



BDAR Waiver Request

Panorama Battery Energy Storage System (BESS) Bathurst, NSW

Panorama BESS SubCo Pty Ltd

Citic House, Level 4, Suite 4.02
99 King Street
Melbourne Victoria 3000

Prepared by:

SLR Consulting Australia

SLR Project No.: 660.30234.00000

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Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
v3.3	23 April 2025	Joshua Drane	Jeremy Pepper	Jeremy Pepper

Basis of Report

This report has been prepared by SLR Consulting Australia (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Panorama BESS SubCo Pty Ltd (the Proponent). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Proponent. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Proponent and others in respect of any matters outside the agreed scope of the work.



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1.0 Introduction

Panorama BESS SubCo Pty Ltd (Panorama BESS SubCo) is seeking approval for the construction, operation, and decommissioning of a Battery Energy Storage System (BESS) and associated ancillary infrastructure adjacent to an existing substation operated by TransGrid. The project is to be constructed and operated on Lot 2 DP 864272 at 800 Mid-Western Highway, Evans Plains NSW.

The proposed development triggers the provisions for State Significant Development (SSD) under Clause 20, Schedule 1 of the *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP). As the project is classified as SSD, Secretary's Environmental Assessment Requirements (SEARs) for the Environmental Impact Statement (EIS) have been requested. As SSD projects are also subject to assessment under the *Biodiversity Conservation Act 2016* (BC Act), the preparation of a Biodiversity Development Assessment Report (BDAR) is required unless this requirement is waived by the NSW Department of Planning & Environment. The proponent is seeking to waive the requirements for the preparation of a BDAR via a 'BDAR waiver', due to the limited biodiversity values at the site.

The following sections specifically address the information requirements of the DPIE (2019) *How to apply for a Biodiversity Development Assessment Report Waiver for a Major Project Application* guidelines (the 'BDAR waiver guidelines').

2.0 Site Particulars

2.1 Terminology and Definitions

Table 1 Site Particulars, Terminology and Definitions

Term	Definition
Subject land	Lot 2 DP 864272 and Lot 521 DP 603541
Address of subject land	800 Mid-Western Highway, Evans Plains NSW
Development site	The footprint of the works proposed as part of the subdivision (ie earthworks, roads and services) and the likely footprint of future developments (ie building envelopes).
BESS	Battery Energy Storage System
Local Government Area	Bathurst Regional
Land zoning	RU1 – Primary Production under the Bathurst Regional Local Environmental Plan 2014 (LEP)
Proposed Development	Refer to Section 3.0



2.2 Administration Information

The BDAR waiver request requirements for administration are addressed in Table 2 below.

Table 2 Project Administration Information

Information Requirement	Project Information
<i>Proponent name and contact details</i>	- Panorama BESS SubCo - Citic House, Level 4, Suite 4.02, 99 King Street, Melbourne, Victoria, 3000 - Project contact: Christopher Smith (christopher.smith@recurrentenergy.com)
<i>Project ID (Information to identify which SSD or SSI project the request relates to and where the project is up to in the assessment process).</i>	800 Mid-Western Highway, Evans Plains, NSW - SEARs Issued SSD- 50587460 - Response to submissions
<i>Name and ecological qualifications of person completing Table 2</i>	Joshua Drane, Senior Ecologist, completed Table 2 and this BDAR waiver and has the following qualifications: - Bachelor of Environmental Science, Australian Catholic University 2017 Jeremy Pepper, Technical Director, acted as project director and technical reviewer and has the following qualifications: - Bachelor of Science (Hons Class 1), University of NSW - Cert II Bushland Regeneration, NSW College of TAFE - Cert III Horticulture (Arboriculture), NSW College of TAFE - BAM Assessor (Accreditation No. BAAS17104) Hannah Centra, Project Ecologist, assisted with field surveys and has the following qualifications: - Bachelor of Environmental Science and Management, University of Newcastle 2021

2.3 Site Details

The BDAR waiver request requirements for site details are addressed in Table 3 below.

Table 3 Site Details

Information Requirement	Project Information
<i>Street address, Lot and DP, local government area</i>	The subject land is 800 Mid-Western Highway, Evans Plains NSW. The subject land is within the Bathurst Regional local government area and includes the following properties: - Lot 2 DP 864272 - Lot 521 DP 603541 (TransGrid substation)
<i>Description of existing development site, i.e., the area of land that is subject</i>	The development site is shown in Figure 2. The proposed development site is located within a rural area and is



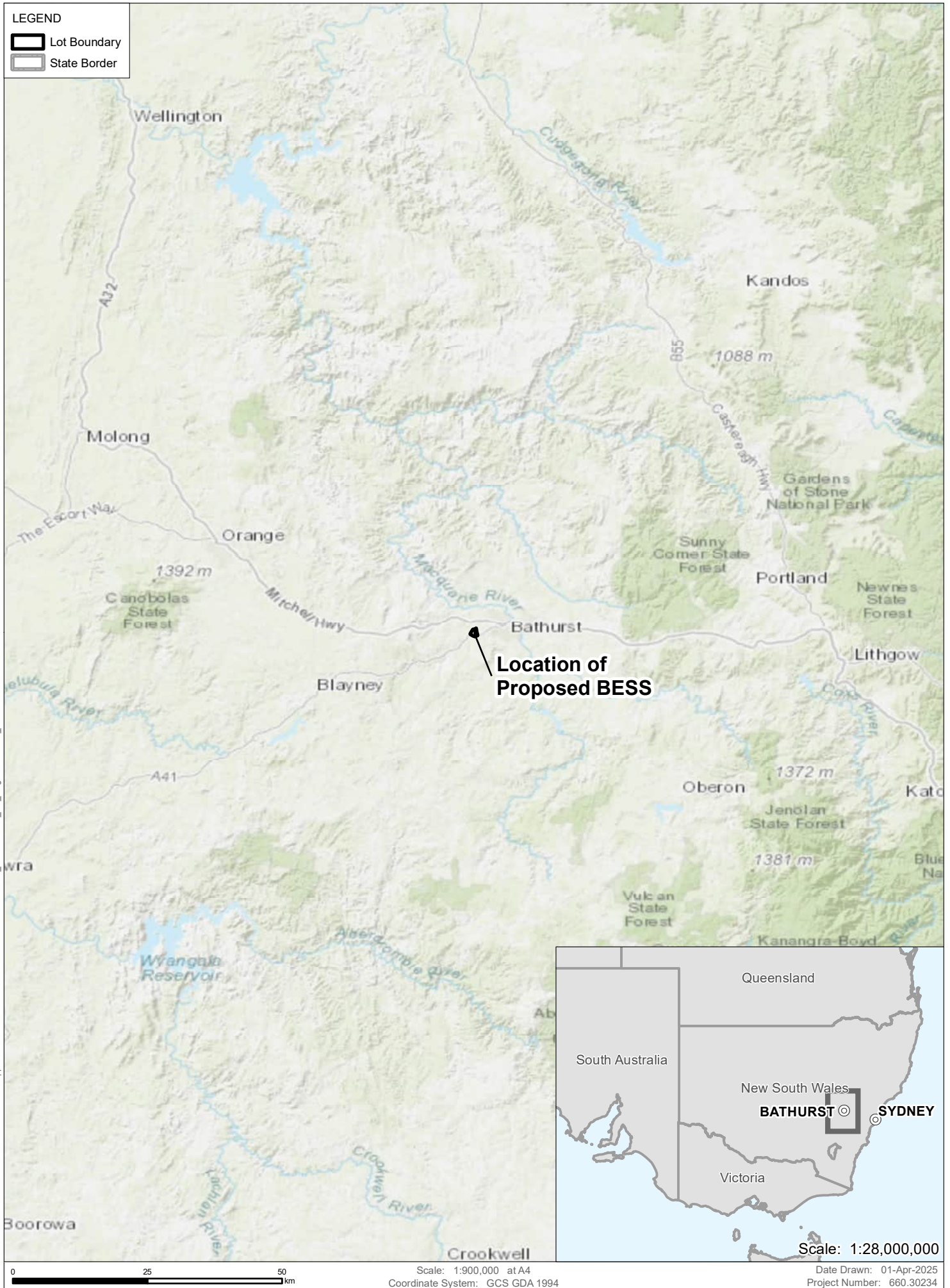
Information Requirement	Project Information
<i>to the proposed development application. If any part of the land is considered 'Category 1– exempt land' information must be provided to demonstrate how the land meets the criteria¹ that applies to Category 1 – Exempt Land.</i>	largely exotic pastureland and existing driveway. Multiple culverts of varying sizes line the driveway to allow ephemeral drainage lines to cross the driveway. The site is currently zoned 'RU1 - Primary Production' under the <i>Bathurst Regional Local Environmental Plan 2014 (LEP)</i> . The majority of the subject land is mapped as category 1 – exempt land (draft), with most of the trees mapped Category 2 – regulated land (draft) under the Draft Native Vegetation Regulatory Map.
<i>Location map showing the development site in the context of surrounding areas and landscape features. Satellite image of site in context of adjoining sites.</i>	See Figure 1
<i>Site Map (to scale, ideally as a spatial shapefile).</i>	See Figure 2

