Native Vegetation Clearance

Residential Subdivision, Kellidie Bay

Data Report

Clearance under the *Native Vegetation Regulations 2017*

November 2025

Prepared by West Coast Revegetation NVC Accredited Consultant Phil Landless

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1. Application information

Application Details

Applicant:			
Key contact:			
Landowner:			
Site Address:	25 Peninsula Drive, Kellidie Bay		
Local Government Area:	District Council of Lower Eyre Peninsula	Hundred:	Lake Wangary
Title ID:	CT5420/931	Parcel ID	D32273QP105

Summary of proposed clearance

Purpose of clearance	Clearance is required for a residential subdivision
Native Vegetation Regulation	Regulation 12(35) Residential subdivision
Description of the vegetation under application	0.804ha of *Eucalyptus diversifolia ssp. diversifolia* mallee with *Melaleuca lanceolata* and sclerophyll understorey in moderate condition
Total proposed clearance - area (ha) and number of trees	0.804ha are proposed to be cleared.
Level of clearance	Level 4
Overlay (Planning and Design Code)	Native Vegetation Overlay
Map of proposed clearance area	
Mitigation hierarchy	***Avoidance*** The location, design, size or scale of the subdivision of 25 Peninsula Drive, in order to facilitate the relocation of the Kellidie Bay shacks from Crown Land,

	cannot be avoided. Although a large area will be impacted by the creation of the new allotments and associated vehicular access and infrastructure, the area of native vegetation clearance is less than 1ha. ***Minimisation*** The subdivision and associated infrastructure have been designed to minimise the clearance of native vegetation. Most of the required clearance will involve planted and introduced species. Limited areas of native vegetation will be removed from a small number of allotments and to provide road access. Native vegetation has been retained as buffer areas along Peninsula Drive to the west of the development, to the north between allotments, and within the central area of 25 Peninsula Drive. Measures to minimise the extent, duration and intensity of impacts of the clearance include: • Dust suppression during clearing activities, • Accessing the site only from Peninsula Drive or the shack area, • Stockpiling vegetative debris on site before removal, • Managing storm water drainage, • Staging necessary clearing activities from within the site, • Storing, servicing and fueling of machinery within the site. ***Rehabilitation*** The proposed vegetation clearance is permanent. Any subsequent restoration or landscaping works will be designed to incorporate local native species where practicable.
SEB Offset proposal	***Payment*** of $23,416.08 (SEB payment plus administration fee) into the Native Vegetation Fund.

2. Purpose of clearance

2.1 Description

The applicants propose to subdivide part of 25 Peninsula Drive, Kellidie Bay (Title ID CT5420/931, Parcel ID D32273QP105).

2.2 Background

The allotment known as 25 Peninsula Drive was part of the much larger William Mortlock "Coffin Bay Sheep Run" where sheep grazing started in the 1850's. Sheep grazing pastoral activities were ceased in the 1980's. The area has also been subject to significant visitor use associated with the Kellidie Bay shack area. The shacks are situated along the beachfront and accessed via a dirt road, with an informal track running across Crown Land between the shacks and the foreshore.

The shacks currently leased on Crown Land have been described in a 1990 State Government environmental report as "untidy, visually obtrusive, in poor structural condition, and lacking appropriate vehicle access and wastewater disposal." The applicants propose that shack owners relocate these shacks onto the newly subdivided allotments within their property under a Community Title arrangement, in a "donor" and "receiver" process. In addition, they intend to subdivide and sell further allotments to fund the delivery of essential infrastructure and the ongoing maintenance of the community wastewater management system (see Appendix 7.3: *Kellidie Bay Shack Relocation Project History*).

Since 2008 the applicants have actively revegetated the area, following advice offered at on-site meetings with the NVC and the Coastal Protection Board. Local native species were not necessarily planted. The property also has a large number of *Pinus halepensis* Aleppo Pines as well as other introduced species.

