



Streamline Biodiversity Development Assessment Report

No 142-150 Narrow Neck Road, Katoomba NSW

Document No: 52020122_BDAR_V1.0

03/03/2026

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BAAS Case Number: 00061610/BAAS17110/25/00061611 /Revision 0

Certification under clause 6.15 Biodiversity Conservation Act 2016

I Mr John Whyte certify that this report has been prepared based on the requirements of, and information provided under, the Biodiversity Assessment Method and clause 6.15 of the *Biodiversity Conservation Act 2016* (BC Act).

In providing certification of this BDAR I have undertaken an inspection of the site, reviewed the information contained within the body of this report. The plot data sets together with the GIS information and surveys findings have been utilised for the purpose of running the biodiversity offset payment calculator (BOPOC) to generate the credit offset reports.

This BDAR has been prepared to meet the requirements of BAM 2020. This BDAR has been prepared to address compliance with the minimum information requirements outlined in BAM Appendix K.

The lead or responsible assessor for the project must certify in the BDAR that the report has been prepared on the basis of the requirements of, and information provided under the BAM as at a specified date, and that date is within 14 days of the date the report is submitted to the decision-maker.

The BAM Calculator (BAM-C) has been finalised and submitted within the Biodiversity Offsets and Agreement Management System (BOAMS). The date the assessor certifies (signs) the BDAR does not need to match the date on the finalised credit report; however, to be considered valid, the BDAR has been submitted to the decision-maker within 14 days of the finalisation of the BAM-C.

Signature:  Mr John Whyte

Date: 03/03/2026

BAM Assessor Accreditation no: BAAS17110

Document Control

Version	Description	Date
1.0	Final Report	03/03/2026

Only Fides Environmental, designated representatives or relevant statutory authorities may use this document and only for the specific purpose for which the document was prepared.

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1 Introduction

1.1 Background

Fides Environmental have been engaged by the Property Owner to prepare a Streamline Biodiversity Development Assessment Report (SBDAR) to support eight main buildings across the site, each being four storeys above existing ground level with basement parking below at No 142-150 Narrow Neck Road, Katoomba NSW, hereafter referred to as the Study Area (refer to **Figure 1**).

This assessment has been undertaken in accordance with the NSW Biodiversity Assessment Method 2020 (BAM) (DPIE 2020a) under the NSW *Biodiversity Conservation Act 2016* (BC Act) and the *Biodiversity Conservation Regulation 2017* (BC Regulation).

The following terms are used throughout this report:

- Subject Land: No 142-150 Narrow Neck Road, Katoomba
- Locality: Land within a ten-kilometre (km) radius of the Study Area.

1.2 Scope

This assessment aims to quantify impacts of the proposed development upon biodiversity values based upon the following methods described within the BAM (DPIE 2020a) :

- Stage 1 Biodiversity Assessment - Mapping of native vegetation communities (including Endangered Ecological Communities EECs) and an assessment of the potential occurrence of candidate threatened species, as returned by the BAM Calculator (BAM-C)
- Stage 2 Impact Assessment - An assessment of potential impacts of the proposed development on biodiversity values. Avoidance and mitigation measures are also presented, and biodiversity offset requirements are based upon residual impacts.

1.3 Information Sources

The following sources of information were used to inform the assessment:

- The NSW BioNet Atlas (DPE 2025a) for previous records of threatened species, populations, and ecological communities within a five km radius of the Study Area
- The NSW DPE, BioNet Vegetation Classification Database (DPE 2025b) for identification and allocation of Plant Community Types (PCTs) to vegetation zones on site
- The NSW DPE, BioNet Threatened Biodiversity Data Collection (DPE 2025c), Threatened Species Profiles (DPE 2025d) and Final Determinations (DPE 2025e) for information on threatened species, populations, and ecological communities.

1.4 Local Context

The Study Area comprises approximately 1.684 hectares (ha) and is located at 142–150 Narrow Neck Road, Katoomba within the Blue Mountains City Local Government Area (LGA), approximately 87 km north-west of the Sydney Central Business District (CBD) (refer to *Figure 1*). The site forms part of Lot 1 in Deposited Plan 1026915.

Under the Blue Mountains Local Environmental Plan (LEP) 2015, the site is zoned R3: Medium Density Residential.

Photographs of the Study Area are provided in **Appendix A**.

1.5 Proposed Development

The proposed development footprint as shown on **Figure 2**.

1.6 Personnel

Staff Name	Bam Assessor Accreditation No	Project Role	Qualifications
Mr John Whyte Principal Ecologist (Fides Environmental)	BAAS17110	Project management, flora and fauna surveys and report review. BAM Plots, targeted threatened flora and fauna surveys. Report Review, biodiversity offset payment calculator inputs (Credit report generation) and report review and sign off	Bachelor of Biological Sciences, La Trobe University, Melbourne, Victoria. Biobanking accredited assessor (0113)
Mr David Leggett		GIS Mapping (WiZarDTech Spatial Services) Figure preparation	Bachelor of Science (Forestry)

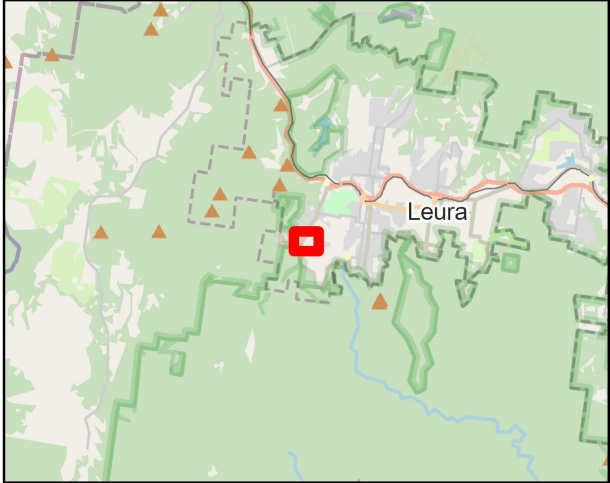


Figure 1
Locality

NSW Land and Property

- Lot Boundary
- Subject Property Boundary

Subject Land

- Subject Land

Subject land has been digitised from a geo-rectified plan image.
Plans - Antoniadis Architects Rev D (16/10/2025)
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142-150 NARROW NECK ROAD KATOOMBA (lot 17/DP1026915)
EnviroEcology - sBDAR Assessment

DATE : 20/10/2025
Map Version: 1_1
Scale: 1:2,000

Aerial imagery: Metromap 10/09/2024
Projected Coordinate System:
Name: GDA2020 MGA Zone 56
Projection: Transverse Mercator

2 Legislative Context

2.1 Summary

The assessment was undertaken in accordance and consideration of the following Acts and Policies:

Commonwealth:

- *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act)

NSW:

- *Biodiversity Conservation Act 2016* (BC Act)
- *Biodiversity Conservation Regulation 2017* (BC Regulation)
- *Biosecurity Act 2015*
- *Coastal Management Act 2016*
- *Environmental Planning and Assessment Act 1979* (EP&A Act)
- *Water Management Act 2000* (WM Act)
- State Environmental Planning Policy (Precincts—Central River City) 2021

Local:

- The Blue Mountains City Local Environmental Plan 2015
- The Blue Mountains City Development Control Plan 2015

Information pertaining to the above list is presented in the following subsections.

2.1.1 Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

Under the EPBC Act, an approval is required for actions that are likely to have a significant impact on MNES. An action includes a project, development, undertaking, activity, or series of activities. When a person proposes to take an action, which they believe may need approval under the EPBC Act, they must refer the proposal to the Australian Government Minister for the Environment. The Act identifies the following nine MNES:

- World Heritage properties
- National heritage places
- Wetlands of international importance (Ramsar Convention)
- Listed threatened species and communities
- Migratory species listed under international agreements
- Great Barrier Reef Marine Park
- Commonwealth marine areas
- Nuclear actions
- Water resources in respect to CSG and large coal mines.

The proponent is required to address the EPBC Act as part of their development application to Council. Listed threatened species and communities are relevant to the proposed development. A summary of this assessment is presented in **Section 9.1**.

2.1.2 Biodiversity Conservation Act 2016

The NSW BC Act together with the NSW BC Regulation outlines the framework for addressing impacts on biodiversity from development and clearing. The framework details a pathway to avoid, minimise and offset impacts on biodiversity from development through the Biodiversity Offset Scheme (BOS).

Entry into the NSW Biodiversity Offset Scheme (BOS) is triggered by developments, projects and activities that meet criteria or certain thresholds for significant impacts on biodiversity in accordance with Section 6.3 of the BC Act.

Criteria to which the BOS applies include the following:

- Local Development (assessed under Part 4 of the EP&A Act) that triggers the BOS Threshold or is “likely to significantly affect threatened species” (based on a test of significance pursuant to Section 7.3 of the BC Act). The BOS Threshold has two parts, and is triggered by the following:
 - Clearing of vegetation that exceeds an area threshold (based on the minimum lot size), or
 - Impacts are predicted to occur within an area mapped on the NSW Biodiversity Values Map (BV Map) (DPE 2023f).
- State Significant Development (SSD) and State Significant Infrastructure projects (SSI), unless “the Secretary of the Department of Planning and Environment and the environment agency head determine that the project is not likely to have a significant impact”
- Biodiversity certification proposals
- Clearing of native vegetation in urban areas and areas zoned for environmental conservation that exceeds the BOS threshold and does not require development consent.
- Clearing of native vegetation that requires approval by the Native Vegetation Panel under the *Local Land Services Act 2013*
- Activities assessed and determined under Part 5 of the EP&A Act (generally, proposals by government entities) if proponents choose to ‘opt in’ to the Scheme.

The native vegetation to be impacted by the proposed development is mapped on the NSW BV Map. Entry into the BOS is triggered and a BDAR is required to support the DA.

Streamlined Assessment Module – Small Area

The Study Area is mapped on the NSW BV Map. Clearing of native vegetation within this area triggers entry into the BOS. A BDAR is therefore required to support the assessment. In accordance with Appendix C and Table 12 of the BAM (DPIE 2020a), the maximum clearing limit for application of the small area development module (streamline BDAR) is less than or equal to one ha. Approximately 0.6ha, of vegetation clearing is required for the proposed development (further discussed in **Section 7.1**, therefore, application of the small area module is appropriate.

The casefile for the project (00061610/BAAS17110/25/00061611) has been submitted to Council via the Biodiversity Offsets and Agreements Management System (BOAMS).

2.1.3 Biosecurity Act 2015

Under the *Biosecurity Act 2015* all plants are regulated with a general biosecurity duty to prevent, eliminate or minimise any biosecurity risk they may pose. Any person who deals with any plant, who knows (or ought to know) of any biosecurity risk, has a duty to ensure the risk is prevented, eliminated or minimised, so far as is reasonably practicable. Under the Act, a biosecurity impact is an adverse effect on the economy, environment, or the community that arises, or has the potential to arise, from a biosecurity matter. This legislation is addressed in **Section 9.4**.

2.1.4 Water Management Act 2000

Controlled activities carried out in, on or under waterfront land are regulated by the WM Act. Waterfront land is defined as the bed of any river, lake or estuary, and the land within 40 meters of the riverbanks, lake shore or estuary mean high water mark. No mapped waterways occur within or adjacent to the Study Area; therefore, a controlled activity approval is not required to support the project.

2.1.5 The Blue Mountains City Local Environmental Plan 2019

The Study Area is located within The Blue Mountains City LGA. The Blue Mountains City Local Environmental Plan 2019 (LEP) controls development within the Study Area through zoning and development controls. These controls are described in greater detail by The Blue Mountains City Development Control Plan 2012 (amended 04 May 2018) (DCP).

2.1.6 The Blue Mountains City Development Control Plan 2014

The Blue Mountains City Development Control Plan 2015 supports the LEP by providing additional detail and guidance on addressing biodiversity issues associated with development. In regard to biodiversity, the DCP contains provisions that relate to environmental effects, soil and erosion control and vegetation. These provisions have been considered during the preparation of this assessment.

2.1.7 State Environmental Planning Policy (Biodiversity and Conservation) 2021

2.1.7.1 Koala Habitat Protection 2021 (Chapter 4)

Chapter 4 of the SEPP contains provisions aimed to encourage the conservation and management of areas of natural vegetation that provide habitat for Koalas to support a permanent free-living population over their present range and reverse the current trend of Koala population decline.

The chapter applies to each Local Government Area listed under Schedule 1 of the SEPP. The Blue Mountains City LGA is listed under Schedule 2 of the SEPP, in which it applies to land within the LGA including those that are zoned C4. As such, the Chapter 4 of the SEPP applies. A suitably qualified and experienced person is therefore required to assess the site to determine if the land contains 'Core Koala Habitat' as defined within CI 4.2 (1) of the SEPP.

2.1.7.2 Wetlands Protection Area (Part 10.6)

The objectives of Part 10.6 of the SEPP in relation to wetlands are as follows

- To preserve, protect and encourage the restoration and rehabilitation of wetlands.
- To maintain and restore the health and viability of wetlands.
- To prevent the fragmentation of wetlands.
- To preserve the scenic qualities of wetlands.

To ensure that wetlands continue to perform their natural ecological functions (such as the provision of wetland habitat, the preservation of water quality, the control of flooding and erosion).

The Development Site does not contain or adjoin Wetland Protection Area; therefore, Part 10.6 of the SEPP does not apply.

2.1.8 State Environmental Planning Policy (Resilience and Hazards) 2021

The State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP) consolidates, transfers and repeals the provisions of three (3) SEPPs into a single environmental planning instrument, including: the SEPP (Coastal Management) 2018 (Coastal Management SEPP), SEPP 33 – Hazardous and Offensive Development (SEPP 33), and SEPP 55 – Remediation of Land (SEPP 55). The Resilience and Hazards SEPP aims to promote the protection and improvement of key environmental assets for their intrinsic value and the social and economic benefits they provide. Relevant chapters of the Resilience and Hazards SEPP are considered below:

2.1.8.1 Coastal Management (Chapter 2)

The aim of this Chapter is to promote an integrated and coordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by:

- Managing development in the coastal zone and protecting the environmental assets of the coast.
- Establishing a framework for land use planning to guide decision-making in the coastal zone.
- Mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the *Coastal Management Act 2016*.

The Coastal Management Chapter incorporates the provisions of the now repealed Coastal Management SEPP which commenced on 3 April 2018 and consolidated the provisions of: SEPP 14 (Coastal Wetlands), SEPP 26 (Littoral Rainforests) and SEPP 71 (Coastal Protection).

The Coastal Management Chapter defines the four coastal management areas in accordance with the Coastal Management Act and details mapping and specifies assessment criteria that are tailored for each coastal management area. Councils and other consent authorities must apply these criteria when assessing proposals for development that fall within one or more of the mapped areas.

The four coastal management areas are:

- Coastal wetlands and littoral rainforests area – areas which display the characteristics of coastal wetlands or littoral rainforests that were previously protected by SEPP 14 and SEPP 26.
- Coastal vulnerability area – areas subject to coastal hazards such as coastal erosion and tidal inundation.

- Coastal environment area – areas that are characterised by natural coastal features such as beaches, rock platforms, coastal lakes and lagoons and undeveloped headlands. Marine and estuarine waters are also included.
- Coastal use area – land adjacent to coastal waters, estuaries and coastal lakes and lagoons.

The Study Area does not contain areas mapped as any of the four coastal management areas above. As such, the *Coastal Management Act 2016* does not apply to this development.

2.1.9 Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

Under the EPBC Act, an approval is required for actions that are likely to have a significant impact on Matters of National Environmental Significance (MNES). An action includes a project, development, undertaking, activity or series of activities. When a person proposes to take an action, which they believe may need approval under the EPBC Act, they must refer the proposal to the Australian Government Minister for the Environment. The Act identifies the following nine MNES:

- World Heritage properties
- National heritage places
- Wetlands of international importance (Ramsar Convention)
- Listed threatened species and communities
- Migratory species listed under international agreements
- Great Barrier Reef Marine Park
- Commonwealth marine areas
- Nuclear actions
- Water resources in respect to CSG and large coal mines

While this BDAR is not required to address MNES, the proponent is required to address the EPBC Act as part of their development application to Council.

3 Site Context

3.1 Landscape Features

The landscape features detailed in Section 3 of the BAM (DPIE 2020a), which are applicable to the Study Area are described in **Table 1** and are shown on **Figure 3 & 4**.

Table 1 **Landscape Features**

Landscape Features	Information
IBRA Region	Sydney Basin
IBRA Sub Region	Wollemi
Local Government Area (LGA)	The Blue Mountains City Council Local Government Area
Mitchell Landscape	Bmp Blue Mountains Plateau SB Wollemi (DECC, 2002; Mitchell 2002) Elevated, dissected plateau of Triassic quartz sandstones. Largely undeformed with prominent sub-horizontal bedding defining a plateau that rises to the west with maximum elevation of 1100m and local relief in cliffed gorges up to 500m. Very strong joint control on stream patterns and cliff lines. Thin shale beds form stepped topography and deeply weathered sandstones form pagoda towers and turrets on gorge margins. Exposed high slopes with dwarf casuarina (<i>Allocasuarina nana</i>) heath, Blue Mountains ash (<i>Eucalyptus oreades</i>) and silvertop ash (<i>Eucalyptus sieberi</i>) woodlands, and perched swamps. Elsewhere heaths, woodlands and forests with very high plant diversity on sandy soils.
Rivers, streams and estuaries	No mapped waterways occur within the study area.
Wetlands	No Coastal wetlands mapped on the Coastal Wetlands and Littoral Rainforests Area Map (DPIE 2022) occur within the Development Site. No Coastal Wetlands or Littoral Rainforests mapped under the Coastal Wetlands and Littoral Rainforests Area Map (DPIE, 2022) occur within or in proximity to the Development Site. Additionally, no mapped watercourses are present within or adjacent to the Study Area, as shown on Figure 1 (Locality) and Figure 2 (Proposed Development). The topography is relatively flat with a gentle fall to the south, draining across modified grassed areas associated with the adjoining golf course, but no defined drainage lines or riparian corridors are present on or near the site.

