



**Project: Alterations to Existing Ski Lodge
Valhalla Ski Lodge
Lot 1 DP1172991
31 Candle Heath Road, Perisher Valley NSW 2624**

DATE: JULY 2021
PREPARED FOR: VALHALLA SKI LODGE
PREPARED BY: ACCENT TOWN PLANNING
REVISION: 01

1.0 Project Details

The project for which this Statement applies is for alterations to an existing ski lodge within Perisher Valley. Valhalla Ski Lodge is located at 31 Candle Heath Road, Perisher Valley within Kosciuszko National Park, NSW. The site is legally described as Lot 1 DP1172997.

The proposal seeks approval to undertake new works to upgrade the existing lodge to offer a higher standard of accommodation and service for the local tourism industry. The proposed works will not involve vegetation clearing or ground disturbance.

Following is a list of the proposed alterations to Valhalla Ski Lodge:

- Replacement of external cladding.
- Replacement of windows.
- Removal wall cisterns from bathrooms and reinstate penetration and install standard surface mounted toilet suites.

Valhalla Ski Lodge is located 33km from the township of Jindabyne and is located within Thredbo Village.



Figure 1 – Locality Plan

2.0 Biodiversity Offsets Scheme Assessment

It is vital that all development and clearing follows the Biodiversity Offsets Scheme which has been created to avoid, minimise and offset impacts on biodiversity.

There are two key elements to the Biodiversity Offsets Scheme, as follows:

- A. Developers and landholders who undertake development or clearing, generating a credit obligation which must be retired to offset their activity.
- B. Landholders who establish a biodiversity stewardship site on their land, generating credits to sell to developers or landholders who require those credits, to securely offset activities at other sites.

This report will address and assess the proposed improvements under element A. To complete this assessment, we will evaluate the four triggers and demonstrate that the proposed improvements will not trigger the Biodiversity Offsets Scheme and therefore the owner will not be required to offset their proposed activities.



Figure 2 – Property location (NSW Planning Portal)

2.1 Clearing Threshold

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

No vegetation is proposed to be removed for the proposed improvements. Overhanging branches will need to be removed to establish the allotment as an inner protection area. Proposed clearing to maintain allotment as an inner protection area will not exceed clearing thresholds and hence no BAM or offsets scheme applies.

2.2. Biodiversity Values Map

In order to assess if the development is located within an area identified with Biodiversity Values, we have completed a search using the Biodiversity Values Map. As shown the below, the proposed allotment does contain a small area mapped on the BVM. The proposed works are not within these areas and hence the proposed improvements will not have a significant impact on biodiversity of the site and no biodiversity offset will apply under the Biodiversity Offsets Scheme.



Figure 3 - Biodiversity Values Map

2.3 Threatened Species Test of Significance

To assess the impact of the proposed works on threatened species we have completed a test of significance to determine if the proposed works are likely to significantly affect threatened species, ecological communities or their habitats. We have considered the level of impact to the biodiversity of the area and to do this we have assessed the significance of any of the proposed activities at the site and surrounding alpine ecosystem.

Our assessment of the impact on threatened species and habitats finds:

- The site does not contain any known Threatened Species or their habitat and thus no predicted impacts to Threatened Species habitat.
- As there are no impacts to Threatened Species habitat then the full Test of Significance is not required to be completed.
- No endangered ecological communities or critically endangered ecological communities in the development site resulting in no impacts.
- No predicted impacts to threatened species habitat at all.
- No removal of breeding habitats or fragmentation of habitats as a result of no removal of vegetation proposed for the works and minimal clearing will be needed to establish APZ so will unlikely impact the long-term survival of any species.
- No areas of outstanding biodiversity values within Perisher Valley.
- Vegetation removal is a key threatening process. However, no vegetation is removal will be needed for the proposed works and minimal clearing will be needed to establish APZ so is not considered to have a significantly impact any threatened species.

After assessing the potential impact of the proposed improvements to existing Valhalla Ski Lodge using the test of significance, the above results indicate that there will be no impact on threatened species and therefore the Biodiversity Offset Scheme will not be triggered by the proposed works.

2.4 Areas of Outstanding Biodiversity Values

Protecting the habitats of endangered species is vital to the conservation and recovery of these species. Areas of declared critical habitat under the Threatened Species Conservation Act 1995, have become the first Areas of Outstanding Biodiversity Value (AOBV) in NSW with the commencement of the Biodiversity Conservation Act 2016.

The Biodiversity Conservation Regulation 2017 establishes the criteria for declaring AOBVs. The criteria have been designed to identify the most valuable sites for biodiversity conservation in NSW.

Kosciuszko National Park is not listed as an Area of Outstanding Biodiversity under the Biodiversity Conservation Act 2016. Due to the location of Perisher Valley within the National Park the proposed works will not be within an area of outstanding biodiversity values and hence not trigger the BOS.

2.5 BOS Conclusion

The above assessment of the four triggers shows that the proposed works are not likely to have a significant impact on threatened species or their habitat.

