

# Native Vegetation Clearance

## Industrial Subdivision, Port Lincoln

### Data Report

Clearance under Section 28 of the *Native Vegetation Act 1991*

February 2026

Prepared by West Coast Revegetation NVC Accredited Consultant Phil Landless



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# 1. Application information

## Application Details

Applicant:	CT Dodd Pty Ltd		
Key contact:			
Landowner:			
Site Address:	11 Dodd Rd, Port Lincoln		
Local Government Area:	Lower Eyre Peninsula	Hundred	Lincoln
Title ID:	CT/6327/277	Parcel ID	D138676 A500

## Summary of proposed clearance

Purpose of clearance	Clearance required for an industrial subdivision
Description of the vegetation under application	0.7029ha of <i>Eucalyptus diversifolia</i> mallee with sclerophyll shrub understorey in poor condition
Total proposed clearance - area (ha) and number of trees	0.7029ha are proposed to be cleared
Level of clearance	Level 4
Overlay (Planning and Design Code)	Native Vegetation Overlay

## Map of proposed clearance area



Seriously at variance with the Principles of clearance?

Principle 1(b) – significance as habitat for wildlife

Substantially intact

No substantially intact sites

Mitigation hierarchy	<p><b>Avoidance</b> The removal of 0.7029ha of native vegetation to accommodate the industrial subdivision is unavoidable. The location, design, size, and scale of the proposed activity cannot be altered to reduce the impact.</p> <p><b>Minimisation</b> The proposed development of the site requires the removal of all vegetation under application. Due to the nature of the development impacts on the vegetation cannot be further minimised.</p> <p>Measures to minimise the extent, duration and intensity of impacts of the clearance include:</p> <ul style="list-style-type: none"> <li>• Dust suppression during clearing activities,</li> <li>• Accessing the site only from Dodd Rd,</li> <li>• Minimising damage to adjacent vegetation,</li> <li>• Stockpiling vegetative debris on site before removal,</li> <li>• Staging necessary clearing activities from within the site,</li> <li>• Storing, servicing and fueling of machinery within the site.</li> </ul> <p><b>Rehabilitation or restoration</b> Vegetation clearance will be permanent. No rehabilitation or restoration is proposed. Local native plant species will be used for any amenity planting where applicable.</p>
SEB Offset proposal	Payment of \$17,389.68 (SEB payment plus administration fee) into the Native Vegetation Fund.

## 2. Purpose of clearance

### 2.1 Description

The applicants propose to subdivide the block for the purpose of industrial subdivision.

### 2.2 Background

The applicants are currently in the process of purchasing the parcel of land located at 11 Dodd Road, Port Lincoln (Certificate of Title CT/6327/277, Parcel ID D138676 A500). This application is part of their “due diligence” process.

The property has been owned for approximately thirty years by the current registered proprietors, [redacted]. Prior to the [redacted] family’s ownership, the land was used for pig breeding and farming.

During their period of ownership, the [redacted] family undertook substantial land management works, including the removal of extensive infestations of *Lycium ferocissimum* (African Boxthorn) and the clearance of significant quantities of illegally dumped waste. The land has also been operated as a landscape supply depot, incorporating the storage of garden soil and mulch, and the operation of a rock crushing plant.

In December 2009, a bushfire (Incident Number: 200912108; Incident Name: Port Lincoln) occurred along the north-western boundary of the property, adjacent to Western Approach Road. The fire was controlled by the local Country Fire Service (CFS), and an area of native vegetation was subsequently bulldozed to establish a firebreak.

## 2.3 General location maps



Figure 1. General location map



Figure 2. General location satellite image



Figure 3. Site satellite image

## 2.4 Details of the proposal

The applicants propose to subdivide the land into ten allotments for industrial development. Access to the proposed allotments will be provided from Dodd Road, Stamford Drive, and via a new internal access road (Figure 4).

