

Native Vegetation Clearance

Proposed New Dwelling, Rosser Property Robe

Data Report

Clearance under the *Native Vegetation Regulations 2017*

June 2021

Prepared by Peter Tucker



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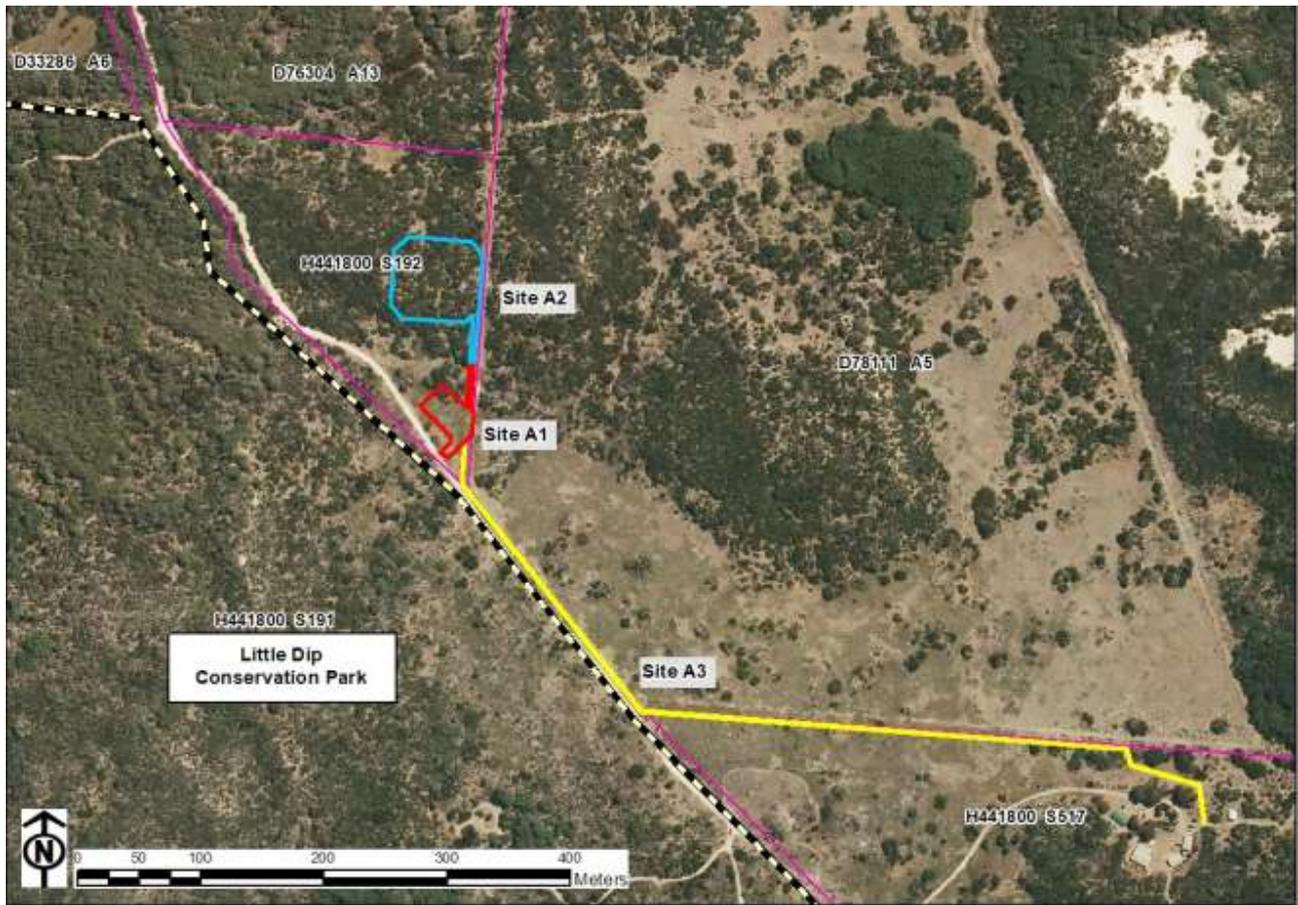
1. Application information

Application Details

Applicant:	Andrew Rosser and Rebekah Rosser		
Key contact:	Andrew Rosser		
Landowner 1:	Andrew Rosser and Rebekah Rosser		
Landowner 2:	Grant High School Council Inc.		
Site Address:	Lot 192 Douglas Dawson Track, Robe		
Local Government Area:	Robe District Council	Hundred:	Waterhouse
Title ID:	CT/5481/64 CT/5937/731	Parcel ID	S192 H441800 S517 H441800

Summary of proposed clearance

Purpose of clearance	The owners seek to clear native vegetation for the purpose of building a residential house and garage with associated infrastructure.
Native Vegetation Regulation	e.g. Regulation 12, Schedule 1; clause 33, New Dwelling or Building.
Description of the vegetation under application	0.746 hectares of Coast Beard-heath (<i>Leucopogon parviflorus</i>) +/- <i>Acacia longifolia</i> ssp. <i>sophorae</i> (Coastal Wattle) Tall Shrubland in moderate condition. 0.290 hectares of Coastal Wattle (<i>Acacia longifolia</i> ssp. <i>sophorae</i>) and Coast Bitter-bush (<i>Adriana quadripartita</i>) Very Open Shrubland in poor condition.
Total proposed clearance - area (ha) and number of trees	1.036 hectares is proposed to be cleared.
Level of clearance	Level 4 (Level 3 if recommended moderations are accepted by NVC)
Overlay (Planning and Design Code)	Native Vegetation Overlay and State Significant Native Vegetation Overlay



Mitigation hierarchy

Avoidance – Most of the site is covered by native vegetation. A small cleared area adjoining Douglas Dawson Track is unsuitable for a house site, due to a large sand dune with vegetation immediately to the north, which would require excavation and stabilisation works. The chosen site is in an area where vegetation is least dense with an existing firebreak that can provide access to a future house.

Minimisation – Project design plans have changed several times in an effort to minimise vegetation clearance. Initially, a cottage for short-term guest accommodation was included, where a garage is proposed. And a driveway led from west of the accommodation through vegetation to the house. Removing the cottage results in a CFS required clearance of 10m around the garage instead of 20m. Access to the house has been moved to the eastern boundary to make use of the existing boundary firebreak. The house site has also been moved east to align the 20m CFS required clearance with the property boundary. Utilities and effluent discharge are to be retained within the CFS 20m required clearance envelope, avoiding additional clearance and effluent seepage into native vegetation.

