Native Vegetation Data Report - Barossa Bikeway

Prepared by Sheree Edwards, Terra Gana Pty Ltd
14th September 2026
FOR: Barossa Council

Version Control

Title	Native Vegetation Data Report - Barossa Bikeway			
Client	Barossa Council			
Created By	Terra Gana Pty Ltd			
Date Created	6th September 2026			
Maintained By	Sheree Edwards, Senior Environmental Consultant			
Version Number	**Modified By**	**Modifications Made**	**Date Modified**	**Status**
0.1	Sheree Edwards	First draft issued to Barossa Council	6/09/26	For Review
1.0	Sheree Edwards	Minor edits following client feedback	14/09/26	FINAL
2.0	Sheree Edwards	Final edits following edits from client – mapping.	14/09/26	FINAL V2
3.0	Sheree Edwards	Addition of SEB Credit option	17/09/26	FINAL V3

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1. Application Information

Application Details

Applicant:	[redacted]		
Key contact:	[redacted]		
Landowner:	[redacted]		
Site Address:	LOT 54 Torrens Valley Road, Mount Pleasant SA (Dis-used Railway Corridor – Sections between Birdwood and Mount Pleasant)		
Local Government Area:	Barossa Council	Hundred:	Talunga
Title ID:	CT5420/124 CT6230/61 CT6230/61 CT6086/650	Parcel ID	F169550 A611 D114390 A55 D114390 A54 D87959 A100

Summary of proposed clearance

Purpose of clearance	Clearance of vegetation to establish and maintain a track for public recreational use involving the use of non-motorised vehicles, such as for bicycles or horses.
Native Vegetation Regulation	Regulation 12, Schedule 1; clause 36 – Recreation Track
Description of the vegetation under application	<u>Number of trees proposed to be removed:</u> 10 x *Eucalyptus leucoxylon ssp. leucoxylon* (SA Blue Gum) 35 x *Eucalyptus camaldulensis ssp. camaldulensis* (River Red Gum) 3 x *Acacia retinodes* (Swamp Wattle) 4 x *Acacia pycnantha* (Golden Wattle) 2 x *Eucalyptus viminalis ssp. cygnetensis* (Manna Gum) <u>Major pruning of the tree with more than 25% of the tree to be removed</u> 1 x *Eucalyptus camaldulensis ssp. camaldulensis* (River Red Gum) 2 x *Acacia retinodes* (Swamp Wattle) <u>Minor pruning of the tree with less than 25% of the tree to be removed</u> 7 x *Eucalyptus camaldulensis ssp. camaldulensis* (River Red Gum) 2 x *Eucalyptus viminalis ssp. cygnetensis* (Manna Gum) <u>Bushland patches proposed to be removed:</u> 0.06 Ha – (A1) *Themeda triandra, Austrostipa* sp degraded grassland 0.02 Ha – (B1) – *Eucalyptus camaldulensis ssp camaldulensis* open woodland with sparse degraded understorey
Total proposed clearance - area (ha) and number of trees	66 Scattered Trees proposed to be impacted (inclusive trees which require pruning) AND 0.08 Ha of bushland.
Level of clearance	Level 4
Overlay (Planning and Design Code)	Native Vegetation Overlay

Map of proposed clearance area

Mitigation hierarchy	Refer to Section: Address the Mitigation Hierarchy.
SEB Offset proposal	SEB Credit – Ref 2022/4010/960 (43.41 SEB Points) OR: Pay into the Native Vegetation Fund = $57,045.28 (no GST applied) plus admin fee of $3,137.51 (GST applied) = $60,182.79

2. Purpose of Clearance

2.1 Description & Background

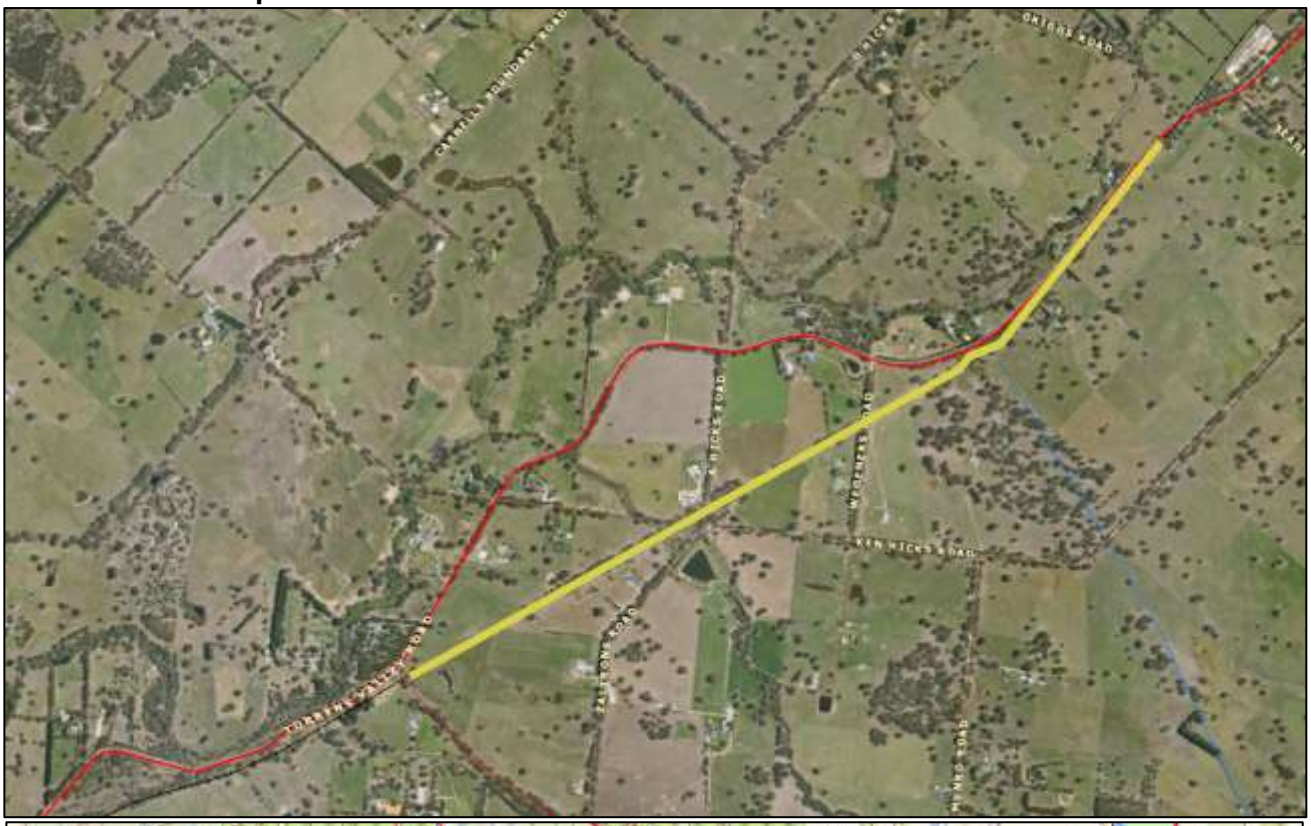
Terra Gana Pty Ltd have been engaged by the Barossa Council to undertake a native vegetation clearance assessment of the proposed alignment of a 3km multi-use trail (Barossa Bike Path) to be constructed along the dis-used railway corridor, between Randall Road, Mount Torrens and Torrens Valley Road, Mount Pleasant.

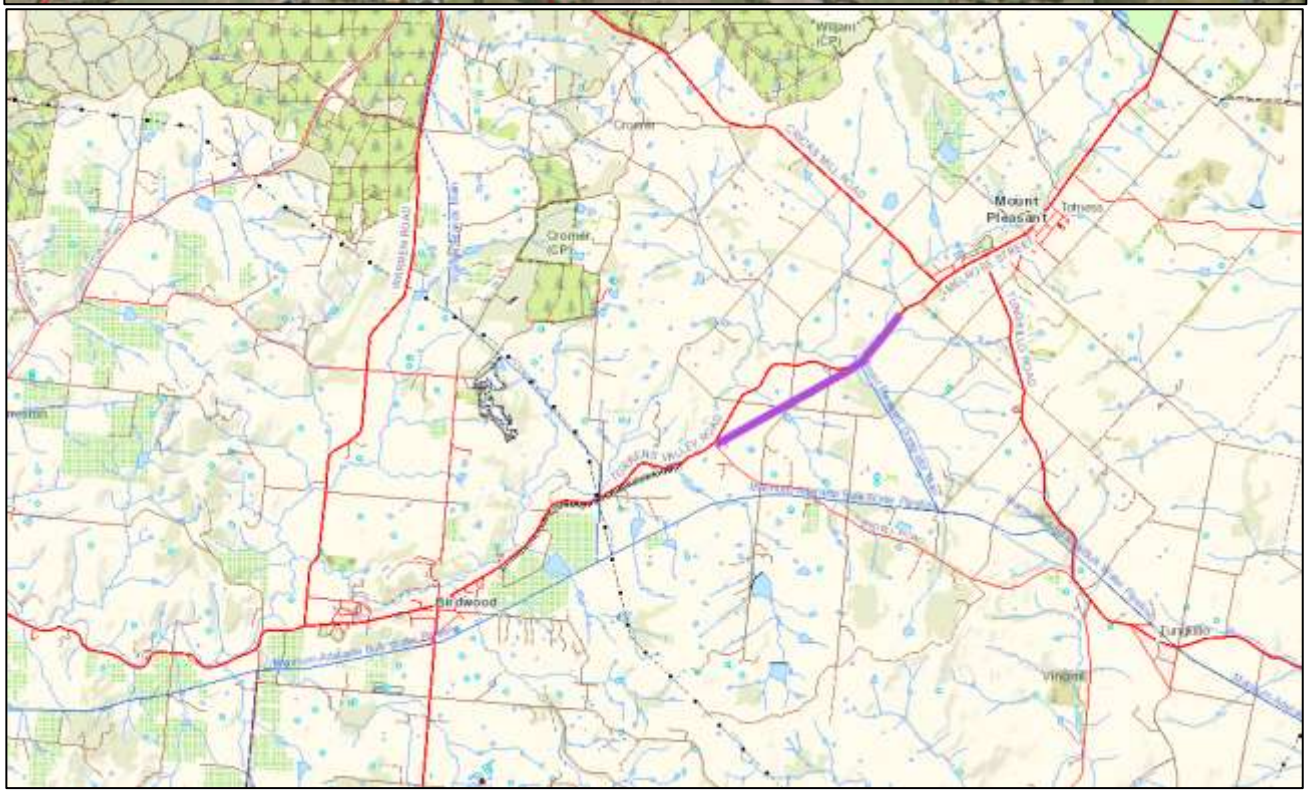
It will be built as a standalone bike path to allow safer passage of cyclists and pedestrians and will be built to a width of 2-3m with the width pinching to 2m in areas in an effort to minimise impacts to native vegetation. The bike path will involve bridge construction, fencing and a culvert. The vegetation assessment is based on the proposed trail width with minor and major pruning of over hanging trees. It is estimated that funding has been secured for this important local project to the tune of $300,000, with efforts to increase this funding base over the length of the project.

