



**POINT BOSTON
COMMUNITY
CORPORATION INC.**

Nos. 25691

**VEGETATION
MANAGEMENT PLAN**

2025-2035

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October 2024

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DISCLAIMER

While all due care has been taken in compiling this information, the author does not guarantee that the publication is without flaw and therefore disclaim all liability for any errors or omission, loss, damage or consequence which may arise from any information given in this publication.

1 Key Objectives

The long term aim for the native vegetation of Point Boston is to improve the health and viability of the protected areas, along with ongoing management, protection and improvement of all areas of native vegetation.

To achieve this, the plan is to reduce and manage threats both current and emerging and maximise opportunities for greater protection and enhancement of the native vegetation.

Exclusions:

1. This plan will not provide actions for the East Bay Estate and other undeveloped lots. The information provided could guide future actions in these areas.
2. Detailed flora lists are not included as they are available through previous plans undertaken. See Reference list for details. Some comments may be made where specific species require support or action.
3. Coastal crown land and Local Government land is not included in this plan, although comment relating to those neighbouring Corporation land will be made.

1.1 Manage Threats

1. Reduce weeds and pest animals

Through a program of monitoring and action, beginning with highest value areas of native vegetation, reduce and where feasible, eliminate incursions.

2. Prevention of incursions

Through active management, prevent further incursions of current and any potential pests and weeds.

3. Manage access and use of protected areas

To ensure long term improvement and protection of areas already protected, access and use needs to be restricted and monitored. Any access opens an opportunity for new weeds and pests to establish, including damage to fragile ecosystems.

1.2 Maximize opportunities

Development and implementation of a management plan provides opportunities to:

1. Enhance quality

Many areas of Point Boston are unique and due to limited access are already in excellent condition. Through specific management actions, these areas can be further protected and quality improved.

2. Restore and rehabilitate

Sections of Point Boston have historically been cleared and used sporadically for grazing and cropping. These areas have since partially revegetated with colonizing species, some which have come to end of life and created areas of dead vegetation. Vegetation diversity in these areas could be substantially improved with active management techniques.

3. Additional protection

Strategic fencing will protect areas of native vegetation from further access and destruction.

4. Ongoing works program

This plan will assist in identifying actions to undertake over the following 10-year period. The management and improvement of the native vegetation will take a longer-term approach. It will be important to plan and budget for works over the long term to ensure improvement and management continues.

Annual monitoring of vegetation condition for selected sites will provide feedback on efficacy of works undertaken. It can also guide future requirements for management actions.

5. Maximise community input

Point Boston is a Community Corporation, with over 200 owners. This plan provides an opportunity to encourage inclusion and involvement of community owners in the successful management and improvement of their native vegetation.

6. Access to long term support

Development of a management plan for Point Boston provides an opportunity to work with and maximise leveraging potential with key funders. This will improve outputs and long-term outcomes for improvement of the native vegetation.

2 Principles of Vegetation Management

There are two key principles for effective vegetation management that guide the decisions on actions in a planned approach:

1. Work from best to worst

Ensuring the highest quality and value areas of native vegetation are protected and enhanced is a priority. This can then be an indicator for health in other areas through ongoing monitoring. Materials required for revegetation works can also be sourced with appropriate permissions.

Highly altered and potentially degraded areas are very difficult to rehabilitate. These areas are best to be monitored to ensure no incursions of pests and weeds and looked at from a very long term perspective. Fire risk assessments are important to ensure they do not increase risks from bushfire.

2. Protect conservation areas from access

Those areas specifically set aside for conservation and protection require protection from access by vehicles and people. Any access increases the risks of incursion from pests and weeds through tyres and shoes.

3 Point Boston Community Corporation Inc.

The Point Boston Community Corporation Ince. Nos. 25691 has ownership and responsibility for over 700 ha of native vegetation. The Corporation manages all aspects of the land under its care.

Since inception, management plans have been developed for the Heritage Agreement area including a review of the management of native vegetation in 2015, and more recently a management plan for the new SEB offset area (see Reference list).

4 Management Interests / “Drivers”

4.1 Department of Environment and Water (DEW)

In partnership with the Eyre Peninsula Landscapes Board, the Department has key responsibility for the management of natural resources in South Australia.

All Acts and regulations are administered by DEW.