Rehabilitation or restoration – CFS required building clearance envelopes result in minimal opportunities for site rehabilitation. However, while a 10cm vegetation height must be maintained, low growing native local groundcovers, that can be kept to this height, will be encouraged. Clearance for trenching to install underground electricity cables (0.077 ha) from a neighbouring property and roadside will be able to regrow.

Offset – The owners propose a mix of on ground SEB and payment into the Native Vegetation Fund. The remainder of Section 192 will constitute the on

	ground component of the SEB (20.58 SEB points). The remaining (37.19 SEB points) will be a payment.
SEB Offset proposal	3.104 ha on-ground SEB. \$33,225.45 payment into the Native Vegetation Fund.

2. Purpose of clearance

2.1 Description

The purpose of the vegetation clearance to for the establishment of a house, garage and associated infrastructure.

2.2 Background

The property has been in Rebekah Rosser's family since the early 1970 when her father bought the property. Vegetation had already been cleared for grazing cattle. In the mid-1970s Rebekah's father removed stock to allow bushland to return. Rebekah has fond childhood memories regularly traversing the property. The property is currently used for nature conservation.

In May 2020 the owners were unaware the Native Vegetation Act applied to the regrowth vegetation on their property and arranged for unauthorised clearance. Clearance ceased, once it was brought to their attention that Native Vegetation Council consent is required before clearing of any native vegetation. Mister Tucker's Business was engaged to undertake a vegetation assessment for the purpose of establishing a house on Section 192, and to develop a Significant Environmental Benefit Management Plan to partially offset the proposed clearance area. Figure 1 demonstrates the extent of unauthorised clearance on Section 192.

The surrounding land use is a mixture of native vegetation, beach, dryland pasture and housing. Robe township is located approximately two kilometres to the north with newer Robe housing developments one kilometre to the north. Little Dip Conservation Park is located immediately to the south west on the other side of Douglas Dawson Track.



Figure 1. Google Earth image of unauthorised vegetation clearance on Section 192.

2.3 General location map

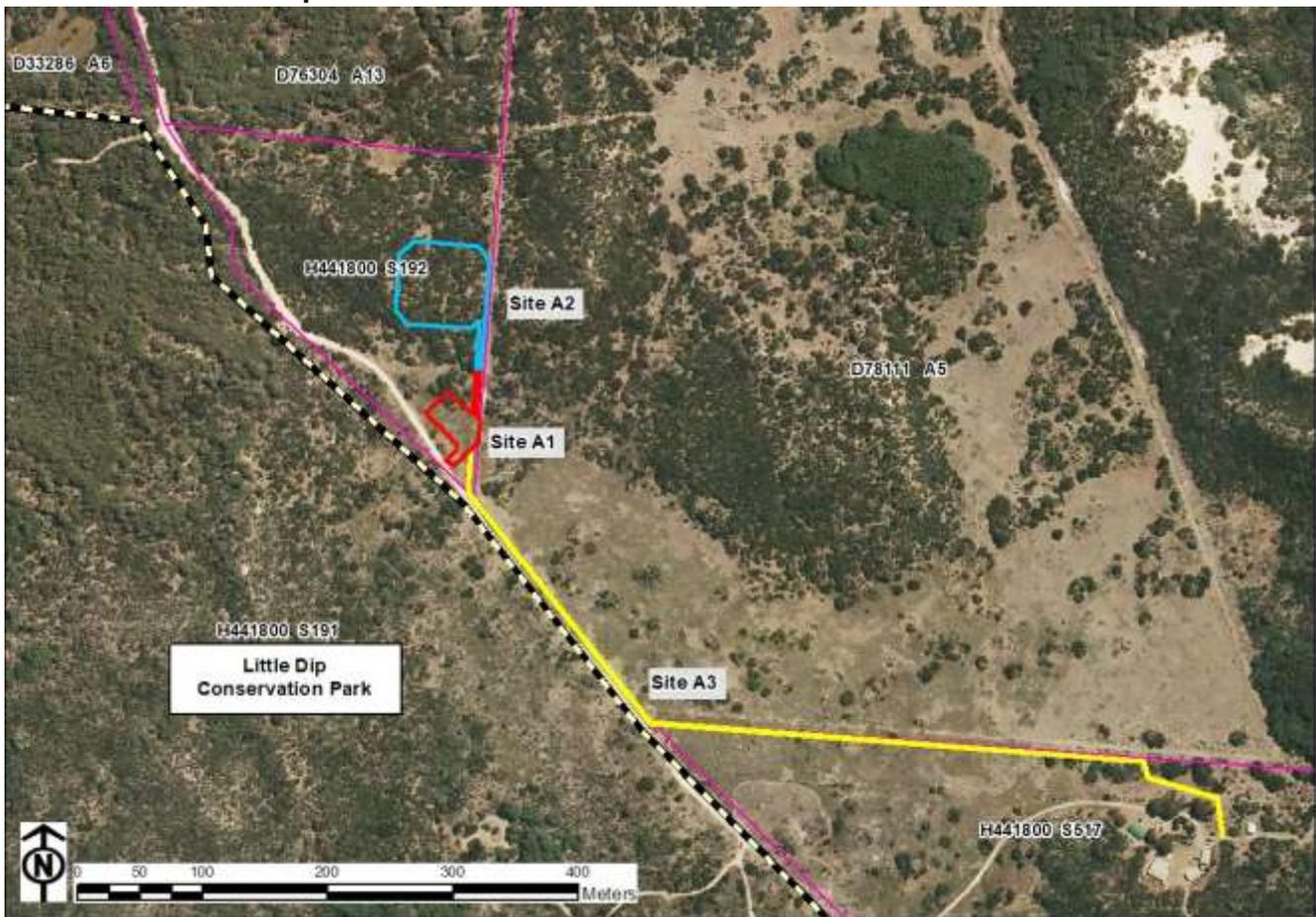


Figure 3. Vegetation included under this application; SiteA1 red boundary, SiteA2 blue boundary and Site A3 yellow line.



Figure 2. Location of property showing surrounding land use. Red polygon identifies the location of proposed vegetation clearance.

