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Native Vegetation Clearance

New Subdivision, Keyneton
Allotment 100 in D120438
Hundred of Jellicoe

Data Report

Clearance under the *Native Vegetation Regulations 2017*

16 March 2024

Prepared by JS Ayre & Associates

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1. Application information

Application Details

Applicant:	[redacted], Oakford Homes		
Key contact:	[redacted]		
Landowner:	Nevarc Land Pty Ltd [redacted]		
Site Address:	Allotment 100 in D120438 , Keyneton Road and Angaston – Swan Reach Road (Stott Hwy), Keyneton		
Local Government Area:	Mid Murray Council	Hundred:	Jellicoe
Title ID:	CT/6220/659	Parcel ID	D120438 A100

Summary of proposed clearance

Purpose of clearance	Clearance is required to facilitate subdivision and all associated impacts including 10m from a building, 20m from a dwelling, and access roads etc
Native Vegetation Regulation	Regulation 12, Schedule 1; clause 35, Residential Subdivision
Description of the vegetation under application	Size, type and general condition – up to 74 scattered SA Blue Gum (*Eucalyptus leucoxylon ssp leucoxylon)* including 2 large, 1 medium and 71 young trees in good condition.
Total proposed clearance - area (ha) and number of trees	Up to 74 scattered trees are proposed to be impacted.
Level of clearance	Level 4
Overlay (Planning and Design Code)	Native Vegetation Overlay only
Map of proposed clearance area	
Mitigation hierarchy	BEP's and reduced fenceline clearance requirements have been designated, significantly reducing impact from 456 to 74 trees
SEB Offset proposal	Payment of **$33,527.28**

2. Purpose of clearance

2.1 Description

Oakford Homes are undertaking planning, of a new residential subdivision at Keyneton, on the eastern fringe of the Barossa Valley. The site is 25.86ha of mostly open grazing land which is predominantly flat but rises to a low peak in the SW of the property.

Seventy-nine allotments ranging from (approximately) 2700 m^2 to 4300 m^2 will be created. Three roads to service the allotments, and one drainage reserve of 5769 m^2 is proposed. A significant stand of remnant mature and regenerating scattered trees occur on the rise, and many will be impacted by the proposal, along with six young to mature trees across the property.

2.2 Background

The land is agricultural and used primarily for grazing cattle. Clearance for agricultural pursuits appears to have occurred many decades ago but regeneration of the remaining mature Eucalyptus species has been encouraged by an exclusion fence, which seems to have appeared around 2005, but is now ineffective.

Surrounding land use is residential to the south and west, and agricultural (grazing) to the north and east.

No future stages are anticipated.

