

Native Vegetation Clearance

Residential Subdivision, Cowell

Data Report

Clearance under the *Native Vegetation Regulations 2017*

May 2023

Prepared by West Coast Revegetation NVC Accredited Consultant Phil Landless



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1. Application information

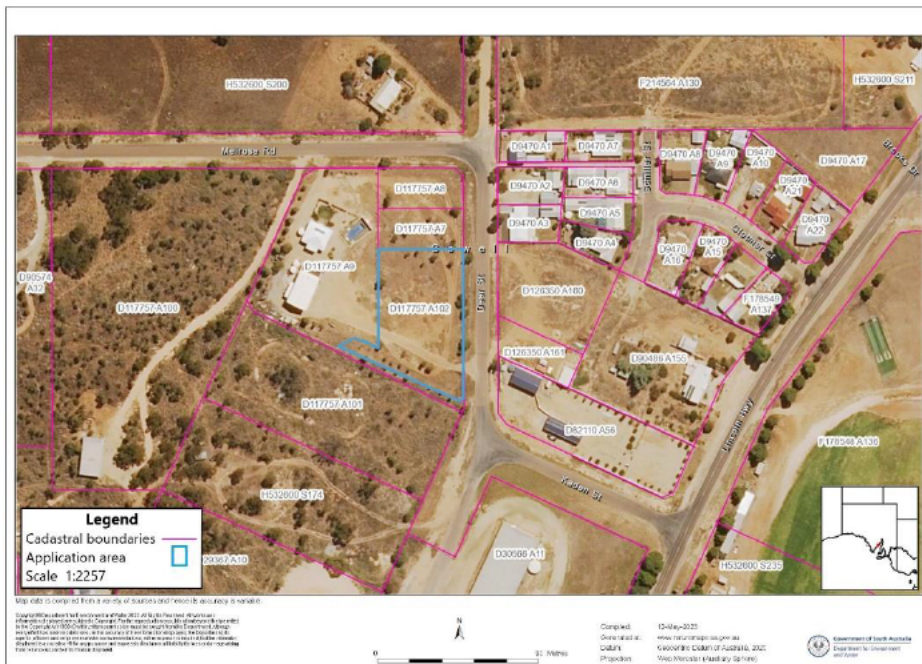
Application Details

Applicant:	[REDACTED]		
Key contact:	[REDACTED] [REDACTED]		
Landowner:	[REDACTED]		
Site Address:	Lot 102 Deer Street, Cowell SA 5602		
Local Government Area:	District Council of Franklin Harbour	Hundred:	Playford
Title ID:	CT6203/537	Parcel ID	D117757 AL102

Summary of proposed clearance

Purpose of clearance	Clearance is required for a residential subdivision.
Native Vegetation Regulation	Schedule 1, Regulation 12(35); Residential Subdivision.
Description of the vegetation under application	0.4 ha of low open shrubland.
Total proposed clearance - area (ha)	0.4 ha
Level of clearance	Level 3
Overlay (Planning and Design Code)	<ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) • Building Near Airfields • Hazards (Bushfire – Regional) • Hazards (Flooding – Evidence Required) • Native vegetation

Map of proposed clearance area



Mitigation hierarchy	<p>Avoidance</p> <p>The location, design, size, or scale of the activity cannot be adjusted in order to reduce the scale of the impact. The area under application will be cleared to enable development of the subdivision and to facilitate access to the proposed allotments.</p> <p>Minimisation</p> <p>Development of the residential allotments, all of which are under 2000m², requires removal of all vegetation. Extent, duration, and intensity of the impacts to the site will be minimized by the following:</p> <ul style="list-style-type: none"> • Access to the proposed clearance site will be from Deer Street, • Cleared vegetation will be stored on-site before removal, minimizing impacts to surrounding vegetation, • All clearance activities necessary will be staged from within the application area, • Servicing, refueling and inspection for machinery contaminant leaks will be carried out on the worksite, <p>Rehabilitation</p> <p>The proposed development of the site will be permanent. Rehabilitation will not be possible.</p>
SEB Offset proposal	Payment of \$1659.06 (SEB payment plus administration fee).

2. Purpose of clearance

2.1 Description

Clearance is required for a residential subdivision. The applicant proposes to subdivide Lot 102 Deer Street Cowell into three residential building blocks (see Appendix 3 Proposed subdivision: Stage 1, Allotments 4-6).

2.2 Background

Cowell is located 490 km west of Adelaide by road, and approximately 160 km north-east of Port Lincoln on the east coast of the Eyre Peninsula. Cowell is a coastal town on the Franklin Harbour and is a popular fishing destination. The population was recorded as 1124 at the 2021 census.

The applicant's property is located on the northern outskirts of the town on Deer Street (Figures 1, 2, 3, 4). It was used for grazing in the past. Anecdotal evidence suggests that the site was part of a "shanty town" settlement called Stenningtown or Stenningville during the depression in the 1920s and 1930s.

The vegetation appears to be regrowth on what could be classified as wasteland. Residential properties flank the site to the east, south and west with agricultural land to the north.

