

From: [Farmer, Peter \(DEW\)](#)
To: [Grant Fleming](#)
Cc: [Ben Victory](#); guy.henderson@astutemarketing.com.au
Subject: RE: Requested Information Application ID 24036351
Date: Monday, 27 April 2026 9:31:51 AM
Attachments: [image001.png](#)

You don't often get email from peter.farmer@sa.gov.au. [Learn why this is important](#)

OFFICIAL

Hi Grant,

Received thank you.

Cheers

Peter Farmer

Native Vegetation Officer – Assessments and Compliance
Native Vegetation Branch | Biodiversity and Nature Economy Division
Department for Environment and Water
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DEW supports a flexible workplace

MON (external)	TUE (office)	WED (office)	THU (external)	FRI (external)

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From: Grant Fleming <grant.fleming@gfenvironmental.com.au>
Sent: Sunday, 26 April 2026 10:50 PM
To: Farmer, Peter (DEW) <Peter.Farmer@sa.gov.au>
Cc: bvictory@urps.com.au; guy.henderson@astutemarketing.com.au
Subject: Requested Information Application ID 24036351

Hi Peter,

I have attached the spreadsheets used in the Data Report and a folder with the relevant GIS files – regarding application identification number: 24036351 for 2794 South Coast Road, Foul Bay SA.

Please let me know if you need anything else.

Cheers,

Grant

Grant Fleming

Principal Environmental Scientist

Transparentbackground



Grant Fleming Environmental

SEB Points Provided' Calculations

Answer these questions when assessing a site within a proposed SEB area

Refer to the SEB Guide (section on 'Adjust the SEB Points of Gain') for more information

Assessment of SEB site - On ground

What is the risk of decline or loss of vegetation in the next 20 years?

Has stock grazing been absent from the site for 10 or more years (and cannot be introduced without approval from the NVC)?	
Is the land subject to zoning or a dedication that is generally restrictive of development activities (e.g. conservation zone, recreation or open space zoning or crown land dedication)?	
There are no, or only very minimal, threats identified that would result in the decline of the vegetation condition (excluding threats beyond the control of the SEB offset provider such as climate change).	
Is the land subject to legally binding obligations (contractual or legislated) that provide an existing level of protection for the native vegetation (e.g. restricts the use of the land or prevents the vegetation from being harmed) that is additional to the protections provided by the Native Vegetation Act 1991?	

Likely % Loss

6.2%

Standard

Will the proposed SEB area be subject to management actions that are clearly and significantly in excess of the standard requirements as set out in the SEB Policy?

Will a very high standard of revegetation be conducted, including the establishment of a very high proportion of the species diversity which would be expected within the relevant vegetation community, and all strata (which should be present) represented including grasses, sedges, herbs and ground cover plants?	
Will fencing be installed (in excess of the standard stock exclusion fencing) in order to exclude introduced species or excessive herbivory by native and introduced fauna?	
Will intensive and substantial management of threatened flora or fauna be undertaken which is not required in association with the proposed clearance for which the SEB is being provided?	

Are the proposed management actions and their scale of impact already required by duty of care or legislation?

Only minimal management actions have been committed to in the proposed SEB management plan, such as minimal control of species declared for control under the <i>Landscapes SA Act 2019</i> .	
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Are the management interventions practically difficult to achieve or is the recovery of the vegetation likely to be inhibited in some way?

Are there management issues, beyond the control of the SEB offset provider, that are technically or practically difficult to address preventing them from being managed to their fullest possible extent (e.g. weed infestations within difficult to access terrain)?	
Are there physical or environmental constraints which are likely to significantly impede the rehabilitation of vegetation and slow the rate of recovery? This may include compacted soils or altered soil chemistry (e.g. high nutrients/salinity issues) where the issue will continue or increase, significant erosion that cannot be controlled without impacting native vegetation or extensive die-back or plant diseases.	

Likely Improvement Due to Management

13.064

Standard

In relation to sites requiring substantial revegetation, is it highly likely that a good outcome will be achieved?

Does the applicant (or site manager/contractor) have significant experience and capability with sufficient resources in delivering habitat reconstruction (revegetation) projects?	
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Are there other risk factors which make the outcome uncertain? *NVB assessment only*

Is the applicant proposing novel management actions and the outcomes are uncertain? Are there other issues that pose risks to the delivery of the offset that are not already addressed by the above questions?	
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Likelihood of Achieving the Outcome

24.7%

Standard

Future Negative UBS Score	16.18
Future Positive UBS Score	21.04
UBS Gain Score	4.86
Estimate of SEB Points provided	1.36

This is an estimate only and will be subject to review and verification by the Native Vegetation Council.

If you answered 'yes' to any question, provide justification in the Data Report

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

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)	0.0144

Benchmarked attributes

(Scores determined by comparing to a Benchmark community)

				Native Plant Life Forms	Cover rating
Number of Native Species (Minus herbaceous annuals for spring Surveys)	16			Trees > 15m	0
Native Plant Species Diversity Score (max 30) from benchmark score <i>weighted by a factor of 2</i>	12.0			Trees 5 - 15 m	0
				Trees < 5m	0
				Mallee > 5m	2
				Mallee < 5m	0
Number of regenerating native species	3			Shrubs > 2m	2
Regeneration Score (max 12) from benchmark community weighted by a factor of 1.5	4.5			Shrubs 0.5 - 2m	2
				Shrubs <0.5m	1
				Forbs	0
Weed species (Top 5 Cover x Invasiveness)	Cover (max 6)	Weed Threat Rating (max 5)	C x I	Mat Plants	2
<i>Avena barbata</i>	4	2	8	Grasses > 0.2m	0
<i>Euphorbia terracina</i>	3	3	9	Grasses < 0.2m	0
<i>Lagurus ovatus</i>	4	2	8	Sedges > 1m	0
<i>Asphodelus fistulosus</i>	2	2	4	Sedges < 1m	1
<i>Lycium ferocissimum</i>	2	4	8	Hummock grasses	0
	Cover x Threat		37	Vines, scramblers	1
Weed Score (max 15) from benchmark community			0	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	<i>Is the community naturally treeless?</i>	☐
		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