2.3 General location maps

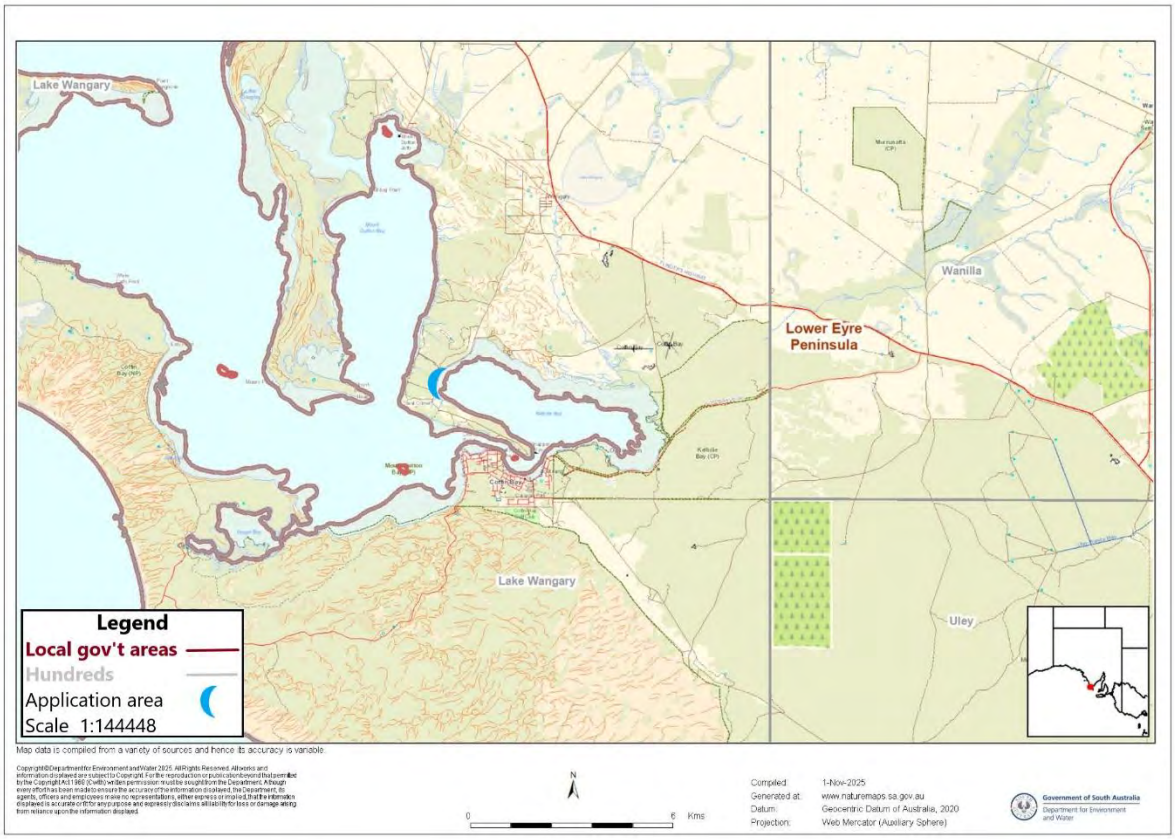


Figure 1. General location

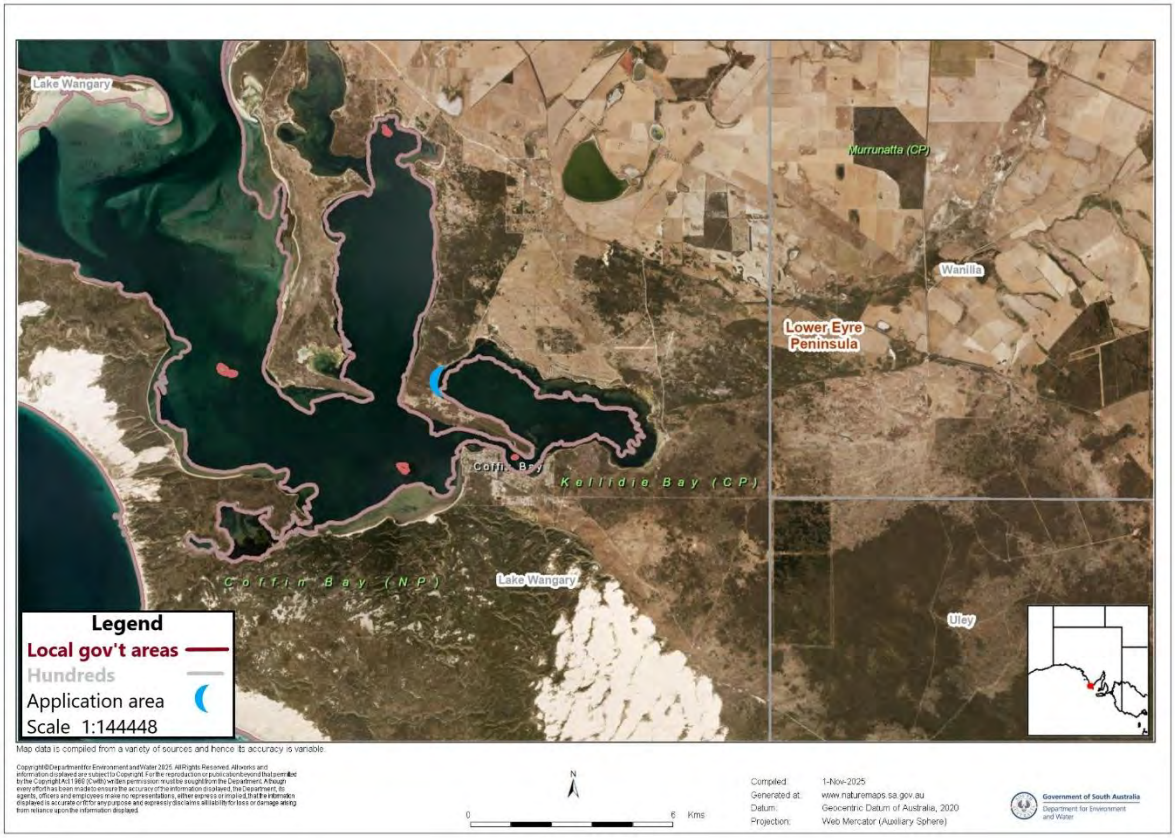


Figure 2. General location satellite image

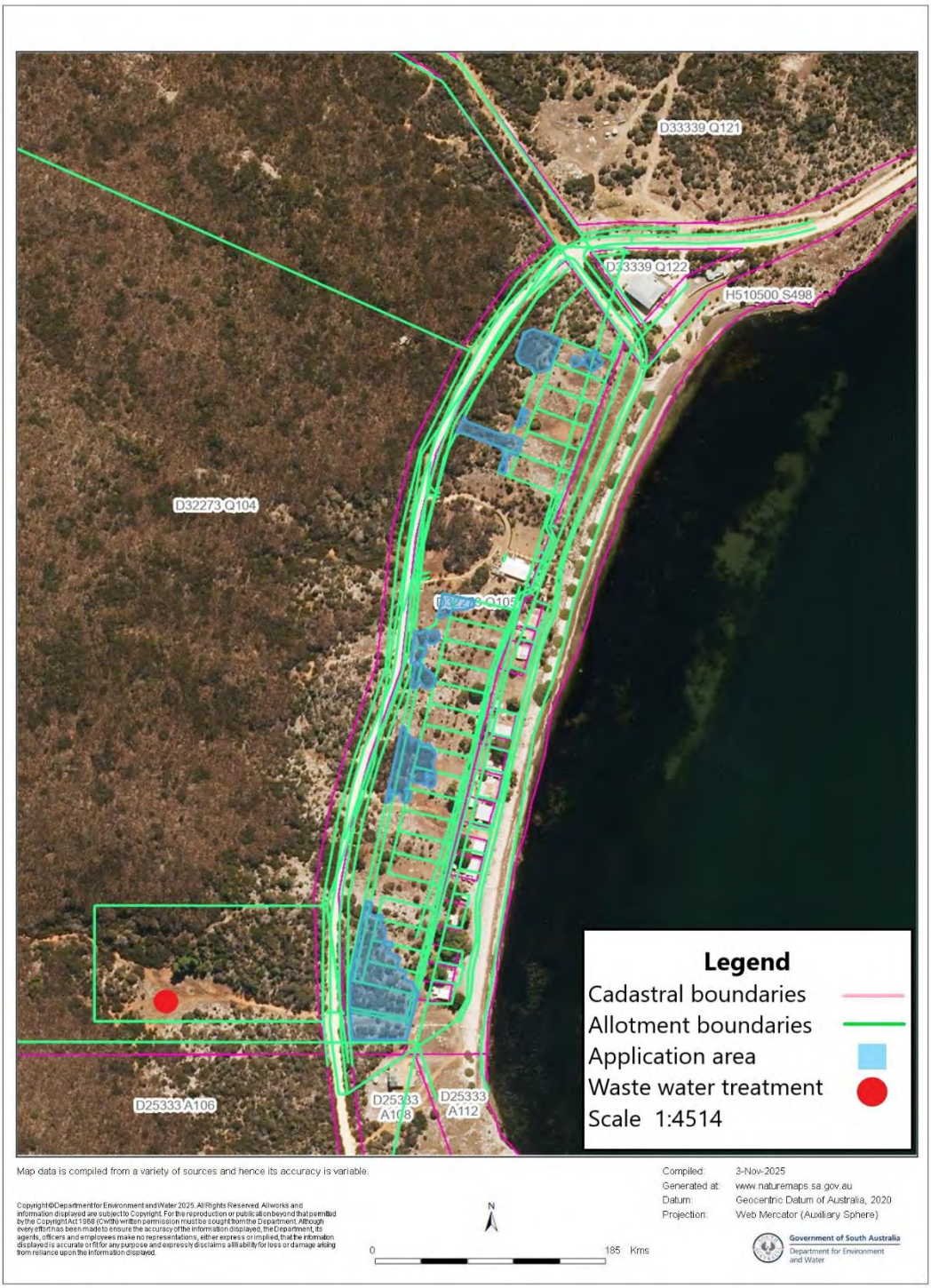


Figure 3. Site plan satellite image

2.4 Details of the proposal

At the southern end of 25 Peninsula Drive, nineteen allotments (Lots 207–225) are proposed to facilitate the relocation of the shacks. Access will be provided via a new road entering from Peninsula Drive and running along the western boundaries of the allotments. An effluent transfer line is proposed between Lots 224 and 225. Some native vegetation will need to be cleared to accommodate the new allotments and associated access, as shown in Figure 3 above. Other vegetation visible in Figure 3 consists primarily of introduced species or plantings established by the applicants since 2008 (see Appendix 7.4).

At the northern end of 25 Peninsula Drive, six additional allotments are proposed. The sale of these allotments will provide funding for the delivery of essential infrastructure and the ongoing maintenance of the community wastewater management system.

The wastewater management system will be situated west of Peninsula Drive within a clear area. No native vegetation will be affected, and this area does not form part of the current application (see Figure 3).

2.5 Approvals required *or* obtained

Native Vegetation Act 1991. No previous approvals to clear native vegetation on this site have been applied for or granted. Clearance under the Native vegetation Act 1991 is the subject of this proposal.

Planning, Development and Infrastructure Act 2016. Development Application Nos. 932/C014/18 and932/C015/18 have been lodged with the Lower Eyre Council and a Request for Information has been received by the applicant requesting a native vegetation clearance report from an accredited native vegetation consultant. (see Appendix 7.5).

2.6 Native Vegetation Regulation

The proposed clearance is suggested to be assessed under Regulation 12(35) Residential subdivision.

