

Native Vegetation Clearance

Land Division

Lot 160 George Ormerod Dr, Robe

Data Report

Clearance under the *Native Vegetation Regulations 2017*

June 2026

Prepared by Peter Tucker



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1. Application information

Application Details

Applicant:	[REDACTED]		
Key contact:	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]		
Landowner:	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]		
Site Address:	7 Wildfield Rd, Robe Note: land has since been divided, but cadastre not yet updated. (See PlanSA App No. 822/D406/26 April 2026)		
Local Government Area:	District Council of Robe	Hundred:	Waterhouse
Title ID:	CT/6296/497 (not yet updated)	Parcel ID	D133617 A160 (not yet updated)

Summary of proposed clearance

Purpose of clearance	The applicant seeks to clear native vegetation for the purpose of a residential subdivision.
Native Vegetation Regulation	Regulation 12, Schedule 1; clause 35, Residential Subdivision

Description of the vegetation under application	0.917ha of Coastal Wattle (<i>Acacia longifolia</i> ssp. <i>sophorae</i>) and Coast Golden Wattle (<i>Acacia leiophylla</i>) Shrubland in poor condition; 0.247ha of Coastal Wattle and Coast Beard-heath (<i>Leucopogon parviflorus</i>) Tall Shrubland in poor to moderate condition; 0.039ha of Bracelet Honey-myrtle (<i>*Melaleuca armillaris</i> ssp. <i>armillaris</i>) Tall Shrubland in poor condition; 0.284ha Coastal White Mallee (<i>Eucalyptus diversifolia</i> ssp. <i>diversifolia</i>) Mallee in moderate condition; 0.150ha Coastal White Mallee Mallee (open understory) in poor condition; and 0.311ha Coastal Wattle Open Shrubland in very poor condition.
Total proposed clearance - area (ha) and number of trees	1.948ha is proposed to be cleared.
Level of clearance	Level 4
Overlay (Planning and Design Code)	Native Vegetation Overlay



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

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0 1:5,000 250 Metres

Completed: 3-Jul-2020
Generated at: www.naturalmap.sa.gov.au
Datum: Geocentric Datum of Australia, 2020
Projection: Web Mercator (Auxiliary Sphere)

Government of South Australia
Department for Environment
and Water

Mitigation hierarchy

Avoidance – The proposed land division has gone through changes to avoid vegetation clearance reducing the number of allotments from ten to eight. Clearance was reduced from 2.646ha to 1.948ha, primarily avoiding areas of Coastal White Mallee. Overall TBS reduced from 67.36 to 45.99.

Minimisation – Locating house sites away from vegetation where possible, or in areas where vegetation condition was lower. House sites are located next to roads, except in allotment 206 where a cluster of Drooping Sheoak trees necessitated moving the house away from impacting these trees.

Rehabilitation or restoration – The proposed clearance is the minimum required to achieve the proposed land division. There will be no ability to rehabilitate or restore the area once allotments are sold.

Offset – It is proposed to offset vegetation clearance with an on ground SEB of 10 hectares.

SEB Offset proposal

10ha on ground SEB

2. Purpose of clearance

2.1 Description

The purpose of the vegetation clearance is for a residential subdivision to establish eight allotments.

2.2 Background

The proponent is in the process of purchasing the property from the current owners who have owned the property since 1996. The current owners have regularly grazed the property since purchase and progressively undertaken partial land divisions during this period.

The current owners' last land division was granted on 15 April 2026 (PlanSA Development Application 822/D406/26)). However, the cadastral information is yet to be updated. The application divided land parcel D133617 AL160 into two allotments with the larger allotment the subject of this vegetation clearance application. Figure 1 highlights the property boundary of the current land parcel.

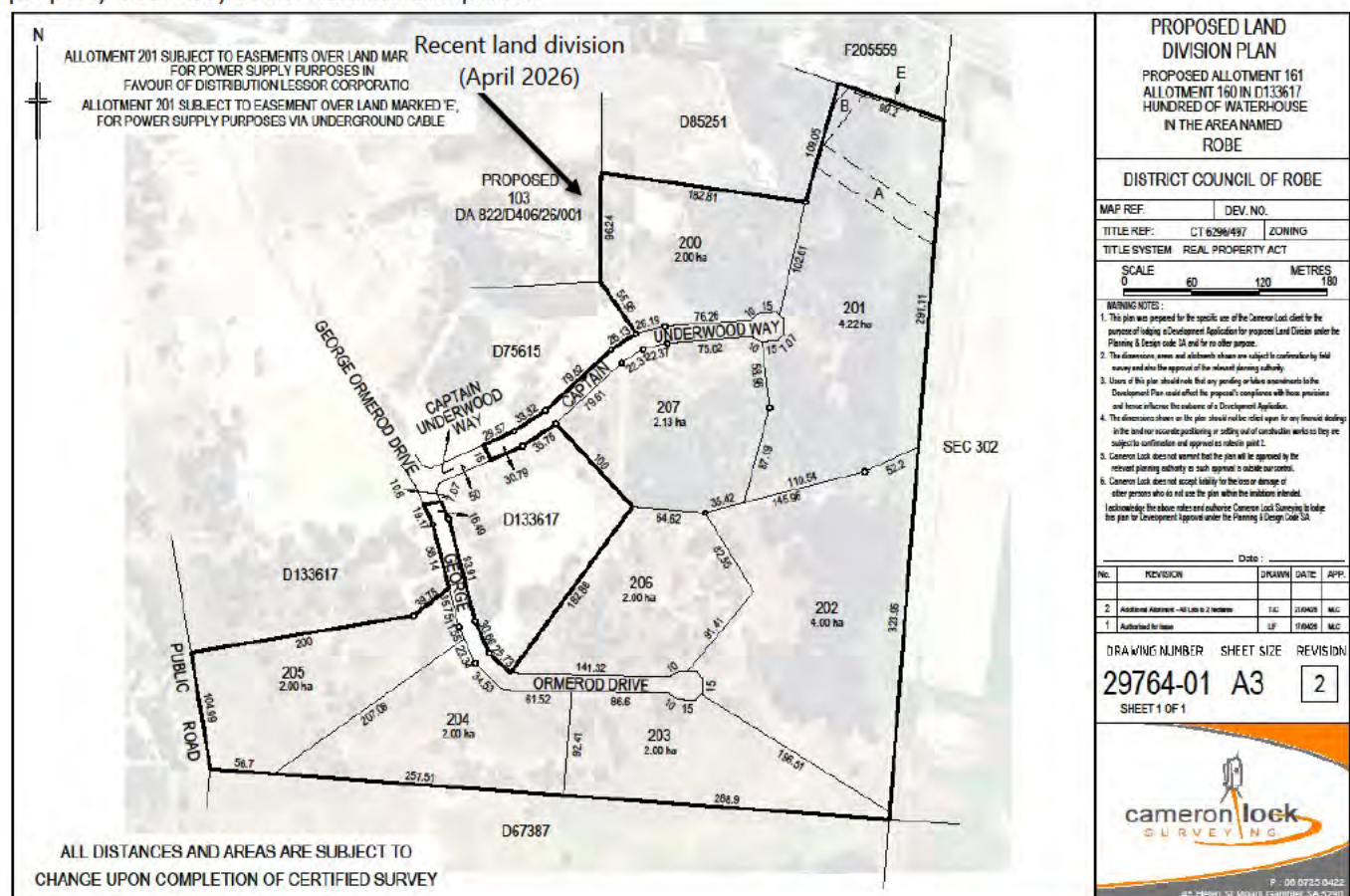


Figure 1. Identification of current land parcel including proposed land division allotments. April 2026 land division highlighted.

The proponent engaged Mister Tucker's Business to undertake a site assessment in May 2026 based on an initial proposal to divide the land parcel into ten allotments, each approximately two hectares in size (See Appendices). Even though initial efforts tried to avoid creating allotment boundaries through native vegetation, the assessment identified vegetation clearance was unavoidable. In particularly two allotment boundaries went through Coastal White Mallee (*Eucalyptus diversifolia* ssp. *diversifolia*) Mallee with touching canopy. Clearance envelopes for four house sites also impacted the same vegetation community. Remaining boundaries that impacted native vegetation primarily went through regenerating shrublands.

