Native Vegetation Clearance Data Report

Sharp – Onkaparinga Hills

Clearance under the *Native Vegetation Regulations 2017*

28th April 2026

Prepared by Sheree Edwards, Senior Environmental Consultant

Version Control

Title	Native Vegetation Clearance Data Report, Sharp, Onkaparinga Hills			
Client				
Created By	Terra Gana Pty Ltd			
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0.1	Sheree Edwards	First draft issued to client for review	28th April 2026	For Review
1.0	Sheree Edwards	Feedback from Weeks Homes on clients behalf.	29th April 2026	

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1. Application information

Application Details

Applicant:			
Contact:			
Landowner:	*As above*		
Site Address:	104 Education Road, Onkaparinga Hills SA 5163		
Local Government Area:	Onkaparinga	Hundred:	
Title ID:	CT/6122/747	Parcel ID	F151560 A58

Summary of proposed clearance

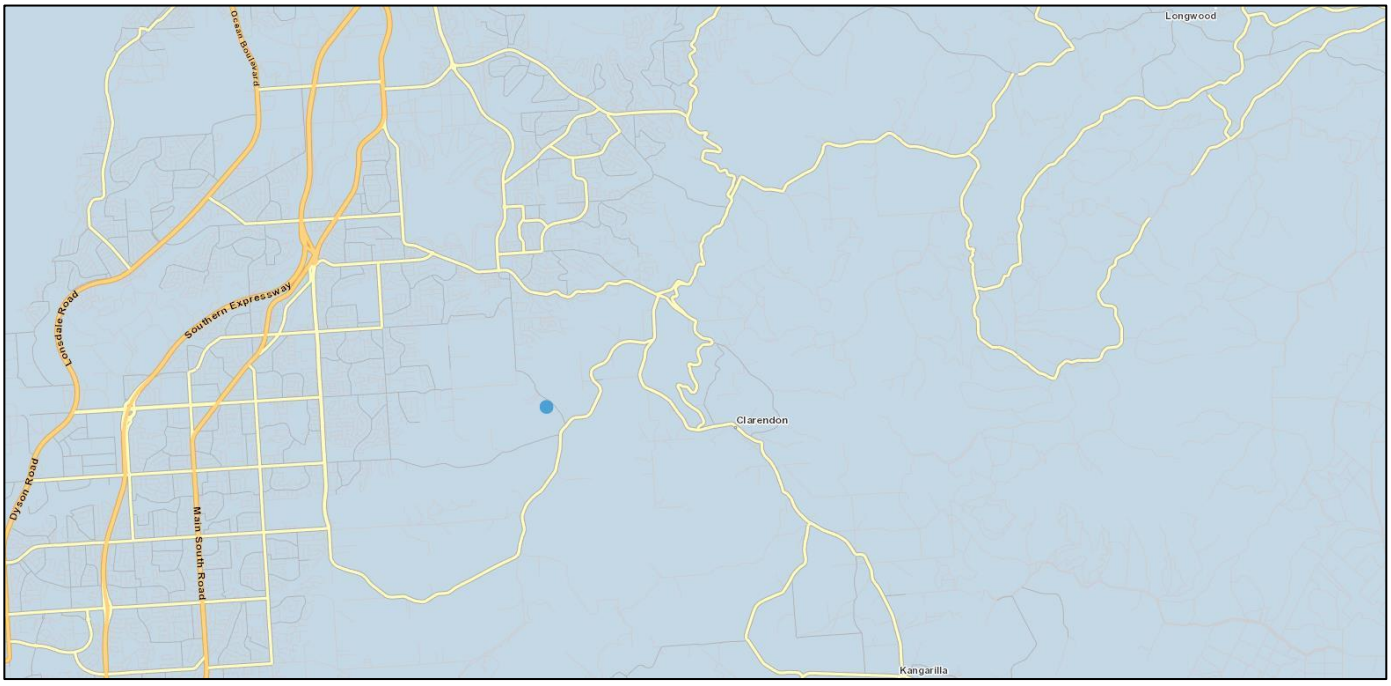
Purpose of clearance	Clearance required for the construction of a new dwelling.
Native Vegetation Regulation	Regulation 12(33): House or Buildings – 7 trees Regulation 9(1)(17): Fire Prevention and Control (14 trees) Regulation 9(2)(19): Fire Prevention and Control (Large Trees) (1 tree) Regulation 8(1) – Vegetation within 10 metres of existing building (1 tree)
Description of the vegetation under application	23 x *Eucalyptus leucoxylon ssp leucoxylon* (SA Blue Gum)
Total proposed clearance - area (ha) and number of trees	7 scattered trees are proposed to be cleared. An additional 16 scattered trees are included in this application to address the other regulations as listed above. No clearance of these trees is intended.
Level of clearance	Level 4
Overlay (Planning and Design Code)	Native Vegetation Overlay only
Map of proposed clearance area	
Mitigation hierarchy	Refer to Section: Address the Mitigation Hierarchy
SEB Offset proposal	Estimated Payment - $11,357.78 plus admin fee of $624.68 = $11,982.46