2.7 Development Application information (if applicable)

Zone

- Conservation – Con
- Rural Shack Settlement _ RuShS

Overlays

- Coastal Areas
- Hazards (Bushfire – High Risk)
- Hazards (Flooding – Evidence Required)
- Native Vegetation
- Water Resources

3. Method

3.1 Flora assessment

A desktop flora survey was conducted, prior to the field work, using the BDBSA on NatureMaps for the presence of species with state and/or national conservation status within a 5 km radius of the block, recorded since 1995.

Fieldwork was undertaken on 15 October 2025 by Phil Landless (NVC Accredited Consultant), in accordance with the methodology outlined in the *NVC Bushland Assessment Manual* (2024). The application area comprised several patches of the same vegetation association, which were assessed collectively as a single site. The site was surveyed, a species list was compiled, and scores for additional attributes listed on the field data sheet were recorded. Plants with conservation status under the NP&W Act 1972 or the EPBC Act 1999, as identified in the desktop survey, were specifically targeted during the field survey (see Table 1).

3.2 Fauna assessment

A desktop fauna survey was conducted prior to the fieldwork, utilising the BDBSA on NatureMaps to identify species with state and/or national conservation status within a 5 km radius of the block, recorded since 1995. During the field survey, species listed under the NP&W Act 1972 or the EPBC Act 1999 (as identified in the desktop survey) were specifically targeted and actively searched for (Table 2).

4. Assessment Outcomes

4.1 Vegetation Assessment

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

The area under application is located within the Mungerowie IBRA Association and the Talia IBRA Subregion. The site slopes slightly to the east. The soil is calcareous sand with limestone outcrops and surface strew. There are no other prominent landforms such as watercourses within the application area.

The site supports *Eucalyptus diversifolia/Melaleuca lanceolata* mallee consistent with the BCM community 11.2 *Sub-coastal & Coastal Low Mallee & Woodlands with mid-dense sclerophyll shrub understorey on limestone soils*. Much of the surrounding area has been previously cleared and grazed, followed by revegetation with endemic and non-endemic native species and the subsequent invasion of introduced species.

Kellidie Bay Conservation Park is located approximately 4 km to the east, and Coffin Bay National Park lies about 3.7 km to the south. Several small islands forming part of Mount Dutton Bay Conservation Park are situated within a 3.2 km radius to the south-west and south-east. The nearest Heritage Agreement areas are HA 430, located 2.4 km to the west, and HA 1649, approximately 3.5 km to the south-east.

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

Vegetation Association	*Eucalyptus diversifolia/Melaleuca lanceolata* mallee

Position: 53 H 540585E 6171276N **Direction of photo:** W 260°

General description	Thirty-one plant species were recorded – twenty native, and eleven introduced. Dominant native species were *Eucalyptus diversifolia ssp. diversifolia* Coastal White Mallee and *Melaleuca lanceolata* Dryland Tea-tree. Common shrubs recorded included *Acacia paradoxa* Kangaroo Wattle, *Leucopogon parviflorus* Coast Berard-heath and *Lasiopetalum discolor* Coast Velvet-bush. Introduced species included *Pinus halepensis* Aleppo Pine, *Asparagus asparagoides* Bridal Creeper and *Freesia leichtlinii* Freesia.
Threatened species or community	**Threatened flora species** Two species were noted in the threatened species search to be present within a 5km radius of the site and recorded since 1995 (Table 1). *Podolepis jaceoides* (NC) Showy Copper-wire Daisy and *Myoporum parvifolium* Creeping Boobialla were considered as possible occupants of the site, but were not observed. **Threatened plant community** The vegetation association recorded for the site, *Eucalyptus diversifolia/Melaleuca lanceolata* mallee, is not a threatened plant community under the EPBC Act or a threatened ecosystem under the DEW Provisional list of threatened ecosystems. **Threatened fauna species** Twenty-four species were noted in the threatened species search to be present within 5km of the site and recorded since 1995 (Table 2). Six bird species, *Psophodes leucogaster leucogaster* White-bellied Whipbird, eastern ssp., *Stagonopleura guttata* Diamond Firetail, *Stipiturus malachurus parimeda* Southern Emuwren southern EP, *Zanda funerea whiteae* Yellow-tailed Black Cockatoo, *Haliaeetus leucogaster* White-bellied Sea Eagle and *Pandion halieatus cristatus* Eastern Osprey; and one reptile *Varanus rosenbergi* Heath Goanna, were considered to be possible users of the vegetation as habitat, but were not observed.

Landscape context score	1.06	Vegetation Condition Score	23.26	Conservation significance score	1.10
Unit biodiversity Score	27.12	Area (ha)	0.804ha	Total biodiversity Score	21.80

Photo log

Photolog appears as Appendix 7.6

4.2 Threatened Species assessment

Table 1. Flora species observed on site, or recorded within 5km of the application area since 1995, or the vegetation is considered to provide suitable habitat

Species (common name)	NP&W Act	EPBC Act	Data source	Date of last record	Species known habitat preferences	Likelihood of use for habitat – Comments
Podolepis jaceoides (NC) (Showy Copper-wire Daisy)	R		3	2012	Woodlands, mallee and coastal scrub	Possible
Myoporum parvifolium (Creeping Boobialla)	R		3	2014	Limestone cliffs, river flats, in woodland on sandy sometimes salty soils	Possible
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						

Table 2. Fauna species observed on site, or recorded within 5km of the application area since 1995, or the vegetation is considered to provide suitable habitat

Species (common name)	NP&W Act	EPBC Act	Data source	Date of last record	Species known habitat preferences	Likelihood of use for habitat – Comments
Ardeotis australis (Australian Bustard)	V		3	2019	Open grassland, grassy woodland, pastoral land, crops	Unlikely
Arenaria interpres interpres (Ruddy Turnstone)	R		3	2008	Exposed coastal rocks and reefs and on beaches	Unlikely
Cereopsis novaehollandiae novaehollandiae (Cape Barren Goose)	R		3	2007	Offshore islands while breeding, improved pasture on mainland	Unlikely
Egretta sacra sacra (Pacific Reef Heron)	R		3	2023	Beaches, rocky shores, tidal rivers, inlets, mangroves and exposed reefs	Unlikely
Haemotopus fuliginosus fuliginosus (Sooty Oystercatcher)	R		3	2025	Rocky coastline, estuaries	Unlikely
Haemotopus longirostris (Pied Oystercatcher)	R		3	2025	Sandy beaches, estuaries	Unlikely
Haliaeetus leucogaster (White-bellied Sea Eagle)	E		3	2021	Large rivers, lakes, reservoirs, coastal seas, islands.	Possible
Macronectes giganteus (Southern Giant Petrel)	V	EN	3	2007	Large pelagic seabird of the Southern Ocean	Unlikely
Macronectes hallii (Northern Giant Petrel)		VU	3	2009	Large pelagic seabird of the Southern Ocean	Unlikely
Neophema petrophila zietzi (Rock Parrot)	R		3	2017	Coastal dunes, saltmarsh, rocky islands	Unlikely
Pandion halieatus cristatus (Eastern Osprey)	E		3	2020	Mangroves, rivers, estuaries, inshore seas, coastal islands	Possible
Pluvialis squatarola squatarola (Grey Plover)		VU	3	2017	Beaches, mudflats	Unlikely
Psophodes leucogaster leucogaster (White-bellied Whipbird, eastern ssp.)	E	EN	3	2001	Dense coastal heath thickets, dense mallee scrub	Possible

Stagonopleura guttata (Diamond Firetail)	V	VU	3	2019	Grassy woodland, forests, mallee.	Possible.
Sternula nereis nereis (Fairy Tern)	E	VU	3	2012	Coasts, estuaries.	Unlikely.
Stipiturus malachurus parimeda (Southern Emuwren southern EP)	E	EN	3	2024	Coastal heaths, swamps, dense cover	Possible
Thinornis cucullatus cucullatus (Hooded Plover)	V	VU	3	2014	Freshwater lakes and marshes, coastal saline lagoons, sandy beaches	Unlikely
Tringa nebularia (Common Greenshank)		EN	3	2023	Coastal, inland lakes	Unlikely
Zanda funerea whiteae (Yellow-tailed Black Cockatoo)	V		3	2020	Open forest, farms, pines	Possible
Hydrurga leptonyx (Leopard Seal)	R		3	2009	Marine mammal	Unlikely
Neophoca cinerea (Australian Sea Lion)	V	EN	3	2023	Marine mammal	Unlikely
Varanus rosenbergi (Heath Goanna)	V		3	2025	Heath, open forest, sand dunes, coastal areas and woodland.	Possible
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						

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.

