DEBILL ENVIRONMENTAL

Native Vegetation Clearance

12 White Hut Road, Clare

Data Report

Clearance under the *Native Vegetation Regulations 2017*

2 April 2026

Prepared by Dr. Kathryn Hill

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1. Application information

Application Details

Applicant:			
Key contact:			
Landowner:	; see Appendix 1. Landowner permission to develop_12WhiteHutRoadClare.png for landowner permission to develop.		
Site Address:	12 White Hut Road, Clare, South Australia, 5453		
Local Government Area:	Clare and Gilbert Valleys Council	**Hundred:**	Clare
Title ID:	CT5308/841	**Parcel ID**	D43753AL63

Summary of proposed clearance

Purpose of clearance	Construction of a batter with a house, a septic tank, a rainwater tank, piping and soakage trenches.
Native Vegetation Regulation	Regulation 12(33) – New dwelling or building
Description of the vegetation under application	Scattered *Eucalyptus camaldulensis* and *Acacia pycnantha* trees or low grassland with emergent shrubs.
Total proposed clearance	0.14Ha and nine trees.
Level of clearance	4
Overlay (Planning and Design Code)	Native Vegetation

Map of proposed clearance area

Scattered trees to be removed

Clearance area for entire works

Property boundary

Mitigation hierarchy	Avoidance
	The original plan has been changed twice to avoid as much clearance as possible.
	Mitigation
	The house batter, driveway and soakage trenches have been sited on areas that avoid as much scattered tree clearance as possible. However, some native tree seedlings and grasses will be cleared for this construction.

SEB Offset proposal	Payment of $9,145.91 into the Fund

2. Purpose of clearance

2.1 Description

Land is to be cleared for the construction of a dwelling and associated structures.

2.2 Background

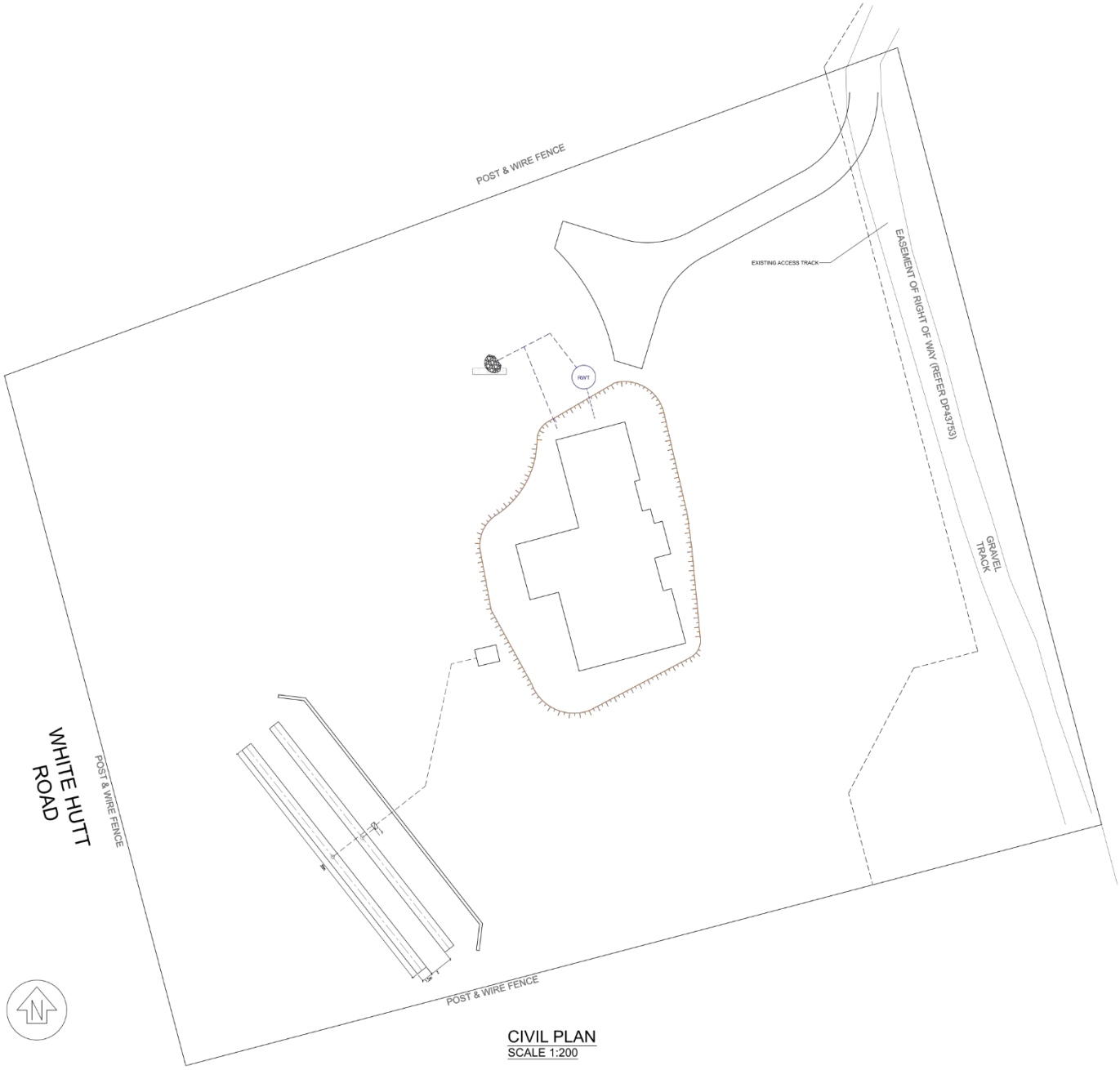
The proposed clearance site is in the urban area of Clare. The surrounding properties all have dwellings on them and there is a park across the road. Next to the park is a resort with a lake and golf course.