Landscape Features	Information
	The site is situated within the Hawkesbury–Nepean Catchment (refer to Figure 3: Landscape Assessment), but it is not identified as containing or being within proximity to wetland or watercourse-dependent ecosystems.
Connectivity of different areas of habitat	The vegetation within the Development Site exists mostly in moderate condition state due to previous land management practices. The vegetation onsite has low habitat connectivity with surrounding areas of bushland.
Areas of geological significance and soil hazard features	The Development Site is not located within an area identified as having any particular geological significance. No mapping was identified that would indicate the site contains any soil hazard features.
Areas of outstanding biodiversity value	There are no areas of “outstanding biodiversity value” (in accordance with Section 3.1.3 of the BAM (DPIE 2020a) mapped within the Development Site or Development Site.
Geology and Soils	Mitchell (2002) described the Landscape as containing various soil types (see previous). The site inspection determined that the main soil type throughout the development site is comprised of sandstone.
Native Vegetation Cover	Native Vegetation was assessed as per Section 3.2 of the BAM 2020 (DPIE 2020a) as shown in (Figure 4) . Native vegetation constitutes 74.1% (591.6ha) of the projected 1,500 m site buffer (798ha) associated with the Development Site. Native Vegetation Cover was classed as >70-90% .

Landscape Feature	Area ha	% Buffer
BV - Biodiverse riparian land	20.7	2.6
BV - Threatened species or communities with potential for serious and irreversible impacts	15.7	2
ML - Blue Mountains Plateau	537.8	67.4
ML - Sydney Basin Western Escarpment	260	32.6
IBRA7 - Burraborang	5.2	0.7
IBRA7 - Wollemi	792.6	99.3

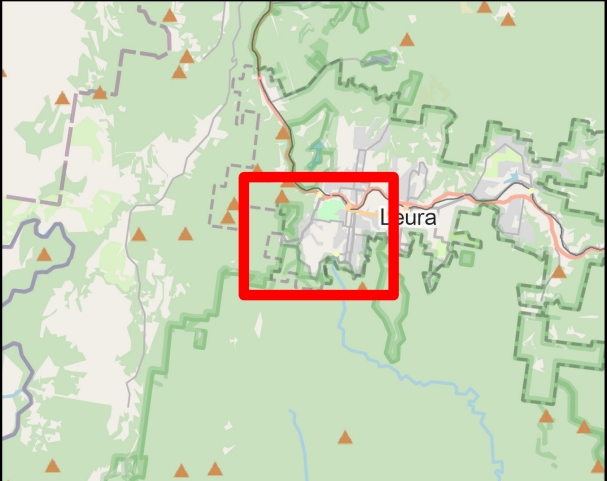


Figure 3:
Landscape Assessment

- Subject Land**

 - Subject Land
 - Subject Land 1500m buffer
- IBRA7 Subregions**

 - IBRA7 Subregions
- Biodiversity Values 202509**

 - Biodiverse riparian land
 - Threatened species or communities with potential for serious and irreversible impacts
- NSW (Mitchell) Landscapes v3.1**

 - SB Escarpment; Sydney Basin Western Escarpment
 - SB Wollemi; Blue Mountains Plateau
- NSW Strahler Stream Order**

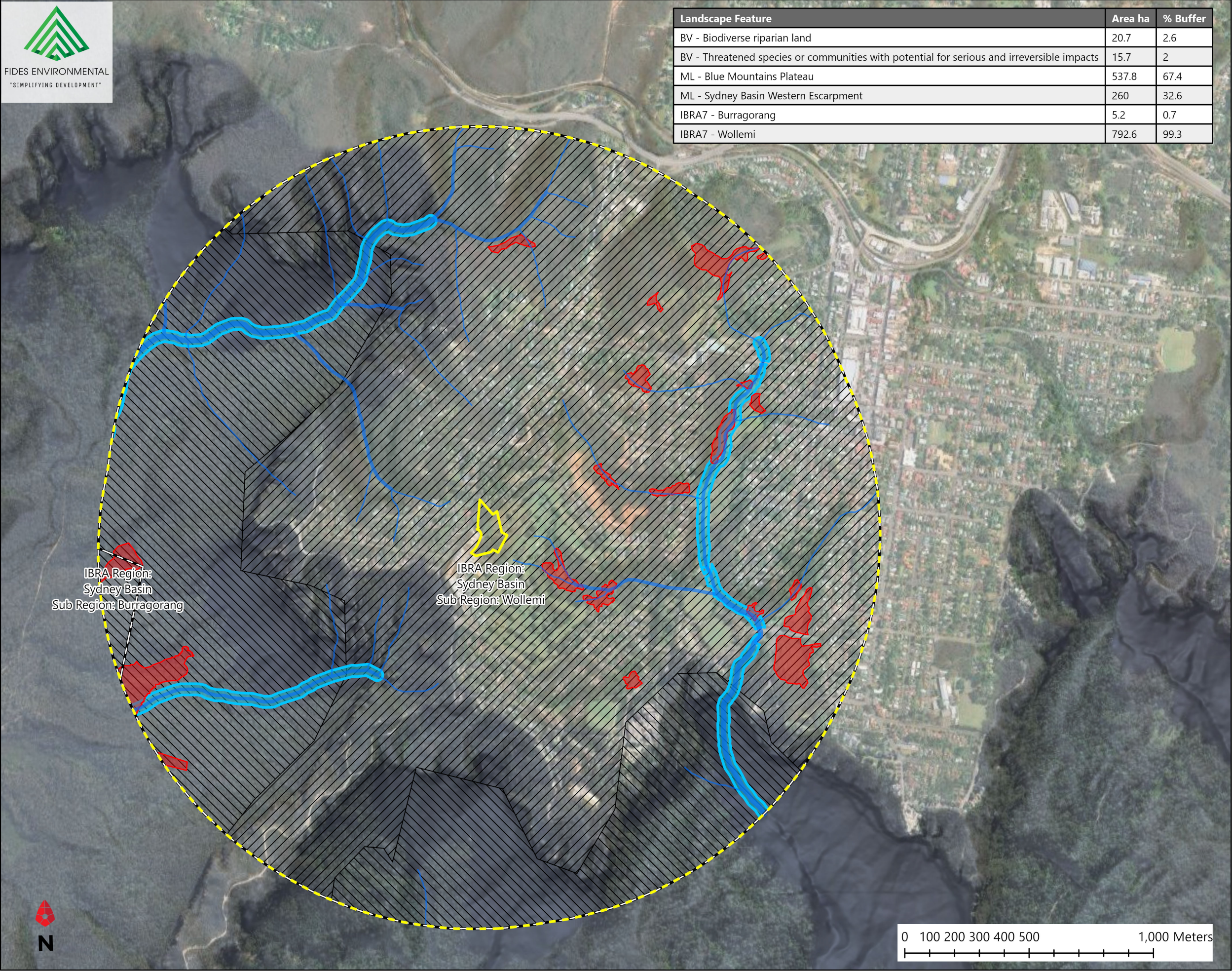
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 - 2
 - 3

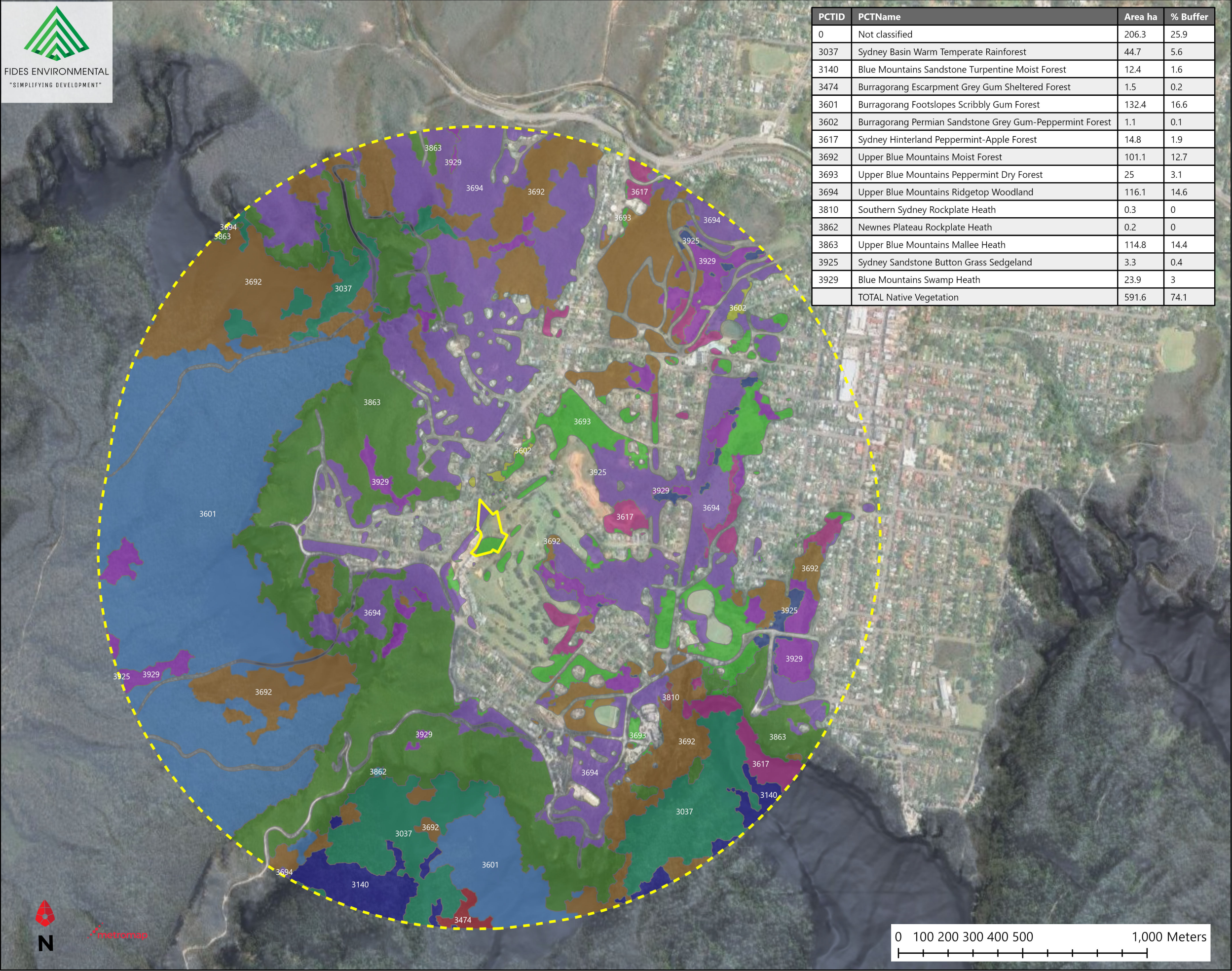
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PCTID	PCTName	Area ha	% Buffer
0	Not classified	206.3	25.9
3037	Sydney Basin Warm Temperate Rainforest	44.7	5.6
3140	Blue Mountains Sandstone Turpentine Moist Forest	12.4	1.6
3474	Burratorang Escarpment Grey Gum Sheltered Forest	1.5	0.2
3601	Burratorang Foothills Scribbly Gum Forest	132.4	16.6
3602	Burratorang Permian Sandstone Grey Gum-Peppermint Forest	1.1	0.1
3617	Sydney Hinterland Peppermint-Apple Forest	14.8	1.9
3692	Upper Blue Mountains Moist Forest	101.1	12.7
3693	Upper Blue Mountains Peppermint Dry Forest	25	3.1
3694	Upper Blue Mountains Ridgetop Woodland	116.1	14.6
3810	Southern Sydney Rockplate Heath	0.3	0
3862	Newnes Plateau Rockplate Heath	0.2	0
3863	Upper Blue Mountains Mallee Heath	114.8	14.4
3925	Sydney Sandstone Button Grass Sedgeland	3.3	0.4
3929	Blue Mountains Swamp Heath	23.9	3
TOTAL Native Vegetation		591.6	74.1

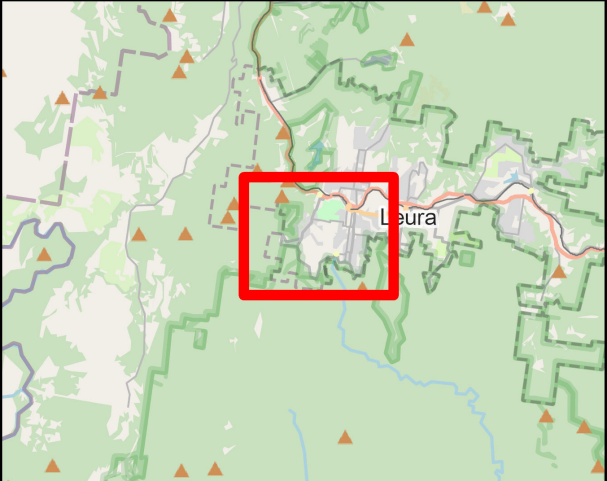


Figure 4:
Native Vegetation Extent

- Subject Land
- Subject Land 1500m buffer
- NSW SVTM PCT Vegetation (Nov24)**
- 3037,Sydney Basin Warm Temperate Rainforest
 - 3140,Blue Mountains Sandstone Turpentine Moist Forest
 - 3474,Burratorang Escarpment Grey Gum Sheltered Forest
 - 3601,Burratorang Foothills Scribbly Gum Forest
 - 3602,Burratorang Permian Sandstone Grey Gum-Peppermint Forest
 - 3617,Sydney Hinterland Peppermint-Apple Forest
 - 3692,Upper Blue Mountains Moist Forest
 - 3693,Upper Blue Mountains Peppermint Dry Forest
 - 3694,Upper Blue Mountains Ridgetop Woodland
 - 3810,Southern Sydney Rockplate Heath
 - 3862,Newnes Plateau Rockplate Heath
 - 3863,Upper Blue Mountains Mallee Heath
 - 3925,Sydney Sandstone Button Grass Sedgeland
 - 3929,Blue Mountains Swamp Heath

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4 Native Vegetation

4.1 Methodology

Native vegetation at the Development Site was assessed in accordance with Section 4 of the BAM (DPIE 2020a).

4.1.1 Data Review

Vegetation mapping completed as part of State vegetation mapping (State Government of NSW and Department of Planning and Environment 2022) was reviewed to assist with the determination of PCTs within the Study Area (**Figure 7**). The vegetation mapping indicates that the dominant vegetation type within the site comprised of PCT 3694 - Upper Blue Mountains Ridgetop Woodland (**Figure 5**).

4.1.2 Vegetation Mapping Surveys

A vegetation assessment was undertaken within the Study Area on 2nd of February 2025. The boundaries of PCTs were mapped using a combination of rapid data points (RDP) and walking transects. The RDPs involved collecting waypoints over the Study Area and recording dominant species, structure and condition of the vegetation. Walking transects involved verifying polygons homogenous in floristic composition and condition and using the recorded tracks to define vegetation community boundaries.

4.1.3 Plant Community Type and Determination

The native vegetation within the Study Area was compared to the closest equivalent PCT from those listed in the NSW BioNet Vegetation Classification Database (DPE 2025b). PCTs were analysed based on dominant floristic traits, descriptive attributes and other diagnostic features (landscape position and soil type). Threatened ecological communities (TECs) as defined in NSW and Commonwealth legislation were also identified with reference to relevant threatened species and ecological community profiles (DPE 2025d) and Scientific Determinations published by the NSW Scientific Committee (DPE 2025e).

4.1.4 Vegetation Zones

Vegetation zones within the Study Area were identified and delineated in accordance with Section 4.3 of the BAM (DPIE 2020a). A vegetation zone is defined as “a relatively homogenous area that is the same vegetation type and broad condition”.

4.1.5 Vegetation Integrity

Following stratification of the Study Area into vegetation zones, two plot/transects were sampled to collect vegetation condition data pertaining to each of the attributes listed in **Table 2**, in accordance with Section 4.3 of the BAM (DPIE 2020a).

One plot/transect was sampled in each vegetation zone (refer to **Figure 5**). Given that each vegetation zone was less than 1 ha, this level of sampling fulfills the minimum number of plot/transects required, in accordance with Section 4.3.4 of the BAM (DPIE 2020a).

Table 2 **Components of Vegetation Integrity**

Growth form groups	Function attributes
• Tree (TG) • Shrub (SG) • Grass and grass-like (GG) • Forb (FG) • Fern (EG) • Other (OG)	• Number of large trees • Tree regeneration (presence/absence) • Tree stem size class (presence/absence) • Total length of fallen logs • Litter cover • High threat exotic vegetation cover (HTE) • Hollow-bearing trees (HBT)

4.1.6 Floristic Identification and Nomenclature

Floristic identification and nomenclature was based on Harden (1992, 1993, 2000 and 2002) with subsequent revisions as published on PlantNet (<http://plantnet.rbgsyd.nsw.gov.au>).



