



BOSET user guide

A step-by-step guide to using
the Biodiversity Offset Scheme
Entry Threshold tool

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What is the Biodiversity Offset Scheme Entry Threshold tool?

The Biodiversity Offset Scheme Entry Threshold (BOSET) tool can be used as a guide to decide whether or not you, as the proponent, would be required to enter the Biodiversity Offsets Scheme identified in s. 7.4 of the [Biodiversity Conservation Act 2016](#). The test for whether the offset scheme applies can be found in s. 7.1 to 7.3 of the [Biodiversity Conservation Regulation 2017](#).

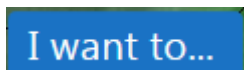
The BOSET tool is a guidance tool only. Proponents or their consultants may use other methods to calculate the impact of their development on native vegetation or the [Biodiversity Values Map](#).

[Access the BOSET tool](#)

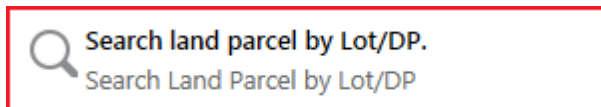
Ultimately it will be the determining authority who will form the conclusion that the area of impact has been accurately assessed against the threshold criteria.

How to find your property by land parcel

1. Click on:



2. Select:

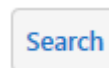


3. A search window will open in the left-hand panel

Enter the Lot number, the section (number or letter) and the DP/SP.

Note that the DP/SP should be entered as a number only

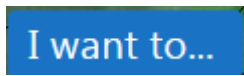
Then Click on:



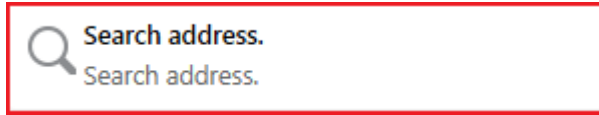
This will take you to the land parcel you searched for at a scale of 1:8,000.

How to find your property by address

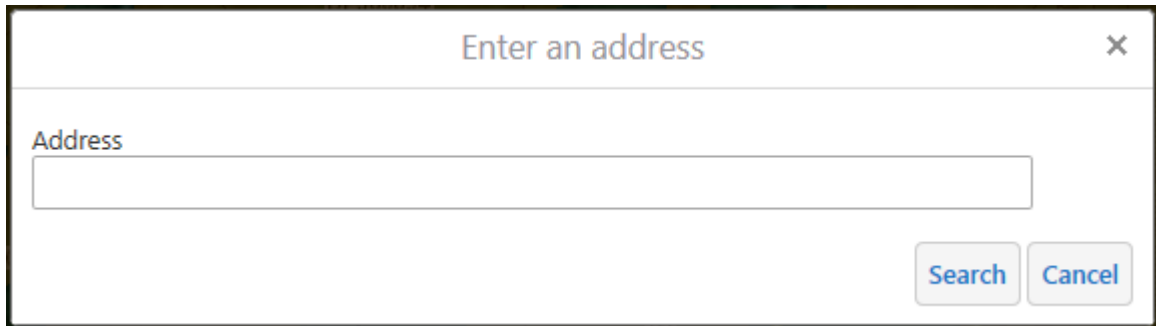
1. Click on:



2. Select:



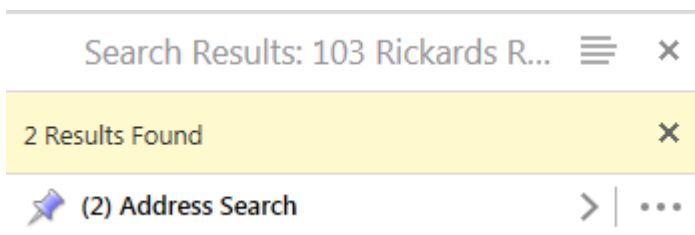
3. A new window will appear:



4. Type your street address in the format shown below and click :

Street Number	Street/Road Name	Suburb/Locality	NSW	Postcode
103	Rickards Road	Agnes Banks	NSW	2753

The most likely matches are displayed in the left-hand panel under:



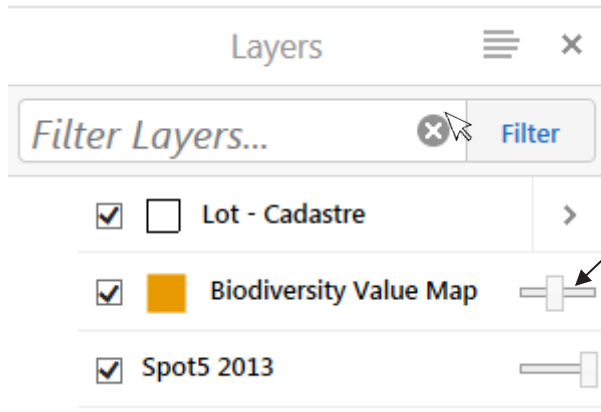
5. Click here for the list of options and then select the most likely option. This will take you to the address at a scale of 1:8,000. Use the +/- buttons or click and drag the screen to find the area where the development will be.

