

Native Vegetation Clearance Assessment Data Report: Lot 3 and 4 Kloeden Street, Whyalla Norrie

Clearance under the *Native Vegetation Regulations 2017*

October 2026

Prepared by Jeremy Ross-Carter



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1. Application information

Application Details

Applicant:	[REDACTED]		
Key contact:	[REDACTED]		
Landowners:	[REDACTED]		
Site Address:	Lot 3 and 4 Kloeden Street, Whyalla Norrie		
Local Government Area:	The City of Whyalla	Hundred:	Randell
Title ID:	CR/6296/567 CT/6302/367	Parcel ID	D133897 A3 D133897 A4

Summary of proposed clearance

Purpose of clearance	Clearance required for the development of a cabin park facility. Future development includes the extension of the cabin park facility and residential subdivision.
Native Vegetation Regulation	Regulation 12(33) – New dwelling or building and Regulation 12(33) – Residential subdivision
Description of the vegetation under application	<u>Stage 1</u> 1.36ha of <i>Atriplex vesicaria</i> low shrubland with emergent <i>Eremophila scoparia</i>. 3.51ha of <i>Tecticornia disarticulata</i> low shrubland on saline soils <u>Stage 2</u> 3.64ha of <i>Atriplex vesicaria</i> low shrubland with emergent <i>Eremophila scoparia</i>. 0.10ha of <i>Tecticornia disarticulata</i> low shrubland on saline soils <u>Stage 2</u> 0.89ha of <i>Atriplex vesicaria</i> low shrubland with emergent <i>Eremophila scoparia</i>.
Total proposed clearance -	<u>Stage 1:</u> 4.87ha <u>Stage 2:</u> 3.74ha <u>Stage 3:</u> 0.89ha <u>Total:</u> 9.5ha
Level of clearance	Level 4
Planning and Design Code Overlay	Native Vegetation Overlay

Map of proposed clearance area



Mitigation hierarchy	While the current Development Application avoids impacts to 49% (4.63ha) of the native vegetation on the two property titles, the overall Master Plan proposes to incorporate the entire area and impact all native vegetation
SEB Offset proposal	Payment into the Native Vegetation Fund: • Stage 1: \$46,343.52 • Stage 2: \$35,427.43 • Stage 3: \$8,428.92 • Total: \$90,199.87

2. Purpose of clearance

2.1 Introduction and Description

Jeremy Ross-Carter was commissioned by Bentley Group of Companies to conduct a native vegetation assessment for the proposed development at Lot 3 and 4 Kloeden Street, Whyalla Norrie (Map 1) and to assess the proposed clearance envelope against the Clearance Requirements of the *Native Vegetation Act 1991* and/or *Native Vegetation Regulations 2017*.

2.2 Background

The vegetation under assessment is located within the Whyalla IBRA Associations of South Australia.

The landform in the Whyalla IBRA Association is described as easterly sloping calcreted plain with occasional hills on outcropping conglomerate and mangrove flats along the coastal margin. The vegetation is dominated by low open woodland of black oak and myall, sometimes with false sandalwood, low woodland of mangrove, and chenopod shrubland of samphire. Approximately 95% of the Whyalla IBRA Association is mapped as remnant native vegetation.

According to NatureMaps Generalised Land Use layer (2019) the subject allotments are described as reserves. Adjoining properties include residential, education and utility industry.

2.3 Details of the proposed development

The applicant is proposing to develop a cabin park facility at the subject titles. The current development (Stage 1) comprises of 122 accommodation cabins together with a reception/communal building, internal access roads, car parking, landscaping and associated infrastructure. Stage 1 includes clearance of 4.87ha of native vegetation.

In addition, the applicant would like to apply for in-principal approval for future development of the of the two titles which are proposed in an additional two stages. Stage 2 will include the extension of the Stage 1 cabin park facility with a total clearance area of 3.74ha of native vegetation. The Stage 3 development will include a residential subdivision with a total clearance area of 0.89ha of native vegetation.

Stage 3 is anticipated to be delivered within approximately three years. The timing of Stage 2 is presently uncertain and will be influenced by demand for additional worker accommodation, particularly in connection with future activity at the Whyalla Steelworks

For all Stages the total clearance area includes 9.5ha of native vegetation

Refer to Appendix 1a. Lot 3 and 4 Kloeden Street, Whyalla Norrie and Appendix 1b. Lot 3 and 4 Kloeden Street, Whyalla Norrie Staging Master Plan for further details regarding the proposed development.

