



Native Vegetation Clearance

23 Pony Ridge Road
Belair

Data Report

Clearance under the *Native Vegetation Regulations 2017*

03/08/2026

Prepared by Wayne A Brown



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1. Application information

Application Details

Applicant:			
Key contact:			
Landowner:	<i>The applicant is the landowner</i>		
Site Address:	23 Pony Ridge Road Belair 5052		
Local Government Area:	Mitcham	Hundred:	Adelaide
Title ID:	CT/5782/176	Parcel ID	D17053 A1

Summary of proposed clearance

Purpose of clearance	Clearance required for the construction of a studio
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> – 5 Grey Box (<i>Eucalyptus microcarpa</i>) tall, in average condition. A further 16 trees are within 20m of the project site not requiring clearance.
Total proposed clearance - area (ha) and number of trees	• 5 scattered trees within 10 - 12m of a proposed new build • 16 scattered tree contained within the CFS APZ
Level of clearance	Level 4
Overlay (Planning and Design Code)	Native Vegetation Overlay

Map of proposed clearance area

Property boundary in yellow, Trees as red dots and structure blue square.



Mitigation hierarchy	The location of the proposed structure has been modified to be strategically placed as close to existing infrastructure as allowable to keep infrastructure as a combined unit close to services and CFS requirements with a view to avoid clearance. A retaining wall will be built in previously cut and fill batter, as part of the proposal to enable the proposed structure to be built as far away from the vegetation as possible. This area is relatively flat and will require the least soil disturbance on a relatively steep sloping, north facing property. The proposed building has been placed on the edge of the native vegetation found in the location, in an area where lower numbers of trees exist with no trees impacted on 2 sides therefore minimising the impacts. The trees found at the location under application are relatively small, show signs of dieback and decay. (some of this wood has been removed). The proposed clearance is required to meet APZ requirements of CFS. Trees within the 10 – 20m (APZ) do not need to be removed because the area has been cleaned up with Olives, SA Daisy, Bridal creeper and Boneseed weeds removed to show the 30% tree cover required for approvals. Continued weed control within the APZ will be maintained.
SEB Offset proposal	Payment of \$10,931.59 into the Fund

2. Purpose of clearance

2.1 Description

The clearance is required to enable the building of a studio/guest house/study

2.2 Background

This property (68 acre – 27ha) was purchased the property circa late 2004. At the time of purchase considerable building activities occurred including building the house and sheds and providing APZ to all infrastructure.

The property was very run down with understory comprising of Olives, SA Daisy, Bridal creeper and Boneseed weeds and other smaller weeds. The applicant has worked with Landscapes SA and neighbours to understand the extent of the weed management required, receiving some assistance along the way. The applicant now employs an assistant to continue to manage weed regrowth and continue the difficult task of woody weed management in very steep terrain found on the site.

During the time of ownership the applicant has;

- Put in a driveway to access the property
- Identify areas of native vegetation to protect. There is a significant grey box, yacca, native orchid area that is free of stock and maintained by hand weeding and an annual long line spray.
- Fenced the property (clearing olives on the fence line).
- Cleared all olives the applicant could get to with a tractor. All roots were grubbed out.
- Gone around cutting and spraying olives choking out native grey box and other gum trees. The applicant suggested they have saved a good portion of the native trees on the property by removing the woody weeds.
- Maintained clearing the steep gullies by hand, using chainsaws and a tractor winch to pull out the roots.
- Kept working with spray contractors, NRM boards, Mitcham Council and others to keep on top of weeds throughout the property. We have annual spraying in addition to hand weeding.
- Recently the applicant purchased an excavator to clear additional areas of the property that are too steep for the tractor.

This site under application appears to have some planted trees and the general area has been cleaned up with dead or fallen wood removed.

The applicant is committed to minimising impacts on native vegetation and improving soil erosion issues on the property.

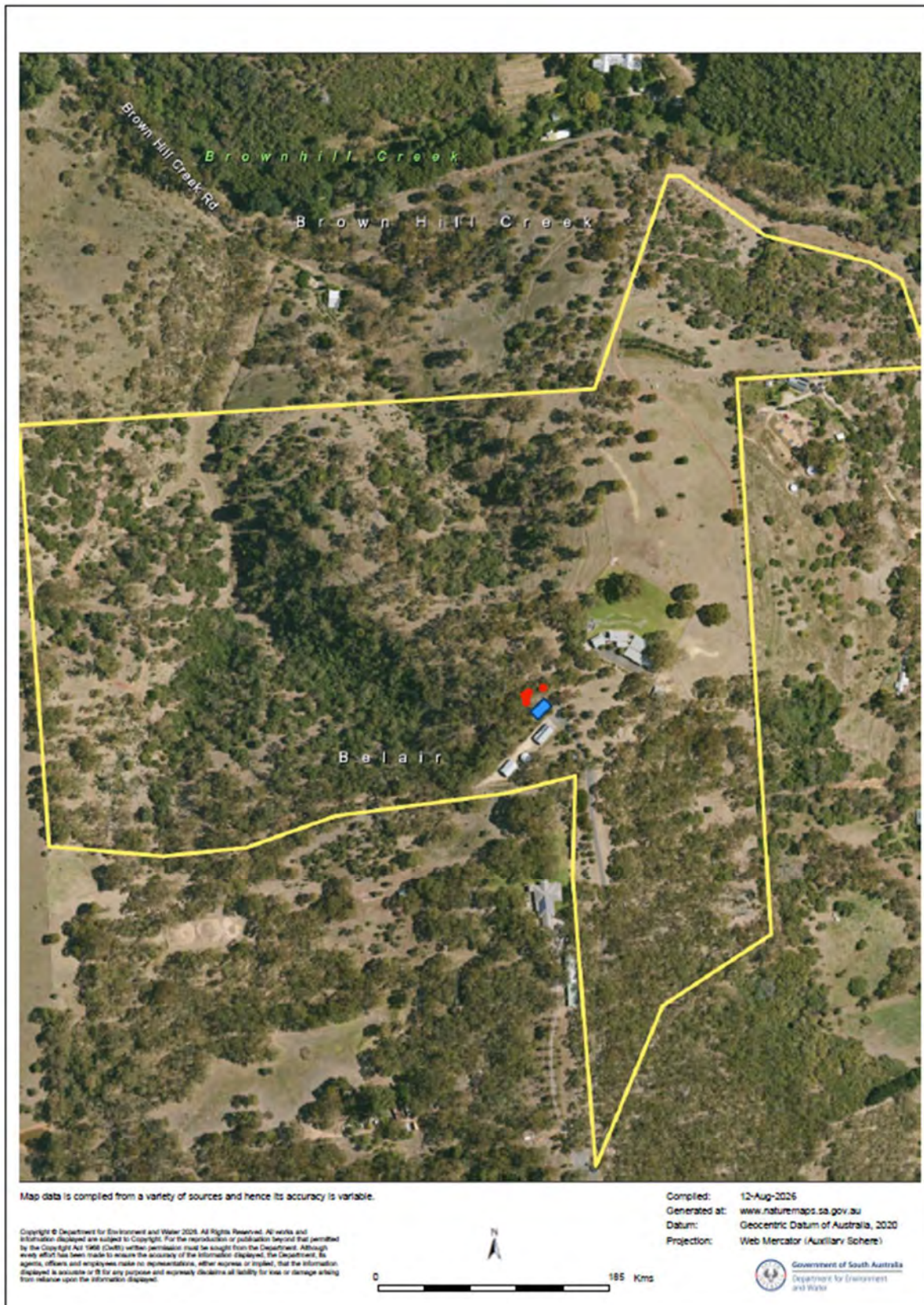
CFS have reviewed the site indicating 30% tree canopy cover should be maintained by reducing understory fuel loads.

The trees under application are just within the 12m zone or are tall and thin where they will be leaning over the proposed structure.