4.3 Cumulative impact

Direct impact

The areas under application will be cleared of vegetation to accommodate the development of the subdivision and associated infrastructure.

Indirect impact

Measures to minimise indirect impacts to neighbouring vegetation will include:

- Dust suppression during clearing activities,
- Accessing the site only from Peninsula Drive and the shed area,
- Minimising damage to the root zones of surrounding vegetation,
- Stockpiling vegetative debris on site before removal,
- Managing storm water drainage to avoid erosion on the area and runoff into Kellidie Bay,
- Staging necessary clearing and building activities from within the application site,
- Using endemic native plant species for future planting,
- Storing, servicing and fueling of machinery within the site.

4.4 Address the Mitigation Hierarchy

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

The location, design, size or scale of the subdivision of 25 Peninsula Drive, in order to facilitate the relocation of the Kellidie Bay shacks from Crown Land, cannot be avoided. Although a large area will be impacted by the creation of the new allotments and associated vehicular access, the area of native vegetation clearance is less than 1ha.

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 subdivision and associated infrastructure have been designed to minimise the clearance of native vegetation. Most of the required clearance will involve planted and introduced species. Limited areas of native vegetation will be removed from a small number of allotments and to provide road access. Native vegetation has been retained as buffer areas along Peninsula Drive to the west of the development, to the north between allotments, and within the central area of 25 Peninsula Drive.

Measures to minimise the extent, duration and intensity of impacts of the clearance include:

- Dust suppression during clearing activities,
- Accessing the site only from Peninsula Drive or the shack area,
- Stockpiling vegetative debris on site before removal,
- Managing storm water drainage,
- Staging necessary clearing activities from within the site,
- Storing, servicing and fueling of machinery within the site.

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.

The proposed vegetation clearance is permanent. Any subsequent restoration or landscaping works will be designed to incorporate local native species where practicable.

d) Offset – any adverse impact on native vegetation that cannot be avoided or further minimised should be offset by the achievement of a significant environmental benefit that outweighs that impact.

The applicant proposes to achieve the SEB by paying $23,416.08 (SEB payment plus administration fee) into the Native Vegetation Fund.

4.5 Principles of Clearance (Schedule 1, *Native Vegetation Act 1991*)

Principle of clearance	Considerations
Principle 1a - it comprises a high level of diversity of plant species	Relevant information Thirty-one plant species were recorded – twenty native and eleven introduced Bushland Plant Diversity Score – 14.0
	Assessment against the principles **At Variance** *Eucalyptus diversifolia/Melaleuca lanceolata* mallee
	Moderating factors that may be considered by the NVC
Principle 1b - significance as a habitat for wildlife	Relevant information Six bird species, *Psophodes leucogaster leucogaster* White-bellied Whipbird, eastern ssp., *Stagonopleura guttata* Diamond Firetail, *Stipiturus malachurus parimeda* Southern Emuwren southern EP, *Zanda funerea whiteae* Yellow-tailed Black Cockatoo, *Haliaeetus leucogaster* White-bellied Sea Eagle and *Pandion halieatus cristatus* Eastern Osprey; and one reptile *Varanus rosenbergi* Heath Goanna, were considered to be likely users of the vegetation as habitat, but were not observed. The vegetation does not function as a wildlife corridor, as it consists of several patches situated between a larger area of intact vegetation to the west and the foreshore and Kellidie Bay to the east. Threatened Fauna Score - 0.1 Unit biodiversity Score – 27.12
	Assessment against the principles **Seriously at Variance** *Eucalyptus diversifolia/Melaleuca lanceolata* mallee
	Moderating factors that may be considered by the NVC Only a very small area of vegetation will be impacted relative to the amount of similar vegetation in the local vicinity, and the proposed clearance is not likely to have a significant impact on the threatened species which may use the vegetation, as: • It will not lead to a long-term decrease in the population size, • The reduction of the local area of occupancy will be minimal, • Existing populations will not be fragmented, • The site is not part of a vegetation corridor, • It will not result in the establishment of invasive species which could be harmful to threatened species. Availability and/or quality of habitat will not be modified, destroyed, removed, or isolated to the extent that any species are likely to decline.
Principle 1c - plants of a rare, vulnerable or endangered species	Relevant information Two species were noted in the threatened species search to be present within a 5km radius of the site and recorded since 1995 (Table 1). Both, *Podolepis jaceoides* (NC) Showy Copper-wire Daisy and *Myoporum parvifolium* Creeping Boobialla, were considered as possible occupants of the site but were not observed. Threatened Flora Score - 0

	Assessment against the principles **Not at Variance** *Eucalyptus diversifolia/Melaleuca lanceolata* mallee
	Moderating factors that may be considered by the NVC
***Principle 1d - the vegetation comprises the whole or part of a plant community that is Rare, Vulnerable or endangered*:**	Relevant information No plant communities under the EPBC Act or threatened ecosystems under the DEW Provisional list of threatened ecosystems were present. Threatened Community Score - 1
	Assessment against the principles **Not at Variance** *Eucalyptus diversifolia/Melaleuca lanceolata* mallee
	Moderating factors that may be considered by the NVC
Principle 1e - it is significant as a remnant of vegetation in an area which has been extensively cleared.	Relevant information Remnancy figures for Mt Gawler IBRA Association – 87% Remnancy figures for Eyre Hills IBRA Subregion – 56% Total Biodiversity Score – 21.80
	At Variance *Eucalyptus diversifolia/Melaleuca lanceolata* mallee
	Moderating factors that may be considered by the NVC The proportion of native vegetation patches within a 5km radius is 64%.
Principle 1f - it is growing in, or in association with, a wetland environment.	Relevant information Not applicable
	Assessment against the principles Not applicable
	Moderating factors that may be considered by the NVC Not applicable
Principle 1g - it contributes significantly to the amenity of the area in which it is growing or is situated.	Relevant information Not applicable
	Assessment against the principles Not applicable
	Moderating factors that may be considered by the NVC Not applicable

4.6 Risk Assessment

Determine the level of risk associated with the application

Total clearance	No. of trees	
	Area (ha)	0.804ha
	Total biodiversity Score	21.80
Seriously at variance with principle 1(b), 1(c) or 1 (d)		1(b)
Risk assessment outcome		Level 4

5. Clearance summary

Table 3. Clearance Area Summary table

Block	Site	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	A1	14	1	0	0.1	27.12	0.804	21.80	1			23.98	$22,195.34	$1,220.74
						Total	**0.804**	**21.80**				**23.98**	**$22,195.34**	**$1,220.74**

Table 4. Totals summary table

Economies of Scale Factor	0.5
Rainfall (mm) Factor	510
SEB Points of Gain/ha Factor	7.5

SEB Uplift Factor	1.10
Management Cost ($/ha)	$25,408.00

	Total Biodiversity score	Total SEB points required	SEB Payment	Admin Fee	Total Payment
Application	21.80	23.98	$22,195.34	$1,220.74	$23,416.08

6. Significant Environmental Benefit

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.

