

# Native Vegetation Clearance

Lot 105 Coastal Rd, Blackfellows Caves

## Data Report

Clearance under the *Native Vegetation Regulations 2017*

November 2023

Prepared by Peter Tucker



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# 1. Application information

## Application Details

Applicant:	TL & SJ Modra		
Key contact:	Ms Selena Modra P: PO Box 2830, Mount Gambier SA 5290 M: 0408 083 967 E: <a href="mailto:mods@activ8.net.au">mods@activ8.net.au</a>		
Landowner:	TL & SJ Modra		
Site Address:	Lot 105 Coastal Road Blackfellows Cave		
Local Government Area:	District Council of Grant	Hundred:	Kongorong
Title ID:	CT/6256/896	Parcel ID	D125704 A105

## Summary of proposed clearance

Purpose of clearance	Clearance is required for a residential land division.
Native Vegetation Regulation	Regulation 12, Schedule 1; clause 35, Residential Subdivision
Description of the vegetation under application	5.178ha of Knobby Club-rush ( <i>Ficinia nodosa</i> ) and Sea Rush ( <i>Juncus kraussii</i> ) Open Sedgeland in poor condition.
Total proposed clearance - area (ha) and number of trees	5.178ha is proposed to be cleared.
Level of clearance	Level 4
Overlay (Planning and Design Code)	Native Vegetation Overlay and State Significant Native Vegetation Overlay



Map data is compiled from a variety of sources and hence its accuracy is variable.

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**Mitigation hierarchy**

**Avoidance** – The proposed residential subdivision is restricted to 5.178ha of the 24.9ha property avoiding greater clearance of native vegetation. The design plan includes a 20m wide road reserve between proposed allotments 112 – 120 to avoid potential clearance of native vegetation in adjoining properties for fire mitigation purposes. The subdivision will be accessed by Livingston St to the north of the property avoiding access via Coastal Road within Nene Valley Conservation Park.

**Minimisation** – During vegetation removal for the residential subdivision, vehicles and machinery will remain inside the area to be cleared and will not be permitted to enter or impact nearby native vegetation. Removed vegetation, rubbish and future building waste will be contained within the development area and removed from the location on completed. All associated vegetative material and/or waste will be prevented from entering the adjoining native vegetation.

**Rehabilitation or restoration** – Rehabilitation or restoration will not be possible. The whole of the Site A1 will include permanent housing and infrastructure with no available areas for rehabilitation or restoration to occur.

**Offset** – It is proposed to offset vegetation clearance with a payment into the Native Vegetation Fund. Initially, an SEB payment is proposed for State One followed by subsequent SEB payments for before each additional stage of the development is progressed.

**SEB Offset proposal**

Payment of **\$107,515.34** into native vegetation fund for the total development. Initially starting with **\$5,128.68** for Stage One of the development.

# 2. Purpose of clearance

## 2.1 Description

The purpose of the vegetation clearance is for a residential subdivision to establish 28 rural living allotments.

## 2.2 Background

The owners purchased the property 15 years ago in 2008 and wish to subdivide a portion of the property to establish residential allotments over 5.178 hectares. The remainder of the land is zoned Conservation and the owners do not intend to subdivide this area. Adjoining land to the north consists of established residential development of Blackfellows Cave.

The property is 24.9 hectares in size and grazed by cattle. Pasture management has included an annual burning regime for at least the last five years. The owners maintain low cattle numbers resulting in relatively low grazing pressure, which ensures the land is not damaged by over grazing. Consequently, two native sedge species have become patchily established across the property creating a sparse sedgeland. In the portion of the property zoned Conservation, regenerating Shrublands also occur and a Heritage Agreement HA1404 occurs over a wetland 350m from the proposed subdivision.

Surrounding land use is a mixture of small residential properties of Blackfellows Caves, native vegetation and dryland pasture with forestry and limited irrigation further afield. Nene Valley Conservation Park adjoins the southern boundary of the property. Heritage Agreement HA1404 occurs in five discrete patches with one occurring on the property and the furthest patch being 900m to the north east.