2. Purpose of clearance

2.1 Description & Background

This native vegetation data report is to support the development of a new dwelling on a land parcel in the Onkaparinga Hills. The land parcel is currently used for grazing and a transmission tower. Overall, the surrounding land use is predominantly semi-rural and low-density residential with pockets of agricultural activity, interspersed with native vegetation and conservation areas.

2.2 General location map



2.3 Details of the proposal - Refer Site Plans

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

- Planning, Development and Infrastructure Act 2016 - DA Ref: 25038775

2.5 Native Vegetation Regulation

Regulation 12, Schedule 1; clause 33, House or Buildings

2.6 Development Application information

Zone: Hills Face - HF

Overlays

Character Preservation District - Not In Township: *The Character Preservation District Overlay seeks to recognise, protect and enhance the special character of Character Preservation Districts.*

Hazards (Bushfire - High Risk): *The Hazards (Bushfire - High Risk) Overlay seeks to ensure development responds to the high level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property, facilitating access for emergency service vehicles and situating activities that increase the number of people living and working in the area away from areas of unacceptable bushfire risk.*

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.*

Regulated and Significant Tree: *The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.*

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

3. Method

The flora assessment was undertaken by Sheree Edwards (Native Vegetation Accredited Consultant) on the 25th of June 2025 following the Scattered Tree Methodology. The survey methodology followed best-practice guidelines for flora and fauna assessments, aligning with the Scattered Tree Methodology and the Native Vegetation Act 1991 and Regulations 2017; and included:

- Adherence to Regulation 12(33): New Dwelling or Building
- Discussion with the applicant of the mitigation hierarchy and possibilities to avoid and minimise impacts to native vegetation.
- Systematic Vegetation Surveys:
- Assessment of vegetation structure, floristic composition, and condition.

Targeted Searches & Opportunistic Observations:

- Focused searches in suitable habitats for flora species of conservation significance identified during database reviews and on-site.
- Focused search efforts in areas identified as potential habitat for conservation-listed fauna species, as indicated by desktop searches or previous observations.
- Recording flora species of interest and incidental fauna sightings throughout the site.

Habitat Condition Assessment:

- Evaluation of disturbance levels, weed presence, and overall ecological integrity.
- Evaluation of vegetation structure, resource availability (e.g., nesting sites, water sources), and signs of fauna activity (e.g., scats, tracks, burrows).

The 'Threatened Species Assessment' and 'Vegetation Assessment' sections of this report detail any further investigations undertaken or recommended to detect the presence or suitable habitat for threatened fauna and flora.

Fauna Considerations

With consideration of the scope of the exercise, the sampling time and methods to detect threatened fauna species onsite, it was determined that the fauna assessment could rely on a desktop assessment, corroborated with the field assessment and local knowledge. Rather than costly and time intensive methods which sites which we would expect to have a high level of impact to utilise i.e. Motion-sensor cameras (mammals, reptiles), audio recorders (Birds, Frogs), nocturnal spotlighting, spot count. Scat surveys and nest searches.