2.3 Location maps

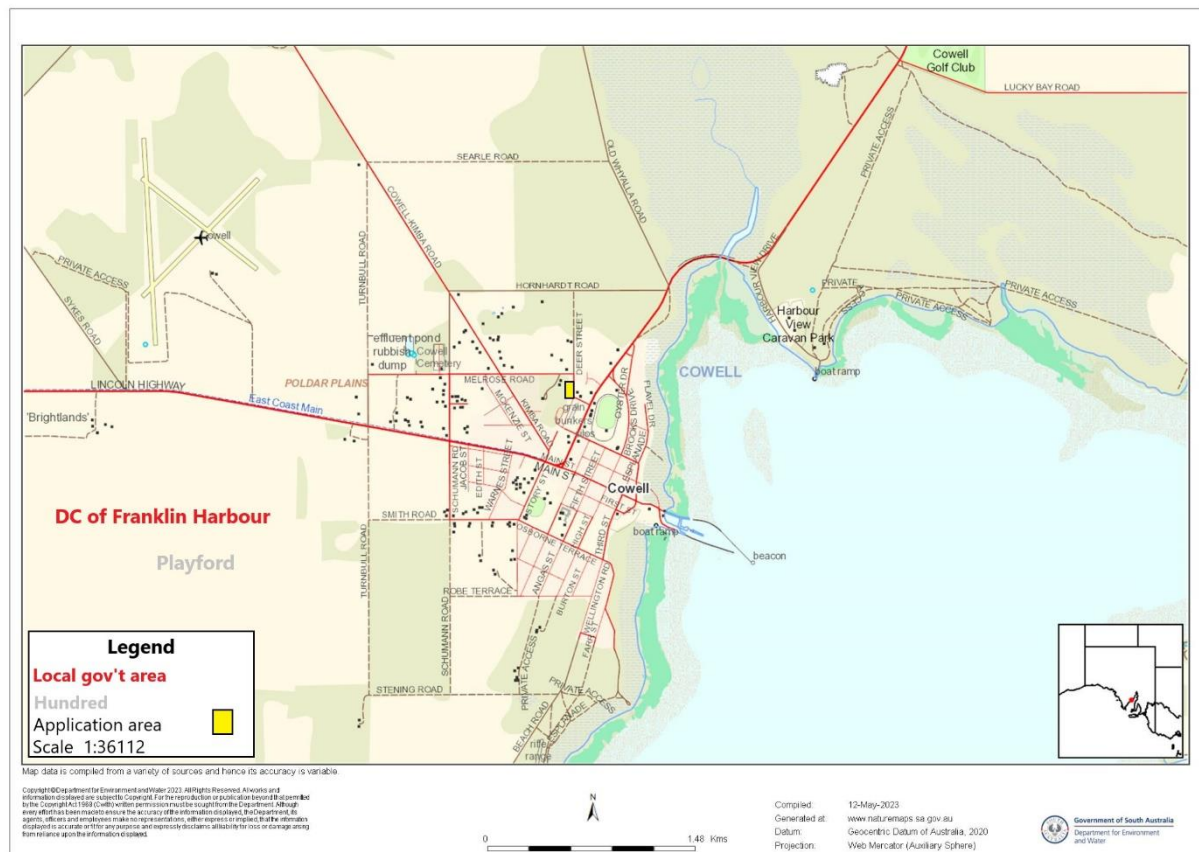


Figure 1. General location map.



Figure 2. General location satellite image.



Figure 3. Site map.