### 2.3 General location map

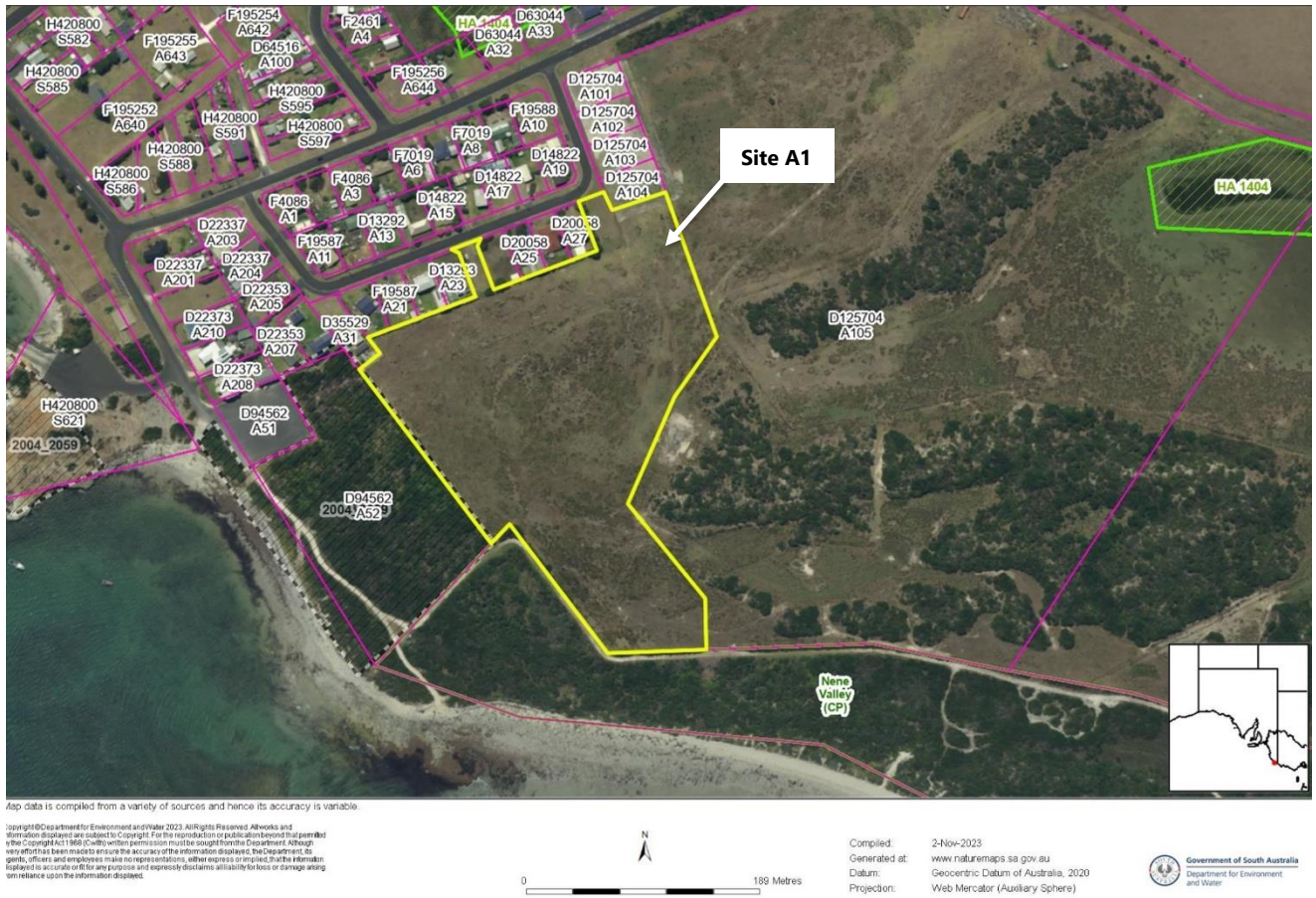


Figure 1. Site map of vegetation included in this application (yellow polygon).



Figure 2. Location map showing surrounding land use. Yellow polygon identifies the location of the proposed vegetation clearance.