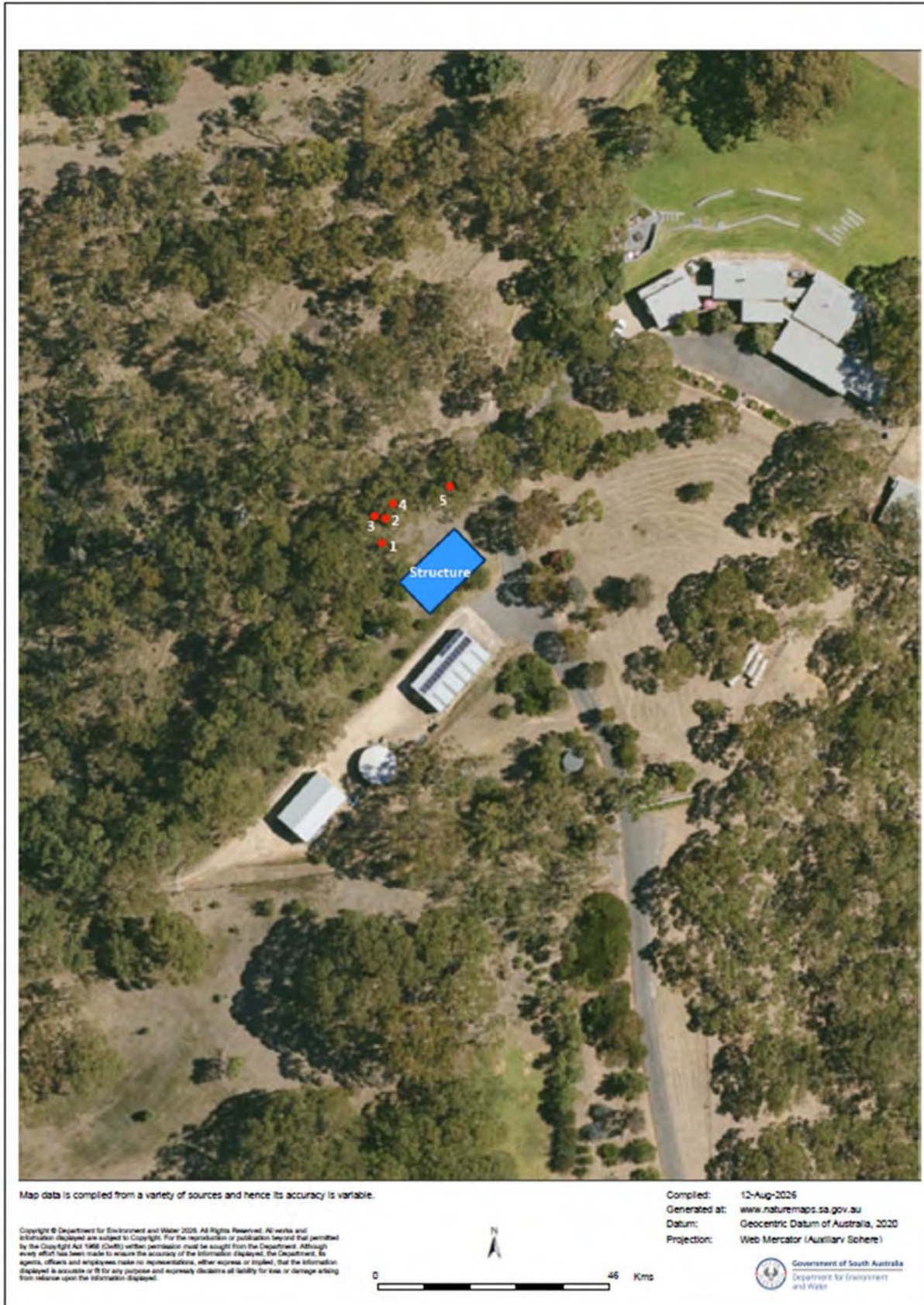
Trees within the 12 to 20m have been assessed not for clearance.

2.3 General location map

- Site map(s) scale 1:4,524 showing property boundary in yellow, trees as red dots and proposed structure in blue (next to sheds).



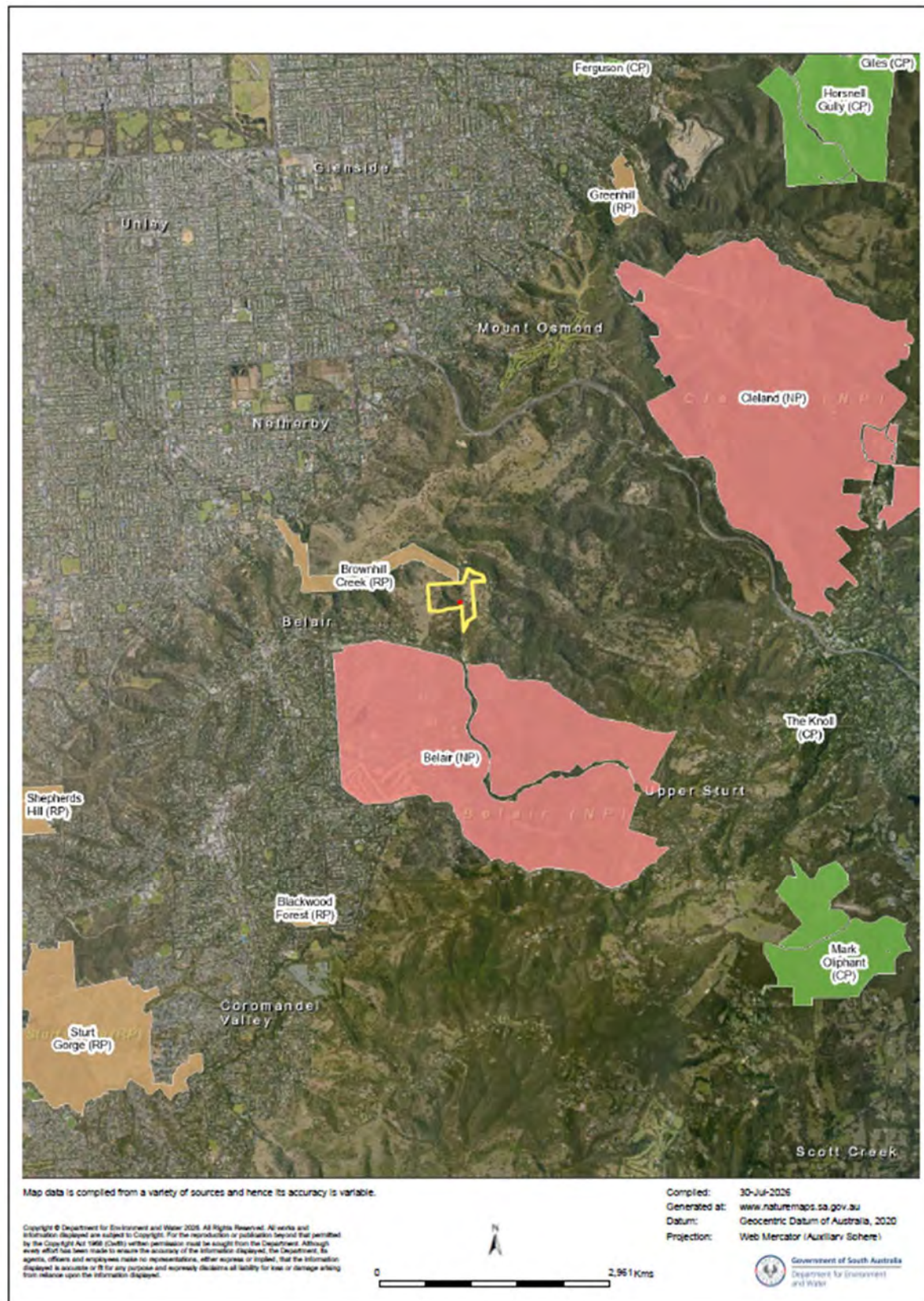
Trees (proposed clearance) under application. Scale 1:1,128



All trees – Proposed clearance (red dots) and trees within 20 APZ (green dots)



- Location map (recommended scale 1:72,224. Showing the property as a yellow line, and local Conservation Parks.



The proposed new dwelling is designed as a flexible studio / guest house/ study, placed close to existing infrastructure to reduce the visible footprint in the hills face zone. The location enables the use of exiting biocycle at the house, reducing further impacts on native vegetation. Services supplies are provided from the current infrastructure. Fire fighting water supply via tanks are outside the APZ also not impacting further on Native Vegetation.

