



**TERRA
GANA**

Native Vegetation Clearance Data Report

Humzy – Residential Sub-division, Lewiston

Clearance under the *Native Vegetation Regulations 2017*

11th September 2023 (FINAL)



Document Information

Client

[REDACTED]

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1. Application information

Application Details

Applicant:	[REDACTED]		
Key contact:	[REDACTED]		
Landowner:	As above		
Site Address:	Lot 125 Gawler Road, Lewiston SA		
Local Government Area:	Adelaide Plains	Hundred:	Port Gawler
Title ID:	CT/5242/92	Parcel ID	D24982 A100

Summary of proposed clearance

Purpose of clearance	Clearance required for a residential sub-division
Native Vegetation Regulation	Regulation 12, Schedule 1; clause 35, Residential Subdivision
Description of the vegetation under application	A1 - 0.26 ha <i>Eucalyptus odorata</i> woodland with an open grass understorey B1 – 0.53 ha <i>Eucalyptus odorata</i> , <i>Eucalyptus porosa</i> open woodland with introduced herb and grass understorey
Total proposed clearance - area (ha) and number of trees	0.79 ha of native vegetation protected under the Native Vegetation Act 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 Section 4.4: Address the Mitigation Hierarchy
SEB Offset proposal	Payment into the NV Fund \$20,503.35 (no GST) PLUS admin fee of \$1,127.69 (GST incl) = \$21,631.04