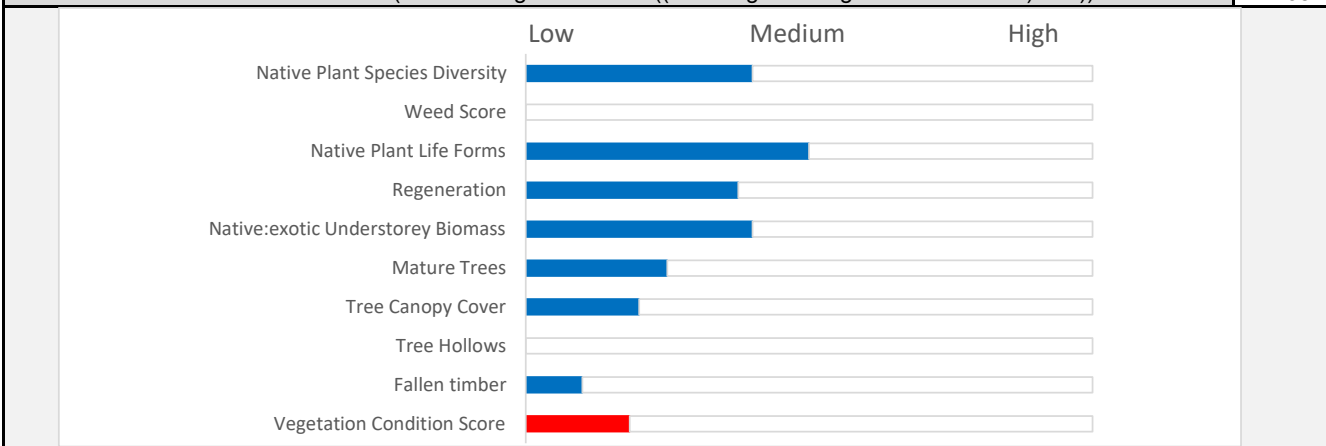
Positive Vegetation Attributes Score = Native species diversity + Regeneration + Native Plant Life Forms
Fallen timber/debris + Hollow-bearing trees

- 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

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

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



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
*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.			
State Rare species recorded (1 pt each)			0
State Vulnerable species recorded (2.5 pt each)			0
State Endangered recorded (5 pts each)			0
Nationally Vulnerable species recorded (10 pts each)			0
Nationally Endangered or Critically endangered species recorded (20 pts each)			0
0 = 0 pts; <2 = 0.04 pts; 2 - <5 = 0.08 pts; 5 - <10 = 0.12 pts; 10 - <20 = 0.16 pts; 20 or > = 0.2 pts			0
Threatened Flora Score			0
Potential habitat for Threatened Fauna Species (number observed or previously recorded)			Number
*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.			
State Rare species observed or locally recorded (1 pt each)			0
State Vulnerable species observed or locally recorded (2.5 pt each)			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	Vegetation Condition x Landscape Context x Conservation Significance =	
LANDSCAPE CONTEXT SCORE	1.13	UNIT BIODIVERSITY SCORE	
VEGETATION CONDITION SCORE	14.68	17.25	
CONSERVATION SIGNIFICANCE SCORE	1.04	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.			

[illegible]

[illegible]

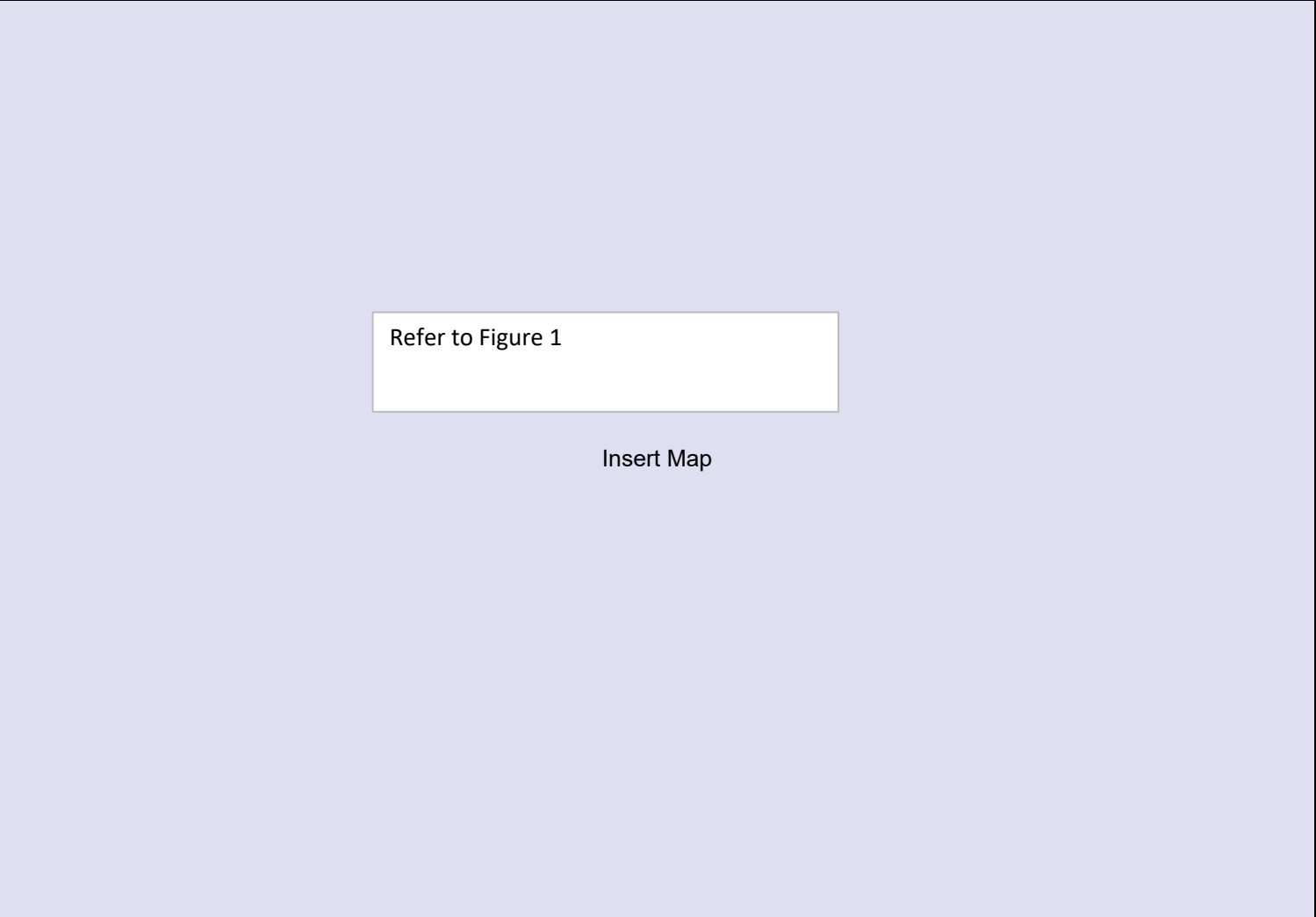
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Block	Henderson
Size of Block (Ha)	37.1
Landscapes Region	Northern & Yorke
BCM Region	Northern Agricultural & Yorke Peninsula
IBRA Association	Innes
IBRA Subregion	Southern Yorke

