

Offsets Assessment Guide

For use in determining offsets under the *Environment Protection and Biodiversity Conservation Act 1999*
2 October 2012

This guide relies on Macros being enabled in your browser.

Matter of National Environmental Significance	
Name	Black cockatoos
EPBC Act status	Endangered
Annual probability of extinction Based on IUCN category definitions	1.2%

Key to Cell Colours
User input required
Drop-down list
Calculated output
Not applicable to attribute

Impact calculator						
Protected matter attributes	Attribute relevant to case?	Description	Quantum of impact		Units	Information source
<i>Ecological communities</i>						
Area of community	No		Area			
			Quality			
			Total quantum of impact	0.00		
<i>Threatened species habitat</i>						
Area of habitat	Yes	Black cockatoo foraging habitat	Area	10.04	Hectares	Applicant supporting information
			Quality	5	Scale 0-10	
			Total quantum of impact	5.02	Adjusted hectares	
Protected matter attributes	Attribute relevant to case?	Description	Quantum of impact	Units	Information source	
Number of features e.g. Nest hollows, habitat trees	No					
Condition of habitat Change in habitat condition, but no change in extent	No					
<i>Threatened species</i>						
Birth rate e.g. Change in nest success	No					
Mortality rate e.g. Change in number of road kills per year	No					
Number of individuals e.g. Individual plants/animals	No					

Offset calculator																
Protected matter attributes	Attribute relevant to case?	Total quantum of impact	Units	Proposed offset	Time horizon (years)	Start area and quality	Future area and quality without offset	Future area and quality with offset	Raw gain	Confidence in result (%)	Adjusted gain	Net present value (adjusted hectares)	% of impact offset	Minimum (90%) direct offset requirement met?	Cost (\$ total)	Information source
<i>Ecological Communities</i>																
Area of community	No				Risk-related time horizon (max. 20 years)	Start area (hectares)	Risk of loss (%) without offset Future area without offset (adjusted hectares)	Risk of loss (%) with offset Future area with offset (adjusted hectares)								
					Time until ecological benefit	Start quality (scale of 0-10)	Future quality without offset (scale of 0-10)	Future quality with offset (scale of 0-10)								
<i>Threatened species habitat</i>																
Area of habitat	Yes	5.02	Adjusted hectares	Land acquisition (conservation covenant under the Soil and Land Conservation Act)	Time over which loss is averted (max. 20 years)	Start area (hectares)	Risk of loss (%) without offset Future area without offset (adjusted hectares)	Risk of loss (%) with offset Future area with offset (adjusted hectares)	4.12	90%	3.71	2.92	2.05	40.75%	No	
					Time until ecological benefit	Start quality (scale of 0-10)	Future quality without offset (scale of 0-10)	Future quality with offset (scale of 0-10)	0.00	80%	0.00	0.00				
Protected matter attributes	Attribute relevant to case?	Total quantum of impact	Units	Proposed offset	Time horizon (years)	Start value	Future value without offset	Future value with offset	Raw gain	Confidence in result (%)	Adjusted gain	Net present value	% of impact offset	Minimum (90%) direct offset requirement met?	Cost (\$ total)	Information source
Number of features e.g. Nest hollows, habitat trees	No															
Condition of habitat Change in habitat condition, but no change in extent	No															
<i>Threatened species</i>																
Birth rate e.g. Change in nest success	No															
Mortality rate e.g. Change in number of road kills per year	No															
Number of individuals e.g. Individual plants/animals	No															

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Matter of National Environmental Significance	
Name	Black cockatoos
EPBC Act status	Endangered
Annual probability of extinction Based on IUCN category definitions	1.2%

Key to Cell Colours
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Drop-down list
Calculated output
Not applicable to attribute