4.1.1 Native Vegetation Act

The Native Vegetation Act 1991 ensures that areas of high conservation value are protected and that minor clearance is subject to a thorough assessment process.

The objects of this Act include the conservation, protection and enhancement of the native vegetation of the State and, in particular, remnant native vegetation, in order to prevent further—

- (i) reduction of biological diversity and degradation of the land and its soil;
- (ii) loss of quantity and quality of native vegetation in the State;
- (iii) loss of critical habitat.

4.1.2 Heritage Agreement Policy

A Heritage Agreement is a permanent and legally binding contract placed on the land’s title to protect an area of native vegetation. The contract is formed between a landowner and the Minister responsible for the Native Vegetation Act 1991 (the Act).

The Act stipulates that the Minister can enter into a Heritage Agreement with a landowner if the area of land nominated:

- Contains native vegetation which the Minister considers warrants preservation and enhancement; or
- Has been revegetated with species indigenous to the local area that represent a naturally occurring community, and the Minister considers the vegetation warrants preservation and enhancement.

4.1.3 Significant Environmental Benefit (SEB) Policy

The aim of an SEB is to compensate for the loss of native vegetation from an approved clearance activity. An SEB must result in an overall environmental gain that considers

both the loss of vegetation at the clearance site and the gain in vegetation (either condition, protection and/or extent) to be achieved through actions undertaken elsewhere. The gain in vegetation is considered against what would likely have occurred to the vegetation in the absence of the SEB being established and must be additional to any existing requirements or duty of care land management.

The establishment of an SEB under the Act is a form of Biodiversity offsetting, in that it allows negative impacts in one place to be offset by undertaking undertaken positive actions elsewhere.

Environmental threats and degrading processes must be managed within the SEB Area.

4.2 Eyre Peninsula Landscape Board

The Eyre Peninsula Landscape Board has a role to work with community, industry, and other government agencies to sustainably manage our region's natural resources, with an emphasis on protection and restoration of our soil, water management, biodiversity, and pest plant and animal control.

They are a critical partner to the Community Corporation in providing advice and funding support to improve areas of native vegetation.

4.3 District Council of Lower Eyre Peninsula

The District Council is responsible for the management services to the local community. They are a valuable neighbour and partner to the Community Corporation.

4.4 Development Lot owners

The undeveloped lots are in private ownership. The development lots are surrounded by Corporation Land and Crown Land. Management of unauthorised access requires ongoing communication to minimise damage, introduction of pests and weeds and fire risk.

4.5 Neighbouring property owners

The Community Corporation has several neighbours, including farming properties and abalone farms. Working closely with the neighbours will assist in ongoing management of pest and weed incursions on Corporation land, including fire risk.

The Abalone farms are dissected by the eastern section of the Heritage Agreement.

5 Native Vegetation of Point Boston

The native vegetation is predominantly Low Ridge-fruit Mallee (*Eucalyptus angulosa*) mallee community in good to moderate condition. Figure 1 below provides a summary of the vegetation communities.

Invasive weeds, including South African Daisy (*Senecio pterophorus*), Perennial Veldt Grass (*Ehrharta calycina*) and Sharp Rush (*Juncus acutus*) dominate many of the highly modified areas.