The proponent reassessed the land division to minimise the amount of vegetation clearance required, particularly impacts to the Coastal White Mallee community. This resulted in reducing the proposed land division from ten to

eight allotments, merging four eastern allotments to two and reducing the overall vegetation clearance requirement from 2.646ha to 1.948ha. Impacts to the Coastal White Mallee community reduced from 1.096ha to 0.434ha. Impacts to the highest scoring vegetation community (Site 4A – Unity Biodiversity Score (UBS) 39.56) were also halved from 0.593ha to 0.284ha. Overall, the project's Total Biodiversity Score (TBS) reduced from 67.36 to 45.99 (74.1 SEB points to 50.59 SEB points).

Nominated house sites were placed in areas with least impact to native vegetation to further minimise vegetation clearance. The house site in proposed allotment 206 is located at the northern end of the allotment to avoid two clusters of large mature Drooping Sheoak (*Allocasuarina verticillata*) located near the end of George Ormerod Drive. Few other Drooping Sheoak were observed on the property.



Figure 2. Moving the proposed house site for allotment 206 avoided impacts to Drooping Sheoak.

The proponent's main drive for undertaking this venture is to provide younger people who live in Robe an opportunity to purchase land on the edge of Robe. In recent years land values have moved beyond the reach of younger people who grew up in Robe. Two hectare Rural Living land parcels sell at a lower price than much smaller land parcels closer to the centre of Robe. If the land division is successful, the proponent will keep one of the new allotments and reside in the land division.

Initially the proponent wanted to meet the project's SEB obligations by undertaking on ground revegetation on their parent's farm located approximately one kilometre to the east. However, due to the site being located on established perennial pasture, the SEB value was very low. On ground SEBs consisting solely of revegetation have a higher risk of failure and take many years before environmental benefits are realised. The proponent then identified a second potential on ground SEB site located 70km to the east on Stewart's Range. It is ten hectares in size, includes 2.282ha of Desert Stringybark (*E. arenacea*) Low Forest and in recent years the owner has observed South East Red-tailed Black Cockatoo (*Calyptorhynchus banksii graptogyne*) (AUS EN, SA E) feeding in these trees. The proposed SEB also includes 4.284ha of Pink Gum (*Eucalyptus fasciculosa*) Woodland, a State Vulnerable vegetation community, and 3.434ha of Pink Gum revegetation (See Section 6.). The proposed SEB is larger than required to meet the SEB obligations for vegetation clearance. However, the proponent does not wish to retain surplus SEB points.

Note: If the on ground SEB is not accepted the proponent will pay the SEB obligation in the Native Vegetation Fund.

2.3 General location map

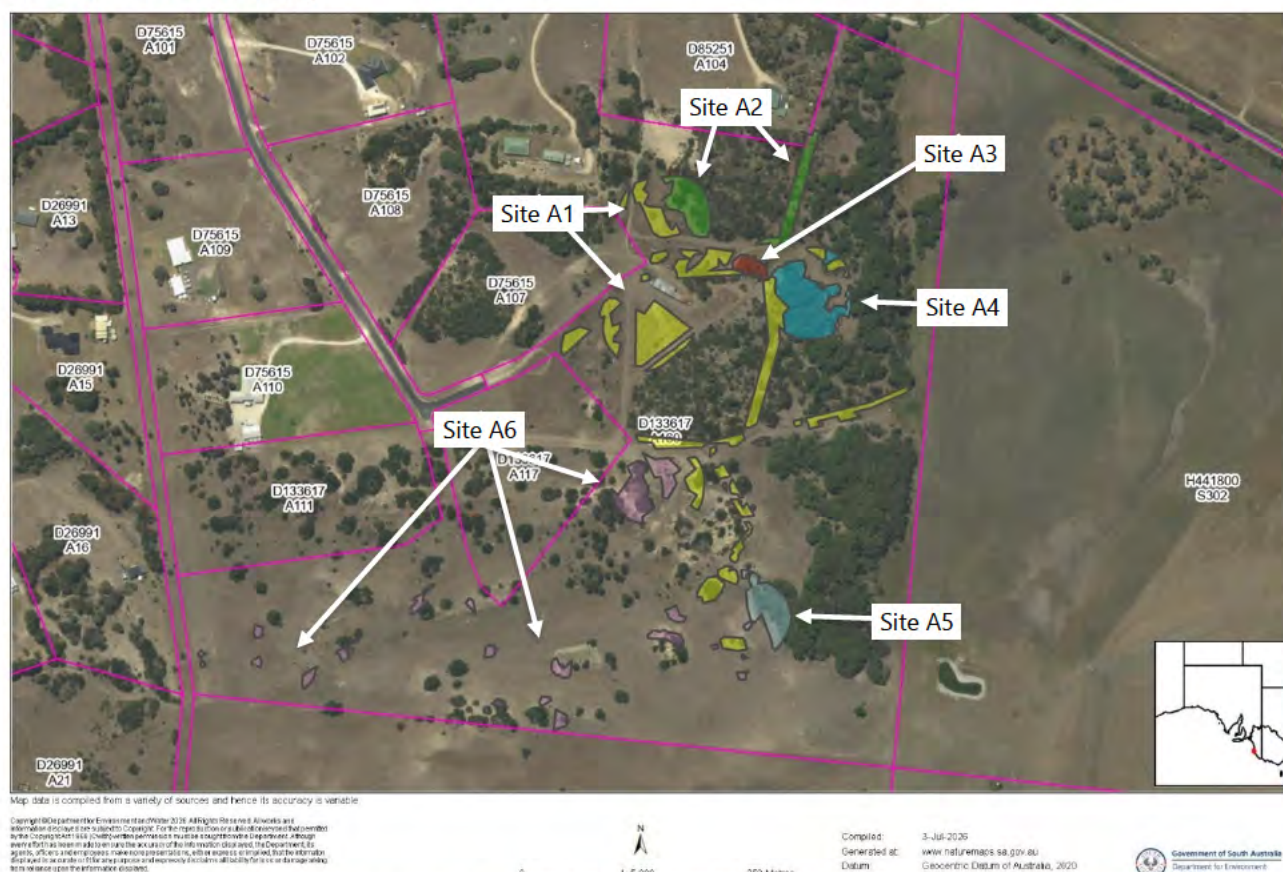


Figure 3. Site map of vegetation included in this application. Note: Cadastre layer is out of date, see Section 2.4.