¹ <https://www.ils.nsw.gov.au/sustainable-land-management/facts-sheets2/land-categorisation-and-the-land-management-framework>



LEGEND

-  Lot Boundary
-  State Border

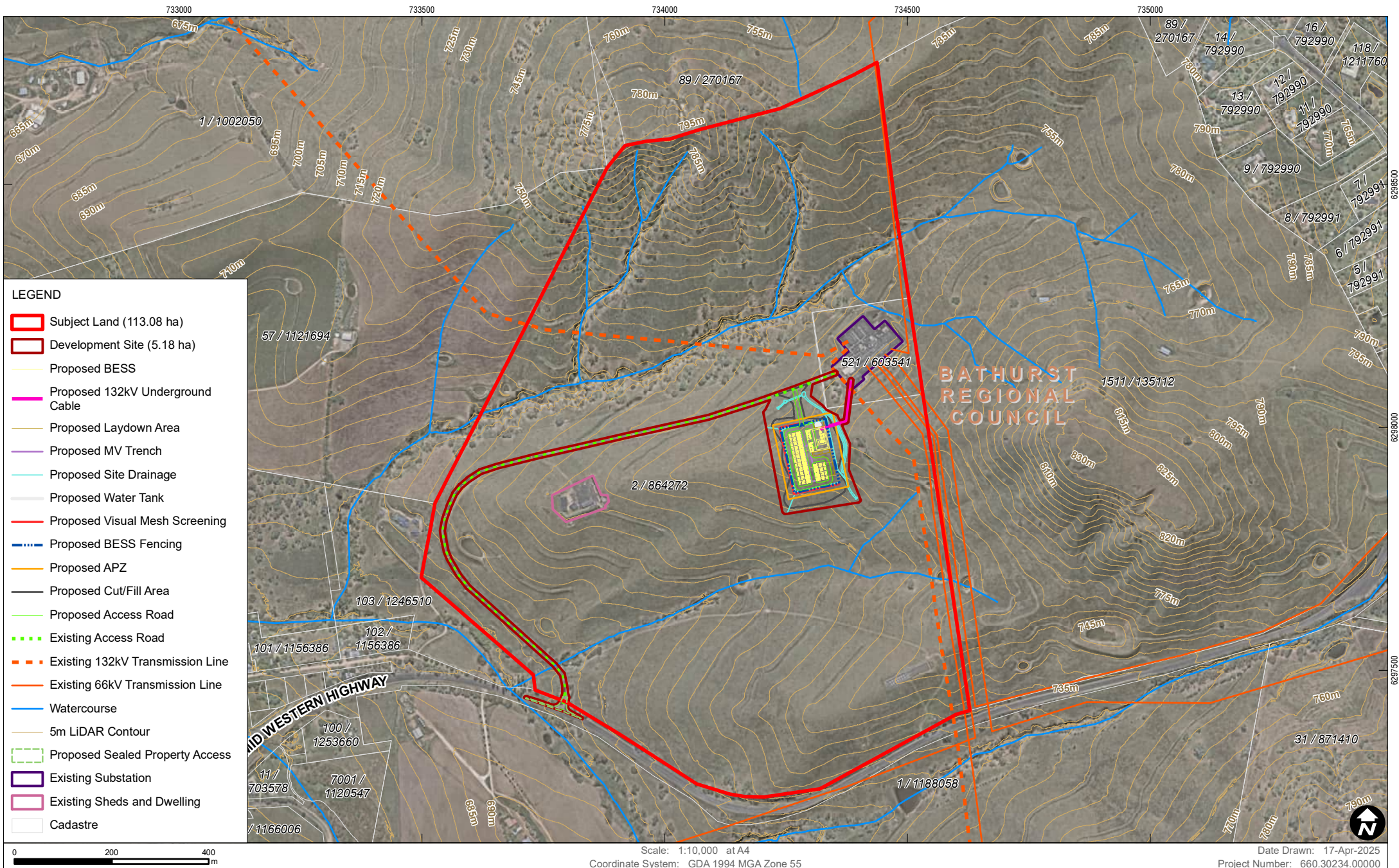


Data Source: Basedata, NSW SS, 2022, Geoscience Australia
Basemap supplied by ESRI and other sources

REGIONAL CONTEXT OF
THE SITE

FIGURE 1





Data Source: Basedata NSW SS, December 2021
Aerial imagery supplied by Nearmap (February, 2025)
Elevation data supplied by DCS Spatial Services (July, 2019)



Proposed Infrastructure from REV N (Panorama-BESS-100MW-2hr_RevN)

SITE PLAN

FIGURE 2

3.0 Proposed Development

A description of the proposed development is provided in Table 4 below.

Table 4 Proposed Development

Information Requirement	Project Information
<i>Project Description providing enough information to enable an understanding of the nature and scale of the proposed development and any associated activities (including construction etc.).</i>	Within the Environmental Impact Statement (EIS), May 2024, the SSD proposed the following aspects as part of the project: • Removal of exotic pastureland. • Installation and operation of a Battery Energy Storage System (BESS) including battery enclosures, inverters, and transformers. • Associated ancillary infrastructure including: ○ Trenching of 33kV underground cable connecting a 33kV switch building to the existing substation; ○ Formalisation of existing access from Mid-Western Highway and existing access road within Lot 2 DP 864272 to accommodate heavy vehicles; ○ Proposed access road from the BESS to connect to the existing access road within Lot 2 DP 864272; ○ Operations and maintenance (O&M) building; ○ Stormwater management infrastructure, lighting, and security fencing; and ○ Construction laydown areas. Since the issuing of the EIS, the following amendments to the project have been applied: • upgrade of the battery energy storage from the Solbank 2.0 system to the Solbank 3.0 system. Improvements in battery energy storage technology since the submission of the EIS mean that the Solbank 3.0 system offers an increased capacity and enhanced energy density per battery container while reducing the BESS layout footprint by approximately 20 % or 0.35 ha. • Increase in the Development Footprint to facilitate civil battering and realignment to improve safety and stability of the Project while reducing civil costs.
<i>Proposed Site Plan.</i>	See Figure 2 for proposed development plan

3.1 The Infrastructural Proposal

The proposed Panorama BESS consists of SolBank BESS containers (or enclosures) with a total delivery capacity of 100 MW and useable capacity of 200 MWh to be located at 800 Mid-Western Highway (Lot 2 DP 864272) (the Lot) and the adjacent to the existing TransGrid substation (Lot 521 DP 603541) at 749 Mid-Western Highway (referred to as The Project). Access to the site is via an existing road off the Mid-Western Highway and the proposed development will occupy a total area up to two (2) ha within the Lot. The Project Site is located approximately six (6) km south-west of Bathurst.

The key elements of the Project include:

- installation and operation of a SolBank BESS including lithium iron phosphate (LiFePO4) batteries, enclosures, inverters, and transformers.



- Associated ancillary infrastructure including:
 - a 132 kV underground cable connecting a 132/33 kV switch building to the existing substation;
 - formalisation of existing access from the Mid-Western Highway and existing access road within Lot 2 DP 864272 to accommodate heavy vehicles;
 - proposed access road from the BESS to connect to the existing access road within Lot 2 DP 864272;
 - operations and Maintenance (O&M) building;
 - stormwater management infrastructure, lighting, and security fencing; and
 - construction laydown areas.
- Decommissioning of the SolBank BESS at the end of life (EOL) including disassembly and removal of associated infrastructure from the site, to be returned as close as possible to its existing condition.

Construction of the Project is anticipated to take approximately 14 to 15 months and it is expected that the operational life of the Project would be approximately 20 years, after which the BESS would be decommissioned and the infrastructure removed, returning the site to its original use.

During the operational phase, activities on site will generally involve monitoring, testing and maintenance of equipment as well as receipt of goods, removal of waste and other general site maintenance (such as care of groundcover). It is anticipated that the site will be monitored and controlled remotely with a few people coming to site periodically for other activities.

3.2 Infrastructure Layout and Location

The proposed BESS is located southwest of an existing substation. Below is a list of the main infrastructure components (and relevant dimensions) that may contribute to noticeable change within the surrounding landscape. This includes:

- 48 x BESS storage units (6.0 m x 2.4 m x 2.9 m H);
- Gantry and Poles (8 m H);
- 32 x Inverters (2.3 m H);
- 1 x O&M Building (3.5 m H);
- 1 x 33/132kV Substation (3.5 m H); and
- 1 x Switchroom (3.5 m H).

Refer to **Figure 2** for infrastructure layout and location.

These infrastructure components are enclosed within a fenced (and screened) compound that is 5.04 ha. The arrangements of infrastructure components are organised into 3 main areas that are surrounded by a 7 m wide internal road. Within two of the areas the BESS storage units and Inverters have been organised into a grid pattern that will be located on a benched area at approximately RL 741 m. Development footprint includes an area of 5.18 ha where earthworks modelling indicate a gentle sloping rectangular zone that is cut into the side of the existing terrain. This creates minor cuttings to the east and west of the site. A minor batter slope is created to the north which features the main vehicle access to the



BESS Facility and a moderate batter slope to the south. In all batter slope instances gradients are no greater than 25 %, with the exception of the vehicle access which is at compliant grades.

Refer to the **Section 3.4** for details regarding project amendments.

