



## Native Vegetation Clearance

### Pelican Lagoon Retreat

## Data Report

Clearance under the *Native Vegetation Regulations 2017*

17<sup>th</sup> November, 2025

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# 1. Application information

## Application Details

Applicant:			
Key contact:			
Landowner:			
Site Address:	Lot 407 Ratcliff Track, Pelican Lagoon SA 5222		
Local Government Area:	Kangaroo Island	Hundred:	Dudley
Title ID:	CT/6261/855	Parcel ID	H110200 S407

## Summary of proposed clearance

Purpose of clearance	Clearance required for the construction of three studios, vehicle access and ancillary structures including solar array and rainwater tanks
Native Vegetation Regulation	Regulation 12, Schedule 1; clause 33, House or Buildings
Description of the vegetation under application	<u>Size, type and general condition</u> – 8.7 ha of emergent Kingscote Mallee ( <i>Eucalyptus rugosa</i> ) woodland in highly degraded and weedy condition
Total proposed clearance - area (ha) and number of trees	0.647 ha of low open woodland is proposed to be cleared. Cumulative clearance of 0.928 ha may occur
Level of clearance	Level 4
Overlay (Planning and Design Code)	Native Vegetation Overlay

### Map of proposed clearance area



Mitigation hierarchy	The access track has been positioned to avoid the clearance of the more intact vegetation on the allotment. The development is located within the most degraded vegetation on the property
SEB Offset proposal	Payment of \$10,548.17 into the Fund

# 2. Purpose of clearance

## 2.1 Description

Clearance is required for the construction of three tourist accommodation studios and associated infrastructure such as access track, solar array and rainwater tanks. No further clearance will be required post construction to create an Asset Protection Zone around these structures as the remnant vegetation is very sparse so already complies with CFS standards for Asset Protection Zones.

## 2.2 Background

The land around Pelican Lagoon was cleared for agricultural purposes in the early days of settlement on Kangaroo Island. The soils throughout this area are largely unsuitable for agriculture due to their sandy nutrient poor and rocky nature. Farming has been abandoned in the area, which has allowed for the natural regeneration of coloniser species such as *Leucopogon parviflorus*, *Myoporum insulare* and *Orthrosanthus multiflorus*.

Lot 407 Ratcliff Track was historically grazed by sheep until the mid 1900's. Most of the property now contains a mixture of highly scattered remnant vegetation that is dotted throughout the former pastured areas and many woody weeds. The southern portion contains a large patch of *Leucopogon parviflorus* shrubland. The landholder is proposing to construct a small-scale tourism development within the highly degraded land within the north-western corner of the property.

No further developments are currently proposed for the allotment.

## 2.3 General location map

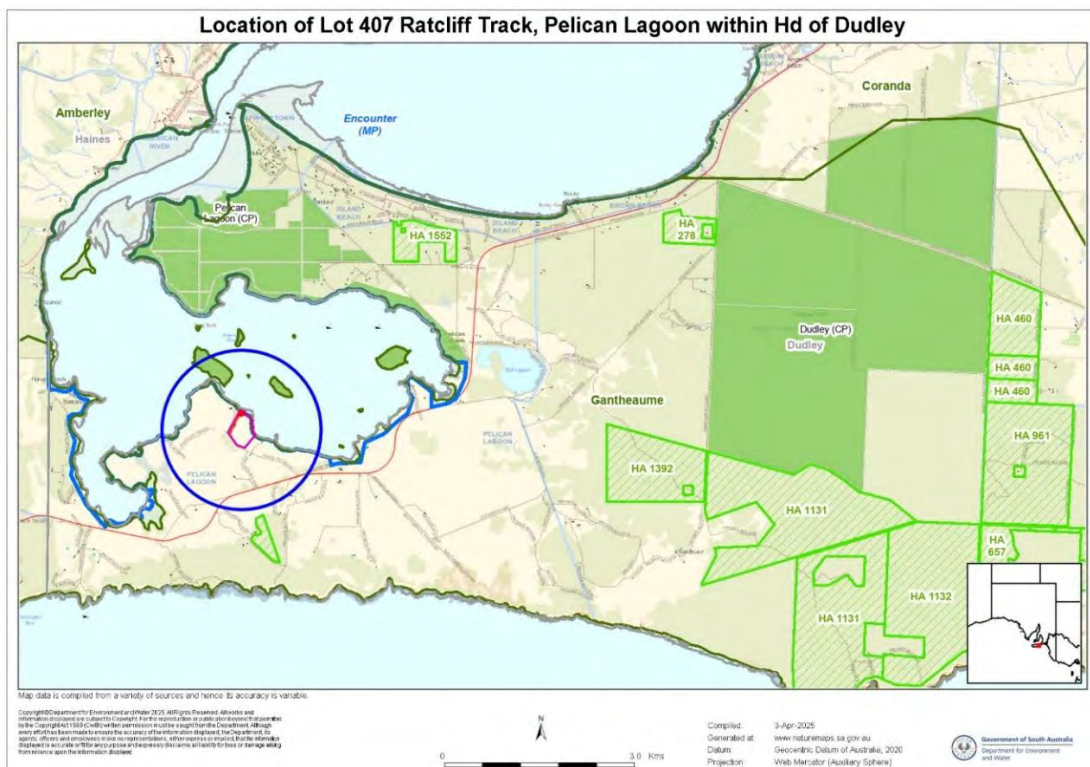


Figure 1. Location of Lot 407 Ratcliff Track, Pelican Lagoon within the Hundred of Dudley (Scale 1:72,224)

### Location of Lot 407 Ratcliff Track within Pelican Lagoon



Figure 2. Location of Lot 407 Ratcliff Track within the locality of Pelican Lagoon (Scale 1:18,056)

