



**TERRA
GANA**

Native Vegetation Clearance Data Report

72 Mortimer Road – Residential Sub-division

Clearance under the *Native Vegetation Regulations 2017*

18/09/26

Prepared by Sheree Edwards, Senior Environmental Consultant



Version Control

Title	Native Vegetation Data Report – 72 Mortimer Road, Residential Sub-division			
Client				
Created By	Terra Gana Pty Ltd			
Date Created	18 th September 2026			
Maintained By	Sheree Edwards, Senior Environmental Consultant			
Version Number	Modified By	Modifications Made	Date Modified	Status
0.1	Sheree Edwards	First draft issued to client for review	21/09/26	For Review
1.0	-	No changes made	2/10/26	FINAL

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Attachments:

- Bushland Assessment Scoresheet (Excel format).
- Mapping Files (in Shapefile format)

1. Application information

Application Details

Applicant:	[REDACTED]		
Key contact:	[REDACTED]		
Landowner:	[REDACTED]		
Site Address:	72 Mortimer Road, Berri		
Local Government Area:	Berri Barmera	Hundred:	Berri Irrigation Area
Title ID:	CT/5406/246	Parcel ID	D47117 A100

Summary of proposed clearance

Purpose of clearance	Native vegetation clearance required for a residential sub-division, inclusive of housing envelopes, fencing, roads and services.
Native Vegetation Regulation	Regulation 12, Schedule 1; clause 35, Residential Sub-division
Description of the vegetation under application	<i>Dodonaea viscosa ssp angustissima</i> open shrubland
Total proposed clearance - area (ha) and number of trees	0.68 ha proposed to be cleared.
Level of clearance	Level 4
Overlay (Planning and Design Code)	Native Vegetation Overlay only

Map of proposed clearance area



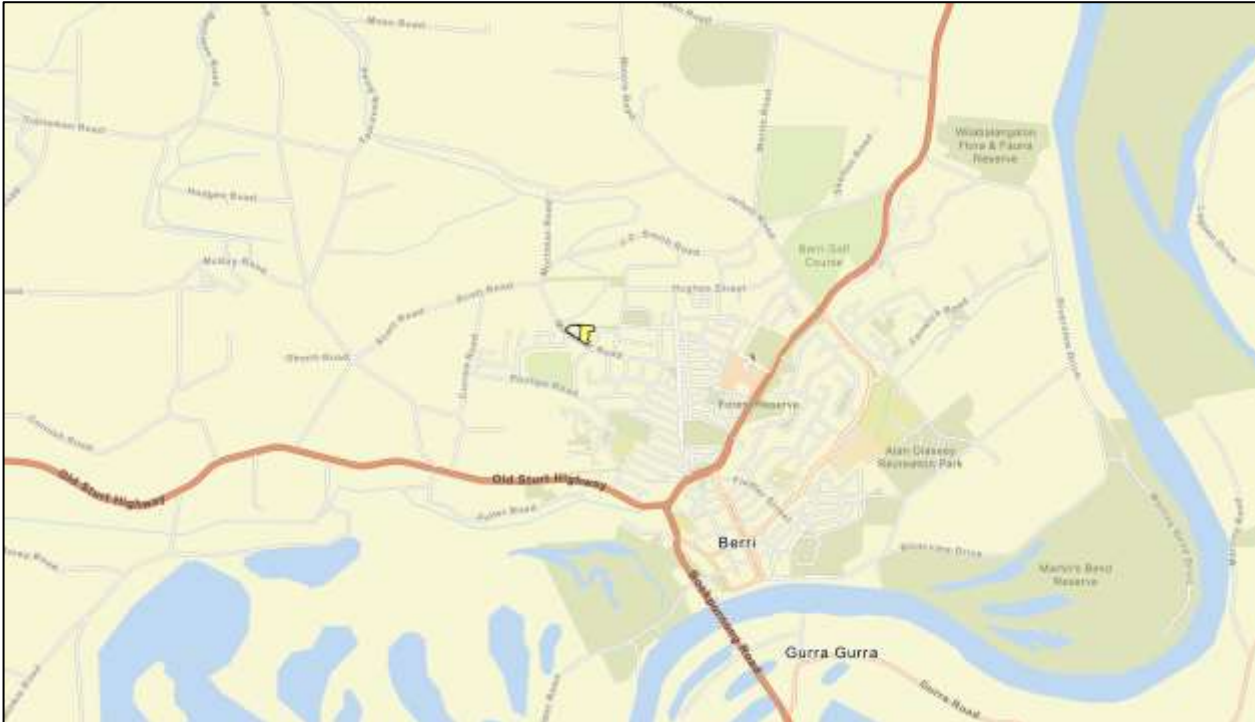
Mitigation hierarchy	Refer to Section: Address the mitigation Hierarchy.
SEB Offset proposal	Payment into the Native Vegetation Fund= \$8,209.47 (no GST applied) plus admin fee of \$451.52 (GST applied) = \$8,660.99