Clearing to establish the APZ will be below the clearing threshold and the site is not located within an area identified with high biodiversity values on the Biodiversity Values Map. The proposal will not have a significant effect on threatened species or ecological communities, or their habitats. Likewise, Perisher Valley is not declared as an area of outstanding biodiversity values. As a result, biodiversity offsets do not apply as part of this application.

Likewise, the applicant will not be required to apply the Biodiversity Offsets Scheme or prepare a species impact statement (SIS).

3.0 Aboriginal Cultural Heritage

In this section of the report, we will assess and complete an Aboriginal Cultural Heritage Due Diligence assessment for the proposed improvements to existing Valhalla Ski Lodge. The aim of this assessment is to ensure any proposed works will not impact Aboriginal Cultural Heritage and ensure that we preserve, protect, and renew culture and heritage for Indigenous Australians.

In order to achieve this, we performed three assessments:

1. NSW Planning Portal – Aboriginal Land Application
2. AHIMS Search
3. Generic Due Diligence Assessment

3.1 NSW Planning Portal

31 Candle Heath Road is not identified as being within an Aboriginal Land Application area.

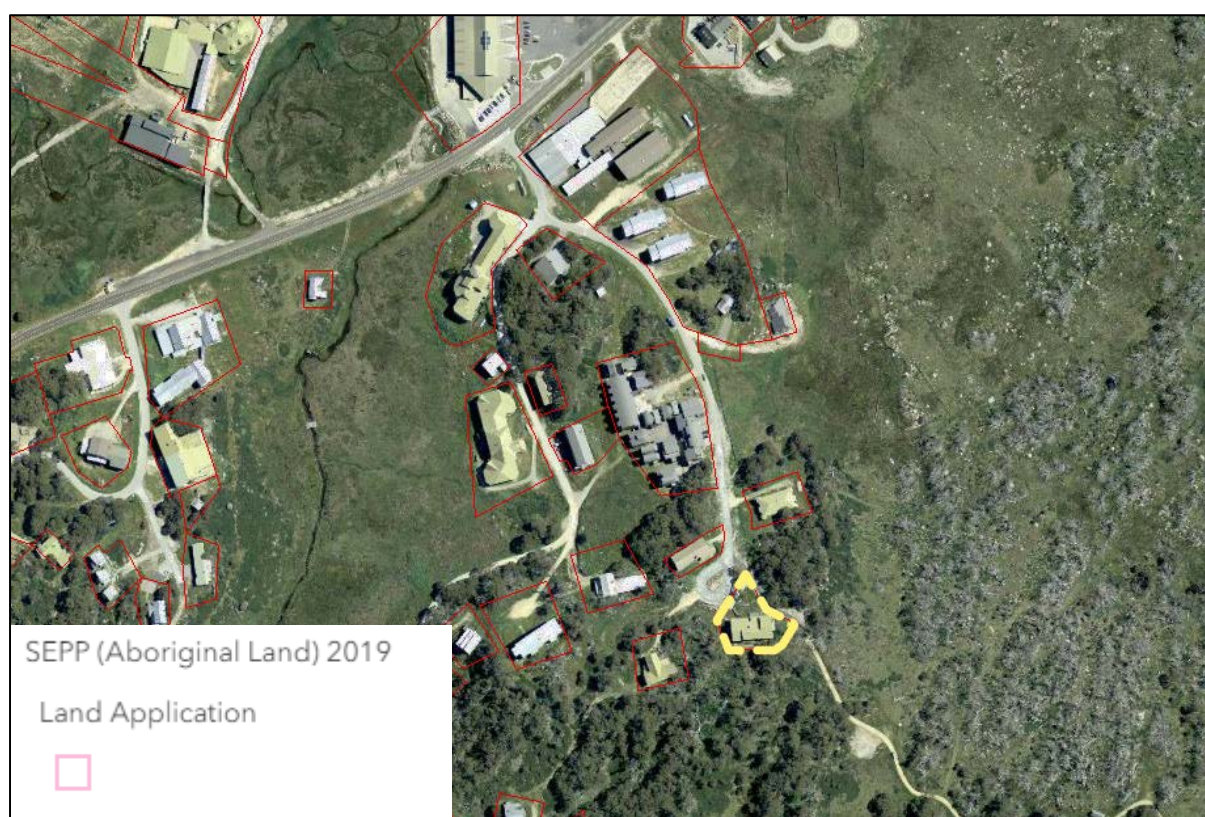


Figure 4 - NSW Planning Portal Aboriginal Land Application Areas

3.2 AHIMS Results

An AHIMS search with a 50-metre buffer around the site has been completed and has resulted in zero Aboriginal sites being recorded or declared near the property.

As some parts of New South Wales have not been investigated in detail, there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS and are still protected by the National Parks and Wildlife Act 1974. Therefore, proposed works must proceed with caution and if any objects are to be found works will be stopped and appropriate authorities are to be notified.