2.2 Details of the proposal

Appendix 1 provides the plans provided by the applicant. Best efforts by the applicant to show the accurate location of the proposed alignment reliant on aerial imagery. Whilst detailed design plans are critical in order to determine the extent of clearance that may be required, no detailed design plans or drawings have been prepared. A 2-3 metre alignment has been provided, based on aerial imagery, and some indicative work zones for culvert, bridge and some fencing. The area assessed by the accredited consultant was guided by instructions by the applicant to assess vegetation which was within and adjacent to the hard base left remaining of the old railway.

2.3 General location maps





2.4 Approvals required

Native Vegetation Act 1991 – Level 4 (application here-in)
Commission of Highways (DIT) – Landholder Permission

2.5 Native Vegetation Regulation

The regulation and the associated clause(s) in Schedule 1 in Division 5 of the Native Vegetation Regulations under which the proposed clearance is suggested to be assessed is Regulation 12(36) Recreation Track.

2.6 Development Information (if required)

Zone: Productive Rural Landscape - PRuL

Overlays:

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

Hazards (Bushfire - Medium Risk) - *The Hazards (Bushfire - Medium Risk) Overlay seeks to ensure development responds to the medium level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitating access for emergency service vehicles.*

Hazards (Flooding - Evidence Required) - *The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.*

Limited Land Division - *The Limited Land Division Overlay seeks to limit fragmentation of land to avoid undermining primary production.*

Mount Lofty Ranges Water Supply Catchment (Area 2) - *The Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay is to protect Adelaide's drinking water supply by limiting development to that which has a beneficial impact on the quality of water harvested from the Mount Lofty Ranges Watershed*

Native Vegetation - *The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.*

Prescribed Water Resources Area - *The Prescribed Water Resources Area Overlay seeks to ensure the sustainable use of water in prescribed water resource areas.*

Traffic Generating Development - *The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.*

Urban Transport Routes - *The Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along urban transport routes.*

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

3. Method

The flora assessment was undertaken by Sheree Edwards (Native Vegetation Accredited Consultant) across three separate survey efforts, on the 8th December 2025, 22nd June 2026 and the 31st August 2026 following the Bushland Assessment Methodology and the Scattered Tree Methodology. The survey methodology followed best-practice guidelines for flora and fauna assessments, aligning with the Scattered Tree and Bushland Assessment Methodology and the Native Vegetation Act 1991 and Regulations 2017; and included:

- Adherence to Regulation 12(36) – Recreation Track
- Discussion with the applicant of the mitigation hierarchy and possibilities to avoid and minimise impacts to native vegetation.
- Systematic Vegetation Surveys:
- Assessment of vegetation structure, floristic composition, and condition.

Targeted Searches & Opportunistic Observations:

- Focused searches in suitable habitats for flora species of conservation significance identified during database reviews and on-site.

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

Habitat Condition Assessment:

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

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

Fauna Considerations

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

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

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

4. Assessment Outcomes

4.1 Vegetation Assessment

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

Prior to European settlement, the Mount Pleasant landscape formed part of the upper River Torrens catchment, supporting a mosaic of grassy woodlands associated with the river, drainage lines, fertile valley floors and surrounding hills. Historical information for the Mount Pleasant district describes the Torrens Valley as having relatively high rainfall and being characterised by lush pastures and widely spaced gum trees, in contrast to the drier, more open and scrubby vegetation further east.

Vegetation associated with the Torrens River and its tributaries would have been strongly influenced by soil moisture and periodic inundation. River Red Gum (Eucalyptus camaldulensis) would have been a dominant component along the river and drainage lines, with South Australian Blue Gum (*Eucalyptus leucoxylon*) occurring in association with River Red Gum on adjoining valley floors and lower slopes. The woodland structure would generally have comprised mature, widely spaced eucalypts over a predominantly grassy and herbaceous understorey, with species such as Kangaroo Grass (*Themeda triandra*) and a range of native shrubs and herbs.

The disused railway corridor at Mount Pleasant supports a predominantly modified and regenerating vegetation community, reflecting the historical disturbance associated with railway construction, maintenance and subsequent cessation of rail operations. Vegetation within the corridor is generally characterised by a mixture of remnant native trees and shrubs, natural regeneration and introduced grasses and environmental weeds.

The dis-used rail corridor provides a valuable wildlife and habitat corridor which has intermittent grazing impacts unlike the adjoining land-uses (which is subject to more consistent grazing impacts in sections). This has allowed multiple regeneration events and proliferating age cohorts of upper story flora species throughout the corridor.

Including *Acacia retinoides Swamp Gum), Eucalyptus leucoxylon* ssp *leucoxylon* (SA Blue Gum), *Eucalyptus camaldulensis ssp, camaldulensis* (River Red gum) and *Eucalyptus viminalis ssp cygnetensis* (Manna Gum).

Mature native trees provide an important structural component of the corridor, with younger regeneration and patches of native understorey contributing to habitat complexity. However, much of the ground layer is dominated by introduced grasses and other exotic species. Mature trees have ecological values disproportionate to the overall condition of the surrounding vegetation, particularly where hollows, substantial canopy structure or regeneration are present.

The railway corridor has local ecological significance as a linear vegetated corridor, providing connectivity through an otherwise highly modified landscape. Native trees, shrubs and regenerating vegetation provide habitat and movement resources for birds, reptiles, small mammals and invertebrates, particularly where vegetation connects with adjoining remnant vegetation. Of significance, refuge for threatened and declining fauna species.

Declared weeds and environmental weeds are also present and should be managed to avoid further degradation or spread into adjoining native vegetation. Declared Pest Plants recorded include Gorse and One Leaf Cape Tulip.

Details of the vegetation associations proposed to be impacted

Vegetation Association A1: *Themeda triandra, Austrostipa* sp degraded grassland

Threatened species or community	No threatened flora or fauna under the NP&W Act or EPBC Act listed species or community recorded.				
Landscape context score	1.14	Vegetation Condition Score	11.28	Conservation significance score	1.08
Unit biodiversity Score	13.89	Area (ha)	0.06	Total biodiversity Score	0.83

Vegetation Association B1 – *Eucalyptus camaldulensis ssp camaldulensis* open woodland with sparse degraded understorey					
 					
Threatened species or community	No threatened flora or fauna under the NP&W Act or EPBC Act listed species or community recorded.				
Landscape context score	1.17	Vegetation Condition Score	30.06	Conservation significance score	1.08
Unit biodiversity Score	37.98	Area (ha)	0.02	Total biodiversity Score	0.76

Details of the vegetation associations and scattered trees proposed to be impacted

Tree & Photo #	Tree spp.	No. of trees	Height (m)	Hollows	Diameter (cm)	Canopy dieback (%)	Biodiversity Score	General comments	Loss Factor
8	*Eucalyptus leucoxylon ssp leucoxylon*	1	15.1	2 small	53	10	3.74	Healthy medium sized tree growing across trail alignment. Proposed for removal.	1.0
11	*Eucalyptus camaldulensis var camaldulensis*	1	6.7	-	32	35	0.33	Healthy medium sized tree growing across trail alignment. Proposed for removal.	1.0
12	*Eucalyptus camaldulensis var camaldulensis*	1	6.1	-	7	15	0.21	Small tree in excellent condition. Proposed for removal.	1.0
13	*Eucalyptus camaldulensis var camaldulensis*	7	5.9	-	6.5	50	0.13	Small tree with significant canopy dieback. Proposed for removal.	1.0
17	*Acacia retinodes*	3	8.1	-	35	15	3.37	Mature trees growing in the centre of the proposed alignment. Proposed for removal.	1.0
18	*Eucalyptus camaldulensis var camaldulensis*	1	4.1	-	8	40	0.12	Small tree with significant canopy dieback. Proposed for removal.	1.0
19	*Eucalyptus camaldulensis var camaldulensis*	1	6.5	-	10	50	0.16	Small tree with significant canopy dieback. Proposed for removal.	1.0
20	*Eucalyptus camaldulensis var camaldulensis*	1	5.9	-	10	15	0.23	Small tree in excellent condition. Proposed for removal.	1.0
21	*Eucalyptus camaldulensis var camaldulensis*	6	4.5	-	5	50	0.11	Small tree with significant canopy dieback. Proposed for removal.	1.0
22	*Eucalyptus camaldulensis var camaldulensis*	1	6.4	-	17	5	0.30	Small tree in excellent condition. Proposed for removal.	1.0
23	*Eucalyptus camaldulensis var camaldulensis*	1	6.4	-	17	5	0.30	Small tree in excellent condition. Proposed for removal.	1.0
24	*Eucalyptus leucoxylon ssp leucoxylon*	5	4.9	-	7	15	0.20	Small tree in excellent condition. Proposed for removal.	1.0

Tree & Photo #	Tree spp.	No. of trees	Height (m)	Hollows	Diameter (cm)	Canopy dieback (%)	Biodiversity Score	General comments	Loss Factor
25	*Eucalyptus leucoxylon ssp leucoxylon*	1	9.1	-	29	5	0.52	Medium tree in excellent condition. Proposed for removal.	1.0
26	*Eucalyptus leucoxylon ssp leucoxylon*	1	4.5	-	7.5	5	0.20	Small tree in excellent condition. Proposed for removal.	1.0
27	*Acacia pycnantha*	2	4.3	-	12	10	0.52	Small trees in excellent condition. Only pruning required, but due to the size of the tree and canopy cover, trees are likely to be impacted in the long term. Proposed for removal.	1.0
31	*Eucalyptus camaldulensis var camaldulensis*	1	5.1	-	13	10	0.24	Small tree in excellent condition. Proposed for removal.	1.0
33	*Eucalyptus camaldulensis var camaldulensis*	1	3.0	-	4	50	0.09	Small tree with significant canopy dieback. Proposed for removal.	1.0
37	*Eucalyptus camaldulensis var camaldulensis*	1	5.1	-	16	3	0.27	Small tree in excellent condition. Proposed for removal.	1.0
38	*Eucalyptus leucoxylon ssp leucoxylon*	1	7.9	-	10	0	0.29	Small tree in excellent condition. Proposed for removal.	1.0
43	*Acacia pycnantha*	1	3.9	-	6	0	0.40	Small tree in excellent condition. Proposed for removal.	1.0
46	*Eucalyptus viminalis ssp cygnetensis*	1	9.7	-	30	0	0.63	Small tree in excellent condition. Proposed for removal.	1.0
47	*Acacia pycnantha*	1	2.4	-	7	10	0.28	Small tree in excellent condition. Proposed for removal.	1.0
54	*Eucalyptus camaldulensis var camaldulensis*	1	15.3	1 small	35	5	1.40	Small tree in excellent condition. Proposed for removal.	1.0