### Clearance area on Lot 407 Ratcliff Track, Pelican Lagoon

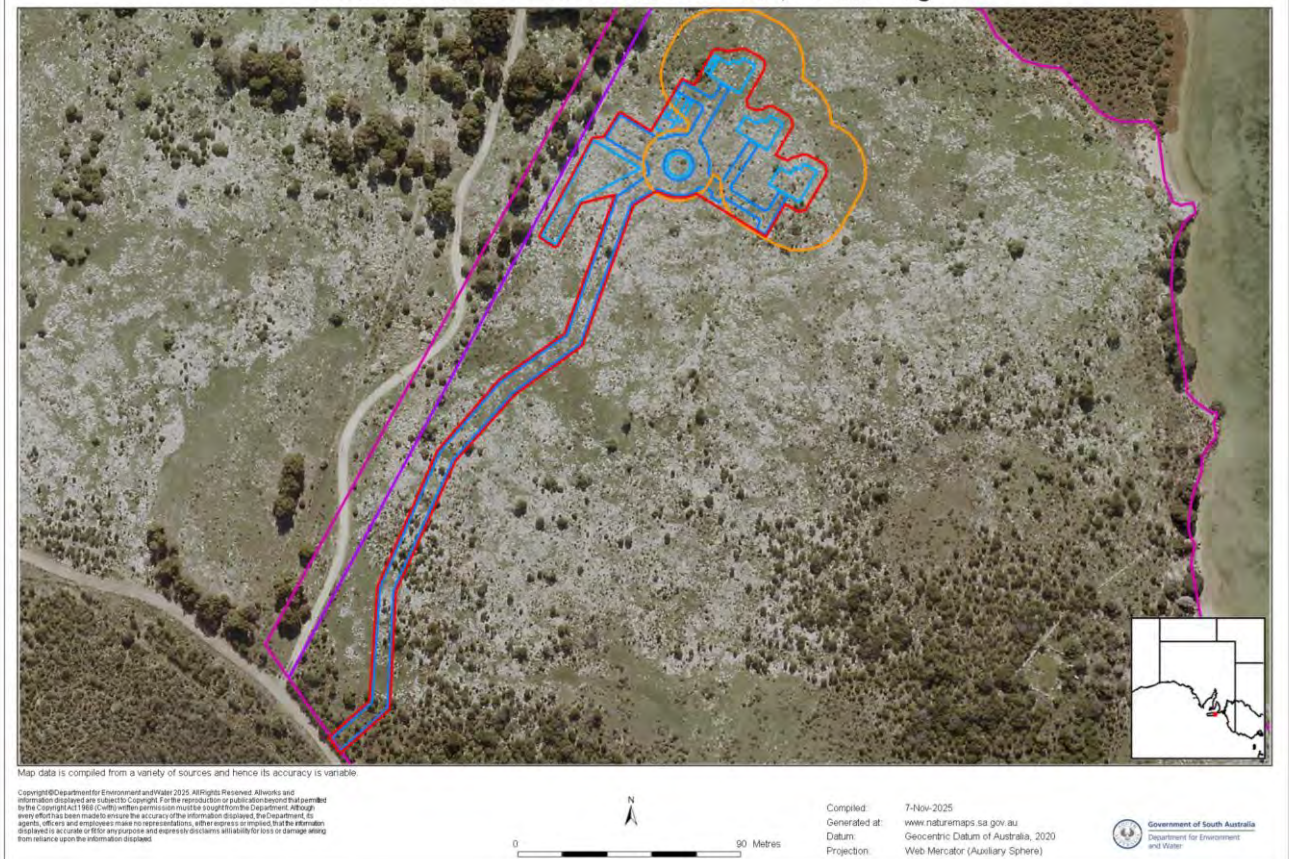


Figure 3. Location of the clearance area on Lot 407 Ratcliff Track, Pelican Lagoon (Scale 1;2,257)

## 2.4 Details of the proposal

The landholder is proposing to construct a small-scale tourist development comprising of three retreat studios designed for experiencing a connection with nature, a sense of wellness and nature inspired creativity (Figure 4). The one-bedroom studios will be clad in a combination of fire-resistant timber cladding and fibre cement sheeting in dark tones to aid in blending the development into the surrounding environment.

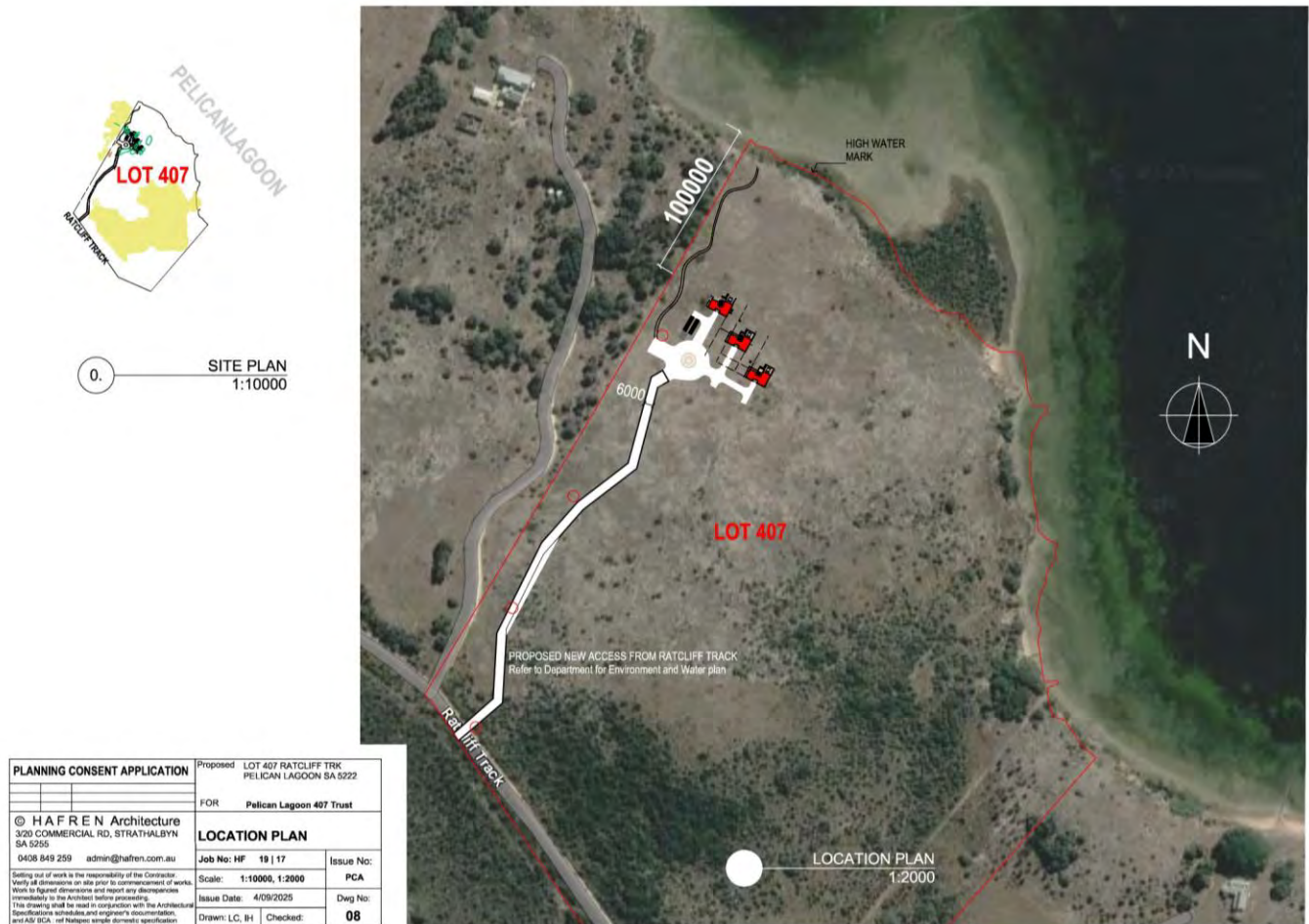


Figure 4. Design drawing for the development on Lot 407 Ratcliff Track, Pelican Lagoon

A 6m wide all-weather access driveway will be constructed to CFS standards along the western boundary of the property as the vegetation throughout this area is sparse. As the soils within the property are predominately skeletal over exposed limestone, sufficient material for the construction of the access driveway will be able to be sourced from the track route itself.