2. Purpose of clearance

2.1 Description & Background

The native vegetation clearance application is incidental to a proposal to subdivide a land parcel into 16 new land parcels. The site is currently dis-used and all native vegetation on the land parcel is proposed to be impacted due to the size of the allotments, making allowance for building envelopes, building maintenance envelopes, fencing of new parcel boundaries and a new road.

2.2 General location map



2.3 Details of the proposal (Appendix 1)

2.4 Approvals required or obtained

- Native Vegetation Act 1991 (Application here-in)
- Planning, Development and Infrastructure Act 2016

2.5 Native Vegetation Regulation

This application is suggested to be assessed under the Regulation 12, Schedule 1; clause 35, Residential Subdivision

2.6 Development Application information

Zone: Neighbourhood – N

Overlays

Affordable Housing - *The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.*

Hazards (Bushfire - Urban Interface) - *The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuation to areas safe from bushfire danger.*

Hazards (Flooding - Evidence Required) - *The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.*

Murray-Darling Basin - *The Murray-Darling Basin Overlay seeks to ensure sustainable water use in the Murray-Darling Basin area.*

Native Vegetation - *The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.*

Significant Retirement Facility Supported Accom Sites - *The Significant Retirement Facility and Supported Accommodation Sites Overlay seeks to facilitate the development of supported accommodation and/or retirement facilities on significant retirement facility and supported accommodation sites to provide accommodation for the communities' ageing residents.*

3. Method

The flora assessment was undertaken by Matthew Humphrey (Native Vegetation Accredited Consultant) on the 17th August 2026 following the Bushland Assessment Methodology. The survey methodology followed best-practice guidelines for flora and fauna assessments, aligning with the Bushland Assessment Methodology and the Native Vegetation Act 1991 and Regulations 2017; and included:

- Adherence to Regulation 12(35) – Residential Sub-division
- Discussion with the applicant of the mitigation hierarchy and possibilities to avoid and minimise impacts to native vegetation.
- Systematic Vegetation Surveys:
- Assessment of vegetation structure, floristic composition, and condition.

Targeted Searches & Opportunistic Observations:

- Focused searches in suitable habitats for flora species of conservation significance identified during database reviews and on-site.
- Focused search efforts in areas identified as potential habitat for conservation-listed fauna species, as indicated by desktop searches or previous observations.
- Recording flora species of interest and incidental fauna sightings throughout the site.

Habitat Condition Assessment:

- Evaluation of disturbance levels, weed presence, and overall ecological integrity.
- Evaluation of vegetation structure, resource availability (e.g., nesting sites, water sources), and signs of fauna activity (e.g., scats, tracks, burrows).

The 'Threatened Species Assessment' and 'Vegetation Assessment' sections of this report detail any further investigations undertaken or recommended to detect the presence or suitable habitat for threatened fauna and flora.

Fauna Considerations

With consideration of the scope of the exercise, the sampling time and methods to detect threatened fauna species onsite, it was determined that the fauna assessment could rely on a desktop assessment, corroborated with the field assessment and local knowledge. Rather than costly and time intensive methods which sites which we would expect to have a high level of impact to utilise i.e. Motion-sensor cameras (mammals, reptiles), audio recorders (Birds, Frogs), nocturnal spotlighting, spot count. Scat surveys and nest searches.

The fauna assessment considered habitat suitability with the best-known data for the affected site and surroundings to ascertain the potential presence of threatened or endangered species, and the habitat suitability of such species, listed under the National Parks and Wildlife Act 1972 (SA) and the Environmental Protection and Biodiversity Conservation Act 1999 (Commonwealth). *Habitat suitability refers to the ability of a specific environment to support the survival, reproduction, and overall health of fauna species.

The following databases and tools were queried for fauna records since 1995 and within 5km of the affected area: EPBC Act Protected Matters Search Tool, Biological Database of South Australia, and Atlas of Living Australia.