2.3 General location map

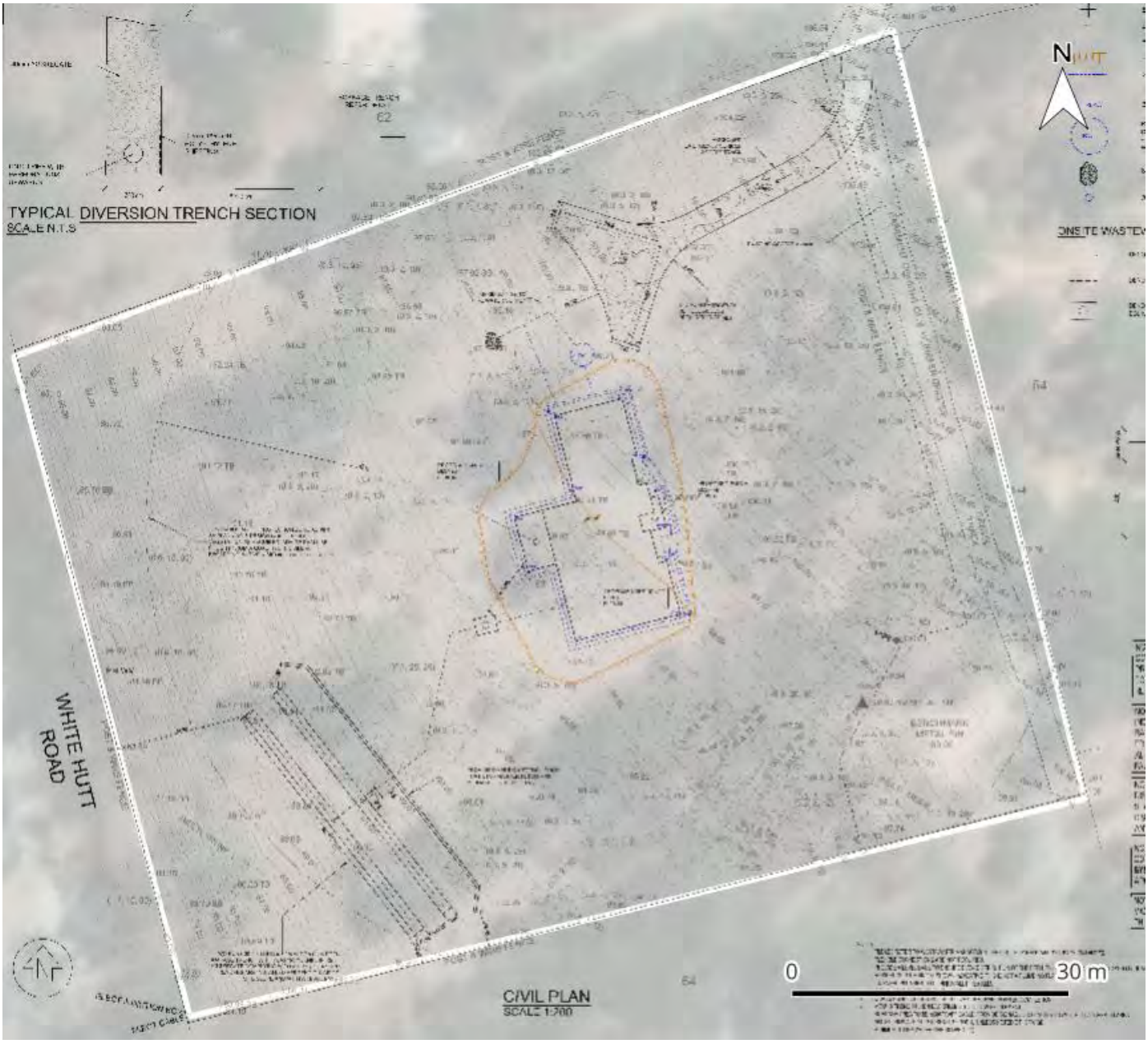
1:10,000 Site map showing the boundary of the area of impact.

1:50,000 location map, the site boundary is shown, which is in Clare.

2.4 Details of the proposal



Plans for the construction of a dwelling with batter, soakage trenches, and driveway.



Plans for construction overlaid onto a satellite image of the site.

The plans, rastered plan on a satellite image and plans drawn onto the satellite image in this section show the plans as finalized to minimize clearance. Please also see 4.4 Address the Mitigation Hierarchy for details on how these final plans have been determined with as much clearance avoidance as possible.

2.5 Approvals required or obtained

n/a

2.6 Native Vegetation Regulation

Regulation 12(33) – New dwelling or building

2.7 Development Application information (if applicable)

Zone: Rural Neighbourhood

Overlay: Native Vegetation

3. Method

3.1 Flora assessment

The following databases have been used to create a flora species list.

- Atlas of Living Australia
- NatureMaps
- Protected Matters Search Tool

The flora list has been refined to include only threatened flora that have been observed within a 5km radius of the site since 1995. This list is available in Appendix 2. Flora Species List_12WhiteHutRoadClare.xlsx.

The site inspection has been carried out on Sundays, 8 and 29 March 2026. 14 hours in total have been spent on site taking site and tree photos, identifying plants, taking evidence of animal activity and collecting necessary data. The site has been divided into Vegetation Associations 1, 2 and Scattered Trees.

