



Whyalla Motorcross Track

Final

August 2026

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Prepared by
Umwelt (Australia) Pty Limited



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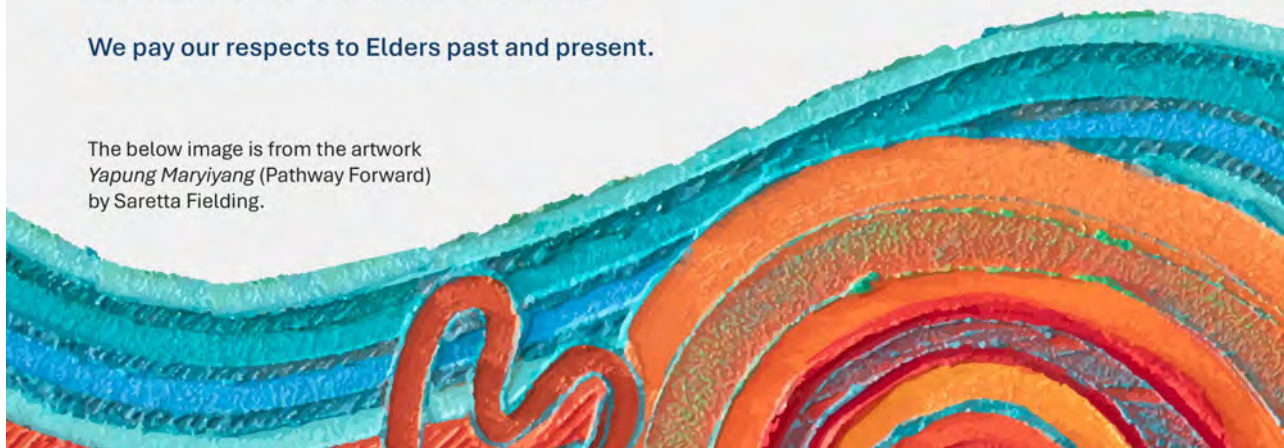
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Acknowledgement of Country

Umwelt acknowledges the Traditional Owners of Country throughout Australia and their continuing values, culture and connection to the land, waters and sky.

We pay our respects to Elders past and present.

The below image is from the artwork *Yapung Maryiyang* (Pathway Forward) by Saretta Fielding.



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Abbreviations

Abbreviation	Description
BAM	Bushland Assessment Method
BDBSA	Biological Database of South Australia
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DEW	Department for Environment and Water
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
IBRA	Interim Biogeographical Regionalisation of Australia
LSA Act	<i>Landscapes South Australia Act 2019</i>
MNES	Matters of National Environmental Significance
NA	Not Applicable
NPW Act	<i>National Parks and Wildlife Act 1972</i>
NV Act	<i>Native Vegetation Act 1991</i>
NVC	Native Vegetation Council
PDI Act	Planning, Development and Infrastructure Act 2016
PMST	Protected Matters Search Tool
Project Area	The area proposed to be cleared
Search Area	The Project Area plus a 5 km buffer
SEB	Significant Environmental Benefit
ssp.	Subspecies
TEC	Threatened Ecological Community
UBS	Unit Biodiversity Score
var.	Variety

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Appendix A Fauna Species List

Appendix B Flora Species List

1.0 Application Information

The details of the native vegetation clearance application are provided in **Table 1.1**, with a summary of the proposed action in Table 1.2.

Table 1.1 Application Details

Applicant:	[REDACTED]		
Key Contact:	[REDACTED]		
Landowner:	[REDACTED]		
Site Address:	127-145 Mullaquana Rd. Middleback Range, SA 5601		
Local Government Area:	The Corporation of the City of Whyalla	Hundred	Randell
Title ID:	CR5752/649	Parcel ID	H560500SE449

Table 1.2 Summary of Proposed Clearance

Purpose of Clearance	Clearance required to relocate Whyalla Motocross Course
Native Vegetation Regulation	Regulation 12, Schedule 1; clause 33, New dwelling or building.
Description of the Vegetation Under Application	The Project Area consists of a flat coastal plain with heavy, clay soils. There are some sandy, low rises in the west. Vegetation consists entirely of native vegetation communities, characterised by low chenopod shrubland, with some taller shrubs on the sandy rises. There are no creek lines or waterways in the Project Area, however a low-lying, unvegetated clay pan which is likely to be inundated after significant rain fall, is present. The field assessment identified three separate Vegetation Associations: - A1 – <i>Eremophila scoparia</i> / <i>Exocarpos aphyllus</i> shrubland over <i>Atriplex vesicaria</i> and <i>Carpobrotus rossii</i> - A2 – <i>Tecticornia</i> Very Low Shrubland Over <i>Carpobrotus rossii</i> - A3 – <i>Atriplex vesicaria</i> Low Shrubland Over <i>Frankenia sessilis</i> and <i>Carpobrotus rossii</i>
Total Proposed Clearance - Area (ha) and Number of Trees	The proposed clearing includes a total of 16.43 ha of native vegetation, comprised of: 1.40 ha of A1 – <i>Eremophila scoparia</i> / <i>Exocarpos aphyllus</i> shrubland over <i>Atriplex vesicaria</i> and <i>Carpobrotus rossii</i> 1.97 ha of A2 – <i>Tecticornia</i> Very Low Shrubland Over <i>Carpobrotus rossii</i> 13.06 ha of A3 – <i>Atriplex vesicaria</i> Low Shrubland Over <i>Frankenia sessilis</i> and <i>Carpobrotus rossii</i>
Level of Clearance	Level 4
Overlay (Planning and Design Code)	Native Vegetation
Map of Proposed Clearance Area (Show as a Minimum; Property Boundary and Proposed Clearance Area)	Please see Figure 4.1

Mitigation Hierarchy	Avoidance – The proposed relocation site was intentionally chosen as it includes mainly vegetation associations with relatively low biodiversity, and no watercourses or wetlands. The clearance avoids vegetation likely to be critical habitat for any threatened species, including the Western Grasswren (<i>Amytornis textilis myall</i>). The chosen site avoids more diverse vegetation communities, such as <i>Acacia papyrocarpa</i> woodland, which occurs on adjacent properties. Minimisation – The design of the proposed Project places all infrastructure, including the track, access, and club facilities in the smallest possible footprint given constraints on track size, safety buffers and engineering concerns with the intended use of the club and the necessary safety measures surrounding a motocross track in mind. The chosen site is located with direct access to Mullaquana Rd., removing the requirement for a dedicated access road. All access points and internal tracks as well as temporary laydown areas, will be located within permanent disturbance areas, such as planned carparks. During construction, standard environmental controls and vegetation-protection protocols will be implemented to minimise indirect impacts to surrounding native vegetation. Measures will include dust-suppression practices, erosion and sediment-control measures to maintain soil stability on batters, restricting machinery to defined construction limits, utilising pre-defined laydown areas, and incorporating vegetation-protection requirements into site inductions to ensure compliance throughout the works. These measures will be further detailed in a vegetation management plan. Rehabilitation or restoration – The proposed clearance is permanent and all construction activities will be placed within the permanent clearance area. No rehabilitation or restoration is therefore proposed. Offset – The proponent proposes to achieve the Significant Environmental Benefit (SEB) requirement via a payment into the Native Vegetation Fund.
SEB Offset Proposal	The proponent proposes to achieve the SEB requirement of 893.76 SEB points via a payment into the Native Vegetation Fund of: • \$99,389.94, including an administration fee of \$5,181.47.

