



Native Vegetation Clearance

De Tong Ling Retreat Houses 3, 7 & 8

Data Report

Clearance under the *Native Vegetation Regulations 2017*

28th February, 2024

Prepared by Michelle Haby



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1. Application information

Application Details

Applicant:	De-Tong Ling Retreat Centre Inc.		
Key contact:	[REDACTED]		
Landowner:	De-Tong Ling Retreat Centre Inc.		
Site Address:	339 Snug Cover Road, Gosse SA 5223		
Local Government Area:	Kangaroo Island	Hundred:	Gosse
Title ID:	CT/6090/516	Parcel ID	D82816 A200

Summary of proposed clearance

Purpose of clearance	Clearance required for the construction of three Retreat Houses and ancillary structures including a sheds and rainwater tanks
Native Vegetation Regulation	Regulation 12, Schedule 1; clause 33, House or Buildings
Description of the vegetation under application	358 ha of KI Mallee Ash (<i>Eucalyptus remota</i>) low mallee woodland in excellent and largely weed free condition
Total proposed clearance - area (ha) and number of trees	0.572 ha are proposed to be cleared.
Level of clearance	Level 4
Overlay (Planning and Design Code)	Native Vegetation Overlay

Map of proposed clearance area



Mitigation hierarchy	Existing clear areas have been incorporated into the design to minimise vegetation clearance for this development.
SEB Offset proposal	Payment of \$29,408.60 or 4.32 ha on-ground

2. Purpose of clearance

2.1 Description

Clearance is required for the construction of three Retreat Houses and associated infrastructure such as sheds, rainwater tanks and wastewater treatment areas. Further clearance is required to create Asset Protection Zones around these structures.

2.2 Background

De Tong Ling Retreat Centre is located on Snug Cove Road at the north-western end of Kangaroo Island and was established in 1994. The property on which the Centre is located is largely vegetated with the majority of this being under Heritage Agreement 91 and 1383. In 1997 a Retreat Centre was constructed followed by a Stupa in 2014. A Group Retreat Centre is currently under construction. Plans have been in place for 12 Retreat Houses for some time, with four having been constructed, one being partially constructed, two having had some earthworks undertaken on the site and the remainder having had no works undertaken on them.

Due to increasing demand, the Retreat Committee is now proposing to construct Retreat Houses 3, 7 and 8. Further structures are proposed for the facility including a Columbarium, Firepuja House and/or volunteer/worker accommodation. These will be addressed in separate Clearance Applications.

2.3 General location map

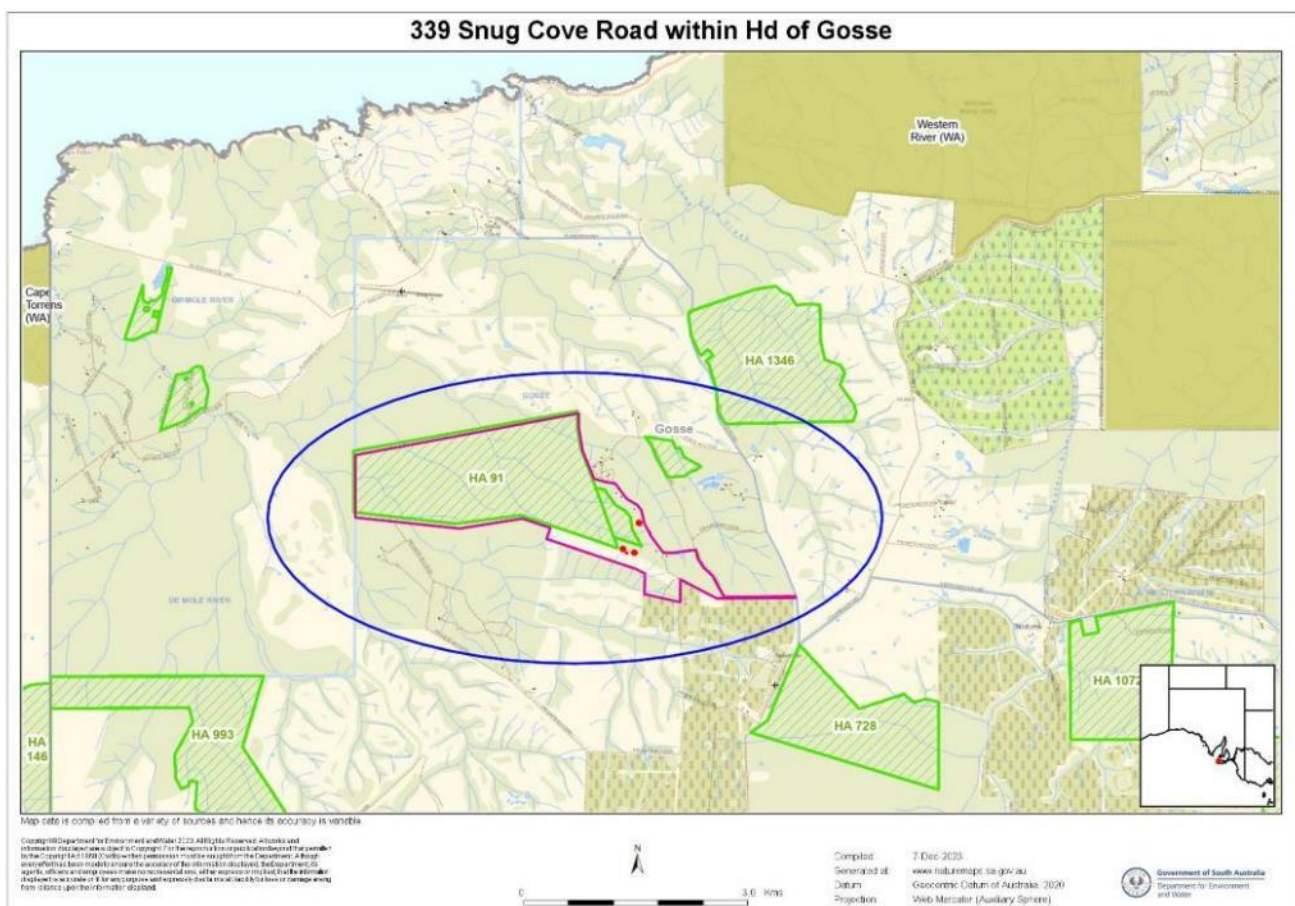


Figure 1. Location of 339 Snug Cove Road, Gosse within the Hundred of Gosse. (Scale 1:72,224)

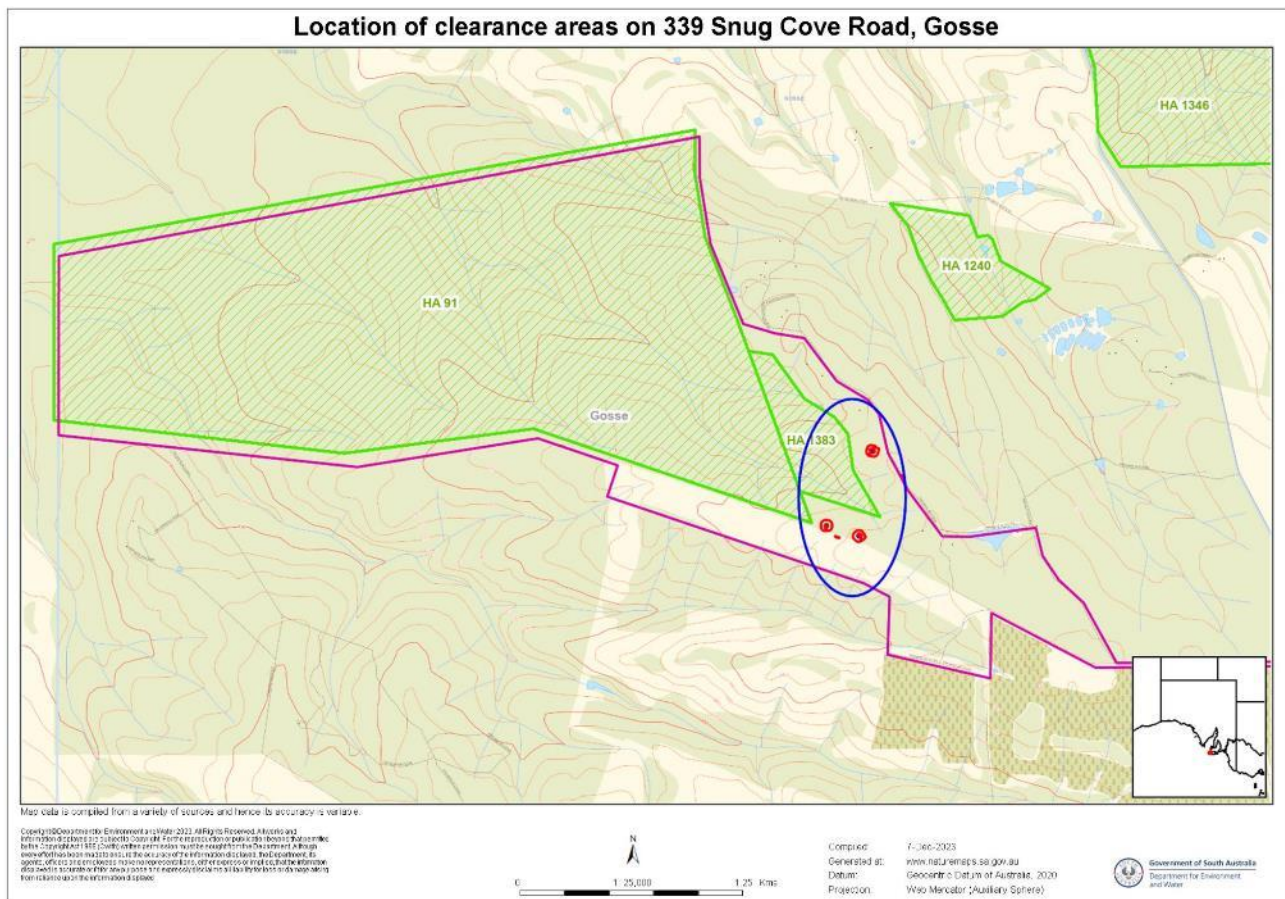


Figure 2. Location of clearance areas within 339 Snug Cover Road, Gosse. (Scale 1:25,00)

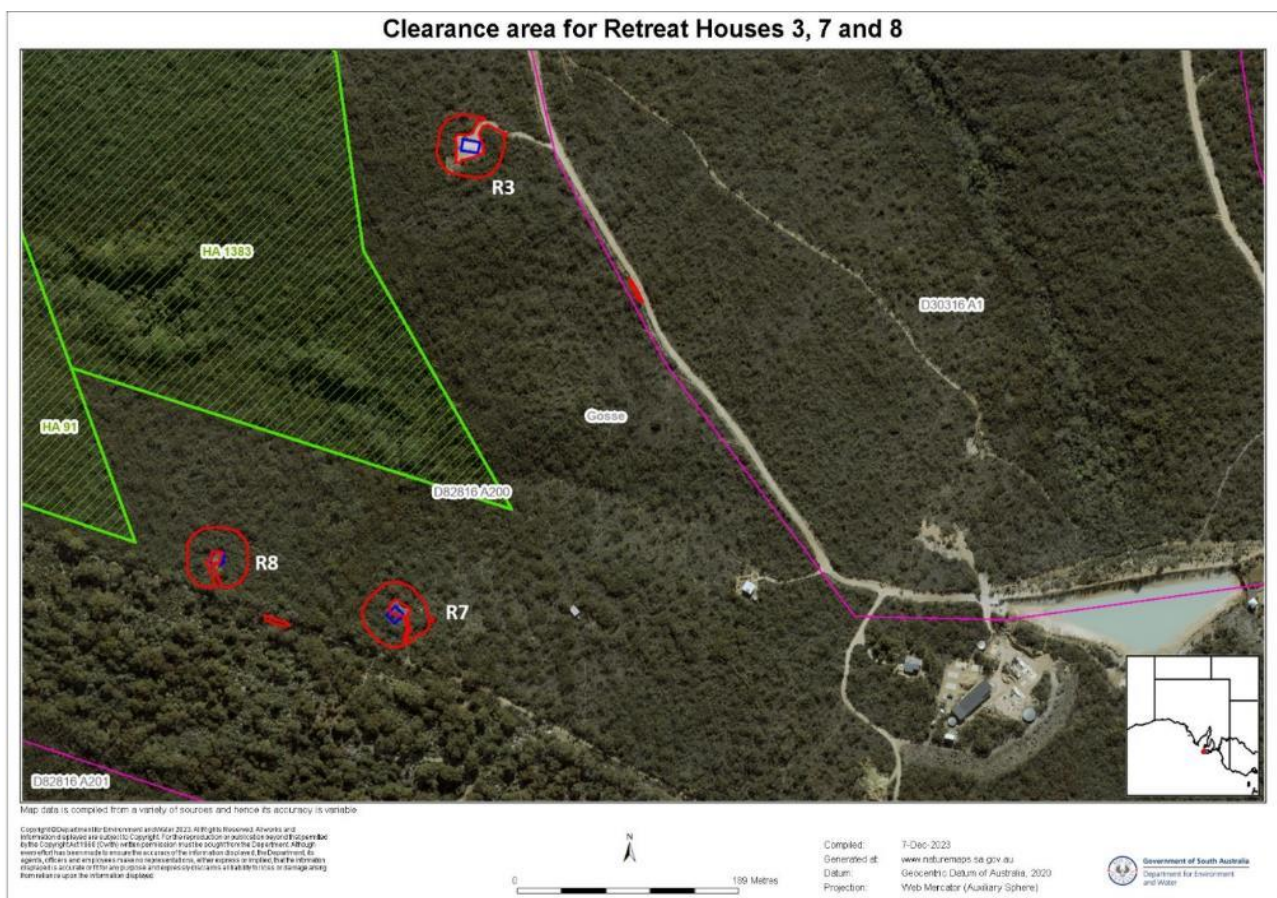


Figure 3. Location of clearance area for Retreat Houses 3, 7 and 8. (Scale 1:4,514)

2.4 Details of the proposal

The De Tong Ling Retreat Centre Committee is proposing to complete the construction of Retreat House 3 which was begun in 2023 and construct Retreat Houses 7 and 8 on the southern boundary of the property (Figure 3). These Retreat Houses will complement Retreat House 1 which was built in 2006. The houses provide a quiet contemplative space for guest to meditate and immerse themselves in the natural surroundings.

