Native Vegetation Clearance

Residential Subdivision
Passat St, Port Lincoln

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:	City of Port Lincoln		
Key contact:			
Landowner:	City of Port Lincoln		
Site Address:	2-4 Passat St, Port Lincoln SA 5606		
Local Government Area:	City of Port Lincoln	Hundred:	Lincoln
Title ID:	CT 6210/878	Parcel ID	D116510 AL77

Summary of proposed clearance

Purpose of clearance	Clearance required for a residential subdivision.
Native Vegetation Regulation	Regulation 12(35) Residential subdivision.
Description of the vegetation under application	0.6437 ha of *Eucalyptus diversifolia* Low Mallee with sclerophyll shrub understorey in poor to fair condition
Total proposed clearance - area (ha) and number of trees	0.6437 ha 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 clearance cannot be adjusted in order to reduce the scale of the impact. The applicant has advised that the area under application will be cleared to facilitate the development of the proposed residential subdivision, with associated services and infrastructure.

	Minimisation The proposed development of the site and supporting infrastructure requires the removal of all vegetation. Due to the nature of the development impacts on the vegetation cannot be 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 Passat St, Mourilya St and Vigar St, • Stockpiling vegetative debris on site before removal, • Maintaining existing hydrology, • Staging necessary clearing activities from within the site, • Storing, servicing and fuelling of machinery within the site. **Rehabilitation** Vegetation clearance will be permanent. No rehabilitation or restoration is proposed.
SEB Offset proposal	The applicant proposes to achieve the SEB by having on-ground SEB Credit assigned from another person. The on-ground SEB will be brokered by Greening Australia. Details of the on-ground SEB appear below.

2. Purpose of clearance

2.1 Description

The applicant intends to subdivide 2-4 Passat St Port Lincoln for a residential subdivision.

2.2 Background

The proposed subdivision is located on Passat St (Title ID CT6210/878, Parcel ID D116510 AL77), about 2.2 km south-west of the Port Lincoln CBD. The land is owned by the City of Port Lincoln and is a residential area.

The Port Lincoln City Council (PLCC) is anticipating a number of infrastructure projects proposed for the Eyre Peninsula, and is also aware of the significant lack of affordable housing. To support proposed infrastructure projects which will be critical for Port Lincoln and the Eyre Peninsula, the PLCC is considering unlocking parcels of council-owned land. These blocks will be made available for affordable, social and key worker housing. The council has building partners who have shown interest in the proposed project.

The bushland on the site appears to be used extensively by local children. There are numerous tracks and small clearings on the site. Litter is evident throughout the site.

A large area of mowed grass, to the south of the application area, makes up roughly half of the 2-4 Passat St allotment.

2.3 General location map

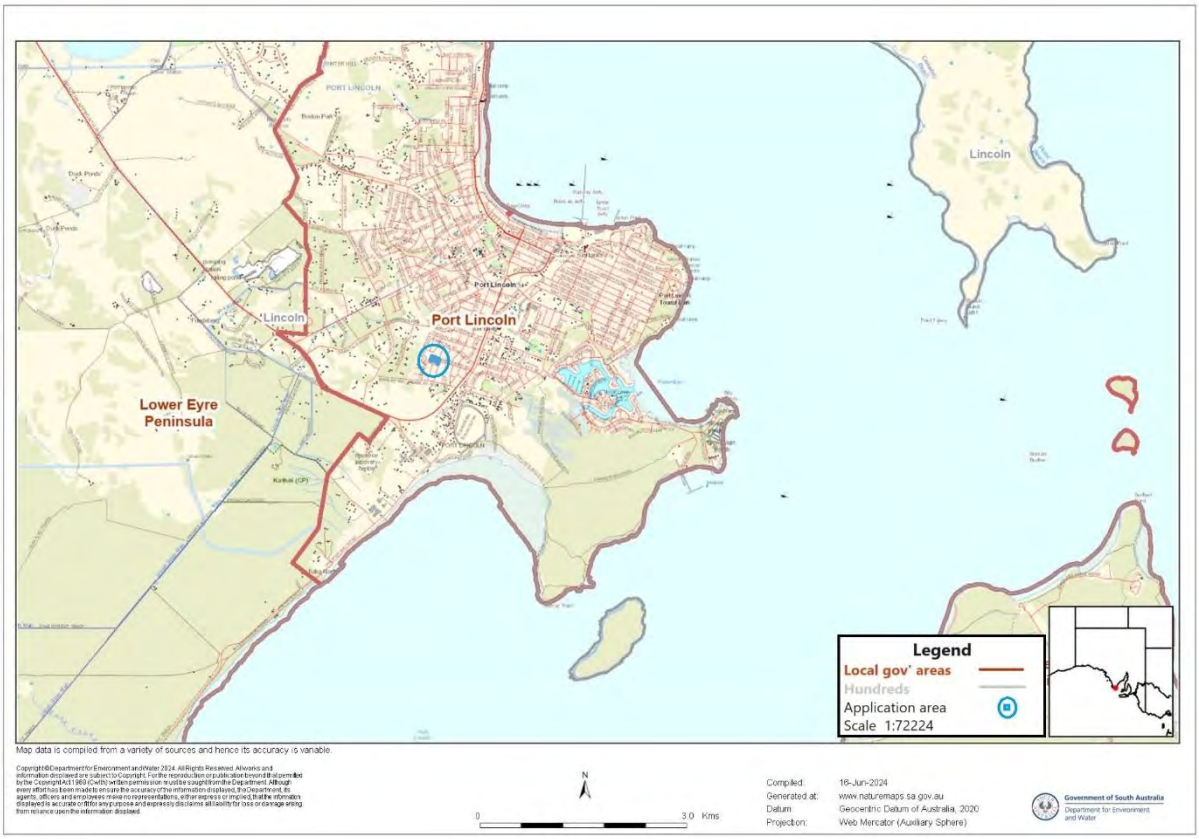


Figure 1. General location map.

Figure 2. General location satellite image.

Figure 3. Site satellite image.

2.4 Details of the proposal

The proposal is to develop an area which includes 0.6437ha of native vegetation at 2-4 Passat St, Port Lincoln to facilitate a residential subdivision offering affordable housing with associated services, access and infrastructure.

This subdivision is taking place as part of a larger development which includes the neighbouring land on Monalena St (see separate clearance application for Monalena St) (Figure 4, Passat St application area within blue dotted line).

The Passat St area of the larger subdivision will contain thirty-two allotments (allotments 1-19 and 27-39).

Access to this area of the development will be from Vigar St and Mourilya Street.

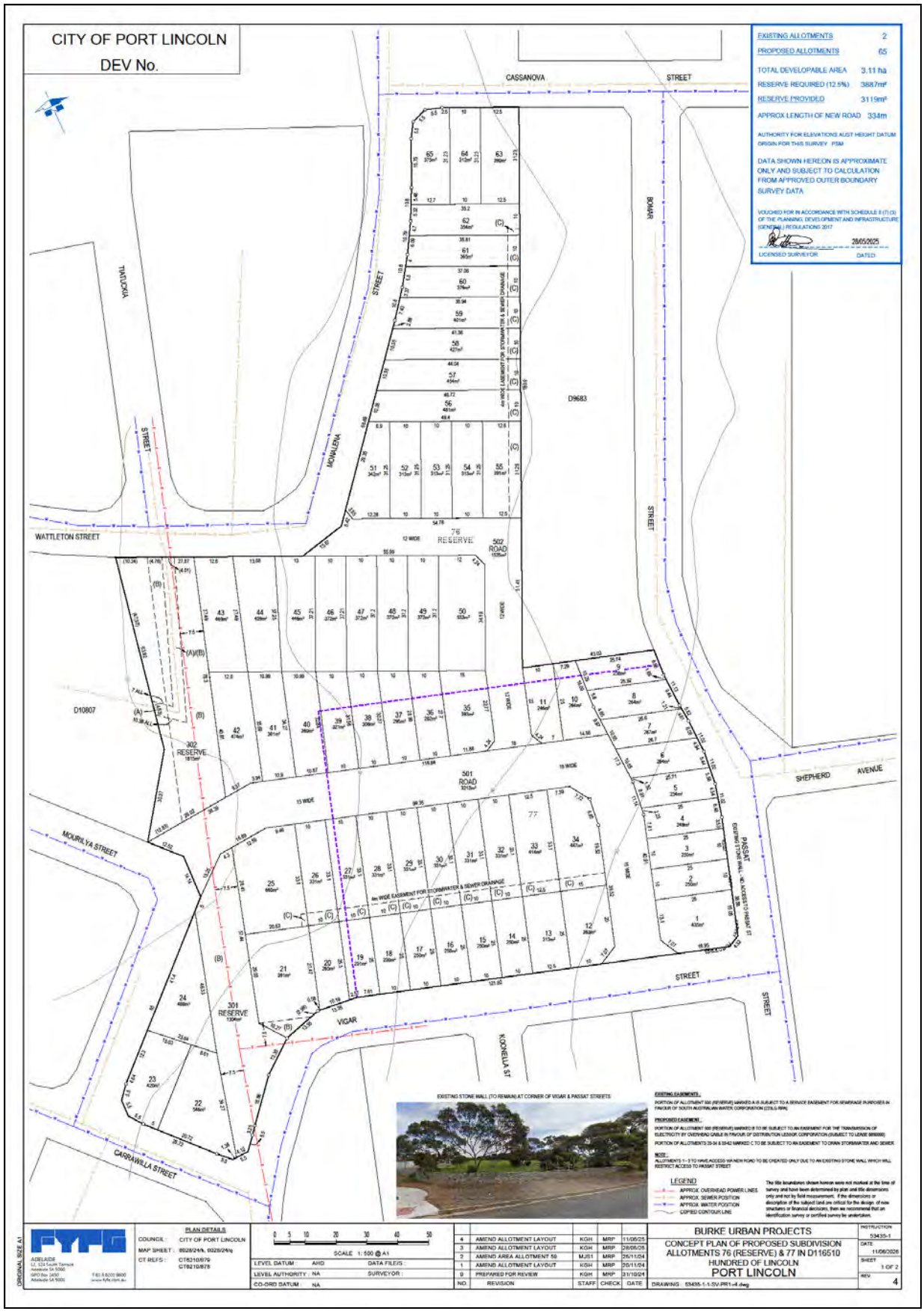


Figure 4. Subdivision plan (Passat St application area within blue dotted line)

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: Development Application No. 25029894 has been lodged with the City of Port Lincoln. A Request for Documentation was sent to the applicant on 1 October 2025, requesting a native vegetation clearance report from an accredited native vegetation consultant. (see Appendix 7.3).

