




FW: Biodiversity Values Map – Your Map Review – Application 00045390 (K&C 6444)

From Keiley Hunter <Keiley@keileyhunter.com.au>

Date Thu 2024-03-07 8:51 AM

To Tim Coorey <tim.coorey@dpie.nsw.gov.au>

Cc Karl Robertson <Karl.Robertson@biodiversityaust.com.au>; Craig Campbell <craigc@kingcampbell.com.au>; lex@swrd.com.au <lex@swrd.com.au>; RT Gmail <robbietall@gmail.com>

 3 attachments (4 MB)

BV Map Review Determination LETTER and REPORT - 00045390.pdf; 00045390BeforeMap.PDF; 00045390AfterMap.PDF;

Hi Tim

Map review attached. As discussed, the review outcome should be considered in view of the HEV response prepared by Biodiversity Australia.

Thanks

Keiley

From: Craig Campbell <craigc@kingcampbell.com.au>

Sent: Tuesday, February 20, 2024 7:32 PM

To: Karl Robertson <Karl.Robertson@biodiversityaust.com.au>; Lachlan Webster <lachlan.webster@biodiversityaust.com.au>

Cc: Keiley Hunter <Keiley@keileyhunter.com.au>; Lex Tall <lex@swrd.com.au>; Robbie Tall <robbietall@gmail.com>; Scott Marchant <scottm@kingcampbell.com.au>

Subject: FW: Biodiversity Values Map – Your Map Review – Application 00045390 (K&C 6444)

Hi Karl & Lachlan,

We have received a copy of the BV Map review determination as attached. The reduced BV mapping extent is not as much as the application proposed.

Regards,

Craig Campbell

Director

Chartered Civil Engineer

BEng(Civil) MBA MIEAust CPEng NER



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From: OEH ROD Map Review Mailbox <map.review@environment.nsw.gov.au>

Sent: Tuesday, February 20, 2024 11:16 AM

To: Craig Campbell <craigc@kingcampbell.com.au>

Cc: Lachlan Webster <lachlan.webster@biodiversityaust.com.au>

Subject: Biodiversity Values Map – Your Map Review – Application 00045390

Dear Craig (acting on behalf of TeeBee Holdings Pty Ltd)

The Biodiversity Values (BV) map review at “Seabreeze Estate” South West Rocks, NSW is now complete.

Please refer to the following attachments:

- 1) Notice of Determination - Advice Letter and Report
- 2) Map 1: Biodiversity Values Map - Before Review
- 3) Map 2: Biodiversity Values Map - After Review

These changes will be published on the online BV Map at the next map update.

If you have any questions regarding this determination, please contact the Map Review Team on 1800 001 490 or at map.review@environment.nsw.gov.au.

Warm regards

Nicole Day

Case Manager

Remote Sensing & Landscape Science Branch

Department of Climate Change, Energy, the Environment and Water

105 Prince Street, Orange NSW 2800

T 1800 001 490 M E nicole.day@environment.nsw.gov.au

[Department of Climate Change, Energy, the Environment and Water | NSW Government](https://www.nsw.gov.au/department-of-climate-change-energy-the-environment-and-water)

Working days Monday to Thursday, 08:30am - 04:00pm



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.

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Application No: 00045390

Alexander Bradstock Tall
TeeBee Holdings Pty Ltd
Seabreeze Estate, Hillier Parade
South West Rocks NSW 2431

Dear Alexander

Biodiversity Values Map – Map Review Determination

Your request for a Biodiversity Values Map (BV Map) Review has been determined by the Director, Remote Sensing and Landscape Science, NSW Department of Climate Change, Energy, the Environment and Water.

A determination has been made to remove areas from and add certain areas to the BV Map. The Notice of Determination and associated maps are enclosed.

Amendments to the BV Map will only come into force when the updated BV Map is published on the online viewer. These updates will be published around the end of each month, please check the viewer to ensure your map review updates have been completed. The BV Map viewer can be accessed via the [Biodiversity Values Map and Threshold \(BMAT\) Tool webpage](#).

Please note that amendment of Biodiversity Values Mapping from/on your property may not completely exclude any proposed development from the requirements of the Biodiversity Offset Scheme. You must still assess if the extent of native vegetation clearing of a proposed development may exceed the area clearing threshold and you may also need to determine if a proposed development will have a significant impact on threatened species.

