
Application Details

Applicant:	Albert Sarkis, The Sarkis Building Service		
Key contact:	Albert Sarkis		
Landowner:	The Sarkis Building Service Pty Ltd, Unit 4, 121 the Cove Road Hallett Cove		
Site Address:	76-80 Cottage Lane and 74 Cottage Lane, Hackham 5163		
Local Government Area:	City of Onkaparinga	Hundred:	Noarlunga
Title ID:	CT 5753/429; CT 5762/552	Parcel ID	Sec D16670 AL1 ; D16330 AL17

Summary of proposed clearance

Purpose of clearance	Clearance required for a residential subdivision, including new allotments and all associated infrastructure likely to be necessary as part of the subdivision.
Native Vegetation Regulation	Regulation 12, Schedule 1; clause 35, Residential Subdivision
Description of the vegetation under application	<u>Size, type and general condition</u> – Clearance of 1.296 ha of Grey Box (<i>Eucalyptus microcarpa</i>) Woodlands in fair to poor condition; 5 large Grey Box and one small Golden Wattle (<i>Acacia pycnantha</i>) trees potentially impacted
Total proposed clearance - area (ha) and number of trees	1.296 ha and 6 scattered trees are proposed to be impacted
Level of clearance	Level 4
Overlay (PI and Des Code)	Native Vegetation Overlay

Map of proposed clearance area



Mitigation hierarchy	Retention of natural levels to avoid/reduce impacts on private property trees.
SEB Offset proposal	Payment of <u>\$58, 743.54</u>

2. Purpose of clearance

2.1 Description

The proposed clearance is to facilitate the subdivision of two allotments, parcels D16670 AL1 and D16330 AL17 at 74 and 76 – 80 Cottage Lane, Hackham, into 42 allotments to provide for residential development. The existing allotments are 0.9992 and 1.0184ha in size. The relevant Native Vegetation Regulation and Assessment Guidelines require assessment of all native vegetation potentially impacted by the proposal, including clearance for fencelines, infrastructure, and access. 1.296 ha and 6 scattered trees are included in this application for clearance or impact.

2.2 Background

The site is located east of Main South road at Hackham, on the fringe of urban and commercial development. Both blocks have houses and associated sheds dating from the mid-late 20th Century, which will be retained but developed around, and there are substantial amenity plantings within the vicinity of both houses, and on the boundaries of the blocks.

The concept plans show 10 allotments to be developed/modified, and a further 32 allotments to be developed in future stages. All impacts on vegetation likely from the subdivision, immediately and in the future, have been included in this assessment.

2.3 General location map

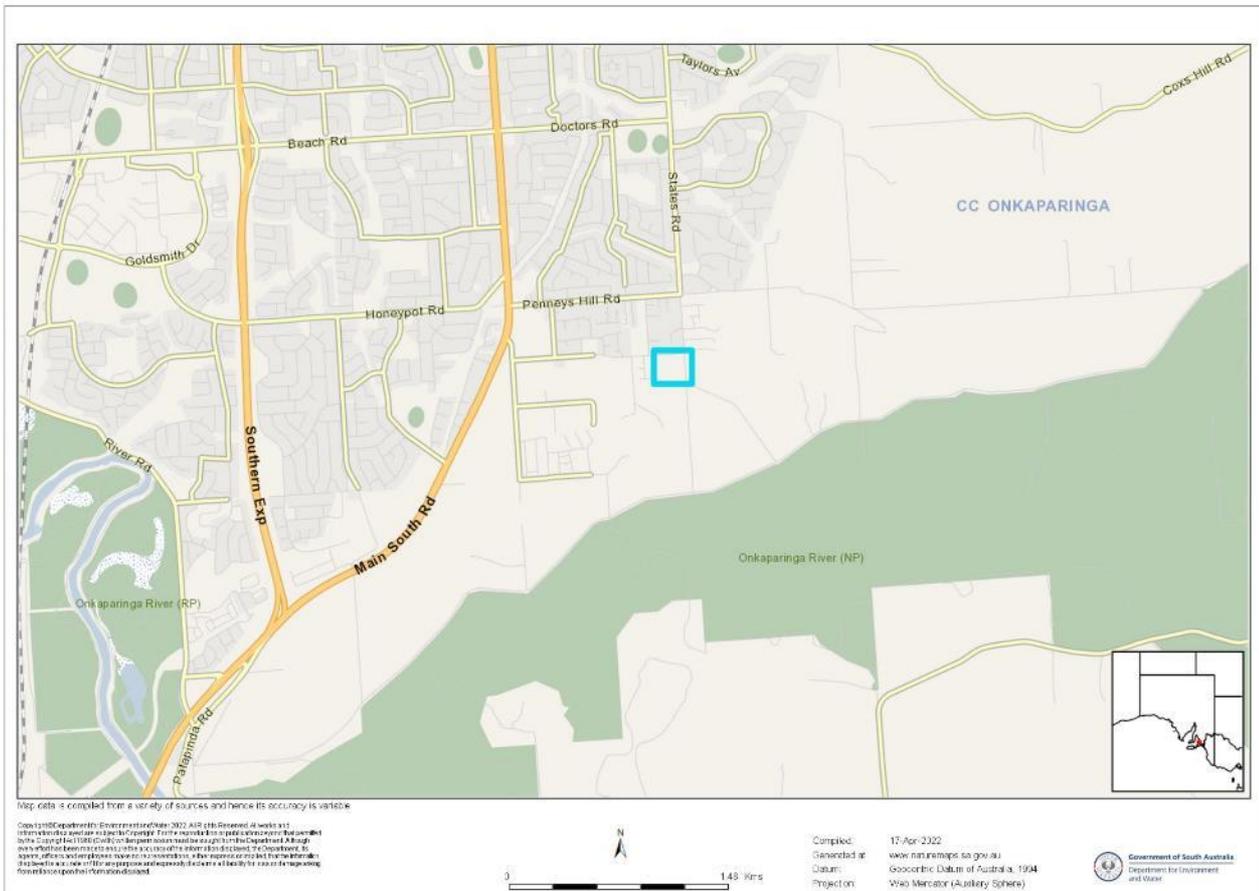


Figure 1. Site location (blue outline)