The development has been designed to be completely self-sufficient for power via the installation of a solar array with battery storage. This will be located to the south of the studios, so that they do not impose on the visual amenity of the area from the studios or nearby coastline. Three 11,500lt rainwater tanks will be install adjacent to Studio 1 to capture rainwater for domestic use within all the studios. Solar hot water systems will be installed on the roof of each studio to further increase the sustainability of the development.

Lot 407 Ratcliff Track, Pelican Lagoon is located within a Medium Bushfire Risk area. The development therefore includes a central 100,000lt tank for firefighter use and as a backup water supply for the studios. A CFS turnaround area has been incorporated into the access driveway near this tank to enable safe access into and out of the property in a forward direction. Two of the tanks adjacent to Studio 1 will also be fitted with firefighting couplings and a backup petrol pump. As the vegetation surrounding the development site is highly scattered, no further clearance beyond the construction zone will be needed to create an Asset Protection Zone as the density already complies with CFS requirements.

Landscaping with local provenance plants is proposed post construction to provide screening between the studios and to improve the visual amenity of the development. It is also hoped that the increase in native vegetation cover within the area will encourage a greater diversity of fauna species to inhabit the property.

No further developments that involve the removal of native vegetation are proposed for the property.

## **2.5 Approvals required or obtained**

*Planning, Development and Infrastructure Act 2016*

Development approval will be sought from the Kangaroo Island Council

Any other required approvals will be sought from the relevant authorities.

## **2.6 Native Vegetation Regulation**

This proposal falls under Regulation 12(33) as it is for the construction of a new dwelling and associated infrastructure.

Regulation 12(33) – New dwelling or building

To allow clearance of vegetation for a new dwelling or building approved under the Development Act 1993. This also includes clearance for associated structures (that have development approval).

## **2.7 Development Application information (if applicable)**

Lot 407 Ratcliff Track, Pelican Lagoon is within a Conservation Zone and Visitor Experience Subzone. The Medium Bushfire Risk and Native Vegetation Overlays apply to this development.

# 3. Method

## 3.1 Flora assessment

The Native Vegetation proposed to be cleared for the construction of three studios and associated infrastructure at Lot 407 Ratcliff Track, Pelican Lagoon, Hundred of Dudley was assessed on 4 February and 4 November 2025. The flora was assessed using standard assessment techniques consisting of-

- One native vegetation community was identified;
- A Bushland Assessment Site was established in the vegetation community;
- A complete species list of all native and introduced plant species was produced for the identified vegetation community;
- Nationally Threatened, State Listed or Regionally Significant plant species populations were identified and their location recorded with a hand-held GPS to an accuracy of <5m;
- Proclaimed introduced plant species populations were identified and their location recorded with a hand-held GPS to an accuracy of <5m; and
- Survey data relating to records of Nationally Threatened, State Listed or Regionally Significant plant species was recorded, following BDBSA Minimum Data Standards, and provided to BDBSA for uploading.

[Appendix 3](#) contains the flora list for the site

## 3.2 Fauna assessment

The potential fauna to occur on Lot 407 Ratcliff Track, Pelican Lagoon, Hundred of Dudley was determined utilising the following-

- Fauna recorded within 5km of the site;
- Observations of fauna including, tracks and traces, while undertaking the flora assessment.

The comprehensive list from above was then added to the Bushland Assessment Spreadsheet, [Appendix 1](#).

The vegetation within the clearance area is represented by scattered individuals and as such would be providing habitat for a very limited range of fauna species. It is highly unlikely that this clearance will have a negative impact on any fauna species. A targeted fauna survey was therefore, not undertaken.

Following consultation with the Native Vegetation Branch (Carpenter 5/5/2025) most of the threatened species that have been recorded within 5km of the clearance area were removed from the assessment as the area does not provide habitat for them.

# 4. Assessment Outcomes

## 4.1 Vegetation Assessment

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

Lot 407 Ratcliff Track, Pelican Lagoon is located on the narrow isthmus between Dudley Peninsula and the remainder of Kangaroo Island. The northern side of the allotment borders Pelican Lagoon. The topography throughout the isthmus is mostly comprised of undulating hills that consist of skeletal to moderately deep calcareous loam over calcrete. Many parts contain areas of exposed rubble to sheet limestone from which the soils have weathered. There are no watercourses on the isthmus.

The isthmus was largely cleared during the early days of settlement, however the southern side does contain some large remnant patches of *Eucalyptus rugosa* mallee woodland (KI 0406) and *Eucalyptus diversifolia* ssp. *diversifolia* mallee woodland (KI 0204) that morphs into a *Leucopogon parviflorus*, *Olearia axillaris* mid open shrubland (KI 2002) that borders the south coast. These remnants are in moderate to good condition depending on the level of past disturbance. There are, however, large numbers of kangaroos and wallabies that inhabit the area that are over browsing the vegetation and causing a decline in its health.

Due to past agricultural practises many declared weeds have established in the area including *Lycium ferocissimum*, *Marrubium vulgare*, *Diploaxis tenuifolia*, *Asphodelus fistulosus* and *Asparagus asparagoides* f. *asparagoides*. Many projects have attempted to eradicate or minimise these weeds in the past, however they still persist in the area.

Like much of the northern side of Dudley, Lot 407 Ratcliff Track was historically cleared for agricultural purposes, but has been left to naturally regenerate since farming practises ceased many years ago. The southern side of the property has regenerated well with coloniser species such as *Leucopogon parviflorus* and *Myoporum insulare* and is now representative of a *L. parviflorus* shrubland (KI 2004). The remainder of the property however, contains sparse to very sparse native vegetation cover. *Leucopogon parviflorus*, *Olearia axillaris*, *Pimelea serpyllifolia* ssp. *serpyllifolia* and *Orthrosanthus multiflorus* are the dominant species throughout this area. The proposed development has been positioned within this very sparse vegetation, leaving the higher quality vegetation intact.

The area is inhabited by many kangaroos and wallabies, which are grazing extensively on the native vegetation and exotic grasses. As *Orthrosanthus multiflorus* is largely unpalatable to macropods, this species has extensively colonised the more open areas. Whilst the more intact vegetation on the property would be providing habitat for a variety of fauna species, only animals that prefer open areas would be utilising the proposed development site for habitat.

Heritage Agreement 1516 lies c. 1km to the southwest and protects part of the large remnant that is growing along the south coast of the isthmus. It contains similar vegetation as what would have historically been growing on the allotment. Due to the highly fragmented state of the vegetation within this area, there is no connectivity between Lot 407 Ratcliff Track and any of the larger remnants including the Heritage Agreement.

