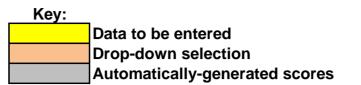


	Conservation significance determination for the environmental value impacted							
ance	Description	Clearance of 38 ha of banksia woodland						
signific	Type of environmental value	Ecological community						
servation	Conservation significance of environmental value	Threatened ecological community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

Please select <i>area</i> or <i>feature</i> for the calculations
--

Step 2: Calculating significant residual impact



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

	Part A: Significant impact calculation Area						
	Description	Quantum of impa	nct				
nt impact		Significant impact (hectares)	38.00				
Significant impact		Quality (scale)	10.00				
		Total quantum of impact	38.00				

	Part B: Rehabilitation credit calculation Area (onsite)						Part C: Significant residual impact calculation <i>Area</i>	
	Description	Proposed rehabilitation (area in hectares)	7.00	Time until ecological benefit (years)	3.00	nart	Total quantum of impact	38.00
•		Current quality of rehabilitation site (scale)	7.00	Confidence in rehabilitation result (%)	70.0%	cidual im	Rehabilitation credit	1.21
	rehabilitation Future quality	Future quality WITHOUT rehabilitation (scale)	5.00	Pohobilitation gradit	1.21	nificant re	Significant residual	36.79
ſ		Future quality WITH rehabilitation (scale)	8.00	Rehabilitation credit	1.21	Sign	impact	30.79

Step 3: Calculating offsets

 Key:

 Data to be entered

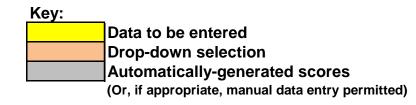
 Drop-down selection

 Automatically-generated scores

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

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

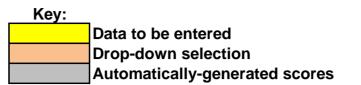
Environmental value to be offset		
Calculation	Score (Area)	Rationale
Conservation significance		
Description	Clearance of 38 ha of banksia woodland	Clearance can not be avoided for urban development
Type of environmental value	Ecological community	The majority of the area is a banksia woodland, Although 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



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

Please select <i>area</i> or <i>feature</i> for the calculations	Area
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Step 2: Calculating significant residual impact



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

	Part A: Significant impact calculation Area						
	Description	Quantum of impa	ict				
nt impact		Significant impact (hectares)	38.00				
Significant impact		Quality (scale)	10.00				
		Total quantum of impact	38.00				

			Part B: Rehabilitation c <i>Area</i> (ons		lation			Part C: Significant residua calculation <i>Area</i>	al impact
	lt	Description	Proposed rehabilitation (area in hectares)	7.00	Time until ecological benefit (years)	3.00	that the	Total quantum of impact	38.00
•	tion Cred		Current quality of rehabilitation site (scale)	7.00	Confidence in rehabilitation result (%)	70.0%	sidual im	Rehabilitation credit	1.47
	ehabilitat		Future quality WITHOUT rehabilitation (scale)	5.00	Rehabilitation credit	1.47	ificant ro	Significant residual	26.52
ľ	Ř		Future quality WITH rehabilitation (scale)	8.00	Renabilitation credit	1.47	Cignificant	impact	36.53

Step 3: Calculating offsets

 Key:

 Data to be entered

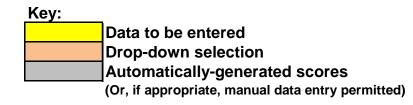
 Drop-down selection

 Automatically-generated scores

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

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

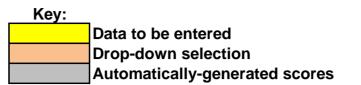
Environmental value to be offset		
Calculation	Score (Area)	Rationale
Conservation significance		
Description	Clearance of 38 ha of banksia woodland	Clearance can not be avoided for urban development. The area is not mapped as wetland.
Type of environmental value	Vegetation/habitat	The majority of the 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



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

Please select <i>area</i> or <i>feature</i> for the calculations
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Step 2: Calculating significant residual impact



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

	Part A: Significant impact calculation Area				
	Description	Quantum of impa	ict		
nt impact		Significant impact (hectares)	38.00		
Significant impact		Quality (scale)	10.00		
		Total quantum of impact	38.00		

