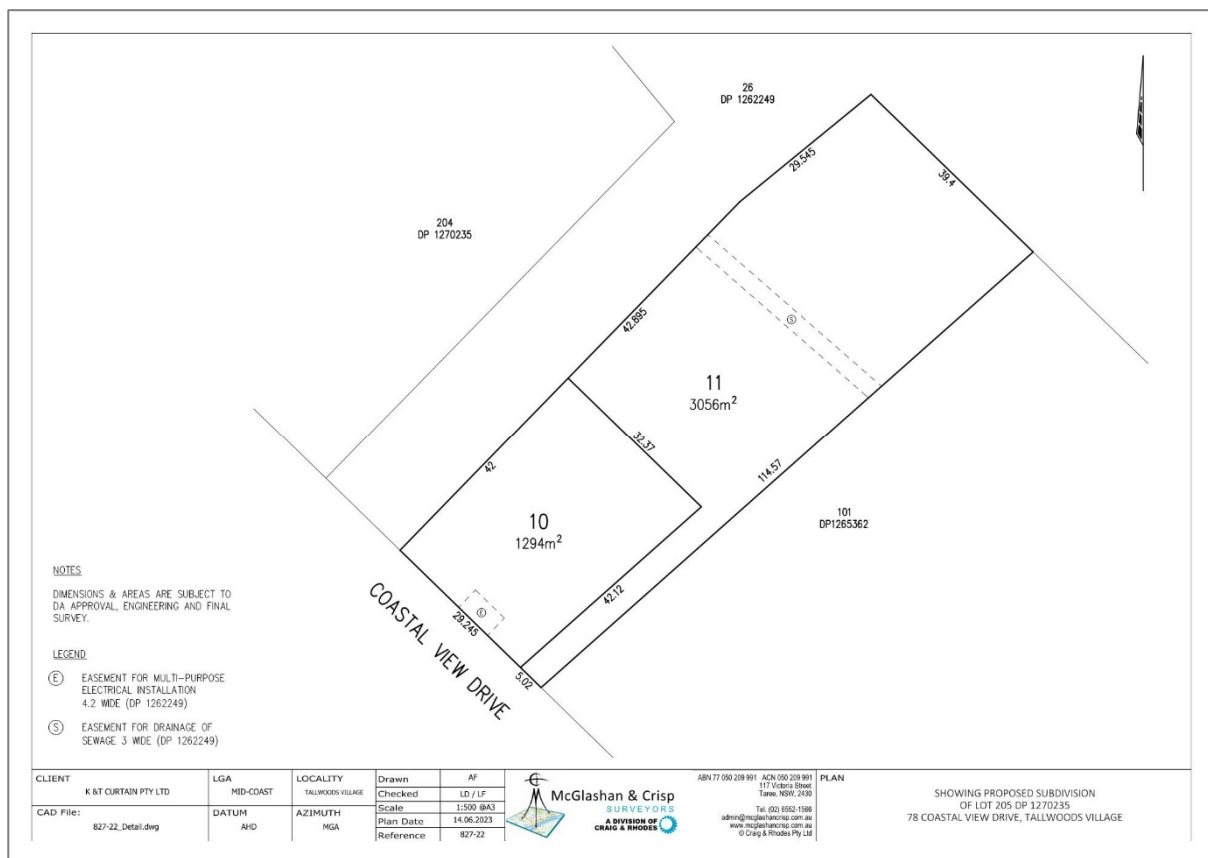


PROPOSED 2 LOT SUBDIVISION 78 Coastal View Drive- TALLWOODS VILLAGE LOT 205 DP1270235

STATEMENT OF ENVIRONMENTAL EFFECTS



January 2024
OUR REF: 827 – 22P

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APPENDIX LIST

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1. THE PROPOSAL

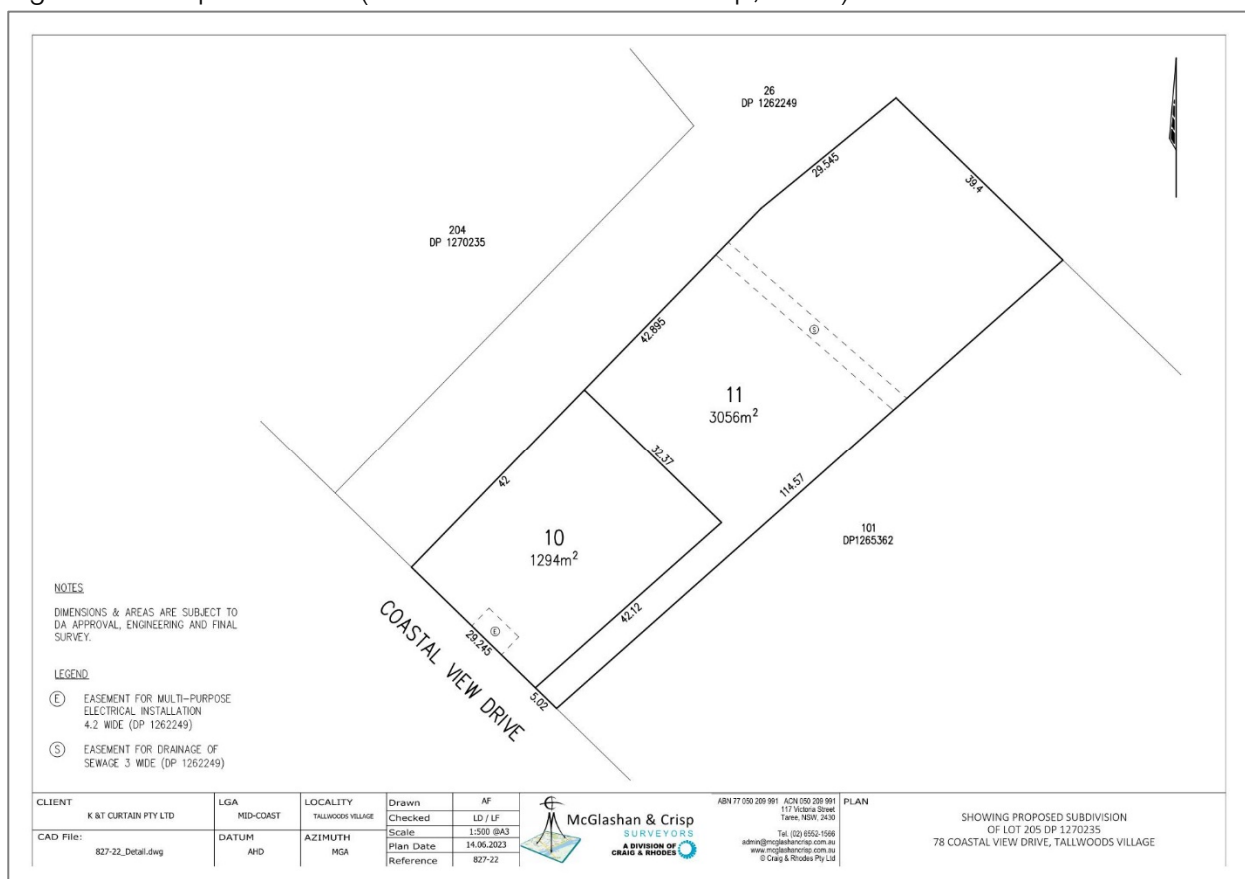
This application seeks consent for a 2-lot subdivision and construction of PADs for future dwellings of Lot 205 DP1270235 as shown in the plan attached as Appendix A and Figure 1 below.