2.0 Purpose of Clearance

2.1 Description

Umwelt was engaged by Whyalla Motocross Club to undertake a vegetation survey at 127-145 Mullaquana Rd, Whyalla (the Project Area) to assess proposed vegetation clearance associated with the relocation of the Motocross club and associated racecourse (the Project).

The relocation of the motocross club is required as the landowner of the current lease wishes to use the land for a different purpose.

2.1.1 Objectives

The objectives of the native vegetation assessment were to:

- Undertake a desktop assessment of the likelihood of occurrence and status of threatened flora and fauna protected under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and State *National Parks and Wildlife Act 1972* (NPW Act).
- Undertake a field survey according to the Bushland Assessment Method (BAM) to assess native vegetation on the site.
- Prepare a Native Vegetation Clearance Data Report to support a Native Vegetation Clearance application.
- Provide supporting documents and data, including scoresheets, SEB calculation and spatial data.

2.2 Background

The Project Area as well as the surrounding landscape comprises remnant chenopod shrubland which is on crown land and has not previously been utilized. It is located 5 km south of Whyalla (**Figure 2.1**) and spans approximately 32.9 ha east of Mullaquana Rd. Of the 32.9 ha only 16.43 ha is proposed to be cleared (Clearance Area).

2.2.1 Administrative Boundaries

This Project is located within the Corporation of the City of Whyalla Local Government Area and the Eyre Peninsula Landscape Management Region.

2.2.2 Bioregions

The Interim Biogeographical Regionalisation of Australia (IBRA) identifies geographically distinct bioregions based on common climate, geology, landform, native vegetation, and species information. The bioregions are further refined into subregions. The Project Area is located in the Gawler IBRA Bioregion and the Myall Plains IBRA Subregion.

Approximately 97% (1,050,684 ha) of the Myall Plains IBRA Subregion is mapped as remnant vegetation. Of this, 8% (86,146 ha) is formerly conserved and protected, respectively (DEW 2026b).

2.3 General Location Map

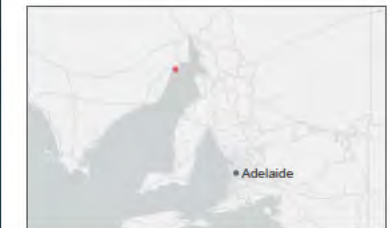
The location and regional context of the Project Area are shown in **Figure 2.1**.



FIGURE 2.1
Regional Context of
Project Area

Legend

-  Project Area
-  Search Area
-  Whyalla
-  Major Roads



0 500 1,000
Metres

Scale 1:70,000 at A4
GDA2020 MGA Zone 53



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2.4 Details of the Proposal

A clearance report is required for the construction of a new Motocross Club and adjacent racecourse. The new Motocross Club is replacing the previous club as this is on a lease which the landowner wishes to use for a different purpose. The works involve clearance of vegetation to give space for an access from Mullaquana Rd. and construction of:

- Motorcycle riding tracks
- Associated earthworks
- Storage sheds
- Canteen facilities
- Internal access roads
- Vehicle parking areas
- Spectator viewing areas
- Fencing and safety infrastructure
- Associated site servicing and drainage works.

A layout of the proposed project can be viewed in **Figure 2.2**.