2.6 Native Vegetation Regulation

The proposed clearance will be assessed under Regulation 12(35) Residential subdivision.

2.7 Development Application information (if applicable)

Zone

- Suburban Neighbourhood – SN

Overlays

- Affordable Housing
- Hazards (Bushfire – Urban Interface)
- Native Vegetation

Variations

- Maximum Building Height (Metres)
- Minimum Frontage
- Minimum Site Area
- Maximum Building Height (Levels)

3. Method

3.1 Flora assessment

A desktop 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 before 1995.

The field work was carried out on 4 June 2024 by Phil Landless (NVC Accredited Consultant) following the methodology set out in the NVC Bushland Assessment Manual 2020. The site was surveyed, a species list prepared, and scores for the other attributes listed on the field data sheet were recorded. Plants with conservation status under the NP&W 1972 or the EPBC Act 1999 (as identified by the desktop survey) were actively searched for during the field survey Table 1).

3.2 Fauna assessment

A desktop fauna 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 before 1995. Fauna species with conservation status under the NP&W 1972 or the EPBC Act 1999 (as identified by the desktop survey) were actively searched for during the field survey (Table 2).

4. Assessment Outcomes

4.1 Vegetation Assessment

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

The area under application falls within the Mt Gawler IBRA Association and the Eyre Hills IBRA Subregion. The block slopes to the south-east. Sandy loam soil was observed throughout the block. There are no significant features such as rocky outcrops or watercourses, although areas of exposed rock occur just to the west.

One vegetation association, *Eucalyptus diversifolia* Low Mallee with sclerophyll shrub understorey, was observed throughout the application area, which is an isolated vegetation remnant in a residential area. It is adjacent to and continuous with native bushland located on the allotment immediately to the west. The vegetation was observed to be relatively homogenous throughout the site, with small and large clearings, numerous informal tracks, damaged vegetation and litter throughout. It was consistent with BCM community *EP 11.2 Sub coastal and Coastal Low Mallee with Mid Dense Sclerophyll Shrub Understorey on Limestone Soils*. The site contained a number of proclaimed weed species of concern.

Kathai Conservation Park is 2.2 km to the south-west. Lincoln National Park is 8.3 km to the south. The closest Heritage Agreement areas are HA 608, 12.4 km to the south-west, and HA 897, 13.9 km to the west. Clearance Application area 2008_3124 800 m to the north-west, 2000_2037 and 2001_2012 200 m to the west.

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

Vegetation Association	*Eucalyptus diversifolia* Low Mallee with sclerophyll shrub understorey

Position: 53S 577495E 6155661N **Direction of photo:** NE 65°

General description	Thirty-six plant species were recorded on the site – twenty-one native and fifteen introduced. The dominant native species were *Eucalyptus diversifolia* Coastal White Mallee and *Melaleuca lanceolata* Dryland Tea-tree. Common shrub species were *Acacia paradoxa* Kangaroo Wattle, *Dodonaea viscosa ssp. spatulata* Sticky Hop-bush and *Beyeria lechenaultii* Pale Turpentine Bush. Other common understorey species included *Leucopogon parviflorus* Coast Beard Heath, and *Acrotriche patula* Prickly Ground-berry. Introduced species included *Cotoneaster pannosus* Cotoneaster, *Pinus halepensis* Aleppo Pine, *Polygala myrtifolia* Myrtle-leaf Milkwort, *Ehrharta calycina* Perennial Veldt Grass and *Rhamnus* alaternus *Blowfly Bush.* One non-endemic native species, *Pittosporum undulatum* Sweet Pittosporum, was also recorded.
Threatened species or community	**Threatened flora species** 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). Six, *Hibbertia cinerea* Port Lincoln Guinea-flower, *Acacia alcockii* Alcock's Wattle, *Acacia dodonaeifolia* Hop-bush Wattle, *Eucalyptus conglobata ssp. conglobata* Port Lincoln Mallee, *Prasophylium occultans* Hidden Leek-orchid and *Boronia pilosa ssp. torquata* Hairy Boronia, were considered as possible occupants of the site. None were observed. **Threatened plant community** The vegetation association recorded for the site, *Eucalyptus diversifolia* Low 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 fauna species** Twenty species were noted in the threatened species search to be present within 5km of the site and recorded since 1995 (Table 2). Four bird species, *Falco subniger* Black Falcon, *Gerygone fusca* Western Gerygone, *Lichenostomus cratitius occidentalis* Purple-gaped Honeyeater, *Turnix varius varius* Painted Buttonquail, and one mammal, *Pteropus poliocephalus* Grey-headed Flying-fox, were considered to be likely users of the vegetation as habitat. No threatened species were observed.

Landscape context score	1.17	Vegetation Condition Score	36.23	Conservation significance score	1.08
Unit biodiversity Score	45.78	Area (ha)	0.6437 ha	Total biodiversity Score	29.47

Photo log

Photolog appears as Appendix 7.3

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
Thysanotus wangariensis (Eyre Peninsula Fringe Lily)	R		3	2008	Low heath vegetation on sandy loam soils	Unlikely. No suitable habitat
Xanthorrhoea semiplana ssp. Tateana (Tate's Grass-tree)	R		3	2008	Sandy soils, inland woodlands and shrublands.	Unlikely. No suitable habitat

Microlepidium pilosulum (Hairy Shepherd's Purse)	R		3	1996	On sand and loam in coastal dunes and salt lake margins.	Unlikely. No suitable habitat
Hibbertia cinerea (Port Lincoln Guinea-flower)	R		3	2005	Sandy soils in coastal scrub and low mallee.	Possible
Acacia alcockii (Alcock's Wattle)	R		3	2013	Sandy soils over limestone.	Possible
Acacia dodonaeifolia (Hop-bush Wattle)	R		3	2022	Woodland, open forest	Possible
Prostanthera chlorantha (Green Mintbush)	R		3	2008	Sandy and loamy soils. Often associated with *Banksia, Daviesia* and *Leptospermum* shrublands.	Unlikely. Not suitable habitat or soil type
Eucalyptus conglobata ssp. conglobata (Port Lincoln Mallee)	R		3	2017	Dense mallee scrub, on fertile loams over limestone.	Possible
Caladenia bicalliata ssp. bicalliata (Western Daddy Longlegs)	R		3	2008	Calcareous sands or in leaf litter on limestone. Chiefly coastal.	Unlikely. Not suitable habitat or soil type
Prasophylum occultans (Hidden Leek-orchid)	R		3	2001	Mallee, broombush, sandy loam soils.	Possible
Thelymitra flexuosa (Twisted Sun-orchid)	R		3	2008	Open forests, heathlands, higher rainfall areas. Wet soils.	Unlikely. Not suitable habitat or soil type
Lysiandra calycina (Snowdrop Spurge)	R		3	2015	Open forests, often on sandy soils.	Unlikely. Not suitable habitat or soil type
Boronia pilosa ssp. torquata (Hairy Boronia)	R		3	2013	Woodland and heath. Found mainly in the lower south-east of SA.	Unlikely
Choretrum chrysanthum (Yellow Sour-bush)	R		3	2021	Red or yellow sands, granitic soils. Sandplains.	Unlikely. Not suitable habitat or soil type
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
Actitis hypoleucos (Common Sandpiper)	R		3	2020	Coastal or inland wetlands (saline or fresh), on muddy edges and rocky shores.	Unlikely. No suitable habitat.
Bubulcus ibis coromandus (Eastern Cattle Egret)	R		3	2019	Pasture, shallow wetland.	Unlikely. No suitable habitat.
Calidris acuminata (Sharp-tailed Sandpiper)		VU	3	2023	Widespread. Coastal, inland wetlands	Unlikely. No suitable habitat.
Calidris canutus (Red Knot)		VU	3	2020	Tidal mudflats, rarely inland.	Unlikely. No suitable habitat.
Cereopsis novaehollandiae novaehollandiae (Cape Barren Goose)	R		3	2019	Offshore islands while breeding, improved pasture on mainland.	Unlikely. No suitable habitat.
Cladorhynchus leucocephalus (Banded Stilt)	V		3	2020	Fresh and saltwater marshes, marine mudflats. Large temporary lakes as salinity increases.	Unlikely. No suitable habitat.
Egretta garzetta nigripes (Little Egret)	R		3	2023	Wetlands, intertidal mudflats.	Unlikely. No suitable habitat.
Falco subniger (Black Falcon)	R		3	2009	Woodland, scrub, shrubland and grassland.	Possible.
Gerygone fusca (Western gerygone)	R		3	2017	Open woodlands, mallee.	Possible.
Haemotopus fuliginosus fuliginosus (Sooty Oystercatcher)	R		3	2023	Rocky coastline, estuaries.	Unlikely. No suitable habitat.
Haemotopus longirostris (Pied Oystercatcher)	R		3	2023	Sandy beaches, estuaries	Unlikely. No suitable habitat.
Lichenostomus cratitius occidentalis (Purple-gaped Honeyeater, mainland SA)	R		3	2008	Mallee, woodlands.	Possible.
Neophema petrophila zietzi (Rock Parrot)	R		3	2023	Coastal dunes, saltmarsh, rocky islands.	Unlikely. No suitable habitat.