2.4 Details of the proposal

This proposal is to clear 1.036 hectares of native vegetation for the purpose of building a house and garage on land zoned Rural Living. The proposed area includes the CFS required clearance around the house (20m), garage (10m) and access track to house. Electricity supply will be trenched underground from a neighbouring property requiring 0.077 ha of native vegetation to be cleared. Native vegetation in the area of the proposed house is in moderate condition and poor condition around the proposed garage and electricity trench. Original and updated design plans are included in the appendices, demonstrating the changed designed to minimise vegetation clearance as much as possible.

2.5 Approvals required or obtained

Native Vegetation Act 1991.

This application addresses the approval process required under the Native Vegetation Act 1991. There have been no previous clearance applications on this land parcel and no future clearance applications are envisaged to be made by the owner for land identified in this application.

Planning, Development and Infrastructure Act 2016.

Development Application approval was granted on 6 November 2020 (DA 20000887). The Development Application was lodged prior to the end of July 2020.

Environment Protection and Biodiversity Conservation Act 1999

The Environment Protection and Biodiversity Conservation Act 1999 is addressed in this application.

National Parks and Wildlife Act 1972

The National Parks and Wildlife Act 1972 is addressed in this application.

2.6 Native Vegetation Regulation

Vegetation clearance approval is sought under Regulation 12 (33) – New Dwelling or Building.

2.7 Development Application information (if applicable)

Overlay: Native vegetation, and
State Significant Native Vegetation Area

Zone: Rural Living

3. Method

3.1 Flora assessment

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

The site was inspected on 27 June 2020 using the method outlined in the Native Vegetation Council Bushland Assessment Manual (July 2020). The survey required 2.5 hours to complete.

A second additional survey was undertaken on 1 October 2020 to search for the presence of the EPBC listed (Endangered) Little Dip Spider Orchid (*Caladenia richardsiorum*) within the proposed clearance envelope and surrounding area. This survey was undertaken to coincide with the orchid's flowering time. In 2020, a population of this orchid has been observed flowering in a known location further south, near Nora Creina during the time of this survey. This survey comprised walking the entire clearance envelope and immediate surrounds for 2 hours.

3.2 Fauna assessment

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

The site was surveyed for fauna on 27 June 2020 and occurred concurrently with the vegetation assessment, including searching for the presence of potential threatened species or evidence of their recent presence, such as scats and tracks.

All fauna captured in the desktop fauna assessments that could potentially use the site for habitat have been included in the NVC Bushland Assessment Scoresheets (attached). Fauna species unsuited to the habitat were excluded as per agreement with the Native Vegetation Branch.

4. Assessment Outcomes

4.1 Vegetation Assessment

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

The site is located amongst vegetated coastal sand dunes approximately 1.5km north east of the ocean. Site A1 is located on a flat swale at the base of a sand dune, while Site A2 occurs toward the top of a sand dune. Site A3 comprises the area required to trench and bury underground electrical cables by SA Power Networks from Section 517 to Section 192. Site A3 will return to native vegetation after cabling is completed.

The vegetation comprised two associations;

1. Coastal Wattle (*Acacia longifolia* ssp. *sophorae*) and Coast Bitter-bush (*Adriana quadripartita*) Very Open Shrubland in poor condition; and
2. Coast Beard-heath (*Leucopogon parviflorus*) +/- Coastal Wattle (*Acacia longifolia* ssp. *sophorae*) Tall Shrubland in moderate condition, typical of vegetation that has regenerated following decades of grazing.

The vegetation occurs within a large belt of native vegetation to the south west of Robe township. The immediate surrounding vegetation is similar, i.e. former pasture being recolonised by native vegetation. However, the intact remnant vegetation of Little Dip Conservation Park is to the south west, on the other side of Douglas Dawson Track. No evidence of the EPBC listed Little Dip Spider Orchid (*Caladenia richardsiorum*) was recorded during the second survey targeting this orchid species. The survey recorded no geophytes on the property.

Details of the vegetation association proposed to be impacted

Vegetation Association	Vegetation Association One: Sites A1 and A3 - Coastal Wattle (<i>Acacia longifolia</i> ssp. <i>sophorae</i>) and Coast Bitter-bush (<i>Adriana quadripartita</i>) Very Open Shrubland				
					
<p>Figure 4. Representative photograph of Site A1, looking to the south west. GPS 390546 5884019.</p>					
General description	The dominant native species on Site A1 are Coastal Wattle (<i>Acacia longifolia</i> ssp. <i>sophorae</i>), regenerating Coast Bitter-Bush (<i>Adriana quadripartita</i>), Muntries (<i>Kunzea pomifera</i>) and Knobby Club Rush (<i>Ficinia nodosa</i>). Dominant exotic species included False Caper (<i>Euphorbia terracina</i>), Hare’s tail Grass (<i>Lagurus ovatus</i>), Petty Spurge (<i>Euphorbia peplus</i>) and Bridal Creeper (<i>Asparagus asparagoides</i>). Overall vegetation condition was poor.				
Threatened species or community	No threatened flora or fauna were observed,				
Landscape context score	1.15	Vegetation Condition Score	25.99	Conservation significance score	1.04
Unit biodiversity Score	31.09	Area (ha)	0.290	Total biodiversity Score	8.46

Vegetation Association	Vegetation Association Two: Site A2 - Coast Beard-heath (<i>Leucopogon parviflorus</i>) +/- Coastal Wattle (<i>Acacia longifolia</i> ssp. <i>sophorae</i>) Tall Shrubland.
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Figure 5. Representative photograph of Site A2, looking to the north. GPS 390552 5884118.

General description	The dominant native species on Site A2 are Coast Beard-heath (<i>Leucopogon parviflorus</i>), Coastal Wattle (<i>Acacia longifolia</i> ssp. <i>sophorae</i>), Sticky Hop-bush (<i>Dodonaea viscosa</i> ssp. <i>spatulata</i>), Bower Spinach (<i>Tetragonia implexicoma</i>) and Scented Groundsel (<i>Senecio odoratus</i>). The dominant exotic species included False Caper (<i>Euphorbia terracina</i>), Hare's tail Grass (<i>Lagurus ovatus</i>), Petty Spurge (<i>Euphorbia peplus</i>) and Bridal Creeper (<i>Asparagus asparagoides</i>). Overall vegetation condition was moderate.				
Threatened species or community	No threatened flora were observed. A Common Wombat warren, tracks and scats were observed 30m north of the clearance envelope.				
Landscape context score	1.15	Vegetation Condition Score	52.63	Conservation significance score	1.04
Unit biodiversity Score	62.95	Area (ha)	0.746	Total biodiversity Score	49.31

Site maps showing areas of proposed impact



Figure 7. Site Map1 delineating vegetation proposed for clearance; Site A1 red polygon, Site A2 blue polygon.