**Details of the vegetation association proposed to be impacted**

Vegetation Association	<u>KI 2004</u> emergent <i>Eucalyptus rugosa</i> , <i>Eucalyptus cneorifolia</i> , +/- <i>Acacia leiophylla</i> mallee trees over <i>Leucopogon parviflorus</i> mid open shrubland over <i>Myoporum insulare</i> over <i>Acrotriche patula</i> , <i>Orthrosanthus multiflorus</i> shrubs
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**Direction:** 28° **Latitude:** 35° 49' 43.02" S **Longitude:** 137° 46' 36.96" E **Photo 5:** Wastewater dispersal area

General description	<i>Leucopogon parviflorus</i> , <i>Olearia axillaris</i> shrubs over <i>Pimelea serpyllifolia</i> ssp. <i>serpyllifolia</i> and <i>Acrotriche patula</i> shrubs over <i>Orthrosanthus multiflorus</i> tussocks in poor, highly degraded and weedy condition				
Threatened species or community	No Threatened Ecological Communities were observed during the assessment. No threatened fauna species were observed during the assessment. There are records of Short-beaked Echidna ( <i>EPBC Act</i> Endangered), Heath Goanna ( <i>NPW SA Act</i> Vulnerable), Bush Stonecurlew and Cape Barren Goose ( <i>NPW SA Act</i> Rare) within 5km of the clearance area. No threatened flora species were observed during the assessment. There are records of <i>Correa backhouseana</i> var. <i>orbicularis</i> within 1km of the clearance area.				
Landscape context score	1.11	Vegetation Condition Score	12.38	Conservation significance score	1.10
Unit biodiversity Score	15.12	Area (ha)	0.928	Total biodiversity Score	14.03

## Site map showing areas of proposed impact

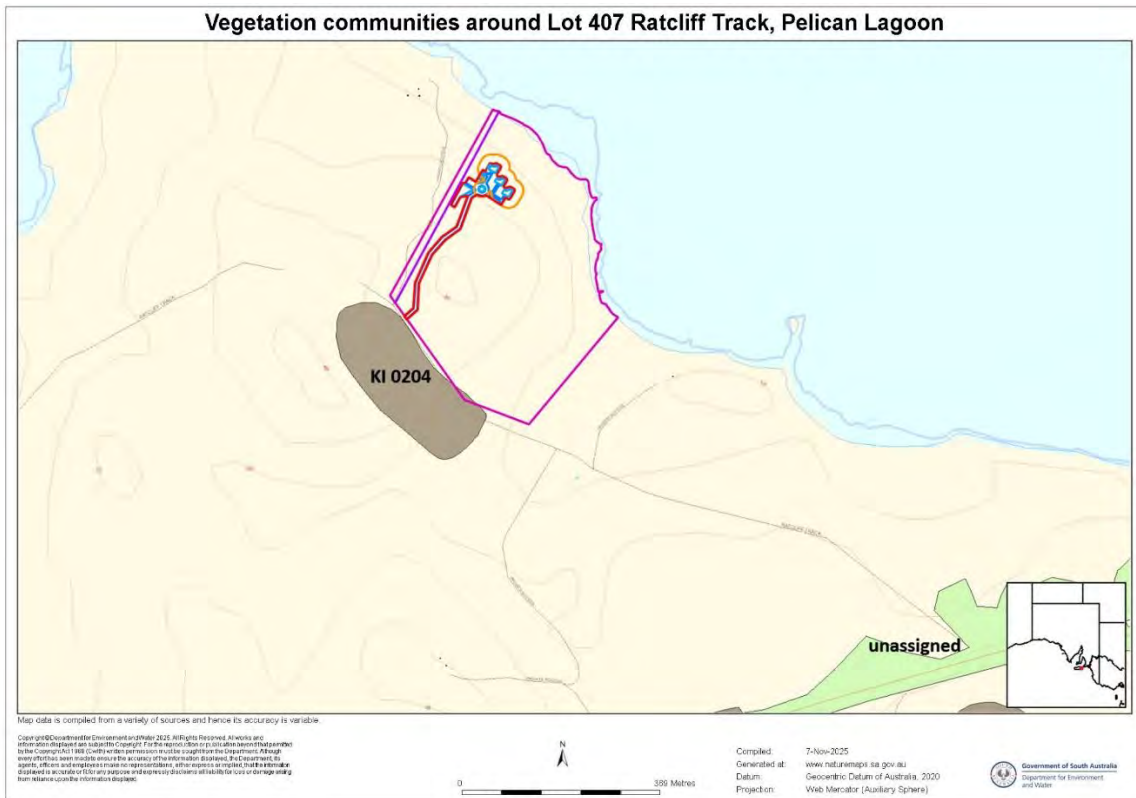


Figure 5. Vegetation communities on and around Lot 407 Ratcliff Track, Pelican Lagoon (Scale 1:9,028)

## Photo log



Photo 1. **Direction:** 179° **Latitude:** 35° 49' 45.79" S **Longitude:** 137° 46' 35.37" E Southern end of access driveway



Photo 2. **Direction:** 91° **Latitude:** 35° 49' 41.33" S **Longitude:** 137° 46' 38.20" E Parking and Solar array area



Photo 3. **Direction:** 232° **Latitude:** 35° 49' 40.70" S **Longitude:** 137° 46' 40.04" E Studio 1 and Fire Tank



Photo 4. **Direction:** 298° **Latitude:** 35° 49' 42.45" S **Longitude:** 137° 46' 41.29" E Eastern side of development

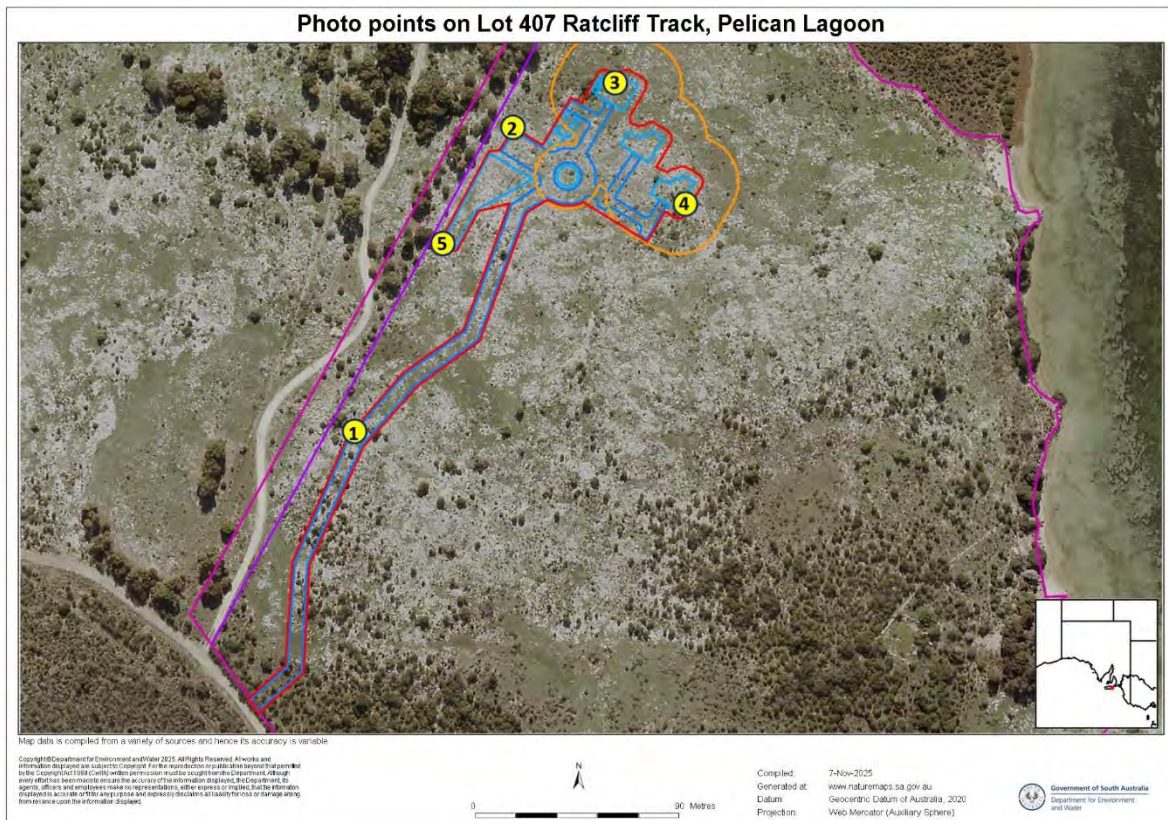


Figure 6. Locations of the photo points on 407 Ratcliff Track, Pelican Lagoon (Scale 1:2,257)