The fauna assessment considered habitat suitability with the best-known data for the affected site and surroundings to ascertain the potential presence of threatened or endangered species, and the habitat suitability of such species, listed under the National Parks and Wildlife Act 1972 (SA) and the Environmental Protection and Biodiversity Conservation Act 1999 (Commonwealth). *Habitat suitability refers to the ability of a specific environment to support the survival, reproduction, and overall health of fauna species.

The following databases and tools were queried for fauna records since 1995 and within 5km of the affected area: EPBC Act Protected Matters Search Tool, Biological Database of South Australia, and Atlas of Living Australia.

4. Assessment Outcomes

4.1 Vegetation Assessment

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

The proposed impact area is within the Onkaparinga Land System, which is characterised by a mix of extensive alluvial flats and gently sloping outwash fans, transitioning to undulating to rolling low hills. Deep, fertile loams; moderately to well drained, some erosion risk. The site has been historically used for grazing, and woodlot plantings. The impact area is scattered paddock trees with an introduced perennial and annual pasture grass understorey. There are plantings in other areas of the property, including surrounding the transmission tower which is located in the southern section of the property.

Details of the scattered trees proposed to be impacted

Tree #	Tree spp.	No. of trees	Height (m)	Hollows	Diameter (cm)	Canopy dieback (%)	Biodiversity Score
1	*Eucalyptus leucoxylon ssp leucoxylon*	1	3.5	0	8	3	0.09
2	*Eucalyptus leucoxylon ssp leucoxylon*	1	5.5	0	20	5	0.18
3	*Eucalyptus leucoxylon ssp leucoxylon*	1	4.1	0	11	3	0.11
4	*Eucalyptus leucoxylon ssp leucoxylon*	1	13.3	0	57	3	2.26
5	*Eucalyptus leucoxylon ssp leucoxylon*	1	4.6	0	23	3	0.28
6	*Eucalyptus leucoxylon ssp leucoxylon*	1	10.1	0	39	3	1.18
7	*Eucalyptus leucoxylon ssp leucoxylon*	1	11.2	0	20	45	0.20
8	*Eucalyptus leucoxylon ssp leucoxylon*	5	8.4	0	17	10	0.31
9	*Eucalyptus leucoxylon ssp leucoxylon*	1	8.4	0	29	3	0.44

10	*Eucalyptus leucoxylon ssp leucoxylon*	1	5.7	0	11	5	0.13
11	*Eucalyptus leucoxylon ssp leucoxylon*	1	12.2	0	28	3	1.04
12	*Eucalyptus leucoxylon ssp leucoxylon*	1	12.6	0	39	3	1.35
13	*Eucalyptus leucoxylon ssp leucoxylon*	1	12.2	0	46	3	1.44
14	*Eucalyptus leucoxylon ssp leucoxylon*	1	10.1	0	67	3	2.11
15	*Eucalyptus leucoxylon ssp leucoxylon*	1	12.2	0	32	5	1.14
16	*Eucalyptus leucoxylon ssp leucoxylon*	1	8.9	0	16	5	0.21
17	*Eucalyptus leucoxylon ssp leucoxylon*	2	6.3	0	10	3	0.13
18	*Eucalyptus leucoxylon ssp leucoxylon*	1	12.4	0	76	3	2.58

Tree 1

Tree 2

Tree 3

Tree 4

Tree 5

Tree 6

Tree 7

Tree 8

Tree 9

Tree 10

Tree 11

Tree 12

Tree 13

Tree 14

Tree 15

Tree 16

Tree 17

Tree 18

Proposed Native Vegetation Impacts - Scattered Trees with Plan Overlay

TERRA GANA

0 5 10 20 Metres

N

Disclaimer: Map data provided by Terra Gana is for reference only; accuracy is not guaranteed and users should verify before relying on it.