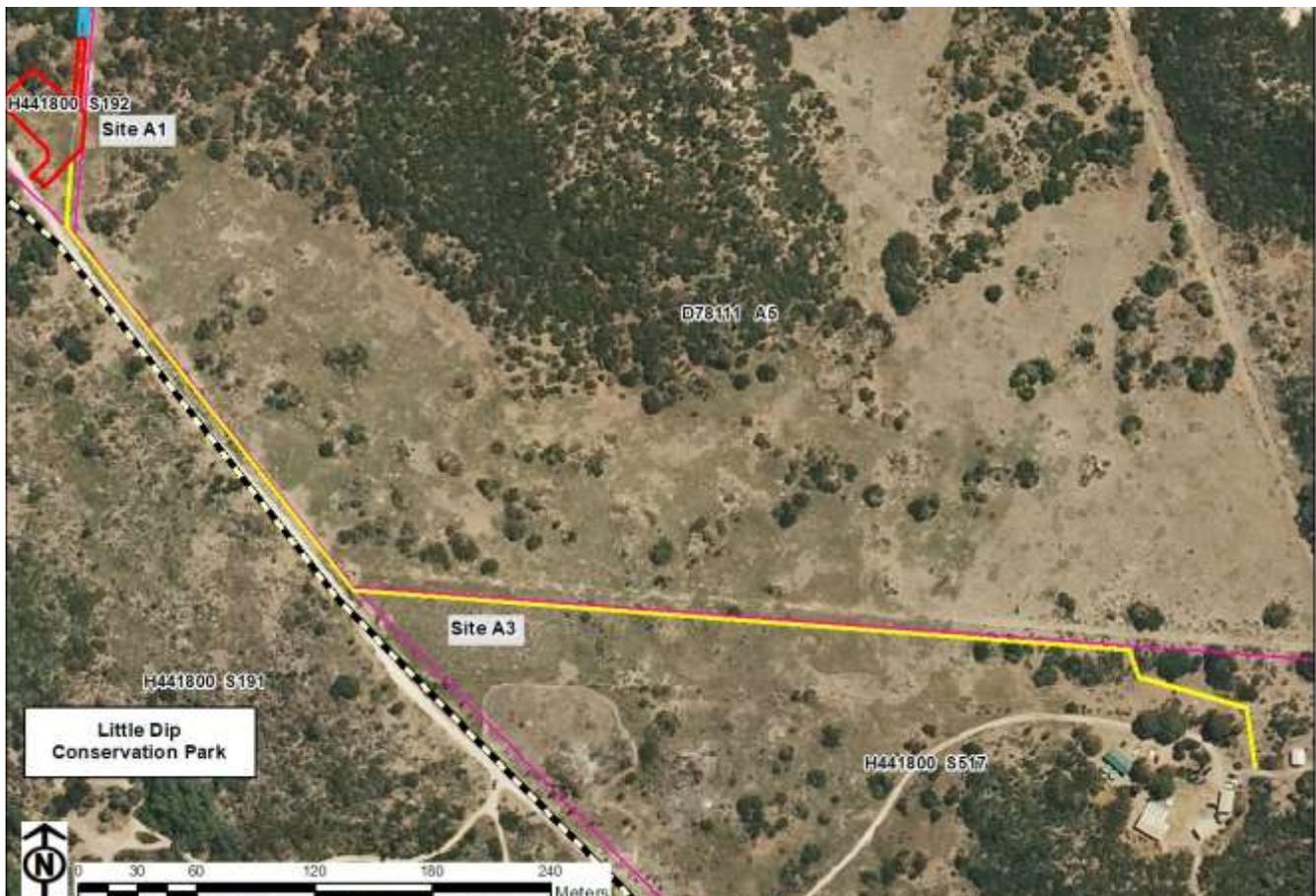


Figure 6. Site Map2 delineating vegetation clearance required for electricity trenching, Site A3.

Photo log



Figure 8. Photo Log 1, View of eastern boundary track, looking to the south. GPS 390487, 5884086.



Figure 9. Photo Log 2, Representative photograph of weed dominance in open areas between shrubs. Dominant weeds are False Caper and Hare's Tail Grass. GPS 390534, 5884163 looking to the south.



Figure 10. Photo Log 3, Photograph of Common Wombat warren located 30m to the north of the proposed clearance envelope. GPS 390554, 5884181 looking to the north.

4.2 Threatened Species assessment

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

Species (common name)	NP&W Act	EPBC Act	Data source	Date of last record	Species known habitat preferences	Likelihood of use for habitat – Comments
Fauna						
<i>Neophema chrysogaster</i> (Orange-bellied Parrot)	CR	E	5		Coastal and sub-coastal habitat, preferring saltmarshes, littoral heathlands and low scrubland and grassy areas.	Unlikely – site unlikely to provide suitable habitat.
<i>Neophema chrysostoma</i> (Blue-winged Parrot)		V	2, 3	2018	Coastal, sub-coastal and inland areas, favouring grassy habitats.	Highly likely – recently recorded and suitable open grassy patchy nearby.
<i>Dasyornis broadbenti broadbenti</i> (Rufous Bristlebird)		R	2, 3	1997	Dense shrubland usually with a high diversity of plant species.	Likely – suitable habitat.
<i>Stagonopleura bella interposita</i> (Beautiful Firetail)		R	3	2019	Swampy grass areas in coastal dry forest, shrubby heath, tea tree scrub close to water.	Likely – recently recorded in Little Dip Conservation Park.
<i>Vombatus ursinus</i> (Common Wombat)		R	2, 3	1997	Open vegetation of coastal shrubland, woodland and heathland.	Known – habitat is suitable. Warren, tracks and scats observed on the property.
Flora						
<i>Caladenia richardsiorum</i> (Little Dip Spider orchid)	EN	E	3	2018	Coastal vegetation of the South East	Possible – recorded nearby, but habitat is degraded. No geophytes found after searching for this species in October 2020.
<i>Eucalyptus fasciculosa</i> (Pink Gum)		R	3	2002	Generally considered to grow on well drained	Unlikely - coastal sand dunes are unsuitable habitat.