The Suitability for fauna threatened species columns in the Appendix 3. Scattered Tree Assessment Scoresheet_FinalPlans_12WhiteHutRoadClare.xlsx include one species that is classified as Rare, and one that is classified as Vulnerable in the NP&W Act. These species have been determined by cross referencing the fauna listed in Appendix 4. Fauna Species List_12WhiteHutRoadClare.xlsx with the fauna that use scattered trees according to Appendix 8. Wildlife that use scattered trees from the Scattered Trees Assessment Manual. This list has then been further refined by suitability to the available habitat as shown in 4.2 Threatened Species Assessment. These two species, *Falco*

peregrinus macropus (Peregrine Falcon) and *Hieraaetus morphnoides* (Little Eagle) that have been found to be likely to use the *Eucalyptus camaldulensis* scattered trees on site.

Following the site inspection, some trees were not within the clearance area but it appeared that their roots systems may be impacted by the digging and construction. Thus, the Tree Protection Zone (TPZ) has been calculated for each tree and individuals that were close to any digging sites have been tested for encroachment into the TPZ. The method used to calculate the TPZ is the Australian Standard® AS 4970-2009 *Protection of trees on development sites*. Encroachment by digging has been calculated as a percentage based on calculating the root area outside of where the roots are to be cut into and dividing it by the entire TPZ. The loss factor for trees that are to lost some roots has been determined as the closest possible value to the percentage loss according to the equation below.

$$TPZ\ root\ loss = \frac{Area\ of\ roots\ to\ be\ lost}{TPZ}$$

TPZ root loss is shown on the map on page 36 with this symbol: 

The TPZ is shown on the map on page 36 with this symbol: 

Area of roots to be lost is shown on the map on page 36 with this symbol: 

Native vegetation data for the 20m asset protection zone for the batter has been taken and the results are available in Appendix 5. Scattered Tree Assessment Scoresheet_20mBuffer_12WhiteHutRoadClare.xlsx and Appendix 6. Map_20mBuffer_12WhiteHutRoadClare.tif. These trees are not to be removed and do form part of this clearance data report.

3.2 Fauna assessment

The following databases have been used to create a fauna species list.

- Atlas of Living Australia
- NatureMaps
- Protected Matters Search Tool

The fauna list has been refined to include only threatened fauna that have been observed within a 5km radius of the site since 1995. This list is available in Appendix 4. Fauna Species List_12WhiteHutRoadClare.xlsx.

4. Assessment Outcomes

4.1 Vegetation Assessment

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

- Landform is sloped towards 250° (WSW) with silty soil that is very hard on exposed areas and softer under leaf litter covered areas.
- The site has some in situ rocks exposed
- The site contains two vegetation types, though similar, they have been split based on the more degraded nature of one of the areas. The vegetation association is low grassland with emergent shrubs and some tree seedlings or saplings. A second low grassland vegetation association has more weeds, very few seedlings or saplings and fewer native grass species.
- Most trees on site have been measured, due to the changing nature of the plans to meet the Mitigation Hierarchy and 20m Asset Protection Zone. 65 trees have been measured. Please see Appendix 7. Scattered trees Summary table_12WhiteHutRoadClare for a summary of all trees measured on site.
- The nearest NPWSA Reserve is the Spring Gully Conservation Park, this is 8.8km away. There is also a few Heritage Agreements in the area, the closest one being 3.6km away.

Details of the vegetation associations proposed to be impacted

Vegetation Association	Vegetation Association 1; native grassland with few emergent shrubs.

54H 279403.91 6254839.75 415.19m (246°)

General description	Dominant species are *Acacia pycnantha* and *Austrostipa setacea*. The *A. pycnantha* individuals are seedlings or saplings only. The grasses are sparsely distributed, and many weedy species are present. There is much leaf litter and moss on the ground.				
Threatened species or community	Nil				
Landscape context score	1.17	**Vegetation Condition Score**	21.19	**Conservation significance score**	1
Unit biodiversity Score	24.79	**Area (ha)**	0.0996	**Total biodiversity Score**	2.47

Vegetation Association	Vegetation Association 2; highly degraded, weedy, native grassland with few emergent shrubs.

54H 279363.31 6254816.23 402.65m (258°)

General description	Dominant species are *Austrostipa setacea* and *Cynosurus echinatus*. The native grass is sparsely distributed, and many weedy species are present. There is much leaf litter and moss on the ground where the native grasses are. The area where the weedy *Cynosurus echinatus* and *Plantago lanceolata* are (the greener part of the ground in the site photo) did not have as much leaf litter or moss.
Threatened species or community	Nil

Landscape context score	1.17	**Vegetation Condition Score**	17.52	**Conservation significance score**	1
Unit biodiversity Score	20.5	**Area (ha)**	0.0404	**Total biodiversity Score**	0.83

Details of the scattered trees proposed to be impacted

Tree ID: Tree 4
Tree spp.: *Acacia pycnantha*
Height: 2m
Hollows: Nil
Diameter: 1.9cm
Canopy dieback: 40%
Total Biodiversity Score: 0.08

A young tree, many leaves have died.

Tree ID: Tree 10
Tree spp.: *Eucalyptus camaldulensis*
Height: 12m
Hollows: Nil
Diameter: 53cm
Canopy dieback: 5%
Total Biodiversity Score: 1.44

A large, healthy tree, likely providing habitat for Peregrine Falcons and Little Eagles. This tree is host to seven live, and four dead mistletoes. There is an olive growing at base of tree. The new pipeline will run along the side of this tree, cutting into nearly 50% of the Tree Protection Zone.

Tree ID: Tree 18
Tree spp.: *Eucalyptus camaldulensis*
Height: 10.5m
Hollows: Nil
Diameter: 18cm
Canopy dieback: 5%
Total Biodiversity Score: 0.46

A healthy tree, likely providing habitat for Peregrine Falcons and Little Eagles.

