

Native Vegetation Clearance

Residential Subdivision

84 St Andrews Tce, Pt Lincoln

Data Report

Clearance under the *Native Vegetation Regulations 2017*

Prepared by NVC Accredited Consultant Kurt Tschirner

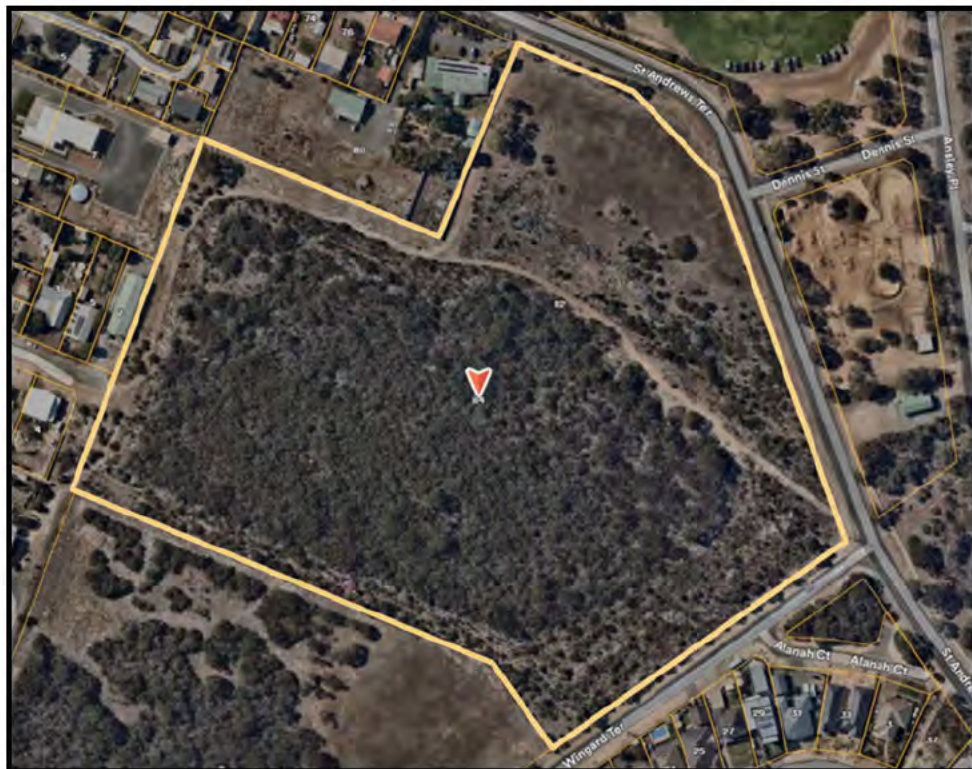


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1. Application information

Application Details

Applicant:	Fyfe Pty Ltd		
Key contact:			
Landowner:			
Site Address:	84 St Andrews Tce, Port Lincoln		
Local Government Area:	City of Port Lincoln	Hundred:	Lincoln
Title ID:	CT/6095/609	Parcel ID	D39715 A50

Summary of proposed clearance

Purpose of clearance	Residential Subdivision
Native Vegetation Regulation	Regulation 12(35) - Residential Subdivision.
Description of the vegetation under application	<u>Size, type and general condition</u> – <i>Eucalyptus diversifolia</i> mallee woodland with sclerophyll shrub understorey. There is a history of past clearings on the block with different vegetation structures as a result, ranging from long undisturbed dense shrubby woodland, regenerating and cleared forb/grassland.
Total proposed clearance - area (ha) and number of trees	7.7 Ha
Level of clearance	Level 4
Overlay (Planning and Design Code)	Native Vegetation Overlay

Map of proposed clearance area



Mitigation hierarchy	The residential subdivision plan proposes 100% clearance of the block
SEB Offset proposal	Payment into the Fund \$247,069.65 plus admin fee of \$13,588.84 = \$260,658.49

2. Purpose of clearance

2.1 Description

The 7.7 hectare block is planned for residential development within the City of Port Lincoln and is zoned as R (Residential) in the Development Plan Code.

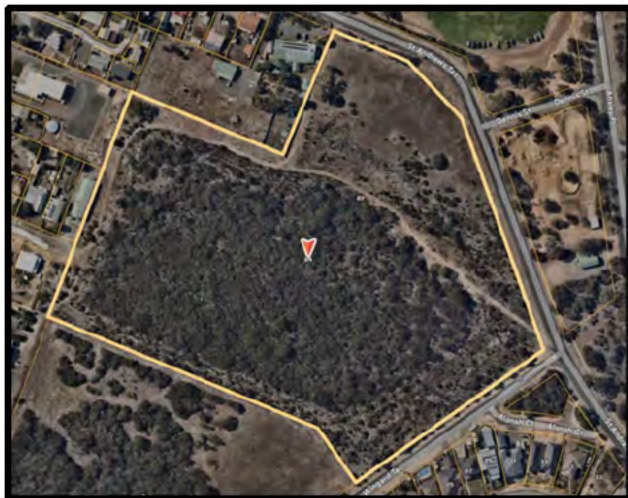
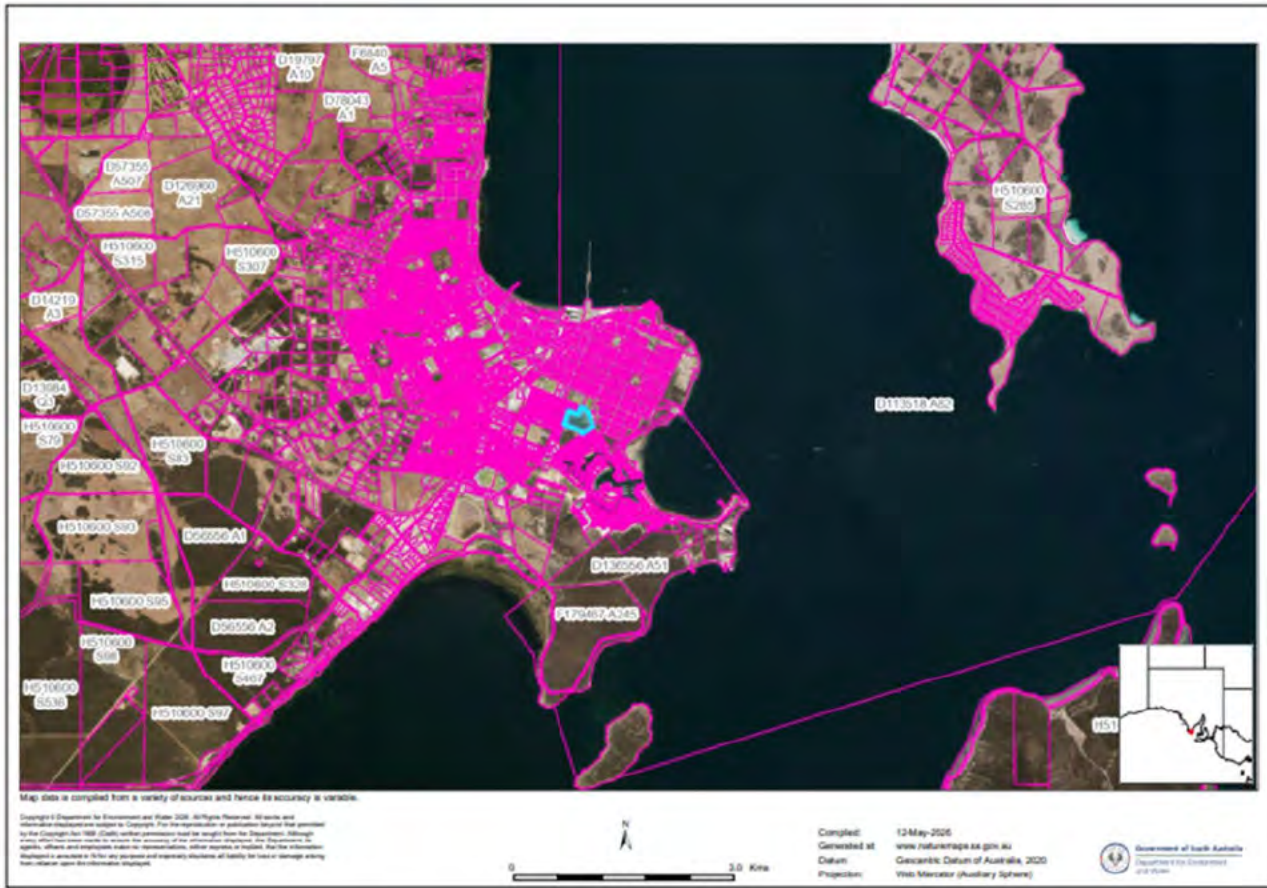
2.2 Background

