

Native Vegetation Clearance

Proposed Dwelling and Glamping Tent –
2794 South Coast Road, Foul Bay, SA 5577

Data Report

Clearance under the *Native Vegetation Regulations 2017*

23 March 2026

Prepared by Grant Fleming



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1. Application information

Application Details

Applicant:	Xenia Doorenbosch & Henry Buckett		
Key contact:	Guy Henderson, Director, Astute Building Construction & Development. 14A Bode Street, Henley Beach South, SA 5022 Email: guy.henderson@astutemarketing.com.au Mobile: 0411176020		
Landowner:	Xenia Doorenbosch & Henry Buckett, 49 Emmett Road, Crafers West, SA.		
Site Address:	2794 South Coast Road, Foul Bay SA 5577		
Local Government Area:	Yorke Peninsula Council	Hundred:	COONARIE
Title ID:	CT 5384/889	Parcel ID	H130200S1

Summary of proposed clearance

Purpose of clearance	Clearance required for the construction of a house, with vehicle access and an adjoining shed containing rainwater tanks with a septic tank and soakage trench. A path will also be established leading from the house to the beach. Clearance at a second location on the property is required to accommodate a glamping tent, car parking spaces, water tank, septic tank and soakage trench and vehicle access. A path will also be established leading from the glamping tent towards the beach.
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> Historically the majority of the property was cultivated and cropped and this area is dominated by introduced grasses with environmental weeds - <i>*Avena barbata</i> (Bearded Oat), <i>*Euphorbia terracina</i> (False Caper), <i>*Bromus diandrus</i> (Great Brome), <i>*Lagurua ovatus</i> (Hare's tail Grass), <i>*Scabiosa atropurpurea</i> (Pin Cushion), <i>*Sisymbrium orientale</i> (Indian Hedge Mustard). In 2015 the south east portion of the site was direct seeded with an unknown species mix and the area now supports a mix of direct seeded vegetation and colonizing species from coastal remnant shrubland. The verge along South Coast Road was also direct seeded at this time. A Very Open Shrubland native vegetation association has formed as the coastal vegetation extends into the former cultivated area – <i>Olearia axillaris</i> (Coast Daisy-bush), <i>Acacia cyclops</i> (West Coast Wattle), <i>Adriana quadripartita</i> (Coast Bitter-bush) Very Open Shrubland over <i>*Avena barbata</i> (Bearded Oat), <i>*Euphorbia terracina</i> (False Caper), <i>*Lagurua ovatus</i> (Hare's tail Grass). While colonizing shrub species have established the understory remains largely dominated by the exotic pasture grasses and environmental weeds. Very Open Mallee – <i>Eucalyptus phenax ssp phenax</i> (White Mallee) Very Open Mallee over <i>Acacia cyclops</i> (West Coast Wattle), <i>Olearia axillaris</i> (Coast Daisy-bush), <i>Adriana quadripartita</i> (Coast Bitter-bush), <i>Rhagodia candolleana ssp candolleana</i> (Sea-berry Salt-bush) Shrubs over <i>*Avena barbata</i> (Bearded Oat), <i>*Bromus diandrus</i> (Great Brome), <i>*Lagurua ovatus</i> (Hare's tail Grass) Grasses.
Total proposed clearance - area (ha) and number of trees	0.247 Ha comprised of (0.2453 Ha with no rehabilitation + 0.00125 Ha with natural regeneration) of <i>Olearia axillaris</i> (Coast Daisy-bush), <i>Acacia cyclops</i> (West Coast Wattle), <i>Adriana quadripartita</i> (Coast Bitter-bush) Very Open Shrubland. –

	with direct seeded component. 0.293 Ha (0.2789 Ha with no rehabilitation + 0.0144 Ha with natural regeneration) of <i>Eucalyptus phenax ssp phenax</i> (White Mallee) Very Open Mallee – with direct seeded component. 0.103 Ha Exotic – introduced grasses and environmental weeds Total native vegetation clearance is 0.54 ha (0.5242 Ha of permanent clearance and 0.0156 Ha of clearance with natural regeneration)
Level of clearance	Level 3 (Consultant recommending Moderated to Level 2)
Overlay (Planning and Design Code)	<u>Zones</u> Conservation (Z0904) – Con Rural (Z5404) - Ru <u>Overlays</u> Coastal Areas (O0902) Dwelling Excision (O1201) Hazards (Acid Sulphate Soils) (O2401) Hazards (Bushfire – Medium Risk) (O2408) – Medium Hazards (Flooding – Evidence Required) (O2416) Limited Dwelling (O3604) Native Vegetation (O4202) Water Resources (O6902)
The site map of the proposed clearance areas (Figure 1) shows proposed: • Driveways. • Residence & glamping tent • Septic tanks and soakage trenches • Walkways to coast	
Mitigation hierarchy	<u>Avoidance</u> The property has historically been cultivated with a strip of remnant coastal native vegetation. The location of the residence and associated infrastructure was chosen to avoid clearance of the remnant coastal native vegetation. The area selected is largely occupied by exotic grassland with a small area of Very Open Shrubland due to the presence of colonizing native shrubs. The location of the glamping tent was chosen to provide a natural setting whilst minimizing clearance of native vegetation. The glamping tent is proposed to be located at the edge of the very Open Shrubland and the Very Open Mallee and is situated within an area that had been direct seeded in 2015. The glamping tent structure proposed is elevated from the ground minimizing actual clearance and will allow regeneration should the structure be removed or the position shifted. The soakage beds will be allowed to naturally regenerate, while the paths to the beach will follow natural clearings between shrubs with some pruning required to maintain clearance over time. The driveway access is to be located to also have minimal impact upon existing native vegetation.

	<u>Minimisation</u> The site of the proposed residence was chosen to avoid the necessity to clear within the higher quality coastal vegetation and had previously been cleared and utilised for cropping. The site chosen for the glamping tent had previously been cleared for agriculture and direct seeded and is occupied by direct seeded vegetation, native vegetation regrowth with a largely exotic understory and was selected to avoid the necessity to clear higher quality remnant native vegetation closer to the coast. As mentioned the elevated structure is to facilitate retention of some native vegetation and to minimize clearance. The size of the structure has also been selected to minimize the footprint of the tent within the landscape. <u>Rehabilitation or restoration</u> Clearance of native vegetation associated with the residence is permanent however the septic tank and soakage bed will be allowed to naturally revegetate. Clearance associated with the pathway leading to the beach is to have a minimal impact taking advantage of existing pathways between shrubs and to involve pruning shrubs to maintain safe access. The proponents wish to retain native vegetation to the extent possible within the vicinity of the residence and glamping tent, including within the area of proposed clearance. The septic tank and soakage bed areas will be allowed to naturally revegetate. The proponents propose to undertake extensive revegetation at the property in order to restore natural habitat. <u>Offset</u> The proposed clearance will be offset by payment into the NVC Fund.
SEB Offset proposal	Payment of \$6,096.80 into the Fund

[illegible]

An aerial photograph of a coastal area, likely a wetland or park, with a red boundary line. The area is divided into several color-coded zones: a large purple area in the upper left, a green area in the center, and a yellow area in the lower right. A road labeled 'SOUTH COAST ROAD' runs along the top edge. Two sets of corner markers (NW, NE, SW, SE) are visible, one on the left and one on the right, connected by lines. A yellow line and a green line are also visible, possibly representing paths or boundaries. The bottom of the image shows a dark, irregular shape, likely a body of water or a forested area.

[illegible]

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- [illegible]

[illegible]

An aerial photograph overlaid with a technical site plan. The map shows a coastal area with a dark body of water at the bottom. A prominent road, labeled "SOUTH COAST ROAD", runs diagonally across the upper portion of the image. The land is divided into several colored zones: a large purple area in the northwest, a green area in the center, and a yellow-green area in the southeast. A black hatched pattern covers a significant portion of the eastern side. Two specific locations are highlighted with colored circles: a blue circle on the left and a pink circle on the right. Each circle contains a small icon of a building or structure. Four corner points (NW, NE, SW, SE) are marked with white dots and connected by thin black lines around each highlighted area. A red line outlines the entire project boundary.

[illegible]

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An aerial photograph of a coastal area, likely a wetland or park, with a red boundary line. The area is divided into several color-coded zones: a large purple area in the upper left, a green area in the center, and a yellow area in the lower right. A road labeled 'SOUTH COAST ROAD' runs along the top edge. Two sets of corner markers (NW, NE, SW, SE) are visible, one on the left and one on the right, connected by lines. A yellow line and a green line are also visible, possibly representing paths or boundaries. The bottom of the image shows a dark, irregular shape, likely a body of water or a forested area.

[illegible][illegible]

An aerial photograph of a coastal area with several colored overlays and labels. A red line outlines a large area. Inside this area, there are green, yellow, and purple shaded regions. A yellow line runs diagonally across the green area. A blue line runs along the bottom edge of the red boundary. A blue circle highlights a small area in the bottom left. A blue circle highlights a small area in the bottom right. Labels 'NW', 'NE', 'SW', and 'SE' are placed around the blue circles. The text 'SOUTH COAST ROAD' is written along the top edge of the red boundary. The bottom of the image shows a dark blue body of water and a sandy beach.

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An aerial photograph of a coastal area with several colored overlays and labels. A red line outlines a large area. Inside this area, there are green, yellow, and purple shaded regions. A yellow line runs diagonally across the green area. A blue line runs along the bottom edge of the red boundary. A blue circle highlights a small area in the bottom left. A blue circle highlights a small area in the bottom right. Labels 'NW', 'NE', 'SW', and 'SE' are placed around the blue circles. The text 'SOUTH COAST ROAD' is written along the top edge of the red boundary. The bottom of the image shows a dark blue body of water and a sandy beach.

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NATIVE VEGETATION CLEARANCE DATA REPORT - 2794 SOUTH COAST ROAD, FOUL BAY, SA 5577

**ASTUTE BUILDING &
CONSTRUCTION DEVELOPMENT**

REGIONAL LOCATION MAP

Legend

Approximate Site Boundary

NPWSA Reserve

Onsite Vegetation

Exotic (Introduced grasses with environmental weeds)

Very Open Mallee

Very Open Shrubland

SA Vegetation

Allocasuarina Forest and Woodland

Coastal Shrubland

Eucalyptus Mallee Forest and Mallee Woodland

Melaleuca Forest and Woodland

Melaleuca Shrubland >1m

Samphire Shrubland

Shrubland >1m

Vegetation Heritage Agreement

COPYRIGHT

1. Aerial image sourced from SARIG, <https://map.sarig.sa.gov.au/>, sourced 12.02.2026.
2. Roads, SA vegetation, vegetation heritage agreements and NPWSA reserves data sourced from SA Data, sourced March 2025.
3. Base drawing sourced from the client.

0 0.5 1 1.5 2 km

SCALE (at A3): 1:37,500

PROJECTION: GDA2020 / MGA zone 53

DRAWING NO: GFE-051-F0002-Rev0.qgs

DATE: 22/02/2026

DRAWN: KB

CHECKED: GF

FIGURE 2

2. Purpose of clearance

2.1 Description

The proposed development involves the construction of a residence, septic tank and associated soakage bed. Rainwater tanks are to be located within the garage attached to the dwelling, Figure 1. An existing driveway access point from South Coast Road will be utilised to establish a driveway to the proposed residence. An access path from the residence to the beach will be created utilising the existing natural pathways between bushes to the extent possible with ongoing maintenance involving pruning in order to maintain safe access. The proposal also involves the establishment of a glamping tent, car parking area, rainwater tank, septic tank and associated soakage bed. Driveway access will be required to be created from South Coast Road to the glamping tent location. An access path will be created from the glamping tent to the beach also utilizing existing pathways between vegetation to the extent practicable. The septic tank and associated soakage beds will be permitted to naturally rehabilitate following installation.

2.2 Background

Surrounding land use is comprised of cereal crops on the northern side of South Coast Road and the adjoining property to the west. The adjoining property to the east is remnant native vegetation and revegetated native vegetation with a residence and includes the presence of a large salt lake. Foul Bay is located to the south of the site. The native vegetation association present on the adjoining property to the east is mapped as YP3604 Melaleuca Shrubland with YP0701 Allocasuarina Low Woodland present as a sub-association. The YP3604 Melaleuca Shrubland is comprised of: *Melaleuca lanceolata* tall open shrubland over *Olearia axillaris*, +/-*Acacia ligulata*, +/-*Leucopogon parviflorus* over *Adriana quadripartita*, *Lepidosperma gladiatum* low shrubs. On the eastern side of the salt lake there is a patch of *Melaleuca halmaturorum* low open forest over *Sarcocornia quinqueflora*, *Frankenia pauciflora* var., *Tecticornia pergranulata* ssp., *Tetragonia implexicoma*, *Hemichroa pentandra* shrubs.

On the coastal margin to the west of the property there is YP3201 Mid Open Shrubland comprised of *Olearia axillaris*, *Leucopogon parviflorus*, +/-*Acacia nematophylla*, +/-*Myoporum insulare* mid open shrubland over +/-*Isolepis nodosa*, +/-*Scaevola crassifolia*, +/-*Templetonia retusa*, +/-*Alyxia buxifolia*, +/-*Acacia cupularis* low shrubs over +/-*Senecio pinnatifolius*, +/-*Rhagodia candolleana* ssp. *candolleana*, +/-*Beyeria lechenaultii*, +/-*Lasiopetalum discolor*, +/-*Calytrix tetragona*.



Figure 3 Property largely cleared (cereal cropping) with remnant coastal vegetation 2012 (Imagery dated 18.2.2012)

A review of available imagery indicates that the proposed locations for the residence and glamping tent had been historically cleared of native vegetation, at least as early as 2004 with the majority of the property utilised for cereal

cropping in 2012 with remnant native vegetation present along the coast line, Figure 3. Imagery dated 24.12.2015 showed that the southeastern portion of the property had been contoured, Figure 4 and that this had occurred sometime after 22.11.2014 as the imagery from that date did not show contouring. The Northern and Yorke Landscape Management Board was contacted in an effort to ascertain if they were aware of any coastal rehabilitation work conducted on the property from the time in question. Ms Jane Moore, Yorke Team Leader indicated that the area shown in Figure 5 had been direct seeded on 24 May 2015 as part of a large scale biodiversity project for the southern Yorke Peninsula. The southern verge of South Coast Road had also been direct seeded at this time.



Figure 4. Evidence of contouring - potential revegetation work and (Imagery dated 24.12.2015) – cross indicates proposed glamping tent location



Figure 5 Direct seeded area – Northern & Yorke Landscape Board (pers. comm. J Moore 24 February 2026)

Unfortunately there are no records of the species composition of the direct seeding mix (J. Moore pers. comm.).

The assessment of native vegetation within the area that had been direct seeded is therefore complex as direct seeded vegetation is not afforded protection under the NV Act, however recruitment from direct seeded plants is protected under the NV Act. The status of the vegetation present is further complicated by the knowledge that it is likely that colonizing species were likely to have been stimulated to germinate due to the physical disturbance of the soil during the direct seeding process and the area has also been subject to colonization by native plants from the nearby remnant native vegetation associations. Furthermore, the survey of vegetation across the site identified the widespread presence of *Acacia cyclops* (West Coast Wattle) that is a Western Australian species. Similarly, the large tree adjacent the proposed location of the glamping test was identified as *Eucalyptus occidentalis* (Swamp Yate) that is also a species endemic to Western Australia, although this tree appears to have been present in the landscape prior to the direct seeding event of 2015, Figure 4.

