

Native Vegetation Clearance

Wami Kata Residential Aged Care
Development, 64 Yorkeys Crossing,
Davenport, SA 5700

Data Report

Clearance under the *Native Vegetation Regulations 2017*

15 December 2022

Prepared by Grant Fleming



Table of contents

1. Application information
2. Purpose of clearance
 - 2.1 Description
 - 2.2 Background
 - 2.3 General location map
 - 2.4 Details of the proposal
 - 2.5 Approvals required or obtained
 - 2.6 Native Vegetation Regulation
 - 2.7 Development Application information (if applicable)
3. Method
 - 3.1 Flora assessment
 - 3.2 Fauna assessment
4. Assessment outcomes
 - 4.1 Vegetation assessment
 - 4.2 Threatened Species assessment
 - 4.3 Cumulative impacts
 - 4.4 Addressing the Mitigation hierarchy
 - 4.5 Principles of clearance
 - 4.6 Risk Assessment
 - 4.7 NVC Guidelines
5. Clearance summary
6. Significant environmental benefit
7. Appendices
 - 7.1 Threatened Fauna 5km buffer last 20 years
 - 7.2 Threatened Flora 5km buffer last 20 years
 - 7.3 Bushland Vegetation Assessment Scoresheets (to be submitted in Excel format).
 - 7.4 Design Plans

1. Application information

Application Details

Applicant:	Wami Kata Old Folks Home Incorporated		
Key contact:	Stephen Johnson, Practice Director, Kaunitz Yeung Architecture level 1, 277 Cleveland St, Redfern, NSW 2016 Email: Stephen@kaunitzyeung.com Mobile: 0439 714 745		
Landowner:	John Chester, Chief Executive Aboriginal Lands Trust Board Level 14, 19 Grenfell Street, Adelaide SA 5000 PO Box 3437 Rundle Mall SA 5000 Telephone 08 82071476 (Nukunu (Area 2) Settlement Indigenous Land Use Agreement)		
Site Address:	64 Yorkeys Crossing, Davenport		
Local Government Area:	City of Port Augusta	Hundred:	Davenport
Title ID:	CT6235/786	Parcel ID	Section 1077

Summary of proposed clearance

Purpose of clearance	Redevelopment of an existing Supported Accommodation facility including the partial demolition (independent living units) of the existing Aged Care Facility, conversion of two houses into staff accommodation and retention of common room facility and the construction of a new Supported Accommodation facility (32 beds, 2 higher care beds and supporting facilities) with associated site works, landscaping and car parking.
Native Vegetation Regulation	Regulation 12, Schedule 1; clause 33, House or Buildings
Description of the vegetation under application	<u>Size, type and general condition</u> – 2.2 ha of <i>Atriplex vesicaria</i> (Bladder Saltbush), <i>Maireana pyramidata</i> (Black Bluebush), <i>Sclerolaena obliquicuspis</i> (Limestone Copperburr) Low Shrubland in moderate condition
Total proposed clearance - area (ha) and number of trees	2.11 ha of <i>Atriplex vesicaria</i> (Bladder Saltbush), <i>Maireana pyramidata</i> (Black Bluebush), <i>Sclerolaena obliquicuspis</i> (Limestone Copperburr) Low Shrubland and 6 planted trees (mixed species) within the existing facility are proposed to be cleared.
Level of clearance	Level 4 (Increased to level 4 as Seriously At Variance with principles 1a and 1b. Consultant advising Level 3 due to moderating factors).
Overlay (Planning and Design Code)	<u>Zones</u> Residential – Suburban Neighborhood Zone (Z5707) – the proposed re-development upgrading and expanding the existing Aged Care Facility is a continuance of complying land use for the zone. The proposed development is also an essential service for the local community. The intent is to design and deliver a Residential Aged Care (Supported Accommodation) facility that provides an appropriate response to the needs of the Aboriginal & Torres Strait Islander People of South Australia. The built form will create both a high-level connection and integration to country and a culturally appropriate and safe place for residents as well as a highly sustainable design outcome that incorporates natural materials, PV Cells and Endemic Landscaping.

	<p><u>Overlays</u></p> <p>Hazards (Bushfire – Regional) (O2408) – Regional</p> <p>Hazards (Flooding – Evidence Required) (O2416)</p> <p>Native Vegetation Overlay (O4202)</p> <p>Water Resources (O6902)</p>
	<p>The site map of the proposed clearance area (Figure 1) shows:</p> <ul style="list-style-type: none"> • Proposed position of the aged care development • Presence of remnant native vegetation association • Location of non-native trees to be removed • Location of storm water retention basin • Walking tracks
<p>Mitigation hierarchy</p>	<p>The application seeks approval to clear all native vegetation present within the site.</p> <p><u>Avoidance</u></p> <p>The proposed development avoids additional native vegetation clearance by redeveloping part of the existing facility, thereby reducing the size of the footprint upon un-cleared land.</p> <p><u>Minimisation</u></p> <p>Stage 2 of the development involves demolition of the original facility, converting 2 houses to the entrance to staff accommodation for the new Supported Accommodation facility and conversion of the living areas to a community facility for the use of the Wami Kata Old folks home residents. The reuse of developed land reduces the footprint of the development upon the surrounding native vegetation.</p> <p><u>Rehabilitation or restoration</u></p> <p>Areas disturbed during the development of the facility will be landscaped utilizing native species.</p> <p><u>Offset</u></p> <p>The proposed clearance will be offset by payment into the NVC fund.</p>
<p>SEB Offset proposal</p>	<p>Payment of \$9,936.95</p>

762000



6403500

6403500



762000

WAMI KATA RESIDENTIAL AGED CARE DEVELOPMENT – WAMI KATA ROAD, DAVENPORT SA 5700

KAUNITZ YEUNG ARCHITECTURE

SITE LAYOUT PLAN

Legend

-  Tree (to be removed)
-  Approximate Property Boundary
-  Road
-  Clearance Buffer
-  Paving Type 01 - Stabilized Gravel Path
-  Quadrat

COPYRIGHT

1. Aerial image sourced from Mertomap, aerial dated 06.11.2022, sourced 14.12.2022.
2. Site layout data sourced from Kaunitz Yeung Architecture, sourced 09.12.2022.
3. Roads sourced from SA Data, sourced 25.05.2021.

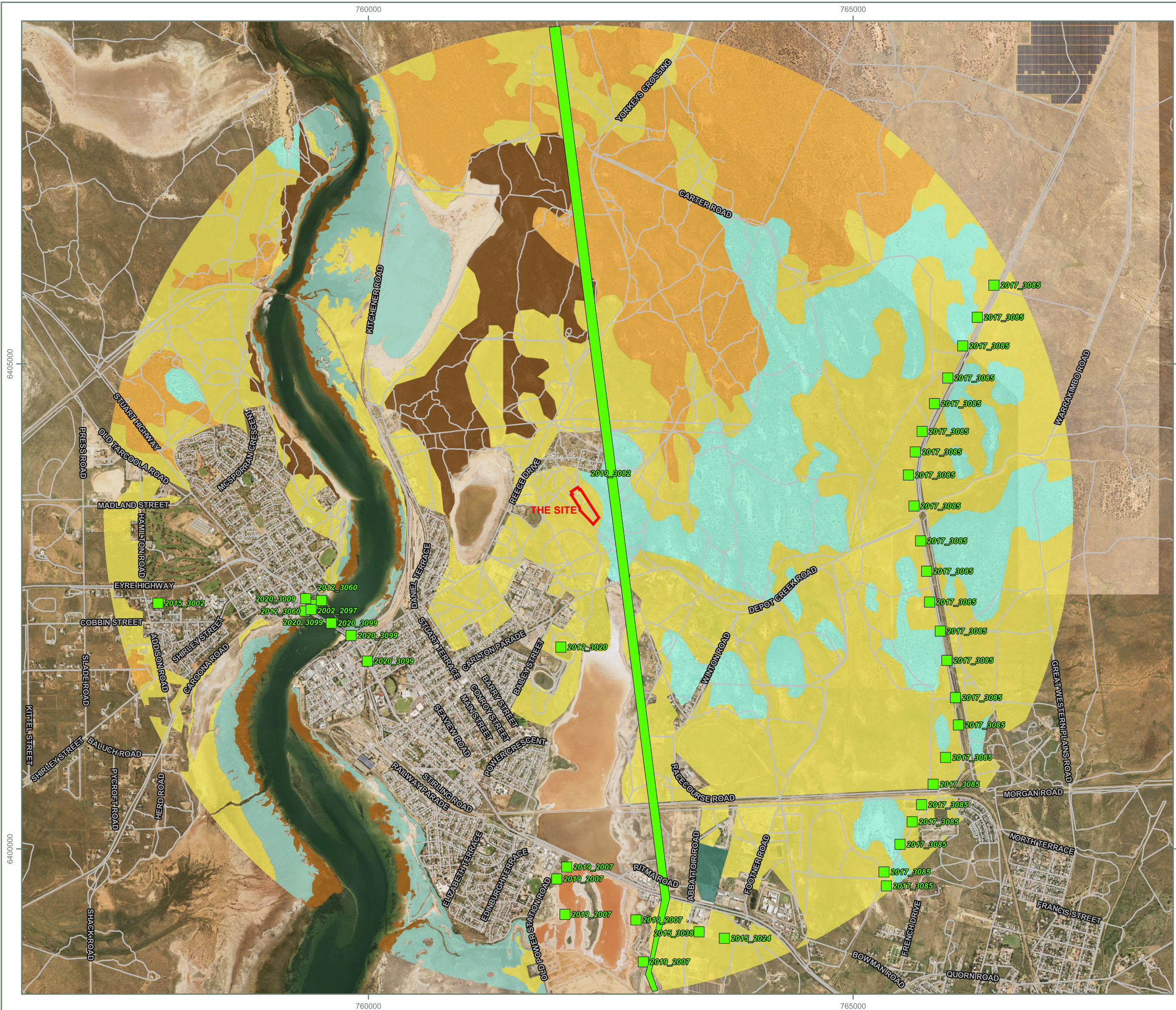
0 10 20 30 40 50 m



SCALE (at A3): 1:1,500
 PROJECTION: GDA2020 / MGA zone 53
 DRAWING NO: GFE-025-F0001-Rev0.qgs
 DATE: 14/12/2022
 DRAWN: KB
 CHECKED: GF



FIGURE 1



WAMI KATA RESIDENTIAL AGED CARE DEVELOPMENT – WAMI KATA ROAD, DAVENPORT SA 5700

KAUNITZ YEUNG ARCHITECTURE

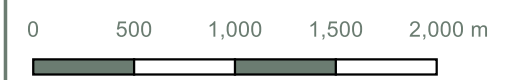
REGIONAL LOCATION PLAN

Legend

- Clearance Application Area
- Approximate Property Boundary
- Road
- SA Vegetation
 - Acacia Shrubland
 - Avicennia Forest and Woodland
 - Callitris Forest and Woodland
 - Chenopod Shrubland
 - Hummock Grassland
 - Samphire Shrubland
 - Shrubland >1m

COPYRIGHT

1. Aerial image sourced from Mertomap, aerial dated 06.11.2022, sourced 14.12.2022.
2. Site layout data sourced from Kaunitz Yeung Architecture, sourced 09.12.2022.
3. Roads and Vegetation data sourced from SA Data, sourced 25.05.2021 and 14.12.2022.



SCALE (at A3): 1:37,500
PROJECTION: GDA2020 / MGA zone 53
DRAWING NO: GFE-025-F0002-Rev0.qgs
DATE: 14/12/2022
DRAWN: KB
CHECKED: GF

FIGURE 2



2. Purpose of clearance

2.1 Description

Redevelopment of an existing Supported Accommodation facility including the partial demolition (independent living units) of the existing Aged Care Facility, conversion of two houses into staff accommodation and retention of common room facility and the construction of a new Supported Accommodation facility (32 beds, 2 higher care beds and supporting facilities) with associated site works, landscaping and car parking.