2.3 General location maps

Figure 1. Site map

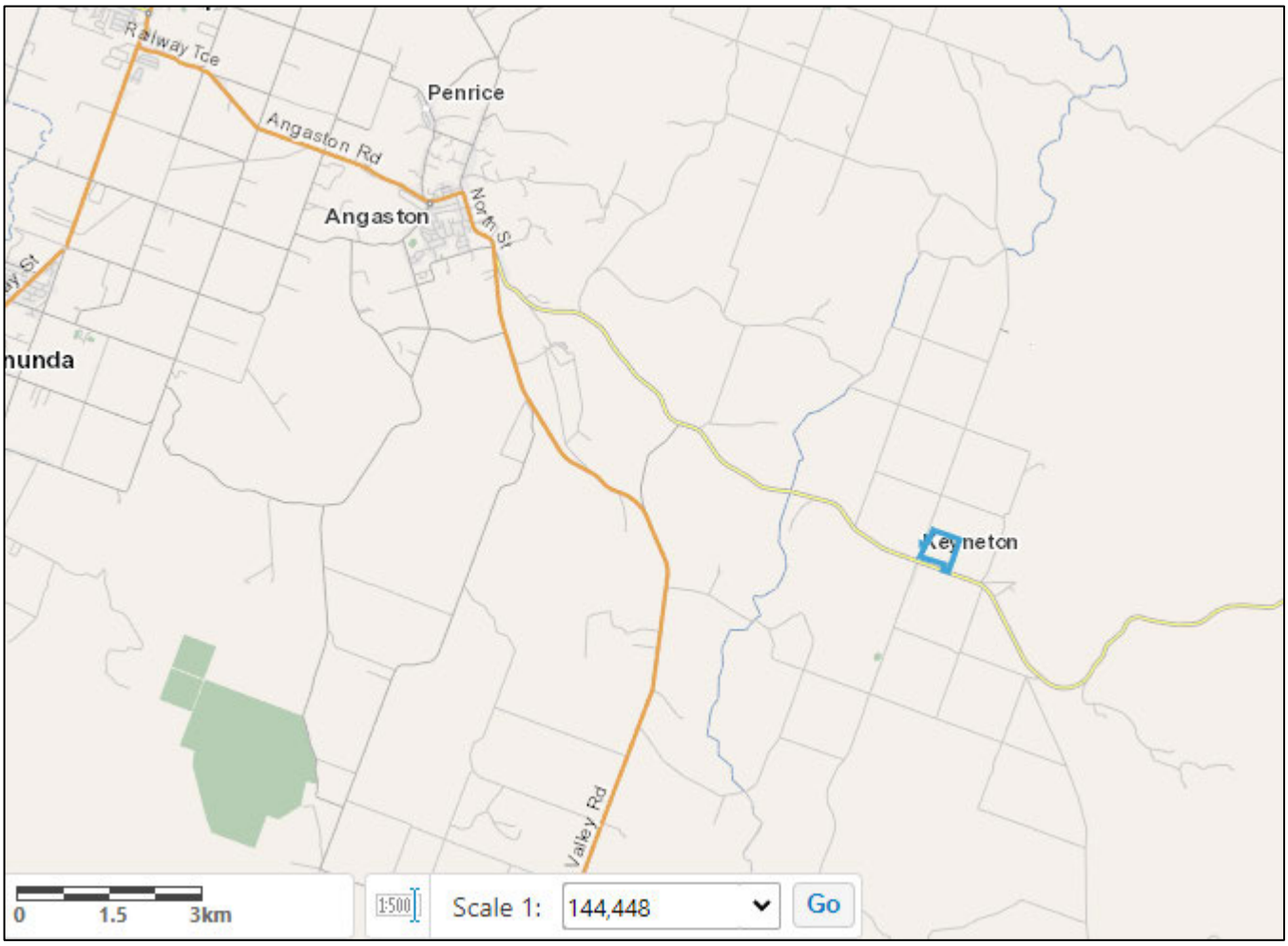


Figure 2. Location map, site in blue

2.4 Details of the proposal

The 25.86 ha block will be subdivided into 79 allotments averaging around 3000 m^2. A reserve is proposed on the eastern boundary adjoining farmland, which will primarily function as a swale to collect surface runoff from across the site. The site has dual frontage with access proposed from both Keyneton Road (west) and the Angaston to Swan Reach Road (south).

The remnant vegetation present on the site, and in patches in the surrounding area, is described as *Eucalyptus leucoxylon ssp leucoxylon /E. camaldulensis* Woodland. A number of mature isolated scattered trees occur around the outer part of the property, and there is a significant cluster of scattered mature and regenerating trees on a rise on the SW part of the site. These are an attractive landscape feature complete with NW/SE aligned rock outcrops. The site has a history of grazing and understorey across the entire site consists of exotic grassland. No native mid storey, and only four visible ground layer species, are present.

Numerous fallen hollow logs were noted within the patch of scattered trees (see below), and to prevent these being used for firewood, or cleared for fire hazard reduction, they should be carefully relocated to the proposed drainage reserve to provide habitat. A check for fauna already inhabiting the logs should precede any relocation.

Fifty-seven groups or single trees with a total of approximately 896 trees were assessed to help inform the allotment layout plan. Subsequent concept design and development of Building Envelope Plans (BEP's) for blocks where remnant trees exist, has reduced impact down to 74 trees, clearance of which is required to achieve the proposed subdivision and associated fences, access and drainage.

See Figures 3 and 4 for details of allotments and BEP's.

