

BIODIVERSITY OFFSET SCHEME ASSESSMENT & ABORIGINAL HERITAGE DUE DILIGENCE ASSESSMENT

June 2021

WOODRIDGE LODGE

Lot 619, DP 1118588

Valley Close Thredbo

Kosciuszko National Park NSW 2625



Department of Planning
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No DA 10688

Granted on the 25 August 2022

Signed M Brown

Sheet No 3 of 25



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- 1.0 Biodiversity Offset scheme Assessment
- 2.0 Aboriginal Heritage Due Diligence

1.0 BIODIVERSITY OFFSET SCHEME ASSESSMENT

The following biodiversity assessment addresses the four triggers which must be considered to determine entry to the biodiversity offset scheme.

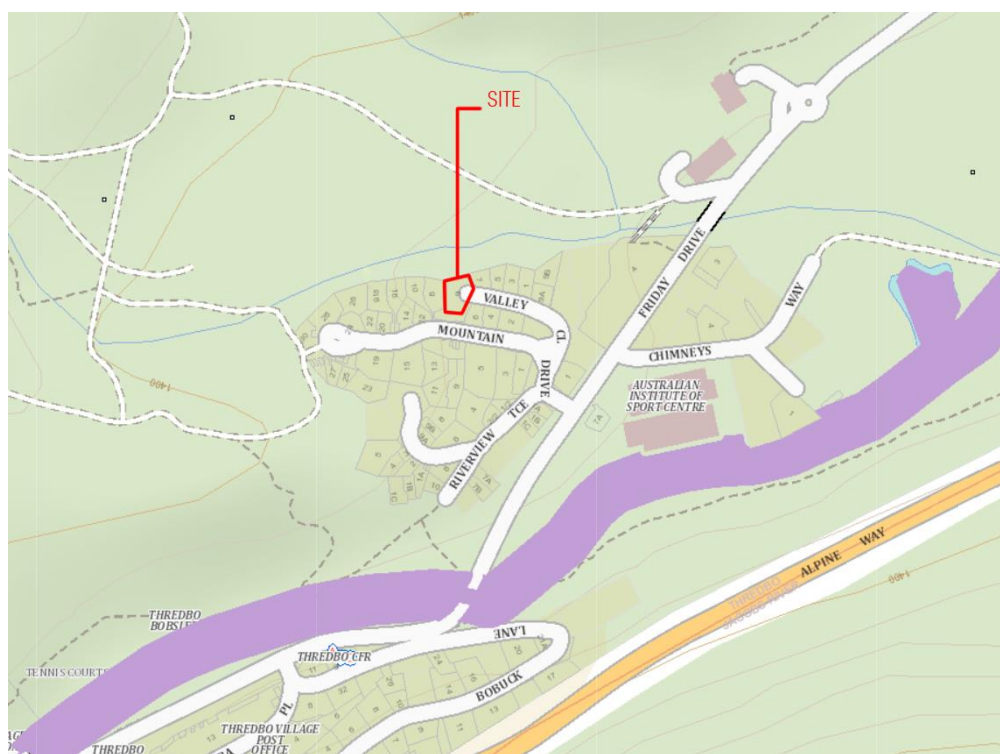
(a) Is the area clearing threshold exceeded?

Minimum lot size associated with the property	Threshold for clearing, above which the BAM and offsets scheme apply
Less than 1 ha	0.25 ha or more
1 ha to less than 40 ha	0.5 ha or more
40 ha to less than 1000 ha	1 ha or more
1000 ha or more	2 ha or more

Response: the area threshold for clearing is **not** exceeded.

The proposed site falls under the first category “less than 1 ha” as the site area is 0.7ha and not more than 0.25ha of native vegetation will be removed.

(b) Is the proposed development located in an area of biodiversity values map?



Response: The proposed development is **not** located in an area of the biodiversity map as per the above image.

(c) Is there a significant effect determined by the test of significance?

Response: The proposed development has been assessed against section 7.3 of the biodiversity conservation act and the results are as follows.

- a. It is predicted that there are no threatened species which would be affected by the proposed development.
- b. There are no endangered ecological communities, or critically endangered ecological communities which would be affected by the proposed development.
- c. It is predicted that there are no habitats of threatened species or ecological community that will be affected as a result of this development.
- d. There are no outstanding biodiversity values associated with the proposed site.
- e. The proposed development is located within an established area, the size of project is of residential scale, and it is predicted that the site is not a habitat to a threatened species, thus the development is unlikely to increase the impact to any threatened species.

Given the outcome of the above test of significance, the proposed development is not considered to imply a significant effect on any threatened species.

(d) Is the development proposed in an area of outstanding biodiversity value?

Response: The proposed development is located within the established 'Woodridge' zone of the Kosciuszko National Park, this entire zone contains no areas of outstanding biodiversity.

Conclusion

This proposed development does not trigger the biodiversity offset scheme.

Step 2b. Activities in areas where landscape features indicate the presence of Aboriginal objects.

Response: Is the proposed development:

- Located within 200m of water?
Yes, the proposed development is located approximately 150m from the Thredbo River.
- Located within a sand dune system?
No
- Located on a ridge top, ridge line, or headland?
No
- Located within 20m of or in a cave, rock shelter, or a cave mouth?
No
- Located on land that is not disturbed land?
No

Step 3/Conclusion:

Although the site is located within 200m of the Thredbo River, the likelihood of encountering an Aboriginal object of significance is unlikely within the site. The site has been developed from its raw state and used as tourist accommodation for decades. It is located within the established area of the 'Woodridge' zone of Thredbo and no adjacent or surrounding sites have uncovered items of aboriginal significance to date as noted in the observable findings outlined in step 2a.