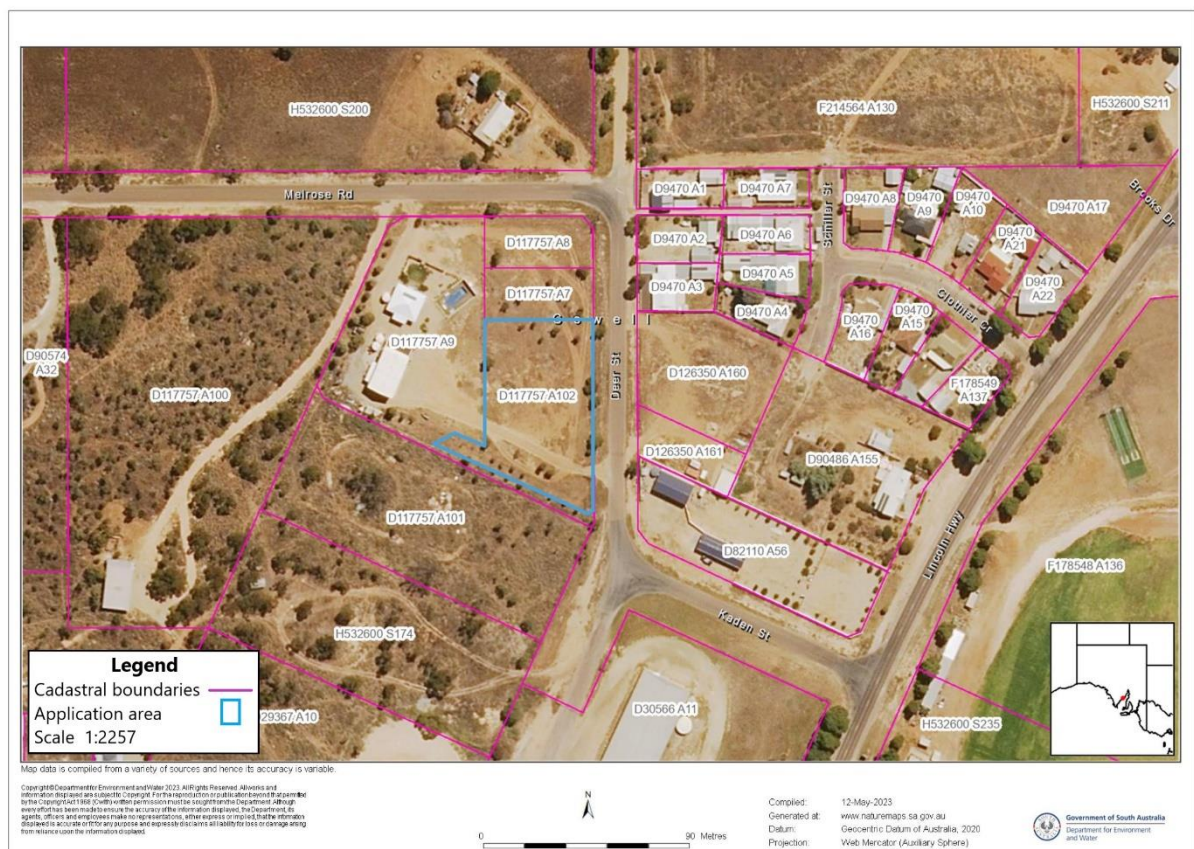


Figure 4. Site satellite image.

2.4 Details of the proposal

The applicant proposes to subdivide Lot 102 Deer Street (Lot D117757 AL102) into three residential blocks. (Figures 3 and 4; Appendix 3 Proposed subdivision: Stage 1, Allotments 4-6).

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. An application for Planning Consent, Application ID 22030412, has been lodged with the District Council of Franklin Harbour. PlanSA has made a Request for Documentation (Appendix 4).

2.6 Native Vegetation Regulation

The proposed clearance will be assessed under Schedule 1, Regulation 12(35), Residential Subdivision.

2.7 Development Application information

Zone

- Neighbourhood - N

Overlays

- Airport Building Heights (Aircraft landing Area)
- Building Near Airfields
- Hazards (Bushfire – Regional)
- Hazards (Flooding – Evidence Required)
- Native vegetation

Variations

- Finished ground and Floor Levels
- 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 plant species with state and/or national conservation status recorded within a 5 km radius of the site (Table 1).

The field work was carried out on 18 May 2023 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.

3.2 Fauna assessment

A desktop fauna survey was conducted prior to the field work, using the BDBSA on NatureMaps for the presence of fauna species with state and/or national conservation status recorded within a 5 km radius of the site (Table 2). . 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.

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 Cleve IBRA Association and the Eyre Hills IBRA Subregion. The land is generally level. Soil is a shallow calcareous sandy loam with a limestone surface strewn over most of the site. There are no significant features such as watercourses or rocky outcrops.

The vegetation on the site is low open shrubland in very poor condition, with a very small number of emergent small trees. Introduced species make up a large part of the vegetation. There are also large areas of bare ground.

Middlecamp Hills Conservation Park lies approximately 14.7 km to the north-west; Franklin Harbour Conservation Park is approximately 6.2 km to the south-east. A number of Heritage Agreement Areas (Ha 1207, 306, 692, 172) are situated between 8 and 10 km to the north-east.

The nearest Clearance Application Areas are 2013_3097 (750 m to the north), 2017_3066, 2018_3188 and 2022_3237 (1.2 km to the south-east) and 2017_3045 (1.9 km to the south).

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

Vegetation Association	Low open shrubland
	
<p>Position: 53S 628169E 6272007N Direction of photo: W 259°</p>	
General description	<p>The vegetation on the site appears to be regrowth on what could be described as wasteland. Twenty-eight species were recorded, fourteen native and fourteen introduced. Common native species included <i>Enchylaena tomentosa</i> var. <i>tomentosa</i> Ruby Saltbush, <i>Atriplex vesicaria</i> Bladder Saltbush and <i>Carpobrotus rossii</i> Native Pigface. Common introduced species included <i>Lycium ferocissimum</i> African Boxthorn, <i>Gazania</i> sp. <i>Gazania</i>, and <i>Mesembryanthemum crystallinum</i> Common Iceplant. Introduced plants dominated the site.</p>
Threatened species or community	<p>Threatened flora species</p> <p>Nine threatened species were noted in the threatened species search to be present within a 5 km radius of the site. None were considered as possibly occurring on the site, either because they were recorded before 1996 or there was no suitable habitat. No threatened species were observed during the field survey (see Table 1).</p> <p>Threatened plant community</p> <p>The vegetation association on the site does not appear in the Provisional List of Threatened Ecosystems included in the NVC Bushland Assessment Manual 2020.</p> <p>Threatened fauna species</p> <p>Twenty threatened species were noted in the threatened species search to be present within a</p>

	5 km radius of the site. None were considered as possible users of the vegetation as habitat as the site was so degraded or otherwise unsuitable. No threatened species were observed during the field survey (see Table 2).				
Landscape context score	1.14	Vegetation Condition Score	11.40	Conservation significance score	1.1
Unit biodiversity Score	14.30	Area (ha)	0.4 ha	Total biodiversity Score	5.72

Photo log

The photolog is included as Appendix 5.