4. Assessment Outcomes

4.1 Vegetation Assessment

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

The subject site is located within an established rural-residential/residential landscape characterised by a mixture of residential properties, cleared areas and production areas. The surrounding landscape is highly modified, with native vegetation occurring as isolated remnants and patches amongst developed and managed areas.

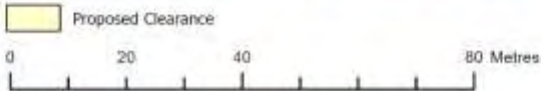
Vegetation within the subject site comprises sparse native shrubland, with relatively low vegetation cover and limited structural complexity. The vegetation is predominantly low-growing shrubs, with areas of open ground and a generally discontinuous canopy. No large or mature trees are present within the area proposed for development. The vegetation provides some habitat and landscape values but does not form a prominent visual landscape feature.

There is a small patch of planted trees present on the far western side of the block. Subsequently, they are not included in this assessment.

Details of the vegetation association proposed to be impacted

Vegetation Association 1 <i>Dodonaea viscosa</i> ssp <i>angustissima</i> shrubland					
					
General description	The site is highly degraded, with much disturbance which has promoted annual introduced weed growth across the native vegetation areas.				
Threatened species or community	No threatened flora or fauna under the NP&W Act or EPBC Act listed species or community recorded. Refer to the Threatened Species Assessment for threatened fauna suitability.				
Landscape context score	1.11	Vegetation Condition Score	17.19	Conservation significance score	1.10
Unit biodiversity Score	20.9	Area (ha)	0.68	Total biodiversity Score	14.27

Map 1: Proposed Clearance Area with Sub-division Overlay



Disclaimer: Map data provided by Terra Gana is for reference only; accuracy is not guaranteed and users should verify before relying on it.

Map 2: Proposed Clearance Area - VA1



Sources: Esri, DeLorme, Garmin, Mapbox, OpenStreetMap contributors, and the GIS User Community

 Proposed Clearance

0 20 40 80 Metres

Disclaimer: Map data provided by Terra Geo is for reference only; accuracy is not guaranteed and users should verify before relying on it.

Photo log – Representative Photographs of the Site



4.2 Threatened Species assessment

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	EPBC Act	NP&W Act	Data source	Date of last record	Species known habitat preferences and likelihood of use
<i>Aphelocephala leucopsis leucopsis</i>	Southern Whiteface	VU		3,5	02-May-2016	Unlikely to provide adequate habitat resources for this species. Prefers dry open forests and woodland and inland scrubs of mallee, mulga and saltbush are the preferred habitat of Southern Whiteface, especially areas with fallen timber or dead trees and stumps.
<i>Burhinus grallarius</i>	Bush Stonecurlew	-	R	3	22-Feb-2006	Unlikely to provide adequate habitat resources for this species. Inhabits open forests and woodlands with a sparse grassy ground layer and fallen timber. Largely nocturnal, being especially active on moonlit nights. Bush Stone-curlew prefer 'untidy' landscapes covered in fallen timber and debris. The mottled grey-brown colour of their feathers makes them well camouflaged amongst the woody debris of their habitat.
<i>Corcorax melanorhamphos</i>	White-winged Chough	-	R	3	19-Aug-1998	Unlikely to provide adequate habitat resources for this species. Prefers woodland and forest habitats with trees available for perching and open areas for foraging
<i>Entomyzon cyanotis cyanotis</i>	Blue-faced Honeyeater	-	R	3	16-Jul-2017	Unlikely to provide adequate habitat resources for this species. The Blue-faced Honeyeater is mostly found in open forests and woodlands close to water, as well as mangroves and coastal heathlands. It is often seen in orchards, farm lands and in urban parks, gardens and golf courses.
<i>Falco peregrinus macropus</i>	Peregrine Falcon	-	R	3	23-Sep-2022	Unlikely to provide adequate habitat resources for this species. Peregrine Falcon is found in most habitats . It requires abundant prey and secure nest sites, and prefers coastal and inland cliffs or open woodlands near water, and may even be found nesting on high city buildings
<i>Hieraaetus morphnoides</i>	Little Eagle	-	V	3	12-Apr-2017	Unlikely to provide adequate habitat resources for this species. The Little Eagle is seen over woodland and forested lands and open country, extending into the arid zone
<i>Myiagra inquieta</i>	Restless Flycatcher	-	R	3	20-May-2018	Marginal habitat resources for this species. The Restless Flycatcher is found in open forests and woodlands and is frequently seen in farmland.