PCTID	PCTName	Area within Subject Land m2	% of Subject Land
3693	Upper Blue Mountains Peppermint Dry Forest	5460.5	33.1
3694	Upper Blue Mountains Ridgetop Woodland	3044.6	18.5



Figure 5:
State Vegetation Mapping

NSW Land and Property

- Lot Boundaries
- Subject Property Boundary

Subject Land

- Subject Land

NSW SVTM PCT Vegetation (Nov24)

- 3693,Upper Blue Mountains Peppermint Dry Forest
- 3694,Upper Blue Mountains Ridgetop Woodland
- 3863,Upper Blue Mountains Mallee Heath

Subject land has been digitised from a geo-rectified plan image. Plans - Antoniadis Architects Rev D (16/10/2025) Due to the inherent nature of geo-rectification, slight distortions may be present. Users are advised to consult a registered surveyor for precise measurements, locations, and boundary positions.

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142-150 NARROW NECK ROAD KATOOMBA (lot 1//DP1026915)
EnviroEcology - sBDAR Assessment

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Map Version: 1_1
Scale: 1:1,000

Aerial imagery: Metromap 10/09/2024
Projected Coordinate System:
Name: GDA2020 MGA Zone 56
Projection: Transverse Mercator



**Figure 6:
Survey Effort**

NSW land and Property

- Lot Boundaries
- Subject Property Boundary

Subject Land

- Subject Land

Study Area

- Study Area

Flora Survey Effort

- 5m Flora Transect

BAM Plot

- 20m x 20m
- 50m x 20m

Subject land has been digitised from a geo-rectified plan image.
Plans - Antoniadis Architects Rev D (16/10/2025)
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Aerial imagery: Metromap 10/09/2024

Projected Coordinate System:
Name: GDA2020 MGA Zone 56
Projection: Transverse Mercator

4.2 Results

4.2.1 Floristic Diversity and Composition

A relatively low number of plant species were detected within the Study Area. This was expected given that the site occurs within a rural residential lot where the extent of native vegetation has been reduced to small woodland and forest remnants. A total of approximately 90 vascular plant species were recorded across the Study Area, comprising around 70 native species and 20 exotic species.

4.2.2 Plant Community Types and Vegetation Zones

One Plant Community Types (PCTs) was identified within the Study Area: 3694 - Upper Blue Mountains Ridgetop Woodland.

- Vegetation Zone 1: Moderate (PCT 3694)

Information pertaining to each vegetation zone is presented in the Table below.

BAM plot data and field datasheets are provided in **Appendix E**.

Table 3 **Plant Community Type Information – Vegetation Zone 1**

Criteria	PCT 3694 - Upper Blue Mountains Ridgetop Woodland
Vegetation Formation and Class	Dry Sclerophyll Forests (Shrubby sub-formation) Sydney Montane Dry Sclerophyll Forests
Scientific Name	3694 - Upper Blue Mountains Ridgetop Woodland
Area within the modified Development Site	Vegetation Zone 1: 0.6ha
Survey Effort	Required: 1 plot/transects Conducted: 1 plot/transects
	Vegetation Zone 1
	The canopy was dominated by <i>Eucalyptus siberi</i> (Silver-top Ash), <i>Eucalyptus piperita</i> (Sydney Peppermint), <i>Corymbia gummifera</i> (Red Bloodwood), <i>Eucalyptus sparsifolia</i> & <i>Eucalyptus sclerophylla</i> (Hard-leaved Scribbly Gum). Canopy trees ranged in height from approximately 9-15m. The projected foliage cover of the canopy ranged from 15-30%.
Floristic description	The shrub layer was dominated by <i>Lambertia formosa</i> (Mountain Devil), <i>Acacia terminalis</i> (Sunshine Wattle), <i>Hakea dactyloides</i> , <i>Dillwynia retorta</i> (Eggs and Bacon), <i>Persoonia levis</i> , <i>Acacia ulicifolia</i> , <i>Grevillea sericea</i> , <i>Platysace linearifolia</i> , <i>Persoonia lanceolata</i> , <i>Leptospermum trinervium</i> , <i>Epacris pulchella</i> (NSW Coral Heath) & <i>Leptospermum parvifolium</i> . The shrub layer was 0.5m-2m tall with a projected foliage cover of 15-30%. The groundcover was dominated by the following native species: <i>Xanthorrhoea minor</i> ssp. <i>minor</i> , <i>Entolasia stricta</i> (Wiry Panic),

Criteria	PCT 3694 - Upper Blue Mountains Ridgetop Woodland
	Dianella revoluta (Blue Flax Lily), Themeda australis (Kangaroo Grass), Lomandra longifolia (Spiny-headed Mat-rush), Mirbelia rubiifolia, Lomatia silaifolia (Crinkle Bush), Dampiera stricta, Gonocarpus teucroides, Patersonia sericea, Lomandra obliqua, Dianella prunina, r, Xanthosia pilosa, and Lomandra glauca (Pale Mat-rush). The ground cover ranged in height from approximately 0.1-1.5 m tall with a projected foliage cover of 30-40%. Climbing species frequently recorded within the intact community were: Billardiera scandens (Appleberry) & Cassytha glabella (Devils Twine).
Condition within Development Site	The vegetation within Vegetation Zone 1 is in moderate condition. The forest structure is largely intact; native shrub & groundcover cover is present and native vegetation coverage is high.
Justification for PCT selection	PCT 3694 is mapped within the site. All canopy, shrub and groundcovers species are key diagnostic species within the canopy. The areas supporting this community are upon sandy soils absent of shale with exposed sandstone rock outcropping.
Status	The vegetation does not represent any listed as Critically or Endangered Ecological Communities under the BC Act. EPBC Act: None
SAII	NO
PCT % Cleared	7%



Plate 1 Vegetation Zone 01 - 3694 - Upper Blue Mountains Ridgetop Woodland (moderate Condition) Plot 1



Plate 2 **Vegetation Zone 01 - 3694 - Upper Blue Mountains Ridgetop Woodland (moderate Condition) Plot 1**

4.2.3 Assessment of Patch Size

The patch size for vegetation zone 1 were assessed as >100 ha as vegetation zones 1 is connected to larger intact areas of native forest vegetation extending to the south, south-west and to the south-east of the Development Site. Any gaps in the connective vegetation considered for the patch sizes are less than 100 m (appropriate for woody vegetation).

4.2.4 Vegetation Integrity Score

The current vegetation integrity score of the vegetation zones to be impacted by the proposed development is outlined in **Table 4**.

Table 4 **Vegetation Integrity**

Zone	PCT	Condition class	Area (ha)	Condition scores (Current Score)			Vegetation integrity score
				Compositi on	Structure	Function	
1	3694	Moderate	0.6	83.7	71.2	93.8	82.4

4.2.5 Weeds

A total of eighteen (18) exotic plant species were recorded within the Study Area, representing a minor component of the overall flora composition. These include a mixture of environmental and pasture weeds typical of disturbed and peri-urban environments in the upper Blue Mountains.

Of these, five (5) species are recognised as High Threat Weeds (HTWs) or priority weeds under the *Biosecurity Act 2015* for the Blue Mountains Local Government Area. These comprise *Rubus fruticosus* agg. (*Blackberry*), *Leycesteria formosa* (*Himalayan Honeysuckle*), *Cenchrus clandestinus* (*Kikuyu Grass*), *Cotoneaster* spp., and *Crataegus monogyna* (*Hawthorn*).

These species occur primarily along the disturbed southern and western boundaries and within previously cleared areas. Mitigation measures to control the spread and re-establishment of weeds, including targeted removal and post-construction monitoring, are provided in Section 7.5 of this report.

A complete list of all plant species recorded within the Study Area, including native and exotic taxa, is presented in Appendix B.

5 Threatened Species

5.1 Habitat Assessment

To inform the assessment of suitable habitat for threatened species and populations within the Study Area, a database search of the NSW BioNet Atlas (DPE 2025a) was conducted within a five km radius of the site. Results of the database search and 'likelihood of occurrence' assessment are provided in **Appendix A**. The habitat assessment involved a search for the following key habitat features:

- Foraging trees for threatened birds
- Hollow-bearing trees
- Koala feed trees
- Potential roosts for microbats
- Vegetated ponds, riparian vegetation and drainage lines for frogs and waterbirds
- Woody debris, leaf litter and bush rock

Diurnal opportunistic and incidental observations of fauna species were recorded during field surveys if present. These included opportunistic observations of fauna activity such as scats, tracks, burrows or other traces.

5.1.1 Habitat Assessment – Threatened Flora

Vegetation Zones 1: The vegetation is comprised of moderate condition forest that has been subjected to historical disturbances including vegetation clearing. The canopy, sub-canopy, shrub and ground layers are intact. A medium diversity of native flora species are present and the habitat is likely to be suitable to support populations of most threatened plant species that are known to occur in the locality.

No threatened plant species were detected during the assessment.

5.1.2 Habitat Assessment – Threatened Fauna

Fauna habitat within the Study Area is characterised by a mosaic of cleared areas, areas of managed forest and intact forest. Large trees containing hollows also occur.

A summary of threatened fauna habitat suitability is presented below:

Vegetation Zone 1: This vegetation zone is comprised of moderate condition forest. The vegetation has a complex structure and has moderate connectivity with forest vegetation that extends to the south, south-east and south-west. A moderate diversity of plant species occur (foraging resources for fauna species). Mature eucalypts would provide a source of nectar and pollen for birds, arboreal mammals and other fauna species. Hollow-bearing trees may provide nesting and roosting habitat for threatened birds, mammals and microbats.

5.1.3 Ecosystem Credit Species

The following assessment of habitat suitability for ecosystem credit species was conducted in accordance with Section 6.2 of the BAM. Ecosystem credits represent threatened species that can be predicted to be present by the type and condition of vegetation at the Study Area. Targeted surveys are not required for ecosystem credit species.

Step 1: Identify threatened species for assessment

A list of predicted ecosystem credit species for the Study Area was reviewed in the BAM calculator, according to the PCT present within the Study Area. The predicted species report is provided in **Appendix D**.

Step 2: Assessment of the habitat constraints and vagrant species on the subject land

Ecosystem credit species were assessed in accordance with the BAM according to their species-specific habitat requirements. An assessment of each Ecosystem credit species with reference to specific habitat constraints (where relevant) is presented in **Table 5**. The majority of species were not relevant to the assessment due to a lack of species specific habitat constraints displayed in the BAM-C.

Table 5 Ecosystem Credit Species

Scientific name	Common name	Confirmed Predicted Species	Justification
<i>Melithreptus gularis gularis</i>	Black-chinned Honeyeater (eastern subspecies)	Yes	-
<i>Ephippiorhynchus asiaticus</i>	Black-necked Stork	Yes	-
<i>Hoplocephalus bungaroides</i>	Broad-headed Snake	Yes	-
<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (eastern subspecies)	Yes	-
<i>Hamirostra melanosternon</i>	Black-breasted Buzzard (Foraging)	Yes	-
<i>Artamus cyanopterus cyanopterus</i>	Dusky Woodswallow	Yes	-
<i>Micronomus norfolkensis</i>	Eastern Coastal Free-tailed Bat	Yes	-
<i>Falsistrellus tasmaniensis</i>	Eastern False Pipistrelle	Yes	-
<i>Petroica phoenicea</i>	Flame Robin	Yes	-
<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	Yes	-
<i>Calyptorhynchus lathamii</i>	Glossy Black-Cockatoo	Yes	-
<i>Melanodryas cucullata cucullata</i>	South-eastern Hooded Robin	Yes	-
<i>Scoteanax rueppellii</i>	Greater Broad-nosed Bat	Yes	-
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Yes	-
<i>Glossopsitta pusilla</i>	Little Lorikeet	Yes	-
<i>Hieraaetus morphnoides</i>	Little Eagle (Foraging)	Yes	-
<i>Pycnoptilus floccosus</i>	Pilotbird	Yes	-

Scientific name	Common name	Confirmed Predicted Species	Justification
<i>Grantiella picta</i>	Painted Honeyeater	Yes	-
<i>Varanus rosenbergi</i>	Rosenberg's Goanna	Yes	-
<i>Petroica boodang</i>	Scarlet Robin	Yes	-
<i>Chthonicola sagittata</i>	Speckled Warbler	Yes	-
<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	Yes	-
<i>Lophoictinia isura</i>	Square-tailed Kite	Yes	-
<i>Lathamus discolor</i>	Swift Parrot	Yes	-
<i>Daphoenositta chrysoptera</i>	Varied Sittella	Yes	-
<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle	Yes	-
<i>Hirundapus caudacutus</i>	White-throated Needletail	Yes	-
<i>Saccolaimus flaviventris</i>	Yellow-bellied Sheath-tail-bat	Yes	-

5.1.4 Species Credit Species

Step 1: Identify threatened species for assessment

A list of species credit species for the Study Area was reviewed in the BAM calculator. Species credits pertain to threatened species that cannot be predicted by the vegetation present. The candidate species report is provided in **Appendix D**.

Step 2: Assessment of the habitat constraints and vagrant species on the subject land

The potential for identified species credit species to occur on the Study Area was assessed according to species specific habitat requirements.

Step 3: Identify candidate species credit species for further assessment

A total of twelve species credit species were returned by the BAM-C (**Table 6**).

Table 6 Species Credit Species

Scientific name	Common name	Confirmed Candidate Species	Justification
<i>Acacia meiantha</i>	<i>Acacia meiantha</i>	Yes	-
<i>Hoplocephalus bungaroides</i>	Broad-headed Snake (Breeding)	No	Habitat constraints (Rocky Areas) - The site does not support escarpments, outcrops and pogodas within the Sydney Sandstone geologies.
<i>Petrogale penicillata</i>	Brush-tailed Rock-wallaby	No	Habitat constraints - The site does not occur within 1 km of rocky escarpments, gorges, steep slopes, boulder piles, rock outcrops or cliff lines.

Scientific name	Common name	Confirmed Candidate Species	Justification
<i>Euphrasia bowdeniae</i>	Blue Mountains Cliff Eyebright	No	Habitat constraints-Absence of Cliffs;Wet or damp cliff tops and rock faces on sandstone cliff lines or scree slopes below, or within 100 m
<i>Isopogon fletcheri</i>	Fletcher's Drumsticks	No	Habitat constraints-Absence of Cliffs;or within 50m Escarpments;or within 50 m Other;Waterfalls or within 50 m
<i>Leionema lachnaeoides</i>	<i>Leionema lachnaeoides</i>	No	Habitat constraints-Absence of Cliffs;Narrabeen Group sandstone cliffs, pagodas, platforms, shelves and/or terraces or within 200 m
<i>Lepidosperma evansianum</i>	Evans Sedge	No	Habitat constraints-Absence of Cliffs;Moist sandstone cliffs, pagodas, ledges, shelves, gullies and/or footslopes or within 50 m
<i>Miniopterus orianae oceanensis</i> (Breeding)	Large Bent-winged Bat	No	Habitat constraints-Absence of Breeding Caves
<i>Chalinobolus dwyeri</i>	Large-eared Pied Bat	No	Habitat not suitable, no suitable breeding (maternity) caves within 200m of the site
<i>Vespadelus troughtoni</i>	Eastern Cave Bat	No	Habitat not suitable, no suitable breeding (maternity) caves within 200m of the site
<i>Xanthosia scopulicola</i>	<i>Xanthosia scopulicola</i>	No	Habitat Constraints – Absence of Cliffs;Land within 100 m of sandstone cliffs, ledges or footslopes
<i>Lathamus discolor</i>	Swift Parrot	No	Habitat Constraints – The Study Area is not mapped as important habitat.

5.1.5 Threatened Species Surveys

Step 4: Determine presence or absence of candidate species credit species.

5.1.5.1 Candidate Species – Further Justification

In Accordance with Section 5.2.3 of the BAM (DPIE 2020a) a candidate species credit species is considered unlikely to occur on the subject land (or specific vegetation zones) if one of the following applies:

(a) After carrying out a field assessment:

- a. the assessor determines that microhabitats required by a species are absent from the subject land (or specific vegetation zone). The assessor must include a description of the microhabitats assessed as being required by the species in the BAR. This must be based on evidence such as published literature, or
- b. the assessor determines that the habitat constraints or microhabitats are degraded to the point that the species is unlikely to use the subject land (or specific vegetation zones).

(b) An expert report (prepared as per Box 3) states that the species is unlikely to be present on the subject land or specific vegetation zones

A candidate species credit species that does not have suitable habitat as per (2.a.) [point ‘a’ above] or (2.b.) [point ‘b’ above] does not require further assessment (BAM 2020a).

A total of 12 candidate species credit species were returned by the BAM-C. Ten (10) of these species were identified as not requiring further assessment based on the absence of suitable habitat in accordance with the requirements of Section 5.2.3 of the BAM (DPIE 2020a). Justification is provided previously in (Table 8).

5.1.6 Flora Surveys

In accordance with Section 3.3 of the *Surveying threatened plants and their habitats - NSW survey guide for the Biodiversity Assessment Method* (DPIE 2020h), surveys targeted the most suitable habitat within the Study Area for candidate threatened flora and fauna species, using information collected from the TBDC (DPE, 2022c), the DPIE threatened species profile website (DPE, 2022d) and knowledge other threatened species within the site’s locality.