3.3 Fencing and Lighting

The Project Site would be secured with permanent security fencing and access gates. Lighting for the Project is limited to the installation of emergency flood lighting which will not be operated during construction as construction is limited to standard daylight hours. Emergency flood lighting would remain during operation.

3.4 Description of amendments

The Proponent has now determined to make specific changes to the Project as exhibited in the EIS. The proposed amendments to the Project involve a change in technology of the battery energy storage from the Solbank 2.0 system to the Solbank 3.0 system, and an increase in the Development Footprint to address the following issues:

- Improvements in battery energy storage technology since the submission of the EIS mean that the Solbank 3.0 system offers an increased capacity and enhanced energy density per battery container while reducing the BESS layout footprint by approximately 20 % or 0.35 ha.
- Increase in the Development Footprint to facilitate civil battering and realignment to improve safety and stability of the Project while reducing civil costs.

The amendments to the Development Footprint have been informed through discussions with the Proponent civil consultant during the detailed design process.

The table below is included for a comparison of amendments to the Project. Figure 2 illustrates the amended proposed site layout.

Table 5 Comparison of amendments to the Project in terms of key parameters

Element	Approved EIS Project	Amended Project	Moderate Viewpoint Sensitivity
Change in technology of the BESS	Solbank 2.0 system	Solbank 3.0 system	<i>Change in technology from the Solbank 2.0 to Solbank 3.0 BESS. Reduction in BESS layout footprint by 0.35 ha</i>
Development footprint	3.47ha	5.18 ha	+1.71 ha
Total change in Development Footprint			+1.71 ha

3.4.1 Change in battery storage technology

The chosen BESS technology during the EIS process was the Solbank 2.0 Energy Storage with Lithium Iron Phosphate (LFP) battery chemistry. The main components of the BESS are comprised of 20-foot-high containers with dimensions of 6058 millimetres (mm) x 2438 mm x 2896 mm each, with a system configuration of 8 racks with 69 battery cells. Other components include a BMS box, liquid cooled chiller with additional systems including thermal management, fire protection and explosion protection systems.



The rated capacity of the Solbank 2.0 system is 2.75 MWh with an energy density of 198 kWh/m²

Since the submission of the EIS, the BESS technology has been changed. The Solbank 3.0 is a Lithium Iron Phosphate (LFP) battery chemistry. The main components of the BESS are comprised of 20-foot-high containers with dimensions 6058 mm x 2438 mm x 2896 mm each, consisting of a system configuration of 12 racks with 104 battery cells with a smart liquid cooling system with additional systems including thermal management, fire protection and explosion protection systems.

The rated capacity of the Solbank 3.0 system is 4.7 MWh with an energy density of 339 kWh/m².

3.4.2 Increase in the Development Footprint

The Development Footprint includes all areas that may be disturbed by the Project during the construction, operation and decommissioning phases. The total area of the Development Footprint identified during the EIS process is 3.47 ha.

Since the submission of the EIS, the Proponent has engaged a civil consultant to undertake a more detailed design process to determine approximate civil requirements. The civil consultant informed the Proponent that shifting the location and orientation of the Development Footprint to the west by approximately 40 m would best minimise civil costs. Further discussions informed that the benching of the BESS would require additional civil battering to improve the safety and landform stability of the Project. As a result, the amended Development Footprint would be approximately 5.18 ha.

3.4.3 Landscape screening

In response to submissions received, the Proponent has undertaken additional visual impact assessment and is now determined to implement a visual screen to enclose the BESS Facility. SLR prepared a Landscape Concept Plan, and have proposed the following visual screening:

- 3.0 m high perforated screen panels along the northern, western and southern perimeter of the BESS Facility
- 0.1 m stainless steel square posts
- stainless steel base plate
- Panels and posts to be coloured 'Evergreen' or similar

The Landscape Concept Plan supports an updated Landscape and Visual Impact Assessment (LVIA).

3.4.4 Potential impacts as a result of the amended Project

Several environmental impacts have been identified as a result of the proposed amendments. These include:

- Noise impacts
- Visual amenity impacts
- Traffic



This LVIA details all the visual amenity impacts inclusive of the key modifications and concerns raised by Bathurst Regional Council in a letter addressing SSD-50587460 publicly exhibited proposal dated 14 August 2024.

4.0 Assessment of Impacts on Biodiversity Values

4.1 Overview

The development site is not mapped by the Biodiversity Values Map (NSW DCCEEW 2025a) as containing areas of high biodiversity value. A copy of the Biodiversity Values Map and Threshold Tool (BMAT) report is shown in Appendix C. Regional scale mapping (NSW DCCEEW 2024) indicates that there is no native vegetation within the development site.

The vegetation within the development site contains only exotic pasture species, see Table 7 and Table 8 for further information on vegetation abundance and integrity.

A licensed search of the BioNet Wildlife Atlas database (NSW DCCEEW 2025b) for records of threatened species within 10 km of the sites centre was undertaken on 3 April 2025 (see Appendix A). The search detected 161 records of 31 species. Most of the threatened species recorded are not likely to occur on the subject land due to geographic limitations, lack of suitable habitats and the disturbed and modified nature and condition of the site.

The majority of the threatened fauna species records are to the east of the subject land, towards Bathurst township. These records represent mobile species with the ability to travel long distances. The lack of tree canopy and native vegetation within the subject land provides limited habitat potential for threatened species and communities.

Mobile species recorded nearby that may be of relevance to the site include the Dusky Woodswallow, Little Eagle, Varied Sittella, Regent honeyeater, Speckled Warbler, Grey-headed Flying-fox, Yellow-bellied Sheath-tail-bat, Large-eared Pied Bat and Large Bent-winged Bat.

The low-lying culverts could be considered suitable habitat for threatened microchiropteran bats ("microbats"). Although, the site inspection found no evidence of bat inhabitation (ie microbats, urine stains, droppings, remains, bat fly casings, and echolocation calls).

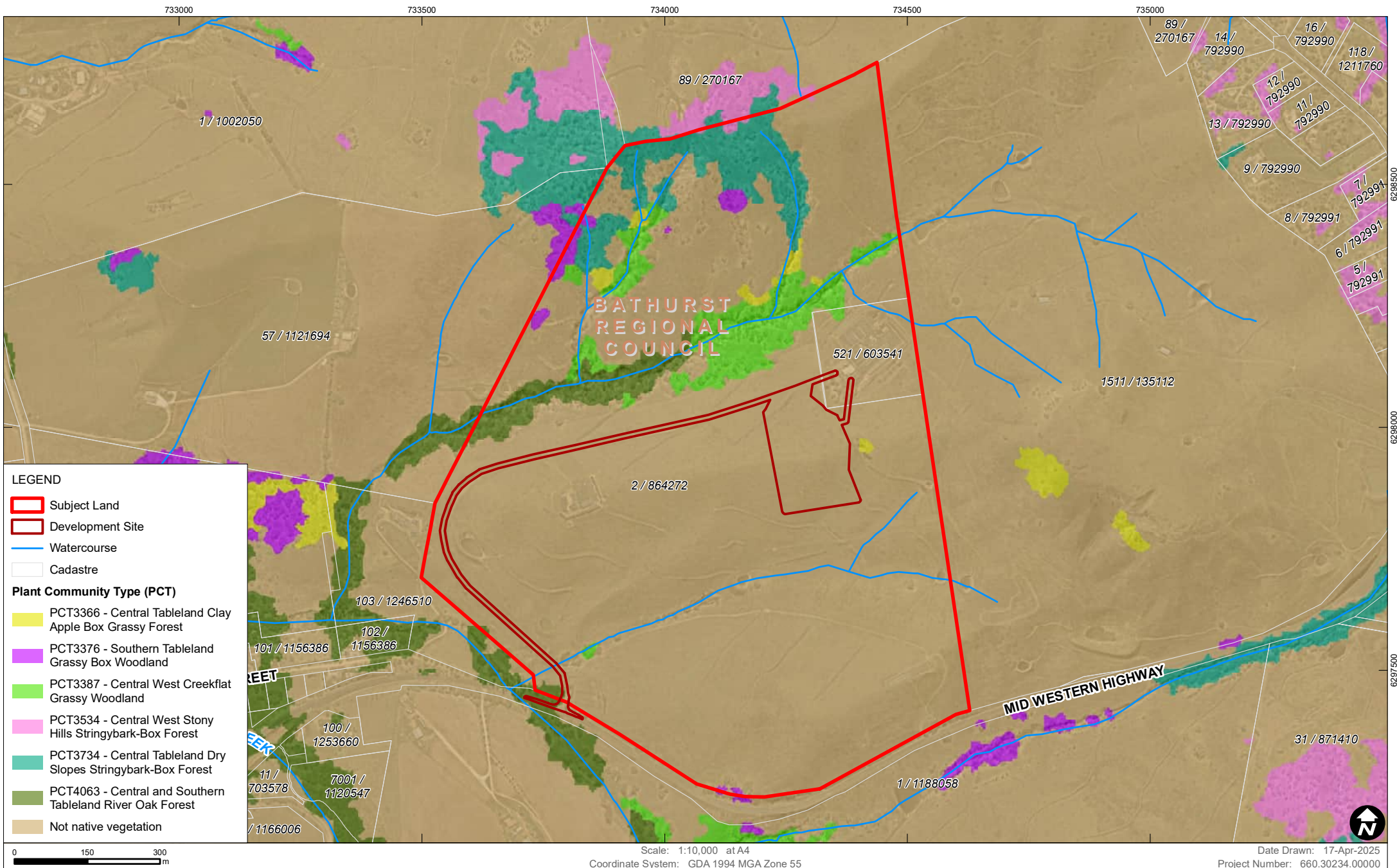
The proposed development layout has been designed to avoid the removal of native vegetation. In this regard, the current layout places the proposed BESS away from a small patch of planted trees within the site, allowing for their retention *in situ*. Additionally, a few native trees are located at the site entrance on the Mid Western Highway.

