Native Vegetation Clearance Data Report

Student Residential Accommodation Facility Stirling North

Clearance under the *Native Vegetation Regulations 2017*

8th November 2023

Prepared by [redacted], Senior Environmental Consultant

Document Information

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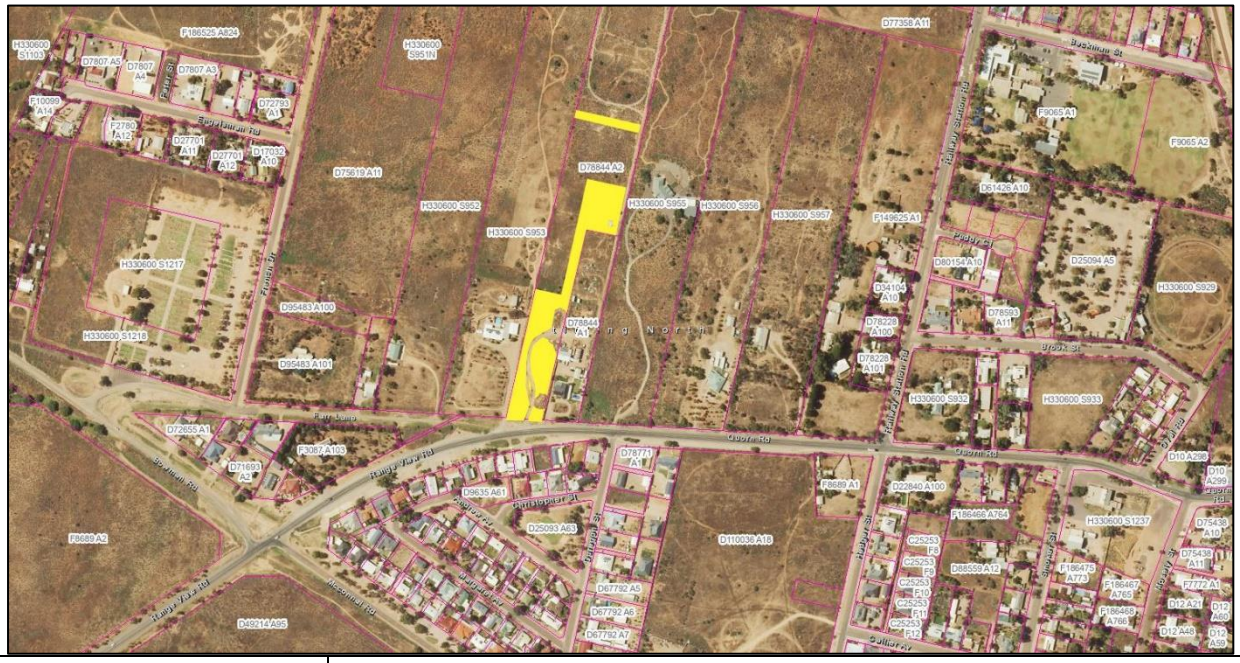
1. Application information

Application Details

Applicant:	[redacted]		
Key contact:	Postal: [redacted] PH: [redacted] | E: [redacted]		
Landowner:	*As above*		
Site Address:	22 Range View Road, Striling North SA 5710		
Local Government Area:	Port Augusta	Hundred:	Davenport
Title ID:	CT/6020/880	Parcel ID	D78844 A2

Summary of proposed clearance

Purpose of clearance	Clearance required for the construction of a student and practitioner accommodation facility.
Native Vegetation Regulation	Regulation 12, Schedule 1; clause 34, Infrastructure
Description of the vegetation under application	1.06ha of *Maireana pyramidata*, *Mairenana brevifolia* sub *Atriplex spongiosa* shrubland with emergent *Acacia victoriae* and *Alectyron oleifolius* ssp. canescens. In good to excellent condition.
Total proposed clearance - area (ha) and number of trees	1.06 ha of native vegetation is proposed to be cleared.
Level of clearance	Level 4
Overlay (Planning and Design Code)	Native Vegetation Overlay only
Map of proposed clearance area	
Mitigation hierarchy	Refer to the Mitigation Hierarchy. section of the report.
SEB Offset proposal	Payment of $20,874.11 (no GST) plus Admin Fee of $1,148.08 = $22,022.19