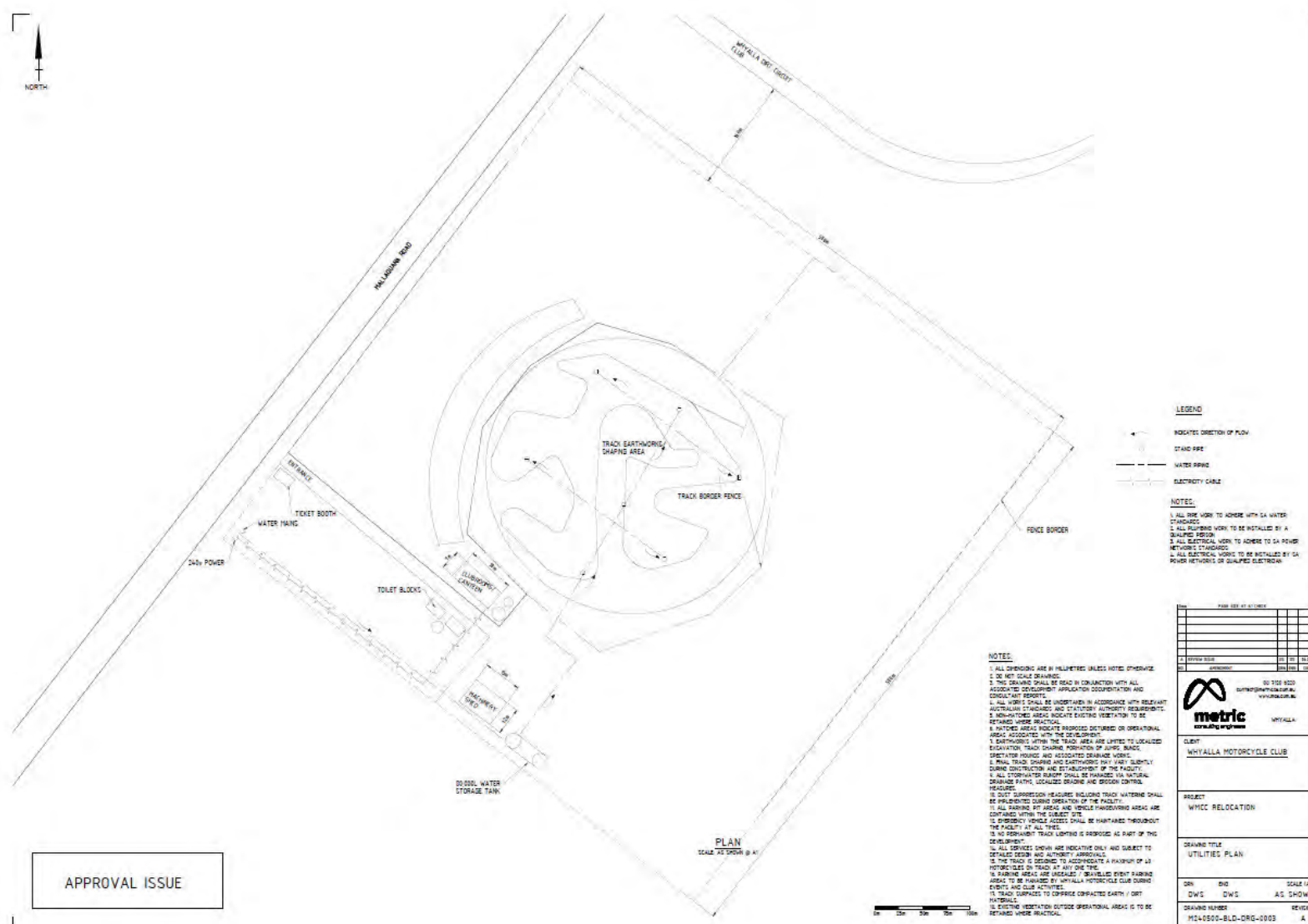


Figure 2.2 Proposed Project Layout as Supplied by Whyalla Motocross Club

2.5 Approvals Required or Obtained

2.5.1 Environment Protection and Biodiversity Conservation Act 1999

Matters of National Significance (MNES) are protected under the EPBC Act, with actions that are likely to trigger a significant impact requiring either Self-assessment under the Act or Referral to the Department of Climate Change, Energy, the Environment and Water (DCCEEW). As the scope of proposed works is unlikely to significantly impact any EPBC Act-listed community or species (see **Section 4.2.1**), assessment under the EPBC Act is not required.

2.5.2 Native Vegetation Act 1991

The Project will result in clearance of native vegetation. It therefore requires approval under the *Native Vegetation Act 1991* (NV Act).

There are no previous approvals under the NV Act that are relevant to the Project.

2.5.3 National Parks and Wildlife Act 1972

Umwelt undertook a field survey to assess the clearance. Umwelt operates under the following permit:

- Scientific research Licence, K25613-27.

2.5.4 Landscape South Australia Act 2019

All landowners have a responsibility to promote sustainable management of their environment, which includes minimising the occurrence, transportation, and dispersal of weeds. This includes those listed as Declared plants under the *Landscapes South Australia Act 2019* (LSA Act), of which none were recorded by the field survey.

Standard procedures should be in place to prevent the encroachment of weeds and to mitigate the potential for other indirect environmental impacts.

2.5.5 Planning, Development and Infrastructure Act 2016

The *Planning, Development and Infrastructure Act 2016* (PDI Act) replaced the *Development Act 1993* and is the principal legislation governing land use, development and infrastructure planning in South Australia. Approval under the PDI Act is required prior to any development or construction work can take place within the state.

2.5.6 Aboriginal Heritage Act 1988

Approval will be required if any sites, objects, or remains are uncovered during Project works. A 'Stop Work' procedure must be implemented if any items of this nature are located.

2.6 Native Vegetation Regulation

Regulation 12(33) – New dwelling or building

Clearance of vegetation:

To allow clearance of vegetation for a new dwelling or building approved under the *Development Act 1993*. This also includes clearance for associated structures (that have development approval). The new dwelling/building must be situated in a location that avoids and minimises the loss of native vegetation. It should be able to be demonstrated that any alternatives have been considered. Depending on how large the allotment, consideration of all areas for the dwelling/building should occur, including those areas that involve no vegetation clearance situated on a different part of the block or where the vegetation is shown to be less significant (or more degraded) than the vegetation proposed to be cleared.

The *Native Vegetation Regulations 2017* define a building as:

- A structure that is permanently fixed to land so that it cannot be moved without dismantling or destroying it and:
 - includes a transportable building if the building is connected to a sewage system or a septic tank and then is not moved after it is first connected to that sewage system or septic tank; but
 - does not include a building or structure erected or placed on land in contravention of the *Development Act 1993* or a corresponding previous enactment.

2.7 Development Application Information (if applicable)

3.0 Method

3.1 Flora Assessment

Native vegetation assessments were undertaken using the Bushland Assessment Method (BAM), in accordance with the NV Act. The field survey and assessment were undertaken by Native Vegetation Council (NVC) Accredited Consultant Jesse Carpenter on 5 February 2026.

3.1.1 Bushland Assessment Method

The BAM is derived from the Nature Conservation Society of South Australia's Bushland Condition Monitoring methodology (Croft et al. 2005, 2007, 2009; Milne et al. 2008; Milne and Croft 2012; Milne and McCallum 2012). The BAM is used to assess areas of native vegetation requiring clearance and calculate the SEB requirements.

Details of site selection/stratification and assessment protocols, and the biodiversity value components assessed and the factors that influence these components are outlined in the Bushland Assessment Manual (Native Vegetation 2024).

The Conservation Significance Scores were calculated from direct observations of flora and fauna and historical observations of fauna species of conservation significance. All fauna identified as 'Known to occur' in the Protected Matters Search Tool (PMST) report, and fauna with Biological Database of South Australia (BDBSA) records since 1995 and with a spatial reliability of less than 1 km within the Search Area, were included in the BAM scoresheets. Species determined as unlikely to occur within the Project Area will be removed by the Native Vegetation Branch if the finding is supported.

3.2 Fauna Assessment

A desktop assessment was undertaken to determine the potential for any threatened fauna species and Threatened Ecological Communities (TECs) (both Commonwealth and State listed) to occur within the Project Area. This was achieved by undertaking database searches using a 5 km buffer of the Project Area (the Search Area). As the Project Area is solely terrestrial and does not include any wetlands or watercourses, marine species and wetland species were not assessed for their likelihood of occurrence and will not be discussed any further.

3.2.1 Protected Matters Search Tool

A PMST report was generated on 4 February 2026 to identify nationally threatened flora and fauna, migratory fauna and TECs under the EPBC Act relevant to the Project Area (DCCEEW 2026). Species and TECs identified in the PMST report that are known to occur within the Search Area were assessed for their likelihood of occurrence within the Project Area. Only species recorded as 'Known' to occur within the Search Area were assessed for their likelihood of occurrence. Species not recorded as 'Known' are not discussed further in the data report.

3.2.2 Biological Databases of South Australia

A BDBSA search was obtained to identify flora and fauna species that have been recorded within 5 km (the Search Area) of the Project Area (data extracted 4 February 2026, (DEW 2026a)). The BDBSA is comprised of an integrated collection of species records from the South Australian Museum, conservation organisations, private consultancies, Birds SA, Birdlife Australia, and the Australasian Wader Study Group, which meet the Department for Environment and Water's (DEW) standards for data quality, integrity and maintenance. Only species with records since 1995 and a spatial reliability of less than 1 km were assessed for their likelihood of occurrence.

3.2.3 Field Survey

All native and exotic vertebrate fauna species opportunistically encountered during the field survey (directly observed, or tracks, scats, burrows, nests, and other signs of presence) were recorded across the Project Area. Potential fauna refuge sites, such as hollows, rock crevices and creek lines were noted as an indication of availability of suitable habitat. Particular attention was given to identifying potential habitat for threatened species.

