



Statement of Environmental Effects

Proposed Alterations to existing Ski Lodge: Replacement Roof and Associated Works

Lot 1 DP 1085253
6 Pipit Place
Perisher Valley, NSW, 2624

9 April 2025
Reference: S024012

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Attachments

- Attachment 1**– BMAT Report
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Supporting Documents

Document	Ref. No.	Dated	Prepared By
Plans	SNOW_24/1 A	9/4/25	Vitale Design
Bushfire Assessment Report	S024012	13/01/25	SET Consultants Pty Ltd

1 INTRODUCTION

1.1 General

This Statement of Environmental Effects has been prepared by *SET Consultants Pty Ltd* for *Vitale Design*. This Statement is to accompany a Development Application to NSW Department of Planning for the proposed development of Lot 1 DP 1085253 resulting in alterations to an existing ski lodge.

The purpose of this Statement is to address the planning issues associated with the proposal. Specifically, the Statement is to assess the likely impacts of the development on the environment in accordance with the requirements of the *Environmental Planning & Assessment (EP&A) Act, 1979*.

2 SITE ANALYSIS AND CONTEXT

2.1 The Site

The subject site is legally described as Lot 1 DP 1085253, and known as 6 Pipit Place, Perisher Valley. The site is located to the southwest of Pipit Place. Figure 1 shows a location image of the subject site and immediate surroundings.



Figure 1 Location map showing the subject site marked in red (SIXMaps).

The site accommodates a ski lodge on sloping terrain. Figure 2 shows an image of the site.



Figure 2 Aerial photograph showing the subject lot highlighted (NSW Planning Portal)

2.2 Site Context

The subject site is located within Perisher Village, a ski resort approximately 35km from Jindabyne. The surrounding development includes ski lodges and resort development within the alpine landscape with scattered vegetation.

2.3 Existing Environment

Baseline information in relation to the site's environmental conditions has been drawn from the following sources:

- Provided information;
- Review of planning documentation;

The subject site is mapped as containing:

2.3.1 Bushfire

The subject site is mapped as bushfire prone land. Figure 3 shows an extract of the Bushfire Prone Land map with the subject site outlined in blue. A Bushfire Assessment Report prepared by *SET Consultants* and has been submitted with the application.



Figure 3 Bushfire Prone Land map showing the subject site outlined in blue (NSW Planning Portal)

2.3.2 Biodiversity Values

The subject site is mapped under the containing Terrestrial Biodiversity, see Figure 4 below. The site is partially mapped under the Biodiversity Values Map and Threshold Tool as containing biodiversity valuable vegetation along the western boundary. A BMAT Report has been submitted with this application.



Figure 4 Extract of Biodiversity mapping and BMAT mapping showing site highlighted (NSW Planning Portal)

3 THE PROPOSAL

3.1 Description

The proposal is for additions to the established ski lodge, including:

- Replacement roof – metal
- Replacement eaves – fibre cement
- External painting to match existing
- Replace insulation

Figure 5 shows an extract of the Roof Plan and Figure 6 shows the elevation plans as prepared by *Vitale Design* which have been submitted as part of this application.

Materials have been included in the submitted Architectural Plans including custom orb Shale Grey metal roof sheeting, FC eaves, and paint to match existing.

There are no physical works proposed. Access for works is via Pipit Place.