2. Purpose of clearance

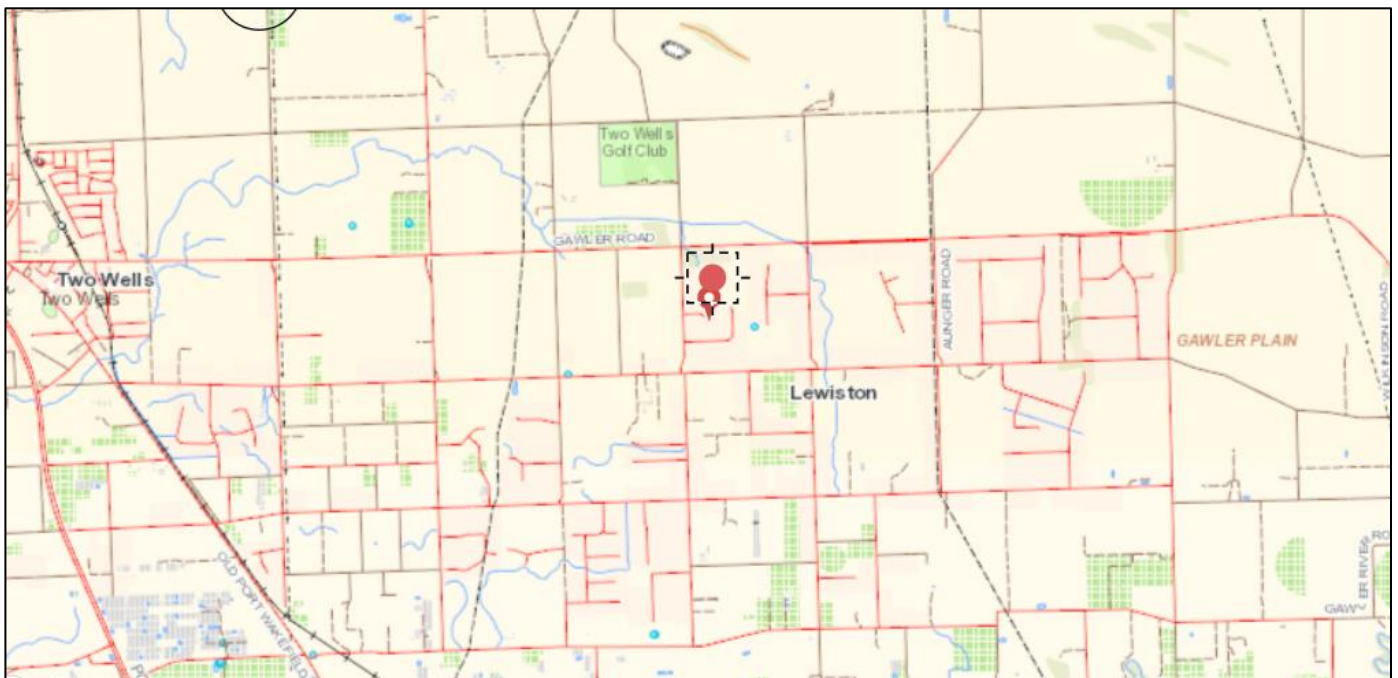
2.1 Description & Background

Native vegetation clearance is incidental to a proposed residential subdivision in Lewiston. The surrounding land-use is rural residential and animal husbandry. The proposal is to sub-divide 1 land parcel into 12 and sell them as residential allotments. The proposal includes a roadway through the centre of the land parcel, identified on the site plans on Page 7. This is the final stage of development for this land. Historically used for cropping or hay-cutting, the site has remained in this condition for the last few decades.

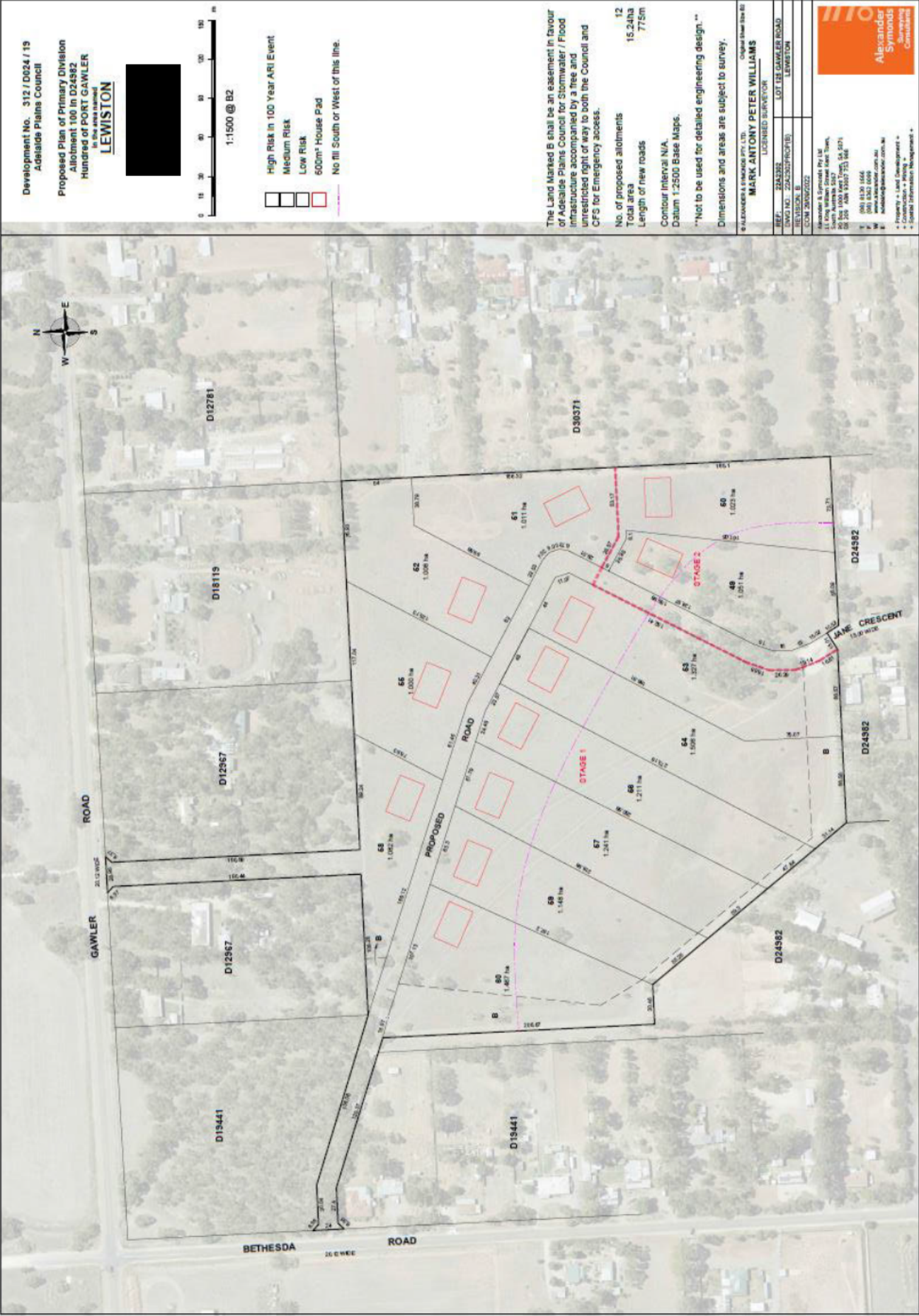
The site is surrounded by much smaller, hobby farm type allotments of around 1 hectare or smaller, generally accommodating low density residential development, shedding, aviaries, shade- and glasshouses, kennels and some 'low-impact' animal keeping, and horse keeping. Most of the immediately adjacent allotments were created in the late 1980s by the same family that own the subject site, and the subject site was to be the last stage of a comprehensive land division at the time, which was thwarted by a change in planning policy that occurred following a major flood event at the time.