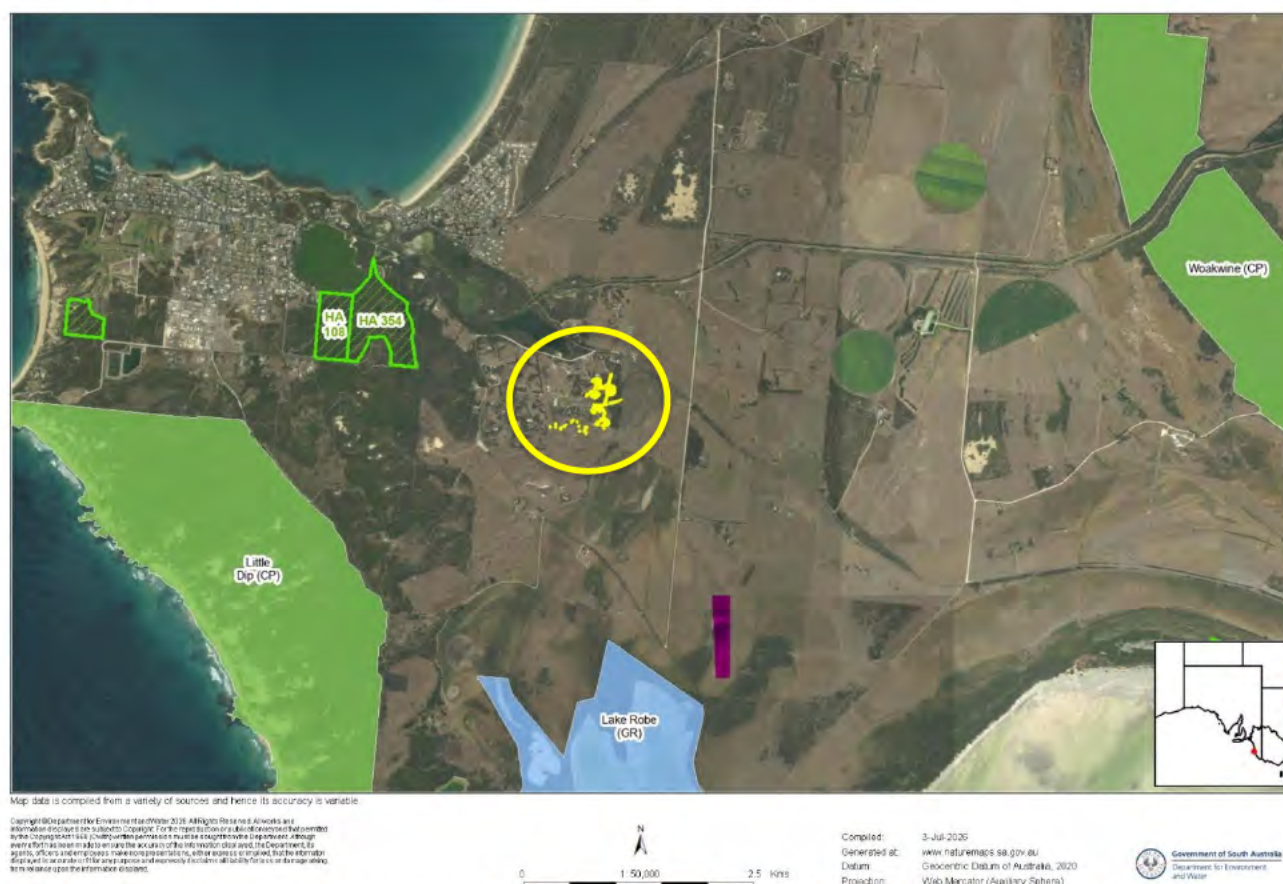
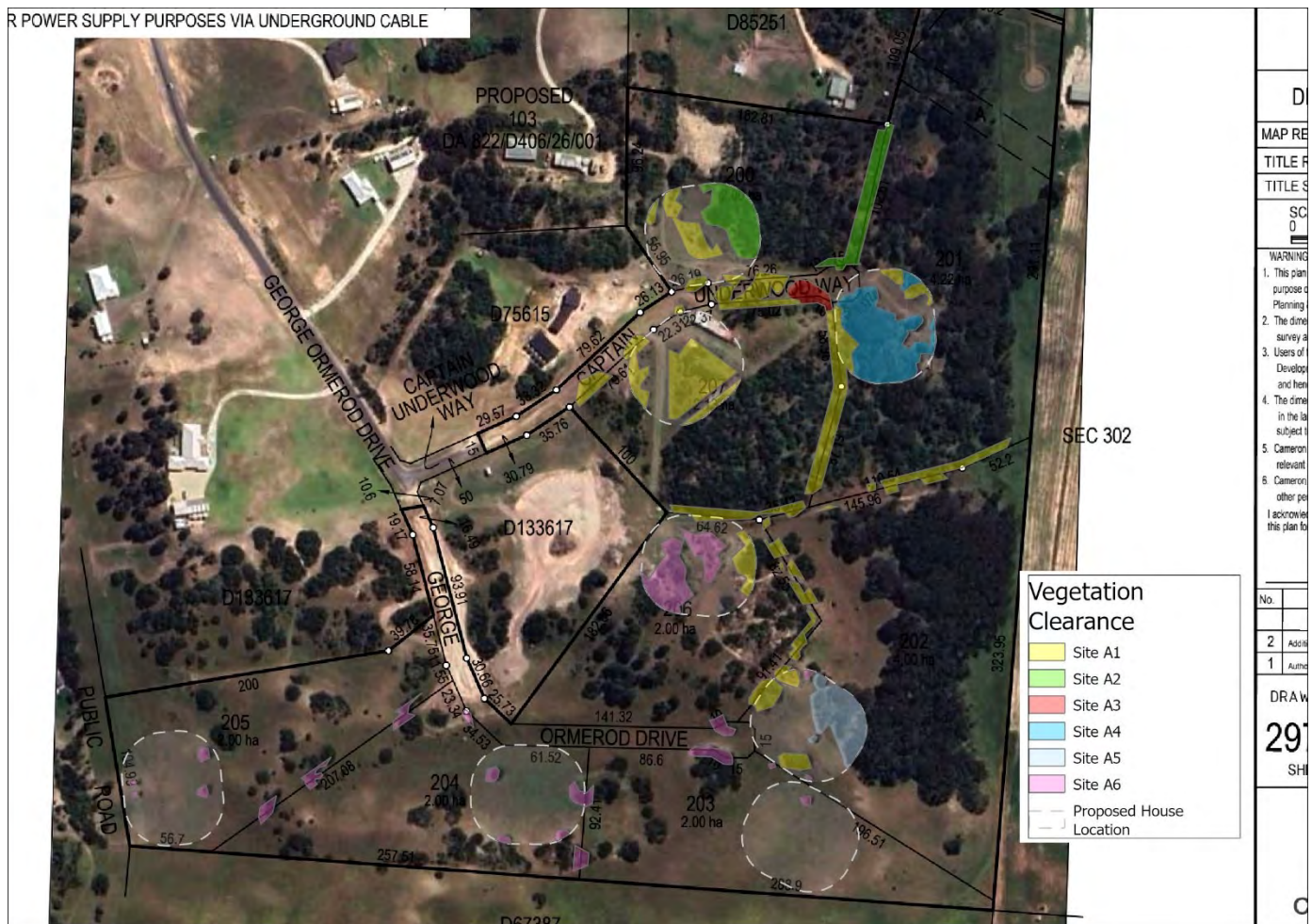


Figure 4. Location map showing surrounding landscape. Proposed clearance highlighted within yellow circle.

2.4 Details of the proposal

The proposal is to clear 1.948ha of native vegetation for a residential land division to establish eight new allotments. The proposed clearance includes 5m either side of each new property boundary and an area for a reasonable sized house with a 20m buffer. Figure 5 represents the land division plan including areas of impacted native vegetation. No further land division will be undertaken by the proponent on this parcel of land.



Vegetation clearance approval is sought under Regulation 12 (35) – Residential Subdivision.

2.7 Development Application information (if applicable)

Overlay: Native vegetation

Zone: Rural Living

3. Method

3.1 Flora assessment

Prior to the site inspection a desktop search was conducted using NatureMaps, Atlas of Living Australia and an EPBC Protected Matters Search Tool to determine possible presence of plant species listed under the EPBC Act 1999 or NP&W 1972 Act. A radius of five kilometres around the sites was used for the desktop search.

The site was inspected on 11 May 2026 using the method outlined in the Native Vegetation Council Bushland Assessment Manual (September 2024). The survey required 4.25 hours to complete.

3.2 Fauna assessment

Prior to the site inspection database searches were conducted using NatureMaps, Atlas of Living Australia and an EPBC Protected Matters Search to determine possible presence of fauna species listed under the EPBC Act 1999 or NP&W 1972 Act. A radius of five kilometres around the sites was used for the database searches. In addition, a search of fauna likely to use woodland vegetation within the Lake George IBRA Environmental Association was undertaken (Source: G. Carpenter, Biodiversity Assessment Section, Department of Water, Land and Biodiversity Conservation).

The site was surveyed for fauna on 11 May 2026 which included walking the site searching for the presence of potential threatened species or evidence of their recent presence, such as scats and tracks. The survey was conducted concurrently with the flora survey.

All fauna captured in the desktop fauna assessments that could potentially use the site for habitat have been included in the NVC Bushland Assessment Scoresheets (attached).

4. Assessment Outcomes

4.1 Vegetation Assessment

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

The site contains sandy soil and is located within an undulating coastal dune system. The site has been grazed by sheep, but grazing appears to have ceased in recent years.