Targeted call playback was utilised at sites with potential habitat for the following threatened species:

- Southern Whiteface (*Aphelocephala leucopsis leucopsis*, Aus: VU).
- Western Grasswren (*Amytornis textilis myall*, Aus: VU SA: V).

Playback surveys were performed by a portable speaker for up to six minutes at each site, in two-minute bouts per target species. Additionally, non-target species-specific call playback was used sporadically to aid in identification.

3.2.4 Likelihood of Occurrence Assessment

Threatened species identified by database searches were assessed for their likelihood of occurrence in the Project Area. The criteria for the likelihood of occurrence of threatened species within the Project Area are described in **Table 3.1**, with the results of field work also used to inform the likelihood assessment.

Table 3.1 Criteria for the Likelihood of Occurrence of Threatened Species within the Project 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.

4.0 Assessment Outcomes

4.1 Vegetation Assessment

4.1.1 General Description of the Vegetation, the Site and Matters of Significance

The Project Area consists of a flat coastal plain with heavy, clay soils. There are some sandy, low rises in the west. Vegetation consists entirely of native vegetation communities, characterised by low chenopod shrubland, with some taller shrubs on the sandy rises. There are no creek lines or waterways in the Project Area, however a low-lying, unvegetated clay pan which is likely to be inundated after significant rain fall, is present. The field assessment identified three separate Vegetation Associations which are described in further detail in **Table 4.1** to **Table 4.3**.

No weeds were recorded in any of the vegetation associations but as the vegetation was generally in a very dry state it is likely that weeds, particularly grass species such as *Avena* spp., would be recorded following rainfall.

The Project Area is currently vacant land that is not used for any purpose. There are several informal access tracks that cross the area and it is likely accessed by members of the public. No stock grazing occurs and grazing pressure from other herbivores was not observed.

The vegetation on the site is low in diversity, but otherwise in good condition. However, there is noticeable dieback on larger shrubs, with only sparse regeneration occurring. This may have been exacerbated by the dry, late summer conditions under which the survey took place.

The low shrub associations present have limited value as habitat for threatened species. Although targeted surveys for Southern Whiteface and Western Grasswren were undertaken, vegetation on site was not typical of the preferred habitat of these species.

4.1.2 Vegetation Associations

The three vegetation associations impacted by the Project are described in **Table 4.1** to **Table 4.3** below.

Table 4.1 **A1 – *Eremophila scoparia* / *Exocarpos aphyllus* Shrubland Over *Atriplex vesicaria* and *Carpobrotus rossii***

Vegetation Association	Eremophila scoparia / Exocarpos aphyllus shrubland over Atriplex vesicaria and Carpobrotus rossii				
					
General Description	This vegetation association is based on sandy clay soil and dominated by an overstorey of <i>Eremophila scoparia</i> (Broom Emubush) and <i>Exocarpos aphyllus</i> (Leafless Cherry) but does also include <i>Acacia sclerophylla</i> var. <i>sclerophylla</i> (Hard-leaf Wattle) and <i>Eremophila glabra</i> ssp. (Tar Bush). The understorey contains <i>Atriplex vesicaria</i> (Bladder Saltbush), <i>Carpobrotus rossii</i> (Native Pigface), <i>Tecticornia halocnemoides</i> ssp. (Grey Samphire) and <i>Senecio pinnatifolius</i> (Variable Groundsel) among other species. No weeds were recorded within the vegetation association, but weeds are likely to be present following significant rainfall.				
Threatened Species or Community	The vegetation association is not listed as a TEC and no threatened species were recorded within the vegetation association. Although the habitat is not ideal habitat for Western Grasswren, lacking dense cover of <i>Maireana</i> and other prickly shrubs, it was surveyed for this species. None were recorded. The vegetation may provide foraging habitat for the Southern Whiteface, although none were recorded by targeted survey.				
Landscape Context Score	1.06	Vegetation Condition Score	65.15	Conservation Significance Score	1.08
Unit Biodiversity Score	74.58	Area (ha)	1.40	Total Biodiversity Score	104.41

Table 4.2 **A2 – *Tecticornia* Very Low Shrubland Over *Carpobrotus rossii***

Vegetation Association

Tecticornia very low shrubland over Carpobrotus rossii



General Description

This vegetation association occurs on clay soil in low-lying areas and is likely inundated after significant rainfall, although no tidal connection is present. The vegetation is dominated by *Tecticornia halocnemoides* ssp. (Grey Samphire) and *Carpobrotus rossii* (Native Pigface) but does also include *Atriplex vesicaria* (Bladder Saltbush), *Frankenia sessilis* (Small-leaf Sea-heath), *Suaeda australis* (Austral Seablite) and *Tecticornia arbuscula* (Shrubby Samphire).

No weeds were recorded within the VA, but weeds are likely to be present following significant rainfall.

Threatened Species or Community

The VA is not listed as a TEC and no threatened species were recorded. the vegetation association is not likely to provide suitable habitat for any threatened fauna species identified by the database searches.

Landscape Context Score

1.06

Vegetation Condition Score

23.22

Conservation Significance Score

1.08

Unit Biodiversity Score

26.58

Area (ha)

1.97

Total Biodiversity Score

52.36

Table 4.3 **A3 – *Atriplex vesicaria* Low Shrubland Over *Frankenia sessilis* and *Carpobrotus rossii***

Vegetation Association

Atriplex vesicaria low shrubland over Frankenia sessilis and Carpobrotus rossii



General Description

This vegetation association is based on clay soil and dominated by *Atriplex vesicaria* (Bladder Saltbush). The vegetation also contains *Frankenia sessilis* (Small-leaf Sea-heath), *Carpobrotus rossii* (Native Pigface), *Scaevola spinescens* (Spiny Fanflower) and *Tecticornia halocnemoides* ssp. (Grey Samphire) among other species.

No weeds were recorded within the vegetation association, but weeds are likely to be present following significant rainfall.

Threatened Species or Community

The vegetation association is not listed as a TEC and no threatened species were recorded within the vegetation association, nor is the vegetation association preferred habitat for any of the threatened fauna species identified by the database searches.