Proposed Native Vegetation Impacts - Scattered Trees

TERRA GANA

0 5 10 20 Metres

N

Disclaimer: Map data provided by Terra Gana is for reference only; accuracy is not guaranteed and users should verify before relying on it.

Photo log – showing planted vegetation adjacent driveway.

4.2 Threatened Species assessment

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

Species	Common name	EPBC Act	NP&W Act	Data source	Date of last record	Species known habitat preferences and likelihood of use for habitat – Comments
Falco peregrinus macropus	Peregrine Falcon		R	3,4	23-Mar-2014	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
Falcunculus frontatus frontatus	Eastern Shriketit		R	3,4	20-Apr-2023	Found in eucalypt forests and woodlands, forested gullies and along rivers in drier areas. It is sometimes seen in parks and gardens, on farms with scattered trees.
Melithreptus gularis gularis	Black-chinned Honeyeater		V	3,4	13-Nov-2024	The Black-chinned Honeyeater is found in the upper levels of open eucalypt forests and woodlands dominated by boxand ironback eucalypts. It is often found along waterways, especially in arid and semi-arid areas and in northern Australia. It is occasionally seen in gardens and street trees.
Neophema elegans elegans	Elegant Parrot		R	3,4	12-Dec-2015	Inhabiting open habitats, the Elegant Parrot can be found in a wide variety of habitats, including grasslands,

Species	Common name	EPBC Act	NP&W Act	Data source	Date of last record	Species known habitat preferences and likelihood of use for habitat – Comments
						shrublands, mallee, woodlands and thickets, bluebush plains, heathlands, saltmarsh and farmland.
Petroica boodang boodang	Scarlet Robin		R	3,4	20-Apr-2023	Woodland and forest habitats with trees available for perching and areas for foraging
Zanda funerea whiteae	Yellow-tailed Black Cockatoo		V	3,4	04-Dec-2024	The natural habitat they prefer ranges from coastal heath, woodland and forest but they are increasingly to be found in pine plantations and patches of pine trees in urban and rural areas.
Pteropus poliocephalus	Grey-headed Flying-fox	VU	R	3,4	17-Mar-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.
Trichosurus vulpecula	Common Brushtail Possum		R	3,4	20-Apr-2023	Common Brushtail Possums are found in Eucalyptus and Sheoak woodlands. As arboreal animals, they make their nests (also known as dens) in tree hollows or other dark confined spaces such as hollow logs, dense vegetation or rock crevices.
Source; 1- BDBSA, 2 - AoLA, 3 – NatureMaps 4 – Observed/recorded in the field, 5 - Protected matters search tool, 6 – others NP&W Act; E= Endangered, V = Vulnerable, R= Rare EPBC Act; Ex = Extinct, CR = Critically endangered, EN = Endangered; VU = Vulnerable						

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.

Below is a description of the likely sources of impact on native vegetation that have been considered and addressed as part of this application and the expected extent and severity of those impacts.

- clearance directly required for the development (including access, building footprints, associated infrastructure – power and water).

- subsequent clearance that will be permitted or required (e.g. 10m around a building, 20m around a dwelling, clearance for fire protection),
- Any clearance required by the SA Country Fire Service such as fuel reduced zones around houses and building, but also any clearance for fire mitigation measures such as fire breaks, fire access tracks and turn around points.
- Any potential impacts on the root zone of vegetation, such as adding fill to adjust ground level, compaction of soils, severing of roots through trenching for infrastructure, and the construction of hard surfaces which may reduce the infiltration of water.

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

Due to the lack of available flat, or relatively flat land surface on the land parcel, the new dwelling could only be situated where it currently is, or further to the west which would impact more native vegetation.

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).

Following initial advice from the accredited consultant, the applicant changed site plans to situate the proposed new dwelling further east to reduce the number of trees impacted.