2.4 Approvals required or obtained

- *Native Vegetation Act 1991*: Consent to clear native vegetation under the *Native Vegetation Act 1991* is required and subject to this report.
- *Planning, Development and Infrastructure Act 2016*: Development Application yet to be submitted.

2.5 Native Vegetation Regulation

- Regulation 12(33) – New dwelling or building
- Regulation 12(33) – Residential subdivision

3. Method

3.1 Flora assessment

Prior to the site survey the following desktop assessments were conducted:

- Review of Atlas Living Australia to determine the likelihood of State listed flora and fauna species that may be present on or near the subject land.
- Review of the EPBC Act 1999 Protected Matter Search Tool within 5km of the site to determine the likelihood of nationally listed flora species or habitat of conservation significance that may be present within the vicinity of the subject land.

The project site was surveyed on 19th November 2024. The site survey was undertaken in accordance with the *Native Vegetation Council (NVC) Bushland Assessment Manual 2024*. The aim of the site survey was to:

- record the vegetation association and flora species present;
- record the condition of the vegetation present;
- record any threatened flora species, if present;
- record any opportunistic fauna sightings;
- identify any suitable alternative locations to avoid or minimise the impacts to native vegetation; and
- to assess the proposed clearance against the Requirements of the *Native Vegetation Regulations 2017*.

3.2 Fauna assessment

A targeted threatened fauna assessment was completed on the western adjoining parcel (Title ID: CT/6302/366: Parcel ID: D133897 A2) in late 2024, in conjunction with a native vegetation clearance assessment for another development. The vegetation, whilst has some variation in community has a relatable reference for habitat suitability. The targeted fauna survey included the following.

- Targeted fauna searches (incl. active searches across the site for nests, tracks, and other fauna evidence). Including a targeted bird survey undertaken by Phil Barron, experienced Ornithologist and Accredited Consultant.
- A habitat suitability assessment supported by the vegetation assessment using the Bushland Assessment Methodology and desktop studies.
- Desktop studies included the interrogation of state and Commonwealth flora and fauna record databases, including EPBC Act Protected Matters Search Tool, Biological Database of South Australia, and Atlas of Living Australia. With consideration of threatened Fauna records within 5km of the impact site.
- A literature review of SPRAT, Conservation Advice and technical reports on targeted threatened fauna species.
- Communications with industry experts and Department for Environment and Water staff.

Refer to Section 4.2 below and Appendix 2. Due Diligence Report (Native Vegetation): Kloeden Reserve Parcels, Whyalla Norrie SA (Terra Gana Pty Ltd 9th April 2024) for further details.

Map 1: Location of Lot 3 and 4 Kloeden Street, Whyalla Norrie



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

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Compiled: 25-Nov-2024
Generated at: www.naturemaps.sa.gov.au
Datum: Geocentric Datum of Australia, 2020
Projection: Web Mercator (Auxiliary Sphere)



Government of South Australia
Department for Environment and Water
2024

4. Assessment Outcomes

4.1 Vegetation Assessment

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

The region's land system is characterized by gently undulating calcrete plains with occasional quartzite or granite hills, a zone of salt lakes and gypsum dunes at Lake Gillies, and steep strike ranges at the Middleback Ranges. To the east, there are conglomerate outcroppings with mangrove flats along the coastal margin. The soils in the area are described as red calcareous earths, dense brown loams, grey calcareous loams, and whitish calcareous sands (NatureMaps 2026).

The subject land consists of a plain with area of low-lying depressions. The area is dissected by numerous walking and vehicle tracks, which has fragmented the vegetation to some extent. The perimeter of the area has planted trees along the adjoining road reserves

Details of the vegetation proposed to be impacted

Site A1

Vegetation Association	<i>Atriplex vesicaria</i> low shrubland with emergent <i>Eremophila scoparia</i>
Photo 1: Site A1 viewing south with track	
	