Landscape Context Score

1.06

Vegetation Condition Score

43.86

Conservation Significance Score

1.08

Unit Biodiversity Score

50.21

Area (ha)

13.06

Total Biodiversity Score

655.74

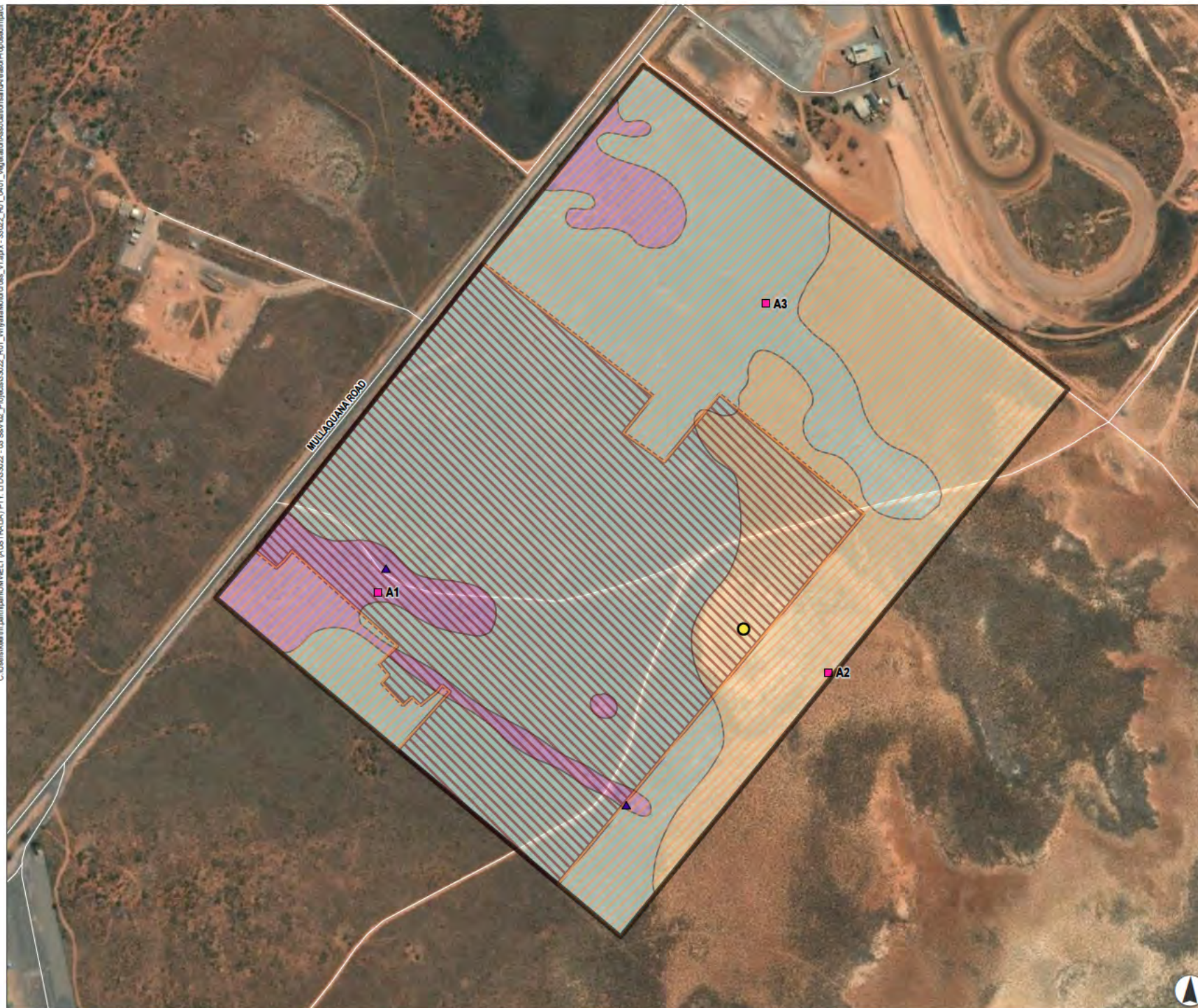


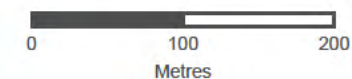
FIGURE 4.1
Vegetation Associations
and Areas of Proposed
Impact

Legend

- Project Area
- Impact Area
- Retained Vegetation
- BAM Sites
- Clay Pan
- Playback Sites
- Major Roads

Vegetation Mapping

- Atriplex vesicaria* Low Shrubland over *Frankenia sessilis* and *Carpobrotus rossii*
- Eremophila scoparia* / *Exocarpus aphyllus* Open Shrubland over *Atriplex vesicaria* and *Carpobrotus rossii*
- Tecticornia indica* +/- *Maireana oppositifolia* Very Low Open Shrubland over *Carpobrotus rossii*



Scale 1:5,000 at A4
GDA2020 MGA Zone 53



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4.2 Threatened Species Assessment

4.2.1 Matters of National Environmental Significance

The PMST search identified several MNES including:

- One TEC
- 43 threatened species
- 42 migratory species

Table 4.4 summarises the results of the PMST report and the relevant MNES are discussed further below.

After exclusion of marine species, wetland species and species not recorded as being ‘Known’ within the Search Area, three threatened species (all birds) were assessed for likelihood of occurrence within the Project Area and can be viewed in **Table 4.6** and **Figure 4.2**.

Table 4.4 Project Area (Pink), Search Area (White) and Summary of PMST Results

Matters of National Environment	
World Heritage Properties	None
National Heritage Properties	None
Wetlands of International Importance	None
Great Barrier Reef Marine Park	None
Commonwealth Marine Areas	None
Listed Threatened Ecological Communities	1
Listed Threatened Species	43
Listed Migratory Species	42
Other Matters Protected by the EPBC	
Commonwealth Lands	None
Commonwealth Heritage Places	None
Listed Marine Species	72
Whales and Other Cetaceans	8
Critical Habitats	None
Commonwealth Reserves Terrestrial	None
Australian Marine Parks	None
Habitat Critical to the Survival of Marine Turtles	None

4.2.1.1 Threatened Ecological Communities

The PMST search identified one TEC as likely to occur within the Search Area:

- Subtropical and Temperate Coastal Saltmarsh TEC – Nationally Vulnerable.

The Subtropical and Temperate Coastal Saltmarsh TEC can be described as a coastal area that is under regular or intermittent tidal influence. Vegetation in the ecological community consists of mainly salt-tolerant vegetation including grasses, sedges, herbs, rushes and shrubs. In South Australia, areas are generally dominated by *Tecticornia* spp. and *Disphyma* spp. amongst others (Department of Sustainability and Communities 2013).

While the Project Area is within the general distribution of the TEC and vegetation association A2 is dominated by *Tecticornia* spp. It is not under tidal influence and can therefore not be classified as Subtropical and Temperate Coastal Saltmarsh (**Table 4.5**). The field assessment showed no Subtropical and Temperate Coastal Saltmarsh within the Project Area either.

Table 4.5 Criteria for Subtropical and Temperate Coastal Saltmarsh TEC

Criteria	Assessment Outcome
Coastal habitat.	The Project Area is within the general distribution of the TEC.
The habitat is dominated by <i>Tecticornia</i> spp. and <i>Disphyma</i> spp.	Vegetation association A2 is dominated by <i>Tecticornia</i> spp.
The habitat is under regular or intermittent tidal influence.	There are no tidal influence within the Project Area.

4.2.2 State Listed Species

In addition to the MNES, the BDBSA search identified five threatened species (four birds and one mammal) of which one was listed under the EPBC Act and four were listed under the NPW Act only. The likelihood of occurrence assessment for these species can be viewed in **Table 4.6** and **Figure 4.2**.