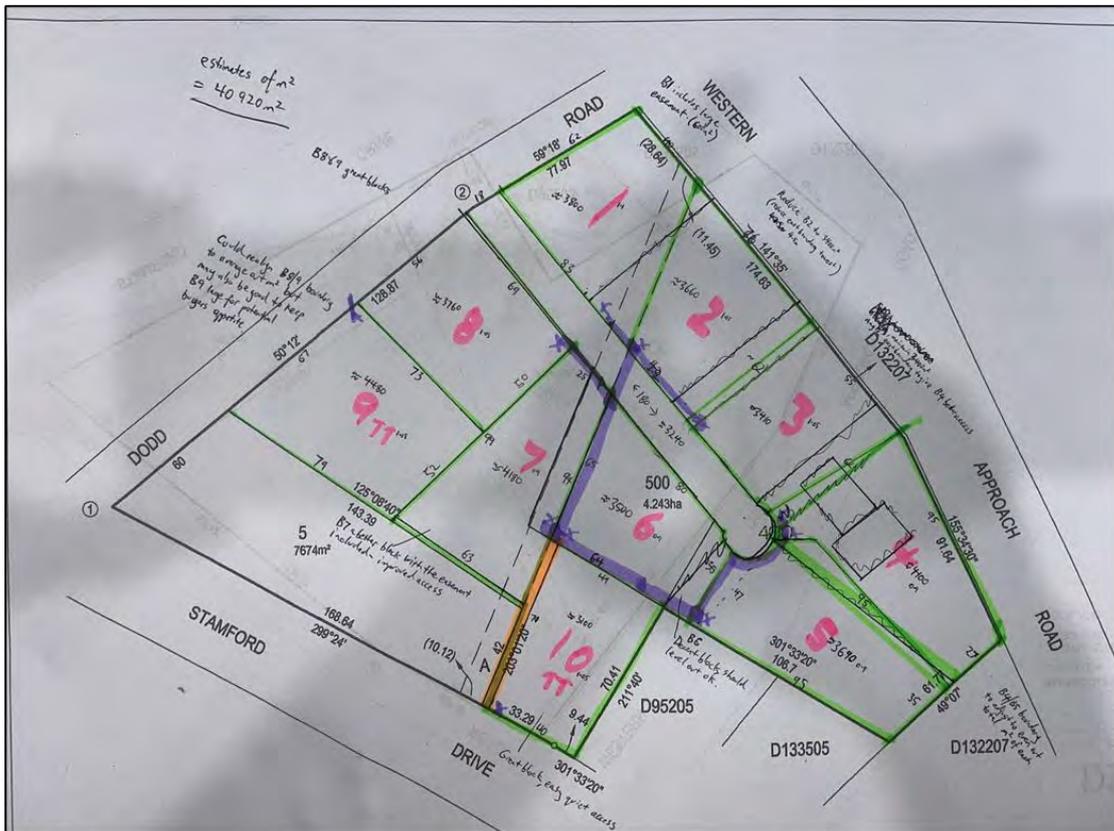


Figure 4. Subdivision site plan

**Please note:** Applicant's subdivision plan is included as Figure 4 above. Townsend Surveyors of Port Lincoln are in the process of producing official site plan.

## **2.5 Approvals required or obtained**

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

Planning, Development and Infrastructure Act 2016: A development application will be required but has not been applied for yet.

## **2.6 Development Application information (if applicable)**

### **Zone**

- Strategic Employment – SE

### **Overlays**

- Hazards (Bushfire - High Risk)
- Hazards (Flooding – Evidence Required)
- Key Outback and Rural Routes
- Native Vegetation

# 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.

The application area consisted of multiple small sites (each less than 0.5ha) within close proximity, with the same vegetation association and in similar condition. Therefore the sites were aggregated and attributes combined.

Fieldwork was conducted on 31 January 2026 by Phil Landless (NVC Accredited Consultant), following the methodology outlined in the NVC Bushland Assessment Manual 2024. 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 areas under application for clearance fall within the Lincoln IBRA Region and the Eyre Hills IBRA Subregion. The site slopes slightly to north. Soil is a calcareous sand with a limestone strew over most of the site, and some small limestone outcrops. There are no significant features such as large rocky outcrops or watercourses.

A single vegetation association, *Eucalyptus diversifolia* mallee, was recorded. The vegetation was consistent with BCM community EP 11.2 - Sub-coastal & Coastal Low Mallee & Woodlands with mid-dense sclerophyll shrub understorey on limestone soils. The vegetation was considered to be in poor condition when compared with BCM Condition Ratings for native plant diversity and weed abundance and threat scores.

Kathai Conservation Park is 1.25km to the south; Lincoln Conservation Park is 8.8km to the south-west; Sleaford Mere Conservation Park are 9.8km to the south-west; and Lincoln National Park is approximately 9km to the south. Heritage Agreement Area HA 608 is 11km to the south-west; HA 897 and HA 1016 are approximately 12km to the north-west.

The vegetation under application represents small remnants in a rural residential and commercial/industrial area.

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

Vegetation Association	<i>Eucalyptus diversifolia</i> mallee with sclerophyll shrub understorey
 <p data-bbox="395 1529 1182 1563"><b>Position:</b> 53 H 575498E 6155648N <b>Direction of photo:</b> SW 215°</p>	
General description	<p>Thirty-two plant species were recorded – seventeen native and fifteen introduced. Common native species were <i>Eucalyptus diversifolia</i> Coastal White Mallee, <i>Acacia paradoxa</i> Kangaroo Wattle, <i>Melaleuca lanceolata</i> Dryland Tea-tree. Native understorey species included <i>Rhagodia candolleana</i> Sea-berry Saltbush, <i>Acrotriche patula</i> Prickly Ground-berry and <i>Leucopogon parviflorus</i> Coas Beard-heath. Introduced species recorded included <i>Rhamnus alaternus</i> Blowfly Bush, <i>Asparagus asparagoides</i> Bridal Creeper, <i>Pinus halepensis</i> Aleppo Pine, <i>Polygala myrtifolia</i> Myrtle-leaf Milkwort and <i>Lycium ferocissimum</i> African Boxthorn.</p>
Threatened species or community	<p><b>Threatened flora species</b>  Fourteen species were noted in the threatened species search to be present within a 5km radius of the site and recorded since 1995 (Table 1). Seven of these, <i>Thysanotus wangariensis</i> Eyre peninsula Fringe-lily, <i>Xanthorrhoea semiplana</i> ssp. <i>Tateana</i> Tate's Grass-tree, <i>Haeckeria cassiniiformis</i> Dogwood Haeckeria, <i>Hibbertia cinerea</i> Port Lincoln Guinea-flower, <i>Acacia alcockii</i> Alcock's Wattle, <i>Eucalyptus conglobata</i> ssp. <i>conglobata</i> Port Lincoln Mallee, and</p>