Majority of the existing Lot 205 is vacant with a large dam and a tree located at the back of the lot. The land is highly modified, and no clearing is required for the purpose of this subdivision and construction of the dwelling PADs. The lot is impacted by an easement for drainage of sewage 3m wide at the back of the Site and an easement for electrical substation 4.2 m wide at the frontage.

The subdivision layout has been designed to supply two residential lots each contain one dwelling PAD for the construction of future dwelling, as shown on the plan attached as Appendix B. Both lots access from Coastal View Drive. As shown on the Subdivision Plan, Lot 10 will have a 29.25m frontage to Coastal View Drive and Lot 11 will be a battle-axe lot with a 5.02m wide access handle.

The subdivision will result in 2 new appropriately sized lots that are provided with enough area to ensure that they can provide good solar access, ample space for dwellings, sheds, privacy, and outdoor areas. Sewer, water, electricity, and telecommunications services can be provided to proposed lots 10 and 11 in accordance with the relevant authority's requirements.

Figure 1 – Proposed Plan (Source: McGlashan & Crisp, 2023)





2. SUMMARY

Key controls are summarised in the table below.

Table 1 – Summary of Key Controls

LGA	MID-COAST COUNCIL
Principal Environmental Planning Instrument (EPI)	Greater Taree Local Environmental Plan 2010
Site Area (Approx.)	4,364m ²
Zoning	R1 General Residential
Minimum Lot Size	450m ²
Floor Space Ratio	0.6:1
Maximum Building Height	8.5m
Bushfire Prone	Yes
Heritage Affected	Does Not Apply
Flooding	Does Not Apply
Acid Sulphate Soils	Does Not Apply
Contributions	Section 94 2016 Hallidays Point
Proposed Lots	1 lot into 2 lots



3. EXISTING ENVIRONMENT

3.1 SITE DETAILS

Table 2 contains a description of the site.

Figure 2 provides an aerial and cadastre view of the site.

Table 2: Site location details

ITEM	DESCRIPTION
Registered Owner/s	K & T Curtain Pty Ltd
Lots and DP's	Lot 205 DP1270235
Address/es	78 Coastal View Drive, Tallwoods Village, NSW 2430
Area (Approx.)	4364m ²
Easements/Restrictions/Covenants, etc. Appendix B - Certificates of Title Appendix C – DP1270235 & accompanying 88B Instrument	
<ul style="list-style-type: none">• Easement for Drainage of Sewage 3m wide created with DP1270235 as shown on the proposed plan.• Easement for multi-purpose electrical installation 4.2m wide affecting the part as shown on the proposed plan.	

Figure 2: Aerial photo of the Site outlined in Red (Source: Near Map, 2023)





4. GREATER TAREE LOCAL ENVIRONMENTAL PLAN 2010

Greater Taree Local Environment Plan 2010 (Greater Taree LEP 2010) applies to all development in the Manning Region of Mid-Coast Council Local Government Area and is the principal planning instrument applicable to the site. In accordance with Greater Taree LEP 2010 we seek consent under Clause 2.6 for the subdivision.

Clause 2.6 Greater Taree LEP 2010 reads;

2.6 Subdivision—consent requirements

(1) Land to which this Plan applies may be subdivided, but only with development consent. Notes—

1 If a subdivision is specified as exempt development in an applicable environmental planning instrument, such as this Plan or State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, the Act enables it to be carried out without development consent.

2 Part 6 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 provides that the strata subdivision of a building in certain circumstances is complying development.

(2) Development consent must not be granted for the subdivision of land on which a secondary dwelling is situated if the subdivision would result in the principal dwelling and the secondary dwelling being situated on separate lots, unless the resulting lots are not less than the minimum size shown on the Lot Size Map in relation to that land

The proposed subdivision is consistent with the aims of Greater Taree LEP 2010 and the aims of Clause 4.1.

1.2 Aims of Plan

(2) The particular aims of this Plan are as follows:

(a) to promote and encourage the ecologically sustainable development of Greater Taree City,

The proposal will have minimal impact on the ecological development of Greater Taree, the lots do not require any clearing as the land has been modified over past years and is mainly vacant.

(b) to encourage the proper management, development and conservation of natural and human made resources (including natural areas, forests, coastal areas, water, groundwater dependent ecosystems, agricultural land, extractive resources, towns, villages, and cultural amenities) for the purpose of promoting the social and economic welfare of the community, protecting ecological and cultural heritage and achieving a better environment,

The main aim of the application is to provide additional residential lots that will promote the social and economic welfare of the community, with no impact on existing ecological or cultural heritage as the land is cleared maintained grasslands.



- (c) to promote and co-ordinate the orderly and economic use and development of land, and to minimise conflict between adjacent land uses,*

The proposal seeks approval for the creation of two residential lots consistent with the neighbouring use of the land and therefore will not create any new land use conflict.

- (d) to facilitate the provision and co-ordination of community services and facilities*

The proposal seeks approval for subdivision of the subject site into two residential lots, so there will be minimal impact on the existing provision of community services and facilities. The additional residential housing will support local and regional community facilities.

- (e) to encourage the protection of the environment, including the protection and conservation of native animals and plants, threatened species and endangered ecological communities and their habitats.*

This proposed subdivision will have minimal impact on native animals & plants, threatened species or endangered ecological communities and their habitats.

- (f) to minimise the exposure of development to natural hazards and natural risks*

No additional exposure to natural hazards or risks is being created.

- (g) to seek the provision of adequate and appropriate infrastructure to meet the needs of future development.*

The application will provide additional residential lots that are designed to meet the future and existing needs of the community and that can be connected to existing appropriate infrastructure.

- (h) to encourage a strong, growing and diversified economy that promotes local self-reliance, and recognises and strengthens the local community and its social capital in ways that safeguard the quality of life of future generation.*

The proposed subdivision layout will safeguard the quality of life for future generations and will increase the land's ability to meet the needs of the community both now and into the future.



4.1 LAND ZONING AND OBJECTIVES

The land is zoned R1 General Residential, as shown in Figure 3 below.

The objectives of the zone are:

- *To provide for the housing needs of the community.*

The proposed subdivision aims to provide additional residential lots to meet the current housing demand and existing needs of the community.