Tree ID: Tree 20
Tree spp.: *Acacia pycnantha*
Height: 1.5m
Hollows: Nil
Diameter: 1cm
Canopy dieback: 0%
Total Biodiversity Score: 0.11

A small, young, healthy tree.

Tree ID: Tree 21
Tree spp.: *Acacia pycnantha*
Height: 1.8m
Hollows: Nil
Diameter: 2cm
Canopy dieback: 0%
Total Biodiversity Score: 0.12

A small, young, healthy tree.

Tree ID: Tree 22
Tree spp.: *Eucalyptus camaldulensis*
Height: 14m
Hollows: Nil
Diameter: 67cm
Canopy dieback: 20%
Total Biodiversity Score: 1.42

A large, healthy tree, likely providing habitat for Peregrine Falcons and Little Eagles. This tree is host to two live, and four dead mistletoes.

Tree ID: Tree 23
Tree spp.: *Eucalyptus camaldulensis*
Height: 11m
Hollows: Nil
Diameter: 23cm
Canopy dieback: 100%
Total Biodiversity Score: 0.18

This tree is dead, it likely provides a perching place for Peregrine Falcons.

Tree ID: Tree 38
Tree spp.: *Eucalyptus camaldulensis*
Height: 11m
Hollows: Nil
Diameter: 55cm
Canopy dieback: 5%
Total Biodiversity Score: 1.4

A large, healthy tree, likely providing habitat for Peregrine Falcons and Little Eagles.

Tree ID: Tree 45
Tree spp.: *Eucalyptus camaldulensis*
Height: 5m
Hollows: One medium
Diameter: 18cm
Canopy dieback: 5%
Total Biodiversity Score: 0.4

A healthy tree; part of trunk has fallen off a long time ago (old scar where it used to be).

Site map showing areas of proposed impact

Scattered trees to be removed

Vegetation Association 1 (to be cleared

Vegetation Association 2 (to be cleared

Property boundary

Photo log

Site map showing the location and direction of each site photo.

54H 279437.21 6254830.82 416.82m (293°)

1. General site photo

54H 279404.09 6254839.38 415.52m (263º)

2. Location of dwelling site (View A)

54H 279403.91 6254839.75 415.19m (337º)

3. Location of dwelling site (View B)

Driveway
54H 279396.97 6254842.64 413.43m (156°)

4. Original driveway location

54H 279391.28 6254861.72 415.28m (31°)

5. Site for driveway according to final plans.

54H 279343.96 6254827.44 399.31m (333°)

6. Original site for diversion and soakage trenches

54H 279363.31 6254816.23 402.65m (320°)

7. Site for diversion and soakage trenches according to final plans

4.2 Threatened Species assessment

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

Species (common name)	NP&W Act	EPBC Act	Data source	Date of last record	Species known habitat preferences	Likelihood of use for habitat – Comments
Aphelocephala leucopsis (Southern Whiteface)*		VU	2, 5		Relatively undisturbed open woodlands and shrublands with an understorey of grasses or shrubs, or both; habitat with low tree densities and an herbaceous understorey litter cover essential for foraging; living and dead trees with hollows and crevices are essential for roosting and nesting	Unlikely; the area is disturbed
Corcorax melanorhamphos (White-winged Chough)	R		2, 3	19-Jun-2024	Dry woodlands near permanent water, such as streams or dams. The white-winged chough will forage in litter and rotten wood for termites and beetles. The diet is varied, the white-winged chough eats seeds of various grasses, native shrubs and trees, as well as introduced thistle, winter honeysuckle, Convolvulus and Oxalis species. Berries of the introduced Cotoneaster and Crataegus are also consumed.	Unlikely; recorded in the past 20 years but the area provides no suitable habitat
Emydura macquarii (Macquarie River Turtle)	V		2		Almost entirely aquatic	Unlikely; the area provides no suitable habitat
Falco (Hierofalco) subniger (Black Falcon)*	R		2		Woodland, shrubland and grassland in the arid and semi-arid zones, especially wooded eucalypt-dominated watercourses; agricultural land with scattered remnant trees. Streams or wetlands, visiting them in search of prey. Standing dead trees as lookout posts.	Unlikely; the area provides no suitable habitat
Falco peregrinus macropus (Peregrine Falcon)*	R		3	23-May-2007	Wide variety of landscape and vegetation types including urban Prefer tops of cliff and tall buildings	Likely; recorded within the previous 20 years, the area falls within the known distribution of the species and provides habitat or feeding resources for the species.
Hieraaetus (Hieraaetus) morphnoides (Little Eagle)*	V		2, 3	01-Nov-2022	Open eucalypt forest, woodland or open woodland and croplands. Sheoak or Acacia woodlands and riparian woodlands	Highly likely; recorded in the past 10 years, habitat