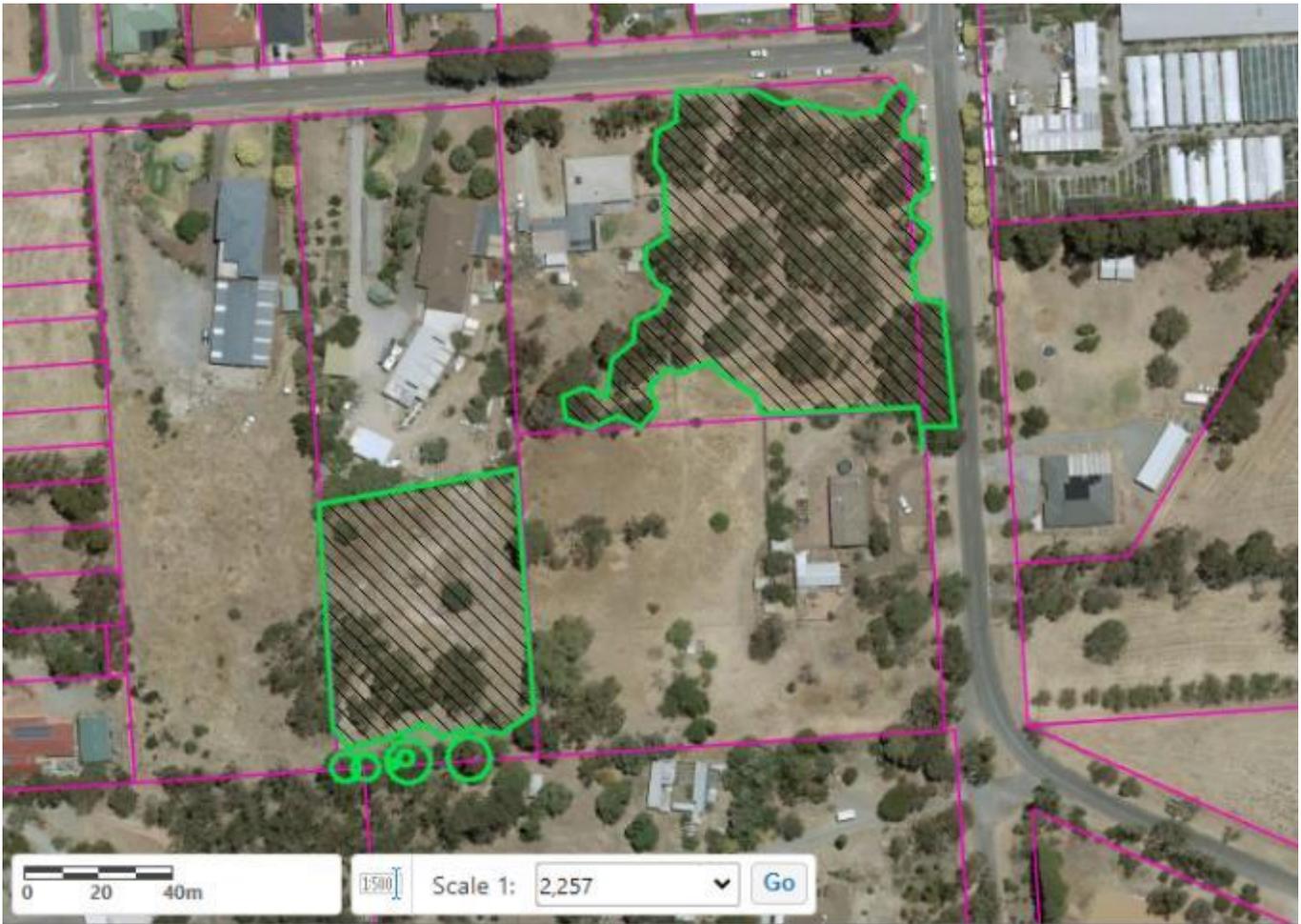


Figure 2. Location of vegetation assessed

2.4 Details of the proposal

Figure 3 presents the layout of the proposed development and shows the intention to create 10 allotments in Stage 1, followed by a further 32 in three further stages. To achieve this, a large amount of native vegetation will require clearance, or will suffer potential impact from boundary fencing, level change, or retention along the southern and eastern boundaries in particular.

Given the size of the proposed allotments, retention of vegetation is unlikely once the blocks are sold and developed. Several trees on the Council verge to the east may be retained if low impact design and construction methodology can be applied, but given that detailed construction designs are not available, and that these methods are often more costly, these trees have been included, as per the Guidelines, as potential clearance.

The site slopes toward west and cut and fill may be required in order to build houses on the allotments, reducing the opportunity to retain large trees. Trees on private property to the south, whilst potentially impacted by fencing, have been applied a reduced loss factor to acknowledge their retention with minimal impact.

There is limited opportunity to avoid clearance if the proposal is to be economically feasible.

2.5 Approvals required or obtained

- Native Vegetation Act 1991 – this report is in partial fulfilment of this Act. Naturemaps shows no previous clearance approvals in the vicinity
- Planning, Development and Infrastructure Act 2016 (Development Application No. TBA)

2.6 Native Vegetation Regulation

Regulation 12, Schedule 1; clause 35, Residential Subdivision

2.7 Development Application information (if applicable)

Identify to Zone - Residential; and Overlay - Native Vegetation Overlay.

3. Method

3.1 Flora assessment

Following a review of background information and literature, a 5.5 hour site assessment was undertaken on 4th April 2022 by Jackie Ayre of JS Ayre & Associates. The scope of works was outlined by the client prior to the field survey and informed by research using NatureMaps and Google Earth street view. The survey involved a general assessment of the remaining bushland and scattered trees on the site, including identification of possible habitat for species of conservation significance.

An online search was undertaken for Environment Protection and Biodiversity Conservation (EPBC) Act "Matters of Environmental Significance" and an interrogation of the Atlas of Living Australia (AoLA) and the BDBSA databases was completed as background to the field assessment. Six threatened plant species were recorded in the database search. Two species of *Austrostipa* were listed, and whilst Spear grasses were found on the site, identification to species level was precluded by the absence of identifying features. It is possible, but unlikely, that the Spear grass species found is threatened. None of the other listed were found on site nor are likely to be present.

3.2 Fauna assessment

A review of databases including the EPBC Act "Matters of Environmental Significance", AoLA and BDBSA was undertaken prior to the site visit to establish fauna species known, or considered likely, to occur at the site. A dedicated hour of fauna survey, plus opportunistic observations were made to determine fauna present or in the vicinity. All observations, calls and evidence of presence were recorded as field notes. Bird species were recorded when heard calling, or when observed within, adjacent to, or flying over the site. If hollows were found, closer inspection with binoculars was undertaken. Forty-two listed species were recorded within 5km since 1995, however this large number is considered due to the proximity of the Onkaparinga River National Park. Species which are wetland dependent; require habitat not present on the site; or are subspecies not occurring in the area were discounted. See Part 4.2 and Appendix 1 for further details.

4. Assessment Outcomes

4.1 Vegetation Assessment

General description of the vegetation, the site and matters of significance

- *Landform, geography and soils*

The site exhibits a moderate slope from east and SE to west and NW, with contours from 134 to 120 above sea level. It is described as undulating to gently rolling rises within a tertiary depositional basin with sands, sandy clays and limestone soils.

- *Landform feature of significance (rivers, creeks, rocky outcrops, etc.)*

Two streams run to the northeast and southwest of the site, respectively; both are of stream order 2. The Onkaparinga River runs less than 2km to the south. There are no substantial rock outcrops on or in proximity to the site.

- *General overview of the vegetation under application as a whole (e.g. contains x number of vegetation associations / trees)*

The vegetation assessed consists of one vegetation association – *Eucalyptus microcarpa* woodland, with sparse *E. odorata*/*E. porosa*, *Allocasuarina verticillata* and *Acacia pycnantha*, over primarily exotic grassland with small patches of native grasses.

- *General description of the vegetation relating to type and condition (i.e. is the vegetation relatively homogeneous, or there significant variation)*

The site assessed is divided into a southern and a northern block. On the southern block, the association is more degraded with mature and regenerating Olives and a few Bridal Creeper plants, and few small patches of native grasses, whereas the northern block has a more intact tree canopy with larger patches of native grass and less soil disturbance.

- *Provide a description of the landscape context for the vegetation (e.g. isolated patch of vegetation in cropping landscape) and proximity to protected areas (Conservation Parks, Heritage Agreements, etc.)*

The vegetation forms the northwestern fringe of remnant vegetation which exhibits less disturbance the further it is from suburban development. Trees become scattered toward north and west, with vegetation density increasing generally, to the south and east. Several corridors along creeklines and across properties not yet developed provide links to the greater Onkaparinga River National Park to the southeast. The Onkaparinga River Recreation Park is to the southwest; there are no heritage agreements in the vicinity of the site.

Details of the vegetation association and scattered trees proposed to be impacted

Vegetation Association

Vegetation Association 1; *Eucalyptus microcarpa* woodland.



Photo 1. Facing south, near the boundary of the western allotment.



Photo 2. Facing southeast within the eastern allotment.



Photo 3. Facing west, showing one of two patches of *Themeda triandra*, with an Olive in the background



Photo 4. Facing north, showing some of several small patches of *Rytidosperma sp.*, as present across the site particularly on the eastern allotment.