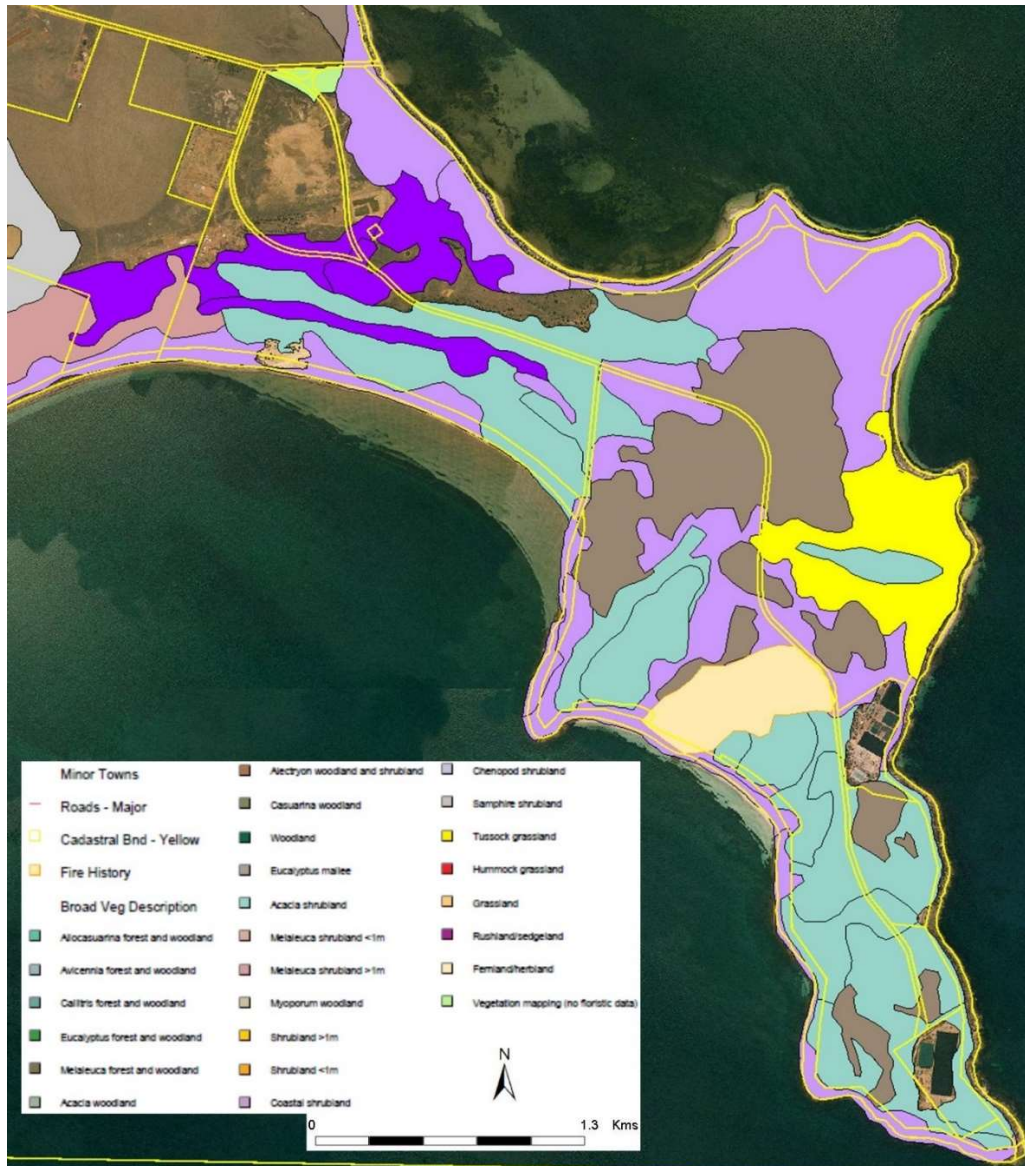


Figure 1. Vegetation Community map and 2014 fire scar (NatureMapsDEWNR)

Point Boston provides an important woodland bird habitat link (land bridge) between mainland vegetation and the neighbouring islands with a number of significant woodland birds recorded at Point Boston.

6 Zones

For ease of description and management, the areas have been divided by legal (eg. Heritage Agreement) or through qualitative assessment of quality of native vegetation.

6.1 Heritage Agreement

6.1.1 Description

An area of 59ha has been set aside and established under a Heritage Agreement (HA). The initial Vegetation Management Plan (2003) summarised the local vegetation under 9-10 vegetation communities.

The dominate species include *Eucayptus angulosa* and *Acacia dodonaeifolia* with a range of other species depending on varying soil types. Coastal dune areas include *Olaeria axillaris* with or without *Acacia sophora*. An area of *Triodia scariosa* occurs as an understory on the southern end of the area.

The vegetation on the southern area is in the best condition due to remoteness and little human interference.

6.1.2 Key Threats

Due to some early confusion relating to ownership of this area, the neighbouring landowners have created an access road through the eastern section of the HA. This has allowed for ongoing incursions of weeds and the vegetation is scrubby.

The initial vegetation management plan identified key threats, all of which are still relevant:

- Fragmentation and isolation - the access track
- Problem plants – perennial weeds, particularly boxthorn, bridal creeper, perennial veldt grass, African daisy. Annual weeds, including a range of grasses
- Problem animals- rabbits, foxes and cats
- Stock grazing – past activities from the neighbours have seen sheep grazing in the area
- Inappropriate fire regime – deteriorated areas of native vegetation having high fuel loads of dead vegetation



6.1.3 Opportunities

The HA area on the eastern side has been fenced along the main road in recent years by the neighboring landholders. Complete fencing of the area will fully protect it from unwarranted access by vehicles.