<i>Pachycephala inornata</i>	Gilbert's Whistler	-	R	3	19-Apr-2024	Unlikely to provide critical habitat resources for this species. Gilbert's Whistlers usually inhabit semi- arid mallee or box- ironbark eucalypt, acacia, cypress-pine or Belah shrublands and woodlands (or mixed assemblages of these), usually with a dense, continuous or patchy understorey of shrubs such as acacias, Eremophila, Dodonaea or Cassia; they inhabit these shrubs in the understorey.
<i>Philemon citreogularis citreogularis</i>	Little Friarbird	-	R	3	22-Dec-2025	Unlikely to provide critical habitat resources for this species. The Little Friarbird is found near water, mainly in open forests and woodlands dominated by eucalypts. Also found in wetlands, monsoon forests, mangroves and coastal heathlands. Only extend into arid zone along waterways.
<i>Plectorhyncha lanceolata</i>	Striped Honeyeater	-	R	3	19-Apr-2024	Unlikely to provide critical habitat resources for this species. The Striped Honeyeater is found in forests and woodlands, often along rivers, as well as mangroves and in urban gardens. The Striped Honeyeater feeds mainly on insects and spiders, but will also eat nectar and other plant sugars, along with seeds, berries, and fruit. It is mainly arboreal, feeding in pairs or small flocks in dense foliage, at the lower levels of the canopy.
<i>Polytelis anthopeplus monarchoides</i>	Regent Parrot	VU	V	3,5	24-Nov-2022	Unlikely to provide critical habitat resources for this species. Habitat comprises River Red Gum and sometimes Black Box communities for nesting, and large diverse blocks of mallee woodland for feeding. Nest trees are usually located within proximity to water but variable up to 200 metres from water and within 20 km of mallee foraging habitat. Non-breeding adults and immature birds rely on areas of mallee away from the Murray River floodplain throughout the year.
<i>Trichosurus vulpecula</i>	Common Brushtail Possum	-	R	3	18-Nov-2003	Unlikely to provide valuable habitat for this species. Common Brushtail Possums are found in Eucalyptus and Sheoak woodlands. As arboreal animals, they make their nests (also known as dens) in tree hollows or other dark confined spaces such as hollow logs, dense vegetation or rock crevices
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.

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.
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4.3 Cumulative impact

When exercising a power or making a decision under Division 5 of the Native Vegetation Regulations 2017, the NVC must consider the potential cumulative impact, both direct and indirect, that is reasonably likely to result from a proposed clearance activity.

All cumulative impacts have been considered as part of this development. All native vegetation on the subject land is under application.

4.4 Address the Mitigation Hierarchy

When exercising a power or making a decision under Division 5 of the Native Vegetation Regulations 2017, the NVC must have regard to the mitigation hierarchy. The NVC will also consider, with the aim to minimize, impacts on biological diversity, soil, water and other natural resources, threatened species or ecological communities under the EPBC Act or listed species under the NP&W Act.

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

Due to the number of allotments proposed, and the access road required, native vegetation impacts could not be avoided. No adjustments to the location, design, size or scale of the activity in order to reduce the scale of the impact proposed.

b) Minimization – if clearance cannot be avoided, outline measures taken to minimize 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).

As above

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 minimized, such as allowing for the re-establishment of the vegetation.

No rehabilitation or restoration proposed.

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

The offset will be achieved with a payment into the Native Vegetation Fund.

The NVC will only consider an offset once avoidance, minimization and restoration have been documented and fulfilled. The SEB Policy explains the biodiversity offsetting principles that must be met.

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

The Native Vegetation Council will consider Principles 1(b), 1(c) and 1(d) when assigning a level of Risk under Regulation 16 of the Native Vegetation Regulations. The Native Vegetation Council will consider all the Principles of clearance of the Act as relevant, when considering an application referred under the *Planning, Development and Infrastructure Act 2016*.