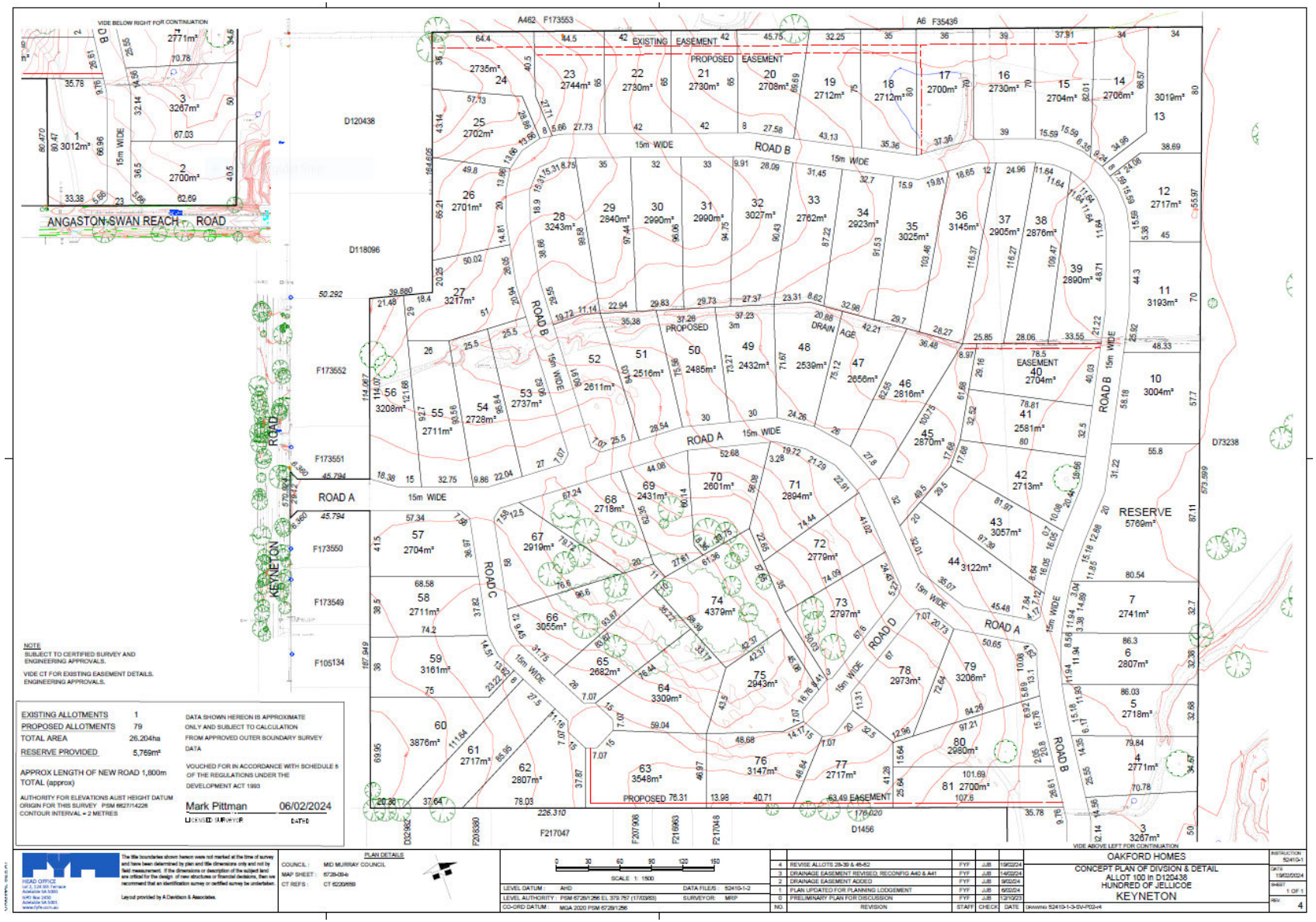


Figure 3. Allotment layout

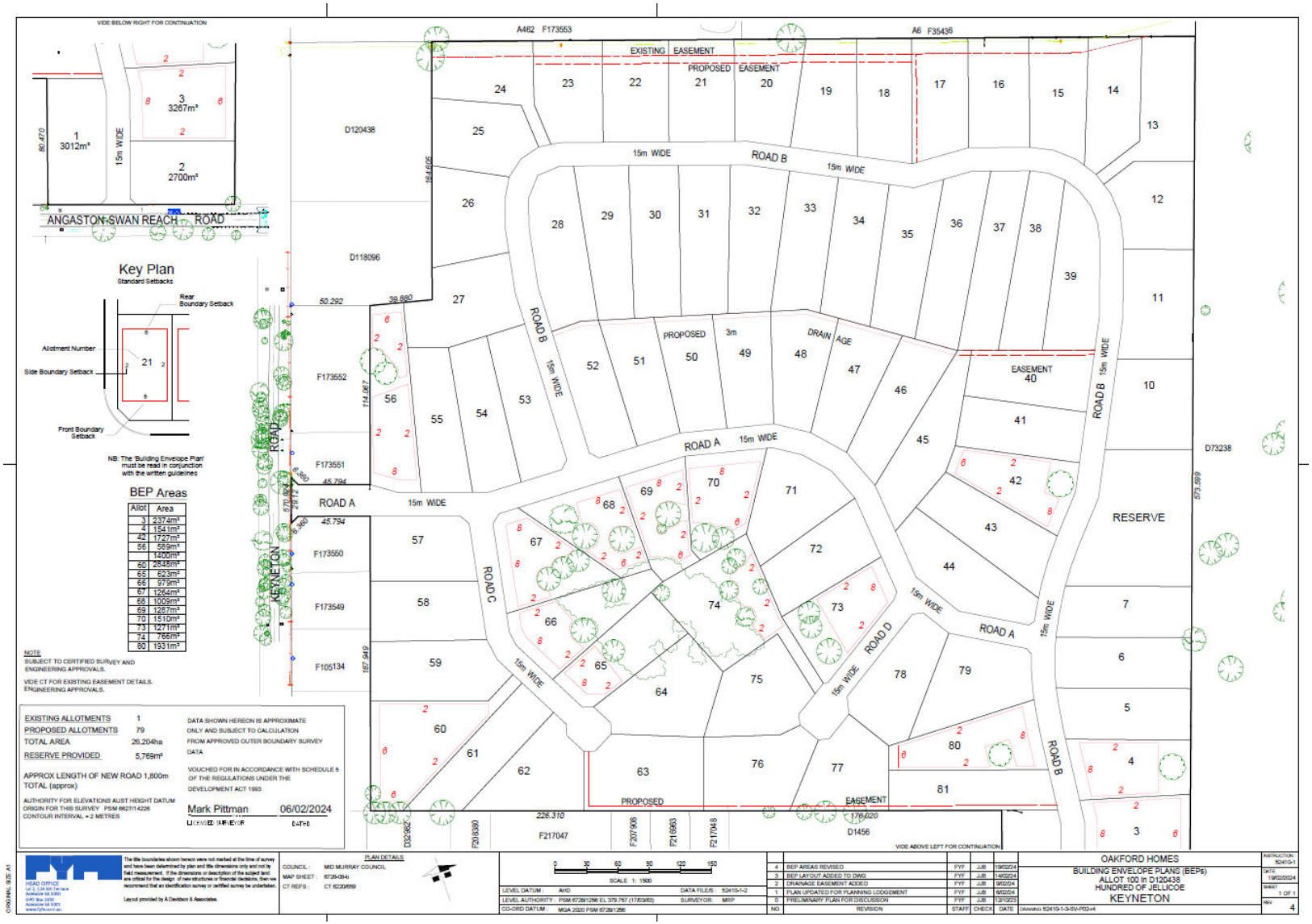


Figure 4. Building envelope plans (blocks with remnant vegetation only)

Examples of habitat hollows which could be relocated to the reserve

2.5 Approvals <u>required</u> *or* <u>obtained</u>

Provide details of the following approvals or applications under the follow legislation, where relevant:

- Native Vegetation Act 1991 – this report is in part fulfillment of the requirements of this Act
- Planning, Development and Infrastructure Act 2016 – Development Application #TBA
- Landscape South Australia Act 2019 – N/A
- Environment Protection and Biodiversity Conservation Act 1999 – N/A
- National Parks and Wildlife Act 1972 – N/A
- Aboriginal Heritage Act 1988 – N/A

2.6 Native Vegetation Regulation

Regulation 12, Schedule 1; clause 35, Residential Subdivision

.