The vegetation comprised six associations;

- 1. Coastal Wattle (*Acacia longifolia* ssp. *sophorae*) and Coast Golden Wattle (*Acacia leiophylla*) Shrubland in poor condition;
- 2. Coastal Wattle and Coast Beard-heath (*Leucopogon parviflorus*) Tall Shrubland in poor to moderate condition;
- 3. Bracelet Honey-myrtle (*Melaleuca armillaris* ssp. *armillaris*) Tall Shrubland in poor condition;
- 4. Coastal White Mallee (*Eucalyptus diversifolia* ssp. *diversifolia*) Mallee in moderate condition;
- 5. Coastal White Mallee Mallee (open understory) in poor condition; and
- 6. Coastal Wattle Open Shrubland in very poor condition.

Surrounding land use is a mixture of rural lifestyle blocks, dryland pasture, native vegetation and wetlands & lakes. Little Dip Conservation Park is located approximately two kilometres to the south west and Heritage Agreements HA354 and HA108 are 1.2 kilometres to the north west.

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

Vegetation Association A1	Coastal Wattle (<i>Acacia longifolia</i> ssp. <i>sophorae</i>) and Coast Golden Wattle (<i>Acacia leiophylla</i>) Shrubland
	

Figure 6. Site A1 looking up hill to the south east, GPS 393363 5884550.

General description	Site A1 consists of regenerating shrubland on degraded pasture and primarily occurs on slopes of a coastal dune system. Native plant diversity is low with only seven species observed with most being colonising species. The dominant native species are Coastal Wattle, Coast Golden Wattle with smaller Coast Beard-heath (<i>Leucopogon parviflorus</i>) becoming prominent. Sea-berry Saltbush (<i>Rhagodia candolleana</i> ssp. <i>candolleana</i>) and Coastal Climbing Lignum (<i>Muehlenbeckia gunnii</i>) found under some of the larger shrubs. Ten exotic species were observed with the most frequent being False Caper (<i>Euphorbia terracina</i>), Onion Weed (<i>Asphodelus fistula</i>), Rough Cat' Ear (<i>Hypochaeris radicata</i>) and Hare's Tail Grass (<i>Lagurus ovatus</i>). Overall, the vegetation condition is poor. There were few signs of disturbance but included grazing pressure from native herbivores and possibly sheep although only old sheep scats were seen.				
Threatened species or community	No threatened species nor community were observed on Site A1.				
Landscape context score	1.13	Vegetation Condition Score	17.03	Conservation significance score	1.10
Unit biodiversity Score	21.17	Area (ha)	0.917	Total biodiversity Score	19.41

Vegetation Association A2	Coastal Wattle (<i>Acacia longifolia</i> ssp. <i>sophorae</i>) and Coast Beard-heath (<i>Leucopogon parviflorus</i>) Tall Shrubland				
					
<i>Figure 7. Site A2 looking to the north east, GPS 393397 5884625. Large shrub to the left is the weed Coast Tea-tree (Leptospermum laevigatum).</i>					
General description	Site A2 consists of long regenerated shrubland on degraded pasture and was limited to one hill in the northern part of the property. Native plant diversity is moderate to low with nine species observed. The dominant native species include Coastal Wattle, Coast Beard-heath and Coast Golden Wattle. Bower Spinach (<i>Tetragonia implexicoma</i>), Coast Climbing Lignum and Knobby Club-rush (<i>Ficinia nodosa</i>) were observed under the largest shrubs. Ten exotic species were observed with False Caper and Ribwort dominating the ground layer. Notably two invasive species were established in the understory, being Buckthorn (<i>Rhamnus alaternus</i>) and Bridal Creeper (<i>Asparagus asparagoides</i>). Large Coast Tea-tree (<i>Leptospermum laevigatum</i>) were encountered in the canopy of the Tall Shrubland. Overall, the vegetation condition was poor to moderate, but it is expected the three invasive exotic species will degrade it further in the future. Grazing pressure was not evident.				
Threatened species or community	No threatened species nor community were observed on Site A2.				
Landscape context score	1.13	Vegetation Condition Score	26.73	Conservation significance score	1.10
Unit biodiversity Score	33.23	Area (ha)	0.247	Total biodiversity Score	8.21

Vegetation Association A3	Bracelet Honey-myrtle (*Melaleuca armillaris ssp. armillaris) Tall Shrubland				
					
Figure 8. Site A3 looking to south west, GPS 393457 5884592.					
General description	Site A3 consists of bird dispersed native plants occurring under large exotic Bracelet Honey-myrtle (<i>Melaleuca armillaris</i> ssp. <i>armillaris</i>). Historically, is it possible the site contained a dwelling with several old domestic fruit trees occurring amongst and to the south of the Bracelet Honey-myrtle. The dominant native plants include Sea-berry Saltbush under the Bracelet Honey-myrtle and sporadic Coast Golden Wattle, and Coastal Wattle on the outside of the large exotic shrubs. In total four native species were observed. Eleven exotic species were observed with the most frequent being Bracelet Honey-myrtle, Plum (<i>Prunus domestica</i>), Buckthorn, False Caper, Soursob (<i>Oxalis pes-caprae</i>) and various annual grasses. Overall, the vegetation condition is very poor, but with few signs of recent disturbance.				
Threatened species or community	No threatened species nor community were observed on Site A3.				
Landscape context score	1.13	Vegetation Condition Score	9.65	Conservation significance score	1.10
Unit biodiversity Score	11.99	Area (ha)	0.039	Total biodiversity Score	0.47
Vegetation Association A4	Coastal White Mallee (<i>Eucalyptus diversifolia</i> ssp. <i>diversifolia</i>) Mallee				



Figure 9. Site A4 looking to the south, GPS 393481 5884585.



Figure 10. Current refuse pit on the north western side of Site A4.

General description	Site A4 consists of Mallee vegetation with the dominant native species being Coastal White Mallee and Coast Golden Wattle. Prominent under the canopy are Bower Spinach and Sea-berry Saltbush forming a thick low shrub layer as the plants grow over low mallee branches and up toward the canopy. A total of nine native species were observed.
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	Eight exotic species were observed with the most frequent being False Caper, Buckthorn, African Boxthorn (<i>Lycium ferocissimum</i>), Bridal Creeper and soursob. Overall, the vegetation condition is moderate. Disturbance was limited to a pit dug on the north western edge, which has been used for garden waste and general refuse.				
Threatened species or community	No threatened species nor community were observed on Site A4.				
Landscape context score	1.13	Vegetation Condition Score	31.83	Conservation significance score	1.10
Unit biodiversity Score	39.56	Area (ha)	0.284	Total biodiversity Score	11.24

Vegetation Association A5	Coastal White Mallee (<i>Eucalyptus diversifolia</i> ssp. <i>diversifolia</i>) Mallee (open understory)
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Figure 11. Site A5 looking to the east, GPS 393483 5884276.

General description	Site A5 differs from Site A4 with a less complex understory, likely due to past sheep grazing. The dominant native species was Coastal White Mallee. Sporadically scattered were Coastal Wattle, Coast Beard-heath and Sea-berry Saltbush. In total seven native species were observed. Twelve exotic species were observed with most common being False Caper and Soursob. Also present were Bridal Creeper, small Buckthorn, Spear thistle (<i>Cirsium vulgare</i>), Phalaris (<i>Phalaris aquatica</i>) and various annual grasses. Overall, the vegetation condition is poor condition. There were few signs of disturbance but included grazing pressure from native herbivores and possibly sheep although only old sheep
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	scats were seen. Considering the lack of understory complexity and high abundance of weeds, it likely this vegetation community has undergone sheep grazing and possibly camping.				
Threatened species or community	No threatened species nor community were observed on Site A5.				
Landscape context score	1.13	Vegetation Condition Score	19.20	Conservation significance score	1.10
Unit biodiversity Score	23.87	Area (ha)	0.150	Total biodiversity Score	3.58

Vegetation Association A6	Coastal Wattle (<i>Acacia longifolia</i> ssp. <i>sophorae</i>) Open Shrubland
	
Figure 12. Site A6 looking to the south east, GPS 393395 5884393.	
General description	Site A6 consists mainly of scattered shrubs amongst degraded pasture. Three native plant species were observed with Coastal Wattle and Coast Beard-heath being dominant. Occasional clumps of Knobby Club-rush were also present. Eight exotic species were observed with the dominant being False Caper, Rough Cat's Ear and Soursob. Patches of Buffalo Grass (<i>Stenotaphrum secundatum</i>) and Phalaris were also observed. Vegetation condition is very poor. Disturbance was limited to grazing pressure from native herbivore and possibly sheep although only old sheep scats were seen.