Surveys were undertaken within the Development Site on 11th of May & on the 31st of August 2024. Quality habitats were surveyed using systematic parallel transects. Parallel field traverses were separated by 5 to 10 m for orchids, herbs and forbs, 10 to 15 m for sub-shrubs, and 10 to 20 m for species in all other life forms (shrubs and trees).

In accordance with Section 3.3 of the *Surveying threatened plants and their habitats - NSW survey guide for the Biodiversity Assessment Method* (DPIE 2020h), surveys targeted the most suitable habitat within the Study Area for candidate threatened flora and fauna species, using information collected from the TBDC (DPE, 2022c), the DPIE threatened species profile website (DPE, 2022d) and knowledge other threatened species within the site’s locality.

A summary of the survey requirements and timing conducted for Candidate flora species is presented in (Table 7). The survey effort for these species is presented in Table 9.

Table 7 Survey of requirements and timing conducted for Candidate flora species.

Scientific name	Common name	Survey Requirements	Survey Conducted (Timing)
<i>Acacia meiantha</i>	<i>Acacia meiantha</i>	Parallel Transects July-October	Parallel Transects 24/09/2025

5.1.7 Fauna Survey Methods

The following Candidate threatened fauna species were surveyed in the appropriate season as per the BAM (**Table 8**).

Table 8 Survey of requirements and timing conducted for candidate fauna species.

Scientific name	Common name	Survey Requirements	Surveys Undertaken
<i>Petrogale penicillata</i>	Brush-tailed Rock-wallaby	All Year	Active searches & Spotlighting 02/02/2025, 08/07/2025 & 24/09/2025
<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat	November-January	Assumed Present

5.2 Identified Threatened Species

Step 5: Determine the area or count, and location of suitable habitat for Species Credit species and
 Step 6: Determine the habitat condition within the species polygon for species assessed by area

Chalinolobus dwyeri (Large-eared Pied Bat) was assumed present as surveys could not be conducted within the survey period (Table 8) as per the requirements of the BAM.

6 Avoiding and Minimising Impacts

The proposed development, including the dwelling footprint, site access, and asset protection zone (APZ), has been strategically sited to minimise impacts on native vegetation and ecological values within the subject land. As shown in *Figure 7*, the majority of the PCT 3694 – Upper Blue Mountains Ridgetop Woodland occurs within the northern and central portion of the site, of which approximately 6,032.5 m² will be impacted through vegetation removal.

Consistent with Chapter 7.1 of the Biodiversity Assessment Method (BAM), avoidance and minimisation measures were prioritised during the planning phase to reduce direct and indirect impacts to biodiversity values. The avoidance hierarchy focuses on preventing the removal of threatened species, their habitats, and listed vegetation types wherever feasible.

Complete avoidance of the mapped woodland patches within the site was determined to be impractical, as it would not provide meaningful long-term biodiversity benefits due to:

- The lack of connectivity between the remnant patch and larger areas of intact native vegetation to the east and south; and
- The fragmented and edge-affected condition of vegetation within the development footprint.

Accordingly, the proposed development is considered to avoid and minimise biodiversity impacts through the following measures:

- No impact is expected to breeding or foraging habitat for threatened fauna species, and no species credit species were triggered.
- Indirect impacts to adjoining native vegetation and mapped riparian or wetland habitats are unlikely, given the absence of nearby waterways or drainage features.
- Vegetation retention has been maximised along the northern and eastern boundaries of the Study Area, maintaining a vegetated buffer to adjoining open space.
- An ecologist will supervise vegetation removal, ensuring any fauna encountered (e.g., small reptiles or birds) are safely captured and relocated to suitable nearby habitat.

The retention of isolated vegetation within the impact area is unlikely to contribute significantly to local biodiversity values due to its small extent and isolation. However, vegetation retention outside the development footprint will be maintained where practicable and protected during construction.

Appropriate mitigation and management measures to further minimise potential biodiversity and environmental impacts are outlined in Section 7.4 of this report.

7 Assessment of Impacts

7.1 Removal of Native Vegetation

The proposed development will impact on approximately 0.6ha of PCT 3694 - Upper Blue Mountains Ridgetop Woodland. Each vegetation zone equates to one management zone, and the future value of each attribute (composition, structure, and function) and the vegetation integrity score for both management zones will be zero (refer to **Table 9**).

Table 9 Impacts on Native Vegetation

Zone	PCT	Condition class	Impact (ha)	Area	Current VI score	Future Score	VI
1	3694	Moderate	0.6		82.4	0	

7.2 Habitat Trees

Habitat trees were recorded within the subject property at the time of the investigations all are to be retained and protected within the Study Area. Hollows represent important microhabitat features and provide potential nesting and breeding sites for arboreal fauna and bird species. Pre-clearance surveys for fauna should be conducted prior to any clearing activity (refer to **Section 7.5**). Mitigation measures to reduce the potential for harm to fauna species during removal trees are also presented.

7.3 Indirect Impacts

7.3.1 Edge Effects

Edge effects may cause adverse changes to the structure and function of areas of retained vegetation from factors such as increased light intensity and duration, increased exposure to wind, dust and weed invasion in edge habitats and adjoining vegetation.

The Study Area and adjacent land are already affected by edge effects, therefore, the conditions following the clearing of native vegetation are unlikely to substantially change or modify the abiotic conditions of adjacent vegetation. Indirect impacts to adjacent vegetation and habitats are considered to be low.

7.3.2 Transport of weeds and pathogens

The activities associated with clearing vegetation and increased human presence during construction and operation have potential to introduce waste and weeds into adjacent vegetation outside the, as well as increase the risk of introducing plant and animal diseases carried on machinery.

A consolidated list of plant species from the flora survey identified eighteen exotic plant species within the Study Area. Of these, five are classified as high-threat or priority weed species under the Biosecurity Act 2015 for the Blue Mountains Local Government Area. These include *Rubus fruticosus* agg. (Blackberry), *Leycesteria formosa* (Himalayan Honeysuckle), *Cenchrus clandestinus* (Kikuyu Grass), *Cotoneaster* spp. (Cotoneaster), and *Crataegus monogyna* (Hawthorn).

If not managed appropriately, these species have the potential to spread into adjacent vegetation and reduce the ecological integrity of local habitat. In addition, the introduction of new weed propagules, waste materials,

or soil-borne pathogens during construction could further compromise vegetation condition and native species regeneration.

Mitigation measures to prevent weed spread are outlined in Table 10, and recommended control methods are detailed on the NSW WeedWise website.

Figure 7 Vegetation Impact



Figure 7:
Vegetation Impact

NSW Land and Property

- Lot Boundaries
- Subject Property Boundary

Subject Land

- Subject Land

Approved Development Plan

- Approved Development Plan

Study Area

- Study Area

Field Verified Vegetation

- PCT 3694 Upper Blue Mountains Ridgetop Woodland
- Exotic/Planted Vegetation

Vegetation Impact

- Vegetation removal

Subject land has been digitised from a geo-rectified plan image.
Plans - Antoniadis Architects Rev D (16/10/2025)
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142-150 NARROW NECK ROAD KATOOMBA (lot 1//DP1026915)
EnviroEcology - sBDAR Assessment

DATE : 21/10/2025
Map Version: 1_2

Scale: 1:1,000

Aerial imagery: Metromap 10/09/2024

Projected Coordinate System:
Name: GDA2020 MGA Zone 56
Projection: Transverse Mercator

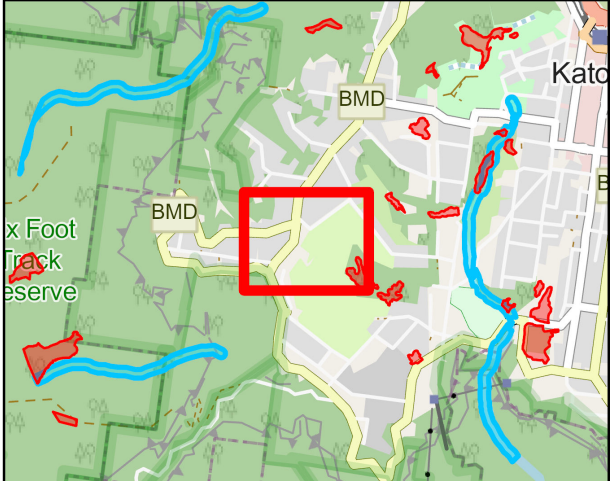


Figure 8:
Biodiversity Values

Subject Property Boundary

Subject Land

Subject Land

Biodiversity Values 202509

Threatened species or communities
with potential for serious and
irreversible impacts

Subject land has been digitised from a geo-rectified plan image.
Plans - Antoniadis Architects Rev D (16/10/2025)
Due to the inherent nature of geo-rectification, slight distortions
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7.4 Prescribed Biodiversity Impacts

The following are prescribed impacts which need to be considered as per Section 8.3 of the BAM (DPIE 2020a).

Karst, caves, crevices, cliffs, rocks and other geological features of significance

N/A – no geological features are present.

Human made structures or non-native vegetation

No impacts to threatened species as a result of the removal of non-native vegetation are expected to result. Appropriate mitigation measures are outlined below to ensure the protection of fauna.

Impacts of the development on the habitat of threatened species or ecological communities associated with significant geological features, human made structure or non-native vegetation.

The proposed development will not result in impacts to human-made structures and non-native vegetation that constitute threatened species habitat or a listed TEC. Mitigation measures to minimise any indirect impacts to biodiversity values within the Study Area (i.e., TECs and threatened species habitat) are detailed in **Section 7.5**.

Impacts of the development on the connectivity of different habitat which facilitates movement of threatened species.

The forest vegetation within the Study Area is connected to surrounding lands. Movement corridors for fauna species occur to the north, west, east and to the south. Habitat connectivity in these areas will be largely unaffected by the proposed development.

Impact of the development on movement of threatened species that maintains their life cycle

As discussed above, the Project would have limited impacts on the movement of threatened species in the local area. While areas of native vegetation would be removed, movement corridors and higher quality vegetation (retained vegetation) would be retained as part of the proposed development.

Impacts of the development on water quality, bodies and hydrological processes that sustain threatened species or ecological communities.

No waterbodies were recorded within or immediately adjacent to the study area.

Impact of wind turbine strikes on protected animals

Not applicable to the current application.

Impacts of vehicle strikes on threatened species or on animals that are part of a TEC

Given the nature of the proposed development (construction of a subdivision) it is likely that there will be a significant increase in vehicle movement within proximity to the Study Area. However, separation of the proposed development and areas of vegetation to be retained will ensure impacts (such as vehicle strikes) during operation will be minimised. Measures to minimise impacts of vehicle movements during the construction phase are outlined in **Section 7.5**.

7.5 Mitigation Measures

The measures outlined in **Table 10** are proposed to minimise and avoid potential impacts associated with the proposed development.

Table 10 Mitigation Measures

Impact	Action and Outcome	Responsibility	Timing
Direct impact / prescribed impact			
Clearing of native vegetation	- Avoid and minimise clearing impacts to native vegetation where possible. - Clearly delineate the boundaries of the project footprint to prevent any unnecessary clearing beyond its extent. This includes the installation of appropriate fencing along the eastern extent of the Study Area. Fencing should prohibit entry into the retained vegetation area and the minimise indirect impacts during construction such as the movement of dust and rubbish into the forest and wetland. - Ensure vehicle and equipment parking areas and stockpile areas are identified and positioned to avoid areas containing ecological value. Stockpiling must not occur within, or in close proximity (5m) to, areas of native vegetation retained under the proposed development. - Appropriate signage such as 'no go zone' or 'environmental protection area' should be installed around the boundaries of the Study Area. - Clearly identify and communicate the location of any 'no go zones' in site inductions. - Tree protection measures will be implemented where appropriate to protect retained trees surrounding the Study Area. Tree protection measures should consider allowances for Tree Protection Zones in accordance with AS4970 (Standards Australia, 2009).	Construction site manager	Prior to and during vegetation clearing
Removal of hollow-bearing trees / habitat trees, resulting in fauna injury and mortality	- Pre-clearance surveys will be undertaken to determine if any inhabiting fauna, or habitat features (nests or hollows) are present 24 hours prior to clearing. - A staged habitat removal process is required for removal of habitat (hollow-bearing trees). Staged habitat removal minimises direct impacts on fauna by providing them with an opportunity to vacate hollows and relocate naturally. The process includes: - If possible, avoid clearing during breeding seasons for hollow-dependent fauna and non-hollow dependent fauna, specifically nesting birds. - Contact vets and wildlife carers before construction activities commence. - Ensure a licensed wildlife carer and/or ecologist is present during vegetation clearing/habitat removal.	Construction site manager	Prior to and during vegetation clearing

Impact	Action and Outcome	Responsibility	Timing
	○ Adopt a two staged habitat removal strategy, for example clearing non-habitat trees first (shrubs, regrowth, ground cover) followed by habitat trees. Allow at least 24 hours for fauna to vacate habitat before removing habitat trees. ○ Fell habitat trees carefully using equipment that allows habitat trees to be lowered to the ground with minimal impact (claw extension). Do not fell trees towards exclusion zones. • Ensure a wildlife carer and/or ecologist inspects trees before and after felling. Capture and relocate non-injured fauna that are found in any felled trees to pre-determined habitat identified for fauna release to be undertaken by a licensed ecologist or wildlife carer.		
Impacts to surface and groundwater quality and quantity due to sediment run-off and/or contaminant runoff into adjacent watercourses	• Source controls such as sediment fences, mulching and jute matting will be utilised where appropriate. • Site-based vehicles will carry spill kits. • Erosion and sediment control will be required for the development in accordance with Managing Urban Stormwater: Soils and Construction (Landcom, 2004) prior to commencement of construction. • Limit the use of pesticides in the project footprint where possible to avoid contamination of nearby watercourses/wetland areas.	Construction site manager	During vegetation clearing, construction and operation
Indirect Impact			
Transfer of weeds and pathogens to and from site	• The fungal pathogens <i>Phytophthora cinnamomi</i> and Myrtle Rust (<i>Puccinia psidii</i>) are known to occur in the region, however, it is unknown if they occur within the Study Area. These pathogens can have devastating impacts on native plant communities and inhabiting fauna if not properly managed. • Appropriate wash down facilities will be available to clean vehicles and equipment prior to arrival on-site and prior to departure. Ensure soil and seed material is not transferred.	Construction site manager	During vegetation clearing, construction, and operation

8 Impact Summary

8.1 Serious and Irreversible Impacts

According to the Guidance to assist a decision-maker to determine a serious and irreversible impact (OEH, 2017c), the vegetation within the Project Site is not identified as a serious and irreversible impact (SAIL) Entity.

No SAIL were identified from the project site.

8.2 Impacts on Native Vegetation

This section provides an assessment of the impacts requiring offsetting in accordance with Section 10.1 of the BAM (DPIE 2020a). The proposed development will result in the clearing of 0.6ha of PCT 3694. In accordance with the BAM (Section 9.2.1 [DPIE 2020a]) assessors must determine an offset for all impacts of proposals on PCTs that are associated with a vegetation zone that has a vegetation integrity (VI) score of:

- ≥ 15 , where the PCT is representative of an EEC or a CEEC
- ≥ 17 , where the PCT is associated with threatened species habitat (as represented by ecosystem credits) or represents a vulnerable ecological community
- ≥ 20 , where the PCT does not represent a TEC and is not associated with threatened species habitat.

A summary of the impacts on native vegetation and the required ecosystem credits is provided in **Table 11**.

Table 11 Summary of Ecosystem Credit Requirements

Zone	PCT	Condition class	Impact Area (ha)	Current VI Score	Future VI Score	Credits Required
1	3694	Moderate	0.6	82.4	0	19

* Areas of impact are rounded in the BAM-C. Rounded Impact Area (Area of Vegetation Zone)

The like-for-like Biodiversity Credit Report and the Variations Options are provided in **Appendix D**.

8.3 Impacts on Threatened Species

A summary of the impacts on species credit species and the required species credits is provided in **Tables 15 & 16**.