2.2 Background

The site includes a small storm water drainage pond that is enclosed by fencing on the southeastern side of the existing compound. Access tracks exist across the southern end of the existing compound (northern corner to the north-western corner), also from the northern corner to the southern corner and from the north-western corner to the southern corner forming the boundary line of the site. Several trees have been planted along the fence line of the southern boundary of the existing compound including several specimens of Tamarisk (*Tamarix aphylla*) that are listed as a Weed of National Significance (WoNS). The general area is mapped as SA VEG ID: YE0003 *Atriplex vesicaria* ssp., +/- *Maireana sedifolia*, +/- *Maireana pentatropis* low shrubland over *Sclerolaena diacantha*, *Austrostipa nitida*, *Sclerolaena obliquicuspis*, *Tetragonia eremaea*, **Brassica tournefortii*, *Stenopetalum lineare*, *Senecio pinnatifolius* (Naturemaps 2022).

Land Use

The existing land use for the site is mapped as 'Residential and farm infrastructure', with surrounding areas of 'Conservation and Natural Environments' and 'Production from relatively Natural Environments' (Naturemaps 2022). The site is operating as the Wami Kata Old Folks Home that is located in the suburb of Davenport, a small Aboriginal community located about 4 kilometres north-east of the Port Augusta township.

The locality is a rural setting with a small township set within an open native landscape comprising a chenopod shrubland landscape. The township generally comprises low density, single storey dwellings. Access to the site is provided via a bitumen road that carries low traffic volumes. Land in the locality is generally flat with slight undulations.

Facility

Existing Numbers (Existing Facility)

- Staff 26
- Residents 32

Proposed Numbers (Proposed Facility)

- Staff – 12 in any shift revolving 3 shifts/24 hours
- Residents 34 (at max capacity) Inclusive of 2 x palliative care

As part of the proposed facility, the two (2) houses at the front of the site will be converted to accommodation for staff. The existing kitchen and communal areas will be converted to a community use associated with the Supported Accommodation use.

Overview of Existing Operation

Wami Kata Old Folks Home Inc. is a commonwealth funded Aboriginal & Torres Strait Islander Flexible Aged Care Provider. Wami Kata Old Folks home currently provides 32 residential beds including respite care.

Since 1 July 2019, Wami Kata Old Folks Home Incorporated has operated under the National Quality Aged Care Standards and is a NATSIFAC (National Aboriginal and Torres Strait Islander Flexible Aged Care) program.

Wami Kata is an independent Association which is non-profit, overseen by an elected Board of Management with daily operations managed onsite.

Wami Kata staff provide a high quality of care to residents in a culturally appropriate setting. Wami Kata is committed to quality improvements enhancing the facility and improving the comfort and lives of residents. Wami Kata assists elders with Lifestyle options including: art and craft, shopping, banking, attending appointments, excursions, swimming and gardening.

2.3 General location map

The site map is provided in Figure 1 and the general location map is provided in Figure 2.

2.4 Details of the proposal

The works will be undertaken in the following stages:

Stage 1: Construction of new facility then decant of residents

Stage 2: Partial demolition of the existing facility – Removal of all Independent Living Units, conversion of 2 houses to the entrance to Staff accommodation for the new Supported Accommodation facility and conversion of the living areas to community facility for the use of the Wami Kata Old Folks Home residents.

The layout of the proposed facility is shown in Figure 1. Design plans of the proposed facility are provided in Appendix 7.4.

The re-use of the existing development by incorporating some of the existing buildings into the new development and building new development within the footprint of the existing development are mechanisms through which the removal of native vegetation is to be minimized.

The undeveloped portion of the site is proposed to be landscaped with plantings of endemic species and non-endemic native species with several walking tracks established through the landscaped areas of the facility.

2.5 Approvals required or obtained

The following approvals or applications are required:

Native Vegetation Act 1991

Consent to clear native vegetation at the site under the *Native Vegetation Act 1991* is subject to this application and data report.

Planning, Development and Infrastructure Act 2016

A Development Application will be required to be lodged in order to obtain development consent.

Environment Protection and Biodiversity Conservation Act 1999

No direct impacts upon matters of national significance have been identified associated with the proposed clearance area.

There are a number of species identified by the buffered (5km) EPBC Act MNES search of the site that are recorded as "species or species habitat known to occur within area", "Roosting known to occur within area" or "Foraging known to occur". These records include the following species: Birds: *Calidris canutus* (Red Knot), *Calidris ferruginea* (Curlew Sandpiper), *Numenius madagascariensis* (Eastern Curlew), *Sternula nereis nereis* (Australian Fairy Tern), *Thalassarche steadi* (White-capped Albatross), Migratory Wetlands Species: *Actitis hypoleucos* (Common Sandpiper), : *Calidris canutus* (Red Knot), *Calidris ferruginea* (Curlew Sandpiper), *Calidris acuminata* (Sharp-tailed Sandpiper), *Calidris ruficollis* (Red-necked Stint), *Limosa limosa* (Black-tailed Godwit), *Tringa nebularia* (Common Greenshank), *Tringa stagnatilis* (Marsh Sandpiper), and Listed Marine Species: : *Calidris acuminata* (Sharp-tailed Sandpiper), *Calidris canutus* (Red Knot), *Calidris ferruginea* (Curlew Sandpiper), *Calidris ruficollis* (Red-necked Stint), *Chalcites osculans* (Black-eared Cuckoo), *Charadrius ruficapillus* (red-capped Plover), *Himantopus himantopus* (Pied Stilt), *Limosa limosa* (Black-tailed Godwit), *Neophema chrysostoma* (Blue-winged Parrot), *Numenius madagascariensis* (Eastern Curlew), *Recurvirostra novaehollandiae* (Red-necked Avocet), *Tringa nebularia* (Common Greenshank), *Tringa stagnatilis* (Marsh Sandpiper) and *Sternula nereis* (Fairy Tern).

National Parks and Wildlife Act 1972

Formal fauna surveys were not required for a Level 2 clearance application. The database searches conducted for this assessment did not identify records of any flora or fauna within the site and the survey of the site did not locate any species listed under the *National Parks and Wildlife Act 1972*.

Landscape South Australia Act 2019.

The site is located within the South Australian Arid Lands Landscape Management Region. The proposed development does not involve a water affecting activity.

The proposed development does not involve activities that require a water licence.

Aboriginal Heritage Act 1988

There are no known Aboriginal heritage sites located within the allotment (NatureMaps 2022). There remains the potential for cultural artefacts to be located within the property, although none were noticed during the walkover

assessment of the native vegetation. The allotment is located within the Nukunu (Area 2) Settlement Indigenous Land Use Agreement (NatureMaps 2022).

2.6 Native Vegetation Regulation

Regulation 12, Schedule 1; clause 33, House or Buildings.

2.7 Development Application information (if applicable)

A Development Application will be lodged.

Zones

Residential – Suburban Neighborhood Zone (Z5707)

Overlays

Hazards (Bushfire – Regional) (O2408) – Regional

Hazards (Flooding – Evidence Required) (O2416)

Native Vegetation Overlay (O4202)

Water Resources (O6902)

3. Method

3.1 Flora assessment

The desktop assessment of flora and vegetation associations of conservation significance included the following database searches:

- A search for Matters of National Environmental Significance (MNES) under the *EPBC Act 1999* within a 5 km radius from the property.
- A threatened species report utilising the Biological Database of South Australia (BDBSA) for the site with a 5 km buffer applied from NatureMaps SA.
- A search for mapped SA vegetation associations was conducted to establish an indicative species list of flora prior to undertaking the fieldwork.

The vegetation present on the site was assessed on Thursday 24 November 2022 in accordance with the Native Vegetation Council (NVC) (2019) *Bushland Assessment Manual* July 2020. Figure 1, shows the location of the vegetation subject to this application. A 50 x 50 m quadrat was established within a representative area of the site and assessed with the surrounding areas of the site walked over to identify additional species and any environmental issues.

A total of 3 hours was spent on site.

Six trees located within the grounds of the existing Aged Care Facility are required to be cleared and assessed using a mixed methods approach including field observations and photographs, survey plans and photographs supplied to GFE. Due to COVID restrictions the aged care facility was not directly accessed.

3.2 Fauna assessment

As a Level 3 risk assessment a search of the MNES was conducted under the EPBC Act 1999 for the site with a 5km buffer applied. A database search of records for the past 20 years was conducted for the presence of species listed under the NP&W Act 1972 utilising the Biological Database of South Australia for the site with a 5km buffer applied to the site.

The presence of fauna and scats and tracks was recorded during the site vegetation assessment including the walkover of the area of the site outside of the vegetation quadrat.

4. Assessment Outcomes

4.1 Vegetation Assessment

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

The site is situated on the calcareous sandy plain between low stabilised sand dunes that are aligned in a northwest to southeast direction. The soil on site is saline sandy clay that is stabilized by a thin moss and lichen crust. Small low mounds are present across the site and are considered to have been formed by mechanical disturbance that may have been aided by the presence of rabbits across the site. The tracks across the site are somewhat incised into the landscape to varying extents, Photo 1 and are generally deeper on the western side of the site, with *Eragrostis australasica* (Canegrass) dominant upon the bank adjacent the track in this location.

The site includes a small fenced storm water retention basin, Photo 2 that collects surface water runoff from the existing facility. This area has been planted with an individual *Eucalyptus oleosa* (Red Mallee) and **Tamarix aphylla* (Tamarisk). The six trees proposed to be removed within the existing facility were assessed to have been planted. The surrounding vegetation association is a Chenopod low shrubland that is naturally treeless and therefore any tree present within the existing facility is most likely to have been planted. Furthermore trees appear to have been planted around the perimeter of the existing facility including the small storm water detention basin. Species used in the planting included **Tamarix aphylla* (Tamarisk) that is a Weed of National Significance (WoNS).

The vegetation association identified at the site is a *Atriplex vesicaria* (Bladder Saltbush), *Maireana pyramidata* (Black Bluebush), *Sclerolaena obliquicuspis* (Limestone Copperburr) Low Shrubland. This area was mapped as a Chenopod Shrubland SAVEG code YE0003 – *Atriplex vesicaria* ssp. (Bladder Saltbush) +/- *Maireana sedifolia* (Bluebush) +/- *Maireana pentatropis* (Erect Mallee Bluebush) low shrubland. The vegetation association present at the site and the immediate surrounding area did not contain *Maireana sedifolia* (Bluebush) and *Maireana pentatropis* (Erect Mallee Bluebush) only had a cover rating of 'not many < 1% cover'. It is considered possible that a historical event such as over-grazing may have significantly altered the vegetation association composition, although Bluebush is deeply rooted and drought resistant, while being grazed sparingly when more palatable grasses and forbs are present. Under dry conditions when more palatable species are absent sheep will graze on Bluebush. It is also possible that the absence of Bluebush is attributed to natural variation and this species may have naturally been absent from the vegetation assemblage at this particular location.

The vegetation association is dominated by members of the Family Chenopodiaceae including; *Atriplex vesicaria* (Bladder Saltbush), *Maireana pyramidata* (Black Bluebush), *Maireana pentatropis* (Erect Mallee Bluebush), *Sclerolaena obliquicuspis* (Limestone Copperburr), *Dissocarpus paradoxus* var *paradoxus* (Cannonball), *Tecticornia tenuis* (Slender Samphire), *Osteocarpum dipterocarpum* (Bonefruit), *Sclerolaena diacantha* (Grey Copperburr), *Sclerolaena brachyptera* (Short-winged Copperburr), *Salsola australis* (Roly Poly), *Atriplex holocarpa* (Pop Saltbush), *Dysphania cristata* (Crested Crumbweed), *Rhagodia parabolica* (Mealy Saltbush) and *Einardia nutans* ssp *oxycarpa* (Climbing Saltbush).

The vegetation at the site is homogeneous, although there is an edge effect associated with the tracks present with a higher proportion of weed species adjacent the tracks. The search of the BDBSA records identified the presence of **Opuntia stricta* (Erect Prickly Pear) and **Opuntia robusta* (Wheel Cactus) and the specimen located at the site was identified as **Opuntia robusta* (Wheel Cactus), Photo 3, a Weed of National Significance (WoNS). Evidence was observed of several other stands of Cactus that had been destroyed by spraying, indicating that active weed management had been conducted. Other dominant weeds along the track edge included **Brassica tournefortii* (Wild Turnip) and **Mesembryanthemum crystallinum* (Iceplant) that is also an indicator species of salt affected land. **Carrichterra annua* (Wards Weed), a WoNS was present in large numbers across the entire site.

A slightly raised area towards the southern corner of the site supported individual taller shrubs including *Exocarpus aphyllus* (Leafless Cherry) and *Dodonaea viscosa* ssp. *angustissima* (Narrow-leaf Hop-bush).