2. Purpose of clearance

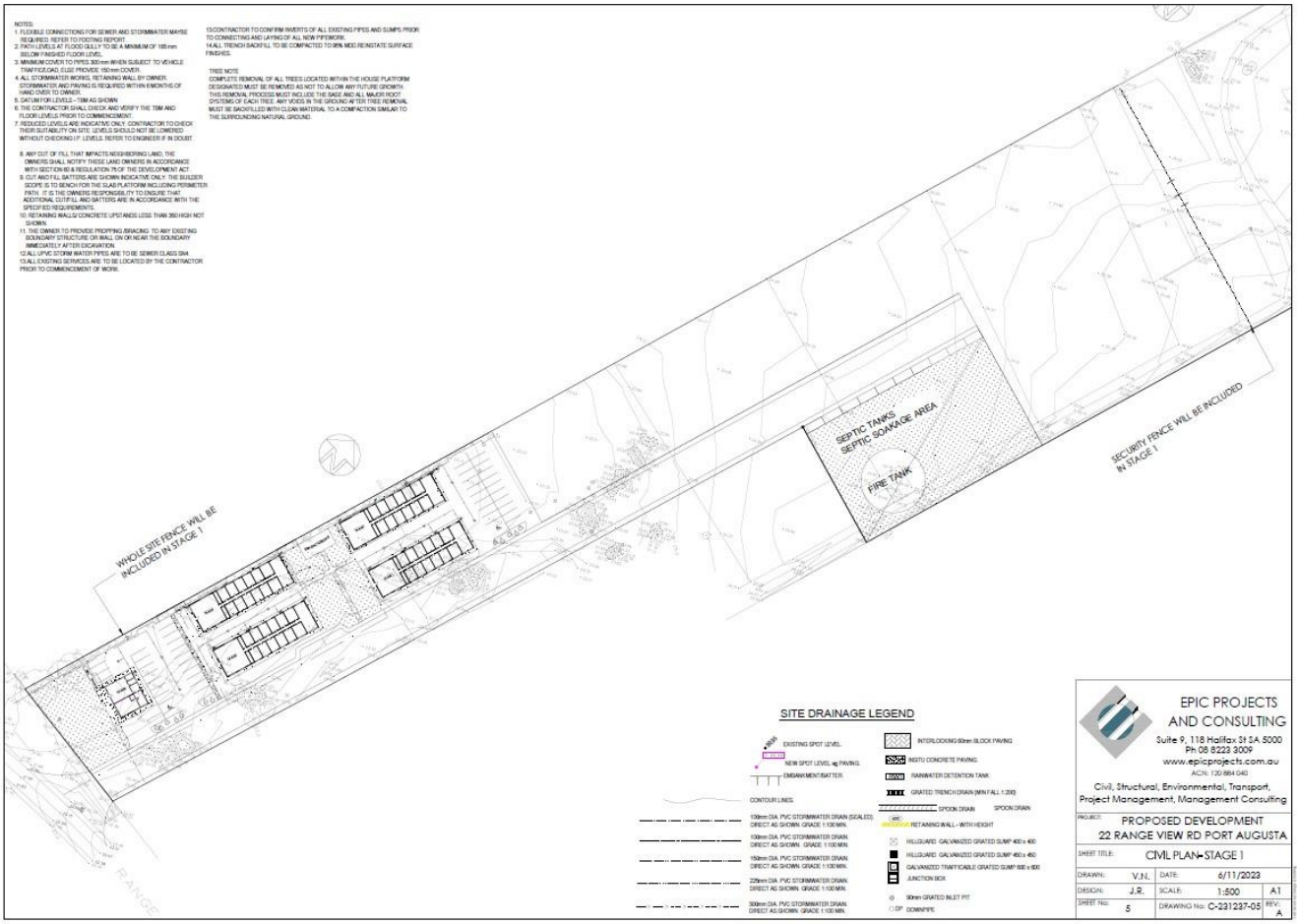
2.1 Description and Background

Clearance required for the construction of a student and practitioner accommodation facility. This facility will accommodate 90 people, with the aim of being constructed over three stages. Noting this application is for Stage 1 only.

- STAGE 1 includes an Admin building and 4x Dormitories (10 rooms each with kitchen and lounge)
- STAGE 2 includes 2x Motel buildings (10 rooms in total), a Laundromat, and 5x Studio Clusters (each cluster has 4 rooms)
- STAGE 3 will be the rest of the Studio Clusters (x5 more)

2.2 General location maps

2.3 Details of the proposal (Excerpt from Site Plans (Stage 1 only)



2.4 Approvals <u>required</u> *or* <u>obtained</u>

- Native Vegetation Act 1991 (Application herein)
- Planning, Development and Infrastructure Act 2016

2.5 Native Vegetation Regulation

Regulation 12, Schedule 1; clause 34, Infrastructure

2.6 Development Application information

Zone: Neighbourhood – N

Overlays

Affordable Housing - The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.

Hazards (Bushfire - Regional) - The Hazards (Bushfire - Regional) Overlay seeks to ensure development is located to minimise the threat and impact of bushfires on life and property and facilitate access for emergency service vehicles in regional areas.

Hazards (Flooding - Evidence Required) - The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.

Native Vegetation - The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

Urban Transport Routes - The Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along urban transport routes.

3. Method

3.1 Flora assessment