Photo 2: Site A1 viewing east



Photo 3: Site A1 viewing east with emergent *Eremophila scoparia*



Photo 4: Site A1 viewing east with emergent *Eremophila scoparia*



General description	Site A1 contains a <i>Atriplex vesicaria</i> (Bladder Saltbush) low shrubland with emergent <i>Eremophila scoparia</i> (Broom Emubush) over <i>Nitraria billardierei</i> (Nitre-bush), <i>Maireana appressa</i> (Pale-fruit Bluebush), <i>Rhagodia candolleana</i> ssp. <i>candolleana</i> (Sea-berry Saltbush), <i>Scaevola spinescens</i> (Spiny Fanflower), <i>Threlkeldia diffusa</i> (Coast Boneseed), <i>Tecticornia disarticulata</i>, <i>Carpobrotus rossii</i> (Pigface), <i>Sclerolaena obliquicuspis</i> (Oblique-spined Bindyi), <i>Dissocarpus paradoxus</i> (Ball Bindyi), <i>Vittadinia gracilis</i> (Wooly New Holland Daisy) and <i>Austrostipa nitida</i> (Balcarra Spear-grass). Native species cover was observed at approximately 85% cover across the site. Three native species were recorded as regenerating, including <i>Atriplex vesicaria</i>, <i>Eremophila scoparia</i> and <i>Carpobrotus rossii</i>. Introduced species includes <i>Carrichtera annua</i> (Ward's Weed), <i>Aizoon pubescens</i> (Coastal Galenia), <i>Avena barbata</i> (Bearded Oat) and <i>Brassica</i> sp.				
Threatened species or community	No threatened species or communities were recorded in Site A1. Site A1 may provide suitable habitat for the following threatened fauna species: • <i>Acanthiza iredalei iredalei</i> (Slender-billed Thornbill): listed as Rare under the <i>National Parks and Wildlife Act 1972</i>. • <i>Aphelocephala leucopsis leucopsis</i> (Southern Whiteface): listed as Vulnerable under the <i>Environment Protection and Biodiversity Conservation Act 1999</i>. • <i>Pachycephala inornata</i> (Gilberts Whistler): listed as Rare under the <i>National Parks and Wildlife Act 1972</i>.				
Landscape context score	1.08	Vegetation Condition Score	59.21	Conservation significance score	1.08
Unit biodiversity Score	69.06	Impact Area (ha)	<u>Stage 1:</u> 1.36ha <u>Stage 2:</u> 3.64ha <u>Stage 3:</u> 0.89ha Total: 5.89ha	Total biodiversity Score	<u>Stage 1:</u> 93.92 <u>Stage 2:</u> 251.38 <u>Stage 3:</u> 61.46 Total: 406.76

Site A2

Vegetation Association	<i>Tecticornia disarticulata</i> low shrubland on saline soils
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Photo 5: Site A2 viewing south with track