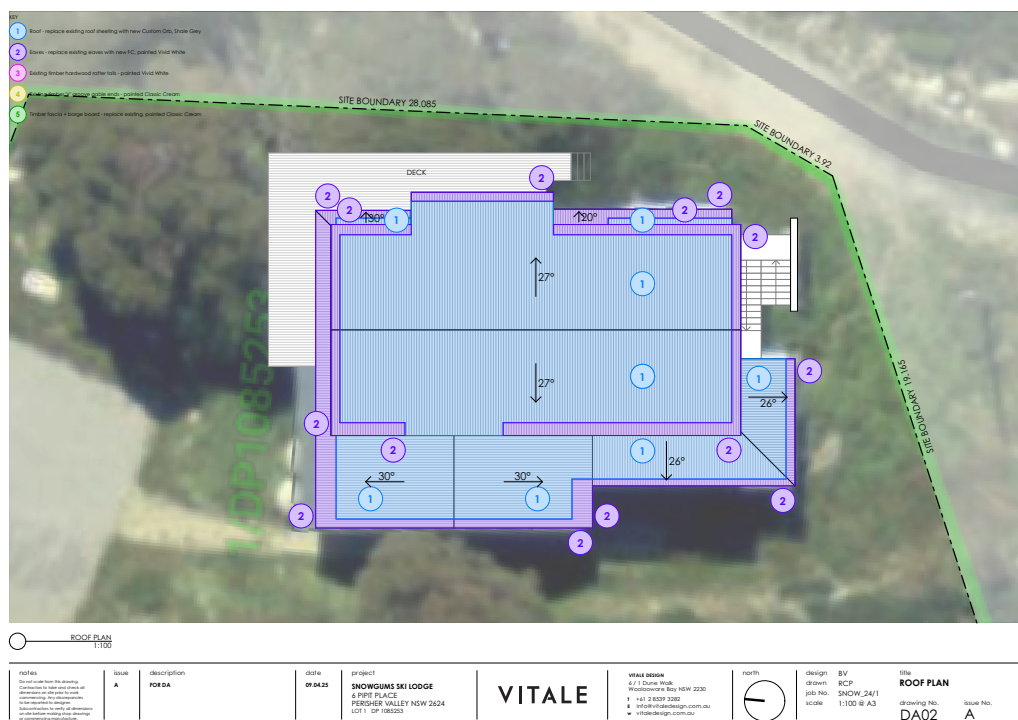


Figure 5 Extract of the Roof Plan prepared by *Vitale Design*

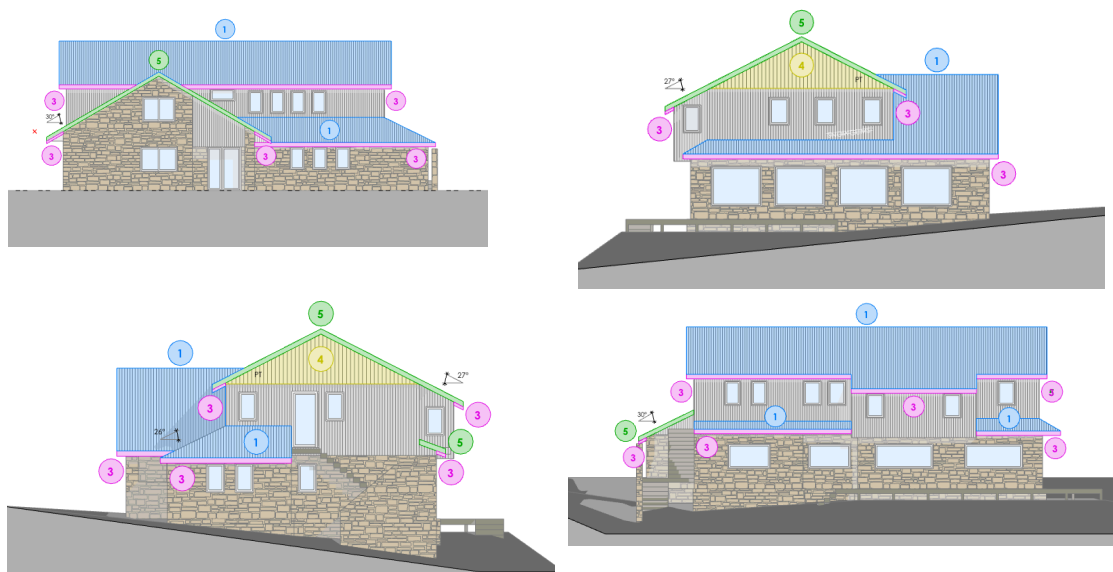


Figure 6 Elevation Plan prepared by *Vitale Design*.

4 MATTERS FOR CONSIDERATION

In accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended) the relevant matters for consideration are addressed as follows:

4.1 Relevant Legislation

4.1.1 Rural Fires Act

Section 100B of the *Rural Fires Act 1997* requires that the Commissioner of the NSW Rural Fire Service (NSW RFS) issue a Bush Fire Safety Authority (BFSA) for residential, rural residential or rural subdivision and special fire protection purpose developments on bush fire prone land.

The subject site is bushfire prone. The proposed development is considered a "special fire protective purpose" in accordance with PBP 2019. Under Section 4.46 of the Environmental Planning and Assessment (EP&A) Act 1979 the proposed tourist and visitor accommodation is classified as integrated development and requires a Bush Fire Safety Authority under Section 100B of the Rural Fires Act 1997.

This Bushfire Assessment Report has been prepared by *SET Consultants Pty Ltd* and has been submitted with this application. The following has been extracted from the Bushfire Assessment Reports Conclusion and Recommendations section:

Vegetation forming a bushfire threat to the proposed development comes from sub-alpine woodland located west of the subject site and alpine complex (heath) located east of the subject site. Topographically, the site falls to the east.

It is acknowledged that the proposed works will not result in an increase to the building's footprint or the available occupancy of the facility. All proposed works are directly related to the repair and

maintenance of the existing lodge, ensuring its continued functionality and safety. Based on the location and nature of the proposed building works, the bushfire behaviour exposure level has been assessed as equivalent to BAL-FZ (Bushfire Attack Level – Flame Zone). However, in our professional opinion, the replacement of existing materials with BAL-29 compliant materials, combined with upgrades to ember protection measures where required, will significantly enhance the bushfire resilience of the development. These upgrades will provide a safer outcome by reducing the structure's vulnerability to ember attack, radiant heat, and potential flame contact, aligning with best practices in bushfire management and improving overall compliance with relevant bushfire safety standards.