- *To provide for a variety of housing types and densities.*

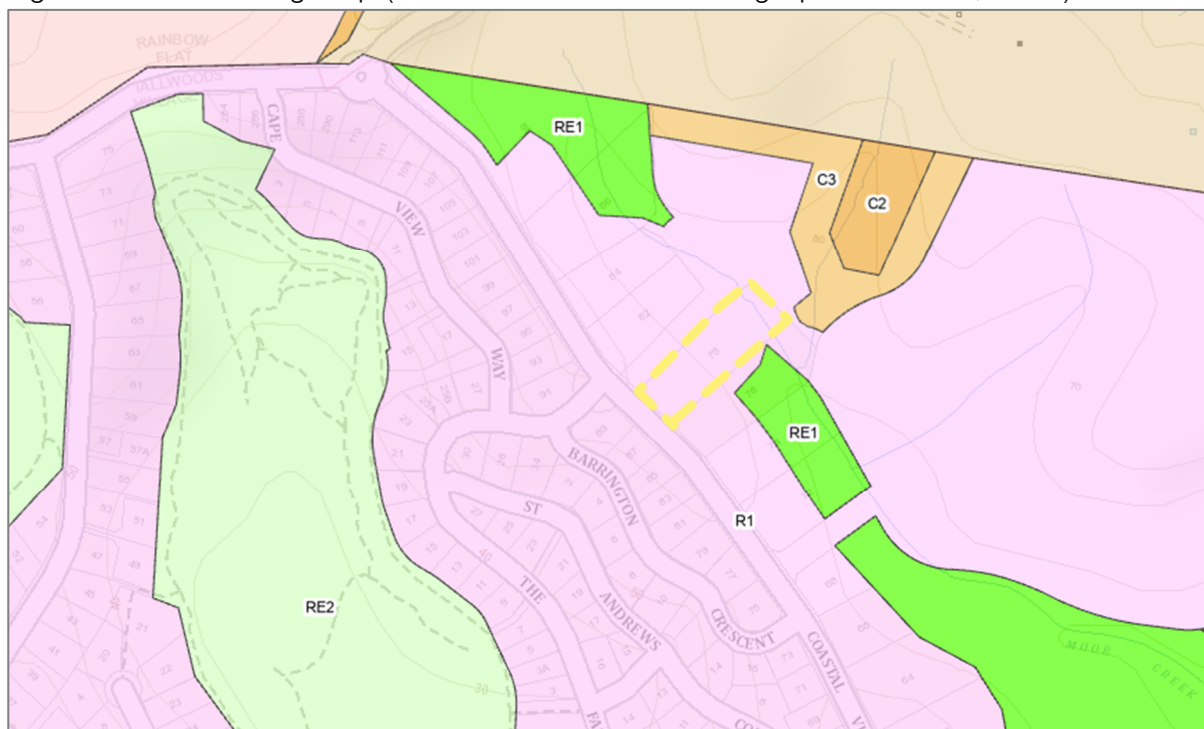
The proposal will provide the opportunity for a variety of housing types and will have minimal impact on the existing density of the area.

- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The proposal can support the existing residential land use and has the capacity to provide facilities and services that will meet the day to day needs of the future residents.

The Site is outlined in Yellow dashed line on Figure 3 below.

Figure 3: Land Zoning Map (Source: Source: e-Planning Spatial Viewer, 2023)

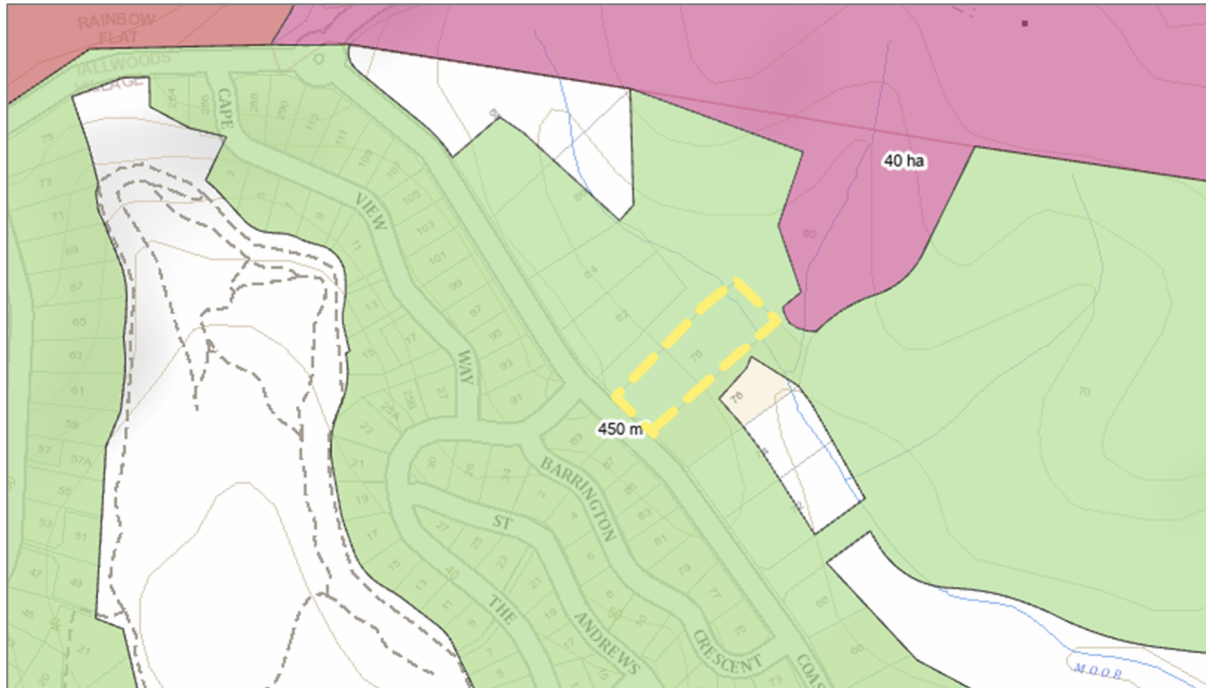




4.2 MINIMUM LOT SIZE

The site is mapped with a minimum lot size of G- 450m², as shown in Figure 4 below. The proposed Lot 10 will be approximately 1,294m² and Lot 11 will be approximately 3,056m². Both resulting lots will remain well above the minimum lot size requirement; therefore, it is permissible under clause 4.1 of Greater Taree LEP 2010 with consent.

Figure 4 – Minimum Lot Size (Source: e-Planning Spatial Viewer, 2023)





5. DEVELOPMENT CONTRIBUTIONS

Greater Taree Section 94 Contributions Plan 2016 is applicable to the land and is mapped within this plan as being in the Hallidays Point contribution area.



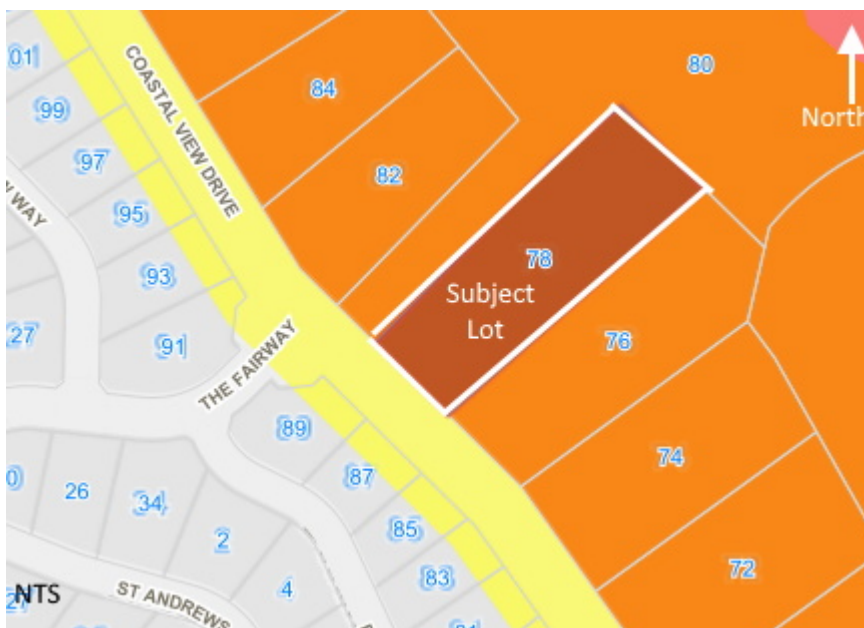
6. GREATER TAREE DEVELOPMENT CONTROL PLAN 2010

C3. GENERAL REQUIREMENTS

C3.1 SITE HAZARDS

The land is highly modified and is broadly vacant with only a sole significant tree near the existing dam. No removal of trees is proposed under this development application. The back of the Site is mapped as bushfire buffer zone as shown in Figure 5 below. A Bushfire Assessment Report accompanies this application.