Table 12 **Chalinolobus dwyeri / Large-eared Pied Bat - Species Credit Requirements.**

Zone	PCT	Condition class	Unit of Measure Area (ha)	Biodiversity Risk Weighting	Credits Required
1	3694	Moderate	0.6	3	37
Total Credits Required					37

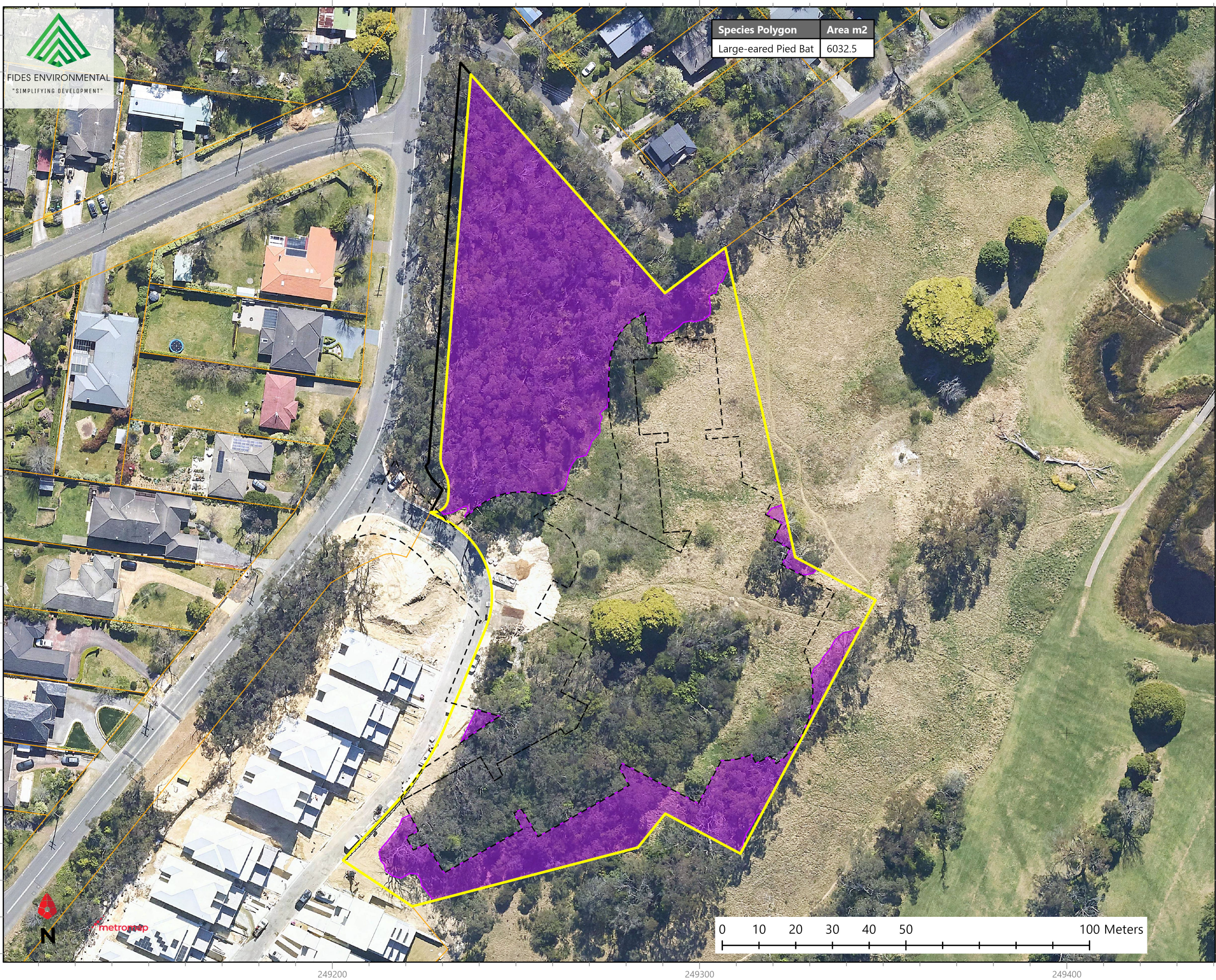


Figure 9:
Species Polygon
Large-eared Pied Bat

NSW Land and Property

- Lot Boundaries
- Subject Property Boundary

Subject Land

- Subject Land

Approved Development Plan

- Approved Development Plan

Species polygon

- Large-eared Pied Bat

Subject land has been digitised from a geo-rectified plan image.
Plans - Antoniadis Architects Rev D (16/10/2025)
Due to the inherent nature of geo-rectification, slight distortions
may be present. Users are advised to consult a registered surveyor
for precise measurements, locations, and boundary positions.

Base Layers - NSW Govt Open Source Data - Oct2025

Although all care has been taken
WiZarDTEch accepts no responsibility
from the use or inaccuracies of this
map and spatial data.

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142-150 NARROW NECK ROAD KATOOMBA (lot 1//DP1026915)
EnviroEcology - sBDAR Assessment

DATE : 4/11/2025
Map Version: 1_2

Scale: 1:1,000

Aerial imagery: Metromap 10/09/2024

Projected Coordinate System:
Name: GDA2020 MGA Zone 56
Projection: Transverse Mercator

9 Legislative Review

9.1 Environment Protection and Biodiversity Conservation Act 1999

The EPBC Act requires that developments or undertakings that are likely to have a significant impact on Matters of National Environmental Significance (MNES) be referred for a determination as to whether they are a controlled action that requires approval under the EPBC Act. Of the nine MNES listed under the Act, none are considered relevant to the proposed development.

No EPBC listed species or ecological communities are likely to be impacted by the proposed development. A referral to the Australia Government Minister for the Environment is not deemed necessary.

9.2 Environment Protection and Biodiversity Conservation Act 1999 SEPP (Biodiversity and Conservation 2021)

Koala Habitat Protection 2021 (Chapter 4)

The Study Area is located within the Blue Mountains City LGA, which forms part of the Central Coast Koala Management Area listed under Schedule 2 of Chapter 4 of the Biodiversity and Conservation SEPP (Koala Habitat Protection 2021). No approved Koala Plan of Management applies to the land. Chapter 4 of the Biodiversity and Conservation SEPP applies to all areas of the LGA regardless of land zoning. An assessment of Koala habitat was therefore undertaken in accordance with the SEPP, including the determination of 'Core Koala Habitat' within the Study Area.

Core Koala Habitat is defined as:

- a) an area of land assessed by a suitably qualified person as highly suitable Koala habitat where Koalas are recorded as present at the time of assessment; or
- b) an area of land assessed as highly suitable Koala habitat where Koalas have been recorded as present within the previous 18 years.

For the Central Coast Koala Management Area, historical records are considered within a 2.5 km radius of the site.

A search of the NSW BioNet Atlas (DPIE 2025) identified seven records of Koala (*Phascolarctos cinereus*) within a 10 km radius of the Study Area. The nearest confirmed record occurs approximately 1.3 km north-west of the site at 386 Great Western Highway, Katoomba (Lot 33 DP10148), recorded on 15 September 2021. This record was collected under DPIE Scientific Licence SMFZI0063588 and is valid and accepted without modification.

All seven Koala records in the surrounding region occur as isolated or peri-urban sightings across Katoomba, Leura, and Medlow Bath. These observations indicate a low-density, transient population typical of the upper Blue Mountains. No Koala individuals, scats, or scratches were observed during field surveys, and regionally relevant feed tree species listed in Schedule 3 of the SEPP were absent or below the 15% canopy threshold required for highly suitable Koala habitat.

Based on the absence of feed trees, lack of direct evidence, and isolated nature of nearby records, the Study Area does not meet the criteria for Highly Suitable or Core Koala Habitat under the Koala SEPP 2021. The proposed development is therefore unlikely to impact Koala habitat or contribute to cumulative loss of Koala habitat within the Blue Mountains region.

Presence of Highly Suitable Koala Habitat

No Koala feed tree species listed under Schedule 1 of the SEPP (Central Coast Koala Management Area) were identified within the Study Area. Accordingly, vegetation zone 1 does not represent highly suitable Koala habitat under the SEPP 2021.

Several Koala use tree species listed under Schedule 3 of the SEPP (Central Coast Koala Management Area) were, however, recorded within the Study Area, including *Eucalyptus sieberi* (Silvertop Ash) and *Eucalyptus piperita* (Sydney Peppermint). These species occur in low densities within the canopy of the PCT 3694 – Upper Blue Mountains Ridgeline Woodland vegetation community and are considered marginal feed resources for Koalas in this landscape.

Other Schedule 3 species such as *Angophora costata* (Sydney Red Gum), *Eucalyptus agglomerata* (Blue-leaved Stringybark), *Eucalyptus sclerophylla* (Scribbly Gum) and *Eucalyptus sparsifolia* (Narrow-leaved Stringybark) were not recorded during field surveys and are not present within the vegetation assemblage identified on site.

Given the limited occurrence of suitable feed trees and the absence of Koala sightings or scats during surveys, the Study Area is not considered to provide highly suitable or core Koala habitat under the SEPP 2021.

9.3 Resilience and Hazards SEPP 2021

Clause 2.8 of NSW's Resilience and Hazards SEPP 2021 provides that development consent must not be granted for land identified as 'proximity area for coastal wetlands' unless the consent authority is satisfied the development will not significantly impact on:

- the biophysical, hydrological or ecological integrity of the adjacent coastal wetland, or
- the quantity and quality of surface and groundwater flows to and from the adjacent coastal wetland.

The subject property is not located within areas of land subject to consideration under this SEPP.

9.4 Biosecurity Act

A total of eighteen (18) exotic plant species were recorded within the Study Area, representing a mixture of environmental and pasture weeds typical of disturbed and peri-urban areas in the upper Blue Mountains. Of these, five (5) are identified as priority or high-threat weed species under the *Biosecurity Act 2015* for the Blue Mountains Local Government Area:

- *Rubus fruticosus* agg. (Blackberry)
- *Leycesteria formosa* (Himalayan Honeysuckle)
- *Cenchrus clandestinus* (Kikuyu Grass)
- *Cotoneaster* spp. (Cotoneaster)
- *Crataegus monogyna* (Hawthorn)

These species occur mainly along the disturbed southern and western boundaries and within previously cleared or modified areas. Priority weed species require active management before, during and after construction to prevent further spread into adjacent native vegetation or drainage areas. Mitigation measures are provided in Table 10, and recommended control techniques are detailed on the NSW WeedWise website.

10 References

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Appendix A – Threatened Species Database Search

A list of threatened species, populations and ecological communities that have been reported or modelled to occur from within a 10-kilometre radius of the Study Area was obtained from the following databases:

- NSW DPE BioNet Atlas: (<http://www.bionet.nsw.gov.au/>); and
- Commonwealth DAWE Protected Matters search tool: (<https://www.environment.gov.au/epbc/protected-matters-search-tool>).

An assessment was then made of the likelihood of the threatened species, populations, and ecological communities reported or modelled to occur in the locality occurring within the Development Site or using the habitat within the Development Site as an essential part of a foraging range.

The table below summarises the likelihood of threatened species and EPBC Act listed migratory species occurring within the Development Site based on the habitat requirements of each species.

A brief definition of the likelihood of occurrence criteria is provided below:

- **Known** – species identified within the site during surveys;
- **High** – species known from the area (DPIE BioNet Atlas records), suitable habitat (such as roosting and foraging habitat) present within the site;
- **Moderate** – species may be known from the area, potential habitat is present within the site;
- **Low** – species not known from the area and/or marginal habitat is present within the site; and
- **Nil** – habitat requirements not met for this species within the site

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 : Public Report of all Valid Records of Threatened (listed on BC Act 2016) or Commonwealth listed Entities in selected area [North: -33.67 West: 150.24 East: 150.34 South: -33.77] returned a total of 3,004 records of 49 species.

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Kingdom	Class	Family	Species Code	Scientific Name	Exotic	Common Name	NSW status	Comm. status	Records	Info
Animalia	Amphibia	Myobatrachidae	3116	<i>Pseudophryne australis</i>		Red-crowned Toadlet	V,P		15	
Animalia	Reptilia	Scincidae	2215	<i>Eulamprus leuraensis</i>		Blue Mountains Water Skink	E1,P	E	26	
Animalia	Reptilia	Elapidae	2676	<i>^Hoplocephalus bungaroides</i>		Broad-headed Snake	E1,P,2	E	3	
Animalia	Aves	Apodidae	0334	<i>Hirundapus caudacutus</i>		White-throated Needletail	V,P	V,C,J,K	2	
Animalia	Aves	Cacatuidae	0268	<i>^^Callocephalon fimbriatum</i>		Gang-gang Cockatoo	E1,P,3	E	28	
Animalia	Aves	Cacatuidae	8862	<i>^Calyptorhynchus lathami lathami</i>		South-eastern Glossy Black-Cockatoo	V,P,2	V	11	
Animalia	Aves	Psittacidae	0309	<i>Lathamus discolor</i>		Swift Parrot	E1,P	CE	2	
Animalia	Aves	Psittacidae	0260	<i>Parvipsitta pusilla</i>		Little Lorikeet	V,P		2	
Animalia	Aves	Strigidae	0248	<i>^^Ninox strenua</i>		Powerful Owl	V,P,3		6	
Animalia	Aves	Tytonidae	0250	<i>^^Tyto novaehollandiae</i>		Masked Owl	V,P,3		1	
Animalia	Aves	Tytonidae	9924	<i>^^Tyto tenebricosa</i>		Sooty Owl	V,P,3		9	
Animalia	Aves	Climacteridae	8127	<i>Climacteris picumnus victoriae</i>		Brown Treecreeper (eastern subspecies)	V,P	V	2	
Animalia	Aves	Dasyornithidae	0506	<i>Pycnoptilus floccosus</i>		Pilotbird	V,P	V	5	
Animalia	Aves	Meliphagidae	0603	<i>^Anthochaera phrygia</i>		Regent Honeyeater	E4A,P,2	CE	1	
Animalia	Aves	Neosittidae	0549	<i>Daphoenositta chrysoptera</i>		Varied Sittella	V,P		5	
Animalia	Aves	Petroicidae	0380	<i>Petroica boodang</i>		Scarlet Robin	V,P		10	
Animalia	Aves	Petroicidae	0382	<i>Petroica phoenicea</i>		Flame Robin	V,P		15	
Animalia	Mammalia	Dasyuridae	1008	<i>Dasyurus maculatus</i>		Spotted-tailed Quoll	V,P	E	41	
Animalia	Mammalia	Peramelidae	1710	<i>Isodon obesulus obesulus</i>		Southern Brown Bandicoot (eastern)	E1,P	E	1	
Animalia	Mammalia	Phascolarctidae	1162	<i>Phascolarctos cinereus</i>		Koala	E1,P	E	7	
Animalia	Mammalia	Burramyidae	1150	<i>Cercartetus nanus</i>		Eastern Pygmy-possum	V,P		49	
Animalia	Mammalia	Petauridae	1136	<i>Petaurus australis</i>		Yellow-bellied Glider	V,P	V	15	
Animalia	Mammalia	Pseudocheiridae	1133	<i>Petauroides volans</i>		Southern Greater Glider	E1,P	E	53	
Animalia	Mammalia	Pteropodidae	1280	<i>Pteropus poliocephalus</i>		Grey-headed Flying-fox	V,P	V	56	
Animalia	Mammalia	Molossidae	1329	<i>Micronomus norfolkensis</i>		Eastern Coastal Free-tailed Bat	V,P		2	
Animalia	Mammalia	Vespertilionidae	1353	<i>Chalinolobus dwyeri</i>		Large-eared Pied Bat	E1,P	E	3	
Animalia	Mammalia	Vespertilionidae	1372	<i>Falsistrellus tasmaniensis</i>		Eastern False Pipistrelle	V,P		6	
Animalia	Mammalia	Vespertilionidae	1357	<i>Myotis macropus</i>		Southern Myotis	V,P		1	
Animalia	Mammalia	Vespertilionidae	1361	<i>Scoteanax rueppellii</i>		Greater Broad-nosed Bat	V,P		8	
Animalia	Mammalia	Vespertilionidae	1025	<i>Vespadelus troughtoni</i>		Eastern Cave Bat	V,P		5	
Animalia	Mammalia	Miniopteridae	1346	<i>Miniopterus australis</i>		Little Bent-winged Bat	V,P		1	
Animalia	Mammalia	Miniopteridae	3330	<i>Miniopterus orianae oceanensis</i>		Large Bent-winged Bat	V,P		12	
Animalia	Insecta	Petaluridae	1007	<i>Petalura gigantea</i>		Giant Dragonfly	E1		22	
Plantae	Flora	Ericaceae	2596	<i>Epacris hamiltonii</i>			E1	E	40	
Plantae	Flora	Fabaceae	2995	<i>Pultenaea glabra</i>		Smooth Bush-Pea	V	V	90	
Plantae	Flora	Fabaceae (Faboideae)	6577	<i>Acacia baueri subsp. aspera</i>			E1	E	1	
Plantae	Flora	Fabaceae (Mimosoideae)	3741	<i>Acacia clunies-rossiae</i>		Kanangra Wattle	V		1	
Plantae	Flora	Fabaceae (Mimosoideae)	3776	<i>Acacia flocktoniae</i>		Flockton Wattle	V	V	306	
Plantae	Flora	Myrtaceae	14329	<i>Callistemon megalongensis</i>		Megalong Valley Bottlebrush	E4A	CE	310	
Plantae	Flora	Myrtaceae	14330	<i>Callistemon purpurascens</i>			E4A	CE	115	
Plantae	Flora	Myrtaceae	8849	<i>^^Eucalyptus copulans</i>			E1,3	E	2	
Plantae	Flora	Myrtaceae	4206	<i>Kunzea cabbagei</i>		Cabbage Kunzea	V	V	1	
Plantae	Flora	Orchidaceae	4504	<i>^Prasophyllum fuscum</i>		Slaty Leek Orchid	E4A,P,2	V	2	
Plantae	Flora	Orobanchaceae	5955	<i>Euphrasia bowdeniae</i>		Blue Mountains Cliff Eyebright	V	V	1409	
Plantae	Flora	Plantaginaceae	15169	<i>Veronica lithophila</i>		Blue Mountains Speedwell	E1	E	1	
Plantae	Flora	Podocarpaceae	12430	<i>Pherosphaera fitzgeraldii</i>		Dwarf Mountain Pine	E1	E	91	
Plantae	Flora	Proteaceae	5450	<i>Persoonia acerosa</i>		Needle Geebung	V,P	E	62	
Plantae	Flora	Rutaceae	10732	<i>Leionema lachnaeoides</i>			E1	E	81	
Plantae	Flora	Rutaceae	9490	<i>Zieria covenyi</i>		Coveny's Zieria	E1	E	67	



Australian Government

Department of Climate Change, Energy,
the Environment and Water

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 22-Oct-2025

[Summary](#)

[Details](#)

[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)

Summary

Matters of National Environment Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

World Heritage Properties:	1
National Heritage Places:	1
Wetlands of International Importance (Ramsar	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	6
Listed Threatened Species:	81
Listed Migratory Species:	10

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <https://www.dcceew.gov.au/parks-heritage/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Lands:	9
Commonwealth Heritage Places:	None
Listed Marine Species:	21
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have

State and Territory Reserves:	2
Regional Forest Agreements:	None
Nationally Important Wetlands:	None
EPBC Act Referrals:	17
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
Bioregional Assessments:	1
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

World Heritage Properties			[Resource Information]
Name	State	Legal Status	Buffer Status
Greater Blue Mountains Area	NSW	Declared property	In buffer area only

National Heritage Places			[Resource Information]
Name	State	Legal Status	Buffer Status
Natural			
The Greater Blue Mountains Area	NSW	Listed place	In buffer area only

Listed Threatened Ecological Communities			[Resource Information]
For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.			
Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.			