Impact calculator						
Protected matter attributes	Attribute relevant to case?	Description	Quantum of impact		Units	Information source
<i>Ecological communities</i>						
Area of community	No		Area			
			Quality			
			Total quantum of impact	0.00		
<i>Threatened species habitat</i>						
Area of habitat	Yes	Black cockatoo foraging habitat	Area	10.04	Hectares	Applicant supporting information
			Quality	5	Scale 0-10	
			Total quantum of impact	5.02	Adjusted hectares	
Protected matter attributes	Attribute relevant to case?	Description	Quantum of impact	Units	Information source	
Number of features e.g. Nest hollows, habitat trees	No					
Condition of habitat Change in habitat condition, but no change in extent	No					
<i>Threatened species</i>						
Birth rate e.g. Change in nest success	No					
Mortality rate e.g. Change in number of road kills per year	No					
Number of individuals e.g. Individual plants/animals	No					

Offset calculator																												
Protected matter attributes	Attribute relevant to case?	Total quantum of impact	Units	Proposed offset	Time horizon (years)	Start area and quality	Future area and quality without offset	Future area and quality with offset	Raw gain	Confidence in result (%)	Adjusted gain	Net present value (adjusted hectares)	% of impact offset	Minimum (90%) direct offset requirement met?	Cost (\$ total)	Information source												
<i>Ecological Communities</i>																												
Area of community	No				Risk-related time horizon (max. 20 years)	Start area (hectares)	Risk of loss (%) without offset	Risk of loss (%) with offset																				
					Future area without offset (adjusted hectares)	0.0	Future area with offset (adjusted hectares)	0.0																				
					Time until ecological benefit	Start quality (scale of 0-10)	Future quality without offset (scale of 0-10)	Future quality with offset (scale of 0-10)																				
<i>Threatened species habitat</i>																												
Area of habitat	Yes	5.02	Adjusted hectares	Revegetation / rehabilitation and conservation covenant	Time over which loss is averted (max. 20 years)	20	Start area (hectares)	8.2	Risk of loss (%) without offset	30%	Risk of loss (%) with offset	10%	Raw gain	1.64	Confidence in result (%)	90%	Adjusted gain	1.48	Net present value	1.16	% of impact offset	1.88	Minimum (90%) direct offset requirement met?	37.53%		No		
					Future area without offset (adjusted hectares)	5.7	Future area with offset (adjusted hectares)	7.4																				
					Time until ecological benefit	10	Start quality (scale of 0-10)	4	Future quality without offset (scale of 0-10)	4	Future quality with offset (scale of 0-10)	7	Raw gain	3.00	Confidence in result (%)	70%	Adjusted gain	2.10	Net present value	1.86								
Protected matter attributes	Attribute relevant to case?	Total quantum of impact	Units	Proposed offset	Time horizon (years)	Start value	Future value without offset	Future value with offset	Raw gain	Confidence in result (%)	Adjusted gain	Net present value	% of impact offset	Minimum (90%) direct offset requirement met?	Cost (\$ total)	Information source												
Number of features e.g. Nest hollows, habitat trees	No																											
Condition of habitat Change in habitat condition, but no change in extent	No																											
<i>Threatened species</i>																												
Birth rate e.g. Change in nest success	No																											
Mortality rate e.g. Change in number of road kills per year	No																											
Number of individuals e.g. Individual plants/animals	No																											

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Matter of National Environmental Significance	
Name	Black cockatoos
EPBC Act status	Endangered
Annual probability of extinction Based on IUCN category definitions	1.2%

Key to Cell Colours
User input required
Drop-down list
Calculated output
Not applicable to attribute

Impact calculator						
Protected matter attributes	Attribute relevant to case?	Description	Quantum of impact		Units	Information source
<i>Ecological communities</i>						
Area of community	No		Area			
			Quality			
			Total quantum of impact	0.00		
<i>Threatened species habitat</i>						
Area of habitat	Yes	Black cockatoo foraging habitat	Area	10.04	Hectares	Applicant supporting information
			Quality	5	Scale 0-10	
			Total quantum of impact	5.02	Adjusted hectares	
Protected matter attributes	Attribute relevant to case?	Description	Quantum of impact	Units	Information source	
Number of features e.g. Nest hollows, habitat trees	No					
Condition of habitat Change in habitat condition, but no change in extent	No					
<i>Threatened species</i>						
Birth rate e.g. Change in nest success	No					
Mortality rate e.g. Change in number of road kills per year	No					
Number of individuals e.g. Individual plants/animals	No					