The proposal includes a roadway through the centre of the land parcel, identified on the site plans on Page 7, that intends to be a continuation of Jane Crescent through to Bethesda Road. This proposed roadway was created as part of the original subdivision in the 1980's. The land subject to this application, Parcel ID D24982 A100, includes a narrow section of land (approx. 17m wide) which forms its northwest boundary and was historically used as a farm vehicle track. As part of the original four-stage subdivision in the 1980's, the Humzy family gifted to Adelaide Plains Council (formerly Mallala Council) the land parcel on the corner of Gawler and Bethesda Road, title ID D19441, with the intent for the council to manage as a reserve. This parcel abuts the proposed roadway area on the subject site.

General location maps



2.2 Details of the proposal



**Proposed Plan of Primary Division
Allotment 100 In D24982
Hundred of PORT GAWLER**

LEWISTON



- High Risk in 100 Year ARI Event
Medium Risk
Low Risk
600m² House Pad
No fill South or West of this line.

The Land Marked B shall be an easement in favour of Adelaide Plains Council for Stormwater / Flood Infrastructure accompanied by a free and unrestricted right of way to both the Council and CFS for Emergency access.

No. of proposed allotments	12
Total area	15.24ha
Length of new roads	775m

Contour Interval N/A.
Datum 1:2500 Base Maps.

*****Not to be used for detailed engineering design.***
Dimensions and areas are subject to survey.

ORIGINAL PAPER

MARK ANTONY PETER WILLIAMS

LICENSED SURVEYOR

REF: 22A202	LOT 125 GAWLER ROAD
DWG NO: 22A202(F01B)	LEWISTON
REVISION: B	
DATE: 2022/02/22	

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Spatial Information Management

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2.3 Approvals required or obtained

- Native Vegetation Act 1991 (Application here-in)
- Planning, Development and Infrastructure Act 2016 (DA Reference: 312/102/19)
- EPBC Act 1999 (Self-assessment has been suggested to client)

2.4 Native Vegetation Regulation

Regulation 12, Schedule 1; clause 35, Residential Subdivision

2.5 Development Application information

Zone: Rural Living - RuL

Subzone: Animal Husbandry – AH

Overlays

Defence Aviation Area - All structures over 90 metres - *The Defence Aviation Area Overlay seeks to ensure building height does not pose a hazard to the operational and safety requirements of Defence Aviation Areas.*

Environment and Food Production Area - *The Environment and Food Production Area Overlay is an area of rural, landscape, environmental or food production significance within Greater Adelaide that is protected from urban encroachment.*

Hazards (Flooding) - *The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.*

Hazards (Bushfire - General) - *The Hazards (Bushfire - General) - Overlay seeks to ensure development responds to the general level of bushfire risk by siting and designed buildings to mitigate threat and impact of bushfires on life and property and facilitate access for emergency service vehicles.*

Hazards (Flooding - General) - *The Hazards (Flooding - General) Overlay seeks to minimise impacts of general 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.*

Prescribed Wells Area - *The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.*

Traffic Generating Development - *The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.*

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

Water Resources - *The Water Resources Overlay seeks to protect the quality of surface waters in South Australia. Variations.*

Minimum Site Area - *Minimum site area is 1 ha*

3. Method

3.1 Flora assessment

The flora assessment was undertaken by [REDACTED] (Native Vegetation Accredited Consultant) on the 24th of July 2023 and a follow up visit on the 28th of July 2023, with approximately 2.5 hours spent on site, following the Bushland Assessment Methodology as detailed in the Native Vegetation Council Bushland Assessment Manual (Feb 2017) approved by the Department for Environment and Water. 0.79 Hectares of native vegetation was assessed. A Level 4 assessment was completed due to the size and nature of the proposed native vegetation clearance footprint and escalating factors according to the regulation procedures.