Sternula albifrons sinensis (Little Tern)	E		3	2010	Coasts, estuaries.	Unlikely. No suitable habitat.
Sternula nereis nereis (Fairy Tern)	E	VU	3	2020	Coasts, estuaries.	Unlikely. No suitable habitat.
Tringa brevipes (Grey-tailed Tattler)	R		3	2020	Estuaries, mangroves, rocky coasts, reefs.	Unlikely. No suitable habitat.
Tringa glareola (Wood Sandpiper)	R		3	2008	Shorebird of shallow, freshwater wetlands.	Unlikely. No suitable habitat.
Tringa nebularia (Common Greenshank)		EN	3	2023	Coastal, inland lakes.	Unlikely. No suitable habitat.
Turnix varius varius (Painted Buttonquail)	R		3	2014	Grassy forests, woodlands.	Unlikely. No suitable habitat.
Pteropus poliocephalus (Grey-headed Flying-fox)	R	VU	3	2022	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	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 to facilitate the development of the proposed subdivision.

Indirect impact

The proposed development of the site and supporting infrastructure requires the removal of all vegetation. The area of vegetation to be cleared will be reduced by the retention of reserves and/or roadside vegetation corridors, which will be included in plans as they develop.

Measures to minimize indirect impacts will include:

- Dust suppression during clearing activities,
- Accessing the site only from Mourilya St and Vigar St,
- Stockpiling vegetative debris on site before removal,
- Maintaining existing hydrology,
- Staging necessary clearing activities from within the site,
- Storing, servicing and fuelling 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 clearance will be adjusted in order to reduce the scale of the impact. The applicant has advised that the area under application will be cleared to facilitate the development of the proposed residential subdivision, with associated services and infrastructure.

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).

The proposed development of the site and supporting infrastructure requires the removal of vegetation. Some vegetation may be retained underneath the overhead power line easement.

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

- Dust suppression during clearing activities,
- Accessing the site only from Passat St, Mourilya St and Vigar St,
- Stockpiling vegetative debris on site before removal,
- Maintaining existing hydrology,
- Staging necessary clearing activities from within the site,
- Storing, servicing and fuelling 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 minimized, such as allowing for the re-establishment of the vegetation.

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 minimized should be offset by the achievement of a significant environmental benefit that outweighs that impact.

The applicant proposes to achieve the SEB by having on-ground SEB Credit assigned from another person. The on-ground SEB will be brokered by Greening Australia. Details of the on-ground SEB appear below.

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-six plant species were recorded on the site – twenty-one native and fifteen introduced. Bushland Plant Diversity Score - 16
	Assessment against the principles **At Variance** *Eucalyptus diversifolia* Low Mallee with sclerophyll shrub understorey
	Moderating factors that may be considered by the NVC • When compared with Bushland Condition Monitoring indicator score for EP 11.2 *Sub-coastal and Coastal Low Mallee,* species diversity was rated as *Moderate*. • Only a very small area will be impacted relative to the amount of vegetation within the local vicinity. The proportion of native vegetation patches within a 5 km radius of the application area is 42%, or 33km^2. The application area constitutes 0.02215% of this. • Local native plant species will be used for any amenity planting where applicable.
Principle 1b - significance as a habitat for wildlife	Relevant information Twenty species were noted in the threatened species search to be present within 5km of the site and recorded since 1995 (Table 2). Three bird species, *Falco subniger* Black Falcon, *Gerygone fusca* Western Gerygone, *Lichenostomus cratitius occidentalis* Purple-gaped Honeyeater, and one mammal, *Pteropus poliocephalus* Grey-headed Flying-fox, were considered to be likely users of the vegetation as habitat. Threatened Fauna Score – 0.08 Unit biodiversity Score – 45.78
	Assessment against the principles **Seriously At Variance** *Eucalyptus diversifolia* Low Mallee with sclerophyll shrub understorey
	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 a small, isolated remnant in a residential area and 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 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). Six, *Hibbertia cinerea* Port Lincoln Guinea-flower, *Acacia alcockii* Alcock's Wattle, *Acacia dodonaeifolia* Hop-bush Wattle, *Eucalyptus conglobata ssp. conglobata* Port Lincoln Mallee, *Prasophylium occultans* Hidden Leek-orchid and *Boronia pilosa ssp. torquata* Hairy Boronia, were considered as possible occupants of the site. Threatened Flora Score - 0

	Assessment against the principles **Not At Variance** *Eucalyptus diversifolia* Low Mallee with sclerophyll shrub understorey
	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 present. Threatened Community Score - 1
	Assessment against the principles **Not At Variance** *Eucalyptus diversifolia* Low Mallee with sclerophyll shrub understorey
	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 – 9% Remnancy figures for Eyre Hills IBRA Subregion – 29% Total Biodiversity Score – 29.47
	Assessment against the principles **Seriously at Variance** *Eucalyptus diversifolia* Low Mallee with sclerophyll shrub understorey
	Moderating factors that may be considered by the NVC • *Eucalyptus diversifolia* Low Mallee with sclerophyll shrub understorey is well represented in the Mt Gawler IBRA Association and the Eyre Hills IBRA Subregion, as well as in the nearby Lincoln Conservation Park. • The application area constitutes only 0.02215% of remnant vegetation within a 5km radius of the site
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
Principle 1g - it contributes significantly to the amenity of the area in which it is growing or is situated.	Relevant information This area of bushland shows signs of extensive use by locals. Numerous informal tracks and small and large clearings throughout the area are evidence of heavy use by local children.
	To be determined with regard to the local council's recommendation.
	Moderating factors that may be considered by the NVC The site is not near main roads or tourist routes. It is isolated and surrounded by residential development. Use by locals appears to be affecting the site negatively, with damage to vegetation, weed incursion and litter throughout.

4.6 Risk Assessment

Determine the level of risk associated with the application

Total clearance	No. of trees	
	Area (ha)	0.6437 ha
	Total biodiversity Score	29.47
Seriously at variance with principle 1(b), 1(c) or 1 (d)		1(b), 1(e)
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	16	1	0	0.08	45.78	0.6437	29.47	1			32.42	$28,771.62	$1,582.44
						Total	**0.6437**	**29.47**				**32.42**	**$28,771.62**	**$1,582.44**

Table 4. Totals summary table

	Total Biodiversity score	Total SEB points required	SEB Payment	Admin Fee	Total Payment
Application	29.47	32.42	$28,771.62	$1,582.44	$30,354.06

Economies of Scale Factor	0.5
Rainfall (mm)	489

6. Significant Environmental Benefit

ACHIEVING AN 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 an 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

The applicant proposes to achieve the SEB by having on-ground SEB Credit assigned from another person. The on-ground SEB will be brokered by Greening Australia. Details of the on-ground SEB appear below.

ON-GROUND SEB

Ownership:			
Site Address:	261 Mikkira Lane, Sleaford SA		
Local Government Area:	Lower Eyre Peninsula	Hundred:	Sleaford
Title ID:	CT5174/808	Parcel ID	H510900SE9

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

The proposed SEB area lies within the Mungerowie IBRA Association and the Talia IBRA Subregion. The site is generally flat with calcareous sandy loam soils and scattered surface limestone. No major features, such as rocky outcrops or watercourses, are present.

The site supports a single vegetation association, *Eucalyptus diversifolia/E. albopurpurea* Mallee with a sclerophyll shrub understorey, which was recorded across the entire application area. The vegetation community was observed to be relatively homogeneous throughout the site. The vegetation was diverse, with thirty native species recorded. It was consistent with BCM community *EP 11.2 Sub coastal and Coastal Low Mallee with Mid Dense Sclerophyll Shrub Understorey on Limestone Soils*.

Sleaford Mere Conservation Park is 3.8km to the east; Lincoln Conservation Park is 3km to the north-east; and Lincoln National Park is 8km to the east. The closest Heritage Agreement areas are HA 1493, 2.8km to the west; HA 1291, 7.8km to the west; HA 148, 6km to the south; and HA 608, 4.2km to the east.

Information relating to the relevant land

The site is located on the Mikkira Station Koala Sanctuary, approximately 30km south-west of Port Lincoln. The station is open from April to October for campers, caravans and day visitors. The station closes during the fire season.