2.7 Development Application information (if applicable)

Identify to Zone – Rural Neighbourhood; Subzone – Township; and Overlay – Native Vegetation Overlay.

3. Method

3.1 Flora assessment

A site assessment was undertaken by Jackie Ayre on 11 September and 7 November 2023, with a subsequent visit on 15 April 2024 to confirm final impacts associated with fencing. The scope of works was provided prior to the field survey and further informed using NatureMaps and Google Earth. The survey involved an assessment of vegetation on the site, including identification of possible presence of or habitat for species of conservation significance.

An online search was undertaken for Environment Protection and Biodiversity Conservation (EPBC) Act "Matters of Environmental Significance" and an interrogation of the BDBSA database was completed as background to the field assessment. One threatened plant species were recorded within the search criteria of within 5km since 1995, and 'known' simple presence (EPBC PMST). None were found on site nor are likely to be present.

3.2 Fauna assessment

A review of databases including the EPBC Act "Matters of Environmental Significance", and BDBSA was undertaken prior to the site visit to establish fauna species known, or considered likely, to occur at the site. All observations, calls and evidence of presence were recorded. Bird species were noted when heard calling, or when observed within, adjacent to, or flying over the site. Evidence of fauna species presence was searched for and recorded when observed. If hollows were found, closer inspection with binoculars was undertaken.

Four listed species were recorded within the search criteria. None were found, but all four are considered to have potential to find long-term habitat on site.

See Part 4.2 and Appendix 1 for further details.

4. Assessment Outcomes

4.1 Vegetation Assessment

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

- *Landform, geography and soils*
  The site is within the Somme land system and is described as relatively smooth and gentle slopes of the catchment of the Somme River with slopes of 3-20% formed on basement rocks. Soils are formed on sandstones and siltstones and are predominantly shallow stony sandy loam or sandy loan over red clay.
- *Landform feature of significance (rivers, creeks, rocky outcrops, etc.)*
  The site rises gently to a peak of 380m ASL in the SW part, where rock outcrops are evident. to A stream order 1 tributary flows from west to east across the middle north of the property eventually feeding into the North Rhine River to the east.
- *General overview of the vegetation under application as a whole*
  The site has been historically cleared for grazing/cropping with little remnant vegetation persisting, except a 1.5 ha patch at the top of a rise, and isolated scattered trees dotted sparsely across the site. Remnant patches of Woodland occur in the area and the vegetation assessed is consistent with this vegetation association. The understorey is exotic grasses/herbs/forbs.
- *General description of the vegetation relating to type and condition*
  The vegetation comprises SA Blue Gum *(Eucalyptus leucoxylon ssp*.) and River Red Gum (*Eucalyptus camaldulensis var camaldulensis*) present as scattered trees over exotic grassland vegetation. As a result of exclusion fencing erected sometime between 2002 and 2005, a large area of regeneration (approx. 0.7ha) is present amongst mature trees on a rise in the SE of the property. The fencing appears to have been breached around 5-10 years ago, allowing grazing stock to access the area, preventing further regeneration. Hundreds of young Blue and Red Gums remain, at very tight densities. These would naturally thin over the ensuing years.
- *Description of the landscape context for the vegetation*
  The scattered trees in this assessment comprise individuals within a 25 hectare property located on the north eastern fringe of Keyneton township. Adjacent properties are residential to the south and west, with grazing/cropping paddocks to the north and east. There are no NPWS reserves with 10 km, and the closest Heritage Agreement is located approximately 1.8 km SSW.

Details of the scattered trees proposed to be impacted

Tree ID – Tree 7	
Tree spp: *Eucalyptus leucoxylon ssp leucoxylon*	
Number of trees: 1	
Height (m): 16	
Hollows: nil	
Diameter (cm): 170	
Canopy dieback (%): 20	
Total Biodiversity Score: 6.61	

Photo 1. A large, mature Blue Gum in good condition with no hollows, but potential habitat for threatened species. Located on the boundary between two proposed allotments, the tree may be impacted by the construction of a fence between the allotments.

Tree ID – Tree 43	
Tree spp: *Eucalyptus leucoxylon ssp leucoxylon*	
Number of trees: 1	
Height (m): 14	
Hollows: 1 small	
Diameter (cm): 70	
Canopy dieback (%): 20	
Total Biodiversity Score: 3.64	

Photo 2. A large, mature Blue Gum in fair condition with a single small hollow, and potential habitat for threatened species. Located within the BEP for allotment # 74, the tree is likely to be removed for construction of a house and ancillary assets.

Tree ID – Tree 48 Tree spp: *Eucalyptus leucoxylon ssp leucoxylon* Number of trees: 1 Height (m): 11 Hollows: nil Diameter (cm): 40 Canopy dieback (%): 5 Total Biodiversity Score: 1.37	

Photo 3. A young Blue Gum in good condition with no hollows, but potential habitat for threatened species. Located near the boundary between two proposed allotments 64 and 74, the tree may be impacted by the construction of a fence between the two allotments, or (as #64 has no BEP) for construction or under the '10m from a building' regulation. The background shows regeneration, most of which will be retained outside of BEP's, except where on allotment boundaries.

Tree ID – Tree (group) 54 Tree spp: *Eucalyptus leucoxylon ssp leucoxylon* Number of trees: 68 Height (m): 10 Hollows: nil Diameter (cm): 10 Canopy dieback (%): 10 Total Biodiversity Score: 27.52	

Photo 4. A representative photo of the young Blue Gum saplings, in good condition, located on the boundaries between allotments 64, 65, 66, 67, 68, 69 and 74. The boundaries were surveyed and pegged, and trees impacted by fenceline clearance up to 1m either side (in accordance with the outcome of a meeting with NV staff on 4 April 2024) were counted. The trees are too young for hollow formation but have future potential habitat for threatened species.