## 4.2 Threatened Species assessment

Species observed on site, or recorded within 5 km (50 km 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>Burhinus grallarius</i> (Bush Stonecurlew)	R		3	2022	Remnant mallee near open grassland	Likely – some suitable habitat present
<i>Cereopsis novaehollandiae novaehollandiae</i> (Cape Barren Goose)	R		3	2012	Open grassland; offshore islands	Likely – some suitable habitat present
<i>Tachyglossus aculeatus multiaculeatus</i> (Short-beaked Echidna)	E	EN	3	2022	Forest, woodland, mallee	Possible – some suitable habitat present
<i>Varanus rosenbergi</i> (Heath Goanna)	V		3	2021	Forest, woodland, mallee, shrubland	Possible – some suitable habitat
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 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 Regulations, the NVC must consider the potential cumulative impact, both direct and indirect, that is reasonably likely to result from a proposed clearance activity.*

Clearance is required to construct a small-scale tourist accommodation development. The access driveway and studios have been carefully placed within the landscape to minimise the visual and environmental impact of the development. As the vegetation surrounding the cabins is very sparse, no further clearance is required post construction to create an Asset Protection Zone around the structures.

All clearance will be undertaken in a careful manner to minimise disturbance to the surrounding vegetation and only the minimum amount of vegetation will be removed to enable the construction of the development. Where possible, services will be laid in a common trench to reduce earthworks that could potentially disturb the roots of the surrounding vegetation. The studios will be constructed on stumps, further reducing the earthworks for the development. As only minimal earthworks are required, the topography of the area will remain largely unchanged. Due to this, the hydrology of the area is unlikely to be altered by this development.

The site gently slopes towards the north, however as the site is very rocky water erosion is unlikely to occur during construction works. Should any erosion be seen to be occurring, mitigating actions will be undertaken to prevent any further erosion from occurring. Post construction, landscape plantings with local provenance plants will be undertaken to aid in stabilising the disturbed ground and to improve the aesthetics of the development.

Construction works will generate some dust, however the surrounding vegetation is able to withstand moderate levels of smothering. Care will be taken during excavation works to retain spoil within the construction zone to ensure that the surrounding vegetation is not smothered on dumping or damaged on retrieval. Vehicles entering and exiting the site will remain on the access track to ensure that the surrounding vegetation is not crushed by construction vehicles.

No further developments that require the removal of native vegetation are proposed for the allotment.

## 4.4 Address the Mitigation Hierarchy

When exercising a power or making a decision under Division 5 of the Regulations, the NVC must have regard to the mitigation hierarchy. The NVC will also consider, with the aim to minimise, 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**

Avoidance is not possible as the property is fully vegetated. Following discussions with the Consultant the access driveway was repositioned from the eastern side of the property to the eastern side to avoid the clearance of the more intact vegetation on the property.

**b) Minimisation – if clearance cannot be avoided, outline measures taken to minimise 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 development has been positioned within an area of highly degraded vegetation to minimise the clearance of the more intact vegetation on the property. The Studios and back of house areas have been grouped together to further minimise vegetation clearance. Due to the sparseness of vegetation, no further clearance will be required post construction to create Asset Protection Zones around the Studios.

**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 minimised, such as allowing for the re-establishment of the vegetation.**

No rehabilitation or restoration will occur within the construction zone, however landscaping with local provenance plants will occur post construction to aid in soil stabilisation, to increase species diversity within the area and to improve the aesthetics of the development. Some revegetation will occur outside of the immediate development site to create habitat for the fauna species that inhabit the area.

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

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

The Significant Environmental Benefit Offset will be met via payment into the SEB Fund.

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

The NVC 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 NVC 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
<p><b>Principle 1a - it comprises a high level of diversity of plant species</b></p>	<p><u>Relevant information</u></p> <p>KI 2004 emergent <i>Eucalyptus rugosa</i> mallee trees over <i>Leucopogon parviflorus</i> mid open shrubland</p> <p>Native: 11; Introduced: 16</p> <p><b>Bushland Plant Diversity Score - 12</b></p> <hr/> <p><u>Assessment against the principles</u></p> <p><b>At Variance</b> - KI 2004 emergent <i>Eucalyptus rugosa</i> mallee trees_Leucopogon parviflorus mid open shrubland</p> <hr/> <p><u>Moderating factors that may be considered by the NVC</u></p> <p>The clearance area represents less than 0.25% (0.024%) of the remnant vegetation within 5km of the clearance area.</p> <p>The proposed landscaping will increase species diversity and overall vegetation cover on the property.</p>
<p><b>Principle 1b - significance as a habitat for wildlife</b></p>	<p><u>Relevant information</u></p> <p>No threatened fauna species were observed during the site assessment.</p> <p>There are records of Short-beaked Echidna (<i>EPBC Act</i> Endangered), Heath Goanna (<i>NPW SA Act</i> Vulnerable), Bush Stonecurlew and Cape Barren Goose (<i>NPW SA Act</i> Rare) within 5km of the clearance area.</p> <p>The vegetation within the clearance area is highly degraded and unlikely to be providing habitat for a wide range of fauna species. Due to its sparse nature it is unlikely that fauna species would be utilising it as a refugia area or corridor for movement across the landscape.</p> <p><b>Threatened Fauna Score - 0.1</b> <b>Unit biodiversity Score - 15.12</b></p> <hr/> <p><u>Assessment against the principles</u></p> <p><b>Seriously at Variance</b> - KI 2004 emergent <i>Eucalyptus rugosa</i> mallee trees <i>Leucopogon parviflorus</i> mid open shrubland</p>