	<p><i>Lysiandra calycina</i> Snowdrop Spurge were considered as possible occupants of the site, but were not observed.</p> <p><b>Threatened plant community</b></p> <p>The vegetation association recorded for the site, <i>Eucalyptus diversifolia</i> mallee with sclerophyll shrub understorey, is not a threatened plant community under the EPBC Act or a threatened ecosystem under the DEW Provisional list of threatened ecosystems.</p> <p><b>Threatened fauna species</b></p> <p>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, <i>Corcorax melanoramphos</i> White-winged Cough, <i>Gerygone fusca</i> Western Gerygone, <i>Hylacola cauta cauta</i> Shy Heathwren, <i>Lichenostomus cratitius occidentalis</i> Purple-gaped Honeyeater (mainland SA), <i>Stagonopleura guttata</i> Diamond Firetail and <i>Zanda funerea whiteae</i> Yellow-tailed Black Cockatoo; and one mammal <i>Pteropus poliocephalus</i> Grey-headed Flying-fox were considered to be a likely user of the vegetation as habitat. None were observed.</p>				
Landscape context score	1.09	Vegetation Condition Score	18.38	Conservation significance score	1.10
Unit biodiversity Score	22.04	Area (ha)	0.7029ha	Total biodiversity Score	15.49

**Site map showing areas of proposed impact**



**Figure 4.** Site map

**Photo log**

Photolog appears as Appendix 7.4

## 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
<i>Thysanotus wangariensis</i> (Eyre peninsula Fringe-lily)	R		2, 3	2008	Open mallee woodland, mallee shrubland. Deep well-drained sand and sandy loam.	Possible
<i>Xanthorrhoea semiplana</i> ssp. <i>Tateana</i> (Tate's Grass-tree)	R		2, 3	2017	Sandy soils, inland woodlands and shrublands.	Possible
<i>Haeckeria cassiniiformis</i> (Dogwood Haeckeria)	R		2, 3	2008	Post-disturbance coloniser which may establish rapidly after fire.	Possible
<i>Microlepidium pilosulum</i> (Hairy Shepherd's Purse)	R		2, 3	1996	On sand and loam in coastal dunes and salt lake margins.	Unlikely
<i>Hibbertia cinerea</i> (Port Lincoln Guinea-flower)	R		2, 3	2005	Sandy soils in coastal scrub and low mallee.	Possible
<i>Acacia alcockii</i> (Alcock's Wattle)	R		3	2021	Sandy soils over limestone.	Possible
<i>Acacia dodonaeifolia</i> (Hop-bush Wattle)	R		3	2023	Woodland, open forest.	Unlikely
<i>Acacia iteaphylla</i> (Flinders Ranges Wattle)	R		3	2022	Rocky outcrops on hillsides or along rocky creek beds	Unlikely
<i>Prostanthera chlorantha</i> (Green Mintbush)	R		3	2008	Sandy and loamy soils in shrubland	Unlikely
<i>Eucalyptus conglobata</i> ssp. <i>conglobata</i> (Port Lincoln Mallee)	R		3	2021	Dense mallee scrub, on fertile loams over limestone.	Possible
<i>Lysiandra calycina</i> (Snowdrop Spurge)	R		3	2021	Sandy soil.	Possible
<i>Spyridium daphnoides</i> (Spoon-leaved Spyridium)	R		3	2021	Closed heath.	Unlikely
<i>Boronia pilosa</i> ssp. <i>torquata</i> (Hairy Boronia)	R		3	2013	Woodland, heath.	Unlikely

<i>Choretrum chrysanthum</i> (Yellow Sour-bush)	R		3	2021	Granitic soils and sand plains.	Unlikely
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
<i>Actitis hypoleucos</i> (Common Sandpiper)	R		3	2020	Coastal or inland wetlands (saline or fresh), on muddy edges and rocky shores.	Unlikely.
<i>Bubulcus ibis coromandus</i> (Eastern Cattle Egret)	R		3	2019	Pasture, shallow wetland.	Unlikely
<i>Calidris acuminata</i> (Sharp-tailed sandpiper)		VU	3	2024	Coastal and interior wetlands	Unlikely
<i>Cereopsis novaehollandiae novaehollandiae</i> (Cape Barren Goose)	R		3	2019	Offshore islands, improved pasture on mainland.	Unlikely
<i>Cladorhynchus leucocephalus</i> (Banded Stilt)	V		3	2023	Fresh and saltwater marshes, marine mudflats. Large temporary lakes as salinity increases.	Unlikely
<i>Corcorax melanoramphos</i> (White-winged Cough)	R		3	2021	Dry woodland, mallee.	Possible
<i>Coturnix ypsilophora australis</i> (Brown Quail)	V		3	2023	Dense grassland, often near or in edges of open forest	Unlikely
<i>Egretta garzetta nigripes</i> (Little Egret)	R		3	2023	Wetlands, intertidal mudflats.	Unlikely
<i>Falco peregrinus macropus</i> (Peregrine Falcon)	R		3	2024	Most habitats. Most SA records in Red Gum woodlands	Unlikely
<i>Falco subniger</i> (Black Falcon)	R		3	2009	Woodland, scrub, shrubland and grassland.	Unlikely
<i>Gerygone fusca</i> (Western gerygone)	R		3	2017	Open woodlands, mallee.	Possible
<i>Haemotopus fuliginosus fuliginosus</i> (Sooty Oystercatcher)	R		3	2024	Rocky coastline, estuaries.	Unlikely