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	Score0.06
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

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

% 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	Score0.06
Score received for both IBRA assoc. and subregion then summed	

% native veg. protected IBRA Assoc.	49
0-10% = 0.03 pts; >10-20% = 0.02 pts; >20-40% = 0.01 pt;	
>40% = 0	Score0

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
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SEB Points Provided' Calculations

Answer these questions when assessing a site within a proposed SEB area

Refer to the SEB Guide (section on 'Adjust the SEB Points of Gain') for more information

Assessment of SEB site - On ground

What is the risk of decline or loss of vegetation in the next 20 years?

Has stock grazing been absent from the site for 10 or more years (and cannot be introduced without approval from the NVC)?	
Is the land subject to zoning or a dedication that is generally restrictive of development activities (e.g. conservation zone, recreation or open space zoning or crown land dedication)?	
There are no, or only very minimal, threats identified that would result in the decline of the vegetation condition (excluding threats beyond the control of the SEB offset provider such as climate change).	
Is the land subject to legally binding obligations (contractual or legislated) that provide an existing level of protection for the native vegetation (e.g. restricts the use of the land or prevents the vegetation from being harmed) that is additional to the protections provided by the Native Vegetation Act 1991?	

Likely % Loss

6.9%

Standard

Will the proposed SEB area be subject to management actions that are clearly and significantly in excess of the standard requirements as set out in the SEB Policy?

Will a very high standard of revegetation be conducted, including the establishment of a very high proportion of the species diversity which would be expected within the relevant vegetation community, and all strata (which should be present) represented including grasses, sedges, herbs and ground cover plants?	
Will fencing be installed (in excess of the standard stock exclusion fencing) in order to exclude introduced species or excessive herbivory by native and introduced fauna?	
Will intensive and substantial management of threatened flora or fauna be undertaken which is not required in association with the proposed clearance for which the SEB is being provided?	

Are the proposed management actions and their scale of impact already required by duty of care or legislation?

Only minimal management actions have been committed to in the proposed SEB management plan, such as minimal control of species declared for control under the <i>Landscapes SA Act 2019</i> .	
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Are the management interventions practically difficult to achieve or is the recovery of the vegetation likely to be inhibited in some way?

Are there management issues, beyond the control of the SEB offset provider, that are technically or practically difficult to address preventing them from being managed to their fullest possible extent (e.g. weed infestations within difficult to access terrain)?	
Are there physical or environmental constraints which are likely to significantly impede the rehabilitation of vegetation and slow the rate of recovery? This may include compacted soils or altered soil chemistry (e.g. high nutrients/salinity issues) where the issue will continue or increase, significant erosion that cannot be controlled without impacting native vegetation or extensive die-back or plant diseases.	

Likely Improvement Due to Management

14.694

Standard

In relation to sites requiring substantial revegetation, is it highly likely that a good outcome will be achieved?

Does the applicant (or site manager/contractor) have significant experience and capability with sufficient resources in delivering habitat reconstruction (revegetation) projects?	
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Are there other risk factors which make the outcome uncertain? *NVB assessment only*

Is the applicant proposing novel management actions and the outcomes are uncertain? Are there other issues that pose risks to the delivery of the offset that are not already addressed by the above questions?	
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Likelihood of Achieving the Outcome

16.5%

Standard

Future Negative UBS Score	7.14
Future Positive UBS Score	10.52
UBS Gain Score	3.38
Estimate of SEB Points provided	0.83

This is an estimate only and will be subject to review and verification by the Native Vegetation Council.