Photo 6: Site A2 viewing south

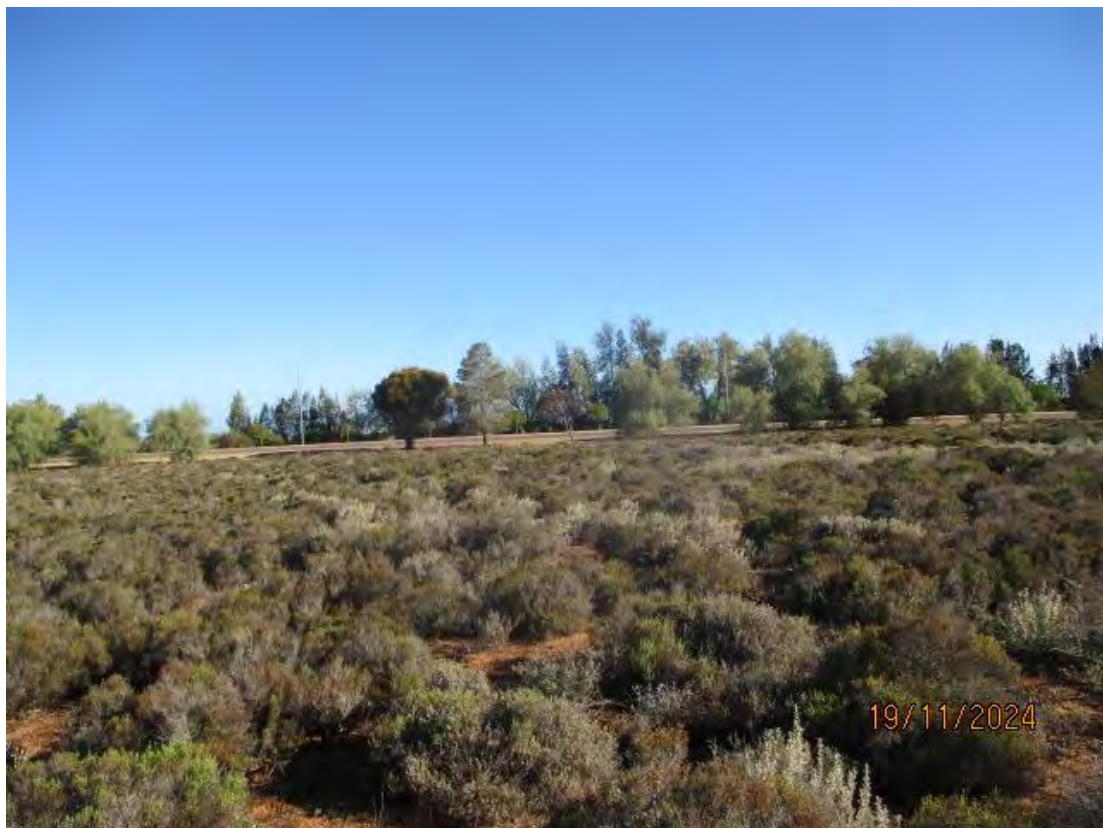
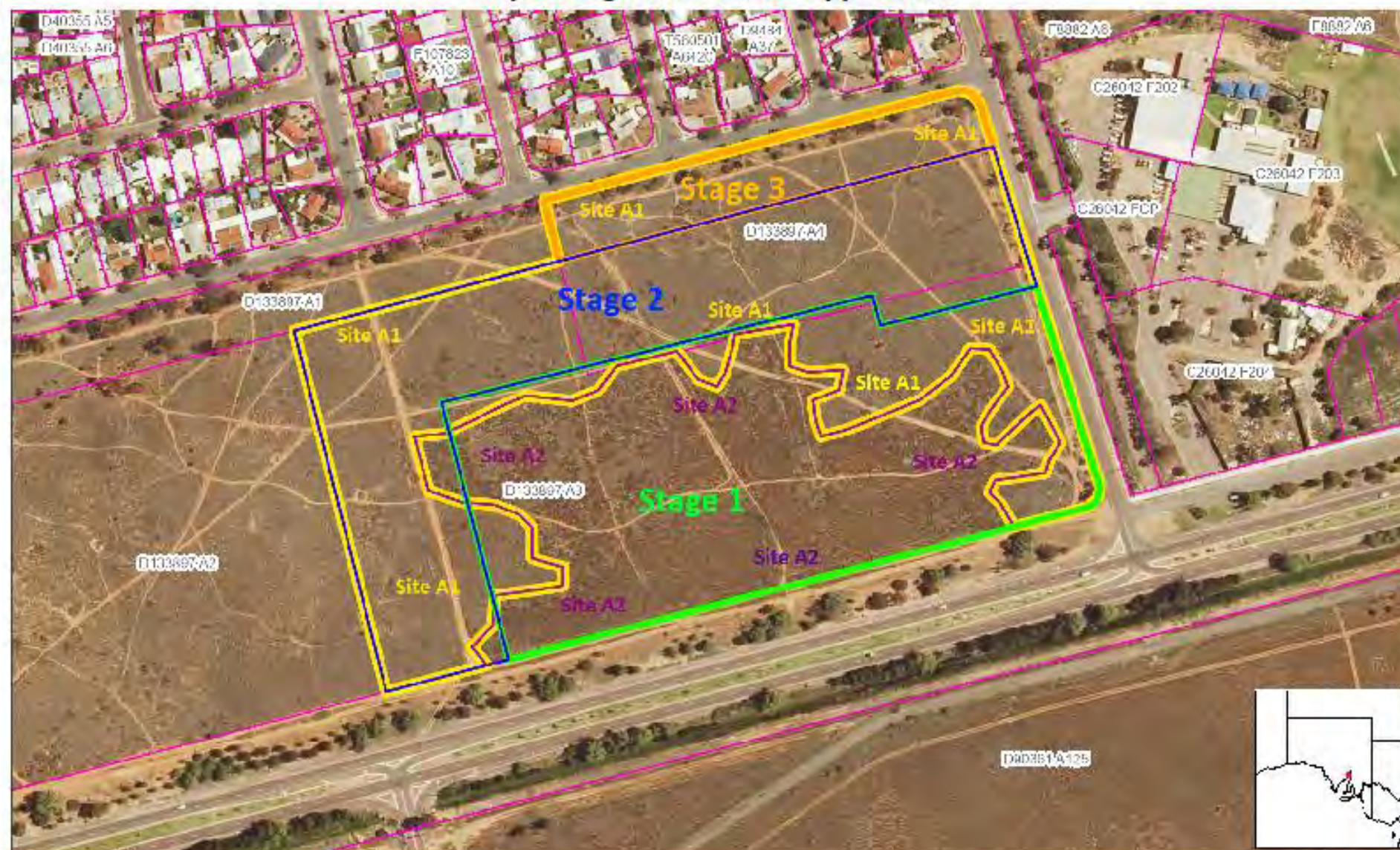


