WA Environmental Offsets Calculator

Step 1: Determining conservation significance

Key:

	Data to be entered
	Drop-down selection
	Automatically-generated scores

(Or, if appropriate, manual data entry permitted)

Area / feature **(Impact site)**

Conservation significance determination for the environmental value impacted		
Conservation significance	**Description**	Clearance of 38 ha of banksia woodland
	Type of environmental value	Ecological community
	Conservation significance of environmental value	Threatened ecological community - critically endangered
	Conservation significance score	**6.8%**

Please select *area* or *feature* for the calculations	**Area**

WA Environmental Offsets Calculator

Step 2: Calculating significant residual impact

Key:

	Data to be entered
	Drop-down selection
	Automatically-generated scores

Environmental value (step 1)	Clearance of 38 ha of banksia woodland

***Area* (impact site)**

Part A: Significant impact calculation
Area

	Description	Quantum of impact	
Significant impact		**Significant impact (hectares)**	38.00
		Quality (scale)	10.00
		Total quantum of impact	**38.00**

Part B: Rehabilitation credit calculation
***Area* (onsite)**

Rehabilitation Credit	**Description**	**Proposed rehabilitation (area in hectares)**	7.00	**Time until ecological benefit (years)**	3.00
		Current quality of rehabilitation site (scale)	7.00	**Confidence in rehabilitation result (%)**	70.0%
		Future quality WITHOUT rehabilitation (scale)	5.00	**Rehabilitation credit**	**1.21**
		Future quality WITH rehabilitation (scale)	8.00		

Part C: Significant residual impact calculation *Area*

Significant residual impact	**Total quantum of impact**	**38.00**
	Rehabilitation credit	**1.21**
	Significant residual impact	**36.79**

WA Environmental Offsets Calculator

Step 3: Calculating offsets

Key:

	Data to be entered
	Drop-down selection
	Automatically-generated scores

Environmental value (step 1)	Clearance of 38 ha of banksia woodland	Significant impact (step 2, part A)	38.00
		Rehabilitation credit (step 2, part B)	1.21
		Significant residual impact (step 2, part C)	36.79

Area **(offset site)**

Offset calculation *Area*							
Offsets calculation	**Description**	**Proposed offset (area in hectares)**	600.00	**Duration of offset implementation (maximum 20 years)**	20.00	**Offset value**	**283.94**
	Lot 7779 Wannamal Rd West in Cullulla	**Current quality of offset site (scale)**	8.00	**Time until offset site secured (years)**	2.00		**771.7%**
		Future quality WITHOUT offset (scale)	5.00	**Risk of future loss WITHOUT offset (%)**	40.0%		
		Future quality WITH offset (scale)	9.00	**Risk of future loss WITH offset (%)**	0.0%		
		Time until ecological benefit (years)	3.00				
		Confidence in offset result (%)	80.0%			**OFFSET ADEQUATE?**	**YES**