Photo 5. A representative photo of the young Blue Gum saplings in Group 54, as above. Up to 68 saplings located within 1m either side of boundaries may be impacted by clearance to establish fencelines.

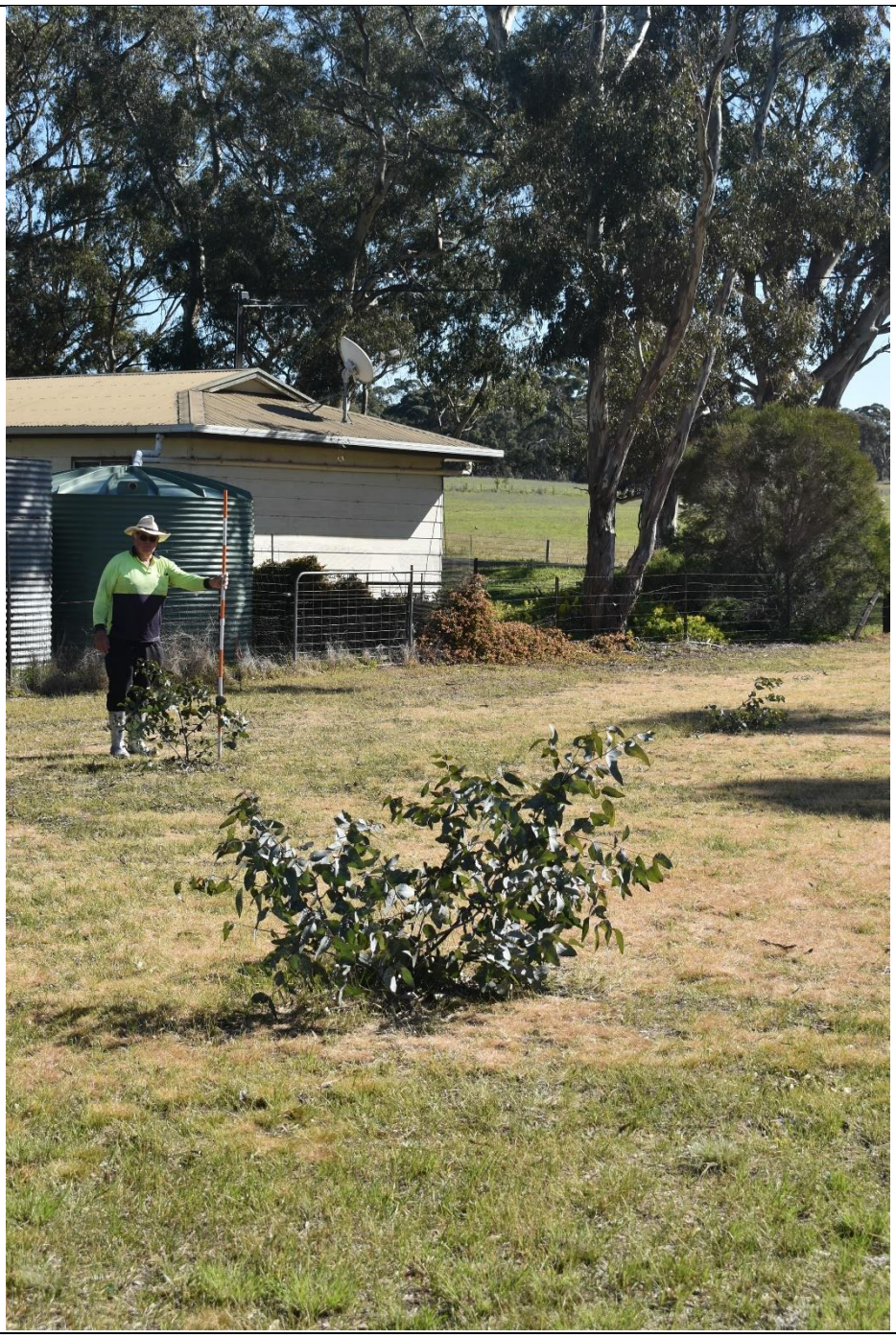
Tree ID – Tree (group) 57 Tree spp: *Eucalyptus leucoxylon ssp leucoxylon* Number of trees: 3 Height (m): 0.5 Hollows: nil Diameter (cm): 1 Canopy dieback (%): 0 Total Biodiversity Score: 0.47	

Photo 6. Three seedling Blue Gums in good condition with future potential for threatened fauna. Located within the subdivision access off Keyneton Road, the trees will require clearance for road construction. The third tree can be seen at right, in the shadow.