Offset calculator																	
Protected matter attributes	Attribute relevant to case?	Total quantum of impact	Units	Proposed offset	Time horizon (years)	Start area and quality	Future area and quality without offset	Future area and quality with offset	Raw gain	Confidence in result (%)	Adjusted gain	Net present value (adjusted hectares)	% of impact offset	Minimum (90%) direct offset requirement met?	Cost (\$ total)	Information source	
<i>Ecological Communities</i>																	
Area of community	No				Risk-related time horizon (max. 20 years)	Start area (hectares)	Risk of loss (%) without offset Future area without offset (adjusted hectares)	Risk of loss (%) with offset Future area with offset (adjusted hectares)									
					Time until ecological benefit	Start quality (scale of 0-10)	Future quality without offset (scale of 0-10)	Future quality with offset (scale of 0-10)									
<i>Threatened species habitat</i>																	
Area of habitat	Yes	5.02	Adjusted hectares	Revegetation	Time over which loss is averted (max. 20 years)	Start area (hectares)	Risk of loss (%) without offset Future area without offset (adjusted hectares)	Risk of loss (%) with offset Future area with offset (adjusted hectares)	0.00	90%	0.00	0.00	1.18	23.41%	No		
					Time until ecological benefit	Start quality (scale of 0-10)	Future quality without offset (scale of 0-10)	Future quality with offset (scale of 0-10)	4.00	50%	2.00	1.67					
Protected matter attributes	Attribute relevant to case?	Total quantum of impact	Units	Proposed offset	Time horizon (years)	Start value	Future value without offset	Future value with offset	Raw gain	Confidence in result (%)	Adjusted gain	Net present value	% of impact offset	Minimum (90%) direct offset requirement met?	Cost (\$ total)	Information source	
Number of features e.g. Nest hollows, habitat trees	No																
Condition of habitat Change in habitat condition, but no change in extent	No																
<i>Threatened species</i>																	
Birth rate e.g. Change in nest success	No																
Mortality rate e.g. Change in number of road kills per year	No																
Number of individuals e.g. Individual plants/animals	No																

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Matter of National Environmental Significance	
Name	Banksia Woodland TEC
EPBC Act status	Endangered
Annual probability of extinction Based on IUCN category definitions	1.2%

Key to Cell Colours
User input required
Drop-down list
Calculated output
Not applicable to attribute

Impact calculator						
Protected matter attributes	Attribute relevant to case?	Description	Quantum of impact	Units	Information source	
<i>Ecological communities</i>						
Area of community	Yes	Vegetation representative of the Banksia Woodland TEC	Area	3.68	Hectares	Applicant supporting information
			Quality	5	Scale 0-10	
			Total quantum of impact	1.84	Adjusted hectares	
<i>Threatened species habitat</i>						
Area of habitat	No		Area			
			Quality			
			Total quantum of impact	0.00		
Protected matter attributes	Attribute relevant to case?	Description	Quantum of impact	Units	Information source	
Number of features e.g. Nest hollows, habitat trees	No					
Condition of habitat Change in habitat condition, but no change in extent	No					
<i>Threatened species</i>						
Birth rate e.g. Change in nest success	No					
Mortality rate e.g. Change in number of road kills per year	No					
Number of individuals e.g. Individual plants/animals	No					