If you answered 'yes' to any question, provide justification in the Data Report

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

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	<i>Very Open Shrubland</i>
SIZE OF SITE (Ha)	0.2453

Benchmarked attributes

(Scores determined by comparing to a Benchmark community)

				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)

Native:exotic Understorey biomass Score (max 5)		1	<i>Is the community naturally treeless?</i>	☐
			Fallen Timber/Debris (max 5)	0
			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

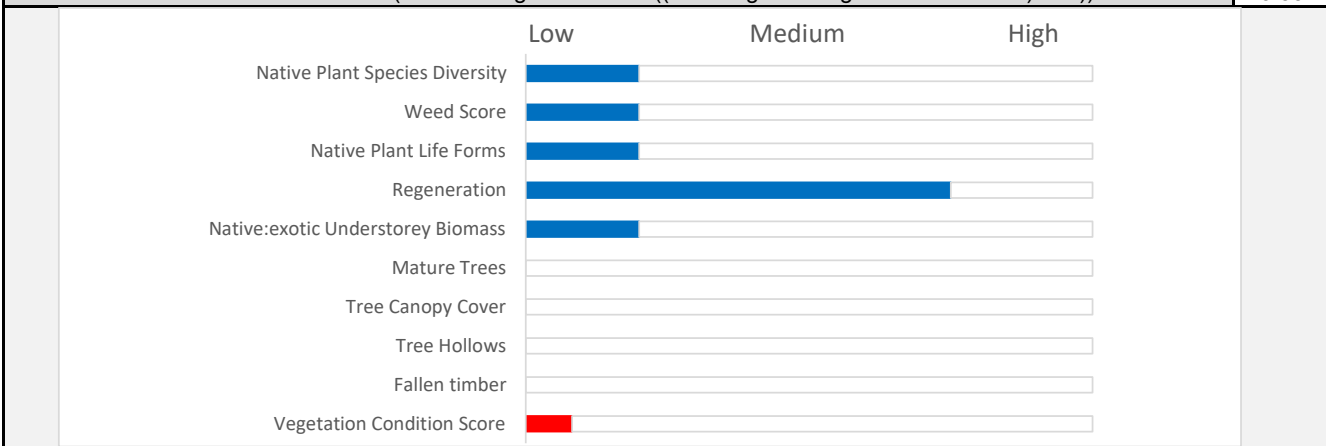
- If the community is naturally treeless this score is multiplied by 1.29

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

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

19.00

52.50

6.53

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
*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.			
State Rare species recorded (1 pt each)			0
State Vulnerable species recorded (2.5 pt each)			0
State Endangered recorded (5 pts each)			0
Nationally Vulnerable species recorded (10 pts each)			0
Nationally Endangered or Critically endangered species recorded (20 pts each)			0
0 = 0 pts; <2 = 0.04 pts; 2 - <5 = 0.08 pts; 5 - <10 = 0.12 pts; 10 - <20 = 0.16 pts; 20 or > = 0.2 pts			0
Threatened Flora Score			0
Potential habitat for Threatened Fauna Species (number observed or previously recorded)			Number
*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.			
State Rare species observed or locally recorded (1 pt each)			0
State Vulnerable species observed or locally recorded (2.5 pt each)			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	Vegetation Condition x Landscape Context x Conservation Significance =	
LANDSCAPE CONTEXT SCORE	1.13	UNIT BIODIVERSITY SCORE	7.67
VEGETATION CONDITION SCORE	6.53	Total Biodiversity Score	
CONSERVATION SIGNIFICANCE SCORE	1.04	(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.			

[illegible]

[illegible]

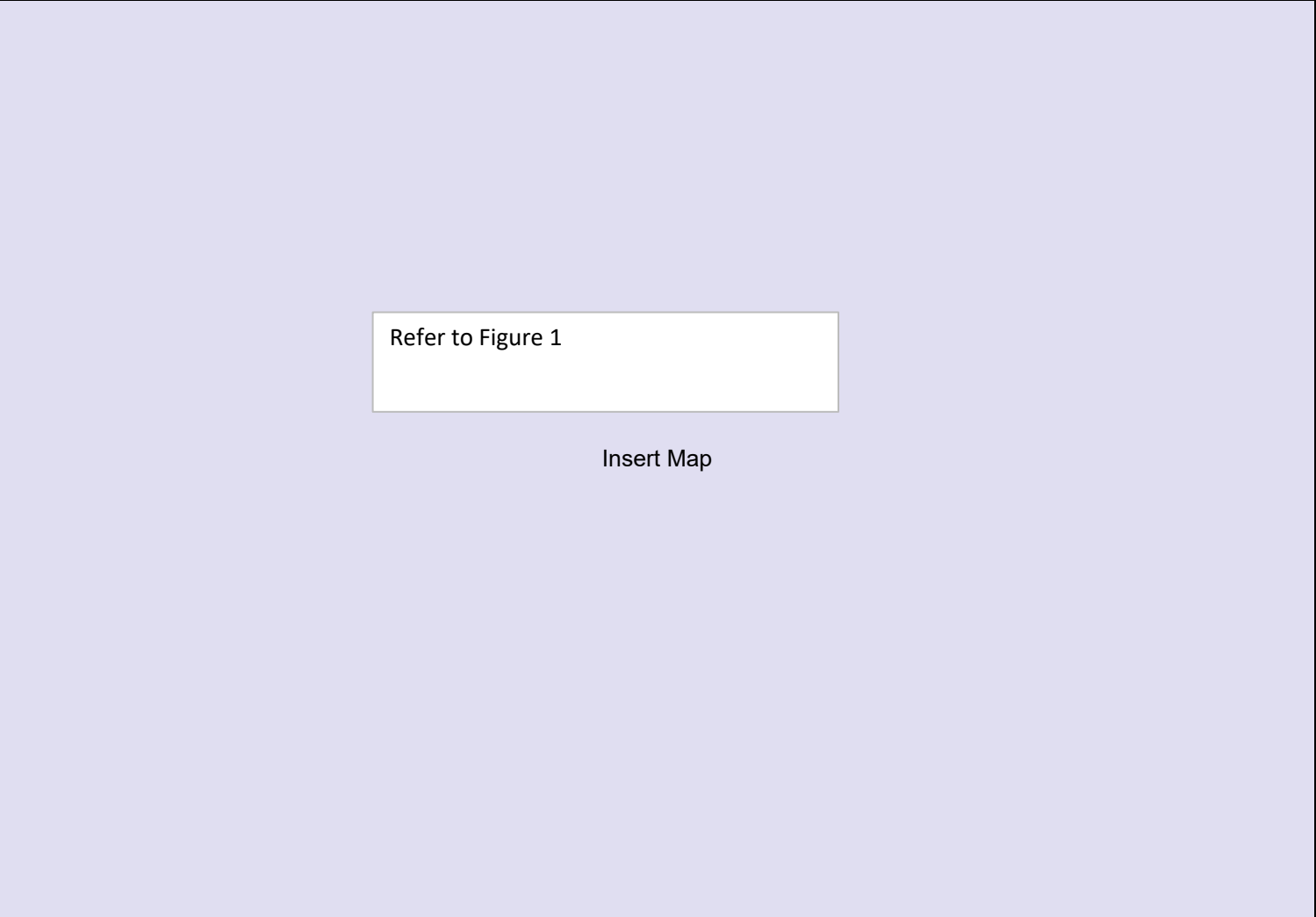
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Block	Henderson
Size of Block (Ha)	37.1
Landscapes Region	Northern & Yorke
BCM Region	Northern Agricultural & Yorke Peninsula
IBRA Association	Innes
IBRA Subregion	Southern Yorke