Settled in the early 1840s, Mikkira was among the first pastoral properties established on the lower Eyre Peninsula. Due to the stony nature of the land, it was never cropped but operated exclusively as a sheep station. The property was converted to freehold title by Elizabeth de Perrelle in 1986, at which time pastoral activities ceased and the property was de-stocked. The current owners are now undertaking a "re-wilding" program.

There are no encumbrances on the proposed SEB site, such as mining leases, Heritage Agreement, easements, other contractual arrangements.

The land is zoned Rural – Ru, with Dwelling Excision, Hazards (Bushfire – High Risk), Hazards (Flooding – Evidence Required), Native vegetation and Prescribed Wells Area overlays.

The most recent bushfire to impact the property was the 2012 Tulka bushfire, which burned a portion of the proposed SEB site.

General location maps

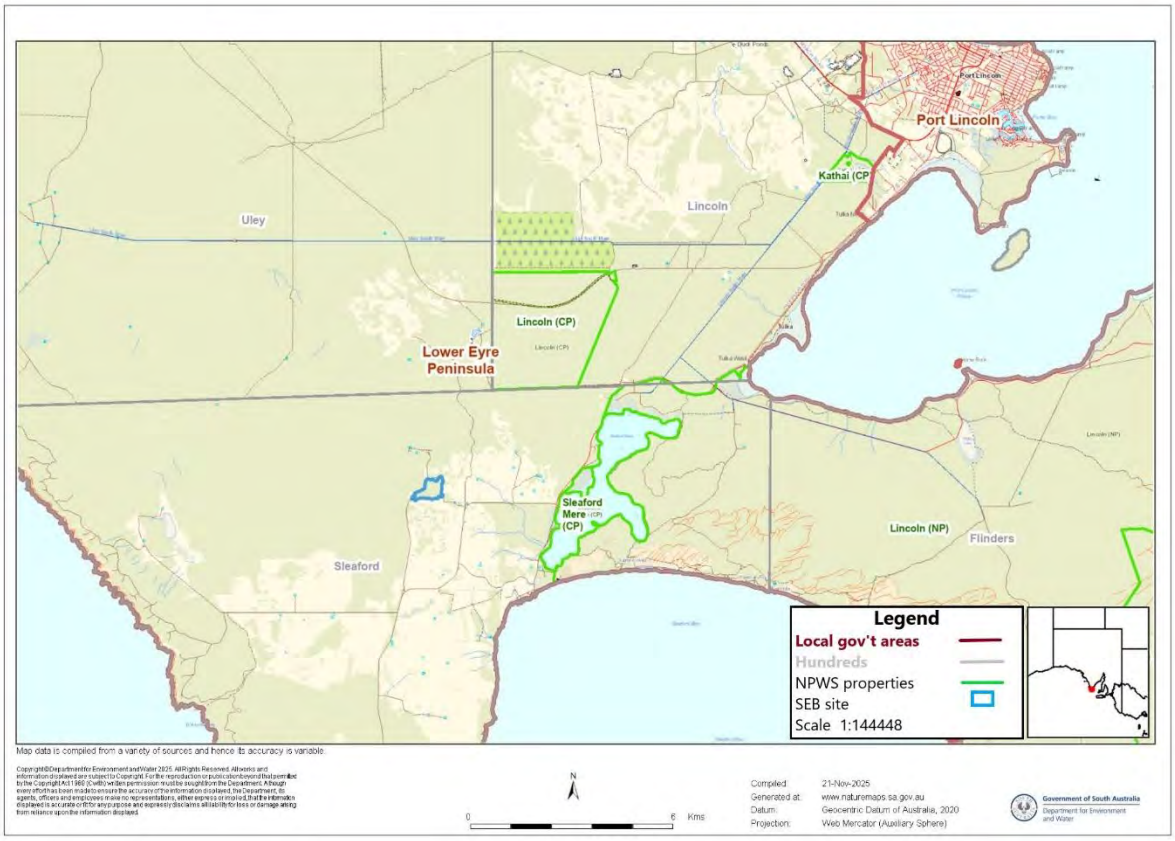


Figure 5. General location of the SEB site

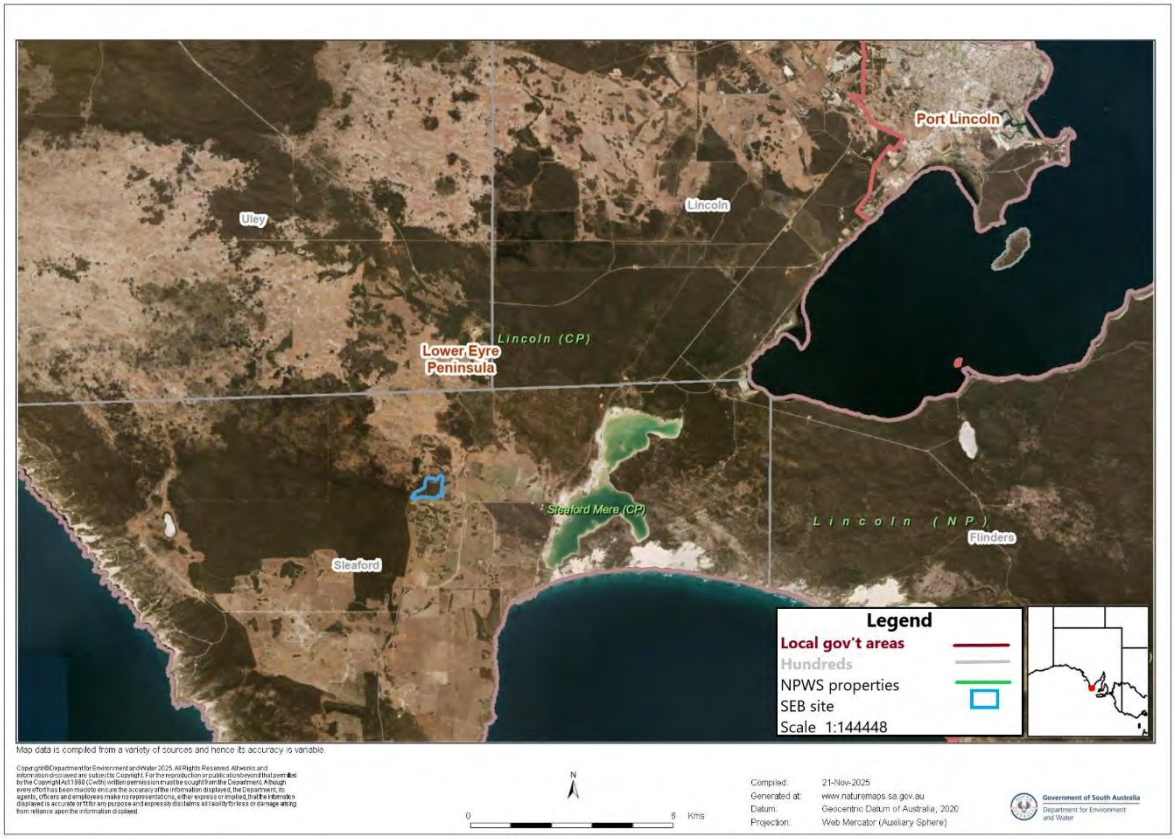


Figure 6. General location satellite image of the SEB site

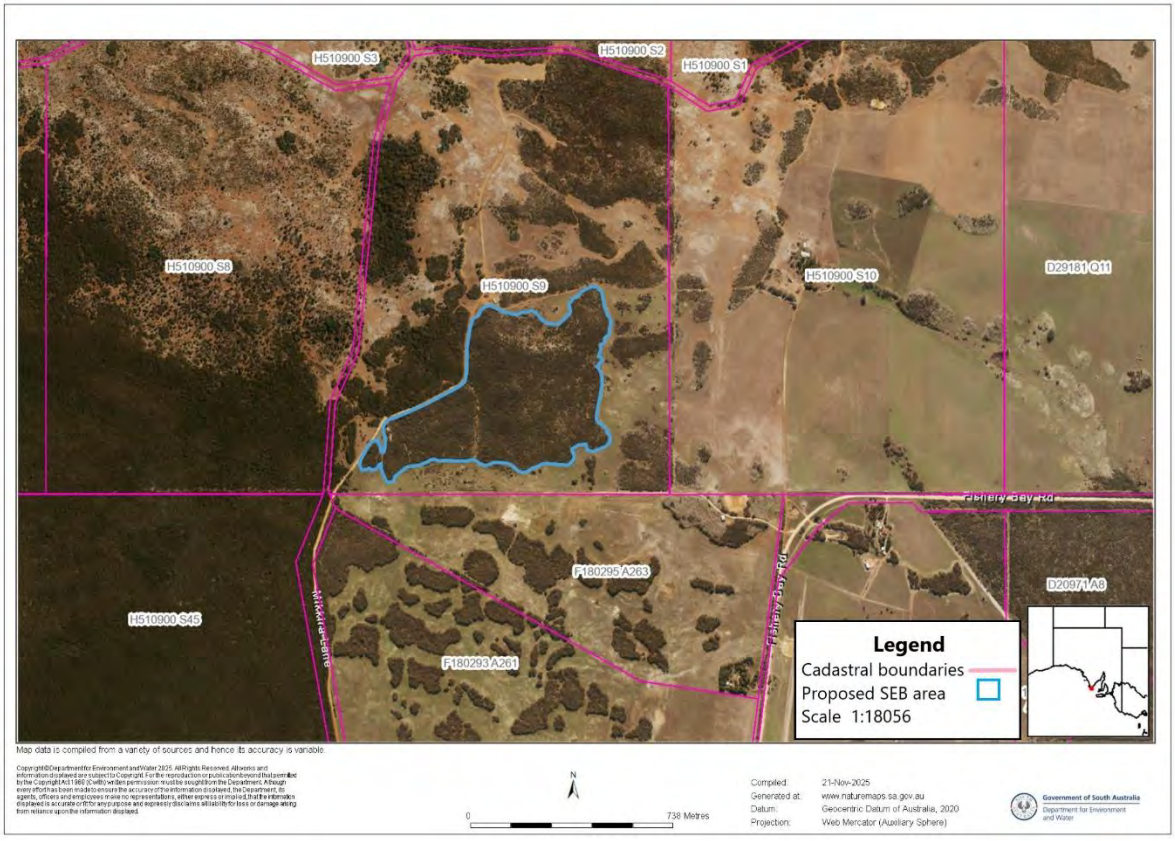


Figure 7. SEB site satellite image

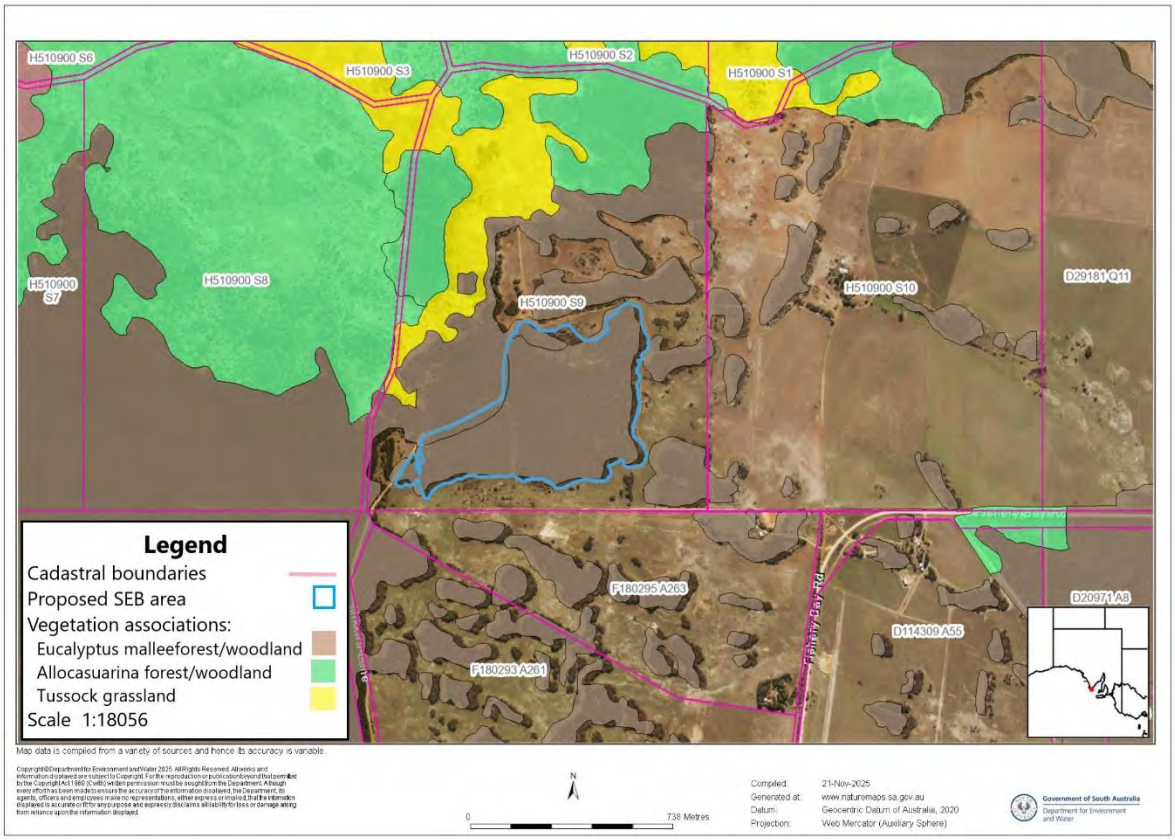


Figure 8. SEB site and surrounding vegetation associations

Details of the vegetation association in the proposed SEB area

Vegetation Association	*Eucalyptus diversifolia/E. albopurpurea mallee* with sclerophyll shrub understorey
 **Position:** 53 H 563155 6144857N **Direction of photo:** NW 330°	
General description	Forty-three plant species were recorded during the field survey - thirty native, twelve introduced and one non-endemic native. Dominant native species were *Eucalyptus*

	diversifolia Coastal White Mallee and *Eucalyptus albopurpurea* Purple-flowered Mallee Box. Other common species included *Xanthorrhoea semiplana ssp.* Yacca, *Hibbertia devitata* Smooth Guinea-flower, *Acacia leiophylla* Coast Golden Wattle and *Lasiopetalum baueri* Slender Velvet-bush and *Hibbertia cinerea* Port Lincoln Guinea-flower (conservation status Rare). Introduced species included *Polygala myrtifolia* Myrtle-leaf Milkwort, *Asparagus asparagoides* Bridal Creeper, *Rhamnus alaternus* Blowfly Bush and *Senecio pterophorus* African Daisy. One non-endemic native, M*elaleuca armillaris* Bracelet Honey-myrtle was recorded.
Threatened species or community	**Threatened flora species** Five species were noted in the threatened species search to be present within a 5km radius of the site and recorded since 1995 (Table 1). *Xanthorrhoea semiplana ssp. Tateana* Tate's Grass-tree, *Hibbertia cinerea* Port Lincoln Guinea-flower and *Sphaerolobium minus* Leafless Globe-pea and *Caladenia tensa* Inland Green-comb Spider-orchid were considered as possible occupants of the site. *Hibbertia cinerea* was recorded during the field survey. **Threatened plant community** The vegetation association recorded for the site, *Eucalyptus diversifolia/E. albopurpurea 