Offset calculator																							
Protected matter attributes	Attribute relevant to case?	Total quantum of impact	Units	Proposed offset	Time horizon (years)	Start area and quality	Future area and quality without offset	Future area and quality with offset	Raw gain	Confidence in result (%)	Adjusted gain	Net present value (adjusted hectares)	% of impact offset	Minimum (90%) direct offset requirement met?	Cost (\$ total)	Information source							
<i>Ecological Communities</i>																							
Area of community	Yes	1.84	Adjusted hectares	Land acquisition (conservation covenant under the Soil and Land Conservation Act)	Risk-related time horizon (max. 20 years)	20	Start area (hectares)	20.61	Risk of loss (%) without offset	30%	Risk of loss (%) with offset	10%	4.12	90%	3.71	2.92	2.05	111.18%	Yes				
					Future area without offset (adjusted hectares)	14.4	Future area with offset (adjusted hectares)	18.5	Raw gain	4.12	Confidence in result (%)	90%	Adjusted gain	3.71	Net present value (adjusted hectares)	2.92	% of impact offset	111.18%	Minimum (90%) direct offset requirement met?	Yes	Cost (\$ total)		Information source
					Time until ecological benefit	1	Start quality (scale of 0-10)	7	Future quality without offset (scale of 0-10)	7	Future quality with offset (scale of 0-10)	7	Raw gain	0.00	Confidence in result (%)	80%	Adjusted gain	0.00	Net present value (adjusted hectares)	0.00	% of impact offset		Minimum (90%) direct offset requirement met?
<i>Threatened species habitat</i>																							
Area of habitat	No				Time over which loss is averted (max. 20 years)		Start area (hectares)		Risk of loss (%) without offset		Risk of loss (%) with offset												
					Future area without offset (adjusted hectares)	0.0	Future area with offset (adjusted hectares)	0.0	Raw gain		Confidence in result (%)		Adjusted gain		Net present value (adjusted hectares)		% of impact offset		Minimum (90%) direct offset requirement met?		Cost (\$ total)		Information source
					Time until ecological benefit		Start quality (scale of 0-10)		Future quality without offset (scale of 0-10)		Future quality with offset (scale of 0-10)		Raw gain		Confidence in result (%)		Adjusted gain		Net present value (adjusted hectares)		% of impact offset		Minimum (90%) direct offset requirement met?
<i>Threatened species</i>																							
Protected matter attributes	Attribute relevant to case?	Total quantum of impact	Units	Proposed offset	Time horizon (years)	Start value	Future value without offset	Future value with offset	Raw gain	Confidence in result (%)	Adjusted gain	Net present value	% of impact offset	Minimum (90%) direct offset requirement met?	Cost (\$ total)	Information source							
Number of features e.g. Nest hollows, habitat trees	No																						
Condition of habitat Change in habitat condition, but no change in extent	No																						
<i>Threatened species</i>																							
Birth rate e.g. Change in nest success	No																						
Mortality rate e.g. Change in number of road kills per year	No																						
Number of individuals e.g. Individual plants/animals	No																						

Offset Calculation 1 - Mitigation Revegetation (Pit revegetation)