Retreat House 3 will be a self-contained Single Retreat House and be composed of a kitchen, bathroom, study, meditation and sleeping areas (Figure 4). A small shed for storage of supplies will be located to the south-west of the house. As the development is located within a High Bushfire Risk area a T-shaped turn around area, which incorporates a hard stand and a 22,000lt water retentive rainwater tank has been included in the design. A 20m Asset Protection Zone and an earthen berm will be constructed to the north-west of the house to further reduce the fire risk to the structure.

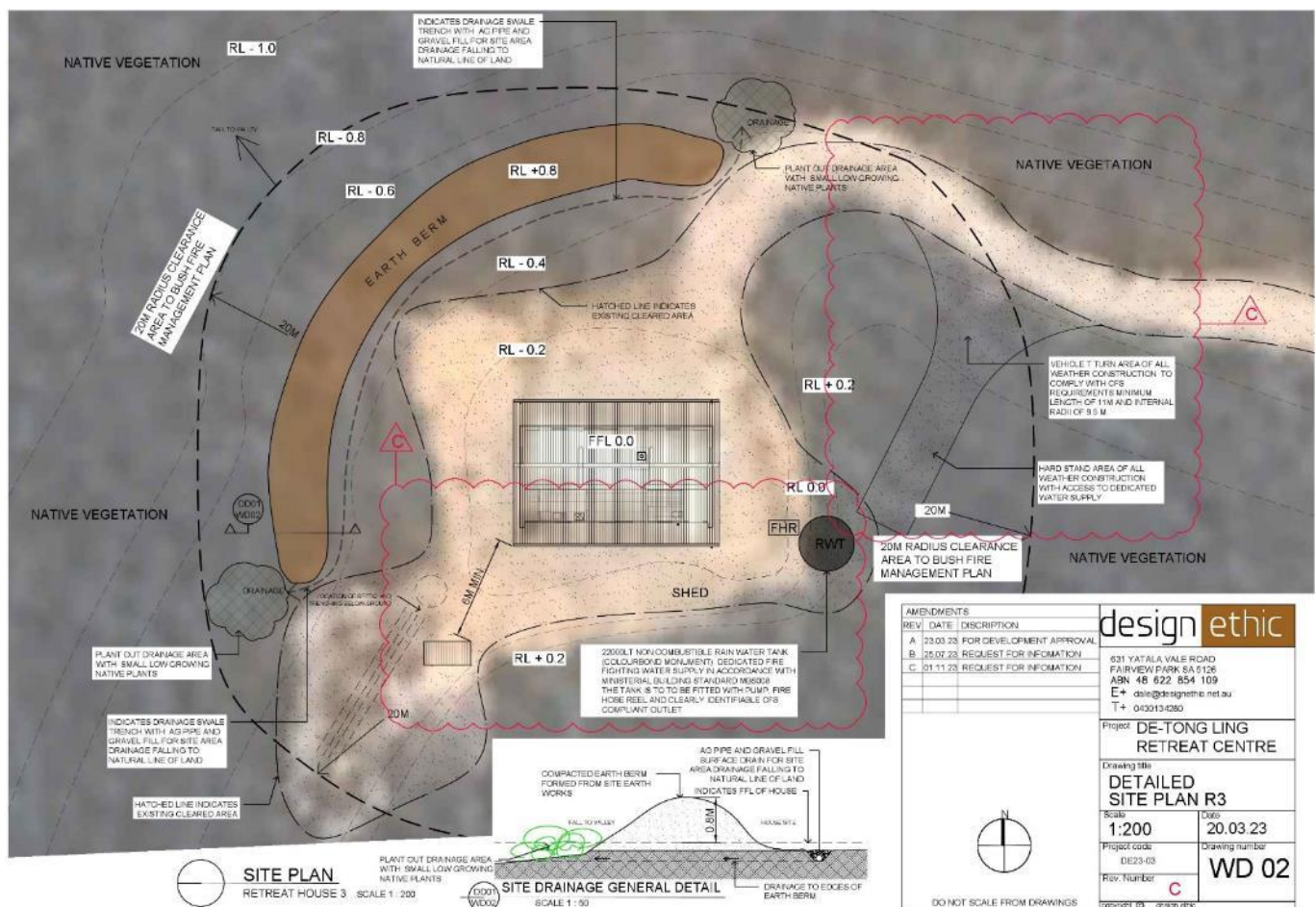


Figure 4. Design drawing for Retreat House 3

Retreat House 7 is a compact self-contained rammed earth building that will be nestled amongst the surrounding vegetation and has expansive views down into the valley and out across Investigator Strait (Figure 5). As with Retreat House 3 the design includes a T-shaped turn around bay to the north-east of the dwelling and an earth berm to the north. A rainwater tank will provide water for domestic and firefighter use.

Landscaping with local provenance plants will be undertaken post construction to aid in soil stabilisation and to blend the development into the surrounding area.

Further developments are being considered for the property, however these will be dealt with in a separate application as there is currently no timeline for their construction.

2.5 Approvals required or obtained

Planning, Development and Infrastructure Act 2016

Development Approval is being sought from the Kangaroo Island Council

Application ID: 23013271

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

2.6 Native Vegetation Regulation

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

Regulation 12(33) – New dwelling or building

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

2.7 Development Application information (if applicable)

339 Snug Cove Road, Gosse is zoned Rural and Sub-zoned Kangaroo Island. The High Bushfire Risk and Native Vegetation Overlays apply to this development.

3. Method

3.1 Flora assessment

The Native Vegetation proposed to be cleared for the construction of three new dwellings, sheds and associated infrastructure at 339 Snug Cove Road, Gosse, Hundred of Gosse was assessed on 4 December 2023. The flora was assessed using standard assessment techniques consisting of-

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

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

3.2 Fauna assessment

The potential fauna to occur on 339 Snug Cove Road, Gosse, Hundred of Gosse was determined utilising the following-

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

The comprehensive list from above was then added to the Bushland Assessment Spreadsheet, [Appendix 2](#).

The vegetation contained within and surrounding 339 Snug Cove Road, Gosse is near pristine in condition and supports a wide range of species. This development is very small within a very large patch of intact vegetation, so is unlikely to have an impact on threatened species.

4. Assessment Outcomes

4.1 Vegetation Assessment

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

339 Snug Cove Road, Gosse is located within the northern reaches of the Gosse Plateau, which encompasses most of the central western end of Kangaroo Island. This geological feature contains a mosaic of soils from ironstone to heavy loam and deep siliceous sands. Many creeks and drainage lines dissect the plateau some of which form deep steep-sided gullies. Damp depressions and swamps are also a common feature within the area.

The topography on 339 Snug Cove Road is steeply undulating with multiple creeks dissecting the property. The soils are mostly composed of acidic sandy loam with minor areas containing ironstone gravel dominated soils. The creek lines are composed of loam over dark clay.

Due to the mostly homogenous nature of the soils, the property is mostly vegetated with *Eucalyptus remota*, *Eucalyptus cosmophylla*, *Eucalyptus baxteri* low mallee woodland (KI 0101) with *Eucalyptus cosmophylla* becoming more dominant in the wetter areas. The creek lines are mostly vegetated with *Eucalyptus cladocalyx* mid open woodland over *Acacia paradoxa* and *Allocasuarina muelleriana* ssp. *notocolpica* shrubs (KI 0507). As the Retreat Houses are located within the higher ground they are vegetated with the former community.


Most of the property is covered by Heritage Agreement 91, which was established in 1986. A second smaller Heritage Agreement (HA 1383) was established in 2007 and abuts the eastern boundary of HA 91. The smaller Heritage Agreement area was established to offset clearance for some of the existing developments on the property.

It is likely that the vegetation contained within these Heritage Agreement areas has never been cleared. As a result, the vegetation is in pre-European condition. There have been two recorded bushfires on the property being in the summer of 1958 and again in 1977. Due to the time since fire, the vegetation is showing signs of senescence. A strip of vegetation immediately to the south of Retreat Houses 7 and 8 was cleared some time ago, however this is naturally regenerating well.

The vegetation within the clearance areas is contiguous with and in the same condition as the adjacent Heritage Agreement Areas. Due to the lack of ecological disturbance in recent times, some areas are lacking in structural diversity, however species diversity is still good. Historic clearance has occurred within all the proposed Retreat House sites, which has resulted in some natural regeneration around the periphery of the areas. No weed species were detected during the site assessments.

Given the size of the remnant vegetation on the property and the relative lack of disturbance, it is highly likely that it is supporting a wide range of fauna species.

Details of the vegetation association proposed to be impacted

Vegetation Association	KI 0101 <i>Eucalyptus remota</i> , <i>Eucalyptus cosmophylla</i> , <i>Eucalyptus baxteri</i> low mallee woodland over <i>Banksia ornata</i> , <i>Banksia marginata</i> , <i>Hakea rostrata</i> , <i>Allocasuarina striata</i> , +/- <i>Xanthorrhoea semiplana</i> ssp. <i>tateana</i> , +/- <i>Allocasuarina muelleriana</i> ssp. <i>notocolpica</i> shrubs over <i>Phyllota pleurandroides</i> , +/- <i>Daviesia brevifolia</i> , +/- <i>Calytrix tetragona</i>				
					
Direction: 1° Latitude: 35° 44' 53.52" S Longitude: 136° 51' 46.75" E Photo 5 Typical habitat					
General description	<i>Eucalyptus remota</i> over <i>Allocasuarina striata</i> , <i>Banksia marginata</i> , <i>Banksia ornata</i> and <i>Xanthorrhoea semiplana</i> ssp. <i>tateana</i> shrubs over <i>Lepidosperma canescens</i> sedges in very good weed free condition.				
Threatened species or community	<p>No Threatened Ecological Communities were observed during the site assessment. No threatened fauna species were observed during the site assessment. There are records of White-bellied whipbird, Beautiful Firetail, SA Bassian Thrush, Southern Brown Bandicoot, KI Dunnart, Short-beaked Echidna (<i>EPBC Act</i> Endangered), Shy Heathwren, Blue-winged Parrot (<i>EPBC Act</i> Vulnerable), Flame Robin and Heath Goanna (<i>NPW SA Act</i> Vulnerable) within 5km of the clearance area. <i>Logania scabrella</i> and <i>Xanthorrhoea semiplana</i> ssp. <i>tateana</i> (<i>NPW SA Act</i> Rare) were observed during the site assessment. There are records of <i>Calytrix smeatoniana</i> and <i>Hakea aenigma</i> (<i>NPW SA Act</i> Rare) within 1km of the clearance area.</p>				
Landscape context score	1.10	Vegetation Condition Score	Site 1 & 2 – 44.72 Site 3 – 47.70	Conservation significance score	Site 1 – 1.18 Site 2 & 3 – 1.14
Unit biodiversity Score	S1 – 58.04; S2 – 56.08; S3 – 59.82	Area (ha)	0.527	Total biodiversity Score	30.57