	<p><u>Moderating factors that may be considered by the NVC</u></p> <p>The clearance area does not contain critical habitat for any fauna species. The clearance of this vegetation will not have a negative impact on the health of or long-term survival of any of the fauna species that may be utilising it.</p>
<p><b>Principle 1c - plants of a rare, vulnerable or endangered species</b></p>	<p><u>Relevant information</u></p> <p>No threatened flora species were observed during the assessment.</p> <p>There are records of <i>Correa backhouseana</i> var. <i>orbicularis</i> (NPW SA Act Rare) within 1km of the clearance area. As this is a perennial shrub species, it would have been detected if it was growing on the site.</p> <p><b>Threatened Flora Score - 0</b></p> <hr/> <p><u>Assessment against the principles</u></p> <p><b>Not at Variance</b> - KI 2004 emergent <i>Eucalyptus rugosa</i> mallee trees <i>Leucopogon parviflorus</i> mid open shrubland</p> <hr/> <p><u>Moderating factors that may be considered by the NVC</u></p>
<p><b>Principle 1d - the vegetation comprises the whole or part of a plant community that is Rare, Vulnerable or endangered:</b></p>	<p><u>Relevant information</u></p> <p>No Threatened Ecological Communities were observed during the site assessment.</p> <p><b>Threatened Community Score - 1</b></p> <hr/> <p><u>Assessment against the principles</u></p> <p><b>Not at Variance</b> - KI 2004 emergent <i>Eucalyptus rugosa</i> mallee trees <i>Leucopogon parviflorus</i> mid open shrubland</p> <hr/> <p><u>Moderating factors that may be considered by the NVC</u></p>
<p><b>Principle 1e - it is significant as a remnant of vegetation in an area which has been extensively cleared.</b></p>	<p><u>Relevant information</u></p> <p>IBRA Association: Gantheaume, 88% remnancy IBRA subregion: Kangaroo Island, 52% remnancy</p> <p>The larger remnant vegetation patches within the area are predominately in good condition and have relatively low levels of weeds. They will likely remain in a similar state for a long time to come given the large size of the remnants and relative lack of disturbance.</p> <p><b>Total Biodiversity Score – 14.03</b></p> <hr/> <p><u>Assessment against the principles</u></p> <p><b>Not at Variance</b> - KI 2004 emergent <i>Eucalyptus rugosa</i> mallee trees <i>Leucopogon parviflorus</i> mid open shrubland</p>

	<u>Moderating factors that may be considered by the NVC</u>
<b>Principle 1f - it is growing in, or in association with, a wetland environment.</b>	<u>Relevant information</u> The vegetation within the clearance area is not growing within or in association with a wetland.
	<u>Assessment against the principles</u> <b>Not at Variance</b> - KI 2004 emergent <i>Eucalyptus rugosa</i> mallee trees <i>Leucopogon parviflorus</i> mid open shrubland
	<u>Moderating factors that may be considered by the NVC</u>
<b>Principle 1g - it contributes significantly to the amenity of the area in which it is growing or is situated.</b>	<u>Relevant information</u> The clearance area (other than the immediate driveway entrance) will not be visible from Ratcliff Track, however it will be visible from the neighbouring property to the east and from Pelican Lagoon itself. The nature of the development is small and there are small-scale tourist developments on neighbouring properties, so this development is not out of character for the area.  There are no know cultural or heritage values attached to the property.
	N/A
	<u>Moderating factors that may be considered by the NVC</u>

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*

<b>Total clearance</b>	No. of trees	0
	Area (ha)	0.928
	Total biodiversity Score	14.03
<b>Seriously at variance with principle 1(b), 1(c) or 1 (d)</b>		1 (b)
<b>Risk assessment outcome</b>		Level 4

## 4.7 NVC Guidelines

*Provide any other information that demonstrates that the clearance complies with any relevant NVC guidelines related to the activity.*

All relevant information has been discussed above.

# 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	1	12	1	0.0	0.1	15.1	.65	9.78	1	0	0	10.76	\$9,998.27	\$549.90
							<b>Total</b>	<b>.65</b>	<b>9.78</b>			<b>10.76</b>	<b>\$9,998.27</b>	<b>\$549.90</b>

**Totals summary table**

<b>Economies of Scale Factor</b>	0.5	<b>SEB Uplift Factor</b>	1.10
<b>Rainfall (mm) Factor</b>	512		
<b>SEB Points of Gain/ha Factor</b>	7.0	<b>Management Cost (\$/ha)</b>	\$25,408.00

	Total Biodiversity score	Total SEB points required	SEB Payment	Admin Fee	Total Payment
<b>Application</b>	9.78	10.76	\$9,998.27	\$549.90	\$10,548.17

# 6. Significant Environmental Benefit

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

## ACHIEVING A 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 a 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

The SEB Policy states that if a SEB is required as a result of an approved activity undertaken under the Regulations, the applicant has a choice of either providing an on-ground SEB or a Payment SEB. However, if a proposed clearance will have an offset obligation of greater than 150 SEB Points Required, the NVC will first request that a reasonable attempt be made to identify an on-ground SEB before a payment will be accepted.

10.76 SEB Points are required to offset this clearance. The landholder does not have the ability to undertake an on-ground offset on the property. There are no suitable Third Party Credits available to offset this clearance.


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 of \$10,548.17 is required (including admin. fee)
- Full payment will be made prior to any clearance being undertaken