The vegetation within the site was contiguous with the surrounding vegetation cover. There are no Conservation Parks or Heritage Agreement areas within 5 km of the site, Mount Brown Conservation Park located approximately 19.8 km to the east of the site is the closest Conservation area to the site.

The site is within the Gawler (GAW) IBRA Region and the Gawler Lakes (GAW03) IBRA subregion. The Gawler IBRA region has 88% of vegetation cover with 4% of vegetation protected and 12 % of the region protected. In the Gawler

Lakes Subregion there is 62% of vegetation cover with 2% of vegetation protected and 27% of the subregion protected.

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

Vegetation Association	<i>Atriplex vesicaria</i> (Bladder Saltbush), <i>Maireana pyramidata</i> (Black Bluebush), <i>Sclerolaena obliquicuspis</i> (Limestone Copperburr) Low Shrubland (refer to discussion in 4.1).
------------------------	--

Representative photo(s) – the corners of the 50 m x 50 m quadrat are labelled A to D

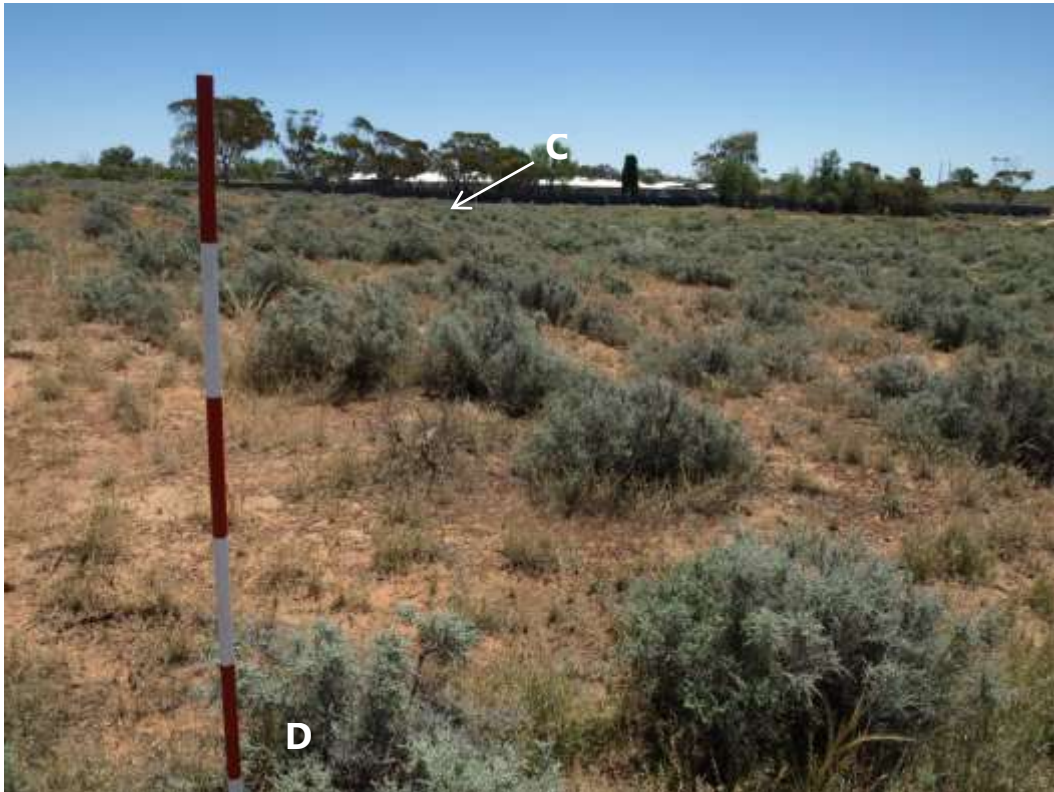


Photo D1 View to the northwest (762232 6403454) – from corner of quadrat



Photo D2 View to the north (762232 6403454) – from corner of quadrat – note low dune adjacent site (yellow arrow). Quadrat corner - white arrow.

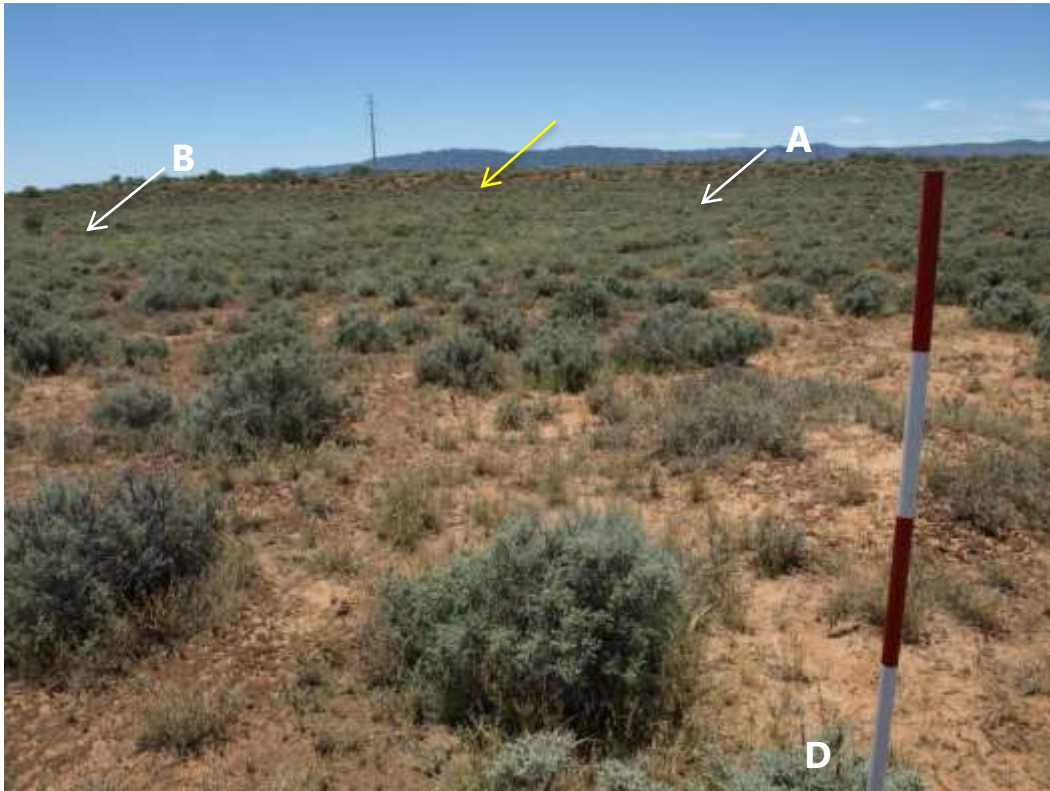


Photo D3 View to the northeast (762232 6403454) – from corner of quadrat – note low dune adjacent site (yellow arrow). Quadrat corners - white arrows.

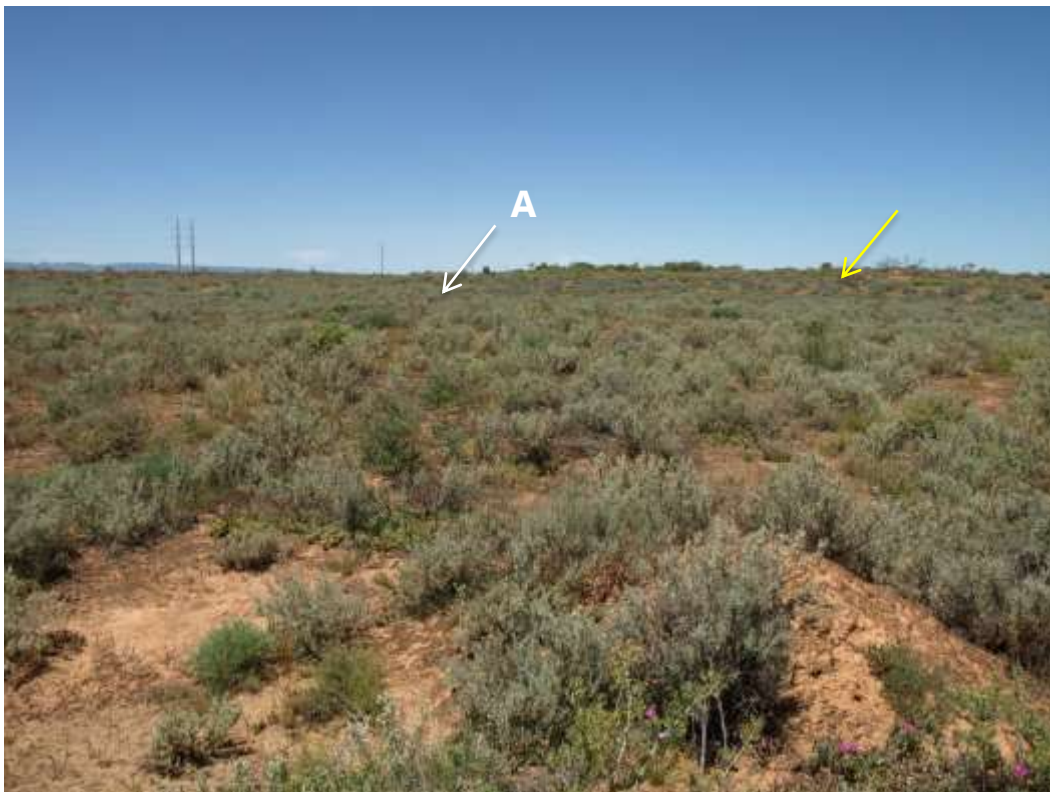


Photo B1 View to the southeast (762260 6403516) – from corner of quadrat - note low dune adjacent site (yellow arrow). Quadrat corner - white arrow. The low mound in the foreground indicates disturbance (not natural).

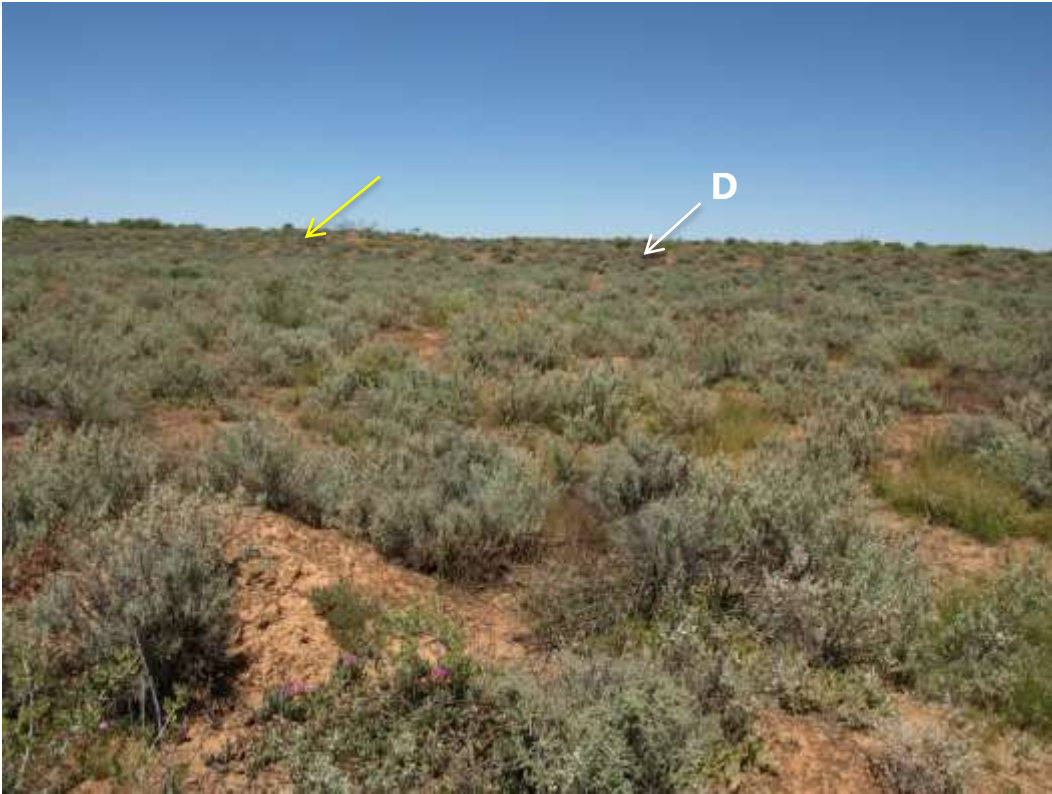


Photo B2 View to the south (762260 6403516) – from corner of quadrat - note low dune adjacent site (yellow arrow). Quadrat corner - white arrow.

