

# DUE DILLIGENCE ASSESSMENT

## Kosciuszko Alpine Club, Charlotte Pass

### Lot 112 DP 1242013

*Step 1. Will the activity disturb the ground surface?*

Comment:

The proposed external alterations comprise of repairs and replacement works that do not require ground disturbance, which is already highly disturbed by the original development of the lodge and access road including removal of topsoils, roads, services & buildings.

*Step 2. Step 2a. Search the AHIMS database and use any other sources of information of which you are already aware.*

Comment:

This search has been undertaken and provided in Attachment A. The search has identified that no Aboriginal sites or places have been recorded within the subject site.

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


*Consequently, if your proposed activity is:*

- *within 200m of waters ,*
- *located within a sand dune system , or*
- *located on a ridge top, ridge line or headland,*
- *located within 200m below or above a cliff face,*
- *within 20m of or in a cave, rock shelter, or a cave mouth and is on land that is not disturbed land (see Definitions) then you must go to step 3.*

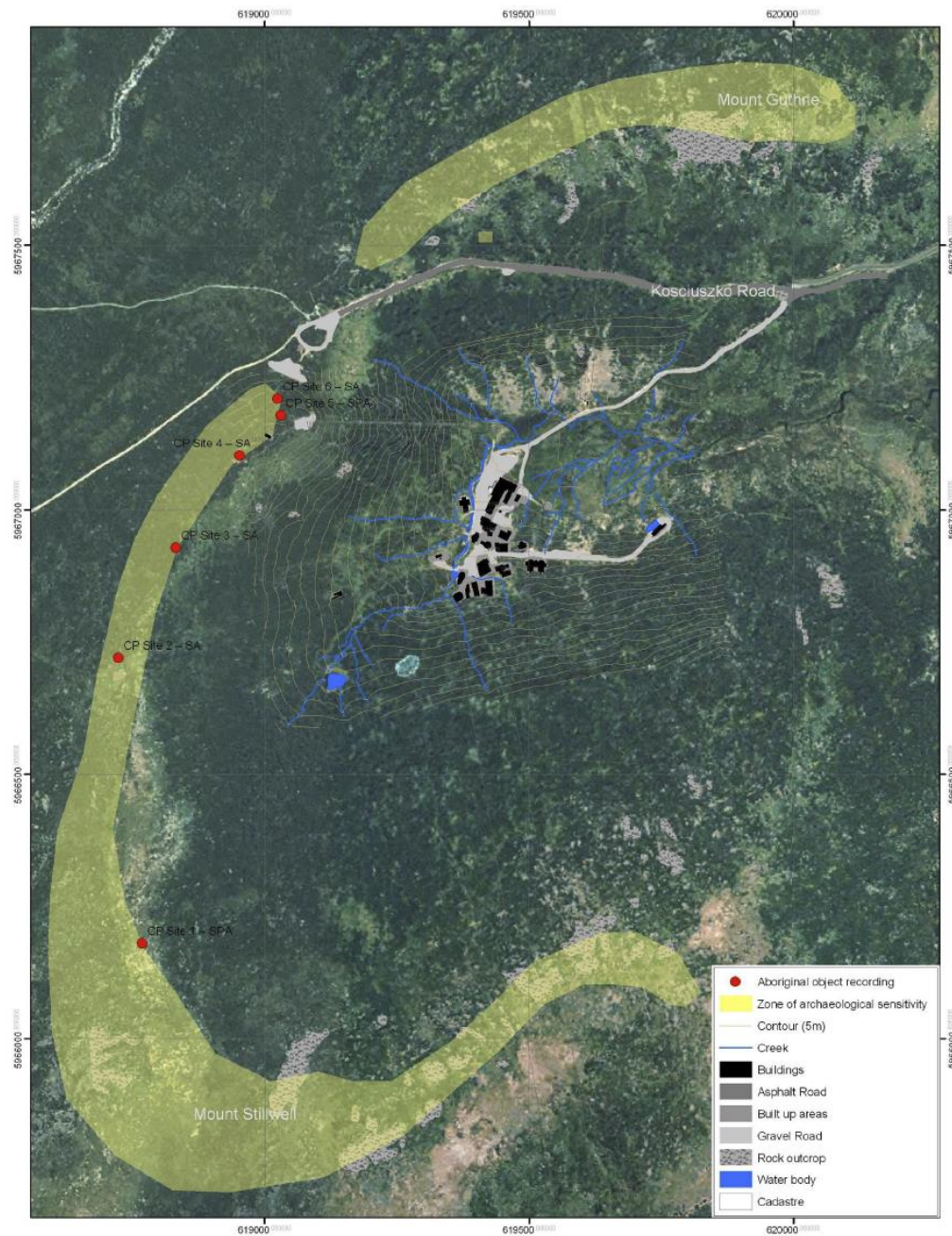
Comment:

The identification and mapping of known and potential area of Aboriginal cultural heritage values was undertaken by NGH Environmental as part of the Charlotte Pass Village Environmental Values Report, 2008.

The study included a predictive model that mapped the zones of Archeological Sensitivity as provided below in figure 1.