WA Environmental Offsets Calculator

Rationale for scores used in the offsets calculator

Environmental value to be offset			
Calculation	***Score (Area)***		***Rationale***
Conservation significance			
Description	Clearance of 38 ha of banksia woodland		Clearance can not be avoided for urban development
Type of environmental value	Ecological community		The majority of the area is a banksia woodland, Although no DRF were found, they cannot be completely excluded. The site also has potential roosting, feeding and nesting habitat for black cockatoos, however the TEC is the predominant feature
Conservation significance of environmental value	Threatened ecological community - critically endangered		Priority 3 TEC identified as black cockatoo feeding habitat, but this is a conservative estimate, as no Tuart has been found.
Landscape-level value impacted	yes/no		At a landscape level, proximity to similar areas reserved under Bush Forever, and the fragmentation of habitat is no more seriously impacted that currently.
Significant impact			
Description	0		The entirety of 38 ha may be cleared, however with further development planning, some may be preserved within Public Open Space as planning progresses
Significant impact (hectares) / Type of feature	38.00		The clearing will remove noted trees for foraging and potential nesting
Quality (scale) / Number	10.00		The existing quality is deteriororating due to invasive weeds, feral animals and unlawful use for dumping and recreation. However a very conservative number is used.
Rehabilitation credit			
Description	0		A conservation area for 7 ha includes the entirety of the mapped CCW and a 50 m buffer, plus other areas of banksia TEC
Proposed rehabilitation (area in hectares)	7.00		Rehabilitation will include weed control, drainage control and replanting, again a conservative value has been used
Current quality of rehabilitation site / Start number (of type of feature)	7.00		The current quality is similar to the rest of the site,
Future quality WITHOUT rehabilitation (scale) / Future number WITHOUT rehabilitation	5.00		Without weed removal and drainage control, the conservation area will continue to become more degraded as it has over the last 17 years.
Future quality WITH rehabilitation (scale) / Future number WITH rehabilitation	8.00		Management with weeding and feral animal control.
Time until ecological benefit (years)	3.00		
Confidence in rehabilitation result (%)	0.7		
Offset			
Description	Lot 7779 Wannamal Rd West in Cullulla		The site is mostly banksia woodland but also contains other vegetation complexes including 67.3 ha of REW and 39.8 ha of CCW
Proposed offset (area in hectares)	600.00		South eastern posrtion of the land, contiguous with another 600 ha conservation covenant immediately adjoinging Boonanarring Nature reserve
Current quality of offset site / Start number (of type of feature)	8.00		Although the site was cleared for grazing in the 1980's, it has largely regenerated to a natural state with surprisingly few weeds (if any).
Future quality WITHOUT offset (scale) / Future number WITHOUT offset	5.00		The land is lawfully able to be grazed at low density
Future quality WITH offset (scale) / Future number WITH offset	9.00		Ongoing maintenance of fire breaks, and elimination of any weeds found by routine inspection is likely to continue progressive improvement.
Time until ecological benefit (years)	3.00		
Confidence in offset result (%)	0.8		The owners have already removed feral animals and improved firebreaks.
Duration of offset implementation (maximum 20 years)	20.00		The conservation covenants registered on the title will be ostensibly in perpetuity (unless the EP Act is amended)
Time until offset site secured (years)	2.00		Assumes a surveyor is appointed to deliniate the area and lodge the DBCA-approved covenant with DOLA
Risk of future loss WITHOUT offset (%)	40.0%		The owners may elect to sell the land for lawful use for grazing.
Risk of future loss WITH offset (%)	0.0%		A coventant on the land title would preclude grazing, thus the only prospective purchasers would be people committed to land conservation.
Offset ratio (Conservation area only)	N/A		16:01

WA Environmental Offsets Calculator

Step 1: Determining conservation significance

Key:

	Data to be entered
	Drop-down selection
	Automatically-generated scores

(Or, if appropriate, manual data entry permitted)

Area / feature **(Impact site)**

Conservation significance determination for the environmental value impacted		
Conservation significance	**Description**	Clearance of 38 ha of banksia woodland
	Type of environmental value	Vegetation/habitat
	Conservation significance of environmental value	Vegetation/Habitat representative of high biodiversity
	Conservation significance score	**0.1%**

Please select *area* or *feature* for the calculations	**Area**

WA Environmental Offsets Calculator

Step 2: Calculating significant residual impact

Key:

	Data to be entered
	Drop-down selection
	Automatically-generated scores

Environmental value (step 1)	Clearance of 38 ha of banksia woodland

***Area* (impact site)**

Part A: Significant impact calculation
Area

	Description	Quantum of impact	
Significant impact		**Significant impact (hectares)**	38.00
		Quality (scale)	10.00
		Total quantum of impact	**38.00**

Part B: Rehabilitation credit calculation
***Area* (onsite)**

Rehabilitation Credit	**Description**	**Proposed rehabilitation (area in hectares)**	7.00	**Time until ecological benefit (years)**	3.00
		Current quality of rehabilitation site (scale)	7.00	**Confidence in rehabilitation result (%)**	70.0%
		Future quality WITHOUT rehabilitation (scale)	5.00	**Rehabilitation credit**	**1.47**
		Future quality WITH rehabilitation (scale)	8.00		

Part C: Significant residual impact calculation *Area*

Significant residual impact	**Total quantum of impact**	**38.00**
	Rehabilitation credit	**1.47**
	Significant residual impact	**36.53**

WA Environmental Offsets Calculator

Step 3: Calculating offsets

Key:

	Data to be entered
	Drop-down selection
	Automatically-generated scores

Environmental value (step 1)	Clearance of 38 ha of banksia woodland	Significant impact (step 2, part A)	38.00
		Rehabilitation credit (step 2, part B)	1.47
		Significant residual impact (step 2, part C)	36.53