Threatened species or community	No threatened species nor community were observed on Site A6.				
Landscape context score	1.13	Vegetation Condition Score	7.97	Conservation significance score	1.10
Unit biodiversity Score	9.91	Area (ha)	0.311	Total biodiversity Score	3.08

R POWER SUPPLY PURPOSES VIA UNDERGROUND CABLE





Figure 14. Old wombat burrow depicted in Figure 10, GPS 393278 5884282.

4.2 Threatened Species assessment

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

Species (common name)	NP&W Act	EPBC Act	Data source	Date of last record	Species known habitat preferences	Likelihood of use for habitat – Comments
Bassian Thrush (<i>Zoothra lunulata</i>)	R	EN	2, 3	2025	Damp, densely forested areas and gullies, usually with a thick canopy and leaf-litter.	Highly likely – Site A4 provides marginal habitat. Suitable habitat occurs within 100m on same property.
Beautiful Firetail (<i>Stagonopleura bella interposita</i>)	R		2, 3	2024	Swampy grass areas in coastal dry forest, shrubby heath, tea tree scrub close to water.	Highly likely – All sites. Suitable habitat present.
Blue-winged Parrot (<i>Neophema chrysostoma</i>)	V	VU	2, 5	2021	Coastal, sub-coastal and inland areas, favouring grassy habitats. And altered environments such as airfields, golf-courses and paddocks.	Highly likely – All sites. Suitable habitat present.
Brown Quail (<i>Synoicus ypsilophora australis</i>)	V		2	2024	Prefers dense grasslands, often on the edges of open forests, and bracken.	Highly likely – Sites A1 – A5. Suitable habitat present.
Common Brushtail Possum (<i>Trichosurus vulpecula</i>)	R		2, 3	2012	Open dry eucalypt forest, woodlands, heath and urban areas.	Likely – All sites. Suitable habitat present.
Common Wombat (<i>Vombatus ursinus</i>)	R		2, 3	2025	Open vegetation of coastal shrubland, woodland and heathland.	Highly likely – All sites. Suitable habitat present. Old burrow observed on property outside of sites, see photo log.
Flame Robin (<i>Petroica phoenicea</i>)	V		2	2023	Eucalypt woodland, preferring open habitat.	Highly likely – All sites. Suitable habitat present.
Grey Goshawk (<i>Accipiter novae-hollandiae</i>)	E		2, 3	2002	Tall dense forest, occasionally more open woodland.	Possible – Sites A4 & A5. Suitable habitat present.
Grey-crowned Babbler (<i>Pomatostomus temporalis temporalis</i>)	E		2, 3	2003	Found in open forests and woodlands, favouring inland plains with an open shrub layer, little ground cover with fallen timber and leaf litter.	Unlikely – no suitable habitat present.

Grey-headed Flying-fox (<i>Pteropus poliocephalus</i>)	R	VU	2, 3	2020	Utilises a range of native and exotic trees for feeding and camping.	Highly likely – Sites A4 & A5. Suitable feeding habitat present.
Little Eagle (<i>Hieraetus morphnoides</i>)	V		2	2021	Open forest, woodlands and croplands.	Unlikely. No suitable habitat.
Orange-bellied Parrot (<i>Neophema chrysogaster</i>)	E	CR	5	-	Coastal and sub-coastal habitat, preferring saltmarshes, littoral heathlands and low scrubland and grassy areas.	Unlikely. No suitable habitat. Preferred habitat occurs on coastline. Degraded inland pasture is not suitable.
Painted Buttonquail (<i>Turnix varius</i>)	R		2, 3	2023	Eucalypt woodland with deep leaf litter.	Highly likely – All sites. Suitable habitat present.
Peregrine Falcon (<i>Falco peregrinus</i>)	R		2	2017	Most habitats, requiring abundant prey and secure nest sites, prefers coastal and inland cliffs or open woodlands near water.	Highly likely – Sites A4 & A5. Suitable habitat present.
Restless Flycatcher (<i>Myiagra inquieta</i>)	R		2	2001	Open forests and woodlands.	Possible – All sites. Suitable habitat present, no recent records.
Rufous Bristlebird (<i>Dasyornis broadbenti broadbenti</i>)	R		2, 3	2025	Dense shrubland usually with a high diversity of plant species.	Highly likely – All sites. Suitable habitat present.
Scarlet Robin (<i>Petroica boodang</i>)	R		2	2012	Forests and woodlands with open understorey, can be found in grassland, farmland and urban areas.	Likely – All sites. Suitable habitat present.
Southern Emuwren (South East) (<i>Stipiturus malachurus polionotum</i>)	R		2, 3	1997	Heaths and swampy vegetation.	Possible – Sites A1 – A4. Marginal habitat present.
White-throated Needletail (<i>Hirundapus caudacutus caudatus</i>)	V	VU	2, 3	2003	Aerial birds that will roost in trees.	Possible – Sites A4 & A5. Suitable roosting habitat, but no recent records.
White-bellied Sea Eagle (<i>Haliaeetus leucogaster</i>)	E		2, 3	2022	perched high in a tree, or soaring over waterways and adjacent land.	Unlikely – no suitable habitat present.
Yellow-tailed Black Cockatoo (<i>Zanda funerea whiteae</i>)	V		2	2024	Eucalypt woodlands and pine plantations.	Highly likely – Sites A4 & A5. Marginal perching habitat present.

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 provides limited habitat or feeding resources for the species. Recorded within 20 -40 years, survey effort is considered adequate, habitat and feeding resources present, and species of similar habitat needs have been recorded in the area.
Unlikely	Recorded within the previous 20 years, but the area provides no habitat or feeding resources for the species, including perching, roosting or nesting opportunities, corridor for movement or shelter. Recorded within 20 -40 years; however, suitable habitat does not occur, and species of similar habitat requirements have not been recorded in the area. No records despite adequate survey effort.

4.3 Cumulative impact

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

Direct Impacts

This clearance application is for a residential subdivision to create eight new allotments. Direct impacts are expected to occur for new boundary fencing, eight house sites and extensions to two existing roads.

Indirect Impacts

Indirect impacts from the land division may include increases in dust and noise during establishment of the subdivision but will cease once completed. Longer term, as houses are built and people move in there may be indirect impacts to surrounding native vegetation related to future weed invasion from garden plants and increased threats due to pet cats and dogs.

Cumulative Impacts

Cumulative impacts are not expected to occur as the current proposal is the limit of residential subdivision for the property.

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

Initially ten 2ha allotments were included in the design with vegetation clearance avoided where possible by placing allotment boundaries in areas with no native vegetation present, or where vegetation quality was poor.

To further avoid vegetation clearance the design was changed, reducing the number of allotments. Four allotments on the eastern boundary were merged into two, resulting in the creation of eight allotments instead of ten. Clearance was reduced from 2.646ha to 1.948ha, avoiding the clearance of 0.698ha of native vegetation. Most of the avoided vegetation was Coastal White Mallee vegetation community (0.662ha avoided) and included halving of the highest scoring site (Site A4, UBS 39.56. 0.593ha reduced to 0.284ha). TBS reduced from 67.36 to 45.99.

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).

To minimise impacts to native vegetation, proposed house sites were located away from native vegetation where possible or located in areas of poor quality vegetation. Most house sites are located close to proposed roads to further minimise clearance. The house site in allotment 206 was changed to the northern end of the allotment to avoid a cluster of mature Drooping Sheoak trees occurring close to George Ormerod Drive.

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

The proposed clearance is the minimum required to achieve the proposed land division. There will be no ability to rehabilitate or restore the area after vegetation clearance.

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.

It is proposed to offset vegetation clearance with a ten hectare on ground SEB, including;

- 2.282ha Stringybark Low Forest utilised by South East Red-tailed Black Cockatoo as a food source.
- 4.284ha Pink Gum Woodland (SA Vulnerable community)
- 3.434ha revegetation component is also included (see Section 6).