Field Name	Description	Justification for value used
IUCN Criteria	The IUCN criteria for the value being impacted	1.2% - Afforded to black cockatoo habitat as two of these species are listed as Endangered under the Wildlife Conservation Act 1950 and the <i>Environment Protection and Biodiversity Conservation Act 1999</i> . It is noted that forest red-tailed black cockatoo is listed as 'vulnerable' which is of lower conservation status, therefore setting this criteria as endangered also addresses the criteria for this species. 0.0% - Afforded to linkage values and Southern River Vegetation Complex
Area of impact (habitat/community) or Quantum of impact (features/individuals)	The area of habitat/community impacted or number of features/individuals impacted	10.04 hectares provides black cockatoo habitat, linkage values and is representative of the Southern River Vegetation Complex
Quality of impacted area (habitat/community)	The quality score for area of habitat/community being impacted - a measure of how well a particular site supports a particular threatened species or ecological community and contributes to its ongoing viability	5 - Vegetation ranges from Very good to completely degraded and provides preferred foraging habitat on the Swan Coastal Plain
Time over which loss is averted (habitat/community)	This describes the timeframe over which changes in the level of risk to the proposed mitigation site can be considered and quantified	20 - The offset site will be conserved in perpetuity under a conservation covenant. 20 years is the maximum value associated with this field.
Time until ecological benefit (habitat/community) or Time horizon (features/individuals)	This describes the estimated time (in years) that it will take for the main benefit of the quality (habitat/community) or value (features/individuals) improvement of the proposed mitigation to be realised	15 - The benefit of the revegetation is considered to be available after 15 years
Start area (habitat/community) or Start value (features/individuals)	The area of habitat/community or number of features/individuals proposed to mitigate the impacts	10.04 hectares of revegetation is proposed; the entire clearing area.
Start quality (habitat/community)	The quality score for the area of habitat/community proposed as mitigation - a measure of how well a particular site supports a particular threatened species or ecological community and contributes to its ongoing viability	0 - The application area will be cleared under the clearing permit
Future quality without offset (habitat/community) or Future value without offset (features/individuals)	The predicted future quality score (habitat/community) or value (features/individuals) of the proposed mitigation site without the mitigation	0 - It is expected that the quality would remain cleared without revegetation.
Future quality with offset (habitat/community) or Future value with offset (features/individuals)	The predicted future quality score (habitat/community) or value (features/individuals) of the proposed mitigation site with the mitigation	4 - It is assumed that with appropriate revegetation/rehabilitation measures the sites will increase from cleared to Degraded to Good condition and contain suitable foraging habitat for black cockatoos.
Risk of loss (%) without offset (habitat/community)	This describes the chance that the habitat/community on the proposed mitigation site will be completely lost (i.e. no longer hold any value for the protected matter of concern) over the foreseeable future without the mitigation	30% - The site is zoned rural
Risk of loss (%) with offset (habitat/community)	This describes the chance that the habitat/community on the proposed mitigation site will be completely lost (i.e. no longer hold any value for the protected matter of concern) over the foreseeable future with the mitigation	30% - As per above
Confidence in result (%) – risk of loss (habitat/community)	The capacity of measures to mitigate risk of loss of the mitigation site	N/A
Confidence in result (%) – Change in quality (habitat/community) or Change in value (features/individuals)	The level of certainty about the successful achievement of the proposed change in quality (habitat/community) or value (features/individuals)	50% - The applicant has submitted a comprehensive revegetation/rehabilitation plan. Difficulty in increasing vegetation quality to good condition has been taken into account in attributing this value, while also noting the applicants previous attempts at revegetation within adjacent areas.
% of impact offset	% of the significant residual impact that would be addressed by the proposed offset (note: the offset calculations combined should equate to 100% for each residual impact)	Black cockatoos - 23.41% (acceptable when combined with below offset measures - totals 101.69%) Linkage values and Southern River Complex - 27.89% (acceptable when combined with below offset measures - totals 124.21%)

Offset Calculation 2 - Land Acquisition, conservation covenant (20.61 hectares)

Field Name	Description	Justification for value used
IUCN Criteria	The IUCN criteria for the value being impacted	1.2% - Afforded to black cockatoo habitat as two of these species are listed as Endangered under the Wildlife Conservation Act 1950 and the <i>Environment Protection and Biodiversity Conservation Act 1999</i> . It is noted that forest red-tailed black cockatoo is listed as 'vulnerable' which is of lower conservation status, therefore setting this criteria as endangered also addresses the criteria for this species. 1.2% - Afforded to Banksia Woodland TEC as this community is listed as Endangered under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> 0.0% - Afforded to linkage values and Southern River Vegetation Complex