FOR PLANNING

Drawing No.	Drawing Title
P-01	SITE PLANS
P-02	DRIVEWAY / OVERALL SITE PLAN
P-03	TREE / VEGETATION PLAN

FLOOR AREAS

SITE AREA	27.18ha
EXISTING RESIDENCE	380.25m ²
PROPOSED ANCILLARY	94.6m ²

ASSET PROTECTION ZONE NOTES:

AN ASSET PROTECTION ZONE SHALL BE ESTABLISHED AND MAINTAINED AROUND ALL HABITABLE BUILDINGS TO MINIMIZE THE SPREAD OF FIRE. THE ASSET PROTECTION ZONE SHALL EXTEND 20M FROM ALL SIDES OF THE BUILDING FOOTPRINT OR TO THE PROPERTY BOUNDARY WHICHEVER IS LESS. REDUCTION OF VEGETATION MUST ONLY OCCUR IN ACCORDANCE WITH SA HAPUS VEGECLIMACT ACT AND REGULATIONS. DAMAGING OR REMOVING SIGNIFICANT OR REGULATED VEGETATION REQUIRES DEVELOPMENT APPROVAL. OVERALL VEGETATION COVERAGE SHOULD BE LESS THAN 30% WITHIN THE ASSET PROTECTION ZONE WITH NO NEW "BUGLANDY" PLANTING. ASSET PROTECTION ZONES MAY INCORPORATE LANDSCAPED GARDENS INCORPORATING DECIDUOUS TREES AND TREES APPROPRIATE PLANT SPECIES. TREES AND SHRUBS SHALL NOT BE PLANTED CLOSER TO BUILDING THAN THE DISTANCE EQUIVALENT TO THEIR MATURE HEIGHT. NO VEGETATION SHOULD BE PLANTED WITHIN 1m OF A HABITABLE BUILDING. ALL EXISTING VEGETATION WITHIN THE ASSET PROTECTION ZONE IS TO BE FREE OF ACCUMULATED DEAD VEGETATION DURING THE FIRE DANGER SEASON. EXISTING VEGETATION MUST NOT OVERHANG THE ROOFLINE OF THE EXISTING BUILDING. TOUCH WALLS, WINDOWS OR OTHER ELEMENTS OF THE BUILDING. ALL AREAS OF GRASS ARE TO BE MAINTAINED UNDER 100mm DURING FIRE DANGER SEASON.

SITE PLAN NOTES:

3m MIN. WIDTH FORMED ALL WEATHER DRIVEWAY SUITABLE FOR 21 TONNE OAM EMERGENCY VEHICLES WITH 1:10 MAXIMUM GRADIENT AND 1-IN-4 MAXIMUM CROSSFALL AT ANY POINT. 4m HIGH x 4m WIDE CLEARANCE FROM ALL VEGETATION AND OTHER OBSTRUCTIONS MUST BE MAINTAINED ALONG DRIVEWAY REQUIRED FOR EMERGENCY ACCESS.

PART SITE PLAN
SCALE 1:5000

TITLE PLAN
SCALE 1:5000

PART SITE AERIAL
SCALE 1:2500

Rev.	Date	Description
1/T/2024	FOR PLANNING	
A	5/6/2024	FOR PLANNING REVISION

P-01

J DAVIES & C PAPENDICK
ANCILLARY ACCOMMODATION

23 PONY RIDGE ROAD, BELAIR

Scale: 0 10m 20m 30m

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All dimensions, levels and boundary locations shall be verified ON SITE PRIOR TO CONSTRUCTION. All dimensions TO TAKE PRECEDENCE OVER SCALED DRAWINGS. DO NOT SCALE THIS DRAWING. NO WORK CAN COMMENCE ON SITE UNTIL FULL DEVELOPMENT APPROVAL IS GRANTED BY THE LOCAL APPOINTMENT AUTHORITY.



 Architecture • Interior Architecture Design • Planning • Documentation +61 (0) 400 079 163 info@loci.com.au MEMBER OF THE AUSTRALIAN INSTITUTE OF ARCHITECTS	J DAVIES & C PAPENDICK ANCILLARY ACCOMMODATION 23 PONY RIDGE ROAD, BELAIR	ELEVATIONS P.05	Rev.	Date	Description	ALL DIMENSIONS, LEVELS AND BOUNDARY LOCATIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DRAWINGS. DO NOT SCALE THIS DRAWING. NO WORK CAN COMMENCE ON SITE UNTIL FULL DEVELOPMENT APPROVAL IS GRANTED BY THE LOCAL APPROVAL AUTHORITY.
			A.	5/8/2026	FOR PLANNING REVISION	

2.5 Approvals required or obtained

Provide details of the following approvals or applications under the following legislation, where relevant:

- *Native Vegetation Act 1991* (provide details of any previous approvals that are relevant)
No previous approvals are known
- *Planning, Development and Infrastructure Act 2016* (provide Development Application number/s)
Application ID: 26022695
- *Water Resources Act 1997* (e.g. a water license)
Not applicable
- *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (impacts on Matters of National Environmental Significance – MNES)

A desktop review using the protective matters tool (5km radius) indicated 1 Listed Threatened Ecological Community may be present;

- Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia

The review also indicated possible 43 Threatened Species (13 Migratory), 22 Bird species, 1 reptile species, species, 2 Mammal species and 18 plant species may be impacted by the proposed development.

On review of the proposed development under this application it is unlikely any of these EPBC Act flora species would be impacted by the proposal.

The scattered trees may impact on EPBC Act fauna species (Grey-headed Flying-fox), however it is unlikely to impact the species survival.

The EPBC listed threatened ecological community is not found at this however NP&W listed threatened ecological community Grey Box (*Eucalyptus microcarpa*) woodland is found.

- *National Parks and Wildlife Act 1972* (NP&W Act) (e.g. flora collection permit)
Not applicable
- *Landscapes SA Act 2019* (e.g. water affecting activity permit)
Not required – no impact on water course.
- *Aboriginal Heritage Act 1988*.
Not applicable

2.6 Native Vegetation Regulation

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

2.7 Development Application information (if applicable)

Native Vegetation Overlay

3. Method

3.1 Flora assessment

Prior to the site visit and data collection a desktop review of potential species or ecological communities was conducted using Nature Maps and the Protected Matters Tool with a 2km radius. The results assisted when data was collected.

The EPBC review indicated 1 Threatened Ecological Communities maybe present

- Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia

The protected matters tool also indicated 18 plant species maybe impacted with 10 Orchid species most likely,

Caladenia rigida, *Caladenia behrii*, *Thelymitra matthewsii*, *Caladenia gladiolata*, *Caladenia argocalla*, *Prasophyllum pruinosum*, *Euphrasia collina subsp. Osbornii*, *Pterostylis cucullata*, *Prasophyllum pallidum*.

A review using Nature Maps *Euphrasia collina subsp. Osbornii* maybe the only one that maybe impacted.

The full EPBC Act species is provided below.

Scientific Name	Common Name	Class	Simple Presence
<i>Veronica derwentiana subsp. homalodonta</i>	Mount Lofty Speedwell	Plant	Likely
<i>Caladenia rigida</i>	Stiff White Spider-orchid	Plant	Likely
<i>Caladenia tensa</i>	Greencomb Spider-orchid	Plant	Likely
<i>Thelymitra matthewsii</i>	Spiral Sun-orchid	Plant	Likely
<i>Caladenia gladiolata</i>	Bayonet Spider-orchid	Plant	Likely
<i>Prasophyllum pruinosum</i>	Plum Leek-orchid	Plant	Likely
<i>Caladenia argocalla</i>	White-beauty Spider-orchid	Plant	Likely
<i>Euphrasia collina subsp. osbornii</i>	Osborn's Eyebright	Plant	May
<i>Caladenia behrii</i>	Pink-lipped Spider-orchid	Plant	Likely
<i>Caladenia conferta</i>	Coast Spider-orchid	Plant	May
<i>Swainsona pyrophila</i>	Yellow Swainson-pea	Plant	May
<i>Pterostylis cucullata</i>	Leafy Greenhood	Plant	Likely
<i>Senecio macrocarpus</i>	Large-fruit Fireweed	Plant	May
<i>Glycine latrobeana</i>	Clover Glycine,	Plant	Likely
<i>Caladenia concolor</i>	Crimson Spider-orchid,	Plant	May
<i>Prasophyllum pallidum</i>	Pale Leek-orchid	Plant	Likely
<i>Olearia pannosa subsp. pannosa</i>	Silver Daisy-bush,	Plant	Likely
<i>Dodonaea procumbens</i>	Trailing Hop-bush	Plant	May

On review of the site;

- The proposed structure footprint is proposed to be on the fringe of the grey box woodland, previously impacted by cut and fill used to build the existing sheds. It is unlikely other threatened species would be found in this area. No other threatened species were found growing at the area under application..