The current owners purchased the property in January 2022 with the previous owners having purchased the property in November 1996.

The site of the residence and glamping tent are within the area of the property zoned for conservation.

No native vegetation clearance applications for areas or trees have been approved within 5 km of the properties, Figure 2.

There are five Heritage Agreement areas within approximately 5 km of the property, namely; HA914 that occupies 451 ha approximately 4.2 km west of the property, HA1040 that occupies 867⁺ ha located 5.6 km west south-west of the property, HA341 that occupies 70 ha located approximately 1 km east of the property, HA340 that occupies 79 ha and is located approximately 4.7 km north of the property and HA649 that occupies 355 ha and is located approximately 6.1 km north north-west of the property.

There are no SEB areas within a 5km radius of the property.

The Point Davenport Conservation Park is located approximately 5.2 km east of the property and Warranben Conservation Park is located approximately 14.8 km west of the property.

The property is located within the Northern and Yorke Landscape Management Region.

The properties are located within the Innes South Australian IBRA Association 7.0 that has a 52% vegetation cover with 49% vegetation protection and 27% of the Goolwa Association protected. The properties are within the Eyre Block IBRA Region 7.0 (EYB) with regional vegetation of 33%, vegetation protected 43% and 15% of the region protected. The properties are within the Southern Yorke IBRA Subregion 7.0 that has 18% of vegetation with 35% of vegetation protected and 7% of the subregion protected (NatureMaps 2026).

2.3 General location map

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

2.4 Details of the proposal

The proposal includes the construction of a residence with attached garage containing rainwater tanks. Access to the residence will be via the existing access from South Coast Road with the driveway traversing the former cultivated land that is occupied by pasture grasses and environmental weeds. The waste water disposal system includes a septic tank and soakage trench.

A glamping tent is proposed to be constructed towards the eastern end of the property with an associated car parking space, rainwater tank, septic tank and waste water disposal trench. A driveway is proposed to be constructed from South Coast Road to the site of the glamping tent and a pathway towards the beach is proposed from the glamping tent.

0.293 ha *Olearia axillaris* (Coast Daisy-bush), *Acacia cyclops* (West Coast Wattle), *Adriana quadripartita* (Coast Bitter-bush) Very Open Shrubland.

0.247 ha *Eucalyptus phenax ssp phenax* (White Mallee) Very Open Mallee

0.103 ha Exotic – introduced grasses and environmental weeds

The design plan is provided in Figure 1. It must be noted that the location of the driveway to the glamping tent and access paths to the beach are indicative and the final locations are to be determined at a later date with native vegetation to be avoided to the extent possible.

2.5 Approvals required or obtained

Native Vegetation Act 1991

Vegetation defined as native vegetation under the *Native Vegetation Act 1991* was identified as being present at the property. Two native vegetation associations were identified at the property: *Olearia axillaris* (Coast Daisy-bush), *Acacia cyclops* (West Coast Wattle), *Adriana quadripartita* (Coast Bitter-bush) Very Open Shrubland that appeared to be colonizing former cultivated paddock. The native vegetation association identified at the glamping tent location was *Eucalyptus phenax ssp phenax* (White Mallee) Very Open Mallee, although this association is likely to have been derived in part from direct seeding.

Planning, Development and Infrastructure Act 2016

A Development Application (DA No: 25026547) was lodged with the Yorke Peninsula Council on 11 September 2025 as a variation to the Planning Consent for DA: 544/1086/2020 – Single Storey Detached Dwelling with Planning Consent granted on 16 October 2025. A Development Application (DA No: 24036351) – Tourist accommodation (glamping tent) with associated access, car parking area and water tank was lodged with the State Planning Commission on 23 September 2025 for planning consent.

Permission will be required to be obtained from Yorke Peninsula Council in order to construct the driveway access to the glamping tent location from South Coast Road. A driveway access already exists that may be utilised to provide driveway access to the proposed residence, however if an alternate location is proposed additional permission will be required from Yorke Peninsula Council.

The proposed development will also be required to be referred to the Coastal Protection Board for assessment.

Environment Protection and Biodiversity Conservation Act 1999

No direct impacts upon matters of national significance have been identified associated with the proposed development of the subdivision or driveway crossovers.

National Parks and Wildlife Act 1972

There are no flora or fauna occurrence records within the database searches conducted of species listed under the *National Parks and Wildlife Act 1972* from the site. No threatened flora or fauna were recorded during the assessment of the properties.

Landscape South Australia Act 2019.

The properties are located within the Northern and Yorke 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 Protected Areas located within the properties (NatureMaps 2026). There remains the potential for cultural artefacts to be located across the properties, in particular with soil disturbance although none were noticed during the walkover assessment of the native vegetation and the properties have been subject to an extended period of disturbance. The properties are within the Narungga Nation Determination Indigenous Land Use Agreement (ILU) registered on 17/11/2023 (NatureMaps 2026).

2.6 Native Vegetation Regulation

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

2.7 Development Application information (if applicable)

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Zones

Conservation (Z0904) – Con

Rural (Z5404) - Ru

Overlays

Coastal Areas (O0902)

Dwelling Excision (O1201)

Hazards (Acid Sulphate Soils) (O2401)

Hazards (Bushfire – Medium Risk) (O2408) – Medium

Hazards (Flooding – Evidence Required) (O2416)

Limited Dwelling (O3604)

Native Vegetation (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.
- A 5 km buffered search utilising the Atlas of Living Australia.

The native vegetation assessment was conducted on 30 December 2025 with approximately six hours spent at the property assessing the two sites including traversing between sites on foot to identify species outside of the each quadrat assessed.

A 50 m x 50 m quadrat was assessed at the location of the residence (Site A) and again at the location of the glamping tent (Site B). Vegetation present but located outside of the quadrat was also recorded.

Figure 1, shows the location of the proposed development at the properties.

3.2 Fauna assessment

The desktop assessment of fauna 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.

The presence of fauna, scats and tracks was recorded during the vegetation assessment with a total of six hours spent at the property. Incidental observations of birds and any other fauna were made while at the property. Weather conditions on the day of the assessment was overcast for the majority of the time spent at the site and with constant strong wind that hindered observations and is considered to have reduced bird activity. During the time spent at the site motorcross bikes and quad bike activity nearby and on the property (un-authorised access) may have had a negative impact upon bird activity at the property.

4. Assessment Outcomes

4.1 Vegetation Assessment

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

The properties are located within the Moorowie (MOW) Land System. The soil landscape map unit is across the site is mapped as MOW WKQ - carbonate sand coastal flats that includes coastal dunes, with the main soil being H1 - carbonate sands, Photo 1 (Naturemaps 2026). Two land types are mapped across the site with the W – land type occupying the eastern and southern portions of the site and Y – land type occupying the north western corner of the site. The Y land type is characterized by soils formed on soft or rubbly calcareous sediments with soils ranging from shelly sand to sandy loam. The soils observed at the site include shell grit with a high proportion of dead land snail shells also present on the soil surface. The land snails present included two introduced species; *Cochlicella acuta* (Pointed Snail) and *Theba pisana* (White Italian Snail) that are recognized as agricultural pests.

No rocky outcrops were present although some scattered calcrete was evident at the surface due to disturbance. The property is largely flat with small primary and secondary sand dunes present parallel to the coastline. These sand dunes have historically retained a native vegetation association while the remainder of the site had been cleared. The property remains susceptible to wind erosion due to the sandy soil and is likely to have low fertility.

As discussed the property had been extensively cleared and cultivated with the coastal dune systems largely remaining intact. A large portion of the site was direct seeded as part of a coastal protection program in 2015 that included soil contouring. Unfortunately the composition of the seed mix utilised in this revegetation program could not be ascertained.

The vegetation present across the property was categorized into three vegetation types, although it is likely that with additional vegetation survey additional native vegetation associations may be identified outside of the area under application. Agricultural practices have ceased at the property with the current owners having purchased the property in 2022. The portion of the property that is closest to South Coast Road is vegetated by introduced pasture grasses and environmental weed species with a small portion of colonization by the shrub *Acacia cyclops* (West Coast Wattle) that is also regarded as an environmental weed species. The southern road verge adjacent South Coast Road had also been direct seeded in 2015 and some colonization into the property is likely to be derived from this strip of vegetation.

The portion of the site that had historically been cleared and has subsequently been colonized by native species and by the shrub *Acacia cyclops* (West Coast Wattle) was identified as a Very Open Shrubland native vegetation association.

The remainder of the property was determined to support a Very Open Mallee native vegetation association, although this association includes a direct seeded component. As discussed the coastal margin to the west of the property is mapped as supporting YP3201 Mid Open Shrubland comprised of *Olearia axillaris*, *Leucopogon parviflorus*, +/- *Acacia nematophylla*, +/- *Myoporum insulare* mid open shrubland over +/- *Isolepis nodosa*, +/- *Scaevola crassifolia*, +/- *Templetonia retusa*, +/- *Alyxia buxifolia*, +/- *Acacia cupularis* low shrubs over +/- *Senecio pinnatifolius*, +/- *Rhagodia candolleana ssp. candolleana*, +/- *Beyeria lechenaultii*, +/- *Lasiopetalum discolor*, +/- *Calytrix tetragona* and it is therefore considered possible that the presence of *Eucalyptus phenax ssp. phenax* (White Mallee) may be attributed to direct seeding, although there is insufficient evidence to make a definitive statement as there are records of this species present on the southern Yorke Peninsula, although these are from more inland locations.

As discussed there are five Heritage Agreement areas within approximately 5 km of the property, namely; HA914, HA1040, HA341, HA340 and HA649.

There are no SEB areas within a 5km radius of the property.

The Point Davenport Conservation Park is located approximately 5.2 km east of the property and Warranben Conservation Park is located approximately 14.8 km west of the property.

The property is located within an agricultural region with a comparatively high percentage of native vegetation cover, although the landscape remains somewhat fragmented.

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

Vegetation Association	Vegetation Association 1; <i>Olearia axillaris</i> (Coast Daisy-bush), <i>Acacia cyclops</i> (West Coast Wattle), <i>Adriana quadripartita</i> (Coast Bitter-bush) Very Open Shrubland
Representative photo(s)	
 View north from house site [E705887 N6107099 – star dropper] foreground dominated by <i>Euphorbia terracina</i> (False Caper) and <i>Lagurus ovatus</i> (Hare's Tail Grass), with scattered shrubs of <i>Acacia cyclops</i> (Western Coast Wattle), <i>Olearia axillaris</i> (Coast Daisy Bush) and <i>Exocarpus cupressiformis</i> (Native Cherry) that are colonising the area. The density of shrubs diminishes towards South Coast Road to the north, across the formerly cropped area.	
 View east from house site [E705887 N6107099 – star dropper] with increase in shrub density towards the coast line dominated by <i>Acacia cyclops</i> (Western Coast Wattle) and mallee trees (on horizon).	



View south from house site [E705887 N6107099 – star dropper] showing remnant coastal vegetation dominated by *Acacia cyclops* (Western Coast Wattle) and *Olearia axillaris* (Coast Daisy Bush). The vegetation on the horizon is associated with a coastal dune with the shoreline beyond. Note the proposed residence site was selected to take advantage of the largely cleared area with scattered colonising shrubs so as to avoid clearance of the denser remnant vegetation closer to the coastline.



View west from house site [E705887 N6107099 – star dropper]. Scattered colonising shrubs of *Acacia cyclops* (Western Coast Wattle), *Olearia axillaris* (Coast Daisy Bush), *Adriana quadripartita* (Coast Bitter Bush) and *Exocarpus cupressiformis* (Native Cherry) at the proposed house site. The trees along the horizon are located on the neighbouring property. The ground layer is also dominated by **Scabiosa atropurpurea* (Pin Cushion), **Bromus diandrus* (Great Brome), **Sisymbrium orientale* (Indian Hedge Mustard) and **Avena barbata* (Bearded Oat).

General description	A Very Open Shrubland native vegetation association has formed as colonising species from the remnant coastal vegetation extends into the former cultivated area. This association was defined as – <i>Olearia axillaris</i> (Coast Daisy-bush), <i>Acacia cyclops</i> (West Coast Wattle), <i>Adriana quadripartita</i> (Coast Bitter-bush) Very Open Shrubland over <i>*Avena barbata</i> (Bearded Oat),
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	<i>*Euphorbia terracina</i> (False Caper), <i>*Lagurua ovatus</i> (Hare's tail Grass). While colonising shrub species have established the understory remains largely dominated by the exotic pasture grasses and environmental weeds. In the eastern portion of the site this vegetation association has also been influenced through the direct seeding conducted in 2015. In that region there is a linear quality, although not exclusively to the vegetation present. It is considered that the presence of <i>Acacia paradoxa</i> (Kangaroo Thorn) and <i>Kennedia prostrata</i> (Running Postman) in low numbers is likely due to direct seeding although this cannot be confirmed. The property is no longer cultivated and no evidence of stock was observed.				
Threatened species or community	No threatened flora was identified at the site and it is considered that no threatened flora species are likely to be present at the site but no detected during the site assessment due to the history of disturbance at this location and the dominance of pasture grasses and environmental weed species. No threatened vegetation community was present. It is considered <u>Possible</u> that <i>Varanus rosenbergi</i> (Heath Goanna) listed as Vulnerable under the NPW Act may forage across the vegetation under application although it is considered to be marginal habitat for this species.				
Landscape context score	1.13	Vegetation Condition Score	6.53	Conservation significance score	1.04
Unit biodiversity Score	7.67	Area (ha)	0.247	Total biodiversity Score	1.88 (non-rehabilitated area) + 0.01 (rehabilitated area) Total = 1.89

Vegetation Association	Vegetation Association 2; <i>Eucalyptus phenax ssp phenax</i> (White Mallee) Very Open Mallee
Representative photo(s)	
	
View north from glamping tent site [E706472 N6107185 – star dropper] with ground layer dominated by pasture grasses and environmental weeds. The shrub layer remains dominated by the Western Australian species <i>Acacia</i>	

cyclops (Western Coast Wattle).



View east from glamping tent site [E706472 N6107185 – star dropper] with the yellow arrow indicating the Western Australian tree species *Eucalyptus occidentalis* (Swamp Yate) that is considered to have been present at the site prior to direct seeding in 2015 and was potentially planted. The linear nature of the established vegetation is evident in this photograph with grassed areas occurring between lines of shrubs considered to be a result of direct seeding.



View south from glamping tent site [E706472 N6107185 – star dropper] towards the coastline. This photo shows that the proposed location of the glamping tent has been positioned within a clearer area than the more densely vegetated coastal dunes. The area chosen has also been subject to direct seeding, with the vegetation arising from that activity not being afforded protection under the NV Act, as opposed to the remnant coastal vegetation along the dunes that was not direct seeded.