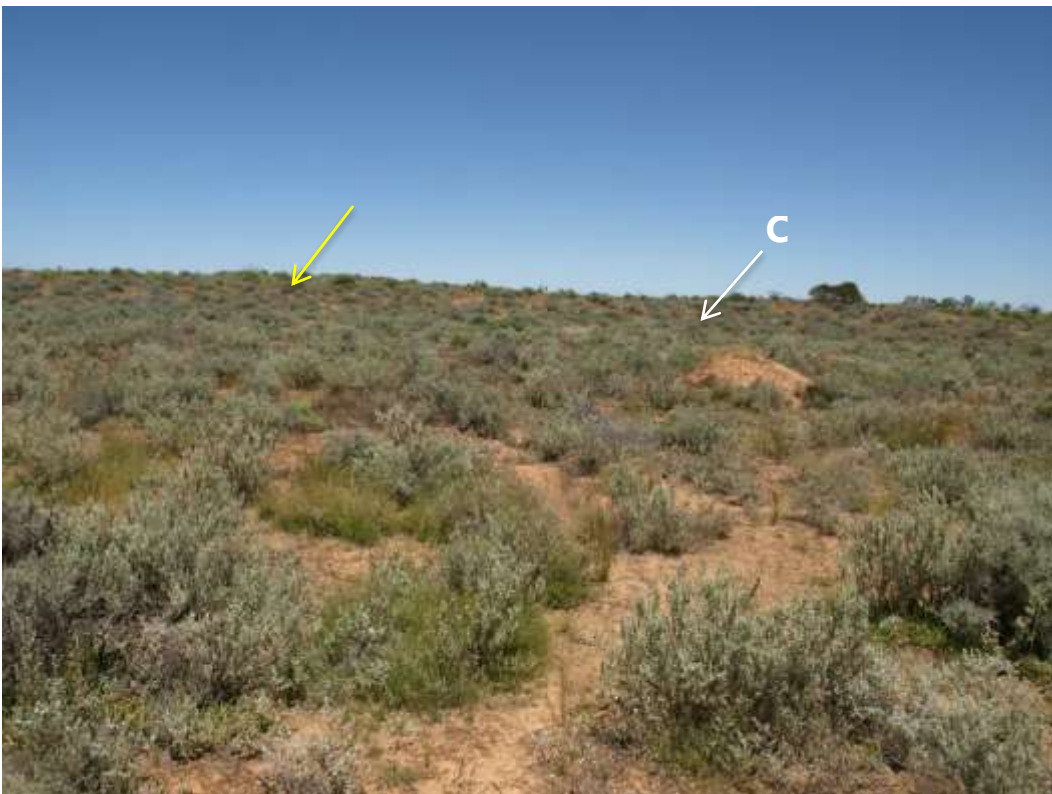


Photo B3 View to the southwest (762260 6403516) – from corner of quadrat - note low dune adjacent site (yellow arrow). Quadrat corner - white arrow. The low mound in the mid-ground indicates disturbance.

Rabbits were observed at the site however it was considered that the mounds were present as the result of mechanical disturbance.

General description	<i>Atriplex vesicaria</i> (Bladder Saltbush), <i>Maireana pyramidata</i> (Black Bluebush), <i>Sclerolaena obliquicuspis</i> (Limestone Copperburr) Low Shrubland over <i>Austrostipa nitida</i> (Bakarra Grass), <i>Disphyma crassifolium</i> ssp <i>clavellatum</i> (Rounded Pigface) and <i>Enneapogon avenaceus</i> (Bottlewashers). The site has a higher concentration of weed species around the edges of the tracks, although Wards weed was present throughout. There was also a small amount of rubbish present.				
Threatened species or community	No threatened flora or fauna listed under the NP&W Act or EPBC Act were located on site or were considered Likely to occur at the site. The site did not support a threatened plant community.				
Landscape context score	1.09	Vegetation Condition Score	51.18	Conservation significance score	1.00
Unit biodiversity Score	55.79	Area (ha)	2.11	Total biodiversity Score	117.71

Site map showing areas of proposed impact

The proposed development including landscaping and storm water detention basin is presented in Figure 1.

Photo log



Photo 1 Incised track across the site – dominated by *Austrostipa nitida* (Balcarra Grass). View towards the existing facility.



Photo 2 Storm water retention basin with planted trees.



Photo 3 Wheel Cactus (*Opuntia robusta*) present in the site.

4.2 Threatened Species assessment

The EPBC listed – Subtropical and Temperate Coastal Saltmarsh while identified as potentially being present from the MNES search was not present at the site, although scattered individuals of *Tecticornia tenuis* (Slender Samphire) were recorded from within the site.

Incidental records of fauna were made while on site including the presence of scats and tracks. No threatened fauna species were located at the site during the 3 hours spent at the site.

No threatened fauna was observed during the two hour site assessment.

There was a single record of an Emu (*Dromaius novaehollandiae*) from 18 January 2019 from within Port Augusta. The conservation status of Emus is listed as of least concern and therefore while it is possible for Emus to utilize the site they not a threatened species.

The threatened fauna species recorded from within 5km of the site within the last 20 years are considered Unlikely to occur at the site due to the lack of suitable habitat. It was noted that the presence of surface water at the small storm water retention pond adjacent the existing facility fence may attract birds to the site in order to drink.

There are a number of species identified by the buffered (5km) EPBC Act MNES search of the site that are recorded as "species or species habitat known to occur within area", "Roosting known to occur within area" or "Foraging known to occur". The species identified by the buffered search of matters of National Environmental Significance listed as 'Migratory Wetlands Species' or 'Marine Species' may be removed from consideration as the site is terrestrial without suitable habitat for these species. The search area included the northern most reaches of Spencer Gulf and many of these species are associated with the habitats immediately associated with the marine environment or coastal vegetation associations that are absent from the site. Species removed from consideration include the following: *Actitis hypoleucos* (Common Sandpiper), : *Calidris canutus* (Red Knot), *Calidris ferruginea* (Curlew Sandpiper), *Calidris acuminata* (Sharp-tailed Sandpiper), *Calidris ruficollis* (Red-necked Stint), *Limosa limosa* (Black-tailed Godwit), *Tringa nebularia* (Common Greenshank), *Tringa stagnatilis* (Marsh Sandpiper), *Calidris acuminata* (Sharp-tailed Sandpiper), *Chalcites osculans* (Black-eared Cuckoo), *Charadrius ruficapillus* (Red-capped Plover), *Himantopus himantopus* (Pied Stilt), *Neophema chrysostoma* (Blue-winged Parrot), *Numenius madagascariensis* (Eastern Curlew), *Recurvirostra novaehollandiae* (Red-necked Avocet), and *Sternula nereis* (Fairy Tern).

It was considered that suitable habitat did not exist at the site to support the migratory shore birds, sea birds and wetland species that were recorded within the 5 km radius of the site.

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

Species (common name)	NP&W Act	EPBC Act	Data source	Date of last record	Species known habitat preferences	Likelihood of use for habitat – Comments
<i>Egretta garzetta nigripes</i> (Little Egret)	R	Listed marine Species	1	2010	Hunts in shallow pools, preying on fish and amphibians. Habitat includes tidal mudflats, wetlands, and mangroves (Birdlife Australia n.d.)	Unlikely – Preferred habitat not present. Single record from buffer area
<i>Pteropus poliocephalus</i> (Grey-headed Flying Fox)	R	VU	1	2018	Feeds on fruit and nectar in the canopy of trees. They utilise a	Unlikely – Preferred habitat not present.

					wide range of vegetation communities excluding shrublands. (SPRAT n.d.)	Single record from buffer area
<i>Dromaius novaehollandiae</i> (Emu)	-	-	1	2019	Emus eat a variety of introduced and native plants and insects feeding diurnally on plants subject to availability.	<u>Unlikely</u> – Limited suitable habitat present.
<i>Lophochroa leadbeateri mollis</i> (Major Mitchell's Cockatoo)	R	Under assessment	1	2018	These Cockatoos are herbivores feeding largely on seeds including several pine species and insect larvae from trees.	<u>Unlikely</u> – Preferred habitat not present.
<p>Source; 1- BDBSA, 2 - AoLA, 3 – NatureMaps 4 – Observed/recorded in the field, 5 - Protected matters search tool, 6 – others NP&W Act; E= Endangered, V = Vulnerable, R= Rare EPBC Act; Ex = Extinct, CR = Critically endangered, EN = Endangered; VU = Vulnerable</p>						

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

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

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 determination of the vegetation clearance associated with the proposed developments has taken into account the direct clearance of the building footprints, paths and roads. A 20 m buffer has been applied to all buildings due to the development being situated within the Hazards (Bushfire – Regional) Overlay in consideration of Regulation 9(1)(17) and this proposed clearance has been incorporated into this clearance application. Native vegetation clearance will also occur associated with the installation of garden paths and the storm water detention basin and this clearance has been incorporated into this application.

Landscaping of the site will reduce the potential for the soil surface to be mobilized during and post construction, including the use of organic mulch and stabilized gravel paths. Standard environmental protection measures such as drift fencing will be required to be employed during construction to ensure that erosion of the site is controlled during construction in particular as the soil is predominantly sand.

The proposed installation of the storm water detention basin will control the movement of sediment and erosion from the site once constructed and during ongoing operation reducing off-site impacts from storm water.

Services (power, water sewerage) are already supplied to the existing facility and these services will be redeveloped to support the proposed new facility.

There are no future stages of this development proposed.

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 project involves two stages with the first stage involving the construction of new accommodation for aged care residents. Stage two involves the partial demolition of the existing facility and the conversion of 2 houses to the entrance to Staff accommodation for the new Supported Accommodation facility and conversion of the living areas to community facility for the use of the Wami Kata Old Folks Home residents. The conversion of existing buildings to be utilised as part of the new facility reduces the footprint of the new facility upon the low shrubland and reduces the extent of vegetation clearance required.

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).

The site of the proposed facility has been disturbed as evident by soil mounds and the tracks that extend across the southern end of the existing facility and along the western boundary of the new facility. A track also extends along the southern boundary of the proposed facility and diagonally across the proposed site for the new facility from the northern corner to the southern corner.

The main means of minimising the extent of vegetation clearance required has as previously mentioned been achieved by incorporating some of the existing facility into the new facility that has reduced the amount of clearance required. The grouping of buildings has also assisted reducing the overall footprint of the facility.

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.

Clearance of native vegetation is permanent and cannot be minimised within the footprint of the development. The final plant selection for site landscaping has yet to be determined and the preference is to utilize endemic food, medicinal and material plants, that is, plants that have been traditionally used by residents of the facility. GFE has recommended that consideration be given to utilizing the vegetation that is required to be cleared from within the footprint of the proposed buildings and chipping this material to be used as a landscaping mulch, for example around the storm water retention basin as it is a potential source of seeds of local plants. The

landscaping will reflect what will grow well within the local environs and consultation is recommended with the local community and the staff at the nearby Arid Lands Botanical Gardens to assist in final plant selection. Much of the existing chenopod low shrubland to the west of the site will be retained following completion of the development with additional trees planted in the area that may include local species such as *Callitris glaucophylla* (White Cypress Pine), *Eucalyptus gracilis* (Yorell), *Eucalyptus socialis* (Red Mallee), *Eucalyptus intertexta* (Inland Red Box) and *Acacia ligulata* (Sandhill Wattle).