The flora assessment was undertaken by Sheree Edwards, Native Vegetation Accredited Consultant on the 30th of October 2023, with approximately 1 hour spent on site. The Bushland Assessment Methodology was undertaken as detailed in the Native Vegetation Council Bushland Assessment Manual (Feb 2017) approved by the Native Vegetation Management Group of the Department for Environment and Water. 1.06 ha of native vegetation was assessed as directed by the land holder. A Level 4 assessment was completed due to the size of the proposed native vegetation clearance footprint and nature of the application.

Calibrated field assessment techniques were used to undertake the assessment. Plant specimens were collected where required for further identification. A GPS with +/- 5m accuracy, field maps and ContextCam® were used to record photo point locations.

A pre-field desktop assessment was undertaken utilizing searches for the presence of species listed under the National Parks and Wildlife Act 1972 (SA) and the Environmental Protection and Biodiversity Conservation Act 1999 (Commonwealth). The following databases were queried for records since 1995 and within 5km's of the proposed clearance site - EPBC Act Protected Matters Search Tool, Biological Database of South Australia, and Atlas of Living Australia.

3.2 Fauna assessment

A pre-field desktop assessment was undertaken utilizing searches for the presence of species listed under the National Parks and Wildlife Act 1972 (SA) and the Environmental Protection and Biodiversity Conservation Act 1999 (Commonwealth). The following databases were queried for records since 1995 and within 5km's of the proposed clearance site - EPBC Act Protected Matters Search Tool, Biological Database of South Australia, and Atlas of Living Australia. The fauna assessment relied on the database searches and corroborated with a habitat suitability assessment on site.

4. Assessment Outcomes

4.1 Vegetation Assessment

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

The site is situated near the convergence of the Yorkey and Saltia pastoral land systems, charatcterised by alluvial footslopes and plains of stony red soils with bladder saltbush, low bluebush and scattered groves of blackoak and prickly wattle.