Area of impact (habitat/community) or Quantum of impact (features/individuals)	The area of habitat/community impacted or number of features/individuals impacted	10.04 hectares that provides black cockatoo habitat, linkage values and is representative of the Southern River Vegetation Complex 3.68 hectares is representative of the Banksia woodland TEC
Quality of impacted area (habitat/community)	The quality score for area of habitat/community being impacted - a measure of how well a particular site supports a particular threatened species or ecological community and contributes to its ongoing viability	5 - Vegetation ranges from Very good to completely degraded and provides preferred black cockatoo foraging habitat on the Swan Coastal Plain
Time over which loss is averted (habitat/community)	This describes the timeframe over which changes in the level of risk to the proposed offset site can be considered and quantified	20 - The offset site will be conserved in perpetuity under a conservation covenant. 20 years is the maximum value associated with this field.
Time until ecological benefit (habitat/community) or Time horizon (features/individuals)	This describes the estimated time (in years) that it will take for the main benefit of the quality (habitat/community) or value (features/individuals) improvement of the proposed offset to be realised	1 - Expected for a conservation covenant to be registered over the site within 1 year
Start area (habitat/community) or Start value (features/individuals)	The area of habitat/community or number of features/individuals proposed to offset the impacts	20.61 hectares
Start quality (habitat/community)	The quality score for the area of habitat/community proposed as an offset - a measure of how well a particular site supports a particular threatened species or ecological community and contributes to its ongoing viability	7 - Vegetation largely considered to be in a very good condition
Future quality without offset (habitat/community) or Future value without offset (features/individuals)	The predicted future quality score (habitat/community) or value (features/individuals) of the proposed offset site without the offset	7 - It is expected that the quality would remain the same
Future quality with offset (habitat/community) or Future value with offset (features/individuals)	The predicted future quality score (habitat/community) or value (features/individuals) of the proposed offset site with the offset	7 - It is expected that the vegetation would be maintained at its current quality should it be protected under a conservation covenant without ongoing management
Risk of loss (%) without offset (habitat/community)	This describes the chance that the habitat/community on the proposed offset site will be completely lost (i.e. no longer hold any value for the protected matter of concern) over the foreseeable future without an offset	30% - The land proposed to be acquired is zoned rural
Risk of loss (%) with offset (habitat/community)	This describes the chance that the habitat/community on the proposed offset site will be completely lost (i.e. no longer hold any value for the protected matter of concern) over the foreseeable future with an offset	10% - The site would be conserved in perpetuity under a conservation covenant through the <i>Soil and Land Conservation Act 1945</i> . A conservation covenant should reduce the risk of loss to 10%. The risk of catastrophic events (fire, dieback etc.) remain.
Confidence in result (%) – risk of loss (habitat/community)	The capacity of measures to mitigate risk of loss of the proposed offset site	90% - There is a high level of confidence that the proposed risk of loss will be low (10%) given that it will be secured under a conservation covenant
Confidence in result (%) – Change in quality (habitat/community) or Change in value (features/individuals)	The level of certainty about the successful achievement of the proposed change in quality (habitat/community) or value (features/individuals)	N/A
% of impact offset	% of the significant residual impact that would be offset by the proposed offset (note: the offset calculations combined should equate to 100% for each residual impact)	Black cockatoos - 40.75% (acceptable when combined with above mitigation and below offset measure - totals 101.69%) Linkage values and Southern River Complex - 51.73% (acceptable when combined with above mitigation and below offset measure - totals 124.21%) Banksia Woodland TEC - 111.18%

Offset Calculation 3 - Rehabilitation and conservation covenant (8.2 hectares) - Total combined covenant area including above offset is 28.81 hectares