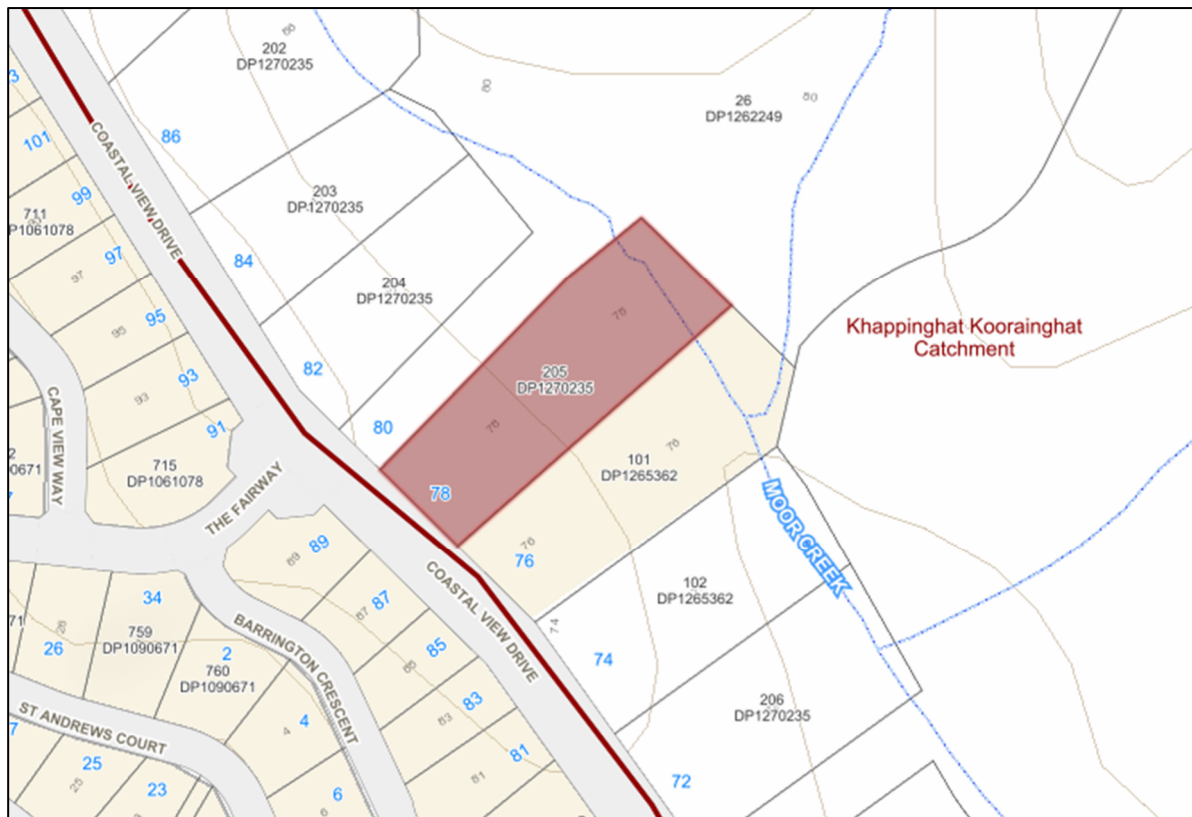
Figure 5: Bushfire Mapping (Source: MidCoast Council Online Mapping, 2023)



A first order stream, being a branch of Moor Creek is traversing back of the Site. The proposed subdivision will not impact the existing condition of the stream and the building PADs sits within adequate distance from the stream. Figure 6 shows the location of the stream on the subject land.



Figure 6: watercourse mapping (Source: MidCoast Council Online Mapping, 2023)



The Site is not identified as being affected by 1% AEP flood and therefore no further assessment will be warranted in this regard.



C3.2 ROAD DESIGN AND CONSTRUCTION

No road design is proposed under this Development Application. Both Lots have direct access to Coastal View Drive. The proposed subdivision results in two lots that includes one regular lot, being Lot 10 with 29m frontage, and one battle-axe, being Lot 1 with 5m wide access handle. It is expected that a Driveway Application would be part of Council's DA requirements.

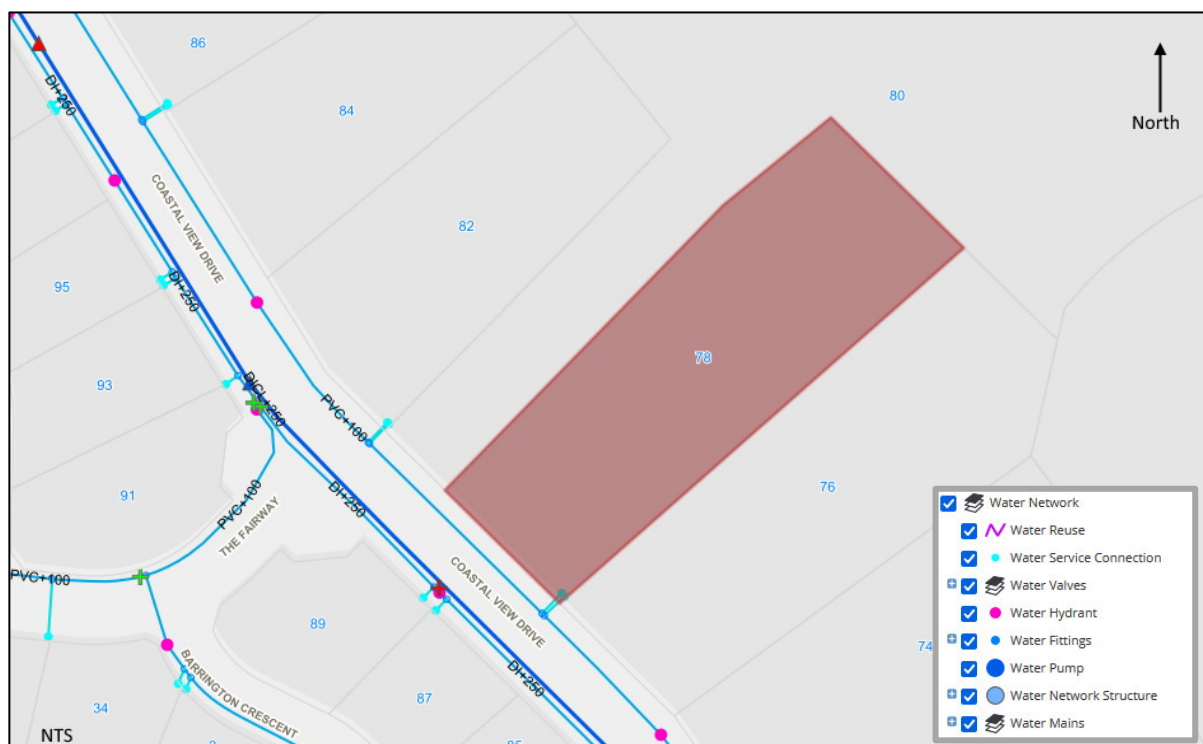
C3.3 FILLING AND LEVELLING

No Filling or levelling is proposed or required.