View west from glamping tent site [E706472 N6107185 – star dropper]. The shrub layer was formed by *Dodonea viscosa ssp spatula* (Sticky Hop-bush), *Alyxia buxifolia* (Sea Box), *Exocarpus cupressiformis* (Native Cherry), *Adriana quadripartita* (Coast Bitter-bush), *Olearia axillaris* (Coast Daisy-bush) *Bursaria spinosa* (Christmas Bush) and *Acacia nematophylla* (Coast Wallowa). As discussed unfortunately it was not possible to determine the species composition of the seed used in the direct seeding program that was conducted at the property, including within the vicinity of the proposed glamping tent.

The proposed location of the glamping tent and associated infrastructure does not represent critical habitat for threatened species.

General description	Very Open Mallee – <i>Eucalyptus phenax ssp phenax</i> (White Mallee) Very Open Mallee over <i>Acacia cyclops</i> (West Coast Wattle), <i>Olearia axillaris</i> (Coast Daisy-bush), <i>Adriana quadripartita</i> (Coast Bitter-bush), <i>Rhagodia candolleana ssp candolleana</i> (Sea-berry Salt-bush) Shrubs over <i>*Avena barbata</i> (Bearded Oat), <i>*Bromus diandrus</i> (Great Brome), <i>*Lagurua ovatus</i> (Hare's tail Grass) Grasses. The proposed glamping tent location had been historically cleared and cultivated with direct seeding conducted in 2015. The understory remains dominated by environmental weed species and pasture grasses including <i>*Avena barbata</i> (Bearded Oat), <i>*Euphorbia terracina</i> (False Caper), <i>*Lagurua ovatus</i> (Hare's tail Grass), <i>*Bromus diandrus</i> (Great Brome) with the Weeds Of National Significance (WoNS) <i>*Asphodelus fistulosus</i> (onion Weed) and <i>*Lycium ferocissimum</i> (African Boxthorn) also recorded. As discussed the vegetation has a somewhat linear orientation that is considered likely due a result of direct seeding that is a somewhat linear arrangement of shrubs with an open area in between dominated by pasture grasses and environmental weeds. A water tank and disused windmill a short distance from the proposed glamping tent location is further evidence of the agricultural history of the property (Photo 3).
Threatened species or community	No threatened flora was identified at the site and it is considered that no threatened flora species are likely to be present at the site but no detected during the site assessment due to the history of disturbance at this location and the dominance of pasture grasses and environmental weed species. No threatened vegetation community was present. It is considered <u>Possible</u> that <i>Varanus rosenbergi</i> (Heath Goanna) listed as Vulnerable under the NPW Act may forage across the vegetation under application although it is considered to be marginal habitat for this species.

Landscape context score	1.13	Vegetation Condition Score	14.68	Conservation significance score	1.04
Unit biodiversity Score	17.25	Area (ha)	0.293	Total biodiversity Score	4.81 (non-rehabilitated area) + 0.25 (rehabilitated area) Total = 5.06

Site map showing areas of proposed impact

The clearance areas associated with the proposed development are as presented in Figure 1.

Photo log

Site A – Proposed Residence



Photo 1 Calcareous sand with shell grit and shells of agricultural pest snails



Photo 2 View north from E705862 N6107137 across former cultivated land from northwest corner of the quadrat - proposed residence.

The line of vegetation indicated by the yellow arrow was direct seeded in 2015 and denotes the property boundary along South Coast Road.

Site B – Proposed Glamping Tent



Photo 3 Water tank and windmill (near E706446 6107219) north of proposed glamping tent location

Evidence of disturbance at the property includes the presence of a concrete water tank and disused windmill a short distance north of the proposed location of the glamping tent, within the area that was direct seeded in 2015.

4.2 Threatened Species assessment

No threatened flora or fauna were observed at the site during the site assessment. No threatened flora are considered likely to be present at the site but not detected at the time of the assessment due to the high level of sustained disturbance at the site.

The search of the Biological Database of South Australia (BDBSA) for flora records of state or nationally threatened species within 5 km of the site over the previous 20 years returned no records of threatened plant species from the buffered search area.

The search of the Biological Database of South Australia (BDBSA) for state or nationally threatened fauna records within 5 km of the site over the previous 20 years returned records of four threatened fauna species from within the buffer area with no threatened fauna species recorded at the property under application. Of the four species listed the records of *Dromaius novaehollandiae* (Emu) are considered to refer to *Dromaius novaehollandiae novaehollandiae* (Common Emu) with the dwarf species that occurred on Kangaroo Island and King Island now extinct.

There is a single BDBSA record of a single individual *Strepera versicolor* (Grey Currawong) located within Totness Recreation Park approximately 1.6 km north of the site. It is considered most likely that these records refer to either *Strepera versicolor ssp intermedia* 'Brown' known from Eyre and Yorke Peninsula or *Strepera versicolor ssp melanoptera* Black' neither of which are listed species. The western subspecies *Strepera versicolor ssp plumbea* is listed as Endangered under the NPW Act.

As no wetlands, creeks or dams are present at the property listed wetland, marine and migratory wetland species have not been included in accordance with NV Branch direction as they are considered Unlikely to occur at the site. While species including the following Birds listed as Vulnerable under the EPBC Act; *Sternula nereis nereis* (Australian Fairy Tern), *Thalassarche steadi* (White-capped Albatross) and *Thinornis cucullatus cucullatus* (Eastern Hooded Plover) are considered Unlikely to utilize the vegetation under application that is inland beyond the secondary dune system on former agricultural land and these species are known to utilize either sandy beaches, fore dunes or off shore islands rather than the vegetation under application. Similarly, *Neophoca cinerea* (Australian Sea-lion) listed as Endangered under the EPBC Act is considered Unlikely to utilize the areas under application that are well beyond the shoreline and associated sand dunes.

The remaining terrestrial BDBSA records and those obtained from the search of MNES are considered within the following table.

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

Species (common name)	NP&W Act	EPBC Act	Data source	Date of last record	Species known habitat preferences	Likelihood of use for habitat – Comments
BIRDS						
<i>Cereopsis novaehollandiae novaehollandiae</i> (Cape Barren Goose)	R	-	1	2015	Tussock grasslands and agricultural pasture	<u>Unlikely</u> – areas under application lack tussock grasses or suitable pasture grasses – suitable habitat is absent.
<i>Varanus rosenbergi</i> (Heath Goanna)	V	-	1	2016	Coastal heath, woodlands and sclerophyll forests.	<u>Possible</u> –Known from a single observation in buffer zone on property to the west of the site within coastal shrubland. The proposed sites are marginal habitat for this species although foraging across the sites is considered possible.
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 Regulations, the NVC must consider the potential cumulative impact, both direct and indirect, that is reasonably likely to result from a proposed clearance activity.

All stages of proposed development at the property have been accommodated within this application. The owners have indicated that they wish to minimize clearance across the property and wish to enhance the conservation values of the property including extensive revegetation across the northern portion of the site that had been previously cultivated. A revegetation plan has not been provided nor sighted by GFE in the process of preparing this is application.

The driveways to the residence and the glamping tent have been buffered to accommodate any requirements for power supply. The glamping tent utilises a concrete free footing system to minimize impact upon vegetation. An allowance has been made for future clearance associated with a requirement to establish a new soakage trench sometime into the future associated with both the proposed residence and the glamping tent.

A vegetation clearance buffer has been applied to each of the paths leading from the residence and the glamping tent towards the beach in order to accommodate wheelchair access, i.e. laying a trafficable surface across the sand if required.

As the glamping tent is to provide an ecological experience vegetation clearance is to be minimized, for example the large *Eucalyptus occidentalis* (Swamp Yate) tree closest to the tent footprint is to be retained, although as a Western Australian species it is considered to have been planted at the site and therefore does not qualify as native vegetation under the NV Act.

Cumulative impacts have been accounted for through the application of buffer areas to the clearance required for the driveways, paths, septic disposal system with the 10 m buffer applied to the residence and a 20 m buffer applied to the glamping tent to accommodate potential cumulative impacts.

4.4 Address the Mitigation Hierarchy

When exercising a power or making a decision under Division 5 of the Regulations, the NVC must have regard to the mitigation hierarchy. The NVC will also consider, with the aim to minimise, impacts on biological diversity, soil, water and other natural resources, threatened species or ecological communities under the EPBC Act or listed species under the NP&W Act.

a) Avoidance – outline measures taken to avoid clearance of native vegetation

The property had historically been cultivated with a strip of remnant coastal native vegetation. The location of the residence and associated infrastructure was chosen to avoid clearance of the remnant coastal native vegetation. The area selected is largely occupied by exotic grassland with a small area of Very Open Shrubland due to the presence of colonizing native shrubs re-establishing within the previously cropped paddock. Water tanks are to be located within the garage attached to the residence further minimizing the footprint of the proposed development.

The location of the glamping tent was chosen to provide a natural setting whilst minimizing clearance of native vegetation. The glamping tent is proposed to be located at the edge of the Very Open Shrubland and the Very Open Mallee. The structure proposed is elevated from the ground (Eco Anchor – concrete free footings) minimizing actual clearance and allowing regeneration should the structure be removed or the position shifted.

The soakage beds will be allowed to naturally regenerate, while the paths to the beach will follow natural clearings between shrubs with some pruning required to maintain clearance over time. The driveway access is to be located to have minimal impact upon existing native vegetation.

b) Minimisation – if clearance cannot be avoided, outline measures taken to minimise the extent, duration and intensity of impacts of the clearance on biodiversity to the fullest possible extent (whether the impact is direct, indirect or cumulative).

The site of the proposed residence was chosen to avoid the necessity to clear within the higher quality coastal vegetation and the position selected had previously been cleared and utilised for cropping.

The site chosen for the glamping tent had previously been cleared for agriculture and is occupied by native vegetation regrowth largely due to direct seeding conducted in 2015 with a largely exotic understory. The location was selected to avoid the necessity to clear higher quality remnant vegetation closer to the coast. As mentioned the elevated structure is to facilitate retention of some native vegetation and to minimize clearance. The size of the structure has also been selected to minimize the footprint of the tent within the landscape. Neither site contains threatened species.

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

Clearance of native vegetation associated with the residence is permanent however the soakage bed and septic tank areas will be allowed to naturally revegetate. Clearance associated with the pathway leading to the beach is to have a minimal impact taking advantage of existing natural pathways (bare sand paths) between shrubs and to predominantly involve pruning shrubs to maintain safe access.

The proponents wish to retain native vegetation to the extent possible within the vicinity of the residence and glamping tent, including within the area of proposed clearance. The clearance application has included buffer areas for cumulative impacts and these buffer areas are to be rehabilitated following completion of construction as necessary.

The proponents propose to undertake extensive revegetation at the property in order to restore natural habitat and to improve the condition and biodiversity associated with the existing native vegetation across the property.

d) Offset – any adverse impact on native vegetation that cannot be avoided or further minimised should be offset by the achievement of a significant environmental benefit that outweighs that impact.

The proposed clearance will be offset by payment into the NVC Fund.

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

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

Principle of clearance	Considerations
Principle 1a - it comprises a high level of diversity of plant species	<u>Relevant information</u> Very Open Shrubland - 4 Native species, 10 Introduced species Very Open Mallee – 16 Native species, 8 Introduced species Patches; Very Open Shrubland - Bushland Plant Diversity Score = 6 Very Open Mallee - Bushland Plant Diversity Score = 12
	<u>Assessment against the principles</u> <u>Seriously at Variance</u> - None <u>At Variance –</u> - Very Open Mallee
	<u>Moderating factors that may be considered by the NVC</u> The species list attained from both native vegetation associations recorded at the property has historically been impacted due to the direct seeding within the eastern portion of the property in 2015 that potentially artificially inflated the number of native species recorded within the quadrat. However, it was not possible to identify the composition of the direct seeding mix utilised. The cessation of agricultural activity across the property has allowed some native species to begin to colonise areas that were formerly cultivated, however it appears to have also allowed pasture grasses and environmental weeds to dominate the understory across the property.
Principle 1b - significance as a habitat for wildlife	<u>Relevant information</u> No threatened species were recorded at the site and it is considered <u>Possible</u> that <i>Varanus rosenbergi</i> (Heath Goanna) has the potential to forage across the proposed development locations. The vegetation present does not support a high diversity of animal species. Patches; Very Open Shrubland – Threatened Fauna Score = 0.04 Very Open Shrubland - Unit biodiversity Score = 7.67 Very Open Mallee – Threatened Fauna Score = 0.04 Very Open Mallee – Unit biodiversity Score = 17.25
	<u>Assessment against the principles</u> <u>Seriously at Variance</u> - None <u>At Variance –</u> - Very Open Shrubland & Very Open Mallee
	<u>Moderating factors that may be considered by the NVC</u> The Very Open Shrubland and Very Open Mallee are considered At Variance due to the potential

	for <i>Varanus rosenbergi</i> (Heath Goanna) to forage within the area, however the location of the residence and glamping tent represents marginal habitat for this species. The Unit Biodiversity Scores (UBS) for both native vegetation associations is well below required UBS of >50 with the Very Open Shrubland vegetation association providing limited habitat for wildlife. The Very Open Mallee native vegetation association would provide greater wildlife habitat closer to the shoreline than the area of the glamping tent under application. Clearance of the areas under application is not limiting to a threatened species and is likely to have minimal impact upon common local species.
Principle 1c - plants of a rare, vulnerable or endangered species	<u>Relevant information</u> No threatened plant species were recorded for the sites under application or may be present but undetectable at the time of assessment. Threatened Flora Score(s) - 0
	<u>Assessment against the principles</u> <u>Seriously at Variance</u> - List vegetation Associations - None <u>At Variance –</u> - List vegetation Associations - None
	<u>Moderating factors that may be considered by the NVC</u> The location of the proposed residence and glamping tent had both been historically cleared and under cultivation. The glamping tent location had been direct seeded in 2015 as part of a coastal protection project.
Principle 1d - the vegetation comprises the whole or part of a plant community that is Rare, Vulnerable or endangered:	<u>Relevant information</u> No threatened communities under the EPBC Act or threatened ecosystems under the DEW Provisional list of threatened ecosystems were present. Threatened Community Score – 1 (default)
	<u>Assessment against the principles</u> <u>Seriously at Variance</u> - List vegetation Associations - None
	<u>Moderating factors that may be considered by the NVC</u> Not applicable
Principle 1e - it is significant as a remnant of vegetation in an area which has been extensively cleared.	<u>Relevant information</u> The Innes IBRA Association has 52 percent remnancy. The Southern Yorke IBRA Subregion has 18 percent remnancy. The two native vegetation associations under application are in transition, with the Very Open Shrubland developing due to the colonization of the former cultivated area by native shrub species and the Western Australian <i>Acacia cyclops</i> (Western Coast Wattle) that requires management across the property so that it does not become dominant preventing a more diverse association from developing. The Very Open Shrubland association is likely to extend in range across the formerly cultivated portion of the property to the north and is also considered likely to transition either to a complex shrubland with management of <i>Acacia cyclops</i> (Western Coast Wattle) or effectively a mono-culture Shrubland without <i>Acacia cyclops</i> management. The Very Open Mallee association similarly requires management of <i>Acacia cyclops</i> (Western Coast Wattle) and is considered likely to transition to a Shrubland across the areas in which direct seeding occurred due to the low density of Mallee present. The trajectory of both native vegetation associations can be drastically altered by fire within the landscape that would likely push both associations towards a less diverse shrubland association dominated by <i>Acacia cyclops</i> (Western Coast Wattle). The proposed clearance is unlikely to have a significant impact upon either native vegetation association within the landscape. The Very Open Shrubland is a poor quality association, however it is considered that it the potential exists for this association to improve over time as