					sandy soil of low fertility.	
<i>Scaevola calendulacea</i> (Dune Fanflower)		V	3	2018	Coastal cliffs and dunes	Unlikely – suitable habitat and recently recorded within 5km. Survey found no occurrence of this species within proposed clearance area.
<i>Zoysia macrantha ssp. walshii</i> (Manila Grass)		R	3	1997	Edge of coastal saltmarsh and saline lakes on black soil over clay.	Unlikely – no suitable habitat.
Source; 1- BDBSA, 2 - AoLA, 3 – NatueMaps 4 – Observed/recorded in the field, 5 - Protected matters search tool, 6 – others NP&W Act; E= Endangered, V = Vulnerable, R= Rare EPBC Act; Ex = Extinct, CR = Critically endangered, EN = Endangered; VU = Vulnerable						

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

Likelihood	Criteria
Highly Likely/Known	Recorded in the last 10 years, the species does not have highly specific niche requirements, the habitat is present and falls within the known range of the species distribution or; The species was recorded as part of field surveys.
Likely	Recorded within the previous 20 years, the area falls within the known distribution of the species and the area provides habitat or feeding resources for the species.
Possible	Recorded within the previous 20 years, the area falls inside the known distribution of the species, but the area provide limited habitat or feeding resources for the species. Recorded within 20 -40 years, survey effort is considered adequate, habitat and feeding resources present, and species of similar habitat needs have been recorded in the area.
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.

Direct Impacts

This clearance application is to permanently remove 0.959 hectares of native vegetation; 0.213 ha of Coastal Wattle (*Acacia longifolia ssp. sophorae*) and Coast Bitter-bush (*Adriana quadripartita*) Very Open Shrubland and 0.746 ha of Coast Beard-heath (*Leucopogon parviflorus*) +/- (Coastal Wattle) *Acacia longifolia ssp. sophorae* Tall Shrubland. This includes the house and garage footprint, required CFS clearance envelopes (20m and 10m respectively), plus vehicle access track along the eastern boundary to CFS requirements. Utilities and sewerage requirements will be contained the 0.959-hectare clearance.

Indirect Impacts

No additional indirect impacts are envisioned. All construction activities, including vehicle access will remain strictly within the proposed clearance envelope. All waste created during the construction will be contained within the clearance envelope or removed from site.

Cumulative Impacts

Cumulative impacts are not expected to occur. Dust may increase during construction, but will cease once construction is finalised. Once construction is finalised, the clearance envelope will be planted with local native species where ever possible, ensure CFS plant heights are maintained. No garden plants will be introduced that could potentially escape into the surrounding vegetation and cause degradation of the habitat.

The proposed SEB includes the remaining vegetation on Section 192 and weed control is an important component of the SEB Management Plan. Over time, vegetation condition is expected to improve in the surrounding vegetation.

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 house site was chosen to avoid vegetation clearance as much as possible. Existing access to Section 192 is via the lowest point on the property with the most heavily degraded vegetation. Figure 11 demonstrates changes in elevation across Section 192 and surrounding areas. Locating a house and garage in another part of the property would require more than 0.959ha of vegetation clearance to accommodate additional requirements for land stabilisation. Also, the overall vegetation condition would be higher and more representative of Site A2. The chosen house site undulates, but is relatively uniform, compared to other areas of the property. The chosen location also utilises the existing property access and eastern boundary track ().

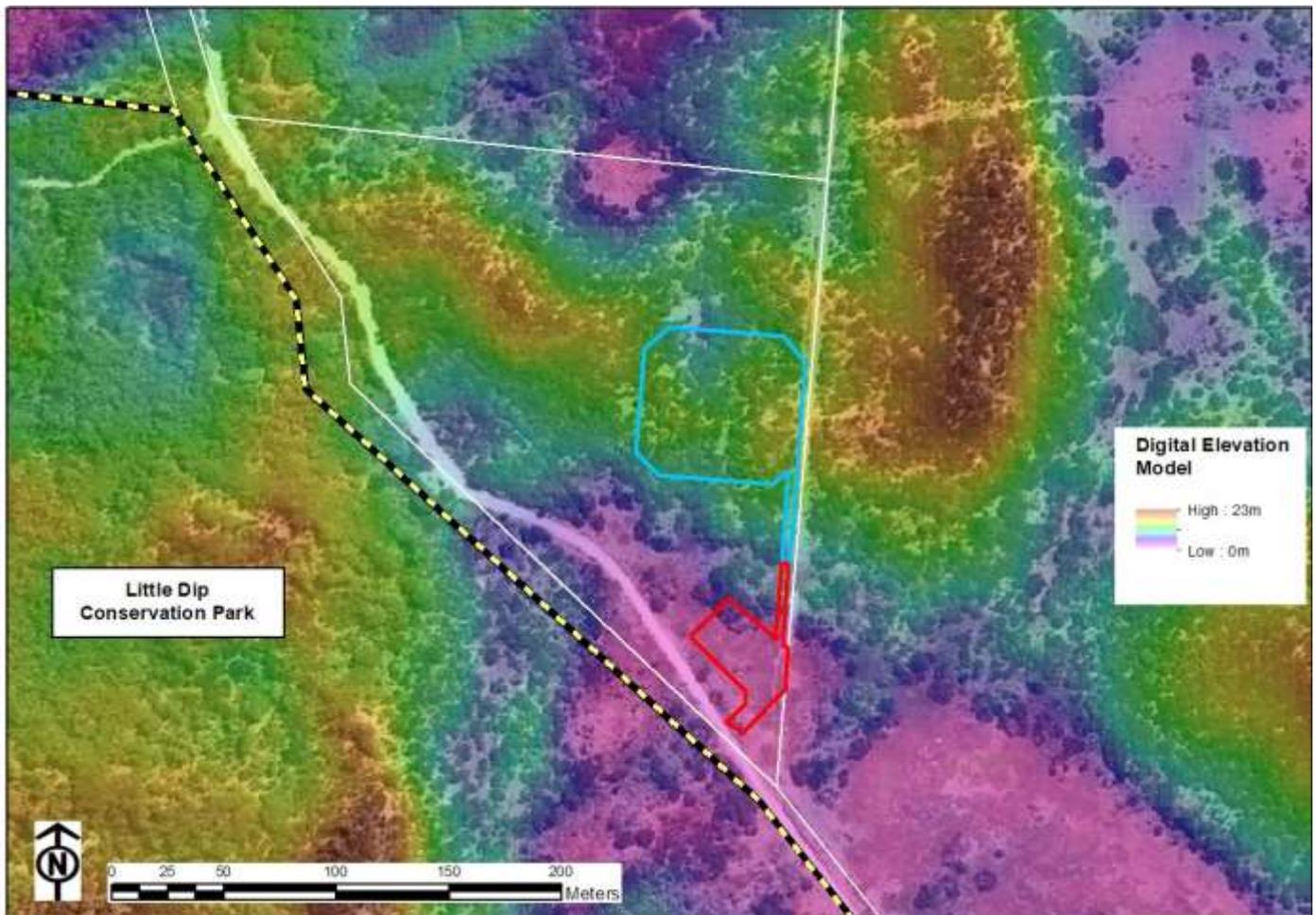


Figure 11. Map containing 2017 Digital Elevation Model (DEM) demonstrating changes in elevation across the property.