Tree & Photo #	Tree spp.	No. of trees	Height (m)	Hollows	Diameter (cm)	Canopy dieback (%)	Biodiversity Score	General comments	Loss Factor
60	*Eucalyptus leucoxylon ssp leucoxylon*	1	4.5	-	7	60	0.07	Medium sized tree with significant canopy dieback. Proposed for removal.	1.0
67	*Eucalyptus camaldulensis var camaldulensis*	3	7.0	-	14	5	0.28	3 x trees in excellent condition. Proposed for removal.	1.0
68	*Eucalyptus camaldulensis var camaldulensis*	1	7.0	-	14	5	0.28	Small tree in excellent condition. Proposed for removal.	1.0
70	*Eucalyptus camaldulensis var camaldulensis*	1	7.8	2 small	38	35	0.96	Small tree in good condition. Proposed for removal.	1.0
72	*Acacia retinodes*	2	7.2	-	26	0	2.02	2 x trees, pruning required. Loss Factor of 0.4 applied.	0.4
73	*Eucalyptus camaldulensis var camaldulensis*	1	9.9	-	33	35	0.42	Medium sized tree which requires pruning. Less than 25% pruning required. No loss factor applied.	0.0
75	*Eucalyptus viminalis ssp cygnetensis*	1	15.9	3 medium, 4 large	122	15	8.63	Large mature tree with multiple trunks. Limbs growing over the path alignment. Providing significant habitat. Minor pruning required and likely to impact small hollows present. No loss factor applied as applicant has indicated less than 25% will be removed.	0.00
76	*Eucalyptus camaldulensis var camaldulensis*	1	12.8	4 small	65	10	3.52	Medium tree with hollows. Alignment of the trail to be moved to the south to avoid impacting this tree, and will ramp up and over a large root. The alignment will pinch the trail to 2.5m wide when it passes Tree 76. No loss factor applied as applicant has indicated less than 25% will be removed.	0.0

Tree & Photo #	Tree spp.	No. of trees	Height (m)	Hollows	Diameter (cm)	Canopy dieback (%)	Biodiversity Score	General comments	Loss Factor
77	*Eucalyptus camaldulensis var camaldulensis*	1	15.6	6 small, 3 medium	115	10	6.95	Large, mature tree requiring major pruning for trail alignment. Alignment of trail moved to the south to avoid major pruning of this tree. No loss factor applied as applicant has indicated less than 25% will be removed.	0.0
78	*Eucalyptus camaldulensis var camaldulensis*	1	7.2	3 small, 1 medium	45	60	0.61	Large, mature tree growing in a creek and has large limbs overhanging the proposed bridge. Limbs to be pruned – less than 25%. No loss factor applied.	0.0
79	*Eucalyptus viminalis ssp cygnetensis*	1	12.0	2 medium, 1 large	81	15	6.18	Large, mature tree growing in a creek and has large limbs overhanging the proposed bridge. Limbs to be pruned, Likely to impact branches with hollows – less than 25%. No loss factor applied.	0.0
80	*Eucalyptus viminalis ssp cygnetensis*	1	16.0	6 small, 2 medium	101	10	8.04	Large tree with hollows. Proposed to be removed.	1.0
81	*Eucalyptus camaldulensis var camaldulensis*	1	16.0	3 small	97	60	2.54	Large, mature tree with large limbs overhanging the proposed trail alignment. Limbs to be pruned, Likely to impact branches with hollows – less than 25%. No loss factor applied.	0.0
82	*Eucalyptus camaldulensis var camaldulensis*	1	4.3	-	6	25	0.11	Small tree in good condition. Proposed for removal.	1.0
83	*Eucalyptus camaldulensis var camaldulensis*	1	7.8	2 small	32	90	0.28	Medium sized tree with large limbs overhanging the proposed trail alignment. Limbs to be pruned - less than 25%. No loss factor applied.	0.0

Tree & Photo #	Tree spp.	No. of trees	Height (m)	Hollows	Diameter (cm)	Canopy dieback (%)	Biodiversity Score	General comments	Loss Factor
84	*Eucalyptus camaldulensis var camaldulensis*	1	10.1	2 small, 1 large	81	85	1.21	Medium sized tree with large limbs overhanging the proposed trail alignment. Limbs to be pruned – less than 25%. No loss factor applied.	0.0
85	*Eucalyptus camaldulensis var camaldulensis*	1	13.1	-	37	65	0.52	Medium sized tree with significant canopy dieback. Proposed for removal.	1.0
86	*Eucalyptus camaldulensis var camaldulensis*	1	8.9	-	13	75	0.14	Medium sized tree with significant canopy dieback. Proposed for removal.	1.0
87	*Eucalyptus camaldulensis var camaldulensis*	1	6.1	-	15	5	0.28	Small tree in excellent condition. Proposed for removal.	1.0
88	*Eucalyptus camaldulensis var camaldulensis*	1	5.5	-	6	10	0.20	Small tree in excellent condition. Proposed for removal.	1.0
89	*Eucalyptus camaldulensis var camaldulensis*	1	10.1	-	19	10	0.40	Medium tree in excellent condition. Proposed for removal.	1.0
90	*Eucalyptus camaldulensis var camaldulensis*	1	6.8	-	11	5	0.26	Small tree in excellent condition. Requires pruning. A loss factor of 0.04 applied.	0.4

Map 1: Proposed Native Vegetation Impacts - Barossa Bikeway (incl retained Scattered Trees)

TERRA GANA

0 25 50 100 Metres

N

Every effort is made to ensure this map is free of errors but there is no warrant the map or its features are either spatially or temporally accurate or fit for a particular use. This map is provided without any warranty of any kind whatsoever, either express or implied.

Map 2: Proposed Native Vegetation Impacts - Barossa Bikeway (incl retained Scattered Trees)

TERRA GANA

0 25 50 100 Metres

N

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Map 3: Proposed Native Vegetation Impacts - Barossa Bikeway (incl retained Scattered Trees)

TERRA GANA

0 25 50 100 Metres

N

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Map 4: Proposed Native Vegetation Impacts - Barossa Bikeway (incl retained Scattered Trees)

TERRA GANA

0 25 50 100 Metres

N

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Map 5: Proposed Native Vegetation Impacts - Barossa Bikeway (incl retained Scattered Trees)

TERRA GANA

0 25 50 100 Metres

N

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Map 6: Proposed Native Vegetation Impacts - Barossa Bikeway (incl retained Scattered Trees)

TERRA GANA

0 25 50 100 Metres

N

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Map 7: Proposed Native Vegetation Impacts - Barossa Bikeway (incl retained Scattered Trees)

TERRA GANA

0 16 32 64 Metres

N

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Map 8: Proposed Native Vegetation Impacts - Barossa Bikeway (incl retained Scattered Trees)

TERRA GANA

0 16 32 64 Metres

N

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Map 9: Proposed Native Vegetation Impacts - Barossa Bikeway (incl retained Scattered Trees)

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Photographs of Scattered Trees Under Application


DIRECTION
E (T)
54H 319243
6148399
ACCURACY 7 m
DATUM GDA2020
17
8/12/2025,
12:11:33 pm


DIRECTION
E (T)
54H 319194
6148367
ACCURACY 4 m
DATUM GDA2020
18
8/12/2025,
12:14:02 pm


DIRECTION
W (T)
54H 319166
6148350
ACCURACY 5 m
DATUM GDA2020
19
8/12/2025,
12:15:38 pm


DIRECTION
W (T)
54H 319151
6148341
ACCURACY 4 m
DATUM GDA2020
20
8/12/2025,
12:16:44 pm


DIRECTION
W (T)
54H 319148
6148338
ACCURACY 5 m
DATUM GDA2020
21 – clump of 6
8/12/2025,
12:17:31 pm