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 fauna species** Twenty species were noted in the threatened species search to be present within 5km of the site and recorded since 1995 (Table 2). Eight bird species, *Aphelocephala leucopsis leucopsis* Southern Whiteface, *Corcorax melanorhamphos* White-winged Chough, *Lichenostomus cratitius occidentalis* Purple-gaped Honeyeater, *Neophema elegans elegans* Elegant Parrot, *Stagonopleura guttata* Diamond Firetail, *Stipiturus malachurus parimeda* Southern Emuwren southern EP, *Turnix varius varius* Painted Buttonquail and *Zanda funerea whiteae* Yellow-tailed Black Cockatoo were considered to be a likely user of the vegetation as habitat. *Turnix varius varius* was observed during the field survey.

Landscape context score	1.08	Vegetation Condition Score	36.28	Conservation significance score	1.14
Gain Score	6.14	Area (ha)	34.5153ha	SEB Points of Gain	221.24

<u>Site map</u> showing areas of the proposed SEB

See Figure 9 above.

Photo log

Mikkira SEB site photolog appears as Appendix 7.7

Fauna and Flora assessment

Table 5. Flora species observed on site, or recorded within 5km of the Mikkira SEB site 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
Thysanotis wangariensis (Eyre Peninsula Fringe-lily)	V	VU	3	1995	Low heath on sandy loam soils	Unlikely
Xanthorrhoea semiplana ssp. Tateana (Tate's Grass-tree)	R		3	2018	Sandy soils, inland woodlands and shrublands.	Possible

Hibbertia cinerea (Port Lincoln Guinea-flower)	R		3	1995	Sandy soils in coastal scrub and low mallee	Known. Recorded during field survey
Sphaerolobium minus (Leafless Globe-pea)	R		3	1995	Wet heath, forest understorey	Possible
Caladenia tensa (Inland Green-comb Spider-orchid)		EN	3	2004	Eucalyptus and cypress 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						

Table 6. Fauna species observed on site, or recorded within 5km of the Mikkira SEB site 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
Aphelocephala leucopsis leucopsis (Southern Whiteface)		VU	3	2009	Arid open woodlands to wetter grassy woodlands. Small populations in mallee, box and native pine woodlands.	Possible
Biziura lobata menziesi (Musk Duck)	R		3	2008	Permanent swamps with dense vegetation, open lakes, tidal inlets, bays	Unlikely. No suitable habitat
Cereopsis novaehollandiae (NC) (Cape Barren Goose)	R		3	2009	Offshore islands while breeding, improved pasture on mainland	Unlikely. No suitable habitat
Cereopsis novaehollandiae novaehollandiae (Cape Barren Goose)	R		3	2009	Offshore islands while breeding, improved pasture on mainland	Unlikely. No suitable habitat
Cladorhynchus leucocephalus (Banded Stilt)	V		3	2019	Fresh and saltwater marshes, marine mudflats. Large temporary lakes as salinity increases.	Unlikely. No suitable habitat
Corcorax melanorhamphos (White-winged Chough)	R		3	2009	Dry woodland, mallee	Possible
Falco peregrinus Macropus (Peregrine Falcon)	R		3	1995	Most habitats. Most SA records in Red Gum woodlands	Unlikely