The block sits within the established residential/suburban area of Port Lincoln. The southern boundary borders a 5.4 ha block of woodland vegetation but is otherwise bordered by residential suburb and an oval.

The project received development approval in 2013 from the City of Port Lincoln (Development Number 931/D001/12). This was associated with an application for clearance of the 7.7 ha block under NVC Regulation (5(1)(ab)). Some clearing of the block was subsequently carried out. The proponent is re-starting the native vegetation clearance process which now comes under Regulation 12(35) - Residential Subdivision.

The block was assessed using 3 sites that were determined by previous clearances that have resulted in differing vegetation structures.

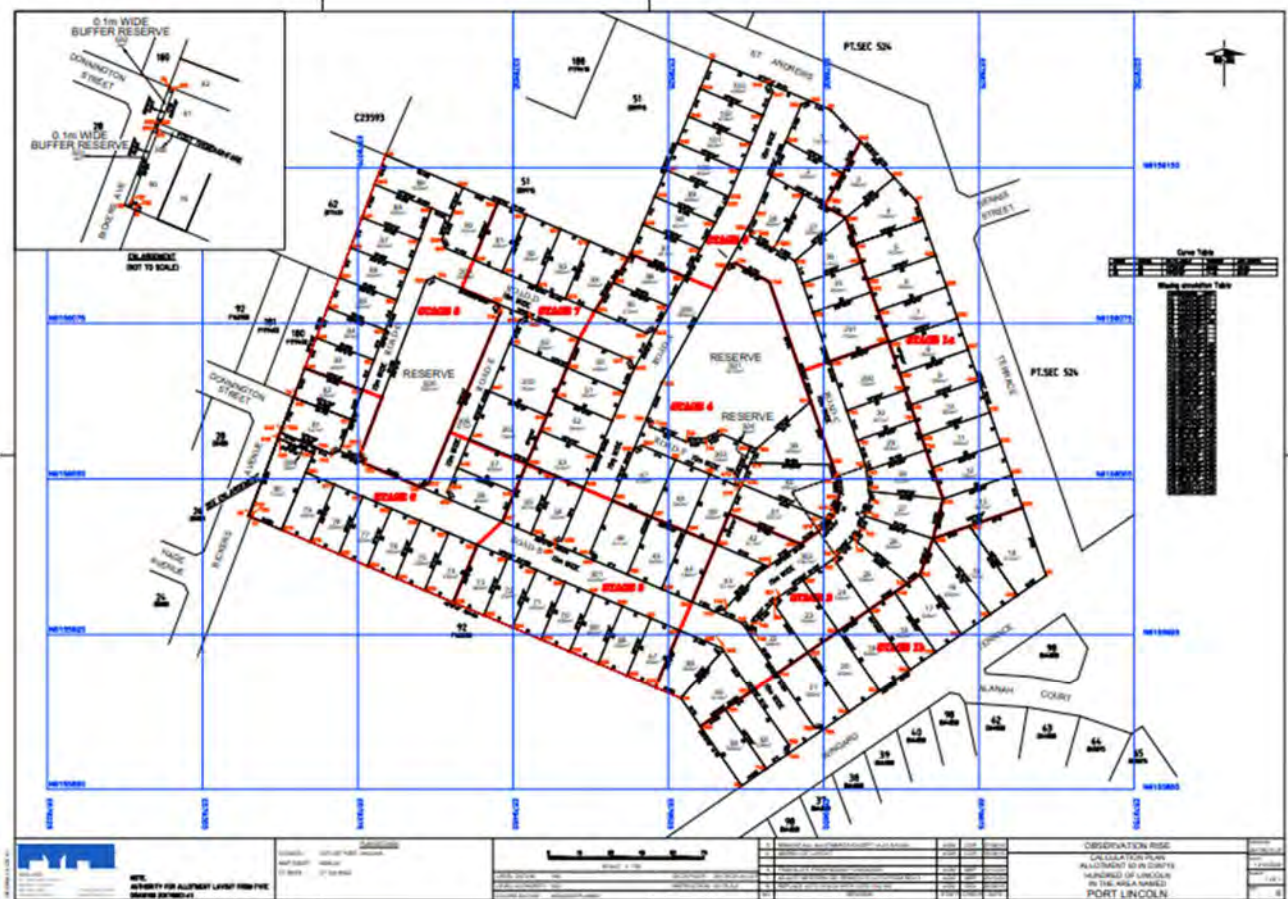
2.3 General location map



The initial proposal for the clearing of the block is to create 94 allotments for residential development. This entails clearing 100% of the block. The Development Application was varied by Development Approval DNF 931/D014/14 which increased the total number of additional allotments by 10, bringing the total number of planned allotments to 104. This variation received Development Approval on the 20/04/2015 from the City Council of Port Lincoln.

Site Plans





Plan 2 Shows the proposed staging of the subdivision

2.5 Approvals required or obtained

- Native Vegetation Act 1991- Data report and NVC clearance application. *Note there has been a previous report submitted to NVC.*
- Planning, Development and Infrastructure Act 2016 - D/N 931/D001/12, D/N 931/D014/14

2.6 Native Vegetation Regulation

It is requested that the application be assessed under Regulation 12(35) - Residential Subdivision.

2.7 Development Application information (if applicable)

The Development Application for the subdivision was approved in 2013 by the City of Port Lincoln (D/N 931/D001/12). An extension to the application was also subsequently granted (refer Appendix 2). The variation to increase the number of allotments by 10 was approved in D/N 931/D014/14 (Appendix 3)

3. Method

3.1 Flora assessment

Existing records of flora (including any listed Threatened species recorded since 1995) were obtained from a desktop survey using the Nature Maps data base within a 5km radius of the project area.

The flora assessment of the sites was undertaken on 23rd April 2026 in accordance with the Bushland Assessment Method produced by the Native Vegetation Council. Three sites were assessed which were determined by their clearing history and resultant vegetation structure and species mix.