You can find more information about the entry requirements for Biodiversity Offsets Scheme at <https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity/biodiversity-offsets-scheme/entry-requirements> or contact your local Council.

If you have any questions regarding this determination, please contact me on 1800 001 490 or at map.review@environment.nsw.gov.au.

Yours sincerely,

Mike Day
Senior Team Leader – Spatial Services and Customer Delivery
Remote Sensing and Landscape Science Branch
NSW Department of Climate Change, Energy, the Environment and Water
20/02/2024

Map Review Notice of Determination

Landholding: 'Seabreeze Estate' South West Rocks NSW 2431

A determination was made on 20 February 2024 to amend some of your landholding on the NSW Biodiversity Values (BV) Map. The maps attached to this Notice of Determination show changes that will be made on the BV Map.

The amendment will not become effective until the change is published on the [Biodiversity Values Map and Threshold \(BMAT\) Tool](#). It is anticipated that the next update of the BV map will be published next month, please check your property on the online viewer.

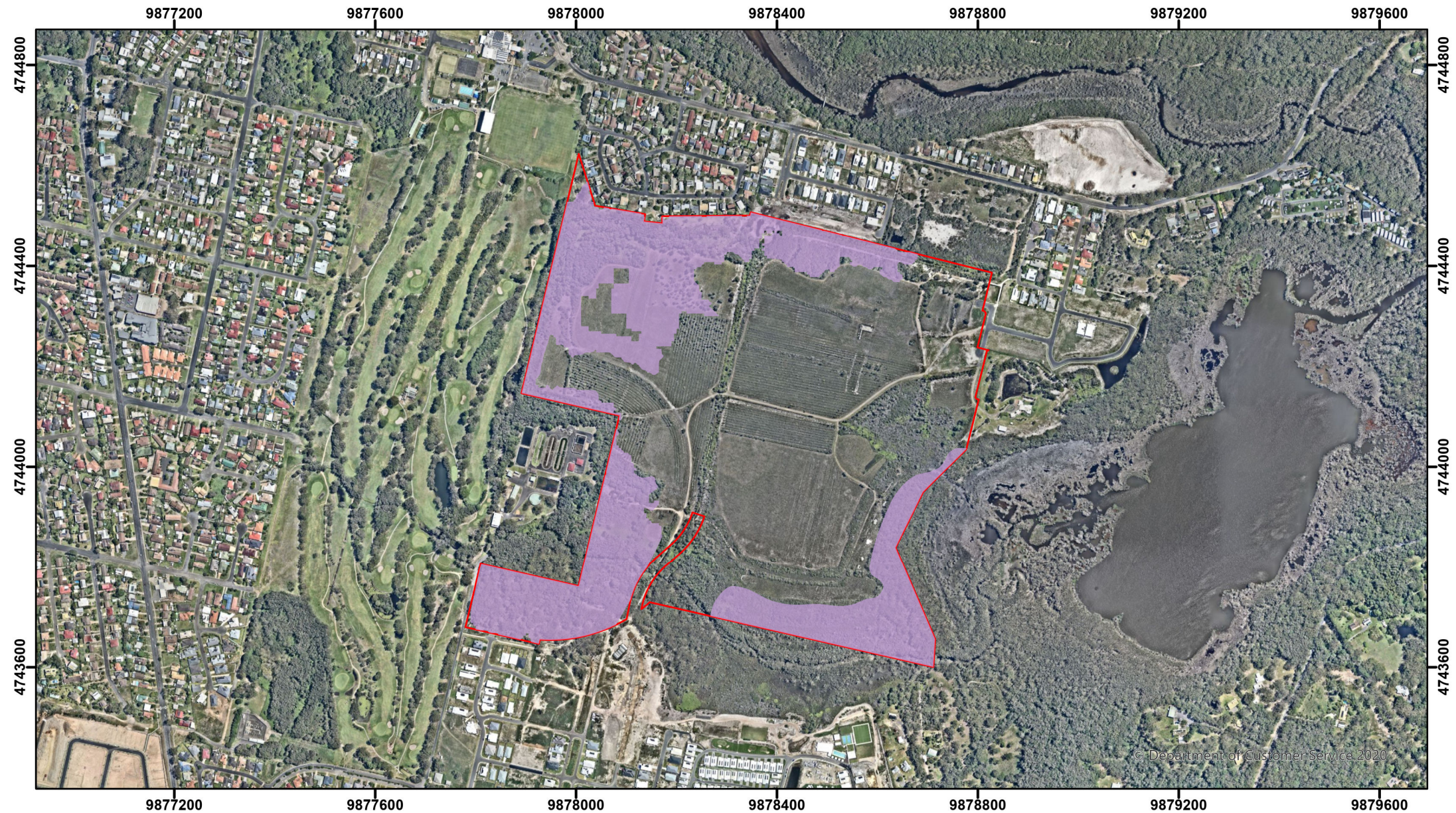
The following table explains what is shown on each map.