DIRECTION
W (T)
54H 318880
6148184
ACCURACY 4 m
DATUM GDA2020
23
8/12/2025,
12:28:55 pm


DIRECTION
W (T)
54H 318799
6148140
ACCURACY 4 m
DATUM GDA2020
24
8/12/2025,
12:32:35 pm


DIRECTION
W (T)
54H 318795
6148135
ACCURACY 4 m
DATUM GDA2020
25
8/12/2025,
12:34:06 pm


DIRECTION
W (T)
54H 318789
6148132
ACCURACY 3 m
DATUM GDA2020
26
8/12/2025,
12:35:23 pm


DIRECTION
E (T)
54H 318717
6148093
ACCURACY 6 m
DATUM GDA2020
27
8/12/2025,
12:38:10 pm


DIRECTION
E (T)
54H 318550
6147998
ACCURACY 4 m
DATUM GDA2020
31
8/12/2025,
1:02:39 pm


DIRECTION
W (T)
54H 318529
6147979
ACCURACY 4 m
DATUM GDA2020
33
8/12/2025,
1:04:26 pm


DIRECTION
E (T)
54H 318208
6147800
ACCURACY 9 m
DATUM GDA2020
37
8/12/2025,
1:14:23 pm


DIRECTION
W (T)
54H 318199
6147788
ACCURACY 4 m
DATUM GDA2020
38
8/12/2025,
1:16:00 pm


DIRECTION
W (T)
54H 318140
6147757
ACCURACY 4 m
DATUM GDA2020
43
8/12/2025,
1:20:54 pm


DIRECTION
E (T)
54H 318085
6147727
ACCURACY 4 m
DATUM GDA2020
46
8/12/2025,
1:24:11 pm


DIRECTION
E (T)
54H 318072
6147716
ACCURACY 4 m
DATUM GDA2020
47
8/12/2025,
1:25:29 pm


DIRECTION
E (T)
54H 317970
6147669
ACCURACY 7 m
DATUM GDA2020
54
8/12/2025,
1:36:48 pm


DIRECTION
W (T)
54H 317900
6147611
ACCURACY 4 m
DATUM GDA2020
60
8/12/2025,
1:52:08 pm


DIRECTION
W (T)
54H 317898
6147610
ACCURACY 4 m
DATUM GDA2020
67
8/12/2025,
1:53:09 pm


DIRECTION
W (T)
54H 317893
6147607
ACCURACY 4 m
DATUM GDA2020
68
8/12/2025,
1:54:35 pm


DIRECTION
S (T)
54H 317878
6147607
ACCURACY 4 m
DATUM GDA2020
70
8/12/2025,
1:57:21 pm


DIRECTION
E (T)
54H 319293
6148442
ACCURACY 4 m
DATUM GDA2020
72
22/6/2026,
2:13:06 pm


DIRECTION
S (T)
54H 319317
6148441
ACCURACY 7 m
DATUM GDA2020
73
22/6/2026,
2:19:00 pm


DIRECTION
S (T)
54H 318116
6147741
ACCURACY 5 m
DATUM GDA2020
75
22/6/2026,
2:42:46 pm


DIRECTION
W (T)
54H 318127
6147737
ACCURACY 4 m
DATUM GDA2020
75
22/6/2026,
2:49:51 pm


DIRECTION
W (T)
54H 317535
6147407
ACCURACY 4 m
DATUM GDA2020
76
31/8/2026,
10:48:45 am


DIRECTION
W (T)
54H 317539
6147407
ACCURACY 4 m
DATUM GDA2020
77
31/8/2026,
10:49:38 am


DIRECTION
S (T)
54H 319293
6148425
ACCURACY 10 m
DATUM GDA2020
78 & 79
8/12/2025,
11:44:12 am


DIRECTION
W (T)
54H 319289
6148427
ACCURACY 13 m
DATUM GDA2020
80
8/12/2025,
11:45:56 am


DIRECTION
S (T)
54H 319068
6148292
ACCURACY 4 m
DATUM GDA2020
81
31/8/2026,
11:17:03 am


DIRECTION
E (T)
54H 319051
6148293
ACCURACY 4 m
DATUM GDA2020
81
31/8/2026,
11:48:41 am


DIRECTION
S (T)
54H 319051
6148292
ACCURACY 5 m
DATUM GDA2020
82
31/8/2026,
11:48:48 am


DIRECTION
S (T)
54H 319006
6148264
ACCURACY 4 m
DATUM GDA2020
83
31/8/2026,
11:58:04 am


DIRECTION
S (T)
54H 319016
6148274
ACCURACY 10 m
DATUM GDA2020
84
31/8/2026,
11:56:06 am


85


DIRECTION
S (T)
54H 319465
6148578
ACCURACY 5 m
DATUM GDA2020
86
31/8/2026,
12:24:06 pm


DIRECTION
W (T)
54H 318381
6147894
ACCURACY 4 m
DATUM GDA2020
87
31/8/2026,
12:36:08 pm


DIRECTION
S (T)
54H 318348
6147873
ACCURACY 5 m
DATUM GDA2020
88
31/8/2026,
12:38:13 pm


DIRECTION
W (T)
54H 317941
6147642
ACCURACY 4 m
DATUM GDA2020
89
31/8/2026,
12:50:28 pm

4.2 Threatened Species assessment

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

Species	Common name	EPBC Act	NP&W Act	Data source	Date of last record	Species known habitat preferences and likelihood of use
Corcorax melanorhamphos	White-winged Chough	-	R	3	01-Mar-2024	Likely/ possible – Use of both Large trees, small trees
Myiagra inquieta	Restless Flycatcher	-	R	3	15-Feb-1998	Likely/ possible - Large trees, small trees & bushland
Petroica boodang boodang	Scarlet Robin	-	R	3	01-May-2021	Likely/ possible – Use of both Large trees, small trees and bushland patches.
Turnix varius varius	Painted Buttonquail	-	R	3	26-Sep-2023	Possible – Bushland pataches.
Zanda funerea whiteae	Yellow-tailed Black Cockatoo	-	V	3	18-Mar-2018	Likely - Large trees and bushland patches.

Pteropus poliocephalus	Grey-headed Flying-fox	VU	R	3,4	15-Mar-2020	Likely - Large trees and bushland patches.
Trichosurus vulpecula	Common Brushtail Possum	-	R	3	05-Jul-2020	Likely – Use of both Large trees, small trees
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.

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.

The mapping provided by the applicant for the alignment was based on aerial imagery, whereas the vegetation assessment was based on vegetation within proximity to the firmer base of the rail corridor (as instructed by the applicant). Tree locations were mapped using GPS. The mapping of the alignment shows the discrepancy due to the accurate site boundary, and the tree locations. Advice was provided to the applicant to rectify this through site survey, though budget did not allow for this. A site survey would have provided valuable information in topography, to further assess impacts of drainage, trail features etc.

There were no site plans (including engineering site plans) provided in the preparation of this assessment. As a result, cumulative impacts were difficult to assess. There are concerns the width of the alignment has not taken into account any battering for construction, drainage considerations or future construction works that will occur. Including the requirements to adhere to the AustRoads Standards for a Multi-use Path.

The proposed multi-use path alignment incorporates a bridge, and a culvert – however the assessment was restricted to the path alignment, not including any potential construction impacts which may occur. The applicant has assured the accredited consultant all impacts have been considered and the native vegetation included in this report is the total amount of clearance required.

A bridge will be constructed, with fencing. The details provided by the applicant are shown below. The applicant has also provided lay-down areas for construction – 5m x 3m in assize at 4 locations.

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

The applicant could not avoid impacting native vegetation as part of this project proposal. The dis-used rail corridor is a corridor of native vegetation where there are few section devoid of native vegetation. No alternative trail alignments were considered, as the applicant wanted to site the trail within the dis-used rail corridor, and on the firmer base where the railway was once. The intent to utilise a firmer base, therefore saving on construction costs.

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).

Whilst still impacting a significant number of trees, the trail seeks to avoid impacts to native vegetation. The applicant has taken the following steps to minimise impacts to native vegetation as part of this proposal, including,

- *The width of the proposed trail alignment is aimed to be between 2 and 3m wide. The applicant has not proposed any maintenance shoulder abutting the trail, allowing native vegetation, smaller trees, understorey intermingled with introduced grasses to remain. This poses a management challenge for the infrastructure, but careful planning of this approach has reduced the need to include vegetation abutting the trail. The initial vegetation survey included native vegetation to include a maintenance buffer, as close to the hard surface of the old rail as instructed by the applicant. Approx 90 trees were initially surveyed, with 66 coming under application as documented.*
- *The applicant revisited the plans, through several visits to the site and amended the alignment to meander the trail to avoid some areas of native vegetation.*

In consultation with the Accredited Consultant, (backed up by a field validation and survey process), the applicant altered the alignment to minimise impacts to native vegetation. Refer photographs and mapping which show retained trees avoided as part of this process. Refer Appendix 3.

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 as part of this proposal.

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.

Payment into the Native Vegetation Fund.

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.

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	Relevant information Number of native plant species recorded: 5 (A1) & 9 (B1) Number of introduced plant species recorded: 10 (A1) & 7 (B1) Patches; A1 & B1 Bushland Plant Diversity Score – 15/20 (A1) & 24/30 (B1) Assessment against the principle: Seriously at Variance - B1, At Variance – A1 Moderating factor to be considered by the NVC: Amount of clearance related to area of remnant Where only a very small area of vegetation will be impacted relative to the amount of vegetation within the local vicinity (less than 0.25% of the native vegetation within a 5 km radius to be impacted), this may reduce the impact from 'Seriously at variance' to 'At variance', or 'At variance' to 'Not at variance'. Within a 5km radius there is 7% remaining native vegetation patches. 7 % of 7854 ha is 549.78 ha. 0.25% of 549.78ha is 1.37ha. The proposed clearance area (combined of both A1 & B1 is 0.08ha. significantly less in area than the threshold of this moderating factor. Based on this calculation, the NVC could consider moderating the assessment against the principle to 'At Variance'.
Principle 1b - significance as a habitat for wildlife	Relevant information The disused railway corridor at Mount Pleasant supports a predominantly modified and regenerating vegetation community, reflecting the historical disturbance associated with railway construction, maintenance and subsequent cessation of rail operations. Vegetation within the corridor is generally characterised by a mixture of remnant native trees and shrubs, natural regeneration and introduced grasses and environmental weeds. The site provides a valuable wildlife and habitat corridor which has intermittent grazing impacts unlike the adjoining land-uses (which is subject to more consistent grazing impacts in sections). This has allowed multiple regeneration events and proliferating age cohorts of upper story flora species throughout the corridor. Including *Acacia retinodes* Swamp Gum), *Eucalyptus leucoxylon ssp leucoxylon* (SA Blue Gum), *Eucalyptus camaldulensis* ssp, *camaldulensis* (River Red gum) and *Eucalyptus viminalis ssp cygnetensis* (Manna Gum). Mature native trees provide an important structural component of the corridor, with younger regeneration and patches of native understorey contributing to habitat complexity. However, much of the ground layer is dominated by introduced grasses and other exotic species. Mature trees have ecological values disproportionate to the overall condition of the surrounding vegetation, particularly where hollows, substantial canopy structure or regeneration are present. Large remnant trees in this area hold high ecological value as key habitat features within an otherwise fragmented landscape.