Scattered tree data was collected using the scattered tree survey - site assessment data collection field sheet. Data collected included identification of the species under consideration, recording height, diameter, dieback and presence of hollow. Each tree was given a waypoint using a handheld Garmin GPS.

The scattered trees were accompanied by a range of introduced grasses, Olives, SA Daisy, Bridal creeper and Boneseed weeds.

The assessment process followed:

1. Conduct desktop flora analysis of the proposed clearance site.
2. Obtain plans relating to the site which may impact the proposed number of trees under application.
3. Visit the site on 17/07/2026 to assess the site and consider impacts and again on 3/08/2026 when full data collection occurred.
4. Collect a sample from each plant species to assist with positive identification with the aid of Native Trees of South Australia., C.D Boomsma
5. Other plants were identified using numerous resources including GC Bishop., Which Weed and the ute weed guide, and Its Blue with Five Petals, Ann Prescott.
6. Native grass species and others were identified using the Grass Identification Manual, Joan Gibbs.
7. In the office review and map species identified as threatened when using Nature Maps or Protected Matters Tool Map their distribution using Nature Maps flora mapping tool to identify any possible growth at the site even though they were not surveyed.

Total time on the site was around 2.5 hrs over 2 visits.

3.2 Fauna assessment

Prior to the visitation to the site a desktop pre-review of possible fauna potentially associated with the site conducted using Nature maps with a 5km radius boundary. This search identified 24 threatened NP&W species that maybe impacted, 3 species wetland species and 5 EPBC threatened species.

A further search for potential EPBC act listed species using the Protected Matters Tool with a buffer of 5km also occurred. This search identified 22 Bird species (13 Migratory), 1 reptile species, species, 2 Mammal species maybe impacted by the proposed development.

The protected matters tool indicated the following.

<i>Cinlosoma punctatum anachoreta</i>	Mt Lofty Ranges Spotted Quail-thrush	Bird	May
<i>Numenius madagascariensis</i>	Eastern Curlew,	Bird	May
<i>Calidris ferruginea</i>	Curlew Sandpiper	Bird	Likely
<i>Rostratula australis</i>	Australian Painted Snipe	Bird	Likely
<i>Stagonopleura bella samueli</i>	Western Beautiful Firetail	Bird	Likely
<i>Zoothera lunulata halmaturina</i>	South Australian Bassian Thrush	Bird	Likely
<i>Melanodryas cucullata cucullata</i>	South-eastern Hooded Robin	Bird	Likely
<i>Tringa nebularia</i>	Common Greenshank	Bird	Likely
<i>Isoodon obesulus obesulus</i>	Southern Brown Bandicoot (eastern)	Mammal	Likely
<i>Botaurus poiciloptilus</i>	Australasian Bittern	Bird	Likely
<i>Hylacola pyrrhopygia parkeri</i>	Chestnut-rumped Heathwren	Bird	Likely
<i>Stagonopleura guttata</i>	Diamond Firetail	Bird	Likely
<i>Gallinago hardwickii</i>	Latham's Snipe	Bird	Likely
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Mammal	Likely
<i>Aphelocephala leucopsis</i>	Southern Whiteface	Bird	Likely
<i>Leipoa ocellata</i>	Malleefowl	Bird	Likely
<i>Polytelis anthopeplus monarchoides</i>	Regent Parrot (eastern)	Bird	May
<i>Sternula nereis nereis</i>	Australian Fairy Tern	Bird	May
<i>Calidris acuminata</i>	Sharp-tailed Sandpiper	Bird	May
<i>Calidris canutus</i>	Red Knot, Knot	Bird	May
<i>Hirundapus caudacutus</i>	White-throated Needletail	Bird	Likely
<i>Grantiella picta</i>	Painted Honeyeater	Bird	Likely
<i>Neophema chrysostoma</i>	Blue-winged Parrot	Bird	Likely
<i>Falco hypoleucos</i>	Grey Falcon	Bird	Likely
<i>Aprasia pseudopulchella</i>	Flinders Ranges Worm-lizard	Reptile	Likely

The onsite Fauna assessment was made on 17/07/2026 and 03/08/2026 by NVC accredited consultant Wayne Brown. This was done by;

- Spending good time on the site collecting data.
- Walking around the property, listening and visually spotting species using binoculars.
- Discussing birdlife with the applicant.
- Positive identification of species at the site at the time of analysis, using Simpson and Day field guide to Bird species.
- Identifying, scratching, diggings in the ground or other markings found on the trees.
- Listening to calls.
- Look for hollows in the trees located on the property.
- Use of binoculars during the site survey and visitation with a focus area outside the proposed clearance area
- Walk around the local area where previously surveyed sites were known (extracted from nature maps).

In the office, rated species previously recorded with 5km radius since 1995 using nature maps as a source of data and the protected matters data was combined to provide a list of species either using or have the potential to use or benefit from the trees under analysis occurred.

The threatened species most likely impacted in this in the area include;

SPECIES	COMMON NAME	NP&W	EPBC
<i>Corcorax melanorhamphos</i>	White-winged Chough	R	
<i>Falcunculus frontatus frontatus</i>	Eastern Shriketit	R	
<i>Myiagra inquieta</i>	Restless Flycatcher	R	
<i>Petroica boodang boodang</i>	Scarlet Robin	R	
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	R	VU
<i>Trichosurus vulpecula</i>	Common Brushtail Possum	R	

On review it is unlikely any species will be greatly impacted given the relatively small area proposed for clearance, the connectivity of the site, and the good remaining native vegetation cover within 5km radius of the site .

Review of species habitats and commentary on preferred habitat has been sourced from;

- Protected Matters Search (5km buffer)
- Nature Maps search (5km radius)
- Birds in backyards
- Birdlife.org.au
- Ebirds.org
- NP&W act list
- Birds Australia
- Australian museum online
- SA Government Department for Environment and Water fact sheets

Time on site reviewing Fauna was around 2.5hrs over 1 visit.

4. Assessment Outcomes

4.1 Vegetation Assessment

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

Provide a general description of the site including the following;

- *Landform, geography and soils*
The entry to the property is nearly at the top of a hill and you drive towards the North down slope to the site. The surrounding land is steep and undulating, mostly used livestock grazing or conservation activities. The soils vary from a shallow gravel at the entry to relatively fertile soils in the valley.
- *Landform feature of significance (rivers, creeks, rocky outcrops, etc.)*
Brownhill creek is just 450m to the north with one of the creeks first order streams taking runoff from close to the location of the proposed building.
- *General overview of the vegetation under application as a whole (e.g. contains x number of vegetation associations / trees)*

The trees under application for clearance are all Grey Box. The site is surrounded on 3 sides by Grey Box with Red Gum on the outer 20m.

- *General description of the vegetation relating to type and condition (i.e. is the vegetation relatively homogeneous, or there significant variation)*
There is little variation in the trees height and trunk diameter. This would suggest they have all grown about the same time. They are all in similar condition with signs of decaying branches and trunks.
- *Provide a description of the landscape context for the vegetation (e.g. isolated patch of vegetation in cropping landscape) and proximity to protected areas (Conservation Parks, Heritage Agreements, etc.)*

The general native vegetation cover around the locality is very good. The applicant has spent considerable time and money removing introduced plants from the property and general surrounds.

There appears a local SEB 2280m to the Southeast of the impact area Application Number: 2021_3126 (3.52ha).

Other local SEB's include Application Number: 2011_3002 (2.818ha) around 2900m to the West.

Heritage areas surrounding the area are numerous with HA 1209 (around 1.5ha) 290m to the North, HA 1262 (around 110ha) 1500m to the Northwest, with HA 1086 (around 3ha) 3160m to the East.

Belair NP is located around 750m to the South, with Brownhill Creek RP 260m to the North with Cleland around 3400m to the Northeast.

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

Proposed Clearance within 12m

A 5m pole was used

Tree ID – Tree 1		Photo direction – West 34° 59' 34"S 138° 29' 02"E
Tree spp. <i>Eucalyptus microcarpa</i>		
Number of trees – 1		
Height (m) – 11.5		
Hollows – 0		
Diameter (cm) – 33		
Canopy dieback (%) – 10		
Total Biodiversity Score – 1.23		

This is a relatively young tree. May provide some form of habitat for the following threatened species.