Google Maps searching showed that Site 1 (0.9 ha) was mostly open in 2008 and that some clearing occurred between 2018 and 2021. Site 2 (3.3 ha) shows significant regeneration following various clearing operations in the periods 2008-2011, 2015-2016 and 2018- 2021.

Site 3 (3.5 ha) is long undisturbed with a dense shrub mid-story with scattered mature mallees. The mallees present at this site include *E. gracillis*, *E. diversifolia* and *E. rugosa*. Evidence of old domestic rubbish suggests that this site was more open in the past.

3.2 Fauna assessment

The three sites were traversed on the 23rd and 24th April 2026 with no threatened fauna species recorded. General fauna observations were observed and recorded.

The Nature Maps data base and the Protected Matters Search Tool was used was used to compile Threatened Fauna species list within a 5km radius of the project area. These searches listed 10 bird species and the Grey headed Flying Fox recorded within this radius. The Common Greenshank (*Tringa nebularia*) and the Hooded Plover (*Thinornis cucullatus cucullatus*) have previously been recorded within a 5 km radius, which includes Pt Lincolns shoreline. The Common Greenshank is found on the coast and inland waters while the Hooded Plover is a coastal shorebird so neither has usable habitat in the project area and were discounted in this assessment, and not included in the table below.

Threatened or Introduced Fauna Species Recorded or Observed (Native and Introduced)		Threatened Species			
Species	Common Name	EPBC	SA	Past Record	Observed
<i>Stagonopleura guttata</i>	Diamond Firetail	VU	V	Yes	
<i>Corcorax melanorhamphos</i>	White-winged Chough		R	Yes	
<i>Falco peregrinus macropus</i>	Peregrine Falcon		R	Yes	
<i>Hylacola cauta cauta</i>	Shy Heathwren (EP, YP, FR, MM, upp		R	Yes	
<i>Lichenostomus cratitius occidentalis</i>	Purple-gaped Honeyeater (mainland		R	Yes	
<i>Zanda funerea whiteae</i>	Yellow-tailed Black Cockatoo		V	Yes	
<i>Neophema petrophila zietzi</i>	Rock Parrot		R	Yes	
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	VU	R	Yes	
<i>Turnix varius varius</i>	Painted Buttonquail		R	Yes	

was consulted to provide habitat suitability advice for the listed species (except for Grey-headed Flying Fox) in the Table [4.2 Threatened Species Assessment](#). It was considered that this input, in addition to the two-day ground traverse and desktop research was sufficient to satisfy the requirements needed for this report.

4. Assessment Outcomes

4.1 Vegetation Assessment

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

Site 1 The 0.9 ha site is flat with a minor slope facing downhill to the west. The soil is a loam which had its original vegetation cleared many decades ago. *Pinus radiata* is establishing over a ground cover of mainly introduced plant species. It is likely this area is kept mown to manage regrowth.

Some remnant and planted (non SA) Eucalypt species are present on the north western and northern boundary which will be cleared as part of this project. These trees provide no hollows for wildlife. This is a heavily disturbed site in regard to a clearing history.

Site 2 is 3.3 ha bordering Site 1 and 3. It is regenerating woodland from previous clearing events and surrounds the Site 3 area (long undisturbed). The soil is a sandy gravelly loam with aspect generally sloping downhill to the west. There are limestone surface rocks present and obvious patchy cryptogamic crust.

Site 3 is 3.5 ha made up of scattered mature mallee trees with a dense shrub layer. The evidence of old rubbish indicates this area used to be more open in the past and there may have been a disturbance event to result the dense shrub layer. There is a slope downhill to the west with the surface soil layer being sandy/gravel. Average overstorey height is 4.0 metres.

All 3 sites are in the one block which is isolated due to residential suburbs and sports oval in the city of Port Lincoln. The southern boundary of the block borders a 5.4 ha area of bushland.

Although Site 1 has been long cleared, it was also classed as EP 7.1 Woodlands & Mallee with Mid Dense Sclerophyll Shrub Understorey in line with neighbouring sites 2 & 3.

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

Vegetation Association	Vegetation Association 1; EP 7.1 Woodlands & Mallee with Mid Dense Sclerophyll Shrub Understorey. Site 1. Now largely comprised of annual forbs and grasses, with <i>Pinus radiata</i> colonizing
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Photo 1: Facing south towards centre pole



Photo 2 facing west from roadside

General description	There are some planted Eucalypts on the western edge of this site where they border the boundary fence with houses. There also some mature Eucalypts on the edge of St Andrews Tce which will also be cleared. The area has been cleared in the past and presumably mown/slashed to keep growth in check. <i>Avena sp</i> and <i>Oxalis</i> are common with <i>Pinus radiata</i> establishing strongly. There is a limited presence of regenerating shrubs including <i>Acacia cyclops</i> and <i>A gillii</i> which are closer to the Site 2 area.																																																											
Threatened species or community	Threatened fauna species recorded within a 5 km radius since 1995 on database searches are listed below. None were recorded during the field survey. <table><tr><th colspan="2">Threatened or Introduced Fauna Species Recorded or Observed (Native and Introduced)</th><th colspan="2">Threatened Species</th><th></th></tr><tr><th>Species</th><th>Common Name</th><th>EPBC</th><th>SA</th><th>Past Record</th></tr><tr><td><i>Stagonopleura guttata</i></td><td>Diamond Firetail</td><td>VU</td><td>V</td><td>Yes</td></tr><tr><td><i>Corcorax melanorhamphos</i></td><td>White-winged Chough</td><td></td><td>R</td><td>Yes</td></tr><tr><td><i>Falco peregrinus macropus</i></td><td>Peregrine Falcon</td><td></td><td>R</td><td>Yes</td></tr><tr><td><i>Hylacola cauta cauta</i></td><td>Shy Heathwren (EP, YP, FR, MM, upp</td><td></td><td>R</td><td>Yes</td></tr><tr><td><i>Lichenostomus cratitius occidentalis</i></td><td>Purple-gaped Honeyeater (mainland</td><td></td><td>R</td><td>Yes</td></tr><tr><td><i>Zanda funerea whiteae</i></td><td>Yellow-tailed Black Cockatoo</td><td></td><td>V</td><td>Yes</td></tr><tr><td><i>Neophema petrophila zietzi</i></td><td>Rock Parrot</td><td></td><td>R</td><td>Yes</td></tr><tr><td><i>Pteropus poliocephalus</i></td><td>Grey-headed Flying-fox</td><td>VU</td><td>R</td><td>Yes</td></tr><tr><td><i>Turnix varius varius</i></td><td>Painted Buttonquail</td><td></td><td>R</td><td>Yes</td></tr></table>					Threatened or Introduced Fauna Species Recorded or Observed (Native and Introduced)		Threatened Species			Species	Common Name	EPBC	SA	Past Record	<i>Stagonopleura guttata</i>	Diamond Firetail	VU	V	Yes	<i>Corcorax melanorhamphos</i>	White-winged Chough		R	Yes	<i>Falco peregrinus macropus</i>	Peregrine Falcon		R	Yes	<i>Hylacola cauta cauta</i>	Shy Heathwren (EP, YP, FR, MM, upp		R	Yes	<i>Lichenostomus cratitius occidentalis</i>	Purple-gaped Honeyeater (mainland		R	Yes	<i>Zanda funerea whiteae</i>	Yellow-tailed Black Cockatoo		V	Yes	<i>Neophema petrophila zietzi</i>	Rock Parrot		R	Yes	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	VU	R	Yes	<i>Turnix varius varius</i>	Painted Buttonquail		R	Yes
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Landscape context score	1.11	Vegetation Condition Score	4.95	Conservation significance score	1.10																																																							
Unit biodiversity Score	6.04	Area (ha)	0.9	Total biodiversity Score	5.44																																																							