Principle of clearance	Considerations
Principle 1a - it comprises a high level of diversity of plant species	<u>Relevant information</u> The number of native plant species recorded; 10 The number of introduced plant species recorded: 7 Patches; VA1 Bushland Plant Diversity Score – 18 <u>Assessment against the principle: Not at Variance – VA1</u>
Principle 1b - significance as a habitat for wildlife	<u>Relevant information</u> Refer to the Threatened Species Assessment for habitat suitability notes for threatened fauna records within 5km of the site since 1995. The vegetation is unlikely to support a high diversity of fauna species, however, would provide refuge, food resources and shelter for common fauna species moving through the landscape, particularly species which rely on refuge in between the river corridor and the mallee ecotype. Patches; VA1 Threatened Fauna Score – 0.1 Unit biodiversity Score – 20.99 <u>Assessment against the principle: Seriously at Variance - VA1</u> <u>Moderating factors that may be considered by the NVC:</u> A moderating factor that may be considered by the NVC: The Native Vegetation Council (or delegate) may choose to consider the 'Impact Significance' moderating factor when assessing this native vegetation application. The Native Vegetation Council may wish to decrease the risk from 'Seriously at variance' to 'At Variance' with impact significance considerations. This determination is at the assessment and discretion of the Native Vegetation Council (or delegate). It is unlikely that this clearance impact will result in accelerated declines of the listed threatened species. Including a decrease in species occupancy and population size. Due to the location, it is unlikely to fragment existing local threatened populations or adversely affect critical habitats of a species. It is noted that the cumulative impacts (from clearance, land degradation and other impacts) contribute to declines across the landscape, and this can be seen in incremental and long-term degradation of habitats and species decline. However, much of the declines in species have been observed from long-term historical degradation across the landscape.

Principle 1c - plants of a rare, vulnerable or endangered species	<u>Relevant information</u> Threatened Flora Species Records within 2km of the area, with the last date recorded: <i>Maireana pentagona</i> (Slender Fissure-plant) 26-Mar-1910 – Rare in SA <i>Lepidium monoplacoides</i> (Winged Peppergrass) 02-Oct-1915 – Endangered in SA and Nationally <i>Myriophyllum papillosum</i> (Robust Milfoil) 11-Apr-1956 – Rare in SA <i>Eragrostis lacunaria</i> (Purple Love-grass) 06-Mar-1967 – Rare in SA <i>Myoporum parvifolium</i> (Creeping Boobialla) 01-Aug-1922 – Rare in SA No threatened flora species were recorded for the site or that may be present but undetectable at the time of assessment. Threatened Flora Score – 0 <u>Assessment against the principle: Not at Variance – VA1</u>
Principle 1d - the vegetation comprises the whole or part of a plant community that is Rare, Vulnerable or endangered:	<u>Relevant information</u> 4 Threatened Ecological Communities (TEC's) are likely to, or may occur within 5km of the proposed impact site (Protected Matter Search Tool Results, Sept 2026) • Buloke Woodlands of the Riverina and Murray-Darling Depression Bioregions • Plains mallee box woodlands of the Murray Darling Depression, Riverina and Naracoorte Coastal Plain Bioregions • Mallee Bird Community of the Murray Darling Depression Bioregion • River Murray downstream of the Darling River, and associated aquatic and floodplain systems. None of the TEC's listed above, or threatened ecosystems under the DEW Provisional list of threatened ecosystems are present on this land parcel. Threatened Community Score – 1 <u>Assessment against the principle: Not at Variance – VA1</u>
Principle 1e - it is significant as a remnant of vegetation in an area which has been extensively cleared.	<u>Relevant information</u> Remnancy figures for IBRA Association: 58% (Renmark) Remnancy figures for IBRA Subregion: 56% (Murray Scroll Belt) The remnant is in poor condition with low projective foliage cover of upper story species, with a dominant weedy understory. Total Biodiversity Score – 14.27 <u>Assessment against the principle: At Variance</u>
Principle 1f - it is growing in, or in association with, a wetland environment.	<u>Relevant information</u> The vegetation is NOT associated with a wetland <u>Assessment against the principle: Not at Variance</u>

Principle 1g - it contributes significantly to the amenity of the area in which it is growing or is situated.	<u>Relevant information</u> The existing vegetation at 72 Mortimer Road is predominantly low native shrub vegetation, with no large or mature trees providing substantial canopy cover or forming prominent landscape features. While the vegetation contributes to the visual character and amenity of the site, its relatively low stature and limited structural complexity mean that it is not considered to represent a significant landscape or visual amenity feature within the locality. The proposed small-scale residential subdivision would result in some alteration to the existing vegetated character of the site. However, given the scale and nature of the existing vegetation, the change is expected to be localised and viewed within the context of the existing residential and modified landscape of Berri. The proposed development is not expected to result in a significant adverse impact on the amenity of the surrounding area. The retention of vegetation where practicable, together with landscaping of future residential allotments, would assist in maintaining an attractive and appropriately vegetated setting. Accordingly, the proposed subdivision is considered unlikely to result in a significant impact on the amenity of the locality associated with the removal or modification of the existing native vegetation.
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Principles of Clearance (h-m) will be considered by comments provided by the local NRM Board or relevant Minister. The Data Report should contain information on these principles where relevant and where sufficient information or expertise is available.