Photo 7: Site A2 viewing east



General description	Site A2 contains a <i>Tecticornia disarticulata</i> low shrubland on saline soils over <i>Atriplex vesicaria</i> (Saltbush), <i>Nitraria billardiarei</i> (Nitrate-bush), <i>Maireana appressa</i> (Pale-fruit Bluebush), <i>Threlkeldia diffusa</i> (Coast Boneseed), <i>Carpobrotus rossii</i> (Pigface), <i>Vittadinia gracilis</i> (Woolly New Holland Daisy) and <i>Austrostipa nitida</i> (Balcarra Spear-grass). One <i>Maireana sedifolia</i> (Bushbush) was observed in Site A2. Native species cover was observed at approximately 85% cover across the site. Two native species were recorded as regenerating, including <i>Atriplex vesicaria</i> and <i>Carpobrotus rossii</i>. Introduced species included <i>Carrichtera annua</i> (Ward's Weed).				
Threatened species or community	No threatened species or communities were recorded in Site A2. Site A2 may provide suitable habitat for the following threatened fauna species: • <i>Acanthiza iredalei iredalei</i> (Slender-billed Thornbill): listed as Rare under the <i>National Parks and Wildlife Act 1972</i>. • <i>Aphelocephala leucopsis leucopsis</i> (Southern Whiteface): listed as Vulnerable under the <i>Environment Protection and Biodiversity Conservation Act 1999</i>. • <i>Pachycephala inornata</i> (Gilberts Whistler): listed as Rare under the <i>National Parks and Wildlife Act 1972</i>.				
Landscape context score	1.08	Vegetation Condition Score	59.60	Conservation significance score	1.08
Unit biodiversity Score	69.52	Impact Area (ha)	<u>Stage 1:</u> 3.51ha <u>Stage 2:</u> 0.10ha Total: 3.61ha	Total biodiversity Score	<u>Stage 1:</u> 244.02 <u>Stage 2:</u> 6.95 Total: 250.97

Map 2. Vegetation under Application



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

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Datum: Geocentric Datum of Australia, 2020
Projection: Web Mercator (Auxiliary Sphere)



Government of South Australia
Department for Environment and Water
2026

4.2 Threatened Species assessment

No species of conservation significance at the national or state level were recorded during the site assessment. A 5km radius threatened fauna species search using NatureMaps returned the following terrestrial species listed below in Table 1 that have been sighted in the past 25 years. The results of the Protected Matters Search Tool (PMST) search identified did not return and fauna species that are "known to occur in the area".

Table 4: Terrestrial fauna species recorded within 5km of the application area since 1997, 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>Amytornis textilis myall</i>	Western Grasswren	V	VU	4	03-Oct-2023	Live only in the densest bushes of the chenopod shrublands, mostly in lower lying areas such as watercourses and drainage lines and in vegetation surrounding dams.. It has been most commonly observed in Blackbush and the Australian Boxthorn.	Possible
<i>Aphelocephala leucopsis leucopsis</i>	Southern Whiteface		VU	4	10-Jun-2019	Dry open forests and woodland and inland scrubs of mallee, mulga and saltbush.	Likely
<i>Leipoa ocellata</i>	Malleefowl	V	VU	4	18-Jun-1999	Dominated by low mallee eucalypts, mulga or other dry scrub with a dense, diverse shrub layer and an open ground level.	Unlikely
<i>Pachycephala inornata</i>	Gilbert's Whistler	R		4	06-Oct-2022	Usually inhabit semi-arid mallee or box-ironbark eucalypt, acacia, cypress-pine shrublands and woodlands usually with a dense, continuous or patchy understorey of shrubs such as acacias, Eremophila, Dodonaea or Cassia; they inhabit these shrubs in the understorey.	Possible
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	R	VU		21-Nov-2024	Native forests, woodlands, rainforests, swamps, mangroves, and increasingly in urban parks.	Unlikely

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

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 does not provide 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 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.