4.2 Threatened Species assessment

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

Species (common name)	NP&W Act	EPBC Act	Data source	Date of last record	Species known habitat preferences	Likelihood of use for habitat – Comments
<i>Haegiela tatei</i> (Small Nut-heads)	R		3	2001	Saline habitats. Clay, sandy loam or gypseous soils often in samphire flats and chenopod shrublands.	Unlikely.
<i>Acacia cretacia</i> (Chalky Wattle)	E	EN	3	1983	Low shrubland and mallee on deep red sand.	Disregard as last recorded before 1995.
<i>Acacia dodonaeifolia</i> (Hop-bush Wattle)	R		3	1976	Woodland, open forest.	Disregard as last recorded before 1995.
<i>Acacia hexaneura</i> (Six-nerve Spine-bush)	R		3	1970	Well-drained sands and gravelly loams.	Disregard as last recorded before 1995.
<i>Acacia iteaphylla</i> (Flinders Ranges Wattle)	R		3	1965	Shallow loams often on rocky outcrops or rocky creek banks.	Disregard as last recorded before 1995.
<i>Acacia lineata</i> (Streaked Wattle)	R		3	1984	Open scrub vegetation on brown calcareous earths.	Disregard as last recorded before 1995.
<i>Acacia rheticocarpa</i> (Resin Wattle)	R	VU	3	1975	Open scrub vegetation on calcareous sands, red loams or grey-brown calcareous loams.	Disregard as last recorded before 1995.

<i>Acacia rhygiophylla</i> (Dagger-leaf Wattle)	R		3	1979	Open scrub on hard alkaline calcareous loams.	Disregard as last recorded before 1995.
<i>Eremophila gibbifolia</i> (Coccid Emubush)	R		3	1950	Mallee scrub on powdery clay or sandy loam.	Disregard as last recorded before 1995.
Source; 1- BDBSA, 2 - AoLA, 3 – NatueMaps 4 – Observed/recorded in the field, 5 - Protected matters search tool, 6 – others NP&W Act; E= Endangered, V = Vulnerable, R= Rare EPBC Act; Ex = Extinct, CR = Critically endangered, EN = Endangered; VU = Vulnerable						

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

Species (common name)	NP&W Act	EPBC Act	Data source	Date of last record	Species known habitat preferences	Likelihood of use for habitat – Comments
<i>Actitis hypoleucos</i> (Common Sandpiper)	R		3	2009	Banks, rocks, sandy beaches near water.	Unlikely.
<i>Ardeotis australis</i> (Australian Bustard)	V		3	2017	Open grassland, grassy woodland, pastoral land, crops.	Unlikely.
<i>Arenaria interpres interpres</i> (Ruddy Turnstone)	R		3	2019	Exposed coastal rocks and reefs and on beaches.	Unlikely.
<i>Biziura lobata</i> (Musk Duck)	R		3	2019	Swamps, lakes, tidal inlets and bays.	Unlikely.
<i>Biziura lobata menziesi</i> (Musk Duck)	R		3	2020	Swamps, lakes, tidal inlets and bays.	Unlikely.
<i>Bubulcus ibis coromandus</i> (Eastern Cattle Egret)	R		3	2019	Pasture, among stock; occasionally shallows of wetlands.	Unlikely.
<i>Calidris melanotis</i> (Pectoral Sandpiper)	R		3	2002	Grassy coastal and inland swamps.	Unlikely.
<i>Cladorhynchus leucocephalus</i> (Banded Stilt)	V		3	1996	Fresh and saltwater marshes, marine mudflats, large temporary lakes as salinity increases.	Unlikely.
<i>Corcorax melanorhamphos</i> (White-winged Cough)	R		3	2002	Woodlands and taller mallee, feeding among the leaf litter.	Unlikely.
<i>Corcorax melanorhamphos whiteae</i> (White-winged Cough [Gawler Ranges, EP, southern FR, MLR])	SP		3	2020	Woodlands and taller mallee, feeding among the leaf litter.	Unlikely.

<i>Dromaius novaehollandiae</i> (Emu)	ssp	ssp	3	2018	Sclerophyll forests and savanna woodland.	Unlikely.
<i>Egretta garzetta nigripes</i> (Little Egret)	R		3	2020	Shallows of wetlands, intertidal mudflats.	Unlikely.
<i>Haemotopus fuliginosus fuliginosus</i> (Sooty Oystercatcher)	R		3	2020	Rocky coastline, estuaries.	Unlikely.
<i>Haemotopus longirostris</i> (Pied Oystercatcher)	R		3	2020	Sandy beaches, estuaries.	Unlikely.
<i>Haliaeetus leucogaster</i> (White-bellied Sea Eagle)	E		3	2006	Large rivers, lakes, reservoirs, coastal seas, islands.	Unlikely.
<i>Leipoa ocellata</i> (Mallee Fowl)	V	VU	3	1999	Dry inland scrub.	Unlikely.
<i>Manorina flavigula</i> (Yellow-throated Miner)	ssp	ssp	3	2020	Dry woodlands, especially mallee.	Unlikely.
<i>Oxyura australis</i> (Blue-billed Duck)	R		3	2017	Deep freshwater marshes with dense vegetation.	Unlikely.
<i>Pachycephala inornata</i> (Gilbert's Whistler)	R		3	2016	Shrubby woodland, mallee.	Unlikely.
<i>Strepera versicolor</i> (Grey Currawong)	ssp		3	2020	Forests, woodlands, mallee and heaths.	Unlikely.
Source; 1- BDBSA, 2 - AoLA, 3 – NatueMaps 4 – Observed/recorded in the field, 5 - Protected matters search tool, 6 – others NP&W Act; E= Endangered, V = Vulnerable, R= Rare EPBC Act; Ex = Extinct, CR = Critically endangered, EN = Endangered; VU = Vulnerable						

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 provides 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 provides 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 completely cleared of vegetation to facilitate the development of the subdivision.

