Native Vegetation Clearance

Residential Subdivision, Coffin Bay

Data Report

Clearance under the *Native Vegetation Regulations 2017*

May 2025

Prepared by West Coast Revegetation NVC Accredited Consultant Phil Landless

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1. Application information

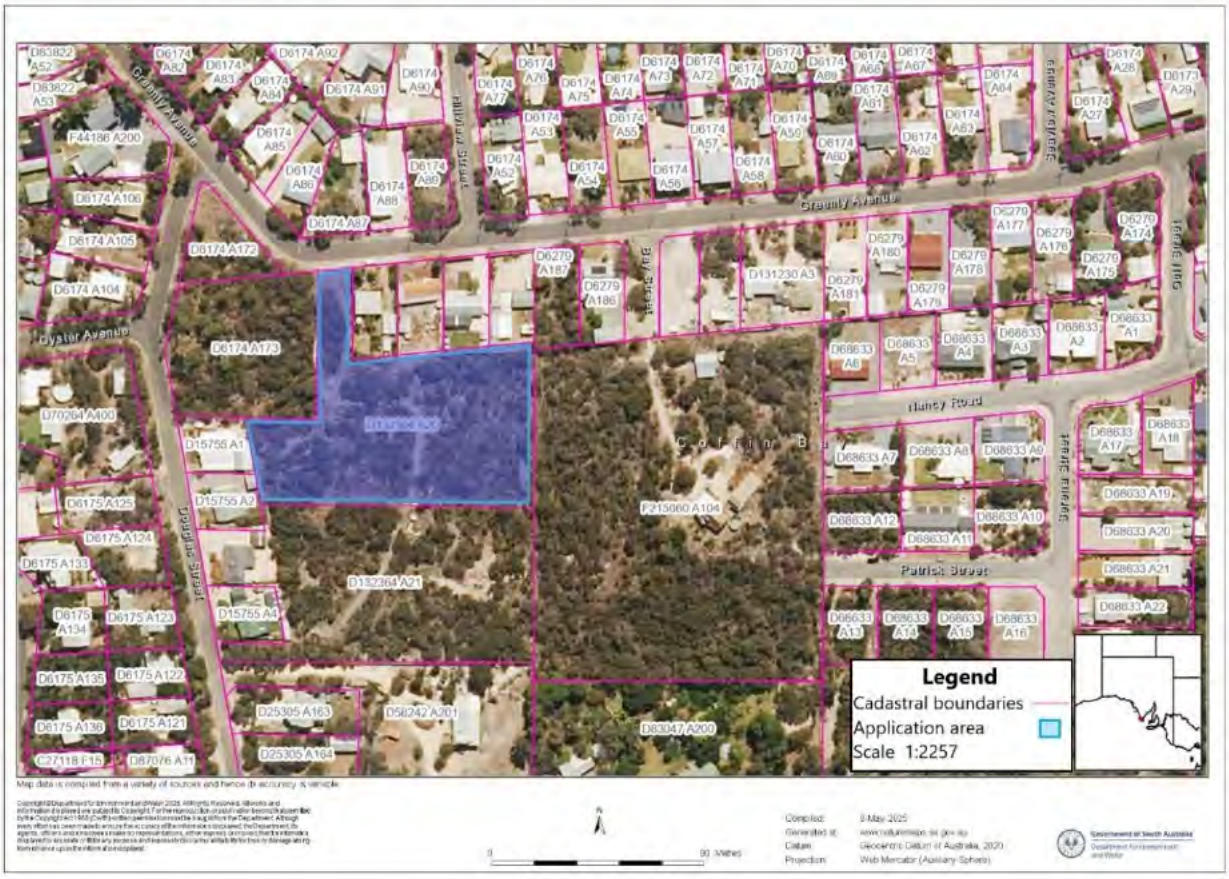
Application Details

Applicant:	[redacted]		
Key contact:	[redacted] Mob: [redacted] Email: [redacted]		
Landowner:	[redacted] (written permission included in Appendix 7.3)		
Site Address:	79 Greenly Ave, Coffin Bay SA		
Local Government Area:	Lower Eyre Peninsula	Hundred:	Lake Wangary
Title ID:	CT6289/748	Parcel ID	D132364 A20

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	0.746 ha of Eucalyptus diversifolia coastal mallee in good condition
Total proposed clearance - area (ha) and number of trees	0.746 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, and scale of the proposed activity cannot be altered to reduce the impact. Clearance is required to accommodate the subdivision. **Minimisation** The proposed development of the site and supporting infrastructure requires the removal of all vegetation within the application area. Due to the nature of the development, impacts on the vegetation cannot be minimised. Extent, duration and intensity of the impacts to the site will be minimized by the following: • Dust suppression during clearing activities, • Accessing the site only from Greenly Ave, • Minimising damage to the root zones of vegetation to the south, east and west, • Stockpiling vegetative debris on site before removal, • Managing storm water drainage, • Staging necessary clearing activities from within the site, • Storing, servicing and fueling of machinery within the site. • **Rehabilitation** Vegetation clearance will be permanent. No rehabilitation or restoration is proposed.
SEB Offset proposal	**Payment** of $24,416.70 into the Fund

2. Purpose of clearance

2.1 Description

The applicant proposes to clear 0.746 hectares of native vegetation to enable the subdivision of the site into eight residential allotments, with associated access from Greenly Avenue.

2.2 Background

Located approximately 1.7 km west of the Coffin Bay township, 79 Greenly Avenue lies within a residential area in the Lower Eyre Peninsula Council district. The application area comprises 0.746 hectares of Eucalyptus Mallee vegetation, in good condition.

The applicants have entered into a contract to purchase the site and have until February 2026 to complete a comprehensive investigation into the feasibility of subdividing the land. As part of this due diligence process, a vegetation clearance assessment is being undertaken. If the clearance application is denied the applicants will not purchase the land.