Some minor pruning of one of these trees at the site entrance might be required to allow construction of the site access and internal road. Specifically, some limbs of a mature Ribbon Gum (*Eucalyptus viminalis*) will require pruning to allow transport of BESS materials into the site during construction.

Based on the results of an ecological site inspection, the areas of exotic vegetation provide marginal artificial habitats for threatened species and removal of these features is not likely to result in a significant impact on threatened species.

An assessment of impacts on biodiversity values in accordance with the BDAR waiver requirements is provided in Table 6. An assessment of each of the specific requirements of the BC Act and *Biodiversity Conservation Regulation 2017* (BC Regulation) are also included in Sections 4.2 to 4.9 in accordance with BDAR waiver guidelines.



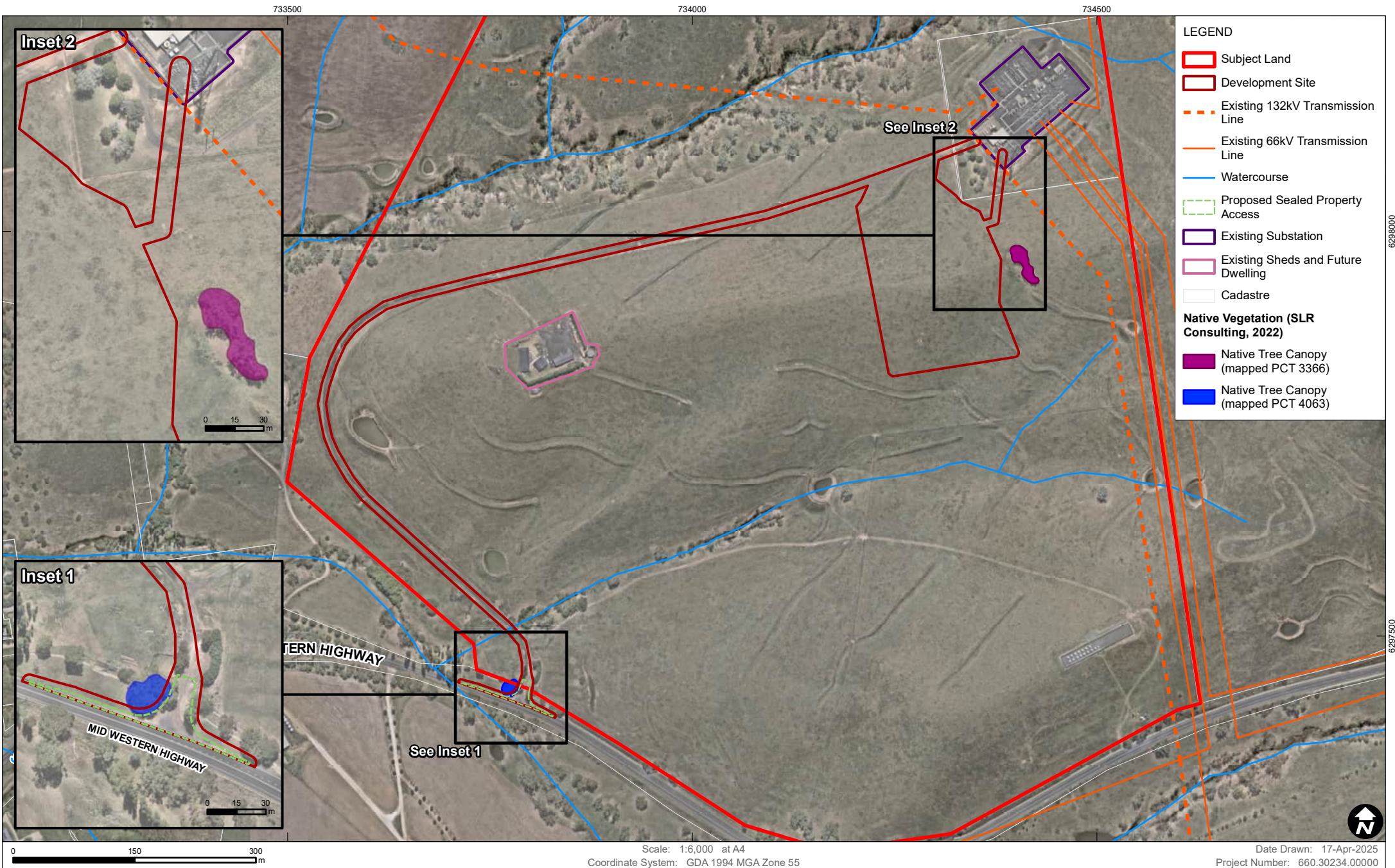


Data Source: Basedata NSW SS, December 2021
 Aerial imagery supplied by Nearmap (February, 2025)
 State Vegetation Type Map (SVTM) © State Government of NSW and
 Department of Planning and Environment 2022

Proposed Infrastructure from REV N (Panorama-BESS-100MW-2hr_RevN)

**REGIONAL MAPPED PCTs WITHIN THE
SUBJECT LAND**

FIGURE 3



Data Source: Basedata NSW SS, December 2021
 Aerial imagery supplied by Nearmap (February, 2025)



Proposed Infrastructure from REV N (Panorama-BESS-100MW-2hr_RevN)

**NATIVE VEGETATION WITHIN THE
DEVELOPMENT SITE**

FIGURE 4

Table 6 Impacts on Biodiversity Values

Information Requirement	Project Information
<i>Complete Table 2 below on Biodiversity Values. For each biodiversity value, the proponent must either:</i> <i>explain why the value is not relevant to the proposed development</i> <i>where a biodiversity value may be relevant, provide an explanation of how impacts have been avoided and identify the likelihood and extent of any remaining impacts of the proposed development, including impacts prescribed under clause 6.1 of the BC Regulation.</i> <i>A biodiversity value is not relevant to a proposed development if the value is not present on the development site and there is no potential for direct or indirect impacts on the biodiversity value if it occurs off-site.</i>	See Sections 4.2 to 4.9
<i>Where one or more biodiversity values may be relevant to the proposed development, Table 2 is to be completed by a suitably qualified person with tertiary qualifications in natural sciences including subjects that relate to the observation and description of terrestrial biodiversity and landforms, and at least three years of work experience in environmental assessment including field identification of plant and animal species and habitats. The person does not need to be an accredited person under the BC Act.</i>	This BDAR waiver request has been completed by ecologist Joshua Drane who has approximately 5 years of environmental consulting experience. Joshua was assisted by Hannah Centra for the field surveys. This report has also been reviewed by BAM Accredited Assessor Jeremy Pepper (#BAAS17104), who has approximately 25 years of ecological consulting experience. Qualifications for Joshua, Jeremy and Hannah are provided in “admin” section above.
<i>Attach any additional information required where biodiversity values are relevant to the site. E.g. Vegetation Map (indicating plant community types), Ecology Reports, Water Quality data, BioNet Atlas, Directory of Important Wetlands (DIWA), migratory bird flyway information.</i>	Regional vegetation mapping (NSW DCCEEW 2024) within the subject land is displayed in Figure 3. There is a small area of native vegetation mapped by NSW Department of Climate Change, Energy, the Environment and Water (NSW DCCEEW) (2024) on the southwest corner development site along Mid-Western Highway. This patch is mapped as PCT 4063 – ‘Central and Southern Tableland River Oak Forest’. Another small patch of five trees is located adjacent (outside of the development site) to the east of the BESS facility. These trees are mapped as PCT 3366 – ‘Central Tableland Clay Apple Box Grassy Forest’. The five trees were identified as Yellow Box Eucalyptus melliodora. As the understory only contained exotic pasture species, the confirmation of the PCT is extremely difficult. Eucalyptus melliodora is listed within the PCT 3366 tree species list (NSW DCCEEW 2025b), therefore, the State Vegetation Type Mapping is assumed correct.



Information Requirement	Project Information
	See Appendix A for BioNet Atlas search results. Photographs from a site inspection undertaken on 3 April 2025 are included in Appendix B.

4.2 Vegetation Abundance

Vegetation abundance means the “occurrence and abundance of vegetation at a particular site”. Vegetation abundance is addressed in accordance with the requirements of Section 1.4(b) of the BC Regulation.