## **2.4 Details of the proposal**

The proposal is to clear 5.178ha of native vegetation for a residential land division containing 28 residential allotments and includes provision for a new road to access the allotments. The owners propose to progressively establish the subdivision over time with the development sectioned into four stages. Progression through the four stages will be dependent on personal circumstances through the development.

Initially, the owners propose to start the residential subdivision with Stage One, which is a single allotment of 2469m<sup>2</sup> fronting on to Livingston Street.

Design of the subdivision has gone through several iterations to avoid impacts to native vegetation on adjoining properties; Nene Valley Conservation Park (CR/6116/849) and an SEB established in 2004 (CT/6160/27). Following advice from the CFS and Native Vegetation Branch (DEW), a 20m wide road reserve has been incorporated into the design plan to separate the native vegetation from the proposed land division.

The proposed land division plan is included in the appendices and attached with Development Application ID 23015039.

## **2.5 Approvals required or obtained**

### **Native Vegetation Act 1991.**

This application addresses the approval process required under the Native Vegetation Act 1991. There have been no previous clearance applications on this land parcel and no future clearance applications are envisaged to be made by the owner for land identified in this application.

### **Planning, Development and Infrastructure Act 2016.**

This data report is part of a Development Application ID. 23015039.

### **Environment Protection and Biodiversity Conservation Act 1999**

The Environment Protection and Biodiversity Conservation Act 1999 is addressed in this application.

### **National Parks and Wildlife Act 1972**

The National Parks and Wildlife Act 1972 is addressed in this application.

## **2.6 Native Vegetation Regulation**

Vegetation clearance approval is sought under Regulation 12 (35) – Residential Subdivision.

## **2.7 Development Application information**

Zone: Rural Settlement

Overlay: Native Vegetation Overlay and  
State Significant Vegetation Overlay

# 3. Method

## **3.1 Flora assessment**

Prior to the site inspection a desktop search was conducted using NatureMaps, Atlas of Living Australia and the EPBC Protected Matters Search Tool to determine possible presence of plant species listed under the EPBC Act 1999 or NP&W 1972 Act. A radius of five kilometres around the site was used for the desktop search.

The site was inspected on 25 August 2023 using the method outlined in the Native Vegetation Council Bushland Assessment Manual (July 2020). The survey required 1.25 hours to complete.

## **3.2 Fauna assessment**

Prior to site inspection a desktop search was conducted on NatureMaps, Atlas of Living Australia and the EPBC Protected Matters Search Tool to determine possible presence of fauna species listed under the EPBC Act 1999 or NP&W 1972 Act. A radius of five kilometres around the site was used for the desktop search. In addition, a search of birds likely to use vegetation within the Nene Valley IBRA Environmental Association was undertaken (Source: G. Carpenter, Biodiversity Assessment Section, Department of Water, Land and Biodiversity Conservation).

The site was surveyed for fauna on 25 September 2023 and occurred concurrently with the vegetation assessment, including searching for the presence of potential threatened species or evidence of their recent presence, such as scats and tracks.

# 4. Assessment Outcomes

## 4.1 Vegetation Assessment

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

The site is located next to established houses in Blackfellows Caves. Generally, the ground is flat and soil consists of a loamy sand. The site has been consistently grazed by cattle for 15 years and pasture management has included annual burning for the past five years. Consequently, pasture grasses and a weeds of pasture occur frequently through the site. However, native plants have established throughout the pasture.

The vegetation comprised one association;

1. Knobby Club-Rush (*Ficinia nodosa*) and Sea Rush (*Juncus kraussii*) Open Sedgeland in poor condition.

The site occurs in a landscape of dryland pasture with native vegetation along the coastal edge and numerous wetlands of varying condition throughout. Small towns are dotted along the coastline. Nene Valley Conservation Park adjoins the southern boundary of the property and part of Heritage Agreement HA1404 occurs on the property 350m from the proposed residential subdivision.