General location map

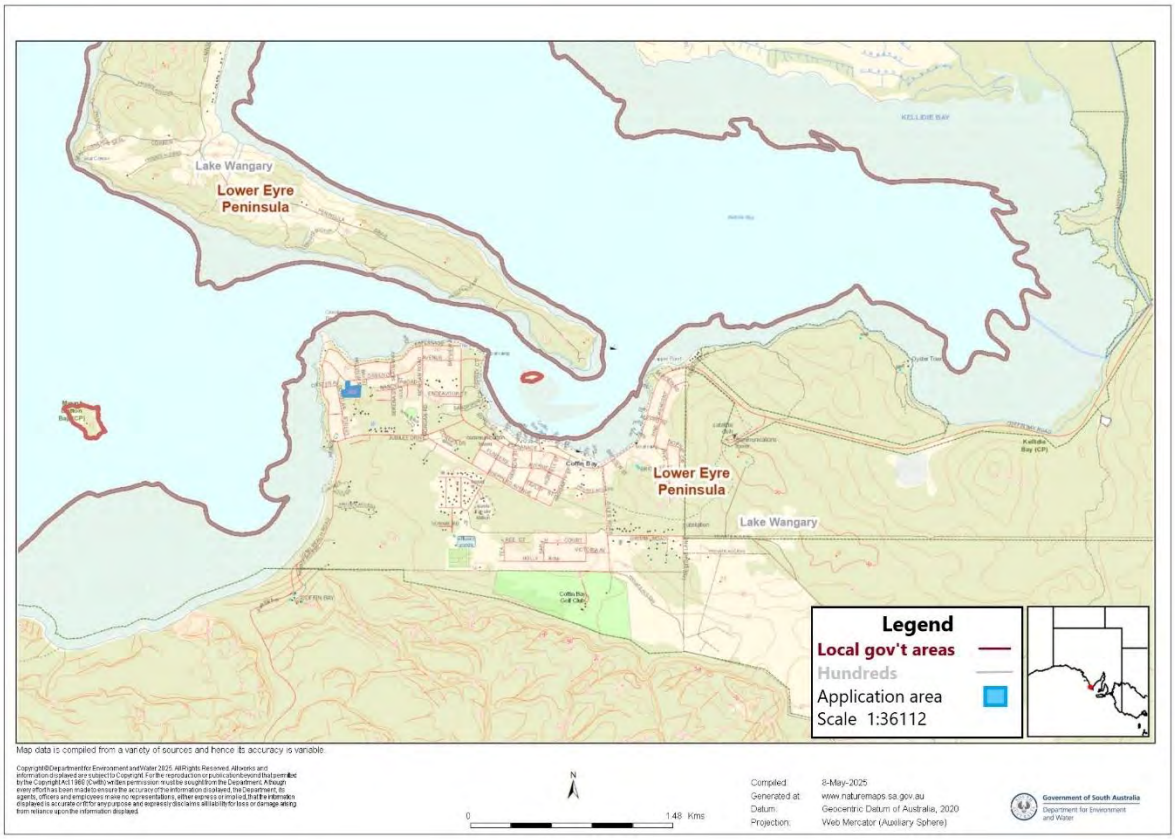


Figure 1. General location map

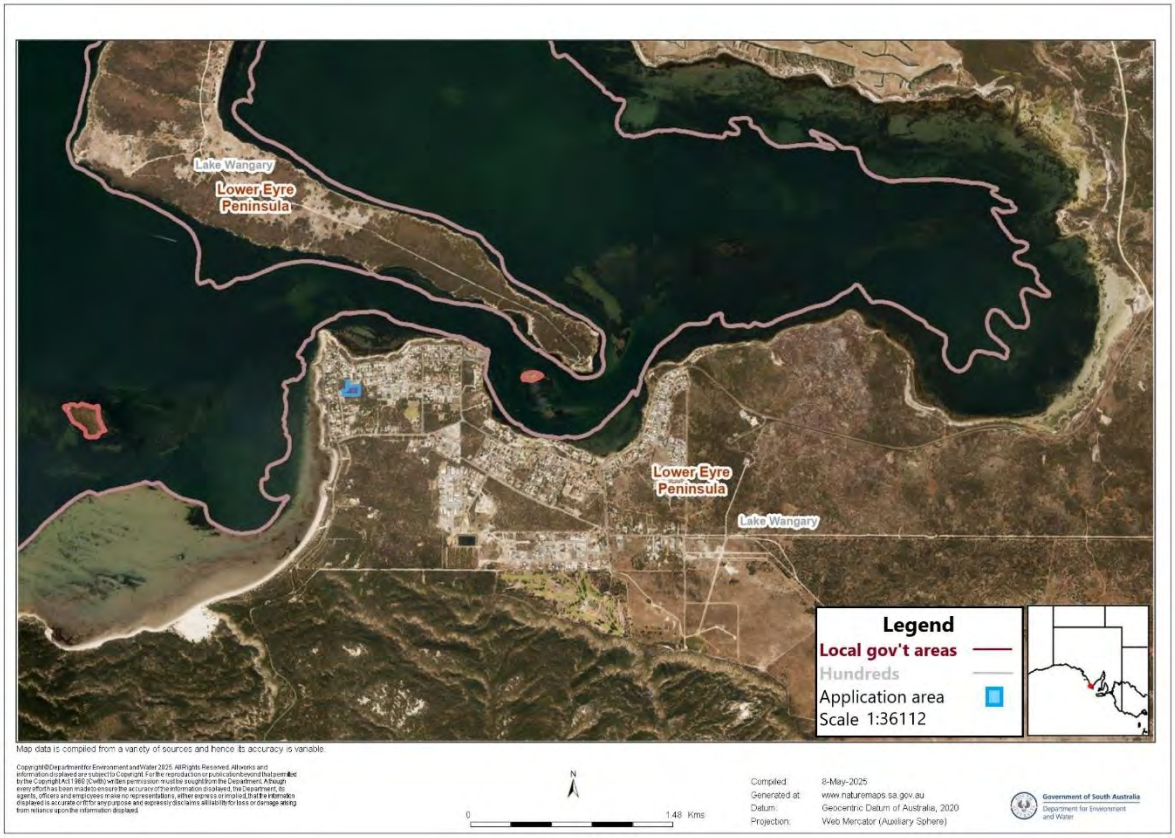


Figure 2. General location satellite image

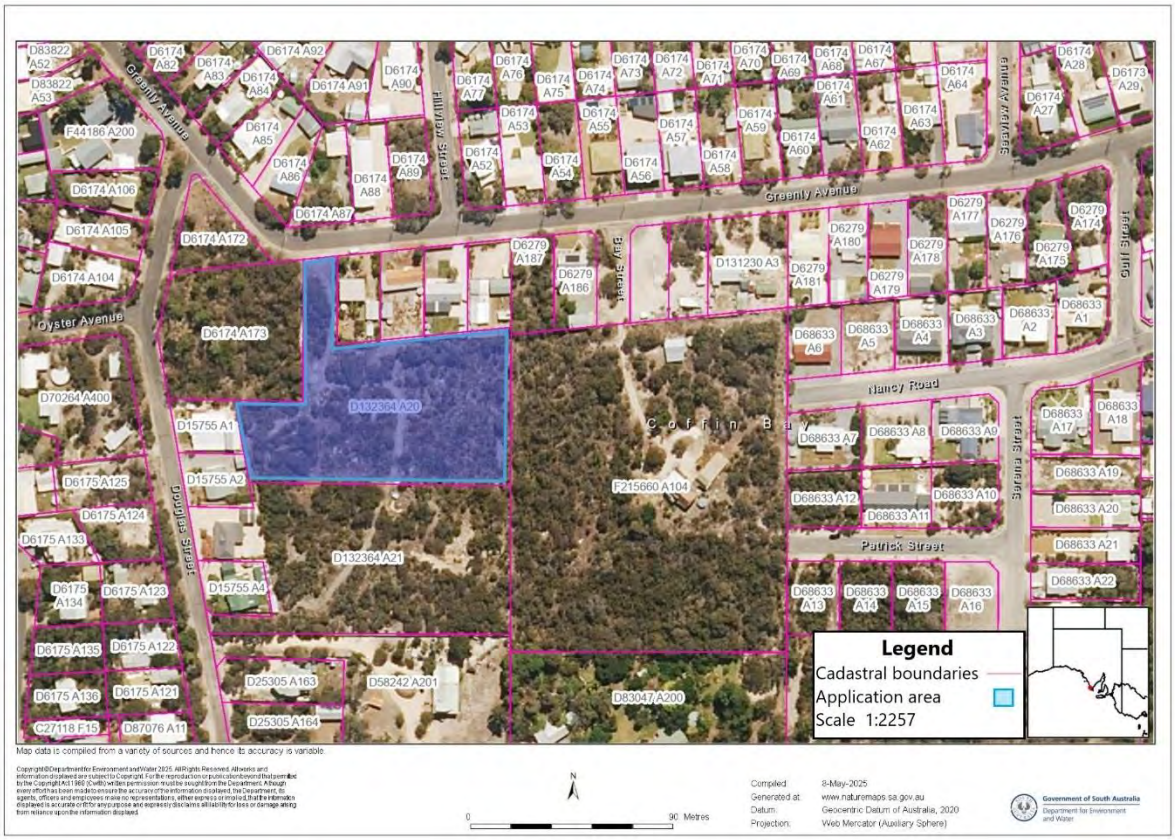


Figure 3. Site satellite image

2.3 Details of the proposal

It is proposed that 79 Greenly Ave will be subdivided into eight residential blocks, ranging in area from 614 m^2 to 1021 m^2, with common access from Greenly Ave. The application area will be completely cleared of vegetation to facilitate the subdivision (Figure 4).