Table 7 Vegetation Abundance

Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Project Information
Where vegetation is present on the development site, provide a map on digital aerial photography or the best available imagery of the development site showing: - native vegetation (including grasslands and other non-woody vegetation types) and non-native vegetation - the area of land that is directly impacted by the proposed development, including related infrastructure such as roads, pipelines, access tracks, temporary material stockpiles, asset protection zones and powerlines, if applicable. Describe how the proposed development avoids impacts on native vegetation and identify the likelihood and extent of any remaining impacts including removal of isolated or cultivated native plants.	Two small patches of native vegetation have been identified and mapped within the subject land: A small patch of native vegetation occurs within in the southwest corner of the development site on the Mid-Western Highway (see Figure 4), and consists of native woodland trees, with an exotic grass understory. The tree species include: - Four Ribbon Gum <i>Eucalyptus viminalis</i> - One Blakely's Red Gum <i>Eucalyptus blakelyi</i> A second patch of native trees lies to the east of the proposed BESS facility and includes: - Five Yellow Box <i>Eucalyptus melliodora</i> The layout of the BESS has been adjusted to avoid these trees and accordingly, none are proposed for removal. The trees are to be retained <i>in situ</i> and subject to standard tree protection measures during construction, in accordance with Australian Standard AS 4970-2009 <i>Protection of trees of development sites</i> ('AS 4970'). This would reduce the likelihood of any incidental impacts on retained trees. Pruning of one Ribbon Gum (<i>Eucalyptus viminalis</i>) at the site entrance will be required (as noted above). Any required pruning is to be undertaken in accordance with arborist advice, to ensure tree retention. A number of planted trees are present within the substation property, with the main species being exotic pine trees (<i>Pinus</i> sp.), as well as Mugga Ironbark <i>Eucalyptus sideroxylon</i> and Blakely's Red Gum <i>E. blakelyi</i>. The development footprint (ie the alignment of the proposed trench) avoids any impact to these planted trees, as displayed in Figure 4.



4.3 Vegetation Integrity

Vegetation integrity means the “*degree to which the composition, structure and function of vegetation at a particular site and the surrounding landscape has been altered from a near-natural state*”. Vegetation integrity is addressed in Table 8 in accordance with the requirements of Section 1.5(2)(a) of the BC Act.

Table 8 Vegetation Integrity

Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Project Information
Describe the vegetation integrity and any impacts on vegetation integrity of identified plant communities. For example, information on impacts from proposed development to vegetation cover, structure, condition and function. This can include details on the presence of weeds, disturbance, planted native vegetation and species and growth form diversity.	Native vegetation within the subject land in generally in poor condition with low native species diversity and high cover of exotic grasses. The patch of trees at the site entrance, comprises several individuals of Ribbon Gum <i>Eucalyptus viminalis</i>, with a ground layer of exotic grasses and forbs. Given the low number of native species present within the patch (being only one or two tree species), it can be surmised that composition score under the BAM is low. Similarly, with no native shrub or ground layers, structure scores will be low for the patch. And with no ecosystem function features, such as litter, tree hollows and fallen logs present, function score is expected to be very low. Accordingly, vegetation integrity (VI) of the patch can be assumed to be low. Moreover, the remaining vegetation across the site to be disturbed by the proposed works is composed largely of exotic pasture grass; accordingly, these areas do not qualify as a native PCT and cannot be assigned a VI score. Accordingly, VI score and biodiversity values across the majority of the site are low to negligible. In any case, as there is no proposed removal of trees as part of the proposed development, it is not expected that the proposal will impact on the vegetation integrity of any native vegetation. To ensure no incidental impacts occur during construction phase of the project, best practice tree protection measures are to be in place in accordance with AS 4970. This will include fencing, signage and trunk/branch protection where needed along the access road. Any required pruning is to be undertaken in accordance with arborist advice, to ensure tree retention.



4.4 Habitat Suitability

Habitat suitability means the “*degree to which the habitat needs of threatened species are present at a particular site*”. Habitat suitability for potentially relevant threatened species and communities is addressed in Table 9 in accordance with the requirements of Section 1.5(2)(b) of the BC Act.

Table 9 Habitat Suitability

Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Project Information
<i>Identify any threatened species or ecological communities or their habitat on the development site.</i> <i>Describe how the proposed development avoids impacts on habitat suitability and identify the likelihood and extent of any remaining impacts including the impacts of development on the following habitat of threatened species or ecological communities:</i> <i>karst, caves, crevices, cliffs and other geological features of significance</i> <i>rocks</i> <i>human-made structures</i> <i>non-native vegetation (prescribed under clause 6.1(1)(a) of the BC Regulation).</i> <i>Impacts may include the removal or modification (e.g. noise, light, etc.) of the habitat of threatened species or ecological communities.</i>	Threatened fauna species which may potentially utilise human-made structures and non-native vegetation (culverts and exotic pastureland) within the subject land include highly mobile species such as bats and birds. The ecological site inspection undertaken on 3 April 2025, involved inspection of the culverts and vegetation for potential microbat roosts in accordance with the DPIE 2019 BDAR waiver guidelines (ie using a torch and bat detector to search for roosts), as well as searches for hollows and nests and other signs of fauna activity. No evidence of microbats was detected. The site does not contain any natural rocks, karst, caves, crevices, cliffs and other geological features of significance. The potential for microbat habitat within the culverts on site was determined to be marginal due to a lack of suitable open cracks and crevice and ongoing disturbances due to active use. The culverts in the south of the site contain potential habitat for microbats, as the underside of the culvert roofs have swallow mud nests (see Appendix B site photos). However, at the time of the site inspection there were no signs of bat habitation (eg urine stains, droppings and remains) and no bats were detected with a handheld bat detector. Lengthening of the existing site access culvert (1.2 m wide and 1 m in height) is proposed. Before construction works on any culverts, they must be inspected prior for bats. If a bat is found, all work in the area must stop immediately, and a qualified ecologist or animal handler should be contacted to safely relocate the bats before work resumes. The non-native vegetation on the site is unlikely to be important habitat for any potential threatened species using the site. No threatened flora species were detected during the ecological site inspection and the



Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Project Information
	development site does not represent suitable habitat for threatened flora due to a lack of native vegetation and poor ground layer condition. The development site only contains a small area of native vegetation, consisting of overhanging <i>Eucalyptus viminalis</i> canopy. Although the development site contains an area of native tree canopy, there is no proposed removal of trees and no impact on any native vegetation. The development site does not contain any threatened flora habitats or threatened ecological communities and the prescribed impact features of the site, including human-made structures and non-native vegetation, are unlikely to provide any important habitat for any threatened species of fauna potentially using the site. Currently the site is used as a small cattle farm. The proposed BESS facility and access road will potentially increase noise, dust and light. The potential increase is unlikely to result in a significant impact on any potential threatened species using the site.

4.5 Threatened Species Abundance

Threatened species abundance means the “*occurrence and abundance of threatened species or threatened ecological communities, or their habitat, at a particular site*”.

Threatened species abundance is addressed in Table 10 in accordance with the requirements of Section 1.4(a) of the BC Regulation.

Table 10 Threatened Species Abundance

Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Project Information
<i>Describe how the proposed development avoids impacts on threatened species abundance and identify the likelihood and extent of any remaining impacts including:</i> <i>Impacts of vehicle strikes on threatened species of animals or on animals that are part of a threatened ecological community (prescribed under clause 6.1(1)(f) of the Regulation).</i> <i>Impacts on threatened species, for example, microbats, associated with the demolition of human-made structures (prescribed by 6.1 (1) a (iii) of the Regulation).</i>	The proposed development avoids the removal of any native vegetation. The proposed development will only involve the removal of exotic pastureland that could represent marginal foraging habitat for mobile threatened species such as birds and bats. With respect to remaining impacts: The site does not contain individuals of, or habitat for threatened species at risk of vehicle strike (e.g. Koala, Spotted-tail Quoll, Powerful Owl) and due to the slow speeds of vehicles travelling across the site (during construction and operation)



Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Project Information
- Impacts on threatened species habitat associated with non-native vegetation (prescribed by 6.1 (1) a (iv) of the Regulation). - Impacts on threatened species habitat associated with non-natural water bodies (prescribed by 6.1 (1) a (iii) of the Regulation). For example, threatened frogs such as the green and golden bell frog in landfill areas, drains and brick pits.	impacts of vehicle strikes on threatened species of animal are considered negligible and equivalent to existing vehicle traffic conditions. - The only human-made structures within the subject land are small culverts under the entrance road and these are not proposed for demolition. The potential for microbat occupation of the culverts is low or negligible and there was no evidence of bats using the culverts (see Section 4.4). As no works are proposed within the culverts, impacts on threatened species associated with the demolition of human-made structures are likely to be negligible. - The potential impact on threatened species due to removal of planted native and non-native vegetation as proposed (see Figure 2) is likely to be negligible. - Lengthening of the existing site access culvert (1.2 m wide and 1 m in height) is proposed. Before any construction works on culverts, they must be inspected prior for bats. If a bat is found, all work in the area must stop immediately, and a qualified ecologist or animal handler should be contacted to safely relocate the bats before work resumes. There are no further proposed changes to the existing culverts and drainage lines, as such there will likely be negligible impacts on potential threatened species habitat associated with water bodies.

4.6 Habitat Connectivity

Habitat connectivity means the “*degree to which a particular site connects different areas of habitat of threatened species to facilitate the movement of those species across their range*”. Habitat connectivity is addressed in Table 11 in accordance with the requirements of Section 1.4(c) of the BC Regulation.