Site map showing areas of proposed impact

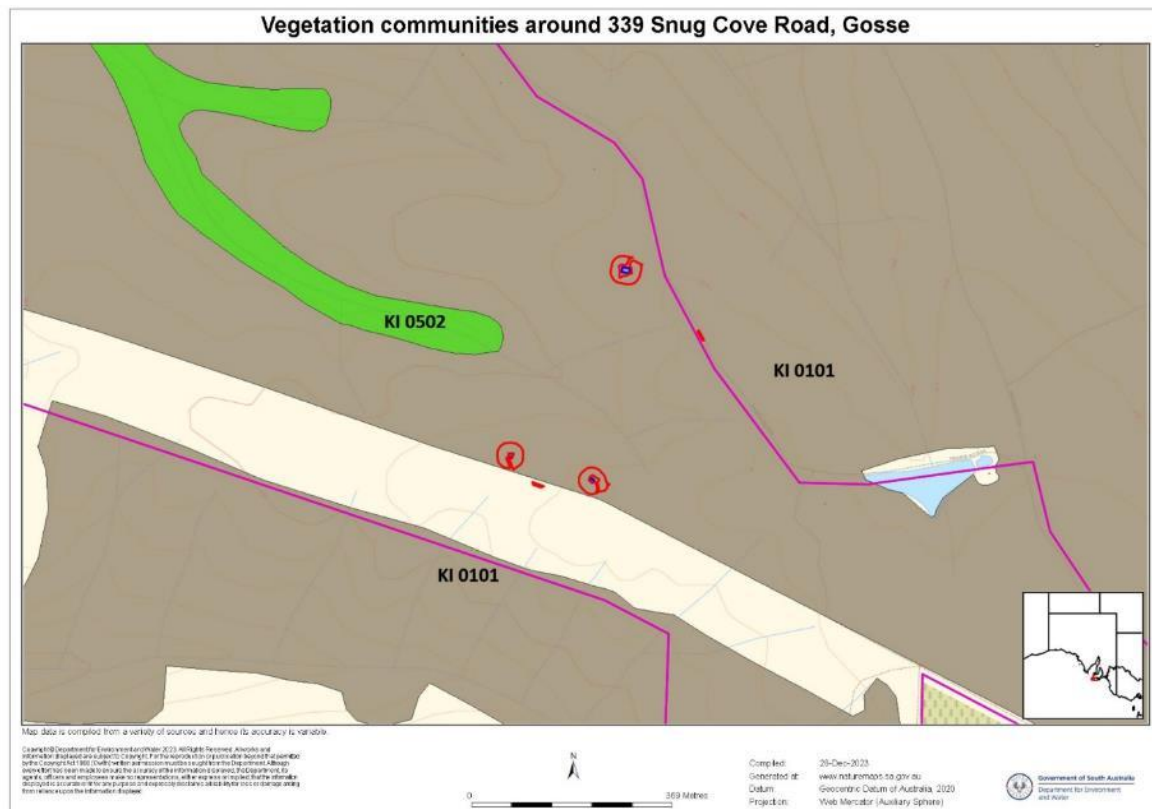


Figure 7. Vegetation communities on and around 339 Snug Cove Road, Gosse. (Scale 1:9,028)

Photo log



Photo 1. **Direction:** 295° **Latitude:** 35° 44' 54.72" S **Longitude:** 136° 51' 52.92" E Site for Retreat House 7



Photo 2. **Direction:** 314° **Latitude:** 35° 44' 53.33" S **Longitude:** 136° 51' 46.50" E Site for Retreat House 8



Photo 3. **Direction:** 154° **Latitude:** 35° 44' 41.67" S **Longitude:** 136° 51' 55.24" E Site for Retreat House 3



Photo 4. **Direction:** 306° **Latitude:** 35° 44' 45.84" S **Longitude:** 136° 52' 0.57" E Proposed passing bay near R3

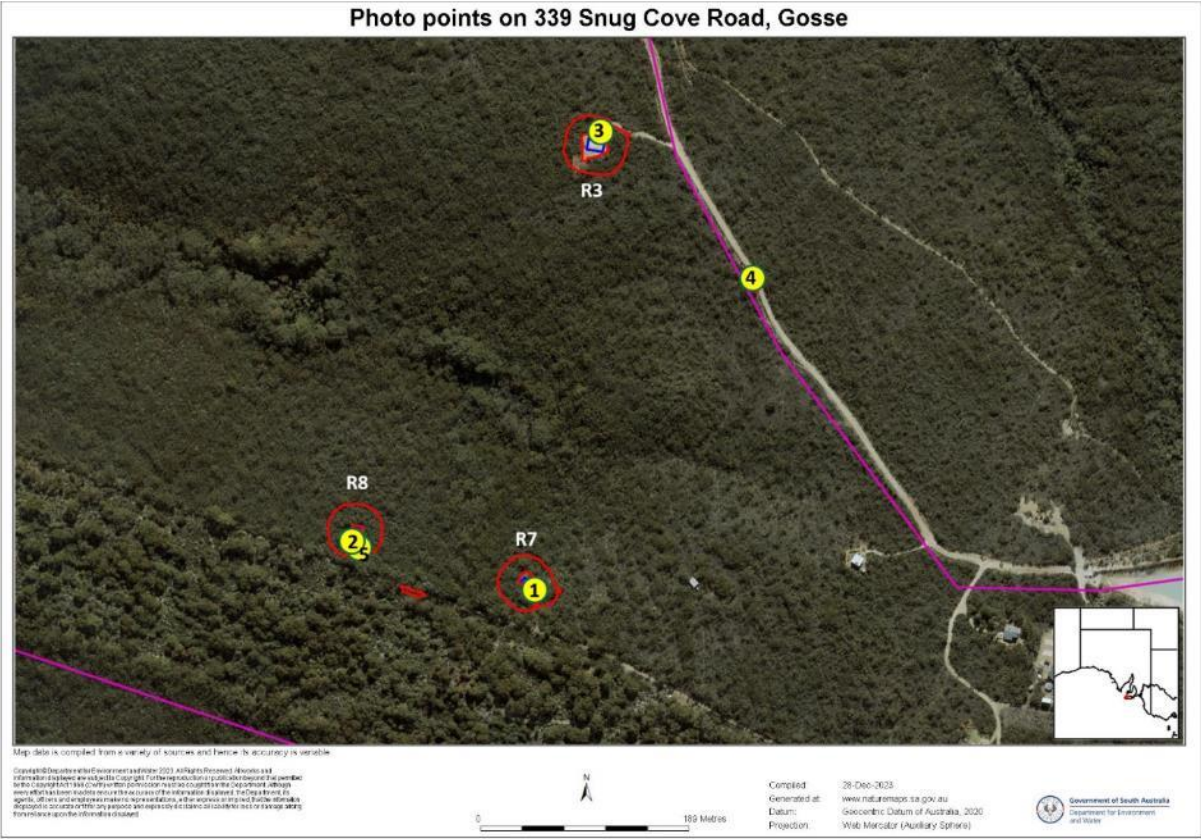


Figure 8. Locations of photo points on 339 Snug Cove Road, Gosse. (Scale 1:4,514)

4.2 Threatened Species assessment

Species observed on site, or recorded within 5km (50km in the arid zone) of the application area since 1995, or the vegetation is considered to provide suitable habitat

Species (common name)	NP&W Act	EPBC Act	Data source	Date of last record	Species known habitat preferences	Likelihood of use for habitat – Comments
<i>Hylacola cauta halmaturina</i> (Shy Heathwren)	R	VU	3	2020	Coastal mallee; KI Mallee-ash/Stringybark scrub	Likely – suitable habitat present
<i>Neophema chrysosotoma</i> (Blue-winged Parrot)	V	VU	3	2002	Grassy woodland; Samphire saltmarsh	Unlikely – no suitable habitat present
<i>Petroica phoenicea</i> (Flame Robin)	V		3	2017	Open low woodland	Likely – suitable habitat present
<i>Psophodes leucogaster lashmari</i> (White-bellied Whipbird)	R	EN	3	2020	Dense coastal mallee; Mallee woodland over Banksia	Likely – suitable habitat present
<i>Stagonopleura bella samueli</i> (Beautiful Firetail)		EN	3	2020	Stringybark/Mallee, Bull-oak woodland	Likely – suitable habitat present
<i>Turnix varius varius</i> (Painted Buttonquail)	R		3	2020	Woodland with dense understory and leaf litter layer	Likely – suitable habitat present
<i>Zoothra lunulata halmaturina</i> (SA Bassian Thrush)		EN	3	2020	Riparian forest with dense understory	Unlikely – no suitable habitat present
<i>Isodon obesulus obesulus</i> (Southern Brown Bandicoot)	V	EN	3	2021	Woodland with dense understory	Likely – suitable habitat present
<i>Rattus lutreolus</i> (Swamp Rat)	R		3	2017	Riparian forest with dense understory	Unlikely – no suitable habitat
<i>Sminthopsis fuliginosus aitkeni</i> (KI Dunnart)	E	EN	3	2022	Mallee heath with dense understory	Unlikely – limited suitable habitat present.
<i>Tachyglossus aculeatus multiaculeatus</i> (Short-beaked Echidna)	E	EN	3	2021	Forest, woodland, heathland	Likely – suitable habitat present
<i>Trichosurus vulpecula</i> (Common Brushtail Possum)	R		3	2018	Forest, woodland, mallee	Likely – suitable habitat present
<i>Varanus rosenbergi</i> (Heath Goanna)	V		3	2021	Forest, woodland, mallee	Likely – suitable habitat present
<i>Calytrix smeatoniana</i> (KI Heath-myrtle)	R		3	2020	Riparian woodland, mallee in deep sand	Unlikely – no suitable substrate
<i>Hakea aenigma</i> (Enigma Hakea)	R		3	2020	Woodland, mallee in siliceous sand	Possible – some suitable habitat

Source; 1- BDBSA, 2 - AoLA, 3 – NatueMaps 4 – Observed/recorded in the field, 5 - Protected matters search tool, 6 – others
 NP&W Act; E= Endangered, V = Vulnerable, R= Rare
 EPBC Act; Ex = Extinct, CR = Critically endangered, EN = Endangered; VU = Vulnerable

Criteria for the likelihood of occurrence of species within the Study area.

Likelihood	Criteria
Highly Likely/Known	Recorded in the last 10 years, the species does not have highly specific niche requirements, the habitat is present and falls within the known range of the species distribution or; The species was recorded as part of field surveys.
Likely	Recorded within the previous 20 years, the area falls within the known distribution of the species and the area provides habitat or feeding resources for the species.
Possible	Recorded within the previous 20 years, the area falls inside the known distribution of the species, but the area provide limited habitat or feeding resources for the species. Recorded within 20 -40 years, survey effort is considered adequate, habitat and feeding resources present, and species of similar habitat needs have been recorded in the area.
Unlikely	Recorded within the previous 20 years, but the area provide no habitat or feeding resources for the species, including perching, roosting or nesting opportunities, corridor for movement or shelter. Recorded within 20 -40 years; however, suitable habitat does not occur, and species of similar habitat requirements have not been recorded in the area. No records despite adequate survey effort.

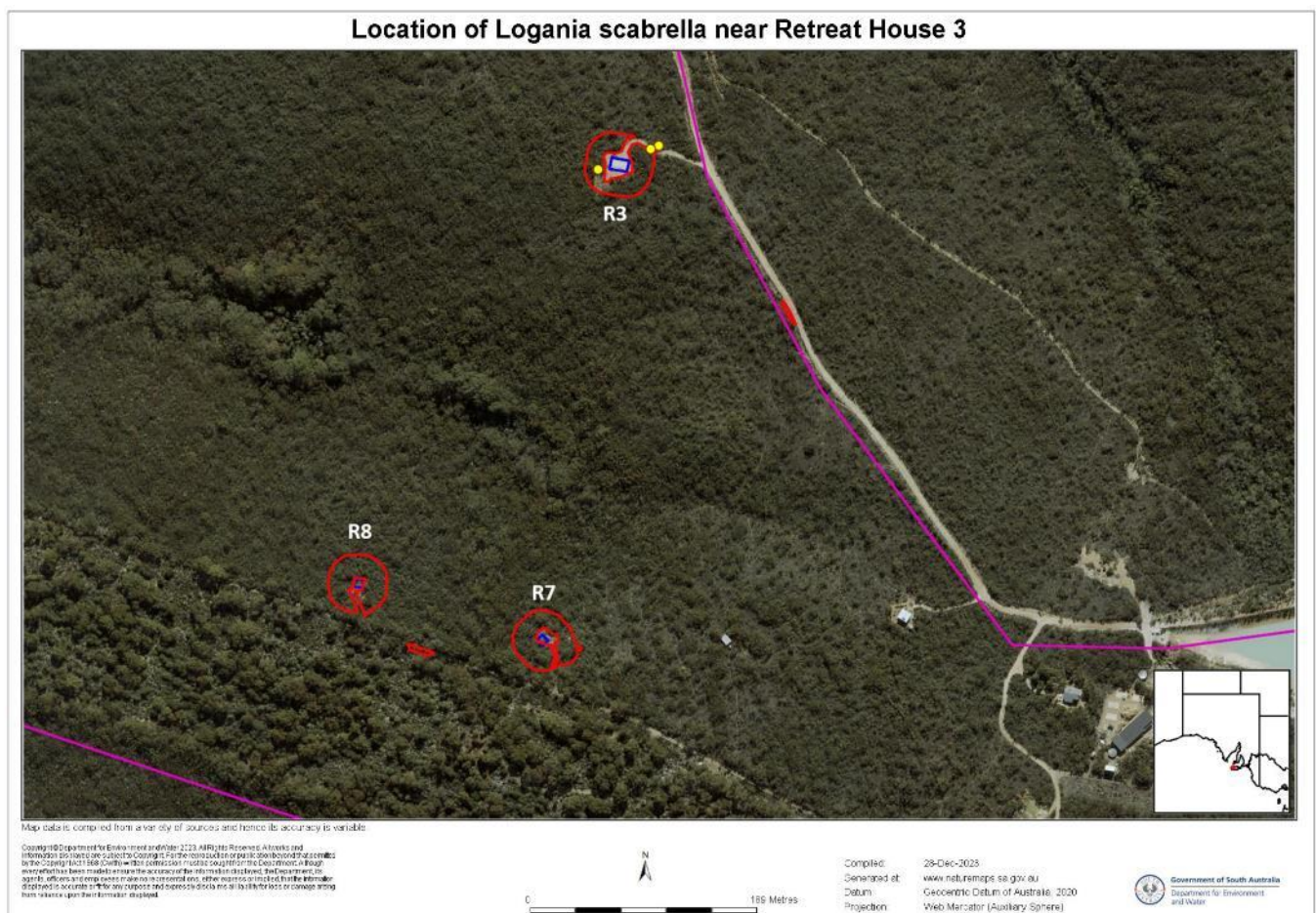


Figure 9. Location of *Logania scabrella* plants around Retreat House 3. (Scale 1:4,514)

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.