The proposed offset achieves 61.29 SEB points and vegetation clearance obligation is 50.59 SEB points. The proponent does not wish to retain the surplus SEB points.

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	<u>Relevant information</u> Number of plants species recorded Native Species Introduced Species Site A1 7 10

diversity of plant species	Site A2 9 10 Site A3 4 11 Site A4 9 8 Site A5 7 12 Site A6 3 8 Bushland Plant Diversity Score Site A1 – 8 Site A2 – 12 Site A3 - 4 Site A4 - 12 Site A5 - 10 Site A6 - 4
	<u>Assessment against the principles</u> At Variance – Site A2, A4 and A5 Not at Variance – Site A1, A3, A6
	<u>Moderating factors that may be considered by the NVC</u> The proposed vegetation clearance represents a very small area compared to the amount of remnant native vegetation within a 5km radius of the site. Native vegetation covers 25% of the surrounding area (5km radius), which equates to 1, 964 hectares. The proposed clearance of At Variance sites (Sites A2, A4 and A5) 0.681ha represents 0.035% of native vegetation within the location vicinity. (Total proposed vegetation clearance of 1.948ha represents 0.099% of native vegetation within the local vicinity.)
Principle 1b - significance as a habitat for wildlife	<u>Relevant information</u> No threatened fauna were observed during the site assessments. However, an old, overgrown wombat burrow was observed in open pasture (Figure 14). The following threatened fauna were identified from a database survey and may use Sites A1 – A6 for habitat; • Bassian Thrush (AUS EN, SA R) Site A4; • Beautiful Firetail (SA R) All sites; • Blue-winged Parrot (AUS VU, SA V) All sites; • Brown Quail (SA V) Sites A1 – A5; • Common Brushtail Possum (SA R) All sites; • Common Wombat (SA R) All sites; • Flame Robin (SA V) All sites; • Grey Goshawk (SA E) Sites A4 & A5; • Grey-headed Flying-fox (AUS V, SA R) Sites A4 & A5; • Painted Buttonquail (SA R) All sites; • Peregrine Falcon (SA R) Sites A4 & A5; • Restless Flycatcher (SA R) All sites; • Rufous Bristlebird (SA R) All sites; • Scarlet Robin (SA R) All sites; • Southern Emuwren (South East) (SA R) Sites A1 – A4; • White-throated Needletail (AUS VU SA V) Sites A4 & A5; and • Yellow-tailed Black Cockatoo (SA V) Sites A4 & A5. The PMST returned Orange-bellied Parrot (AUS CR, SA E) as known to occur within 5km of Sites A1 – A6. However, this species prefers saltmarshes along the coastline. Degraded pasture and shrubland more than 3km from the coastline are considered to be unsuitable habitat for this species.

	The assessed vegetation occurs within a relatively small area of degraded native vegetation that has partially regenerated after historical clearing and stock grazing. It occurs within 250m of a very large continuous patch of bushland over several landholdings including Little Dip Conservation Park. Vegetation within Sites A1 – A6 may be used by threatened species to move through the landscape. There is 25% remnant vegetation within a 5km of the assessed sites. <table><thead><tr><th></th><th>Threatened Fauna Score</th><th>Unit Biodiversity Score</th></tr></thead><tbody><tr><td>Site A1</td><td>0.1</td><td>21.17</td></tr><tr><td>Site A2</td><td>0.1</td><td>33.23</td></tr><tr><td>Site A3</td><td>0.1</td><td>11.99</td></tr><tr><td>Site A4</td><td>0.1</td><td>39.56</td></tr><tr><td>Site A5</td><td>0.1</td><td>23.87</td></tr><tr><td>Site A6</td><td>0.1</td><td>9.91</td></tr></tbody></table> <u>Assessment against the principles</u> Seriously at Variance – All Sites <u>Moderating factors that may be considered by the NVC</u> <i>Non-essential Habitat</i> Sites A1 – A6 adjoin farmland (dryland pasture) and rural living developments. Site A4 is in moderate condition with remaining sites in very poor to poor to moderate condition. Sites A1 – A6 are considered to be non-essential habitat, and their clearance is likely to have a negligible impact on the populations of these threatened species.		Threatened Fauna Score	Unit Biodiversity Score	Site A1	0.1	21.17	Site A2	0.1	33.23	Site A3	0.1	11.99	Site A4	0.1	39.56	Site A5	0.1	23.87	Site A6	0.1	9.91
	Threatened Fauna Score	Unit Biodiversity Score																				
Site A1	0.1	21.17																				
Site A2	0.1	33.23																				
Site A3	0.1	11.99																				
Site A4	0.1	39.56																				
Site A5	0.1	23.87																				
Site A6	0.1	9.91																				
Principle 1c - plants of a rare, vulnerable or endangered species	<u>Relevant information</u> No threatened flora were observed during the assessment. Database searches identified the following threatened plants that may be present, but undetectable at the time of the assessment; • Little Dip Spider-orchid (<i>Caladenia richardsiorum</i>) (AUS EN, SA E); and • Late Spider-orchid (<i>Caladenia necrophylla</i>) (SA R). Threatened Flora Score Site A1 – 0.00 Site A2 – 0.00 Site A3 – 0.00 Site A4 – 0.00 Site A5 – 0.00 Site A6 – 0.00 <u>Assessment against the principles</u> Not at Variance <u>Moderating factors that may be considered by the NVC</u> Not Applicable.																					
Principle 1d - the vegetation comprises the whole or part of a plant community that is Rare.	<u>Relevant information</u> No EPBC listed or State threatened ecosystems occur within Sites A1 & A2. Threatened Community Score Site A1 – 1.0 Site A2 – 1.0 Site A3 – 1.0 Site A4 – 1.0 Site A5 – 1.0																					

Vulnerable or endangered:	Site A6 – 1.0
	<u>Assessment against the principles</u> Not at Variance
	<u>Moderating factors that may be considered by the NVC</u> Not Applicable
Principle 1e - it is significant as a remnant of vegetation in an area which has been extensively cleared.	<u>Relevant information</u> The assessed vegetation ranged in condition from very poor to moderate with the majority less than moderate condition. All sites are heavily impacted by weeds of pasture (False Caper, Hare's tail Grass and Rough Cat's Ear) with few examples of native ground cover species present. Most sites were impacted by bird dispersed woody weed species, including Site A4 which scored the highest UBS. Over the long term all sites are likely to remain, but unlikely to improve in condition. Woody weeds are likely to further degrade vegetation condition across the property. Remnancy; IBRA Association (Lake George) – 11% IBRA Subregion (Bridgewater) – 14% Total Biodiversity Score Site A1 – 19.41 Site A2 – 8.21 Site A3 – 0.47 Site A4 – 11.24 Site A5 – 3.58 Site A6 – 3.08 Total – 45.99
	<u>Assessment against the principles</u> At Variance
	<u>Moderating factors that may be considered by the NVC</u> N/A
Principle 1f - it is growing in, or in association with, a wetland environment.	<u>Relevant information</u> Sites A1 – A6 are not associated with a wetland.
	<u>Assessment against the principles</u> Not at Variance
	<u>Moderating factors that may be considered by the NVC</u> Not Applicable
Principle 1g - it contributes significantly to the amenity of the area in	<u>Relevant information</u> The proposed vegetation clearance is located within a landscape that has undergone a shift from agriculture to large residential lifestyle blocks. The northern extremity of the land parcel is 100m from Southern Ports Highway, but the proposed vegetation clearance is not visible from this road. The land parcel is accessed via George Ormerod Drive and Captain Underwood Way. Both are no through roads and accessed by local traffic only.

which it is growing or is situated.	First Nations cultural value is unknown, but the land would likely hold significance for First Nations people. European cultural or historical values are unknown, other than the property was historically cleared for agriculture. It is believed the proposed clearance would have minimal impact on the landscape character.
	N/A
	<u>Moderating factors that may be considered by the NVC</u>

[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	N/A
	Area (ha)	1.948ha
	Total biodiversity Score	45.99
Seriously at variance with principle 1(b), 1(c) or 1 (d)		1(b)
Risk assessment outcome		Level 4