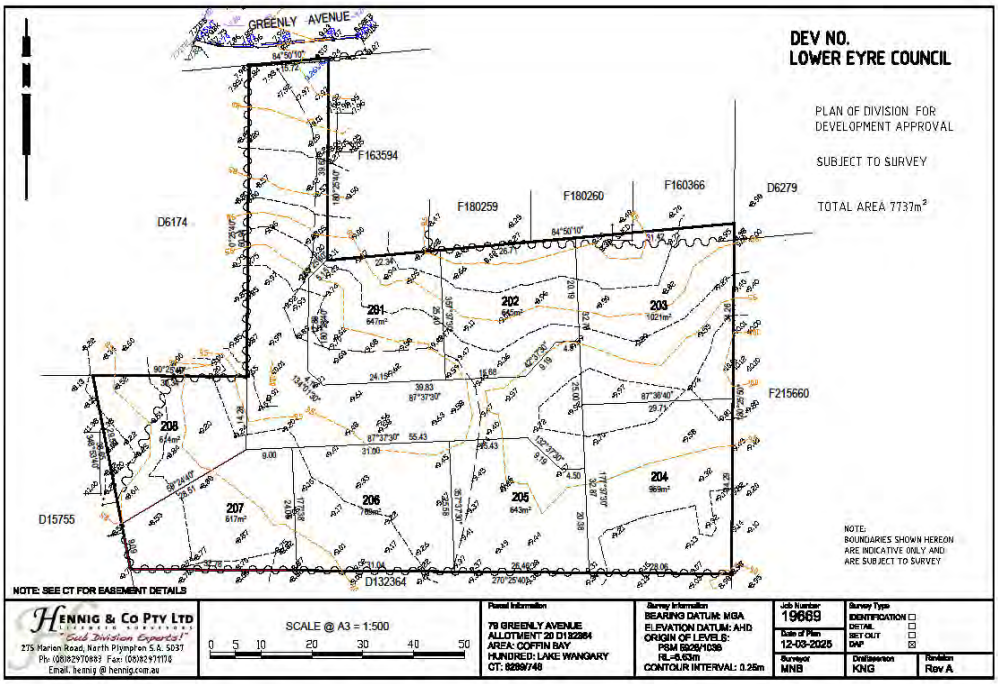


Figure 4. Plan of proposed subdivision

2.4 Approvals required *or* obtained

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

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

2.5 Native Vegetation Regulation

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

2.6 Development Application information (if applicable)

Zone

- Neighbourhood – N

Overlays

- Affordable Housing
- Hazards (Bushfire – Medium Risk
- Hazards (Flooding – Evidence Required)
- Native Vegetation