Revegetation activities along the access track provide an opportunity to increase species diversity through direct seeding and infill with specific species seedlings.

6.1.4 Recommended Actions

It is recommended that immediate negotiations be undertaken to eliminate use of the access track with completion of fencing around the HA area on the eastern side. The road can then be renovated with a program of revegetation undertaken. Collection of local seeds will be imperative. These can be used for direct seeding and propagation of lesser species.

Signs are available and are encouraged to ensure people understand the significance of the area and the request to stay out.

Annual walking surveys would assess any incursion of weeds and pests, allowing for quick response.

As a HA, it is recommended that the area remain inaccessible to visitors, other than surveys and management. The less activity, the less chance of new incursions.



Typical incursion of boxthorns in mallee

6.2 Areas of Significant Environmental Benefit (SEB)

The majority of the remaining areas of native vegetation, not covered by the HA and new SEB, are potentially already covered by an SEB. This was a component of the original development of Point Boston. There is still some clarity required on the state of the SEB and area covered by such.

Given the opportunity to clarify the SEB area, if it is already approved, conversion to a HA would offer further protection and access to funding support.

A native vegetation management plan has been developed for the new SEB related to the water treatment works. This provides a comprehensive outline of the native vegetation and recommended actions.

The following provides additional detail on the larger areas of native vegetation at Point Boston that require varying levels of intervention and management.

6.2.1 Intact native vegetation

6.2.1.1 Description

Large areas of Point Boston have relatively high quality native vegetation, particularly those areas that were not suitable for agriculture and thus not cleared. There are several significant vegetation associations, dominated by *Eucalyptus angulosa* woodland and *Xanthorrea* spp. scrubland. Some areas have pockets of *Allocasuarina verticillata* woodlands as well as *Acacias dodonaefolia* and *Melaleuca lanceolata* shrublands.

These pockets of high quality vegetation are critical habitats for smaller, less obvious native species, including native orchids, *Drosera stricticaulis*, grasses and herbs.



Area of high quality, diverse native vegetation



Area of high quality native vegetation



Collage of native orchids

6.2.1.2 Key Threats

While most areas are inaccessible by vehicle, there are old tracks through some and this is already demonstrating a role in allowing weeds to invade.

Open tracks provide an opportunity for inappropriate vehicle and human traffic, increasing the risk of new incursions, damage and bushfires.

Rabbits also threaten regeneration and potential revegetation efforts. Although active warrens are not visible throughout the entire area, they will travel to feed and can enter from neighboring infestations.



Perennial weeds are an ongoing management issue. The challenge is created with limited access for identification and control.

Fire risk can be a potential issue if the areas are not protected and monitored.

6.2.1.3 Opportunities

Areas of high-quality native vegetation require little intervention. Most important is to monitor regularly and spot treat weed and pest incursions as they are identified.



Spot spraying opportunities eg. boxthorns and new incursions, eg. Sparaxis spp.



The old tracks provide an opportunity to undertake revegetation through direct seeding as there is little competition for establishment.

6.2.1.4 *Recommended Actions*

To protect the diversity and quality of these areas, restricting access is recommended. Vehicles must be restricted to maintenance only and defining those critical for fire control and management must be selective.

The tracks not required provide an opportunity for revegetation through direct seeding and seedling planting. Some species at risk can be propagated and planted to enrich the diversity and populations. Collection of seed locally will be imperative.

Annual walking flora surveys will identify any weed or pest incursions for immediate action.

6.2.2 Modified native vegetation

6.2.2.1 *Description*

Some areas of Point Boston were originally cleared for cropping and grazing. There is also an abandoned protea farm and rubble borrow pits. These areas are no longer used and over time some colonizing species have returned.

Relics of previous land management are still present, including old fence lines, access tracks and introduced plants.





Over time, some colonizing species have since died and left areas of dead bush, often inaccessible. There are growing incursions of weeds species including Aleppo pine, bridal creeper, boxthorn, African daisy and perennial veldt grass, taking advantage of the protection from dead shrubs. These have then become habitat for rabbits.

6.2.2.2 Key Threats

The greatest threat in these areas, due to the high fuel load, is fire. Management is difficult due to restricted access.