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 threatened fauna 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. During the field assessment, common fauna species were observed on site. The fauna assessment relied largely on database searches and corroborated with the suitable habitat present on site.

4. Assessment Outcomes

4.1 Vegetation Assessment





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




The site is situated within the Angle Vale Land System. The system is underlain by clayey, silty and sandy alluvial sediments deposited by the Gawler River as it meandered across the plain during relatively recent geological history. The landscape is a flat plain with slopes of less than 1% and usually less than 0.5%. Most soils have sandy to loamy surfaces over clayey subsoils. There are limited areas of uniform or gradational loamy to clayey soils, and some rubbly calcareous types. The parcel is subject to inundation (refer to flood mapping on Page 7).

The vegetation under application is patchy across the site with a uniform length of vegetation leading out to Bethesda Road, adjoining Humzy Reserve to the north. Both vegetation (A1 & B1) have been benchmarked against NA 3.1 Woodlands with an Open Grassy Understorey in the Bushland Condition Monitoring Manual for the Northern and Yorke Region. The vegetation in A1 is part of a larger patch of remnant vegetation of over 2 ha which is under the care and control of the Adelaide Plains Council – gifted by the Humzy family to the council in the 1980's.

The vegetation which is proposed to be cleared is Peppermint Box Grassy Woodland, condition Classes B & C as described in the National Recovery Plan for the Peppermint Box (*Eucalyptus odorata*) Grassy Woodland of South Australia. Critically Endangered under the Environment Protection and Biodiversity Conservation Act 1999 (Condition Class B)

Details of the vegetation associations proposed to be impacted

Vegetation Association	A1: <i>Eucalyptus odorata</i> woodland with an open grass understorey				
<div><div><div><div>DIRECTION W (T)</div><div></div></div><div><div><div>DIRECTION E (T)</div><div></div></div><div><div><div>DIRECTION E (T)</div><div></div></div><div><div><div>DIRECTION E (T)</div><div></div></div></div></div></div></div></div>					
General description	A1 is degraded Peppermint Box woodland. The season provides for a high level of annual weed cover. On this site it is <i>Oxalis pes-caprae</i> scattered with other annual but mostly non-invasive weeds. The vegetation is regenerating and has a patchy, inconsistent cover of perennial native grasses and some emerging herbaceous species. There is evidence of an existing vehicle access track which is now regenerating with herbaceous species and perennial grass species.				
Threatened species or community	No threatened flora or fauna under the NP&W Act or EPBC Act observe. The vegetation is considered a Class B under the EPBC Act 1999 listing for the Peppermint Box Grassy Woodland, and therefore not listed as an ecological community under the Act. Noting the criteria applies to the patch of bushland, not only the impact area.				
Landscape context score	1.14	Vegetation Condition Score	36.66	Conservation significance score	1.08
Unit biodiversity Score	61.85	Area (ha)	0.26	Total biodiversity Score	16.20

Vegetation Association	B1: <i>Eucalyptus odorata</i> , <i>Eucalyptus porosa</i> open woodland with introduced herb and grass understorey				
<div><div><div><div>DIRECTION NE (T)</div><div>278543 6169069</div><div>ACCURACY 5 m DATUM GDA2020</div></div><div><div><div>DIRECTION W (T)</div><div>278358 6169386</div><div>ACCURACY 4 m DATUM GDA2020</div></div><div><div><div>DIRECTION E (T)</div><div>278248 6169399</div><div>ACCURACY 4 m DATUM GDA2020</div></div></div></div></div></div>					
General description	B1 is in small patches on the land parcel and is significantly more degraded than A1 with less native plant species diversity and increased weed cover. Annual weeds dominate heavily, also <i>Lycium ferocissimum</i> which has been largely left unmanaged in the area closest to Jane Crescent (southern end of the land parcel).				
Threatened species or community	No threatened flora or fauna under the NP&W Act or EPBC Act listed species or community present. The vegetation is considered a Class C under the EPBC Act 1999 listing for the Peppermint Box Grassy Woodland, and therefore not listed as an ecological community under the Act.				
Landscape context score	1.13	Vegetation Condition Score	27.38	Conservation significance score	1.08
Unit biodiversity Score	33.41	Area (ha)	0.53	Total biodiversity Score	17.71

