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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)

61 Loombah Street Bilgola Plateau NSW 2107

Cedric Amoyal

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.

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Metres
1:500 at A4
GDA 1994 New South Wales Lambert

Data sources: Base imagery data supplied by
© NSW Department of Finance, Services & Innovation,



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

Prepared by: James Robinson
Date prepared: 05/12/2022

Application No: 00036269

Cedric Amoyal
61 Avalon Parade
Avalon Beach New South Wales 2107

Dear Cedric,

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 Planning and Environment.

A determination has been made to remove some areas of your property from 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 can be viewed on the [Biodiversity Values Map and Threshold \(BMAT\) Tool webpage](#).

Please note that amendment of Biodiversity Values Mapping 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 02 8000 0258 or at map.review@environment.nsw.gov.au.

Yours sincerely,



Sharne Ridge
Senior Team Leader – Map Review
Remote Sensing and Landscape Science Branch
NSW Department of Planning and Environment
13/12/2022



NSW Department of Planning and Environment

Map Review Notice of Determination

Landholding: 61 Loombah Street Bilgola Plateau NSW 2107

A determination was made on 9 December 2022 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:
Cedric Amoyal
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
Your land has been included on the BV Map as this land, in the opinion of the Environment Agency Head, contains a threatened ecological community (Pittwater Waggstaffe Spotted Gum Forest (PWSGF)) 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>. The site was assessed by a Departmental Senior Threatened Species Officer as containing some areas of PWSGF on the property. The officer found that the site retains canopy trees, native shrub and groundcover species that are consistent with the NSW Scientific Committee - final determination for the Pittwater Waggstaffe Spotted Gum Forest - endangered ecological community listing. The presence of canopy and some native groundcover species, even if only widely spaced, is enough to confirm the presence of the community. The mapping has been refined to reflect the accurate location of the threatened community on the property. The refinements resulted in a removal of 0.1 ha of biodiversity values mapping for PWSGF from northeast of the cliff that runs along the property where vegetation did not meet the criteria for the endangered ecological community.
Map 2: Biodiversity Values Map (After review)
Map 2 shows the BV Map for the landholding after this review has occurred. 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.