Haemotopus fuliginosus fuliginosus (Sooty Oystercatcher)	R		3	2014	Rocky coastline, estuaries.	Unlikely. No suitable habitat
Haemotopus longirostris (Pied Oystercatcher)	R		3	2004	Sandy beaches, estuaries.	Unlikely. No suitable habitat
Hieraaetus morphnoides (Little Eagle)	V		3	1995	Open woodland, grassland, arid areas. Shuns dense forest	Unlikely. No suitable habitat
Lichenostomus cratitius occidentalis (Purple-gaped Honeyeater, mainland SA)	R		3	2006	Mallee, woodlands.	Possible
Lophoictinia isura (Square-tailed Kite)	E		3	1996	Open forests, woodlands, scrub, heathland, riverine trees, savannah	Unlikely. No suitable habitat
Neophema elegans elegans (Elegant Parrot)	R		3	2006	Eucalyptus woodlands, mallee and grasslands, often with nearby watercourses	Possible
Neophema petrophila zietzi (Rock Parrot)	R		3	2004	Coastal dunes, saltmarsh, rocky islands.	Unlikely. No suitable habitat
Petroica boodang boodang (Scarlet Robin)	R		3	2013	Open eucalyptus forests, woodlands and forest edges, especially if there is a well-developed shrub or grassy understorey	Unlikely. No suitable habitat
Stagonopleura guttata (Diamond Firetail)	V	VU	3	2009	Grassy woodland, forests, mallee.	Possible
Sternula nereis nereis (Fairy Tern)	E	VU	3	2011	Coasts, estuaries.	Unlikely. No suitable habitat
Stipiturus malachurus parimeda (Southern Emuwren southern EP)	E	EN	3	2022	Coastal heaths, swamps, dense cover	Possible
Turnix varius varius (Painted Buttonquail)	R		3	1995	Grassy forests, woodlands	Known. Sighted on edge of site
Zanda funerea whiteae (Yellow-tailed Black Cockatoo)	V		3	2006	Open forest, farms, pines	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.

Environmental Benefits

Key environmental outcomes and associated benefits include:

- **Preservation** of a significant area of native vegetation through its formal designation as a managed SEB area, providing secure habitat for the threatened plant *Hibbertia cinerea* (Port Lincoln Guinea-flower) (recorded during the field survey), and the threatened birds *Aphelocephala leucopsis leucopsis* (Southern Whiteface), *Corcorax melanorhamphos* (White-winged Chough), *Lichenostomus cratitius occidentalis* (Purple-gaped Honeyeater, mainland SA), *Neophema elegans elegans* (Elegant Parrot), *Stagonopleura guttata* (Diamond Firetail), *Stipiturus malachurus parimeda* (Southern Emuwren southern EP), *Turnix varius varius* (Painted Buttonquail) (observed during the field survey), and *Zanda funerea whiteae* (Yellow-tailed Black Cockatoo).
- **Removal of introduced weed species**, improving ecosystem integrity and reducing competition pressures on *Hibbertia cinerea*, and improving habitat for threatened fauna.
- **Improved protection and management** of the area as a managed SEB area, preventing decline in vegetation condition or extent. For example, weed control will improve understorey vegetation, and limit the spread of weeds that may threaten habitat quality.
- **Enhanced vegetation condition** through targeted actions such as weed control, directly benefiting populations of *Hibbertia cinerea* and ensuring the persistence of high-quality fauna habitat.
- **Potential increase** in the population of *Hibbertia cinerea* and *Turnix varius varius* due to improved habitat quality and reduced disturbance.
- **Protection of habitat** critical for threatened flora and fauna species, supporting broader conservation outcomes.
- **Improved habitat values** for local native fauna, potentially increasing overall biodiversity on the site.
- **Long-term conservation** of biodiversity, secured through a binding SEB management agreement, ensuring that native vegetation and associated habitat for both *Hibbertia cinerea* and the threatened fauna species listed above are protected and maintained in perpetuity.

The land preserved under this SEB agreement will provide a measurable and long-term improvement to regional biodiversity by protecting intact native vegetation. Management actions will enhance ecosystem condition, reduce weed invasion, and support key ecological processes. The site includes habitat important for threatened flora and fauna. Management under an SEB agreement will help to protect existing populations, improve regeneration

potential, and maintain habitat critical for breeding, foraging, and shelter. Securing this area under an SEB agreement will contribute to the persistence, resilience, and long-term viability of threatened species and native vegetation communities within the region.

Table 7. SEB Summary Table

Block	Site	Vegetation Association	UBS	Total Biodiversity Score	Gain Score	Area (ha)	SEB Point of Gain
A	A1	*Eucalyptus diversifolia/E. albopurpurea* mallee with sclerophyll shrub understorey	44.67	1541.80	6.41	34.65153ha	221.24
					Total	**34.46ha**	**220.89**

SEB Management Plan

The Management Plan for the proposed SEB area will be prepared and submitted by Greening Australia.

7. Appendices

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

Family	Species	Common name
Apocynaceae	*Alyxia buxifolia*	Sea Box
Asparagaceae	**Asparagus asparagoides f.*	Bridal Creeper
Asphodelaceae	*Dianella revoluta var.*	
Asteraceae	**Gazania linearis*	Gazania
	**Senecio pterophorus*	African Daisy
Brassicaceae	**Diplotaxis tenuifolia*	Lincoln Weed
Caprifoliaceae	**Scabiosa atropurpurea*	Pincushion
Casuarinaceae	*Allocasuarina verticillata*	Drooping Sheoak
Cyperaceae	*Gahnia deusta*	Limestone Saw-sedge
	Gahnia lanigera	Black Grass Saw-sedge
Ericaceae	*Acrotriche patula*	Prickly Ground-berry
Epacridaceae	*Leucopogon parviflorus*	Coast Beard-heath
Euphorbiaceae	*Adriana quadripartita*	Coast Bitter-bush
	Beyeria lechenaultii	Pale Turpentine Bush
Loranthaceae	*Amyema preissii*	Wire-leaf Mistletoe
Malvaceae	*Lasiopetalum discolor*	Coast Velvet-bush
Mimosaceae	*Acacia cupularis*	Cup Wattle
	Acacia cyclops	Western Coastal Wattle
	Acacia paradoxa	Kangaroo Wattle
Myrtaceae	*Eucalyptus brachycalyx*	Gilja
	Eucalyptus calycogona ssp.	Square-fruit Mallee
	Eucalyptus diversifolia ssp. diversifolia	Coastal White Mallee
	Melaleuca lanceolata	Dryland Tea-tree
Oleaceae	**Olea europaea ssp.*	Olive
Pinaceae	**Pinus halepensis*	Aleppo Pine
Pittosporaceae	*#Pittosporum undulatum*	
Poaceae	*Austrostipa sp.*	Speargrass
	**Avena barbata*	Bearded Oat
	**Cynodon sp.*	
	**Ehrharta calycina*	Perennial Veldt Grass
Polygalaceae	**Polygala myrtifolia*	Myrtle-leaf Milkwort

Rhamnaceae	**Rhamnus alaternus*	Blowfly Bush
Rosaceae	**Cotoneaster pannosus*	Cotoneaster
Rutaceae	**Coleonema pulchellum*	Diosma
Santalaceae	*Exocarpos cupressiformis*	Native Cherry
Sapindaceae	*Dodonaea viscosa ssp. spatulata*	Sticky Hop-bush

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)	0.6
Landscapes Region	Eyre Peninsula
BCM Region	Eyre Peninsula
IBRA Association	Mt Gawler
IBRA Subregion	Eyre Hills

ASSESSOR(S) (Insert Full Name/s)	Phil landless
DATE OF ASSESSMENT	4.6.2024

Map of the Block (Including the Sites)

Landscape Context Scores

% native veg. remaining in IBRA Assoc.	9
% 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 — Score	0.08

Score received for both IBRA assoc. and subregion then summed

Percent Vegetation Cover (5km radius) (%)	42
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	0.06

% native veg. protected IBRA Assoc.	2
0-10% = 0.03 pts; >10-20% = 0.02 pts; >20-40% = 0.01 pt; >40% = 0 — Score	0.03

Block Shape Cleared perimeter:Area (km/km2)	
Cleared Perimeter (m) =	795
Cleared Perimeter to area ratio	132.50
<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	No
(Swamp/wetland may be +/- riparian zone) — Score	0