Photo 5. Facing west, showing storm damage and clean up (mid-frame)



Photo 6. Facing south, vehicular disturbance resulting in loose soil and rills of earth



Photo 7. Facing northwest, showing storm damage and clean up

<p>General description</p>	<p><i>Eucalyptus microcarpa</i> is the dominant Eucalypt, with a few <i>E. odorata</i>/<i>E. porosa</i>/<i>E. camaldulensis</i>, <i>Allocasuarina verticillata</i> and <i>Acacia pycnantha</i> occurring across the site. Mid- and understorey species include very sparse <i>Austrostipa sp.</i>; small patches of <i>Themeda triandra</i>, and up to 15% of the entire site consisting of <i>Rytidosperma sp.</i> A single <i>Calytrix tetragona</i> was found on the border between the southwestern allotment and a neighbouring eastern block.</p> <p>There was evidence of vehicle movement across the southern block in particular, with resulting significant soil disturbance. Indications of storm damage is present with many large broken branches from remnant trees, and there appear to have been attempts to clean up the damage, with saw cuts evident.</p> <p>Minor rabbit mounds and scats were noted. Many common weed species were also present, and these dominate the ground layer. A few mature and regenerating Olives were found, as were three single Bridal Creeper plants.</p>				
<p>Threatened species or community</p>	<p>No threatened flora or fauna species were observed during the assessment; however evidence of the Common Brushtailed Possum was observed, and one <i>Austrostipa sp.</i> (not ID'd to species level) occurred on the site (two listed <i>Austrostipa spp.</i> are recorded as occurring in the area). The EPBC Act listed '<i>E. microcarpa</i> Grassy Woodlands and Derived Native Grasslands of SE Australia' community is listed as likely to occur, however when applying the Grey Box (<i>E. microcarpa</i>) Grassy Woodlands Assessment Flowcharts, the remnant does not meet the criteria for the listed community. See Appendix 3.</p>				
<p>Landscape context score</p>	1.09	Vegetation Condition Score	32.91	Conservation significance score	1.10
<p>Unit biodiversity Score</p>	39.45	Area (ha)	1.296	Total biodiversity Score	51.13

Tree ID – 1	
Tree spp: <i>Eucalyptus microcarpa</i>	
Number of trees: 1	
Height (m): 16	
Hollows: 1 large, 2 medium and 2 small)	
Diameter (cm): 80	
Canopy dieback (%): 20	
Total Biodiversity Score:	
<p>Photo 8. A very large mature Grey Box, biased to the east with fair structure, in good condition. It is located on private property to the south of the assessment site but is potentially impacted by fencing for new allotments. It has potential habitat value for threatened species. Loss factor estimated at 0.6 (fence footings).</p>	

Tree ID – 2	
Tree spp: <i>Eucalyptus microcarpa</i>	
Number of trees: 1	
Height (m): 17	
Hollows: 0 large, 1 medium and 1 small	
Diameter (cm): 105	
Canopy dieback (%): 15	
Total Biodiversity Score:	

Photo 9. A very large mature Grey Box, with an upright structure, in good condition. Located on private property to the south of the assessment site but potentially impacted by level changes, retention structures, and/or fencing for new allotments. It has potential habitat value for threatened species. Loss factor estimated at 0.6 (fence footings).

Tree ID – 3	
Tree spp: <i>Eucalyptus microcarpa</i>	
Number of trees: 1	
Height (m): 2	
Hollows: 0	
Diameter (cm): 3	
Canopy dieback (%): 10	
Total Biodiversity Score:	

Photo 10. A small Grey Box, in fair condition, suppressed by others. Located on private property to the south of the assessment site, potentially impacted by level changes, retention structures, and/or fencing for new allotments. It has limited current, but potential habitat value for threatened species. Loss factor 1.0 based on worst-case scenario.

Tree ID – 4	
Tree spp: <i>Acacia pycnantha</i>	
Number of trees: 1	
Height (m): 3	
Hollows: 0	
Diameter (cm): 10	
Canopy dieback (%): 0	
Total Biodiversity Score:	
<p>Photo 11. A small Golden Wattle which has broken at approximately 1m from ground level, but still alive. It has low potential to survive the break and offers limited habitat value. Potentially impacted by level changes, retention, or fencing. Loss factor 1.0 based on worst-case scenario.</p>	

Tree ID – 5	
Tree spp: <i>Eucalyptus microcarpa</i>	
Number of trees: 2	
Height (m): 14	
Hollows: 0 large, 1 medium and 1 small	
Diameter (cm): 40	
Canopy dieback (%): 10	
Total Biodiversity Score:	

Photo 12. Two mature Grey Box trees, with an upright structure, in good condition. Located on private property to the south of the assessment site but potentially impacted by level changes, retention structures, and/or fencing for new allotments. It has potential habitat value for threatened species. Loss factor estimated at 0.6 (fence footings).

Site map showing areas of proposed impact

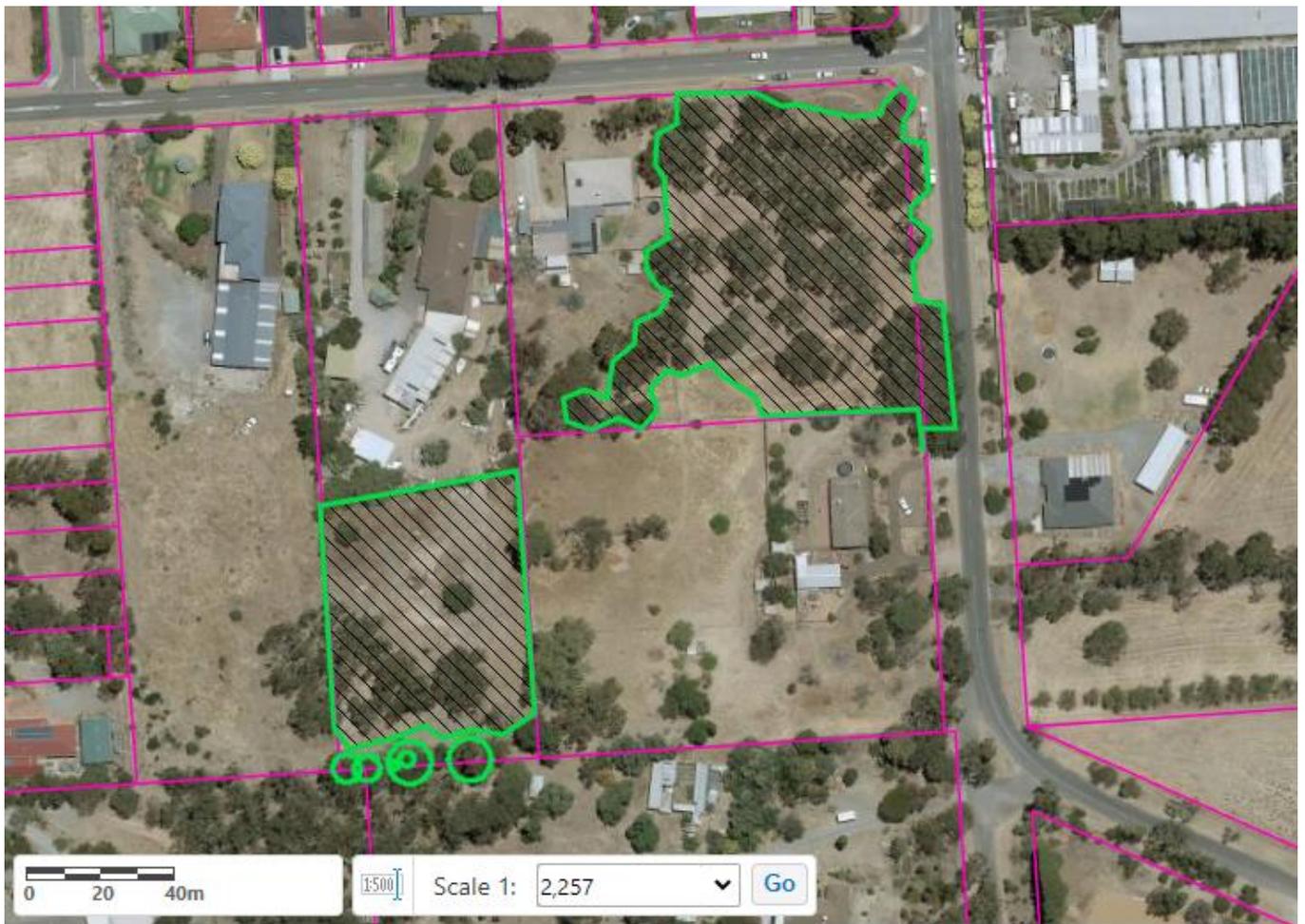


Figure 3. Areas of vegetation (hatched) and scattered trees (circled) potentially impacted.