Area **(offset site)**

Offset calculation *Area*							
Offsets calculation	**Description**	**Proposed offset (area in hectares)**	600.00	**Duration of offset implementation (maximum 20 years)**	20.00	**Offset value**	**330.42**
	Lot 7779 Wannamal Rd West in Cullulla	**Current quality of offset site (scale)**	8.00	**Time until offset site secured (years)**	2.00		**904.4%**
		Future quality WITHOUT offset (scale)	5.00	**Risk of future loss WITHOUT offset (%)**	40.0%		
		Future quality WITH offset (scale)	9.00	**Risk of future loss WITH offset (%)**	0.0%		
		Time until ecological benefit (years)	3.00				
		Confidence in offset result (%)	80.0%			**OFFSET ADEQUATE?**	**YES**

WA Environmental Offsets Calculator

Rationale for scores used in the offsets calculator

Environmental value to be offset			
Calculation	***Score (Area)***		***Rationale***
Conservation significance			
Description	Clearance of 38 ha of banksia woodland		Clearance can not be avoided for urban development. The area is not mapped as wetland.
Type of environmental value	Vegetation/habitat		The majority of the area is a banksia woodland, Although no declared rare flora nor fauna were found, they can not be completely excluded.
Conservation significance of environmental value	Vegetation/Habitat representative of high biodiversity		Area is priority 3 TEC. Parts are identified as black cockatoo feeding habitat, and possibility of nesting hollows forming in the future. DRF may be found in the future
Landscape-level value impacted	yes/no		At a landscape level, proximity to similar areas reserved under Bush Forever, and the fragmentation of habitat is no more seriously impacted that currently.
Significant impact			
Description	0		The entirety of 38 ha may be cleared, however with further development planning, some may be preserved within Public Open Space as planning progresses
Significant impact (hectares) / Type of feature	38.00		The clearing will remove noted trees for foraging and potential nesting
Quality (scale) / Number	10.00		The existing quality is deteriororating due to invasive weeds, feral animals and unlawful use for dumping and recreation. However a very conservative number is used.
Rehabilitation credit			
Description	0		A conservation area for 7 ha includes the entirety of the mapped CCW and a 50 m buffer, plus other areas of banksia TEC
Proposed rehabilitation (area in hectares)	7.00		Rehabilitation will include weed control, drainage control and replanting, again a conservative value has been used
Current quality of rehabilitation site / Start number (of type of feature)	7.00		The current quality is similar to the rest of the site,
Future quality WITHOUT rehabilitation (scale) / Future number WITHOUT rehabilitation	5.00		Without weed removal and drainage control, the conservation area will continue to become more degraded as it has over the last 17 years.
Future quality WITH rehabilitation (scale) / Future number WITH rehabilitation	8.00		Management with weeding and feral animal control.Control of groundwater into the wetland will be developed as part of the LWMS once the proposed development becomes better defined through urban planning.
Time until ecological benefit (years)	3.00		
Confidence in rehabilitation result (%)	0.7		
Offset			
Description	Lot 7779 Wannamal Rd West in Cullulla		The site is mostly banksia woodland but also contains other vegetation complexes including 67.3 ha of REW and 39.8 ha of CCW
Proposed offset (area in hectares)	600.00		South eastern portion of the land, contiguous with another 600 ha conservation covenant immediately adjoinging Boonanarring Nature Reserve
Current quality of offset site / Start number (of type of feature)	8.00		Although the site was cleared for grazing in the 1980's, it has largely regenerated to a natural state with surprisingly few weeds (if any).
Future quality WITHOUT offset (scale) / Future number WITHOUT offset	5.00		The land is lawfully able to be grazed at low density
Future quality WITH offset (scale) / Future number WITH offset	9.00		Ongoing maintenance of fire breaks, and elimination of any weeds found by routine inspection is likely to continue progressive improvement.
Time until ecological benefit (years)	3.00		
Confidence in offset result (%)	0.8		The owners have already rmoved feral animals and improved firebreaks.
Duration of offset implementation (maximum 20 years)	20.00		The conservation covenants registered on the title will be ostensibly in perpetuity (unless the EP Act is amended)
Time until offset site secured (years)	2.00		Assumes a surveyor is appointed to deliniate the area and lodge the DBCA-approved covenant with DOLA
Risk of future loss WITHOUT offset (%)	40.0%		The owners may elect to sell the land for lawful use for grazing.
Risk of future loss WITH offset (%)	0.0%		A coventant on the land title would preclude grazing, thus the only prospective purchasers would be people committed to land conservation.
Offset ratio (Conservation area only)	N/A		16:01

WA Environmental Offsets Calculator

Step 1: Determining conservation significance

Key:

	Data to be entered
	Drop-down selection
	Automatically-generated scores

(Or, if appropriate, manual data entry permitted)

Area / feature **(Impact site)**

Conservation significance determination for the environmental value impacted		
Conservation significance	**Description**	Clearance of 38 ha of banksia woodland
	Type of environmental value	Wetland/watercourse
	Conservation significance of environmental value	Vegetation associated with a wetland or watercourse for which an offset is required
	Conservation significance score	**0.1%**

Please select *area* or *feature* for the calculations	**Area**

WA Environmental Offsets Calculator

Step 2: Calculating significant residual impact

Key:

	Data to be entered
	Drop-down selection
	Automatically-generated scores

Environmental value (step 1)	Clearance of 38 ha of banksia woodland

***Area* (impact site)**

Part A: Significant impact calculation
Area

	Description	Quantum of impact	
Significant impact		**Significant impact (hectares)**	38.00
		Quality (scale)	10.00
		Total quantum of impact	**38.00**

Part B: Rehabilitation credit calculation
***Area* (onsite)**

Rehabilitation Credit	**Description**	**Proposed rehabilitation (area in hectares)**	7.00	**Time until ecological benefit (years)**	3.00
		Current quality of rehabilitation site (scale)	7.00	**Confidence in rehabilitation result (%)**	70.0%
		Future quality WITHOUT rehabilitation (scale)	5.00	**Rehabilitation credit**	**1.47**
		Future quality WITH rehabilitation (scale)	8.00		

Part C: Significant residual impact calculation *Area*

Significant residual impact	**Total quantum of impact**	**38.00**
	Rehabilitation credit	**1.47**
	Significant residual impact	**36.53**

WA Environmental Offsets Calculator

Step 3: Calculating offsets

Key:

	Data to be entered
	Drop-down selection
	Automatically-generated scores

Environmental value (step 1)	Clearance of 38 ha of banksia woodland	Significant impact (step 2, part A)	38.00
		Rehabilitation credit (step 2, part B)	1.47
		Significant residual impact (step 2, part C)	36.53

Area **(offset site)**

Offset calculation *Area*							
Offsets calculation	**Description**	**Proposed offset (area in hectares)**	600.00	**Duration of offset implementation (maximum 20 years)**	20.00	**Offset value**	**330.42**
	Lot 7779 Wannamal Rd West in Cullulla	**Current quality of offset site (scale)**	8.00	**Time until offset site secured (years)**	2.00		**904.4%**
		Future quality WITHOUT offset (scale)	5.00	**Risk of future loss WITHOUT offset (%)**	40.0%		
		Future quality WITH offset (scale)	9.00	**Risk of future loss WITH offset (%)**	0.0%		
		Time until ecological benefit (years)	3.00				
		Confidence in offset result (%)	80.0%			**OFFSET ADEQUATE?**	**YES**