The following combination of mitigation measures are recommended to provide an appropriate level of safety for occupants of the dwelling and a level consistent with that required by PBP 2019:

Asset Protection Zones

1. *The existing managed land shall continue to be maintained as an IPA for the life of the development and comply with section 6 and Appendix 4 of Planning for Bush Fire Protection 2019 and the NSW Rural Fire Service's document 'Standards for asset protection zones'.*

Landscaping

2. *Any future landscaping shall be designed and maintained in accordance with the following practices:*
 - a. *maintaining a clear area of low cut lawn or pavement adjacent to the house;*
 - b. *keeping areas under fences, fence posts and gates and trees raked and cleared of fuel;*
 - c. *utilising non-combustible fencing and retaining walls;*
 - d. *breaking up the canopy of trees and shrubs with defined garden beds;*
 - e. *organic mulch should not be used in bushfire prone areas and non-flammable material should be used as ground cover, e.g. Scoria, pebbles, recycled crushed bricks.*
 - f. *planting trees and shrubs such that:*
 - i. *the branches will not overhang the roof; and*
 - ii. *the tree canopy is not continuous.*

Construction Requirements

3. *New external works shall comply with section 3 and section 7 (BAL 29) Australian Standard AS3959-2018 Construction of buildings in bush fire-prone area or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and as amended by section 7.5 of Planning for Bush Fire Protection 2019.*
4. *All The lodge shall be upgraded (if and where required) to improve ember protection, unless already constructed to a relevant standard. This is to be achieved by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weepholes, and eaves. External doors are to be fitted with draft excluders.*

Services

5. *The provision of water, electricity, and gas services to comply with the following in accordance with Table 6.8c of Planning for Bush Fire Protection 2019.*

Emergency Planning

6. *A site-specific Bush Fire Emergency Management Plan is required to be prepared in accordance with NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan; Australian Standard AS 3745:2010 Planning for*

emergencies in facilities; and Australian Standard AS 4083:2010 Planning for emergencies – Health care facilities (where applicable).

If the proposed works are undertaken in accordance with the recommendations outlined in this report it will comply with performance requirements provided in Planning for Bushfire Protection (2019) and will provide adequate provision for firefighting strategies. Compliance with the overall performance requirements of Clause 45 of the Rural Fires Regulation 2022.

4.1.2 Biodiversity Conservation Act 2016

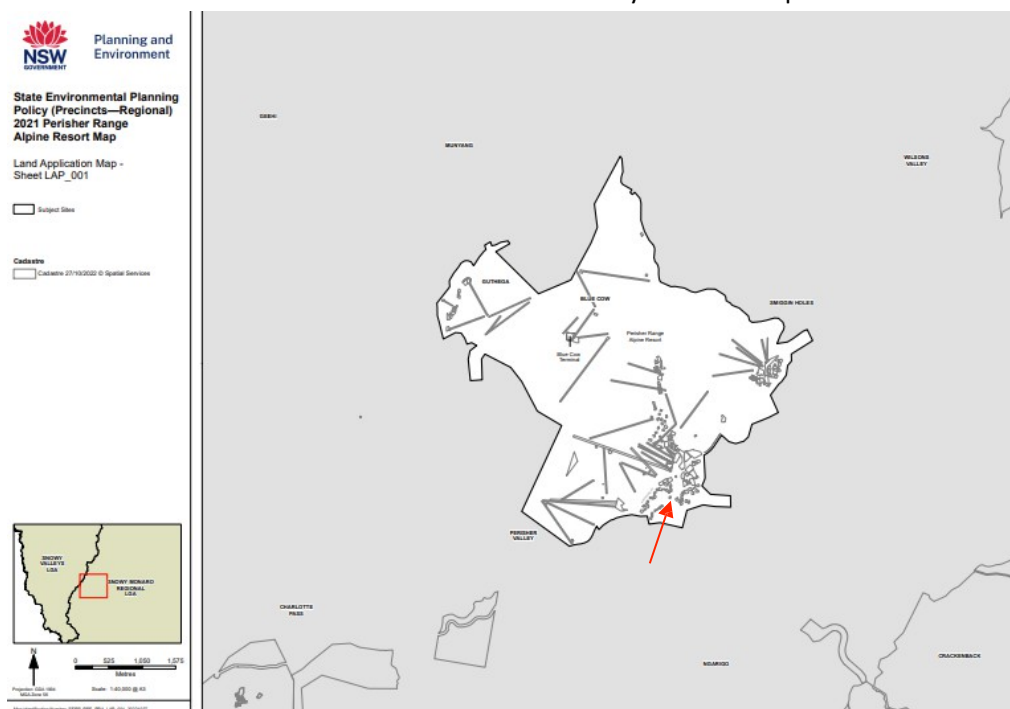
The purpose of the Act is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development (described in section 6(2) of the Protection of the Environment Administration Act 1991).