☒ Pay into the Native Vegetation Fund.

PAYMENT SEB

As the SEB points required are less than 150, the applicant proposes to achieve the SEB by paying $23,416.08 (SEB payment plus administration fee) into the Native Vegetation Fund.

7. Appendices

Appendix 7.1 Flora species recorded during the field survey.
Note: Asterisk (*) denotes introduced species; Hash (#) denotes native species not endemic to the study area.

Family	Species	Common name
Amaranthaceae	*Rhagodia candolleana ssp.*	Sea-berry Saltbush
	Threlkeldia diffusa	Coast Bonefruit
Apocynaceae	*Alyxia buxifolia*	Sea Box
Asparagaceae	**Asparagus asparagoides f.*	Bridal Creeper
Asteraceae	**Arctotheca calendula*	Cape Weed
	Asteridea athrixioides	Wirewort
	**Senecio pterophorus*	African Daisy
Casuarinaceae	*Allocasuarina verticillata*	Drooping Sheoak
Cyperaceae	*Gahnia lanigera*	Black Grass Saw-sedge
Ericaceae	*Acrotriche patula*	Prickly Ground-berry
	Leucopogon parviflorus	Coast Beard-heath
Fabaceae	**Dipogon lignosus*	Lavatory Creeper
	**Medicago polymorpha*	Burr-medic
Iridaceae	**Freesia leichtlinii*	Freesia
Malvaceae	*Lasiopetalum discolor*	Coast Velvet Bush
Mimosaceae	*Acacia paradoxa*	Kangaroo Wattle
	Acacia rupicola	Rock Wattle
Myrtaceace	*Eucalyptus diversifolia ssp. diversifolia*	Coastal White Mallee
	Eucalyptus gracilis	Yorrell
	Eucalyptus leptophylla	Narrow-leaf Red Mallee
	Eucalyptus oleosa ssp. oleosa	Red mallee
	Eucalyptus porosa	Mallee Box
	Melaleuca lanceolata	Dryland Tea-tree
Pinaceae	**Pinus halepensis*	Aleppo Pine
Pittosporaceae	*Pittosporum angustifolium*	Native Apricot
Poaceae	*Austrostipa sp.*	Spear-grass
	**Hordeum sp.*	Barley Grass
	**Lagurus ovatus*	Hare's Tail Grass
Primulaceae	**Lysimachia arvensis*	Pimpernel
Ranunculaceae	*Clematis microphylla*	Old Man's Beard
Solanaceae	**Lycium ferocissimum*	African Boxthorn

Appendix 7.2 Bushland Vegetation Assessment Scoresheet associated with the proposed clearance (also submitted in Excel format)

Bushland Assessment Scoresheet

(SEB Policy 1 Sept 2024; Scoresheet updated 9 Sept 2025)

Block	A
Size of Block (Ha)	0.8
Landscapes Region	Eyre Peninsula
BCM Region	Eyre Peninsula
IBRA Association	Mungerowie
IBRA Subregion	Talia

ASSESSOR(S) (Insert Full Name/s)	Phil Landless
DATE OF ASSESSMENT	15.10.2025

Map of the Block (Including the Sites)

Landscape Context Scores

% native veg. remaining in IBRA Assoc.	87
% native veg. remaining in IBRA subregion	56
0 - 10% = 0.05 pts; >10-20% = 0.04 pts; >20-30% = 0.03 pts; >30-60% = 0.02 pts; > 60 = 0 pts — Score	0.02

Score received for both IBRA assoc. and subregion then summed

Percent Vegetation Cover (5km radius) (%)	64
0-5% = 0 pts; >5-10% = 0.02 pts; >10-25% = 0.04 pts; >25-50% = 0.06 pts; >50-75% = 0.03 pt; >75-100% = 0 pts — Score	0.03

% native veg. protected IBRA Assoc.	25
0-10% = 0.03 pts; >10-20% = 0.02 pts; >20-40% = 0.01 pt; >40% = 0 — Score	0.01

Block Shape Cleared perimeter:Area (km/km2)	
Cleared Perimeter (m) =	684
Cleared Perimeter to area ratio	85.50
<6 = 0.03 pts; 6 to <12 = 0.02 pts; 12 to <18 = 0.01 pt — Score	0

Wetland or Riparian Habitat present	
Riparian zone present (Yes/No) = 0.02 pt	No
Swamp/wetland present (Yes/No) = 0.03 pts (Swamp/wetland may be +/- riparian zone)	No
Score	0

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

LANDSCAPE CONTEXT SCORE (max 1.25)	1.06

Plant Species Recorded (Native and Introduced)		Listed Species			Natives only		
Species	Common Name	EPBC	SA	Not in quadrat	Regen	Annual Herbs Spring survey	Introduced Species
Eucalyptus diversifolia ssp. diversifolia	Coastal White Mallee						
Melaleuca lanceolata	Dryland Tea-tree						
Leucopogon parviflorus	Coast Beard-heath						
Lasiopetalum discolor	Coast Velvet-bush						
Asterdea athrixioides	Wirewort						
Acacia paradoxa	Kangaroo Thorn				Yes		
Acacia rupicola	Rock Wattle						
Austrostipa sp.	Spear-grass						
Clematis microphylla	Old Man's Beard						
Gahnia lanigera	Black Grass Saw-sedge						
Allocasuarina verticillata	Drooping Sheoak						
Rhagodia candolleana ssp.	Sea-berry Saltbush						
Eucalyptus oleosa ssp. oleosa	Red Mallee						
Eucalyptus leptophylla	Narrow-leaf Red Mallee						
Eucalyptus gracilis	Yorrell						
Alyxia buxifolia	Sea Box						
Threlkeldia diffusa	Coast Bonefruit						
Acrotriche patula	Prickly Ground-berry						
Pittosporum angustifolium	Native Apricot						
Eucalyptus porosa	Mallee Box						
Medicago polymorpha	Burr-medic						*
Freesia leichtlinii	Freesia						*
Asparagus asparagoides f.	Bridal Creeper						*
Lysimachia arvensis	Pimpernel						*
Lagurus ovatus	Hare's Tail Grass						*
Arctotheca calendula	Cape Weed						*
Hordeum sp.							*
Pinus halepensis	Aleppo Pine						*
Senecio pterophorus	African Daisy						*
Lycium ferocissimum	African Boxthorn						*
Dipogon lignosus	Lavatory Creeper						*

Threatened or Introduced Fauna Species Recorded or Observed (Native and Introduced)		Threatened Species				Introduced Species
Species	Common Name	EPBC	SA	Past Record	Observed	
Psophodes leucogaster leucogaster	White-bellied Whipbird (eastern subspe	EN	E			
Stagonopleura guttata	Diamond Firetail	VU	V			
Stipiturus malachurus parimeda	Southern Emuwren (southern Eyre Pen	EN	E			
Zanda funerea whiteae	Yellow-tailed Black Cockatoo		V			
Varanus rosenbergi	Heath Goanna		V			
Haliaeetus leucogaster	White-bellied Sea Eagle		E			
Pandion haliaetus cristatus	Eastern Osprey		E			

Vegetation Condition Scores

SITE:	A1
BCM COMMUNITY	EP 11.2 Sub coastal & Coastal Low Mallee with Mid Dense Sclerophyll Shrub Understorey on Limestone Soils
VEGETATION ASSOCIATION DESCRIPTION	*Eucalyptus diversifolia/Melaleuca lanceolata mallee*
SIZE OF SITE (Ha)	0.804

Benchmarked attributes
(Scores determined by comparing to a Benchmark community)

Number of Native Species (Minus herbaceous annuals for spring Surveys)	20
Native Plant Species Diversity Score (max 30) from benchmark score *weighted by a factor of 2*	14.0
Number of regenerating native species	1
Regeneration Score (max 12) from benchmark community weighted by a factor of 1.5	3