Clearance is required for the construction of three Retreat Houses and their associated infrastructure such as sheds, rainwater tanks and CFS passing bays. Further clearance is required to create an Asset Protection Zone around these structures. This clearance will be undertaken in a careful manner so as not to disturb the root zones of the surrounding vegetation.

Historic clearance and some site works have occurred for the access driveways and Retreat Houses on each of the three sites. Minimal extra clearance and site works will be required for the construction of the houses. Clearance and earthworks will however be required for the sheds, earth berms and T-shaped turnaround areas for CFS firefighting vehicles. These works are likely to create low levels of dust, however the surrounding vegetation is able to withstand moderate levels of smothering. Should dust creation be deemed excessive, mitigating actions will be implemented to reduce dust to acceptable levels.

Earthworks for pad creation and trenching for services have the potential to negatively impact upon the roots of the surrounding vegetation. Where possible, common trenches will be utilised to minimise excavation works. As the sites are relatively flat, minimal excavation works will be required to create flat pads for the sheds and rainwater tanks. Fill will be brought in from other locations on the property to create the Earth Berms. This will reduce the possibility of importing weed seed and/or the soil born pathogen *Phytophthora cinnamomi* that could negatively impact upon the remnant vegetation.

The soils upon which the Retreat Houses are being constructed is mostly of a loam to clay-loam constitution with moderate levels of pebbly rock. Due to this composition and coupled with the sites being relatively flat, erosion that could negatively impact upon the surrounding vegetation is unlikely to occur. Should excessive levels of erosion be seen to be occurring, mitigation action will be implemented and rehabilitation of the erosion scars will occur.

There are no creeks, drainage lines of wetlands within the vicinity of the three sites that could be impacted by clearance and construction activities. As the sites are also relatively flat, it is highly unlikely that this clearance and earthworks will negatively impact upon the hydrology of the area.

Once construction activities are completed, landscape plantings around the Retreat Houses with local provenance plants will occur to aid in soil stabilisation and to improve the aesthetics of the cleared areas.

Further developments are proposed for the property, however no timeline for their implementation has been decided upon at this stage.

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

Avoidance is not possible as the property is fully vegetated. Each Retreat House has been positioned within an historically clear area to avoid the clearance of native vegetation for their construction. Where possible the NPW SA Act listed species that were identified within the clearance areas will be avoided.

The passing bay immediately east of Retreat House 7 has been positioned within an historically cleared area to avoid vegetation clearance for its construction.

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).

Where possible the existing access tracks and historically cleared areas have been incorporated into the design to minimise vegetation clearance. Each Retreat House has been designed with a small footprint and each element within the development has been clustered together to further minimise vegetation clearance. The sheds were initially positioned closer to the houses, however following advice from CFS these have been moved further away to comply with their requirements.

Only the minimum amount of vegetation will be removed within the Asset Protection Zone to satisfy CFS requirements. The passing bay between Retreat House 7 and 8 has been positioned within a mostly cleared area to minimise vegetation clearance for its construction.

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

No rehabilitation or restoration is proposed for the sites, however landscaping with local provenance plants will occur post construction to aid in soil stabilisation and to improve the aesthetics of the areas.

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

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

The Significant Environmental Benefit Offset will be met via the establishment of a SEB area on the property.

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	<p><u>Relevant information</u></p> <p>KI 0101 <i>Eucalyptus remota</i> low mallee woodland over <i>Banksia ornata</i> and <i>Phyllota pleurandroides</i> shrubs</p> <p>Native: Site 1: 31; Site 2: 25; Site 3: 33 Exotic: 0 (All sites)</p> <p>Bushland Plant Diversity Score – Site 1: 0.08; Site 2: 0.04; Site 3: 0.04</p>
	<p><u>Assessment against the principles</u></p> <p>At Variance - KI 0101 <i>Eucalyptus remota</i> low mallee woodland over <i>Banksia ornata</i> and <i>Phyllota pleurandroides</i> shrubs</p>
	<p><u>Moderating factors that may be considered by the NVC</u></p> <p>The clearance area represents 0.012% (<0.25%) of the remnant vegetation within a 5km radius of the property.</p>
Principle 1b - significance as a habitat for wildlife	<p><u>Relevant information</u></p> <p>There are records of White-bellied whipbird, Beautiful Firetail, Southern Brown Bandicoot, KI Dunnart, Short-beaked Echidna (<i>EPBC Act</i> Endangered), Shy Heathwren (<i>EPBC Act</i> Vulnerable), Flame Robin, Heath Goanna (<i>NPW SA Act</i> Vulnerable), Painted Buttonquail and Common Brushtail Possum (<i>NPW SA Act</i> Rare) within 5km of the clearance area.</p> <p>The clearance area is surrounded by intact vegetation in very good condition that would support a high diversity of fauna species. As a good portion of the clearance area has previously been cleared, it would be providing habitat for a limited number of fauna species.</p> <p>Threatened Fauna Score – 0.1 Unit biodiversity Score – Site 1: 58.04; Site 2: 56.08; Site 3: 59.82</p>
	<p><u>Assessment against the principles</u></p> <p>Seriously at Variance - KI 0101 <i>Eucalyptus remota</i> low mallee woodland over <i>Banksia ornata</i> and <i>Phyllota pleurandroides</i> shrubs</p>

	<p><u>Moderating factors that may be considered by the NVC</u></p> <p>The clearance area does not contain critical habitat for any fauna species. It is highly unlikely that the clearance of this vegetation will lead to the long term reduction in numbers of or health of the local populations of any fauna species.</p>
<p>Principle 1c - plants of a rare, vulnerable or endangered species</p>	<p><u>Relevant information</u></p> <p><i>Logania scabrella</i> (Site 1) and <i>Xanthorrhoea semiplana ssp. tateana</i> (Site 1, 2 & 3) (NPW SA Act Rare) were observed during the site assessment.</p> <p>There are records of <i>Hakea aenigma</i> (NPW SA Act Rare) within 1km of the clearance area. There is some suitable habitat within the clearance area for this species, however none were detected.</p> <p>Ten <i>L. scabrella</i> plants were observed within the clearance area, however it is likely that several more are growing within the outer perimeter of the Asset Protection Zone. There are several populations growing within the property.</p> <p>As the plants are not growing within the footprints for the Retreat House, shed or rainwater tank, it would be possible to avoid the clearance of these plants. However, should they be cleared, it would not have a negative impact on the long term survival of this population.</p> <p>Several <i>X. semiplana ssp. tateana</i> plants are within the clearance area, however the clearance of these will not have a negative impact on the long-term survival of this species on the property.</p> <p>Threatened Flora Score(s) – Site 1: 0.08; Site 2: 0.04; Site 3: 0.04</p> <p><u>Assessment against the principles</u></p> <p>Seriously at Variance – Site 1 - KI 0101 <i>Eucalyptus remota</i> low mallee woodland over <i>Banksia ornata</i> and <i>Phyllota pleurandroides</i> shrubs</p> <p>At Variance – Site 2 & 3 - KI 0101 <i>Eucalyptus remota</i> low mallee woodland over <i>Banksia ornata</i> and <i>Phyllota pleurandroides</i> shrubs</p> <p><u>Moderating factors that may be considered by the NVC</u></p> <p><i>L. scabrella</i> is endemic to Kangaroo Island and restricted to the western end of KI where it exclusive grows on soils with a strong Ironstone gravel content. It is well conserved within the Flinders Chase National Park reserve system.</p> <p><i>X. semiplana ssp. tateana</i> is widespread across Kangaroo Island and is not considered Regionally Rare.</p> <p>Less than 10% of the local populations of both species is within the clearance area. The clearance of these plants will not have a negative impact on the long-term survival of this species either locally or across western KI.</p>
<p>Principle 1d - the vegetation</p>	<p><u>Relevant information</u></p> <p>No Threatened Ecological Communities were observed during the site assessment.</p>

comprises the whole or part of a plant community that is Rare, Vulnerable or endangered:	Threatened Community Score - 1
	<u>Assessment against the principles</u> <u>Not at Variance</u> - KI 0101 <i>Eucalyptus remota</i> low mallee woodland over <i>Banksia ornata</i> and <i>Phyllota pleurandroides</i> shrubs
	<u>Moderating factors that may be considered by the NVC</u>
Principle 1e - it is significant as a remnant of vegetation in an area which has been extensively cleared.	<u>Relevant information</u> IBRA Association: Parndana – 52% remnant vegetation cover IBRA Subregion: Kangaroo Island – 52% remnant vegetation cover The remnant vegetation contained within and around 339 Snug Cove Road, Gosse is in very good condition and part of a large intact remnant that has likely never been cleared. Due to the very low number of weeds and relative lack of disturbance, it is highly likely that the vegetation will remain in good health for many years to come. Total Biodiversity Score – 30.57
	<u>Assessment against the principles</u> <u>Not at Variance</u> - KI 0101 <i>Eucalyptus remota</i> low mallee woodland over <i>Banksia ornata</i> and <i>Phyllota pleurandroides</i> shrubs
	<u>Moderating factors that may be considered by the NVC</u>
Principle 1f - it is growing in, or in association with, a wetland environment.	<u>Relevant information</u> The vegetation within the clearance areas on 339 Snug Cove Road, Gosse are not within or in association with a wetland.
	<u>Assessment against the principles</u> <u>Not at Variance</u> - KI 0101 <i>Eucalyptus remota</i> low mallee woodland over <i>Banksia ornata</i> and <i>Phyllota pleurandroides</i> shrubs
	<u>Moderating factors that may be considered by the NVC</u>
Principle 1g - it contributes significantly to the amenity of the area in which it is	<u>Relevant information</u> The clearance areas are not visible from the surrounding landscape. There are existing developments on the property, so this expansion is not out of character for the property. There are no known cultural or heritage values attached to the property.
	N/A

growing or is situated.	<u>Moderating factors that may be considered by the NVC</u>
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[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	Several
	Area (ha)	0.527
	Total biodiversity Score	30.57
Seriously at variance with principle 1(b), 1(c) or 1 (d)		1 (b) Sites 1-3 1 (c) Site 1
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.

All relevant information has been discussed above.

5. Clearance summary

Clearance Area(s) Summary table

Block	Site	Species diversity score	Threatened Ecological community Score	Threatened plant score	Threatened fauna score	UBS	Area (ha)	Total Biodiversity score	Loss factor	Loadings	Reductions	SEB Points required	SEB payment	Admin Fee
A	1	21	1	.08	.1	58.0	.18	10.27	1	0	0	10.79	\$8,712.02	\$479.16
A	2	21	1	.04	.1	56.1	.17	9.53	1	0	0	10.01	\$8,083.83	\$444.61
A	3	24	1	.04	.1	59.8	.18	10.77	1	0	0	11.31	\$9,129.98	\$502.15
Total							.53	30.57				32.11	\$25,925.83	\$1,425.92

Totals summary table

	Total Biodiversity score	Total SEB points required	SEB Payment	Admin Fee	Total Payment
Application	30.57	32.11	\$25,925.83	\$1,425.92	\$27,351.75

Economies of Scale Factor	0.35
Rainfall (mm)	773

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. 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 an 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

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:

ON-GROUND SEB

Ownership:			
Site Address:	339 Snug Cove Road, Gosse SA 5223		
Local Government Area:	Kangaroo Island	Hundred:	Gosse
Title ID:	CT/6090/516	Parcel ID	D82816 A200

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

339 Snug Cove Road, Gosse is located within the northern reaches of the Gosse Plateau, which encompasses most of the central western end of Kangaroo Island. This geological feature contains a mosaic of soils from ironstone to heavy loam and deep siliceous sands. Many creeks and drainage lines dissect the plateau some of which form deep steep-sided gullies. Damp depressions and swamps are also a common feature within the area.

The topography on 339 Snug Cove Road is steeply undulating with multiple creeks dissecting the property. The soils are mostly composed of acidic sandy loam with minor areas containing ironstone gravel dominated soils. The creek lines are composed of loam over dark clay.