Table 11 Habitat Connectivity

Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Project Information
Identify whether the development site contributes to habitat connectivity. Describe how the proposed development avoids impacts on habitat connectivity and identify the likelihood and extent of any remaining impacts of development on the	There is no native vegetation within the development site proposed for removal and is very minimal native vegetation in the locality. The mapped native vegetation within the subject land that runs along a tributary of



Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Project Information
<i>connectivity of different areas of habitat of threatened species that facilitates the movement of those species across their range (prescribed under clause 6.1(1)(b) of the BC Regulation).</i>	Evans Plains Creek (see Figure 3 and Figure 4), connects two larger patches of native vegetation mapped to the north and southeast of the subject land. As the potential threatened species are highly mobile, this vegetation is unlikely to provide important habitat connective value. However, the trees on the development site are not proposed for removal, therefore there is no impact to habitat connectivity.

4.7 Threatened Species Movement

Threatened species movements mean the “*degree to which a particular site contributes to the movement of threatened species to maintain their lifecycle*”. Threatened species movements are addressed in Table 12 in accordance with the requirements of Section 1.4(d) of the BC Regulation.

Table 12 Threatened Species Movement

Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Project Information
<i>Describe how the proposed development avoids impacts on threatened species movement and identify the likelihood and extent of any remaining impacts of development on movement of threatened species that maintains their lifecycle (prescribed under clause 6.1(1)(c) BC Regulation).</i>	The development site forms part of a cleared grazing landscape and does not support vegetated corridors (contiguous canopy links), riparian corridors or other habitats that supports movement through the landscape of threatened fauna species. Additionally, the proposed development footprint has been designed to allow retention of existing paddock trees. Mobile threatened species (such as the Grey-headed Flying-fox, microbats and birds) could potentially forage over the site and could occasionally use the limited and fragmented tree canopy that is present as a food resource; however the trees on site are unlikely to facilitate movements for these species for important life cycle stages. The proposed development would not have any conceivable impacts on threatened species movements. The exotic pastureland is not considered important habitat to any threatened species. Therefore, the removal of the exotic groundcover vegetation on the site is not considered to impact threatened species and their lifecycles.



4.8 Flight Path Integrity

Flight path integrity means the “*degree to which the flight paths of protected animals over a particular site are free from interference*”. Flight path integrity is addressed in Table 13 in accordance with the requirements of Section 1.4(e) of the BC Regulation.

Table 13 Flight Path Integrity

Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Project Information
<i>Identify whether flight paths of protected animals occur over the development site. Protected animals are animals of a species listed or referred to in Schedule 5 of the BC Act. They include any species of birds, mammals, amphibians or reptiles that are native to Australia or that periodically or occasionally migrate to Australia.</i> <i>Describe how the proposed development avoids impacts on flight path integrity and identify the likelihood and extent of any remaining impacts.</i> <i>Note: The impacts of wind turbine strikes on protected animals are prescribed under clause 6.1(1)(e) of the BC Regulation. It is, therefore, unlikely that a BDAR waiver would be issued for a proposed wind farm.</i>	Migratory birds (such as the Fork-tailed Swift) are likely to fly over the site from time to time; however, such species are largely on the wing and would not utilise the site for roosting or nesting. Accordingly, the proposed development is unlikely to have any measurable impact on the flight paths of this species or other migratory birds. The proposed development is not likely to have any conceivable impacts on the flight path integrity of any protected species.

4.9 Water Sustainability

Water sustainability means the “*degree to which water quality, water bodies and hydrological processes sustain threatened species and threatened ecological communities at a particular site*”. Water sustainability is addressed in Table 14 in accordance with the requirements of Section 1.4(f) of the BC Regulation.

Table 14 Water Sustainability

Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Project Information
<i>Describe how the proposed development avoids impacts on water sustainability and identify the likelihood and extent of any remaining impacts of development on water quality, water bodies and hydrological processes that sustain threatened species and threatened ecological communities (including from subsidence or upsidence resulting from underground mining or other development) (prescribed under clause 6.1(1)(d) of the BC Regulation).</i>	There is a mapped stream (Strahler stream order 2) that crosses the southern portion of the development site. This stream is an ephemeral drainage line that crosses the access road through existing culverts and eventually feeds into Evans Plains Creek. The stream is a tributary of Evans Plain's Creek to the west. There are no proposed changes to the existing culvert and creek. The proposed development will avoid impacts on water sustainability through implementation of best practise erosion and sediment control. The proposed development is not likely to have any adverse effects on water sustainability.



Explain and document potential impacts including additional impacts prescribed under the BC Regulation	Project Information
	During construction phase, standard erosion and sediment soil management techniques (ie erosion mats and blankets, revegetation, sediment fences, sand bags, sediment traps, etc.) are to be followed where needed to reduce potential impacts to hydrological processes.



5.0 Conclusion

Existing Biodiversity Values

The majority of the subject land has been historically cleared for grazing and pasture and shows signs of a long history of disturbance. The vegetation of the development site is largely a grassland composed of exotic pasture species with isolated stands of native eucalypt trees, occurring near the entrance to the site and as a small stand of paddock trees in the central-eastern parts of the site. The small copse of paddock trees in the central parts of the site is located east of the proposed BESS facility and comprises a narrow band of trees growing amongst exotic pasture grass and has been classified as a degraded form of PCT 3366 - Central Tableland Clay Apple Box Grassy Forest. This patch consists of five mature Yellow Box *Eucalyptus melliodora* trees surrounded by widespread exotic pasture. There are no native shrub layer or groundcover species. PCT 3366 is associated with the TEC Tableland Basalt Forest in the Sydney Basin and South Eastern Highlands Bioregion (Tableland Basalt Forest). The original proposed location of the BESS was moved to avoid this patch of trees.

A small stand of trees also occurs near the site entrance on the Mid-Western Highway and has been identified as a low condition form of PCT 4063 Central and Southern Tableland River Oak Forest. Similarly, the patch of trees contains a native canopy layer, but no native species were present in the shrub or groundcover layers. The groundcover contains exotic grasses and gravel. Although the canopy overlaps the development site, the proposed entrance road works will not require the removal of any trees. PCT 4063 is not associated with any TECs.

An area of planted trees was identified within the substation property. The trees consist mainly of exotic pines (*Pinus* spp.) and some planted native Mugga Ironbark *Eucalyptus sideroxylon* and Blakely's Red Gum *E. blakelyi*, with a ground layer of mown lawn.

No habitats or resources for threatened species are present within the development site. The vegetation identified on the development site is unlikely to provide important habitat connectivity or flight paths for any threatened species potentially using the site. No hollow-bearing trees or other resources of potential importance to native fauna are present on the site. Potential microbat habitat was detected in the culverts located in southern portion of the site (adjacent to the Mid-Western Highway entrance). The culverts contain swallow mud nests; however there was no evidence of microbat habitation and it is unlikely that the culverts represents suitable breeding habitat for any threatened species.

According to the Biodiversity Values Map, the site is not identified as containing areas of high biodiversity value.

Avoidance Measures Applied and Mitigation Measures

The current proposed layout of the development has been amended through an iterative design process to avoid impacts on biodiversity values. In this regard, the original concept layout included placement of the proposed battery storage facility partly within an existing patch of native vegetation (identified as PCT 3366). The proposed location of the battery was shifted in the amended layout to avoid the patch of PCT 3366, thereby avoiding any direct impacts on native vegetation (and on biodiversity values in general).

The proposed path of the trenched underground cable was also amended to avoid the planted trees within the substation.



Key mitigation measures recommended for the construction phase are:

- Tree protection - existing paddock trees and trees adjacent to the site entrance will be subject to standard tree protection measures for construction sites, consistent with AS 4970.
- Erosion and sedimentation control – standard measures should be installed during construction, consistent with the Blue Book (Landcom 2004)

No impacts on biodiversity values are anticipated during the operation phase of the development; accordingly, no mitigation measures are necessary or proposed for the operational phase.

Impacts on Biodiversity Values

The development only proposes the removal of pasture vegetation consisting of exotic grasses and forbs. No native vegetation, including any native trees, is proposed for removal.

The exotic vegetation and structures proposed for removal are not likely important habitat for any threatened species potentially utilising the site.

Lengthening of the existing site access culvert is proposed. There are no further proposed change to the existing culverts for drainage lines on the site. As such, the project is unlikely to impact the hydrological processes of the site. Standard erosion and sediment controls are recommended during construction to ensure no indirect impacts to watercourses and hydrological processes.

Conclusion

The subject land contains very limited or negligible biodiversity values. The only notable feature of biodiversity value is a small patch of native trees, which through the application of avoidance measures in the design of the layout, will be retained *in situ*. The proposed development will require disturbance to areas of exotic pasture grass, which provide only negligible to marginal foraging habitat for some highly mobile threatened fauna species. Pruning of one Ribbon Gum (*Eucalyptus viminalis*) located at the site access may be required during construction. The removal of this vegetation is not likely to result in a significant impact on any threatened species.

The site does not contain any vegetated links or fauna movement corridors and the proposed development will not affect movement of threatened or migratory species through the landscape. Consequently, the project is unlikely to have a significant impact on the limited biodiversity values of the site. On this basis, we hereby request a waiving of the requirements of the SEARs and the BC Act to the extent that a BDAR is not required for the project application.