Community Name	Threatened Category	Presence Text	Buffer Status
Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland	Endangered	Community may occur within area	In buffer area only
Natural Temperate Grassland of the South Eastern Highlands	Critically Endangered	Community may occur within area	In feature area
River-flat eucalypt forest on coastal floodplains of southern New South Wales and eastern Victoria	Critically Endangered	Community may occur within area	In buffer area only
Temperate Highland Peat Swamps on Sandstone	Endangered	Community known to occur within area	In feature area
Upland Basalt Eucalypt Forests of the Sydney Basin Bioregion	Endangered	Community may occur within area	In feature area
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	Critically Endangered	Community likely to occur within area	In feature area

Listed Threatened Species			[Resource Information]
Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.			
Number is the current name ID.			
Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Anthochaera phrygia Regent Honeyeater [82338]	Critically Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area
Aphelocephala leucopsis Southern Whiteface [529]	Vulnerable	Species or species habitat known to occur within area	In feature area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat may occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Callocephalon fimbriatum Gang-gang Cockatoo [768]	Endangered	Species or species habitat known to occur within area	In feature area
Calyptorhynchus lathami lathami South-eastern Glossy Black-Cockatoo [67036]	Vulnerable	Species or species habitat known to occur within area	In feature area
Climacteris picumnus victoriae Brown Treecreeper (south-eastern) [67062]	Vulnerable	Species or species habitat known to occur within area	In feature area
Falco hypoleucos Grey Falcon [929]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Grantiella picta Painted Honeyeater [470]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Melanodryas cucullata cucullata South-eastern Hooded Robin, Hooded Robin (south-eastern) [67093]	Endangered	Species or species habitat likely to occur within area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat may occur within area	In feature area
Pycnoptilus floccosus Pilotbird [525]	Vulnerable	Species or species habitat known to occur within area	In feature area
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area	In feature area
Stagonopleura guttata Diamond Firetail [59398]	Vulnerable	Species or species habitat known to occur within area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat may occur within area	In buffer area only
FISH			
Macquaria australasica Macquarie Perch [66632]	Endangered	Species or species habitat known to occur within area	In feature area
Prototroctes maraena Australian Grayling [26179]	Vulnerable	Species or species habitat may occur within area	In feature area
FROG			
Heleioporus australiacus australiacus Giant Burrowing Frog, Eastern Owl Frog [92013]	Endangered	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Litoria booroolongensis Booroolong Frog [1844]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Litoria littlejohni Northern Heath Frog, Littlejohn's Tree Frog [64733]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Mixophyes balbus Stuttering Frog, Southern Barred Frog (in Victoria) [1942]	Vulnerable	Species or species habitat likely to occur within area	In feature area
INSECT			
Paralucia spinifera Bathurst Copper Butterfly, Purple Copper Butterfly, Bathurst Copper, Bathurst Copper Wing, Bathurst-Lithgow Copper, Purple Copper [26335]	Vulnerable	Species or species habitat may occur within area	In buffer area only
MAMMAL			
Chalinolobus dwyeri Large-eared Pied Bat, Large Pied Bat [183]	Endangered	Species or species habitat known to occur within area	In feature area
Dasyurus maculatus maculatus (SE mainland population) Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat known to occur within area	In feature area
Notamacropus parma Parma Wallaby [89289]	Vulnerable	Species or species habitat may occur within area	In feature area
Nyctophilus corbeni Corben's Long-eared Bat, South-eastern Long-eared Bat [83395]	Vulnerable	Species or species habitat may occur within area	In feature area
Petauroides volans Greater Glider (southern and central) [254]	Endangered	Species or species habitat known to occur within area	In feature area
Petaurus australis australis Yellow-bellied Glider (south-eastern) [87600]	Vulnerable	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Petrogale penicillata Brush-tailed Rock-wallaby [225]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT) Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Endangered	Species or species habitat known to occur within area	In feature area
Pseudomys novaehollandiae New Holland Mouse, Pookila [96]	Vulnerable	Species or species habitat may occur within area	In feature area
Pteropus poliocephalus Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
PLANT			
Acacia baueri subsp. aspera [18662]	Endangered	Species or species habitat known to occur within area	In feature area
Acacia bynoeana Bynoe's Wattle, Tiny Wattle [8575]	Vulnerable	Species or species habitat may occur within area	In feature area
Acacia flocktoniae Flockton Wattle [3134]	Vulnerable	Species or species habitat known to occur within area	In feature area
Acrophyllum australe [3983]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Banksia penicillata a banksia [91058]	Endangered	Species or species habitat known to occur within area	In feature area
Callistemon megalongensis Megalong Valley Bottlebrush [85098]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Callistemon purpurascens a bottlebrush [88226]	Critically Endangered	Species or species habitat known to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Cryptostylis hunteriana Leafless Tongue-orchid [19533]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Cynanchum elegans White-flowered Wax Plant [12533]	Endangered	Species or species habitat likely to occur within area	In feature area
Epacris hamiltonii [8700]	Endangered	Species or species habitat known to occur within area	In buffer area only
Eucalyptus benthamii Camden White Gum, Nepean River Gum [2821]	Critically Endangered	Species or species habitat likely to occur within area	In buffer area only
Eucalyptus copulans [56225]	Endangered	Species or species habitat known to occur within area	In buffer area only
Eucalyptus pulverulenta Silver-leaved Mountain Gum, Silver-leaved Gum [21537]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Euphrasia arguta [4325]	Critically Endangered	Species or species habitat may occur within area	In buffer area only
Euphrasia bowdeniae [21521]	Vulnerable	Species or species habitat known to occur within area	In feature area
Genoplesium baueri Yellow Gnat-orchid, Bauer's Midge Orchid, Brittle Midge Orchid [7528]	Endangered	Species or species habitat may occur within area	In buffer area only
Hakea dohertyi Kowmung Hakea [66701]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Haloragis exalata subsp. exalata Wingless Raspwort, Square Raspwort [24636]	Vulnerable	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Haloragodendron lucasii Hal [6480]	Endangered	Species or species habitat likely to occur within area	In feature area
Hibbertia acaulothrix [87409]	Endangered	Species or species habitat may occur within area	In feature area
Hibbertia cistiflora subsp. quadristaminea [91164]	Endangered	Species or species habitat likely to occur within area	In feature area
Isopogon fletcheri Fletcher's Drumsticks [19980]	Vulnerable	Species or species habitat known to occur within area	In feature area
Kunzea cambagei [11420]	Vulnerable	Species or species habitat known to occur within area	In feature area
Leionema lachnaeoides [64924]	Endangered	Species or species habitat known to occur within area	In feature area
Leptospermum petraeum [21810]	Critically Endangered	Species or species habitat may occur within area	In feature area
Leucopogon exolasius Woronora Beard-heath [14251]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Persoonia acerosa Needle Geebung [7232]	Endangered	Species or species habitat known to occur within area	In feature area
Persoonia hindii [65950]	Endangered	Species or species habitat may occur within area	In feature area
Persoonia hirsuta Hairy Geebung, Hairy Persoonia [19006]	Endangered	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Pherosphaera fitzgeraldii Dwarf Mountain Pine [40324]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Pomaderris brunnea Rufous Pomaderris, Brown Pomaderris [16845]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Pomaderris cotoneaster Cotoneaster Pomaderris [2043]	Endangered	Species or species habitat likely to occur within area	In feature area
Prasophyllum fuscum Tawny Leek-orchid, Slaty Leek-orchid [19455]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Pultenaea glabra Smooth Bush-pea, Swamp Bush-pea [11887]	Vulnerable	Species or species habitat known to occur within area	In feature area
Rhizanthella slateri Eastern Underground Orchid [11768]	Endangered	Species or species habitat likely to occur within area	In feature area
Rhodamnia rubescens Scrub Turpentine, Brown Malletwood [15763]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Thelymitra kangaloonica Kangaloon Sun Orchid [81861]	Critically Endangered	Species or species habitat may occur within area	In buffer area only
Thesium australe Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Veronica lithophila [87479]	Endangered	Species or species habitat known to occur within area	In feature area
Zieria covenyi Coveny's Zieria [56732]	Endangered	Species or species habitat known to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Zieria involucrata [3087]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Zieria murphyi Velvet Zieria [4634]	Vulnerable	Species or species habitat may occur within area	In feature area
REPTILE			
Aprasia parapulchella Pink-tailed Worm-lizard, Pink-tailed Legless Lizard [1665]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Eulamprus leuraensis Blue Mountains Water Skink [59199]	Endangered	Species or species habitat known to occur within area	In feature area
Hoplocephalus bungaroides Broad-headed Snake [1182]	Endangered	Species or species habitat known to occur within area	In feature area
Listed Migratory Species [Resource Information]			
Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Migratory Terrestrial Species			
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area	In feature area
Migratory Wetlands Species			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Pandion haliaetus Osprey [952]		Species or species habitat likely to occur within area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat may occur within area	In buffer area only

Other Matters Protected by the EPBC Act

Commonwealth Lands

[[Resource Information](#)]

The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.

Commonwealth Land Name	State	Buffer Status
Commonwealth Bank of Australia		
Commonwealth Land - Commonwealth Bank of Australia [16064]	NSW	In buffer area only
Communications, Information Technology and the Arts - Telstra Corporation Limited		
Commonwealth Land - Australian Telecommunications Commission [12422]	NSW	In buffer area only
Commonwealth Land - Australian Telecommunications Commission [12417]	NSW	In buffer area only
Commonwealth Land - Australian Telecommunications Commission [12416]	NSW	In buffer area only
Commonwealth Land - Australian Telecommunications Commission [12423]	NSW	In buffer area only
Commonwealth Land - Australian Telecommunications Commission [12415]	NSW	In buffer area only
Commonwealth Land - Australian Telecommunications Commission [12421]	NSW	In buffer area only

Commonwealth Land Name		State	Buffer Status
Transport and Regional Services - Airservices Australia			
Commonwealth Land - Airservices Australia [12420]		NSW	In buffer area only
Unknown			
Commonwealth Land - [12418]		NSW	In buffer area only
Listed Marine Species		[Resource Information]	
Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
Bubulcus ibis as Ardea ibis Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area overfly marine area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area	In feature area
Chalcites osculans as Chrysococcyx osculans Black-eared Cuckoo [83425]		Species or species habitat likely to occur within area overfly marine area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area	In feature area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat known to occur within area overfly marine area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area overfly marine area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat may occur within area overfly marine area	In feature area
Pandion haliaetus Osprey [952]		Species or species habitat likely to occur within area	In feature area
Pterodroma cervicalis White-necked Petrel [59642]		Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat known to occur within area overfly marine area	In feature area
Rostratula australis as Rostratula benghalensis (sensu lato) Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat may occur within area overfly marine area	In buffer area only

Extra Information

State and Territory Reserves			[Resource Information]
Protected Area Name	Reserve Type	State	Buffer Status
Blue Mountains	National Park	NSW	In feature area
Ngula Bulgarabang	Regional Park	NSW	In buffer area only

EPBC Act Referrals					[Resource Information]
Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status	
Great Western Highway upgrade - Blackheath to Little Hartley	2022/09399		Completed	In buffer area only	
Warragamba Dam Raising Project	2017/7940		Completed	In buffer area only	

Controlled action				
Sewage Transfer Scheme	2001/508	Controlled Action	Completed	In buffer area only

Not controlled action				
Bodington Hospital Site Remediation	2007/3606	Not Controlled Action	Completed	In buffer area only
Conservation Hut	2002/821	Not Controlled Action	Completed	In buffer area only
Echo Point Visitor Information Centre, Katoomba, NSW	2018/8200	Not Controlled Action	Completed	In buffer area only
Feature Film Production currently titles "Stealth" at Mt Hay Blue Mountain Natio	2004/1414	Not Controlled Action	Completed	In buffer area only

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action				
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area
INDIGO Central Submarine Telecommunications Cable	2017/8127	Not Controlled Action	Completed	In buffer area only
Residential Subdivision of 1 Lot in to 7 at 85-99 Burrawang Street	2009/5234	Not Controlled Action	Completed	In buffer area only
Subdivision at Stuarts Rd Katoomba, NSW	2021/8912	Not Controlled Action	Completed	In feature area
Upgrade of National Pass Walking Track	2002/727	Not Controlled Action	Completed	In buffer area only
Upgrade of Tourist Facilities	2001/347	Not Controlled Action	Completed	In buffer area only
Upper Blue Mountains Sewage Transfer Scheme	2004/1915	Not Controlled Action	Completed	In buffer area only
Not controlled action (particular manner)				
Govetts Leap Walking Track upgrade	2001/136	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
INDIGO Marine Cable Route Survey (INDIGO)	2017/7996	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Walking track upgrade	2001/130	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Bioregional Assessments			[Resource Information]	
SubRegion	BioRegion	Website	Buffer Status	
Sydney	Sydney Basin	BA website	In feature area	

Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data is available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance on the contents of this report.

3 DATA SOURCES

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions when time permits.

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded breeding sites; and
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [-Office of Environment and Heritage, New South Wales](#)
- [-Department of Environment and Primary Industries, Victoria](#)
- [-Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [-Department of Environment, Water and Natural Resources, South Australia](#)
- [-Department of Land and Resource Management, Northern Territory](#)
- [-Department of Environmental and Heritage Protection, Queensland](#)
- [-Department of Parks and Wildlife, Western Australia](#)
- [-Environment and Planning Directorate, ACT](#)
- [-Birdlife Australia](#)
- [-Australian Bird and Bat Banding Scheme](#)
- [-Australian National Wildlife Collection](#)
- [-Natural history museums of Australia](#)
- [-Museum Victoria](#)
- [-Australian Museum](#)
- [-South Australian Museum](#)
- [-Queensland Museum](#)
- [-Online Zoological Collections of Australian Museums](#)
- [-Queensland Herbarium](#)
- [-National Herbarium of NSW](#)
- [-Royal Botanic Gardens and National Herbarium of Victoria](#)
- [-Tasmanian Herbarium](#)
- [-State Herbarium of South Australia](#)
- [-Northern Territory Herbarium](#)
- [-Western Australian Herbarium](#)
- [-Australian National Herbarium, Canberra](#)
- [-University of New England](#)
- [-Ocean Biogeographic Information System](#)
- [-Australian Government, Department of Defence](#)
- [Forestry Corporation, NSW](#)
- [-Geoscience Australia](#)
- [-CSIRO](#)
- [-Australian Tropical Herbarium, Cairns](#)
- [-eBird Australia](#)
- [-Australian Government – Australian Antarctic Data Centre](#)
- [-Museum and Art Gallery of the Northern Territory](#)
- [-Australian Government National Environmental Science Program](#)
- [-Australian Institute of Marine Science](#)
- [-Reef Life Survey Australia](#)
- [-American Museum of Natural History](#)
- [-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [-Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- [-Other groups and individuals](#)

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the [Contact us](#) page.