	colonization continues. Total Biodiversity Score – 6.95 [Very Open Shrubland Association TBS = 1.88 (No rehabilitation) + 0.01 (Rehabilitation) and Very Open Mallee Association TBS = 4.81 (No rehabilitation) + 0.25 (Rehabilitation)].
	<u>Assessment against the principles</u> <u>Seriously at Variance</u> None <u>At Variance</u> Very Open Shrubland and Very Open Mallee (combined)
	<u>Moderating factors that may be considered by the NVC</u> The TBS for each native vegetation association is <5 that would result in each native vegetation association under application being regarded as Not at Variance at both the IBRA Association level and the IBRA subregion level. The TBS scores for the native vegetation in the vicinity of the glamping tent are considered to have been increased through the direct seeding that was conducted in 2015.
Principle 1f - it is growing in, or in association with, a wetland environment.	<u>Relevant information</u> The vegetation is not associated with a wetland environment.
	<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 1g - it contributes significantly to the amenity of the area in which it is growing or is situated.	<u>Relevant information</u> The glamping tent location will be screened by existing shrubs and therefore will not be visible from South Coast Road and as it is located inland from the coastal dune it will not be visible from the beach. Similarly, the residence will be situated inland of the coastal dune and will be screened from the beach. While access roads may be visible from South Coast Road they will be partially screened due to the existing road side vegetation. The owners of the property also propose to undertake revegetation across the site further reducing the visual impact of the residence. The proposed clearance areas are not locations of cultural or historical significance. The proposed development will not negatively impact upon the landscape character.
	N/A
	<u>Moderating factors that may be considered by the NVC</u> The owners of the property have indicated that they wish to undertake revegetation across the site. This activity would enhance the conservation values of the property and enhance coastal protection. The glamping tent and proposed residence are not considered to have a negative impact upon the local amenity.

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	Nil
	Area (ha)	0.54
	Total biodiversity Score	6.95
Seriously at variance with principle 1(b), 1(c) or 1 (d)		None
Risk assessment outcome		Level 3

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
H	A	6	1	0	0.04	7.67	0.2453	1.88	1	0	0	2.07	\$1,592.86	\$87.61
H	A	6	1	0	0.04	7.67	0.0012	0.01	1	0	0.5	0.01	\$7.69	\$0.42
H	B	12	1	0	0.04	17.25	0.2789	4.81	1	0	0	5.29	\$4,070.65	\$223.89
H	B	12	1	0	0.04	17.25	0.0144	0.25	1	0	0.5	0.14	\$107.73	\$5.93
						Total	0.5398	6.95				0.00	\$5,778.93	\$317.85

Totals summary table

Economies of Scale Factor	0.5
Rainfall (mm) Factor	424
SEB Points of Gain/ha Factor	7

SEB Uplift Factor	1.10
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Management Cost (\$/ha)	\$25,408
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	Total Biodiversity score	Total SEB points required	SEB Payment	Admin Fee	Total Payment
Application	6.95	7.51	\$5,778.93	\$317.85	\$6,096.80

6. Significant Environmental Benefit

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

ACHIEVING A SEB

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

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

PAYMENT SEB

The SEB Policy states that if a SEB is required as a result of an approved activity undertaken under the Regulations, the applicant has a choice of either providing an on-ground SEB or a Payment SEB. However, if a proposed clearance will have an offset obligation of greater than 150 SEB Points Required, the NVC will first request that a reasonable attempt be made to identify an on-ground SEB before a payment will be accepted.

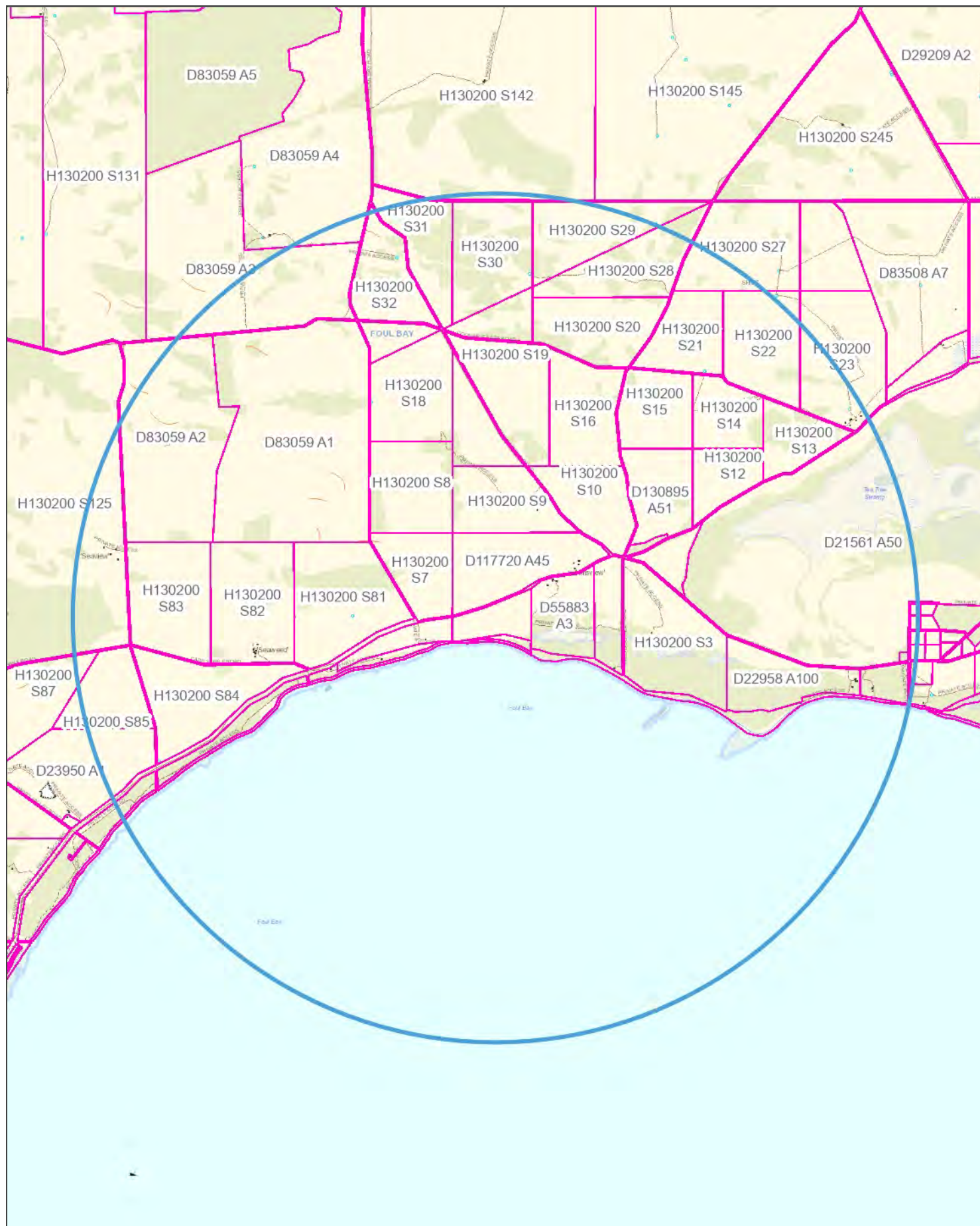
If a proponent proposes to achieve the SEB by paying into the Native Vegetation Fund, summary information must be provided on the amount required to be paid and the manner of payment:

A payment of \$6096.80 that incorporates an Administration fee of \$317.85 will be paid into the NV Fund.

7. Appendices

- 7.1 Threatened Flora Distribution – 5km buffered site over last 20 years
- 7.2 Threatened Fauna Distribution – 5km buffered site over last 20 years
- 7.3 Bushland Vegetation Assessment Scoresheets
- 7.4 Glamping tent & residence details

State & National Listed Flora, 5km buffer, 20 yrs



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

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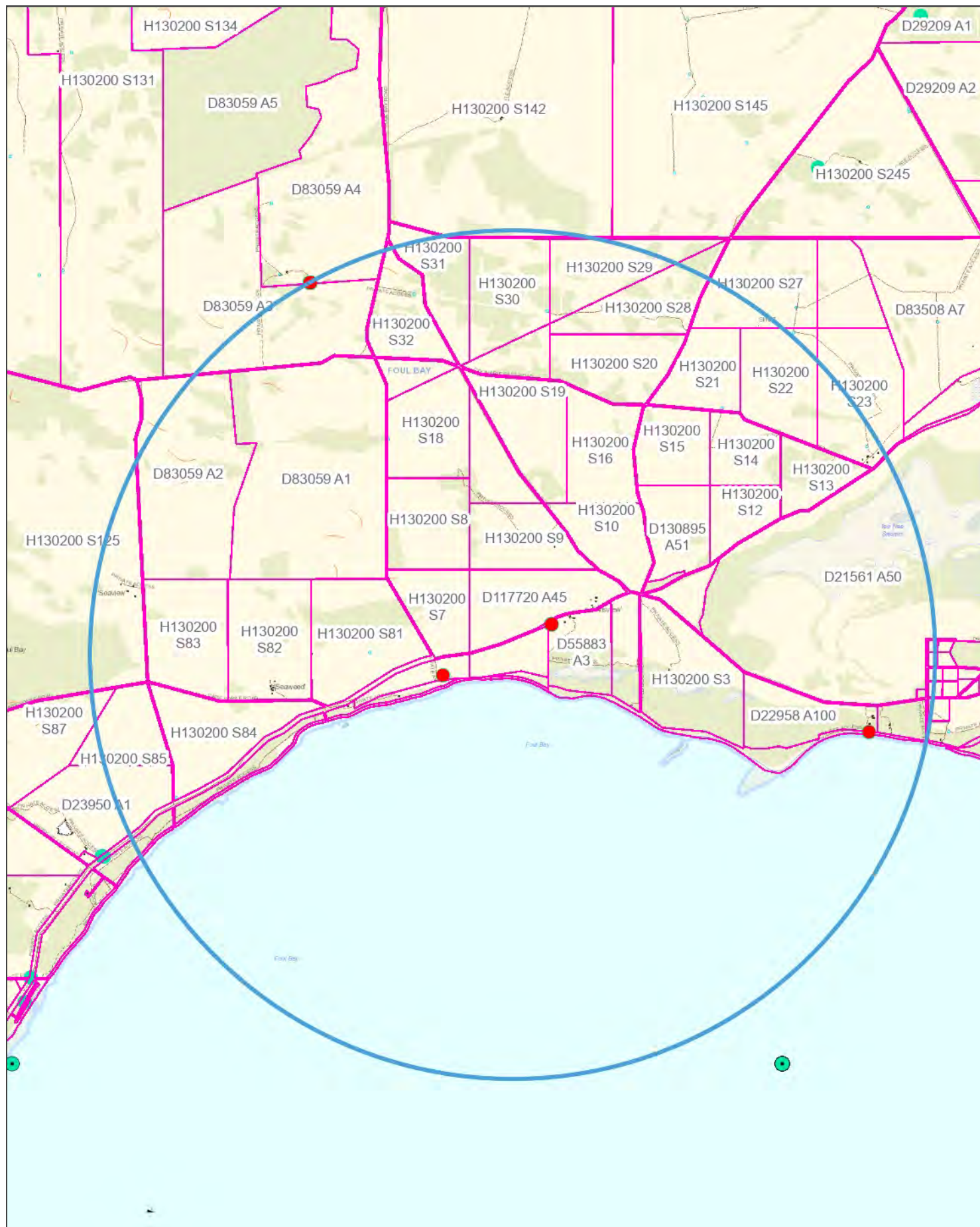
0 2,961 Kms

Compiled: 24-Feb-2026
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

State & National Listed Fauna, 5km buffer, 20 yrs



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

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Government of South Australia
Department for Environment
and Water

Appendix 7.3. Bushland Vegetation Assessment Scoresheets.

Very Open Shrubland – No Rehabilitation

Very Open Shrubland – Rehabilitation

Very Open Mallee – No Rehabilitation

Very Open Mallee - Rehabilitation

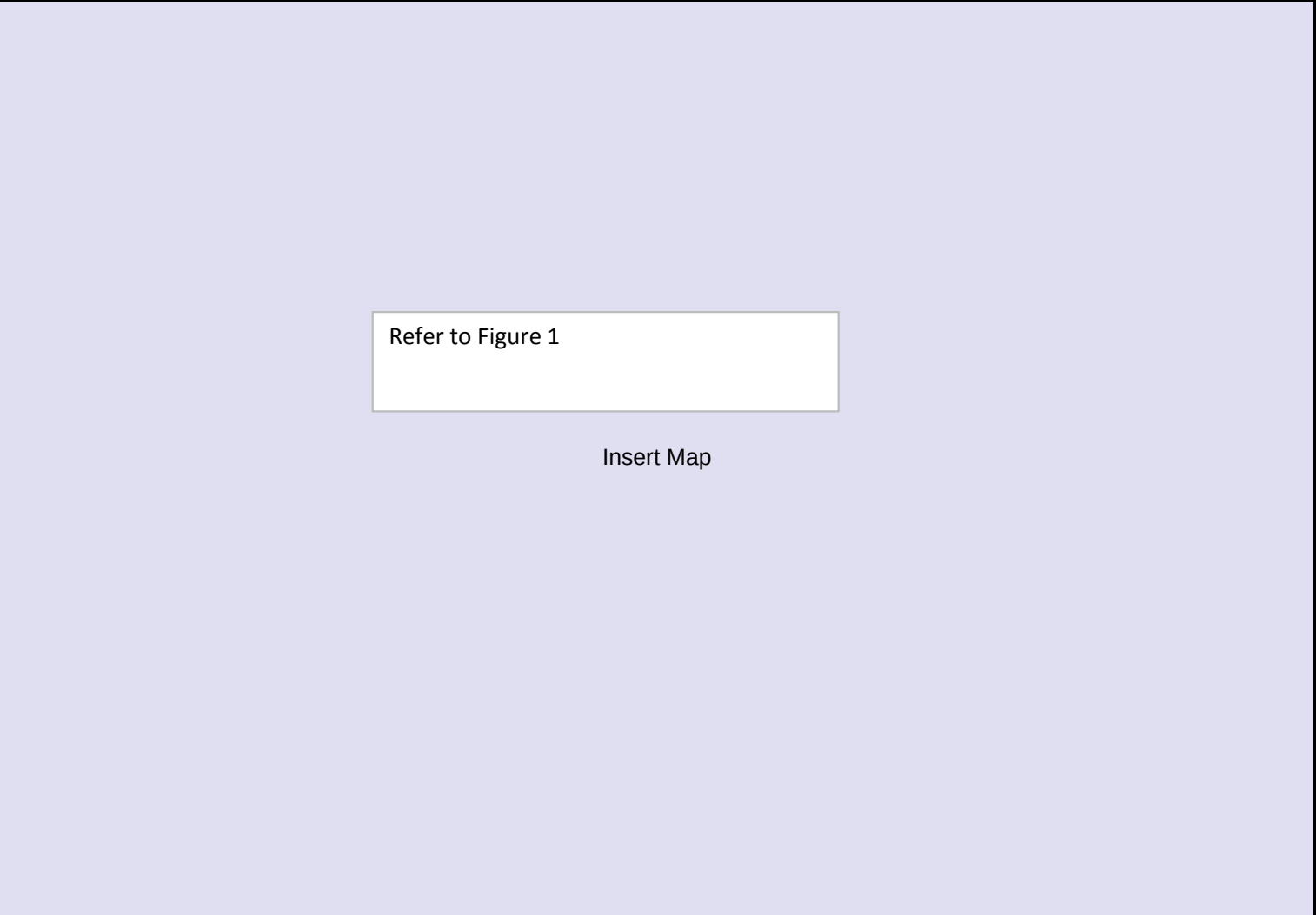
Bushland Assessment Scoresheet

(SEB Policy 1 Sept 2024; Scoresheet updated 9 Sept 2025)