Indirect impact

Measures to minimize indirect impacts will include:

- Dust suppression,
- Retention of present site hydrology,
- Accessing the site only from existing roads,
- Stockpiling vegetative debris on site before removal,
- 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, or scale of the activity cannot be adjusted in order to reduce the scale of the impact. The area under application will be cleared to enable development of the subdivision and to facilitate access to the proposed allotments.

b) *Minimisation – 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).*

Development of the residential allotments, all of which are under 2000m², requires removal of all vegetation. Extent, duration and intensity of the impacts to the site will be minimized by the following:

- Access to the proposed clearance site will be from Melrose Road,
- Cleared vegetation will be stored on-site before removal, minimizing impacts to surrounding vegetation,
- All clearance activities necessary will be staged from within the application area,
- Servicing, refueling and inspection for machinery contaminant leaks will be carried out on the worksite,

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.*

The proposed development of the site will be permanent. Rehabilitation will not be possible.

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 paying \$1659.06 (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	<u>Relevant information</u> Fourteen native plant species were recorded. Fourteen introduced species were recorded. Bushland Plant Diversity Score – 15
	<u>Assessment against the principles</u> At Variance Vegetation Association – Low open shrubland.
	<u>Moderating factors that may be considered by the NVC</u> The vegetation on the site appears to be regrowth on wasteland and the majority of the vegetation on the site are introduced species.
Principle 1b - significance as a habitat for wildlife	<u>Relevant information</u> Twenty threatened species were noted in the threatened species search to be present within a 5 km radius of the site. None were considered as possible users of the vegetation as habitat. Threatened Fauna Score – 0.1 Unit biodiversity Score – 14.30
	<u>Assessment against the principles</u> Seriously at Variance Vegetation Association - Low open shrubland.
	<u>Moderating factors that may be considered by the NVC</u> The condition of the vegetation on the site, which seems to be regrowth on a wasteland, does not appear to be viable habitat for any of the threatened fauna identified in the desktop survey (Table 2). The majority of the vegetation on the site are introduced species.
Principle 1c - plants of a rare, vulnerable or endangered species	<u>Relevant information</u> Nine threatened species were noted in the threatened species search to be present within a 5 km radius of the site. None were considered as possibly occurring on the site. Threatened Flora Score – 0
	<u>Assessment against the principles</u> Not at Variance Vegetation Association - Low open shrubland.
	<u>Moderating factors that may be considered by the NVC</u>
Principle 1d - the vegetation comprises the whole or	<u>Relevant information</u> No communities under the EPBC Act or threatened ecosystems under the DEW Provisional list of threatened ecosystems present. Threatened Community Score – 1

part of a plant community that is Rare, Vulnerable or endangered:	<u>Assessment against the principles</u> <u>Not at Variance</u>
	<u>Moderating factors that may be considered by the NVC</u>
Principle 1e - it is significant as a remnant of vegetation in an area which has been extensively cleared.	<u>Relevant information</u> Remnancy figures for IBRA Association – 17% Remnancy figures for IBRA Subregion – 29% Total Biodiversity Score – 5.72
	<u>Assessment against the principles</u> <u>At Variance</u>
	<u>Moderating factors that may be considered by the NVC</u> The vegetation on the site appears to be regrowth on wasteland, not a significant remnant. The majority of the vegetation on the site are introduced species.
Principle 1f - it is growing in, or in association with, a wetland environment.	<u>Relevant information</u> Not applicable.
	<u>Assessment against the principles</u> Not applicable.
	<u>Moderating factors that may be considered by the NVC</u>
Principle 1g - it contributes significantly to the amenity of the area in which it is growing or is situated.	<u>Relevant information</u> Not applicable.
	<u>Assessment against the principles</u> Not applicable.
	<u>Moderating factors that may be considered by the NVC</u>

4.6 Risk Assessment

Determine the level of risk associated with the application

Total clearance	No. of trees	
	Area (ha)	0.4 ha
	Total biodiversity Score	5.72
Seriously at variance with principle 1(b), 1(c) or 1 (d)		1(b)
Risk assessment outcome		Level 3

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	15	1	0	0.1	14.30	0.4	5.72	1			6.0	\$1572.57	\$86.49
						Total	0.4	5.72				6.0	\$1572.57	\$86.49

Table 4. Totals summary table

	Total Biodiversity score	Total SEB points required	SEB Payment	Admin Fee	Total Payment
Application	5.72	6.0	\$1572.57	\$86.49	\$1659.06

Economies of Scale Factor	0.35
Rainfall (mm)	269

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 paying \$1659.06 (SEB payment plus administration fee) into the Native Vegetation Fund.

7. Appendices

Appendix 1. Flora species recorded during the field survey

Note: asterisk (*) denotes introduced species.