Vegetation Association	Vegetation Association 2; EP 7.1 Woodlands & Mallee with Mid Dense Sclerophyll Shrub Understorey. <u>Site 2</u> . Regenerating woodland from past clearing.																																																											
  Photo 1: Facing south towards centre pole Photo 2 Within transect area facing south																																																												
General description	Site 2 has had clearing done during 3 known periods as recorded on Google Maps with pushed up soil mounds present. This site is regenerating, including mallees, <i>Melaleuca lanceolata</i> , <i>Acacia cyclops</i> and <i>A. paradoxa</i> with average overstorey height of 2.2m.																																																											
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Landscape context score	1.11	Vegetation Condition Score	28.61	Conservation significance score	1.10																																																							
Unit biodiversity Score	34.93	Area (ha)	3.3	Total biodiversity Score	115.27																																																							

Vegetation Association	Vegetation Association 3; EP 7.1 Woodlands & Mallee with Mid Dense Sclerophyll Shrub Understorey. <u>Site 3</u> . Long undisturbed dense woodland/shrubland.																																																											
 Photo 1: Facing south towards centre pole  Photo 2: On transect line																																																												
General description	Scattered mature mallee trees with a generally dense shrub layer dominate this site. The presence and type of old rubbish suggest this site used to be more open. This area is in very good condition.																																																											
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Landscape context score	1.11	Vegetation Condition Score	33.90	Conservation significance score	1.10																																																							
Unit biodiversity Score	41.39	Area (ha)	3.5	Total biodiversity Score	144.87																																																							

Site map showing areas of proposed impact

The site map below outlines the entire block to be cleared, and the 3 photo point centres of the surveyed sites.

- Site 1 follows the grassed area in the northern part of the block (red polygon). Mature Eucalypt trees (planted) and some roadside remnants will be included in the clearing
- Site 2 (regenerating) represents the area surrounding Site 3 polygon and bordering Site 1.
- Site 3 is the hatched yellow polygon (long undisturbed).



Photo log



Site 1 facing west showing *Pinus radiata* establishing. This area had its original vegetation cleared decades ago.



Site 2 (Regenerating area) facing west with the edge of mature vegetation (site 3) on the RHS



Site 3 Mid dense shrubland/mallee woodland

4.2 Threatened Species assessment

Fauna species recorded within 5 km of the application area since 1995, or the vegetation is considered to provide suitable habitat. The Table below includes habitat preferences and likelihood of habitat use comments provided by [REDACTED] (except for the Grey-headed Flying Fox). Note the Source Reference numbers in the Habitat Preference Column for that work.

Species (common name)	NP&W Act	EPBC Act	Data source	Date of last record	Species known habitat preferences	Likelihood of use for habitat – Comments
<i>Stagonopleura guttata</i> Diamond Firetail	V	VU	1,3	2023	Sedentary, ground feeding primarily on seeds, but also insects, including larvae (7). Habitat on Eyre Peninsula is drier woodlands, such as <i>Eucalyptus porosa</i> ; <i>Callitris gracilis</i> ; and <i>Allocasuarina verticillata</i> Open Woodlands (8). Neither <i>E. porosa</i> or <i>C. gracilis</i> Open Woodlands occurred in the vicinity of Pt Lincoln, but <i>A. verticillata</i> Open Woodland was prevalent, dominant habitat of the eastern facing hills to the coast (9).	Possible. Diamond Firetails have persisted in the Pt Lincoln area, despite severe habitat loss. Remaining prime habitat largely restricted to small remnant areas such as a National Trust Reserve overlooking the city. However, recent records have been recorded in the vicinity of mallee over dense vegetation, like in part of the application. City tree plantings may also offer a type of open woodland habitat with areas for seed feeding, such as grass seed, if near remnant vegetation. The application areas includes open areas which could offer feeding opportunities, and dense mallee vegetation for refuge and nesting. It may occur in the area, but no prime habitat is present.
<i>Pteropus poliocephalus</i> Grey headed Flying Fox	R	VU	3	2024	A variety of habitats, including rainforests, woodlands, swamp and urban environments. The critical habitat criteria, are suitable roosting trees, with horizontal branches, and feeding trees with	Possible

					fruits, prolific nectar flowers.	
<i>Corcorax melanorhamphos</i> White-winged Chough	R		3	2021	Largely sedentary, ground feeding, primarily on insects found in leaf litter, and sometimes seeds (7, 8, 9). Habitat is taller mallee and woodlands (for building mud nests), over an open understory (few shrubs) with ample litter for feeding (8, 9).	Unlikely, as lack of suitable habitat. No tall, open mallee, with build up of litter. Mallee present has dense shrubs.
<i>Falco peregrinus macropus</i> Peregrine Falcon	R		3	2006	Widespread habitats where enough prey (mainly small to medium sized birds, but also mammals such as rabbits), and suitable nesting sites (cliffs, but also tree hollows) (7, 8). Coastal cliffs are a prime nesting habitat and likely where the species nests at Pt Lincoln.	Possible overhead. The application areas offer no prime habitat for nesting.. However, it is possible the species could be observed flying overhead, after prey on the wing.
<i>Hylacola cauta cauta</i> Shy Heathwren	R		3	2023	Sedentary, ground feeding on insects and occasionally seed (7). Principal habitat is mallee over a shrubby understory. This includes <i>Eucalyptus diversifolia</i> mallee of Eyre Peninsula (8).	It could likely occur in the application areas, as suitable mallee habitat present. The application area is also part of a larger area of remnant vegetation. However, the site is disturbed. More intact area are more likely to be preferred.
<i>Lichenostomus cratitius occidentalis</i> Purple-gaped Honeyeater	R		3	2008	Mostly sedentary bird found primarily in mallee over a shrubby understory, such as <i>Melaleuca uncinata</i> . Mallee habitat includes <i>Eucalyptus diversifolia</i> (8). It feeds on nectar, pollen, seeds, insects (7,8).	May occur. The mallee understory present is not the prime habitat for the species.
<i>Zanda funerea whiteae</i> Yellow-tailed Black Cockatoo	V		3	2008	The subspecies of Eyre Peninsula is isolated from the rest of the eastern Australian population. It nests in <i>Eucalyptus camaldulensis</i> , and <i>E. cladocalyx</i> trees with suitable large hollows.	Unlikely, as no suitable nesting trees present, or feeding opportunities (Xanthorrhoea, <i>Hakea rugosa</i> , <i>Pinus halepensis</i>)