Variations

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

3. Method

3.1 Flora assessment

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

Fieldwork was conducted on 13 May 2025 by Phil Landless (NVC Accredited Consultant), following the methodology outlined in the NVC Bushland Assessment Manual 2024. The site was surveyed, a species list was compiled, and scores for additional attributes listed on the field data sheet were recorded. Plants with conservation status under the NP&W Act 1972 or the EPBC Act 1999, as identified in the desktop survey, were specifically targeted during the field survey (see Table 1).

3.2 Fauna assessment

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

4. Assessment Outcomes

4.1 Vegetation Assessment

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

The area under application is located within the Mungerowie IBRA Association and the Talia IBRA Subregion. The block is relatively flat, with calcareous sandy soils occurring consistently across the site. A number of vehicular tracks and clearings were observed. Scattered surface limestone strew and small limestone outcrops were also observed. No watercourses were identified within the area.

A single vegetation association was recorded across the site: Eucalyptus diversifolia (Coastal Mallee) with a sclerophyll shrub understorey. Vegetation was relatively homogenous throughout the site. Dead trees and rubbish were observed throughout the site.

The site is situated in proximity to several conservation areas. Coffin Bay National Park lies approximately 1.3 km to the south, while Kellidie Bay Conservation Park is 2.5 km to the east. The nearest Heritage Agreement area, HA 1649, is located 1 km to the south-east. Additionally, the clearance application area 2022_3192 is situated directly to the south on an adjacent property, and clearance application area 2015_3028 is located 0.34 km to the south.

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

Vegetation Association	*Eucalyptus diversifolia* Coastal Mallee with sclerophyll shrub understorey
 **Position:** 53S 541653E 6169085202N **Direction of photo:** NE 65°	
General description	Forty plant species were recorded – twenty-five native, two non-endemic natives and thirteen introduced. Dominant native species were *Eucalyptus diversifolia* Coastal White Mallee and *Allocasuarina verticillata* Drooping Sheoak. Common shrubs included *Melaleuca lanceolata* Dryland Tea-tree, *Acacia paradoxa* Kangaroo Wattle and *Acacia nematophylla* Coast Wallowa.

	Other common understorey species included *Enchylaena tomentosa* Ruby Saltbush, *Acrotriche patula* Prickly Ground-berry and *Gahnia lanigera* Black Grass Saw-sedge. Introduced species included *Pinus halepensis* Aleppo Pine, *Polygala myrtifolia* Myrtle-leaf Milkwort and *Rhamnus alaternus* Blowfly Bush. The non-endemic native species *Eucalyptus gomphocephala* Tuart Gum and *Grevillea banksia var.* Grevillea were also recorded.				
Threatened species or community	**Threatened flora species** Three species were noted in the threatened species search to be present within a 5km radius of the site and recorded since 1995 (Table 1). Two, *Diuris behrii* Behr's Cowslip Orchid and *Podolepis jaceoides* Showy Copper-wire Daisy, were considered as possible occupants of the site. Neither were observed. **Threatened plant community** The vegetation association recorded for the site, *Eucalyptus diversifolia* Coastal 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** Nineteen 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, *Psophodes leucogaster leucogaster* White-bellied Whipbird eastern ssp., *Stagonopleura guttata* Diamond Firetail, *Zanda funerea whiteae* Yellow-tailed Black Cockatoo and one reptile *Varanus rosenbergi* Heath Goanna, were considered to be likely users of the vegetation as habitat. No threatened species were observed.				
Landscape context score	1.04	Vegetation Condition Score	29.69	Conservation significance score	1.10
Unit biodiversity Score	33.97	Area (ha)	0.746	Total biodiversity Score	25.34