How to make the Biodiversity Values Map transparent

1. In the bottom, left-hand corner of the screen Click:



2. A new window will open in the left-hand panel:



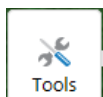
Slide the bar left or right to set the transparency

How to calculate your area of impact

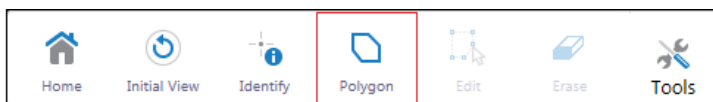
The area of impact needs to be calculated for the whole development. This includes:

- buildings and ancillary buildings
- clearing for landscaping
- access roads and driveways
- asset protection zones required by RFS
- any infrastructure associated with the development:
 - gas
 - water
 - electricity
 - sewer
 - onsite effluent management systems
- fences.

1. To map the boundaries of the areas requiring clearing, in the BOSET, click on:



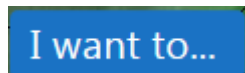
2. Select 'Polygon':



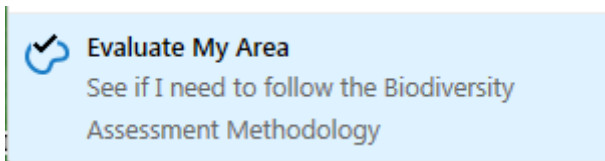
3. Take the tip of your arrow cursor and place it where you want to start drawing the shape of one of the impact areas.
4. Single click to start the shape, then take the line to where you want the next corner of the shape to be and single click. Continue drawing the shape and then double-click to finish it.
5. Draw all the impacts as shapes.

Once all the impacts have been drawn you will be ready to calculate the area.

6. Click on:

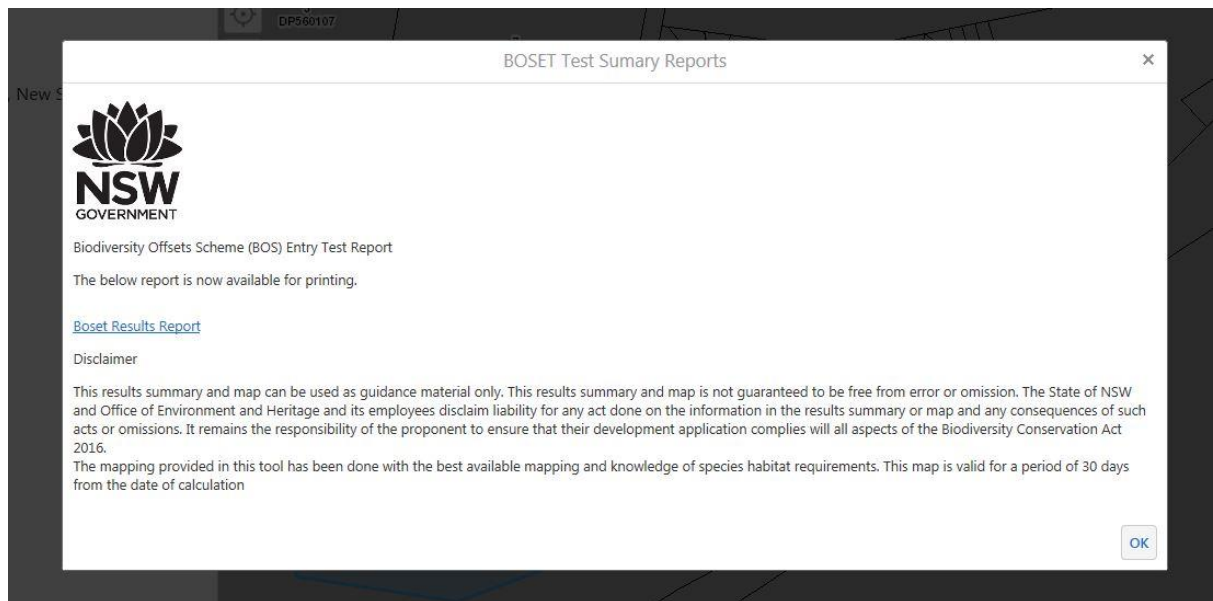


7. Select:



A message 'Generating report' will appear and you should see the shapes that you have drawn, change color from Blue to Red.

This will open up a new window called 'BOSET Test Summary Reports'



8. Click on the Boset Results Report link

A PDF document will open as a new window in your internet browser, which you will be able to save and print.

What to do if there is no vegetation mapping available

From 25 August 2017 native vegetation clearing will be regulated by two different pieces of legislation:

- The *Local Land Services Amendment Act 2016* (LLSA Act) has produced an interim vegetation map for all land where the act applies.
- The State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 applies to all Land where the LLSA Act does not apply¹.