4.2 Threatened Species assessment

Flora: The EPBC search tool identified the following threatened ecological community as likely to occur within the area.

Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia – ENDANGERED

Grey Box Woodland occurs on both allotments assessed. The community consists of 80% exotic and up to 20% native understorey species. The time of the survey (early April) precluded observation of any winter/spring annual herbaceous species that may be present, but the lack of perennial species in the ground layer indicates the remnant is unlikely to have a significant complement of other ground layer species. Whilst there were a few patches of native grasses, these appeared to be confined to two patches of *Themeda triandra*; a few patches of one species of *Rytidosperma* and one of *Austrostipa* – this species in very small numbers over very few sites.

Mid layer species present included *Acacia paradoxa* (three small and apparently browsed plants) and *Calytrix tetragona* (one individual).

The EPBC assessment flowchart indicates that this remnant is not considered to meet the criteria for the EPBC Act listed threatened ecological community; nor the *Provisional List of Threatened Ecosystems of South Australia's* Endangered "*Eucalyptus microcarpa* Grassy Woodland on cracking clays on plains"¹, due to the lack of diversity of native grass and other herbaceous species in the understorey (see EPBC Grey Box (*E. microcarpa*) Grassy Woodlands Assessment Flowcharts at Appendix 3).

Fauna: seventeen listed species identified in the database search, include the EPBC Critically Endangered, Orange-bellied Parrot; EN Southern Brown Bandicoot; VU Bassian Thrush and Grey-headed Flying-fox; and nine State listed Rare, two VU and one EN.

An hour of dedicated fauna survey, plus opportunistic observations, were made to determine fauna present or in the vicinity. The site was walked in transects with all observations, calls and evidence of presence recorded as field notes. Bird species were recorded when heard calling, or when observed within, adjacent to, or flying over the site. Where hollows were found, closer inspection with binoculars was undertaken. Three of the scattered trees and 12 of the trees within the patch have hollows, with 19 small, 7 medium and one large (basal) hollow observed. Two stick nests were noted in the mid canopy of two trees, and likely to be magpie, raven or possibly small raptor nests.

Three of the listed fauna species are considered highly likely; 5 likely; 8 possible; and 1 unlikely to find habitat amongst the vegetation assessed.

¹ Department for Environment and Heritage (in progress) Provisional list of threatened ecosystems in South Australia. Unpublished and provisional list. Originally Department for Environment and Heritage (2001) Adelaide

Species observed on site, or recorded within 5km of the application area since 1995, or for which the vegetation is considered to provide suitable habitat

Species (common name)	NP&W Act	EPBC Act	Data source	Date of last record	Species known habitat preferences	Likelihood of use for habitat – Comments
<i>Corcorax melanorhamphos</i> White-winged Chough	R		3	2017	Found in open forests and woodlands, preferring wetter areas with lots of leaf-litter for feeding, and available mud for nest building	Likely - feeding resources present in the vicinity, and available mud likely in nearby gullies and the National Park
<i>Coturnix ypsilophora australis</i> Brown Quail	V		3	2011	Prefer dense grasslands, often on the edges of open forests, and bracken. May sometimes be seen alongside roads.	Possible – no dense grassland onsite but potentially nearby in the National Park and surrounding farmland
<i>Falco subniger</i> Black Falcon	R		3	1998	Found along tree-lined watercourses and in isolated woodlands, mainly in arid and semi-arid areas. Roost in trees at night and often on power poles by day	Possible – tree-lined watercourses and in isolated woodlands potentially nearby in the National Park and surrounding farmland
<i>Falcunculus frontatus frontatus</i> Eastern Shrike-tit	R		3	1995	Found in eucalypt forests and woodlands, forested gullies and along rivers in drier areas. Sometimes seen in parks and gardens, on farms with scattered trees, and on pine plantations.	Possible – suitable habitat nearby in the National Park and surrounding farmland
<i>Hieraaetus morphnoides</i> Little Eagle	V		3	2009	Seen over woodland and forested lands and open country, extending into the arid zone. Tends to avoid rainforest and heavy forest.	Likely – habitat resources present on or near the site
<i>Melanodryas cucullata cucullata</i> Hooded Robin	R		3	2005	Prefers open eucalypt woodlands, acacia scrub and mallee, with tall native grasses, often near clearings or open areas.	Possible – suitable habitat nearby in the National Park and surrounding farmland
<i>Melithreptus gularis</i> Black-chinned Honeyeater	ssp		3	2010	Upper levels of eucalypt forests/woodlands with box and ironbarks, sometimes gardens and street trees	Possible – suitable habitat nearby in the National Park and surrounding farmland

Species (common name)	NP&W Act	EPBC Act	Data source	Date of last record	Species known habitat preferences	Likelihood of use for habitat – Comments
<i>Neophema chrysogaster</i> Orange-bellied Parrot	E	CR	3	1999	On the mainland, spends winter mostly within 3 km of the coast in sheltered coastal habitats including bays, lagoons, estuaries, coastal dunes and saltmarshes. Also inhabits small islands and peninsulas and occasionally saltworks and golf courses., foraging in low samphire herbland or taller coastal shrubland.	Unlikely - site is greater than 3km from suitable habitat
<i>Neophema elegans elegans</i> Elegant Parrot	R		3	2018	Inhabiting open habitats, found in a wide variety of habitats, including grasslands, shrublands, mallee, woodlands and thickets, bluebush plains, heathlands, saltmarsh and farmland.	Highly likely – suitable habitat exists
<i>Oriolus sagittatus sagittatus</i> Olive-backed Oriole	R		3	2003	Forests and woodlands; well-treed urban areas, particularly parks and golf courses	Likely, suitable habitat present in the vicinity
<i>Petroica boodang boodang</i> Scarlet Robin	R		3	2005	Open forests and woodlands, open habitats such as grasslands, farmland and urban parks and gardens	Likely, suitable habitat present in the vicinity
<i>Turnix varius varius</i> Painted Buttonquail	R		3	2009	A range of Eucalypt associations wherever leaf litter is prominent	Possible - areas with dense leaf litter not present on site, but available in areas with linkages to the site
<i>Zoothera lunulata halmaturina</i> Bassian Thrush	SP	VU	3	2018	Damp, densely forested areas and gullies usually associated with a thick canopy and leaf litter below	Likely, suitable habitat present in the vicinity
<i>Isoodon obesulus obesulus</i> Southern Brown Bandicoot		EN	5	2007	Inhabit a variety of habitats including heathland, shrubland, sedgeland, heathy open forest and woodland, usually associated with infertile, sandy and well drained soils, but can be found in a range of soil types	Possible – suitable habitat nearby in the National Park

Species (common name)	NP&W Act	EPBC Act	Data source	Date of last record	Species known habitat preferences	Likelihood of use for habitat – Comments
<i>Pteropus poliocephalus</i> Grey-headed Flying-fox	R	VU	3	2020	Will feed in remnant native vegetation patches as well as in urban areas. Also take advantage of fruits of cultivated trees, especially when preferred food resources are limited	Highly likely – suitable habitat exists
<i>Trichosurus vulpecula</i> Common Brushtail Possum	R		3	2000	Found in Eucalyptus and Sheoak woodlands. nesting in tree hollows or other dark confined spaces such as hollow logs, dense vegetation or crevices. Have adapted to life in the suburbs and planted gardens. Some also make their dens in roof spaces	Highly likely – suitable habitat exists
<i>Egernia cunninghami</i> Cunningham’s Skink	E		3	2008	Forests and open woodlands with rock outcrops	Possible – suitable habitat nearby in the National Park and surrounding farmland
Source; 1- BDBSA, 2 - AoLA, 3 – NatureMaps 4 – Observed/recorded in the field, 5 - Protected matters search tool, 6 – others NP&W Act; E= Endangered, V = Vulnerable, R= Rare EPBC Act; Ex = Extinct, CR = Critically endangered, EN = Endangered; VU = Vulnerable						

Criteria for the likelihood of occurrence of species within the Study area.