<u>Site map</u> showing areas of proposed impact

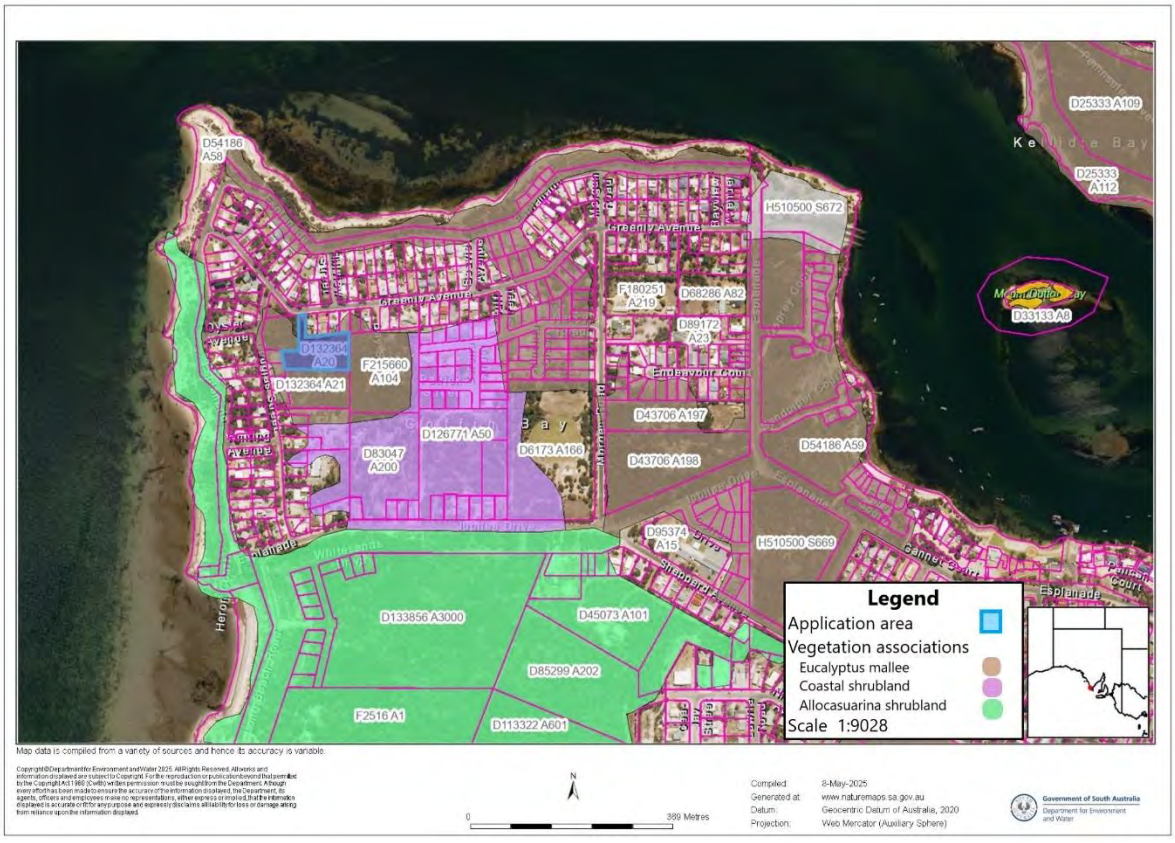


Figure 5. Area of proposed impact and nearby vegetation associations

Photo log

Photolog appears as Appendix 7.4

4.2 Threatened Species assessment

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

Species (common name)	NP&W Act	EPBC Act	Data source	Date of last record	Species known habitat preferences	Likelihood of use for habitat – Comments
Diuris behrii (Behr's Cowslip Orchid)	V		2,3	1996	Grassland, open woodland, grassy forest clearings, on more fertile soils.	Possible.
Myoporum parvifolium (Creeping Boobialla)	R		2,3	2014	Clay soils, often in saline situations.	Unlikely. No suitable habitat.
Podolepis jaceoides (Showy Copper-wire Daisy)	R		2,3	2012	Grassland, woodland and mallee, typically on higher nutrient soils.	Possible.
Source; 1- BDBSA, 2 - AoLA, 3 – NatueMaps 4 – Observed/recorded in the field, 5 - Protected matters search tool, 6 – others NP&W Act; E= Endangered, V = Vulnerable, R= Rare EPBC Act; Ex = Extinct, CR = Critically endangered, EN = Endangered; VU = Vulnerable						

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

Species (common name)	NP&W Act	EPBC Act	Data source	Date of last record	Species known habitat preferences	Likelihood of use for habitat – Comments
Arenaria interpres interpres (Ruddy Turnstone)	R		3	2008	Exposed coastal rocks and reefs and on beaches.	Unlikely.
Biziura lobata menziesi (Musk Duck)	R		3	2004	Swamps, lakes, tidal inlets and bays.	Unlikely.
Cereopsis novaehollandiae novaehollandiae (Cape Barren Goose)	R		3	2007	Offshore islands, improved pasture on mainland.	Unlikely.
Egretta sacra sacra (Pacific Reef Heron)	R		3	2023	Beaches, rocky shores, tidal rivers and inlets, mangroves and exposed reefs.	Unlikely.
Haemotopus fuliginosus fuliginosus (Sooty Oystercatcher)	R		3	2023	Rocky coastline, estuaries.	Unlikely.

Haemotopus longirostris (Pied Oystercatcher)	R		3	2025	Sandy beaches, estuaries.	Unlikely.
Haliaeetus leucogaster (White-bellied Sea Eagle)	E		3	2020	Large rivers, lakes, reservoirs, coastal seas, islands.	Unlikely.
Macronectes giganteus (Southern Giant Petrel)	V	EN	3	2007	Large pelagic seabird of the Southern Ocean	Unlikely.
Macronectes halli (Northern Giant Petrel)		VU	3	2009	Large pelagic seabird of the Southern Ocean	Unlikely.
Neophema petrophila zietzi (Rock Parrot)	R		3	2017	Coastal dunes, saltmarsh, rocky islands	Unlikely.
Pandion halieatus cristatus (Eastern Osprey)	E		3	2020	Mangroves, rivers, estuaries, inshore seas, coastal islands.	Unlikely.
Psophodes leucogaster leucogaster (White-bellied Whipbird eastern ssp)	E	EN	3	2019	Dense coastal heath thickets, dense mallee scrub	Possible.
Stagonopleura guttata (Diamond Firetail)	V	VU	3	2019	Grassy woodland, forests, mallee	Possible.
Sternula nereis nereis (Fairy Tern)	E	VU	3	2012	Coasts, estuaries	Unlikely.
Stipiturus malachurus parimeda (Southern Emuwren, southern EP)	E	EN	3	2024	Marshes, low heathlands and dunes	Unlikely
Zanda funerea whiteae (Yellow-tailed Black Cockatoo)	V		3	2007	Open forests, farms, near pines.	Possible.
Hydrurga leptonyx (Leopard Seal)	R		3	2009	Antarctic and sub-Antarctic regions.	Unlikely. Marine mammal.
Neophoca cinerea (Australian Sea Lion)	V	EN	3	2009	Marine mammal.	Unlikely. Marine mammal.
Varanus rosenbergi (Heath Goanna)	V		3	2025	Heath, open forest, sand dunes, coastal areas and woodland.	Possible.
Source; 1- BDBSA, 2 - AoLA, 3 – NatueMaps 4 – Observed/recorded in the field, 5 - Protected matters search tool, 6 – others NP&W Act; E= Endangered, V = Vulnerable, R= Rare EPBC Act; Ex = Extinct, CR = Critically endangered, EN = Endangered; VU = Vulnerable						

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

Likelihood	**Criteria**
Highly Likely/Known	Recorded in the last 10 years, the species does not have highly specific niche requirements, the habitat is present and falls within the known range of the species distribution or;

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

4.3 Cumulative impact

Direct impact
The area under application will be cleared of all vegetation to facilitate the development of a residential subdivision.