					Feeding has been recorded on <i>Hakea</i> seeds, and wood boring larvae in <i>Xanthorrhoea semiplana tateana</i> on the peninsula (8). It has also adapted to feeding on the seeds of introduced pines, particularly <i>Pinus halepensis</i> (9).	
<i>Neophema petrophila zietzi</i> Rock Parrot	R		3	2023	Breeds on offshore islands, migrating to the mainland in autumn – winter. It feeds primarily on samphire coastal flats, on seeds and fruits (8).	Unlikely, as no suitable feeding habitat present.
<i>Turnix varius varius</i> Painted Button Quail	R			2014	Mobile bird found in a variety of eucalypt habitats, with an ample leaf litter and some shrub cover. It feeds during night and early morning on seeds, fruit insects (7). Habitat on Eyre Peninsula includes <i>Eucalyptus odorata</i> , <i>E. porosa</i> , <i>E. cladocalyx</i> woodlands, <i>E. socialis</i> , <i>E. oleosa</i> , <i>E. gracilis</i> , <i>E. diversifolia</i> , <i>E. rugosa</i> mallee (8).	It could possibly occur, as the application area is part of a larger remnant of Native vegetation, and suitable habitat present. Especially if the site is relatively undisturbed by people, dogs. However, the application area is small and includes degraded areas. The open site would be unsuitable for the species.
Source: 1- BDBSA, 2 - AoLA, 3 – NatueMaps 4 – Observed/recorded in the field, 5 - Protected matters search tool, 6 – others NP&W Act; E= Endangered, V = Vulnerable, R= Rare EPBC Act; Ex = Extinct, CR = Critically endangered, EN = Endangered; VU = Vulnerable						

Source 7-BirdlifeAustralia Bird Profiles online site Habitat information (2026); 8- Carpenter & Reid (1988 unpub report). Habitat & Conservation Status of Native Birds of the SA Agricultural Regions. SA DEP Adelaide; 9- T. Croft personal observations.

Criteria for the likelihood of occurrence of species within the Study area.

Likelihood	Criteria
Highly Likely/Known	Recorded in the last 10 years, the species does not have highly specific niche requirements, the habitat is present and falls within the known range of the species distribution or; The species was recorded as part of field surveys.
Likely	Recorded within the previous 20 years, the area falls within the known distribution of the species and the area provides habitat or feeding resources for the species.

Possible	Recorded within the previous 20 years, the area falls inside the known distribution of the species, but the area provide limited habitat or feeding resources for the species. Recorded within 20 -40 years, survey effort is considered adequate, habitat and feeding resources present, and species of similar habitat needs have been recorded in the area.
Unlikely	Recorded within the previous 20 years, but the area provide no habitat or feeding resources for the species, including perching, roosting or nesting opportunities, corridor for movement or shelter. Recorded within 20 -40 years; however, suitable habitat does not occur, and species of similar habitat requirements have not been recorded in the area. No records despite adequate survey effort.

Flora species recorded within 5 km of the application area since 1995.

Listed (State and /or National) Flora species previously recorded in Nature Maps within a 5km radius of the project area are listed in Appendix 4. Of the 20 listed species, none were found during the on-ground survey.

4.3 Cumulative impact

When exercising a power or making a decision under Division 5 of the Regulations, the NVC must consider the potential cumulative impact, both direct and indirect, that is reasonably likely to result from a proposed clearance activity.

This clearance application covers all vegetation on this block to ensure that all impacts of the current proposal and all possible future development on the block are considered.

4.4 Address the Mitigation Hierarchy

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

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

In order for the proposed residential subdivision to proceed, it is not possible to avoid the clearance of native vegetation. Past clearing operations have been carried out within this block

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

The entire block plan to be cleared for the proposed residential subdivision of 94 allotments.

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

No restoration or rehabilitation of native vegetation is planned due to the site being used for a residential subdivision.

Principle 1b - significance as a habitat for wildlife	<u>Relevant information</u> Table below lists threatened species that may use the vegetation. They were listed from desktop search using a 5 km radius. <table border="1" data-bbox="367 352 1192 724"> <thead> <tr> <th>Species</th><th>Common Name</th></tr> </thead> <tbody> <tr> <td><i>Stagonopleura guttata</i></td><td>Diamond Firetail</td></tr> <tr> <td><i>Corcorax melanorhamphos</i></td><td>White-winged Chough</td></tr> <tr> <td><i>Falco peregrinus macropus</i></td><td>Peregrine Falcon</td></tr> <tr> <td><i>Hylacola cauta cauta</i></td><td>Shy Heathwren (EP, YP, FR, MM, upp)</td></tr> <tr> <td><i>Lichenostomus cratitius occidentalis</i></td><td>Purple-gaped Honeyeater (mainland)</td></tr> <tr> <td><i>Zanda funerea whiteae</i></td><td>Yellow-tailed Black Cockatoo</td></tr> <tr> <td><i>Neophema petrophila zietzi</i></td><td>Rock Parrot</td></tr> <tr> <td><i>Pteropus poliocephalus</i></td><td>Grey-headed Flying-fox</td></tr> <tr> <td><i>Turnix varius varius</i></td><td>Painted Buttonquail</td></tr> </tbody> </table> Threatened Fauna Score – - Site 1 (A1): 0.1 - Site 2 (A2): 0.1 - Site 3 (A3): 0.1 Unit biodiversity Score - - Site 1 (A1): 6.04 - Site 2 (A2): 34.93 - Site 3 (A3): 41.39	Species	Common Name	<i>Stagonopleura guttata</i>	Diamond Firetail	<i>Corcorax melanorhamphos</i>	White-winged Chough	<i>Falco peregrinus macropus</i>	Peregrine Falcon	<i>Hylacola cauta cauta</i>	Shy Heathwren (EP, YP, FR, MM, upp)	<i>Lichenostomus cratitius occidentalis</i>	Purple-gaped Honeyeater (mainland)	<i>Zanda funerea whiteae</i>	Yellow-tailed Black Cockatoo	<i>Neophema petrophila zietzi</i>	Rock Parrot	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	<i>Turnix varius varius</i>	Painted Buttonquail
Species	Common Name																				
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<i>Turnix varius varius</i>	Painted Buttonquail																				
	<u>Assessment against the principles</u> <u>Seriously at Variance</u> EP 7.1 Woodlands & Mallee with Mid Dense Sclerophyll Shrub Understorey - Site 1 (A1) - Site 2 (A2) - Site 3 (A3) <u>At Variance</u> – N/A <u>Moderating factors that may be considered by the NVC</u> The block is isolated from other bushland areas apart from a 5 ha area on the southern boundary. Otherwise, the block is surrounded by the residential area including a town oval within the City of Port Lincoln. Note comments on likelihood of habitat use by threatened species in Section 4.2																				