Weed species (Top 5 Cover x Invasiveness)	Cover (max 6)	Weed Threat Rating (max 5)	C x I
Asparagus asparagoides	2	5	10
Lycium ferocissimum	1	4	4
Arctotheca calendula	1	2	2
Pinus halepensis	2	3	6
Freesia leichtlinii	2	3	6
	Cover x Threat		28
Weed Score (max 15) from benchmark community			4

Native Plant Life Forms	**Cover rating**
Trees > 15m	
Trees 5 - 15 m	
Trees < 5m	
Mallee > 5m	
Mallee < 5m	3
Shrubs > 2m	3
Shrubs 0.5 - 2m	2
Shrubs <0.5m	1
Forbs	1
Mat Plants	
Grasses > 0.2m	
Grasses < 0.2m	1
Sedges > 1m	
Sedges < 1m	1
Hummock grasses	
Vines, scramblers	1
Mistletoe	
Ferns	
Grass-tree	
Total	13

Native Plant Life Forms (max 20) from benchmark score *weighted by a factor of 2* **10.0**

Non-Benchmarked Attributes
(Scores determined from direct field observations)

Native:exotic Understorey biomass Score (max 5)	3

Is the community naturally treeless?	
Fallen Timber/Debris (max 5)	0.5
Hollow-bearing trees Score (max 5)	1
Mature Tree Score (max 8)	2
Tree Canopy Cover Score (max 5)	3

Vegetation Condition Score calculation

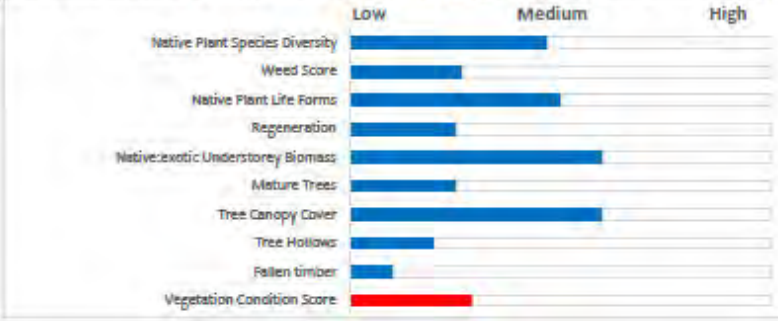
Positive Vegetation Attributes Score = Native species diversity + Regeneration + Native Plant Life Forms Fallen timber/debris + Hollow-bearing trees

- If the community Score is Not Benchmarked (SNB) for regeneration this score is multiplied 1.24

- If the community is naturally treeless this score is multiplied by 1.29 30.50

Negative Vegetation Attributes Score = (15 - Weeds) + ((10 - Biomass score - Tree Canopy Cover Score)exp2/2) 18.00

VEGETATION CONDITION SCORE (Positive veg attributes x ((80 - Negative vegetation attributes) / 80)) **23.26**



Conservation Significance Score

Is the vegetation association considered a Threatened Ecological community or Ecosystem?	Yes/No
State (Provisional List of Threatened Ecosystems of SA) **Rare** community (0.1 pt)	L
State (Provisional List of Threatened Ecosystems of SA) **Vulnerable** community (0.2 pts)	┌
State (Provisional List of Threatened Ecosystems of SA) **Endangered** community (0.3 pts)	L
Nationally (EPBC Act) **Vulnerable** community (0.35 pts)	⊏
Nationally (EPBC Act) **Endangered or Critically Endangered** community (0.4 pts)	┌
Note; all sites will score a minimum Conservation Significance Score of 1 **Threatened Community Score**	1

Number of Threatened Flora Species recorded for the site (within the site)	Number
**If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.*	
State **Rare** species recorded (1 pt each)	0
State **Vulnerable** species recorded (2.5 pt each)	0
State **Endangered** recorded (5 pts each)	0
Nationally **Vulnerable** species recorded (10 pts each)	0
Nationally **Endangered or Critically endangered** species recorded (20 pts each)	0
0 = 0 pts; <2 = 0.04 pts; 2 - <5 = 0.08 pts; 5 - <10 = 0.12 pts; 10 - <20 = 0.16 pts; 20 or > = 0.2 pts	0
Threatened Flora Score	0

Potential habitat for Threatened Fauna Species (number observed or previously recorded)	Number
**If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.*	
State **Rare** species observed or locally recorded (1 pt each)	0
State **Vulnerable** species observed or locally recorded (2.5 pt each)	2
State **Endangered** species observed or locally recorded (5 pt each)	2
Nationally **Vulnerable** species observed or locally recorded (10 pts each)	1
Nationally **Endangered or Critically endangered** species observed or locally recorded (20 pts each)	2
0 = 0 pts; <2 = 0.02 pts; 2 - <5 = 0.04 pts; 5 - <10 = 0.06 pts; 10 - <20 = 0.08pts; 20 or > = 0.1 pts	65
Threatened Fauna Score	0.1

CONSERVATION SIGNIFICANCE SCORE	1.1

Total Scores for the Site

	Score
LANDSCAPE CONTEXT SCORE	1.05
VEGETATION CONDITION SCORE	23.26
CONSERVATION SIGNIFICANCE SCORE	1.10

Vegetation Condition x Landscape Context x Conservation Significance = UNIT BIODIVERSITY SCORE	27.12
Total Biodiversity Score (Biodiversity Score x hectares)	21.80

Photo Point and Vegetation Survey Location

Direction of the Photo	
West 260 degrees	
GPS Reference	
Datum	WGS84
Zone (52, 53 or 54)	53
Easting (6 digits)	540585
Northing (7 digits)	6171276
Description	
Mallee edge at southern end of 25 Peninsula Drive subdivision	

Appendix 7.3 Kellidie Bay shack relocation history

Kellidie Bay Shack Relocation Project History

This development relates to a shack relocation project at Shelley Beach (Kellidie Bay) currently being driven by the applicants and landowners of land known as 25 Peninsula Drive, Kellidie Bay –

In the early 1990s, the State Government commissioned an environmental report on the shack sites that are currently leased over Crown Land (identified as sections 423-435 in Hundred Plan 510500). The report identified that the shacks are untidy, visually obtrusive, in poor structural condition and do not have appropriate vehicle access and wastewater disposal.

In order to address these issues, the adjoining landowners (the applicants in this matter) initiated a mutually beneficial solution to relocate the shacks as part of a 'donor' and 'receiver' process through the creation of allotments on their land in a Community Title arrangement. The solution also included the creation of additional allotments over and above the replacement sites to allow the landowners to sell these allotments and fund the cost of infrastructure delivery and the establishment and ongoing maintenance of the community wastewater management system (CWMS).

Following this, Council's Development Plan (which was the planning assessment tool applicable at the time under the *Development Act 1993)* was amended with the inclusion of new policy areas and precinct to reflect the desired outcomes of the shack relocation project.

In 2018, four land division development applications (DAs) were lodged under the *Development Act 1993*, which can be described as follows:

- 932/D012/18 – 1 allotment into 4 (Torrens Title) – this application received planning consent in June 2023, however the plan of division has not yet been deposited.
- 932/D013/18 – 1 allotment into 4 plus reserve (Torrens Title) (dividing piece 10 created by DA 932/D012/18)
- 932/C014/18 – 1 allotment into 17 plus common property (Community Title) (dividing piece 20 created by DA 932/D012/18 into 17)
- 932/C015/18 – 1 allotment into 6 plus common property (Community Title) (dividing allotment 21 created by DA 932/D012/18 into 6)

Since lodgement, it has been determined that DAs 932/C014/18 and 932/C015/18 can be processed as one application and as such will eventually be combined. The above DAs will be processed under the now repealed Council Development Plan as they were lodged under the *Development Act 1993*. They are considered non-complying in nature as the CWMS has not yet been built.