OFFICIAL

Vegetation Condition Scores																																															
SITE:		Construction Zone																																													
BCM COMMUNITY		KI 8.4 Coastal Cliff Very Low Open Woodlands & Low Open Shrublands																																													
VEGETATION ASSOCIATION DESCRIPTION		<i>Leucopogon paviflorus</i> shrubs over <i>Orthrosanthus multiflorus</i> tussocks																																													
SIZE OF SITE (Ha)		0.647																																													
<b>Benchmarked attributes</b> (Scores determined by comparing to a Benchmark community)																																															
<b>Number of Native Species</b> (Minus herbaceous annuals for spring Surveys)		10																																													
<b>Native Plant Species Diversity Score (max 30) from benchmark score</b> <i>weighted by a factor of 2</i>		12.0																																													
<b>Number of regenerating native species</b>		0																																													
<b>Regeneration Score (max 12) from benchmark community</b> weighted by a factor of 1.5		0																																													
<b>Weed species</b> (Top 5 Cover x Invasiveness)		Cover (max 6)	Weed Threat Rating (max 5) C x I																																												
<i>Asparagus asparagoides</i>		2	5 10																																												
<i>Solanum linnaeanum</i>		2	3 6																																												
<i>Asphodelus fistulosus</i>		3	2 6																																												
<i>Diplotaxis tenuifolia</i>		3	2 6																																												
<i>Medicago sp.</i>		4	2 8																																												
		<b>Cover x Threat</b>	36																																												
<b>Weed Score (max 15) from benchmark community</b>		0																																													
<b>Native Plant Life Forms (max 20) from benchmark score</b> weighted by a factor of 2		18.0																																													
<b>Native Plant Life Forms</b>		<table border="1"> <tr><td>Trees &gt; 15m</td><td></td></tr> <tr><td>Trees 5 - 15 m</td><td></td></tr> <tr><td>Trees &lt; 5m</td><td></td></tr> <tr><td>Mallee &gt; 5m</td><td></td></tr> <tr><td>Mallee &lt; 5m</td><td></td></tr> <tr><td>Shrubs &gt; 2m</td><td>2</td></tr> <tr><td>Shrubs 0.5 - 2m</td><td>3</td></tr> <tr><td>Shrubs &lt;0.5m</td><td>2</td></tr> <tr><td>Forbs</td><td>3</td></tr> <tr><td>Mat Plants</td><td></td></tr> <tr><td>Grasses &gt; 0.2m</td><td>1</td></tr> <tr><td>Grasses &lt; 0.2m</td><td>2</td></tr> <tr><td>Sedges &gt; 1m</td><td></td></tr> <tr><td>Sedges &lt; 1m</td><td>3</td></tr> <tr><td>Hummock grasses</td><td></td></tr> <tr><td>Vines, scramblers</td><td>1</td></tr> <tr><td>Mistletoe</td><td></td></tr> <tr><td>Ferns</td><td></td></tr> <tr><td>Grass-tree</td><td></td></tr> <tr><td><b>Total</b></td><td><b>17</b></td></tr> </table>		Trees > 15m		Trees 5 - 15 m		Trees < 5m		Mallee > 5m		Mallee < 5m		Shrubs > 2m	2	Shrubs 0.5 - 2m	3	Shrubs <0.5m	2	Forbs	3	Mat Plants		Grasses > 0.2m	1	Grasses < 0.2m	2	Sedges > 1m		Sedges < 1m	3	Hummock grasses		Vines, scramblers	1	Mistletoe		Ferns		Grass-tree		<b>Total</b>	<b>17</b>				
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<b>Non-Benchmarked Attributes</b> (Scores determined from direct field observations)		<table border="1"> <tr> <td><i>Is the community naturally treeless?</i></td> <td><input type="checkbox"/></td> </tr> <tr> <td><b>Fallen Timber/Debris (max 5)</b></td> <td>0</td> </tr> <tr> <td><b>Hollow-bearing trees Score (max 5)</b></td> <td>0</td> </tr> <tr> <td><b>Mature Tree Score (max 8)</b></td> <td>0</td> </tr> <tr> <td><b>Tree Canopy Cover Score (max 5)</b></td> <td>0</td> </tr> </table>		<i>Is the community naturally treeless?</i>	<input type="checkbox"/>	<b>Fallen Timber/Debris (max 5)</b>	0	<b>Hollow-bearing trees Score (max 5)</b>	0	<b>Mature Tree Score (max 8)</b>	0	<b>Tree Canopy Cover Score (max 5)</b>	0																																		
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<b>Native:exotic Understorey biomass Score (max 5)</b>		2																																													
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<b>Positive Vegetation Attributes Score</b> = Native species diversity + Regeneration + Native Plant Life Forms Fallen timber/debris + Hollow-bearing trees - If the community Score is Not Benchmarked (SNB) for regeneration this score is multiplied 1.24 - If the community is naturally treeless this score is multiplied by 1.29																																															
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Negative Vegetation Attributes Score = (15 - Weeds) + ((10 - Biomass score - Tree Canopy Cover Score)exp2/2)																																															
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<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 colspan="3">[Progress bar]</td> </tr> <tr> <td>Weed Score</td> <td colspan="3">[Progress bar]</td> </tr> <tr> <td>Native Plant Life Forms</td> <td colspan="3">[Progress bar]</td> </tr> <tr> <td>Regeneration</td> <td colspan="3">[Progress bar]</td> </tr> <tr> <td>Native:exotic Understorey Biomass</td> <td colspan="3">[Progress bar]</td> </tr> <tr> <td>Mature Trees</td> <td colspan="3">[Progress bar]</td> </tr> <tr> <td>Tree Canopy Cover</td> <td colspan="3">[Progress bar]</td> </tr> <tr> <td>Tree Hollows</td> <td colspan="3">[Progress bar]</td> </tr> <tr> <td>Fallen timber</td> <td colspan="3">[Progress bar]</td> </tr> <tr> <td><b>Vegetation Condition Score</b></td> <td colspan="3">[Progress bar]</td> </tr> </tbody> </table>					Low	Medium	High	Native Plant Species Diversity	[Progress bar]			Weed Score	[Progress bar]			Native Plant Life Forms	[Progress bar]			Regeneration	[Progress bar]			Native:exotic Understorey Biomass	[Progress bar]			Mature Trees	[Progress bar]			Tree Canopy Cover	[Progress bar]			Tree Hollows	[Progress bar]			Fallen timber	[Progress bar]			<b>Vegetation Condition Score</b>	[Progress bar]		
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<b>Vegetation Condition Score</b>	[Progress bar]																																														

Conservation Significance Score	
Is the vegetation association considered a Threatened Ecological community or Ecosystem?	Yes/No
State (Provisional List of Threatened Ecosystems of SA) <b>Rare</b> community (0.1 pt)	<input type="checkbox"/>
State (Provisional List of Threatened Ecosystems of SA) <b>Vulnerable</b> community (0.2 pts)	<input type="checkbox"/>
State (Provisional List of Threatened Ecosystems of SA) <b>Endangered</b> community (0.3 pts)	<input type="checkbox"/>
Nationally (EPBC Act) <b>Vulnerable</b> community (0.35 pts)	<input type="checkbox"/>
Nationally (EPBC Act) <b>Endangered</b> or <b>Critically Endangered</b> community (0.4 pts)	<input type="checkbox"/>
Note: all sites will score a minimum Conservation Significance Score of 1	<b>Threatened Community Score</b> 1
<b>Number of Threatened Flora Species recorded for the site (within the site)</b>	<b>Number</b>
<i>*If a species has both a State (NP&amp;W Act) and National (EPBC Act) rating, it's only recorded for its National rating</i>	
State <b>Rare</b> species recorded (1 pt each)	0
State <b>Vulnerable</b> species recorded (2.5 pt each)	0
State <b>Endangered</b> recorded (5 pts each)	0
Nationally <b>Vulnerable</b> species recorded (10 pts each)	0
Nationally <b>Endangered</b> or <b>Critically endangered</b> 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	<b>Threatened Flora Score</b> 0
<b>Potential habitat for Threatened Fauna Species (number observed or previously recorded)</b>	<b>Number</b>
<i>*If a species has both a State (NP&amp;W Act) and National (EPBC Act) rating, it's only recorded for its National rating</i>	
State <b>Rare</b> species observed or locally recorded (1 pt each)	2
State <b>Vulnerable</b> species observed or locally recorded (2.5 pt each)	0
State <b>Endangered</b> species observed or locally recorded (5 pt each)	0
Nationally <b>Vulnerable</b> species observed or locally recorded (10 pts each)	0
Nationally <b>Endangered</b> or <b>Critically endangered</b> species observed or locally recorded (20 pts each)	1
0 = 0 pts; <2 = 0.02 pts; 2 - <5 = 0.04 pts; 5 - <10 = 0.08 pts; 10 - <20 = 0.08pts; 20 or > = 0.1 pts	<b>Threatened Fauna Score</b> 0.1
<b>CONSERVATION SIGNIFICANCE SCORE</b>	<b>1.1</b>
<b>Total Scores for the Site</b>	
	Vegetation Condition x Landscape Context x Conservation Significance =
<b>LANDSCAPE CONTEXT SCORE</b>	<b>UNIT BIODIVERSITY SCORE</b> 15.12
<b>VEGETATION CONDITION SCORE</b> 12.38	<b>Total Biodiversity Score</b>
<b>CONSERVATION SIGNIFICANCE SCORE</b> 1.10	<b>(Biodiversity Score x hectares)</b> 9.78
<b>Photo Point and Vegetation Survey Location</b>	<b>Direction of the Photo</b>
	22°
	<b>GPS Reference</b>
	Datum WGS84
	Zone (52, 53 or 54) 53
	Easting (6 digits) 750902
	Northing (7 digits) 6031533
<b>Description</b>	
	Leucopogon parviflorus, Olearia axillaris shrubs over Orthrosanthus multiflorus tussocks in poor degraded and weedy condition

