

## Updated BMAT User Guide

The Biodiversity Values Map and Threshold (BMAT) Tool User Guide is a step-by-step guide to using the Tool. A fix and enhancements were made to the BMAT Tool as part of the BV Map Version 7 Update that was published on the 28 August 2019. These include:

- Fixed the way the Tool determines the Minimum Lot Size (MLS) Method, MLS and clearing area threshold
- Included a layer showing LEP Lot Size maps
- Replaced the base map with two new base maps
- Replaced the SPOT 5 2013 imagery with more current imagery for NSW
- Increased the zoom from 1:8000 to 1:4,500

An updated version of the [BMAT Tool User Guide](#) has been published to reflect these changes. Links to the User Guide are in the [BMAT Tool](#) and on the [BV Map Webpage](#).

## Area Clearing Threshold Technical Explanation

The area of native vegetation clearing associated with development and clearing proposals (clearing area threshold) is one of the elements of the Biodiversity Offsets Scheme (BOS) Threshold. The other element is clearing native vegetation or a prescribed action on land on the BV Map. Clause 7.2 of the Biodiversity Conservation (BC) Regulation 2017 states that the area clearing threshold is based on the minimum lot size (MLS) of the lot(s) on which the development/clearing proposal is located. If the land on which the proposed development is located has different MLSs, the smaller or smallest of those MLSs is used to determine the area clearing threshold. Information on the Threshold is on the [BOS entry requirements](#) webpage.

The version 7 update to the BV Map included a fix to the BMAT Tool in the way it determines the MLS and clearing area threshold for proposed developments. The [Area clearing threshold technical explanation](#) explains how the BMAT Tool determines the area clearing threshold and provides a range of examples to explain the process. A link to the document is in the section on the BMAT Tool on the BOS entry requirements webpage.