Proposed Clearance Footprint - Residential Subdivision



Map data is compiled from a variety of sources and hence its accuracy is variable.
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Generated at: www.naturemaps.sa.gov.au
Datum: Geocentric Datum of Australia, 2020
Projection: Web Mercator (Auxiliary Sphere)



0 189 Metres



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
<i>Falco peregrinus macropus</i> (Peregrine Falcon)	R	-	3	11-Feb-1999	Peregrine Falcon is found in most habitats. It requires abundant prey and secure nest sites, and prefers coastal and inland cliffs or open woodlands near water, and may even be found nesting on high city buildings	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.
<i>Pteropus poliocephalus</i> (Grey-headed Flying-fox)	VU	R	3	25-Feb-2020	Grey Headed Flying-Fox are a canopy-feeding frugivore and nectarivore, which utilises vegetation communities including rainforests, open forests, closed and open woodlands, Melaleuca swamps and Banksia woodlands. Also known to utilise urban gardens and cultivated fruit crops.	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.
<i>Varanus rosenbergi</i> (Heath Goanna)	V	-	3	09-Nov-2002	Found in heath, open forest, and woodland. Associated with termites, the mounds of which this species nests in; termite mounds are a critical habitat component.	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.
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						

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 native vegetation impacts have been taken into account in this proposal, including fence lines, roadways and building envelopes (and 20m buffer to account for fire and building maintenance regulations). Refer to the planning statement appended to the Development Application for a broader explanation of how all of the broader impacts are being minimized and addressed.

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

Due to the nature of this development, in the planning of this sub-division Native Vegetation Clearance could not be avoided.

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).

In determining site plans for this sub-division blocks have remained large to adhere to the council policy/ code overlays. To allow access and egress though the site, the road access points, justify most of the native vegetation proposed to be cleared. Flood mitigation considerations have meant that the building envelopes have minimal scope for location (particularly on the western side of the allotment.). Emergency access and egress must be provided by

establishing 2 entrances to the sub-division area, 1 from Jane Crescent and the other entering Bethesda Road. Unfortunately, this means that the proposal to clear must include the vegetation in A1 & B1 to ensure the development remains viable. The impact of the proposed road has been mitigated towards the Bethesda Road end whereby the proposed road follows the alignment of the existing farm vehicle access track, thereby minimizing clearance.

- 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 restoration or rehabilitation is proposed as part of this application.

- 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 applicant plans to address the SEB Offset by making a payment into the Native Vegetation Fund.

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	<u>Relevant information</u> The number of plant species recorded (native and introduced) for each vegetation association A1: Native (15) Introduced (11) B1: Native (10) Introduced (8) Patches; A1, B1. Bushland Plant Diversity Score – A1 (16) B1 (12)
	<u>Assessment against the principles</u> <u>At Variance</u> – A1, B1
	<u>Moderating factors that may be considered by the NVC:</u> The 'Amount of clearance related to area of remnant' moderating factor <u>cannot</u> be applied if moderating this principle. Noting, 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). There is approx. 157.08 ha of native vegetation remaining within a 5k radius. This calculation based on 2% (NatureMaps, August 2023). 0.25% of this total is 0.39 ha of native vegetation. The area of impact is 0.79 ha, which is greater than the 0.25% of the native vegetation within the 5km radius.