Due to the mostly homogenous nature of the soils, the property is mostly vegetated with *Eucalyptus remota*, *Eucalyptus cosmophylla*, *Eucalyptus baxteri* low mallee woodland (KI 0101) with *Eucalyptus cosmophylla* becoming more dominant in the damper areas. The creek lines are mostly vegetated with *Eucalyptus cladocalyx* mid open woodland over *Acacia paradoxa* and *Allocasuarina muelleriana* ssp. *notocolpica* shrubs (KI 0507). As the Retreat Houses are located within the higher ground they are vegetated with the former community.

Most of the property is covered by Heritage Agreement 91, which was established in 1986. A second smaller Heritage Agreement (HA 1383) was established in 2007 and abuts the eastern boundary of HA 91. The smaller Heritage Agreement area was established to offset the clearance for all of the Retreat Houses when the original Development Application was approved.

It is likely that the vegetation contained within these Heritage Agreement areas has never been cleared. As a result, the vegetation is in pre-European condition. There have been two recorded bushfires on the property being in the summer of 1958 and again in 1977. Due to the time since fire, the vegetation is showing signs of senescence. A strip of vegetation immediately to the south of Retreat Houses 7 and 8 was cleared some time ago, however this is naturally regenerating well.

The vegetation within the proposed SEB area is in a similar state to the Heritage Agreement areas on the property. An ephemeral drainage line flows along the southern boundary of the area. *Gahnia sieberiana* and a limited number of other riparian species are growing within and adjacent to this small stream. The remaining area is vegetated with dry sclerophyll woodland species (KI 0101). The area was burnt in its entirety during a bushfire in 1958 and again in 1977. No weed species were detected during the site assessments.

A vehicle track traverses north/south through the area towards the eastern end of the patch. This track will be maintained to allow access to the southern boundary of the property.

Given the size of the remnant vegetation on the property and the relative lack of disturbance, it is highly likely that it is supporting a wide range of fauna species.

Information relating to the relevant land

A Land Management Agreement was established across the entirety of the property in 1998 as a Condition of Consent for the approved Clearance Application for the initial stage of the Retreat Centre. The Agreement consisted of a *Native Vegetation Management Plan* and *Fire Management Plan*. These plans have been updated as part of the approval process for the current application.

There are no other known encumbrances on the property.

General location map

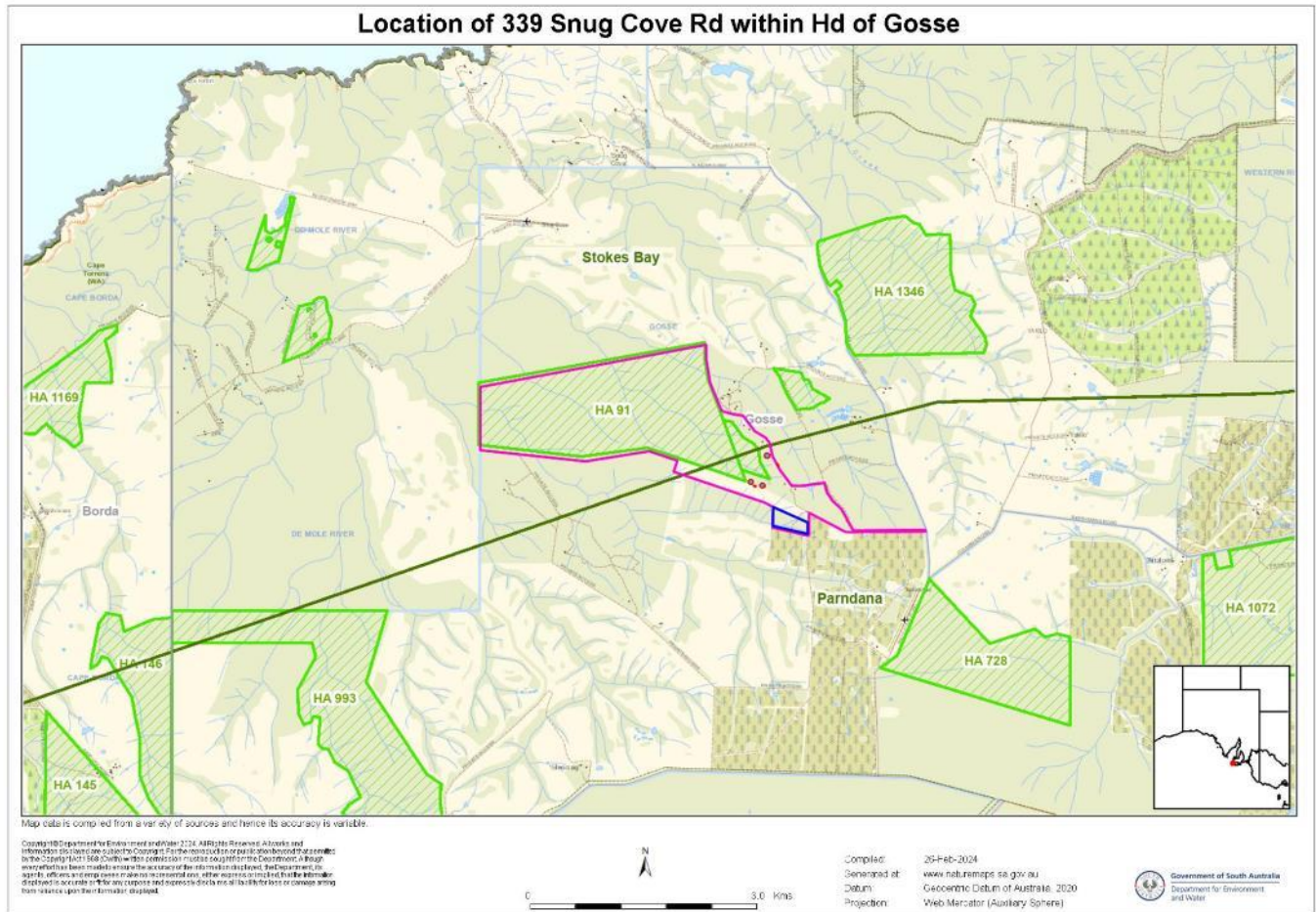


Figure 10. Location of 339 Snug Cove Road within the Hundred of Gosse. (Scale 1:72,224)

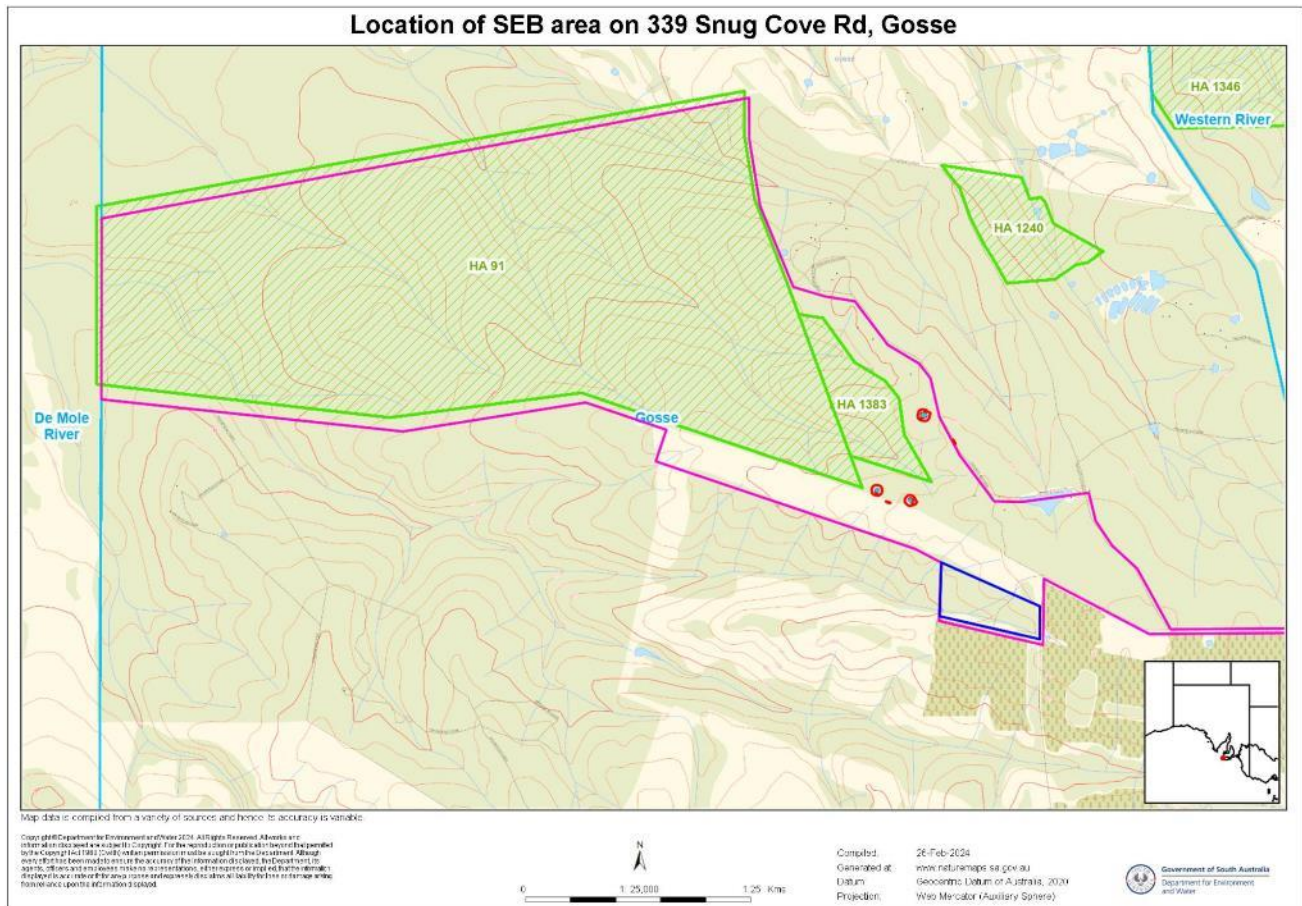



Figure 11. Location of proposed Significant Environmental Benefit area on 339 Snug Cover Rd, Gosse (Scale 1:25,000)



Figure 12. Significant Environmental Benefit Offset area on 339 Snug Cove Road, Gosse. (Scale 1:4,514)

Description of the vegetation

Vegetation Association	KI 0101 <i>Eucalyptus remota</i> , <i>Eucalyptus cosmophylla</i> , <i>Eucalyptus baxteri</i> low mallee woodland over <i>Banksia ornata</i> , <i>Banksia marginata</i> , <i>Hakea rostrata</i> , <i>Allocasuarina striata</i> , +/- <i>Xanthorrhoea semiplana</i> ssp. <i>tateana</i> , +/- <i>Allocasuarina muelleriana</i> ssp. <i>notocolpica</i> shrubs over <i>Phyllota pleurandroides</i> , +/- <i>Daviesia brevifolia</i> , +/- <i>Calytrix tetragona</i>				
					
Direction: 27° Latitude: 35° 45' 10.67" S Longitude: 136° 51' 59.78" E Photo 10 Typical habitat					
General description	<i>Eucalyptus remota</i> mallee trees over <i>Xanthorrhoea semiplana</i> ssp. <i>tateana</i> , <i>Banksia marginata</i> , <i>Allocasuarina striata</i> shrubs over <i>Lepidosperma congestum</i> sedges in good weed free condition.				
Threatened species or community	No Threatened Ecological Communities were observed during the site assessment. No threatened fauna species were observed during the site assessment. There are records of White-bellied whiplbird, Beautiful Firetail, SA Bassian Thrush, Southern Brown Bandicoot, KI Dunnart, Short-beaked Echidna (<i>EPBC Act</i> Endangered), Shy Heathwren, Blue-winged Parrot (<i>EPBC Act</i> Vulnerable), Flame Robin and Heath Goanna (<i>NPW SA Act</i> Vulnerable) within 5km of the clearance area. <i>Xanthorrhoea semiplana</i> ssp. <i>tateana</i> (<i>NPW SA Act</i> Rare) was observed during the site assessment. There are records of <i>Calytrix smeatoniana</i> and <i>Hakea aenigma</i> (<i>NPW SA Act</i> Rare) within 1km of the clearance area.				
Landscape context score	1.12	Vegetation Condition Score	57.00	Conservation significance score	1.18
Gain Score	5.97	Area (ha)	8.83	SEB Points of Gain	52.68