Site map showing areas of proposed impact

Figure 5. Scattered trees and groups impacted

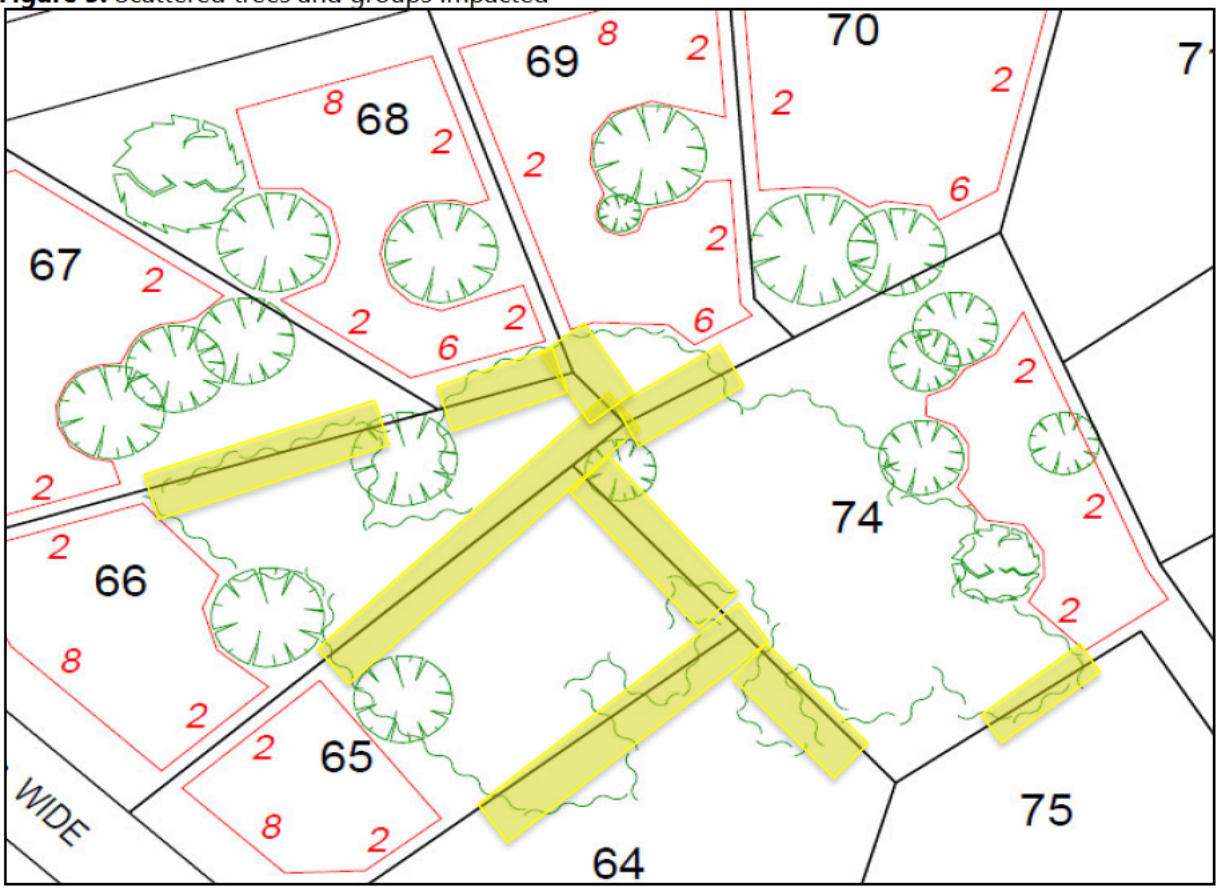


Figure 6. Indicative area of impact for new fences in Group 54 on scoresheet

4.2 Threatened Species assessment

Flora

The searches identified a single threatened flora species – *Olearia pannosa ssp pannosa* – within the search criteria of *within 5km of the proposed impact site since 1995*, and PMST 'known to occur or habitat known to occur'. The species is rated EPBC and NPW Act Vulnerable. It is a distinctive species, and none were observed on site nor are likely to occur given the lack of diversity present and the continued grazing pressure.

Fauna

Database searches identified four threatened species recorded within the search criteria (excluding subspecies not know to occur in this region). The total includes (EPBC Act) VU – 2; and (NPW Act) R – 2. See Appendix 1 for the full list of threatened species recorded.

The likelihood of the listed fauna finding habitat at the site is as follows:

Likelihood of Occurrence	No. of Species
Highly likely/known	3
Likely	1
Possible	0
Unlikely	0

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

Species (common name)	NP&W Act	EPBC Act	Data source	Date of last record	Species known habitat preferences	Likelihood of use for habitat – Comments
Aphelocephala leucopsis leucopsis (Southern Whiteface)	-	VU	3/5	2018	A wide range of open woodlands and shrublands where there is an understorey of grasses or shrubs, or both. These areas are usually in habitats dominated by acacias or eucalypts on ranges, foothills and lowlands, and plains	Highly likely – recent sightings recorded are from similar habitat nearby
Corcorax melanorhamphos (White-winged Chough)	R		3	2018	Open forests and woodlands. They tend to prefer the wetter areas, with lots of leaf-litter, for feeding, and available mud for nest building	Highly likely – recent sightings recorded are from more dense, but similar habitat nearby
Stagonopleura guttata (Diamond Firetail)	V	VU	3/5	2018	Open grassy woodland, heath and farmland or grassland with scattered trees.	Highly likely – recent sightings recorded are from similar habitat nearby
Trichosurus vulpecula (Common Brushtail Possum)	R		3	2018	Eucalyptus and Sheoak woodlands. Make nests in tree hollows or other dark confined spaces such as hollow logs, dense vegetation or crevices. Some have adapted to life in the suburbs and enjoy eating planted gardens. Also known to make their dens in roof spaces.	Likely – recent records show the species in similar habitat, although with slightly more dense vegetation and at least some understorey nearby.

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

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.