Principle of clearance	Considerations
	These mature trees provide critical nesting, roosting, and foraging resources for a wide range of native fauna, including birds, bats, and arboreal mammals. The presence of hollows, shedding bark, and coarse woody debris supports species such as kookaburras, pardalotes, possums, and microbats that rely on old-growth structures rarely found in regenerating vegetation. Even isolated paddock trees act as stepping-stones across cleared areas, facilitating fauna movement and maintaining genetic and ecological connectivity between remnant patches. Their continued retention is therefore essential for sustaining local biodiversity and ecological processes within the landscape. The vegetation under application is likely to have an impact on common, declining and threatened fauna species, with some trees under application being pruned will have hollows impacted. The proposed clearance will have long lasting impacts, a significant loss of fallen timber, change in the hydrology of the areas (and areas available for frog and reptile habitat), a change in management regime (likely slashing or otherwise), and the significant thinning of the canopy through this valuable habitat corridor. Patches; A1 & B1 Threatened Fauna Score - 0.08 Unit biodiversity Score - 13.89 (A1) & 47.03 (B1) Trees; Refer to Clearance Summary for Fauna Habitat Scores & Biodiversity Scores. Assessment against the principle: At Variance – Trees 11, 12, 13, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 31, 33, 37, 38, 43, 46, 47, 54, 60, 67, 68, 72, 73, 82, 86, 87, 88, 89, 90 Seriously at Variance – A1, B1 AND Trees 8, 70, 75, 76, 77, 78, 79, 80, 81, 83, 84, 85
Principle 1c - plants of a rare, vulnerable or endangered species	Relevant information A list of threatened flora that are likely be present that are EPBC Listed within 5kms: *Thelymitra hygrophila* (Blue Star Sun-orchid) - CR *Veronica derwentiana subsp. Homalodonta* (Mount Lofty Speedwell) - CR *Caladenia rigida* (Stiff White Spider-orchid) - E *Caladenia argocalla (*White-beauty Spider-orchid) - E *Thelymitra matthewsii* (Spiral Sun-orchid) - E *Prasophyllum pallidum* (Pale Leek-orchid) - V *Dodonaea procumbens* (Trailing Hop-bush) - V *Glycine latrobeana* (Clover Glycine) - V A list of threatened flora that have been recorded in the Biological Database of SA (BDBSA) within 500m under the National Parks and Wildlife Act 1972 & EPBC Act 1991. *Brachyscome diversifolia* (Tall Daisy) - E *Polystichum proliferum (*Mother Shield-fern) - E *Swainsona behriana (*Behr's Swainson-pea) - V *Montia fontana ssp. chondrosperma* (Waterblinks) - V *Caladenia behrii (*Pink-lip Spider-orchid E (EN Cwlth) *Diuris behrii* (Behr's Cowslip Orchid) - V

Principle of clearance	Considerations
	None of these flora species were recorded onsite or likely to be present, but undetectable at the time of each survey effort. Threatened Flora Score: 0 – All Vegetation Under Application. Assessment against the principle: Not at Variance
***Principle 1d - the vegetation comprises the whole or part of a plant community that is Rare, Vulnerable or endangered*:**	Relevant information No Threatened Ecological Communities (TEC) under the EPBC Act or threatened ecosystems under the DEW Provisional list of threatened ecosystems present. The EPBC Matters Search Tool Report indicates that: • 'River Murray downstream of the Darling River and associated aquatic and floodplain systems' TEC, which is rated Critically Endangered May occur in the 5km buffer zone of the site; • 'Peppermint Box (Eucalyptus odorata) Grassy Woodland of South Australia' TEC, which is rated Critically Endangered is Likely to occur in the 5km buffer zone of the site. Neither TEC's are present onsite, or present in the immediate surrounding area. Threatened Community Score: 1 Assessment against the principle: Not at Variance
Principle 1e - it is significant as a remnant of vegetation in an area which has been extensively cleared.	Relevant information Remnancy figures for IBRA Association (Hahndorf) – 8% Remnancy figures for IBRA Subregion (Mount Lofty Ranges) – 15% The railway corridor has local ecological significance as a linear vegetated corridor, providing connectivity through an otherwise highly modified landscape. Native trees, shrubs and regenerating vegetation provide habitat and movement resources for birds, reptiles, small mammals and invertebrates, particularly where vegetation connects with adjoining remnant vegetation. Of significance, refuge for threatened and declining fauna species. The dis-used rail corridor provides a valuable wildlife and habitat corridor which has intermittent grazing impacts unlike the adjoining land-uses (which is subject to more consistent grazing impacts). This has allowed multiple regeneration events and proliferating age cohorts of upper story flora species throughout the corridor. Including *Acacia retinodes Swamp Gum), Eucalyptus leucoxylon* ssp *leucoxylon* (SA Blue Gum), *Eucalyptus camaldulensis ssp, camaldulensis* (River Red gum) and *Eucalyptus viminalis ssp cygnetensis* (Rough Bark Manna Gum). The land parcels surrounding the corridor are all currently utilised for stock grazing and rural living, with some lengths of the corridor adjoining other road reserves and the Torrens Valley Road. The distinct linear corridor connected to ephemeral and seasonally inundated paddock areas and also a creek which feeds into the River Torrens; provides a length of native vegetation with potential for rehabilitation to a grassy vegetation community which has been dis-proportionately lost since European settlement. Mature native trees provide an important structural component of the corridor, with younger regeneration and patches of native understorey contributing to habitat complexity. However, much of the ground layer is dominated by introduced grasses and other exotic species. Mature

Principle of clearance	Considerations
	trees have ecological values disproportionate to the overall condition of the surrounding vegetation, particularly where hollows, substantial canopy structure or regeneration are present. The incremental loss of large trees and active succession of habitat trees (smaller and medium sized trees with no hollows) in this region is having an impact on the amount of remnant vegetation available to provide essential ecosystem services. Total Biodiversity Score – 59.71 Assessment against the principle: Seriously at Variance - All Vegetation under Application
Principle 1f - it is growing in, or in association with, a wetland environment.	Relevant information Some vegetation under application IS associated with a wetland. Vegetation community B1 and the pruning of trees 78 and 79 to make way for trail and bridge construction. It is estimated that less than 25% of Trees 78 and 79 canopy will be impacted through pruning activities, subsequently no loss factor has been attributed to those trees. Assessment against the principle: Seriously at Variance B1 & Trees 78 & 79. Moderating Factor: Quality of wetland - If the wetland has been highly degraded and is in poor to very poor condition, then it may be reduced to 'At variance'
Principle 1g - it contributes significantly to the amenity of the area in which it is growing or is situated.	Relevant information The thinning of the canopy due to the loss of trees and pruning of large mature Eucalyptus trees in a predominantly cleared landscape will in our opinion impact the amenity of the area. In some areas which are currently heavily infested with Gorse, the removal of the pest plant will improve amenity for adjoining landholders and the community.

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	66
	Area (ha)	0.08
	Total biodiversity Score	59.71
Seriously at variance with principle 1(b), 1(c) or 1 (d)		1(b)
Risk assessment outcome		Level 4

5. Clearance summary

Clearance Area 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	15	1	0	0.08	13.89	0.06	0.83	1			0.91	$1,218.29	$67.01
B	1	24	1	0	0.08	47.03	0.02	0.94	1			1.03	$1,378.94	$75.84
						Total	**0.08**	**1.77**				**1.94**	**$2,597.23**	**$142.85**

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
8	1	1.8	0	3.74	1	4.11	$5,502.37	$302.63
11	1	1	0	0.33	1	0.36	$481.96	$26.51
12	1	1	0	0.21	1	0.23	$307.92	$16.94
13	7	1	0	0.13	1	1.00	$1,338.78	$73.63
17	3	1	0	3.37	1	11.12	$14,887.20	$818.80
18	1	1	0	0.12	1	0.13	$174.04	$9.57
19	1	1	0	0.16	1	0.18	$240.98	$13.25
20	1	1	0	0.23	1	0.25	$334.69	$18.41
21	6	1	0	0.11	1	0.73	$977.31	$53.75
22	1	1	0	0.3	1	0.33	$441.80	$24.30
23	1	1	0	0.3	1	0.33	$441.80	$24.30
24	5	1	0	0.2	1	1.10	$1,472.65	$81.00
25	1	1	0	0.52	1	0.57	$763.10	$41.97
26	1	1	0	0.2	1	0.22	$294.53	$16.20
27	2	1	0	0.52	1	1.14	$1,526.21	$83.94
31	1	1	0	0.24	1	0.26	$348.08	$19.14
33	1	1	0	0.09	1	0.10	$133.88	$7.36
37	1	1	0	0.27	1	0.30	$401.63	$22.09
38	1	1	0	0.29	1	0.32	$428.41	$23.56
43	1	1	0	0.4	1	0.44	$589.06	$32.40
46	1	1	0	0.63	1	0.69	$923.76	$50.81
47	1	1	0	0.28	1	0.31	$415.02	$22.83
54	1	1	0	1.4	1	1.54	$2,061.72	$113.39
60	1	1	0	0.07	1	0.08	$107.10	$5.89
67	3	1	0	0.28	1	0.92	$1,231.67	$67.74
68	1	1	0	0.28	1	0.31	$415.02	$22.83
70	1	1.8	0	0.96	1	1.06	$1,419.10	$78.05
72	2	1	0	2.02	0.4	1.78	$2,383.02	$131.07

Tree or Cluster ID	Number of trees	Fauna Habitat score	Threatened flora score	Biodiversity score	Loss factor	SEB Points required	SEB Payment	Admin Fee
73	1	1	0	0.42	0	0.00	$0.00	$0.00
75	1	1.8	0	8.63	0	0.00	$0.00	$0.00
76	1	1.8	0	3.52	0	0.00	$0.00	$0.00
77	1	1.8	0	6.95	0	0.00	$0.00	$0.00
78	1	1.8	0	0.61	0	0.00	$0.00	$0.00
79	1	1.8	0	6.18	0	0.00	$0.00	$0.00
80	1	1.8	0	8.04	1	8.84	$11,834.79	$650.91
81	1	1.8	0	2.54	0	0.00	$0.00	$0.00
82	1	1	0	0.11	1	0.12	$160.65	$8.84
83	1	1.8	0	0.28	0	0.00	$0.00	$0.00
84	1	1.8	0	1.21	0	0.00	$0.00	$0.00
85	1	1.8	0	0.52	1	0.57	$763.10	$41.97
86	1	1	0	0.14	1	0.15	$200.82	$11.05
87	1	1	0	0.28	1	0.31	$415.02	$22.83
88	1	1	0	0.2	1	0.22	$294.53	$16.20
Total	**66**			**57.94**		**40.67**	**$54,448.05**	**$2,994.65**

Totals summary table

Economies of Scale Factor	0.5
Rainfall (mm) Factor	658
SEB Points of Gain/ha Factor	6.5

SEB Uplift Factor	1.10
Management Cost ($/ha)	$26,450.00

Total Biodiversity Score	Total SEB points Required	SEB Payment	Admin Fee	Total Payment
59.71	42.61	$57,045.28	$3,137.51	$60,182.79

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

☒ Use SEB Credit that the proponent has established. Provide the SEB Credit Ref. No. 2022/4010/960 OR:

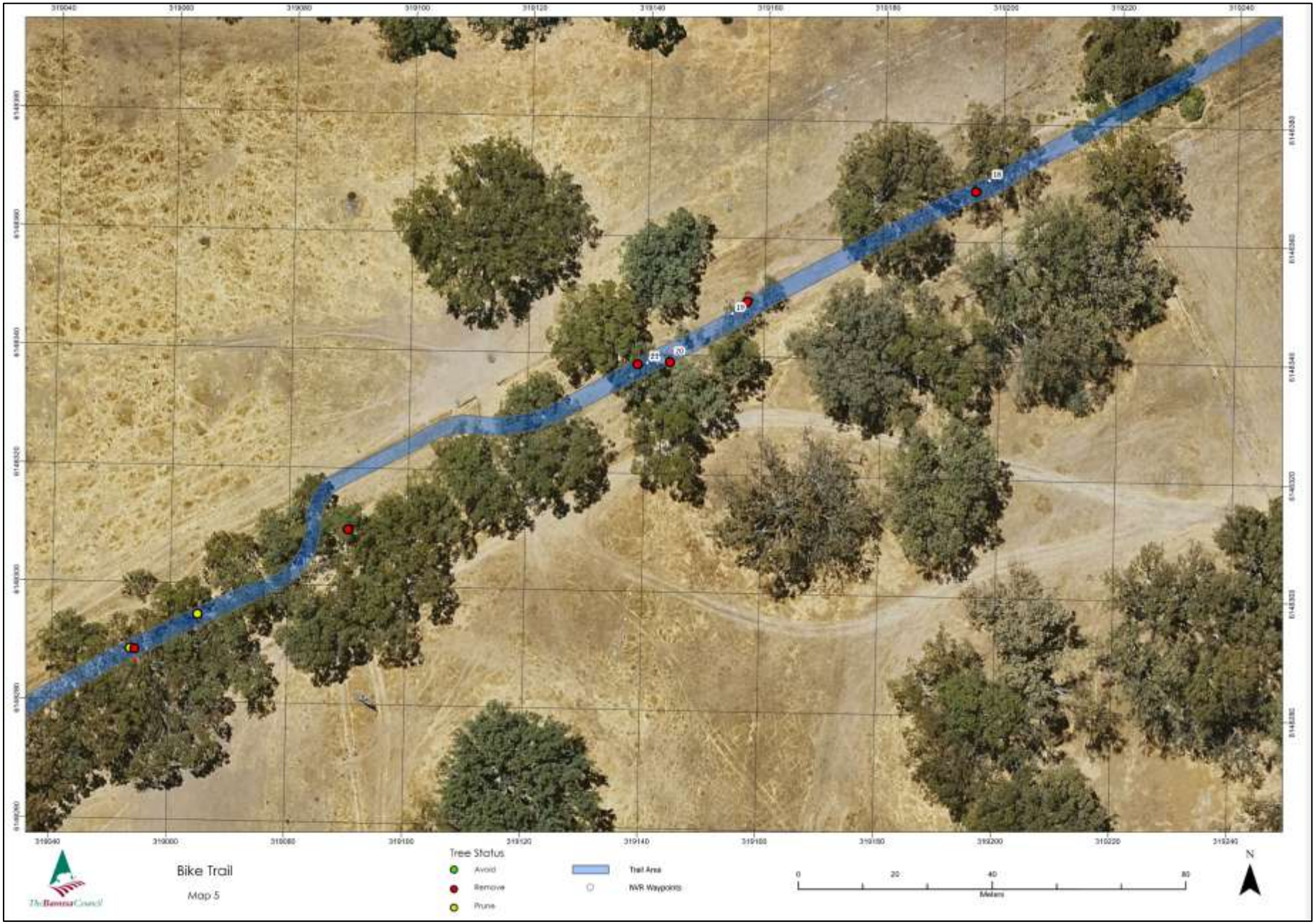
☒ Pay into the Native Vegetation Fund = $57,045.28 (no GST applied) plus admin fee of $3,137.51 (GST applied) = $60,182.79

Appendix 1: Site Diagrams Provided by Applicant


319550
319600
319650
319700
319750
6149000
6148950
6148900
6148850
6148800
6148750
6148700
Bike Trail
Map 2
The Barossa Council
Tree
Avoid
Remove
Prune
Trail Area
NVR Waypoints
0
25
50
100
Meters
N


319420
319440
319460
319480
319500
319520
319540
6148680
6148660
6148640
6148620
6148600
6148580
6148560
6148540
6148520
Tree
Avoid
Remove
Prune
Trail Area
NVR Waypoints
0
12.5
25
50
Meters
N
Map 3
The Barossa Council


Bike Trail
Map 4
Tree Status
Avoid
Remove
Prune
Trail Area
NVR Waypoints
Meters
N


Bike Trail
Map 5
Tree Status
Avoid
Remove
Prune
Trail Area
NVR Waypoints
0
20
40
80
Meters
N


Bike Trail
Map 6
Tree Status
Avoid
Remove
Prune
Trail Area
RVR Waypoints
0
20
40
80
Meters
N

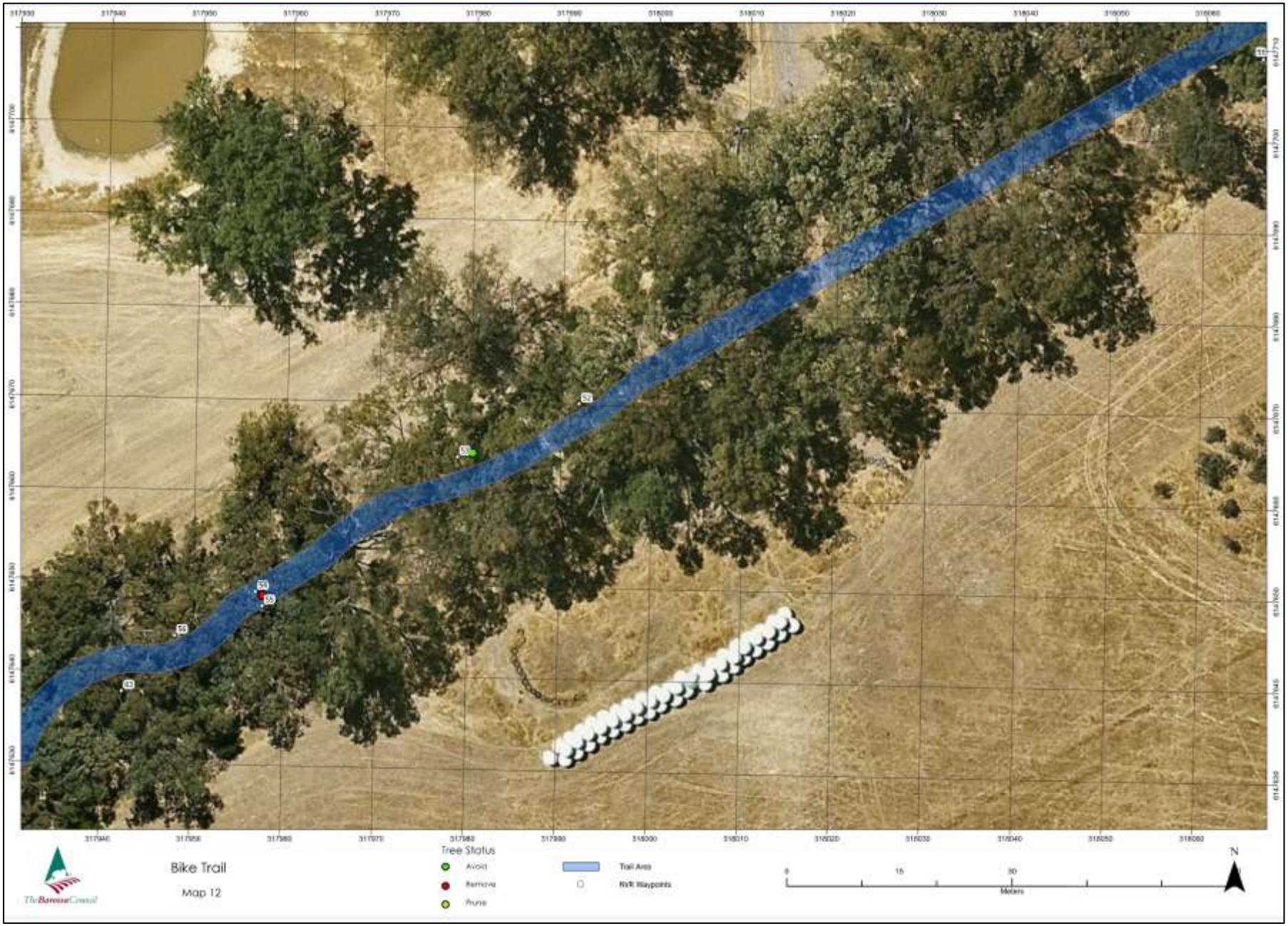

Bike Trail
Map 7
The Barossa Council
Tree Status
Avoid
Remove
Prune
Trail Area
NVR Waypoints
0
20
40
80
Meters
N


Bike Trail
Map 8
Tree Status
Avoid
Remove
Prune
Trail Area
NVR Waypoints
0
20
40
80
Meters
N