Level 4 Clearance Fauna Survey

The Targeted Fauna Survey undertaken by Phil Barron in 2024, identified that the vegetation types within the application area may provide suitable habitat for the *Pachycephala inornata* (Gilberts Whistler).

Refer to Appendix 2. Due Diligence Report (Native Vegetation): Kloeden Reserve Parcels, Whyalla Norrie SA (Terra Gana Pty Ltd 9th April 2024) for further details.

Note: In addition to the *Pachycephala inornata* (Gilberts Whistler), Graham Carpenter (personnel communication: 4 December 2024) from the Native Vegetation Branch advised that the vegetation under application would also provide suitable habitat for the *Acanthiza iredalei iredalei* (Slender-billed Thornbill) which is listed as Rare under the *National Parks and Wildlife Act 1972* and *Aphelocephala leucopsis leucopsis* (Southern Whiteface) which is listed Rare under the *National Parks and Wildlife Act 1972* and Vulnerable under the Environment Protection and Biodiversity Conservation Act 1999).

4.3 Cumulative impact

When exercising a power or making a decision under Division 5 of the Native Vegetation Regulations 2017, the NVC must consider the potential cumulative impact, both direct and indirect, that is reasonably likely to result from a proposed clearance activity.

Direct Impacts

The direct impacts to native vegetation are discussed above in Section 4.1.1.

Indirect Impacts

No indirect impacts are foreseen for the proposed development.

Cumulative Impacts

As mentioned above, the current Development Application is for Stage 1 of the Master Plan for the two property titles. Stage 3 is anticipated to be delivered within approximately three years. The timing of Stage 2 is presently uncertain and will be influenced by demand for additional worker accommodation, particularly in connection with future activity at the Whyalla Steelworks

4.4 Address the Mitigation Hierarchy

When exercising a power or making a decision under Division 5 of the Native Vegetation Regulations 2017, the NVC must have regard to the mitigation hierarchy. The NVC will also consider, with the aim to minimize, impacts on biological diversity, soil, water and other natural resources, threatened species or ecological communities under the EPBC Act or listed species under the NP&W Act.

a) **Avoidance – outline measures taken to avoid clearance of native vegetation**

While the current Development Application avoids impacts to 49% (4.63ha) of the native vegetation on the two property titles, the overall Master Plan proposes to incorporate the entire area and impact all native vegetation.

b) **Minimization – if clearance cannot be avoided, outline measures taken to minimize the extent, duration and intensity of impacts of the clearance on biodiversity to the fullest possible extent (whether the impact is direct, indirect or cumulative).**

See Section 4.4(a) above.

c) **Rehabilitation or restoration – outline measures taken to rehabilitate ecosystems that have been degraded, and to restore ecosystems that have been degraded, or destroyed by the impact of clearance that cannot be avoided or further minimized, such as allowing for the re-establishment of the vegetation.**

Not applicable.

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

As stated below in Section 6, the applicant has requested preference to provide the Significant Environmental Benefit (SEB) through payment into the NVC Fund.

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

The Native Vegetation Council will consider Principles 1(b), 1(c) and 1(d) when assigning a level of Risk under Regulation 16 of the Native Vegetation Regulations. The Native Vegetation Council will consider all the Principles of clearance of the Act as relevant, when considering an application referred under the *Planning, Development and Infrastructure Act 2016*.