4.2.3 Likelihood of Occurrence Assessment

4.2.3.1 Threatened Flora

Two nationally threatened flora species were identified by the PMST as potentially occurring within the Project Area. However, none of these species have records in the BDBSA within the Search Area, and none were detected during the field survey. The BDBSA search did not identify any recent records of threatened flora species in the Search Area.

4.2.3.2 Threatened Fauna

Of the eight threatened fauna species identified by the PMST and the BDBSA searches as potentially occurring within the Search Area, one EPBC act listed species was assessed as possibly occupying the Project Area:

- *Aphelocephala leucopsis leucopsis* (Southern Whiteface) – EPBC Act: Vulnerable.

Additionally, two NPW Act listed species were assessed as likely to occupy the Project Area:

- *Ardeotis australis* (Australian Bustard) – NPW Act: Vulnerable.
- *Falco peregrinus macropus* (Peregrine Falcon) – NPW Act: Rare.

No threatened species were observed opportunistically during the field survey. Likelihood of occurrence assessments for threatened fauna species identified in the PMST and BDBSA searches are provided in **Table 4.6** and **Figure 4.2**.

Table 4.6 Likelihood of Occurrence of Threatened Species Identified in the Desktop Assessment

Species (Common Name)	NPW Act	EPBC Act	Data Source	Date of Last Record	Species Known Habitat Preferences	Likelihood of Use for Habitat – Comments
BIRD						
<i>Amytornis textilis myall</i> (Western Grasswren)	V	VU	1,2	2024	Scattered and widespread on the north-eastern Eyre Peninsula, from around Whyalla and Mt Middleback, northwest through the Gawler Ranges, north to around Lake MacFarlane and eastern Lake Gairdner. Occurs in open chenopod shrublands, often where dense stands of <i>Acacia tetragonophylla</i> (Dead Finish) or <i>Maireana pyramidata</i> (Blackbush) surround drainage lines. It also occurs in <i>Atriplex</i> spp. (saltbush) and <i>Maireana</i> spp. (bluebush) shrublands with a sparse or open overstorey of low trees or shrubs, such as <i>Acacia papyrocarpa</i> (Western Myall), <i>Casuarina cristata pauper</i> (Black Oak), <i>Lycium australe</i> (Australian Boxthorn), <i>Alectryon oleifolius</i> (Bullock Bush) and <i>Myoporum platycarpum</i> (Sugarwood).	Unlikely - Records within the Search Area in the last 10 years but the habitat was mainly unsuitable to the species, and the targeted survey did not record the species within the Project Area.
<i>Aphelocephala leucopsis leucopsis</i> (Southern Whiteface)	-	VU	1,2	2022	Wide range of open woodlands and shrublands with an understorey of grasses or shrubs, or both. These areas are usually in habitats dominated by acacias or eucalypts on ranges, foothills and lowlands, and plains (BirdLife 2023).	Possible - Records within the Search Area in the last 10 years but habitat has very limited suitability to the species and does not include breeding habitat. The targeted survey did not record the species within the Project Area.
<i>Ardeotis australis</i> (Australian Bustard)	V	-	2	2024	Mainly occurs in inland Australia where it inhabits tussock and hummock grasslands, though prefers tussock grasses to hummock grasses. Also occurs in low shrublands and low open grassy woodlands; occasionally seen in pastoral and cropping country, golf courses and near dams.	Likely - Records within the Search Area in the last 10 years but habitat has limited suitability to the species.
<i>Falco peregrinus macropus</i> (Peregrine Falcon)	R	-	2	2015	Found everywhere from woodlands to open grasslands and coastal cliffs – though less frequently in desert regions. This species prefers open habitats such as grasslands, tundra and meadows and nests on cliff faces and in crevices (Pizzey and Knight 2013).	Likely - Records within the Search Area in the last 20 years and suitable foraging habitat is present within the Project Area.

Species (Common Name)	NPW Act	EPBC Act	Data Source	Date of Last Record	Species Known Habitat Preferences	Likelihood of Use for Habitat – Comments
<i>Leipoa ocellata</i> (Malleefowl)	V	VU	1		In SA, the Malleefowl is distributed from the south-east, north to the Murray-Mallee region and west to Streaky Bay. Occupies shrublands and low woodlands that are dominated by mallee vegetation. It also occurs in other habitat types including eucalypt or native pine <i>Callitris</i> woodlands, <i>Acacia</i> shrublands, or coastal heathlands.	Unlikely - No records within the Search Area and no suitable habitat recorded during the field assessment.
<i>Myiagra inquieta</i> (Restless Flycatcher)	R	-	2	2022	Occupies open forests, woodlands and mallee, inland coastal scrubs.	Unlikely - Records within the Search Area in the last 10 years but habitat is unsuitable to the species.
<i>Pachycephala inornata</i> (Gilbert's Whistler)	R	-	2	2022	Usually inhabit semi-arid mallee or box-ironbark eucalypt, acacia, cypress-pine or <i>Belah</i> shrublands and woodlands.	Unlikely - Records within the Search Area in the last 10 years but habitat is unsuitable to the species.
MAMMAL						
<i>Pteropus poliocephalus</i> (Grey-headed Flying-fox)	R	VU	2	2024	Forests and Woodlands, with flowering and fruiting trees (Department of Agriculture and the 2021).	Unlikely - Although there are recent records within the Search Area, the species depends on trees which are not present within the Project Area.

Conservation status

Aus: *Environment Protection and Biodiversity Conservation Act 1999*. SA: *South Australia (National Parks and Wildlife Act 1972)*. Conservation Codes: CE: Critically Endangered. EN/E: Endangered. VU/V: Vulnerable. R: Rare.

Source of Information

1 - EPBC Act Protected Matters Report (DCCEEW 2026b) – 5km buffer applied to Project Area.

2 - BDBSA data (DEW 2026) - 5 km buffer applied to Project Area.



FIGURE 4.2
Threatened Species
Records Within the Search
Area

Legend

- Project Area
- Search Area
- Major Roads

Threatened Fauna

- Amytornis textilis myall* (Western Grasswren)
EPBC: VU NPW: V
- Aphelocephala leucopsis leucopsis* (Southern
Whiteface) EPBC: VU
- Falco peregrinus macropus* (Peregrine Falcon)
NPW: R
- Myiagra inquieta* (Restless Flycatcher) NPW: R
- Pachycephala inornata* (Gilbert's Whistler) NPW:
R
- Pteropus poliocephalus* (Grey-headed Flying-
fox) EPBC: VU NPW: R
- Ardeotis australis* (Australian Bustard) NPW: V

0 500 1,000
Metres

Scale 1:70,000 at A4
GDA2020 MGA Zone 53



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4.3 Cumulative Impacts

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

Construction of a new motocross club with associated racecourse and parking facilities will result in direct impacts to native vegetation through the clearance of remnant bushland. A combined area of 16.43 ha is proposed to be cleared, divided between three vegetation associations:

- 1.40 ha of A1 – *Eremophila scoparia* / *Exocarpos aphyllus* shrubland over *Atriplex vesicaria* and *Carpobrotus rossii*.
- 1.97 ha of A2 – *Tecticornia* Very Low Shrubland Over *Carpobrotus rossii*.
- 13.06 ha of A3 – *Atriplex vesicaria* Low Shrubland Over *Frankenia sessilis* and *Carpobrotus rossii*.