- *clearance directly required for the development (e.g. access, building footprints, associated infrastructure – power and water, etc.).* These direct impacts have been considered as far as is known at the time of assessment. Building envelopes are generous and can accommodate any infrastructure that may be required, including driveways, rainwater tanks, sheds, services etc.
- *subsequent clearance that will be permitted or required (e.g. 10m around a building, 20m around a dwelling, clearance for fire protection).* The '10m from a building and 20m from a dwelling' requirements have been included in the BEP's and assessment impacts. Clearance of 1m either side of new fencelines has been included, however clearance from *existing* boundary fencelines has not been included, on the advice of Native Vegetation Branch staff. There is inevitably the potential for subsequent clearance based on risk or nuisance where large trees occur on private property. Given the size of the blocks, and the large BEP's, this should not be a common issue.
- *indirect clearance that may occur as a result of the development (e.g. dust generation smoothing vegetation, altered hydrology inundating or drying vegetation, impacting on tree root zones (the application of fill) impacting on tree health*). It is anticipated that, during construction, dust liberation impacts will be managed with water carts. Other indirect impacts are hard to predict – once the properties are sold, activities which impact on root zones are difficult to manage. Any evident issues have been included in this impact tally.
- *future stages or associated components of a development*. There are no future stages anticipated.

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
e.g. making adjustments to the location, design, size or scale of the activity in order to reduce the scale of the impact. Where remnant vegetation occurs on allotments, Building Envelope Plans have been designated in an attempt to avoid impacting native vegetation. A discussion with Native Vegetation Branch staff proposed the reduction of clearance requirements for fencelines, to 'vegetation within 1m of boundaries', thereby significantly reducing potential impact from an overall 456, to 74 trees.

The large block sizes also encourage vegetation retention as development can be placed away from the influence of large trees, reducing the likelihood of their removal or damage during the construction stages and into the future.

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).
e.g. located the development in area where vegetation is sparser or more degraded or does not contain threatened species, etc. Building envelopes have been positioned where no or minimal native vegetation impacts will result. Amended fenceline impacts have minimized removal significantly. While 68 trees have been included as impacted for fences, tree removal will be avoided wherever possible.

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.
e.g. if clearance is only temporary, actions take to re-establish the vegetation after clearance has occurred.
Rehabilitation or restoration is not proposed as part of the subdivision. The appropriate offset will be made to address the impact on biodiversity.

d) Offset – any adverse impact on native vegetation that cannot be avoided or further minimized should be offset by the achievement of a significant environmental benefit that outweighs that impact.
The full SEB offset required will be met via payment into the NV fund.

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

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

Principle of clearance	**Considerations**
Principle 1a - it comprises a high level of diversity of plant species	Relevant information *The number of plant species recorded (native and introduced) for each vegetation association*. The scattered tree methodology was used- only 2 tree species were noted on site (*E. leucoxylon ssp leucoxylon and E. camaldulensis*) with only SA Blue Gums impacted. Four ground layer species – sparse *Rytidosperma sp., Austrostipa sp., Arthropodium s*p. and *Hypoxis* sp. – were observed in very low numbers in one small part of the rise area. Patches; N/A Bushland Plant Diversity Score – N/A
	Assessment against the principles Seriously at Variance N/A At Variance – N/A
	Moderating factors that may be considered by the NVC N/A
Principle 1b - significance as a habitat for wildlife	Relevant information *List of threatened species that were recorded or may use the vegetation.* Four threatened fauna species were noted as potentially occurring - three were considered highly likely, and one, likely to use the vegetation impacted by the proposed subdivision. See 4.2 and Appendix 1 for details. *Detail if the vegetation supports a high diversity of animal species.* Given the lack of diversity and connectivity of this remnant a high diversity of fauna species is not expected. The threatened species listed as 'highly likely' or 'likely' would not be dependent on the vegetation alone but are most likely to be wide ranging across the landscape of the general area and more frequently found, and better supported, in the areas with higher diversity and density. *Detail if the vegetation provide a corridor for movements between other areas of native vegetation, or a habitat refuge, especially in heavily cleared areas*. The scattered trees and the dense saplings on the rise are isolated from other vegetation and thus not providing a corridor, nor a likely refuge of significance. Trees; Fauna Habitat Score – 1.8 Biodiversity Score – 0.16 – 6.61 (total 39.62)
	Assessment against the principles Seriously at Variance The clearance of all scattered trees/groups included is SAV At Variance – N/A

	Moderating factors that may be considered by the NVC *Non-essential habitat* – the area impacted does not provide critical habitat for any of the threatened species historically recorded
Principle 1c - plants of a rare, vulnerable or endangered species	Relevant information No threatened species were noted, nor are considered undetectable at the time of assessment. Threatened Flora Score(s) - 0
	Assessment against the principles Seriously at Variance N/A At Variance – N/A
	Moderating factors that may be considered by the NVC N/A
***Principle 1d - the vegetation comprises the whole or part of a plant community that is Rare, Vulnerable or endangered*:**	Relevant information No threatened communities under the EPBC Act or threatened ecosystems under the DEW Provisional list of threatened ecosystems were present. Threatened Community Score – N/A
	Assessment against the principles Seriously at Variance N/A
	Moderating factors that may be considered by the NVC N/A
Principle 1e - it is significant as a remnant of vegetation in an area which has been extensively cleared.	Relevant information *Provide remnancy figures for IBRA Association* **(6%)** *and IBRA Subregion* **(12%)** Note the site is split between the Eden Valley and Mopami IBRA regions, and Broughton and Fleurieu subregions. For the sake of one impacted tree within the Mopami IBRA and Broughton Subregion, (tree # 7) and the consistency between the results using either on the scoresheet, the Eden Valley IBRA and Fleurieu Subregion was used. *Discuss the health and likely longevity of remnants*. Fencing of the area amongst the mature trees on the rise has shown what can be achieved with little input. Significant regeneration of the Blue Gums occurred, however a scout for any herbaceous understorey species or grasses found only sparse *Rytidosperma sp., Austrostipa sp.*, and few *Hypoxis sp*. and *Arthropodium sp*. Grazing had recommenced within the previously fence area, probably since at least 5 years ago. Total Biodiversity Score – 39.62
	Assessment against the principles Seriously at Variance The clearance of all scattered trees/groups included is SAV at the IBRA Association level At Variance The clearance of all scattered trees/groups included is AV at the IBRA sub-region level
	Moderating factors that may be considered by the NVC N/A