### Details of the vegetation associates/scattered trees proposed to be impacted

<b>Vegetation Association A1</b>	Knobby Club-Rush ( <i>Ficinia nodosa</i> ) and Sea Rush ( <i>Juncus kraussii</i> ) Open Sedgeland.
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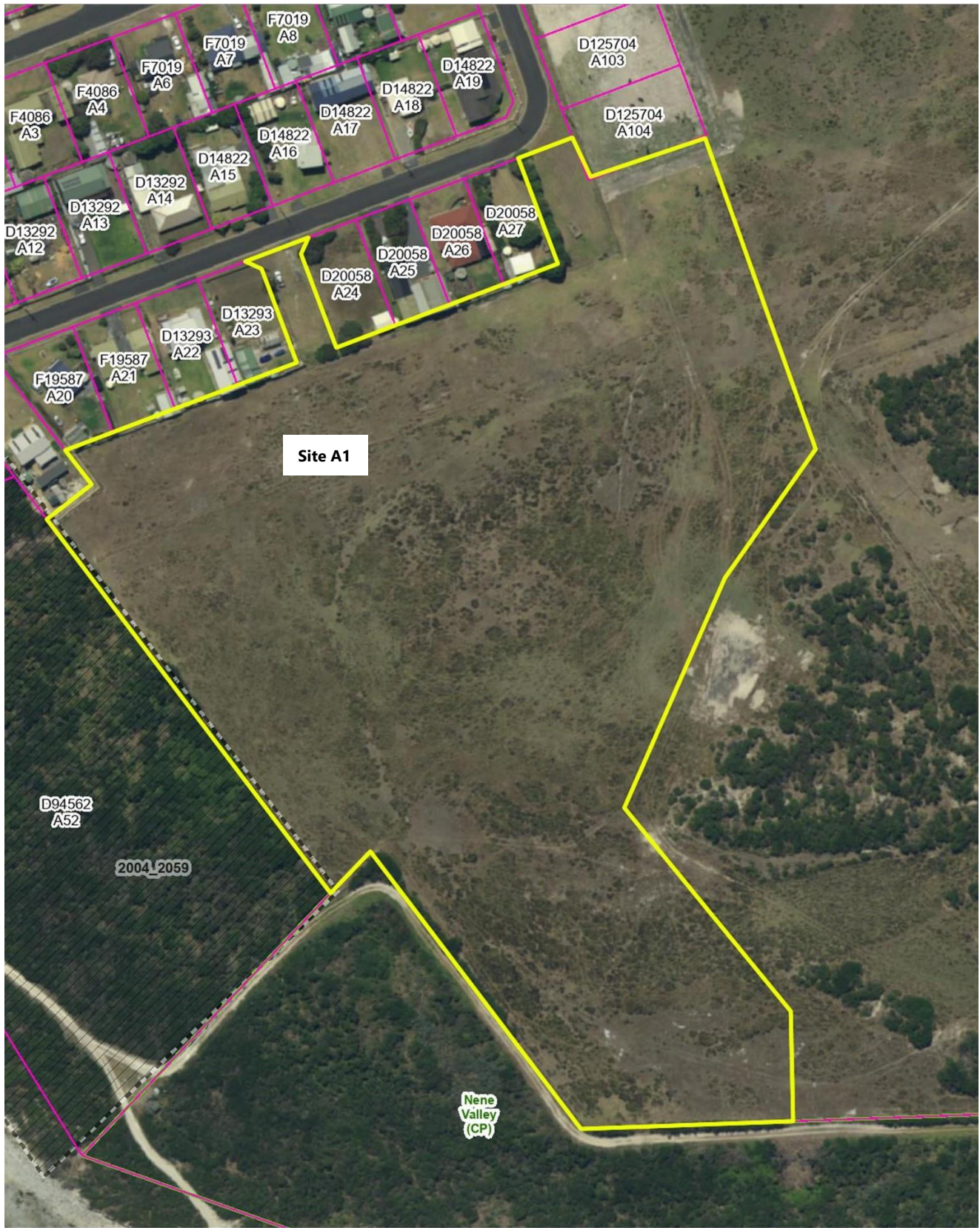
Figure 3. Representative photograph of Site A1 looking to the south west, GPS 453585 5799774. Nene Valley Conservation Park is visible in the background. The site is burnt annually for pasture management purposes.