The vegetation is benchmarked against the Northern and Yorke Bushland Condition Monitoring Methodology Benchmark: NA 6 – Inland Tall Shrublands and 1 vegetation community has been described in this application. (refer below). The vegetation under application and shown in the mapping has excluded a small area of planted trees along the western boundary, as well as two small, cleared areas. Surrounded by industrial and rural residential and on a main thoroughfare. The site has an existing access track off the road which has also been excluded from the assessment. Historical rubbish dumping and car parking has deteriorated some areas of the site.

Details of the vegetation association proposed to be impacted

Vegetation Association	A1: *Maireana pyramidata*, *Mairenana brevifolia* sub *Atriplex spongiosa* shrubland with emergent *Acacia victoriae* and *Alectyron oleifolius* ssp. *canescens*. In good to excellent condition.

General description	The vegetation is relatively homogeneous, with patches of regenerating and emergent tall shrubs, herbs and patches of diverse native grasses. Although there was a fairly prominent distribution of senesced *Carrichterra annua* (Wards Weed), very little was living at the time of assessment. The vegetation is described as healthy, despite its dry and sparse appearance.				
Threatened species or community	No threatened flora or fauna under the NP&W Act or EPBC Act listed species or community recorded.				
Landscape context score	1.01	Vegetation Condition Score	60.95	Conservation significance score	1.08
Unit biodiversity Score	66.49	Area (ha)	1.06	Total biodiversity Score	70.48

Planted vegetation on the western boundary and a cleared area which has been exlcuded from the assessment

<u>Site map</u> showing areas of proposed impact

4.2 Threatened Species assessment

One Threatened Ecological Community (TEC), under the Environment Protection and Biodiversity Conservation (EPBC) Act 1999 was identified in the Protected Matters Search Tool (PMST) Report as likely occurring within 5 km of the proposed clearance site. This is the Subtropical and Temperate Coastal Saltmarsh, rated Vulnerable under the EPBC Act 1999. This TEC was not recorded during the field survey and is not present on site.

No threatened flora or fauna species were recorded during the site assessment. Refer to Appendix 2 – Flora Species List and Appendix 3 - Fauna Species List.

Of the threatened species listed in the Protected Matters Search Tool (PMST) Report as known to utilize the area, four may have habitat preferences for the vegetation recorded on-site. A detailed justification of estimated likelihood of presence and habitat use is detailed below.

The remainder of the threatened species recorded in the Protected Matters Search Tool (PMST) Report which have specific habitat requirements that are not present on the proposed clearance site i.e., coastal or wetland species, have been omitted from the clearance assessment due to their likelihood of utilizing the site/ habitat. These are: *Calidris ferruginea* (Curlew Sandpiper*), Cladorhynchus leucocephalus* (Banded Stilt) *and Limosa limosa melanuroides* (Black-tailed Godwit).

Species observed on site, or recorded within 5km of the application area since 1995, or 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 and Likelihood of use for habitat.
Falco hypoleucos (Grey Falcon)	R	VU	3	20-Sep-2001	Favours open lowland plains that are crossed by tree-lined watercourses but frequents other habitats including grassland and sand dune habitats. 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.
Lophochroa leadbeateri (Pink Cockatoo)	R	-	3	17-Mar-2019	Usually inhabit dry woodlands in arid and semi-arid areas usually where eucalypts or acacias dominate the vegetation. They require old trees which support hollows that are large enough to be suitable for nesting. 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.
Neophema elegans elegans (Elegant Parrot)	R	-	3	19-Aug-1996	Inhabiting open habitats, they can be found in a wide variety of habitats, incl. grasslands, shrublands, mallee, woodlands and thickets, bluebush plains, heathlands, saltmarsh and farmland. 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.
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

When exercising a power or making a decision under Division 5 of the Native Vegetation Regulations 2017, the NVC must consider the potential cumulative impact, both direct and indirect, that is reasonably likely to result from a proposed clearance activity.