SPECIES	COMMON NAME	NP&W	EPBC
<i>Corcorax melanorhamphos</i>	White-winged Chough	R	
<i>Falcunculus frontatus frontatus</i>	Eastern Shrike-tit	R	
<i>Myiagra inquieta</i>	Restless Flycatcher	R	
<i>Petroica boodang boodang</i>	Scarlet Robin	R	
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	R	VU
<i>Trichosurus vulpecula</i>	Common Brushtail Possum	R	

Tree ID – Tree 2	Representative photo(s)  Photo direction – West 34° 59' 34"S 138° 29' 02"E
Tree spp. <i>Eucalyptus microcarpa</i>	
Number of trees – 1	
Height (m) – 11	
Hollows – 0	
Diameter (cm) – 27	
Canopy dieback (%) – 15	
Total Biodiversity Score – 1.05	

This is a relatively young tree. May provide some form of habitat for the following threatened species.

SPECIES	COMMON NAME	NP&W	EPBC
<i>Corcorax melanorhamphos</i>	White-winged Chough	R	
<i>Falcunculus frontatus frontatus</i>	Eastern Shrike-tit	R	
<i>Myiagra inquieta</i>	Restless Flycatcher	R	
<i>Petroica boodang boodang</i>	Scarlet Robin	R	
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	R	VU
<i>Trichosurus vulpecula</i>	Common Brushtail Possum	R	

Tree ID – Tree 3	Representative photo(s)		
Tree spp. <i>Eucalyptus microcarpa</i>		Photo direction – West	
Number of trees – 1		34° 59' 34"S	
Height (m) – 12		138° 29' 02"E	
Hollows – 0			
Diameter (cm) – 41			
Canopy dieback (%) – 10			
Total Biodiversity Score – 1.98			
This is a relatively young tree. May provide some form of habitat for the following threatened species.			
SPECIES	COMMON NAME	NP&W	EPBC
<i>Corcorax melanorhamphos</i>	White-winged Cough	R	
<i>Falcunculus frontatus frontatus</i>	Eastern Shriketit	R	
<i>Myiagra inquieta</i>	Restless Flycatcher	R	
<i>Petroica boodang boodang</i>	Scarlet Robin	R	
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	R	VU
<i>Trichosurus vulpecula</i>	Common Brushtail Possum	R	

Tree ID – Tree 4	Representative photo(s)	
Tree spp. <i>Eucalyptus microcarpa</i>		Photo direction – West 34° 59' 34"S 138° 29' 02"E
Number of trees – 1		
Height (m) – 11		
Hollows – 0		
Diameter (cm) – 22		
Canopy dieback (%) – 10		
Total Biodiversity Score – 0.35		
This is a relatively young tree. Unlikely to provide habitat for threatened species.		

Tree ID – Tree 5	Representative photo(s)		
Tree spp. <i>Eucalyptus microcarpa</i>		Photo direction – Northeast 34° 59' 34"S 138° 29' 02"E	
Number of trees – 1			
Height (m) – 10.5			
Hollows – 0			
Diameter (cm) – 33			
Canopy dieback (%) – 10			
Total Biodiversity Score – 1.15			
This is a relatively young tree. May provide some form of habitat for the following threatened species.			
SPECIES	COMMON NAME	NP&W	EPBC
<i>Corcorax melanorhamphos</i>	White-winged Chough	R	
<i>Falcunculus frontatus frontatus</i>	Eastern Shriketit	R	
<i>Myiagra inquieta</i>	Restless Flycatcher	R	
<i>Petroica boodang boodang</i>	Scarlet Robin	R	
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	R	VU
<i>Trichosurus vulpecula</i>	Common Brushtail Possum	R	

Tree ID – Clump A - E	Representative photo(s)																										
Tree spp. <i>Eucalyptus microcarpa</i>																											
Number of trees – 5																											
Height (m) – 10																											
Hollows – 0																											
Diameter (cm) – 24																											
Canopy dieback (%) – 0																											
Total Biodiversity Score – 2.35	Photo direction – West 34° 59' 34"S 138° 29' 02"E																										
This is a relatively young tree. May provide some form of habitat for the following threatened species.																											
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<i>Petroica boodang boodang</i>	Scarlet Robin	R																									
<i>Trichosurus vulpecula</i>	Common Brushtail Possum	R																									

Tree ID – Tree F	Representative photo(s) 	Photo direction – West 34° 59' 34"S 138° 29' 02"E
Tree spp. <i>Eucalyptus camaldulensis</i>		
Number of trees – 1		
Height (m) – 6		
Hollows – 0		
Diameter (cm) – 19		
Canopy dieback (%) – 5		
Total Biodiversity Score – 0.20		
This is a relatively young tree. Unlikely to provide habitat for threatened species.		

Tree ID – Tree G	Representative photo(s) 	Photo direction – West 34° 59' 34"S 138° 29' 02"E
Tree spp. <i>Eucalyptus camaldulensis</i>		
Number of trees – 1		
Height (m) – 11		
Hollows – 0		
Diameter (cm) – 30		
Canopy dieback (%) – 5		
Total Biodiversity Score – 0.34		
This is a relatively young tree. Unlikely to provide habitat for threatened species.		

Tree ID – Tree H	Representative photo(s)		
Tree spp. <i>Eucalyptus microcarpa</i>		Photo direction – West 34° 59' 34"S 138° 29' 02"E	
Number of trees – 1			
Height (m) – 17			
Hollows – 0			
Diameter (cm) – 60			
Canopy dieback (%) – 10			
Total Biodiversity Score – 3.94			
This is large old tree. May provide some form of habitat for the following threatened species.			
SPECIES	COMMON NAME	NP&W	EPBC
<i>Corcorax melanorhamphos</i>	White-winged Chough	R	
<i>Falcunculus frontatus frontatus</i>	Eastern Shriketit	R	
<i>Myiagra inquieta</i>	Restless Flycatcher	R	
<i>Petroica boodang boodang</i>	Scarlet Robin	R	
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	R	VU
<i>Trichosurus vulpecula</i>	Common Brushtail Possum	R	

Tree ID – Tree I	Representative photo(s)  Photo direction – West 34° 59' 34"S 138° 29' 02"E
Tree spp. <i>Eucalyptus microcarpa</i>	
Number of trees – 1	
Height (m) – 5	
Hollows – 0	
Diameter (cm) – 20	
Canopy dieback (%) – 5	
Total Biodiversity Score – 0.18	This is a relatively young tree in poor condition. Unlikely to provide habitat for threatened species.

Tree ID – Tree J	Representative photo(s)  Photo direction – West 34° 59' 34"S 138° 29' 02"E
Tree spp. <i>Acacia pycnantha</i>	
Number of trees – 1	
Height (m) – 4.5	
Hollows – 0	
Diameter (cm) – 10	
Canopy dieback (%) – 0	
Total Biodiversity Score – 0.31	This is a relatively young tree. Unlikely to provide habitat for threatened species.

Tree ID – Tree K	Representative photo(s)	
Tree spp. <i>Eucalyptus microcarpa</i>		Photo direction – West 34° 59' 34"S 138° 29' 02"E
Number of trees – 1		
Height (m) – 13		
Hollows – 0		
Diameter (cm) – 22		
Canopy dieback (%) – 0		
Total Biodiversity Score – 1.08		

This is a relatively young tree. May provide some form of habitat for the following threatened species.

SPECIES	COMMON NAME	NP&W	EPBC
<i>Corcorax melanorhamphos</i>	White-winged Chough	R	
<i>Falcunculus frontatus frontatus</i>	Eastern Shriketit	R	
<i>Myiagra inquieta</i>	Restless Flycatcher	R	
<i>Petroica boodang boodang</i>	Scarlet Robin	R	
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	R	VU
<i>Trichosurus vulpecula</i>	Common Brushtail Possum	R	

Tree ID – Tree L	Representative photo(s)  Photo direction – West 34° 59' 34"S 138° 29' 02"E
Tree spp. <i>Eucalyptus microcarpa</i>	
Number of trees – 1	
Height (m) – 14.5	
Hollows – 0	
Diameter (cm) – 30	
Canopy dieback (%) – 0	
Total Biodiversity Score – 1.41	

This is a relatively young tree. May provide some form of habitat for the following threatened species.