Family	Species	Common name
<i>Aizoaceae</i>	<i>*Aizoon pubescens</i>	Coastal Galenia
	<i>Carpobrotus rossii</i>	Native Pigface
	<i>Disphyma crassifolium ssp. clavellatum</i>	Round-leaf Pigface
	<i>*Mesembryanthemum aitonis</i>	Angled Iceplant
	<i>*Mesembryanthemum crystallinum</i>	Common Iceplant
<i>Asphodelaceae</i>	<i>*Asphodelus fistulosus</i>	Onion Weed
<i>Asteraceae</i>	<i>*Gazania sp.</i>	Gazania
	<i>*Reichardia tingitana</i>	False Sowthistle
	<i>*Sonchus oleraceus</i>	Common Sowthistle
<i>Brassicaceae</i>	<i>*Carrichtera annua</i>	Ward's Weed
	<i>*Diplotaxis tenuifolia</i>	Lincoln Weed
<i>Chenopodiaceae</i>	<i>Atriplex holocarpa</i>	Pop Saltbush
	<i>Atriplex vesicaria</i>	Bladder Saltbush
	<i>Enchylaena tomentosa var. tomentosa</i>	Ruby Saltbush
	<i>Eriochiton sclerolaenoides</i>	Wooly-fruit Bluebush
	<i>Maireana brevifolia</i>	Short-leaf Bluebush
	<i>Salsola australis</i>	Buckbush
	<i>Sclerolaena obliquicuspis</i>	Oblique-spined Bindyi
<i>Iridaceae</i>	<i>*Moraea setifolia</i>	Thread Iris
<i>Lamiaceae</i>	<i>*Salvia verbenaca var.</i>	Wild Sage
<i>Malvaceae</i>	<i>*Malva sp.</i>	Mallow
<i>Mimosaceae</i>	<i>Acacia oswaldii</i>	Umbrella Wattle
<i>Myoporaceae</i>	<i>Myoporum platycarpum ssp.</i>	False Sandalwood
<i>Poaceae</i>	<i>Austrostipa sp.</i>	Spear-grass
	<i>*Avena sp.</i>	Oat
<i>Solanaceae</i>	<i>*Lycium ferocissimum</i>	African Boxthorn
<i>Zygophyllaceae</i>	<i>Nitraria billardierei</i>	Nitre Bush
	<i>Roepera apiculata</i>	Pointed Twinleaf

Appendix 2. Bushland Vegetation Assessment Scoresheets associated with the proposed clearance (also submitted in Excel format)


Bushland Assessment Scoresheet (Small Sites)		(Version - 20 July 2022)	
Block	A	ASSESSOR(S)	P Landless
Size of Block (Ha)	0.4	DATE OF ASSESSMENT	18.5.2023
Landscapes Region	Eyre Peninsula		
IBRA Association	Cleve		
IBRA Subregion	Eyre Hills		

Map of the Block (Including the Sites)

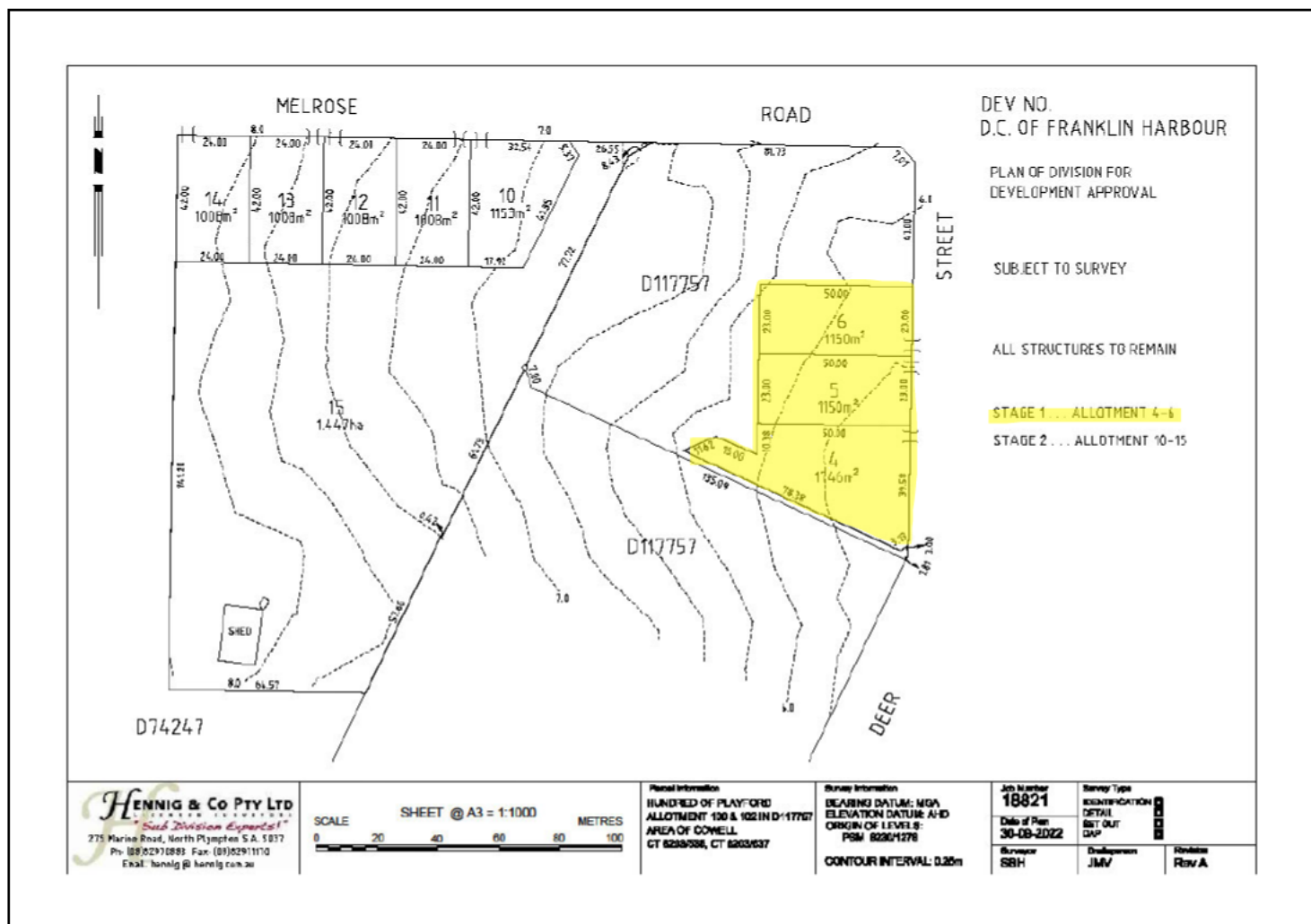
Landscape Context Scores	
Percent Vegetation Cover (5km radius) (%)	45
0-5% = 0 pts; >5-10% = 0.02 pts; >10-25% = 0.04 pts; >25-50% = 0.06 pts; >50-75% = 0.03 pt; >75-100% = 0 pts	
Score	0.06
Block Shape Cleared perimeter:Area (km/km2)	
Cleared Perimeter (m) =	300
Cleared Perimeter to area ratio	75.00
<8 = 0.03 pts; 8 to <12 = 0.02 pts; 12 to <18 = 0.01 pt	
Score	0
% native veg. remaining in IBRA Assoc.	
17	
% 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	0.07
Score received for both IBRA assoc. and subregion and summed	
% native veg. protected IBRA Assoc.	
17	
0-5% = 0.03 pts; >5-10% = 0.02 pts; >10-25% = 0.01 pt; >25% = 0	
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
LANDSCAPE CONTEXT SCORE (max 1.25)	
1.14	