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Appendix B – Flora Species List

Scientific Name	Common Name	Family	Origin
<i>Eucalyptus sieberi</i>	Silvertop Ash	Myrtaceae	Native
<i>Eucalyptus piperita</i>	Sydney Peppermint	Myrtaceae	Native
<i>Banksia serrata</i>	Old Man Banksia	Proteaceae	Native
<i>Ceratopetalum gummiferum</i>	NSW Christmas Bush	Cunoniaceae	Native
<i>Allocasuarina littoralis</i>	Black She-oak	Casuarinaceae	Native
<i>Hakea dactyloides</i>	Finger Hakea	Proteaceae	Native
<i>Leptospermum trinervium</i>	Flaky-barked Tea-tree	Myrtaceae	Native
<i>Leptospermum polygalifolium</i>	Tea-tree	Myrtaceae	Native
<i>Acacia terminalis</i>	Sunshine Wattle	Fabaceae	Native
<i>Persoonia mollis</i>	Soft Geebung	Proteaceae	Native
<i>Persoonia levis</i>	Broad-leaved Geebung	Proteaceae	Native
<i>Petrophile sessilis</i>	Conesticks	Proteaceae	Native
<i>Isopogon anemonifolius</i>	Broad-leaved Drumsticks	Proteaceae	Native
<i>Jacksonia scoparia</i>	Dogwood	Fabaceae	Native
<i>Exocarpos strictus</i>	Dwarf Cherry	Santalaceae	Native
<i>Olearia elliptica</i>	Swamp Daisy-bush	Asteraceae	Native
<i>Daviesia ulicifolia</i>	Gorse Bitter-pea	Fabaceae	Native
<i>Hibbertia aspera</i>	Rough Guinea-flower	Dilleniaceae	Native
<i>Hibbertia empetrifolia</i> subsp. <i>empetrifolia</i>	Matted Guinea-flower	Dilleniaceae	Native
<i>Pittosporum undulatum</i>	Sweet Pittosporum	Pittosporaceae	Native
<i>Epacris pulchella</i>	Coral Heath	Ericaceae	Native
<i>Monotoca scoparia</i>	Prickly Broom-heath	Ericaceae	Native
<i>Leucopogon muticus</i>	Blunt Beard-heath	Ericaceae	Native
<i>Pomaderris andromedifolia</i>	Smoky Pomaderris	Rhamnaceae	Native
<i>Amperea xiphoclada</i>	Broom Spurge	Phyllanthaceae	Native
<i>Telopea speciosissima</i>	Waratah	Proteaceae	Native
<i>Xanthorrhoea media</i>	Grass Tree	Asphodelaceae	Native
<i>Lomandra glauca</i>	Matt-rush	Asparagaceae	Native
<i>Lomandra obliqua</i>	Twisted Mat-rush	Asparagaceae	Native
<i>Entolasia stricta</i>	Wiry Panic	Poaceae	Native
<i>Entolasia marginata</i>	Border Panic	Poaceae	Native
<i>Gahnia erythrocarpa</i>	Red-fruit Saw-sedge	Cyperaceae	Native
<i>Dianella caerulea</i>	Blue Flax-lily	Asphodelaceae	Native
<i>Dianella longifolia</i>	Blueberry Lily	Asphodelaceae	Native
<i>Dianella prunina</i>	Flax-lily	Asphodelaceae	Native
<i>Dampiera stricta</i>	Blue Dampiera	Goodeniaceae	Native
<i>Goodenia heterophylla</i>	Variable Goodenia	Goodeniaceae	Native
<i>Goodenia ovata</i>	Hop Goodenia	Goodeniaceae	Native
<i>Poranthera ericifolia</i>	Poranthera	Phyllanthaceae	Native
<i>Stylidium graminifolium</i>	Trigger Plant	Stylidiaceae	Native
<i>Hybanthus</i> sp.	Native Violet	Violaceae	Native

Scientific Name	Common Name	Family	Origin
<i>Xanthosia stellata</i>	Star Xanthosia	Apiaceae	Native
<i>Pattersonia glabrata</i>	Native Iris	Iridaceae	Native
<i>Cassytha glabella</i>	Slender Dodder-laurel	Lauraceae	Native
<i>Parsonsia straminea</i>	Common Silkpod	Apocynaceae	Native
<i>Billardiera scandens</i>	Apple-berry	Pittosporaceae	Native
<i>Jasminum suavisissimum</i>	Native Jasmine	Oleaceae	Native
<i>Aristida vagans</i>	Three-awn Speargrass	Poaceae	Native
<i>Rytidosperma spp.</i>	Wallaby Grass	Poaceae	Native
<i>Panicum simile</i>	Two-colour Panic	Poaceae	Native
<i>Lepidosperma laterale</i>	Variable Sword-sedge	Cyperaceae	Native
<i>Geranium homeanum</i>	Native Geranium	Geraniaceae	Native
<i>Pomaderris andromedifolia</i>	Smoky Pomaderris	Rhamnaceae	Native
<i>Daviesia ulicifolia</i>	Gorse Bitter-pea	Fabaceae	Native
<i>Epacris pulchella</i>	Coral Heath	Ericaceae	Native
<i>Rubus fruticosus</i> agg.	Blackberry	Rosaceae	Exotic (High Threat Weed)
<i>Ilex aquifolium</i>	English Holly	Aquifoliaceae	Exotic (High Threat Weed)
<i>Leycesteria formosa</i>	Himalayan Honeysuckle	Caprifoliaceae	Exotic (High Threat Weed)
<i>Cenchrus clandestinus</i>	Kikuyu Grass	Poaceae	Exotic (High Threat Weed)
<i>Cotoneaster</i> spp.	Cotoneaster	Rosaceae	Exotic (High Threat Weed)
<i>Crataegus monogyna</i>	Hawthorn	Rosaceae	Exotic (High Threat Weed)
<i>Plantago lanceolata</i>	Ribwort Plantain	Plantaginaceae	Exotic
<i>Verbena bonariensis</i>	Purpletop Verbena	Verbenaceae	Exotic
<i>Cirsium vulgare</i>	Spear Thistle	Asteraceae	Exotic
<i>Bromus catharticus</i>	Rescue Grass	Poaceae	Exotic
<i>Setaria parviflora</i>	Knotgrass	Poaceae	Exotic
<i>Conyza bonariensis</i>	Flaxleaf Fleabane	Asteraceae	Exotic
<i>Hypochaeris radicata</i>	Flatweed	Asteraceae	Exotic
<i>Cupressus macrocarpa</i>	Monterey Cypress	Cupressaceae	Exotic

Appendix C – Fauna Species List

Family Name	Common Name	Scientific Name	Observation Type
Reptiles			
Scincidae	Garden Skink	Lampropholis guichenoti	O
Birds			
Acanthizidae	Brown Thornbill	Acanthiza pusilla	O
Acanthizidae	White-browed Scrubwren	Sericornis frontalis	O
Artamidae	Australian Magpie	Gymnorhina tibicen	O, C
Artamidae	Pied Butcherbird	Cracticus nigrogularis	O
Cacatuidae	Galah	Cacatua roseicapilla	O, C
Cacatuidae	Sulphur-crested Cockatoo	Cacatua galerita	O, C
Cacatuidae	Yellow-tailed Black-Cockatoo	Calyptorhynchus funereus	O, C
Dicruridae	Magpie-lark	Grallina cyanoleuca	O, C
Estrildidae	Red-browed Finch	Neochmia temporalis	O, C
Halcyonidae	Laughing Kookaburra	Dacelo novaeguineae	O,F
Maluridae	Superb Fairy-wren	Malurus cyaneus	O, C
Meliphagidae	Eastern Spinebill	Acanthorhynchus tenuirostris	O
Meliphagidae	Noisy Miner	Manorina melanocephala	O
Meliphagidae	Red Wattlebird	Anthochaera carunculata	O
Meliphagidae	White-eared Honeyeater	Lichenostomus leucotis	O
Meliphagidae	Yellow-faced Honeyeater	Lichenostomus chrysops	O
Meliphagidae	Lewin's Honeyeater	Meliphaga lewinii	O
Meliphagidae	New Holland Honeyeater	Phylidonyris novaehollandiae	O
Pardalotidae	Yellow Thornbill	Acanthiza nana	O
Podargidae	Tawny Frogmouth	Podargus strigoides	O, C
Psittacidae	Australian King-Parrot	Alisterus scapularis	O
Psittacidae	Crimson Rosella	Platycercus elegans	O
Psittacidae	Rainbow Lorikeet	Trichoglossus haematodus	O, C
Timaliidae	Silvereye	Zosterops lateralis	O
Strigidae	Southern Boobook	Ninox novaeseelandiae	C
Mammals			
Felidae	Cat	Felis silvestris	O, Sp
Macropodidae	Swamp Wallaby	Wallabia bicolor	O, Sp,
Molossidae	White-striped freetail bat	Austronomus australis	O
Muridae	Black Rat	Rattus rattus	O, Sp
Petauridae	Common Ringtail Possum	Pseudocheirus peregrinus	O, Sp,
Petauridae	Sugar Glider	Petaurus breviceps	Sp,
Phalangeridae	Common Brushtail Possum	Trichosurus vulpecula	O, Sp,
Vespertilionidae	Chocolate Wattled Bat	Chalinolobus morio	A
Vespertilionidae	Gould's Wattled Bat	Chalinolobus gouldii	A
Vespertilionidae	Large Forest Bat	Vespadelus darlingtoni	A
Vespertilionidae	Gould's Long-eared Bat	Nyctophilus gouldi	A

A - Anabat II	C- Call Identification
D - Diggings	Ct - Cage Trap
E - Elliot Trap	Fl - Flying over study area
O - Observation	P - Call Playback Response
F - Feather	S - Habitat Search
Sp - Spotlight	Sc - Scat, Track

Appendix D – Biodiversity Credit Reports



BAM Biodiversity Credit Report (Like for like)

Proposal Details

Assessment Id	Proposal Name	BAM data last updated *
00061610/BAAS17110/25/00061611	No 142-150 Narrow Neck Road Katoomba	05/08/2025
Assessor Name	Assessor Number	BAM Data version *
John Strachan Whyte	BAAS17110	Current classification (live - default) (82)
Proponent Names	Report Created	BAM Case Status
Sam Mouhajar	03/03/2026	Finalised
Assessment Revision	BOS entry trigger	Assessment Type
1	BOS Threshold: Area clearing threshold	Part 4 Developments (Small Area)
Date Finalised	* Disclaimer: BAM data last updated may indicate either complete or partial update of the BAM calculator database. BAM calculator database may not be completely aligned with Bionet.	
03/03/2026		

Potential Serious and Irreversible Impacts

Name of threatened ecological community	Listing status	Name of Plant Community Type/ID
Nil		
Species		
Chalinolobus dwyeri / Large-eared Pied Bat		

Additional Information for Approval

Assessment Id	Proposal Name
00061610/BAAS17110/25/00061611	No 142-150 Narrow Neck Road Katoomba



BAM Biodiversity Credit Report (Like for like)

PCT Outside Ibra Added

None added

PCTs With Customized Benchmarks

PCT

No Changes

Predicted Threatened Species Not On Site

Name

No Changes

Ecosystem Credit Summary (Number and class of biodiversity credits to be retired)

Name of Plant Community Type/ID	Name of threatened ecological community	Area of impact	HBT Cr	No HBT Cr	Total credits to be retired
3694-Upper Blue Mountains Ridgetop Woodland	Not a TEC	0.6	0	19	19

BAM Biodiversity Credit Report (Like for like)

3694-Upper Blue Mountains Ridgetop Woodland	Like-for-like credit retirement options					
	Class	Trading group	Zone	HBT	Credits	IBRA region
	Sydney Montane Dry Sclerophyll Forests This includes PCT's: 1630, 3685, 3686, 3687, 3688, 3689, 3691, 3692, 3693, 3694, 3695, 3696	Sydney Montane Dry Sclerophyll Forests <50%	3694_Moderate	No	19	Wollemi, or Any IBRA subregion that is within 100 kilometers of the outer edge of the impacted site.

Species Credit Summary

Species	Vegetation Zone/s	Area / Count	Credits
Chalinolobus dwyeri / Large-eared Pied Bat	3694_Moderate	0.6	37.00

Credit Retirement Options

Like-for-like credit retirement options

Chalinolobus dwyeri / Large-eared Pied Bat	Spp	IBRA subregion
	Chalinolobus dwyeri / Large-eared Pied Bat	Any in NSW

BAM Vegetation Zones Report

Proposal Details

Assessment Id	Assessment name	BAM data last updated *
00061610/BAAS17110/25/00061611	No 142-150 Narrow Neck Road Katoomba	05/08/2025
Assessor Name	Report Created	BAM Data version *
John Strachan Whyte	03/03/2026	Current classification (live - default) (82)
Assessor Number	Assessment Type	BAM Case Status
BAAS17110	Part 4 Developments (Small Area)	Finalised
Assessment Revision	BOS entry trigger	Date Finalised
1	BOS Threshold: Area clearing threshold	03/03/2026

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Vegetation Zones

#	Name	PCT	Condition	Area	Minimum number of plots	Management zones
1	3694_Moderate	3694-Upper Blue Mountains Ridgetop Woodland	Moderate	0.6	1	

BAM Predicted Species Report

Proposal Details

Assessment Id	Proposal Name	BAM data last updated *
00061610/BAAS17110/25/00061611	No 142-150 Narrow Neck Road Katoomba	05/08/2025
Assessor Name	Report Created	BAM Data version *
John Strachan Whyte	03/03/2026	Current classification (live - default) (82)
Assessor Number	Assessment Type	BAM Case Status
BAAS17110	Part 4 Developments (Small Area)	Finalised
Assessment Revision	BOS entry trigger	Date Finalised
1	BOS Threshold: Area clearing threshold	03/03/2026

* Disclaimer: BAM data last updated may indicate either complete or partial update of the BAM calculator database. BAM calculator database may not be completely aligned with Bionet.

Threatened species reliably predicted to utilise the site. No surveys are required for these species. Ecosystem credits apply to these species.

Common Name	Scientific Name	Vegetation Types(s)
Black-breasted Buzzard	Hamirostra melanosternon	3694-Upper Blue Mountains Ridgetop Woodland
Black-chinned Honeyeater (eastern subspecies)	Melithreptus gularis gularis	3694-Upper Blue Mountains Ridgetop Woodland
Black-necked Stork	Ephippiorhynchus asiaticus	3694-Upper Blue Mountains Ridgetop Woodland
Broad-headed Snake	Hoplocephalus bungaroides	3694-Upper Blue Mountains Ridgetop Woodland
Brown Treecreeper (eastern subspecies)	Climacteris picumnus victoriae	3694-Upper Blue Mountains Ridgetop Woodland
Dusky Woodswallow	Artamus cyanopterus cyanopterus	3694-Upper Blue Mountains Ridgetop Woodland
Eastern Coastal Free-tailed Bat	Micronomus norfolkensis	3694-Upper Blue Mountains Ridgetop Woodland
Eastern False Pipistrelle	Falsistrellus tasmaniensis	3694-Upper Blue Mountains Ridgetop Woodland

BAM Predicted Species Report

Flame Robin	<i>Petroica phoenicea</i>	3694-Upper Blue Mountains Ridgetop Woodland
Gang-gang Cockatoo	<i>Callocephalon fimbriatum</i>	3694-Upper Blue Mountains Ridgetop Woodland
Greater Broad-nosed Bat	<i>Scoteanax rueppellii</i>	3694-Upper Blue Mountains Ridgetop Woodland
Grey-headed Flying-fox	<i>Pteropus poliocephalus</i>	3694-Upper Blue Mountains Ridgetop Woodland
Large Bent-winged Bat	<i>Miniopterus orianae oceanensis</i>	3694-Upper Blue Mountains Ridgetop Woodland
Little Eagle	<i>Hieraaetus morphnoides</i>	3694-Upper Blue Mountains Ridgetop Woodland
Little Lorikeet	<i>Glossopsitta pusilla</i>	3694-Upper Blue Mountains Ridgetop Woodland
Painted Honeyeater	<i>Grantiella picta</i>	3694-Upper Blue Mountains Ridgetop Woodland
Pilotbird	<i>Pycnoptilus floccosus</i>	3694-Upper Blue Mountains Ridgetop Woodland
Rosenberg's Goanna	<i>Varanus rosenbergi</i>	3694-Upper Blue Mountains Ridgetop Woodland
Scarlet Robin	<i>Petroica boodang</i>	3694-Upper Blue Mountains Ridgetop Woodland
South-eastern Glossy Black-Cockatoo	<i>Calyptorhynchus lathami lathami</i>	3694-Upper Blue Mountains Ridgetop Woodland
South-eastern Hooded Robin	<i>Melanodryas cucullata cucullata</i>	3694-Upper Blue Mountains Ridgetop Woodland
Speckled Warbler	<i>Chthonicola sagittata</i>	3694-Upper Blue Mountains Ridgetop Woodland
Spotted-tailed Quoll	<i>Dasyurus maculatus</i>	3694-Upper Blue Mountains Ridgetop Woodland
Square-tailed Kite	<i>Lophoictinia isura</i>	3694-Upper Blue Mountains Ridgetop Woodland
Swift Parrot	<i>Lathamus discolor</i>	3694-Upper Blue Mountains Ridgetop Woodland
Varied Sittella	<i>Daphoenositta chrysoptera</i>	3694-Upper Blue Mountains Ridgetop Woodland
White-bellied Sea-Eagle	<i>Haliaeetus leucogaster</i>	3694-Upper Blue Mountains Ridgetop Woodland
White-throated Needle-tail	<i>Hirundapus caudacutus</i>	3694-Upper Blue Mountains Ridgetop Woodland
Yellow-bellied Sheath-tail-bat	<i>Saccolaimus flaviventris</i>	3694-Upper Blue Mountains Ridgetop Woodland

Threatened species Manually Added

None added

BAM Predicted Species Report

Threatened species assessed as not within the vegetation zone(s) for the PCT(s)

Refer to BAR for detailed justification

Common Name	Scientific Name	Justification in the BAM-C
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BAM Candidate Species Report

Proposal Details

Assessment Id	Proposal Name	BAM data last updated *
00061610/BAAS17110/25/00061611	No 142-150 Narrow Neck Road Katoomba	05/08/2025
Assessor Name	Report Created	BAM Data version *
John Strachan Whyte	03/03/2026	Current classification (live - default) (82)
Assessor Number	Assessment Type	BAM Case Status
BAAS17110	Part 4 Developments (Small Area)	Finalised
Assessment Revision	BOS entry trigger	Date Finalised
1	BOS Threshold: Area clearing threshold	03/03/2026

* Disclaimer: BAM data last updated may indicate either complete or partial update of the BAM calculator database. BAM calculator database may not be completely aligned with Bionet.