Block	Henderson
Size of Block (Ha)	37.1
Landscapes Region	Northern & Yorke
BCM Region	Northern Agricultural & Yorke Peninsula
IBRA Association	Innes
IBRA Subregion	Southern Yorke

ASSESSOR(S) (Insert Full Name/s)	Grant Fleming
DATE OF ASSESSMENT	30/12/2025

Map of the Block (Including the Sites)



Landscape Context Scores

Landscape Context Scores		% native veg. remaining in IBRA Assoc.		52	
		% native veg. remaining in IBRA subregion		18	
		0 - 10% = 0.05 pts; >10-20% = 0.04 pts; >20-30% = 0.03 pts;			
		>30-60% = 0.02 pts; > 60 = 0 pts		Score	0.06
		Score received for both IBRA assoc. and subregion then summed			
Percent Vegetation Cover (5km radius) (%)		19			
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					
Score		0.04			
% native veg. protected IBRA Assoc.		49			
0-10% = 0.03 pts; >10-20% = 0.02 pts; >20-40% = 0.01 pt;					
>40% = 0		Score		0	
Block Shape Cleared perimeter:Area (km/km2)					
Cleared Perimeter (m) =		1850			
Cleared Perimeter to area ratio		4.99			
<6 = 0.03 pts; 6 to <12 = 0.02 pts; 12 to <18 = 0.01 pt					
Score		0.03			
Wetland or Riparian Habitat present					
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			
LANDSCAPE CONTEXT SCORE (max 1.25)		1.13			

Note; Blocks will score a minimum Landscape Context Score of 1

Note; Blocks will score a minimum Landscape Context Score of 1

[illegible]

[illegible]

Vegetation Condition Scores

SITE:	Henderson																																														
BCM COMMUNITY	YP 3.2 Dryland Tea tree or Drooping Sheoak Low Woodland with an Open Grassy Understorey																																														
VEGETATION ASSOCIATION DESCRIPTION	Very Open Shrubland																																														
SIZE OF SITE (Ha)	0.2453																																														
Benchmarked attributes (Scores determined by comparing to a Benchmark community)																																															
Number of Native Species (Minus herbaceous annuals for spring Surveys)	4																																														
Native Plant Species Diversity Score (max 30) from benchmark score <i>weighted by a factor of 2</i>	6.0																																														
Number of regenerating native species	4																																														
Regeneration Score (max 12) from benchmark community weighted by a factor of 1.5	9																																														
Weed species (Top 5 Cover x Invasiveness)	Cover (max 6)	Weed Threat Rating (max 5)	C x I																																												
<i>Sixalix atropurpurea</i>	3	3	9																																												
<i>Euphorbia terracina</i>	3	3	9																																												
<i>Iagurus ovatus</i>	3	2	6																																												
<i>Avena barbata</i>	4	2	8																																												
<i>Sisymbrium sp.</i>	3	1	3																																												
	Cover x Threat		35																																												
Weed Score (max 15) from benchmark community			3																																												
		Native Plant Life Forms	Cover rating																																												
		Trees > 15m	0																																												
		Trees 5 - 15 m	0																																												
		Trees < 5m	0																																												
		Mallee > 5m	0																																												
		Mallee < 5m	0																																												
		Shrubs > 2m	2																																												
		Shrubs 0.5 - 2m	1																																												
		Shrubs <0.5m	1																																												
		Forbs	0																																												
		Mat Plants	0																																												
		Grasses > 0.2m	0																																												
		Grasses < 0.2m	0																																												
		Sedges > 1m	0																																												
		Sedges < 1m	0																																												
		Hummock grasses	0																																												
		Vines, scramblers	0																																												
		Mistletoe	0																																												
		Ferns	0																																												
		Grass-tree	0																																												
		Total	4																																												
Native Plant Life Forms (max 20) from benchmark score weighted by a factor of 2			4.0																																												
Non-Benchmarked Attributes (Scores determined from direct field observations)		<i>Is the community naturally treeless?</i>	☐																																												
Native:exotic Understorey biomass Score (max 5)		Fallen Timber/Debris (max 5)	0																																												
1		Hollow-bearing trees Score (max 5)	0																																												
		Mature Tree Score (max 8)	0																																												
		Tree Canopy Cover Score (max 5)	0																																												
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																																															
			19.00																																												
Negative Vegetation Attributes Score = (15 - Weeds) + ((10 - Biomass score - Tree Canopy Cover Score)exp2/2)			52.50																																												
VEGETATION CONDITION SCORE (Positive veg attributes x ((80 - Negative vegetation attributes) / 80))			6.53																																												
<table border="1"> <thead> <tr> <th></th> <th>Low</th> <th>Medium</th> <th>High</th> </tr> </thead> <tbody> <tr> <td>Native Plant Species Diversity</td> <td colspan="3"> </td> </tr> <tr> <td>Weed Score</td> <td colspan="3"> </td> </tr> <tr> <td>Native Plant Life Forms</td> <td colspan="3"> </td> </tr> <tr> <td>Regeneration</td> <td colspan="3"> </td> </tr> <tr> <td>Native:exotic Understorey Biomass</td> <td colspan="3"> </td> </tr> <tr> <td>Mature Trees</td> <td colspan="3"> </td> </tr> <tr> <td>Tree Canopy Cover</td> <td colspan="3"> </td> </tr> <tr> <td>Tree Hollows</td> <td colspan="3"> </td> </tr> <tr> <td>Fallen timber</td> <td colspan="3"> </td> </tr> <tr> <td>Vegetation Condition Score</td> <td colspan="3"> </td> </tr> </tbody> </table>					Low	Medium	High	Native Plant Species Diversity				Weed Score				Native Plant Life Forms				Regeneration				Native:exotic Understorey Biomass				Mature Trees				Tree Canopy Cover				Tree Hollows				Fallen timber				Vegetation Condition Score			
	Low	Medium	High																																												
Native Plant Species Diversity																																															
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Mature Trees																																															
Tree Canopy Cover																																															
Tree Hollows																																															
Fallen timber																																															
Vegetation Condition Score																																															

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)		☐	
State (Provisional List of Threatened Ecosystems of SA) Vulnerable community (0.2 pts)		☐	
State (Provisional List of Threatened Ecosystems of SA) Endangered community (0.3 pts)		☐	
Nationally (EPBC Act) Vulnerable community (0.35 pts)		☐	
Nationally (EPBC Act) Endangered or Critically Endangered community (0.4 pts)		☐	
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	
<i>*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.</i>			
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	
<i>*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.</i>			
State Rare species observed or locally recorded (1 pt each)		0	
State Vulnerable species observed or locally recorded (2.5 pt each)		1	
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		2.5	
Threatened Fauna Score		0.04	
CONSERVATION SIGNIFICANCE SCORE		1.04	
Total Scores for the Site			
	Score		
LANDSCAPE CONTEXT SCORE	1.13		
VEGETATION CONDITION SCORE	6.53		
CONSERVATION SIGNIFICANCE SCORE	1.04		
Vegetation Condition x Landscape Context x Conservation Significance =			
UNIT BIODIVERSITY SCORE		7.67	
Total Biodiversity Score (Biodiversity Score x hectares)		1.88	
Photo Point and Vegetation Survey Location		Direction of the Photo	
		South	
		GPS Reference	
		Datum	WGS84
		Zone (52, 53 or 54)	54
		Easting (6 digits)	705887
		Northing (7 digits)	6107099
		Description	
Star dropper marks centre of house pad location inland of coastal dunes on previously cleared land.			

SEB Offset Calculations (when a proposed clearance site is assessed)	
SEB Points required for offset	
Loss Factor	1.0
Loadings for clearance of protected areas	
Reductions for rehabilitation of impact site	
SEB Uplift Factor	1.10
Total SEB Points Required	2.07
SEB - Payment in the Native Vegetation Fund	
SEB Points of Gain/ha Factor	7.0
Approximate SEB hectares required	0.30
Management Cost Factor (\$/ha)	\$25,408
Economies of Scale Factor	0.5
Mean annual rainfall for the site (mm)	424
Payment into the Fund (GST exclusive)	\$1,592.86
Administration fee (GST inclusive)	\$87.61
Total Payment Required	\$1,680.47

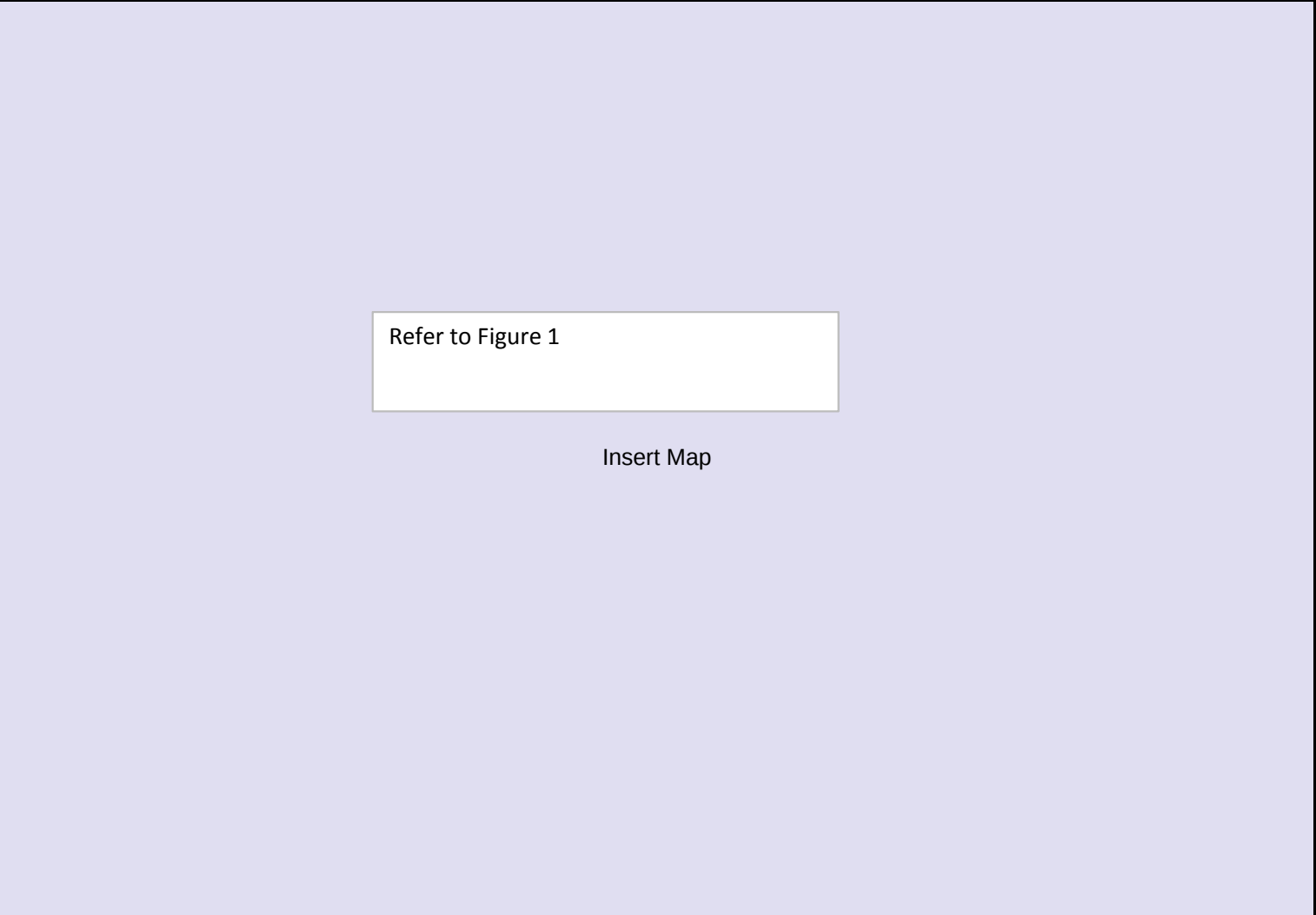
Bushland Assessment Scoresheet

(SEB Policy 1 Sept 2024; Scoresheet updated 9 Sept 2025)

Block	Henderson
Size of Block (Ha)	37.1
Landscapes Region	Northern & Yorke
BCM Region	Northern Agricultural & Yorke Peninsula
IBRA Association	Innes
IBRA Subregion	Southern Yorke

ASSESSOR(S) (Insert Full Name/s)	Grant Fleming
DATE OF ASSESSMENT	30/12/2025

Map of the Block (Including the Sites)



Landscape Context Scores

Landscape Context Scores		% native veg. remaining in IBRA Assoc.		52	
		% native veg. remaining in IBRA subregion		18	
		0 - 10% = 0.05 pts; >10-20% = 0.04 pts; >20-30% = 0.03 pts;			
		>30-60% = 0.02 pts; > 60 = 0 pts		Score	0.06
		Score received for both IBRA assoc. and subregion then summed			
Percent Vegetation Cover (5km radius) (%)		19			
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					
Score		0.04			
% native veg. protected IBRA Assoc.		49			
0-10% = 0.03 pts; >10-20% = 0.02 pts; >20-40% = 0.01 pt;					
>40% = 0		Score		0	
Block Shape Cleared perimeter:Area (km/km2)					
Cleared Perimeter (m) =		1850			
Cleared Perimeter to area ratio		4.99			
<6 = 0.03 pts; 6 to <12 = 0.02 pts; 12 to <18 = 0.01 pt					
Score		0.03			
Wetland or Riparian Habitat present					
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			
LANDSCAPE CONTEXT SCORE (max 1.25)		1.13			

Note; Blocks will score a minimum Landscape Context Score of 1

Note; Blocks will score a minimum Landscape Context Score of 1

[illegible]

[illegible]