The proposal will not require the removal of any existing native vegetation. A BMAT Report has been provided which shows the site does not contain vegetation mapped as being biodiversity valuable. The area of impact is also below the trigger threshold, and does not require further assessment.

4.2 State Environmental Planning Policies

4.2.1 SEPP – Precincts – Regional 2021

The SEPP commenced on 1 March 2022 and Chapter 4 Kosciuszko Alpine Region applies to the site. This is the applicable Environmental Planning Instrument. The site is located within the Perisher Range Alpine Resort subregion, which the Chapter applies to (4.2(2)(g))), refer to Figure 7. Subclause 4.4 outlines the Minister is the consent authority for this Chapter.



Subclause 1 outlines the aim of this Chapter is to protect and enhance the Alpine Region by ensuring development is managed with regard to the principles of ecologically sustainable development, including the conservation and restoration of ecological processes, natural systems and biodiversity. Subclause 2 outlines the objectives which are detailed in Table

Table 1 - Chapter 4 – Precincts (Regional) SEPP	
<i>(2) Objectives of the chapter</i>	<i>Response</i>
(a) to encourage the carrying out of a range of development to support sustainable tourism in the Alpine Region all year round, if the development does not result in adverse environmental, social or economic impacts on the natural or cultural environment of the Alpine Region, including cumulative impacts on the environment from development and resource use	The proposed alterations are minor and do not result in adverse environmental, social or economic impacts on the natural or cultural environment of the Alpine Region.
(b) to establish planning controls that— (i) contribute to and facilitate the carrying out of ecologically sustainable development in the Alpine Region, and (ii) recognise the Alpine Region's significant contribution to recreation and the tourism economy in the State,	The proposed alterations/upgrades are minor and contained within the existing footprint and contributes to the longevity of the lodge within the context of the Alpine Region.
(c) to minimise the risk to the community of exposure to environmental hazards, particularly geotechnical hazards, bush fires and flooding, by— (i) generally requiring development consent on land in the Alpine Region, and (ii) establishing planning controls for buildings to ensure the safety of persons using the buildings if there is a fire.	The site is not affected by flooding hazards. A Bushfire Assessment Report has been submitted with this application. In regard to geotechnical considerations, a form 4 is required to substantiate the works are minimal and does not require a Geotechnical Report, per the Geotechnical Policy.

Land Use Table

Perisher Range Alpine Resort

1 Permitted without consent

Nil

2 Permitted with consent

Advertising structures; Building identification signs; Business identification signs; Car parks; Commercial premises; Community facilities; Depots; Eco-tourist facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Fences; Function centres; Helipads; Information and education facilities; Infrastructure facilities; Lifting facilities; Management trails; Medical centres; Monitoring stations; Places of public worship; Public utility undertakings; Recreation facilities (indoor); Recreation facilities (outdoor); Recreation infrastructure; Ski slope huts; Ski slopes; Snow-making infrastructure; Staff accommodation; Telecommunications facilities; The Skitube; Tourist and visitor accommodation; Transport depots; Vehicle repair stations

3 Prohibited

Bed and breakfast accommodation; Farm stay accommodation; Any other development not specified in item 1 or 2

Tourist and Visitor Accommodation is listed as permissible with consent. The proposed works are alterations to an established ski lodge which is Tourist and Visitor Accommodation and therefore a permissible use.

Part 4.5 Development Assessment and Consent

4.28 Consideration of master plans and other documents

(1) In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider the following— outlined in Table 2:

Table 2 – 4.28 Consideration of master plans and other documents	
<i>Matter</i>	<i>Response</i>
<i>(a) the aim and objectives of this Chapter set out in section 4.1,</i>	The proposal is not inconsistent with the aim and objectives set out in section 4.1
<i>(b) (Repealed)</i>	N/A
<i>(c) a conservation agreement under the Environment Protection and Biodiversity Conservation Act 1999 of the Commonwealth that applies to the land,</i>	N/A
<i>(d) the Geotechnical Policy —Kosciuszko Alpine Resorts published by the Department in November 2003</i>	The Policy applies and an accompanying Form 4 Certification is provided for the minor works.

<p>(e) for development in the Perisher Range Alpine Resort—</p> <p>(i) the Perisher Range Resorts Master Plan, published by the National Parks and Wildlife Service in November 2001, and</p> <p>(ii) the Perisher Blue Ski Resort Ski Slope Master Plan adopted by the National Parks and Wildlife Service in May 2002</p>	<p>The proposed alterations are not inconsistent with the master plan.</p>
<p>(2) In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider—</p> <p>(a) a master plan approved by the Minister under section 4.26 that applies to the land, or</p> <p>(b) if a master plan has not been approved—a draft master plan prepared under section 4.26 that is intended to apply to the land and has been published on the NSW planning portal</p>	<p>The proposal is not inconsistent with the Special Activation Precinct Master Plan 2022</p>