					are also used. Nests in tall living trees within a remnant patch, where pairs build a large stick nest in winter.	is present and falls within the known range of the species distribution
Hirundapus caudacutus (White-throated Needletail)		VU	2		Nest in rock crevices in cliffs or hollow trees. A migratory species that spend most of their time in the air. They feed on small, flying insects like beetles, flies, bees and moths.	Possible; nesting opportunities may occur
Oxyura australis (Blue-billed Duck)	R		2, 3	17-May-2003	Deep, permanent water or open lakes.	Unlikely; unsuitable habitat
Pachycephala (Timixos) inornata (Gilbert's Whistler)	R		2		Semi-arid tall mallee with sparse shrubby understorey or prickly Acacia thickets and Casuarina woodlands, and is also found in thickets of Melaleuca and, occasionally, in taller eucalypt woodlands or forests.	Unlikely; unsuitable habitat
Pandion cristatus (Eastern Osprey)	E		2, 3	10-Jan-2005	Coastal areas, including inlets, bays and estuaries.	Unlikely; unsuitable habitat
Plegadis falcinellus (Glossy Ibis)	R		2		Freshwater wetlands and swamps. Nest in small groups or large colonies, often with other species. They feed in shallow water on insects and insect larvae, worms, molluscs and crustaceans and sometimes small snakes, birds, fish and frogs.	Unlikely; unsuitable habitat
Pseudophryne bibronii (Bibron's Toadlet)	R		2		Forests, heathlands, wetlands and grasslands Damp areas under logs, stones, and grassy areas beside creeks	Unlikely; unsuitable habitat
Rostratula australis (Australian Painted Snipe)		EN	5		Shallow, freshwater wetlands with a thick cover of low vegetation, disappearing when conditions become unsuitable.	Unlikely; unsuitable habitat
Spatula rhynchotis (Australasian Shoveler)	R		2		Fresh and salt water wetlands and lakes with heavy vegetation.	Unlikely; unsuitable habitat
Stagonopleura (Stagonopleura) guttata (Diamond Firetail)*	V	VU	2, 5		Eucalypt, Acacia or Casuarina woodlands and open forests Low tree density, few large logs, and little litter and high grass cover	Possible; the area falls within the known distribution of the species and provides limited habitat resources.
Stictonetta naevosa (Freckled Duck)	V		2		Breeding: Large bodies of fresh water with thick vegetation; usually recently flooded wetland systems and swamps. After breeding: Coastal areas with more permanent bodies of water such as lakes, reservoirs, and ponds. These areas are often more exposed and contain little vegetation.	Unlikely; unsuitable habitat

Tiliqua adelaidensis (Pygmy Blue-tongue)	E	EN	2, 3, 5	16-Nov-2007	Live in old spider burrows within areas of unploughed native grasslands.	Likely; the area falls within the known distribution of the species and provides habitat or feeding resources for the species.
Trichosurus vulpecula (Common Brushtail Possum)*	R		2, 3	05-Oct-2015	Eucalyptus and Sheoak woodlands Eucalypt leaves are a significant part of their diet Hollow logs, dense vegetation or cork crevices Some able to live in the suburbs	Possible; recorded within the previous 20 years, the area falls within the known distribution of the species and provides limited habitat resources
Turnix varius varius (Painted Buttonquail)	R		3	24-Oct-2003	Eucalypt associations wherever leaf litter is prominent Heathy Woodland, Grassy Woodland, and Heathy Forest	Possible; recorded within the previous 40 years, the area falls within the known distribution of the species and provides habitat resources
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**						

*Species are scattered tree users. The information in this table shows that some of these animals may not be using the trees. Please see Principles of Clearance 1b for further information.

4.3 Cumulative impact

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

The sources of likely impact clearance on native vegetation that have been considered and addressed for this application are:

- Direct clearance for foundations and footings
- 1m buffer assumed to be cleared around the footprint of the entire construction. This includes any potential soil compaction due to the application of fill under the batter. and altered hydrology due to the construction of a hard surfaced batter
- No clearance required for fencing as it already exists
- No extra clearance for construction machinery as the driveway comes immediately off the access road and leads directly on to the building site
- Severing of tree roots for the pipes and soakage trenches
- A 20m Asset Protection Zone around the dwelling
- The construction causing indirect clearance due to dust generation smoothing vegetation

All possible measures have been taken to reduce this clearance and the cumulative impacts. The vegetation has been assessed as two types, bushland and scattered tree, to encompass all vegetation to be impacted on site. The construction may generate dust that will cover vegetation, to avoid this, the site will be wetted prior to construction works if the soil is dry. The clearance requires a level 4 data report, though the planner has made every effort to reduce this clearance and the associated cumulative impacts.

4.4 Address the Mitigation Hierarchy

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

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

The initial plans submitted by the client (below) required clearance of 670m^2 of low grassland with emergent *Acacia pycnantha* seedlings. Sixteen *Eucalyptus camaldulensis* and 11 *Acacia pycnantha*

scattered trees and 60% of the Tree Protection Zone one *E. camaldulensis* were also to be removed. Please see Appendix 8. Initial site building plans_12WhiteHutRoadClare.pdf, Appendix 9. Bushland Assessment Scoresheet_InitialPlans_12WhiteHutRdClare.xlsx and Appendix 10. Scattered Tree Assessment Scoresheet_InitialPlans_12WhiteHutRoadClare.xlsx for detail regarding the scope of this initial clearance.

The second set of plans (below) required clearance of 947m^2 of low grassland with emergent *Acacia pycnantha* seedlings. Eight *Eucalyptus camaldulensis* and 10 *Acacia pycnantha* scattered trees and 60% of the Tree Protection Zone one *E. camaldulensis* were also to be removed. Please see Appendix 11. Second site building plans_12WhiteHutRoadClare.pdf, Appendix 12. Bushland Assessment Scoresheet_SecondPlans_12WhiteHutRdClare.xlsx and Appendix 13. Scattered Tree

Assessment Scoresheet_SecondPlans_12WhiteHutRoadClare.xlsx for detail regarding the scope of this proposed clearance.