Principle 1c - plants of a rare, vulnerable or endangered species	<u>Relevant information</u> Threatened Flora Score(s) -0
	<u>Assessment against the principles</u> <u>Seriously at Variance</u> - No <u>At Variance –</u> - No
	<u>Moderating factors that may be considered by the NVC</u>
Principle 1d - the vegetation comprises the whole or part of a plant community that is Rare, Vulnerable or endangered:	<u>Relevant information</u> Threatened Community Score – 1 (scored 1 for each for the 3 sites)
	<u>Assessment against the principles</u> <u>Seriously at Variance</u> - No
	<u>Moderating factors that may be considered by the NVC</u>
Principle 1e - it is significant as a remnant of vegetation in an area which has been extensively cleared.	<u>Relevant information</u> Remnancy figure for IBRA Association: 84% Remnancy figure for IBRA Subregion: 29% Site 2 (A2) is regenerating from past clearing events with a current average height of 2.2 metres. It is likely that this regeneration will continue and eventually be similar to mature age vegetation structure and species composition of Site 3 that it borders. Site 3 (A3) is long undisturbed with a healthy canopy of sparse mallee and a dense under storey. There appears to have been an increase in the density of understorey due to the scattered presence of long discarded domestic rubbish in what is now largely difficult to access. This site is in very good condition and stable. Total Biodiversity Score – 265.58
	<u>Assessment against the principles</u> <u>Seriously at Variance</u> No <u>At Variance</u> EP 7.1 Woodlands & Mallee with Mid Dense Sclerophyll Shrub Understorey • Site 1 (A1) • Site 2 (A2) • Site 3 (A3)

	<u>Moderating factors that may be considered by the NVC</u> <u>Site 1</u> is highly modified with almost none of the original woodland vegetation remaining. It was cleared many decades ago and has been kept that way. Introduced ground cover species dominant this open area with <i>Pinus radiata</i> establishing. The few mature eucalypts on the boundary are a mix of remnants and planted non SA species with none providing hollows. <u>Site 2</u> is regenerating from past clearing events.
Principle 1f - it is growing in, or in association with, a wetland environment.	<u>Relevant information</u> None of the vegetation is associated with a wetland
	<u>Assessment against the principles</u> <u>Seriously at Variance</u> - No <u>At Variance –</u> - No
	<u>Moderating factors that may be considered by the NVC</u>
Principle 1g - it contributes significantly to the amenity of the area in which it is growing or is situated.	<u>Relevant information</u> Site 3 (and eventually site 2 as it regenerates) provide examples of healthy woodland/shrubland within the City of Port Lincoln and would provide wildlife habitat although largely disconnected from other patches. There are no significant indications of public visitation within the block.
	N/A
	<u>Moderating factors that may be considered by the NVC</u>

[Principles of Clearance](#) (h-m) will be considered by comments provided by the local NRM Board or relevant Minister. The Data Report should contain information on these principles where relevant and where sufficient information or expertise is available.

4.6 Risk Assessment

Determine the level of risk associated with the application

Total clearance	No. of trees	
	Area (ha)	7.7063
	Total biodiversity Score	265.58
Seriously at variance with principle 1(b), 1(c) or 1 (d)		1(a), 1(b)
Risk assessment outcome		Level 4

4.7 NVC Guidelines

Provide any other information that demonstrates that the clearance complies with any relevant NVC guidelines related to the activity.

5. Clearance summary

Clearance Area Summary table

Clearance Summary Table - Agricultural Region										(Policy 1 September 2024; File Update 1 July 2025)				
Bushland Assessment														
Block	Site	Native species diversity score	Threatened Ecological community Score	Threatened plant score	Threatened fauna score	UBS	Area (ha)	Total Biodiversity score	Loss factor	Loadings	Reductions	SEB Points required	SEB payment	Admin Fee
A	1	10	1	0	0.1	6.04	0.9	5.44	1.0			5.98	\$5,057.43	\$278.16
A	2	28	1	0	0.1	34.93	3.3	115.27	1.0			126.80	\$107,237.73	\$5,898.08
A	3	22	1	0	0.1	41.39	3.5	144.87	1.0			159.36	\$134,774.49	\$7,412.60
If more rows required, unhide the rows between 30 and 112						Total	7.7	265.58				292.14	\$247,069.65	\$13,588.84

Totals summary table

IBRA Association percent vegetation remnancy (%)	84.0				
IBRA Subregion percent vegetation remnancy (%)	29.0				
Is the vegetation associated with a Wetland	No				
Economies of Scale Factor	0.50	SEB Uplift Factor		1.10	
Rainfall Factor (mm)	466				
SEB Points of Gain/ha Factor	7	Management Cost (\$/ha)		\$25,408.00	
	Total Biodiversity score	Total SEB points required	SEB Payment	Admin Fee	Total Payment
Application	265.58	292.14	\$247,069.65	\$13,588.84	\$260,658.49

6. Significant Environmental Benefit

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

ACHIEVING A SEB

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

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

PAYMENT SEB

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

The applicant has considered an on-ground off-set area and the use of an Accredited Third-Party Provider but prefers to make the payment in stages to the NVC Fund.

- ☐ **X** Pay into the Native Vegetation Fund. \$247,069.65 plus admin fee of \$13,588.84 = \$260,658.49. It is requested that staged payments will be submitted.

7. Appendices

Appendix 1. Bushland Vegetation Assessment Scoresheets (*submitted separately to NVC*)

Appendix 2. Development Approval 931/D001/12 and Extension Notification

Appendix 3. Development Approval 931/D014/14 approving an extra 10 allotments

Appendix 4. Threatened Flora listing within a 5km radius of the project area. Source Nature Maps

Appendix 2 Development Application 931/D001/12 and Extension Notification

South Australia - Regulation 42 under the Development Act, 1993 Schedule 11

DECISION NOTIFICATION FORM

FOR DEVELOPMENT APPLICATION DATED 24.01.2012
REGISTERED ON 02.02.2012

Development Number

931/D001/12

To	FYFE PTY LTD GPO BOX 2450 ADELAIDE SA 5001
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LOCATION OF PROPOSED DEVELOPMENT

House No	Lot No	Street	City
84	50	ST ANDREWS TERRACE	PORT LINCOLN

Nature of Proposed Development	LAND DIVISION: 931/D001/12: CREATING 94 ADDITIONAL ALLOTMENTS
From	CITY OF PORT LINCOLN

In respect of this proposed development you are informed that:-

NATURE OF DECISION	Consent Granted	No of Conditions	Consent Refused	Not Applicable
Development Plan Consent	16/04/2013	2		
Land Division	16/04/2013	12		
Development Assessment Commission	16/04/2013	2		
Land Division (Strata)				X
DEVELOPMENT APPROVAL	16/04/2013	16 * see notes		

If applicable, details of the building classification and the approved number of occupants under the Building Code are attached.

If there were third party representations, any consent / approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

No work can commence on this development unless a Development Approval has been obtained.

If one or more consents have been granted on this Notification Form, **you must not start** any site works or building work or change the use of the land until you have also received notification of a Development Approval.

Date of Decision:- 16/04/2013

Signed: _____
MANAGER DEVELOPMENT & ENVIRONMENTAL SERVICES



Our Ref: I2012669



City of Port Lincoln

PLANNING CONDITIONS RELATING TO DEVELOPMENT APPLICATION NO 931/D001/12

1. The development hereby approved shall be carried out in accordance with the plan of division prepared by Fyfe Earth Partners, Drawing 20178M01-R9, Date: 5/10/2012, Sheet 1 of 1, Rev 9 and Landscape Master Plan prepared by Outerspace Landscape Architects, Dwg No. OS347_CP01 & CP03, Dated 8/02/12, except where varied by any conditions listed below;
2. Open Space Contribution, Payment of \$68,950.00 (25 allotments) into Council's Open Space Fund (one allotment @ \$2,758.00). Cheques made payable to the City of Port Lincoln, Level One, 60 Tasman Terrace, Port Lincoln SA 5606.