Likelihood	Criteria
Highly Likely/Known	Recorded in the last 10 years, the species does not have highly specific niche requirements, the habitat is present and falls within the known range of the species distribution or; The species was recorded as part of field surveys.
Likely	Recorded within the previous 20 years, the area falls within the known distribution of the species and the area provides habitat or feeding resources for the species.
Possible	Recorded within the previous 20 years, the area falls inside the known distribution of the species, but the area provide limited habitat or feeding resources for the species. Recorded within 20 -40 years, survey effort is considered adequate, habitat and feeding resources present, and species of similar habitat needs have been recorded in the area.
Unlikely	Recorded within the previous 20 years, but the area provide no habitat or feeding resources for the species, including perching, roosting or nesting opportunities, corridor for movement or shelter. Recorded within 20 -40 years; however, suitable habitat does not occur, and species of similar habitat requirements have not been recorded in the area. No records despite adequate survey effort.

4.3 Cumulative impact

The cumulative impacts must consider all the clearance that is likely to result from the application, including the following;

- *clearance directly required for the development (e.g., access, building footprints, associated infrastructure – power and water, etc.),*
The requirement for assessment of residential subdivisions to include all remnant vegetation potentially impacted means that all trees within the site boundary, or adjacent the perimeter, have been included in this report. Trees that may be impacted by perimeter or internal fencing, level change, retention and access, as well as for housing and infrastructure, have been assessed and included.
- *subsequent clearance that will be permitted or required (e.g., 10m around a building, 20m around a dwelling, clearance for fire protection),*
This type of clearance has been included in the assessment.
- *indirect clearance that may occur as a result of the development (e.g., dust generation smothering vegetation, altered hydrology inundating or drying vegetation, impacting on tree root zones (the application of fill) impacting on tree health),*
Also included. Dust suppression methods are likely be required by Council during construction. It is difficult to quantify what hydrological impacts may occur without detailed site construction plans and final level details.
- *future stages or associated components of a development (noting, the clearance for future stages of a development does not need to be assessed as part of this application, only discussed to provide the NVC with the full context of the proposed clearance).*
Impacts of all four stages of this development are included in this clearance application.

4.4 Address the Mitigation Hierarchy

When exercising a power or making a decision under Division 5 of the Native Vegetation Regulations 2017, the NVC must have regard to the mitigation hierarchy. The NVC will also consider, with the aim to minimize, impacts on biological diversity, soil, water and other natural resources, threatened species or ecological communities under the EPBC Act or listed species under the NP&W Act.

a) Avoidance – outline measures taken to avoid clearance of native vegetation

The proponent has advised that no level changes are proposed for the development avoiding the need for removal of trees on boundaries. Where possible, allotment access locations will avoid high value vegetation.

b) Minimization – if clearance cannot be avoided, outline measures taken to minimize the extent, duration and intensity of impacts of the clearance on biodiversity to the fullest possible extent (whether the impact is direct, indirect or cumulative).

There are no options to further reduce impact as the assessment guidelines require all vegetation to be included in the clearance application.

c) Rehabilitation or restoration – outline measures taken to rehabilitate ecosystems that have been degraded, and to restore ecosystems that have been degraded, or destroyed by the impact of clearance that cannot be avoided or further minimized, such as allowing for the re-establishment of the vegetation.

Rehabilitation or restoration is not an option for this residential subdivision.

d) Offset – any adverse impact on native vegetation that cannot be avoided or further minimized should be offset by the achievement of a significant environmental benefit that outweighs that impact.

Payment into the fund will be made to achieve the offset obligation.

4.5 Principles of Clearance (Schedule 1, Native Vegetation Act 1991)

The Native Vegetation Council will consider Principles 1(b), 1(c) and 1(d) when assigning a level of Risk under Regulation 16 of the Native Vegetation Regulations. The Native Vegetation Council will consider all the Principles of clearance of the Act as relevant, when considering an application referred under the *Planning, Development and Infrastructure Act 2016*.

Principle of clearance	Considerations
Principle 1a - it comprises a high level of diversity of plant species	<u>Relevant information</u> Eleven native and 17 introduced species were recorded. Patches; Bushland Plant Diversity Score - 14
	<u>Assessment against the principles</u> <u>Seriously at Variance</u> N/A
	<u>At Variance –</u> Vegetation Association 1 – <i>E. microcarpa</i> Woodland
	<u>Moderating factors that may be considered by the NVC</u> <i>Amount of clearance</i> – the site represents less than 5% of the native vegetation within a 5km radius
Principle 1b - significance as a habitat for wildlife	<u>Relevant information</u> Seventeen listed species were identified in the database search, including the EPBC Critically Endangered, Orange-bellied Parrot; EN Southern Brown Bandicoot; VU Bassian Thrush and Grey-headed Flying-fox; and nine State listed Rare, two VU and one EN. Three of the listed fauna species are considered highly likely; 5 likely; 8 possible; and 1 unlikely to find habitat amongst the vegetation assessed. This is considered relatively high species diversity potentially supported by the remnant. Fifteen trees have hollows, with 19 small, 7 medium and one large (basal) hollow observed. The patch does not provide a corridor for movement but is linked to other vegetation which does. It is unlikely to provide a refuge as much higher quality vegetation exists nearby, less degraded and further from development than this site. See 4.2 and Appendix 1 for list of threatened species. Patches; Threatened Fauna Score – 0.1 Unit biodiversity Score – 39.45 Scattered Trees; Fauna Habitat Score – 1.8 Biodiversity Score – 21.34 (individual tree values range from 7.41 (tree 2) to 0.14 (tree 3)).
	<u>Assessment against the principles</u> <u>Seriously at Variance</u> Vegetation Association 1 – <i>E. microcarpa</i> Woodland All scattered trees assessed
	<u>At Variance –</u> N/A

	<p><u>Moderating factors that may be considered by the NVC</u></p> <p><i>Impact significance</i></p> <p><i>Non-essential habitat</i></p>
<p>Principle 1c - plants of a rare, vulnerable or endangered species</p>	<p><u>Relevant information</u></p> <p>Seven threatened plant species were recorded, one outside 5km. None of these were observed and given the degree of disturbance and lack of native species diversity present, are unlikely to exist on the site, with the exception of the <i>Austrostipa</i> species as one <i>Austrostipa</i> present was not identifiable to species level due to the absence of features. If this is a threatened species, its density was such (less than 1m²) that it is unlikely to provide surety for the species, or clearance would not threaten the longevity of any population nearby.</p> <p>The threatened species recorded are:</p> <p><i>Drosera praefolia</i>, <i>Austrostipa gibbosa</i>, <i>A. oligostachya</i>, <i>Acacia dodonaeifolia</i>, <i>Eucalyptus fasciculosa</i>, <i>Caladenia leptochila ssp leptochila</i> and <i>Prasophyllum pallidum</i>.</p> <p>The development is likely to require removal of all naïve vegetation on site.</p> <p>Threatened Flora Score(s) - 0</p>
	<p><u>Assessment against the principles</u></p> <p><u>Seriously at Variance</u></p> <p>N/A</p> <p><u>At Variance –</u></p> <p>N/A</p>
	<p><u>Moderating factors that may be considered by the NVC</u></p> <p>N/A</p>
<p>Principle 1d - the vegetation comprises the whole or part of a plant community that is Rare, Vulnerable or endangered:</p>	<p><u>Relevant information</u></p> <p>The EPBC Endangered 'Grey Box (<i>Eucalyptus microcarpa</i>) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia' is listed as potentially occurring.</p> <p>The EPBC assessment flowchart indicates that this remnant is not considered to meet the criteria for the EPBC Act listed threatened community; nor the <i>Provisional List of Threatened Ecosystems of South Australia's</i> Endangered "<i>Eucalyptus microcarpa</i> Grassy Woodland on cracking clays on plains"², due to the lack of diversity of native grass and other herbaceous species in the understorey (see EPBC Grey Box (<i>E. microcarpa</i>) Grassy Woodlands Assessment Flowcharts at Appendix 3).</p> <p>Threatened Community Score - 1</p>
	<p><u>Assessment against the principles</u></p> <p><u>Seriously at Variance</u></p> <p>N/A</p>
	<p><u>Moderating factors that may be considered by the NVC</u></p> <p>N/A</p>
<p>Principle 1e - it is significant as a remnant of vegetation in</p>	<p><u>Relevant information</u></p> <p>Remnancy figures for the IBRA Association - 34% and IBRA Subregion - 15%</p> <p>The vegetation is considerably impacted by pressures such as weed infiltration, kangaroo browsing, vehicle activity and storm damage. Very little regeneration was present and represented by individual plants rather than patches. The presence of Olives and Bridal Creeper,</p>