Increased invasion from pest plants and animals is an ongoing threat as soils are modified pest plants have become dominant in the landscape. These areas then provide seed banks and harbour pests that then infest neighbouring intact native vegetation.

6.2.2.3 Opportunities

With long term management and restoration efforts these modified tracts provide an opportunity to increase the area of quality native vegetation at Point Boston. Once pests and weeds are managed, native species will further recolonize the areas.

Strategic revegetation efforts will enhance the vegetation through re colonization. Some higher impact interventions may be required to improve and prepare modified areas, also providing buffers to potential bushfires.

Some areas have little shrub and there is potential to encourage native grasses to flourish by reducing competition.

6.2.2.4 Recommended Actions

The most effective approach is to work from the highest value areas of native vegetation and work out to the most modified over time. Identification of key fire break / access

tracks will clarify those tracks to be maintained, then others can be revegetated over time. Those areas that may be improved as native grasslands can be selectively mowed and spot sprayed to encourage native species.

Extremely highly modified areas, such as the borrow pits are a long term challenge that can be monitored for pest and weed incursions, but generally remain at this time.

6.2.2.5 *Swamp*

6.2.2.5.1 Description

The swamp area is a highly altered landscape due to historical sand mining. The area is characterized by flat saline areas surrounded by low dunes and sandy landscapes. Native vegetation has been largely removed with the majority of areas suitable for plants being colonized by weeds. Spiny rush and Perennial veldt grass dominate the area.



Remnants of native vegetation include samphire on the margins of the bare areas, Nitre bush (*Nitraria billardierei*), blue bush (*Rhagodia spp*), tea tree (*Melaleuca lanceolata*), flax lily (*Dianella revoluta*) and occasional coastal wattle (*Acacia sophorae*) on the rises.

6.2.2.5.2 Key Threats

The area continues to be threatened by the ongoing incursions of spiny rush and perennial veldt grass. The soils are highly saline and subject to regular inundation from saline water.



Swamp margin highlighting weed infestations – perennial veldt, boxthorn, spiny rush, bridal creeper

6.2.2.5.3 Opportunities

In the long term, rehabilitation would require extensive earth works to replace top soils that have been removed, followed by a program to regenerate and rehabilitate the area.

6.2.2.5.4 Recommended actions

It is recommended that the area be left and managed as part of a long term plan, given opportunities to invest in the significant works required.

Management of the perennial weeds to contain their extension from the current area will assist in protecting and rehabilitating higher quality areas. Create and maintain a weed free buffer along the borders with areas of native vegetation.

6.3 Coast and Cliffs

6.3.1 Description

There are few coastal dunes, but the remaining vegetation is a mix of *Acacia sophorae* shrubland. The dunes and cliff are major harbours for rabbits.

The coastal beaches are important habitat and breeding sites for the endangered Hooded Plover.

The coast and cliffs are owned and the responsibility of state and local governments. Point Boston has historically worked through the Landscape Board to assist with management in those areas accessible to vehicles and other pressures. Vehicles also access Point Boston land through the sand dunes, camping, creating tracks and leaving waste.

6.3.2 Key Threats

The greatest ongoing threat is through illegal access to vehicles and camping.

The dunes are ideal habitat for rabbits and some areas have been infested for many years.

Marine and other waste is an ongoing threat to coastal areas including beaches and into the sand dunes.



6.3.3 Opportunities

An ongoing productive working relationship with the Eyre Peninsula Landscape Board will provide opportunities to continue to manage these areas through management of access and weeds and pest incursions.

6.3.4 Recommended Actions

Continue to work with the Eyre Peninsula Landscape Board to improve access and quality of these areas.

An annual survey to assess any issues and action weed and pest control and access issues.

6.4 Lake

6.4.1 Description

The lake is a highly modified area, originally utilized as a rubble pit. The low lying area has since developed a permanent water point.

Native vegetation surrounding the lake is a mix of *Acacia sophorae*, *Acacia dodonaeifolia* shrublands. This is mixed with areas of perennial weeds including veldt grass and spiny rush.



There are some signs of natural regeneration occurring.

In recent years, this area has been developed as a future community recreation hub.

6.4.2 Key Threats

This area, already being highly modified and subject to community access, will have ongoing potential issues with weed incursions and potentially using it to access more significant native vegetation.

Fire risk increases as access increases.