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	Score0.06
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

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

% 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	Score0.06
Score received for both IBRA assoc. and subregion then summed	

% native veg. protected IBRA Assoc.	49
0-10% = 0.03 pts; >10-20% = 0.02 pts; >20-40% = 0.01 pt;	
>40% = 0	Score0

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
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SEB Points Provided' Calculations

Answer these questions when assessing a site within a proposed SEB area

Refer to the SEB Guide (section on 'Adjust the SEB Points of Gain') for more information

Assessment of SEB site - On ground

What is the risk of decline or loss of vegetation in the next 20 years?

Has stock grazing been absent from the site for 10 or more years (and cannot be introduced without approval from the NVC)?	
Is the land subject to zoning or a dedication that is generally restrictive of development activities (e.g. conservation zone, recreation or open space zoning or crown land dedication)?	
There are no, or only very minimal, threats identified that would result in the decline of the vegetation condition (excluding threats beyond the control of the SEB offset provider such as climate change).	
Is the land subject to legally binding obligations (contractual or legislated) that provide an existing level of protection for the native vegetation (e.g. restricts the use of the land or prevents the vegetation from being harmed) that is additional to the protections provided by the Native Vegetation Act 1991?	

Likely % Loss 6.2% Standard

Will the proposed SEB area be subject to management actions that are clearly and significantly in excess of the standard requirements as set out in the SEB Policy?

Will a very high standard of revegetation be conducted, including the establishment of a very high proportion of the species diversity which would be expected within the relevant vegetation community, and all strata (which should be present) represented including grasses, sedges, herbs and ground cover plants?	
Will fencing be installed (in excess of the standard stock exclusion fencing) in order to exclude introduced species or excessive herbivory by native and introduced fauna?	
Will intensive and substantial management of threatened flora or fauna be undertaken which is not required in association with the proposed clearance for which the SEB is being provided?	

Are the proposed management actions and their scale of impact already required by duty of care or legislation?

Only minimal management actions have been committed to in the proposed SEB management plan, such as minimal control of species declared for control under the <i>Landscapes SA Act 2019</i> .	
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Are the management interventions practically difficult to achieve or is the recovery of the vegetation likely to be inhibited in some way?

Are there management issues, beyond the control of the SEB offset provider, that are technically or practically difficult to address preventing them from being managed to their fullest possible extent (e.g. weed infestations within difficult to access terrain)?	
Are there physical or environmental constraints which are likely to significantly impede the rehabilitation of vegetation and slow the rate of recovery? This may include compacted soils or altered soil chemistry (e.g. high nutrients/salinity issues) where the issue will continue or increase, significant erosion that cannot be controlled without impacting native vegetation or extensive die-back or plant diseases.	

Likely Improvement Due to Management 13.064 Standard

In relation to sites requiring substantial revegetation, is it highly likely that a good outcome will be achieved?

Does the applicant (or site manager/contractor) have significant experience and capability with sufficient resources in delivering habitat reconstruction (revegetation) projects?	
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Are there other risk factors which make the outcome uncertain? *NVB assessment only*

Is the applicant proposing novel management actions and the outcomes are uncertain? Are there other issues that pose risks to the delivery of the offset that are not already addressed by the above questions?	
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Likelihood of Achieving the Outcome 24.7% Standard

Future Negative UBS Score	16.18
Future Positive UBS Score	21.04
UBS Gain Score	4.86
Estimate of SEB Points provided	0.07

This is an estimate only and will be subject to review and verification by the Native Vegetation Council.

If you answered 'yes' to any question, provide justification in the Data Report

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

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)	0.0144

Benchmarked attributes

(Scores determined by comparing to a Benchmark community)

				Native Plant Life Forms	Cover rating
Number of Native Species (Minus herbaceous annuals for spring Surveys)	16			Trees > 15m	0
Native Plant Species Diversity Score (max 30) from benchmark score <i>weighted by a factor of 2</i>	12.0			Trees 5 - 15 m	0
				Trees < 5m	0
				Mallee > 5m	2
				Mallee < 5m	0
Number of regenerating native species	3			Shrubs > 2m	2
Regeneration Score (max 12) from benchmark community weighted by a factor of 1.5	4.5			Shrubs 0.5 - 2m	2
				Shrubs <0.5m	1
				Forbs	0
Weed species (Top 5 Cover x Invasiveness)	Cover (max 6)	Weed Threat Rating (max 5)	C x I	Mat Plants	2
<i>Avena barbata</i>	4	2	8	Grasses > 0.2m	0
<i>Euphorbia terracina</i>	3	3	9	Grasses < 0.2m	0
<i>Lagurus ovatus</i>	4	2	8	Sedges > 1m	0
<i>Asphodelus fistulosus</i>	2	2	4	Sedges < 1m	1
<i>Lycium ferocissimum</i>	2	4	8	Hummock grasses	0
	Cover x Threat		37	Vines, scramblers	1
Weed Score (max 15) from benchmark community	0			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	<i>Is the community naturally treeless?</i>	☐
		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