Site map showing areas of the proposed SEB

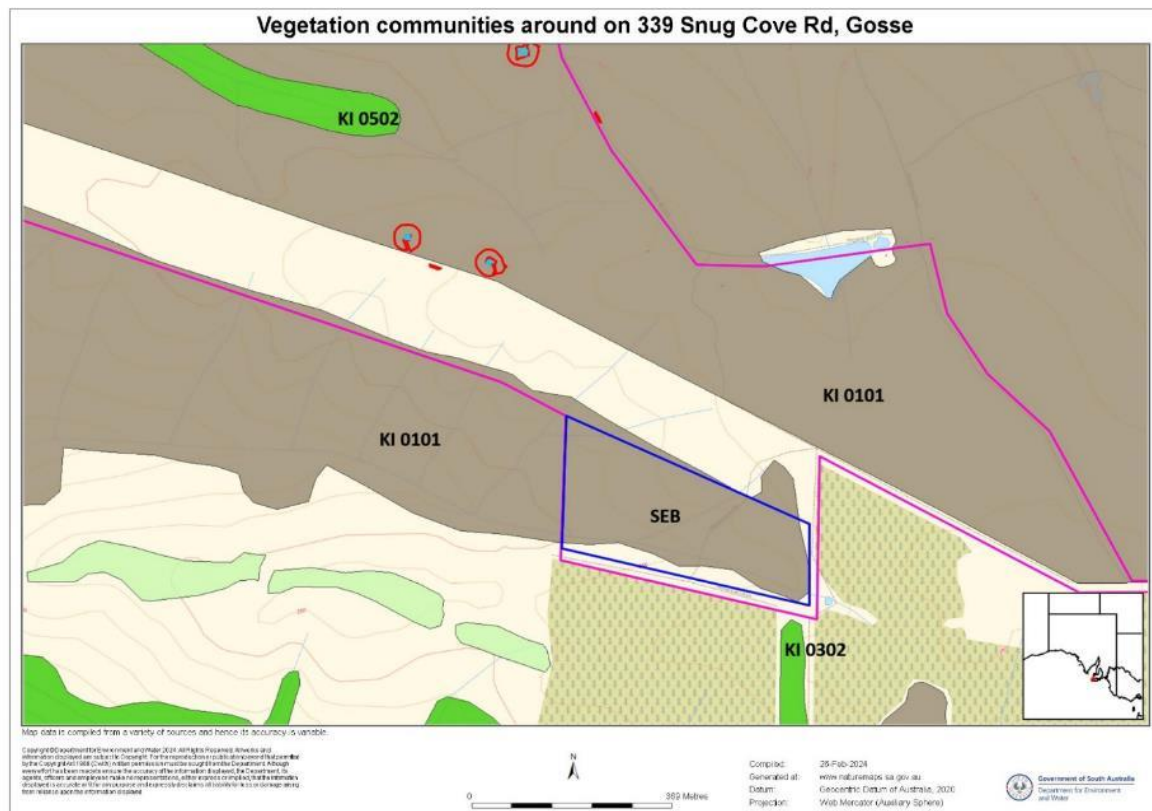


Figure 13. Vegetation communities on and around 339 Snug Cover Road, Gosse. (Scale 1:9,028)

Photo log



Photo 6. **Direction:** 333° **Latitude:** 35° 45' 9.32" S **Longitude:** 136° 52' 10.35" E Eastern end of SEB area



Photo 7. **Direction:** 164° **Latitude:** 35° 45' 9.72" S **Longitude:** 136° 52' 8.53" Eastern portion of SEB area



Photo 8. **Direction:** 27° **Latitude:** 35° 45' 11.84" S **Longitude:** 136° 52' 9.51" E Ephemeral stream within SEB area



Photo 9. **Direction:** 126° **Latitude:** 35° 45' 8.64" S **Longitude:** 136° 51' 59.54" E Western portion of SEB area



Figure 14. Location of photo points within the SEB on 339 Snug Cove Road, Gosse. (Scale 1:2,500)

Fauna and Flora assessment

Species observed on site, or recorded within 5km (50km in the arid zone) of the application area since 1995, or the vegetation is considered to provide suitable habitat.

Species (common name)	NP&W Act	EPBC Act	Data source	Date of last record	Species known habitat preferences	Likelihood of use for habitat – Comments
<i>Hylacola cauta halmaturina</i> (Shy Heathwren)	R	VU	3	2020	Coastal mallee; KI Mallee-ash/Stringybark scrub	Likely – suitable habitat present
<i>Neophema chrysosotoma</i> (Blue-winged Parrot)	V	VU	3	2002	Grassy woodland; Samphire saltmarsh	Unlikely – no suitable habitat present
<i>Petroica phoenicea</i> (Flame Robin)	V		3	2017	Open low woodland	Possible – suitable habitat present
<i>Psophodes leucogaster lashmari</i> (White-bellied Whipbird)	R	EN	3	2020	Dense coastal mallee; Mallee woodland over Banksia	Likely – suitable habitat present
<i>Stagonopleura bella samueli</i> (Beautiful Firetail)		EN	3	2020	Stringybark/Mallee, Bull-oak woodland	Likely – suitable habitat present
<i>Turnix varius varius</i> (Painted Buttonquail)	R		3	2020	Woodland with dense understory and leaf litter layer	Likely – suitable habitat present
<i>Zoothera lunulata halmaturina</i> (SA Bassian Thrush)		EN	3	2020	Riparian forest with dense understory	Possible – some suitable habitat present
<i>Isodon obesulus obesulus</i> (Southern Brown Bandicoot)	V	EN	3	2021	Woodland with dense understory	Likely – suitable habitat present
<i>Rattus lutreolus</i> (Swamp Rat)	R		3	2017	Riparian forest with dense understory	Possible – limited suitable habitat
<i>Sminthopsis fuliginosus aitkeni</i> (KI Dunnart)	E	EN	3	2022	Mallee heath with dense understory	Likely – suitable habitat present.
<i>Tachyglossus aculeatus multiaculeatus</i> (Short-beaked Echidna)	E	EN	3	2021	Forest, woodland, heathland	Likely – suitable habitat present
<i>Trichosurus vulpecula</i> (Common Brushtail Possum)	R		3	2018	Forest, woodland, mallee	Likely – suitable habitat present
<i>Varanus rosenbergi</i> (Heath Goanna)	V		3	2021	Forest, woodland, mallee	Likely – suitable habitat present
<i>Calytrix smeatoniana</i> (KI Heath-myrtle)	R		3	2020	Riparian woodland, mallee in deep sand	Unlikely – no suitable substrate
<i>Hakea aenigma</i> (Enigma Hakea)	R		3	2020	Woodland, mallee in siliceous sand	Possible – some suitable habitat
Source; 1- BDBSA, 2 - AoLA, 3 – NatueMaps 4 – Observed/recorded in the field, 5 - Protected matters search tool, 6 – others						

NP&W Act; E= Endangered, V = Vulnerable, R= Rare
 EPBC Act; Ex = Extinct, CR = Critically endangered, EN = Endangered; VU = Vulnerable

Criteria for the likelihood of occurrence of species within the Study area.

Likelihood	Criteria
Highly Likely/Known	Recorded in the last 10 years, the species does not have highly specific niche requirements, the habitat is present and falls within the known range of the species distribution or; The species was recorded as part of field surveys.
Likely	Recorded within the previous 20 years, the area falls within the known distribution of the species and the area provides habitat or feeding resources for the species.
Possible	Recorded within the previous 20 years, the area falls inside the known distribution of the species, but the area provide limited habitat or feeding resources for the species. Recorded within 20 -40 years, survey effort is considered adequate, habitat and feeding resources present, and species of similar habitat needs have been recorded in the area.
Unlikely	Recorded within the previous 20 years, but the area provide no habitat or feeding resources for the species, including perching, roosting or nesting opportunities, corridor for movement or shelter. Recorded within 20 -40 years; however, suitable habitat does not occur, and species of similar habitat requirements have not been recorded in the area. No records despite adequate survey effort.

Environmental Benefits

The proposed SEB area contains the headwater of the ephemeral stream that continues westward through a large intact remnant. As the area is bounded on the southern and eastern sides by Tasmanian Blue Gum (TBG) plantations, it is at high risk of becoming invaded by TBG wildlings. There is also a risk of TBG seeds being transported downstream from the plantation. The regular monitoring of this area and continued removal of TBG wildlings will ensure that the risk of the wildlings becoming established within the SEB area and subsequently further downstream is minimised.

As the vegetation within the SEB area is relatively dense, it is highly likely that it would be providing habitat for several threatened fauna species including the KI Dunnart and Southern Brown Bandicoot. As the area is easily accessible, management actions such as the trapping of feral cats is achievable and will help to further protect these species.

Summary Table

Block	Site	Vegetation Association	UBS	Gain Score	Area (ha)	SEB Point of Gain
A	1	KI 0101 Eucalyptus remota woodland	75.33	5.97	8.83	52.68
Total					8.83	52.68

SEB Management Plan

The Management Plan for the proposed SEB area is attached in the appendices.

A Native Vegetation Management Plan is required as part of the Conditions of Consent for clearance. The Management Plan should be provided at the time of submitting the application to clear vegetation, however it can be lodged during the assessment process if required, but must be received before a decision can be made by the Native Vegetation Council in relation to the associated clearance. The Management Plan template is found under [Tools for Accredited Consultants](#).

7. Appendices


Appendix 1. Fauna Species List (desktop)

[illegible]


Appendix 2. Bushland Assessment Scoresheets associated with the proposed clearance and SEB Area

Site 1


Vegetation Condition Scores																																				
SITE:		Retreat House 7																																		
VEGETATION ASSOCIATION DESCRIPTION		Euclyptus remota low mallee woodland over Banksia ornata shrubs																																		
SIZE OF SITE (Ha)		0.17																																		
Native Plant species diversity		Regeneration																																		
Score the diversity of species present in the site as a proportion to what would be expected in a vegetation of that community in very good condition (approaching a pre-European state)		No regeneration present (0 Points)																																		
<5% (3 Points)		<input type="checkbox"/>																																		
5-10% (6 Points)		<input type="checkbox"/>																																		
11 - 20% (9 Points)		<input type="checkbox"/>																																		
21 - 30% (12 Points)		<input type="checkbox"/>																																		
31 - 40 % (15 Points)		<input type="checkbox"/>																																		
41 - 50% (18 Points)		<input type="checkbox"/>																																		
51 - 60% (21 Points)		<input checked="" type="checkbox"/>																																		
61 - 70% (24 Points)		<input type="checkbox"/>																																		
71 - 80% (27 Points)		<input type="checkbox"/>																																		
>80% (30 Points)		<input type="checkbox"/>																																		
Native Plant species diversity score (max score of 30)		Regeneration Score (Max 12)																																		
21		3																																		
Weed Scores		Native Plant life form																																		
Does the site contain plant species declared under the <i>NRM Act 2004</i> (1.5 points)		All strata of vegetation heavily impacted and native vegetation represented by only scattered plants (4 points)																																		
<input type="checkbox"/>		<input type="checkbox"/>																																		
Cover rating for all declared weeds (max of 6)		All strata of vegetation impacted with limited structural diversity, largely uniform age classes and reduced vegetation cover (8 points)																																		
<input type="checkbox"/>		<input type="checkbox"/>																																		
Does the site contain environmental weeds (introduced plants with the capacity to invade and exclude native species from bushland. This typically includes species with a BCM weed threat rating of 3, 4 or 5). (1 Point)		At least one strata of vegetation has been impacted, with reduced structural diversity, elements may be missing (such as plant species that provide specific structural features e.g. sedges or mid layer shrubs) and reduce vegetation cover (12 points)																																		
<input type="checkbox"/>		<input checked="" type="checkbox"/>																																		
Cover rating for all environmental weeds (max of 6)		Limited impacts on native vegetation, with a diversity of structural features and a varied age class, with only a minor loss in structural diversity, vegetation cover or structural elements (16 points)																																		
<input type="checkbox"/>		<input type="checkbox"/>																																		
Weed Score (max score of 15)		All strata of vegetation present, little or no sign of disturbance. A variety of life forms and associated age classes present. Vegetation cover near complete (20 points)																																		
15		<input type="checkbox"/>																																		
Is the community naturally treeless?		Native Plant life form score (max 20)																																		
<input type="checkbox"/>		12																																		
Mature Tree Score (max 8)																																				
6																																				
Fallen timber/debris (max 5)																																				
3																																				
Hollow-bearing trees Score (max 5)																																				
0																																				
Tree Canopy Cover Score (max 5)																																				
4																																				
Native:exotic Understorey biomass score (max 5)																																				
5																																				
Vegetation Condition Score calculation																																				
Positive Vegetation Attributes Score = Native species diversity + Regeneration + Native Plant Life Forms + Mature Trees + Fallen timber/debris + Hollow-bearing trees																																				
If the community is naturally treeless this score is multiplied by 1.24																																				
45.00																																				
Negative Vegetation Attributes Score = (15 - Weeds) + ((10 - Biomass score - Tree Canopy Cover Score)exp2/2)																																				
0.50																																				
VEGETATION CONDITION SCORE (Positive veg attributes x ((Negative vegetation attributes + 60) / 80))																																				
44.72																																				
<table border="1"> <thead> <tr> <th>Attribute</th> <th>Score</th> <th>Category</th> </tr> </thead> <tbody> <tr> <td>Native Plant Species Diversity</td> <td>21</td> <td>Medium</td> </tr> <tr> <td>Weed Score</td> <td>15</td> <td>High</td> </tr> <tr> <td>Native Plant Life Forms</td> <td>12</td> <td>Medium</td> </tr> <tr> <td>Regeneration</td> <td>3</td> <td>Low</td> </tr> <tr> <td>Native:exotic Understorey Biomass</td> <td>5</td> <td>High</td> </tr> <tr> <td>Tree Canopy Cover Score</td> <td>4</td> <td>High</td> </tr> <tr> <td>Mature Tree Score</td> <td>6</td> <td>High</td> </tr> <tr> <td>Tree Hollows</td> <td>0</td> <td>Low</td> </tr> <tr> <td>Fallen timber</td> <td>3</td> <td>Medium</td> </tr> <tr> <td>Vegetation Condition Score</td> <td>44.72</td> <td>High</td> </tr> </tbody> </table>				Attribute	Score	Category	Native Plant Species Diversity	21	Medium	Weed Score	15	High	Native Plant Life Forms	12	Medium	Regeneration	3	Low	Native:exotic Understorey Biomass	5	High	Tree Canopy Cover Score	4	High	Mature Tree Score	6	High	Tree Hollows	0	Low	Fallen timber	3	Medium	Vegetation Condition Score	44.72	High
Attribute	Score	Category																																		
Native Plant Species Diversity	21	Medium																																		
Weed Score	15	High																																		
Native Plant Life Forms	12	Medium																																		
Regeneration	3	Low																																		
Native:exotic Understorey Biomass	5	High																																		
Tree Canopy Cover Score	4	High																																		
Mature Tree Score	6	High																																		
Tree Hollows	0	Low																																		
Fallen timber	3	Medium																																		
Vegetation Condition Score	44.72	High																																		