<p>Principle 1b - significance as a habitat for wildlife</p>	<p><u>Relevant information</u> List of threatened species that were recorded or may use the vegetation:</p> <p><i>Falco peregrinus macropus</i> (Peregrine Falcon) – Rare in SA <i>Pteropus poliocephalus</i> (Grey-headed Flying-fox) – Vulnerable nationally, Rare in SA <i>Varanus rosenbergi</i> (Heath Goanna) – Vulnerable in SA</p> <p>Patches; A1, B1. Threatened Fauna Score – A1, B1 (0.8) Unit biodiversity Score – A1 (61.85), B1 (33.41)</p> <hr/> <p><u>Assessment against the principles</u></p> <p><u>Seriously at Variance – A1, B1</u></p> <hr/> <p><u>Moderating factors that may be considered by the NVC:</u> 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).</p> <p>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.</p>
<p>Principle 1c - plants of a rare, vulnerable or endangered species</p>	<p><u>Relevant information</u> No threatened species were recorded for the site or that may be present but undetectable at the time of assessment</p> <p>Threatened Flora Score(s) – 0</p> <hr/> <p><u>Assessment against the principles</u></p> <p><u>Not At Variance – A1, B1</u></p> <hr/> <p><u>Moderating factors that may be considered by the NVC – N/A</u></p>
<p>Principle 1d - the vegetation comprises the whole or part of a plant community that is Rare,</p>	<p><u>Relevant information</u></p> <p>Vegetation Community A1 meets the criteria for Condition Class B - Peppermint Box (<i>Eucalyptus odorata</i>) grassy woodland of South Australia, listed as Critically Endangered in the EPBC Act 1999.</p> <p>Vegetation Community B1 meets the criteria for Condition Class C Peppermint Box (<i>Eucalyptus odorata</i>) grassy woodland of South Australia, <u>NOT</u> listed as Critically Endangered in the EPBC Act 1999.</p>

<i>Vulnerable or endangered:</i>	<p>The condition classes are detailed in the National Recovery Plan for the Peppermint Box (<i>Eucalyptus odorata</i>) Grassy Woodland of South Australia ecological community, 2012 – Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth). A1 is based on a patch assessment – of the whole patch of bushland (incl on adjoining land parcels). An assessment of the adjoining parcel was not undertaken, however the species composition against the Recovery Plan criteria is accurate based on the species diversity recorded in the proposed clearance area and the area of the patch of bushland overall which exceeds the area & species diversity for Condition Class C. This approach is consistent with the National Recovery Plan and email clarification from the EPBC Compliance Team.</p> <p>Threatened Community Score – 1.4 (A1) 1 (B1)</p> <p><u>Assessment against the principles</u></p> <p><u>Seriously at Variance – A1, B1.</u></p> <p><u>Moderating factors that may be considered by the NVC – N/A</u></p>
<i>Principle 1e - it is significant as a remnant of vegetation in an area which has been extensively cleared.</i>	<p><u>Relevant information</u></p> <p>Remnancy figures for IBRA Association – Mallala 3%</p> <p>Remnancy figures for IBRA Subregion – St Vincent 8%</p> <p>Total Biodiversity Score – 29.53</p> <p><u>Assessment against the principles</u></p> <p><u>Seriously at Variance – A1, B1.</u></p> <p><u>Moderating factors that may be considered by the NVC -</u> The Native Vegetation Council (or delegate) may choose to consider the 'Quality of remnant' 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).</p> <p>The vegetation in A1 is recovering, with regeneration present of most species, including herbaceous and perennial grass species. The vegetation in its current state will continue to regenerate and its long-term persistence is likely.</p> <p>The vegetation in B1 is in poor condition and is degrading due to the existing land management and historical degrading processes. It is possible that this degradation may continue and its long term (next 20 to 50 years) persistence is unlikely, then it may be reduced to 'At variance'.</p> <p>As per the <u>Moderating Factor 'Impact Significance'</u>, the vegetation community in both A1 & B1 is underrepresented, with only 2% of Peppermint Box Grassy Woodland remaining. So even the vegetation community Condition Class C is significant as it is considered amendable to rehabilitation (Referencing the National Recovery Plan).</p>
<i>Principle 1f - it is growing in, or in association</i>	<p><u>Relevant information</u></p> <p>The vegetation is NOT associated with a wetland</p>

with, a wetland environment.	<u>Assessment against the principles</u>
	<u>Not At Variance</u> – A1, B1
	<u>Moderating factors that may be considered by the NVC: N/A</u>
Principle 1g - it contributes significantly to the amenity of the area in which it is growing or is situated.	<u>Relevant information</u> In my opinion, this development will not impact the overall amenity of the area. It is a wooded rural residential area with the proposed development set off the main Gawler Road and surrounded by existing built structures. The layout of the land division provides for narrow public access from the end of Jane Crescent to wider reserve areas proposed in the land division, that are also connected to the existing reserve area north-west of the subject site. These linkages, rather than restrict access to public reserve, promote and serve to enhance the use of existing and proposed public reserve, through a network of linked areas of open space, making walking in the locality attractive for recreational purposes.