			Part B: Rehabilitation c <i>Area</i> (ons		lation			Part C: Significant residua calculation <i>Area</i>	al impact
	lt	Description	Proposed rehabilitation (area in hectares)	7.00	Time until ecological benefit (years)	3.00	that the	Total quantum of impact	38.00
•	tion Cred		Current quality of rehabilitation site (scale)	7.00	Confidence in rehabilitation result (%)	70.0%	sidual im	Rehabilitation credit	1.47
	ehabilitat		Future quality WITHOUT rehabilitation (scale)	5.00	Rehabilitation credit	1.47	ificant ro	Significant residual	26.52
ľ	Ř		Future quality WITH rehabilitation (scale)	8.00	Renabilitation credit	1.47	Cignificant	impact	36.53

Step 3: Calculating offsets

 Key:

 Data to be entered

 Drop-down selection

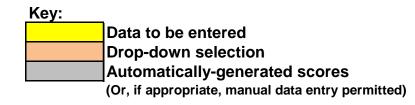
 Automatically-generated scores

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

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

Environmental value to be offset Calculation	Score (Area)	Rationale
Conservation significance	Score (Area)	
	Clearance of 38 ha of	Clearance can not be avoided for urban development. The area is not mapped
Description	banksia woodland	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 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 regenerate 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	9.00	Ongoing maintenance of fire breaks, and elimination of any weeds found by

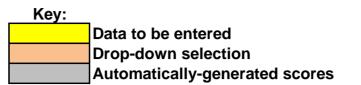
Future quality WITH offset (scale) / Future	9.00	Ongoing maintenance of fire breaks, and elimination of any weeds found by
number WITH offset	5.50	routine inspection is likely to continue progressive improvement.
Time until ecological benefit (years)	3.00	
Confidence in offset result (%)	0.8	The owners have already removed feral animals and improved firebreaks.
Duration of offset implementation (maximum	00.00	The conservation covenants registered on the title will be ostensibly in perpetuity
20 years)	20.00	(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-
Time diffi onset site secured (years)	2.00	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
	0.0%	purchasers would be people committed to land conservation.
Offset ratio (Conservation area only)	N/A	16:01



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

Please select <i>area</i> or <i>feature</i> for the calculations	Area
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Step 2: Calculating significant residual impact



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

	Part A: Significant impact calculation Area			
	Description	Quantum of impa	nct	
nt impact		Significant impact (hectares)	38.00	
Significant impact		Quality (scale)	10.00	
		Total quantum of impact	38.00	

		Part B: Rehabilitation o <i>Area</i> (ons		llation			Part C: Significant residua calculation <i>Area</i>	ıl impact
	Description	Proposed rehabilitation (area in hectares)	7.00	Time until ecological benefit (years)	3.00	toot	Total quantum of impact	38.00
ion Cred		Current quality of rehabilitation site (scale)	7.00	Confidence in rehabilitation result (%)	70.0%	mi lentia	Rehabilitation credit	1.47
-		Future quality WITHOUT rehabilitation (scale)	5.00	Rehabilitation credit	1 47	nificant ro	Significant residual	36.53
Ř		Future quality WITH rehabilitation (scale)	8.00	Renabilitation credit	1.47	Cion	impact	30.33

Step 3: Calculating offsets

 Key:

 Data to be entered

 Drop-down selection

 Automatically-generated scores

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

	Offset calculation Area						
	Description	Proposed offset (area in hectares)	600.00	Duration of offset implementation (maximum 20 years)	20.00		
c		Current quality of offset site (scale)	8.00	Time until offset site secured (years)	2.00		
calculation	Lot 7779 Wannamal Rd West in Cullulla	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
Offsets c		Future quality WITH offset (scale)	9.00	Risk of future loss WITH offset (%)	0.0%	(-pp	526.3%
		Time until ecological benefit (years)	3.00				
		Confidence in offset result (%)	80.0%			OFFSET ADEQUATE?	YES

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 numbe used.
Rehabilitation credit		
Description	0	A conservation area for 7 ha includes the entirety of the mapped CCW and a 5 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 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 continut 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 int 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 regenerat 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 perpetu (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