- 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.**

Native vegetation clearance will be offset by payment into the NV 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	<u>Relevant information</u> The native vegetation association present at the site is <i>Atriplex vesicaria</i> (Bladder Saltbush), <i>Maireana pyramidata</i> (Black Bluebush), <i>Sclerolaena obliquicuspis</i> (Limestone Copperburr) Low Shrubland. The number of native species within the quadrat was 19 and the number of introduced species was 2. When the entire site is taken into consideration the number of native species was 32 and the number of introduced species was 6. Patches; Bushland Plant Diversity Score - 26
	<u>Assessment against the principles</u> <u>Seriously at Variance</u> <i>Atriplex vesicaria</i> (Bladder Saltbush), <i>Maireana pyramidata</i> (Black Bluebush), <i>Sclerolaena obliquicuspis</i> (Limestone Copperburr) Low Shrubland
	<u>At Variance –</u> None
	<u>Moderating factors that may be considered by the NVC</u> It is acknowledged that if the area of native vegetation to be impacted relative to the amount of vegetation within the local vicinity is less than 0.25% (native vegetation within a 5 km radius of the site) then the impact may be reduced from <u>Seriously At Variance</u> to <u>At Variance</u> . The area of native vegetation to be cleared as part of the new Wami Kata Aged Care Development represents 0.03% of the native vegetation within an area with a 5km radius of the site and therefore the impact may be reduced to <u>At Variance</u> . The clearance involves 2.11 ha and the area of native vegetation is approximately 6270 ha. This value was determined by digitizing the area of native vegetation within a circle with a radius of 5km centered from the development.

Principle 1b - significance as a habitat for wildlife	<u>Relevant information</u> No threatened species were recorded on site or were assessed as being likely to utilize the vegetation on site. The site in spite of the unit biodiversity score being greater than 50 does not support or provide habitat for threatened fauna. The vegetation is assessed to not support a high diversity of animal species, which is typical of arid land vegetation associations. The vegetation does not provide a corridor for movements between other areas of native vegetation, or a habitat refuge, and is not part of a heavily cleared area. The site is part of a large continuous area of native vegetation. Patches; Threatened Fauna Score - 0 Unit biodiversity Score – 55.79
	<u>Assessment against the principles</u> <u>Seriously at Variance</u> <i>Atriplex vesicaria</i> (Bladder Saltbush), <i>Maireana pyramidata</i> (Black Bluebush), <i>Sclerolaena obliquicuspis</i> (Limestone Copperburr) Low Shrubland. This is due to the Unit Biodiversity Score being greater than 50 rather than due to the site providing habitat for threatened fauna, as no threatened fauna were located and the site is not considered likely to support or provide habitat for threatened fauna. <u>At Variance –</u> None
	<u>Moderating factors that may be considered by the NVC</u> The vegetation association is Seriously at Variance due to the Unit Biodiversity Score being greater than 50. The vegetation under application provides habitat for native species that are relatively common and the area of clearance is not considered essential habitat to maintain local populations for any species that may utilize the area. The assessment against Principle 1b may therefore be moderated to <u>At Variance</u> . The area is not essential habitat for threatened species and this vegetation association is well represented within the local area.
Principle 1c - plants of a rare, vulnerable or endangered species	<u>Relevant information</u> No threatened species were located at the site or are likely to occur at the site. Threatened Flora Score(s) -0
	<u>Assessment against the principles</u> <u>Seriously at Variance</u> - None; <u>At Variance –</u> - None;
	<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	<u>Relevant information</u> No threatened communities listed under the EPBC Act or threatened ecosystems under the DEW Provisional list of threatened ecosystems were present. Threatened Community Score – 0
	<u>Assessment against the principles</u> <u>Seriously at Variance</u> None

that is Rare, Vulnerable or endangered:	<p><u>Moderating factors that may be considered by the NVC</u> No threatened plant or fauna species were recorded at the site or are considered likely to occur at the site.</p>
Principle 1e - it is significant as a remnant of vegetation in an area which has been extensively cleared.	<p><u>Relevant information</u> The remnancy figures for the Arden IBRA Association is 95% vegetation cover with 2% protected and the Gawler Lakes IBRA Subregion is 62 % vegetation with 27 % of the subregion protected. The development involves extensive landscaping that will change the composition and nature of any remnant native vegetation with landscaping to focus upon the use of culturally important plants. However, the small proportion of remnant native vegetation within the site following the development is considered unlikely to persist as an <i>Atriplex vesicaria</i> (Bladder Saltbush), <i>Maireana pyramidata</i> (Black Bluebush), <i>Sclerolaena obliquicuspis</i> (Limestone Copperburr) Low Shrubland, although many compositional elements will persist. The extensive planting of trees is likely therefore to change the remnant vegetation association into one that more closely approximates an Open Woodland.</p> <p>Total Biodiversity Score – 117.71</p> <p><u>Assessment against the principles</u> <u>Seriously at Variance</u> None <u>At Variance</u> <i>Atriplex vesicaria</i> (Bladder Saltbush), <i>Maireana pyramidata</i> (Black Bluebush), <i>Sclerolaena obliquicuspis</i> (Limestone Copperburr) Low Shrubland.</p> <p><u>Moderating factors that may be considered by the NVC</u> The vegetation under application is in moderately good health with some evidence of mechanical disturbance having occurred at an undetermined time in the past. Rabbits are present within the area of vegetation under application and weed management was evident at the time visited with some stands of Wheel Cactus having undergone herbicide treatment, with additional control required. Ward’s weed was common throughout the site and a strong edge effect with stands of weeds close to the edge of tracks was apparent. In spite of these negative impacts it is considered that the native vegetation association is stable and will persist within the landscape.</p>
Principle 1f - it is growing in, or in association with, a wetland environment.	<p><u>Relevant information</u> The vegetation is not associated with a wetland</p> <p><u>Assessment against the principles</u> <u>Seriously at Variance</u> Not Seriously At Variance <u>At Variance</u> – Not At Variance</p> <p><u>Moderating factors that may be considered by the NVC</u> The vegetation under application is not associated with a wetland.</p>
Principle 1g - it contributes significantly to the amenity of the area in which it is growing or is situated.	<p><u>Relevant information</u> The proposed development is located within the Davenport community and has the support of the local community. The landscape character will remain unchanged as the existing Wami Kata Old Folks Home is adjacent to the proposed site and the surrounding undeveloped area is continuous with the site, that is, Low Shrubland. The extensive landscaping that is proposed for the new facility will improve the amenity of the facility, in particular for residents with its focus upon the use of culturally significant plantings.</p> <p>N/A</p>

	<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	6 (non-native)
	Area (ha)	2.11
	Total biodiversity Score	117.71
Seriously at variance with principle 1(b), 1(c) or 1 (d)		1(b)
Risk assessment outcome		Level 4

4.7 NVC Guidelines

Provide any other information that demonstrates that the clearance complies with any relevant NVC guidelines related to the activity.

Not applicable

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	26	1	0	0	55.79	2.11	117.71	1	0	0	123.6	9418.91	\$470.95
						Total	2.11	117.71				123.6	9418.91	\$470.95

Scattered trees Summary table

The six trees to be removed within the existing facility are not considered native vegetation under the NV Act as they have been assessed to have been planted as part of the facility landscaping.

Totals summary table

	Total Biodiversity score	Total SEB points required	SEB Payment	Admin Fee (inc GST)	Total Payment
Application	117.71	123.6	9,418.91	518.04	\$9,936.95

Economies of Scale Factor	0.11
Rainfall (mm)	259

6. Significant Environmental Benefit

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

ACHIEVING AN SEB

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

- Establish a new SEB Area on land owned by the proponent.
- Use SEB Credit that the proponent has established. Provide the SEB Credit Ref. No. _____
- Apply to have SEB Credit assigned from another person or body. The [application form](#) needs to be submitted with this Data Report.
- Apply to have an SEB to be delivered by a Third Party. The [application form](#) needs to be submitted with this Data Report.
- Pay into the Native Vegetation Fund.

PAYMENT SEB

If a proponent proposes to achieve the SEB by paying into the Native Vegetation Fund, summary information must be provided on the amount required to be paid and the manner of payment:

- Total SEB amount (including Administration Fee) is **\$9,936.95** will be paid into the Native Vegetation Fund.

7. Appendices

7.1 Threatened Fauna 5km buffer last 20 years

7.2 Threatened Flora 5km buffer last 20 years

7.3 Bushland Vegetation Assessment Scoresheets (to be submitted in Excel format).

7.4 Design Plans & Landscape Design Plans

7.1 Threatened Fauna 5km buffer last 20 years

State & National Rated Fauna, last 20 years with 5 km buffer.



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

Copyright © Department for Environment and Water 2022. All Rights Reserved. All works and information displayed are subject to Copyright. For the reproduction or publication beyond that permitted by the Copyright Act 1968 (Cwth) written permission must be sought from the Department. Although every effort has been made to ensure the accuracy of the information displayed, the Department, its agents, officers and employees make no representations, either express or implied, that the information displayed is accurate or fit for any purpose and expressly disclaims all liability for loss or damage arising from reliance upon the information displayed.



0 2,961 Kms

Compiled: 13-Dec-2022
Generated at: www.naturemaps.sa.gov.au
Datum: Geocentric Datum of Australia, 2020
Projection: Web Mercator (Auxiliary Sphere)



Government of South Australia
Department for Environment
and Water

7.2 Threatened Flora 5km buffer last 20 years

State & Nationally Rated Flora - Last 20 years, 5 km buffered site area.



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

Copyright © Department for Environment and Water 2022. All Rights Reserved. All works and information displayed are subject to Copyright. For the reproduction or publication beyond that permitted by the Copyright Act 1968 (Cwth) written permission must be sought from the Department. Although every effort has been made to ensure the accuracy of the information displayed, the Department, its agents, officers and employees make no representations, either express or implied, that the information displayed is accurate or fit for any purpose and expressly disclaims all liability for loss or damage arising from reliance upon the information displayed.



0 2,961 Kms

Compiled: 12-Dec-2022
Generated at: www.naturemaps.sa.gov.au
Datum: Geocentric Datum of Australia, 2020
Projection: Web Mercator (Auxiliary Sphere)



Government of South Australia
Department for Environment
and Water

7.3 Bushland Vegetation Assessment Scoresheets (to be submitted in Excel format). – Electronic files submitted

Bushland Assessment Scoresheets

(Version - 22 Oct 2021)

Block	Wami Kata
Size of Block (Ha)	2.200
Landscapes Region	South Australian Arid Lands
BCM Region	Eyre Peninsula
IBRA Association	Arden
IBRA Subregion	Gawler Lakes

ASSESSOR(S)	Grant Fleming
DATE OF ASSESSMENT	24/11/2022

Map of the Block (Including the Sites)

See Figure 1

Landscape Context Scores

Percent Vegetation Cover (5km radius) (%)	74	% native veg. remaining in IBRA Assoc.	95
0-5% = 0 pts; >5-10% = 0.02 pts; >10-25% = 0.04 pts; >25-50% = 0.06 pts; >50-75% = 0.03 pt; >75-100% = 0 pts		% native veg. remaining in IBRA subregion	62
Score	0.03	0 - 10% = 0.05 pts; >10-20% = 0.04 pts; >20-30% = 0.03 pts; >30-60% = 0.02 pts; > 60 = 0 pts	Score 0
Score received for both IBRA assoc. and subregion then summed			
Block Shape Cleared perimeter:Area (km/km2)		% native veg. protected IBRA Assoc.	2
Cleared Perimeter (m) =	110	0-10% = 0.03 pts; >10-20% = 0.02 pts; >20-40% = 0.01 pt; >40% = 0	Score 0.03
Cleared Perimeter to area ratio	5.00		
<6 = 0.03 pts; 6 to <12 = 0.02 pts; 12 to <18 = 0.01 pt		Wetland or Riparian Habitat present	
Score	0.03	Riparian zone present (Yes/No) = 0.02 pt	No
		Swamp/wetland present (Yes/No) = 0.03 pts	No
		(Swamp/wetland may be +/- riparian zone)	
		Score	0
<i>Note: Blocks will score a minimum Landscape Context Score of 1</i>		LANDSCAPE CONTEXT SCORE (max 1.25)	1.09