The proposed clearance includes access to the land from Mullaquana Rd. and a 10 m buffer zone around the infrastructure, which will allow for construction activities to be carried out without any additional vegetation clearance. Post construction, the 10 m buffer zone will function as fire prevention in case of bushfires, so no additional vegetation clearance will be needed in relation to fire prevention.

Indirect impacts may arise from construction and operational activities, including dust generation and noise pollution during construction works, races and when club members and visitors access the club. While noise will only affect fauna in the vicinity of the club, both the surrounding flora and fauna may be influenced by dust.

An additional indirect impact of the motocross club may be the dispersal and importation of weed species through earthworks and the attachment of seeds and other propagules to construction machinery and an increased number of vehicles accessing the site.

4.4 Addressing the Mitigation Hierarchy

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

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

As the lease on which the current motocross club is located on, is no longer available due to the landowner's wish to utilise the area for other purposes a relocation of the motocross club is necessary.

The proposed relocation site was intentionally chosen as it includes mainly vegetation associations with relatively low biodiversity, and no watercourses or wetlands. The vegetation which is impacted by the Project is unlikely to be critical habitat for any threatened species. No threatened flora or fauna were recorded during the field survey and the desktop assessment only identified three threatened fauna species which could potentially utilise the habitat.

- 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 Project Area has been chosen to minimise the impact on high-diversity native vegetation.

In the design of the proposed Project the buildings and infrastructure have been consolidated on the site to minimise the required area. The consolidation of infrastructure and size of the proposed clearance were chosen to minimize the necessary vegetation clearance, but with the intended use of the club and the necessary safety measures surrounding a motocross track in mind.

The chosen site is furthermore located with direct access to Mullaquana Rd., which nullify the need for a dedicated access road.

During construction, standard environmental controls and vegetation-protection protocols will be implemented to minimise indirect impacts to surrounding native vegetation. Measures will include dust-suppression practices, erosion and sediment-control measures to maintain soil stability on batters, restricting machinery to defined construction limits, utilising pre-defined laydown areas, and incorporating vegetation-protection requirements into site inductions to ensure compliance throughout the works. These measures will be further detailed in a vegetation management plan.

- 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.**

Given that the proposed clearance is going to be permanent and all construction activities are going to be retained within the proposed clearance, with buffer zones around the buildings and infrastructure functioning as bushfire prevention, no rehabilitation or restoration is planned at this stage.

- 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 proponent proposes to achieve the SEB requirement via a payment into the Native Vegetation Fund.

4.5 Principles of Clearance

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

The assessments against the principles of clearance are presented in **Table 4.7**.

Table 4.7 Principles of Clearance

Principle of Clearance	Considerations		
Principle 1a – it comprises a high level of diversity of plant species	Relevant information		
	Three vegetation associations are impacted by the proposed clearance, relevant information on each vegetation association can be viewed below:		
	<i>A1 – Eremophila scoparia / Exocarpos aphyllus shrubland over Atriplex vesicaria and Carpobrotus rossii</i>	<i>A2 – Tecticornia very low shrubland over Carpobrotus rossii</i>	<i>A3 – Atriplex vesicaria low shrubland over Frankenia sessilis and Carpobrotus rossii</i>
	Native Plant Species	19	6
	Introduced Plant Species	0	0
	Native Plant Diversity Score	30	10
Principle 1b – significance as a habitat for wildlife	Assessment against the principles		
	Of the three vegetation associations A1 is seriously at variance, while A2 and A3 are at variance with the principle and therefore the project as a whole is seriously at variance with the principle.		
	Moderating factors that may be considered by the NVC		
	The spatial layer 'Native Vegetation Areas' on NatureMaps indicates that, from a central point in the Project Area, there is a 85% coverage of native vegetation within a 5 km radius, equating to approximately 6675.9 ha (DEW 2026b). As such, the clearance of 16.43 ha of native vegetation represents 0.25% of the remaining vegetation. This calculation does not take into account that some of the 5 km radius is sea surface.		
	Relevant information		
Principle 1b – significance as a habitat for wildlife	Of the eight threatened fauna species identified by the PMST and the BDBSA searches as having the potential to occur within the Search Area, one EPBC act listed species was assessed as possibly occupying the Project Area:		
	<i>Aphelocephala leucopsis leucopsis</i> (Southern Whiteface) – EPBC Act: Vulnerable		
	Additionally, two NPW Act listed species were assessed as likely to occupy the Project Area:		
	<i>Ardeotis australis</i> (Australian Bustard) – NPW Act: Vulnerable <i>Falco peregrinus macropus</i> (Peregrine Falcon) – NPW Act: Rare		
	<i>A1 – Eremophila scoparia / Exocarpos aphyllus shrubland over Atriplex vesicaria and Carpobrotus rossii</i>	<i>A2 – Tecticornia very low shrubland over Carpobrotus rossii</i>	<i>A3 – Atriplex vesicaria low shrubland over Frankenia sessilis and Carpobrotus rossii</i>
Principle 1b – significance as a habitat for wildlife	Threatened Fauna Score	0.08	0.08
	Unit Biodiversity Score	73.81	26.31
	There are no scattered trees within the proposed vegetation clearance.		
	Assessment against the principles		
	All three vegetation association's have Threatened Fauna Scores larger than 0.05 and are therefore seriously at variance with the principle.		
Principle 1b – significance as a habitat for wildlife	Moderating factors that may be considered by the NVC		
	The Chenopod shrubland which is the main part of the proposed vegetation clearance is very common in the general area and does not include critical habitat for any of the three threatened species which could potentially utilise the habitat. There are also no important habitat features, such as hollow-bearing trees, present in the Project Area.		
	<i>Aphelocephala leucopsis leucopsis</i> (Southern Whiteface): while the species may occasionally pass through or temporarily utilise the habitat which are proposed to be cleared, it prefers open woodland with an understorey of grasses, sedges and forbs.		