Vegetation Condition Scores

SITE:	Henderson																																														
BCM COMMUNITY	YP 3.2 Dryland Tea tree or Drooping Sheoak Low Woodland with an Open Grassy Understorey																																														
VEGETATION ASSOCIATION DESCRIPTION	Very Open Shrubland																																														
SIZE OF SITE (Ha)	0.00125																																														
Benchmarked attributes (Scores determined by comparing to a Benchmark community)																																															
Number of Native Species (Minus herbaceous annuals for spring Surveys)	4																																														
Native Plant Species Diversity Score (max 30) from benchmark score <i>weighted by a factor of 2</i>	6.0																																														
Number of regenerating native species	4																																														
Regeneration Score (max 12) from benchmark community weighted by a factor of 1.5	9																																														
Weed species (Top 5 Cover x Invasiveness)	Cover (max 6)	Weed Threat Rating (max 5)	C x I																																												
<i>Sisalix atropurpurea</i>	3	3	9																																												
<i>Euphorbia terracina</i>	3	3	9																																												
<i>Iagurus ovatus</i>	3	2	6																																												
<i>Avena barbata</i>	4	2	8																																												
<i>Sisymbrium sp.</i>	3	1	3																																												
	Cover x Threat		35																																												
Weed Score (max 15) from benchmark community			3																																												
		Native Plant Life Forms	Cover rating																																												
		Trees > 15m	0																																												
		Trees 5 - 15 m	0																																												
		Trees < 5m	0																																												
		Mallee > 5m	0																																												
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		Shrubs > 2m	2																																												
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		Shrubs <0.5m	1																																												
		Forbs	0																																												
		Mat Plants	0																																												
		Grasses > 0.2m	0																																												
		Grasses < 0.2m	0																																												
		Sedges > 1m	0																																												
		Sedges < 1m	0																																												
		Hummock grasses	0																																												
		Vines, scramblers	0																																												
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		Ferns	0																																												
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		Total	4																																												
Native Plant Life Forms (max 20) from benchmark score weighted by a factor of 2			4.0																																												
Non-Benchmarked Attributes (Scores determined from direct field observations)		<i>Is the community naturally treeless?</i>	☐																																												
Native:exotic Understorey biomass Score (max 5)		Fallen Timber/Debris (max 5)	0																																												
1		Hollow-bearing trees Score (max 5)	0																																												
		Mature Tree Score (max 8)	0																																												
		Tree Canopy Cover Score (max 5)	0																																												
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																																															
			19.00																																												
Negative Vegetation Attributes Score = (15 - Weeds) + ((10 - Biomass score - Tree Canopy Cover Score)exp2/2)			52.50																																												
VEGETATION CONDITION SCORE (Positive veg attributes x ((80 - Negative vegetation attributes) / 80))			6.53																																												
<table border="1"> <thead> <tr> <th></th> <th>Low</th> <th>Medium</th> <th>High</th> </tr> </thead> <tbody> <tr> <td>Native Plant Species Diversity</td> <td colspan="3"> </td> </tr> <tr> <td>Weed Score</td> <td colspan="3"> </td> </tr> <tr> <td>Native Plant Life Forms</td> <td colspan="3"> </td> </tr> <tr> <td>Regeneration</td> <td colspan="3"> </td> </tr> <tr> <td>Native:exotic Understorey Biomass</td> <td colspan="3"> </td> </tr> <tr> <td>Mature Trees</td> <td colspan="3"> </td> </tr> <tr> <td>Tree Canopy Cover</td> <td colspan="3"> </td> </tr> <tr> <td>Tree Hollows</td> <td colspan="3"> </td> </tr> <tr> <td>Fallen timber</td> <td colspan="3"> </td> </tr> <tr> <td>Vegetation Condition Score</td> <td colspan="3"> </td> </tr> </tbody> </table>					Low	Medium	High	Native Plant Species Diversity				Weed Score				Native Plant Life Forms				Regeneration				Native:exotic Understorey Biomass				Mature Trees				Tree Canopy Cover				Tree Hollows				Fallen timber				Vegetation Condition Score			
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Tree Hollows																																															
Fallen timber																																															
Vegetation Condition Score																																															

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)		☐	
State (Provisional List of Threatened Ecosystems of SA) Vulnerable community (0.2 pts)		☐	
State (Provisional List of Threatened Ecosystems of SA) Endangered community (0.3 pts)		☐	
Nationally (EPBC Act) Vulnerable community (0.35 pts)		☐	
Nationally (EPBC Act) Endangered or Critically Endangered community (0.4 pts)		☐	
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	
<i>*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.</i>			
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	
<i>*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.</i>			
State Rare species observed or locally recorded (1 pt each)		0	
State Vulnerable species observed or locally recorded (2.5 pt each)		1	
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		2.5	
Threatened Fauna Score		0.04	
CONSERVATION SIGNIFICANCE SCORE		1.04	
Total Scores for the Site			
	Score		
LANDSCAPE CONTEXT SCORE	1.13		
VEGETATION CONDITION SCORE	6.53		
CONSERVATION SIGNIFICANCE SCORE	1.04		
Vegetation Condition x Landscape Context x Conservation Significance =			
UNIT BIODIVERSITY SCORE		7.67	
Total Biodiversity Score (Biodiversity Score x hectares)		0.01	
Photo Point and Vegetation Survey Location		Direction of the Photo	
		South	
		GPS Reference	
		Datum	WGS84
		Zone (52, 53 or 54)	54
		Easting (6 digits)	705887
		Northing (7 digits)	6107099
		Description	
Star dropper marks centre of house pad location inland of coastal dunes on previously cleared land.			

SEB Offset Calculations (when a proposed clearance site is assessed)	
SEB Points required for offset	
Loss Factor	1.0
Loadings for clearance of protected areas	
Reductions for rehabilitation of impact site	0.5
SEB Uplift Factor	1.10
Total SEB Points Required	0.01
SEB - Payment in the Native Vegetation Fund	
SEB Points of Gain/ha Factor	7.0
Approximate SEB hectares required	0.00
Management Cost Factor (\$/ha)	\$25,408
Economies of Scale Factor	0.5
Mean annual rainfall for the site (mm)	424
Payment into the Fund (GST exclusive)	\$7.69
Administration fee (GST inclusive)	\$0.42
Total Payment Required	\$8.11

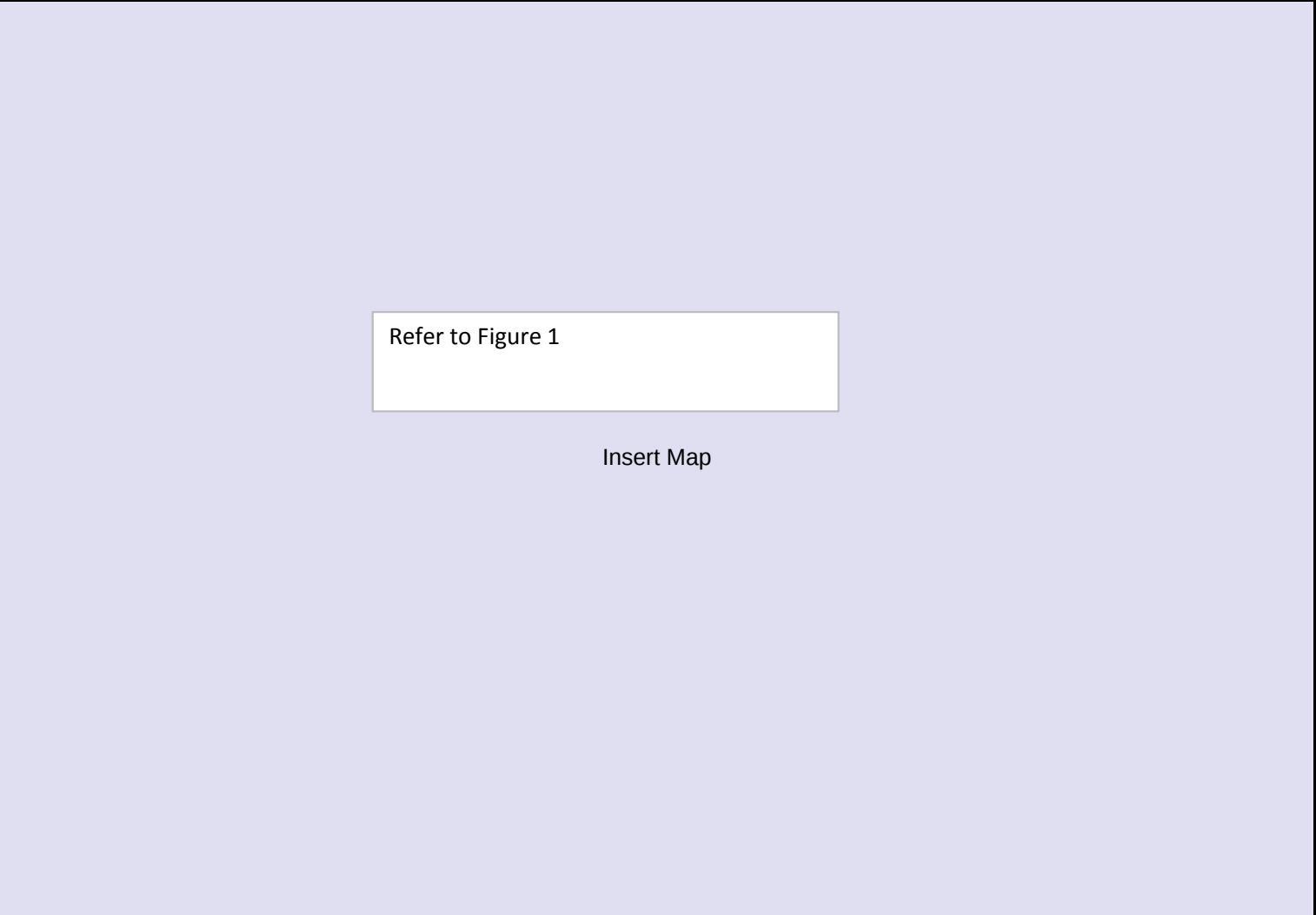
Bushland Assessment Scoresheet

(SEB Policy 1 Sept 2024; Scoresheet updated 9 Sept 2025)

Block	Henderson
Size of Block (Ha)	37.1
Landscapes Region	Northern & Yorke
BCM Region	Northern Agricultural & Yorke Peninsula
IBRA Association	Innes
IBRA Subregion	Southern Yorke

ASSESSOR(S) (Insert Full Name/s)	Grant Fleming
DATE OF ASSESSMENT	30/12/2025

Map of the Block (Including the Sites)



Landscape Context Scores

Landscape Context Scores		% native veg. remaining in IBRA Assoc.		52	
		% native veg. remaining in IBRA subregion		18	
		0 - 10% = 0.05 pts; >10-20% = 0.04 pts; >20-30% = 0.03 pts;			
		>30-60% = 0.02 pts; > 60 = 0 pts		Score	0.06
		Score received for both IBRA assoc. and subregion then summed			
Percent Vegetation Cover (5km radius) (%)		19			
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					
Score		0.04			
Block Shape Cleared perimeter:Area (km/km2)					
Cleared Perimeter (m) =		1850			
Cleared Perimeter to area ratio		4.99			
<6 = 0.03 pts; 6 to <12 = 0.02 pts; 12 to <18 = 0.01 pt					
Score		0.03			
<i>Note; Blocks will score a minimum Landscape Context Score of 1</i>					
% native veg. protected IBRA Assoc.		49			
0-10% = 0.03 pts; >10-20% = 0.02 pts; >20-40% = 0.01 pt;					
>40% = 0		Score		0	
Wetland or Riparian Habitat present					
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			
LANDSCAPE CONTEXT SCORE (max 1.25)		1.13			

Note; Blocks will score a minimum Landscape Context Score of 1

[illegible]

[illegible]

Vegetation Condition Scores

SITE:	Henderson
BCM COMMUNITY	YP 6 Coastal & Sub coastal Mallee with a Dense Shrub Understorey
VEGETATION ASSOCIATION DESCRIPTION	Very Open Mallee
SIZE OF SITE (Ha)	0.2789

Benchmarked attributes

(Scores determined by comparing to a Benchmark community)

Number of Native Species (Minus herbaceous annuals for spring Surveys) **16**

Native Plant Species Diversity Score (max 30) from benchmark score
weighted by a factor of 2 **12.0**

Number of regenerating native species **3**

Regeneration Score (max 12) from benchmark community weighted by a factor of 1.5 **4.5**

Weed species (Top 5 Cover x Invasiveness)	Cover (max 6)	Weed Threat Rating (max 5)	C x I
<i>Avena barbata</i>	4	2	8
<i>Euphorbia terracina</i>	3	3	9
<i>Lagurus ovatus</i>	4	2	8
<i>Asphodelus fistulosus</i>	2	2	4
<i>Lycium ferocissimum</i>	2	4	8
Cover x Threat			37
Weed Score (max 15) from benchmark community			0

Native Plant Life Forms	Cover rating
Trees > 15m	0
Trees 5 - 15 m	0
Trees < 5m	0
Mallee > 5m	2
Mallee < 5m	0
Shrubs > 2m	2
Shrubs 0.5 - 2m	2
Shrubs <0.5m	1
Forbs	0
Mat Plants	2
Grasses > 0.2m	0
Grasses < 0.2m	0
Sedges > 1m	0
Sedges < 1m	1
Hummock grasses	0
Vines, scramblers	1
Mistletoe	1
Ferns	0
Grass-tree	0
Total	12

Native Plant Life Forms (max 20) from benchmark score weighted by a factor of 2 **10.0**

Non-Benchmarked Attributes

(Scores determined from direct field observations)

Native:exotic Understorey biomass Score (max 5) **2**

Is the community naturally treeless? ☐

Fallen Timber/Debris (max 5) **0.5**

Hollow-bearing trees Score (max 5) **0**

Mature Tree Score (max 8) **2**

Tree Canopy Cover Score (max 5) **1**

Vegetation Condition Score calculation

Positive Vegetation Attributes Score = Native species diversity + Regeneration + Native Plant Life Forms

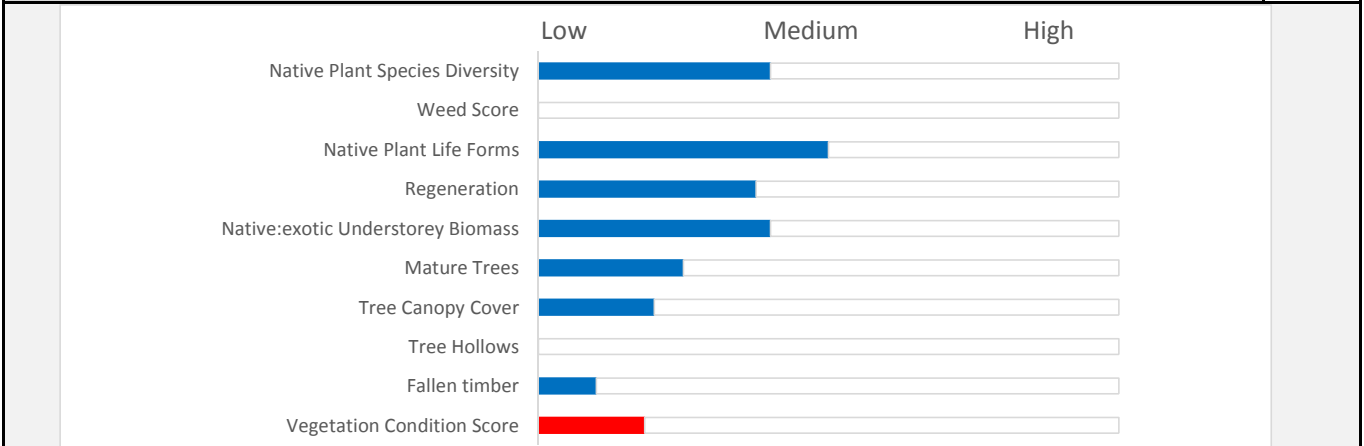
Fallen timber/debris + Hollow-bearing trees

