

20/05/25

Ecology Statement – Flora and Fauna, Biodiversity_DA for new house
Address: 316 Hudson Parade Clareville NSW

This is to advise that there is **no vegetation proposed to be removed** within the nominated biodiversity zone. Therefore, a FFA/BDAR Assessment is NOT required for a new DA submission.

The Biodiversity Conservation Act 2016 and Regulations 2017 aim to provide a balanced approach to land management and biodiversity conservation for identified land in NSW.

The legislation sets out impact thresholds which trigger the Biodiversity Offsets Scheme (BOS). If it is determined that the BOS is triggered, an accredited assessor must prepare a Biodiversity Development Assessment Report (BDAR), which sets out impacts and offset obligations.

The BOS threshold triggers are set out in Part 7 of the regulations and include:

1. Whether the amount of native vegetation being cleared exceeds a threshold area set out in the table below, or

Minimum lot size associated with the property	Threshold for clearing above which the offsets scheme applies
Less than 1 hectare	0.25 hectares or more
1 hectare to less than 40 hectares	0.5 hectares or more
40 hectares to less than 1000 hectares	1 hectare or more
1000 hectares or more	2 hectares or more

2. Whether the area being cleared is identified on the Biodiversity Values Map, or
3. Whether a significant impact is likely according to a threatened species 'test of significance' (where threatened species or communities are likely to occur on the site, an ecologist must undertake the 'test of significance').

The subject site is identified on the Biodiversity Values Map, as illustrated below in Figure 1.

[bj.net.au](http://bja.net.au)

NOMINATED ARCHITECTS
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Figure 1 Biodiversity Values Map – 316 Hudson Pde Clareville

However, the proposed new work that is in the purple mapped area is minor and does not impact significant vegetation_refer Figure 3_Architectural Plan DA.0102. The proposed work is similar to previously approved DA & CC works_refer Figure 2_CC approved Plan. Further, none of the trees in the subject site area are native protected (prescribed) trees.

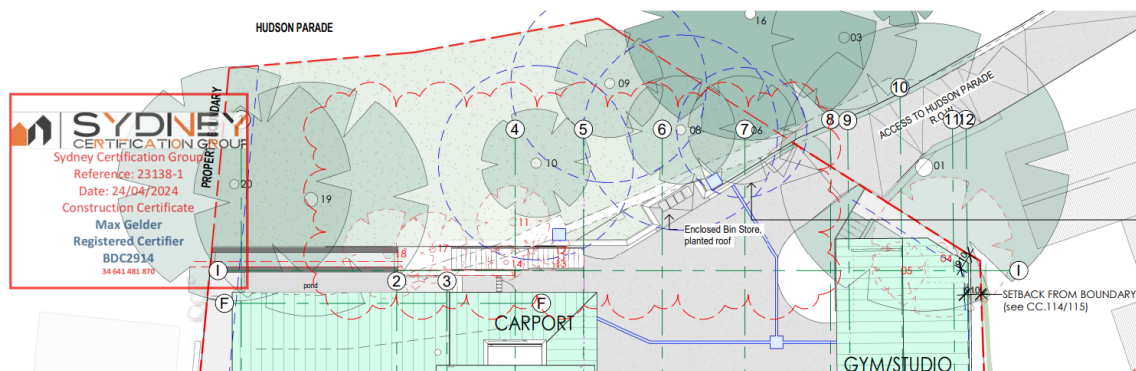


Figure 2_CC Approved works 2024

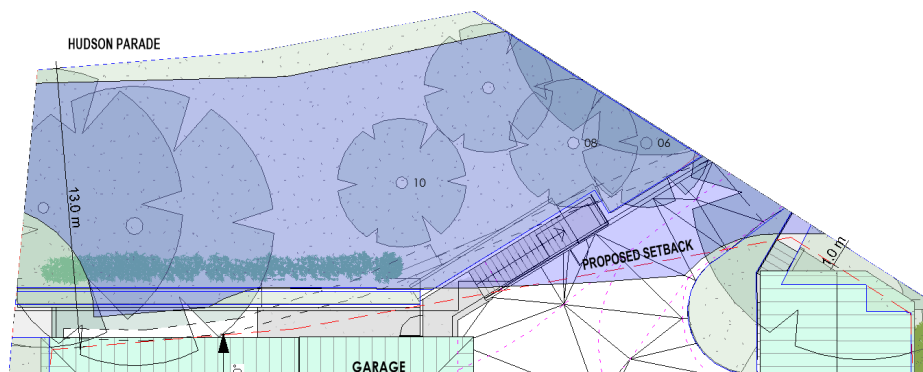


Figure 3 DA Proposed works DA.0102

Note that part of the purple mapped zone overlays existing paved driveway, therefore the mapping does not accurately reflect existing site conditions. In addition, the proposed works within the mapped area are within, or directly adjacent to current paved areas so will have negligible impact on the Biodiversity Values of the site.

Works relative to previously approved DA and CC have 'substantial commencement'.

We request removal of the requirement for the FFA (or BDAR) to accompany the DA application.

Regards



Leith Schmidt Architect
BJA
For Mr T Walls