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

Vegetation Condition Scores																									
SITE:		A1																							
VEGETATION ASSOCIATION DESCRIPTION		Low open shrubland																							
SIZE OF SITE (Ha)		0.4																							
Native Plant species diversity																									
Score the diversity of species present in the site as a proportion to what would be expected in a vegetation of that community in very good condition (approaching a pre-European state)																									
<5% (3 Points)	<input type="checkbox"/>																								
5-10% (6 Points)	<input type="checkbox"/>																								
11 - 20% (9 Points)	<input type="checkbox"/>																								
21 - 30% (12 Points)	<input type="checkbox"/>																								
31 - 40 % (15 Points)	<input checked="" type="checkbox"/>																								
41 - 50% (18 Points)	<input type="checkbox"/>																								
51 - 60% (21 Points)	<input type="checkbox"/>																								
61 - 70% (24 Points)	<input type="checkbox"/>																								
71 - 80% (27 Points)	<input type="checkbox"/>																								
>80% (30 Points)	<input type="checkbox"/>																								
Native Plant species diversity score (max score of 30)		15																							
Weed Scores																									
Does the site contain plant species declared under the NRM Act 2004 (1.5 points)		<input checked="" type="checkbox"/>																							
Cover rating for all declared weeds (max of 6)		4																							
Does the site contain environmental weeds (introduced plants with the capacity to invade and exclude native species from bushland. This typically includes species with a BCM weed threat rating of 3, 4 or 5). (1 Point)		<input checked="" type="checkbox"/>																							
Cover rating for all environmental weeds (max of 6)		4																							
Weed Score (max score of 15)		5																							
Is the community naturally treeless? <input type="checkbox"/>																									
Mature Tree Score (max 8)		2																							
Fallen timber/debris (max 5)		0																							
Hollow-bearing trees Score (max 5)		0																							
Tree Canopy Cover Score (max 5)		0																							
Native:exotic Understorey biomass score (max 5)		2																							
Regeneration																									
No regeneration present (0 Points)		<input type="checkbox"/>																							
Very low regeneration, consisting of highly scattered juvenile plants of a limited number of species (3 points)		<input checked="" type="checkbox"/>																							
Regeneration present, consisting of multiple individual juvenile plants but a limited number of species (6 points)		<input type="checkbox"/>																							
Multiple species regenerating, but low numbers of juvenile plants (9 points)		<input type="checkbox"/>																							
Multiple species regenerating with multiple individual juveniles present with varying age classes (12 points)		<input type="checkbox"/>																							
Regeneration Score (Max 12)		3																							
Native Plant life form																									
All strata of vegetation heavily impacted and native vegetation represented by only scattered plants (4 points)		<input checked="" type="checkbox"/>																							
All strata of vegetation impacted with limited structural diversity, largely uniform age classes and reduced vegetation cover (8 points)		<input type="checkbox"/>																							
At least one strata of vegetation has been impacted, with reduced structural diversity, elements may be missing (such as plant species that provide specific structural features e.g. sedges or mid layer shrubs) and reduce vegetation cover (12 points)		<input type="checkbox"/>																							
Limited impacts on native vegetation, with a diversity of structural features and a varied age class, with only a minor loss in structural diversity, vegetation cover or structural elements (16 points)		<input type="checkbox"/>																							
All strata of vegetation present, little or no sign of disturbance. A variety of life forms and associated age classes present. Vegetation cover near complete (20 points)		<input type="checkbox"/>																							
Native Plant life form score (max 20)		4																							
Vegetation Condition Score calculation																									
Positive Vegetation Attributes Score = Native species diversity + Regeneration + Native Plant Life Forms + Mature Trees + Fallen timber/debris + Hollow-bearing trees																									
If the community is naturally treeless this score is multiplied by 1.24																									
24.00																									
Negative Vegetation Attributes Score = (15 - Weeds) + ((10 - Biomass score - Tree Canopy Cover Score)exp2/2)																									
42.00																									
VEGETATION CONDITION SCORE (Positive veg attributes x ((Negative vegetation attributes + 60) / 80))																									
11.40																									
<table border="1"> <thead> <tr> <th>Attribute</th> <th>Score</th> </tr> </thead> <tbody> <tr> <td>Native Plant Species Diversity</td> <td>15</td> </tr> <tr> <td>Weed Score</td> <td>5</td> </tr> <tr> <td>Native Plant Life Forms</td> <td>4</td> </tr> <tr> <td>Regeneration</td> <td>3</td> </tr> <tr> <td>Native:exotic Understorey Biomass</td> <td>2</td> </tr> <tr> <td>Tree Canopy Cover Score</td> <td>0</td> </tr> <tr> <td>Mature Tree Score</td> <td>2</td> </tr> <tr> <td>Tree Hollows</td> <td>0</td> </tr> <tr> <td>Fallen timber</td> <td>0</td> </tr> <tr> <td>Vegetation Condition Score</td> <td>11.40</td> </tr> </tbody> </table>				Attribute	Score	Native Plant Species Diversity	15	Weed Score	5	Native Plant Life Forms	4	Regeneration	3	Native:exotic Understorey Biomass	2	Tree Canopy Cover Score	0	Mature Tree Score	2	Tree Hollows	0	Fallen timber	0	Vegetation Condition Score	11.40
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Conservation Significance Score			
Is the vegetation association considered a Threatened Ecological community or Ecosystem?			Yes/No
State (Provisional List of Threatened Ecosystems of SA) Rare community (0.1 pt)			<input type="checkbox"/>
State (Provisional List of Threatened Ecosystems of SA) Vulnerable community (0.2 pts)			<input type="checkbox"/>
State (Provisional List of Threatened Ecosystems of SA) Endangered community (0.3 pts)			<input type="checkbox"/>
Nationally (EPBC Act) Vulnerable community (0.35 pts)			<input type="checkbox"/>
Contains a Nationally (EPBC Act) Endangered or Critically Endangered community (0.4 pts)			<input type="checkbox"/>
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 = 0.16pts; 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)			11
State Vulnerable species observed or locally recorded (2.5 pt each)			2
State Endangered species observed or locally recorded (5 pt each)			1
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			31
Threatened Fauna Score			0.1
CONSERVATION SIGNIFICANCE SCORE			1.1
Total Scores for the Site			
	Score	Vegetation Condition x Landscape Context x Conservation Significance =	
LANDSCAPE CONTEXT SCORE	1.14	UNIT BIODIVERSITY SCORE	14.30
VEGETATION CONDITION SCORE	11.40	Total Biodiversity Score	
CONSERVATION SIGNIFICANCE SCORE	1.10	(Biodiversity Score x hectares)	5.72
Photo Point and Vegetation Survey Location		Direction of the Photo	
		SE 126 degrees	
		GPS Reference	
		Datum	WGS84
		Zone (52, 53 or 54)	53
		Easting (8 digits)	678123
		Northing (7 digits)	6272011
Description		Looking southeast across the site	
Assessment for Clearance			
Loss Factor	1.0	Approximate hectares required	0.75
Loadings for clearance of protected areas		Economies of Scale factor	0.35
Reductions for rehabilitation of impact site		Mean Annual rainfall for the site (mm)	269
SEB Points required	6.00	Payment into the fund (GST Exclusive)	\$1,572.57
		Administration fee (GST Inclusive)	\$86.49