- 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 **29.00**

Negative Vegetation Attributes Score = (15 - Weeds) + ((10 - Biomass score - Tree Canopy Cover Score)exp2/2) **39.50**

VEGETATION CONDITION SCORE (Positive veg attributes x ((80 - Negative vegetation attributes) / 80)) **14.68**



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)		☐	
State (Provisional List of Threatened Ecosystems of SA) Vulnerable community (0.2 pts)		☐	
State (Provisional List of Threatened Ecosystems of SA) Endangered community (0.3 pts)		☐	
Nationally (EPBC Act) Vulnerable community (0.35 pts)		☐	
Nationally (EPBC Act) Endangered or Critically Endangered community (0.4 pts)		☐	
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	
<i>*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.</i>			
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	
<i>*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.</i>			
State Rare species observed or locally recorded (1 pt each)		0	
State Vulnerable species observed or locally recorded (2.5 pt each)		1	
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		2.5	
Threatened Fauna Score		0.04	
CONSERVATION SIGNIFICANCE SCORE		1.04	
Total Scores for the Site			
	Score		
LANDSCAPE CONTEXT SCORE	1.13		
VEGETATION CONDITION SCORE	14.68		
CONSERVATION SIGNIFICANCE SCORE	1.04		
Vegetation Condition x Landscape Context x Conservation Significance =			
UNIT BIODIVERSITY SCORE		17.25	
Total Biodiversity Score (Biodiversity Score x hectares)		4.81	
Photo Point and Vegetation Survey Location		Direction of the Photo	
		South	
		GPS Reference	
		Datum	WGS84
		Zone (52, 53 or 54)	54
		Easting (6 digits)	706472
		Northing (7 digits)	6107185
Description	Star dropper marks centre of glamping location inland of coastal dunes on previously cleared land that was direct seeded in 2015.		

SEB Offset Calculations (when a proposed clearance site is assessed)	
SEB Points required for offset	
Loss Factor	1.0
Loadings for clearance of protected areas	
Reductions for rehabilitation of impact site	
SEB Uplift Factor	1.10
Total SEB Points Required	5.29
SEB - Payment in the Native Vegetation Fund	
SEB Points of Gain/ha Factor	7.0
Approximate SEB hectares required	0.76
Management Cost Factor (\$/ha)	\$25,408
Economies of Scale Factor	0.5
Mean annual rainfall for the site (mm)	424
Payment into the Fund (GST exclusive)	\$4,070.65
Administration fee (GST inclusive)	\$223.89
Total Payment Required	\$4,294.54

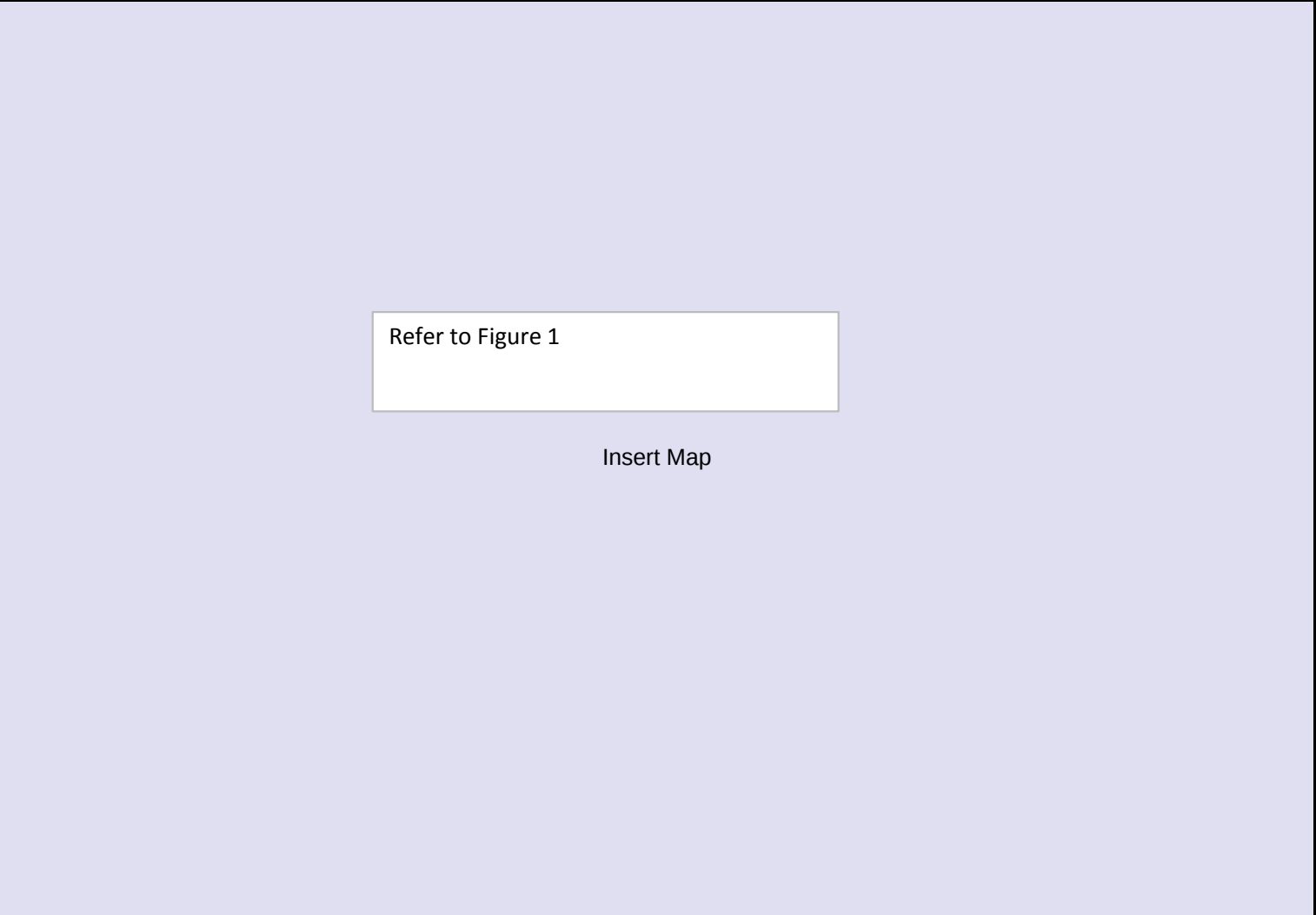
Bushland Assessment Scoresheet

(SEB Policy 1 Sept 2024; Scoresheet updated 9 Sept 2025)

Block	Henderson
Size of Block (Ha)	37.1
Landscapes Region	Northern & Yorke
BCM Region	Northern Agricultural & Yorke Peninsula
IBRA Association	Innes
IBRA Subregion	Southern Yorke

ASSESSOR(S) (Insert Full Name/s)	Grant Fleming
DATE OF ASSESSMENT	30/12/2025

Map of the Block (Including the Sites)



Landscape Context Scores

Landscape Context Scores		% native veg. remaining in IBRA Assoc.		52	
		% native veg. remaining in IBRA subregion		18	
		0 - 10% = 0.05 pts; >10-20% = 0.04 pts; >20-30% = 0.03 pts;			
		>30-60% = 0.02 pts; > 60 = 0 pts		Score	0.06
		Score received for both IBRA assoc. and subregion then summed			
Percent Vegetation Cover (5km radius) (%)		19			
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					
Score		0.04			
Block Shape Cleared perimeter:Area (km/km2)					
Cleared Perimeter (m) =		1850			
Cleared Perimeter to area ratio		4.99			
<6 = 0.03 pts; 6 to <12 = 0.02 pts; 12 to <18 = 0.01 pt					
Score		0.03			
<i>Note; Blocks will score a minimum Landscape Context Score of 1</i>					
% native veg. protected IBRA Assoc.		49			
0-10% = 0.03 pts; >10-20% = 0.02 pts; >20-40% = 0.01 pt;					
>40% = 0		Score		0	
Wetland or Riparian Habitat present					
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			
LANDSCAPE CONTEXT SCORE (max 1.25)		1.13			

Note; Blocks will score a minimum Landscape Context Score of 1

[illegible]

[illegible]

Vegetation Condition Scores

SITE:	Henderson
BCM COMMUNITY	YP 6 Coastal & Sub coastal Mallee with a Dense Shrub Understorey
VEGETATION ASSOCIATION DESCRIPTION	<i>Very Open Mallee</i>
SIZE OF SITE (Ha)	0.0144

Benchmarked attributes

(Scores determined by comparing to a Benchmark community)

Number of Native Species (Minus herbaceous annuals for spring Surveys)	16
Native Plant Species Diversity Score (max 30) from benchmark score <i>weighted by a factor of 2</i>	12.0

Number of regenerating native species	3
Regeneration Score (max 12) from benchmark community weighted by a factor of 1.5	4.5

Weed species (Top 5 Cover x Invasiveness)	Cover (max 6)	Weed Threat Rating (max 5)	C x I
<i>Avena barbata</i>	4	2	8
<i>Euphorbia terracina</i>	3	3	9
<i>Lagurus ovatus</i>	4	2	8
<i>Asphodelus fistulosus</i>	2	2	4
<i>Lycium ferocissimum</i>	2	4	8
	Cover x Threat		37
Weed Score (max 15) from benchmark community			0

Native Plant Life Forms	Cover rating
Trees > 15m	0
Trees 5 - 15 m	0
Trees < 5m	0
Mallee > 5m	2
Mallee < 5m	0
Shrubs > 2m	2
Shrubs 0.5 - 2m	2
Shrubs <0.5m	1
Forbs	0
Mat Plants	2
Grasses > 0.2m	0
Grasses < 0.2m	0
Sedges > 1m	0
Sedges < 1m	1
Hummock grasses	0
Vines, scramblers	1
Mistletoe	1
Ferns	0
Grass-tree	0
Total	12

Native Plant Life Forms (max 20) from benchmark score weighted by a factor of 2

10.0

Non-Benchmarked Attributes

(Scores determined from direct field observations)

Native:exotic Understorey biomass Score (max 5)	2
---	---

Is the community naturally treeless?	☐
Fallen Timber/Debris (max 5)	0.5
Hollow-bearing trees Score (max 5)	0
Mature Tree Score (max 8)	2
Tree Canopy Cover Score (max 5)	1

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

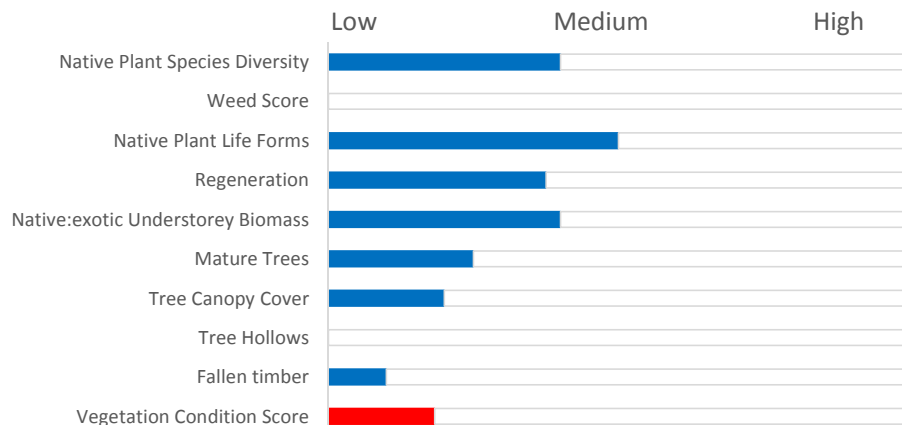
29.00

$$\text{Negative Vegetation Attributes Score} = (15 - \text{Weeds}) + ((10 - \text{Biomass score} - \text{Tree Canopy Cover Score}) \exp 2/2)$$

39.50

VEGETATION CONDITION SCORE (Positive veg attributes x ((80 - Negative vegetation attributes) / 80))

