

## The Biodiversity Values Map and what it means for your Development Application

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The Biodiversity Offsets Scheme applies to proposed development applications (other than State significant development) under Part 4 of the Environmental Planning and Assessment Act 1979 that involve the clearing of native vegetation or a prescribed impact on biodiversity (under Clause 6.1 of the Biodiversity Conservation Regulation) and is located on the Biodiversity Values Map.

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The map identifies land with high biodiversity value that is particularly sensitive to impacts from development and clearing. This can include areas of native vegetation, threatened species or their habitats and areas of outstanding biodiversity value.

The map is prepared by the Department of Planning and Environment under Part 7 of the *Biodiversity Conservation Act 2016*. It is updated periodically to add or remove areas. An outline of the changes made in updates to the map is on the [BV Map webpage](#).



### Where the Biodiversity Offsets

Scheme (BOS) applies, you will need to engage an Accredited Assessor to prepare a Biodiversity Development Assessment Report (BDAR) as part of the development application process. The BDAR sets out how you propose to avoid, minimise and offset impacts of the proposed development. For more information about the application of the scheme, please visit [When does the BOS apply?](#) or contact the BOS Help desk on 1800 931 717. It is recommended that you consult your council about the application of the scheme before lodgement.

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## How to check if your site is on the Biodiversity Values Map

You can view the map in the [Biodiversity Values Map and Threshold \(BMAT\) Tool](#). Refer to the BMAT Tool User Guide on finding your property on the map and determine if your proposed development site is affected.

If your site is on the map, you are encouraged to get a free Biodiversity Values Explanation Report. This report will detail information about the biodiversity values mapped on the site.

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## Using the Biodiversity Values Map Explanation Reports and Map Review

You can also apply for a Map Review of your site, using the [Biodiversity Map Review Application](#). It is recommended that you get a Biodiversity Values Explanatory Report before applying for a Map Review, but this is not a requirement. You are encouraged to apply for a Map Review before having a BDAR prepared and lodging your development application; however, you may still seek a Map Review while your application is being assessed. There is no guarantee it will result in any change to or removal of your site from the map, and areas could be added to the map.

The department does not charge a fee for assessing your application. However, if you use an agent to act on your behalf and/or engage a consultant to provide information to support your application, they are likely to charge a fee.

For more information about applying for an Explanatory Report or a Map Review contact the Map Review Team at [map.review@environment.nsw.gov.au](mailto:map.review@environment.nsw.gov.au) or on 1800 001 490.

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## What to do if your site has been removed from the Biodiversity Values Map

The table below shows recommended steps for proponents to take before lodging, and after lodging a development application, where the map may be relevant.

Note, if your site has been removed from the map, check there are no other reasons that a BDAR may be required. For example, if you are proposing to clear native vegetation that exceeds the area clearing threshold, or by causing a significant effect under the threatened species test of significance.

## Steps for considering the Biodiversity Values Map at each stage of the development application process

Stage of development application	Step 1: Check BV Map	Step 2: Pause	Step 3: Further checks	Step 4: Final Steps
Pre lodgement	Verification: ✓ Check the BV Map If your site is on the BV Map: ✓ Check if your proposed development is or involves:			
Lodgement	<ul style="list-style-type: none"> <li>the clearing of native vegetation</li> <li>a prescribed impact under Cl 6.1 of the Biodiversity Conservation Regulation 2017</li> </ul>	If getting a BV Explanation Report or Map Review, consider pausing BDAR preparation (if not already prepared) until you have the results	If your site is removed from the BV Map: ✓ Check the area clearing threshold of land to be cleared <sup>2</sup> ✓ Complete a test of significance if the Scheme hasn't already been applied <sup>3</sup>	If the land to be impacted: <ul style="list-style-type: none"> <li>was removed from the BV Map</li> <li>is under the area clearing threshold</li> <li>is not likely to significantly affect threatened species as per the test of significance</li> </ul> a BDAR is no longer needed, or where the BDAR has been developed, meeting the offset requirement in the BDAR is no longer required <sup>4</sup>
Development application assessment by council	✓ Consider getting a BV Explanation Report and Map Review <sup>1</sup>			
Determination by council to provide development consent (credit obligation has <b>not</b> been met)	✓ Check the BV Map	If your site is removed from the BV Map: Pause any offset obligation measures you are taking	As above	If your land has been removed from the BV Map and the Scheme doesn't apply for any other reason, consider discussing options with council
Determination by council to provide development consent (credit obligation <b>has</b> been met)	No action is possible. Development approved and offset obligation met based on the regulatory requirements that applied at the time			

1. There is no guarantee that a Map Review will result in any changes, removal, or addition of biodiversity values to the BV Map for your site. BV Map changes may also occur as a result of updating or adding mapping of threatened species or threatened ecological communities or changes to mapping of other values in the updates of the BV Map.
2. A BDAR will be required if the development site will require clearing native vegetation that exceeds the area clearing threshold.
3. A BDAR will be required if land clearing and development is likely to significantly affect threatened species or ecological communities or their habitats as per the threatened species test of significance.
4. As the costs of preparing a BDAR cannot be refunded it is recommended to request a Map Review prior to lodging your development application with council.