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)	0.79
	Total biodiversity Score	35.51
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	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	16	1.4	0	.08	61.85	.26	16.20	1			17.01	\$9,797.45	\$538.86
B	1	12	1	0	.08	33.41	.53	17.71	1			18.59	\$10,706.05	\$588.83
Total							.79	33.91				35.51	\$20,503.35	\$1,127.69

Totals summary table

	Total Biodiversity score	Total SEB points required	SEB Payment	Admin Fee	Total Payment
Application	33.91	35.51	\$20,503.35	\$1,127.69	\$21,631.04

Economies of Scale Factor	0.5
Rainfall (mm)	414

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: \$20,503.35 (no GST) PLUS admin fee of \$1,127.69 (GST incl) = \$21,631.04

7. Appendices

Appendix 1. Bushland Assessment Scoresheet (Excel format)

Appendix 2. Flora Species List

Appendix 2: Flora Species List

Site: A1

Botanical Name	Common Name	Introduced *
<i>Eucalyptus odorata</i>	Peppermint Box	
<i>Atriplex semibaccata</i>	Berry Saltbush	
<i>Oxalis perennans</i>	Native Sorrel	

<i>Microlaena stipoides</i> var. <i>stipoides</i>	Weeping Rice-grass	
<i>Chloris truncata</i>	Windmill Grass	
<i>Vittadinia gracilis</i>	Woolly New Holland Daisy	
<i>Enchylaena tomentosa</i> var. <i>tomentosa</i>	Ruby Saltbush	
<i>Maireana aphylla</i>	Cotton-bush	
<i>Elymus</i> sp.	Wheat-grass	
<i>Austrostipa setacea</i>	Corkscrew Spear-grass	
<i>Rytidosperma carphoides</i>	Short Wallaby-grass	
<i>Rytidosperma</i> sp.	Wallaby-grass	
<i>Enneapogon nigricans</i>	Black-head Grass	
<i>Vicia</i> sp.	Vetch	*
<i>Lolium</i> sp.	Ryegrass	*
<i>Avena</i> sp.	Oat	*
<i>Romulea</i> sp.	Onion-grass	*
<i>Piptatherum miliaceum</i>	Rice Millet	*
<i>Chenopodium album/murale</i>	Goosefoot	
<i>Olea europaea</i> ssp.	Olive	*
<i>Sonchus asper</i>	Rough Sow-thistle	*
<i>Malva</i> sp.	Mallow	*
<i>Acetosa</i> sp.		*
<i>Austrostipa nitida</i>	Balcarra Spear-grass	
<i>Poa annua</i>	Winter Grass	
<i>Einadia nutans</i> ssp.	Climbing Saltbush	

Site: B1

Botanical Name	Common Name	Introduced *
<i>Maireana aphylla</i>	Cotton-bush	
<i>Eucalyptus odorata</i>	Peppermint Box	
<i>Eucalyptus porosa</i>	Mallee Box	
<i>Atriplex semibaccata</i>	Berry Saltbush	
<i>Chloris truncata</i>	Windmill Grass	
<i>Enchylaena tomentosa</i> var. <i>tomentosa</i>	Ruby Saltbush	
<i>Aristida behriana</i>	Brush Wire-grass	
<i>Rytidosperma</i> sp.	Wallaby-grass	
<i>Elymus</i> sp.	Wheat-grass	
<i>Avena</i> sp.	Oat	*
<i>Oxalis pes-caprae</i>	Soursob	*
<i>Lycium ferocissimum</i>	African Boxthorn	*
<i>Olea europaea</i> ssp.	Olive	*
<i>Gazania linearis</i>	Gazania	*
<i>Poa annua</i>	Winter Grass	
<i>Schinus molle</i>	Pepper-tree	*
<i>Gramineae</i> sp.	Grass Family	
<i>Chenopodium album/murale</i>	Goosefoot	