² Department for Environment and Heritage (in progress) Provisional list of threatened ecosystems in South Australia. Unpublished and provisional list. Originally Department for Environment and Heritage (2001) Adelaide

an area which has been extensively cleared.	and the proximity to urban development, indicates this remnant is unlikely to improve or remain stable into the future.
	Total Biodiversity Score – 72.47
	<u>Assessment against the principles</u> Seriously at Variance N/A <u>At Variance</u> At both Local and Regional level
	<u>Moderating factors that may be considered by the NVC</u> Impact significance Quality of remnant
Principle 1f - it is growing in, or in association with, a wetland environment.	<u>Relevant information</u> The vegetation is not associated with a wetland.
	<u>Assessment against the principles</u> Seriously at Variance N/A <u>At Variance</u> – N/A
	<u>Moderating factors that may be considered by the NVC</u> N/A
Principle 1g - it contributes significantly to the amenity of the area in which it is growing or is situated.	<u>Relevant information</u> Cottage Lane runs between States Rd to the east bordering the property, and Gates Road to the west. Whilst States Road carries a significant amount of traffic between South Road and Penney's Hill Road, it doesn't perform the collector function south of Penney's Hill Rd and therefore the site is not significantly overlooked by commuters. There are no tourist attractions nearby, and the only observation is from neighbours or staff at the plant nursery across States Road.
	No evidence of cultural or historical values was observed. The site is not listed as a historical feature.
	The site is only visible to adjacent properties or to traffic coming down States Road from the south. A reduction in amenity is likely to these observers and landscape character will be altered by the removal of the vegetation, however the site is already surrounded by development of urban and commercial nature and the impact may not be significant in broad terms.
	N/A
	<u>Moderating factors that may be considered by the NVC</u> N/A

Principles of Clearance (h-m) will be considered by comments provided by the local NRM Board or relevant Minister. The Data Report should contain information on these principles where relevant and where sufficient information or expertise is available.

4.6 Risk Assessment

Determine the level of risk associated with the application

Total clearance	No. of trees	6
	Area (ha)	1.296
	Total biodiversity Score	72.47
Seriously at variance with principle 1(b), 1(c) or 1 (d)		1(b)
Risk assessment outcome		Level 4

5. Clearance summary

Clearance Area(s) Summary table

Block	Site	Species diversity score	Threatened Ecological community Score	Threatened plant score	Threatened fauna score	UBS	Area (ha)	Total Biodiversity score	Loss factor	Loadings	Reductions	SEB Points required	SEB payment	Admin Fee
A	A	14	1	0	0.1	39.45	1.296	51.13	1.0			53.69	44,376.58	2,440.71
						Total	1.296	51.13				53.69	\$44,376.58	\$2,440.71

Scattered trees Summary table

Tree or Cluster ID	Number of trees	Fauna Habitat score	Threatened flora score	Biodiversity score	Loss factor	SEB Points required	SEB Payment	Admin Fee
1	1	1.8	0	6.24	1.0	3.93	\$3,412.28	\$178.74
2	1			7.41		4.67	\$4,052.73	\$212.29
3	1			0.14		0.15	\$131.77	\$6.90
4	1			0.41		0.43	\$371.15	\$19.44
5	2			7.14		4.50	\$3,901.80	\$204.38
Total	6			21.34		13.68	\$11,304.50	\$621.75

Totals summary table

	Total Biodiversity score	Total SEB points required	SEB Payment	Admin Fee	Total Payment
Application	72.47	67.37	\$55,681.08	\$3062.46	\$58,743.54

Economies of Scale Factor	0.5
Rainfall (mm)	618

6. Significant Environmental Benefit

A Significant Environmental Benefit (SEB) is required for approval to clear under Division 5 of the *Native Vegetation Regulations 2017*. The NVC must be satisfied that as a result of the loss of vegetation from the clearance that an SEB will result in a positive impact on the environment that is over and above the negative impact of the clearance.

ACHIEVING AN SEB

Indicate how the SEB will be achieved by ticking the appropriate box and providing the associated information:

- Establish a new SEB Area on land owned by the proponent.
- Use SEB Credit that the proponent has established. Provide the SEB Credit Ref. No. _____
- Apply to have SEB Credit assigned from another person or body. The [application form](#) needs to be submitted with this Data Report.
- Apply to have an SEB to be delivered by a Third Party. The [application form](#) needs to be submitted with this Data Report.
- Pay into the Native Vegetation Fund.

PAYMENT SEB

If a proponent proposes to achieve the SEB by paying into the Native Vegetation Fund, summary information must be provided on the amount required to be paid and the manner of payment:

- Payment amount required (including admin. fee) - **\$58,743.54**

7. Appendices

Appendix 1. Flora and Fauna Species List

FAMILY NAME	SPECIES	COMMON NAME	NATIONAL RATING	STATE RATING	DATE OF LAST RECORD
DROSERACEAE	<i>Drosera praefolia</i>	Early Sundew		R	24-Apr-2002
GRAMINEAE	<i>Austrostipa gibbosa</i>	Swollen Spear-grass		R	01-Dec-2010
GRAMINEAE	<i>Austrostipa oligostachya</i>	Fine-head Spear-grass		E	01-Dec-2010
LEGUMINOSAE	<i>Acacia dodonaeifolia</i>	Hop-bush Wattle		R	05-May-2009
MYRTACEAE	<i>Eucalyptus fasciculosa</i>	Pink Gum		R	01-Oct-2013
ORCHIDACEAE	<i>Caladenia leptochila</i> ssp. <i>leptochila</i>	Narrow-lip Spider-orchid		R	01-Oct-2013
ORCHIDACEAE	<i>Prasophyllum pallidum</i>	Pale Leek-orchid	VU		2016 (8km SE)