SPECIES	COMMON NAME	NP&W	EPBC
<i>Corcorax melanorhamphos</i>	White-winged Chough	R	
<i>Falcunculus frontatus frontatus</i>	Eastern Shrike-tit	R	
<i>Myiagra inquieta</i>	Restless Flycatcher	R	
<i>Petroica boodang boodang</i>	Scarlet Robin	R	
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	R	VU
<i>Trichosurus vulpecula</i>	Common Brushtail Possum	R	

Tree ID – Tree M	Representative photo(s)  Photo direction – West 34° 59' 34"S 138° 29' 02"E
Tree spp. <i>Eucalyptus camaldulensis</i>	
Number of trees – 1	
Height (m) – 6	
Hollows – 0	
Diameter (cm) – 20	
Canopy dieback (%) – 0	
Total Biodiversity Score – 0.17	
This is a relatively young tree. Unlikely to provide habitat for threatened species.	

Tree ID – Tree N	Representative photo(s)  Photo direction – West 34° 59' 34"S 138° 29' 02"E
Tree spp. <i>Eucalyptus microcarpa</i>	
Number of trees – 1	
Height (m) – 10	
Hollows – 0	
Diameter (cm) – 42	
Canopy dieback (%) – 0	
Total Biodiversity Score – 1.32	

This is a relatively young tree. May provide some form of habitat for the following threatened species.

SPECIES	COMMON NAME	NP&W	EPBC
<i>Corcorax melanorhamphos</i>	White-winged Chough	R	
<i>Falcunculus frontatus frontatus</i>	Eastern Shrike-tit	R	
<i>Myiagra inquieta</i>	Restless Flycatcher	R	
<i>Petroica boodang boodang</i>	Scarlet Robin	R	
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	R	VU
<i>Trichosurus vulpecula</i>	Common Brushtail Possum	R	

Tree ID – Tree O	Representative photo(s)	
Tree spp. <i>Eucalyptus microcarpa</i>		Photo direction – West 34° 59' 34"S 138° 29' 02"E
Number of trees – 1		
Height (m) – 10		
Hollows – 0		
Diameter (cm) – 36		
Canopy dieback (%) – 0		
Total Biodiversity Score – 1.24		

This is a relatively young tree. May provide some form of habitat for the following threatened species.

SPECIES	COMMON NAME	NP&W	EPBC
<i>Corcorax melanorhamphos</i>	White-winged Cough	R	
<i>Falcunculus frontatus frontatus</i>	Eastern Shriketit	R	
<i>Myiagra inquieta</i>	Restless Flycatcher	R	
<i>Petroica boodang boodang</i>	Scarlet Robin	R	
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	R	VU
<i>Trichosurus vulpecula</i>	Common Brushtail Possum	R	

Tree ID – Tree P	Representative photo(s)	
Tree spp. <i>Eucalyptus microcarpa</i>		Photo direction – West 34° 59' 34"S 138° 29' 02"E
Number of trees – 1		
Height (m) – 8		
Hollows – 0		
Diameter (cm) – 16		
Canopy dieback (%) – 90		
Total Biodiversity Score – 0.04		
An small tree in poor condition. Unlikely to provide habitat for threatened species.		

Site map showing areas of proposed impact

Proposed trees under clearance application shown as a red dot.



Photo log



P1 – the site Photo direction Southwest

P2 – along existing access next to shed



P3 – Planted trees Southwest



P4 – Photo direction – South

20m mark to the proposed building



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	NP&W	EPBC	# Rec	DATE OF LAST RECORD	Species known habitat preferences	Likelihood of use for habitat – Comments
Pseudophryne bibronii	Brown Broodfrog	R		46	10-May-2025	Adults frequent dry forest, woodland, shrubland and grassland. They shelter under leaf litter and other debris in moist soaks and depressions. Eggs are spawned in shallow burrows under litter, in low areas, near water, that will later be flooded. Tadpoles are aquatic in ponds, flooded grassland, and roadside ditches	Unlikely Recorded within 20 -40 years; however, suitable habitat does not occur, and species of similar habitat requirements have not been recorded in the area
Ardena carneipes	Flesh-footed Shearwater	R		1	04-Apr-1998	Wetlands species	Unlikely Recorded within 20 -40 years; however, suitable habitat does not occur, and species of similar habitat requirements have not been recorded in the area
Conopophila whitei	Grey Honeyeater	R		1	01-Oct-2024	This species is typically associated with Acacia shrublands in semi arid areas	Unlikely Recorded within 20 -40 years; however, suitable habitat does not occur, and species of similar habitat requirements have not been recorded in the area
Corcorax melanorhamphos	White-winged Cough	R		17	12-Apr-2026	Woodland and forest habitats with trees available for perching and open areas for foraging with good leaf litter for nest building	Possible - 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
Falco hypoleucos	Grey Falcon	R	VU	5	07-Feb-2003	Usually found in the arid zones with rainfall < 500mm when found outside this area they are found in dry, low altitude, open woodland or grassland	Unlikely Recorded within 20 -40 years; however, suitable habitat does not occur, and species of similar habitat requirements have not been recorded in the area

SPECIES	COMMON NAME	NP&W	EPBC	# Rec	DATE OF LAST RECORD	Species known habitat preferences	Likelihood of use for habitat – Comments
Falco peregrinus macropus	Peregrine Falcon	R		34	07-Dec-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.	Unlikely - Recorded within 20 -40 years; however, suitable habitat does not occur
Falcunculus frontatus frontatus	Eastern Shrike-tit	R		24	16-Oct-1999	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.	Possible - 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
Gerygone olivacea olivacea	White-throated Gerygone	R		4	24-Sep-2002	Inhabits open forest and woodland.	Unlikely Recorded within 20 -40 years; however, suitable habitat does not occur, and species of similar habitat requirements have not been recorded in the area
Hieraaetus morphnoides	Little Eagle	V		12	01-Feb-2004	Is seen over woodland and forested lands and open country. It tends to avoid rainforest and heavy forest.	Unlikely Recorded within 20 -40 years; however, suitable habitat does not occur, and species of similar habitat requirements have not been recorded in the area
Hylacola pyrrhopygia parkeri	Chestnut-rumped Heathwren (Mount Lofty Ranges)	E	EN	31	12-Dec-2024	Mostly occur in heath and dense undergrowth within Eucalypt forests and woodlands, most commonly found in rocky areas	Unlikely Recorded within 20 -40 years; however, suitable habitat does not occur, and species of similar habitat requirements have not been recorded in the area
Lewinia pectoralis pectoralis	Lewin's Rail	V		1	16-Dec-2016	Typically difficult to observe as it tends to hide in reed bed	Unlikely Recorded within 20 -40 years; however, suitable habitat does not occur, and species of similar habitat requirements have not been recorded in the area

SPECIES	COMMON NAME	NP&W	EPBC	# Rec	DATE OF LAST RECORD	Species known habitat preferences	Likelihood of use for habitat – Comments
Lophoictinia isura	Square-tailed Kite	E		14	04-Oct-2019	Mostly found in forested woodlands	Unlikely Recorded within 20 -40 years; however, suitable habitat does not occur, and species of similar habitat requirements have not been recorded in the area
Myiagra inquieta	Restless Flycatcher	R		20	01-Jan-2002	Is found in open forests and woodlands	Possible - 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
Ninox connivens connivens	Barking Owl	R		1	01-Jul-2012	Found in habitats that are dominated by eucalyptus species, particularly red gum in open woodlands and the edges of forests, often adjacent to farmland	unlikely - the area falls inside the known distribution of the species, but the area provide limited habitat or feeding resources for the species.
Oriolus sagittatus sagittatus	Olive-backed Oriole	R		7	21-May-2004	Lives in forests, woodlands and rainforests, as well as well-treed urban areas, particularly parks and golf courses.	unlikely - the area falls inside the known distribution of the species, but the area provide limited habitat or feeding resources for the species.
Petroica boodang boodang	Scarlet Robin	R		157	12-Jun-2024	Prefers clearings with open understory in amongst tall eucalyptus forests or woodlands.	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.
Polytelis alexandrae	Princess Parrot	V	VU	1	25-Apr-2010	Typically a desert loving species difficult to locate	unlikely - the area falls inside the known distribution of the species, but the area provide limited habitat or feeding resources for the species.

