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Biodiversity Stewardship Agreements

A practical landholder guide to developing a BSA with Tucker Environmental

A Biodiversity Stewardship Agreement (BSA) is a permanent conservation agreement over part of your property. It can create biodiversity credits, allow you to sell those credits, and provide annual management payments to support ongoing stewardship of your land and its native values.



WHY CONSIDER A BSA?

- Create biodiversity credits that can be sold
- Receive annual management payments for site management
- Protect and improve native vegetation and habitat
- Create a long-term conservation legacy on your property

INSIDE THIS GUIDE

A simple 3-step pathway, key early decisions, and what to have ready before you engage Tucker Environmental.

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A 3-step pathway to developing a BSA with TE

From feasibility to registration and stewardship, this is the landholder view of the process.

1



Site feasibility and decision clarity

Goal	Confirm likely credit types and yield, verify the site o-ground, and decide whether the property is worth progressing.
What you do	Approve access, share property plans or past ecological work, and flag constraints such as grazing, fire trails, fencing, easements and future land use.
What TE does	Undertakes desktop review, site ecological assessment, mapping, field logistics and landholder engagement so the right information is captured.
Key outcome	A ground-truthed feasibility assessment that gives you decision clarity.

2



Ecological assessment and market engagement

Goal	Complete the BAM assessment, BSSAR and mapping, then test market demand so the credit mix is commercially sensible.
What you do	Stay available for questions, confirm management actions, and review the proposed submission and implementation settings.
What TE does	Delivers full BSA development including ecological assessment, credit reporting, management planning, budget development and market sounding with credible buyers.
Key outcome	A completed BSA application package ready for submission and approval.

3



Sign the agreement, sell the credits and manage the site

Goal	Register the BSA, generate credits, sell them and move into on-ground management.
What you do	Sign the agreement and implement the management plan, including works, monitoring and record keeping.
What TE does	Supports the landholder through registration, credit sale pathways and ongoing stewardship implementation support.
Key outcome	Credit sale revenue and annual management payments to support ongoing site management.

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Three early decisions that matter

These issues should be tested before committing to full BSA development.

Boundary first

Exclude areas needed for future land use and identify title, utility and access constraints early. Boundary changes later can add cost and delay.

Market before commitment

Credits only create commercial value when buyers need that credit type. Demand, likely price and TFD requirements should be tested before full development.

Management must be practical

The management plan should reflect how the property can actually be managed. Landholder input is essential for grazing, fire, weeds, pests, access and monitoring.

IMPORTANT: A BSA is permanent once credits are sold or retired. Independent legal, financial and tax advice is recommended.

Start with decision clarity

Know what matters before committing to a full BSA assessment.

Feasibility discussion

We maintain relationships and a database of buyers and will sanity-check your property. Bring your lot/DP and tell us what areas you would consider placing under agreement, even roughly.
We will tell you what to look at first, and what to ignore.



What to have ready

- Property boundary and lot/DP details (or a recent property plan)
- Any existing ecological reports, vegetation maps or past offset obligations
- Known constraints, easements, access tracks, water points or fire history
- Preferred **BSA** area, even if rough