Principle of clearance	Considerations
Principle 1a - it comprises a high level of diversity of plant species	<u>Relevant information</u> Bushland Plant Diversity Score – - Site A1: 24 - Site A2: 26
	<u>Assessment against the principles</u> Seriously at Variance
	<u>Moderating factors that may be considered by the NVC</u> According to NatureMaps data, there is approximately 4,948 ha of native vegetation with 5km radius of the application area. Therefore, Stage 1 total clearance area of 4.87ha equates to 0.1% of the remnant native vegetation within a 5 km. Note: In total, Stage 1-3 propose to impact 9.5ha, which represents 0.19% of the native vegetation within a 5 km radius. Therefore, due to the very small area of vegetation to be impacted, relative to the amount of vegetation within the local vicinity (less than 0.25% of the native vegetation within a 5 km radius to be impacted), the Native Vegetation Council may consider reducing this Principle to 'At Variance'.

Principle 1b - significance as a habitat for wildlife	<u>Relevant information</u> Site A1 and A2 may provide suitable habitat for the following threatened fauna species: • <i>Acanthiza iredalei iredalei</i> (Slender-billed Thornbill): listed as Rare under the <i>National Parks and Wildlife Act 1972</i>. • <i>Aphelocephala leucopsis leucopsis</i> (Southern Whiteface): listed as Vulnerable under the <i>Environment Protection and Biodiversity Conservation Act 1999</i>. • <i>Pachycephala inornata</i> (Gilberts Whistler): listed as Rare under the <i>National Parks and Wildlife Act 1972</i>. <u>Fauna Habitat Score:</u> Site A1 and A2: 0.08 <u>Unit Biodiversity Score:</u> • Site A1: 69.06 • Site A2: 69.52 <u>Assessment against the principles</u> Seriously at Variance <u>Moderating factors that may be considered by the NVC</u> As mentioned above, there is approximately 4,948 ha of remnant native vegetation with 5km of proposed development which the majority would be considered suitable habitat for the Slender-billed Thornbill and Southern Whiteface. As the area under application is on the edge of a large block of native vegetation 289,391ha in size, in close proximity urban development and represents 0.19% of the remnant native vegetation within a 5 km radius the NVC may consider the vegetation as non-essential habitat for threatened species and clearance will have a negligible impact on that species local population over the long term. Note: Stage 1 total clearance area of 4.87ha equates to 0.1% of the remnant native vegetation within a 5 km. Therefore, the Native Vegetation Council may consider reducing this Principle to 'At Variance'.
Principle 1c - plants of a rare, vulnerable or endangered species	<u>Relevant information</u> No threatened species were recorded during the site assessment. Threatened Flora Score: 0 <u>Assessment against the principles</u> Not at Variance
Principle 1d - the vegetation comprises the whole or part of a plant community that is Rare, Vulnerable or endangered:	<u>Relevant information</u> No threatened plant communities were recorded in Site A1 and A2. <u>Assessment against the principles</u> Not at Variance
Principle 1e - it is significant as a remnant of vegetation in	<u>Relevant information</u> Remnancy Figures • Whyalla IBRA Association: 95 • Myall Plains IBRA Subregion: 97 Total Biodiversity Score – 657.73

<i>an area which has been extensively cleared.</i>	<u>Assessment against the principles</u> At Variance
<i>Principle 1f - it is growing in, or in association with, a wetland environment.</i>	<u>Relevant information</u> The vegetation in Site A1 and A2 is not considered a wetland ecosystem.
	<u>Assessment against the principles</u> Not at Variance
<i>Principle 1g - it contributes significantly to the amenity of the area in which it is growing or is situated.</i>	<u>Relevant information</u> The vegetation under application contains low shrubland communities which are well represented in the local region.

4.6 Risk Assessment

Determine the level of risk associated with the application

Total clearance	No. of trees	Nil
	Area (ha)	<u>Stage 1:</u> 4.87ha <u>Stage 2:</u> 3.74ha <u>Stage 3:</u> 0.89ha <u>Total:</u> 9.5ha
	Total biodiversity Score	<u>Stage 1:</u> 337.94 <u>Stage 2:</u> 258.33 <u>Stage 3:</u> 61.46 <u>Total:</u> 657.73
Seriously at variance with principle 1(b), 1(c) or 1 (d)		1(b)
Risk assessment outcome		Level 4

5. Clearance summary

Clearance Area(s) Summary table

Stage 1

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	Total SEB Payment
A	A1	24	1	0	0.08	69.06	1.36	93.92	1	0	0	103.31	\$12,208.19	\$671.45	\$12,879.64
A	A2	26	1	0	0.08	69.52	3.51	244.02	1	0	0	268.42	\$31,719.32	\$1,744.56	\$33,463.88
Total							4.87	337.94				371.73	\$43,927.51	\$2,416.01	\$46,343.52