4.29 consideration of environmental, geotechnical and other matters

(1) In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider the following— outlined in Table 3:

Table 3 – 4.29 consideration of environmental, geotechnical and other matters	
Matter	Response
<p>(a) measures proposed to address geotechnical issues relating to the development,</p>	<p>N/A</p>
<p>(b) the extent to which the development will achieve an appropriate balance between—</p> <p>(i) the conservation of the natural environment, and</p> <p>(ii) taking measures to mitigate environmental hazards, including geotechnical hazards, bush fires and flooding,</p>	<p>The minor alterations will not impact on the natural environment or geotechnical (as confirmed by the submitted Form 4) or flooding constraints. The alterations will be in accordance with recommendations set out in the submitted Bushfire Report prepared by SET Consultants Pty Ltd.</p>
<p>(c) the visual impact of the proposed development, particularly when viewed from the land identified as the Main Range Management Unit in the Kosciuszko National Park Plan of Management,</p> <p>(d) the cumulative impacts of development and resource use on the environment of the Alpine Subregion in which the development is carried out,</p>	<p>The minor alterations will have no visual impact. The replacement roof is shale grey metal roofing and the painting will match existing. There is no cumulative impact.</p>

<i>(e) the capacity of existing infrastructure and services for transport to and within the Alpine Region to deal with additional usage generated by the development, including in peak periods,</i>	The proposal will have no impact on the capacity of the existing infrastructure.
<i>(f) the capacity of existing waste or resource management facilities to deal with additional waste generated by the development, including in peak periods.</i>	The proposal will have no impact on the capacity of the existing waste facilities.
<i>(2) For development involving earthworks or stormwater draining works, the consent authority must also consider measures to mitigate adverse impacts associated with the works.</i>	N/A.
<i>(3) For development the consent authority considers will significantly alter the character of an Alpine Subregion, the consent authority must also consider— (a) the existing character of the site and immediate surroundings, and (b) how the development will relate to the Alpine Subregion.</i>	The proposed development will not alter the character of the Alpine Subregion.

4.30 Kosciuszko National Plan of Management

The proposed development is not inconsistent with the Kosciuszko National Park Plan of Management.

4.3 Alpine Resorts Development Control Plan

Table 4 – Alpine Resorts DCP Compliance Table

<i>Control</i>	<i>Response</i>
<i>Chapter 2</i>	
2.5 Minor alterations and additions	
<i>This section describes the relevant development controls applicable to ‘alterations, additions and minor works to existing buildings’. Such development does not need to consider other sections of this DCP (except Section 2.7 Historic Heritage).</i>	
C1. Does not increase the height of the existing development or encroach into established setbacks, unless consistent with relevant controls in Chapter 2.2 and the relevant Sub-region. C2. Development that involves alterations to improve equitable access to a building (including lifts, ramps, and stairs) is sympathetically integrated into the existing building and retains its original character and landscaped areas. C3. Development on ridgelines does not result in any significant adverse visual impact.	The minor works does not increase the height or encroach into established setbacks. N/A. The minor works will not result in significant adverse visual impact with materials to match existing.

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<p>C4. Development involving external works must not include excavation or filling, unless the alterations and additions are located within the existing building envelope.</p> <p>C5. Building materials and colours are consistent with the existing building materials or sympathetic with the existing character of the immediate locality.</p> <p>C6. Development relating to heritage items listed in the Precincts-Regional SEPP 2021 is consistent with Section 2.7 Historic Heritage.</p> <p>C7. Development on land identified as bushfire prone must address the bushfire protection measures in the NSW RFS publication Planning for Bush Fire Protection (or equivalent).</p> <p>Articulation zone means an area within a lease boundary forward of the building line within which building elements are permitted to be located.</p>	<p>No excavation is proposed.</p> <p>The materials are to match existing.</p> <p>N/A</p> <p>A Bushfire Assessment Report has been submitted with the application.</p>
<p><i>Chapter 3</i></p>	
<p>3.1.1.2 Outer Perisher Valley (including North Perisher) and Perisher Valley Priority Infill Area</p>	
<p>C1. Development is consistent with the desired future character statement in Appendix A.</p> <p>C2. Development for the purposes of accommodation caters for, where possible, a diversity of accommodation types, including lodge-style, self-contained and staff accommodation.</p> <p>3.1.1.2-2 Building setbacks and separation.</p> <p>C1. Development is to be setback a minimum of the average of the nearest buildings on the same primary street, road or access road.</p> <p>C2. Habitable room windows with a direct sightline to habitable room windows in an adjacent tourist unit within 12 metres must be off-set from the edge of one window to the edge of the other by a distance sufficient to limit views into the windows of the adjacent building or have a sill height of at least 1.7 metres above floor level or have fixed, obscure glazing for any part of the window below 1.7 metres above floor level.</p> <p>3.1.1.2-3 Building height.</p> <p>C1. Development is up to two storeys in height above natural ground level, exclusive of non-habitable uses at the ground floor, and stepped in response to sloping terrain. A maximum building height of three storeys above natural ground level, exclusive of non-habitable uses at the ground floor, may be permitted on steeply sloping sites where the third storey does not result in unacceptable visual, view or amenity impact.</p> <p>3.1.1.2-4 Views and vistas.</p> <p>C1. Development is designed and sited to minimise adverse impacts on key views and vistas, including gateway views to the Perisher Village from Kosciuszko Road at Pipers Gap and from the</p>	<p>The proposed minor works, with materials to match existing and to ensure longevity of the development, are not inconsistent with the Future Character statement.</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>