Figure 4. Site A1 looking to north west 453615 5799598 with established houses in the background.

General description	<p>The dominant native species are Knobby Club-rush and Sea Rush with a total of five native species observed. These sedges occurred at varying density from very sparse to moderate density in the middle of Site A1, but not achieving more than 30% cover at any point. Exotic plants, mainly pasture species, dominated most of the area with most abundant being Tall Meadow Fescue (<i>Festuca arundinacea</i>) and Phalaris (<i>Phalaris aquatica</i>). Unburnt tussocks were seen where fire had not completely burnt and area. The difference between sedge and pasture grass tussocks could be easily distinguished. Overall, the vegetation condition was poor.</p>				
Threatened species or community	No threatened species nor community were observed on Site A1.				
Landscape context score	1.16	Vegetation Condition Score	13.16	Conservation significance score	1.10
Unit biodiversity Score	16.79	Area (ha)	5.178	Total biodiversity Score	86.94

**Site map showing areas of proposed impact**



Map data is compiled from a variety of sources and hence its accuracy is variable.

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Figure 5. Site impact map highlighting area of proposed vegetation clearance (yellow polygon) in this application.

## 4.2 Threatened Species assessment

Species observed on site, or recorded within 5km (50km in the arid zone) 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	Likelihood of use for habitat – Comments
Beautiful Firetail ( <i>Stagonopleura bella interposita</i> )	R		2	2001	Swampy grass areas in coastal dry forest, shrubby heath, tea tree scrub close to water.	Possible. Suitable habitat present on site prior to annual burning of pasture.
Blue-winged Parrot ( <i>Neophema chrysostoma</i> )	V	VU	2, 3	2013	Coastal, sub-coastal and inland areas, favouring grassy habitats. And altered environments such as airfields, golf-courses and paddocks.	Likely – Site A1 provides suitable open habitat.
Common Wombat ( <i>Vombatus ursinus</i> )	R		2, 3	1997	Open vegetation of coastal shrubland, woodland and heathland.	Possible – habitat is suitable, but not recently recorded.
Crested Shrike-tit ( <i>Falcunculus frontatus frontatus</i> )	R		2, 3	1997	Eucalypt forests and woodlands and sometimes seen in parks and gardens, on farms with scattered trees, and in pine plantations.	Unlikely – no suitable habitat present and no recent recordings,
Glossy Grass Skink ( <i>Pseudemoia rawlinsoni</i> )	V		2, 3	2004	Sedges and low dense vegetation on the margins of swamps, lakes and creeks.	Possible – marginal habitat that is burnt annually.
Olive whistler ( <i>Pachycephala olivacea hesperus</i> )	E		2, 3	2001	Dense vegetation of eucalypt forests, rainforests, paperbarks, alpine forests and coastal scrubs and heathlands.	Possible – adjoining suitable habitat, patches of dense sedgeland prior to annual pasture burning.
Orange-bellied Parrot ( <i>Neophema chrysogaster</i> )	E	CR	5		Coastal and sub-coastal habitat, preferring saltmarshes, littoral heathlands and low scrubland and grassy areas.	Possible – suitable habitat present, but no recent records.
Rufous Bristlebird ( <i>Dasyornis broadbenti broadbenti</i> )	R		3	1997	Dense shrubland usually with a high diversity of plant species.	Possible. Suitable habitat prior to annual pasture burning, but no recent records.