<i>Haemotopus longirostris</i> (Pied Oystercatcher)	R		3	2023	Sandy beaches, estuaries.	Unlikely
<i>Hylacola cauta cauta</i> (Shy Heathwren)	R		3	2023	Coastal thickets, low undergrowth of mallee	Possible
<i>Lichenostomus cratitius occidentalis</i> (Purple-gaped Honeyeater, mainland SA)	R		3	2008	Mallee, woodlands	Possible
<i>Neophema petrophila zietzi</i> (Rock Parrot)	R		3	2023	Coastal dunes, saltmarsh, rocky islands	Unlikely
<i>Stagnopleura guttata</i> (Diamond Firetail)	V	VU	3	2023	Grassy woodland, forests, mallee	Possible
<i>Sternula albifrons sinensis</i> (Little Tern)	E		3	2010	Coasts, estuaries.	Unlikely
<i>Sternula nereis nereis</i> (Fairy Tern)	E	VU	3	2024	Coasts, estuaries.	Unlikely
<i>Tringa glareola</i> (Wood Sandpiper)	R		3	2004	Shorebird of shallow, freshwater wetlands.	Unlikely
<i>Tringa nebularia</i> (Common Greenshank)		EN	3	2023	Coastal, inland lakes	Unlikely
<i>Turnix varius varius</i> (Painted Buttonquail)	R		3	2014	Grassy forests, woodlands.	Unlikely
<i>Zanda funerea whiteae</i> (Yellow-tailed Black Cockatoo)	V		3	2006	Open forest, farms, pines	Possible
<i>Pteropus poliocephalus</i> (Grey-headed Flying-fox)	R	VU	3	2024	Forests. Woodlands, heaths, swamps, urban gardens	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	<p>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.</p> <p>Recorded within 20-40 years; however, suitable habitat does not occur, and species of similar habitat requirements have not been recorded in the area.</p> <p>No records despite adequate survey effort.</p>
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## 4.3 Presence of Substantially Intact Vegetation

**Provide information on whether the native vegetation constitutes a continuous intact stratum.**

### 1. Plants growing at original (pre-European) density

Plants within the stratum are not growing at original density, and are well below benchmark expectations for BCM Community 11.2. This is especially evident in the shrub layers:

- Shrubs > 2m tall ~1-5% cover
- Shrubs <0.5m tall ~1-5% cover

### 2. Species diversity similar to original (pre-European) vegetation

Species diversity is reduced compared with pre-European vegetation:

- Only seventeen native species recorded
- No grasses or forbs recorded
- BCM 11.2 typically supports higher shrub and ground-layer richness in intact condition
- Loss of native understorey species is evident

### 3. Part of a contiguous area of vegetation

The vegetation is not contiguous with neighbouring vegetation, i.e. it does not share a common border or is touching neighbouring vegetation.

### 4. Introduced perennial species

Introduced perennial species are present throughout the understorey:

- *Rhamnus alaternus* Blowfly Bush (declared species) has a cover rating of 26-50%
- Other declared species such as *Asparagus asparagoides* Bridal Creeper, *Polygala myrtifolia* Myrtle-leaf Milkwort and *Lycium ferocissimum* African Boxthorn each have a cover rating of 1-5%
- *Pinus halepensis* Aleppo Pine is present in the understorey as juveniles, and in the canopy as mature, cone-bearing adults

**Provide information on whether the native vegetation has been subject to degradation within the past 20 years.**

Native vegetation on the allotment designated 11 Dodd Rd has been impacted within the last twenty years:

- Substantial clearing and fragmentation of vegetation in 2011, as seen on Google Earth time lapse imagery
- Degradation due to the establishment of introduced perennial plant species
- Both leading to modification, destruction and removal of vegetation cover and species diversity

**Provide a key finding on whether any or all of the area of impact could be considered as substantially intact.**

The area of impact **does not meet the criteria for substantially intact vegetation**. While the mallee canopy characteristic of BCM Community 11.2 is present, the vegetation shows reduced plant density and lower native species diversity compared with pre-European benchmarks. The understorey is dominated by introduced perennial species, notably *Rhamnus alaternus* at approximately 26-50% cover, exceeding the 20% threshold. Overall, the structure and composition of the vegetation indicate substantial modification, and no portion of the area of impact can be considered substantially intact.

## 4.4 Principles of Clearance (Schedule 1, Native Vegetation Act 1991)

If the clearance is seriously at variance with one or more of the principles, the NVC cannot approve clearance, however, the Act provides the NVC with a degree of discretion in certain situations