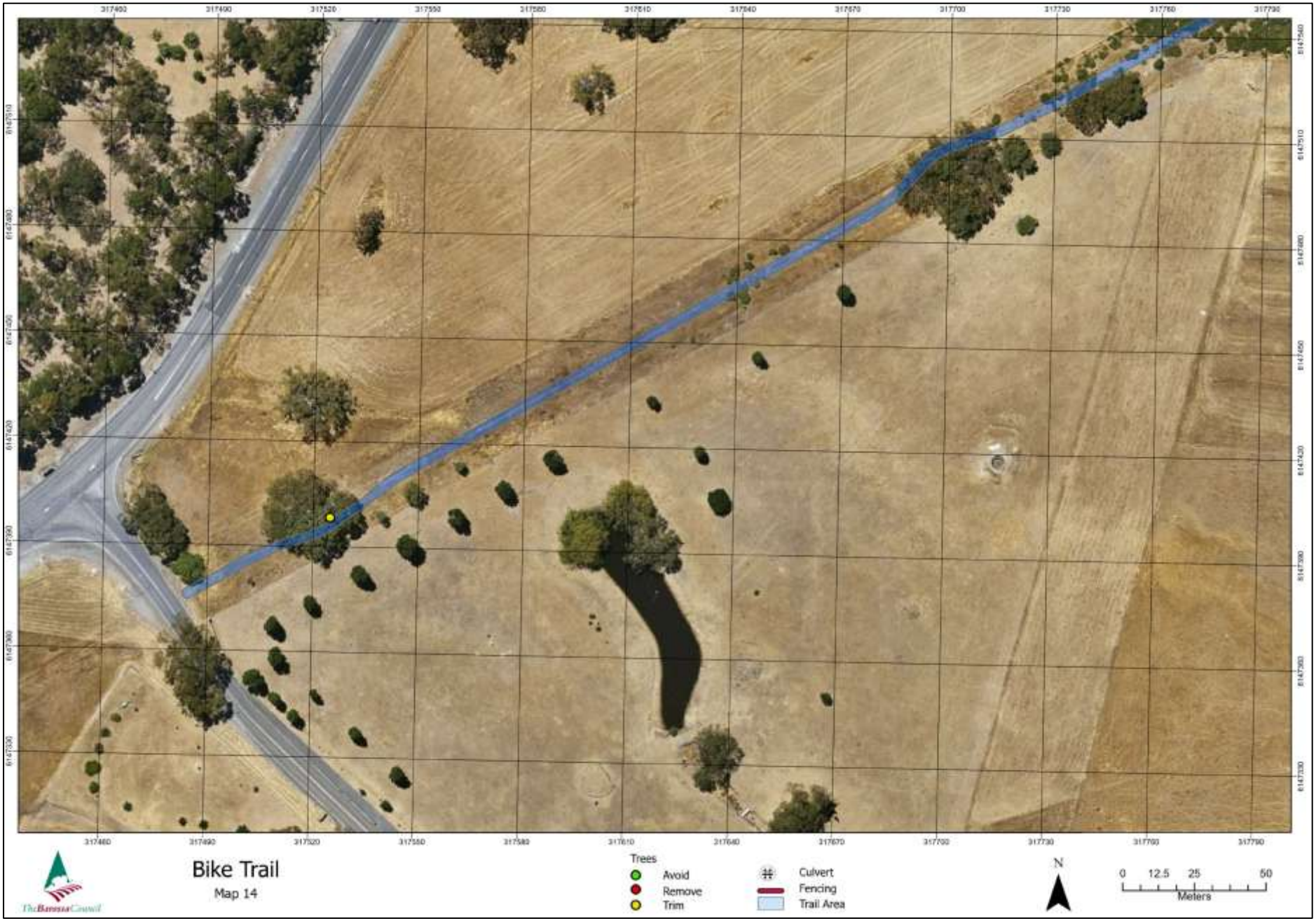

Bike Trail
Map 9
Tree Status
Avoid
Remove
Prune
Trail Area
IMR Waypoints
0
20
40
80
Meters
N


Bike Trail
Map 10
Tree Status
Avoid
Remove
Prune
Trail Area
NVR Waypoints
N
0
15
30
Meters

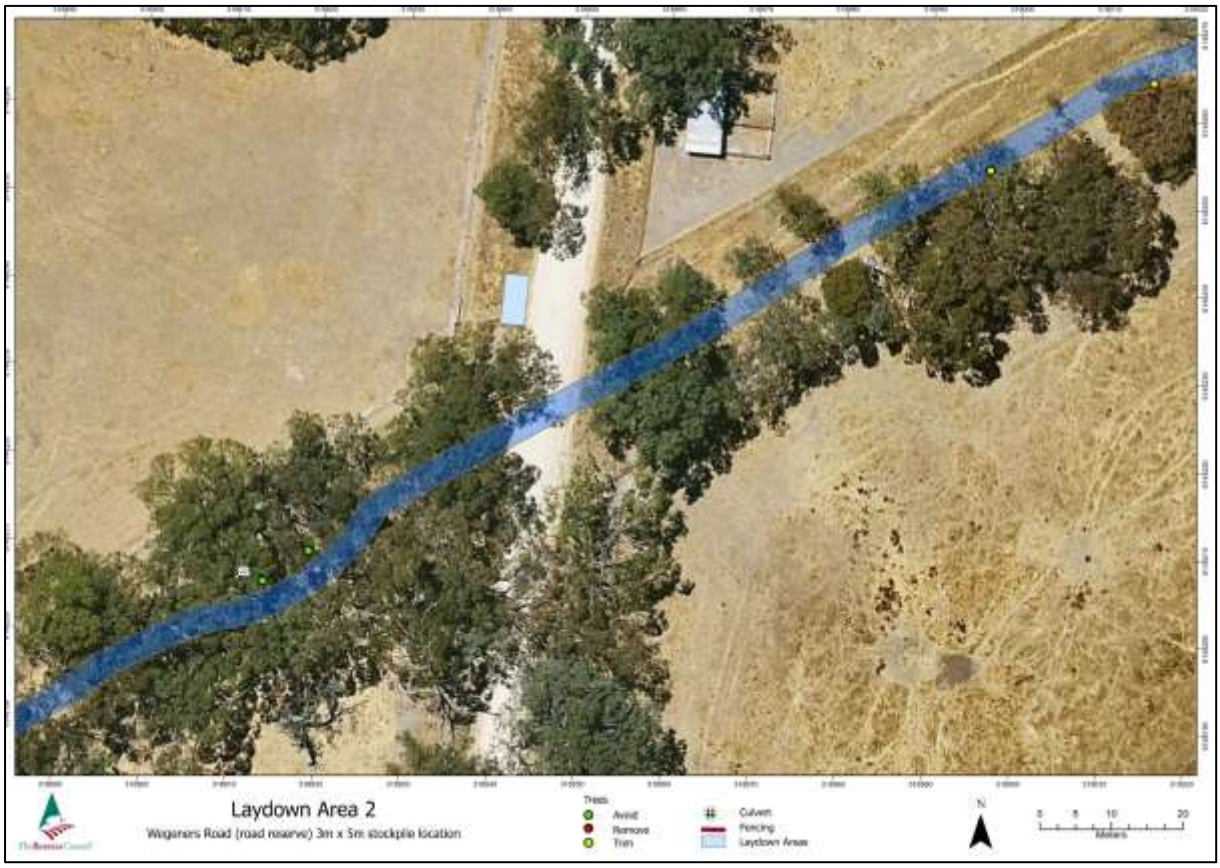

Bike Trail
Map 11
The Barossa Council
Tree Status
Avoid
Remove
Prune
Trail Area
NVR Waypoints
0
15
30
Meters
N


Bike Trail
Map 12
Tree Status
Avoid
Remove
Prune
Trail Area
RVR Waypoints
Meters
N


Bike Trail
Map 13
Tree Status
Avoid
Remove
Prune
Trail Area
NVR Waypoints
0
15
30
60
Meters
N

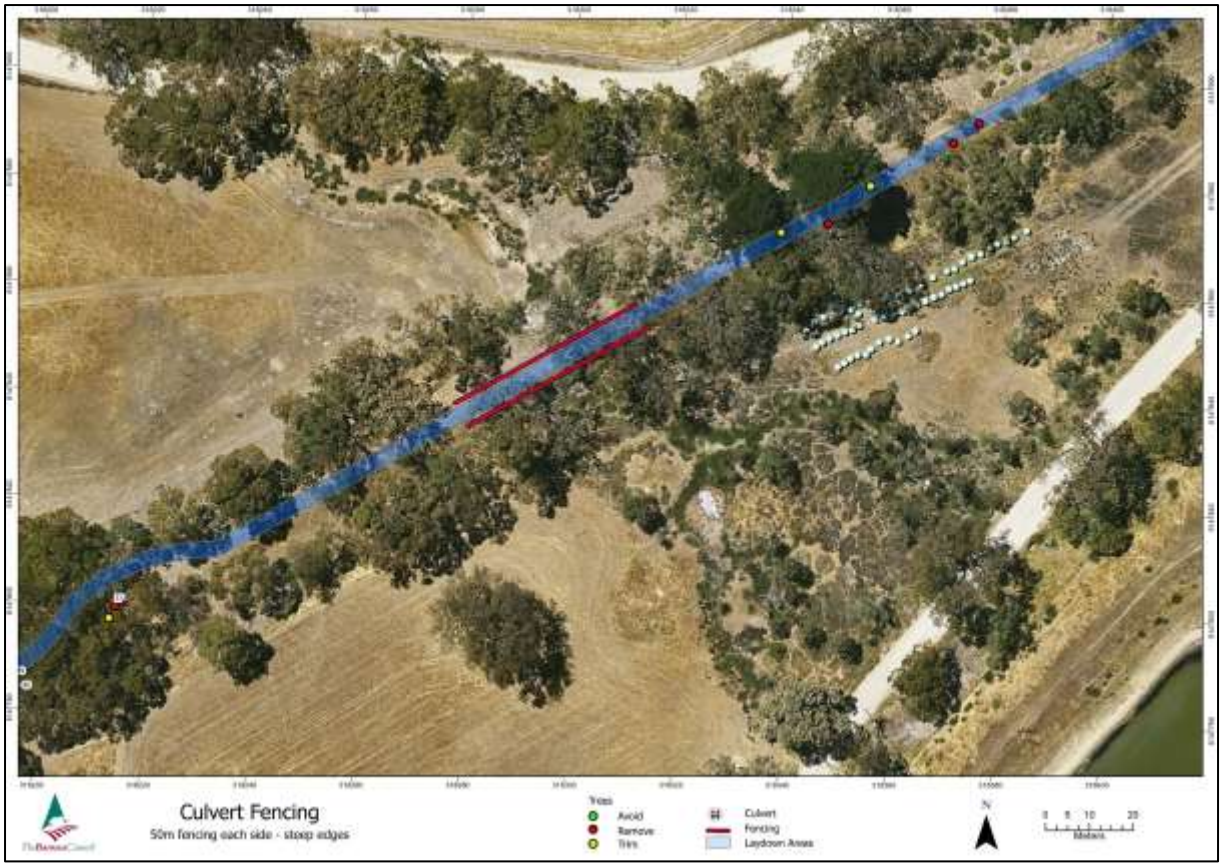

Bike Trail
Map 14
Trees
Avoid
Remove
Trim
Culvert
Fencing
Trail Area
N
0 12.5 25 50
Meters