Swamp Antechinus ( <i>Antechinus minimus ssp. maritimus</i> )	E	VU	2, 3	2006	Closed heath, wet dense heath, open forest, open heath, swampy drainages and tussock grassland with <u>bracken</u> and <u>sedge</u> growth.	Likely –suitable habitat present prior to annual pasture burning and recorded within past 20 years.
Swamp Rat ( <i>Rattus lutreolus</i> )	R		2, 3	1997	Thick vegetation amongst coastal heath, sedgeland, dune scrub and grassland areas.	Possible – habitat is suitable prior to annual pasture burning, but not recently recorded.
Swamp Skink ( <i>Lissolepis coventryi</i> )	E	EN	2, 3	1997	Densely vegetated swamps, wet heath, sedgeland and saltmarshes.	Possible – marginal habitat that is burnt annually.
<i>Eulamprus tympanum</i> (Water skink)	R		2, 3	1997	Creeks and swamps.	Unlikely – no suitable habitat.
White-throated Needletail ( <i>Hirundapus caudacutus caudatus</i> )	V	VU	2, 3	2005	Aerial birds that will roost in trees.	Unlikely – no suitable roosting habitat present.
Source; 1- BDBSA, 2 - AoLA, 3 – NatueMaps 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 provides 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 provides 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.

#### Direct Impacts

This clearance application is for a residential subdivision and access road that will utilise 5.178ha of a 24.9ha property. All vegetation within the subdivision will be removed. The land division will be accessed via Livingston St avoiding impacts to vegetation along Coastal Road in Nene Valley Conservation Park.

### **Indirect Impacts**

Indirect impacts from the residential subdivision are not expected, but could potentially include impacts to adjoining bushland from domestic pets such as cats and dogs that are not restrained or escape from their owner's property. It is noted this could be a current impact from existing houses within Blackfellows Caves. Similarly, garden plants from new houses could establish in nearby bushland via bird or wind dispersed seeds or potentially via dumped garden waste. Dust and noise may increase once future houses are built, but is expected to cease once completed.

### **Cumulative Impacts**

Cumulative impacts are not expected to occur as the current proposal is the limit of anticipated residential subdivision for the property. The remainder of the property is zoned Conservation and the owners do not want to subdivide this area.

## **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 proposed residential subdivision, including roads, will utilise 5.178ha of the 24.9ha property. Limiting the size avoids clearing additional native vegetation on the rest of the property, which is zoned Conservation. The design plan includes a 20m wide road reserve between proposed allotments 112 – 120 to avoid potential clearance of native vegetation in adjoining properties for fire mitigation purposes. Earlier iterations of the design plan placed allotments 112 – 120 against the boundaries of Nene Valley Conservation Park and adjoining SEB. Access to the land division will be via Livingston St further avoiding vegetation clearance along Coastal Road within Nene Valley Conservation Park.

### **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).**

During vegetation removal for the residential subdivision, vehicles and machinery will remain inside the area to be cleared and will not be permitted to enter or impact nearby native vegetation. Removed vegetation, rubbish and future building waste will be contained within the development area and removed from the location on completed. All associated vegetative material and/or waste will be prevented from entering the adjoining native vegetation.

### **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 will not be possible. The whole of the Site A1 will include permanent housing and infrastructure with no available areas for rehabilitation or restoration to occur.

### **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 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.*


It is proposed to offset vegetation clearance with a payment into the Native Vegetation Fund. Initially, an SEB payment is proposed for State One followed by subsequent SEB payments for before each additional stage of the development is progressed.