LAND DIVISION REQUIREMENTS:

3. The Applicant shall ensure all site contamination identified at the site in the AEC Environmental Pty Ltd report be suitably removed under the direct supervision of an appropriately qualified consultant from AEC Environmental Pty Ltd. All wastes requiring removal shall be correctly and appropriately disposed by the Contractor to a licensed waste depot.

The Consultant overseeing the removal of the contaminated material shall provide Council a statement that all wastes have been suitably removed.

4. The Applicant shall ensure no work commences until a Soil Erosion and Drainage Management Plan (SEDMP) has been prepared and submitted to Council.

The SEDMP shall ensure the drainage practices are based on the principles outlined in the Stormwater Pollution Prevention Code of Practice for the Building Construction Industry.

5. The Applicant shall provide Council prior to commencement of any work a Construction Environmental Management and Monitoring Plan (CEMP) to cover the pre-construction and construction phases of the proposed land division.
6. The Applicant shall ensure that all surface and collected stormwater disposal systems are designed and constructed to the reasonable satisfaction of Council's Manager Operations. In particular the following:
 - a) A drainage system with a minimum capacity sufficient to carry a 5 year average interval ARI flow to be incorporated within the design.
 - b) Trash collection devices, eg. trash racks and gross pollution traps be an integral part of the drainage system.
 - c) All stormwater shall be safely disposed of so as no damage can be caused to downstream properties by a storm not excluding 100 year ARI.
 - d) Water sensitive urban design measures and practices shall be adopted for the management of run-off including stormwater capture and reuse.

The extent to which water sensitive urban design principles are incorporated into the design of the development should involve Council's Manager Community Infrastructure before design commences.

- e) Such easements and dimensions of drains required shall be satisfactory for the drainage of the whole land. Any easements will be granted to the City of Port Lincoln free of all costs.
7. The Applicant shall ensure the layout and geometry of the new proposed road network and adjacent roadways be designed and constructed to acceptable engineering standards to the reasonable satisfaction of Council's Manager Operations.

8. The Applicant shall ensure all connecting roadworks have a minimum road reserve width of fifteen (15) metres and the pavement width be not less than eight (8) metres between faces of kerbs.
9. The Applicant shall provide wherever possible roll over kerb and gutter on all roadways.
10. The Applicant shall ensure all roads are surfaced with hotmix bitumen to a minimum thickness of 25mm.
11. The Applicant shall ensure that each publicly accessible road be provided with at least one footpath no less than 1.2 metres in width, constructed of concrete block paving or in situ concrete, or pavers to the reasonable satisfaction of Council's Manager of Operations. Pram ramps to AS1428-1993 shall be installed where a footpath intersects a kerb line and at the opposite street corner.
12. The Applicant shall ensure that the electricity supply be installed underground and street lighting be installed to the reasonable satisfaction of ETSA and Council's Manager of Operations.
13. The Applicant shall ensure that the public lighting be provided on all roads and be provided on the same side of the road as the footpath.
14. The Applicant shall ensure the underground services be provided in a suitably designed Common Service Trench to the reasonable satisfaction of Council's Manager of Operations.

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

15. The financial and augmentation requirements of the SA Water Corporation shall be met for the provision of water supply. (SA Water 90008/12).
The necessary easements shall be granted to the SA Water Corporation free of cost.
16. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

NOTES:

- SA Water Corporation advise that due to potential supply problems in the Eyre Region, a limited water services, restricted to 20 litres per minute with a water allocation of up to 300kl per annum, can only be provided for the provision of water supply.
- The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practicable measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- The Soil Erosion and Drainage Management Plan (SEDMMP) should include as a minimum:
 - the installation of a shaker pad at the entrance/exit to the development site
 - minimising site disturbance by avoiding unnecessary cut and fill and unnecessary clearing of vegetation
 - protecting exposed soil through temporary vegetation or jute matting, silt fences, and fencing and containing of stockpiles.
- Any information sheets, guidelines documents, codes of practice, technical bulletins etc. that are referenced in this response can be assessed on the following web site: <http://www.epa.sa.gov.au>


MANAGER DEVELOPMENT & ENVIRONMENTAL SERVICES

RM: 12012669

3 September 2024

██████████
PLANNING SECTION MANAGER
FYFE PTY LTD
GPO BOX 2450
ADELAIDE SA 5001
By email: ██████████

Dear ██████████

DA Number	931/D001/12
Subject Land	84 ST ANDREWS TERRACE, PORT LINCOLN
Development proposal	LAND DIVISION: 931/D001/12: CREATING 94 ADDITIONAL ALLOTMENTS - NEW APPLICATION REQUIRED AS AMENDMENTS ARE NOT MINOR (REFER 931/D014/14)
Name of Owners	84 ST ANDREWS TERRACE PTY LTD

I refer to your email dated 3 July 2024, in which you request an extension of time in relation to the above development application.

I advise that Council has approved the extension of time until 16 October 2026 in accordance with Section 126(3) of the *Planning, Development and Infrastructure Act 2016*. Accordingly, you are required to substantially commence the development by this date.

If the above requirements have not been met by the revised date a further extension may be refused and Council may require a new application be lodged.

Please contact the Council's Development Services Department if you have any questions regarding the above matters.

Yours sincerely

██████████

Theo Theodosiou
MANAGER DEVELOPMENT AND REGULATORY

We work on Barngarla Country. The City of Port Lincoln acknowledges Aboriginal and Torres Strait Islander peoples as the First Australians and their continuing connection to land, sea, culture and community. We pay respect to Elders past, present and emerging and are committed to working together on our reconciliation journey.

Level One, Civic Centre, 60 Tasman Terrace, Port Lincoln SA 5606
T: 08 8621 2300 | F: 08 8621 2399 | E: plcc@plcc.sa.gov.au | www.portlincoln.sa.gov.au

Appendix 3 Development Approval 931/D014/14 approving an extra 10 allotments

South Australia - Regulation 42 under the Development Act, 1993 Schedule 11

DECISION NOTIFICATION FORM

FOR DEVELOPMENT APPLICATION DATED 24.01.2012
REGISTERED ON 02.02.2012

Development Number

931/D014/14

To	FYFE PTY LTD GPO BOX 2450 ADELAIDE SA 5001
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Builder	NOT APPLICABLE
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LOCATION OF PROPOSED DEVELOPMENT			
House No	Lot No	Street	City
84	50	ST ANDREWS TERRACE	PORT LINCOLN

Nature of Proposed Development	LAND DIVISION: 931/D014/14 – STAGE 1B ONLY – 10 ADDITIONAL ALLOTMENTS
From	CITY OF PORT LINCOLN

In respect of this proposed development you are informed that:-

NATURE OF DECISION	Consent Granted	No of Conditions	Consent Refused	Not Applicable
Development Plan Consent	20/04/2015	2		
Land Division	20/04/2015	10		
Development Assessment Commission	20/04/2015	2		
DEVELOPMENT APPROVAL	20/04/2015	14 *see notes		

If applicable, details of the building classification and the approved number of occupants under the Building Code are attached.

If there were third party representations, any consent / approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

No work can commence on this development unless a Development Approval has been obtained.

If one or more consents have been granted on this Notification Form, **you must not start** any site works or building work or change the use of the land until you have also received notification of a Development Approval.