The final set of plans (below) required clearance of 1,400m^2 of low grassland with emergent *Acacia pycnantha* seedlings. This clearance includes a 404m^2 patch of weedy, lower quality grassland. Four *Eucalyptus camaldulensis* and three *Acacia pycnantha* scattered trees are to be removed according to this plan. 60% of the Tree Protection Zone one, and 40% of a second *E. camaldulensis* are also to be removed. Please see Appendix 14. Final site building plans_12WhiteHutRoadClare.pdf, Appendix 15. Bushland Assessment Scoresheet_FinalPlans_12WhiteHutRdClare.xlsx, Appendix 16. Modified Bushland Assessment (less than 0.5ha) Scoresheet_Final_Plans_12WhiteHutRoadClare.xlsx

and Appendix 3. Scattered Tree Assessment Scoresheet_FinalPlans_12WhiteHutRoadClare.xlsx for detail regarding the scope of this proposed clearance.

Pipelines, rainwater tank, septic tank, stormwater overflow gravel bed, and diversion and soakage trenches

Dwelling

Batter

Driveway

Clearance area for entire works

Tree Protection Zone (TPZ) for trees with impacted roots only

Area of TPZ to be removed

Property boundary

The evidence provided in the Avoidance section of the Mitigation Hierarchy shows that the client has made special effort to avoid native vegetation removal. Scattered tree loss has gone from 27 individuals to seven. Though low grassland removal has increased, a lower quality patch has been utilised instead of scattered tree removal.

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

Native vegetation loss has been minimized by siting the trenches in a patch of lower quality vegetation rather than in a group of mature, scattered trees. The house has been sited on a part of the site with the fewest scattered trees, though this area has low grassland with emergent shrubs, the grass coverage is quite sparse. The change in the driveway from the initial to the second set of plans also minimizes native vegetation loss as scattered trees are no longer to be removed for the driveway, though the same type of grassland exists there as the house siting.

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

n/a

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

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

The offset will be paid as a monetary fee to the NVC fund.

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

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

Principle of clearance	Considerations
Principle 1a - it comprises a high level of diversity of plant species.	**Relevant information** Vegetation Association 1: Native grassland with few emergent shrubs; six native and eight introduced species. Native Plant Species Diversity Score (max 30) from benchmark score is eight. Vegetation Association 2: Highly degraded, weedy, native grassland with few emergent shrubs; four native and five introduced species. Native Plant Species Diversity Score (max 30) from benchmark score is 12.
	Assessment against the principles At Variance: Vegetation Associations 1 and 2.
	Moderating factors that may be considered by the NVC Less than 0.25% of the native vegetation within a 5 km radius to be impacted. The proportion of Native Vegetation Patches within a 5km radius is 11%; this roughly translates to 864Ha. Total vegetation removal is 1.4Ha which is 0.002% of the remaining vegetation.
Principle 1b - significance	**Relevant information** The scattered trees (not vegetation associations) provide habitats to support several threatened fauna species. These species are listed in the table below

as a habitat for wildlife.

and the list has been refined by Highly Likely, Likely and Possible Likelihood of using the trees.

Species (common name)	NP&W Act	EPBC Act
Falco peregrinus macropus (Peregrine Falcon)	R	
Hieraaetus (Hieraaetus) morphnoides (Little Eagle)	V	
Hirundapus caudacutus (White-throated Needletail)		VU
Stagonopleura (Stagonopleura) guttata (Diamond Firetail)	V	VU
Tiliqua adelaidensis (Pygmy Blue-tongue)	E	EN
Trichosurus vulpecula (Common Brushtail Possum)	R	
Turnix varius varius (Painted Buttonquail)	R	

The trees likely provide a corridor for movement or a habitat refuge. The trees are located in a rural but urbanized area and the surrounding areas are at least partly cleared. Predatory animals have been observed very close by (pet dog). The trees are part of only 11% of remaining native vegetation within a 5km radius and, as such, likely provide an important resting place or habitat for some animals.

The site is close to an artificial lake which is more likely to be used as a refuge when food and water are scarce though some animals may live in the trees on site and move to the lake area when necessary.

The vegetation is unlikely to support a high diversity of animal species due to the fragmented nature of the wider area, predators nearby and the scarce food resources (apart from eucalypt leaves).

Trees;

Fauna Habitat Score – 1.4

Biodiversity Score

Tree Number	Biodiversity Score
4	0.08*
10	1.44**
18	0.46*
20	0.11*
21	0.12*
22	1.42**
23	0.18*
38	1.4**
45	0.4*

*At Variance

**Seriously at Variance

Assessment against the principles

At Variance: *Eucalyptus camaldulensis* trees 4, 18, 20, 21, 23, 45.

Seriously at Variance: *Eucalyptus camaldulensis* trees 10 (Loss Factor 0.6), 22, 38 (Loss Factor 0.4).

Moderating factors that may be considered by the NVC

Following the Threatened Species Assessment, the following species are the only ones who are likely to use the scattered *E. camaldulensis* trees.

Species (common name)	NP&W Act	EPBC Act
Falco peregrinus macropus (Peregrine Falcon)	R	
Hieraaetus (Hieraaetus) morphnoides (Little Eagle)	V	