Principle of Clearance	Considerations
<b>Principle 1a - it comprises a high level of diversity of plant species</b>	<p><u>Relevant information</u> Thirty-two plant species were recorded on the site – seventeen native and fifteen introduced. Bushland Plant Diversity Score - 12.0</p>
	<p><u>Assessment against the principles</u> <b>At Variance</b> <i>Eucalyptus diversifolia</i> mallee with sclerophyll shrub understorey</p>
	<p><u>Moderating factors that may be considered by the NVC</u></p>
<b>Principle 1b - significance as a habitat for wildlife</b>	<p><u>Relevant information</u> 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, <i>Corcorax melanoramphos</i> White-winged Chough, <i>Gerygone fusca</i> Western Gerygone, <i>Hylacola cauta cauta</i> Shy Heathwren, <i>Lichenostomus cratitius occidentalis</i> Purple-gaped Honeyeater (mainland SA), <i>Stagonopleura guttata</i> Diamond Firetail and <i>Zanda funerea whiteae</i> Yellow-tailed Black Cockatoo; and one mammal <i>Pteropus poliocephalus</i> Grey-headed Flying-fox were considered to be a likely user of the vegetation as habitat. None were observed.  Threatened Fauna Score - 0.1 Unit biodiversity Score – 22.04</p>
	<p><u>Assessment against the principles</u> <b>Seriously at Variance</b> <i>Eucalyptus diversifolia</i> mallee with sclerophyll shrub understorey</p>
	<p><u>Moderating factors that may be considered by the NVC</u> The proposed clearance is not likely to have a significant impact on the threatened species which may use the vegetation, as:</p> <ul style="list-style-type: none"> <li>• Only a small area (0.7029ha) will be cleared in relation to remnant vegetation in surrounding areas</li> <li>• The vegetation is in a poor state, with a high level of introduced species.</li> <li>• It should not lead to a long-term decrease in the population size,</li> <li>• The reduction of the local area of occupancy will be minimal,</li> <li>• Existing populations will not be fragmented,</li> <li>• It will not result in the establishment of invasive species which could be harmful to threatened species, and will lead to the removal of invasive species</li> </ul> <p>Due to the small area that will be cleared, availability and/or quality of habitat will not be modified, destroyed, removed, or isolated to the extent that any species are likely to decline.</p>
<b>Principle 1c - plants of a rare, vulnerable or</b>	<p><u>Relevant information</u> Fourteen species were noted in the threatened species search to be present within a 5km radius of the site and recorded since 1995 (Table 1). Seven of these, <i>Thysanotus wangariensis</i> Eyre peninsula Fringe-lily, <i>Xanthorrhoea semiplana ssp. Tateana</i> Tate's Grass-tree, <i>Haeckeria cassiniiformis</i> Dogwood Haeckeria, <i>Hibbertia cinerea</i> Port Lincoln Guinea-flower, <i>Acacia alcockii</i> Alcock's Wattle, <i>Eucalyptus conglobata ssp. conglobata</i> Port Lincoln Mallee, and <i>Lysiandra</i></p>

<b>endangered species</b>	<i>calycina</i> Snowdrop Spurge were considered as possible occupants of the site, but were not observed. Threatened Flora Score - 0
	<u>Assessment against the principles</u> <b>Not at Variance</b> <i>Eucalyptus diversifolia</i> mallee with sclerophyll shrub understorey
	<u>Moderating factors that may be considered by the NVC</u>
<b>Principle 1d - the vegetation comprises the whole or part of a plant community that is Rare, Vulnerable or endangered:</b>	<u>Relevant information</u> The vegetation association recorded for the site, <i>Eucalyptus diversifolia</i> mallee with sclerophyll shrub understorey, is not a threatened plant community under the EPBC Act or a threatened ecosystem under the DEW Provisional list of threatened ecosystems. Threatened Community Score (construction footprint and footprint plus APZ) - 1
	<u>Assessment against the principles</u> <b>Not at Variance</b> <i>Eucalyptus diversifolia</i> mallee with sclerophyll shrub understorey
	<u>Moderating factors that may be considered by the NVC</u>
<b>Principle 1e - it is significant as a remnant of vegetation in an area which has been extensively cleared.</b>	<u>Relevant information</u> Remnancy figures for Lincoln IBRA Association – 84% Remnancy figures for Eyre Hills IBRA Subregion – 29% The remnants under application are small and fragmented. When compared with BCM indicators they are considered to be in a poor state, with low species diversity and high weed abundance and threat. Total Biodiversity Score – 15.49
	<u>Assessment against the principles</u> <b>At Variance</b> <i>Eucalyptus diversifolia</i> mallee with sclerophyll shrub understorey
	<u>Moderating factors that may be considered by the NVC</u> <ul style="list-style-type: none"> <li>• <i>Eucalyptus diversifolia</i> low mallee with sclerophyll shrub understorey is well represented in the Lincoln IBRA Association and the Eyre Hills IBRA Subregion, as well as in the nearby Lincoln Conservation Park and Lincoln national park,</li> <li>• The remnants under application are small and fragmented,</li> <li>• When compared with BCM indicators the remnants under application are considered to be in a poor state, with low species diversity and high weed abundance and threat.</li> </ul>
<b>Principle 1f - it is growing in, or in association with, a wetland environment.</b>	<u>Relevant information</u> Not applicable
	<u>Assessment against the principles</u> Not applicable
	<u>Moderating factors that may be considered by the NVC</u>
<b>Principle 1g - it contributes significantly to</b>	<u>Relevant information</u> Not applicable
	Not applicable

<b><i>the amenity of the area in which it is growing or is situated.</i></b>	<u>Moderating factors that may be considered by the NVC</u>
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## 4.5 Address the Mitigation Hierarchy

### a) Avoidance

The removal of 0.7029ha of native vegetation to accommodate the industrial subdivision is unavoidable. The location, design, size, and scale of the proposed activity cannot be altered to reduce the impact.

### b) Minimisation

The proposed development of the site requires the removal of all vegetation under application. Due to the nature of the development impacts on the vegetation cannot be further minimised.

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

- Dust suppression during clearing activities,
- Accessing the site only from Dodd Rd or Stamford Drive,
- Minimising damage to adjacent vegetation,
- Stockpiling vegetative debris on site before removal,
- Staging necessary clearing activities from within the site,
- Storing, servicing and fueling of machinery within the site.

### c) Rehabilitation or restoration

Vegetation clearance will be permanent. No rehabilitation or restoration is proposed. Local native plant species will be used for any amenity planting where applicable.