CLASS NAME	SPECIES	COMMON NAME	NATIONAL RATING	STATE RATING	DATE OF LAST RECORD
AVES	<i>Acanthiza lineata</i> (whitei - KI)	Striated Thornbill	ssp		24-Sep-2018
AVES	<i>Actitis hypoleucos</i>	Common Sandpiper		R	27-Nov-2011
AVES	<i>Anhinga novaehollandiae novaehollandiae</i>	Australasian Darter		R	27-Nov-2011
AVES	<i>Anthochaera chrysoptera</i> (halmaturina - KI)	Little Wattlebird	ssp		18-Nov-2017
AVES	<i>Ardea intermedia plumifera</i>	Plumed Egret		R	25-Sep-2002
AVES	<i>Botaurus poiciloptilus</i>	Australasian Bittern	EN	E	28-Aug-2002
AVES	<i>Bubulcus ibis coromandus</i>	Eastern Cattle Egret		R	04-Nov-2001
AVES	<i>Callidris acuminata</i>	Sharp-tailed Sandpiper	MW		
AVES	<i>Cereopsis novaehollandiae novaehollandiae</i>	Cape Barren Goose		R	12-Nov-2005
AVES	<i>Corcorax melanorhamphos</i>	White-winged Chough		R	25-Dec-2017
AVES	<i>Coturnix ypsilophora australis</i>	Brown Quail		V	27-Nov-2011
AVES	<i>Egretta garzetta nigripes</i>	Little Egret		R	27-Nov-2011
AVES	<i>Egretta sacra sacra</i>	Pacific Reef Heron		R	20-Mar-2005
AVES	<i>Falco subniger</i>	Black Falcon		R	08-Jul-1998
AVES	<i>Falcunculus frontatus frontatus</i>	Eastern Shrike-tit		R	29-Jan-1995
AVES	<i>Gallinago hardwickii</i>	Latham's Snipe		R	17-Dec-2009
AVES	<i>Haematopus fuliginosus fuliginosus</i>	Sooty Oystercatcher		R	13-Dec-2003
AVES	<i>Hieraaetus morphnoides</i>	Little Eagle		V	17-Dec-2009
AVES	<i>Lewin pectoralis pectoralis</i>	Lewin's Rail		V	28-Aug-2002
AVES	<i>Melanodryas cucullata cucullata</i>	Hooded Robin (YP, MN, AP, MLR, MM, SE)		R	11-Sep-2005
AVES	<i>Melithreptus brevirostris</i> (magnirostris- KI)	Brown-headed Honeyeater	ssp		18-Sep-2006
AVES	<i>Melithreptus gularis</i>	Black-chinned Honeyeater		ssp	03-May-2010
AVES	<i>Neophema chrysogaster</i>	Orange-bellied Parrot	CR	E	22-Jul-1999
AVES	<i>Neophema elegans elegans</i>	Elegant Parrot		R	21-Jun-2018
AVES	<i>Oriolus sagittatus sagittatus</i>	Olive-backed Oriole		R	13-Nov-2003
AVES	<i>Oxyura australis</i>	Blue-billed Duck		R	04-Nov-2001
AVES	<i>Pandion haliaetus</i>	Osprey	MW		
AVES	<i>Petroica boodang boodang</i>	Scarlet Robin		R	12-Jun-2005
AVES	<i>Platycercus elegans</i> (melanopterus KI)	Crimson Rosella	ssp		02-Dec-2019
AVES	<i>Plegadis falcinellus</i>	Glossy Ibis		R	29-Nov-2005
AVES	<i>Podiceps cristatus australis</i>	Great Crested Grebe		R	04-Nov-2001
AVES	<i>Rostratula australis</i>	Australian Painted-snipe	EN	E	27-Nov-2011
AVES	<i>Spatula rhynchotis</i>	Australasian Shoveler		R	17-Dec-2009
AVES	<i>Stictonetta naevosa</i>	Freckled Duck		V	11-Jan-2021
AVES	<i>Strepera versicolor</i>	Grey Currawong		ssp	24-Sep-2018
AVES	<i>Turnix varius varius</i>	Painted Buttonquail		R	30-May-2009
AVES	<i>Zoothera lunulata halmaturina</i>	Bassian Thrush (southern FR, MLR, KI)	VU	SP	21-Jun-2018
MAMMALIA	<i>Isodon obesulus obesulus</i>	Southern Brown Bandicoot SE	EN		
MAMMALIA	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	VU	R	17-Mar-2020
MAMMALIA	<i>Tachyglossus aculeatus</i> (KI)	Short-beaked Echidna	ssp	ssp	05-Dec-2000
MAMMALIA	<i>Trichosurus vulpecula</i>	Common Brushtail Possum		R	04-Dec-2000
REPTILIA	<i>Egernia cunninghami</i>	Cunningham's Skink		E	23-Nov-2008

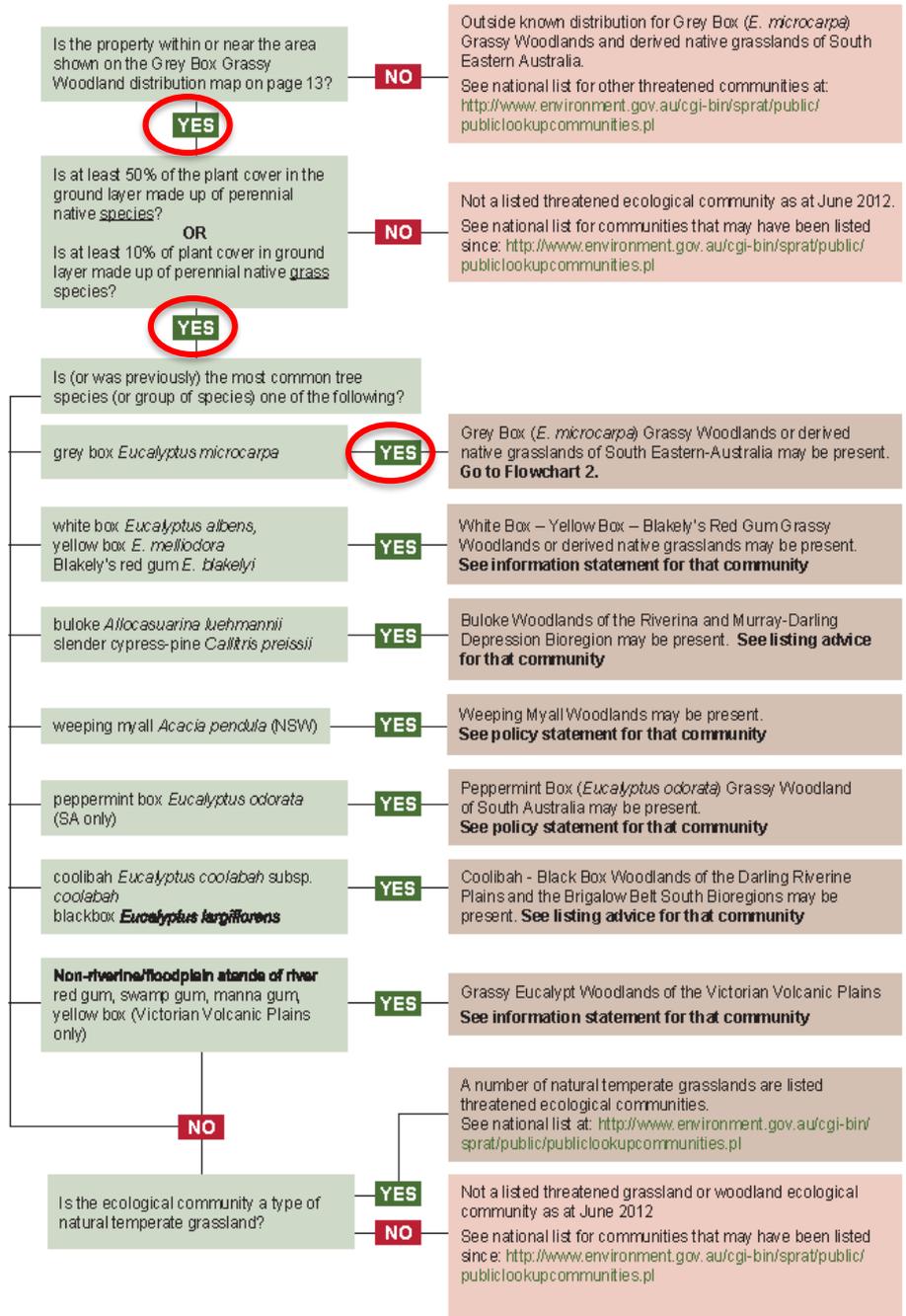
(Highlighted species excluded)