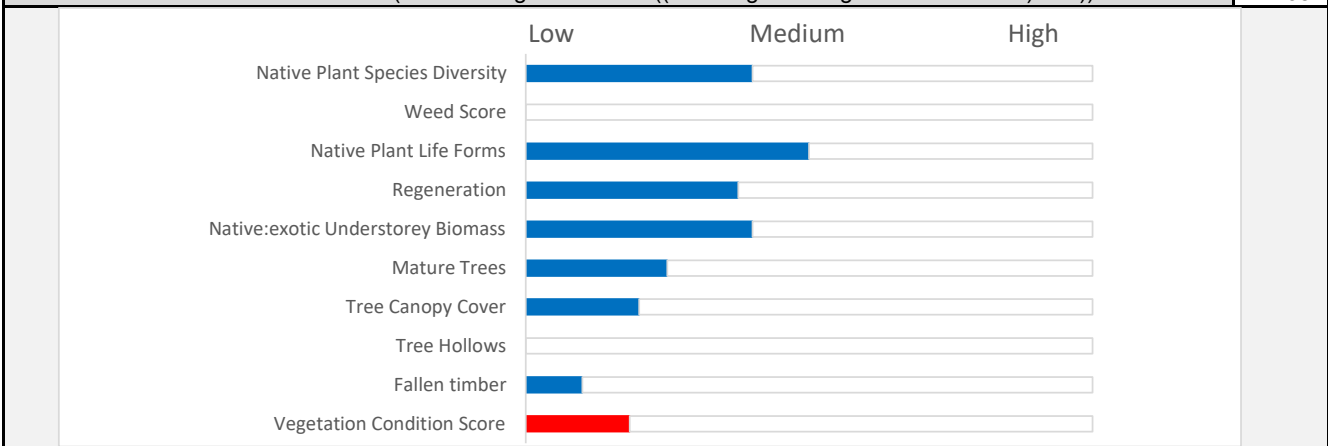
Positive Vegetation Attributes Score = Native species diversity + Regeneration + Native Plant Life Forms
Fallen timber/debris + Hollow-bearing trees

- 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

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

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



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
*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.			
State Rare species recorded (1 pt each)			0
State Vulnerable species recorded (2.5 pt each)			0
State Endangered recorded (5 pts each)			0
Nationally Vulnerable species recorded (10 pts each)			0
Nationally Endangered or Critically endangered species recorded (20 pts each)			0
0 = 0 pts; <2 = 0.04 pts; 2 - <5 = 0.08 pts; 5 - <10 = 0.12 pts; 10 - <20 = 0.16 pts; 20 or > = 0.2 pts			0
Threatened Flora Score			0
Potential habitat for Threatened Fauna Species (number observed or previously recorded)			Number
*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.			
State Rare species observed or locally recorded (1 pt each)			0
State Vulnerable species observed or locally recorded (2.5 pt each)			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	Vegetation Condition x Landscape Context x Conservation Significance =	
LANDSCAPE CONTEXT SCORE	1.13	UNIT BIODIVERSITY SCORE	
VEGETATION CONDITION SCORE	14.68	17.25	
CONSERVATION SIGNIFICANCE SCORE	1.04	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.			

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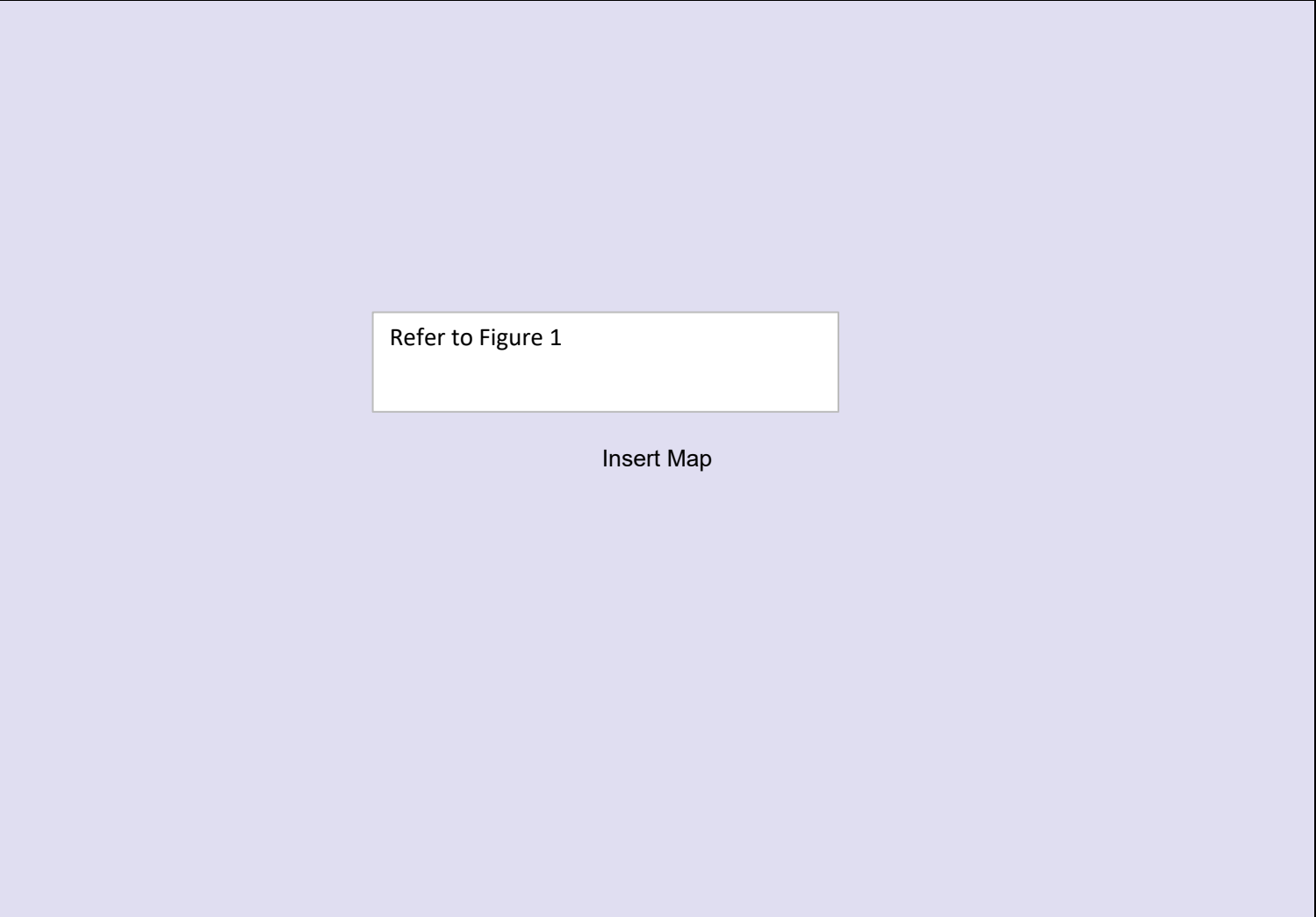
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Block	Henderson
Size of Block (Ha)	37.1
Landscapes Region	Northern & Yorke
BCM Region	Northern Agricultural & Yorke Peninsula
IBRA Association	Innes
IBRA Subregion	Southern Yorke