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

LANDSCAPE CONTEXT SCORE (max 1.25)	1.17

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
Melaleuca lanceolata	Dryland Tea-tree				Yes		
Acacia paradoxa	Kangaroo Thorn				Yes		
Austrostipa sp.	Spear-grass						
Dianella revoluta var.							
Gahnia deusta	Limestone Saw-sedge						
Eucalyptus diversifolia ssp. diversifolia	Coastal White Mallee						
Dodonaea viscosa ssp. angustissima	Narrow-leaf Hop-bush				Yes		
Gahnia lanigera	Black Grass Saw-sedge						
Leucopogon parviflorus	Coast Beard-heath						
Acrotriche patula	Prickly Ground-berry						
Beyeria lechenaultii	Pale Turpentine Bush				Yes		
Amyema preissii	Wire-leaf Mistletoe						
Allocasuarina verticillata	Drooping Sheoak						
Eucalyptus brachycalyx	Gilja						
Adriana quadripartita	Coast Bitter-bush				Yes		
Alyxia buxifolia	Sea Box						
Exocarpos cupressiformis	Native Cherry						
Lasiopetalum discolor	Coast Velvet-bush						
Acacia cyclops	Western Coastal Wattle						
Acacia cupularis	Cup Wattle						
Eucalyptus calycogona ssp.	Square-fruit Mallee						
Pittosporum undulatum	Sweet Pittosporum						*
Gazania linearis	Gazania						*
Cotoneaster pannosus	Cotoneaster						*
Asparagus asparagoides f.	Bridal Creeper						*
Scabiosa atropurpurea	Pincushion						*
Pinus halepensis	Aleppo Pine						*
Senecio pterophorus	African Daisy						*
Cynodon sp.	Couch						*
Ehrharta calycina	Perennial Veldt Grass						*
Polygala myrtifolia	Myrtle-leaf Milkwort						*
Avena barbata	Bearded Oat						*
Diplotaxis tenuifolia	Lincoln Weed						*
Olea europaea ssp.	Olive						*
Coleonema pulchellum	Diosma						*
Rhamnus alaternus	Blowfly Bush						*

Threatened or Introduced Animal Species Recorded or Observed (Native and Introduced)		Threatened Species				introduced species
Species	Common Name	EPBC	SA	Past Record	Observed	
Falco subniger	Black Falcon		R	2009		
Gerygone fusca	Western Gerygone		R	2017		
Lichenostomus cratitius occidentalis	Purple-gaped Honeyeater (mainlanc		R	2008		
Pteropus poliocephalus	Grey-headed Flying-fox	VU	R	2022		

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 low mallee with sclerophyll shrub understorey*
SIZE OF SITE (Ha)	0.6437

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

Number of Native Species (Minus herbaceous annuals for spring Surveys)	21
Native Plant Species Diversity Score (max 30) from benchmark score *weighted by a factor of 2*	16.0
Number of regenerating native species	5
Regeneration Score (max 12) from benchmark community weighted by a factor of 1.5	9

Weed species (Top 5 Cover x Invasiveness)	Cover (max 6)	Weed Threat Rating (max 5)	C x I
Asparagus asparagoides f.	1	5	5
Polygala myrtifolia	1	4	4
Ehrharta calycina	1	4	4
Pinus halepensis	1	3	3
Rhamnus alaternus	2	3	6
	Cover x Threat		22
Weed Score (max 15) from benchmark community			6

Native Plant Life Forms	**Cover rating**
Trees > 15m	
Trees 5 - 15 m	
Trees < 5m	
Mallee > 5m	1
Mallee < 5m	4
Shrubs > 2m	1
Shrubs 0.5 - 2m	4
Shrubs <0.5m	3
Forbs	
Mat Plants	
Grasses > 0.2m	
Grasses < 0.2m	1
Sedges > 1m	
Sedges < 1m	
Hummock grasses	
Vines, scramblers	
Mistletoe	1
Ferns	
Grass-tree	
Total	15
Native Plant Life Forms (max 20) from benchmark score *weighted by a factor of 2*	12.0

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

Native:exotic Understorey biomass Score (max 5)	4

Is the community naturally treeless?	
Fallen Timber/Debris (max 5)	1
Hollow-bearing trees Score (max 5)	0
Mature Tree Score (max 8)	4
Tree Canopy Cover Score (max 5)	4

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*

	42.00
Negative Vegetation Attributes Score = (15 - Weeds) + ((10 - Biomass score - Tree Canopy Cover Score)exp2/2)	11.00
VEGETATION CONDITION SCORE (Positive veg attributes x ((80 - Negative vegetation attributes) / 80))	36.23

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)	
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)	
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)	3
State **Vulnerable** species observed or locally recorded (2.5 pt each)	0
State **Endangered** species observed or locally recorded (5 pt each)	0
Nationally **Vulnerable** species observed or locally recorded (10 pts each)	1
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	13
Threatened Fauna Score	0.08

CONSERVATION SIGNIFICANCE SCORE	1.08

Total Scores for the Site

	Score
LANDSCAPE CONTEXT SCORE	1.17
VEGETATION CONDITION SCORE	36.23
CONSERVATION SIGNIFICANCE SCORE	1.08

Vegetation Condition x Landscape Context x Conservation Significance = UNIT BIODIVERSITY SCORE	45.78
Total Biodiversity Score (Biodiversity Score x hectares)	29.47

Photo Point and Vegetation Survey Location

Direction of the Photo	
NE 53 degrees	
GPS Reference	
Datum	WGS84
Zone (52, 53 or 54)	53
Easting (6 digits)	577495
Northing (7 digits)	6155661
Description	
Site edge showing Cotoneaster	

Appendix 7.3 PlanSA Request for Documentation

PlanSA

1/10/2025

c/- Fyfe Pty Ltd, Level 2, 124 South Terrace
Adelaide SA 5000

Request for Documentation

Applicant: Cornerstone Housing Ltd
Application ID: 25029894
Consent: Planning Consent
Proposed Development: Land Division - 2 Allotments into 65 Allotments in possibly 3 stages
Subject Land:

7 MONALENA ST PORT LINCOLN SA 5606

Title ref.: CT 6210/879 Plan Parcel: D116510 AE76 Council: CITY OF PORT LINCOLN

2 -4 PASSAT ST PORT LINCOLN SA 5606

Title ref.: CT 6210/878 Plan Parcel: D116510 AL77 Council: CITY OF PORT LINCOLN

The Authority requires mandatory documentation in order to lodge your application. This includes:

1. **Affordable Housing Overlay**
   As the subject site is located within the Affordable Housing Overlay and there are more than 20 dwellings / allotments proposed, please advise if the proposed development is intending to provide affordable housing and seeking to access one or more of the planning concessions as outlined in Affordable Housing Overlay DTS/DPF 3.1, 3.2 or 4.1.

2. **Native Vegetation Overlay – Data Report**
   As the subject site is located within the Native Vegetation Overlay and is evidently covered in native vegetation, please submit a Native Vegetation Data Report in accordance with Performance Outcome 1.1 and associated Designated Performance Feature are per below:

Planning, Development and Infrastructure Act 2016 & Planning, Development and Infrastructure (General) Regulations 2017	Section 119(1)(c) and Regulation 31(1)(d)

Appendix 7.4 Photolog – Passat St

Position: 53S 577495E 6155661N **Direction of photo:** NE 65°

Position: 53S 577483E 6155686N **Direction of photo:** S 160°

Position: 53S 577423E 6155725N **Direction of photo:** NE 60º

Position: 53S 577454E 6155708N **Direction of photo:** S 160º

Position: 53S 577410E 6155633N **Direction of photo:** E 90º

Position: 53S 577441E 6155642N **Direction of photo:** NW 335º

Position: 53S 577451E 6155641N **Direction of photo:** NE 60º

Position: 53S 577454E 6155642N **Direction of photo:** W 285º

Appendix 7.5 Flora species recorded during the field survey at the Mikkira SEB site.
Note: asterisk (*) denotes introduced species; # denotes non-endemic native species.

Family	Species	Common name
Asparagaceae	**Asparagus asparagoides f.*	Bridal Creeper
Asphodelaceae	*Xanthorrhoea semiplana ssp.*	Yacca
Asteraceae	**Arctotheca calendula*	Cape Weed
	**Hypochaeris glabra*	Smooth Cat's Ear
	**Senecio pterophorus*	African Daisy
	Vittadinia sp.	New Holland daisy
Casuarinaceae	*Allocasuarina verticillata*	Drooping Sheoak
Cyperaceae	*Gahnia deusta*	Limestone Saw-sedge
Dilleniaceae	*Hibbertia cinerea* ***R***	Port Lincoln Guinea-flower
	Hibbertia devitata	Smooth Guinea-flower
Droseraceae	*Drosera macrantha ssp. planchonii*	Climbing Sundew
Epacridaceae	*Leucopogon parviflorus*	Coast Beard-heath
Fabaceae	*Daviesia asperula ssp.*	Bitter Pea
	**Medicago sp.*	Medic
Geraniaceae	*Geranium sp.*	Geranium
	Pelargonium littorale	Native Pelargonium
Hypoxidaceae	*Pauridia glabella var. glabella*	Tiny Star
Iridaceae	**Freesia leichtlinii*	Freesia
Malvaceae	*Lasiopetalum baueri*	Slender Velvet-bush
Mimosaceae	*Acacia leiophylla*	Coast Golden Wattle
	Acacia rupicola	Rock Wattle
Myrtaceae	*Callistemon rugulosus*	Scarlet Bottlebrush
	Eucalyptus albopurpurea	Purple-flowered Mallee Box
	Eucalyptus diversifolia ssp. diversifolia	Coastal White Mallee
	Eucalyptus viminalis ssp. cygnetensis	Rough-bark Manna Gum
	Hysterobaeckea behrii	Silver Broombush
	#Melaleuca armillaris	Bracelet Honey-myrtle
Orchidaceae	*Cyrtostylis robusta*	Robust Gnat-orchid
	Microtis sp.	Onion-orchid
Oxalidaceae	*Oxalis perennans*	Native Sorrel
Poaceae	*Austrostipa sp.*	Spear-grass
	**Avena barbata*	Bearded Oat
	**Lagurus ovatus*	Hare's Tail Grass
	**Lolium perenne*	Perennial Ryegrass