Applicant Name:
Alexander Bradstock - Tall TeeBee Holdings Pty Ltd
Map 1: Biodiversity Values Map (Before review)
Map 1 shows the BV Map before review and is the area nominated for review in the Map Review application.
Biodiversity Values Map Review Assessment
<p>Your land has been included on the BV Map as this land, in the opinion of the Environment Agency Head, contains habitat for a threatened species (Swift Parrot – <i>Lathamus discolor</i>) that is identified in a list of potential serious and irreversible impacts on biodiversity values under Section 6.5(2) of the <i>Biodiversity Conservation Act 2016</i>.</p> <p>The site was assessed by a Departmental Threatened Species Officer as containing some areas of Swift Parrot habitat on the property. The officer found that the site retains native vegetation known to support habitat and feeding requirements of the species and is located within proximity to known sighting records.</p> <p>The mapping has been refined to reflect the accurate location of the threatened species habitat on the property. The refinements resulted in a removal of 3.67 ha and a minor add of 0.0015 ha of biodiversity values mapping for Swift Parrot habitat.</p> <p><i>Note - Coastal Wetlands mapped under the Coastal Management SEPP present on the BV Map in the south-eastern corner of the property remains as it was not requested to be reviewed.</i></p>
Map 2: Biodiversity Values Map (After review)
<p>Map 2 shows the BV Map for the landholding after this review has occurred.</p> <p><u>Please note:</u> Development applications for proposed development that are submitted to council on areas added to the BV Map do not trigger the Biodiversity Offset Scheme for 90 days after the areas were added.</p> <p>To clearly identify areas added within the 90-day period, a two-tone colour scheme is used: Dark purple shows areas added to the BV Map within the last 90 days and light purple shows areas present on the BV Map for longer than 90 days. You can check when the 90-day period</p>

expires by using the BMAT Tool and running an evaluation report in the dark purple area – refer to the [BMAT User Guide](#) on how to do this.

After the 90-day period expires, the dark purple colour will be updated to light purple on the BV Map. Development proposals in these areas will trigger the Biodiversity Offset Scheme and are likely to require a Biodiversity Development Assessment Report.

The BV Map published on the Department's website is subject to regular updates and must be checked before making decisions that rely on the content of the map. For more information about the map go to the [BV Map webpage](#).



Legend

- Property Reference
- Biodiversity Values mapped for more than 90 days
- Biodiversity Values added in the last 90 days

Map 1: Biodiversity Values Map - before review

'Seabreeze Estate' South West Rocks NSW 2431

Alexander Bradstock Tall TeeBee Holdings Pty Ltd

The NSW Government will be in no way liable for any loss, damage or injury arising as a result of your use or reliance on the Biodiversity Values Map, nor will it be liable for any indirect or consequential punitive or special damages or loss of profit.