Indirect impact
Measures to minimise indirect impacts to neighbouring vegetation will include:

- Dust suppression during clearing activities,
- Accessing the site only from Greenly Ave,
- Minimising damage to the root zones of vegetation to the south, east and west,
- Stockpiling vegetative debris on site before removal,
- Managing storm water drainage,
- Staging necessary clearing activities from within the site,
- Storing, servicing and fueling of machinery within the site.

4.4 Address the Mitigation Hierarchy

a) Avoidance – outline measures taken to avoid clearance of native vegetation
The location, design, size, and scale of the proposed activity cannot be altered to reduce the impact. Clearance is required to accommodate the subdivision.

b) Minimisation – if clearance cannot be avoided, outline measures taken to minimise the extent, duration and intensity of impacts of the clearance on biodiversity to the fullest possible extent (whether the impact is direct, indirect or cumulative).
The proposed development of the site and supporting infrastructure requires the removal of all vegetation within the application area. Due to the nature of the development, impacts on the vegetation cannot be minimised. Extent, duration and intensity of the impacts to the site will be minimized by the following:

- Dust suppression during clearing activities,
- Accessing the site only from Greenly Ave,
- Minimising damage to the root zones of vegetation to the south, east and west,
- Stockpiling vegetative debris on site before removal,
- Managing storm water drainage,
- Staging necessary clearing activities from within the site,
- Storing, servicing and fueling of machinery within the site.

c) Rehabilitation or restoration – outline measures taken to rehabilitate ecosystems that have been degraded, and to restore ecosystems that have been degraded, or destroyed by the impact of clearance that cannot be avoided or further minimised, such as allowing for the re-establishment of the vegetation.
Vegetation clearance will be permanent. No rehabilitation or restoration is proposed.

d) Offset – any adverse impact on native vegetation that cannot be avoided or further minimised should be offset by the achievement of a significant environmental benefit that outweighs that impact.
The applicants propose to achieve the SEB by paying $24,416.70 (SEB payment plus administration fee) into the Native Vegetation Fund.

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

Principle of clearance	Considerations
Principle 1a - it comprises a high level of diversity of plant species	Relevant information Forty-two plant species were recorded – twenty-nine native and thirteen introduced. Bushland Plant Diversity Score – 18.0
	Assessment against the principles **At Variance** *Eucalyptus diversifolia* Coastal Mallee with sclerophyll shrub understorey
	Moderating factors that may be considered by the NVC The vegetation association, *Eucalyptus diversifolia* Coastal Mallee with sclerophyll shrub understorey, is well represented in nearby national and conservation parks.
Principle 1b - significance as a habitat for wildlife	Relevant information Nineteen 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, *Psophodes leucogaster leucogaster* White-bellied Whipbird eastern ssp., *Stagonopleura guttata* Diamond Firetail, *Zanda funerea whiteae* Yellow-tailed Black Cockatoo and one reptile *Varanus rosenbergi* Heath Goanna, were considered to be likely users of the vegetation as habitat. No threatened species were observed. Threatened Fauna Score – 0.1 Unit biodiversity Score – 33.97
	Assessment against the principles **Seriously at Variance** *Eucalyptus diversifolia* Coastal Mallee with sclerophyll shrub understorey
	Moderating factors that may be considered by the NVC The area of vegetation to be impacted is small compared with nearby areas of vegetation in national and conservation parks. The proposed clearance is unlikely to significantly affect any threatened species that may use the area, for the following reasons: • It will not lead to a long-term decrease in population size, • The reduction in local area of occupancy will be negligible, • Existing populations will not be fragmented, • The site is a small area within a residential area, on the edge of a broader vegetation corridor, • It will not facilitate the establishment of invasive species that could harm threatened species, • The availability and quality of habitat will not be sufficiently altered, destroyed, or isolated to cause a decline in species populations

Principle 1c - plants of a rare, vulnerable or endangered species	Relevant information The threatened species search identified three species within a 5 km radius of the site, recorded since 1995 (Table 1). Two of these species, *Podolepis jaceoides* Showy Copper-wire Daisy and *Diuris behrii* Behr's Cowslip Orchid were considered potential inhabitants of the site. However, no threatened species were observed during the field survey. Threatened Flora Score – 0
	Assessment against the principles **Not at Variance** *Eucalyptus diversifolia* Coastal 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 The vegetation association recorded for the site, *Eucalyptus diversifolia* Coastal Mallee with sclerophyll shrub understorey, is not a threatened plant community under the EPBC Act or a threatened ecosystem under the DEW Provisional list of threatened ecosystems. Threatened Community Score – 1
	Assessment against the principles **Not at Variance** *Eucalyptus diversifolia* Coastal 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 IBRA Association: 87% Remnancy figures for IBRA Subregion: 56% Total Biodiversity Score – 25.34
	Assessment against the principles **At Variance** *Eucalyptus diversifolia* Coastal Mallee with sclerophyll shrub understorey
	Moderating factors that may be considered by the NVC The Mungerowie IBRA Association has 78% remnancy of which 25% is formally protected. The Talia IBRA Subregion has 56% remnancy of which 32% is protected in formal reserves.
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 Not applicable
	Not applicable
	Moderating factors that may be considered by the NVC