Field Name	Description	Justification for value used
IUCN Criteria	The IUCN criteria for the value being impacted	1.2% - Afforded to black cockatoo habitat as two of these species are listed as Endangered under the Wildlife Conservation Act 1950 and the <i>Environment Protection and Biodiversity Conservation Act 1999</i> . It is noted that forest red-tailed black cockatoo is listed as 'vulnerable' which is of lower conservation status, therefore setting this criteria as endangered also addresses the criteria for this species. 0.0% - Afforded to linkage values and Southern River Vegetation Complex
Area of impact (habitat/community) or Quantum of impact (features/individuals)	The area of habitat/community impacted or number of features/individuals impacted	10.04 hectares provides black cockatoo foraging habitat, linkage values and is representative of the Southern River Vegetation Complex
Quality of impacted area (habitat/community)	The quality score for area of habitat/community being impacted - a measure of how well a particular site supports a particular threatened species or ecological community and contributes to its ongoing viability	5 - Vegetation ranges from Very good to completely degraded and provides preferred foraging habitat on the Swan Coastal Plain
Time over which loss is averted (habitat/community)	This describes the timeframe over which changes in the level of risk to the proposed mitigation site can be considered and quantified	20 - The offset site will be conserved in perpetuity under a conservation covenant. 20 years is the maximum value associated with this field.
Time until ecological benefit (habitat/community) or Time horizon (features/individuals)	This describes the estimated time (in years) that it will take for the main benefit of the quality (habitat/community) or value (features/individuals) improvement of the proposed mitigation to be realised	10 - The benefit of the revegetation is considered to be available after 10 years
Start area (habitat/community) or Start value (features/individuals)	The area of habitat/community or number of features/individuals proposed to mitigate the impacts	8.2 hectares is proposed to be rehabilitated

<i>Start quality (habitat/community)</i>	The quality score for the area of habitat/community proposed as mitigation - a measure of how well a particular site supports a particular threatened species or ecological community and contributes to its ongoing viability	4 - Considered to be largely in a degraded condition with similar values (slightly less) to the application area
<i>Future quality without offset (habitat/community) or Future value without offset (features/individuals)</i>	The predicted future quality score (habitat/community) or value (features/individuals) of the proposed mitigation site without the mitigation	4 - It is expected that the quality would remain the same
<i>Future quality with offset (habitat/community) or Future value with offset (features/individuals)</i>	The predicted future quality score (habitat/community) or value (features/individuals) of the proposed mitigation site with the mitigation	7 - It is assumed that with appropriate revegetation/rehabilitation measures the sites will increase to a very good condition.
<i>Risk of loss (%) without offset (habitat/community)</i>	This describes the chance that the habitat/community on the proposed mitigation site will be completely lost (i.e. no longer hold any value for the protected matter of concern) over the foreseeable future without the mitigation	30% - The site is currently zoned rural
<i>Risk of loss (%) with offset (habitat/community)</i>	This describes the chance that the habitat/community on the proposed mitigation site will be completely lost (i.e. no longer hold any value for the protected matter of concern) over the foreseeable future with the mitigation	10% - The site would be conserved in perpetuity under a conservation covenant through the <i>Soil and Land Conservation Act 1945</i> . A conservation covenant should reduce the risk of loss to 10%. The risk of catastrophic events (fire, dieback etc.) remain.
<i>Confidence in result (%) – risk of loss (habitat/community)</i>	The capacity of measures to mitigate risk of loss of the mitigation site	90% - There is a high level of confidence that the proposed risk of loss will be low (10%) given that it will be secured under a conservation covenant
<i>Confidence in result (%) – Change in quality (habitat/community) or Change in value (features/individuals)</i>	The level of certainty about the successful achievement of the proposed change in quality (habitat/community) or value (features/individuals)	70% - The applicant has submitted a comprehensive revegetation/rehabilitation plan. Difficulty in increasing vegetation quality to very good condition has been taken into account in attributing this value.
<i>% of impact offset</i>	% of the significant residual impact that would be offset by the proposed offset (note: the offset calculations combined should equate to 100% for each residual impact)	Black cockatoos - 37.53% (acceptable when combined with above offset and mitigation measures - totals 101.69%) Linkage values and Southern River Complex - 44.59% (acceptable when combined with above offset and mitigation measures - totals 120.78%)