List of Species Requiring Survey

Name	Presence	Survey Months
<i>Acacia meiantha</i> Acacia meiantha	No (surveyed)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☒ Jul ☐ Aug ☒ Sep ☐ Oct ☐ Nov ☐ Dec ☐ Survey month outside the specified months?
<i>Chalinolobus dwyeri</i> Large-eared Pied Bat	Yes (assumed present)	☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☐ Oct ☐ Nov ☐ Dec ☐ Survey month outside the specified months?

BAM Candidate Species Report

<i>Petrogale penicillata</i> Brush-tailed Rock-wallaby	No (surveyed)	☐ Jan ☒ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☒ Jul ☐ Aug ☒ Sep ☐ Oct ☐ Nov ☐ Dec
		☐ Survey month outside the specified months?

Threatened species Manually Added

None added

Threatened species assessed as not on site

Refer to BAR for detailed justification

Common name	Scientific name	Justification in the BAM-C
Blue Mountains Cliff Eyebright	<i>Euphrasia bowdeniae</i>	Habitat constraints
Broad-headed Snake	<i>Hoplocephalus bungaroides</i>	Habitat constraints
Eastern Cave Bat	<i>Vespadelus troughtoni</i>	Habitat constraints
Evans Sedge	<i>Lepidosperma evansianum</i>	Habitat constraints
Fletcher's Drumsticks	<i>Isopogon fletcheri</i>	Habitat constraints
Large Bent-winged Bat	<i>Miniopterus orianae oceanensis</i>	Habitat constraints
<i>Leionema lachnaeoides</i>	<i>Leionema lachnaeoides</i>	Habitat constraints
Swift Parrot	<i>Lathamus discolor</i>	Habitat constraints
<i>Xanthosia scopulicola</i>	<i>Xanthosia scopulicola</i>	Habitat constraints

Proposal Details

Assessment Id	Proposal Name	BAM data last updated *
00061610/BAAS17110/25/00061611	No 142-150 Narrow Neck Road Katoomba	05/08/2025
Assessor Name	Report Created	BAM Data version *
John Strachan Whyte	03/03/2026	Current classification (live - default) (82)
Assessor Number	BAM Case Status	Date Finalised
BAAS17110	Finalised	03/03/2026
Assessment Revision	BOS entry trigger	Assessment Type
1	BOS Threshold: Area clearing threshold	Part 4 Developments (Small Area)

* Disclaimer: BAM data last updated may indicate either complete or partial update of the BAM calculator database. BAM calculator database may not be completely aligned with Bionet.

Ecosystem credits for plant communities types (PCT), ecological communities & threatened species habitat

Zone	Vegetation zone name	TEC name	Current Vegetation integrity score	Change in Vegetation integrity (loss / gain)	Area (ha)	Sensitivity to loss (Justification)	Species sensitivity to gain class	BC Act Listing status	EPBC Act listing status	Biodiversity risk weighting	Potential SAI	Ecosystem credits

BAM Credit Summary Report

Upper Blue Mountains Ridgetop Woodland											
1	3694_Moderate	Not a TEC	82.4	82.4	0.6	PCT Cleared - 7%	High Sensitivity to Gain			1.50	19
										Subtotal	19
										Total	19

Species credits for threatened species

Vegetation zone name	Habitat condition (Vegetation Integrity)	Change in habitat condition	Area (ha)/Count (no. individuals)	Sensitivity to loss (Justification)	Sensitivity to gain (Justification)	BC Act Listing status	EPBC Act listing status	Potential SAIL	Species credits
Chalinolobus dwyeri / Large-eared Pied Bat (Fauna)									
3694_Moderate	82.4	82.4	0.6	Biodiversity Conservation Act listing status	Species dependent on habitat attributes	Endangered	Endangered	True	37
								Subtotal	37

Appendix E – BAM Plot Data Sheets

		Survey Name	Plot Identifier	Recorders	
Date	03-02-2025	140 Narrow Neck Road	001	John Whyte	
Zone 56	Datum GA (94)	IBRA region	Sydney Basin	Zone ID	1 (Moderate)
Easting 249252	Northing 6265525	Dimensions	20m x 20m (0.04 ha)	Orientation of midline	200
Vegetation Class					Sydney Montane Dry Sclerophyll Forests
Plant Community Type					3694 - Upper Blue Mountains Ridgetop Woodland
					Confidence: H M L
					EEC: No
					Confidence: H M L

Record easting and northing from the plot marker. If applicable, orient picket so that perforated rib points along direction of midline.
 Dimensions (Shape) of 0.04 ha base plot inside 0.1 ha FA plot should be identified, magnetic bearing taken along midline.

BAM Attribute (400 m² plot)		Sum values
Native Richness of	Trees	2
	Shrubs	17
	Grasses etc.	5
	Forbs	11
	Ferns	0
	Other	4
Native Cover of	Trees	35
	Shrubs	46.7
	Grasses etc.	10.6
	Forbs	1.8
	Ferns	0
	Other	0.7
High Threat Weed cover		2.1

BAM Attribute (20 x 50 m plot)			# Tree Stems Count		Record number of living eucalypt * (Euc*) and living non-eucalypt (Non Euc) stems separately * includes all species of <i>Eucalyptus</i> , <i>Corymbia</i> , <i>Angophora</i> , <i>Lophostemon</i> and <i>Syncarpia</i> † Record total number of stems by size class with hollows (including dead stems/trees)
dbh	Euc*		Non Euc	Hollows†	
Mark large tree threshold for Euc* & Non Euc	80 + cm	1	-	No. of Hollows:	
50 – 79 cm	3				
30 – 49 cm	13				
20 – 29 cm	9				
10 – 19 cm	8				
5 – 9 cm	9				
< 5 cm	5				
Length of logs (m) (≥10 cm diameter, >50 cm in length)		Tally space			
					25m

Counts must apply to each size class when the number of living tree stems within the size class is ≤ 10. Estimates can be used when the number of living tree stems within a class is > 10. Estimates should draw from the number series: 10, 20, 30..., 100, 200, 300

For a multi-stemmed tree, only the largest living stem is included in the count/estimate. For hollows count only the presence of a stem containing hollows, not the count of hollows in that stem.

BAM Attribute (1 x 1 m plots)	Litter cover (%)					Bare ground cover (%)					Cryptogam cover (%)					Rock cover (%)				
Subplot score (% in each)	90	70	95	95	25	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
Average of the 5 subplots	75					0.2					0					0				

Litter cover is assessed as the average percentage ground cover of litter recorded from five 1 m x 1 m plots located on alternate sides and 5 m from the plot midline at the locations 5, 15, 25, 35, and 45 m along the midline. Litter cover includes leaves, seeds, twigs, branchlets and branches (less than 10 cm in diameter). Within these 1 m x 1 m plots assessors may also record the cover of rock, bare ground and cryptogam soil crusts. Collection of these data is optional – the data do not currently contribute to assessment scores, they hold potential value for future vegetation integrity assessment attributes and benchmarks, and for enhancing PCT description

Physiography + site features that may help in determining PCT and Management Zone (optional)

Morphological Type		Landform Element		Landform Pattern		Microrelief	
Lithology		Soil Surface Texture		Soil Colour		Soil Depth	
Slope		Aspect		Site Drainage		Distance to nearest water and type	

Plot Disturbance	Severity code	Age code	Observational evidence:
Clearing (inc. logging)	3	-	
Cultivation (inc. pasture)	0	-	
Soil erosion	0	-	
Firewood collection	0	-	
Grazing	0	-	
Fire damage	0		
Storm damage	0	-	
Weediness	3	-	
Other	0	-	

Severity: 0=no evidence, 1=light, 2=moderate, 3=severe

Age: R=recent (<3yrs), NR=not recent (3-10yrs), O=old (>10yrs)

400 m² plot: Sheet 2 of 2		Survey Name	Plot Identifier	Recorders				
Date	03-02-2025	Narrow neck	001	John Whyte				
GF Code	Top 3 native species in each growth form group: Full species name mandatory All other native and exotic species: Full species name where practicable			N, E or HTE	Cover	Abund	stratum	voucher
TG	Eucalyptus siberii				15	7		
TG	Eucalyptus piperita				20	20		
SG	Pittosporum undulatum				3	20		
SG	Banksia serrata				25	45		
SG	Acacia terminalis				1	5		
SG	Persoonia mollis				1	10		
FG	Dampiera stricta				0.1	5		
SG	Petrophille sessiles				0.1	4		
GG	Lomandra glauca				0.3	45		
FG	Dianella caerulea				0.2	15		
OG	Xanthoorhoeq media				0.2	15		
HTW	Rubus fruticosus				0.1	2		
SG	Martens sylvestris				1	25		
SG	Leptospermum polygalifolium				3	25		
SG	Hakea dactyloides				1	5		
HTW	Holly				2	15		
FG	Lomandra obliqua				0.2	40		
SG	Allocasuarina littoralis				0.1	2		
SG	Leptospermum polygalifolium				5	25		
FG	Xanthosia stellata				0.3	20		
SG	Leucopogan muticus				0.1	3		
SG	Unknown shrub				0.2	10		
HTW	Ilex aquifolium				2	20		
SG	Isopogan antheifolis				0.1	5		
SG	Goodenia heterophylla				0.1	5		
FG	Paterson glabarata				0.1	5		
OG	Cassytha glabella				0.1	5		
SG	Hibbert aspera				0.1	5		
GG	Gahnia erythrocarpa				0.1	1		
FG	Hybanthus sp				0.1	5		
OG	Billarderia scandens				0.2	10		
SG	Exocarpos strictus				1	4		
FG	Dianella longifolia				0.3	30		
GG	Entolasia stricta				5	50		
SG	Amperea xiphoclada				0.1	5		
OG	Jasmine				1	18		
SG	Teleopea speciosa				0.1	1		
SG	Leptospermum trinervium				5	25		
GG	Entolasia marginata				5	70		
OG	Parsonsia straminea				0.2	15		
FG	Stylidium sp				0.2	10		
FG	Poranthera erecifolia				0.2	10		
FG	Goodenia sp				0.1	5		

FG	<i>Dianella prunia</i>			0.1	5		
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GF Code: see Growth Form definitions in Appendix 1

N: native, **E:** exotic, **HTE:** high threat exotic

GF – circle code if 'top 3'.

Cover: 0.1, 0.2, 0.3, ..., 1, 2, 3, ..., 10, 15, 20, 25, ...100% (foliage cover) **Abundance:** 1, 2, 3, ..., 10, 20, 30, ... 100, 200, ..., 1000, ...

Note: 0.1% cover represents an area of approximately 63 x 63 cm or a circle about 71 cm across, 0.5% cover represents an area of approximately 1.4 x 1.4 m, and 1% = 2.0 x 2.0 m, 5% = 4 x 5 m, 25% = 10 x 10 m

Appendix F – DCCEEW Referral

From: 7BBH Pty Ltd enquiry@7bbh.com.au 
Subject: FW: DPE-8948 SSD-86456706 – 142-150 Narrow Neck Road, Katoomba - DCCEEW Referral
Date: 10 February 2026 at 2:30 pm
To: jira@boshelpdeskdpensw.atlassian.net
Cc: Mahesh Mora planning@fidesenvironmental.com.au



Hi Shey,

I hope you're well. I am reaching out again to follow up on my previous emails to you. I am still waiting on response, and I'd like to get in touch and discuss our Katoomba project with you.

Your response would be much appreciated.

Kind Regards,

Oxana Alexandra

PROJECT DEVELOPMENT MANAGER

MANAGEMENT 7BBH



M: 0424 407 556

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From: 7BBH Pty Ltd <enquiry@7bbh.com.au>
Date: Friday, 6 February 2026 at 12:24 pm
To: jira@boshelpdeskdpensw.atlassian.net
<jira@boshelpdeskdpensw.atlassian.net>
Cc: Mahesh Mora <planning@fidesenvironmental.com.au>
Subject: FW: DPE-8948 SSD-86456706 – 142-150 Narrow Neck Road, Katoomba - DCCEEW Referral

Hi Shey,

I hope this email finds you well. I'm following up again on my previous emails, could you please get back to me at your earliest convenience? It would be much appreciated.

Looking forward to hearing back.

Kind Regards,

Oxana Alexandra

PROJECT DEVELOPMENT MANAGER

MANAGEMENT 7BBH



M: 0424 407 556

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From: 7BBH Pty Ltd <enquiry@7bbh.com.au>

Date: Monday, 2 February 2026 at 10:55 am

To: jira@boshelpdeskdpsw.atlassian.net

<jira@boshelpdeskdpsw.atlassian.net>

Cc: planning@fidesenvironmental.com.au

<planning@fidesenvironmental.com.au>

Subject: FW: DPE-8948 SSD-86456706 – 142-150 Narrow Neck Road, Katoomba - DCCEEW Referral

Hi Shey,

I hope you're well. I'm following up on my email below from Jan 28th, we haven't heard anything back from December. Please let me know when you are available to get back in touch with us - it would be much appreciated.

Kind Regards,

Oxana Alexandra

PROJECT DEVELOPMENT MANAGER

MANAGEMENT 7BBH



M: 0424 407 556

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From: 7BBH Pty Ltd <enquiry@7bbh.com.au>

Date: Wednesday, 28 January 2026 at 2:47 pm

To: jira@boshelpdeskdpensw.atlassian.net

<jira@boshelpdeskdpensw.atlassian.net>

Cc: planning@fidesenvironmental.com.au

<planning@fidesenvironmental.com.au>

Subject: DPE-8948 SSD-86456706 – 142-150 Narrow Neck Road, Katoomba - DCCEEW Referral

Hi Shey,

I hope this email finds you well. I am from Management 7BBH and reaching out to you in regards to the consultation with DCCEEW for the SSD- 86456706, 142-150 Narrow Neck Road, Katoomba. Our project manager Mahesh Mora got in touch with you on December 17th and heard back that the enquiry was received and it will take 15 business days to view it on December 18th. Could you please provide feedback in regards to this?

Thank you in advance.

Kind Regards,

Oxana Alexandra

PROJECT DEVELOPMENT MANAGER

MANAGEMENT 7BBH



M: 0424 407 556

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From: Shey Smith <jira@boshelpdeskdpensw.atlassian.net>
Subject: DPE-8948 SSD-86456706 – 142-150 Narrow Neck Road, Katoomba - DCCEEW Referral
Date: 18 December 2025 at 9:53:51 am AEDT
To: Mahesh Mora <planning@fidesenvironmental.com.au>
Reply-To: "support@boshelpdeskdpensw.atlassian.net"
<support@boshelpdeskdpensw.atlassian.net>

Reply above this line.
Shey Smith commented:

Hi [Mahesh Mora](#),

Thank you for your enquiry. It has been logged in the BOS Help Desk enquiry management system (JIRA) and is currently in the status '*On Hold / SMO Assignment*' while it is being actioned.

Please note that there may be delays in responding to enquiries due to current workloads. We appreciate your understanding and patience.

The standard response timeframe is **15 business days** from the date your enquiry was received. This may vary depending on the complexity of the enquiry and the current volume of requests.

If you have a specific deadline, please let us know. For time-sensitive matters, we encourage you to mark your enquiry as '*Urgent*' and provide the required timeframe and a brief explanation for the urgency. This will help us prioritise accordingly.

Kind Regards
The BOS Help Desk Team.

[View request](#) · [Turn off this request's notifications](#)

You can view your enquiries via the [customer portal](#) or by clicking on the 'View request' button within this email.

Once you are in the customer portal, you can send us a follow up message, or add attachments by using the 'add a comment' feature at the bottom of your enquiry.

If you are having trouble viewing a response from the BOS Help Desk Team, please try the following troubleshooting measures:

1. Refresh the [customer portal](#) to view any new messages from our

team.

2. Check your junk/spam mailbox for the email with our response and link to the customer portal.

Biodiversity Offset Scheme Help Desk Team

BOS Help Desk Portal <https://boshelpdeskdpsw.atlassian.net/servicedesk/customer/portals>

BOS Help Desk Mailbox BOS.helpdesk@environment.nsw.gov.au

www.dcceew.nsw.gov.au

I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

Please consider the environment before printing this email.

This is shared with Mahesh Mora.

Powered by Jira Service Management

From: Mahesh Mora <planning@fidesenvironmental.com.au>
Subject: SSD-86456706 – 142-150 Narrow Neck Road, Katoomba - DCCEEW Referral
Date: 17 December 2025 at 4:46:51 pm AEDT
To: "BOS.helpdesk@environment.nsw.gov.au"
<BOS.helpdesk@environment.nsw.gov.au>

Good afternoon,

I hope this email finds you well.

We have submitted our SEARs application for the project at 142–150 Narrow Neck Road, Katoomba, with ref. SSD-86456706. As part of the requirements, we have been advised to undertake consultation with Department of Climate Change, Energy, the Environment and Water (DCCEEW).

Please see the link below for the documents for your reference:

Architectural drawings: [142-150 Narrow Neck Road Katoomba](#)

BDAR : [BDAR FINAL 1.0 2.pdf](#)

Engagement report: [SSD-86456706 Engagement report by MELIORA PROJECTS.pdf](#)

Kind regards,

PLANNING



Mobile: +61 456 998 718

Email: planning@fidesenvironmental.com.au

Suite 1 / Level 2, 255 Castlereagh Street, Sydney,
NSW 2000

Fides Environmental, Planning & Development Management
Services – ABN 28 655 238 958



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