4.6 Risk Assessment

Determine the level of risk associated with the application

Total clearance	No. of trees	
	Area (ha)	0.746 ha
	Total biodiversity Score	25.34
Seriously at variance with principle 1(b), 1(c) or 1 (d)		List the principles is seriously at variance with.
Risk assessment outcome		Level 4

5. Clearance summary

Table 3. Clearance Area Summary table

Block	Site	Species diversity score	Threatened Ecological community	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	18	1	0	0.1	33.97	0.746	25.34	1			27.87	$23143.79	$1272.91
						Total	0.746	25.34				27.87	$23143.79	$1272.91

Table 4. Totals summary table

Economies of Scale Factor	0.5
Rainfall (mm) Factor	503
SEB Points of Gain/ha Factor	

SEB Uplift Factor	1.10
Management Cost ($/ha)	$24,764.00

	Total Biodiversity score	Total SEB points required	SEB Payment	Admin Fee	Total Payment
Application	25.34	27.87	$23,143.79	$1,272.91	$24,416.70

6. Significant Environmental Benefit

ACHIEVING A SEB

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

☐ Establish a new SEB Area on land owned by the proponent.

☐ Use SEB Credit that the proponent has established. Provide the SEB Credit Ref. No. _____

☐ Apply to have SEB Credit assigned from another person or body. The application form needs to be submitted with this Data Report.

☐ Apply to have a SEB to be delivered by a Third Party. The application form needs to be submitted with this Data Report.

☒ Pay into the Native Vegetation Fund.

PAYMENT SEB

The applicant proposes to achieve the SEB by paying $24,416.70 (SEB payment plus administration fee) into the Native Vegetation Fund.

7. Appendices

Appendix 7.1 Appendix 7.1 Flora species recorded during the field survey.
Note: asterisk (*) denotes introduced species; hash (#) denotes non-endemic native species.

Family	Species	Common name
Amaranthaceae	*Enchylaena tomentosa var. tomentosa*	Ruby Saltbush
	Rhagodia candolleana ssp.	Sea-berry Saltbush
Apocynaceae	*Alyxia buxifolia*	Sea Box
Asparagaceae	**Asparagus asparagoides f.*	Bridal Creeper
Asphodelaceae	**Asphodelus fistulosus*	Onion Weed
Asteraceae	*Asteridea athrixioides*	Wirewort
	**Dimorphotheca fruticosa*	Trailing African Daisy
	**Erigeron bonariensis*	Flax-leaf Fleabane
	Olearia axillaris	Coast Daisy-bush
	Senecio pinnatifolius	Variable Groundsel
	**Senecio pterophorus*	African Daisy
Brassicaceae	**Diplotaxis tenuifolia*	Lincoln Weed
Casuarinaceae	*Allocasuarina verticillata*	Drooping Sheoak
Cyperaceae	*Gahnia lanigera*	Black Grass Saw-sedge
Dilleniaceae	*Hibbertia virgata*	Twiggy Guinea-flower
Ericaceae	*Acrotriche patula*	Prickly Ground-berry
Euphorbiaceae	*Adriana quadripartita*	Coast Bitter-bush
Fabaceae	**Dipogon lignosus*	Lavatory Creeper
	Templetonia retusa	Cockies Tongue
Iridaceae	**Freesia leichtlinii*	Freesia
Lauraceae	*Cassytha peninsularis*	Peninsula Dodder-laurel
Malvaceae	*Lasiopetalum discolor*	Coast Velvet-bush
Mimosaceae	*Acacia cupularis*	Cup Wattle
	Acacia cyclops	Cyclops Wattle
	Acacia leiophylla	Coast Golden Wattle
	Acacia longifolia ssp. sophorae	Coastal Wattle
	Acacia nematophylla	Coast Wallowa
	Acacia paradoxa	Kangaroo Wattle
Myrtaceae	*Eucalyptus diversifolia ssp. diversifolia*	Coastal White mallee
	#Eucalyptus gomphocephala	Tuart Gum
	Melaleuca lanceolata	Dryland Tea-tree

Pinaceae	**Pinus halepensis*	Aleppo Pine
Pittosporaceae	*Pittosporum angustifolium*	Native Apricot
Poaceae	**Lagurus ovatus*	Hare's Tail Grass
Polygalaceae	**Polygala myrtifolia*	Myrtle-leaf Milkwort
Proteaceae	*#Grevillea banksia var.*	Grevillea
Ranunculaceae	*Clematis microphylla*	Old Man's Beard
Rhamnaceae	*Pomaderris paniculosa ssp.*	Pomaderris
	**Rhamnus alaternus*	Blowfly Bush
Rutaceae	**Coleonema pulchellum*	Diosma

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

Bushland Assessment Scoresheet (Version - 1 September 2024)

Block	A
Size of Block (Ha)	0.7
Landscapes Region	Eyre Peninsula
BCM Region	Eyre Peninsula
IBRA Association	Mungerowie
IBRA Subregion	Talia

ASSESSOR(S)	Phil Landless
DATE OF ASSESSMENT	13.05.2025

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) (%)	76
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

% 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) =	116
Cleared Perimeter to area ratio	16.57
<6 = 0.03 pts; 6 to <12 = 0.02 pts; 12 to <18 = 0.01 pt — Score	0.01