Appendix 7.4 Revegetation Shelly Beach Kellidie Bay – Planting 2008 to 2018

LISTING OF INDIGENOUS & NATIVE AND PLANTING 2008/9 TO 2018

Native revegetation – Kellidie Bay Shelley Beach -- coastal Lot 105
Getting weeds under control and planting indigenous native trees and wattles was a priority. Planting is mainly limited to occurring in late autumn depending on rains and throughout winter to assist in the planting of the tubestock as being calcareous ground with many outbreaks of rock all tube stock was planted using a crowbar or small pick mattock to find depth of soil to plant into and maximise success. To date we have had approximately a 95%success rate. The resultant growth of flora has seen an abundance of bird life return and the biodiversity of the block greatly improved. With upper and middle storey planting now well established and eco areas developing self-seeded indigenous trees and wattles is now occurring and the focus is to now increase understorey planting of a wider range of indigenous plants. The revegetation success on the middle portion of the lot will be rolled out to the rest of the denuded land areas surrounding the shacks and the area of the track and surrounds on its removal when access will be exclusively from the public road.
Below is a listed the range and quantities of tube stock planted on lot 105 since late 2008 to 2018.

Wattles

Acacia argyrophylla – 'Grey mulga'—x3 – since grown from own seed --x25
Acacia anceps – x7—since grown from own seed– x25
Acacia baileayana purpurea x3 -- since grown from own seed —x15
Acacia brachybotryia – x12
Acacia imbricata – x3 – x20
Acacia iteaphylla – 'Flinders Wattle'—x3 since grown from own seed x15
Acacia leiophylla – 'Coast golden wattle'- x100 (TreesfLife)
Acacia longifolia subsp sophorea – x5—'Coastal wattle'—x100 (TreesfLife)
Acacia macrocarpa
Acacia melanoxylon – x1
Acacia pendula – 'Weeping Myall'—2
Acacia pinguifolia – 'Fat leaved Wattle'—x1 – endangered –increase from own seed
Acacia podalyraefolia – Mount Morgan wattle x2
Acacia pycnantha –'Golden Wattle'---x3
Acacia triquetero x5

Sheoaks

Allocasuarina luehmanni – 'Buloke' – x1
Allocasuarina cunninghamiana – x3
Allocasuarina verticillata – 'Drooping Sheoak' – x50 (TreesfLife)

Banksia

Bannksia integrigolia – x5
Banksia marginate – x2
Banksia media – x1

Callitris

Callitris priessii subspecies canescens – 'Native pine'-- x20
Callitris gracilis – x2

Callistimum

Callistimum rugulosus –'Scarlet bottlebrush'—x3

Dodonaea

Dodonaea viscosa – x 47 grown from own seed collected back block
Dodonaea purpurea – x5 since grown from own seed --x15

Eremophila

Eremophila calorhabdos – x1
Eremophila hygrophana –x1
Eremophila nivea – 'Emu bush'--x1
Eremophila glabra ceduna – x1
Eremophila glabra Kalbarri carpet –x1

Eucalypts

Eucalyptus camaldulensis subsp 'Silverton' – x11
Eucalyptus caesia –'Weeping Princess – x5
Eucalyptus diversifolia – x25 (TreesfLife)
Eucalyptus erythrocorys – x5
Eucalyptus forrestiana – x3
Eucalyptus kruseana – Book leaf Malle – x3'
Eucalyptus landsdowneana albopurpurea – 'Port Lincoln Mallee'—x100 (TreesfLife)
Eucalyptus leucoxylon petiolaris –'Eyre Peninsula Blue Gum'—x100 (TreesfLife)
Eucalyptus leucoxylon subsp 'Meglocarpa' – x20
Eucalyptus macrocarpa – x3

Eucalyptus odorata – 'Peppermint 5box'x1
Eucalyptus petiolaris --
Eucalyptus platypus – x4
Eucalpytus preissiana – x5
Eucalyptus salmonphloia –'Salmon Gum'—x4
Eucalyptus sideroxylon rosea – x10
Eucalyptus torquata – 'Coral gum'-- x2
Other native Trees
Agonis flexuosa – 'Weeping peppermint'—x8
Pittosporum angustifolium –'Native apricot' —x5
Grevillea
Grevillea olivacea –x1
Hakea
Hakea elliptica – x1 – x5
Hake francisianan – x1
Hakea laurina – x15
Hakea rugosa x 5
Hakea cycloptera x5
Kunzea
Kunzea ericifolia – x1x5
Leptospermum
Leucospermum cordifolium
Leptospermum coriaceum -- x3
Leptospermum squarrosum – x40 hedging only
Revegetation Shelly Beach Kellidie Bay – Planting 2008 to 2018
Melaleuca
Melaleuca armillaris – x23 hedging only
Melaleuca incana –x1
Melaleuca violacea x1
Melaleuca lanceolate – x5
Melaleuca pulchella – x6
Melaleuca uncinata 'Broombush'—x4
Melaleuca wilsonni – x6
Shrubs small-medium/Groundcovers /Grasses
Alyogyne hueglii – Native hibiscus' – x10 grown from own seed
Atriplex semibacata – 'Creeping Saltbush', 'Berry Saltbush'-- x5
Atriplex vesicarpia variety spaerocarpa – 'Bladder saltbush –x1
Baeckea virgate ---'Twiggy heath myrtle'—x1
Brachysome multifidi – x2
Carpobrotus rossi – 'Native pigface' --x5
Correa decumbens – x1
Correa pulchella—x2
Correa reflexa –x1
Cymbopogon ambiguous –'Native lemon scented grass'—x1
Dianella revoluta –x2
Enchylaena tomentose –'Ruby saltbush'x5
Gossypium sturtianum –'Sturt desert rose'—x1
Hardenberia violacea -- x3
Kangaroo paw – x1
Isolepsis nodosa -- Nobby club rush x6
Ixodia achilliaoides – fireweed – x5 -- x6
Kenndya prostrata – running Postman
Leocophyti browni -- x5 -- x25
Leucopogon parviflorus – Çoastal Beard Heath – x1
Maireana sedifolia—'Pearl blusbush'—x1
Myoporum parvifolium – creeping boobialla x8 – x20 –x20
Myoporum insulare – x5
Olearia Ciliata x 3
Osteocorpum acropterum x2
Podolepsis rugata `pleated podolepsis x 5
Rhagodia candolleana—'Coastal saltbush' – x10
Rhagodia spinescens -- 'Thorny saltbush'-- x10
Senna artsiodesemi –'Desert cassia'—x2
Scaevola crassifolia –'Cushion fanflower'—x5
Swainsona Formosa – 'Sturt's Desert Pea'x1
Templetonia retusa – Çockies Tongue'—x3 --x 25(TreesfLife)
Westringia dampieria -- 'Shore rosemary' –x3Westringia fruiticosa –x3

Revegetation Shelly Beach Kellidie Bay – Planting 2008 to 2018

Revegetation Shelly Beach Kellidie Bay – Planting 2008 to 2018

Revegetation Shelly Beach Kellidie Bay – Planting 2008 to 2018

Appendix 7.5 Lower Eyre Council Request for Information

LOWER EYRE COUNCIL

DEVELOPMENT NUMBER: 932/D013/18, 932/C014/18, 932/C015/18
PROPOSAL: LAND DIVISION
SUBJECT LAND: PENINSULA DRIVE, KELLIDIE BAY

I write to confirm that I have resolved to proceed with the assessment of the following non-complying development applications under delegation, pursuant to regulation 17(3) of the *Development Regulations 2008* (the Regulations).

1. DA 932/D013/18
2. DA 932/C014/18
3. DA 932/C015/18

Council now seeks a Statement of Effect pursuant to regulation 17(4) of the Regulations.