6.0 References

NSW DCCEEW 2025a, “*Biodiversity Value Map*”, Department of Planning and the Environment (NSW), Sydney, NSW. Retrieved from:
<https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BVMap>.

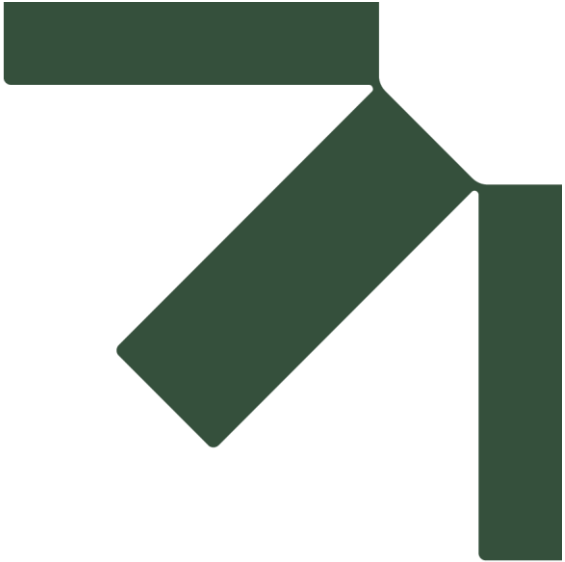
NSW DCCEEW 2025b, “*BioNet Atlas of NSW Wildlife*”, Department of Planning and the Environment (NSW), Sydney, NSW. Retrieved from:
https://www.environment.nsw.gov.au/atlaspublicapp/UI_Modules/ATLAS_/AtlasSearch.aspx.

NSW DCCEEW 2024, “*NSW State Vegetation type Map*”, NSW Department of Climate Change, Energy, the Environment and Water, Sydney, NSW. Retrieved from:
<https://datasets.seed.nsw.gov.au/dataset/nsw-state-vegetation-type-map>.

DPIE 2019, “*How to apply for a biodiversity development assessment report waiver for a Major Project Application*”, Department of Planning, Industry and Environment, Sydney NSW. Retrieved from: <https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/landholders-and-developers/biodiversity-development-assessment-report-waiver>.

Landcom 2004, *Managing Urban Stormwater: Soils and Construction ‘Blue Book’ 4th Edition*, Landcom, NSW Government





Appendix A BioNet Atlas Search Results

BDAR Waiver Request

Panorama Battery Energy Storage System (BESS) Bathurst, NSW

Panorama BESS SubCo Pty Ltd

SLR Project No.: 660.30234.00000

23 April 2025

Table A-1 BioNet Atlas Search Results within 10 km of Site

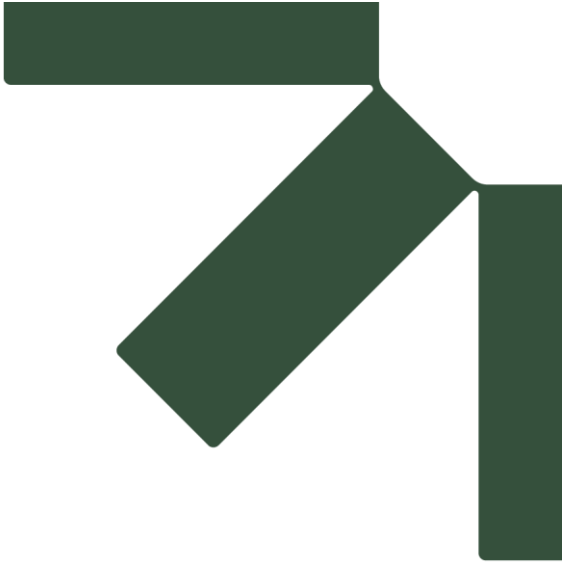
Kingdom	Class	Scientific Name	Common Name	NSW status	Comm. status	Records
Animalia	Amphibia	<i>Litoria aurea</i>	Green and Golden Bell Frog	E1	V	1
Animalia	Reptilia	<i>Tympanocryptis mcartneyi</i>	Bathurst Grassland Earless Dragon	E4A,3	CE	2
Animalia	Aves	<i>Anseranas semipalmata</i>	Magpie Goose	V		2
Animalia	Aves	<i>Hieraaetus morphnoides</i>	Little Eagle	V		15
Animalia	Aves	<i>Falco subniger</i>	Black Falcon	V		3
Animalia	Aves	<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	E1,3	E	5
Animalia	Aves	<i>^Lophochroa leadbeateri</i>	Pink Cockatoo	V,2	E	1
Animalia	Aves	<i>Polytelis swainsonii</i>	Superb Parrot	V,3	V	1
Animalia	Aves	<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (eastern subspecies)	V	V	2
Animalia	Aves	<i>Aphelocephala leucopsis</i>	Southern Whiteface	V	V	3
Animalia	Aves	<i>Pyrrholaemus sagittatus</i>	Speckled Warbler	V		5
Animalia	Aves	<i>^Anthochaera phrygia</i>	Regent Honeyeater	E4A,2	CE	9
Animalia	Aves	<i>Melithreptus gularis gularis</i>	Black-chinned Honeyeater (eastern subspecies)	V		2
Animalia	Aves	<i>Daphoenositta chrysoptera</i>	Varied Sittella	V		4
Animalia	Aves	<i>Artamus cyanopterus cyanopterus</i>	Dusky Woodswallow	V		32
Animalia	Aves	<i>Petroica boodang</i>	Scarlet Robin	V		2
Animalia	Aves	<i>Petroica phoenicea</i>	Flame Robin	V		3
Animalia	Aves	<i>Stagonopleura guttata</i>	Diamond Firetail	V	V	6
Animalia	Mammalia	<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	V	E	2
Animalia	Mammalia	<i>Phascolarctos cinereus</i>	Koala	E1	E	12
Animalia	Mammalia	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	V	V	17



Kingdom	Class	Scientific Name	Common Name	NSW status	Comm. status	Records
Animalia	Mammalia	<i>Saccolaimus flaviventris</i>	Yellow-bellied Sheath-tail-bat	V		12
Animalia	Mammalia	<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat	E1	E	1
Animalia	Mammalia	<i>Miniopterus orianae oceanensis</i>	Large Bent-winged Bat	V		5
Animalia	Insecta	<i>Keyacris scurra</i>	Key's Matchstick Grasshopper	E1	E	1
Plantae	Flora	<i>Lepidium hyssopifolium</i>	Aromatic Peppergrass	E1	E	5
Plantae	Flora	<i>Swainsona sericea</i>	Silky Swainson-pea	V		3
Plantae	Flora	<i>Eucalyptus aggregata</i>	Black Gum	V	V	1
Plantae	Flora	<i>Eucalyptus pulverulenta</i>	Silver-leafed Gum	V	V	2
Plantae	Flora	<i>Euphrasia scabra</i>	Rough Eyebright	E1,3		1
Plantae	Flora	<i>Zieria obcordata</i>	Granite Zieria	E1	E	1

Key: BC Act (species listing under the Biodiversity Conservation Act 2016); EPBC Act (species listing under the Environment Protection and Biodiversity Conservation Act 1999); V (vulnerable); E1 and E (endangered); E4A and CE (critically endangered); E2 (endangered population); E4 and X (extinct) C, J, K (migratory species - China, Japan and/or Korea migratory bird agreements). Data from the BioNet Atlas website, which holds records from a number of custodians. The data are only indicative and cannot be considered a comprehensive inventory, and may contain errors and omissions. Species listed under the Sensitive Species Data Policy may have their locations denatured (^ rounded to 0.1°C; ^^ rounded to 0.01°C. Copyright the State of NSW through the Department of Planning, Industry and Environment. Search criteria : Licensed Report of all Valid Records of Threatened (listed on BC Act 2016) or Commonwealth listed Entities in selected area [North: -33.39 West: 149.47 East: 149.57 South: -33.49] returned a total of 161 records of 31 species. Report generated on 3/04/2025 2:37 PM





Appendix B Site Photographs

BDAR Waiver Request

Panorama Battery Energy Storage System (BESS) Bathurst, NSW

Panorama BESS SubCo Pty Ltd

SLR Project No.: 660.30234.00000

23 April 2025

Photo B-1 Trees adjacent to the west at subject land access road entry



Photo B-2 *Eucalyptus melliodora* to the east of the proposed BESS facility



Photo B-3 Box culvert under access road to substation



Photo B-4 Swallow mud nests on ceiling of culvert

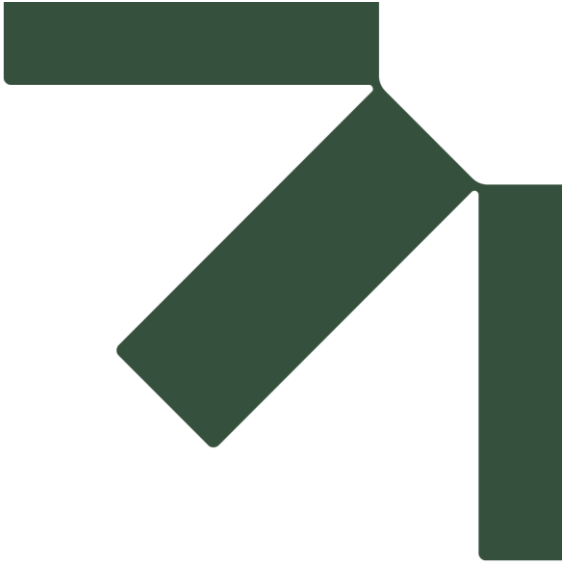


Photo B-5 Culvert at subject land access road entry and *Eucalyptus viminalis*



Photo B-6 Existing access road through subject land





Appendix C BMAT Report

BDAR Waiver Request

Panorama Battery Energy Storage System (BESS) Bathurst, NSW

Panorama BESS SubCo Pty Ltd

SLR Project No.: 660.30234.00000

23 April 2025

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		03/04/2025 12:03 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 <u>ALL</u> 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	46,496.6 sqm
2.2	Native Vegetation Area Clearing Estimate (NVACE) (within development/clearing footprint)	678.3 sqm
2.3	Method for determining Minimum Lot Size	LEP
2.4	Minimum Lot Size (10,000sqm = 1ha)	2,000,000 sqm
2.5	Area Clearing Threshold (10,000sqm = 1ha)	10,000 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: _____

03/04/2025 12:03 PM

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.