Vegetation Condition Scores																									
<b>SITE:</b>		Cumulative Impact																							
<b>BCM COMMUNITY</b>		KI 8.4 Coastal Cliff Very Low Open Woodlands & Low Open Shrublands																							
<b>VEGETATION ASSOCIATION DESCRIPTION</b>		<i>Leucopogon paviflorus</i> shrubs over <i>Orthrosanthus multiflorus</i> tussocks																							
<b>SIZE OF SITE (Ha)</b>		0.928																							
<b>Benchmarked attributes</b> (Scores determined by comparing to a Benchmark community)																									
<b>Number of Native Species</b> (Minus herbaceous annuals for spring Surveys)		10																							
<b>Native Plant Species Diversity Score</b> (max 30) from benchmark score weighted by a factor of 2		12.0																							
<b>Number of regenerating native species</b>		0																							
<b>Regeneration Score</b> (max 12) from benchmark community weighted by a factor of 1.5		0																							
<b>Weed species</b> (Top 5 Cover x Invasiveness)		Cover (max 6)	Weed Threat Rating (max 5)																						
<i>Asparagus asparagoides</i>	2	5	10																						
<i>Solanum linnaeanum</i>	2	3	6																						
<i>Asphodelus fistulosus</i>	3	2	6																						
<i>Diplotaxis tenuifolia</i>	3	2	6																						
<i>Medicago sp.</i>	4	2	8																						
<b>Weed Score</b> (max 15) from benchmark community		0																							
<b>Native Plant Life Forms</b> (max 20) from benchmark score weighted by a factor of 2		18.0																							
<b>Non-Benchmarked Attributes</b> (Scores determined from direct field observations)																									
<b>Native:exotic Understorey biomass Score</b> (max 5)		2																							
<b>Is the community naturally treeless?</b>		<input type="checkbox"/>																							
<b>Fallen Timber/Debris</b> (max 5)		0																							
<b>Hollow-bearing trees</b> (max 5)		0																							
<b>Mature Tree</b> (max 8)		0																							
<b>Tree Canopy Cover</b> (max 5)		0																							
<b>Vegetation Condition Score calculation</b>																									
<b>Positive Vegetation Attributes Score</b> = Native species diversity + Regeneration + Native Plant Life Forms																									
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<table border="1"> <thead> <tr> <th>Attribute</th> <th>Score</th> </tr> </thead> <tbody> <tr> <td>Native Plant Species Diversity</td> <td>12.0</td> </tr> <tr> <td>Weed Score</td> <td>0</td> </tr> <tr> <td>Native Plant Life Forms</td> <td>18.0</td> </tr> <tr> <td>Regeneration</td> <td>0</td> </tr> <tr> <td>Native:exotic Understorey Biomass</td> <td>2</td> </tr> <tr> <td>Mature Trees</td> <td>0</td> </tr> <tr> <td>Tree Canopy Cover</td> <td>0</td> </tr> <tr> <td>Tree Hollows</td> <td>0</td> </tr> <tr> <td>Fallen Timber</td> <td>0</td> </tr> <tr> <td><b>Vegetation Condition Score</b></td> <td><b>12.38</b></td> </tr> </tbody> </table>				Attribute	Score	Native Plant Species Diversity	12.0	Weed Score	0	Native Plant Life Forms	18.0	Regeneration	0	Native:exotic Understorey Biomass	2	Mature Trees	0	Tree Canopy Cover	0	Tree Hollows	0	Fallen Timber	0	<b>Vegetation Condition Score</b>	<b>12.38</b>
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Conservation Significance Score		
<b>Is the vegetation association considered a Threatened Ecological community or Ecosystem?</b>		
State (Provisional List of Threatened Ecosystems of SA) <b>Rare</b> community (0.1 pt)	<input type="checkbox"/>	
State (Provisional List of Threatened Ecosystems of SA) <b>Vulnerable</b> community (0.2 pts)	<input type="checkbox"/>	
State (Provisional List of Threatened Ecosystems of SA) <b>Endangered</b> community (0.3 pts)	<input type="checkbox"/>	
Nationally (EPBC Act) <b>Vulnerable</b> community (0.35 pts)	<input type="checkbox"/>	
Nationally (EPBC Act) <b>Endangered or Critically Endangered</b> community (0.4 pts)	<input type="checkbox"/>	
<i>Note: all sites will score a minimum Conservation Significance Score of 1</i>		
<b>Threatened Community Score</b>	<b>1</b>	
<b>Number of Threatened Flora Species recorded for the site (within the site)</b>		
<i>*If a species has both a State (NP&amp;W Act) and National (EPBC Act) rating, it's only recorded for its National rating.</i>		
State <b>Rare</b> species recorded (1 pt each)	0	
State <b>Vulnerable</b> species recorded (2.5 pt each)	0	
State <b>Endangered</b> recorded (5 pts each)	0	
Nationally <b>Vulnerable</b> species recorded (10 pts each)	0	
Nationally <b>Endangered or Critically endangered</b> 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	
<b>Threatened Flora Score</b>	<b>0</b>	
<b>Potential habitat for Threatened Fauna Species (number observed or previously recorded)</b>		
<i>*If a species has both a State (NP&amp;W Act) and National (EPBC Act) rating, it's only recorded for its National rating.</i>		
State <b>Rare</b> species observed or locally recorded (1 pt each)	2	
State <b>Vulnerable</b> species observed or locally recorded (2.5 pt each)	0	
State <b>Endangered</b> species observed or locally recorded (5 pt each)	0	
Nationally <b>Vulnerable</b> species observed or locally recorded (10 pts each)	0	
Nationally <b>Endangered or Critically endangered</b> species observed or locally recorded (20 pts each)	1	
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	2.2	
<b>Threatened Fauna Score</b>	<b>0.1</b>	
<b>CONSERVATION SIGNIFICANCE SCORE</b>	<b>1.1</b>	
<b>Total Scores for the Site</b>		
	Vegetation Condition x Landscape Context x Conservation Significance =	
<b>LANDSCAPE CONTEXT SCORE</b>	<b>Score</b>	
<b>VEGETATION CONDITION SCORE</b>	<b>UNIT BIODIVERSITY SCORE</b>	
<b>CONSERVATION SIGNIFICANCE SCORE</b>	<b>Total Biodiversity Score</b>	
	<b>(Biodiversity Score x hectares)</b>	
	15.12	
	12.38	
	1.10	
	14.03	
<b>Photo Point and Vegetation Survey Location</b>		
	<b>Direction of the Photo</b>	
	22°	
	<b>GPS Reference</b>	
	Datum	WGS84
	Zone (52, 53 or 54)	53
	Easting (6 digits)	750902
Northing (7 digits)	6031533	
<b>Description</b>		
Leucopogon parviflorus, Olearia axillaris shrubs over Orthrosanthus multiflorus tussocks in poor degraded and weedy condition		