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).

Vegetation across Section 192 has developed since cattle were removed approximately 30 years ago. Consequently, much of the understory comprised weeds associated with agriculture, such as False Caper and Hare’s Tail Grass. In open patches between shrubs, agricultural weeds such as False Caper and Hares Tail Grass are most dominant with few native plants present. Native understory plants are most frequent under dense shrubs. The chosen house and garage sites, seek to remove as little dense shrub layer as possible, given the constraints of property access and changes in elevation across the property.

During construction all vehicles and machinery will remain within the proposed clearance envelope. Vehicles and machinery will not be permitted to enter or impact any other areas of native vegetation.

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.

The proposed vegetation clearance is the minimum required to build the house and garage and to be compliant with CFS requirements. In general, rehabilitation of the site will not be possible. However, within the 20m and 10m CFS required areas, low growing native plants will be encouraged to regenerate. Vegetation in this area is required to be maintained below 10cm height, which will require the removal of most weed species leading to an improvement in quality. To aid rehabilitation, low growing local native plants will be purchased, or grown, and planted in these areas where possible. Clearance for electrical cable trenching (0.077 ha) from a neighbouring property and roadside will be able to regrow.

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 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.

The remaining 3.104 hectares of Section 192, is proposed as part of the SEB to offset the adverse impacts on the native vegetation required for the house and garage. The balance of the SEB will be a payment into the Native Vegetation 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	<p><u>Relevant information</u></p> <p>Number of plants species recorded</p> <table border="1"> <thead> <tr> <th></th> <th>Native Species</th> <th>Introduced Species</th> </tr> </thead> <tbody> <tr> <td>Site A1</td> <td>12</td> <td>12</td> </tr> <tr> <td>Site A2</td> <td>26</td> <td>11</td> </tr> <tr> <td>Site A3</td> <td>12</td> <td>12</td> </tr> </tbody> </table> <p>Bushland Plant Diversity Score</p> <p>Site A1 – 18</p> <p>Site A2 - 26</p> <p>Site A3 - 18</p>		Native Species	Introduced Species	Site A1	12	12	Site A2	26	11	Site A3	12	12
		Native Species	Introduced Species										
	Site A1	12	12										
Site A2	26	11											
Site A3	12	12											
<p><u>Assessment against the principles</u></p> <p>Seriously at Variance</p> <p>Site A2 - Coast Beard-heath (<i>Leucopogon parviflorus</i>) +/- (Coastal Wattle) <i>Acacia longifolia</i> ssp. <i>sophorae</i> Tall Shrubland.</p> <p>At Variance</p> <p>Site A1 and A3 - Coastal Wattle (<i>Acacia longifolia</i> ssp. <i>sophorae</i>) and Coast Bitter-bush (<i>Adriana quadripartita</i>) Very Open Shrubland.</p>													
<p><u>Moderating factors that may be considered by the NVC</u></p> <p>The proposed vegetation clearance represents a very small area compared to the amount of native vegetation within a 5km radius. Native vegetation covers 34% of the surrounding area (5km radius), which equates to 2, 669ha. The proposed vegetation clearance of 0.959ha, which represents 0.036% of native vegetation within the local vicinity. Therefore, it is recommended to moderate Site A2 to At Variance and Site A1 and A3 to Not at Variance.</p>													
Principle 1b - significance as a habitat for wildlife	<p><u>Relevant information</u></p> <p>Signs of one threatened species were observed 30m to the north of Site A2 outside the proposed clearance area indicating Common Wombat (State R) is highly likely to use the area. Signs included one active warren and several scats. Not scats were observed within Site A2 or A1.</p> <p>Other threatened species that could potentially use Sites A1, A2 and A3 are;</p> <ul style="list-style-type: none"> Blue-winged Parrot (State V), 												

	<ul style="list-style-type: none"> • Rufous Bristlebird (State R) and • Beautiful Firetail (State R). <p>The EPBC Protected Matters Search also identified the nationally listed Orange-bellied Parrot (Aus CR, State E) or its habitat was known to occur within the area.</p> <table border="1" data-bbox="319 280 893 459"> <thead> <tr> <th></th> <th>Threatened Fauna Score</th> <th>Unit Biodiversity Score</th> </tr> </thead> <tbody> <tr> <td>Site A1</td> <td>0.04</td> <td>31.09</td> </tr> <tr> <td>Site A2</td> <td>0.04</td> <td>62.95</td> </tr> <tr> <td>Site A3</td> <td>0.04</td> <td>31.09</td> </tr> </tbody> </table> <p><u>Assessment against the principles</u></p> <p>Seriously at Variance Site A2 - Coast Beard-heath (<i>Leucopogon parviflorus</i>) +/- (Coastal Wattle) <i>Acacia longifolia</i> ssp. <i>sophorae</i> Tall Shrubland.</p> <p>At Variance Site A1 and A3 - Coastal Wattle (<i>Acacia longifolia</i> ssp. <i>sophorae</i>) and Coast Bitter-bush (<i>Adriana quadripartita</i>) Very Open Shrubland.</p> <p><u>Moderating factors that may be considered by the NVC</u> The proposed clearance area is 0.959 hectares of native vegetation, which over 30 years, has regenerated from a grazed paddock and 0.077 hectares of roadside and nearby property. The property adjoins Little Dip Conservation Park, which provides better quality and wider range of habitats. Additional large areas of native vegetation occur nearby. The remaining area of Section 192 is part of the proposed SEB and will improve in habitat quality by following the SEB Management Plan. While the general area is known to provide habitat for the EPBC listed Orange-bellied parrot, their numbers are very low and significantly better quality habitat occurs along the coastline. It is unlikely this species would be impacted by the proposed vegetation clearance. Similarly, the four other threatened species listed are also unlikely to be impacted. Sites A1, A2 and A3 are considered to be non-essential habitat for the listed threatened species, therefore it is recommended to moderate Site A2 to At Variance.</p>		Threatened Fauna Score	Unit Biodiversity Score	Site A1	0.04	31.09	Site A2	0.04	62.95	Site A3	0.04	31.09
	Threatened Fauna Score	Unit Biodiversity Score											
Site A1	0.04	31.09											
Site A2	0.04	62.95											
Site A3	0.04	31.09											
<p>Principle 1c - plants of a rare, vulnerable or endangered species</p>	<p><u>Relevant information</u> No threatened flora were recorded for sites A1, A2 and A3. Database searches identified one species that may be present, but not detectable, Little Dip Spider Orchid. All sites were surveyed a second time on 1 October 2020 to coincide with the optimal flowering time for this species, but no orchids of any type were observed. Also, no geophyte species were detected either.</p> <p>Threatened Flora Score(s) Site A1 – 0.00 Site A2 – 0.00 Site A3 – 0.00</p> <p><u>Assessment against the principles</u> Not at Variance</p> <p><u>Moderating factors that may be considered by the NVC</u> Not Applicable</p>												
<p>Principle 1d - the vegetation comprises the whole or</p>	<p><u>Relevant information</u> No EPBC listed or State threatened ecosystems occur on Sites A1, A2 and A3.</p> <p>Threatened Community Score Site A1 – 1.0</p>												