Stage 2

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	Total SEB Payment
A	A1	24	1	0	0.08	69.06	3.64	251.38	1	0	0	276.52	\$32,676.50	\$1,797.21	\$34,473.71
A	A2	26	1	0	0.08	69.52	0.10	6.95	1	0	0	7.65	\$904.00	\$49.72	\$953.72
Total							3.74	258.33				284.17	\$33,580.50	\$1,846.93	\$35,427.43

Stage 3

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	Total SEB Payment
A	A1	24	1	0	0.08	69.06	0.89	61.46	1	0	0	67.61	\$7,989.50	\$439.42	\$8,428.92

Stage 1-3

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	Total SEB Payment
A	A1	24	1	0	0.08	69.06	5.89	406.76	1	0	0	447.44	\$52,874.19	\$2,908.08	\$55,782.27
A	A2	26	1	0	0.08	69.52	3.61	250.97	1	0	0	276.07	\$32,623.32	\$1,794.28	\$34,417.60
Total							9.50	657.73				723.51	\$85,497.51	\$4,702.36	\$90,199.87

Totals summary table

	Total Biodiversity score	Total SEB points required	SEB Payment	Admin Fee	Total Payment
Application	657.73	723.51	\$85,497.51	\$4,702.36	\$90,199.87

Economies of Scale Factor	0.11
Rainfall (mm)	264

6. Significant Environmental Benefit

A Significant Environmental Benefit (SEB) is required for approval to clear under Division 5 of the *Native Vegetation Regulations 2017*. The NVC must be satisfied that as a result of the loss of vegetation from the clearance that an SEB will result in a positive impact on the environment that is over and above the negative impact of the clearance.

ACHIEVING AN SEB

Indicate how the SEB will be achieved by ticking the appropriate box and providing the associated information:

- ☐ Establish a new SEB Area on land owned by the proponent.
- ☐ Use SEB Credit that the proponent has established.
- ☐ Apply to have SEB Credit assigned from another person or body.
- ☐ Apply to have an SEB to be delivered by a Third Party.
- ☒ Pay into the Native Vegetation Fund.

PAYMENT SEB

If a proponent proposes to achieve the SEB by paying into the Native Vegetation Fund the following will be required to offset the loss of native vegetation:

- Payment amount required (including admin. fee):
 - o Stage 1: \$46,343.52
 - o Stage 2: \$35,427.43
 - o Stage 3: \$8,428.92
 - o **Total: \$90,199.87**

7. Appendices

Appendix 1a. Lot 3 and 4 Kloeden Street, Whyalla Norrie (provided in PDF)

Appendix 1b. Lot 3 and 4 Kloeden Street, Whyalla Norrie Staging Master Plan (provided in PDF)

Appendix 2. Due Diligence Report (Native Vegetation): Kloeden Reserve Parcels, Whyalla Norrie SA by Terra Gana Pty Ltd 9th April 2024 (provided in PDF)

Appendix 3. Site A1_Stage 1-3 Lot 3 and 4 Kloeden Street, Whyalla Norrie_Bushland Assessment Scoresheet (provided in Excel)

Appendix 3. Site A1_Stage 1 Lot 3 and 4 Kloeden Street, Whyalla Norrie_Bushland Assessment Scoresheet (provided in Excel)

Appendix 3. Site A1_Stage 2 Lot 3 and 4 Kloeden Street, Whyalla Norrie_Bushland Assessment Scoresheet (provided in Excel)

Appendix 3. Site A1_Stage 3 Lot 3 and 4 Kloeden Street, Whyalla Norrie_Bushland Assessment Scoresheet (provided in Excel)

Appendix 3. Site A2_Stage 1-2 Lot 3 and 4 Kloeden Street, Whyalla Norrie_Bushland Assessment Scoresheet (provided in Excel)

Appendix 3. Site A2_Stage 1 Lot 3 and 4 Kloeden Street, Whyalla Norrie_Bushland Assessment Scoresheet (provided in Excel)

Appendix 3. Site A2_Stage 2 Lot 3 and 4 Kloeden Street, Whyalla Norrie_Bushland Assessment Scoresheet (provided in Excel)