All direct, indirect, and cumulative impacts affecting native vegetation have been taken into account in this proposal. This includes provision for Regulation 9(1)(17) – Fire prevention and control (1) Within 20 metres of a dwelling, Regulation 12(33) – New dwelling or building and Regulation 8(14) –Fences.

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

Native vegetation clearance could not be avoided as part of this proposal, The available parcel area is almost entirely covered in native vegetation, with the exception of areas identified on the map. The development could not be sited elsewhere on this parcel to avoid native vegetation clearance.

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).

The applicant has intentionally consolidated the buildings, effects, and infrastructure for the Residential Facility in one main area, rather than spreading out the facility across the entire parcel. This has allowed an area of native vegetation to remain on site.

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.

No rehabilitation or restoration will be undertaken as part of this proposal.

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.

The SEB Offset will be achieved by paying into the Native Vegetation Fund. Refer to Section 6: Significant Environmental Benefit for information regarding the payment amount.

The NVC will only consider an offset once avoidance, minimization and restoration have been documented and fulfilled. The SEB Policy explains the biodiversity offsetting principles that must be met.

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	Relevant information 20 native plant species recorded 9 introduced plant species recorded. Patches; A1 Bushland Plant Diversity Score – 26/30
	Assessment against the principles Seriously at Variance – A1
	Moderating factors that may be considered by the NVC: The Native Vegetation Council (or delegate) may choose to consider the 'Amount of clearance related to area of remnant' moderating factor when assessing this native vegetation application. This determination is at the assessment and discretion of the Native Vegetation Council (or delegate). Where only a very small area of vegetation will be impacted relative to the amount of vegetation within the local vicinity (less than 0.25% of the native vegetation within a 5 km radius to be impacted), this may reduce the impact from 'Seriously at variance' to 'At variance', or 'At variance.' to 'Not at variance'.

	There is approx. 6,046.81 Ha of native vegetation remaining within a 5k radius. (Calculation based on 77% (NatureMaps, November 2023). 0.25% of this total is 15.11 ha of native vegetation. The area of impact is 1.06 ha, which is less than the 0.25% of the native vegetation within the 5km radius. The Native Vegetation Council (or delegate) may wish to reduce the impact from 'Seriously at Variance' to 'At Variance' for vegetation association identified as A1.
Principle 1b - significance as a habitat for wildlife	Relevant information Refer to the Threatened Species Assessment. Patches; A1 Threatened Fauna Score – 0.8 Unit biodiversity Score – 66.49
	Assessment against the principles Seriously at Variance: A1
	Moderating factors that may be considered by the NVC: The Native Vegetation Council (or delegate) may choose to consider the '*Impact Significance*' moderating factor when assessing this native vegetation application. The Native Vegetation Council may wish to decrease the risk from 'Seriously at variance' to 'At Variance' with impact significance considerations. This determination is at the assessment and discretion of the Native Vegetation Council (or delegate). It is unlikely that this clearance impact will result in accelerated declines of the listed threatened species. Including a decrease in species occupancy and population size. Due to the location, it is unlikely to fragment existing local threatened species populations or adversely affect critical habitats of a species. It is noted that the cumulative impacts (from clearance, land degradation and other impacts) contribute to declines across the landscape and this can be seen in incremental and long-term degradation of habitats and species decline. However, much of the declines in species' have been observed from long term historical degradation across the landscape. The proposed clearance area does not contain native vegetation which is critical habitat for the four species listed in the threatened species assessment.
Principle 1c - plants of a rare, vulnerable or endangered species	Relevant information No threatened flora species that were recorded for the site or that may be present but undetectable at the time of assessment. Threatened Flora Score – 0
	Assessment against the principles Not at Variance – A1
	Moderating factors that may be considered by the NVC: N/A