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	Score0.06
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

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

% native veg. protected IBRA Assoc.	49
0-10% = 0.03 pts; >10-20% = 0.02 pts; >20-40% = 0.01 pt;	
>40% = 0	Score0

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
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SEB Points Provided' Calculations

Answer these questions when assessing a site within a proposed SEB area

Refer to the SEB Guide (section on 'Adjust the SEB Points of Gain') for more information

Assessment of SEB site - On ground

What is the risk of decline or loss of vegetation in the next 20 years?

Has stock grazing been absent from the site for 10 or more years (and cannot be introduced without approval from the NVC)?	
Is the land subject to zoning or a dedication that is generally restrictive of development activities (e.g. conservation zone, recreation or open space zoning or crown land dedication)?	
There are no, or only very minimal, threats identified that would result in the decline of the vegetation condition (excluding threats beyond the control of the SEB offset provider such as climate change).	
Is the land subject to legally binding obligations (contractual or legislated) that provide an existing level of protection for the native vegetation (e.g. restricts the use of the land or prevents the vegetation from being harmed) that is additional to the protections provided by the Native Vegetation Act 1991?	

Likely % Loss 6.9% Standard

Will the proposed SEB area be subject to management actions that are clearly and significantly in excess of the standard requirements as set out in the SEB Policy?

Will a very high standard of revegetation be conducted, including the establishment of a very high proportion of the species diversity which would be expected within the relevant vegetation community, and all strata (which should be present) represented including grasses, sedges, herbs and ground cover plants?	
Will fencing be installed (in excess of the standard stock exclusion fencing) in order to exclude introduced species or excessive herbivory by native and introduced fauna?	
Will intensive and substantial management of threatened flora or fauna be undertaken which is not required in association with the proposed clearance for which the SEB is being provided?	

Are the proposed management actions and their scale of impact already required by duty of care or legislation?

Only minimal management actions have been committed to in the proposed SEB management plan, such as minimal control of species declared for control under the <i>Landscapes SA Act 2019</i> .	
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Are the management interventions practically difficult to achieve or is the recovery of the vegetation likely to be inhibited in some way?

Are there management issues, beyond the control of the SEB offset provider, that are technically or practically difficult to address preventing them from being managed to their fullest possible extent (e.g. weed infestations within difficult to access terrain)?	
Are there physical or environmental constraints which are likely to significantly impede the rehabilitation of vegetation and slow the rate of recovery? This may include compacted soils or altered soil chemistry (e.g. high nutrients/salinity issues) where the issue will continue or increase, significant erosion that cannot be controlled without impacting native vegetation or extensive die-back or plant diseases.	

Likely Improvement Due to Management 14.694 Standard

In relation to sites requiring substantial revegetation, is it highly likely that a good outcome will be achieved?

Does the applicant (or site manager/contractor) have significant experience and capability with sufficient resources in delivering habitat reconstruction (revegetation) projects?	
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Are there other risk factors which make the outcome uncertain? *NVB assessment only*

Is the applicant proposing novel management actions and the outcomes are uncertain? Are there other issues that pose risks to the delivery of the offset that are not already addressed by the above questions?	
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Likelihood of Achieving the Outcome 16.5% Standard

Future Negative UBS Score	7.14
Future Positive UBS Score	10.52
UBS Gain Score	3.38
Estimate of SEB Points provided	0.00

This is an estimate only and will be subject to review and verification by the Native Vegetation Council.

If you answered 'yes' to any question, provide justification in the Data Report

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

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)				Native Plant Life Forms	Cover rating
Number of Native Species (Minus herbaceous annuals for spring Surveys)	4			Trees > 15m	0
Native Plant Species Diversity Score (max 30) from benchmark score <i>weighted by a factor of 2</i>	6.0			Trees 5 - 15 m	0
				Trees < 5m	0
				Mallee > 5m	0
				Mallee < 5m	0
Number of regenerating native species	4			Shrubs > 2m	2
Regeneration Score (max 12) from benchmark community weighted by a factor of 1.5		9		Shrubs 0.5 - 2m	1
				Shrubs <0.5m	1
				Forbs	0
Weed species (Top 5 Cover x Invasiveness)	Cover (max 6)	Weed Threat Rating (max 5)	C x I	Mat Plants	0
<i>Sixalix atropurpurea</i>	3	3	9	Grasses > 0.2m	0
<i>Euphorbia terracina</i>	3	3	9	Grasses < 0.2m	0
<i>Iagurus ovatus</i>	3	2	6	Sedges > 1m	0
<i>Avena barbata</i>	4	2	8	Sedges < 1m	0
<i>Sisymbrium sp.</i>	3	1	3	Hummock grasses	0
	Cover x Threat		35	Vines, scramblers	0
Weed Score (max 15) from benchmark community			3	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)	1	Fallen Timber/Debris (max 5)	0
		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