part of a plant community that is Rare, Vulnerable or endangered:	Site A2 – 1.0 Site A3 – 1.0
	<u>Assessment against the principles</u> Not at Variance
	<u>Moderating factors that may be considered by the NVC</u> Not Applicable
Principle 1e - it is significant as a remnant of vegetation in an area which has been extensively cleared.	<u>Relevant information</u> Site A2 is in moderate condition with a healthy and diverse shrub layer, which has regenerated over 30 years since cattle were removed from the property. Despite this long time, relatively few native ground layer species have established. There is still a high proportion of introduced species, especially in the open patches between shrubs were few to no native plants occur. Regeneration was limited to three species and generally restricted to mechanically cleared areas along the eastern boundary track. Sites A1 and A3 were in poor condition with much fewer native plants, limited to the most robust common species. Remnancy; IBRA Association (Beachport) – 43% IBRA Subregion (Bridgewater) – 14% Within 5km radius – 34% Total Biodiversity Score Site A1 – 6.62 Site A2 – 46.96 Site A3 – 6.62 Total – 53.58
	<u>Assessment against the principles</u> At Variance
	<u>Moderating factors that may be considered by the NVC</u> The area of clearance is small at 1.036ha and represents 0.039% of native vegetation within a 5km radius. The proposed clearance is unlikely to a significant impact on the remaining Coastal Dune Shrubland communities within the IBRA Association and Subregion.
Principle 1f - it is growing in, or in association with, a wetland environment.	<u>Relevant information</u> The proposed clearance area is not associated with a wetland environment. The closest wetland occurs approximately 1.4km to the north east.
	<u>Assessment against the principles</u> Not at Variance
	<u>Moderating factors that may be considered by the NVC</u> Not Applicable
Principle 1g - it contributes significantly to the	<u>Relevant information</u> Little Dip Conservation Park is opposite the property on Douglas Dawson Track on the eastern boundary of the park. Section 192 is travelled past to access The Gums Campsite and one private house further south. Douglas Dawson Track is a narrow winding dirt track and in places is

amenity of the area in which it is growing or is situated.	little more than one vehicle wide. Tourist traffic that passes Section 192 would be relatively light, compared to other roads and tracks in the Robe area. Any cultural or historical values are unknown, other than the property has been in Rebekah Rosser's family since her great grandfather purchased the property. It is believed the proposed clearance would have minimal impact on the landscape character.
	N/A
	<u>Moderating factors that may be considered by the NVC</u> Douglas Dawson Track receives little tourist traffic and is not a main tourist route.

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	
	Area (ha)	1.036
	Total biodiversity Score	55.97
Seriously at variance with principle 1(b), 1(c) or 1 (d)		(b)
Risk assessment outcome		Level 4 (Level 3 if recommendations are accepted to moderate Principles 1 (a) and 1 (b) to At Variance.)

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	18	1	0	0.04	31.09	0.213	6.62	1			6.95	\$5,804.60	\$319.25
A	2	26	1	0	0.04	62.95	0.746	46.96	1			49.31	\$41,162.96	\$2,263.96
A	1	18	1	0	0.04	31.09	0.077	2.39	0.6			1.51	\$1,277.05	\$70.24
							Total	1.036	55.97			57.77	\$48,917.87	\$2,690.48

Totals summary table

	Total Biodiversity score	Total SEB points required	SEB Payment	Admin Fee	Total Payment
Application	55.97	57.77	\$48,917.87	\$2,690.48	\$51,608.35

Economies of Scale Factor	0.5
Rainfall (mm)	642

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:

The owners propose to achieve the required SEB by combination of on ground SEB (below) and paying the balance into the Native Vegetation Fund. The on ground component has a value of 20.58 SEB points (36.58% of the required SEB points, 56.26).

	SEB Points	SEB	Admin	Total
Clearance SEB value	57.77	\$48,917.87	\$2,690.48	\$51,608.35
Less on ground SEB 35.62%	20.58	\$17,424.55	\$958.35	\$1,832.90
Required SEB Payment	37.19	\$31,493.32	\$1,732.13	\$33,225.45

Based on the SEB balance of **37.19 points** within the Limestone Coast Landscape Board (**Economies of Scale 0.5**) and an average rainfall of **642mm**, based on data obtained from NatureMaps, the required payment into the fund is \$31,493.32 (GST exclusive), plus \$1,732.13 Administration Fee (GST inclusive): total **\$33,225.45**.

ON-GROUND SEB

Ownership:	Andrew and Rebekah Rosser		
Site Address:	Lot 192 Douglas Dawson Track, Robe		
Local Government Area:	Robe District Council	Hundred:	Waterhouse
Title ID:	CT/5481/64	Parcel ID	S192 H441800

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

The proposed on ground component of the SEB is located on the remainder of Section 192. Site A1 occurs on coastal dunes with sandy soils.