<p>direction of Charlotte Pass at Perisher Gap, as well as visual connections (east-west) between arrival points/parking areas and Front Valley and along valleys and creek corridors (e.g. the Perisher Creek and Rock Creek corridors).</p> <p>3.1.1.2-5 Parking.</p> <p>C1. At-grade car parking is not the dominant element from gateway views, is screened, and integrated into the overall building design.</p>	<p>N/A</p>
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5 THE LIKELY IMPACTS OF THE DEVELOPMENT

5.1 Built Environment

The site relates to an established ski lodge within Perisher Valley. The proposed minor alterations include a replacement roof and minor external alterations, with colours to match existing. There are no changes to the building footprint, access, vegetation or solar access. The proposed development is considered compatible with the existing context and surrounding area. There are no foreseeable adverse impacts on the existing character or streetscape as a result of this proposal.

5.2 Natural Environment

Whilst the site is mapped as containing Biodiversity, the proposed works involve minor alterations to the established ski lodge with no works outside of the established footprint. Therefore there will be minimal impact to the natural environment with no physical works or vegetation removal proposed. Conditions can further mitigate the works as required.

5.3 Bushfire

The subject site is mapped as being bushfire prone, a Bushfire Assessment report has been submitted as prepared by Set Consultants. The following has been extracted from the Conclusions and Recommendation:

Vegetation forming a bushfire threat to the proposed development comes from sub-alpine woodland located west of the subject site and alpine complex (heath) located east of the subject site. Topographically, the site falls to the east.

It is acknowledged that the proposed works will not result in an increase to the building's footprint or the available occupancy of the facility. All proposed works are directly related to the repair and maintenance of the existing lodge, ensuring its continued functionality and safety. Based on the location and nature of the proposed building works, the bushfire behaviour exposure level has been assessed as equivalent to BAL-FZ (Bushfire Attack Level – Flame Zone). However, in our professional opinion, the replacement of existing materials with BAL-29 compliant materials, combined with upgrades to ember protection measures where required, will significantly enhance the bushfire resilience of the development. These upgrades will provide a safer outcome by reducing the structure's vulnerability to ember attack, radiant heat, and potential flame contact, aligning with best practices in bushfire management and improving overall compliance with relevant bushfire safety standards.

The following combination of mitigation measures are recommended to provide an appropriate level of safety for occupants of the dwelling and a level consistent with that required by PBP 2019:

Asset Protection Zones

1. *The existing managed land shall continue to be maintained as an IPA for the life of the development and comply with section 6 and Appendix 4 of Planning for Bush Fire Protection 2019 and the NSW Rural Fire Service's document 'Standards for asset protection zones'.*

Landscaping

2. *Any future landscaping shall be designed and maintained in accordance with the following practices:*
 - g. *maintaining a clear area of low cut lawn or pavement adjacent to the house;*
 - h. *keeping areas under fences, fence posts and gates and trees raked and cleared of fuel;*
 - i. *utilising non-combustible fencing and retaining walls;*
 - j. *breaking up the canopy of trees and shrubs with defined garden beds;*
 - k. *organic mulch should not be used in bushfire prone areas and non-flammable material should be used as ground cover, e.g. Scoria, pebbles, recycled crushed bricks.*
 - l. *planting trees and shrubs such that:*
 - iii. *the branches will not overhang the roof; and*
 - iv. *the tree canopy is not continuous.*

Construction Requirements

3. *New external works shall comply with section 3 and section 7 (**BAL 29**) Australian Standard AS3959-2018 Construction of buildings in bush fire-prone area or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and as amended by section 7.5 of Planning for Bush Fire Protection 2019.*
4. *All The lodge shall be upgraded (if and where required) to improve ember protection, unless already constructed to a relevant standard. This is to be achieved by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weepholes, and eaves. External doors are to be fitted with draft excluders.*

Services

5. *The provision of water, electricity, and gas services to comply with the following in accordance with Table 6.8c of Planning for Bush Fire Protection 2019.*

Emergency Planning

7. *A site-specific Bush Fire Emergency Management Plan is required to be prepared in accordance with NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan; Australian Standard AS 3745:2010 Planning for emergencies in facilities; and Australian Standard AS 4083:2010 Planning for emergencies – Health care facilities (where applicable).*

If the proposed works are undertaken in accordance with the recommendations outlined in this report it will comply with performance requirements provided in Planning for Bushfire Protection (2019) and will provide adequate provision for firefighting strategies. Compliance with the overall performance requirements of Clause 45 of the Rural Fires Regulation 2022.