SPECIES	COMMON NAME	NP&W	EPBC	# Rec	DATE OF LAST RECORD	Species known habitat preferences	Likelihood of use for habitat – Comments
Turnix varius varius	Painted Buttonquail	R		4	21-May-2018	They appear to prefer closed canopies with some understory and deep leaf litter on the ground.	Unlikely Recorded within 20 -40 years; however, suitable habitat does not occur, and species of similar habitat requirements have not been recorded in the area
Zanda funerea whiteae	Yellow-tailed Black Cockatoo	V		879	16-Apr-2026	Natural habitat they prefer ranges from coastal heath, woodland and forest but they are increasingly to be found in pine plantations	Unlikely - Recorded within 20 -40 years; however, suitable habitat does not occur
Zoothera lunulata halmaturina	South Australian Bassian Thrush (southern FR, MLR, KI)	R	EN	56	24-Jul-2025	Damp, densely forested areas and gullies are favoured by the Bassian Thrush, usually with a thick canopy overhead and leaf-litter below.	Unlikely - Recorded within 20 -40 years; however, suitable habitat does not occur
Antechinus flavipes	Yellow-footed Antechinus	V		222	01-Dec-2024	Leaf litter and fallen logs in forests, heath, woodlands and coastal plains	Unlikely - Recorded within 20 -40 years; however, suitable habitat does not occur
Isoodon obesulus obesulus	Southern Brown Bandicoot (SA mainland and KI)	V	EN	1518	03-Sep-2023	Predominantly within open forests, woodlands and tall shrublands containing the following key species: Messmate (Eucalyptus obliqua), Pink Gum (E. fasciculosa), Prickly Tea-tree (Leptospermum juniperinum), Heath Tea-tree (L. myrsinoides), Silver Banksia (Banksia marginata etc	Unlikely - Recorded within 20 -40 years; however, suitable habitat does not occur
Pteropus poliocephalus	Grey-headed Flying fox	R	VU	462	20-Jul-2024	Grey-headed Flying-foxes are nocturnal foragers of flowering and fruiting plants. They will feed in remnant native vegetation patches as well as in urban areas.	Possible - 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
Trichosurus vulpecula	Common Brushtail Possum	R		44	23-May-2025	The large hollows are ideal daytime areas for the species . Due to the size of the tree without hollows it is Unlikely this species could hide in the tree forks of the proposed tree clearance	Likely - the area falls within the known distribution of the species and the area provides habitat or feeding resources for the species.

SPECIES	COMMON NAME	NP&W	EPBC	# Rec	DATE OF LAST RECORD	Species known habitat preferences	Likelihood of use for habitat – Comments
Egernia cunninghami	Cunningham's Skink	E		6	17-Mar-2023	Occurs within forests and open woodland which feature rock outcrops	Unlikely Recorded within 20 -40 years; however, suitable habitat does not occur, and species of similar habitat requirements have not been recorded in the area
Varanus rosenbergi	Heath Goanna	V		2	26-Nov-2007	Found in heath, open forest and woodland, require large areas of habitat and termite mounds are a critical habitat component	Unlikely - Recorded within 20 -40 years; however, suitable habitat does not occur

Source; 3 – NatureMaps 4 – Observed/recorded in the field, 5 – Protected matters search tool, 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 directly required for the development*

Source of likely Impact on Native Vegetation	Expected extent	Expected severity
Building house structure	Digging foundation and building area	High - Trees 1 to 5 removed
Install services – electricity and water	Trenching impacting root systems of native vegetation.	Low - No trenching near Trees – No impact
Waste water discharge area	Trench to existing biocycle system	Low - No trenching near Trees – No impact
Water tanks	Already in place	No Native vegetation impacted

- *subsequent clearance that will be permitted or required*

Source of likely Impact on Native Vegetation	Expected extent	Expected severity
Clearance permitted within 10m of the proposed building	Trees applied to be removed	Trees 1 to 5 removed
20m buffer for fire protection	No additional vegetation to be removed. No Native understory exists.	Low impact – no further vegetation to be removed

- *indirect clearance that may occur as a result of the development*

Source of likely Impact on Native Vegetation	Expected extent	Expected severity
Water tank overflow	Over flow drains back to the existing water channel.	No impact

- *future stages or associated components of a development*

Source of likely Impact on Native Vegetation	Expected extent	Expected severity
No future stages are proposed	No impacts	No impact

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

The applicant has chosen this site because it was disturbed when the access roads and existing shed was built. Part of the site is soil dropped there during prior process of development.

The site avoids the need for additional clearance for waste water, using the existing house waste water treatment system.

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 current location of the studio was selected to minimise environmental impacts and meet zoning requirements.

The Hills Face Zone guidelines request that development is consolidated as much as possible. We placed the studio between the sheds and the house.

The studio is located on a natural bench to minimise cut and fill and will not require a retaining wall.

The studio cannot be seen from any neighbouring houses, roads or walking tracks

The location is accessible from the existing driveway to minimise earthworks.

We can easily trench for existing services

- Existing power is 20 metres away.
- Our biocycle waste system is 60 metres downhill from the site.
- Our designated CFS tank is 50 metres uphill. We can gravity feed to a hydrant at the studio

This location has the least impact on the native vegetation. Any other location that meets the requirements would put us deeper into the native woodland.

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.

The applicant is committed to continued weed reduction in large areas of Native Vegetation found on the property. Recently we purchased an excavator to clear additional areas of the property that are too steep for the tractor.

Since purchase in 2004 the applicant has burnt approximately 100 piles of olive debris a year and successfully eradicated 90% of their blackberries, removed 1000s of olives and have native grasses reestablished on the property.

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.

No Offset is provided

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.

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*.

Data Report for level 4 application associated with a Development application

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 Patches;0 Bushland Plant Diversity Score – 0																												
	<u>Assessment against the principles</u> <u>Not At Variance</u> – with principle 1a																												
	<u>Moderating factors that may be considered by the NVC</u> Only 3 native species were recorded																												
Principle 1b - significance as a habitat for wildlife	<u>Relevant information</u> <i>List of threatened species that were recorded or may use the vegetation.</i>																												
	<table><tr><th>SPECIES</th><th>COMMON NAME</th><th>NP&W</th><th>EPBC</th></tr><tr><td>Corcorax melanorhamphos</td><td>White-winged Chough</td><td>R</td><td></td></tr><tr><td>Falcunculus frontatus frontatus</td><td>Eastern Shriketit</td><td>R</td><td></td></tr><tr><td>Myiagra inquieta</td><td>Restless Flycatcher</td><td>R</td><td></td></tr><tr><td>Petroica boodang boodang</td><td>Scarlet Robin</td><td>R</td><td></td></tr><tr><td>Pteropus poliocephalus</td><td>Grey-headed Flying fox</td><td>R</td><td>VU</td></tr><tr><td>Trichosurus vulpecula</td><td>Common Brushtail Possum</td><td>R</td><td></td></tr></table>	SPECIES	COMMON NAME	NP&W	EPBC	Corcorax melanorhamphos	White-winged Chough	R		Falcunculus frontatus frontatus	Eastern Shriketit	R		Myiagra inquieta	Restless Flycatcher	R		Petroica boodang boodang	Scarlet Robin	R		Pteropus poliocephalus	Grey-headed Flying fox	R	VU	Trichosurus vulpecula	Common Brushtail Possum	R	
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	Pteropus poliocephalus	Grey-headed Flying fox	R	VU																									
	Trichosurus vulpecula	Common Brushtail Possum	R																										
	<i>Detail if the vegetation support a high diversity of animal species?</i> The vegetation found is low in species diversity numbers with olives and bridal creeper the main understory which has been recently removed. It is unlikely the trees under application or the immediate site would support a high diversity of animal species																												
<i>Detail if the vegetation provide a corridor for movements between other areas of native vegetation, or a habitat refuge, especially in heavily cleared areas.</i> The proposed impact area is located on the edge of the Grey Box woodland therefore is unlikely to provide a corridor for animal movement between areas of native vegetation. The vegetation found is relatively scattered with many trees in average to poor condition.																													