	Rytidosperma sp.	Wallaby-grass
Pittosporaceae	*Bursaria spinosa ssp. spinosa*	Sweet Bursaria
Polygalaceae	*Comesperma volubile*	Love Creeper
	**Polygala myrtifolia*	Myrtle-leaf Milkwort
Primulaceae	**Lysimachia arvensis*	Pimpernel
Ranunculaceae	*Clematis microphylla*	Old Man's Beard
Rhamnaceae	**Rhamnus alaternus*	Blowfly Bush
Rosaceae	*Acaena echinata*	Sheep's Burr
Rubiaceae	*Galium sp.*	Bedstraw

Appendix 7.6 Bushland Vegetation Assessment Scoresheet associated with the proposed Mikkira SEB area (also submitted in Excel format)

Bushland Assessment Scoresheet

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

Block	A
Size of Block (Ha)	34.5
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	19.11.2025

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) (%)	66
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) =	2470
Cleared Perimeter to area ratio	7.16
<6 = 0.03 pts; 6 to <12 = 0.02 pts; 12 to <18 = 0.01 pt — Score	0.02

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

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

LANDSCAPE CONTEXT SCORE (max 1.25)	1.08

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				Yes		
Hibbertia devitata	Smooth Guinea-flower						
Pelargonium littorale	Native Pelargonium						
Eucalyptus albopurpurea	Purple-flowered Mallee Box						
Geranium sp.	Geranium						
Clematis microphylla	Old Man's Beard						
Vittadinia sp.	New Holland Daisy						
Hibbertia cinerea	Port Lincoln Guinea-flower		R				
Galium sp.	Bedstraw					Yes	
Lasiopetalum baueri	Slender Velvet-bush				Yes		
Rytidosperma sp.	Wallaby-grass						
Allocasuarina verticillata	Drooping Sheoak						
Eucalyptus viminalis ssp. cygnetensis	Rough-bark Manna Gum						
Oxalis perennans	Native Sorrel						
Xanthorrhoea semiplana ssp.	Yacca						
Acacia leiophylla	Coast Golden Wattle				Yes		
Microtis sp.	Onion-orchid					Yes	
Drosera macrantha ssp. planchonii	Climbing Sundew						
Pauridia glabella var. glabella	Tiny Star						
Acaena echinata	Sheep's Burr						
Austrostipa sp.	Spear-grass						
Callistemon rugulosus	Scarlet Bottlebrush						
Cyrtostylis robusta	Robust Gnat-orchid					Yes	
Bursaria spinosa ssp. spinosa	Sweet Bursaria						
Leucopogon parviflorus	Coast Beard-heath						
Hysterobaeckea behrii	Silver Broombush						
Daviesia asperula ssp.	Bitter-pea						
Acacia rupicola	Rock Wattle						
Gahnia deusta	Limestone Saw-sedge						
Comesperma volubile	Love Creeper						
Polygala myrtifolia	Myrtle-leaf Milkwort						*
Lagurus ovatus	Hare's Tail Grass						*
Freesia leichtlinii	Freesia						*
Asparagus asparagoides f.	Bridal Creeper						*
Rhamnus alaternus	Blowfly Bush						*
Arctotheca calendula	Cape Weed						*
Lolium perenne	Perennial Ryegrass						*
Senecio pterophorus	African Daisy						*
Medicago sp.	Medic						*
Lysimachia arvensis	Pimpernel						*
Avena barbata	Bearded Oat						*
Melaleuca armillaris ssp. armillaris	Bracelet Honey-myrtle						*
Hypochaeris glabra	Smooth Cat's Ear						*

Threatened or Introduced Fauna Species Recorded or Observed (Native and Introduced)		Threatened Species				Introduced Species
Species	Common Name	EPBC	SA	Past Record	Observed	
Aphelocephala leucopsis leucopsis	Southern Whiteface	VU		Yes		
Corcorax melanorhamphos	White-winged Chough		R	Yes		
Lichenostomus cratitius occidentalis	Purple-gaped Honeyeater (mainland SA		R	Yes		
Neophema elegans elegans	Elegant Parrot		R	Yes		
Stagonopleura guttata	Diamond Firetail	VU	V	Yes		
Stipiturus malachurus parimeda	Southern Emuwren (southern Eyre Pen	EN	E	Yes		
Turnix varius varius	Painted Buttonquail		R	Yes	Yes	
Zanda funerea whiteae	Yellow-tailed Black Cockatoo		V	Yes		

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/E. albopurpurea mallee with sclerophyll shrub u*
SIZE OF SITE (Ha)	34.5153

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

Number of Native Species (Minus herbaceous annuals for spring Surveys)	27
Native Plant Species Diversity Score (max 30) from benchmark score *weighted by a factor of 2*	18.0
Number of regenerating native species	3
Regeneration Score (max 12) from benchmark community weighted by a factor of 1.5	6

Weed species (Top 5 Cover x Invasiveness)	Cover (max 6)	Weed Threat Rating (max 5)	C x I
Polygala myrtifolia	2	4	8
Asparagus asparagoides f.	2	5	10
Freesia leichtlinii	1	3	3
Rhamnus alaternus	1	3	3
Senecio pterophorus	2	3	6
	Cover x Threat		30
Weed Score (max 15) from benchmark community			3

Native Plant Life Forms	**Cover rating**
Trees > 15m	
Trees 5 - 15 m	
Trees < 5m	
Mallee > 5m	1
Mallee < 5m	4
Shrubs > 2m	1
Shrubs 0.5 - 2m	2
Shrubs <0.5m	3
Forbs	2
Mat Plants	
Grasses > 0.2m	
Grasses < 0.2m	1
Sedges > 1m	
Sedges < 1m	1
Hummock grasses	
Vines, scramblers	1
Mistletoe	
Ferns	
Grass-tree	1
Total	17

Native Plant Life Forms (max 20) from benchmark score *weighted by a factor of 2* **14.0**

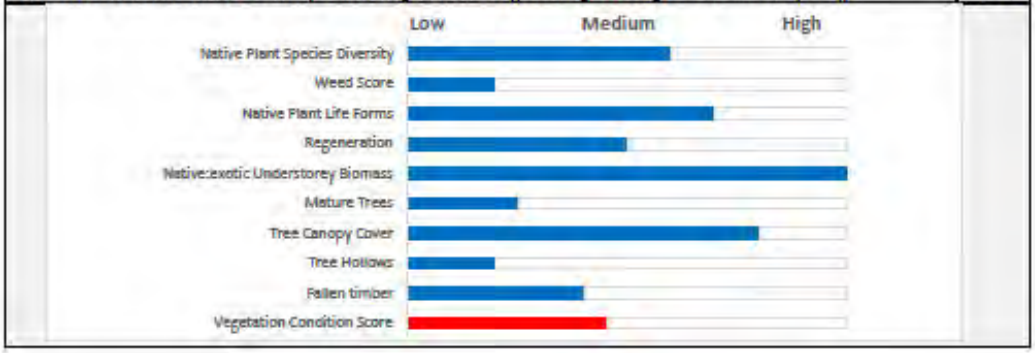
Non-Benchmarked Attributes
(Scores determined from direct field observations)

Native:exotic Understorey biomass Score (max 5)	5

Is the community naturally treeless?	_I
Fallen Timber/Debris (max 5)	2
Hollow-bearing trees Score (max 5)	1
Mature Tree Score (max 8)	2
Tree Canopy Cover Score (max 5)	4

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*	43.00
Negative Vegetation Attributes Score = (15 - Weeds) + ((10 - Biomass score - Tree Canopy Cover Score)exp2/2)	12.50
VEGETATION CONDITION SCORE (Positive veg attributes x ((80 - Negative vegetation attributes) / 80))	36.28



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)	
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)	
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)	1
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	1
Threatened Flora Score	0.04

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)	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)	1
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	46.5
Threatened Fauna Score	0.1

CONSERVATION SIGNIFICANCE SCORE	1.14

Total Scores for the Site

	Score
LANDSCAPE CONTEXT SCORE	1.08
VEGETATION CONDITION SCORE	36.28
CONSERVATION SIGNIFICANCE SCORE	1.14

Vegetation Condition x Landscape Context x Conservation Significance = UNIT BIODIVERSITY SCORE	44.67
Total Biodiversity Score (Biodiversity Score x hectares)	1541.80

Photo Point and Vegetation Survey Location

Direction of the Photo	
W 265 degrees	
GPS Reference	
Datum	WGS84
Zone (52, 53 or 54)	53
Easting (6 digits)	563056
Northing (7 digits)	6144703
Description	

Appendix 7.7 Photolog – Mikkira SEB site

Position: 53S 563143E 6145270N **Direction of photo:** S 185°

Position: 53S 563155E 6145206N **Direction of photo:** E 75°

Position: 53 H 563156E 6145205N **Direction of photo:** W 288°

Position: 53 H 563174E 6145075N **Direction of photo:** SW 205°

Position: 53 H 563155E 6144875N **Direction of photo:** NW 330º

Position: 53 H 563056E 6144703N **Direction of photo:** W 265º

Position: 53 H 562734E 6144647N **Direction of photo:** E 108°

Position: 53 H 562673E 6145073N **Direction of photo:** SE 130°

Position: 53 H 562605E 6144913N **Direction of photo:** SW 220º

Position: 53 H 562360E 6144786N **Direction of photo:** NE 60º