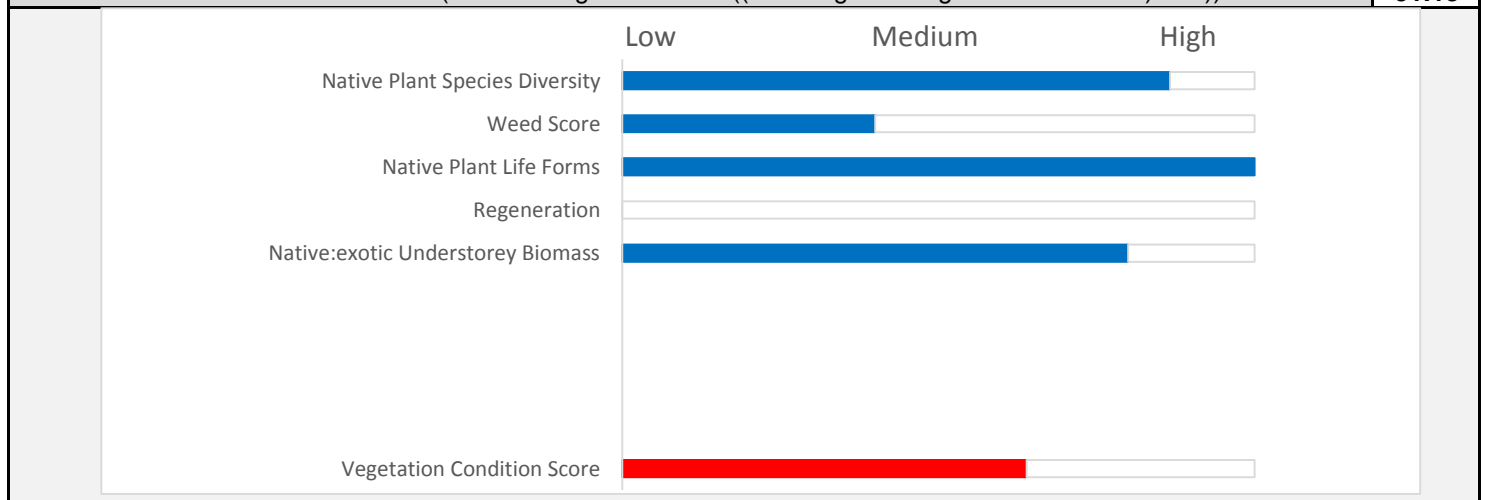
Vegetation Condition Scores

SITE:	Wami kata
BCM COMMUNITY	EP 9.2 Chenopod Open Shrublands
VEGETATION ASSOCIATION DESCRIPTION	Atriplex vesicaria Low Shrubland
SIZE OF SITE (Ha)	2.11

Benchmarked attributes (Scores determined by comparing to a Benchmark community)				Native Plant Life Forms	Cover rating
Number of Native Species (Minus herbaceous annuals for spring Surveys)	15			Trees > 15m	0
Native Plant Species Diversity Score (max 30) from benchmark score <i>weighted by a factor of 2</i>	26.0			Trees 5 - 15 m	0
				Trees < 5m	0
				Mallee > 5m	0
				Mallee < 5m	0
Number of regenerating native species	0			Shrubs > 2m	0
Regeneration Score (max 12) from benchmark community weighted by a factor of 1.5	0			Shrubs 0.5 - 2m	4
				Shrubs < 0.5	3
				Forbs	1
Weed species (Top 5 Cover x Invasiveness)	Cover (max 6)	Weed Threat Rating (max 5)	C x I	Mat Plants	3
Carrichtera annua	4	2	8	Grasses > 0.2m	3
Brassica spp.	2	2	4	Grasses < 0.2m	3
Opuntia sp.	1	2	2	Sedges > 1m	0
Mesembryanthemum crystallinum	2	2	4	Sedges < 1m	0
Reichardia tingitana	1	2	2	Hummock grasses	0
	Cover x Threat		20	Vines, scramblers	1
Weed Score (max 15) from benchmark community			6	Mistletoe	0
				Ferns	0
				Grass-tree	0
				Total	18
Native Plant Life Forms (max 20) from benchmark score <i>weighted by a factor of 2</i>					20.0

Non-Benchmarked Attributes (Scores determined from direct field observations)		<i>Is the community naturally treeless?</i>	<input checked="" type="checkbox"/>
Native:exotic Understorey biomass Score (max 5)	4	<i>Tree attributes not scored for treeless communities or communities with only emergent trees</i>	


Vegetation Condition Score calculation	
Positive Vegetation Attributes Score = Native species diversity + Regeneration + Native Plant Life Forms Fallen timber/debris + Hollow-bearing trees - If the community Score is Not Benchmarked (SNB) for regeneration this score is multiplied 1.24 - If the community is naturally treeless this score is multiplied by 1.29	59.34
Negative Vegetation Attributes Score = (15 - Weeds) + ((10 - (Biomass score x 2))exp2/2)	11.00
VEGETATION CONDITION SCORE (Positive veg attributes x ((80 - Negative vegetation attributes) / 80))	51.18



Conservation Significance Score

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

Total Scores for the Site		Vegetation Condition x Landscape Context x Conservation Significance =	
LANDSCAPE CONTEXT SCORE	Score 1.09	UNIT BIODIVERSITY SCORE	55.79
VEGETATION CONDITION SCORE	51.18	Total Biodiversity Score	117.71
CONSERVATION SIGNIFICANCE SCORE	1.00	(Biodiversity Score x hectares)	

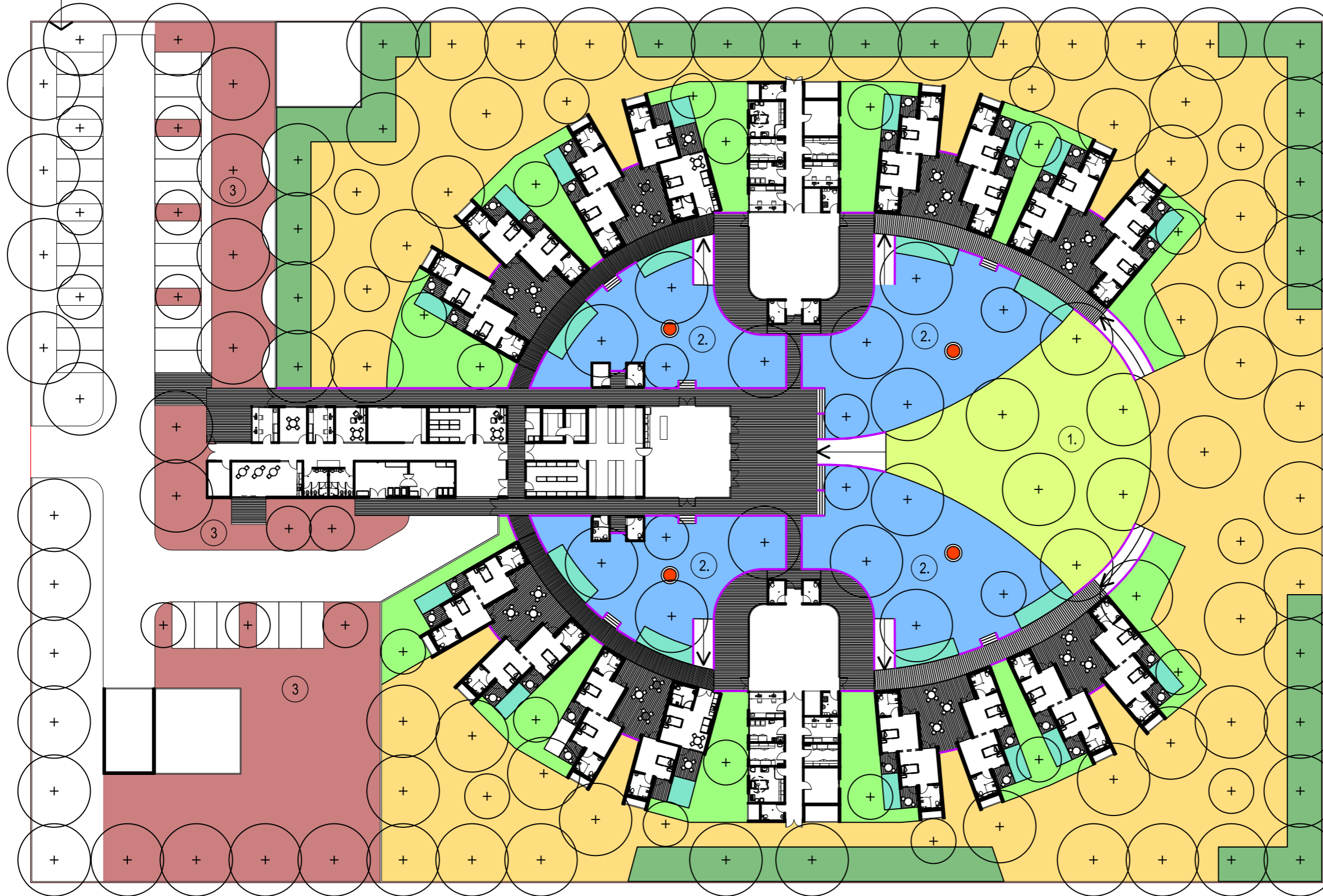
Photo Point and Vegetation Survey Location	Direction of the Photo View South	
	GPS Reference	
	Datum	
	Zone (52, 53 or 54)	53
	Easting (6 digits)	762260
	Northing (7 digits)	6403516
	Description Chenopod shrubland, note mounds present indicating disturbance. Dominant plants <i>Atriplex vesicaria</i> and <i>Maireana pyramidata</i> .	

What is the purpose of Assessment?	<input type="radio"/> Clearance	<input type="radio"/> SEB Area	<input type="radio"/> Other
------------------------------------	---------------------------------	--------------------------------	-----------------------------

Assessment for Clearance		Approximate hectares required	15.45
Loss Factor	1.0	Economies of Scale Factor	0.11
Loadings for clearance of protected areas		Mean Annual rainfall for the site (mm)	259
Reductions for rehabilitation of impact site		Payment into the fund (GST Exclusive)	\$9,418.91
SEB Points required	123.60	Administration fee (GST Inclusive)	\$518.04

7.4 Design Plans & Landscape Design Plans

CARPARK AND SERVICE AREAS TO BE MULCHED THROUOUT



LEGEND

- + NEW TREE
- NATIVE SCREEN PLANTING TO BOUNDARIES
- RAISED GARDEN BED
- GROUND LEVEL GARDEN (MAINTENANCE ACCESS ONLY)
- FIRE PITS
- HAND RAIL/KICK RAILS REQUIRED TO VERANDAH EDGE
- 1. IRRIGATED GRASS
- 2. CULTURAL SPACES TO INCLUDE SHADE TREES, GARDEN, SAND AND IRRIGATED GRASS
- 3. EXTERNAL LANDSCAPE AREAS SPILL OUT VISITOR/RESIDENT ARRIVAL AND DEPARTURE
- GENERAL LANDSCAPE AREAS - INCLUDES SHADE TREES, DIVERSE PLANTING, STABILISED GRAVEL PATHS, SAND AND ORGANIC MULCH.



1:500 @A3

0 5 10 15 25m



Residential Aged Care • Wami Kata, Davenport Community

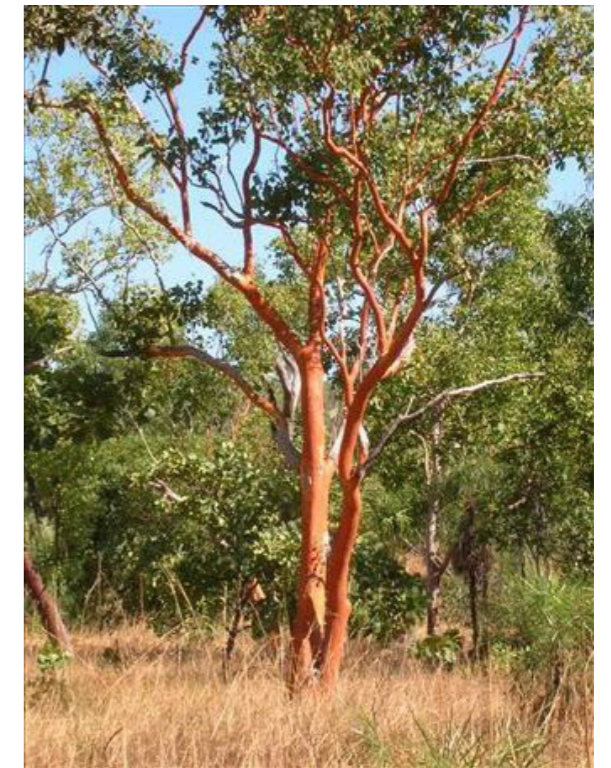
LANDSCAPE CONCEPT PLAN

D21-0052 Sk/WK/ 1

02-03-22 Issue: A

Trees

Key	Botanical Name
AI	Acacia iteaphylla
AL	Acacia ligulata
AN	Acacia notabilis
AP	Acacia pendula
CH	Callistemon Harkness
EC	Eucalyptus camaldulensis var camaldulensis
EG	Eucalyptus gracilis
ES	Eucalyptus salmonophloia
ET	Eucalyptus torquata
GP	Geijera parviflora
MH	Melaleuca halmaturorum
ML	Melaleuca lanceolata
PA	Pittosporum angustifolium



SHRUBS AND GROUNDCOVERS

Key	Botanical Name
Atr cin	Atriplex cinerea
Atr sem	Atriplex semibaccata
Atr sub	Atriplex suberecta
Aus cae	Austrodanthonia caespitosa
Aus ele	Austrostipa elegantissima
Cal tet	Calytrix tetragona
Car ros	Carbrotus rossii
Chr api	Chrysocephalum apiculatum
Dia rev	Dianella revoluta
Dis cra	Disphyma crassifolium
Ere AC	Eremophila glabra 'Amber Carpet'
Ere KC	Eremophila glabra 'Kalbarri Carpet'
Ere mac	Eremophila maculata
Ere niv	Eremophila nivea
Enc tom	Enchylaena tomentosa
Goo ova	Goodenia ovata prostrate
Gre oli	Grevillea olivacea
Gre WG	Grevillea 'Winpara Gem'
Har vio	Hardenbergia violacea
Leu bro	Leucophyta brownii
Mai bre	Maireana brevifolia
Myo ins	Myoporum insulare
Myo par	Myoporum parvifolium



NOTES

1. Final plant selection to preference endemic food/medicinal/material plants.
2. Plant sizes generally 140mm pots with selected trees in 25-50L subject to supply constraints.