5. Clearance summary

Clearance Area(s) Summary table

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	8	1	0	0.1	21.17	0.917	19.41	1.0			21.35	\$24,759.46	\$1,361.77
A	2	12	1	0	0.1	33.23	0.247	8.21	1.0			9.03	\$10,472.03	\$575.96
A	3	4	1	0	0.1	11.99	0.039	0.47	1.0			0.52	\$603.04	\$33.17
A	4	12	1	0	0.1	39.56	0.284	11.24	1.0			12.36	\$14,333.81	\$788.36
A	5	10	1	0	0.1	23.87	0.150	3.58	1.0			3.94	\$4,569.19	\$251.31
A	6	4	1	0	0.1	9.91	0.311	3.08	1.0			3.39	\$3,931.36	\$216.22
						Total	1.948	45.99				50.59	\$58,668.89	\$3,226.79

Totals summary table

Economies of Scale Factor	0.5	SEB Uplift Factor	1.10
Rainfall (mm) Factor	639		
SEB Points of Gain/ha Factor	7	Management Cost (\$/ha)	\$25,408

	Total Biodiversity score	Total SEB points required	SEB Payment	Admin Fee	Total Payment
Application	45.99	50.59	\$58,668.89	\$3,226.79	\$61,895.68

Note: if clearance consent is granted, the SEB obligation will be met via an on ground SEB detailed in Section 6, not via payment into the Native Vegetation Fund. However, if the on ground SEB is not accepted by the NVC, the proponent will pay \$61,895.68 into the Native Vegetation Fund based on the above tables.

6. Significant Environmental Benefit

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

ACHIEVING A SEB

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

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

ON-GROUND SEB

Ownership:	[REDACTED]		
Site Address:	310 Heggies Road, Spence		
Local Government Area:	Naracoorte Lucindale Council	Hundred:	Spence
Title ID:	CT/5279/50	Parcel ID	Section 89

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

The site is located within a flat landscape where dryland grazing is the main land use. Areas of forestry, native vegetation and irrigated pasture are also present. Soils on the site consist of sand over clay. However, a small rise occurs in the middle of the site where sand is deeper and vegetation changes composition.

The SEB is comprised of three vegetation communities and consists of;

- Site A1 – 4.284ha of Pink Gum (*Eucalyptus fasciculosa*) Woodland;
- Site A2 – 2.282ha of Desert Stringybark (*Eucalyptus arenacea*) Low Open Forest; and
- Site A3 – 3.434ha Pink Gum (*Eucalyptus fasciculosa*) Woodland (revegetation).

The SEB is open to stock and regularly grazed by sheep which appears to prevent regeneration of woody species, including trees. Numerous small heath shrubs are present but kept very low by grazing animals.

Sites A1 and A2 are in moderate to poor condition with stock grazing inhibiting a more diverse structure. Generally, the mid-story layer of shrub is missing or grazed very low. An exception being Sand-heath Yacca (*Xanthorrhoea caespitosa*), which is prominent in both sites, being more dense in Site A1. Site A3 is open farmland encroached by Site A1. Site A3 was cropped with barley in 2025, primarily as a weed control measure. Consequently, Site A3 is dominated by annual species making revegetation easier due to lack of competing perennial pasture species. Site A3 is in very poor condition.

Old vehicle tracks are present through Sites A1 and A2, being most noticeable in Site A2. These tracks have not been used for some time, but grazing pressure seems to prevent natural regeneration from occurring.

The SEB site occurs in the Callendale IBRA Association which contains 14% remnant vegetation with 10% remaining within a 5km radius. The closest gazetted native vegetation occurs in Heritage Agreement HA486 located 3km NNE. Big Heath Conservation Park is located 5km to the south east. A 170ha patch of bushland occurs 1500m to the east.

Information relating to the relevant land

The SEB is larger than required providing 61.29 SEB points vs 50.59 SEB points for the proposed land division in the clearance application. The owner has carefully chosen the locations for new fence lines to ensure they do not impact existing trees and are placed in natural gaps between the trees. This has resulted in a larger SEB than required. However, the owner does not wish to retain the surplus SEB points.

An airstrip lies to the south of the SEB (Figure 15). The southern SEB boundary has been located to ensure future growth of trees near the boundary will not interfere with the airstrip's use. A stock raceway is located between the airstrip and the SEB.

Mineral Exploration Licence EL6786 is active in the area until 8 June 2028.

No Heritage Agreements, easements or other contractual arrangements exist on the property.

General location map



Figure 15. Map of proposed SEB with airstrip visible beyond the southern boundary.



Figure 16. Map of landscape surrounding the proposed SEB site.

Description of the vegetation

Vegetation Association A1	Pink Gum (<i>Eucalyptus fasciculosa</i>) Woodland.				
					
Figure 17. SEB Site A1 looking to the WWN, GPS 461582 5901456.					
General description	Dominant native species are Pink Gum and Sand-heath Yacca. Trees were estimated be over 16m height with several taller examples present. Generally, the shrub layer is missing and represented by a few examples of Short-leaf Honey-myrtle (<i>Melaleuca brevifolia</i>). Native ground cover species are dominated by Sand-heath Yacca, Sword-sedge (<i>Lepidosperma</i> sp.), Tassel Rope-rush (<i>Hypolaena fastigiata</i>). Spear-grass (<i>Austrostipa</i> sp.) and Wallaby-grass (<i>Rytidosperma</i> sp.) were frequently encountered but grazed low. Exotic species were dominated by annual Rough Dog's-tail Grass, Perennial Veldt Grass (<i>Ehrharta calycina</i>) and Hare's Tail Grass (<i>Lagurus ovatus</i>). Overall vegetation condition was moderate to poor. The site is unfenced and grazed by stock, usually sheep, which likely explains the lack of mid-story shrub layer and recruitment of woody species.				
Threatened species or community	Pink Gum (SA R) is the dominant canopy species and abundant in SEB Site A1. Pink Gum Woodland (over 10m height) occurring in the Lucindale IBRA Subregion are listed as a State Vulnerable vegetation community.				
Landscape context score	1.13	Vegetation Condition Score	41.96	Conservation significance score	1.34
Gain Score	8.11	Area (ha)	4.284	SEB Points of Gain	34.74

Vegetation Association A2	Desert Stringybark (<i>Eucalyptus arenacea</i>) Open Forest				
					
Figure 18. SEB Site A2 looking to the north, GPS 461644 5901493. Grazing evident on Golden Wattle in foreground.					
General description	Dominant native species are Desert Stringybark and Sand-heath Yacca. Generally, the shrub layer is missing and represented by a few examples of Golden Wattle (<i>Acacia pycnantha</i>). Native ground cover species are dominated by Sand-heath Yacca, Sword-sedge (<i>Lepidosperma</i> sp.), Tassel Rope-rush (<i>Hypolaena fastigiata</i>). Spear-grass (<i>Austrostipa</i> sp.) and Wallaby-grass (<i>Rytidosperma</i> sp.) were frequently encountered by grazed low. Cranberry Heath (<i>Styphelia humifusa</i>) was often encountered, but also grazed very low, less than 2cm high, appearing as woody branches with scattered leaves. Exotic species were dominated by annual Perennial Veldt Grass, Rough Dog's-tail Grass, Hare's Tail Grass and Capeweed (<i>Arctotheca calendula</i>). Overall vegetation condition was moderate to poor. The site is unfenced, grazed by stock that likely explains the lack of mid-story shrub layer and recruitment of woody species.				
Threatened species or community	Pink Gum (SA R) was observed in SEB Site A2. South East Red-tailed Black Cockatoo (AUS EN, SA E) have been observed by the owner feeding in the trees. They were not observed during the assessment.				
Landscape context score	1.14	Vegetation Condition Score	31.50	Conservation significance score	1.14
Gain Score	7.15	Area (ha)	2.282	SEB Points of Gain	16.32

Vegetation Association A3	Pink Gum (<i>Eucalyptus fasciculosa</i>) Woodland (Revegetation Site)				
					
Figure 19. SEB Site A3 looking to the north west, GPS 461546 5901419. Site A1 visible in background.					
General description	A small number of Pink Gum trees were the only native species present within this site. In 2025 Site A3 was cropped with Barley as a weed control measure to remove persistent weed species. Consequently, the dominant exotic species are mainly annual species with the most frequent being Capeweed and Barley (<i>Hordeum vulgare</i>). Less frequent are Hare's Tail Grass, Rough Dog's-tail Grass. One perennial exotic species was observed, being Onion- grass (<i>Romulea</i> sp.). Vegetation condition was very poor due past cropping and historical grazing. The target revegetation community will be a Pink Gum Woodland over heath.				
Threatened species or community	Pink Gum (SA R) was observed in Site A3.				
Landscape context score	1.13	Vegetation Condition Score	1.88	Conservation significance score	1.32
Gain Score	2.98	Area (ha)	3.434	SEB Points of Gain	10.23

Site map showing areas of the proposed SEB



Figure 20. Site map of proposed SEB.