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)	1.04

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						
Pittosporum angustifolium	Native Apricot						
Enchylaena tomentosa var. tomentosa	Ruby Saltbush						
Hibbertia virgata	Twiggy Guinea-flower						
Clematis microphylla	Old Man's Beard						
Templetonia retusa	Cockies Tongue						
Acrotriche patula	Prickly Ground-berry				Yes		
Gahnia lanigera	Black Grass Saw-sedge						
Lasiopetalum discolor	Coast Velvet-bush						
Allocasuarina verticillata	Drooping Sheoak				Yes		
Cassytha peninsularis	Peninsula Dodder-laurel						
Acacia cyclops	Western Coastal Wattle						
Asteridea athrixioides	Wirewort						
Acacia leiophylla	Coast Golden Wattle						
Acacia nematophylla	Coast Wallowa						
Acacia paradoxa	Kangaroo Thorn				Yes		
Acacia longifolia ssp. sophorae	Coastal Wattle						
Eucalyptus gomphocephala							*
Pomaderris paniculosa ssp.							
Olearia axillaris	Coast Daisy-bush						
Eucalyptus diversifolia ssp. diversifolia	Coastal White Mallee						
Rhagodia candolleana ssp.	Sea-berry Saltbush						
Acacia cupularis	Cup Wattle						
Senecio pinnatifolius group	Variable Groundsel						
Grevillea sp.	Grevillea						
Alyxia buxifolia	Sea Box						
Adriana quadripartita	Coast Bitter-bush						
Polygala myrtifolia	Myrtle-leaf Milkwort						*
Coleonema pulchellum	Diosma						*
Senecio pterophorus	African Daisy						*
Lagurus ovatus	Hare's Tail Grass						*
Asparagus asparagoides f.	Bridal Creeper						*
Asphodelus fistulosus	Onion Weed						*
Erigeron bonariensis	Flax-leaf Fleabane						*
Pinus halepensis	Aleppo Pine						*
Rhamnus alaternus	Blowfly Bush						*
Freesia leichtlinii	Freesia						*
Diplotaxis tenuifolia	Lincoln Weed						*
Dimorphotheca fruticosa	Trailing African Daisy						*
Dipogon lignosus	Lavatory Creeper						*

Threatened or Introduced Animal Species Recorded or Observed (Native and Introduced)		Threatened Species				Introduced Species
Species	Common Name	EPBC	SA	Past Record	Observed	
Psophodes leucogaster leucogaster	White-bellied Whipbird (eastern sub	EN	E			
Stagonopleura guttata	Diamond Firetail	VU	V			
Zanda funerea whiteae	Yellow-tailed Black Cockatoo		V			
Varanus rosenbergi	Heath Goanna		V			

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 or*
SIZE OF SITE (Ha)	0.746

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

Number of Native Species (Minus herbaceous annuals for spring Surveys)	26
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
Pinus halepensis	2	3	6
Rhamnus alaternus	2	3	6
Coleonema pulchellum	2	2	4
Asparagus asparagoides f.	2	5	10
	Cover x Threat		34
Weed Score (max 15) from benchmark community			2

Native Plant Life Forms	Cover rating
Trees > 15m	
Trees 5 - 15 m	
Trees < 5m	2
Mallee > 5m	
Mallee < 5m	2
Shrubs > 2m	3
Shrubs 0.5 - 2m	4
Shrubs <0.5m	2
Forbs	1
Mat Plants	
Grasses > 0.2m	
Grasses < 0.2m	
Sedges > 1m	
Sedges < 1m	1
Hummock grasses	
Vines, scramblers	1
Mistletoe	
Ferns	
Grass-tree	
Total	16
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)	1
Tree Canopy Cover Score (max 5)	3

Vegetation Condition Score calculation

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

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

- If the community is naturally treeless this score is multiplied by 1.29 38.00

Negative Vegetation Attributes Score = (15 - Weeds) + ((10 - Biomass score - Tree Canopy Cover Score)exp2/2) 17.50

VEGETATION CONDITION SCORE (Positive veg attributes x ((80 - Negative vegetation attributes) / 80)) 29.69

Conservation Significance Score

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

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

Potential habitat for Threatened Fauna Species (number observed or previously recorded)	**Number**
**If a species has both a State (NP&W Act) and National (EPBC Act) rating, it's only recorded for its National rating.*	
State **Rare** species observed or locally recorded (1 pt each)	0
State **Vulnerable** species observed or locally recorded (2.5 pt each)	2
State **Endangered** species observed or locally recorded (5 pt each)	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)	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	35
Threatened Fauna Score	0.1
CONSERVATION SIGNIFICANCE SCORE	1.1

Total Scores for the Site

	Score
LANDSCAPE CONTEXT SCORE	1.04
VEGETATION CONDITION SCORE	29.69
CONSERVATION SIGNIFICANCE SCORE	1.10

Vegetation Condition x Landscape Context x Conservation Significance =	
UNIT BIODIVERSITY SCORE	33.97
Total Biodiversity Score (Biodiversity Score x hectares)	25.34

Photo Point and Vegetation Survey Location	Direction of the Photo
	East 110 degrees
	GPS Reference
	Datum: WGS84
	Zone (52, 53 or 54): 53
	Easting (6 digits): 541628
	Northing (7 digits): 6169293
	Description

Appendix 7.3 Landowner's letter of permission

15th May 2025

To Whom it may Concern,

I am writing to you, to allow prospect buyers [redacted] permission to allow a Native Vegetation consultant to undertake a Native Vegetation report on 79 Greenly Avenue, Coffins Bay SA 5606.

Kind Regards

[redacted]

[redacted]

Owner of 79 Greenly Avenue, Coffin Bay

Appendix7.4 Photolog

Position: 53S 541585E 6169224N **Direction of photo:** SE 150°

Position: 53S 541594E 6169176N **Direction of photo:** E 110°

Position: 53S 541633E 6169178N **Direction of photo:** E 95º

Position: 53S 541653E 6169202N **Direction of photo:** NE 65º

Position: 53S 541660E 6169206N **Direction of photo:** SE 133º

Position: 53S 541628E 6169203N **Direction of photo:** NE 65º

Position: 53S 541609E 6169204N **Direction of photo:** SE 140º

Position: 53S 541589E 6169207N **Direction of photo:** E 85º