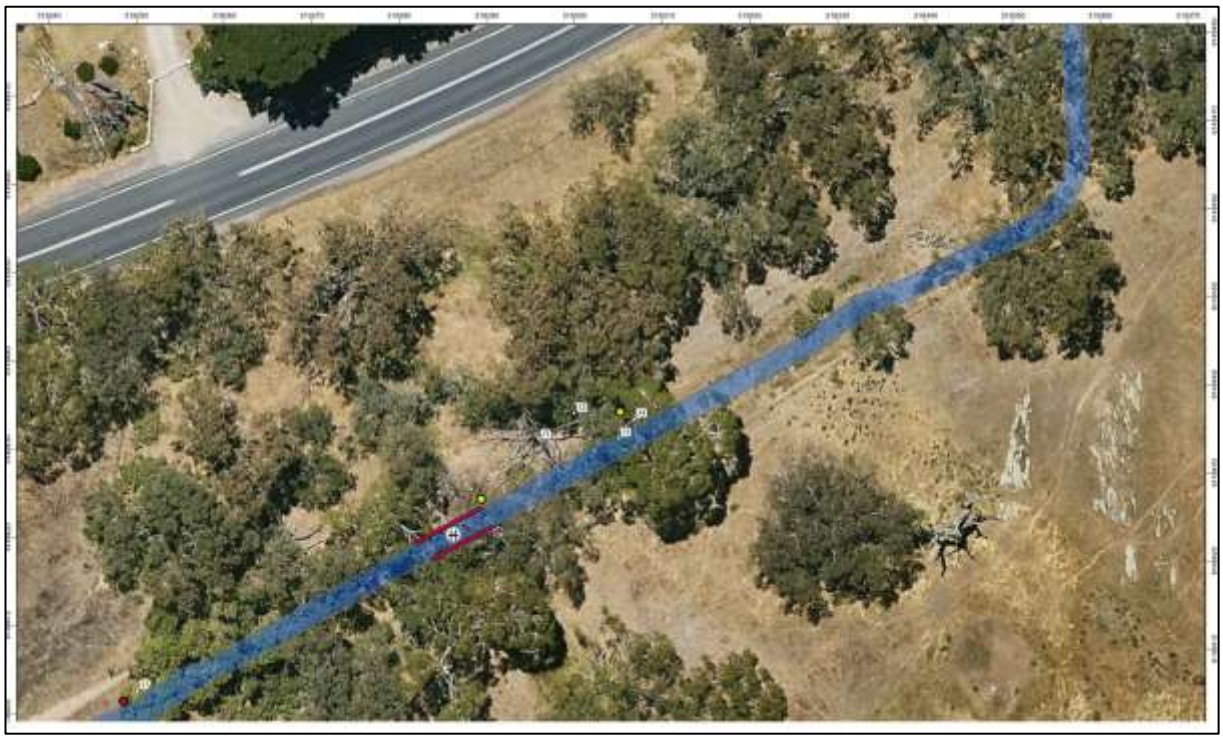

Laydown Area 1
Pull off bay - Torrens Valley Road - 8m x 4m
Trees
Avoid
Remove
Trim
Culvert
Fencing
Laydown Areas
N
0 5 10 20
Meters


Laydown Area 2
Wagners Road (road reserve) 3m x 5m stockpile location
Trees
Avoid
Remove
Trim
Culvert
Fencing
Laydown Areas
N
0 5 10 20
Meters


Laydown Area 3
Ken Hicks Road (road reserve) 3m x 5m stockpile location
Trees
Avoid
Remove
Trim
Culvert
Fencing
Laydown Areas
N
0 5 10 20
Meters


Laydown Area 4
Randell Road - 6m x 5m Stockpile area
Trees
Avoid
Remove
Trim
Culvert
Fencing
Laydown Areas
N
0 5 10 20
Meters


Culvert Fencing
50m fencing each side - steep edges
Trees
Avoid
Remove
Trim
Culvert
Fencing
Laydown Areas
N
0 5 10 20
Meters



Appendix 2: Flora Lists

A1 - Plant Species Recorded (Native and Introduced)		Threatened Sp.		
Species	**Common Name**	**EPBC**	**SA**	**Introduced Species**
Themeda triandra	Kangaroo Grass			
Austrostipa mollis group	Soft Spear-grass			
Aira sp.	Hair-grass			*
Trifolium arvense var. arvense	Hare's-foot Clover			*
Rumex sp.	Dock			
Juncus usitatus	Common Rush			*
Dactylis glomerata	Cocksfoot			*
Plantago lanceolata var.	Ribwort			*
Sonchus asper	Rough Sow-thistle			*
Phalaris aquatica	Phalaris			*
Lysimachia arvensis	Pimpernel			*
Austrostipa sp.	Spear-grass			
Acacia pycnantha	Golden Wattle			
Bromus diandrus	Great Brome			*
Avena sp.	Oat			*

B1 - Plant Species Recorded (Native and Introduced)		Threatened Sp.		
Species	**Common Name**	**EPBC**	**SA**	**Introduced Species**
Eucalyptus camaldulensis ssp. camaldulensis	River Red Gum			
Dactylis glomerata	Cocksfoot			*
Juncus pallidus	Pale Rush			
Acacia pycnantha	Golden Wattle			
Juncus usitatus	Common Rush			*
Acacia retinodes	Wirilda			
Acacia paradoxa	Kangaroo Thorn			
Microlaena stipoides var. stipoides	Weeping Rice-grass			
Juncus subsecundus	Finger Rush			
Austrostipa sp.	Spear-grass			
Trifolium angustifolium	Narrow-leaf Clover			*
Phalaris aquatica	Phalaris			*
Bromus diandrus	Great Brome			*
Ulex europaeus	Gorse			*
Arthropodium fimbriatum	Nodding Vanilla-lily			
Holcus lanatus	Yorkshire Fog			*

Appendix 3: Photo Record of Retained Scattered Trees


DIRECTION
N (T)
54H 319777
6148990
ACCURACY 4 m
DATUM GDA2020
6
8/12/2025,
10:52:50 am


DIRECTION
S (T)
54H 319542
6148678
ACCURACY 5 m
DATUM GDA2020
7
8/12/2025,
11:06:17 am


DIRECTION
N (T)
54H 319450
6148564
ACCURACY 5 m
DATUM GDA2020
9
8/12/2025,
11:20:02 am


DIRECTION
E (T)
54H 319443
6148559
ACCURACY 4 m
DATUM GDA2020
10
8/12/2025,
11:20:50 am


DIRECTION
N (T)
54H 319423
6148534
ACCURACY 4 m
DATUM GDA2020
14
8/12/2025,
11:28:19 am


DIRECTION
E (T)
54H 319420
6148532
ACCURACY 4 m
DATUM GDA2020
15
8/12/2025,
11:28:46 am


DIRECTION
E (T)
54H 319410
6148524
ACCURACY 4 m
DATUM GDA2020
16
8/12/2025,
11:30:44 am


DIRECTION
E (T)
54H 318637
6148046
ACCURACY 3 m
DATUM GDA2020
28
8/12/2025,
12:40:26 pm


DIRECTION
W (T)
54H 318626
6148038
ACCURACY 4 m
DATUM GDA2020
29
8/12/2025,
12:41:49 pm


DIRECTION
S (T)
54H 318577
6148012
ACCURACY 7 m
DATUM GDA2020
30
8/12/2025,
12:47:34 pm


DIRECTION
E (T)
54H 318530
6147982
ACCURACY 4 m
DATUM GDA2020
32
8/12/2025,
1:03:27 pm


DIRECTION
S (T)
54H 318525
6147978
ACCURACY 4 m
DATUM GDA2020
34
8/12/2025,
1:05:06 pm


DIRECTION
S (T)
54H 318524
6147979
ACCURACY 4 m
DATUM GDA2020
35
8/12/2025,
1:05:29 pm


DIRECTION
E (T)
54H 318505
6147969
ACCURACY 5 m
DATUM GDA2020
36
8/12/2025,
1:06:13 pm


DIRECTION
S (T)
54H 318200
6147792
ACCURACY 4 m
DATUM GDA2020
39 & 40
8/12/2025,
1:17:14 pm


DIRECTION
S (T)
54H 318200
6147792
ACCURACY 4 m
DATUM GDA2020
41
8/12/2025,
1:17:26 pm


DIRECTION
W (T)
54H 318133
6147755
ACCURACY 5 m
DATUM GDA2020
42
8/12/2025,
1:19:50 pm


DIRECTION
E (T)
54H 318114
6147743
ACCURACY 4 m
DATUM GDA2020
44
8/12/2025,
1:21:38 pm


DIRECTION
E (T)
54H 318086
6147726
ACCURACY 4 m
DATUM GDA2020
45
8/12/2025,
1:23:15 pm


DIRECTION
E (T)
54H 318066
6147716
ACCURACY 4 m
DATUM GDA2020
48
8/12/2025,
1:26:22 pm


DIRECTION
W (T)
54H 318077
6147719
ACCURACY 4 m
DATUM GDA2020
49
8/12/2025,
1:27:41 pm


DIRECTION
S (T)
54H 318074
6147721
ACCURACY 9 m
DATUM GDA2020
50
8/12/2025,
1:28:10 pm


DIRECTION
E (T)
54H 318053
6147707
ACCURACY 5 m
DATUM GDA2020
51
8/12/2025,
1:29:15 pm


DIRECTION
W (T)
54H 318004
6147681
ACCURACY 7 m
DATUM GDA2020
52
8/12/2025,
1:32:15 pm


DIRECTION
E (T)
54H 317966
6147669
ACCURACY 4 m
DATUM GDA2020
53
8/12/2025,
1:34:13 pm


DIRECTION
W (T)
54H 317965
6147657
ACCURACY 4 m
DATUM GDA2020
55
8/12/2025,
1:37:58 pm


DIRECTION
W (T)
54H 317933
6147635
ACCURACY 4 m
DATUM GDA2020
59
8/12/2025,
1:43:26 pm


DIRECTION
W (T)
54H 317960
6147650
ACCURACY 4 m
DATUM GDA2020
57
8/12/2025,
1:38:54 pm


DIRECTION
W (T)
54H 317958
6147648
ACCURACY 4 m
DATUM GDA2020
58
8/12/2025,
1:40:01 pm


DIRECTION
E (T)
54H 317903
6147624
ACCURACY 4 m
DATUM GDA2020
61
8/12/2025,
1:46:10 pm


DIRECTION
W (T)
54H 317908
6147623
ACCURACY 8 m
DATUM GDA2020
62
8/12/2025,
1:49:00 pm


DIRECTION
W (T)
54H 317943
6147639
ACCURACY 4 m
DATUM GDA2020
63
8/12/2025,
1:41:09 pm


DIRECTION
W (T)
54H 317929
6147621
ACCURACY 7 m
DATUM GDA2020
64
8/12/2025,
1:42:34 pm


DIRECTION
S (T)
54H 317907
6147622
ACCURACY 8 m
DATUM GDA2020
65
8/12/2025,
1:49:25 pm


DIRECTION
E (T)
54H 317903
6147619
ACCURACY 4 m
DATUM GDA2020
66
8/12/2025,
1:50:45 pm


DIRECTION
W (T)
54H 317893
6147601
ACCURACY 8 m
DATUM GDA2020
69
8/12/2025,
1:55:35 pm