C3.4 SERVICES

Sewer, water, electricity, and telecommunications services are available to service the Site. The existing connection to the water network will be retained and extended along the access handle to service the proposed Lot 11 and a new connection will be provided to service the proposed Lot 10. All the proposed servicing infrastructure will be designed and constructed in accordance with the relevant authority requirements. Figure 7 shows the location of existing water infrastructure to service the site.

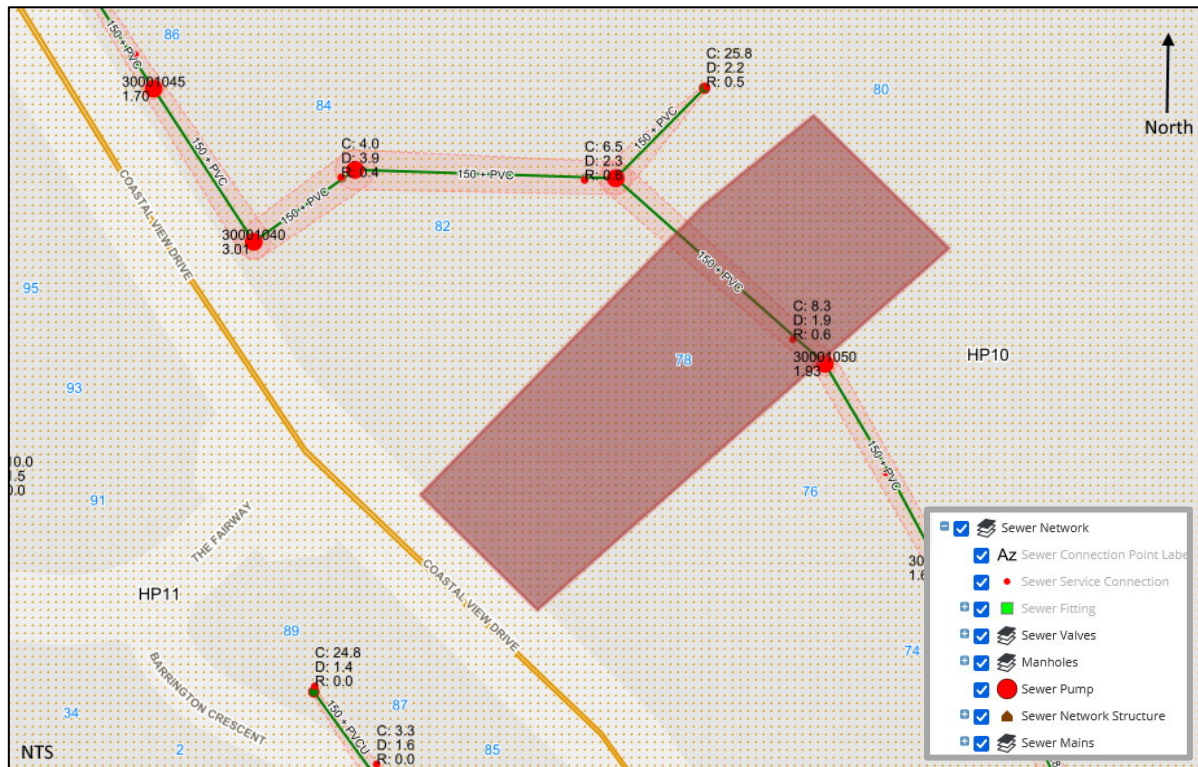
Figure 7 – Water Infrastructure mapping (Source: securemaps.midcoast.nsw.gov.au)





There is an existing 150mm PVC sewer main traversing back of the site which will service the proposed lot 11. A new 150mm sewer main will be constructed and connected to the existing sewer main to service the proposed Lot 10. Figure 8 shows the location of existing sewer infrastructure available on site.

Figure 8 – Sewer Infrastructure Mapping (Source; securemaps.midcoast.nsw.gov.au)





C3.5 DRAINAGE

A Stormwater management plan addressing the stormwater quality (OSD) accompanies this application.

C3.6 EXISTING DEVELOPMENT AND HERITAGE

There are no heritage items on the subject land. No heritage conservation area is identified within the vicinity of the Site.



C3.7 ENVIRONMENTAL PROTECTION

No clearing is required or proposed for this subdivision. The land is mostly cleared, and the only existing significant tree will be retained.

C3.8 LANDSCAPING

No landscaping is proposed or required.

C4 SPECIFIC REQUIREMENTS

C4.1 RESIDENTIAL SUBDIVISION

The subdivision will result in 2 appropriately sized lots consistent with the existing subdivision pattern and that can meet the required performance criteria prescribed under this section for the following reasons:

- The lots have suitable dimension, frontage and size to ensure sufficient vehicular and pedestrian access, good solar access, ample space for privacy and outdoor areas as well as the ability to connect to the existing road network and services.
- The reticulated water and sewer are available to the proposed lots.
- The site sits on an undulating surface which minimises the cut and fill amount for the future dwellings.
- The proposal consists of one regular shaped lot and one battle-axe lot with quite large site area (greater than 650sqm required under this section for a battle-axe lot).
- Only one battle-axe lot is proposed behind a full frontage lot.
- The proposed access handle for the battle-axe lot is 5m wide and greater than the minimum 4m wide required.

H2 PRIMARY RESIDENTIAL REQUIREMENTS

H2.1 SITE COVERAGE AND LOT REQUIREMENTS

The proposed subdivision includes future building PADs under this Development Application. Each resulting lot will contain a building PAD with an approximate area of 400sqm. This will result in a Site coverage of far less than maximum site coverage permitted on the land. Therefore, it comfortably complies with this development control.

H2.2 BUILDING SETBACKS

The proposed PAD size and location on the resulting lots will provide ample setbacks from the boundaries and ensure adequate level of separation, landscaping, privacy, and access between the future buildings.

H2.5 PRIVATE OPEN SPACE

The proposed location and dimension for the building PADs will provide sufficient quality private open space on site with good solar access for the amenity of future residents.



7. BIODIVERSITY CONSERVATION ACT 2016 AND REGULATION 2017

The Biodiversity Conservation Regulation sets out threshold levels to establish if the Biodiversity Offset Scheme 2017 is being triggered by a local development application. There are 2 components within Sections 7.1 to 7.3 of the Biodiversity Conservation Regulations 2017 that need to be considered to establish if the Biodiversity Offset Scheme is being triggered:

1. The amount of Native Vegetation being cleared in relation to total lot size, and,
2. Whether the subject land is mapped on the Biodiversity Map.