WA Environmental Offsets Calculator

Rationale for scores used in the offsets calculator

Environmental value to be offset			
Calculation	***Score (Area)***		***Rationale***
Conservation significance			
Description	Clearance of 38 ha of banksia woodland		Clearance can not be avoided for urban development. The area is not mapped as wetland.
Type of environmental value	Wetland/watercourse		The majority of the area is a banksia woodland, Although no watercourses were found, with urban development, from a conservative perspective, a wetland or watercourse could arise.
Conservation significance of environmental value	Vegetation associated with a wetland or watercourse for which an offset is required		Priority 3 TEC identified as black cockatoo feeding habitat, but this is a conservative estimate, as no Tuart has been found.
Landscape-level value impacted	yes/no		At a landscape level, proximity to similar areas reserved under Bush Forever, and the fragmentation of habitat is no more seriously impacted that currently.
Significant impact			
Description	0		The entirety of 38 ha may be cleared, however with further development planning, some may be preserved within Public Open Space as planning progresses
Significant impact (hectares) / Type of feature	38.00		The clearing will remove noted trees for foraging and potential nesting
Quality (scale) / Number	10.00		The existing quality is deteriororating due to invasive weeds, feral animals and unlawful use for dumping and recreation. However a very conservative number is used.
Rehabilitation credit			
Description	0		A conservation area for 7 ha includes the entirety of the mapped CCW and a 50 m buffer, plus other areas of banksia TEC
Proposed rehabilitation (area in hectares)	7.00		Rehabilitation will include weed control, drainage control and replanting, again a conservative value has been used
Current quality of rehabilitation site / Start number (of type of feature)	7.00		The current quality is similar to the rest of the site,
Future quality WITHOUT rehabilitation (scale) / Future number WITHOUT rehabilitation	5.00		Without weed removal and drainage control, the conservation area will continue to become more degraded as it has over the last 17 years.
Future quality WITH rehabilitation (scale) / Future number WITH rehabilitation	8.00		Management with weeding and feral animal control. Control of groundwater into the wetland will be developed as part of the LWMS once the proposed development becomes better defined through urban planning
Time until ecological benefit (years)	3.00		
Confidence in rehabilitation result (%)	0.7		
Offset			
Description	Lot 7779 Wannamal Rd West in Cullulla		The site is mostly banksia woodland but also contains other vegetation complexes including 67.3 ha of REW and 39.8 ha of CCW
Proposed offset (area in hectares)	600.00		South eastern portion of the land, contiguous with another 600 ha conservation covenant immediately adjoining Boonanarring Nature Reserve
Current quality of offset site / Start number (of type of feature)	8.00		Although the site was cleared for grazing in the 1980's, it has largely regenerated to a natural state with surprisingly few weeds (if any).
Future quality WITHOUT offset (scale) / Future number WITHOUT offset	5.00		The land is lawfully able to be grazed at low intensity.
Future quality WITH offset (scale) / Future number WITH offset	9.00		Ongoing maintenance of fire breaks, and elimination of any weeds found by routine inspection is likely to continue progressive improvement.
Time until ecological benefit (years)	3.00		
Confidence in offset result (%)	0.8		The owners have already removed feral animals and improved firebreaks.
Duration of offset implementation (maximum 20 years)	20.00		The conservation covenants registered on the title will be ostensibly in perpetuity (unless the EP Act is amended)
Time until offset site secured (years)	2.00		Assumes a surveyor is appointed to deliniate the area and lodge the DBCA-approved covenant with DOLA
Risk of future loss WITHOUT offset (%)	40.0%		The owners may elect to sell the land for lawful use for grazing.
Risk of future loss WITH offset (%)	0.0%		A coventant on the land title would preclude grazing, thus the only prospective purchasers would be people committed to land conservation.
Offset ratio (Conservation area only)	N/A		16:01

WA Environmental Offsets Calculator

Step 1: Determining conservation significance

Key:

	Data to be entered
	Drop-down selection
	Automatically-generated scores

(Or, if appropriate, manual data entry permitted)

Area / feature **(Impact site)**

Conservation significance determination for the environmental value impacted		
Conservation significance	**Description**	Clearance of 38 ha of banksia woodland
	Type of environmental value	Conservation area
	Conservation significance of environmental value	Other conservation area
	Conservation significance score	**A conservation significance score does not apply in this case; an offset ratio may be appropriate (step 3)**

Please select *area* or *feature* for the calculations	**Area**

WA Environmental Offsets Calculator

Step 2: Calculating significant residual impact

Key:

	Data to be entered
	Drop-down selection
	Automatically-generated scores

Environmental value (step 1)	Clearance of 38 ha of banksia woodland

***Area* (impact site)**

Part A: Significant impact calculation
Area

	Description	Quantum of impact	
Significant impact		**Significant impact (hectares)**	38.00
		Quality (scale)	10.00
		Total quantum of impact	**38.00**

Part B: Rehabilitation credit calculation
***Area* (onsite)**

Rehabilitation Credit	**Description**	**Proposed rehabilitation (area in hectares)**	7.00	**Time until ecological benefit (years)**	3.00
		Current quality of rehabilitation site (scale)	7.00	**Confidence in rehabilitation result (%)**	70.0%
		Future quality WITHOUT rehabilitation (scale)	5.00	**Rehabilitation credit**	**1.47**
		Future quality WITH rehabilitation (scale)	8.00		

Part C: Significant residual impact calculation *Area*

Significant residual impact	**Total quantum of impact**	**38.00**
	Rehabilitation credit	**1.47**
	Significant residual impact	**36.53**

WA Environmental Offsets Calculator

Step 3: Calculating offsets

Key:

	Data to be entered
	Drop-down selection
	Automatically-generated scores

Environmental value (step 1)	Clearance of 38 ha of banksia woodland	Significant impact (step 2, part A)	38.00
		Rehabilitation credit (step 2, part B)	1.47
		Significant residual impact (step 2, part C)	36.53