### 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 \$17,389.68 (SEB payment plus administration fee) into the Native Vegetation Fund.

## 4.6 Risk Assessment

### *Determine the level of risk associated with the application*

<b>Total clearance</b>	No. of trees	
	Area (ha)	0.7029ha
	Total biodiversity Score	15.49
<b>Seriously at variance with principle 1(b), 1(c) or 1 (d)</b>		1(b)
<b>Risk assessment outcome</b>		Level 4

# 5. Clearance summary

**Table 3. Clearance Area Summary table (construction footprint only)**

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	12	1	0	0.1	22.04	0.7029	15.49	1			17.04	\$16,483.11	\$906.57
						<b>Total</b>	<b>0.7029</b>	<b>15.49</b>				<b>17.04</b>	<b>\$16,483.11</b>	<b>\$906.57</b>

**Table 4. Totals summary table (construction footprint)**

	Total Biodiversity score	Total SEB points required	SEB Payment	Admin Fee	Total Payment
<b>Application</b>	15.49	17.04	\$16,483.11	\$906.57	\$17,389.68

<b>Economies of Scale Factor</b>	0.5
<b>Rainfall (mm)</b>	533

# 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 \$17,389.68 (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

Family	Species	Common name
<i>Amaranthaceae</i>	<i>Rhagodia candolleana</i> ssp.	Sea-berry Saltbush
<i>Asparagaceae</i>	* <i>Asparagus asparagoides</i> f.	Bridal Creeper
<i>Asphodelaceae</i>	* <i>Asphodelus fistulosus</i>	Onion Weed
	<i>Dianella revoluta</i> var.	Flax Lily
<i>Asteraceae</i>	* <i>Senecio pterophorus</i>	African Daisy
	* <i>Sonchus oleraceus</i>	Common Sow-thistle
<i>Brassicaceae</i>	* <i>Diploaxis tenuifolia</i>	Lincoln Weed
	* <i>Raphanus raphanistrum</i>	Wild Radish
<i>Caprifoliaceae</i>	* <i>Sisylx atropurpurea</i>	Pincushion
<i>Casuarinaceae</i>	<i>Allocasuarina verticillata</i>	Drooping Sheoak
<i>Cyperaceae</i>	<i>Gahnia lanigera</i>	Black Grass Saw-sedge
<i>Epacridaceae</i>	<i>Leucopogon parviflorus</i>	Coast Beard-heath
<i>Ericaceae</i>	<i>Acrotriche patula</i>	Prickly Ground-berry
<i>Euphorbiaceae</i>	<i>Beyeria lechenaultii</i>	Pale Turpentine-bush
<i>Fabaceae</i>	<i>Hardenbergia violacea</i>	Native LiLac
<i>Lamiaceae</i>	* <i>Marrubium vulgare</i>	Horehound
<i>Lauraceae</i>	<i>Cassytha peninsularis</i>	Peninsula Dodder-laurel
<i>Mimosaceae</i>	<i>Acacia myrtifolia</i>	Myrtle Wattle
	<i>Acacia paradoxa</i>	Kangaroo Wattle
<i>Myrtaceae</i>	<i>Eucalyptus albopurpurea</i>	Purple-flowered Mallee Box
	<i>Eucalyptus diversifolia</i> ssp. <i>diversifolia</i>	Coastal White Mallee
	<i>Eucalyptus leptophylla</i>	Narrow-leaf Red Mallee
	<i>Melaleuca lanceolata</i>	Dryland Tea-tree
<i>Pinaceae</i>	* <i>Pinus halepensis</i>	Aleppo Pine
<i>Plantaginaceae</i>	* <i>Plantago lanceolata</i> var.	Ribwort
<i>Poaceae</i>	* <i>Avena barbata</i>	Bearded Oat
	* <i>Ehrharta longiflora</i>	Annual Veldt Grass
<i>Polygalaceae</i>	* <i>Polygala myrtifolia</i>	Myrtle-leaf Milkwort
<i>Rhamnaceae</i>	* <i>Rhamnus alaternus</i>	Blowfly Bush
<i>Santalaceae</i>	<i>Santalum acuminatum</i>	Quandong
<i>Solanaceae</i>	* <i>Lycium ferocissimum</i>	African Boxthorn

<i>Xanthorrhoeaceae</i>	<i>Xanthorrhoea semiplana ssp. semiplana</i>	Yacca
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Appendix 7.2 Bushland Vegetation Assessment Scoresheet associated with the proposed clearance (also submitted in Excel format)