5.4 Social and Economic Impact on the Locality

The proposal will provide minor external alterations to an established ski lodge and will ensure the lodge remains appropriate for its continued use. The proposal will have no negative impact on any social group.

5.5 Cumulative Impacts

The cumulative impacts of the development are considered positive, allowing the established ski lodge to undertake needed minor renovations, namely a new roof. There is no significant impact on the surrounding established area.

6 SUITABILITY OF THE PROPOSAL FOR THE ENVIRONMENT

The subject site accommodates an established ski lodge that is subject to the SEPP (Planning - Regions) 2021, being within the Perisher Valley Alpine Area. The proposed alterations will positively benefit the lodge and visitors by carrying out necessary upgrade works within the established footprint. The proposed alterations will reflect the existing in terms of colour to maintain the established appearance. The proposal does not deliver any adverse impacts in terms of privacy or amenity and will not have a negative influence on the natural environment.

7 PUBLIC INTEREST

There are no features of this proposal that could be interpreted as detrimental to the public interest. The proposal seeks minor external alterations to update the lodge as required and will maintain the lodge's integrity. It is considered in the public interest to provide the opportunity to update an established lodge.



ATTACHMENT 1

BMAT Report

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		26/02/2025 12:49 PM
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 footprinted 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	248.5 sqm
2.2	Native Vegetation Area Clearing Estimate (NVACE) (within development/clearing footprint)	4.2 sqm
2.3	Method for determining Minimum Lot Size	Lot size
2.4	Minimum Lot Size (10,000sqm = 1ha)	858 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

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: _____

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

Date: _____

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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.

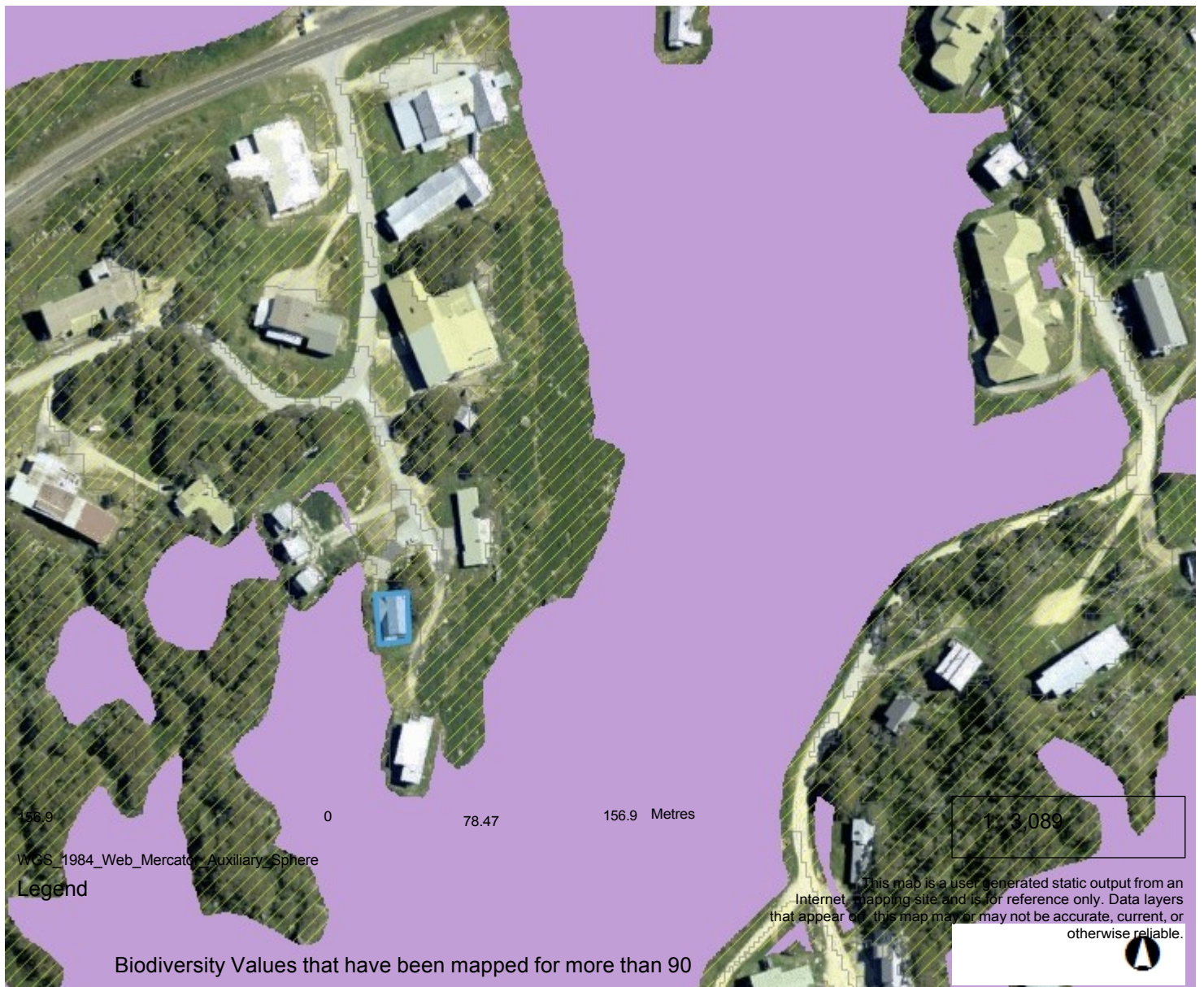
This report may be used as evidence for development applications submitted to councils. You may also use this report when considering native vegetation clearing under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 2 vegetation in non-rural areas.