The vegetation comprises one vegetation community;

1. Site A1, Coast Beard-heath (*Leucopogon parviflorus*) and Coastal Wattle (*Acacia longifolia ssp. sophorae*) +/- Coast Daisy-bush (*Olearia axillaris*) Tall Shrubland in moderate condition

The vegetation occurs within a large belt of native vegetation to the south west of Robe township. The surrounding vegetation is similar, i.e. former pasture being recolonised by native vegetation. However, the intact remnant vegetation of Little Dip Conservation Park is opposite Site A1.

General location map



Figure 12. Proposed on ground SEB location for vegetation clearance.

Description of the vegetation

Vegetation Association	SEB Vegetation Association One: Site A1 - Coast Beard-heath (<i>Leucopogon parviflorus</i>) and Coastal Wattle (<i>Acacia longifolia</i> ssp. <i>sophorae</i>) +/- Coast Daisy-bush (<i>Olearia axillaris</i>) Tall Shrubland.
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Figure 13. Representative photograph of SEB Site A1, looking to the south. GPS 390444, 5884188.

General description	The dominant native species on Site A1 are Coast Beard-heath (<i>Leucopogon parviflorus</i>), Coastal Wattle (<i>Acacia longifolia</i> ssp. <i>sophorae</i>), Coast Daisy-bush (<i>Olearia axillaris</i>), Bower Spinach (<i>Tetragonia implexicoma</i>) and Scented Groundsel (<i>Senecio odoratus</i>). The dominant exotic species are False Caper (<i>Euphorbia terracina</i>), Hare's tail Grass (<i>Lagurus ovatus</i>), Petty Spurge (<i>Euphorbia peplus</i>), Purple Groundsel (<i>Senecio elegans</i>) and Bridal Creeper (<i>Asparagus asparagoides</i>). Overall vegetation condition was moderate.				
Threatened species or community	No threatened flora were observed. Common Wombat warren, tracks and scat were observed in Site A1, during assessment of the proposed SEB area.				
Landscape context score	1.15	Vegetation Condition Score	42.57	Conservation significance score	1.04
Gain Score	6.63	Area (ha)	3.104	SEB Points of Gain	20.58

Fauna and Flora assessment

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
Fauna						
<i>Dasyornis broadbenti broadbenti</i> (Rufous Bristlebird)		R	2, 3	1997	Dense shrubland usually with a high diversity of plant species.	Likely – suitable habitat.
<i>Neophema chrysogaster</i> (Orange-bellied Parrot)	CR	E	5		Coastal and sub-coastal habitat, preferring saltmarshes, littoral heathlands and low scrubland and grassy areas.	Unlikely – sites unlikely to provide suitable habitat.
<i>Neophema chrysostoma</i> (Blue-winged Parrot)		V	2, 3	2018	Coastal, sub-coastal and inland areas, favouring grassy habitats.	Highly likely – recently recorded and suitable open grassy patchy nearby.
<i>Stagonopleura bella interposita</i> (Beautiful Firetail)		R	3	2019	Swampy grass areas in coastal dry forest, shrubby heath, tea tree scrub close to water.	Likely - recently recorded in Little Dip Conservation Park.
<i>Vombatus ursinus</i> (Common Wombat)		R	2, 3	1997	Open vegetation of coastal shrubland, woodland and heathland.	Known – habitat is suitable. Warren, tracks and scats observed on the property.
Flora						
<i>Caladenia richardsiorum</i> (Little Dip Spider orchid)	EN	E	2, 3	2018	Coastal vegetation of the South East	Possible – recorded by nearby, but habitat is degraded. No geophytes found after searching for this species in October 2020.
<i>Eucalyptus fasciculosa</i> (Pink Gum)		R	2, 3	2002	Generally considered to grow on well drained sandy soil of low fertility.	Unlikely - coastal sand dunes are unsuitable habitat.

<i>Scaevola calendulacea</i> (Dune Fanflower)		V	2, 3	2018	Coastal cliffs and dunes	Highly likely – suitable habitat and recently recorded within 5km.
<i>Zoysia macrantha</i> ssp. <i>walshii</i> (Manila Grass)		R	2, 3	1997	Edge of coastal saltmarsh and saline lakes on black soil over clay.	Unlikely – no suitable habitat.
Source; 1- BDBSA, 2 - AoLA, 3 – NatueMaps 4 – Observed/recorded in the field, 5 - Protected matters search tool, 6 – others NP&W Act; E= Endangered, V = Vulnerable, R= Rare EPBC Act; Ex = Extinct, CR = Critically endangered, EN = Endangered; VU = Vulnerable						

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

Likelihood	Criteria
Highly Likely/Known	Recorded in the last 10 years, the species does not have highly specific niche requirements, the habitat is present and falls within the known range of the species distribution or; The species was recorded as part of field surveys.
Likely	Recorded within the previous 20 years, the area falls within the known distribution of the species and the area provides habitat or feeding resources for the species.
Possible	Recorded within the previous 20 years, the area falls inside the known distribution of the species, but the area provide limited habitat or feeding resources for the species. Recorded within 20 -40 years, survey effort is considered adequate, habitat and feeding resources present, and species of similar habitat needs have been recorded in the area.
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.

Environmental Benefits

The proposed SEB areas have regenerated after 30 years since cattle were removed from grazing paddocks. The area will benefit from receiving formal protection via a Heritage Agreement and associated SEB Management Plan. The site is currently threatened by environmental weeds; Bridal Creeper, Buckthorn and False Caper.

Targeted weed management will improve regeneration and increase vegetation condition. Habitat for threatened species will be improved, building on existing habitat in Little Dip Conservation Park.

Summary Table

Block	Site	Vegetation Association	UBS	Gain Score	Area (ha)	SEB Point of Gain
A	1	Coast Beard-heath (<i>Leucopogon parviflorus</i>) and Coastal Wattle (<i>Acacia longifolia</i> ssp. <i>sophorae</i>) +/- Coast Daisy-bush (<i>Olearia axillaris</i>) Tall Shrubland.	50.91	6.63	3.104	20.58
Total					3.104	20.58

SEB Management Plan

The Management Plan for the proposed SEB area is attached to the application.

7. Appendices

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

Appendix 2. SEB Management Plan

Appendix 3. House design plans, including changes to minimise vegetation clearance.