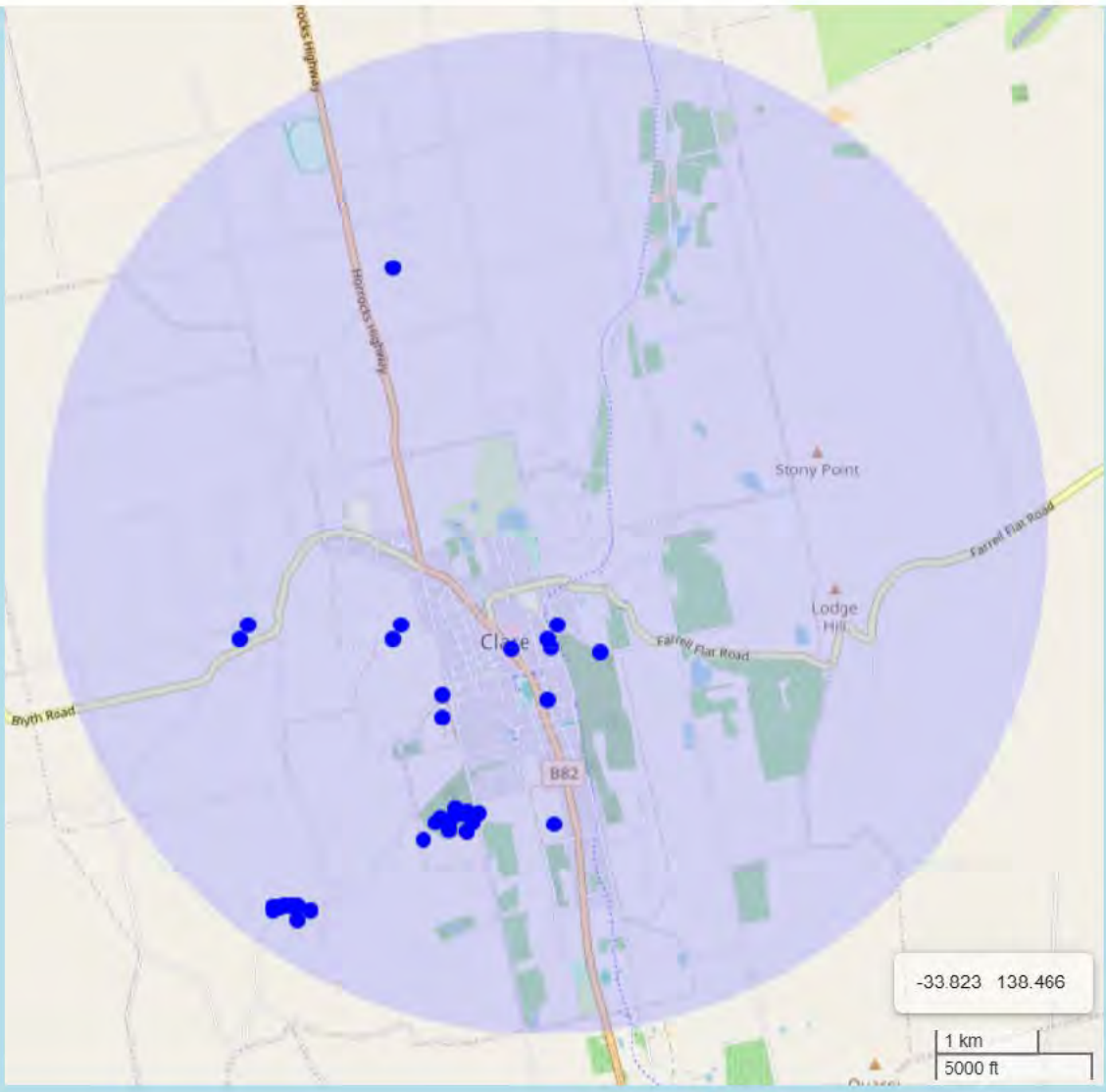
Impact Significance

Two of three trees that are Seriously at Variance with Principle 1b and to be partially retained. Thus, the removal of one tree and partial die-off of two trees on this site is a loss of <0.05%. Thus, the impact of the removal of these trees is unlikely to have a significant impact on fauna habitat.

Non-essential habitat

	The habitat is non-essential for the Peregrine Falcon, this species is a generalist. The Little Eagle has been found in a range of habitat types and as such, this is non-essential habitat for this species.
Principle 1c - plants of a rare, vulnerable or endangered species.	**Relevant information** Threatened species that may be present but undetectable at the time of assessment.

Scientific Name	Common Name	State Threatened Category	National Threatened Category
Acacia glandulicarpa	Hairy-pod Wattle	E	VU
Caladenia argocalla	Whitebeauty Spiderorchid	E	EN
Caladenia leptochila	Narrow-lip Spider Orchid	R	
Caladenia tensa	Greencomb Spider-orchid, Rigid Spider-orchid		EN
Diuris behrii	Golden Cowslips	VU	
Prasophyllum pallidum	Pale Leek-orchid	R	VU
Pterostylis excelsa	Dryland Greenhood	E	
Pterostylis nana	Dwarf Greenhood	E	
Pterostylis pusilla	Small Rusty-hood	E	
Pterostylis robusta	Large Shell-orchid	E	
Pterostylis smaragdyna	Emerald-lip Greenhood	E	
Thelymitra grandiflora	Great Sun-orchid	R	



The distribution of species within the area of impact.

These species have not been observed on site and the map shows that they have not been reported there previously. Thus, it is unlikely that the clearance will impact the local population of any of the listed threatened species.

Threatened Flora Score: 0

Assessment against the principles

Seriously at Variance: None

At Variance: None

Moderating factors that may be considered by the NVC

	n/a
Principle 1d - the vegetation comprises the whole or part of a plant community that is Rare, Vulnerable or endangered.	**Relevant information** No threatened communities under the EPBC Act or threatened ecosystems under the DEW Provisional list of threatened ecosystems present Threatened Community Score: 1
	Assessment against the principles Not at Variance
	Moderating factors that may be considered by the NVC n/a
Principle 1e - it is significant as a remnant of vegetation in an area which has been extensively cleared.	**Relevant information** 8% native veg. remaining in the Clare IBRA Association. 10% native veg. remaining in the Broughton IBRA subregion Vegetation Associations 1 and 2 have sparse grass coverage and some weeds present. However, leaf litter was present as well as seedlings of *Acacia pycnantha*. The native grasses and *A. pycnantha* are the only natives visible in photos, the native shrubs present were very sparsely distributed. Thus, the biodiversity of the site is low and generally in poor condition. The low biodiversity and high weediness, along with the residential nature of the area, suggest that the longevity of the native bushland on this site is low. The scattered trees are generally in good condition. The *Eucalyptus camaldulensis* trees have a varying age distribution, suggesting they have been regenerating and resprouting continuously. The *Acacia pycnantha* individuals are generally young trees or saplings, suggesting that (perhaps) the adults have