Appendix 3. Proposed subdivision



Appendix 4. PlanSA Request for Information



25/01/2023

Hennig Surveyors
275 MARION ROAD
NORTH PLYMPTON SA 5037

Request for Information

Applicant: [REDACTED]
Application ID: 22030412
Subject Land:

LOT 102 DEER ST COWELL SA 5602

Title ref.: CT 6203/537 Plan Parcel: D117757 AL102 Council: THE DC OF FRANKLIN HARBOUR

11 MELROSE RD COWELL SA 5602

Title ref.: CT 6203/535 Plan Parcel: D117757 AL100 Council: THE DC OF FRANKLIN HARBOUR

Dear Sir/Madam,

The following additional information is required by the due date 26/04/2023 to assist with the assessment of your Planning Consent for proposed development.

Proposed Development:

Land Division - 2 allotments into 9 allotments

Required Information

1. A Native Vegetation Consultant report which determines the level of vegetation clearance associated with proposed allotments 10, 11, 12, 13, 14, and 15 (Melrose Road frontage).

If you require additional time to provide the information, please contact the Authority on the details below as soon as possible to allow for consideration of your request.

Please note failure to provide the requested information may result in refusal of your application.

If you have any other questions regarding your application, please use the contact details below.

Yours sincerely,

[REDACTED] DCFH
District Council of Franklin Harbour
[REDACTED]
j [REDACTED]

Planning, Development and Infrastructure Act 2016 &
Planning, Development and Infrastructure (General)
Regulations 2017

Section 119(3) / Regulation 34

Appendix 5. Photolog



Position: 53S 678140E 6271965N **Direction of photo:** N 5°



Position: 53S 678153E 6271952N **Direction of photo:** N 5°



Position: 53S 678174E 6271974N **Direction of photo:** W 278°



Position: 53S 678169E 6272007N **Direction of photo:** W 259°



Position: 53S 678144E 6272011N **Direction of photo:** S 176°



Position: 53S 678123E 6272011N **Direction of photo:** SE 126°