Date of Decision:- 20/04/2015

Signed:
EXECUTIVE DIRECTOR DEVELOPMENT & ENVIRONMENT

Our Ref: I20145332





City of Port Lincoln

PLANNING CONDITIONS RELATING TO DEVELOPMENT APPLICATION NO 931/D014/14

1. The development hereby approved shall be carried out in accordance with the plan of division prepared by Fyfe Earth Partners, Drawing 20178M03-RO, STAGE 1B, DATED 10 JUNE 2014, Sheet 1 of 1, Rev 0, except where varied by any conditions listed below;
2. Open Space Contribution, Payment of \$27,580 (10 allotments) into Council's Open Space Fund (one allotment @ \$2,758.00). Cheques made payable to the City of Port Lincoln, Level One, 60 Tasman Terrace, Port Lincoln SA 5606.

LAND DIVISION REQUIREMENTS:

3. The applicant shall ensure all site contamination identified at the site in the AEC Environmental Pty Ltd report be suitably removed under the direct supervision of an appropriately qualified consultant from AEC Environmental Pty Ltd. All wastes requiring removal shall be correctly and appropriately disposed by the Contractor to a licensed waste depot.

The Consultant overseeing the removal of the contaminated material shall provide Council a statement that all wastes have been suitably removed.

4. The Applicant shall ensure no work commences until a Soil Erosion and Drainage Management Plan (SEDMP) has been prepared and submitted to Council.

The SEDMP shall ensure the drainage practices are based on the principles outlined in the Stormwater Pollution Prevention Code of Practice the Building Construction Industry.

5. The Applicant shall provide Council prior to the commencement of any work a Construction Environmental Management and Monitoring Plan (CEMP) to cover the pre-construction and construction phases of the proposed land division.
6. The Applicant shall ensure that all surface and collected stormwater disposal systems are designed and constructed to the reasonable satisfaction of Council's Manager Operations. In particular the following:

- a. A drainage system with a minimum capacity sufficient to carry a 5 year average interval ARI flow to be incorporated within the design.
- b. Trash collection devices, eg. Trash racks and gross pollution traps be an integral part of the drainage system.
- c. All stormwater shall be safely disposed of so as no damage can be caused to downstream properties by a storm not excluding 100 year ARI.
- d. Water sensitive urban design measures and practices shall be adopted for the management of run-off including stormwater capture and reuse.

The extent to which water sensitive urban design principles are incorporated into the design of the development should involve council's Manager Community Infrastructure before design commences.

- e. Such easements and dimensions of drains required shall be satisfactory for the drainage of the whole land. Any easements will be granted to the City of Port Lincoln free of all costs.

PLANNING CONDITIONS RELATING TO DEVELOPMENT APPLICATION NO 931/D014/14

7. The Applicant shall ensure all connecting roadworks have a minimum road reserve width of fifteen (15) metres and the pavement width be not less than eight (8) metres between faces of kerbs.
8. The Applicant shall provide wherever possible roll over kerb and gutter on all roadways.
9. The Applicant shall ensure that each publicly accessible road be provided with at least one footpath no less than 1.2 metres in width, constructed of concrete block paving or in situ concrete, or pavers to the reasonable satisfaction of Council's Manager of Operations. Pram ramps to AS1428-1993 shall be installed where a footpath intersects a kerb line and at the opposite street corner.
10. The Applicant shall ensure that the electricity supply be installed underground and street lighting be installed to the reasonable satisfaction of ETSA and Council's Manager of Operations.
11. The Applicant shall ensure that the public lighting be provided on all roads and be provided on the same side of the road as the footpath.
12. The Applicant shall ensure the underground services be provided in a suitably designed Common Service Trench to the reasonable satisfaction of Council's Manager of Operations.

DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:

13. The financial and augmentation requirements of the SA Water Corporation shall be met for the provision of water supply (SA Water 90008/12).

The necessary easements shall be granted to the SA Water Corporation free of cost.

14. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

NOTES:

- SA Water Corporation advise that due to potential supply problems in the Eyre Region, a limited water service, restricted to 20 litres per minute with a water allocation of up to 300kl per annum, can only be provided for the provision of water supply.
- The Applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practicable measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- The Soil Erosion and Drainage Management Plan (SEDM) should include as a minimum:
 - The installation of a shaker pad at the entrance/exit to the development site.
 - Minimising site disturbance by avoiding unnecessary cut and fill and unnecessary clearing of vegetation.
 - Protecting exposed soil through temporary vegetation or jute matting, silt fences, and fencing and containing of stockpiles.
- Any information sheets, guidelines documents, codes of practice, technical bulletins, etc, that are referenced in this response can be assessed on the following website : <http://www.epa.sa.gov.au>.

DEVELOPMENT OFFICER - PLANNING

Appendix 4 Threatened Flora listing within a 5km radius of the project area. *Source Nature Maps*

SPECIES	COMMON NAME	NATIONAL	STATE RATING	NUMBER OF RECORDS	DATE OF LAST RECORD	
<i>Thysanotus wangariensis</i>	Eyre Peninsula Fringe-lily		R	3	28-Nov-2008	
<i>Xanthorrhoea semiplana</i> ssp. <i>tateana</i>	Tate's Grass-tree		R	3	28-Nov-2008	
<i>Microlepidium pilosulum</i>	Hairy Shepherd's-purse		R	1	02-Oct-1996	
<i>Hibbertia cinerea</i>	Port Lincoln Guinea-flower		R	1	06-Oct-2005	
<i>Acacia alcockii</i>	Alcock's Wattle		R	17	19-Jul-2021	
<i>Acacia dodonaeifolia</i>	Hop-bush Wattle		R	26	09-Nov-2023	
<i>Acacia iteaphylla</i>	Flinders Ranges Wattle		R	1	09-Aug-2022	
<i>Prostanthera chlorantha</i>	Green Mintbush		R	10	28-Nov-2008	
<i>Eucalyptus conglobata</i> ssp. <i>conglobata</i>	Port Lincoln Mallee		R*	54	04-Dec-2021	
<i>Caladenia bicallata</i> ssp. <i>bicallata</i> (NC)	Western Daddy-long-legs		R	2	26-Nov-2008	
<i>Caladenia tensa</i>	Inland Green-comb Spider-orchid	EN		1	02-Sep-2009	
<i>Prasophyllum goldsackii</i>	Goldsack's Leek-orchid	EN	E	1	26-Nov-2008	
<i>Prasophyllum occultans</i>	Hidden Leek-orchid		R	1	11-Sep-2001	
<i>Thelymitra epipactoides</i>	Metallic Sun-orchid	EN	E	1	26-Nov-2008	
<i>Thelymitra flexuosa</i>	Twisted Sun-orchid		R	1	26-Nov-2008	
<i>Lysiandra calycina</i>	Snowdrop Spurge		R	2	19-Jul-2021	
<i>Spyridium daphnoides</i>	Spoon-leaved Spyridium		R	2	19-Jul-2021	
<i>Boronia pilosa</i> ssp. <i>torquata</i>	Hairy Boronia		R	2	17-Oct-2013	
<i>Leionema microphyllum</i>	Limestone Phebalium		R	1	30-Jul-2019	
<i>Choretrum chrysanthum</i>	Yellow Sour-bush		R	1	18-Feb-2021	