Area **(offset site)**

Offset calculation *Area*							
Offsets calculation	**Description**	**Proposed offset (area in hectares)**	600.00	**Duration of offset implementation (maximum 20 years)**	20.00		
	Lot 7779 Wannamal Rd West in Cullulla	**Current quality of offset site (scale)**	8.00	**Time until offset site secured (years)**	2.00		
		Future quality WITHOUT offset (scale)	5.00	**Risk of future loss WITHOUT offset (%)**	40.0%	**Offset value Conservation area** (applied to step 2, part A)	**3**
		Future quality WITH offset (scale)	9.00	**Risk of future loss WITH offset (%)**	0.0%		**526.3%**
		Time until ecological benefit (years)	3.00				
		Confidence in offset result (%)	80.0%			**OFFSET ADEQUATE?**	**YES**

WA Environmental Offsets Calculator

Rationale for scores used in the offsets calculator

Environmental value to be offset			
Calculation	***Score (Area)***		***Rationale***
Conservation significance			
Description	Clearance of 38 ha of banksia woodland		Clearance can not be avoided for urban development. The area is not mapped as wetland.
Type of environmental value	Conservation area		The majority of the area is a banksia woodland, Although no declared rare flora nor fauna were found, they can not be completely excluded.
Conservation significance of environmental value	Other conservation area		Areas identified as black cockatoo feeding habitat, and possibility of nesting hollows forming in the future. DRF may be found in the future
Landscape-level value impacted	yes/no		At a landscape level, proximity to similar areas reserved under Bush Forever, and the fragmentation of habitat is no more seriously impacted that currently.
Significant impact			
Description	0		The entirety of 38 ha may be cleared, however with further development planning, some may be preserved within Public Open Space as planning progresses
Significant impact (hectares) / Type of feature	38.00		The clearing will remove noted trees for foraging and potential nesting
Quality (scale) / Number	10.00		The existing quality is deteriororating due to invasive weeds, feral animals and unlawful use for dumping and recreation. However a very conservative number is used.
Rehabilitation credit			
Description	0		A conservation area for 7 ha includes the entirety of the mapped CCW and a 50 m buffer, plus other areas of banksia TEC
Proposed rehabilitation (area in hectares)	7.00		Rehabilitation will include weed control, drainage control and replanting, again a conservative value has been used
Current quality of rehabilitation site / Start number (of type of feature)	7.00		The current quality is similar to the rest of the site,
Future quality WITHOUT rehabilitation (scale) / Future number WITHOUT rehabilitation	5.00		Without weed removal and drainage control, the conservation area will continue to become more degraded as it has over the last 17 years.
Future quality WITH rehabilitation (scale) / Future number WITH rehabilitation	8.00		Management with weeding and feral animal control. Control of groundwater into the wetland will be developed as part of the LWMS once the proposed development becomes better defined through urban planning
Time until ecological benefit (years)	3.00		
Confidence in rehabilitation result (%)	0.7		
Offset			
Description	Lot 7779 Wannamal Rd West in Cullulla		The site is mostly banksia woodland but also contains other vegetation complexes including 67.3 ha of REW and 39.8 ha of CCW
Proposed offset (area in hectares)	600.00		South eastern posrtion of the land, contiguous with another 600 ha conservation covenant immediately adjoinging Boonanarring Nature Reserve
Current quality of offset site / Start number (of type of feature)	8.00		Although the site was cleared for grazing in the 1980's, it has largely regenerated to a natural state with surprisingly few weeds (if any).
Future quality WITHOUT offset (scale) / Future number WITHOUT offset	5.00		The land is lawfully able to be grazed at low density
Future quality WITH offset (scale) / Future number WITH offset	9.00		Ongoing maintenance of fire breaks, and elimination of any weeds found by routine inspection is likely to continue progressive improvement.
Time until ecological benefit (years)	3.00		
Confidence in offset result (%)	0.8		The owners have already rmoved feral animals and improved firebreaks.
Duration of offset implementation (maximum 20 years)	20.00		The conservation covenants registered on the title will be ostensibly in perpetuity (unless the EP Act is amended)
Time until offset site secured (years)	2.00		Assumes a surveyor is appointed to deliniate the area and lodge the DBCA-approved covenant with DOLA
Risk of future loss WITHOUT offset (%)	40.0%		The owners may elect to sell the land for lawful use for grazing.
Risk of future loss WITH offset (%)	0.0%		A coventant on the land title would preclude grazing, thus the only prospective purchasers would be people committed to land conservation.
Offset ratio (Conservation area only)	3		16:01