## 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						
<b>Principle 1a - it comprises a high level of diversity of plant species</b>	<u>Relevant information</u> Number of plants species recorded <table style="margin-left: 40px;"> <tr> <td></td> <td>Native Species</td> <td>Introduced Species</td> </tr> <tr> <td>Site A1</td> <td>5</td> <td>19</td> </tr> </table> Bushland Plant Diversity Score Site A1 – 4		Native Species	Introduced Species	Site A1	5	19
		Native Species	Introduced Species				
	Site A1	5	19				
	<u>Assessment against the principles</u> Not At Variance						
<u>Moderating factors that may be considered by the NVC</u> N/A							
<b>Principle 1b - significance as a habitat for wildlife</b>	<u>Relevant information</u> No threatened fauna were observed on Site A1 during the field assessment. The following 13 threatened fauna were identified from a desktop survey that could potentially utilise Site A1 for habitat; <ul style="list-style-type: none"> <li>• Beautiful Firetail (SA R);</li> <li>• Blue-winged Parrot (AUS VU, SA V);</li> <li>• Common Wombat (SA R);</li> <li>• Crested Shriketit (SA R);</li> <li>• Glossy Grass Skink (SA V);</li> <li>• Olive Whistler (SA E);</li> <li>• Orange-bellied Parrot (AUS CR, SA E);</li> <li>• Rufous Bristlebird (SA R);</li> <li>• Swamp Antechinus (AUS VU, SA E);</li> <li>• Swamp Rat (SA R);</li> <li>• Water Skink (SA R); and</li> <li>• White-throated Needle-tail (AUS VU, SA R).</li> </ul> Site A1, is a grazed paddock with regenerating native sedges to form an Open Sedgeland in poor condition, which is annually burnt for pasture management purposes. Similar vegetation occurs on the remainder of Lot 105 with regenerating Coastal Shrubland. Linkages between Nene Valley Conservation Park and similar Open Sedgeland occur elsewhere on the property and are not proposed for any future land division. This area is zoned Conservation.						
	<table style="margin-left: 40px;"> <tr> <td></td> <td>Threatened Fauna Score</td> <td>Unit Biodiversity Score</td> </tr> <tr> <td>Site A1</td> <td>0.1</td> <td>16.79</td> </tr> </table>		Threatened Fauna Score	Unit Biodiversity Score	Site A1	0.1	16.79
	Threatened Fauna Score	Unit Biodiversity Score					
Site A1	0.1	16.79					

	<p><u>Assessment against the principles</u></p> <p><b>Seriously at Variance</b> Site A1 - 5.178ha of Knobby Club-rush (<i>Ficinia nodosa</i>) and Sea Rush (<i>Juncus krausii</i>) Open Sedgeland.</p>
	<p><u>Moderating factors that may be considered by the NVC</u> <i>Significant Impact</i> The proposed vegetation clearance does not meet the criteria of a significant impact on the populations of listed threatened species. <i>Non-essential Habitat</i> Sites A1 is in poor condition and annually burnt for pasture management. Larger areas of similar vegetation occur on the remainder of the property and adjoining land, which are both zoned Conservation. The remainder of Lot 105 will be subdivided in the future.</p>
<b>Principle 1c - plants of a rare, vulnerable or endangered species</b>	<p><u>Relevant information</u> No threatened flora were recorded on Site A1.</p>
	<p>Threatened Flora Score Site A1 – 0.00</p>
	<p><u>Assessment against the principles</u></p> <p>Not at Variance</p>
	<p><u>Moderating factors that may be considered by the NVC</u> Not Applicable</p>
<b>Principle 1d - the vegetation comprises the whole or part of a plant community that is Rare, Vulnerable or endangered:</b>	<p><u>Relevant information</u> No EPBC listed or State threatened ecosystems occur on Site A1.</p>
	<p>Threatened Community Score Site A1 – 1.0</p>
	<p><u>Assessment against the principles</u></p> <p>Not at Variance</p>
	<p><u>Moderating factors that may be considered by the NVC</u> Not Applicable</p>
<b>Principle 1e - it is significant as a remnant of vegetation in an area which has been extensively cleared.</b>	<p><u>Relevant information</u> Site A1 is in poor condition. Native vegetation declines from dune crest to swale. The ground layer is dominated by exotic species with native ground cover plant restricted to within close vicinity of large shrubs.</p>
	<p>Remnancy; IBRA Association (Nene Valley) – 39% IBRA Subregion (Bridgewater) – 14%</p>
	<p>Total Biodiversity Score Site A1 – 86.94</p>
	<p><u>Assessment against the principles</u></p> <p>At Variance – Site A1</p>
	<p><u>Moderating factors that may be considered by the NVC</u> N/A</p>