Conservation Significance Score			
Is the vegetation association considered a Threatened Ecological community or Ecosystem?			Yes/No
State (Provisional List of Threatened Ecosystems of SA) Rare community (0.1 pt)			<input type="checkbox"/>
State (Provisional List of Threatened Ecosystems of SA) Vulnerable community (0.2 pts)			<input type="checkbox"/>
State (Provisional List of Threatened Ecosystems of SA) Endangered community (0.3 pts)			<input type="checkbox"/>
Nationally (EPBC Act) Vulnerable community (0.35 pts)			<input type="checkbox"/>
Contains a Nationally (EPBC Act) Endangered or Critically Endangered community (0.4 pts)			<input type="checkbox"/>
Note; all sites will score a minimum Conservation Significance Score of 1			
Threatened Community Score			1
Number of Threatened Flora Species recorded for the site (within the site)			Number
*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.			
State Rare species recorded (1 pt each)			1
State Vulnerable species recorded (2.5 pt each)			0
State Endangered recorded (5 pts each)			0
Nationally Vulnerable species recorded (10 pts each)			0
Nationally Endangered or Critically endangered species recorded (20 pts each)			0
0 = 0 pts; <2 = 0.04 pts; 2 - <5 = 0.08 pts; 5 - <10 = 0.12 pts; 10 - <20 = 0.16pts; 20 or > = 0.2 pts			1
Threatened Flora Score			0.04
Potential habitat for Threatened Fauna Species (number observed or previously recorded)			Number
*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.			
State Rare species observed or locally recorded (1 pt each)			3
State Vulnerable species observed or locally recorded (2.5 pt each)			2
State Endangered species observed or locally recorded (5 pt each)			0
Nationally Vulnerable species observed or locally recorded (10 pts each)			2
Nationally Endangered or Critically endangered species observed or locally recorded (20 pts each)			6
0 = 0 pts; <2 = 0.02 pts; 2 - <5 = 0.04 pts; 5 - <10 = 0.06 pts; 10 - <20 = 0.08pts; 20 or > = 0.1 pts			148
Threatened Fauna Score			0.1
CONSERVATION SIGNIFICANCE SCORE			1.14
Total Scores for the Site			
	Score	Vegetation Condition x Landscape Context x Conservation Significance =	
LANDSCAPE CONTEXT SCORE	1.10	UNIT BIODIVERSITY SCORE	56.08
VEGETATION CONDITION SCORE	44.72	Total Biodiversity Score	
CONSERVATION SIGNIFICANCE SCORE	1.14	(Biodiversity Score x hectares)	9.53
Photo Point and Vegetation Survey Location		Direction of the Photo	
		295 degrees	
		GPS Reference	
		Datum	WGS84
		Zone (52, 53 or 54)	53
		Easting (6 digits)	668602
		Northing (7 digits)	6042339
Description			
Eucalyptus remota mallee over Allocasuarina striata, Xanthorrhoea semiplana ssp. tateana and Acacia myrtifolia shrubs in excellent to highly disturbed condition.			
Assessment for Clearance		Approximate hectares required	
Loss Factor	1.0	Economies of Scale factor	0.35
Loadings for clearance of protected areas		Mean Annual rainfall for the site (mm)	773
Reductions for rehabilitation of impact site		Payment into the fund (GST Exclusive)	\$8,083.83
SEB Points required	10.01	Administration fee (GST Inclusive)	\$444.61

Vegetation Condition Scores																								
SITE:	Retreat House 8																							
VEGETATION ASSOCIATION DESCRIPTION	Euclyptus remota low mallee woodland over Banksia ornata shrubs																							
SIZE OF SITE (Ha)	0.18																							
Native Plant species diversity																								
Score the diversity of species present in the site as a proportion to what would be expected in a vegetation of that community in very good condition (approaching a pre-European state)																								
<5% (3 Points)	<input type="checkbox"/>																							
5-10% (6 Points)	<input type="checkbox"/>																							
11 - 20% (9 Points)	<input type="checkbox"/>																							
21 - 30% (12 Points)	<input type="checkbox"/>																							
31 - 40 % (15 Points)	<input type="checkbox"/>																							
41 - 50% (18 Points)	<input type="checkbox"/>																							
51 - 60% (21 Points)	<input type="checkbox"/>																							
61 - 70% (24 Points)	<input checked="" type="checkbox"/>																							
71 - 80% (27 Points)	<input type="checkbox"/>																							
>80% (30 Points)	<input type="checkbox"/>																							
Native Plant species diversity score (max score of 30)		24																						
Weed Scores																								
Does the site contain plant species declared under the <i>NRM Act 2004</i> (1.5 points)	<input type="checkbox"/>																							
Cover rating for all declared weeds (max of 6)																								
Does the site contain environmental weeds (introduced plants with the capacity to invade and exclude native species from bushland. This typically includes species with a BCM weed threat rating of 3, 4 or 5). (1 Point)	<input type="checkbox"/>																							
Cover rating for all environmental weeds (max of 6)																								
Weed Score (max score of 15)		15																						
<i>Is the community naturally treeless?</i>	<input type="checkbox"/>																							
Mature Tree Score (max 8)		6																						
Fallen timber/debris (max 5)		3																						
Hollow-bearing trees Score (max 5)		0																						
Tree Canopy Cover Score (max 5)		4																						
Native:exotic Understorey biomass score (max 5)		5																						
Regeneration																								
No regeneration present (0 Points)	<input type="checkbox"/>																							
Very low regeneration, consisting of highly scattered juvenile plants of a limited number of species (3 points)	<input checked="" type="checkbox"/>																							
Regeneration present, consisting of multiple individual juvenile plants but a limited number of species (6 points)	<input type="checkbox"/>																							
Multiple species regenerating, but low numbers of juvenile plants (9 points)	<input type="checkbox"/>																							
Multiple species regenerating with multiple individual juveniles present with varying age classes (12 points)	<input type="checkbox"/>																							
Regeneration Score (Max 12)		3																						
Native Plant life form																								
All strata of vegetation heavily impacted and native vegetation represented by only scattered plants (4 points)	<input type="checkbox"/>																							
All strata of vegetation impacted with limited structural diversity, largely uniform age classes and reduced vegetation cover (8 points)	<input type="checkbox"/>																							
At least one strata of vegetation has been impacted, with reduced structural diversity, elements may be missing (such as plant species that provide specific structural features e.g. sedges or mid layer shrubs) and reduce vegetation cover (12 points)	<input checked="" type="checkbox"/>																							
Limited impacts on native vegetation, with a diversity of structural features and a varied age class, with only a minor loss in structural diversity, vegetation cover or structural elements (16 points)	<input type="checkbox"/>																							
All strata of vegetation present, little or no sign of disturbance. A variety of life forms and associated age classes present. Vegetation cover near complete (20 points)	<input type="checkbox"/>																							
Native Plant life form score (max 20)		12																						
Vegetation Condition Score calculation																								
Positive Vegetation Attributes Score = Native species diversity + Regeneration + Native Plant Life Forms + Mature Trees + Fallen timber/debris + Hollow-bearing trees																								
<i>If the community is naturally treeless this score is multiplied by 1.24</i>																								
		48.00																						
Negative Vegetation Attributes Score = (15 - Weeds) + ((10 - Biomass score - Tree Canopy Cover Score)exp2/2)																								
		0.50																						
VEGETATION CONDITION SCORE (Positive veg attributes x ((Negative vegetation attributes + 60) / 80))																								
		47.70																						
<table border="1"> <caption>Vegetation Condition Score Calculation Data</caption> <thead> <tr> <th>Attribute</th> <th>Score</th> </tr> </thead> <tbody> <tr> <td>Native Plant Species Diversity</td> <td>24</td> </tr> <tr> <td>Weed Score</td> <td>15</td> </tr> <tr> <td>Native Plant Life Forms</td> <td>12</td> </tr> <tr> <td>Regeneration</td> <td>3</td> </tr> <tr> <td>Native:exotic Understorey Biomass</td> <td>5</td> </tr> <tr> <td>Tree Canopy Cover Score</td> <td>4</td> </tr> <tr> <td>Mature Tree Score</td> <td>6</td> </tr> <tr> <td>Tree Hollows</td> <td>0</td> </tr> <tr> <td>Fallen timber</td> <td>3</td> </tr> <tr> <td>Vegetation Condition Score</td> <td>47.70</td> </tr> </tbody> </table>			Attribute	Score	Native Plant Species Diversity	24	Weed Score	15	Native Plant Life Forms	12	Regeneration	3	Native:exotic Understorey Biomass	5	Tree Canopy Cover Score	4	Mature Tree Score	6	Tree Hollows	0	Fallen timber	3	Vegetation Condition Score	47.70
Attribute	Score																							
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Tree Canopy Cover Score	4																							
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Tree Hollows	0																							
Fallen timber	3																							
Vegetation Condition Score	47.70																							

Conservation Significance Score			
Is the vegetation association considered a Threatened Ecological community or Ecosystem?			Yes/No
State (Provisional List of Threatened Ecosystems of SA) Rare community (0.1 pt)			<input type="checkbox"/>
State (Provisional List of Threatened Ecosystems of SA) Vulnerable community (0.2 pts)			<input type="checkbox"/>
State (Provisional List of Threatened Ecosystems of SA) Endangered community (0.3 pts)			<input type="checkbox"/>
Nationally (EPBC Act) Vulnerable community (0.35 pts)			<input type="checkbox"/>
Contains a Nationally (EPBC Act) Endangered or Critically Endangered community (0.4 pts)			<input type="checkbox"/>
Note, all sites will score a minimum Conservation Significance Score of 1			
Threatened Community Score			1
Number of Threatened Flora Species recorded for the site (within the site)			Number
*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.			
State Rare species recorded (1 pt each)			1
State Vulnerable species recorded (2.5 pt each)			0
State Endangered recorded (5 pts each)			0
Nationally Vulnerable species recorded (10 pts each)			0
Nationally Endangered or Critically endangered species recorded (20 pts each)			0
0 = 0 pts; <2 = 0.04 pts; 2 - <5 = 0.08 pts; 5 - <10 = 0.12 pts; 10 - <20 = 0.16pts; 20 or > = 0.2 pts			1
Threatened Flora Score			0.04
Potential habitat for Threatened Fauna Species (number observed or previously recorded)			Number
*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.			
State Rare species observed or locally recorded (1 pt each)			3
State Vulnerable species observed or locally recorded (2.5 pt each)			2
State Endangered species observed or locally recorded (5 pt each)			0
Nationally Vulnerable species observed or locally recorded (10 pts each)			2
Nationally Endangered or Critically endangered species observed or locally recorded (20 pts each)			6
0 = 0 pts; <2 = 0.02 pts; 2 - <5 = 0.04 pts; 5 - <10 = 0.06 pts; 10 - <20 = 0.08pts; 20 or > = 0.1 pts			148
Threatened Fauna Score			0.1
CONSERVATION SIGNIFICANCE SCORE			1.14
Total Scores for the Site			
	Score	Vegetation Condition x Landscape Context x Conservation Significance =	
LANDSCAPE CONTEXT SCORE	1.10	UNIT BIODIVERSITY SCORE	59.82
VEGETATION CONDITION SCORE	47.70	Total Biodiversity Score	
CONSERVATION SIGNIFICANCE SCORE	1.14	(Biodiversity Score x hectares)	10.77
Photo Point and Vegetation Survey Location		Direction of the Photo	
		314 degrees	
		GPS Reference	
		Datum	WGS84
		Zone (52, 53 or 54)	53
		Easting (6 digits)	668442
		Northing (7 digits)	6042385
Description			
Eucalyptus remota mallee over Allocasuarina striata, Xanthorrhoea semiplana ssp. tateana and Acacia myrtifolia shrubs in excellent to highly disturbed condition.			
Assessment for Clearance			
Loss Factor	1.0	Approximate hectares required	1.41
Loadings for clearance of protected areas		Economies of Scale factor	0.35
Reductions for rehabilitation of impact site		Mean Annual rainfall for the site (mm)	773
SEB Points required	11.31	Payment into the fund (GST Exclusive)	\$9,129.98
		Administration fee (GST Inclusive)	\$502.15