***Principle 1d - the vegetation comprises the whole or part of a plant community that is Rare, Vulnerable or endangered*:**	Relevant information No threatened communities under the EPBC Act or threatened ecosystems under the DEW Provisional list of threatened ecosystems present. Threatened Community Score – 1
	Assessment against the principles Not at Variance – A1
	Moderating factors that may be considered by the NVC: N/A
Principle 1e - it is significant as a remnant of vegetation in an area which has been extensively cleared.	Relevant information Remnancy figures for IBRA Association: Acraman 92% Remnancy Figures for IBRA Subregion: Gawler Lakes 62% Total Biodiversity Score – 70.48
	Assessment against the principles At Variance – A1.
	Moderating factors that may be considered by the NVC: N/A
Principle 1f - it is growing in, or in association with, a wetland environment.	Relevant information The vegetation is NOT associated with a wetland
	Assessment against the principles Not At Variance – A1
	Moderating factors that may be considered by the NVC: N/A
Principle 1g - it contributes significantly to the amenity of the area in which it is growing or is situated.	Relevant information In my opinion, the development would not have any impact on the visual amenity of the site as it fits in with the surrounding areas development.

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	-
	Area (ha)	1.06
	Total biodiversity Score	70.48
Seriously at variance with principle 1(b), 1(c) or 1 (d)		1 (b).
Risk assessment outcome		Level 4

5. Clearance summary

Clearance Area Summary table

Block	Site	Species diversity score	Threatened Ecological community	Threatened plant score	Threatened fauna score	UBS	Area (ha)	Total Biodiversity score	Loss factor	Loadings	Reductions	SEB Points required	SEB payment	Admin Fee
A	1	26	1	0	.08	66.49	1.06	70.48	1			74	$20,874.11	**$1,148.08**
						Total	**1.06**	**70.48**				**74**	**$20,874.11**	**$1,148.08**

Totals summary table

	Total Biodiversity score	Total SEB points required	SEB Payment	Admin Fee	Total Payment
Application	70.48	74	$20,874.11	$1,148.08	$22,022.19

Economies of Scale Factor	0.35
Rainfall (mm)	270

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:

☒ 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: $20,874.11 (no GST) plus Admin Fee of $1,148.08 = $22,022.19

7. Appendices

Appendix 1. Flora Species List

Appendix 2. Bushland Assessment Scoresheet associated with the proposed clearance (Excel format)

1. Flora Species List

Site A1

Botanical Name	Common Name	Introduced
Maireana pyramidata	Black Bluebush	
Maireana brevifolia	Short-leaf Bluebush	
Carpobrotus modestus	Inland Pigface	
Acacia nyssophylla	Spine Bush	
Aristida holathera var. holathera	Tall Kerosene Grass	
Austrostipa sp.	Spear-grass	
Einadia nutans ssp.	Climbing Saltbush	
Sclerolaena diacantha	Grey Bindyi	
Vittadinia cuneata var.	Fuzzy New Holland Daisy	
Alectryon oleifolius ssp. canescens	Bullock Bush	
Pimelea microcephala ssp.	Shrubby Riceflower	
Enchylaena tomentosa var. tomentosa	Ruby Saltbush	
Sclerolaena lanicuspis	Spinach Bindyi	
Osteocarpum dipterocarpum	Two-wing Bonefruit	
Sida intricata	Twiggy Sida	
Rhagodia spinescens	Spiny Saltbush	
Atriplex spongiosa	Pop Saltbush	
Roepera apiculata	Pointed Twinleaf	
Acacia victoriae ssp.	Elegant Wattle	
Carrichtera annua	Ward's Weed	*
Rumex sp.	Dock	
Lycium ferocissimum	African Boxthorn	*
Schinus molle	Pepper-tree	*
Mesembryanthemum sp.	Iceplant	*
Sisymbrium sp.	Wild Mustard	*
Sonchus asper	Rough Sow-thistle	*
Cenchrus ciliaris	Buffel Grass	*
Chenopodium album/murale	Goosefoot	*
Elytrigia repens	Twitch Grass	*