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



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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Imagery © Airbus DS/Spot Image 2016

© NSW Department of Customer Service, Basemaps 2019

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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.





consultants

ATTACHMENT 2

AHIMS Report

Tiana Phillips-Maynard

Date: 26 February 2025

51 Graham St

Nowra New South Wales 2540

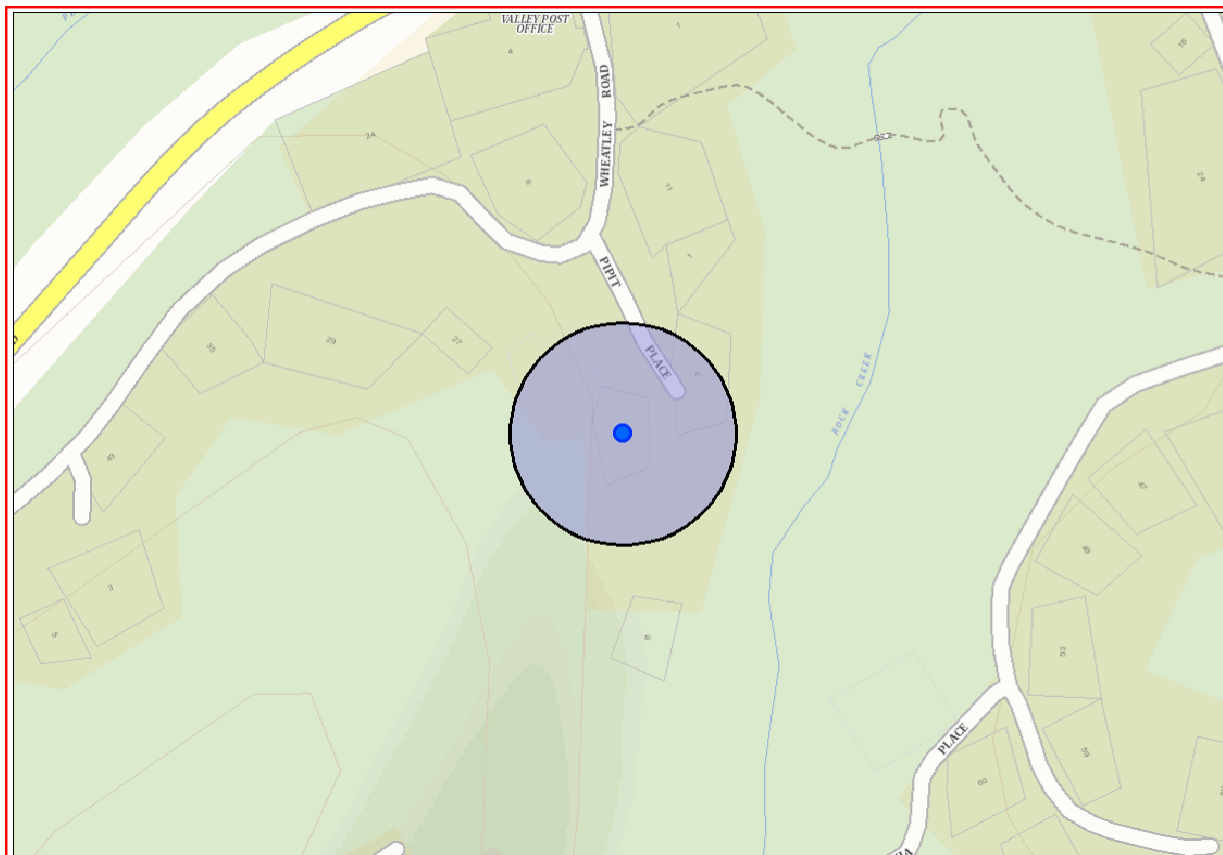
Attention: Tiana Phillips-Maynard

Email: tiana@setconsultants.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Address : 6 PIPIT PLACE PERISHER VALLEY 2624 with a Buffer of 50 meters, conducted by Tiana Phillips-Maynard on 26 February 2025.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.