Appendix 2. Bushland and Scattered Tree Vegetation Assessment Scoresheets

Vegetation Condition Scores				Conservation Significance Score																																															
SITE:		A		Is the vegetation association considered a Threatened Ecological community or Ecosystem?			Yes/No																																												
BCM COMMUNITY		SMLR 3.2 Box Bark Gum and Small Tree Woodlands with an Open Shrub and Grassy Understorey		State (Provisional List of Threatened Ecosystems of SA) Rare community (0.1 pt)			<input type="checkbox"/>																																												
VEGETATION ASSOCIATION DESCRIPTION		E. microcarpa, +/- E. odorata, E. porosa woodland		State (Provisional List of Threatened Ecosystems of SA) Vulnerable community (0.2 pts)			<input type="checkbox"/>																																												
SIZE OF SITE (Ha)		1.296		State (Provisional List of Threatened Ecosystems of SA) Endangered community (0.3 pts)			<input type="checkbox"/>																																												
				Nationally (EPBC Act) Vulnerable community (0.35 pts)			<input type="checkbox"/>																																												
				Nationally (EPBC Act) Endangered or Critically Endangered community (0.4 pts)			<input type="checkbox"/>																																												
Benchmarked attributes (Scores determined by comparing to a Benchmark community)				Note: all sites will score a minimum Conservation Significance Score of 1																																															
Number of Native Species (Minus herbaceous annuals for spring Surveys)		13		Number of Threatened Flora Species recorded for the site (within the site)		Number																																													
Native Plant Species Diversity Score (max 30) from benchmark score weighted by a factor of 2		14.0		If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.																																															
Number of regenerating native species		3		State Rare species recorded (1 pt each)		0																																													
Regeneration Score (max 12) from benchmark community weighted by a factor of 1.5		6		State Vulnerable species recorded (2.5 pt each)		0																																													
				State Endangered recorded (5 pts each)		0																																													
				Nationally Vulnerable species recorded (10 pts each)		0																																													
				Nationally Endangered or Critically endangered species recorded (20 pts each)		0																																													
				0 = 0 pts; <2 = 0.04 pts; 2 - <5 = 0.08 pts; 5 - <10 = 0.12 pts; 10 - <20 = 0.16 pts; 20 or > = 0.2 pts		0																																													
Weed species (Top 5 Cover x Invasiveness)		Cover (max 6) Weed Threat Rating (max 5) C x I		Threatened Flora Score		0																																													
Olea europaea ssp.		2 4 8																																																	
Asparagus asparagoides forma		1 5 5		Potential habitat for Threatened Fauna Species (number observed or previously recorded)		Number																																													
Asphodelus fistulosus		1 2 2		If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.																																															
Avena spp.		3 2 6		State Rare species observed or locally recorded (1 pt each)		9																																													
Lagurus ovatus		2 2 4		State Vulnerable species observed or locally recorded (2.5 pt each)		1																																													
Weed Score (max 15) from benchmark community		Cover x Threat 25		State Endangered species observed or locally recorded (5 pt each)		1																																													
		7		Nationally Vulnerable species observed or locally recorded (10 pts each)		2																																													
				Nationally Endangered or Critically endangered species observed or locally recorded (20 pts each)		2																																													
				0 = 0 pts; <2 = 0.02 pts; 2 - <5 = 0.04 pts; 5 - <10 = 0.06 pts; 10 - <20 = 0.08pts; 20 or > = 0.1 pts		76.5																																													
Native Plant Life Forms (max 20) from benchmark score weighted by a factor of 2		10.0		Threatened Fauna Score		0.1																																													
				CONSERVATION SIGNIFICANCE SCORE		1.1																																													
Non-Benchmarked Attributes (Scores determined from direct field observations)		Is the community naturally treeless? <input type="checkbox"/>		Total Scores for the Site																																															
Native:exotic Understorey biomass Score (max 5)		3		Score		Vegetation Condition x Landscape Context x Conservation Significance =																																													
				LANDSCAPE CONTEXT SCORE		UNIT BIODIVERSITY SCORE																																													
				1.09		39.45																																													
				VEGETATION CONDITION SCORE		Total Biodiversity Score																																													
				32.91		(Biodiversity Score x hectares)																																													
				CONSERVATION SIGNIFICANCE SCORE		51.13																																													
				1.10																																															
Vegetation Condition Score calculation				Photo Point and Vegetation Survey Location																																															
Positive Vegetation Attributes Score = Native species diversity + Regeneration + Native Plant Life Forms				Direction of the Photo																																															
Fallen timber/debris + Hollow-bearing trees				East																																															
- If the community Score is Not Benchmarked (SNB) for regeneration this score is multiplied 1.24				GPS Reference																																															
- If the community is naturally treeless this score is multiplied by 1.29				Datum WGS84																																															
39.00				Zone (52, 53 or 54) 54																																															
Negative Vegetation Attributes Score = (15 - Weeds) + ((10 - Biomass score - Tree Canopy Cover Score)exp2/2)				Easting (6 digits) 275694																																															
12.50				Northing (7 digits) 6107496																																															
VEGETATION CONDITION SCORE (Positive veg attributes x (80 - Negative vegetation attributes) / 80)				Description																																															
32.91				E. microcarpa woodland over Wallaby Grass and Wild Oats																																															
<table border="1"> <thead> <tr> <th></th> <th>Low</th> <th>Medium</th> <th>High</th> </tr> </thead> <tbody> <tr> <td>Native Plant Species Diversity</td> <td>Low</td> <td>Medium</td> <td>High</td> </tr> <tr> <td>Weed Score</td> <td>Low</td> <td>Medium</td> <td>High</td> </tr> <tr> <td>Native Plant Life Forms</td> <td>Low</td> <td>Medium</td> <td>High</td> </tr> <tr> <td>Regeneration</td> <td>Low</td> <td>Medium</td> <td>High</td> </tr> <tr> <td>Native:exotic Understorey Biomass</td> <td>Low</td> <td>Medium</td> <td>High</td> </tr> <tr> <td>Mature Trees</td> <td>Low</td> <td>Medium</td> <td>High</td> </tr> <tr> <td>Tree Canopy Cover</td> <td>Low</td> <td>Medium</td> <td>High</td> </tr> <tr> <td>Tree Hollows</td> <td>Low</td> <td>Medium</td> <td>High</td> </tr> <tr> <td>Fallen timber</td> <td>Low</td> <td>Medium</td> <td>High</td> </tr> <tr> <td>Vegetation Condition Score</td> <td>Low</td> <td>Medium</td> <td>High</td> </tr> </tbody> </table>					Low	Medium	High	Native Plant Species Diversity	Low	Medium	High	Weed Score	Low	Medium	High	Native Plant Life Forms	Low	Medium	High	Regeneration	Low	Medium	High	Native:exotic Understorey Biomass	Low	Medium	High	Mature Trees	Low	Medium	High	Tree Canopy Cover	Low	Medium	High	Tree Hollows	Low	Medium	High	Fallen timber	Low	Medium	High	Vegetation Condition Score	Low	Medium	High	 <p>What is the purpose of Assessment? <input type="button" value="Clearance"/> <input type="button" value="SEB Area"/> <input type="button" value="Other"/></p>			
	Low	Medium	High																																																
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Fallen timber	Low	Medium	High																																																
Vegetation Condition Score	Low	Medium	High																																																
Assessment for Clearance				Approximate hectares required																																															
Loss Factor				6.71																																															
Loadings for clearance of protected areas				Economies of Scale Factor																																															
Reductions for rehabilitation of impact site				0.5																																															
SEB Points required				Mean Annual rainfall for the site (mm)																																															
53.69				618																																															
				Payment into the fund (GST Exclusive)																																															
				\$44,376.58																																															
				Administration fee (GST Inclusive)																																															
				\$2,440.71																																															

SEB Required for Scattered Trees				(Version - 22 Oct 2021)			
Landscapes Region		GA		Total Biodiversity Score		21.34	
Mean Annual Rainfall (mm)		618		Total SEB Points required		13.68	
Economies of Scale factor		0.5		Payment \$ (GST exclusive)		\$11,304.50	
IBRA Association		Clarendon		Admin fee (GST inclusive)		\$621.75	
				Total SEB \$ required		\$11,926.24	
Tree Species	Number of Trees (total)	Number of trees (proposed removed)	Number of trees (proposed pruning)	Total SEB Points required	Payment in NV Fund (GST Exclusive)	Administration fee (GST Inclusive)	Total
Eucalyptus microcarpa	5	1	4	13.25	\$10,951.02	\$602.31	\$11,553.33
Acacia pycnantha	1	1	0	0.43	\$353.47	\$19.44	\$372.91
	0	0	0	0.00	\$0.00	\$0.00	\$0.00

Flowchart 1: Could a nationally threatened grassland or grassy woodland community be present?



Flowchart 2: Is the patch of potential Grey Box (*E. microcarpa*) Grassy Woodlands or derived native grasslands of sufficient quality for national listing?