<b>Bushland Assessment Scoresheet</b>		(SEB Policy 1 Sept 2024; Scoresheet updated 9 Sept 2025)																			
<b>Block</b>	A	<b>ASSESSOR(S)</b>	Phil Landless																		
<b>Size of Block (Ha)</b>	0.7	<b>(Insert Full Name/s)</b>																			
<b>Landscapes Region</b>	Eyre Peninsula	<b>DATE OF ASSESSMENT</b>	1/02/2026																		
<b>BCM Region</b>	Eyre Peninsula																				
<b>IBRA Association</b>	Lincoln																				
<b>IBRA Subregion</b>	Eyre Hills																				
<b>Map of the Block (Including the Sites)</b>																					
<b>Landscape Context Scores</b>		<table border="1"> <tr> <td>% native veg. remaining in IBRA Assoc.</td> <td>84</td> </tr> <tr> <td>% native veg. remaining in IBRA subregion</td> <td>29</td> </tr> <tr> <td>0 - 10% = 0.05 pts; &gt;10-20% = 0.04 pts; &gt;20-30% = 0.03 pts;</td> <td></td> </tr> <tr> <td>&gt;30-60% = 0.02 pts; &gt; 60 = 0 pts</td> <td><b>Score</b> 0.03</td> </tr> <tr> <td colspan="2">Score received for both IBRA assoc. and subregion then summed</td> </tr> </table>		% native veg. remaining in IBRA Assoc.	84	% native veg. remaining in IBRA subregion	29	0 - 10% = 0.05 pts; >10-20% = 0.04 pts; >20-30% = 0.03 pts;		>30-60% = 0.02 pts; > 60 = 0 pts	<b>Score</b> 0.03	Score received for both IBRA assoc. and subregion then summed									
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Score received for both IBRA assoc. and subregion then summed																					
<table border="1"> <tr> <td>Percent Vegetation Cover (5km radius) (%)</td> <td>43</td> </tr> <tr> <td>0-5% = 0 pts; &gt;5-10% = 0.02 pts; &gt;10-25% = 0.04 pts;</td> <td></td> </tr> <tr> <td>&gt;25-50% = 0.06 pts; &gt;50-75% = 0.03 pt; &gt;75-100% = 0 pts</td> <td><b>Score</b> 0.06</td> </tr> </table>		Percent Vegetation Cover (5km radius) (%)	43	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	<b>Score</b> 0.06	<table border="1"> <tr> <td>% native veg. protected IBRA Assoc.</td> <td>77</td> </tr> <tr> <td>0-10% = 0.03 pts; &gt;10-20% = 0.02 pts; &gt;20-40% = 0.01 pt;</td> <td></td> </tr> <tr> <td>&gt;40% = 0</td> <td><b>Score</b> 0</td> </tr> </table>		% native veg. protected IBRA Assoc.	77	0-10% = 0.03 pts; >10-20% = 0.02 pts; >20-40% = 0.01 pt;		>40% = 0	<b>Score</b> 0						
Percent Vegetation Cover (5km radius) (%)	43																				
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<table border="1"> <tr> <td>Block Shape Cleared perimeter:Area (km/km2)</td> <td></td> </tr> <tr> <td>Cleared Perimeter (m) =</td> <td>1081</td> </tr> <tr> <td>Cleared Perimeter to area ratio</td> <td>154.43</td> </tr> <tr> <td>&lt;8 = 0.03 pts; 8 to &lt;12 = 0.02 pts; 12 to &lt;18 = 0.01 pt</td> <td><b>Score</b> 0</td> </tr> </table>		Block Shape Cleared perimeter:Area (km/km2)		Cleared Perimeter (m) =	1081	Cleared Perimeter to area ratio	154.43	<8 = 0.03 pts; 8 to <12 = 0.02 pts; 12 to <18 = 0.01 pt	<b>Score</b> 0	<table border="1"> <tr> <td><b>Wetland or Riparian Habitat present</b></td> <td></td> </tr> <tr> <td>Riparian zone present (Yes/No) = 0.02 pt</td> <td>No</td> </tr> <tr> <td>Swamp/wetland present (Yes/No) = 0.03 pts</td> <td>No</td> </tr> <tr> <td>(Swamp/wetland may be +/- riparian zone)</td> <td></td> </tr> <tr> <td><b>Score</b></td> <td>0</td> </tr> </table>		<b>Wetland or Riparian Habitat present</b>		Riparian zone present (Yes/No) = 0.02 pt	No	Swamp/wetland present (Yes/No) = 0.03 pts	No	(Swamp/wetland may be +/- riparian zone)		<b>Score</b>	0
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<b>Score</b>	0																				
<p>Note: Blocks will score a minimum Landscape Context Score of 1</p>		<table border="1"> <tr> <td><b>LANDSCAPE CONTEXT SCORE (max 1.25)</b></td> <td><b>1.09</b></td> </tr> </table>		<b>LANDSCAPE CONTEXT SCORE (max 1.25)</b>	<b>1.09</b>																
<b>LANDSCAPE CONTEXT SCORE (max 1.25)</b>	<b>1.09</b>																				