<p><b>Principle 1f - it is growing in, or in association with, a wetland environment.</b></p>	<p><u>Relevant information</u> Site A1 is located on the edge of and partially includes Wetland Number S0107109, identified from NatureMaps data. No Data is listed for this wetland. However, during the site assessment it was evident the wetland has long been grazed by cattle and considered pasture. Past and current light grazing practices have allowed wetland species to colonise the pasture.</p>
	<p><u>Assessment against the principles</u></p> <p><b>Seriously at Variance</b> Site A1</p>
	<p><u>Moderating factors that may be considered by the NVC</u> <i>Quality of wetland</i> The area mapped as wetland is in very poor condition containing two common native sedge species that have established within a pasture long grazed by cattle.</p>
<p><b>Principle 1g - it contributes significantly to the amenity of the area in which it is growing or is situated.</b></p>	<p><u>Relevant information</u> Site A1 is located next to Nene Valley Conservation Park with a 2 wheeled track (Coastal Rd) on the park's north eastern boundary (Figure 6). This track is a 4WD road and not a conventional tourist route. However, if one travels along the beach, it is possible to reach Nene Valley township along this track. The northern boundary of Site A1 adjoins residential dwellings of Blackfellows Caves township. The proposed land division is not readily visible from the town's main roads, Blackfellows Caves Road or Hammer Parade. Cultural and Historic values of Site A1 and adjoining land are unknown, but would hold significance for first nations people. Being the extension and growth of Blackfellows Caves, clearing of Site A1 for residential development is not expected to have a significant impact on the local landscape character.</p>
	
	<p><i>Figure 6. A view of Coastal Road from the southern boundary of Site A1.</i></p>
	<p>N/A</p>
	<p><u>Moderating factors that may be considered by the NVC</u></p>

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**

	No. of trees	N/A
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<b>Total clearance</b>	Area (ha)	5.178
	Total biodiversity Score	86.94
<b>Seriously at variance with principle 1(b), 1(c) or 1 (d)</b>	1 (b)	
<b>Risk assessment outcome</b>	Level 4	

## 5. Clearance summary

**Clearance Summary Tables for four stages of the residential subdivision.**

**Clearance Area(s) Summary table including four stages of land division**

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	1	4	1	0	0.1	16.79	5.178	86.94	1			91.29	\$101,910.28	\$5,605.07
						<b>Total</b>	<b>5.178</b>	<b>86.94</b>				<b>91.29</b>	<b>\$101,910.28</b>	<b>\$5,605.07</b>

**Totals summary table including four stages of the land division**

	Total Biodiversity score	Total SEB points required	SEB Payment	Admin Fee	Total Payment
<b>Application</b>	86.94	91.29	\$101,910.28	\$5,605.07	\$107,515.34

<b>Economies of Scale Factor</b>	0.5
<b>Rainfall (mm)</b>	748

**Clearance Summary Tables for Stage One of the residential subdivision.**

**Clearance Area(s) Summary table for Stage 1 of residential subdivision**

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	1	4	1	0	0.1	16.79	0.247	4.15	1			4.35	\$4,861.31	\$267.37
						<b>Total</b>	<b>0.247</b>	<b>4.15</b>				<b>4.35</b>	<b>\$4,861.31</b>	<b>\$267.37</b>

**Totals summary table for Stage 1 of residential subdivision**

	Total Biodiversity score	Total SEB points required	SEB Payment	Admin Fee	Total Payment
Application	4.15	4.35	\$4,861.31	\$267.37	\$5,128.68

## 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:

The owner proposes to achieve the required SEB by progressively paying into the Native Vegetation Fund the SEB value of each stage before it is developed. The total SEB requirement for the four stages of the residential subdivision is **91.29 SEB points**, which is based on a development within the Limestone Coast Landscape Board (**Economies of Scale 0.5**) and an average rainfall of **748mm**, based on data obtained from NatureMaps. The required payment into the fund is \$101,910.28 (GST exclusive), plus \$5,605.07 Administration Fee (GST inclusive): total **\$107,515.34**.

For **Stage One** of the residential subdivision, the SEB requirement **4.35 SEB points** and required payment into the fund is \$4,861.31 (GST exclusive), plus \$267.37 Administration Fee (GST inclusive): total **\$5,128.68**.

# 7. Appendices

Appendix 1. Bushland Assessment Scoresheet associated with the proposed clearance (to be submitted in Excel format)