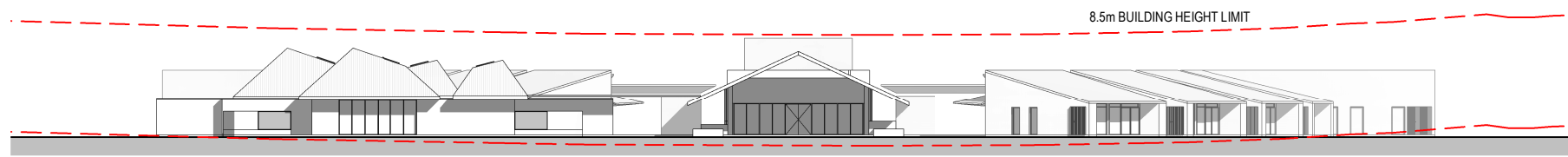


Residential Aged Care • Wami Kata, Davernport Community

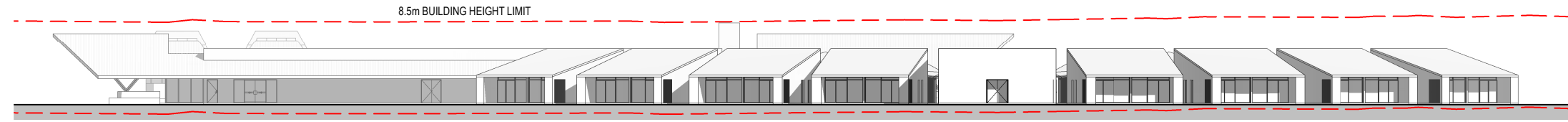
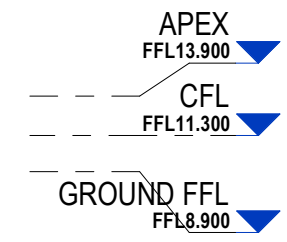
D21-0052 Sk/WK/ 2

PLANTING SCHEDULES & IMAGES

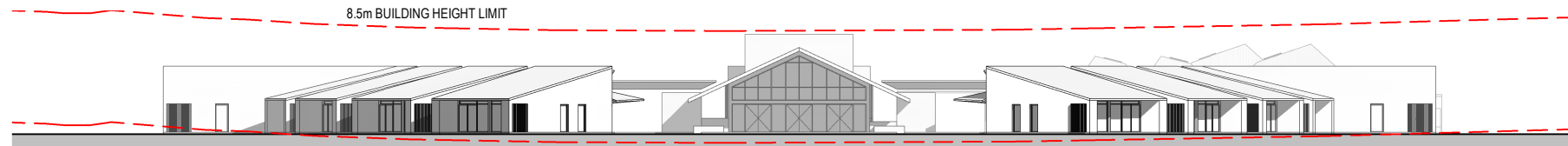
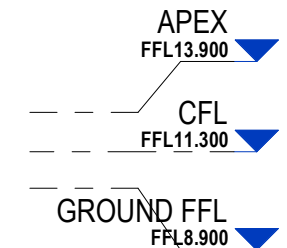
02-03-22 Issue: A



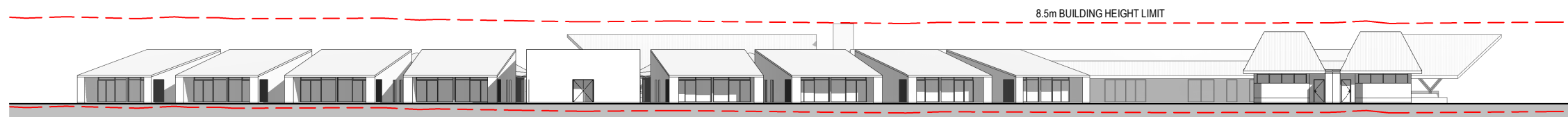
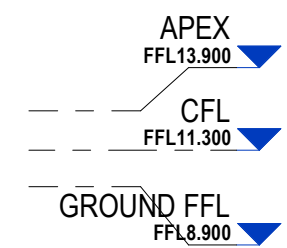
1 NORTH ELEVATION
SCALE: 1:500



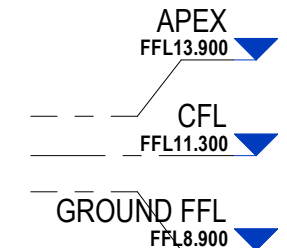
2 WEST ELEVATION
SCALE: 1:500



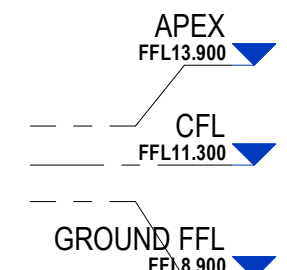
3 SOUTH ELEVATION
SCALE: 1:500



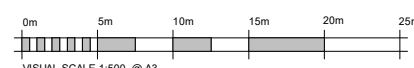
4 EAST ELEVATION
SCALE: 1:500



5 RESIDENT'S TYPICAL CLUSTER FRONT ELEVATION
SCALE: 1:500



DISCLAIMER:
Copyright in all documents and drawings prepared by KAUNTZ YEUNG ARCHITECTURE any works executed from those documents and drawings shall remain the property of, or on creation vest in KAUNTZ YEUNG ARCHITECTURE Pty Ltd.
All information illustrated on this document is to be checked and verified. In the event of discrepancies refer to architect prior to commencement of the work. Do not scale drawings manually or electronically.



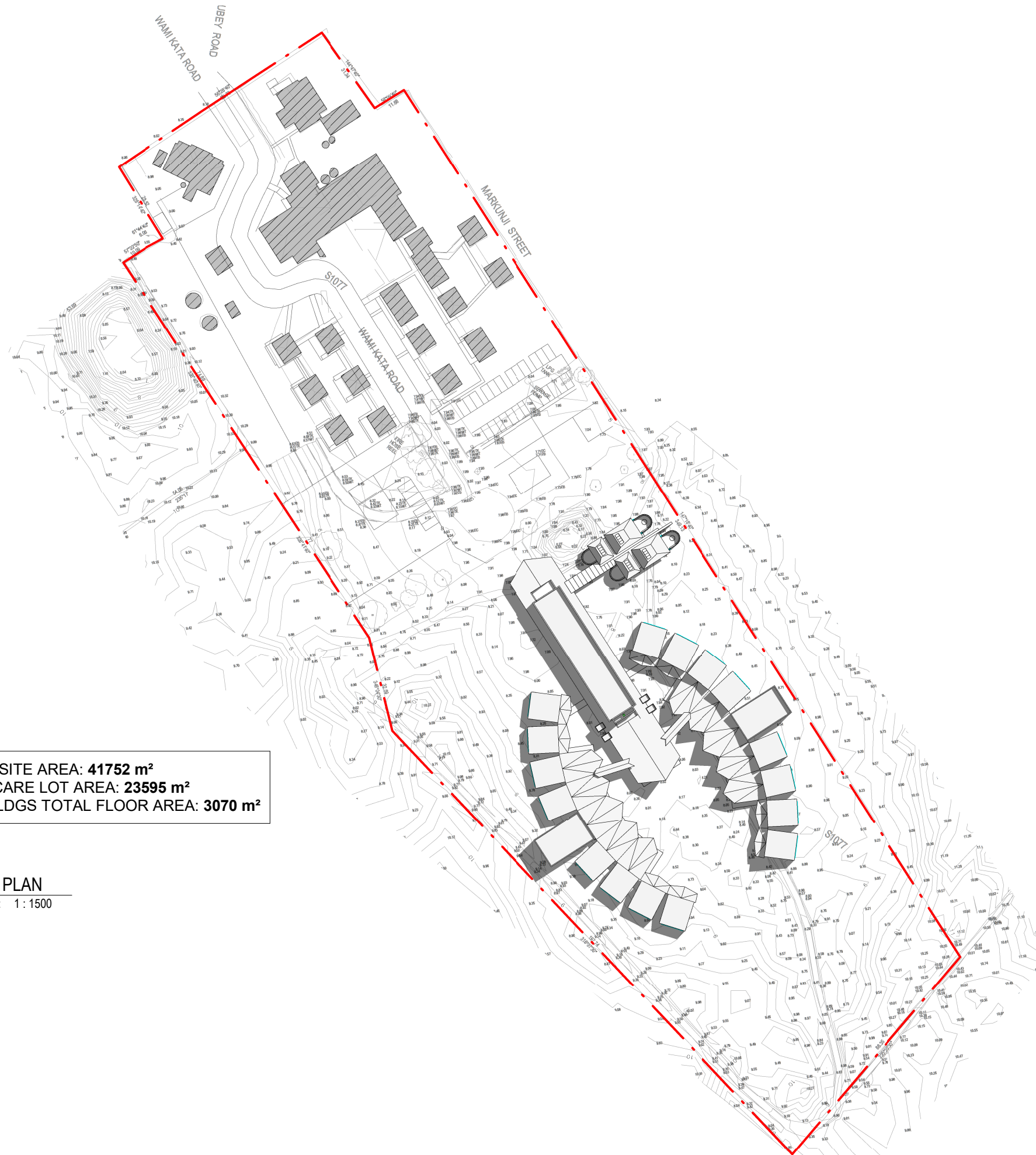
DATE	REV	ISSUE	CHECKED BY:

PROJECT :
WAMI KATA AGED CARE CENTRE
TBC

KAUNTZ YEUNG ARCHITECTURE
Level 1, 277 Cleveland St Redfern NSW 2016
T +61 2 9007 2098

SHEET NO.	REV	TITLE
DA013		MASTER ELEVATION

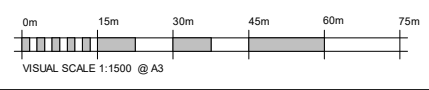
PHASE	SCALE	DATE
DA	1:500	10/11/2022 12:40:21 PM



TOTAL SITE AREA: 41752 m²
 AGED CARE LOT AREA: 23595 m²
 NEW BLDGS TOTAL FLOOR AREA: 3070 m²

1 SITE PLAN
 SCALE: 1 : 1500

DISCLAIMER:
 Copyright in all documents and drawings prepared by
 KAUNTZ YEUNG ARCHITECTURE any works
 executed from those documents and drawings shall
 remain the property of, or on creation vest in KAUNTZ
 YEUNG ARCHITECTURE Pty Ltd.
 All information illustrated on this document is to be
 checked and verified. In the event of discrepancies
 refer to architect prior to commencement of the work.
 Do not scale drawings manually or electronically.