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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	<i>Eucalyptus diversifolia</i> mallee																								
SIZE OF SITE (Ha)	0.7029																								
Benchmarked attributes (Scores determined by comparing to a Benchmark community)		Native Plant Life Forms																							
Number of Native Species (Minus herbaceous annuals for spring Surveys)		Trees > 15m																							
Native Plant Species Diversity Score (max 30) from benchmark score weighted by a factor of 2		Trees 5 - 15 m																							
12.0		Trees < 5m																							
Number of regenerating native species		Mallee > 5m																							
Regeneration Score (max 12) from benchmark community weighted by a factor of 1.5		Mallee < 5m																							
3		Shrubs > 2m																							
Weed species (Top 5 Cover x Invasiveness)		Shrubs 0.5 - 2m																							
Cover (max 8)	Weed Threat Rating (max 5)	C x I	Shrubs < 0.5m																						
<i>Rhamnus alaternus</i>	4	3	12																						
<i>Pinus halepensis</i>	2	3	6																						
<i>Asparagus asparagoides f.</i>	2	5	10																						
<i>Polygala myrtifolia</i>	2	4	8																						
<i>Lycium ferocissimum</i>	2	4	8																						
Weed Score (max 15) from benchmark community		Forbs																							
0		Mat Plants																							
		Grasses > 0.2m																							
		Grasses < 0.2m																							
		Sedges > 1m																							
		Sedges < 1m																							
		Hummock grasses																							
		Vines, scramblers																							
		Mistletoe																							
		Ferns																							
		Grass-tree																							
		Total																							
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)		Is the community naturally treeless?																							
Native:exotic Understorey biomass Score (max 5)		3																							
		Fallen Timber/Debris (max 5)																							
		Hollow-bearing trees Score (max 5)																							
		Mature Tree Score (max 8)																							
		Tree Canopy Cover Score (max 5)																							
		1																							
		0																							
		2																							
		2																							
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																									
28.00																									
Negative Vegetation Attributes Score = (15 - Weeds) + ((10 - Biomass score - Tree Canopy Cover Score)exp.2/2)																									
27.50																									
VEGETATION CONDITION SCORE (Positive veg attributes x ((80 - Negative vegetation attributes) / 80))																									
18.38																									
<table border="1"> <caption>Vegetation Condition Score Attributes</caption> <thead> <tr> <th>Attribute</th> <th>Score</th> </tr> </thead> <tbody> <tr> <td>Native Plant Species Diversity</td> <td>12.0</td> </tr> <tr> <td>Weed Score</td> <td>0</td> </tr> <tr> <td>Native Plant Life Forms</td> <td>10.0</td> </tr> <tr> <td>Regeneration</td> <td>3</td> </tr> <tr> <td>Native:exotic Understorey Biomass</td> <td>3</td> </tr> <tr> <td>Mature Trees</td> <td>2</td> </tr> <tr> <td>Tree Canopy Cover</td> <td>2</td> </tr> <tr> <td>Tree Hollows</td> <td>0</td> </tr> <tr> <td>Fallen timber</td> <td>0</td> </tr> <tr> <td>Vegetation Condition Score</td> <td>18.38</td> </tr> </tbody> </table>				Attribute	Score	Native Plant Species Diversity	12.0	Weed Score	0	Native Plant Life Forms	10.0	Regeneration	3	Native:exotic Understorey Biomass	3	Mature Trees	2	Tree Canopy Cover	2	Tree Hollows	0	Fallen timber	0	Vegetation Condition Score	18.38
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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)	Γ
State (Provisional List of Threatened Ecosystems of SA) Endangered community (0.3 pts)	L
Nationally (EPBC Act) Vulnerable community (0.35 pts)	Γ
Nationally (EPBC Act) Endangered or Critically Endangered community (0.4 pts)	Γ
Note: all sites will score a minimum Conservation Significance Score of 1	Threatened Community Score
	1
<b>Number of Threatened Flora Species recorded for the site (within the site)</b>	<b>Number</b>
<i>*If a species has both a State (NP&amp;W Act) and National (EPBC Act) rating, it's only recorded for its National rating.</i>	
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	Threatened Flora Score
	0
<b>Potential habitat for Threatened Fauna Species (number observed or previously recorded)</b>	<b>Number</b>
<i>*If a species has both a State (NP&amp;W Act) and National (EPBC Act) rating, it's only recorded for its National rating.</i>	
State Rare species observed or locally recorded (1 pt each)	4
State Vulnerable species observed or locally recorded (2.5 pt each)	1
State Endangered species observed or locally recorded (5 pt each)	0
Nationally Vulnerable species observed or locally recorded (10 pts each)	2
Nationally Endangered or Critically endangered species observed or locally recorded (20 pts each)	0
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	Threatened Fauna Score
	0.1
<b>CONSERVATION SIGNIFICANCE SCORE</b>	
	1.1
<b>Total Scores for the Site</b>	
	Score
LANDSCAPE CONTEXT SCORE	1.09
VEGETATION CONDITION SCORE	18.38
CONSERVATION SIGNIFICANCE SCORE	1.10
Vegetation Condition x Landscape Context x Conservation Significance =	
<b>UNIT BIODIVERSITY SCORE</b>	22.04
Total Biodiversity Score	
<b>(Biodiversity Score x hectares)</b>	15.49
<b>Photo Point and Vegetation Survey Location</b>	
	<b>Direction of the Photo</b>
	NW 325 degrees
	<b>GPS Reference</b>
	Datum WGS84
	Zone (52, 53 or 54) 53
	Easting (6 digits) 675876
	Northing (7 digits) 6155537
<b>Description</b>	



## Appendix 7.4 Letter of permission from landowner

23/01/2026

To Phil Landless,

As the current owner of 11 Dodd Road, Port Lincoln SA 5606, I have been requested by the new purchaser Chad Owen, to grant you permission to access the land so you can conduct your survey in regards to the Native Vegetation. You are welcome to at any time that suits you in the near future. Could you please ask Chad to advise me of the exact day you will be in attendance.

If you have any further questions about the particular land uses etc. of the last 25 years or more please do not hesitate to ask.

Kind Regards

Signed

**Appendix 7.5 Photolog**



**Position:** 53 H 562368E 6144784N **Direction of photo:** SW 235°



**Position:** 53 H 575498E 6155648N **Direction of photo:** SW 215°



**Position:** 53 H 575500E 6155580N **Direction of photo:** N 350°



**Position:** 53 H 575676E 6155537N **Direction of photo:** NW 325°



**Position:** 53 H 575697E 6155574N **Direction of photo:** S 200°



**Position:** 53 H 575665E 6155602N **Direction of photo:** S 160°



**Position:** 53 H 575695E 6155487N **Direction of photo:** SE 75°



**Position:** 53 H 575682E 6155506N **Direction of photo:** SE 115°