	Trees under clearance application - 1,2,3,5 Trees within 20m APZ – h,k,l,n,o Fauna Habitat Score – 1.8 Trees within 20m APZ – A to E Fauna Habitat Score – 1 Biodiversity Score – 16.66 <u>Assessment against the principles</u> <u>Seriously at Variance</u> Eucalyptus microcarpa woodland • Trees under clearance application - 1,2,3,5 • Trees within 20m APZ – h,k,l,n,o <u>At Variance</u> – Eucalyptus microcarpa woodland • Trees within 20m APZ – A to E <u>Moderating factors that may be considered by the NVC</u> The trees under application do not constitute a an area which would support a high diversity of fauna species and is unlikely to provide a corridor or shelter to the fauna that passes through it. Therefore the removal of 5 trees is unlikely to 1. lead to a long-term decrease in the size of a population 2. reduce the area of occupancy of any of the species identified 3. fragment an existing population into two or more populations 4. adversely affect habitat critical to the survival of a species 5. modify, destroy, remove, isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline 6. result in invasive species that are harmful to threatened species becoming established in the threatened species habitat 7. interfere with the recovery of species. This would suggest a reduction to “At variance” with principle 1b.
Principle 1c - plants of a rare, vulnerable or endangered species	<u>Relevant information</u> <i>List threatened species that were recorded for the site or that may be present but undetectable at the time of assessment (e.g. orchids)</i> Over time there has been soil deposited over part of the site. Much of the rest of the site has been grazed by livestock and contained weeds such as Olives and Bridal creeper, all which have been removed prior to the site analysis. It is unlikely threatened species maybe present but undetectable. <i>Identify the distribution of species within the area of impact</i> It is unlikely threatened species maybe present but undetectable. <i>What level of impact on the local population of the plant species?</i> No impact is likely on the local populations of threatened plant species. <i>Number of plants likely to be impacted in the clearance area</i> It is unlikely threatened species maybe present but undetectable

	Threatened Flora Score(s) – 0 <u>Assessment against the principles</u> <u>Not At Variance</u> – with principle 1c <u>Moderating factors that may be considered by the NVC</u> It is unlikely threatened species maybe present but undetectable No impact is likely on the local populations of threatened plant species.
Principle 1d - the vegetation comprises the whole or part of a plant community that is Rare, Vulnerable or endangered:	<u>Relevant information</u> <i>Identify any threatened communities under the EPBC Act or threatened ecosystems under the DEW Provisional list of threatened ecosystems present?</i> NP&W listed threatened ecological community Grey Box (<i>Eucalyptus microcarpa</i>) woodland is found. (E) Threatened Community Score <u>Assessment against the principles</u> <u>at Variance</u> with Principle 1d Grey Box (<i>Eucalyptus microcarpa</i>) woodland <u>Moderating factors that may be considered by the NVC</u> A very small number (5) trees in average condition. This suggests the proposed clearance is unlikely to 1. lead to a long-term decrease in the size of a population 2. reduce the area of occupancy of any of the species identified 3. fragment an existing population into two or more populations 4. adversely affect habitat critical to the survival of a species 5. u modify, destroy, remove, isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline 6. result in invasive species that are harmful to threatened species becoming established in the threatened species habitat 7. interfere with the recovery of species. This would suggest a reduction to "Not at variance" with principle 1c.
Principle 1e - it is significant as a remnant of vegetation in an area which has been extensively cleared.	<u>Relevant information</u> <i>Provide remnancy figures for</i> IBRA Association Mt Terrible = 41 IBRA Subregion Mount Lofty Ranges = 15 <i>Discuss the health and likely longevity of remnants.</i> Within IBRA Association Mt Terrible large area of native vegetation are within NP or CP. • Half of Belair NP is located around 750m to the South, with • Most of Brownhill Creek RP 260m to the North • Half of Cleland around 3400m to the Northeast. • All of Horsnell Gully, Giles and most of Morialta and Blackhill are within this IBRA Association. There are many Heritage areas surrounding the area are numerous with HA 1209 (around 1.5ha) 290m to the North HA 1262 ad 1249 (around 110ha) 1500m to the Northwest. The applicant has gone to great lengths to control woody weeds on the property having returned large areas to native vegetation without weed infestations. Total Biodiversity Score - 18.34

	<u>Assessment against the principles</u> <u>At Variance</u> with principle 1e
	<u>Moderating factors that may be considered by the NVC</u> The vegetation under application does not represent an area that resembles original condition and density and not all the trees under assessment are in a healthy condition. With a remnancy percentage of >30% with Scattered trees would suggest Not at Variance with Principle 1e.
Principle 1f - it is growing in, or in association with, a wetland environment.	<u>Relevant information</u> <i>Discuss if any of the vegetation is associated with a wetland</i> The area is not associated with a wetland
	<u>Assessment against the principles</u> <u>Not At Variance</u> – with principle 1f
	<u>Moderating factors that may be considered by the NVC</u> The area is not associated with a wetland
Principle 1g - it contributes significantly to the amenity of the area in which it is growing or is situated.	<u>Relevant information</u> <i>Detail the location of trees or vegetation relative to sites frequented by the public (e.g. roads, towns, lookout, etc.)</i> One of the reasons for selecting this site is because it is not seen by neighbours or the general public. <i>Provide details of cultural or historical values.</i> No cultural or historical values were provided. <i>Discuss possible effect on landscape character</i> This site is on the edge of remnant Grey Box. The general area has been developed and the trees under application are very few compared to the surrounding vegetation in close proximity. It is unlikely any landscape character change would be noticed.
	N/A
	<u>Moderating factors that may be considered by the NVC</u> The site does not contribute significantly to the amenity of the area in which it is growing.

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	5
	Area (ha)	0
	Total biodiversity Score	18.34
Seriously at variance with principle 1(b), 1(c) or 1 (d)		Nil .
Risk assessment outcome		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.

Not applicable

5. Clearance summary

Scattered trees Summary table

Tree or Cluster ID	Number of trees	Fauna Habitat score	Threatened flora score	Biodiversity score	Loss factor	SEB Points required	SEB Payment	Admin Fee
1	1	1.8	0	1.23	1	1.35	\$2,202.88	\$121.16
2	1	1.8	0	1.05	1	1.16	\$1,892.84	\$104.11
3	1	1.8	0	1.98	1	2.18	\$3,557.24	\$195.65
4	1	0	0	0.35	1	0.39	\$636.39	\$35.00
5	1	1.8	0	1.15	1	1.27	\$2,072.34	\$113.98
A to E	5	1	0	0.47	0	0.00	\$0.00	\$0.00
f	1	0	0	0.2	0	0.00	\$0.00	\$0.00
g	1	0	0	0.34	0	0.00	\$0.00	\$0.00
h	1	1.8	0	3.94	0	0.00	\$0.00	\$0.00
i	1	0	0	0.18	0	0.00	\$0.00	\$0.00
j	1	0	0	0.31	0	0.00	\$0.00	\$0.00
k	1	1.8	0	1.08	0	0.00	\$0.00	\$0.00
l	1	1.8	0	1.41	0	0.00	\$0.00	\$0.00
m	1	0	0	0.17	0	0.00	\$0.00	\$0.00
n	1	1.8	0	1.32	0	0.00	\$0.00	\$0.00
o	1	1.8	0	1.44	0	0.00	\$0.00	\$0.00
p	1	0	0	0.04	0	0.00	\$0.00	\$0.00
Total	21			16.66		6.35	\$10,361.69	\$569.90

Totals summary table

Economies of Scale Factor		0.50	SEB Uplift Factor		1.10
Rainfall Factor (mm)		802			
SEB Points of Gain/ha Factor		6.5	Management Cost (\$/ha)		\$26,450.00
	Total Biodiversity score	Total SEB points required	SEB Payment	Admin Fee	Total Payment
Application	16.66	6.35	\$10,361.69	\$569.90	\$10,931.59
Risk level Level 2, 3 or 4	4				

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. Provide information below.
- ☐ 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.

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:

SEB Payment	Admin Fee	Total Payment
\$10,361.69	\$569.90	\$10,931.59

7. Appendices

Appendix 1. Fauna Species List (where applicable)

Appendix 2. Bushland, Rangeland or Scattered Tree Vegetation Assessment Scoresheets associated with the proposed clearance and SEB Area (to be submitted in Excel format)

Appendix 3. Flora Species List

Appendix 4. SEB Native Vegetation Management Plan

Appendix 5. Copies of associated approvals