14.68



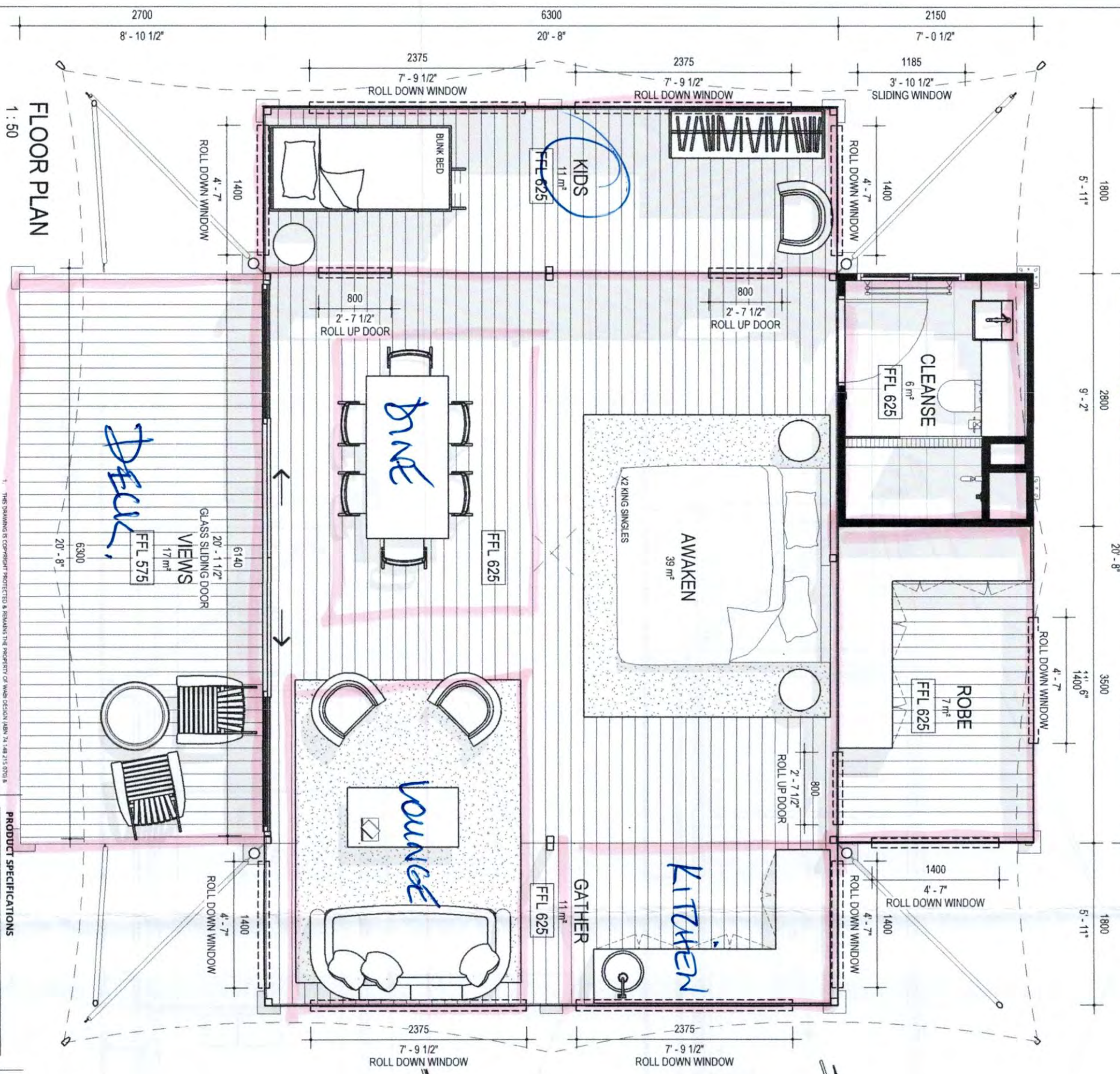
Conservation Significance Score

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)		☐	
State (Provisional List of Threatened Ecosystems of SA) Vulnerable community (0.2 pts)		☐	
State (Provisional List of Threatened Ecosystems of SA) Endangered community (0.3 pts)		☐	
Nationally (EPBC Act) Vulnerable community (0.35 pts)		☐	
Nationally (EPBC Act) Endangered or Critically Endangered community (0.4 pts)		☐	
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	
<i>*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.</i>			
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	
<i>*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.</i>			
State Rare species observed or locally recorded (1 pt each)		0	
State Vulnerable species observed or locally recorded (2.5 pt each)		1	
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		2.5	
Threatened Fauna Score		0.04	
CONSERVATION SIGNIFICANCE SCORE		1.04	
Total Scores for the Site			
	Score		
LANDSCAPE CONTEXT SCORE	1.13		
VEGETATION CONDITION SCORE	14.68		
CONSERVATION SIGNIFICANCE SCORE	1.04		
Vegetation Condition x Landscape Context x Conservation Significance =			
UNIT BIODIVERSITY SCORE		17.25	
Total Biodiversity Score (Biodiversity Score x hectares)		0.25	
Photo Point and Vegetation Survey Location		Direction of the Photo	
		South	
		GPS Reference	
		Datum	WGS84
		Zone (52, 53 or 54)	54
		Easting (6 digits)	706472
		Northing (7 digits)	6107185
Description	Star dropper marks centre of glamping location inland of coastal dunes on previously cleared land that was direct seeded in 2015.		

SEB Offset Calculations (when a proposed clearance site is assessed)	
SEB Points required for offset	
Loss Factor	1.0
Loadings for clearance of protected areas	
Reductions for rehabilitation of impact site	0.5
SEB Uplift Factor	1.10
Total SEB Points Required	0.14
SEB - Payment in the Native Vegetation Fund	
SEB Points of Gain/ha Factor	7.0
Approximate SEB hectares required	0.02
Management Cost Factor (\$/ha)	\$25,408
Economies of Scale Factor	0.5
Mean annual rainfall for the site (mm)	424
Payment into the Fund (GST exclusive)	\$107.73
Administration fee (GST inclusive)	\$5.93
Total Payment Required	\$113.66

7.4 Glamping tent & residence details

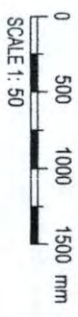
6.3m Tent



FLOOR PLAN
1:50

3D VIEW FRONT

3D VIEW REAR



1. THIS DRAWING IS A PROFESSIONAL DESIGN AND THE PROPERTY OF ECO STRUCTURES AUSTRALIA. IT IS TO BE USED FOR THE PROJECT ONLY AND NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF ECO STRUCTURES AUSTRALIA.
2. READ THE DRAWING CAREFULLY IN REFERENCE TO THE SCALE AND DIMENSIONS IN mm U.O.N.
3. BUILDING TO CHECK AND CORRECT ALL DIMENSIONS, LEVELS & DETAILS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. THE DRAWING TO BE READ IN CONJUNCTION WITH ALL BUILDING DESIGN DRAWINGS, ARCHITECTURAL SPECIFICATIONS, ALL CONSULTANTS DRAWINGS AND SPECIFICATIONS & MANUFACTURERS' INSTRUCTIONS.
5. ALL WORKMANSHIP & MATERIALS TO BE IN ACCORDANCE WITH THE MOST CURRENT BUILDING REGULATIONS, S.A.A. CODES & AUSTRALIAN STANDARDS.
6. THE FINAL DESIGN AND CONSTRUCTION OF THE TENT IS SUBJECT TO THE APPROVAL OF THE LOCAL COUNCIL.
7. THE FINAL DESIGN AND CONSTRUCTION OF THE TENT IS SUBJECT TO THE APPROVAL OF THE LOCAL COUNCIL.
8. THE FINAL DESIGN AND CONSTRUCTION OF THE TENT IS SUBJECT TO THE APPROVAL OF THE LOCAL COUNCIL.

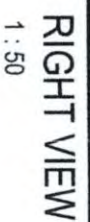
PRODUCT SPECIFICATIONS
CANVAS COLOUR:
PVC COLOUR:
DECKING BOARDS:
VINYL:
GLASS SLIDING DOOR:

DESIGN APPROVAL
WE AUTHORISE ECO STRUCTURES TO PROGRESS WITH MANUFACTURING DRAWINGS.
OWNER:.....
SIGNATURE:.....
DATE:.....

PROJECT:
6.3m Tent - Option 58 Sliding
ADDRESS:.....
CLIENT:.....

AA DRAWINGS		DATE & DESCRIPTION	
DRAWN	SCALE @ A3		
MR	1: 50		
PROJECT NO.	FLOOR PLAN & 3D VIEWS		
DRAWING NO.	AA10		

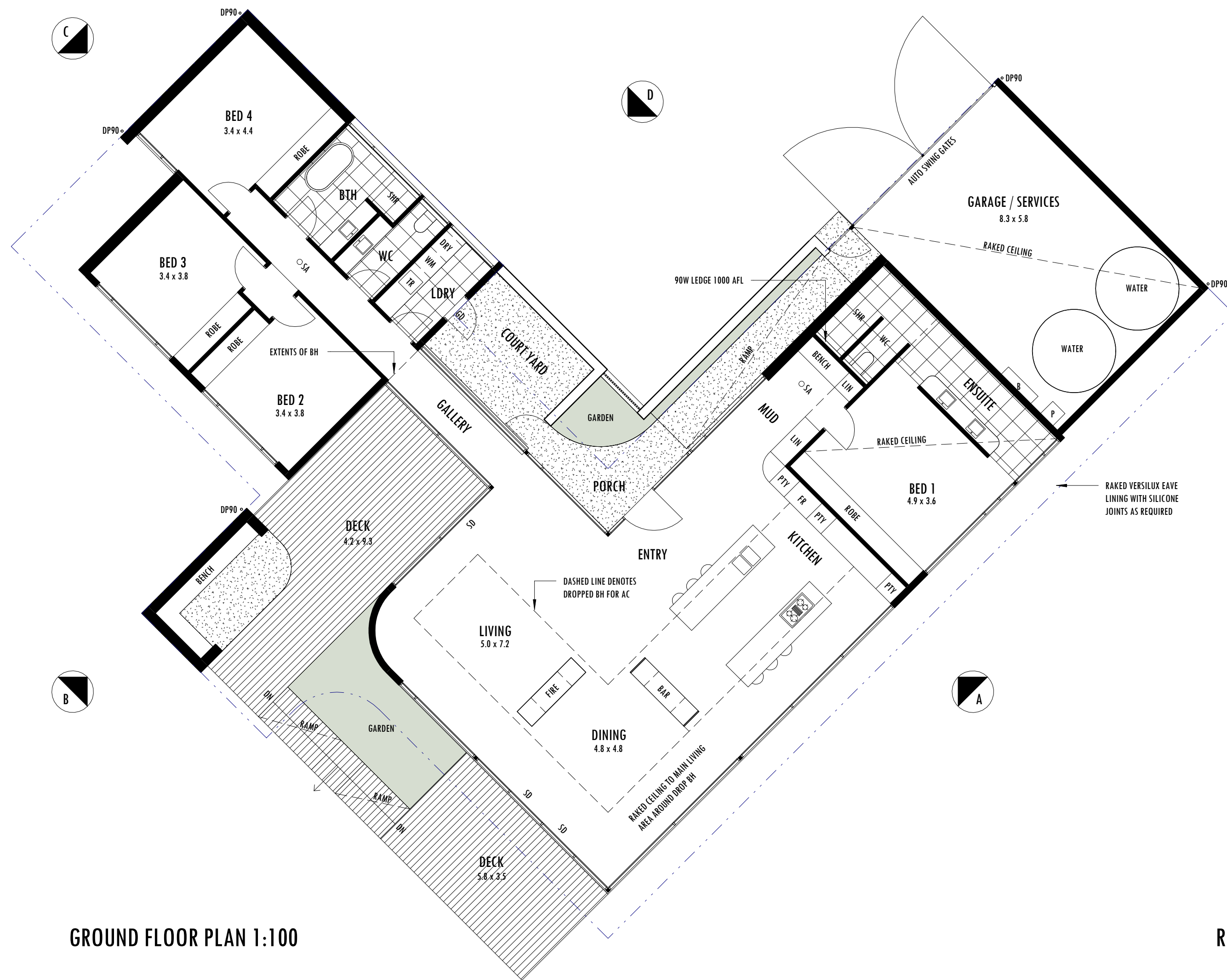
APPROX HEIGHT OF CEILING (4350)



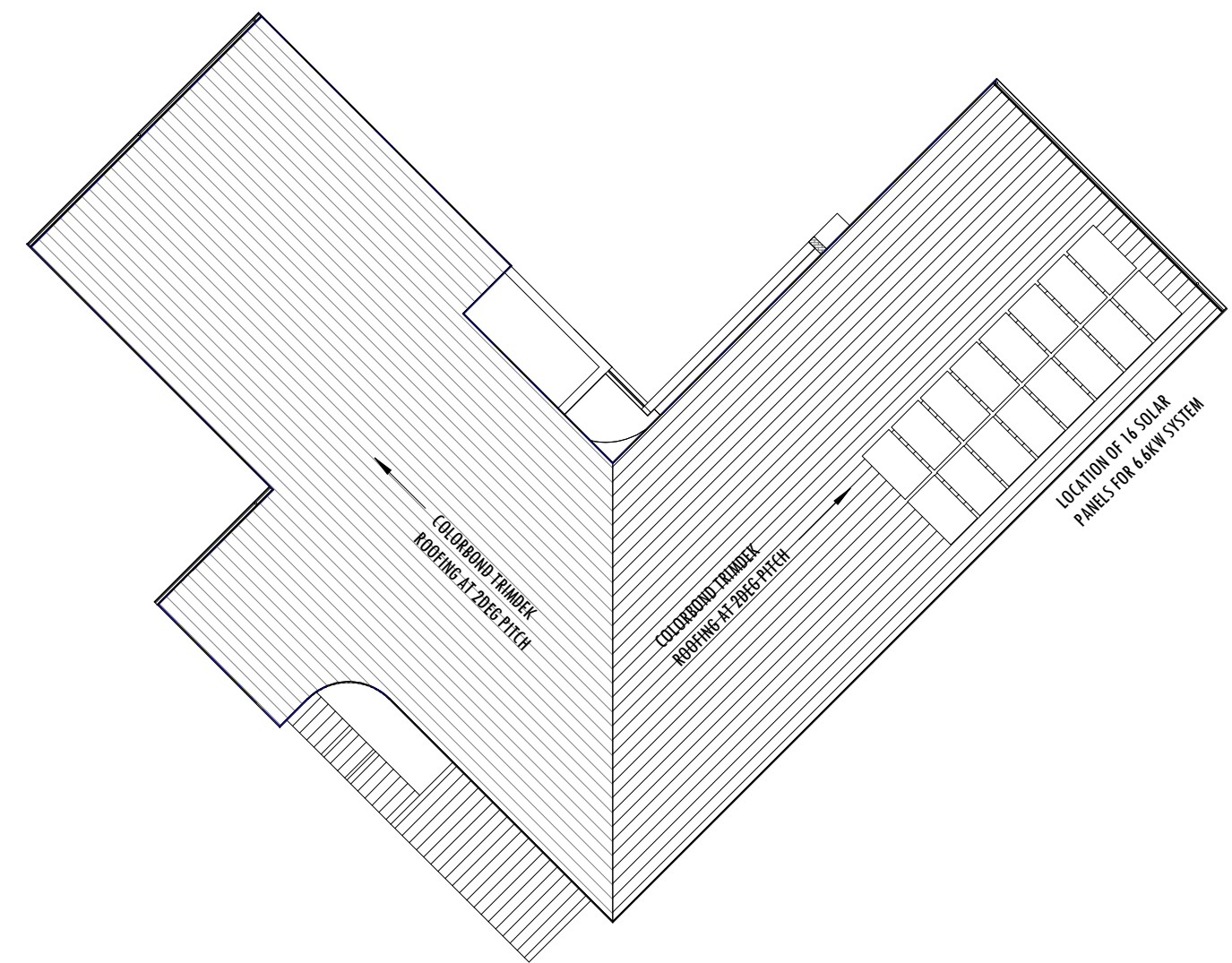
APPROX HEIGHT OF CEILING (4350)



- DRAWING



GROUND FLOOR PLAN 1:100



ROOF PLAN 1:200

CLIENT	AREAS	
XENIA DOORENBOSCH / HENRY BUCKETT 2794 SOUTH COAST RD FOUL BAY PAGE 5 FLOOR PLAN PLANNING ISSUE A 060625	LIVING	- 253
	CARPORT - SERVICES	- 51
	PORCH - RAMP	- 38
	DECKING	- 67
	TOTAL	- 409



EXTERNAL FINISHES

- ROOFING - COLORBOND TRIMDEK - (CB BASALT)
- COLORBOND CAPPINGS AND FLASHINGS - (CB NIGHT SKY)
- ALUMINIUM FRAME WINDOWS AND DOORS - (BLACK)
- PAINTED METAL SCREENS AND GATES - (BLACK)
- TIMBER DECKING - (OILED MERBAU)
- RENDEX BANDS - TEXTURE COATED - (CHARCOAL GREY)
- MODINEX ALU SELECTA CLADDING - DARK CEDAR - OR ALIKE
- FACE BRICKWORK - PGH DRY PRESSED TINTO CREAM



CLIENT	
XENIA DOORENBOSCH / HENRY BUCKETT 2794 SOUTH COAST RD FOUL BAY PAGE 1 PERSPECTIVES PLANNING ISSUE A 060625	