	died for an unknown reason and their progeny have been sprouting for a year or two. For this reason, their persistence in the area is difficult to determine. Most of the trees in the general area are *Eucalyptus camaldulensis*, persistence of the species in the area is likely to be strong. Total Biodiversity Score: 8.91
	Assessment against the principles Seriously at Variance: Vegetation Associations 1 and 2 and all scattered trees.
	Moderating factors that may be considered by the NVC *Impact significance* Most of the trees on site are in good condition, however, the bushland, where most of the clearance is proposed, is in poor condition. *Quality of remnant* For Vegetation Associations 1 and 2, the Vegetation Condition Score is low. Given the proximity to other dwellings and urbanization, the condition is likely to continue deteriorating.
Principle 1f - it is growing in, or in association with, a wetland environment.	**Relevant information** n/a
	Assessment against the principles Not at Variance
	Moderating factors that may be considered by the NVC n/a
	Relevant information

Principle 1g - it contributes significantly to the amenity of the area in which it is growing or is situated.	The trees and bushland to be removed are not visible from White Hut Road as the property is on a hill with a cliff face-like drop of >2m on White Hut Road. Removal of a small number of trees will not impact the landscape character.
	n/a
	Moderating factors that may be considered by the NVC n/a

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**	Seven removed and a further two pruned.
	Area (ha)	1.4
	Total biodiversity Score	5.61
Seriously at variance with principle 1(b), 1(c) or 1 (d)		1(b) and 1(d).
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.

n/a

5. Clearance summary

Clearance Areas 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
1	A	8	1	0	0	24.79	0.0996	2.47	1.0			2.72	$2,858.18	$157.20
1	B	12	1	0	0	20.5	0.0404	0.83	1.0			0.91	$956.23	$52.59
						Total	**0.14**	**3.3**				**3.63**	**$3,814.41**	**$209.79**

Scattered trees Summary table

Tree or Cluster ID	Number of trees	Fauna Habitat score	Threatened flora score	Biodiversity score	Loss factor	SEB Points required	SEB Payment	Admin Fee
4	1	0	0	0.08	1	0.09	$94.57	$5.20
10	1	1.4	0	1.44	0.6	0.95	$998.26	$54.90
18	1	1.4	0	0.46	1	0.51	$535.91	$29.48
20	1	0	0	0.11	1	0.12	$126.10	$6.94
21	1	0	0	0.12	1	0.13	$136.60	$7.51
22	1	1.4	0	1.42	1	1.56	$1,639.25	$90.16
23	1	1.4	0	0.18	1	0.20	$210.16	$11.56
38	1	1.4	0	1.4	0.4	0.62	$651.50	$35.83
45	1	1.4	0	0.4	1	0.44	$462.35	$25.43
Total	**78**			**43.92**		**4.62**	**$4,854.70**	**$267.01**

Totals summary table

Economies of Scale Factor	0.50
Rainfall (mm) Factor	579
SEB Points of Gain/ha Factor	7

SEB Uplift Factor	1.10
Management Cost ($/ha)	$25,408.00

	Total Biodiversity score	Total SEB points required	SEB Payment	Admin Fee	Total Payment
Application	47.22	8.25	$8,669.11	$476.80	$9,145.91

6. Significant Environmental Benefit

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

ACHIEVING A SEB

☐ Establish a new SEB Area on land owned by the proponent.

☐ Use SEB Credit that the proponent has established. Provide the SEB Credit Ref. No. _____

☐ Apply to have SEB Credit assigned from another person or body. The application form needs to be submitted with this Data Report.

☐ Apply to have a SEB to be delivered by a Third Party. The application form needs to be submitted with this Data Report.

☒ Pay into the Native Vegetation Fund.

PAYMENT SEB

Payment of $9,145.91 required (including admin. fee)

7. List of Appendices

Appendix 1. Landowner permission to develop_12WhiteHutRoadClare

Appendix 2. Flora Species List_12WhiteHutRoadClare

Appendix 3. Scattered Tree Assessment Scoresheet_FinalPlans_12WhiteHutRoadClare

Appendix 4. Fauna Species List_12WhiteHutRoadClare

Appendix 5. Scattered Tree Assessment Scoresheet_20mBuffer_12WhiteHutRoadClare

Appendix 6. Map_20mBuffer_12WhiteHutRoadClare

Appendix 7. Scattered trees Summary table_12WhiteHutRoadClare

Appendix 8. Initial site building plans_12WhiteHutRoadClare

Appendix 9. Bushland Assessment Scoresheet_InitialPlans_12WhiteHutRdClare

Appendix 10. Scattered Tree Assessment Scoresheet_InitialPlans_12WhiteHutRoadClare

Appendix 11. Second site building plans_12WhiteHutRoadClare

Appendix 12. Bushland Assessment Scoresheet_SecondPlans_12WhiteHutRdClare

Appendix 13. Scattered Tree Assessment Scoresheet_SecondPlans_12WhiteHutRoadClare

Appendix 14. Final site building plans_12WhiteHutRoadClare

Appendix 15. Bushland Assessment Scoresheet_FinalPlans_12WhiteHutRdClare

Appendix 16. Modified Bushland Assessment (less than 0.5ha) Scoresheet_Final_Plans_12WhiteHutRoadClare