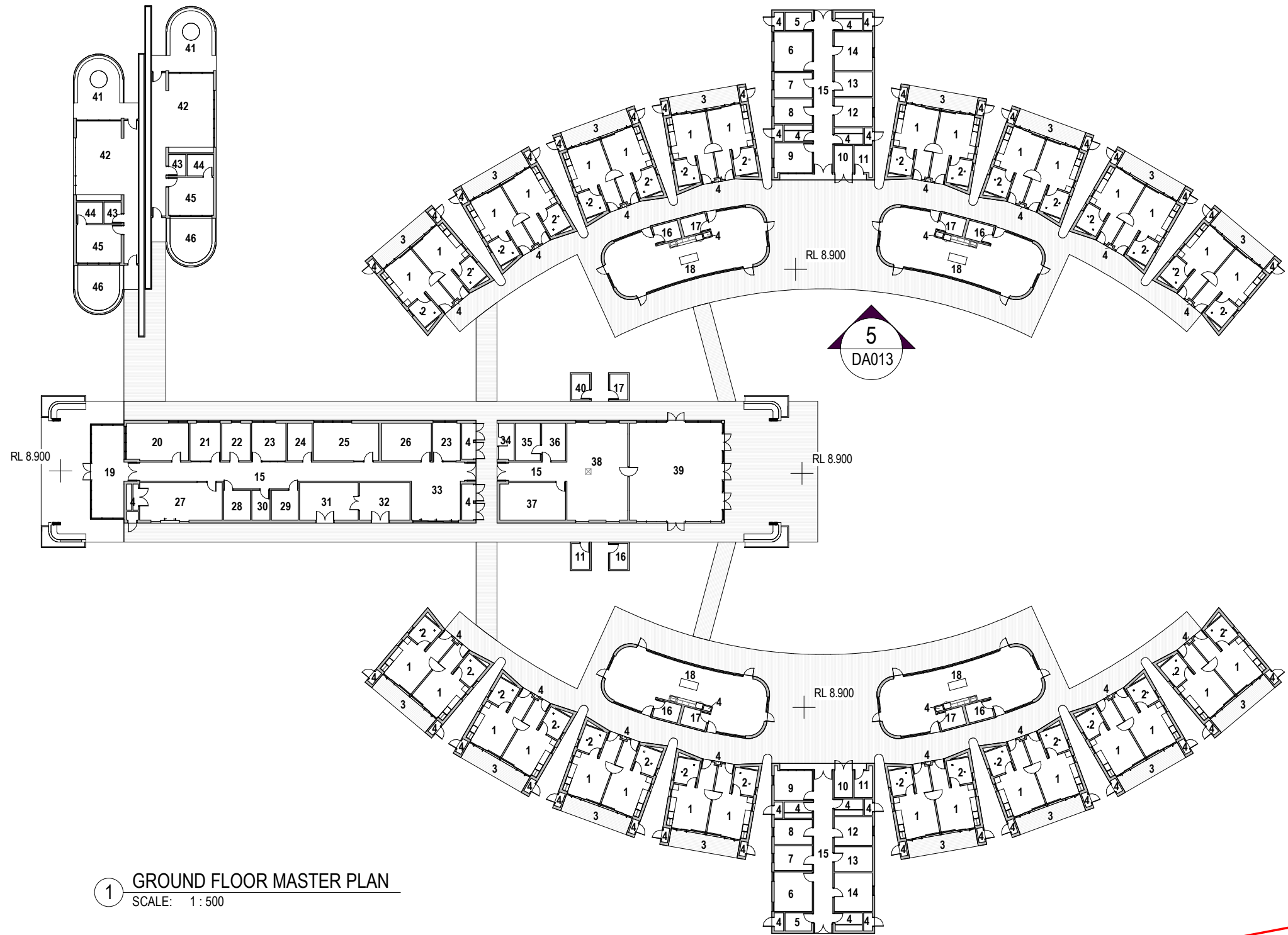
DATE	REV	ISSUE	CHECKED BY:

PROJECT :		
WAMI KATA AGED CARE CENTRE TBC		
SHEET NO.	REV	TITLE
DA010		SITE PLAN

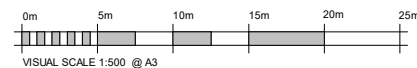
KAUNTZ YEUNG ARCHITECTURE		
Level 1, 277 Cleveland St Redfern NSW 2016 T +61 2 9007 2098		
PHASE	SCALE:	DATE:
DA	1 : 1500	10/11/2022 12:41:52 PM

ROOM LEGEND

NO.	DESCRIPTION	COUNT	TOTAL AREA
1	RESIDENT'S ROOM	34	756 m ²
2	RESIDENT'S WC	34	208 m ²
3	RESIDENT'S SHARED VERANDA	17	214 m ²
4	SERVICES	72	94 m ²
5	STAFF WC	2	11 m ²
6	TREATMENT ROOM	2	34 m ²
7	CLEAN UTILITY	2	21 m ²
8	DIRTY UTILITY	2	21 m ²
9	NURSE STATION	2	26 m ²
10	EQUIPMENT BAY	2	11 m ²
11	CLEANER'S	3	16 m ²
12	OFFICE	2	24 m ²
13	DRUG STORE	2	21 m ²
14	STORE ROOM	2	33 m ²
15	CORRIDOR	4	140 m ²
16	FEMALE WC	5	26 m ²
17	MALE WC	5	26 m ²
18	RESIDENT'S KITCHEN & LOUNGE	4	365 m ²
19	LOBBY/WAITING	1	35 m ²
20	RECEPTION/ADMIN	1	25 m ²
21	MEETING ROOM	1	13 m ²
22	OFFICE	1	12 m ²
23	MANAGER'S OFFICE	2	26 m ²
24	SERVER ROOM	1	10 m ²
25	TRAINING ROOM	1	27 m ²
26	CONSUMABLES STORE	1	21 m ²
27	STAFF ROOM	1	34 m ²
28	MALE TOILETS & SHOWER	1	9 m ²
29	FEMALE TOILETS & SHOWER	1	9 m ²
30	ACCESS WC	1	6 m ²
31	CLEAN LAUNDRY	1	24 m ²
32	DIRTY LAUNDRY	1	21 m ²
33	INTERNAL LOADING BAY	1	32 m ²
34	RESIDENT'S LAUNDRY	1	6 m ²
35	FREEZER	1	10 m ²
36	COOL ROOM	1	10 m ²
37	PANTRY/BULK STORE	1	27 m ²
38	MAIN KITCHEN	1	65 m ²
39	MESS HALL	1	99 m ²
40	ART STORE	1	5 m ²
41	GUEST COMMUNAL AREA	2	56 m ²
42	KITCHEN/DINING	2	129 m ²
43	GUEST WC	2	8 m ²
44	ENSUITE	2	12 m ²
45	BEDROOM	2	38 m ²
46	GARDEN	2	39 m ²
TOTAL AREA			2854 m²



1 GROUND FLOOR MASTER PLAN
SCALE: 1 : 500



DISCLAIMER:
Copyright in all documents and drawings prepared by
KAUNITZ YEUNG ARCHITECTURE any works
executed from those documents and drawings shall
remain the property of, or on creation vest in KAUNITZ
YEUNG ARCHITECTURE Pty Ltd.
All information illustrated on this document is to be
checked and verified, in the event of discrepancies
refer to architect prior to commencement of the work.
Do not scale drawings manually or electronically.



DATE REV ISSUE

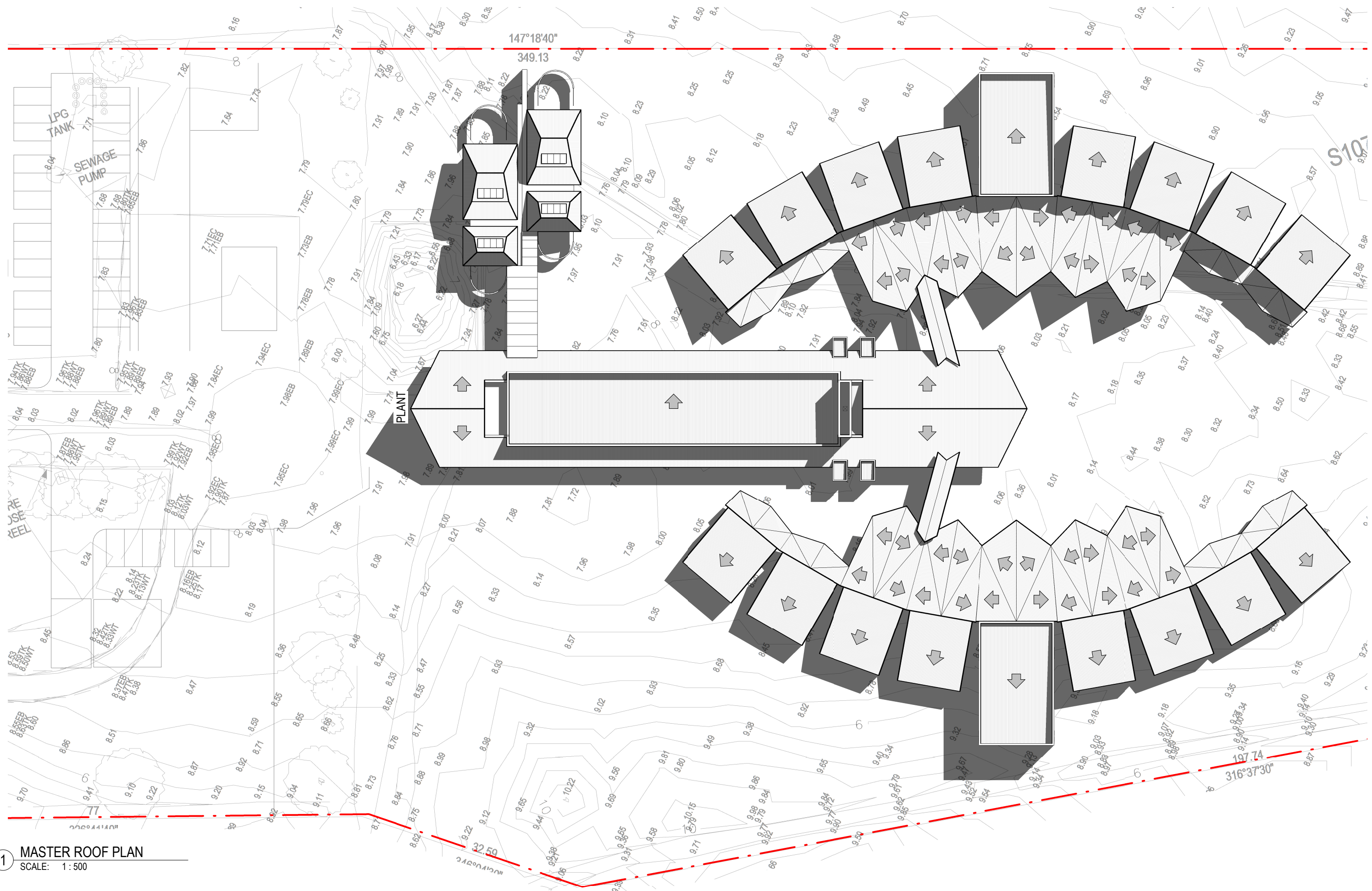
CHECKED BY:

PROJECT :
WAMI KATA AGED CARE CENTRE
TBC

KAUNITZ YEUNG ARCHITECTURE
Level 1, 277 Cleveland St Redfern NSW 2016
T +61 2 9007 2098

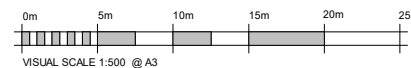
SHEET NO. REV TITLE
DA011 MASTER FLOOR PLAN

PHASE SCALE: DATE:
DA 1 : 500 10/11/2022 12:42:01 PM



1 MASTER ROOF PLAN
SCALE: 1 : 500

DISCLAIMER:
Copyright in all documents and drawings prepared by KAUNITZ YEUNG ARCHITECTURE any works executed from those documents and drawings shall remain the property of, or on creation vest in KAUNITZ YEUNG ARCHITECTURE Pty Ltd.
All information illustrated on this document is to be checked and verified. In the event of discrepancies refer to architect prior to commencement of the work. Do not scale drawings manually or electronically.



DATE REV ISSUE

CHECKED BY:

PROJECT :
WAMI KATA AGED CARE CENTRE
TBC

KAUNITZ YEUNG ARCHITECTURE
Level 1, 277 Cleveland St Redfern NSW 2016
T +61 2 9007 2098

SHEET NO. REV TITLE
DA012 MASTER ROOF PLAN

PHASE SCALE: DATE:
DA 1 : 500 10/11/2022 12:44:16 PM