1:10,000 at A4

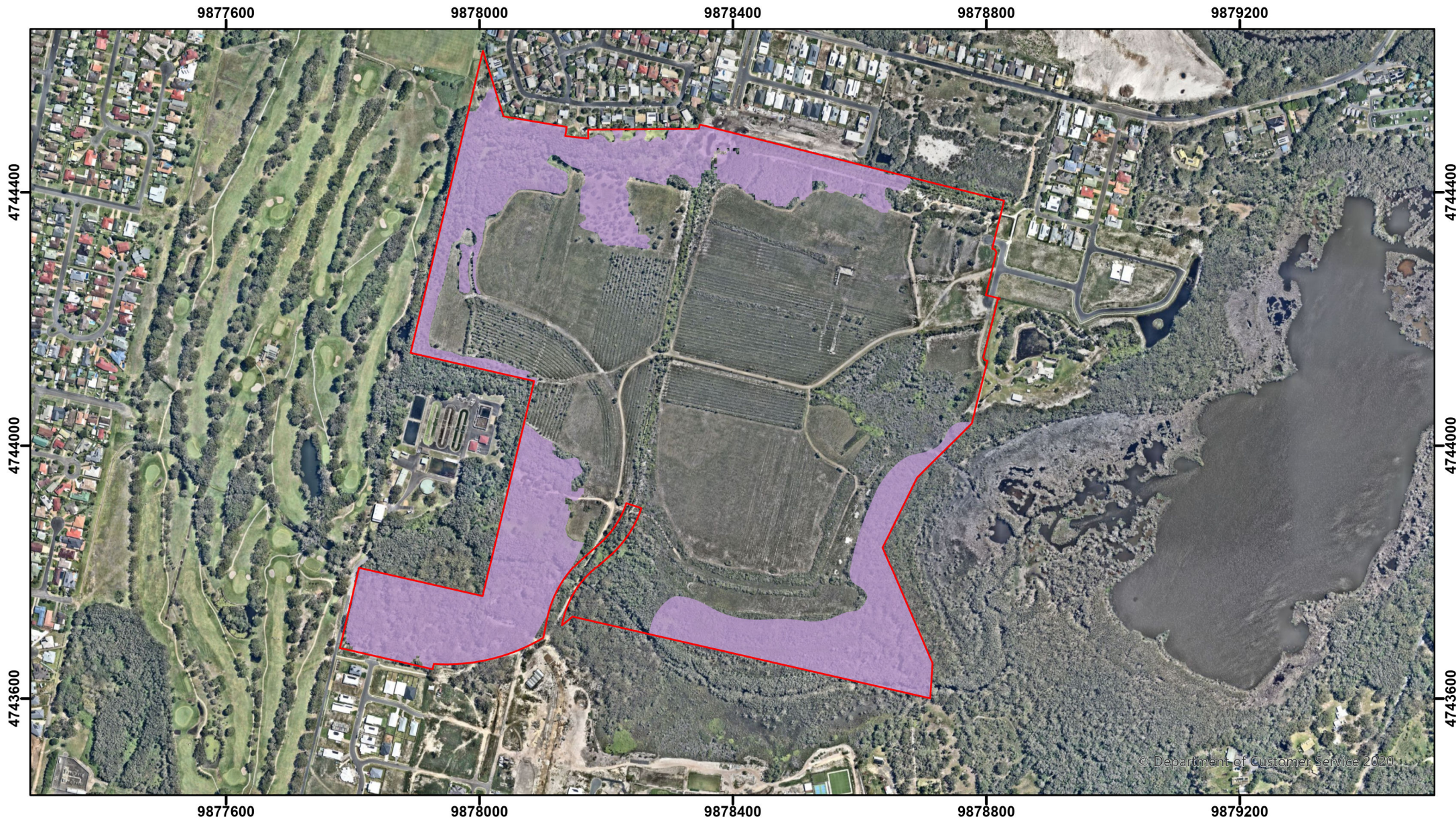
GDA 1994 New South Wales Lambert

Data sources: Base imagery data supplied by Nearmap

Prepared by: Nicole Day
Date prepared: 12/02/2024



Positional variances between data sources used for the map may occur due to differences in scale, date or method of collection.



Legend

- Property Reference
- Biodiversity Values mapped for more than 90 days
- Biodiversity Values added in the last 90 days

Map 2: Biodiversity Values Map - after review

'Seabreeze Estate' South West Rocks NSW 2431

Alexander Bradstock Tall TeeBee Holdings Pty Ltd

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1:8,000 at A4

GDA 1994 New South Wales Lambert

Data sources: Base imagery data supplied by Nearmap

Prepared by: Nicole Day
Date prepared: 14/02/2024



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