Vegetation Condition Scores																								
SITE:	Retreat House 3																							
VEGETATION ASSOCIATION DESCRIPTION	Euclyptus remota low mallee woodland over Banksia ornata shrubs																							
SIZE OF SITE (Ha)	0.177																							
Native Plant species diversity																								
Score the diversity of species present in the site as a proportion to what would be expected in a vegetation of that community in very good condition (approaching a pre-European state)																								
<5% (3 Points)	<input type="checkbox"/>																							
5-10% (6 Points)	<input type="checkbox"/>																							
11 - 20% (9 Points)	<input type="checkbox"/>																							
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51 - 60% (21 Points)	<input checked="" type="checkbox"/>																							
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71 - 80% (27 Points)	<input type="checkbox"/>																							
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Native Plant species diversity score (max score of 30)		21																						
Weed Scores																								
Does the site contain plant species declared under the <i>NRM Act 2004</i> (1.5 points)	<input type="checkbox"/>																							
Cover rating for all declared weeds (max of 6)																								
Does the site contain environmental weeds (introduced plants with the capacity to invade and exclude native species from bushland. This typically includes species with a BCM weed threat rating of 3, 4 or 5). (1 Point)	<input type="checkbox"/>																							
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Weed Score (max score of 15)		15																						
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Mature Tree Score (max 8)		6																						
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Regeneration Score (Max 12)		3																						
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		45.00																						
Negative Vegetation Attributes Score = (15 - Weeds) + ((10 - Biomass score - Tree Canopy Cover Score)exp2/2)																								
		0.50																						
VEGETATION CONDITION SCORE (Positive veg attributes x ((Negative vegetation attributes + 60) / 80))																								
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Vegetation Condition Score	44.72																							

Conservation Significance Score			
Is the vegetation association considered a Threatened Ecological community or Ecosystem?			Yes/No
State (Provisional List of Threatened Ecosystems of SA) Rare community (0.1 pt)			<input type="checkbox"/>
State (Provisional List of Threatened Ecosystems of SA) Vulnerable community (0.2 pts)			<input type="checkbox"/>
State (Provisional List of Threatened Ecosystems of SA) Endangered community (0.3 pts)			<input type="checkbox"/>
Nationally (EPBC Act) Vulnerable community (0.35 pts)			<input type="checkbox"/>
Contains a Nationally (EPBC Act) Endangered or Critically Endangered community (0.4 pts)			<input type="checkbox"/>
Note; all sites will score a minimum Conservation Significance Score of 1			
Threatened Community Score			1
Number of Threatened Flora Species recorded for the site (within the site)			Number
*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.			
State Rare species recorded (1 pt each)			2
State Vulnerable species recorded (2.5 pt each)			0
State Endangered recorded (5 pts each)			0
Nationally Vulnerable species recorded (10 pts each)			0
Nationally Endangered or Critically endangered species recorded (20 pts each)			0
0 = 0 pts; <2 = 0.04 pts; 2 - <5 = 0.08 pts; 5 - <10 = 0.12 pts; 10 - <20 = 0.16pts; 20 or > = 0.2 pts			2
Threatened Flora Score			0.08
Potential habitat for Threatened Fauna Species (number observed or previously recorded)			Number
*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.			
State Rare species observed or locally recorded (1 pt each)			3
State Vulnerable species observed or locally recorded (2.5 pt each)			2
State Endangered species observed or locally recorded (5 pt each)			0
Nationally Vulnerable species observed or locally recorded (10 pts each)			2
Nationally Endangered or Critically endangered species observed or locally recorded (20 pts each)			6
0 = 0 pts; <2 = 0.02 pts; 2 - <5 = 0.04 pts; 5 - <10 = 0.06 pts; 10 - <20 = 0.08pts; 20 or > = 0.1 pts			148
Threatened Fauna Score			0.1
CONSERVATION SIGNIFICANCE SCORE			1.18
Total Scores for the Site			
	Score	Vegetation Condition x Landscape Context x Conservation Significance =	
LANDSCAPE CONTEXT SCORE	1.10	UNIT BIODIVERSITY SCORE	58.04
VEGETATION CONDITION SCORE	44.72	Total Biodiversity Score	
CONSERVATION SIGNIFICANCE SCORE	1.18	(Biodiversity Score x hectares)	10.27
Photo Point and Vegetation Survey Location		Direction of the Photo	
		154 degrees	
		GPS Reference	
		Datum	WGS84
		Zone (52, 53 or 54)	53
		Easting (6 digits)	668668
Northing (7 digits)	6042740		
		Description	
		Eucalyptus remota mallee over Banksia ornata, Xanthorrhoea semiplana ssp. tateana and Acacia myrtifolia shrubs in excellent to highly disturbed condition.	
Assessment for Clearance		Approximate hectares required	
Loss Factor	1.0	Economies of Scale factor	0.35
Loadings for clearance of protected areas		Mean Annual rainfall for the site (mm)	773
Reductions for rehabilitation of impact site		Payment into the fund (GST Exclusive)	\$8,712.02
SEB Points required	10.79	Administration fee (GST Inclusive)	\$479.16

Vegetation Condition Scores

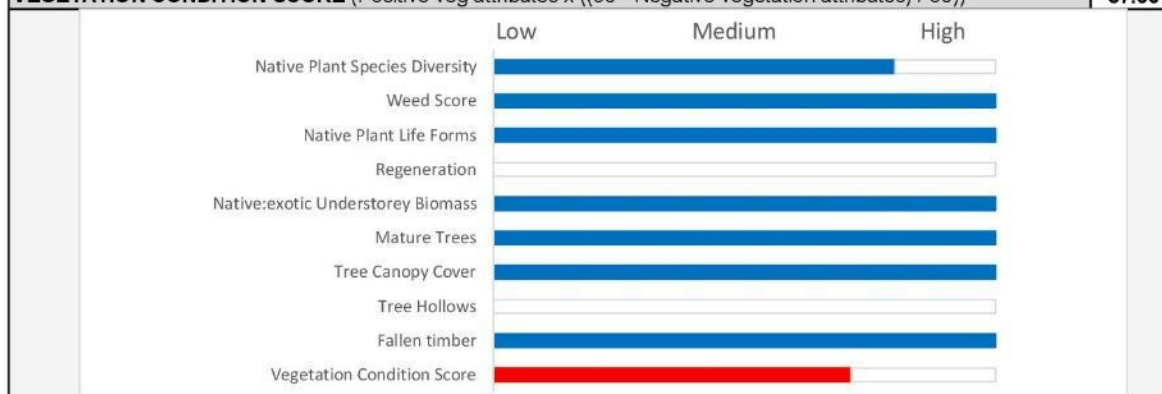
SITE:	SEB area
BCM COMMUNITY	KI 1.1 Woodlands, low woodlands and mallee with dense sclerophyll shrub understorey
VEGETATION ASSOCIATION DESCRIPTION	<i>Eucalyptus remota</i> mallee woodland over <i>Banksia ornata</i> shrubs
SIZE OF SITE (Ha)	8.83

Benchmarked attributes (Scores determined by comparing to a Benchmark community)				Native Plant Life Forms	Cover rating
Number of Native Species (Minus herbaceous annuals for spring Surveys)	41			Trees > 15m	
Native Plant Species Diversity Score (max 30) from benchmark score <i>weighted by a factor of 2</i>	24.0			Trees 5 - 15 m	2
				Trees < 5m	2
				Mallee > 5m	
				Mallee < 5m	5
Number of regenerating native species	0			Shrubs > 2m	4
Regeneration Score (max 12) from benchmark community weighted by a factor of 1.5	0			Shrubs 0.5 - 2m	3
				Shrubs < 0.5	3
				Forbs	1
Weed species (Top 5 Cover x Invasiveness)	Cover (max 6)	Weed Threat Rating (max 5)	C x I	Mat Plants	
			0	Grasses > 0.2m	
			0	Grasses < 0.2m	
			0	Sedges > 1m	2
			0	Sedges < 1m	3
			0	Hummock grasses	
			0	Vines, scramblers	1
			0	Mistletoe	
			0	Ferns	
Weed Score (max 15) from benchmark community	Cover x Threat		15	Grass-tree	3
				Total	29
Native Plant Life Forms (max 20) from benchmark score weighted by a factor of 2					20.0

Non-Benchmarked Attributes (Scores determined from direct field observations)		<i>Is the community naturally treeless?</i>	<input type="checkbox"/>
Native:exotic Understorey biomass Score (max 5)	5	Fallen Timber/Debris (max 5)	5
		Hollow-bearing trees Score (max 5)	0
		Mature Tree Score (max 8)	8
		Tree Canopy Cover Score (max 5)	5

Vegetation Condition Score calculation


Positive Vegetation Attributes Score = Native species diversity + Regeneration + Native Plant Life Forms Fallen timber/debris + Hollow-bearing trees	
- If the community Score is Not Benchmarked (SNB) for regeneration this score is multiplied 1.24	
- If the community is naturally treeless this score is multiplied by 1.29	57.00
Negative Vegetation Attributes Score = (15 - Weeds) + ((10 - Biomass score - Tree Canopy Cover Score)exp2/2)	0.00
VEGETATION CONDITION SCORE (Positive veg attributes x ((80 - Negative vegetation attributes) / 80))	57.00



Conservation Significance Score

Is the vegetation association considered a Threatened Ecological community or Ecosystem?	Yes/No
State (Provisional List of Threatened Ecosystems of SA) Rare community (0.1 pt)	<input type="checkbox"/>
State (Provisional List of Threatened Ecosystems of SA) Vulnerable community (0.2 pts)	<input type="checkbox"/>
State (Provisional List of Threatened Ecosystems of SA) Endangered community (0.3 pts)	<input type="checkbox"/>
Nationally (EPBC Act) Vulnerable community (0.35 pts)	<input type="checkbox"/>
Nationally (EPBC Act) Endangered or Critically Endangered community (0.4 pts)	<input type="checkbox"/>
<i>Note, all sites will score a minimum Conservation Significance Score of 1</i>	
Threatened Community Score	1
Number of Threatened Flora Species recorded for the site (within the site)	Number
<i>*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.</i>	
State Rare species recorded (1 pt each)	2
State Vulnerable species recorded (2.5 pt each)	0
State Endangered recorded (5 pts each)	0
Nationally Vulnerable species recorded (10 pts each)	0
Nationally Endangered or Critically endangered species recorded (20 pts each)	0
0 = 0 pts; <2 = 0.04 pts; 2 - <5 = 0.08 pts; 5 - <10 = 0.12 pts; 10 - <20 = 0.16 pts; 20 or > = 0.2 pts	2
Threatened Flora Score	0.08
Potential habitat for Threatened Fauna Species (number observed or previously recorded)	Number
<i>*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.</i>	
State Rare species observed or locally recorded (1 pt each)	3
State Vulnerable species observed or locally recorded (2.5 pt each)	2
State Endangered species observed or locally recorded (5 pt each)	0
Nationally Vulnerable species observed or locally recorded (10 pts each)	2
Nationally Endangered or Critically endangered species observed or locally recorded (20 pts each)	6
0 = 0 pts; <2 = 0.02 pts; 2 - <5 = 0.04 pts; 5 - <10 = 0.06 pts; 10 - <20 = 0.08pts; 20 or > = 0.1 pts	148
Threatened Fauna Score	0.1
CONSERVATION SIGNIFICANCE SCORE	1.18

Total Scores for the Site		Vegetation Condition x Landscape Context x Conservation Significance =	
	Score	UNIT BIODIVERSITY SCORE	75.33
LANDSCAPE CONTEXT SCORE	1.12	Total Biodiversity Score	
VEGETATION CONDITION SCORE	57.00	(Biodiversity Score x hectares)	665.17
CONSERVATION SIGNIFICANCE SCORE	1.18		

Photo Point and Vegetation Survey Location		Direction of the Photo	
		27 degrees	
		GPS Reference	
		Datum	WGS84
		Zone (52, 53 or 54)	53
		Easting (6 digits)	668766
		Northing (7 digits)	6041844
		Description	
		<i>Eucalyptus remota</i> mallee woodland over <i>Banksia marginata</i> , <i>Xanthorrhoea semiplana</i> ssp. <i>tateana</i> and <i>Allocasuarina striata</i> shrubs in good weed free condition	
What is the purpose of Assessment? Clearance SEB Area Other			
SEB Area Assessment			
Future UBS Negative Score	73.44	Vegetation condition	
Future UBS Positive Score	79.40	Likely % loss	Standard 2.5%
UBS Gain Score	5.97	Potential increase	Standard 4.6
SEB Points provided	52.68	Likelihood of outcome	Standard 67.0%

Site 1 – Retreat House 7

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SEB Area – Site 1

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Appendix 4. SEB Management Plan