	Department of Planning and Environment
Issued under the Environmental Planning and Assessment Act 1979	
Approved Application No 21/18285	
Granted on the 19 December 2023	
Signed S Butler	
Sheet No 5 of 13	

Map E.1 Archaeological Records and Sensitivity at Charlotte Pass



*Figure 1: Zones of Archeological Sensitivity*

*[source: Charlotte Pass Village Environmental Values Report, NGH Environmental, 2008]*

Based on the above map, the subject site is located within the built-up area of the village and not located within a zone of archeological sensitivity. Accordingly, these areas are considered to be low archeological sensitivity.

In accordance with Step 2a of the Code, the Environmental Values Report is a form of 'other sources of information', which is to be considered.

This study provides a much greater level of detail and certainty with regard to identifying specific landscape features within the Charlotte Pass Village that indicate the likely presence of Aboriginal objects (and includes mapping) than what is offered under the generic features listed under the code.

Accordingly, this study has been used to determine the appropriate site specific landscape features that indicate the likely existence of Aboriginal objects.

As the proposed works will be located within an area of low archaeological sensitivity, further archaeological assessment is therefore not warranted.

Therefore, after completing steps 2a and 2b, it is reasonable to conclude that there are no known Aboriginal objects or a low probability of objects occurring in the area of the proposed works, the development can therefore proceed with caution without applying for an AHIP.

This fulfils all reasonable steps in undertaking a due diligence assessment.

## ATTACHMENT A

dabyne planning

Date: 09 June 2021

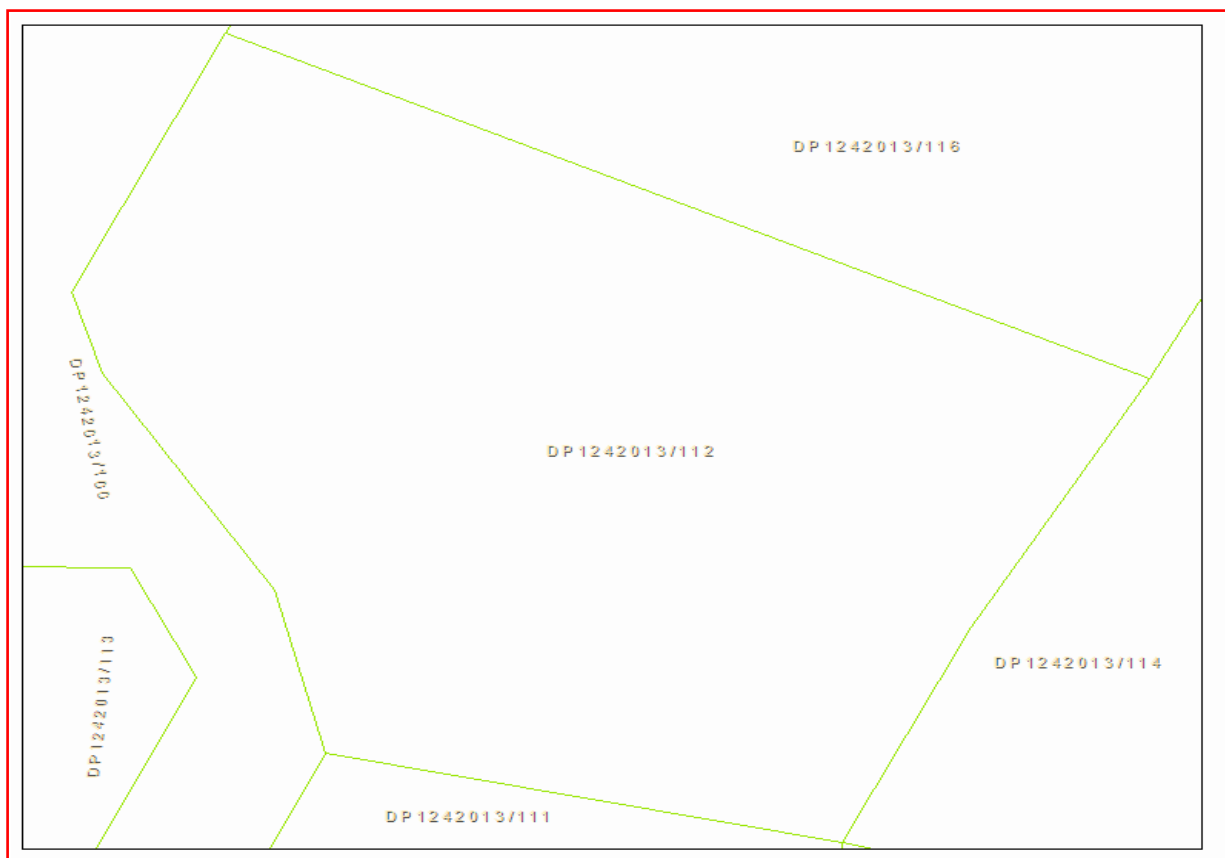
Attention: Ivan Pasalich

Email: ivan@dabyneplanning.com.au

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 112, DP:DP1242013 with a Buffer of 0 meters, conducted by Ivan Pasalich on 09 June 2021.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

**If your search shows Aboriginal sites or places what should you do?**

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(http://www.nsw.gov.au/gazette\)](http://www.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Office of Environment and Heritage's Aboriginal Heritage Information Unit upon request

**Important information about your AHIMS search**

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Office of Environment and Heritage and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date .Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.