This statement is required to demonstrate the merits of the proposal as it relates to the relevant planning issues. The Statement of Effect must include:

- a description of the nature of the development and the nature of its locality
- a statement about the provisions of the Development Plan that are relevant to the assessment of the proposed development
- an assessment of the extent to which the proposed development complies with the provisions of the Development Plan
- an assessment of the expected social, economic and environmental effects of the development on its locality
- any other information needed by Council to assess the application.

It is essential that the Statement of Effect is of a quality and standard that will help the assessment process. It is therefore expected that the Statement of Effect will be prepared by a professional planner who is qualified to provide an expert interpretation of the Development Plan.

Lower Eyre Council
32 Railway Terrace, Cummins
PO Box 41 Cummins SA 5631
T (08) 8676 0400 • F (08) 8676 2572
E mail@dclep.sa.gov.au

Development & Environmental Services
Port Lincoln Branch Office
36 Washington Street • PO Box 130 Port Lincoln SA 5606
T (08) 8625 0600 • E development@dclep.sa.gov.au
www.lowereyrepeninsula.sa.gov.au • ABN: 3 559 739 791

In relation to the other information needed by Council to assess the applications, such is outlined under the respective headings below.

Relevant to All Three Development Applications

1. As detailed within Council's letter dated 23 November 2018, Snapper Hill and Peninsula Drive will be required to be upgraded to provide safe, all-weather access to the proposed allotments. An appropriate Infrastructure Agreement is required to be executed for the construction of the carriageway before any consent is granted to the proposed land division. The extent of the Infrastructure Agreement will relate to:

   a) Shaping of the road to achieve sightline criteria (only resurfacing for the extent that shaping is needed)
   b) Shaping of verge to enable mowing and maintenance
   c) Roadside stormwater infrastructure to prevent surface water runoff from the road affecting the future dwellings on the proposed allotments

   The cost of preparing this Infrastructure Agreement will be borne by the Applicant. Council can arrange for a fixed price quote to be prepared by Council's lawyers for your acceptance before this work is completed. Please confirm that you would like us to obtain a fixed-price quote from Council's lawyers.

2. In relation to the waste water treatment system (WWTS), the following is required:

   a) A development application for the proposed waste water treatment system, proposed to service the allotments. Such will need to receive Planning Consent, prior to the approval of the land divisions.
   b) A section 221 permit will be required for any wastewater infrastructure traversing Peninsula Drive. Such can be resolved as part of the assessment of the separate development application for the waste water system.

3. Site plan for the common land, which includes:

   a) The design of the private roads
   b) Access points that are consistent with the sightline assessment
   c) Public and visitor car parking
   d) The location of landscaping
   e) The location of foot paths
   f) Sufficient land to accommodate waste truck and fire-fighting vehicle maneuvers and bin presentation areas (if the collection route is extended)

4. An Infrastructure Plan, showing:

   a) The existing location of infrastructure
   b) The nominated new location for infrastructure, including the following:
      - The existing Telstra overhead line and poles;
      - The SA Power Networks overhead line and poles.

   In the event that the plan is to retain this infrastructure in its current location, please provide a plan showing the resulting building envelopes. These envelopes should be sufficient in size to accommodate a dwelling and on-site water supply.

c) An area measuring 8.5 metres by 8.5 metres to the rear of each allotment, dedicated for onsite water storage[1].

5. A Stormwater Management Plan that demonstrates:

a) Adequate conveyance of stormwater infrastructure a minor (Average Recurrence Interval = 10 years) rainfall event
b) Allotments are free from inundation in a major (Average Recurrence Interval = 100 years) rainfall event
c) Strategies to ensure the post-development peak runoff flow is no greater than the pre-development peak runoff flow
d) Strategies to manage stormwater at each low point in the road reserve through the DA land to the coast
e) Strategies to manage the entry of litter and pollution from the development entering the stormwater network – such should be managed on private/common property

Please note that the Stormwater Management Plan may concentrate flows over land in the care and control of the Crown and such may require consent/approval from the Crown.

6. Native vegetation clearance will be required to accommodate the waste water system, roadside infrastructure and the development of the proposed allotments. Please furnish a copy of the native vegetation clearance approval. Should you wish to contact the Native Vegetation Council regarding the above, please email them at nvc@sa.gov.au. Please note that the clearance of vegetation for the waste water system will be considered as part of the development application for this system.

Relevant to DA 932/D013/18

7. Update the plan of division to:
a) Show the right of ways and easements approved as part of DA 932/D012/18
b) Show the changes to allotment 21 incorporated in the minor variation to DA 932/D012/18, ensuring that access is maintained for proposed allotment 200 (i.e., this will require extending allotment 200 to be able to access the right of way to the west)

[1] This area is based on the requirement for 15,000 litres per bedroom infrastructure PDC 7 (for a 4 bedroom dwelling) plus the requirement for 5,000 litres dedicated for fire fighting purposes (i.e. the area required for a 65,000+ litre water tank). This allows for a diameter of 6.8 metres and a tank pad of 8.5 metres by 8.5 metres.

Relevant to DA 932/C014/18

8. Proposed scheme description of the relevant community scheme. The scheme description should detail:

   a) how the Community Corporation is bound to operate the WWTS, how it will function and how neighboring properties (i.e. those created by DA 932/D013/18 and 932/C015/18) will connect into it
   b) That Council's contractors and Council are indemnified when collecting waste on common land
   c) The minimum requirements for onsite water storage per dwelling
   d) That the coastal reserve created by DA 932/D013/18 will remain in its natural state

9. Update the plan of division to convert proposed allotment 216 to common land, ensuring access to the beach in line with the Concept Plan Map LEP/8 and ensure that only 26 additional allotments are created in accordance with the Desired Character of the Shelley Beach Kellidie Bay Policy Area 2.

Relevant to DA 932/C015/18

10. Whilst Section 15 of the *Community Titles Act 1996* provides that there is no need to lodge a scheme description for a land division creating less than 6 community lots, you may wish to create a scheme description to ensure that there are a consistent set of expectations that apply to both sets of community lots. Should this be the case, please provide a copy of the scheme description.

    In the absence of a scheme description, please provide written confirmation that Council's contractors and Council are indemnified when collecting waste on common land.

11. Update the plan of division to:

    a) Show the right of ways approved as part of DA 932/D012/18
    b) Show the changes to allotment 21 incorporated in the minor variation to DA 932/D012/18

Once the above information is received and the public notification fees are received, Council will notify the public about the proposal and refer the application to any relevant Government agencies. Public notification gives the public an opportunity to lodge a written comment about the proposal and an opportunity to be heard in person by the Eyre Peninsula Regional Assessment Panel (the Panel) when the application is considered.

The applicant is also given the opportunity to provide a written response to any public comments received or to amend their application before any report is presented to the Panel. The applicant also has an opportunity to be heard in person by the Panel when the application is considered.

In the event that the development applications are approved, they will be subject to a number of conditions prior to the Certificate of Titles being created (i.e. prior to section 138 clearance). These conditions will include, but will not be limited to:

- Waste Water Treatment System will need to be operational (and any relevant licenses pertaining to its operation will need to be obtained, if required)
- Removal of any encroachments onto the land
- A detailed civil plan will be required, that details the road levels (ensuring that the vertical alignment of sight lines is appropriate)

Should you have any queries regarding this matter, please contact me on 0421 957 656.

Yours faithfully

Appendix 7.6 Photolog

Position: 53 H 540695E 6171779N **Direction of photo:** W 270°

Position: 53 H 540749E 6171795N **Direction of photo:** W 255°

Position: 53 H 540615E 6171570N **Direction of photo:** W 270°

Position: 53 H 540572E 6171395N **Direction of photo:** S 195°

Position: 53 H 540585E 6171276N **Direction of photo:** W 260°

Position: 53 H 540580E 6171262N **Direction of photo:** W 265°