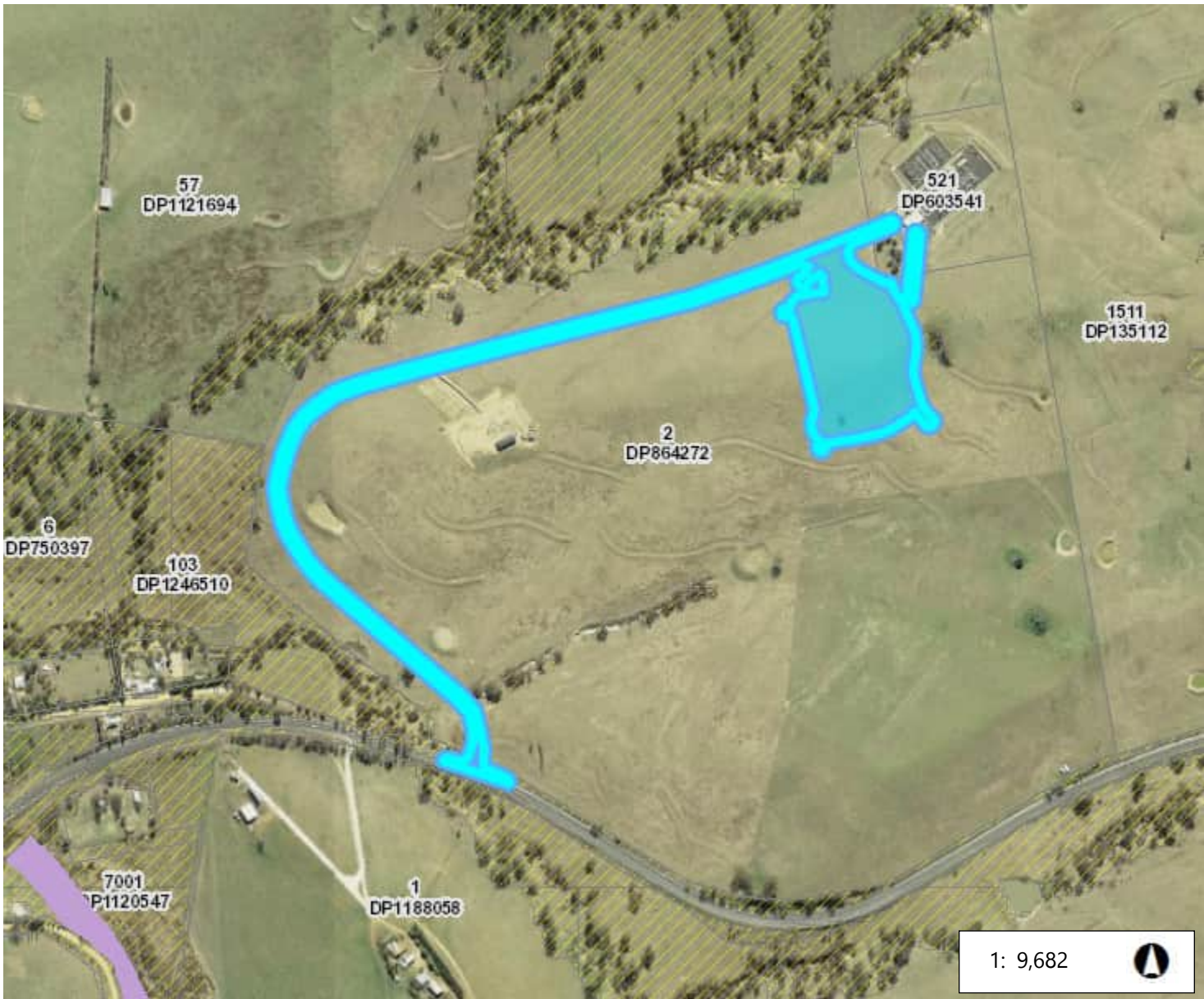
This report may be used as evidence for development applications submitted to councils. You may also use this report when considering native vegetation clearing under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 2 vegetation in non-rural areas.

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



491.8 0 245.91 491.8 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

03/04/2025 12:03 PM

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.

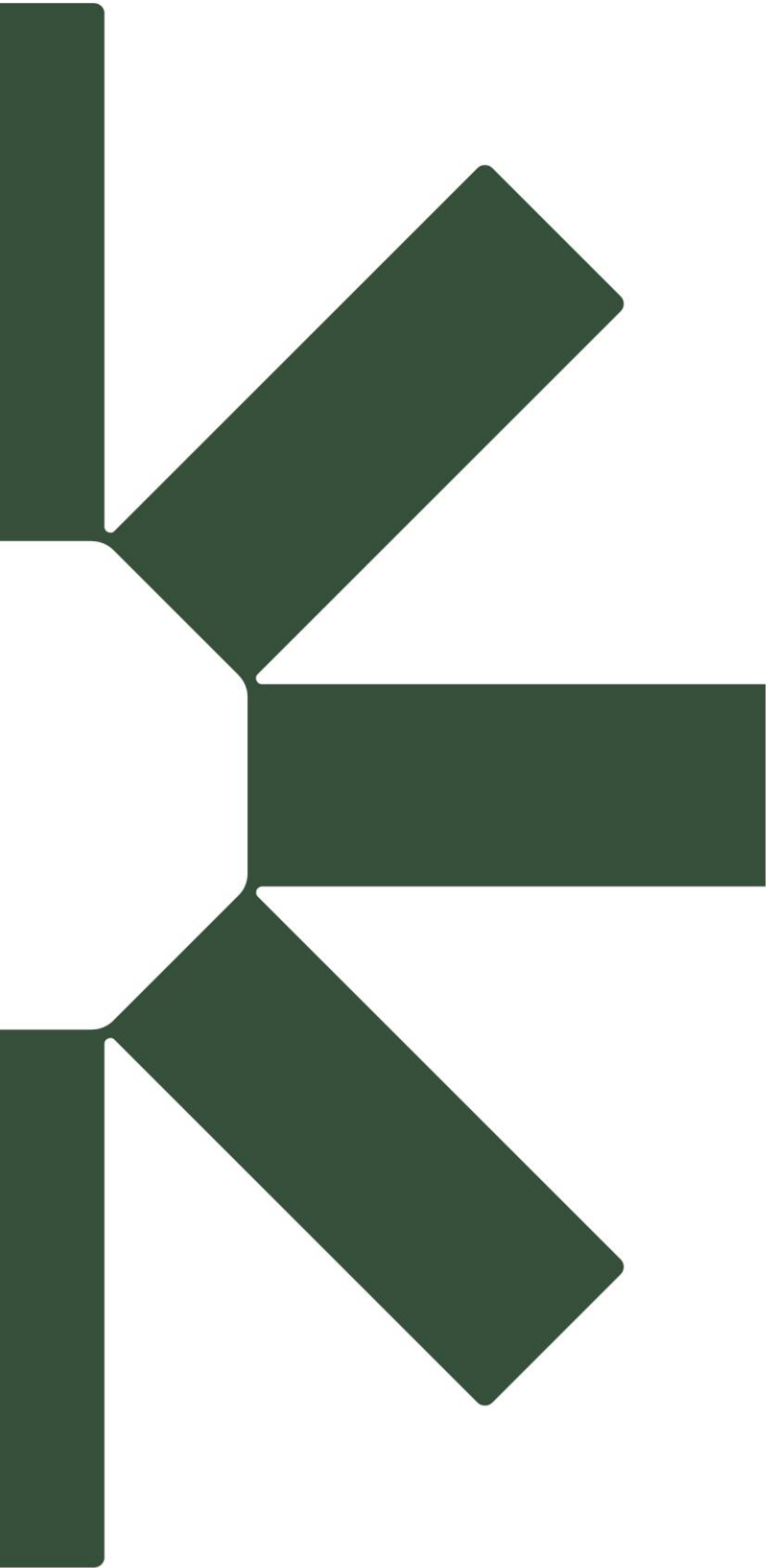
Imagery © Airbus DS/Spot Image 2016

© NSW Department of Customer Service, Basemaps 2019

© NSW Department of Planning and Environment

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.



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