4.6 Risk Assessment

Determine the level of risk associated with the application

Total clearance	No. of trees	-
	Area (ha)	0.68
	Total biodiversity Score	14.27
Seriously at variance with principle 1(b), 1(c) or 1 (d)		1(b).
Risk assessment outcome		Level 4

4.7 NVC Guidelines

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

Regulation 12(35) – Residential subdivision. To allow clearance of vegetation in connection with residential subdivision, associated house sites, roads and other associated infrastructure.

Applications for clearance approval and development approval are encouraged to be made at the same time. In determining the SEB, the NVC must be provided with written notification of the entire clearance footprint at the allotment scale which includes clearance for the dwelling and any associated structures; clearance within 10 metres of a building for maintenance; fences; vehicle tracks; and any additional clearance for fire safety. Individual regulations for these clearance activities will not apply in connection to new subdivisions and must be considered at this stage.

Depending on how large the allotments, consideration of all areas for the dwelling (and associated clearance) should occur, including those areas that involve no vegetation clearance situated on a different part of the block (or where the vegetation is shown to be less significant or more degraded than the vegetation proposed to be cleared).

This regulation ensures adequate planning is undertaken for residential subdivisions and the associated house site and residual clearance required. If clearance is avoided and minimised at this stage, the SEB requirement can also be minimised.

Clearance can only occur once development approval has been granted and the NVC have approved the clearance and SEB.

1. Development authorization for the division of land and construction of roads and other infrastructure under the Development Act 1993 must have been obtained; and
2. The NVC must be given written notification of the full extent of the clearance expected to occur in connection with the division of land, to determine the required SEB

5. Clearance summary

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
VA	1	18	1	0	0.1	20.99	0.68	14.27	1			15.70	\$8,209.47	\$451.52
Total							0.68	14.27				15.70	\$8,209.47	\$451.52

Totals summary table

Economies of Scale Factor	0.5	SEB Uplift Factor	1.10
Rainfall (mm) Factor	257		
SEB Points of Gain/ha Factor	6.5	Management Cost (\$/ha)	\$26,450.00

Total Biodiversity score	Total SEB points required	SEB Payment	Admin Fee	Total Payment
14.27	15.70	\$8,209.47	\$451.52	\$8,660.99

6. Significant Environmental Benefit

A Significant Environmental Benefit (SEB) is required for approval to clear under Division 5 of the *Native Vegetation Regulations 2017*. The NVC must be satisfied that as a result of the loss of vegetation from the clearance that an SEB will result in a positive impact on the environment that is over and above the negative impact of the clearance.

ACHIEVING AN SEB

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

Payment into the Native Vegetation Fund= \$8,209.47 (no GST applied) plus admin fee of \$451.52 (GST applied) = \$8,660.99

Appendix 1: Proposed Site Plans





Appendix 2: Flora Species List

Species	Common Name	EPBC	SA	Introduced
<i>Dodonaea viscosa ssp. angustissima</i>	Narrow-leaf Hop-bush			
<i>Sisymbrium erysimoides</i>	Smooth Mustard			*
<i>Callitris verrucosa</i>	Scrub Cypress Pine			
<i>Lactuca serriola f.</i>	Prickly Lettuce			*
<i>Senna artemisioides ssp. X artemisioides</i>	Silver Senna			
<i>Carrichtera annua</i>	Ward's Weed			*
<i>Atriplex acutibractea ssp.</i>	Pointed Saltbush			
<i>Pseudognaphalium luteoalbum</i>	Jersey Cudweed			
<i>Euphorbia peplus</i>	Petty Spurge			*
<i>Lepidium africanum</i>	Common Peppergrass			*
<i>Sonchus asper</i>	Rough Sow-thistle			*
<i>Hordeum marinum</i>	Sea Barley-grass			*
<i>Acacia ligulata</i>	Umbrella Bush			
<i>Enchylaena tomentosa var. tomentosa</i>	Ruby Saltbush			
<i>Sclerolaena sp.</i>	Bindyi			
<i>Alectryon oleifolius ssp. canescens</i>	Bullock Bush			
<i>Dissocarpus paradoxus</i>	Ball Bindyi			