Principle 1f - it is growing in, or in association with, a wetland environment.	Relevant information The vegetation is not associated with a wetland
	Assessment against the principles Seriously at Variance N/A At Variance – N/A
	Moderating factors that may be considered by the NVC N/A
Principle 1g - it contributes significantly to the amenity of the area in which it is growing or is situated.	Relevant information *Detail the location of trees or vegetation relative to sites frequented by the public (e.g. roads, towns, lookout, etc.*) The site is visible from adjacent private property, and at the time of assessment, unsolicited views were expressed by 2 neighbouring residents that 'it would be a shame to lose any of the trees'. There are some vista's available from roads bordering the site. It is suggested that locals may consider remnant vegetation in the general area as an attractive and desirable feature. *Provide details of cultural or historical values* - no evidence of cultural significance was found. It is unlikely any historic significance is relevant to the trees assessed. *Discuss possible effect on landscape character* – the removal of 3 mature trees and up to 71 saplings may moderately alter the landscape character, however the main impact is building of houses, sheds and landscaping, which is bound to change the character of the site and the broader environment. This is unavoidable if development to create more housing, especially required in a time of shortage, is to occur.
	N/A
	Moderating factors that may be considered by the NVC N/A

4.6 Risk Assessment

Determine the level of risk associated with the application

Total clearance	No. of trees	74
	Area (ha)	N/A
	Total biodiversity Score	39.62
Seriously at variance with principle 1(b), 1(c) or 1 (d)		1(b), 1 (e)
Risk assessment outcome		Level 4

5. Clearance summary

Scattered trees Summary table

Tree or Cluster ID	Number of trees	Fauna Habitat score	Threatened flora score	Biodiversity score	Loss factor	SEB Points required	SEB Payment	Admin Fee
7	1	1.8	0	6.61	1	6.94	$5,345.09	$293.98
43	1	1.8	0	3.64	1	3.82	$2,943.44	$161.89
48	1	1.8	0	1.37	1	1.44	$1,107.83	$60.93
54	68	1.8	0	0.4	1	28.56	$21,994.91	$1,209.72
57	3	1.8	0	0.16	1	0.50	$388.15	$21.35
Total	**74**			**39.62**		**41.27**	**$31,779.41**	**$1,747.87**

Totals summary table

	Total Biodiversity score	Total SEB points required	SEB Payment	Admin Fee	Total Payment
Application	39.62	41.27	$31,779.41	$1,747.87	$33,527.28

Economies of Scale Factor	0.5
Rainfall (mm)	516

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:

☒ 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:

- Payment amount required (including admin. fee) **$33,527.28**

7. Appendices

Appendix 1. Flora and Fauna Species List

FAMILY NAME	SPECIES	COMMON NAME	NATIONAL RATING	STATE RATING	DATE OF LAST RECORD
ASTERACEAE	Olearia pannosa ssp. pannosa	Silver Daisy-bush	VU	V	18-Sep-2015

CLASS NAME	SPECIES	COMMON NAME	NATIONAL RATING	STATE RATING	DATE OF LAST RECORD
AVES	Anthochaera chrysoptera	Little Wattlebird	ssp		10-Jan-2018
AVES	Aphelocephala leucopsis leucopsis	Southern Whiteface	VU		04-Jan-2018
AVES	Corcorax melanorhamphos	White-winged Chough		R	01-Feb-2018
AVES	Melithreptus brevirostris	Brown-headed Honeyeater	ssp		02-Feb-2018
AVES	Platycercus elegans	Crimson Rosella	ssp		02-Feb-2018
AVES	Stagonopleura guttata	Diamond Firetail	VU	V	01-Feb-2018
MAMMALIA	Trichosurus vulpecula	Common Brushtail Possum		R	07-May-2015

Highlighted subspecies excluded.

Listed Threatened Species [Resource Information]

Species ID	Scientific Name	Common Name	Class	Simple Presence	Presence Text	Threatened Category	Buffer Status
529	*Aphelocephala*	Southern Whiteface	Bird	Known	Species or species	Vulnerable	In feature area
59398	*Stagonopleura guttata*	Diamond Firetail	Bird	Known	Species or species	Vulnerable	In feature area

PMST results (extract)

Appendix 2. Scattered Tree Vegetation Assessment Scoresheet

SEB Required for Scattered Trees

(Version - 28 July 2023)

Landscapes Region	**M&R**	**Total Biodiversity Score**	39.62
Mean Annual Rainfall (mm)	**516**	**Total SEB Points required**	**41.60**
Economies of Scale factor	**0.5**	**Payment $ (GST exclusive**	**$32,035.67**
		Admin fee (GST inclusive)	**$1,761.96**
IBRA Association	**Eden Valley**	**Total SEB $ required**	**$33,797.63**

Tree Species	Number of Trees (total)	Number of trees (proposed removed)	Number of trees (proposed pruning)	Total SEB Points required	Payment in NV Fund (GST Exclusive)	Administration fee (GST Inclusive)	Total
Eucalyptus leucoxylon ssp. leucoxylon	74	74	0	41.60	$32,035.67	$1,761.96	$33,797.63
0	0	0	0	0.00	$0.00	$0.00	$0.00