Fauna and Flora assessment

Nine threatened fauna were identified from database searches that are likely use the SEB site for habitat (Table 1). Recorded threatened species are mobile species with the SEB site providing habitat as they move through the landscape. No hollows were observed during the assessment.

Four EPBC listed species were identified from the database searches. All four species may use the SEB site for feeding and perching. The owner has observed South East Red-tailed Black Cockatoo feeding in Site A2 in recent years but were not observed during the assessment.

Table 1. Threatened fauna likely to use the proposed SEB site for habitat and identified from database searches occurring within a 5km radius.

Common Name	Species	Site	EPBC Act	NP&W Act
Beautiful Firetail (SE)	<i>Stagonopleura bella interposita</i>	A1, A2		R
Blue-winged Parrot	<i>Neophema chrysostoma</i>	All sites	VU	V
Eastern Shrike-tit	<i>Falcunculus frontatus frontatus</i>	All sites		R
Grey-headed Flying-fox	<i>Pteropus poliocephalus</i>	A1, A2	VU	R
Hooded Robin (YP, MN, AP, MLR, SE)	<i>Melanodryas cucullata cucullata</i>	A1, A2	EN	R
Peregrine Falcon	<i>Falco peregrinus Macropus</i>	A1, A2		R
Restless Flycatcher	<i>Myiagra inquieta</i>	All sites		R
South East Red-tailed Black Cockatoo	<i>Calyptorhynchus banksii graptogyne</i>	A2	EN	E
Yellow-tailed Black Cockatoo	<i>Zanda funerea whiteae</i>	A1, A2		V

Environmental Benefits

The proposed SEB will secure habitat nine threatened species identified from database searches, including four EPBC listed species. In recent years, the owner has observed South East Red-tailed Black Cockatoo feeding in Site A2. Once fencing is completed, vegetation condition is expected to improve with the removal of stock. Regeneration of woody species is likely to follow. Additional species will be planted in Sites A1 and A2 through a targeted revegetation program if natural regeneration fails to occur. Revegetation of Site A3 will increase the area of available habitat in the landscape. Revegetation will be undertaken with the assistance of a local revegetation contractor.

Summary Table

Block	Site	Vegetation Association	UBS	Gain Score	Area (ha)	SEB Point of Gain
A	1	Pink Gum Woodland	41.96	8.11	4.284	34.74
A	2	Desert Stringybark Low Forrest	40.94	7.15	2.282	16.32
A	3	Pink Gum Woodland (Revegetation)	2.80	2.98	3.434	10.23
Total					10.000	61.29

SEB Management Plan

The Management Plan for the proposed SEB area is submitted separately as a PDF document.

7. Appendices

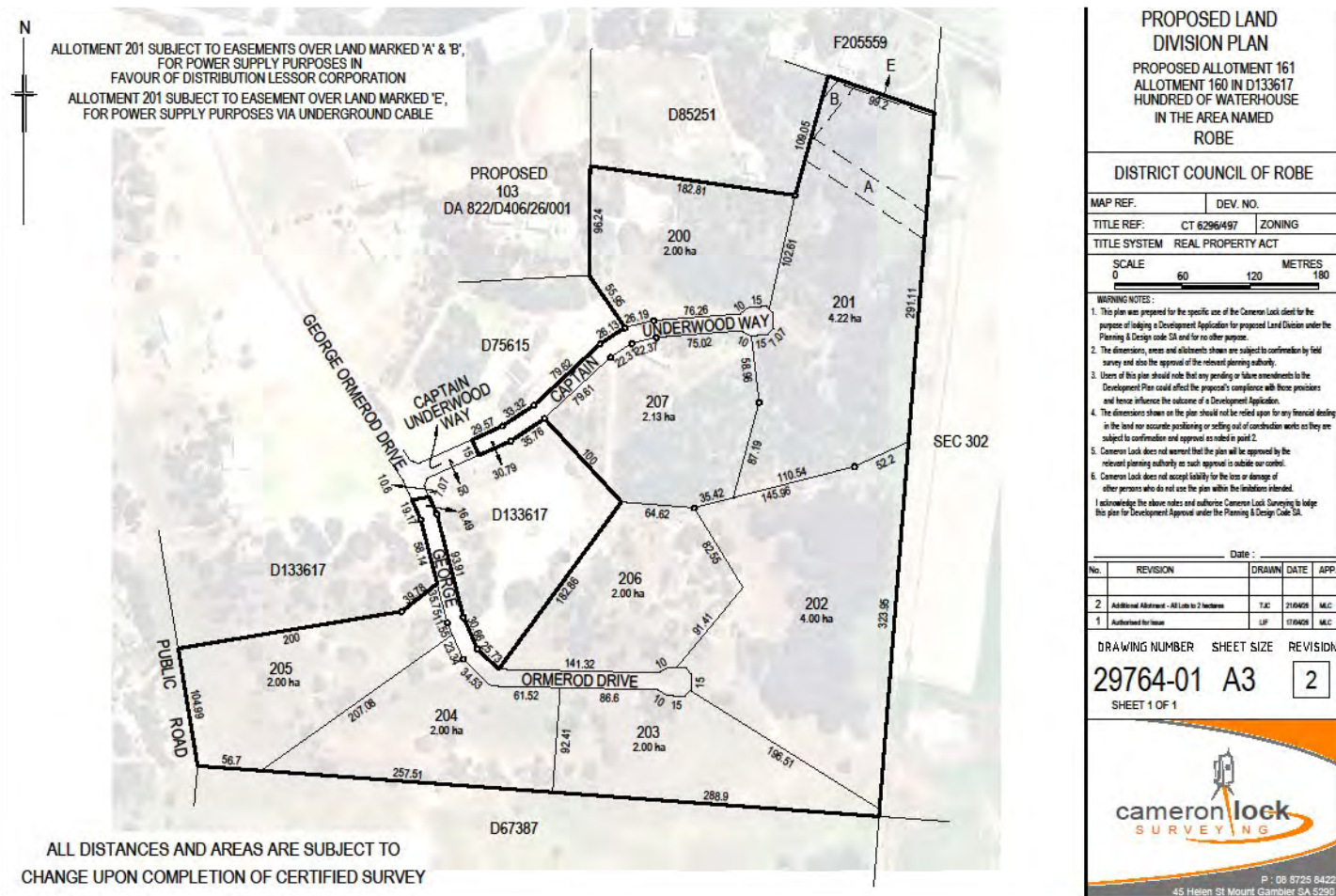
Appendix 1. Bushland Assessment Scoresheets associated with the proposed clearance and SEB Area (submitted separately in Excel format)

Appendix 2. SEB Management Plan (submitted separately as PDF document).

Appendix 3. Initial Superseded Land Division Plan with ten allotments.



Appendix 4. Proposed Land Division Plan with eight allotments.



Appendix 5. Land Division: landholder permission

[REDACTED]

[REDACTED]

We are OK with giving consent for [REDACTED] to apply for NVC clearance for the Sweetwater Estate land.

Regards

[REDACTED]

[REDACTED]

Appendix 6. SEB landholder permission



14th July 2026



Dear [REDACTED]

I give [REDACTED] approval to submit the NVC Application using our property at 310 Heggies Road, Spence South Australia as an On Ground Offset location as per the agreed KML file provided.

Should you require anything further please feel free to contact me on [REDACTED] or alternatively email [REDACTED]

Kind Regards