Due to the limited availability of flat or gently sloping land across the subject allotment, opportunities for siting a new dwelling are inherently constrained. The natural undulation of the site, combined with existing easements, significantly limits the extent of developable land. As a result, the proposed dwelling location represents the most suitable and least impactful option available. Alternative siting either aligns closely with the proposed location or would necessitate further westward placement, which would result in greater disturbance to native vegetation.

The following factors were considered in detail:

1. Constraints Due to Landform and Easements

The developable building area is heavily constrained by the natural topography of the site, which is characterised by pronounced undulation. The relatively level portions of the allotment are further compromised by a significant easement that traverses these areas, effectively sterilising them from development. This combination of slope and easement coverage severely restricts the siting of a dwelling without substantial environmental and landform impacts.

2. Vegetation Impacts of Alternative Locations

While alternative dwelling locations were investigated with the intention of avoiding direct removal of native vegetation, these options were ultimately found to be unviable. Even where the building footprint itself could be positioned to minimise vegetation loss, additional clearing was still required to facilitate compliant vehicle access, driveway gradients, and essential service connections (including water, wastewater, electricity, and stormwater). Consequently, these alternatives did not achieve a meaningful reduction in overall vegetation disturbance.

3. Earthworks and Visual Prominence

Alternative siting options would require extensive and excessive earthworks to create a suitable building platform, including significant cut and fill operations. These interventions would materially alter the natural landform and introduce higher retaining structures. Additionally, such locations would increase the visual prominence of the dwelling when viewed from surrounding properties and public vantage points, resulting in a more intrusive built form that is inconsistent with the existing landscape character.

4. Stormwater and Property Interface Impacts
Locating the dwelling closer to allotment boundaries presents additional constraints, particularly in relation to stormwater management and retaining structures. Reduced setback distances would impede the ability to manage site runoff effectively, increasing the potential for concentrated flows onto neighbouring allotments. This would elevate the risk of downstream impacts and reduce opportunities for on-site infiltration and compliant stormwater dispersion.

Conclusion
On balance, the selected dwelling location is best positioned to address all identified constraints and competing considerations. It minimises vegetation removal, limits earthworks, reduces visual impacts, respects existing easements, and enables appropriate stormwater management within the confines of the allotment. The proposed siting therefore represents the most responsible and practical outcome, achieving an appropriate balance between development needs and environmental and land management considerations.

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 is included in this proposal.

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.

Payment into the Native Vegetation Fund

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

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
Principle 1a - it comprises a high level of diversity of plant species	Relevant information 1 x plant species impacted – *Eucalyptus leucoxylon ssp leucoxylon* (SA Blue Gum) Assessment against the Principle: Not at Variance

Principle of clearance	Considerations
Principle 1b - significance as a habitat for wildlife	Relevant information Refer to the Threatened Species Assessment for a list of threatened species that may use the vegetation. Trees; 1, 2, 3, 7, 10, 16 & 17. Fauna Habitat Score – 0 Trees; 5, 8 & 9. Fauna Habitat Score – 1.00 Trees; 4, 6, 11, 12, 13, 14, 15 & 18. Fauna Habitat Score – 1.80 Total Biodiversity Score – 16.55 Assessment against the principle: Seriously at Variance Moderating factors that may be considered by the NVC: The Native Vegetation Council (or delegate) may choose to consider the 'Impact Significance' moderating factor when assessing this native vegetation application. The Native Vegetation Council may choose to decrease the assessment from 'Seriously at Variance' to 'Not at Variance' with impact significance considerations. This determination is at the assessment and discretion of the Native Vegetation Council (or delegate). It is unlikely that this clearance impact will result in accelerated declines of the listed threatened species. Including a decrease in species occupancy and population size. Due to the location, it is unlikely to fragment existing local threatened 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. Large remnant trees in this area hold high ecological value as key habitat features within an otherwise fragmented landscape. These mature trees provide critical nesting, roosting, and foraging resources for a wide range of native fauna, including birds, bats, and arboreal mammals. The presence of hollows, shedding bark, and coarse woody debris supports species such as kookaburras, pardalotes, possums, and microbats that rely on old-growth structures rarely found in regenerating vegetation. Even isolated paddock trees act as stepping-stones across cleared areas, facilitating fauna movement and maintaining genetic and ecological connectivity between remnant patches. Their continued retention is therefore essential for sustaining local biodiversity and ecological processes within the landscape.
Principle 1c - plants of a rare, vulnerable or endangered species	Relevant information No threatened flora species were recorded for the site or that may be present but undetectable at the time of assessment. Threatened Flora Score -0 Assessment against the principle: Not at Variance