There is not currently a statewide map of native vegetation for land where the Vegetation in Non-Rural Areas SEPP applies. This means that the BOSET cannot calculate the area of native vegetation being impacted by a development within the Vegetation in Non-Rural Areas SEPP area. Nevertheless, you will still need to calculate the amount of native vegetation that will be cleared for the whole development.

Below are some options to assist proponents to calculate the area of native vegetation to be cleared in areas where no vegetation mapping is available.

Option 1 – Contact council

Many councils have the latest copies of vegetation mapping and can overlay them with cadastre and other infrastructure.

Option 2 – Access the vegetation maps at Office of Environment and Heritage Vegetation Classification System

There are vegetation maps for many parts of the state. Please note the disclaimers and currency of the data.

Option 3 – Map your own

If you know the area of impact that you have drawn in the BOSET is all native vegetation you can use the area calculated in the table as your area of impact.

Alternatively, you can map the area of native vegetation on the output map and calculate the area using the scale bar.

Area	Dimensions	Dimensions
0.25 ha (2,500m ²)	50m x 50m	25m x 100m
0.5 ha (5,000m ²)	100m x 50m	71m x 71m
1 ha (10,000m ²)	100m x 100m	200m x 50m
2 ha (20,000 m ²)	200m x 100m	400m x 50m

¹ Except for National Park and State Forest.

Native vegetation is defined under s. 60B of the LLSA Act as follows:

1. For the purposes of this Part, native vegetation means any of the following types of plants native to New South Wales:
 - a. trees (including any sapling or shrub or any scrub),
 - b. understorey plants
 - c. groundcover (being any type of herbaceous vegetation)
 - d. plants occurring in a wetland.
2. A plant is native to New South Wales if it was established in New South Wales before European settlement. The regulations may authorise conclusive presumptions to be made of the species of plants native to New South Wales by adopting any relevant classification in an official database of plants that is publicly accessible.
3. For the purposes of this Part, native vegetation extends to a plant that is dead or that is not native to New South Wales if:
 - a. the plant is situated on land that is shown on the native vegetation regulatory map as category 2 – vulnerable regulated land, and
 - b. it would be native vegetation for the purposes of this Part if it were native to New South Wales.

A group of trees should be mapped as a single area if the distance between the canopies has a crown separation ratio of between 0 and 3.

Crown separation ratio is calculated by dividing the average gap distance between canopies into the average width of canopies within a group.

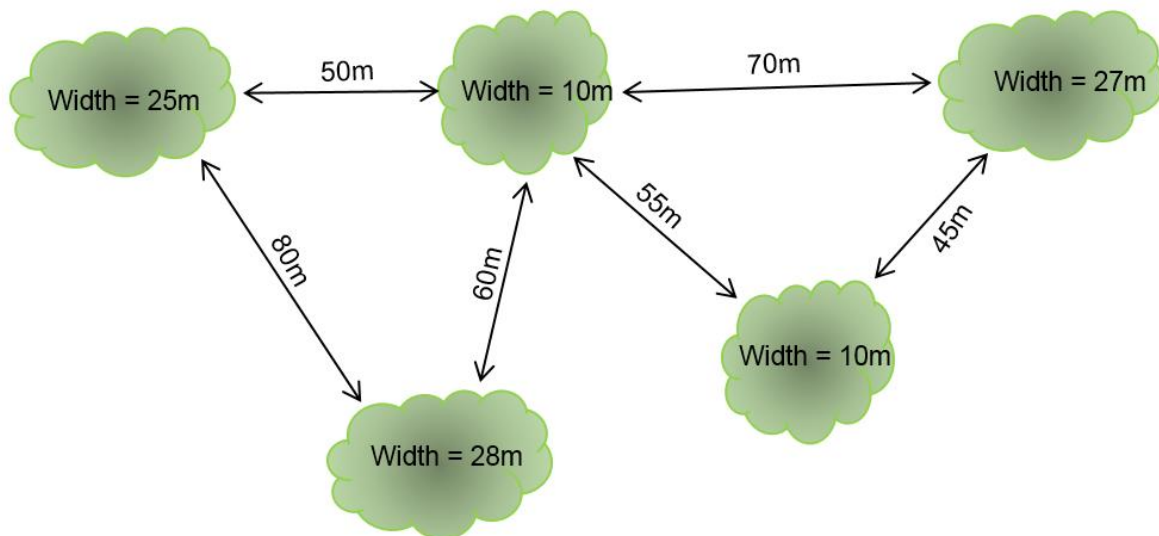


Figure 1 In this example, the average distance between the canopies is 60 m and the average canopy width is 20 m which gives a crown separation ratio of 3. In this example, all of the tree canopies should be considered as one patch of vegetation.

Individual trees or shrubs should only be mapped as such, if there is no native understorey.

For further information or advice on using the BOSET or the application of the offset scheme contact:

T: 1800 931 717

E: lmhc.support@environment.nsw.gov.au