The Biodiversity Offset Scheme Entry Threshold Tool provides a tool to calculate the area of impact that any future buildings, clearing, access roads and driveways, asset protection zones, clearing associated with any infrastructure required and any fencing. In relation to the above components and this local development application:

1. There is no Biodiversity Mapped land as shown in the Boset Report attached as Appendix D.
2. The report has included allowances for the new boundaries and 2 future dwellings.
3. The proposed new boundary line is within the cleared maintained land.
4. There is no clearing of any native vegetation required by this subdivision, the new boundaries are traversing through maintained lands.
5. The Boset Report attached as Appendix D confirms that the proposed development remains under the clearing threshold.

We therefore submit that the proposed subdivision does not require a BDAR report as it does not exceed the threshold and is not Biodiversity Value mapped.

Section 7.30 of the Biodiversity Conservation Act 2016 provides a test for determining whether this local development application is likely to significantly affect threatened species or ecological communities, or their habitats.

In accordance with the 5 points of this test this local development application;

- 1) will not place any species at risk of further extinction,
- 2) will have no additional impact on any endangered ecological communities,
- 3) no critical habitat is being removed,
- 4) will not have an impact on any declared area of outstanding biodiversity value as there is no mapped biodiversity land,
- 5) is not part of a key threatening process nor will it increase the impact of a key threatening process.



8. State Environmental Planning Policy (Koala Habitat Protection) 2021

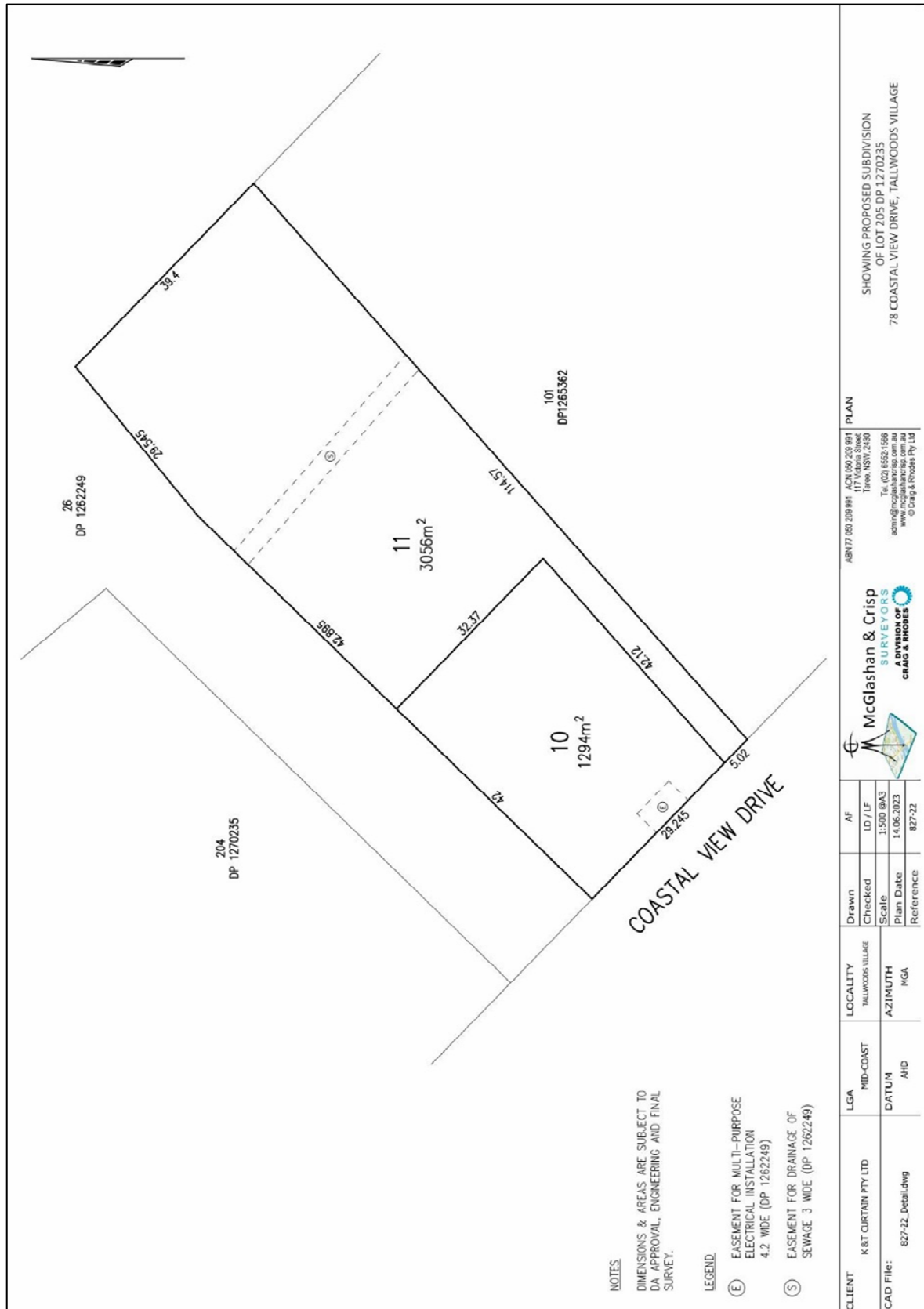
The land is located within the Mid-Coast Council area which is listed in schedule 1 of the SEPP with and within the North Coast Koala Management area and therefore the SEPP applies to this application. The land does not have an approved Koala Plan of Management and is not core Koala Habitat.

This proposal does not require the removal of any trees that might trigger further investigation.

We therefore submit that the proposed subdivision is permitted under the SEPP with no requirement for a Koala Plan of Management as there is no impact on Koalas or their habitat.