Principle of clearance	Considerations
Principle 1d - the vegetation comprises the whole or part of a plant community that is Rare, Vulnerable or endangered:	Relevant information No threatened communities under the EPBC Act or threatened ecosystems under the DEW Provisional list of threatened ecosystems present. Threatened Community Score – 0 Assessment against the principle: Not at Variance
Principle 1e - it is significant as a remnant of vegetation in an area which has been extensively cleared.	Relevant information Remnancy figures for IBRA Association – Clarendon 34% Remnancy figures for IBRA Subregion - Mount Lofty Ranges 15% Total Biodiversity Score – 16.55 Assessment against the principle: At Variance
Principle 1f - it is growing in, or in association with, a wetland environment.	Relevant information The vegetation is NOT associated with a wetland. Assessment against the principle: Not at Variance
Principle 1g - it contributes significantly to the amenity of the area in which it is growing or is situated.	Relevant information Native vegetation clearance is unlikely to impact the amenity of the area, as it is not visible from the main road.

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	23
	Area (ha)	-
	Total biodiversity Score	16.55
Seriously at variance with principle 1(b), 1(c) or 1 (d)		1(b)
Risk assessment outcome		Level 4

5. Clearance summary

Scattered trees Summary table

Tree ID	Number of trees	Fauna Habitat score	Threatened flora score	Biodiversity score	Loss factor	SEB Points required	SEB Payment (Admin Fee)
1	1	0.00	0.00	0.09	0.0	0.00	$0.00
2	1	0.00	0.00	0.18	0.0	0.00	$0.00
3	1	0.00	0.00	0.11	0.0	0.00	$0.00
4	1	1.80	0.00	2.26	0.0	0.00	$0.00
5	1	1.00	0.00	0.28	1.0	0.31	$484.93
6	1	1.80	0.00	1.18	1.0	1.30	$2,033.58
7	1	0.00	0.00	0.20	1.0	0.22	$344.14
8	5	1.00	0.00	0.31	1.0	1.71	$2,674.93
9	1	1.00	0.00	0.44	0.0	0.00	$0.00
10	1	0.00	0.00	0.13	1.0	0.14	$219.00
11	1	1.80	0.00	1.04	1.0	1.14	$1,783.29
12	1	1.80	0.00	1.35	0.0	0.00	$0.00
13	1	1.80	0.00	1.44	0.0	0.00	$0.00
14	1	1.80	0.00	2.11	0.0	0.00	$0.00
15	1	1.80	0.00	1.14	0.0	0.00	$0.00
16	1	0.00	0.00	0.21	0.0	0.00	$0.00
17	2	0.00	0.00	0.13	0.0	0.00	$0.00
18	1	1.80	0.00	2.58	1.0	2.84	$4,442.58
Total	**23**			**16.55**		**7.66**	**$11,982.46**

Totals summary table

Economies of Scale Factor	0.5
Rainfall (mm) Factor	817
SEB Points of Gain/ha Factor	7

SEB Uplift Factor	1.10
Management Cost ($/ha)	$25,408

Total Biodiversity score	Total SEB points required	SEB Payment	Admin Fee	Total Payment
16.55	7.66	$11,357.78	$624.68	$11,982.46

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:

☒ Pay into the Native Vegetation Fund - $11,357.78 plus admin fee of $624.68 = $11,982.46