	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			

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
*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.			
State Rare species recorded (1 pt each)			0
State Vulnerable species recorded (2.5 pt each)			0
State Endangered recorded (5 pts each)			0
Nationally Vulnerable species recorded (10 pts each)			0
Nationally Endangered or Critically endangered species recorded (20 pts each)			0
0 = 0 pts; <2 = 0.04 pts; 2 - <5 = 0.08 pts; 5 - <10 = 0.12 pts; 10 - <20 = 0.16 pts; 20 or > = 0.2 pts			0
Threatened Flora Score			0
Potential habitat for Threatened Fauna Species (number observed or previously recorded)			Number
*If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.			
State Rare species observed or locally recorded (1 pt each)			0
State Vulnerable species observed or locally recorded (2.5 pt each)			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	Vegetation Condition x Landscape Context x Conservation Significance =	
LANDSCAPE CONTEXT SCORE	1.13	UNIT BIODIVERSITY SCORE	7.67
VEGETATION CONDITION SCORE	6.53	Total Biodiversity Score	
CONSERVATION SIGNIFICANCE SCORE	1.04	(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.			

[illegible]

[illegible]

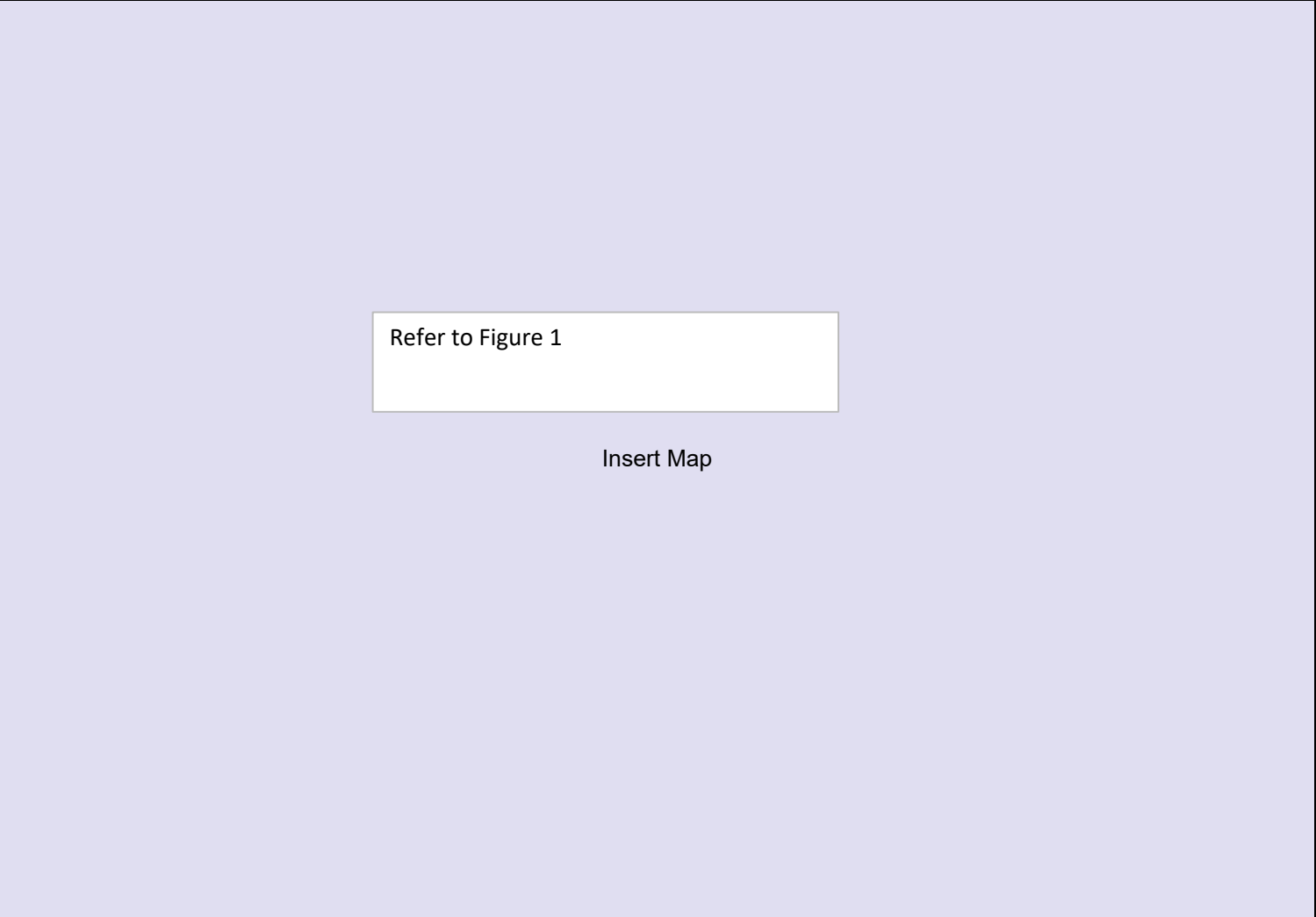
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Block	Henderson
Size of Block (Ha)	37.1
Landscapes Region	Northern & Yorke
BCM Region	Northern Agricultural & Yorke Peninsula
IBRA Association	Innes
IBRA Subregion	Southern Yorke

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	Score0.06
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

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

% native veg. protected IBRA Assoc.	49
0-10% = 0.03 pts; >10-20% = 0.02 pts; >20-40% = 0.01 pt;	
>40% = 0	Score0

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
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