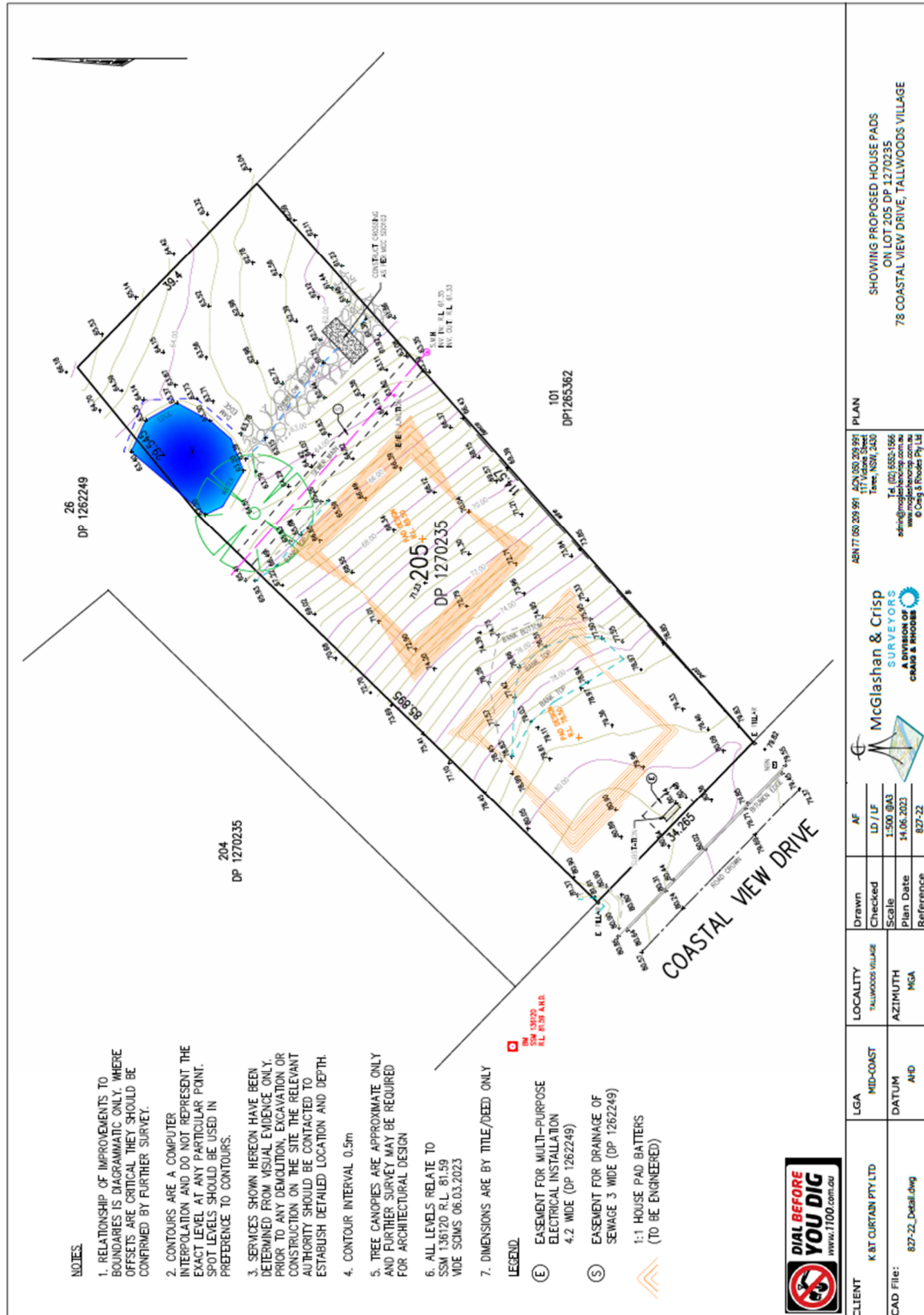


APPENDIX A – Proposed Subdivision Layout





APPENDIX B – House Pad Plans





APPENDIX C – Certificates of title

Lot 205 DP1270235

NSW LAND REGISTRY SERVICES		Title Search		Information Provided Through Aussearch Ph. 02 9054 6867 Fax.	
NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH					
FOLIO: 205/1270235					

SEARCH DATE	TIME	EDITION NO	DATE		
-----	----	-----	----		
11/1/2023	1:47 PM	3	14/1/2022		
LAND					

LOT 205 IN DEPOSITED PLAN 1270235					
AT TALLWOODS VILLAGE					
LOCAL GOVERNMENT AREA MID-COAST					
PARISH OF BERYAN COUNTY OF GLOUCESTER					
TITLE DIAGRAM DP1270235					
FIRST SCHEDULE					

K & T CURTAIN PTY LTD (T AR436515)					
SECOND SCHEDULE (8 NOTIFICATIONS)					

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)					
2 DP1191907 EASEMENT FOR ASSET PROTECTION ZONE 21 METRE(S) WIDE					
AND VARIABLE APPURTENANT TO THE LAND ABOVE DESCRIBED					
3 DP1195425 EASEMENT FOR BATTER VARIABLE WIDTH APPURTENANT TO THE					
LAND ABOVE DESCRIBED					
4 DP1262249 EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION					
4.2 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO					
BURDENED IN THE TITLE DIAGRAM					
5 DP1262249 EASEMENT FOR DRAINAGE OF SEWAGE 3 METRE(S) WIDE					
AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE					
DIAGRAM					
6 DP1262249 EASEMENT FOR ASSET PROTECTION ZONE 21 METRE(S) WIDE					
APPURTENANT TO THE LAND ABOVE DESCRIBED					
7 DP1270235 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND					
NUMBERED (3) IN THE S.88B INSTRUMENT					
8 AR795148 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED					
NOTATIONS					

UNREGISTERED DEALINGS: NIL					
*** END OF SEARCH ***					
827-22 PRINTED ON 11/1/2023					
* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.					
Copyright © Office of the Registrar-General 2023 Received: 11/01/2023 13:47:55					



ALL PEGS FD (DP 1262249)
UNLESS NOTED ELSEWISE



APPENDIX E – 88B Instrument registered with DP1270235

Reg:R063864 /Doc:DP 1270235 B /Rev:22-Jan-2021 /NSW LRS /Pgs:ALL /Prt:11-Mar-2024 11:49 /Seq:1 of 3
Office of the Registrar-General /Src:InfoTrack /Ref:827-22

Instrument setting out Terms of Easements/Profits a Prendre intended to be created or released and of Restrictions on the Use of Land and Positive Covenants intended to be created pursuant to Section 88B of the Conveyancing Act, 1919.

(Sheet 1 of 3 sheets)

Plan: **DP1270235**

Plan of Subdivision of Lot 100

DP 1265362

covered by Subdivision Certificate No 347/2021/SC
dated 8/12/2020

Full name and address of proprietor of land:

Coastal View Heights
Development Pty Ltd
46 Coastal View Drive
Tallwoods Village NSW 2430

Part 1 (Creation)

Number of item shown in the intention panel on the plan	Identity of easement profit a prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot (s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities
1	Restriction on the Use of Land (Building Envelope)	201,202, 203 & 204	Mid-Coast Council
2	Easement for Drainage of Water 3 wide	201 & 202	Mid-Coast Council
3	Restriction on the Use of Land (Trees)	201, 202,203,204,205 & 206	Mid-Coast Council
4	Easement for Drainage of Water 2 wide	204	203

Part 2 (Terms)

1. Terms of easement, profit a prendre, restriction, or positive covenant numbered 1 in the plan.

- No building shall be erected on the burdened lot outside of the nominated building envelope shown as 'B' on the plan.
- Gravity sewer availability is restricted to the area nominated 'B' on the plan.
- No building shall be erected on the burdened lot unless a suitable report is prepared by a geotechnical engineer confirming the suitability of the building design to the site conditions.



Instrument setting out Terms of Easements/Profits a Prendre intended to be created or released and of Restrictions on the Use of Land and Positive Covenants intended to be created pursuant to Section 88B of the Conveyancing Act, 1919.

(Sheet 2 of 3 sheets)

Plan: **DP1270235**

Plan of Subdivision of Lot 100
DP 1265362

covered by Subdivision Certificate No 347/2021/SC
dated 8/12/2020

Full name and address of
proprietor of land:

Coastal View Heights
Development Pty Ltd
46 Coastal View Drive
Tallwoods Village NSW 2430

iv) Excess roof water (in excess of water stored on site) cannot be directed other than to the nominated stormwater system.

2. Terms of easement, profit a prendre, restriction, or positive covenant numbered 2 & 4 in the plan.

Terms of easement in accordance with Part 7 Schedule 4A of Conveyancing Act 1919.

3. Terms of easement, profit a prendre, restriction, or positive covenant numbered 3 in the plan.

All trees located at the front of the burdened lot may not be disturbed unless with consent of the benefitting authority.