Principle of Clearance	Considerations
	<i>Ardeotis australis</i> (Australian Bustard): While the habitat is suitable to the species, the species are more abundant further inland. <i>Falco peregrinus macropus</i> (Peregrine Falcon): while the habitat is suitable as foraging area for the species, it contains no nesting habitat. The species is a generalist which forages in a broad variety of habitats. The clearance is not, therefore, likely to significantly impact any threatened species.
Principle 1c – plants of a rare, vulnerable or endangered species	Relevant information No threatened plant species were recorded in the Project Area or had recent records within the Search Area. The threatened flora score was 0 for all three vegetation associations. Assessment against the principles The Project is not at variance with the principle. Moderating factors that may be considered by the NVC Not applicable.
Principle 1d – the vegetation comprises the whole or part of a plant community that is Rare, Vulnerable or endangered:	Relevant information None of the three vegetation associations are considered a threatened plant community or TEC. Assessment against the principles The Project is not at variance with the principle. Moderating factors that may be considered by the NVC Not applicable.
Principle 1e – it is significant as a remnant of vegetation in an area which has been extensively cleared.	Relevant information The Project is located in the IBRA subregion Myall Plains and the IBRA association Whyalla which includes 97% and 95 % remnant vegetation respectively. The combined total biodiversity score of the impacted vegetation associations is 804.11. Assessment against the principles The Project is at variance with the principle. Moderating factors that may be considered by the NVC Not applicable.
Principle 1f – it is growing in, or in association with, a wetland environment.	Relevant information The Project is not in or in association with a wetland area. Assessment against the principles The Project is not at variance with the principle Moderating factors that may be considered by the NVC Not applicable.
Principle 1g – it contributes significantly to the amenity of the area in which it is growing or is situated.	Relevant information The Project is located approximately 5 km south of Whyalla on Mallaquana Rd., which is not a highway or major road. It is located in a treeless area, mainly consisting of low shrubland on the neighbouring property of the existing Whyalla Car Club and Dirt Circuit Racing. Assessment against the principles

Principle of Clearance	Considerations
	The Project is not at variance with the principle
	Moderating factors that may be considered by the NVC
	Not applicable.

4.6 Risk Assessment

The level of risk associated with the application.

Table 4.8 Risk Assessment

Total Clearance	No. of Trees	0
	Area (ha)	16.43
	Total Biodiversity Score	812.51
Seriously at Variance with Principle 1(b), 1(c) or 1 (d)		1b
Risk Assessment Outcome		Level 4

5.0 Clearance Summary

A summary of the proposed vegetation clearance and the associated SEB requirements can be viewed in **Table 5.1**.

Table 5.1 Clearance Summary Table of Vegetation Associations Proposed for Removal

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	1	30	1	0	0.08	74.58	1.40	104.41	1	0	0	114.85	\$12,105.98	\$665.83
A	2	10	1	0	0.08	26.58	1.97	52.36	1	0	0	57.6	\$6,071.44	\$333.93
A	3	16	1	0	0.08	50.21	13.06	655.74	1	0	0	721.31	\$76,031.05	\$4,181.71
TOTAL							16.43	812.51				893.76	\$94,208.47	\$5,181.47

Economies of Scale Factor	0.11
Rainfall (mm) Factor	264
SEB Points of Gain/ha Factor	7.0

SEB Uplift Factor	1.10
Management Cost (\$/ha)	25.408

	Total Biodiversity Score	Total SEB Points Required	SEB Payment	Admin Fee	Total Payment
Application	812.51	893.76	\$94,208.47	\$5,181.47	\$99,389.94

6.0 Significant Environmental Benefit

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

6.1 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. Provide information below.
- ☐ 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. Provide details below

6.2 Payment SEB

The SEB Policy states that if a SEB is required as a result of an approved activity undertaken under the Regulations, the applicant has a choice of either providing an on-ground SEB or a Payment SEB. However, if a proposed clearance will have an offset obligation of greater than 150 SEB Points Required, the NVC will first request that a reasonable attempt be made to identify an on-ground SEB before a payment will be accepted.

The total SEB obligations for the clearance of 16.43 ha of native vegetation with a combined TBS of 812.51, will be a payment of \$99,389.94 (inclusive of an administration fee of \$5,181.47) into the Native Vegetation Fund.

No attempt to find an on-ground SEB offset has been made, as the applicant is a community not-for-profit club that has no means or funds for managing the obligations of a 10-year SEB offset site. An option to utilise retained vegetation on the site as an on-ground SEB has been discussed, but would require cooperation with the City of Whyalla to progress.

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Appendix A

Fauna Species List



Species (Common Name)	NPW Act	EPBC Act	Vegetation Association		
			A1	A2	A3
BIRD					
<i>Artamus cinereus</i> (Black-faced Woodswallow)	-	-			X
<i>Corvus coronoides</i> (Australian Raven)	-	-			X
<i>Dromaius novaehollandiae</i> (Emu)	-	-			X
<i>Falco cenchroides cenchroides</i> (Nankeen Kestrel)	-	-	X		
<i>Gavicalis virescens</i> (Singing Honeyeater)	-	-	X		
<i>Gymnorhina tibicen</i> (Australian Magpie)	-	-			X
<i>Malurus leucopterus leuconotus</i> (White-winged Fairywren)	-	-	X		
MAMMAL					
<i>Macropus fuliginosus</i> (Western Grey Kangaroo)	-	-			X
Total number of species			3	0	5

Appendix B

Flora Species List



Common Name (Species)	NPW Act	EPBC Act	Vegetation Association		
			A1	A2	A3
Austral Seablite (<i>Suaeda australis</i>)	-	-	X	X	
Balcarra Spear-grass (<i>Austrostipa nitida</i>)	-	-	X		X
Bladder Saltbush (<i>Atriplex vesicaria</i>)	-	-	X	X	X
Broom Emubush (<i>Eremophila scoparia</i>)	-	-	X		
Cannon's Bluebush (<i>Maireana cannonii</i>)	-	-	X		X
Cottony Goosefoot (<i>Chenopodium curvispicatum</i>)	-	-	X		
False Sandalwood (<i>Myoporum platycarpum</i> ssp.)	-	-	X		
Grey Samphire (<i>Tecticornia halocnemoides</i> ssp.)	-	-	X	X	X
Hard-leaf Wattle (<i>Acacia sclerophylla</i> var. <i>sclerophylla</i>)	-	-	X		
Leafless Cherry (<i>Exocarpos aphyllus</i>)	-	-	X		
Native Pigface (<i>Carpobrotus rossii</i>)	-	-	X	X	X
Opposite-leaved Emubush (<i>Eremophila oppositifolia</i> ssp.)	-	-	X		
Ruby Saltbush (<i>Enchylaena tomentosa</i> var.)	-	-	X		
Satiny Bluebush (<i>Maireana georgei</i>)	-	-	X		
Sheep Bush (<i>Geijera linearifolia</i>)	-	-	X		
Shrubby Samphire (<i>Tecticornia arbuscula</i>)	-	-		X	X
Small-leaf Sea-heath (<i>Frankenia sessilis</i>)	-	-	X	X	X
Spiny Fanflower (<i>Scaevola spinescens</i>)	-	-	X		X
Tar Bush (<i>Eremophila glabra</i> ssp.)	-	-	X		
Twin-leaf Pigface (<i>Gunniopsis zygophylloides</i>)	-	-			X
Variable Groundsel (<i>Senecio pinnatifolius</i> group)	-	-	X		
Total number of species			19	6	9



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