6.4.3 Opportunities

Continued revegetation efforts will improve this area over time. Growing and planting local native species will assist in improving native vegetation as a whole.

Where natural regeneration is already occurring, protecting small plants from humans and pests will reduce the requirement for revegetation and increase diversity at a faster rate.



6.4.4 Recommended Actions

Identifying fire access tracks / breaks, then removing and revegetating other tracks will be critical.

Continued community input to grow and plant local native species will continue to enhance the value of the area.

Undertake annual surveys to identify and manage weed and pest incursions. With greater community access, the majority of management actions can be undertaken through their input.

6.5 Industrial land (including water treatment ponds)

6.5.1 Description

The industrial area is a combination of cleared areas and remnant native vegetation, although all disturbed to some extent.

The vegetation is a continuation of coastal dune vegetation, with incursions of perennial weeds including boxthorn and spiny rush.



This area borders the new SEB making the boundary a significant potential for rubbish and weed incursion.

6.5.2 Key Threats

Traffic access and indiscriminate dumping of materials provides opportunities for potential introduction of new and unwanted weeds.

Uncontrolled vehicle movements may destroy fragile remnant plants.



Ongoing regeneration of African daisy.

Regeneration of introduced palms around the ponds.



6.5.3 Opportunities

To protect the bordering SEB it is critical to define and fence the area, limiting access and creating a buffer zone of native vegetation. A program including initial weed control, followed by direct seeding and infill planting will provide long term protection.

6.5.4 Recommended Actions

This is a priority area to ensure protection of the SEB. Actions would include fencing and weed control, followed by a combination of direct seeding and infill planting.

6.6 Absorb beds

6.6.1 Description

This area is highly modified and has been developed to provide water treatment facilities for Point Boston. There is little native vegetation remaining. Regeneration is generally made up of perennial veldt grass and African daisy.

Ongoing tree plantings along the roadside will provide screening in future.





There is some regeneration of native species as a result of earth works. *Acacia dodonaefolia* is the most common species. As this is an endangered species, it would be valuable to encourage more regeneration through ongoing weed and pest management.

6.6.2 Key Threats

Continued weed incursions will threaten not only this area but provide seed banks for transfer into higher quality areas of native vegetation if not managed. The soils are extremely sandy and any efforts to eliminate weeds can potentially expose fragile soils to erosion and hence deteriorating conditions.

6.6.3 Opportunities

The management plan already developed for the SEB neighbouring the absorb ponds provides details that will improve the surrounding vegetation. Using careful weed management techniques, the native vegetation will further regenerate. This can be enhanced with strategic planting of seedlings and potential direct seeding.

6.6.4 Recommended Actions

When undertaking management actions for the SEB area, leverage opportunities to manage the absorb beds as well.

In the short term, develop mobile fences that can be placed around areas of regeneration to protect them from pests until large enough to survive. This can then be moved to another area.

Undertake small area weed control, followed by planting local native species.

Control rabbits to allow for broad scale revegetation with direct seeding.

7 Management Actions

The following objectives are proposed, in priority order.

- Reduce or minimize threats to vegetation integrity by:
 - controlling weeds and pest animals;
 - controlling access to the area with gates and fences; and
 - reducing unauthorized access through education and signage.
- Prevent further pest incursions by:
 - educating and encouraging Point Boston community residents to plant appropriate plants that are non-invasive and controlling weeds that threaten nearby native vegetation;
 - ensuring fire breaks and other works are using non soil disturbance techniques; and
 - machinery and operators are weed free before works are conducted.
- Monitor vegetation condition by selecting sites for ongoing photopoint or bushland condition monitoring to determine efficacy of works.
- Rehabilitate and restore degraded systems as resources allow through;
 - weed and animal pest control;
 - fencing off areas with rabbit proof fencing; and
 - using direct seeding and planting seedlings

A detailed Action Plan is provided as an attachment.

8 References

Anderson, B. (2003) *Land Management Plan for Heritage Agreement Area SA*
Mariculture Pty Ltd

Delaine, D. (2015) *A Review of the Vegetation Management Plan.*

Department of Environment and Water 2013 - *Policy for a Significant Environmental Benefit*

Landless, B. (2021) *Native Vegetation Management Plan, Point Boston, 2021-2031*
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Native Vegetation Council (2023) *Heritage Agreement Policy*
NatureMaps GIS analysis