Name of person empowered to release, vary or modify restriction or positive covenant number 1, 2 & 3

Mid-Coast Council

Executed by Coastal View Heights Developments Pty Ltd ACN 620990436 by:

Director

Name

KEITH CURTAIN.

Secretary

Name

ROBIN LYNETTE BRIDGWATER



Instrument setting out Terms of Easements/Profits a Prendre intended to be created
or released and of Restrictions on the Use of Land and Positive Covenants intended
to be created pursuant to Section 88B of the Conveyancing Act, 1919.

(Sheet 3 of 3 sheets)

Plan: **DP1270235**

Plan of Subdivision of Lot 100
DP 1265362
covered by Subdivision Certificate No **347/2021/SC**
dated **8/12/2020**

Full name and address of
proprietor of land:

Coastal View Heights
Development Pty Ltd
46 Coastal View Drive
Tallwoods Village NSW 2430

~~Executed by Coastal View Heights Developments Pty Ltd ACN 620990436 by:~~

~~Director~~

~~Secretary~~

~~Name~~

~~Name~~

Mid-Coast Council by its authorised delegate pursuant to s.377 Local Government Act 1993

BRUCE MOORE

Name of Delegate

B. Moore

Signature of Delegate

I certify that I am an eligible witness and that the delegate signed in my presence

SARAH HAWKE

Full Name of Witness

S. Hawke

Signature of Witness

c/- 2 Pittkeney Street, Taree NSW 2430
Address of Witness

REGISTERED



22/01/2021



APPENDIX F – BOSET REPORT



Department of Planning and Environment

Biodiversity Values Map and Threshold Report

This report is generated using the Biodiversity Values Map and Threshold (BMAT) tool. The BMAT tool is used by proponents to supply evidence to your local council to determine whether or not a Biodiversity Development Assessment Report (BDAR) is required under [the Biodiversity Conservation Regulation 2017 \(Cl. 7.2 & 7.3\)](#).

The report provides results for the proposed development footprint area identified by the user and displayed within the blue boundary on the map.

There are two pathways for determining whether a BDAR is required for the proposed development:

1. Is there Biodiversity Values Mapping?
2. Is the 'clearing of native vegetation area threshold' exceeded?

Biodiversity Values Map and Threshold Report		
Date of Report Generation		11/03/2024 11:57 AM
1. Biodiversity Values (BV) Map - Results Summary (Biodiversity Conservation Regulation Section 7.3)		
1.1	Does the development Footprint intersect with BV mapping?	no
1.2	Was ALL BV Mapping within the development footprint added in the last 90 days? (dark purple mapping only, no light purple mapping present)	no
1.3	Date of expiry of dark purple 90 day mapping	N/A
1.4	Is the Biodiversity Values Map threshold exceeded?	no
2. Area Clearing Threshold - Results Summary (Biodiversity Conservation Regulation Section 7.2)		
2.1	Size of the development or clearing footprint	43.5 sqm
2.2	Native Vegetation Area Clearing Estimate (NVACE) (within development/clearing footprint)	43.5 sqm
2.3	Method for determining Minimum Lot Size	LEP
2.4	Minimum Lot Size (10,000sqm = 1ha)	450 sqm
2.5	Area Clearing Threshold (10,000sqm = 1ha)	2,500 sqm
2.6	Does the estimate exceed the Area Clearing Threshold? (NVACE results are an estimate and can be reviewed using the Guidance)	no
REPORT RESULT: Is the Biodiversity Offset Scheme (BOS) Threshold exceeded for the proposed development footprint area? (Your local council will determine if a BDAR is required)		no



Department of Planning and Environment

What do I do with this report?

- If the result above indicates the BOS Threshold has been exceeded, your local council **may require** a Biodiversity Development Assessment Report with your development application. Seek further advice from Council. An accredited assessor can apply the Biodiversity Assessment Method and prepare a BDAR for you. For a list of accredited assessors go to: <https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor>.
- If the result above indicates the BOS Threshold has not been exceeded, you may not require a Biodiversity Development Assessment Report. This BMAT report can be provided to Council to support your development application. Council can advise how the area clearing threshold results should be considered. Council will review these results and make a determination if a BDAR is required. Council may ask you to review the area clearing threshold results. You may also be required to assess whether the development is "likely to significantly affect threatened species" as determined under the test in Section 7.3 of the *Biodiversity Conservation Act 2016*.
- If a BDAR is not required by Council, you may still require a permit to clear vegetation from your local council.
- If **all** Biodiversity Values mapping within your development footprint was less than 90 days old, i.e. areas are displayed as dark purple on the BV map, a BDAR may not be required if your Development Application is submitted within that 90 day period. Any BV mapping less than 90 days old on this report will expire on the date provided in Line item 1.3 above.

For more detailed advice about actions required, refer to the **Interpreting the evaluation report** section of the [Biodiversity Values Map Threshold Tool User Guide](#).

Review Options:

- If you believe the Biodiversity Values mapping is incorrect please refer to our [BV Map Review webpage](#) for further information.
- If you or Council disagree with the area clearing threshold estimate results from the NVACE in Line Item 2.6 above (i.e. area of Native Vegetation within the Development footprint proposed to be cleared), review the results using the [Guide for reviewing area clearing threshold results from the BMAT Tool](#).

Acknowledgement

I, as the applicant for this development, submit that I have correctly depicted the area that will be impacted or likely to be impacted as a result of the proposed development.

Signature: _____

Linda Ferguson

(Typing your name in the signature field will be considered as your signature for the purposes of this form)

Date: _____

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Department of Planning and Environment

Biodiversity Values Map and Threshold Tool

The Biodiversity Values (BV) Map and Threshold Tool identifies land with high biodiversity value, particularly sensitive to impacts from development and clearing.

The BV map forms part of the Biodiversity Offsets Scheme threshold, which is one of the factors for determining whether the Scheme applies to a clearing or development proposal. You have used the Threshold Tool in the map viewer to generate this BV Threshold Report for your nominated area. This report calculates results for your proposed development footprint and indicates whether Council may require you to engage an accredited assessor to prepare a Biodiversity Development Assessment Report (BDAR) for your development.

This report may be used as evidence for development applications submitted to councils. You may also use this report when considering native vegetation clearing under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 2 vegetation in non-rural areas.

What's new? For more information about the latest updates to the Biodiversity Values Map and Threshold Tool go to the updates section on the [Biodiversity Values Map webpage](#).

Map Review: Landholders can request a review of the BV Map where they consider there is an error in the mapping on their property. For more information about the map review process and an application form for a review go to the [Biodiversity Values Map Review webpage](#).

If you need help using this map tool see our [Biodiversity Values Map and Threshold Tool User Guide](#) or contact the Map Review Team at map.review@environment.nsw.gov.au or on 1800 001 490.



Biodiversity Values Map



122.3 0 61.17 122.3 Metres

WGS_1984_Web_Mercator_Auxiliary_Sphere

Legend

- Biodiversity Values that have been mapped for more than 90 days
- Biodiversity Values added within last 90 days
- Native Vegetation Area Clearing Estimate (NVACE)
- Development area selected by proponent

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This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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The results provided in this tool are generated using the best available mapping and knowledge of species habitat requirements.

This map is valid as at the date the report was generated. Checking the [Biodiversity Values Map viewer](#) for mapping updates is recommended.