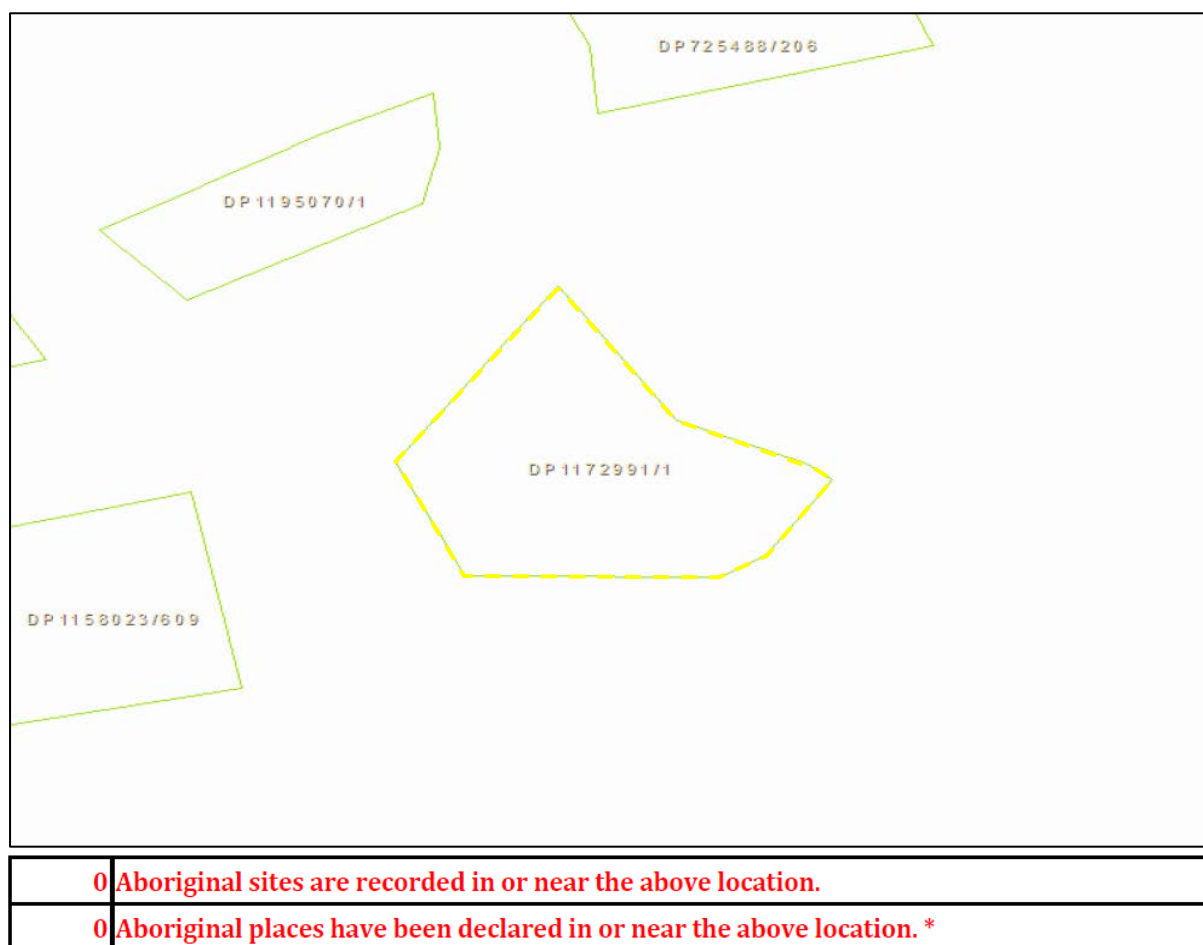


Figure 5 - Zero Aboriginal Objects/Sites Recorded on AHIMS

3.3 Generic Due Diligence Assessment

Activities of the proposed improvements at 31 Candle Heath Road, will have no ground disturbance. Likewise, the land has been previously disturbed, and the only external works fall within the current building footprint, replacement cladding and windows only which indicates that the likelihood for potential impacts of Aboriginal Objects is nil.

There are no confirmed site records or any other associated landscape feature information from an AHIMS search. In addition to this, there is also no record of Aboriginal objects being present at the site from any other sources of information that a person is already aware.

After a visit to the site, there is no evidence or landscape features to suggest the presence of Aboriginal objects.

As a result, the General Due Diligence Assessment shows that AHIP application is not necessary but proposed works will proceed with caution and if any objects are to be found works will be stopped and appropriate authorities will be notified.

General Due Diligence Table of Results:

Due Diligence	Comments
1. Will there be ground disturbance?	No
2. Are there any: <ul style="list-style-type: none"> a. Confirmed site record or any other associated landscape feature information on AHIMS? b. Any other sources of information that a person is already aware? c. Landscape features that are likely to indicated presence of Aboriginal objects? 	No to all, move to result
Result	<p>AHIP application not necessary.</p> <p>Proceed with caution. If any Aboriginal objects are found, stop work and notify DECCW.</p> <p>If human remains are found, stop work, secure the site and notify the NSW Police and DECCW.</p>

4.0 Heritage Conservation

4.1 Heritage Areas

The site is not identified as being within a heritage conservation area.

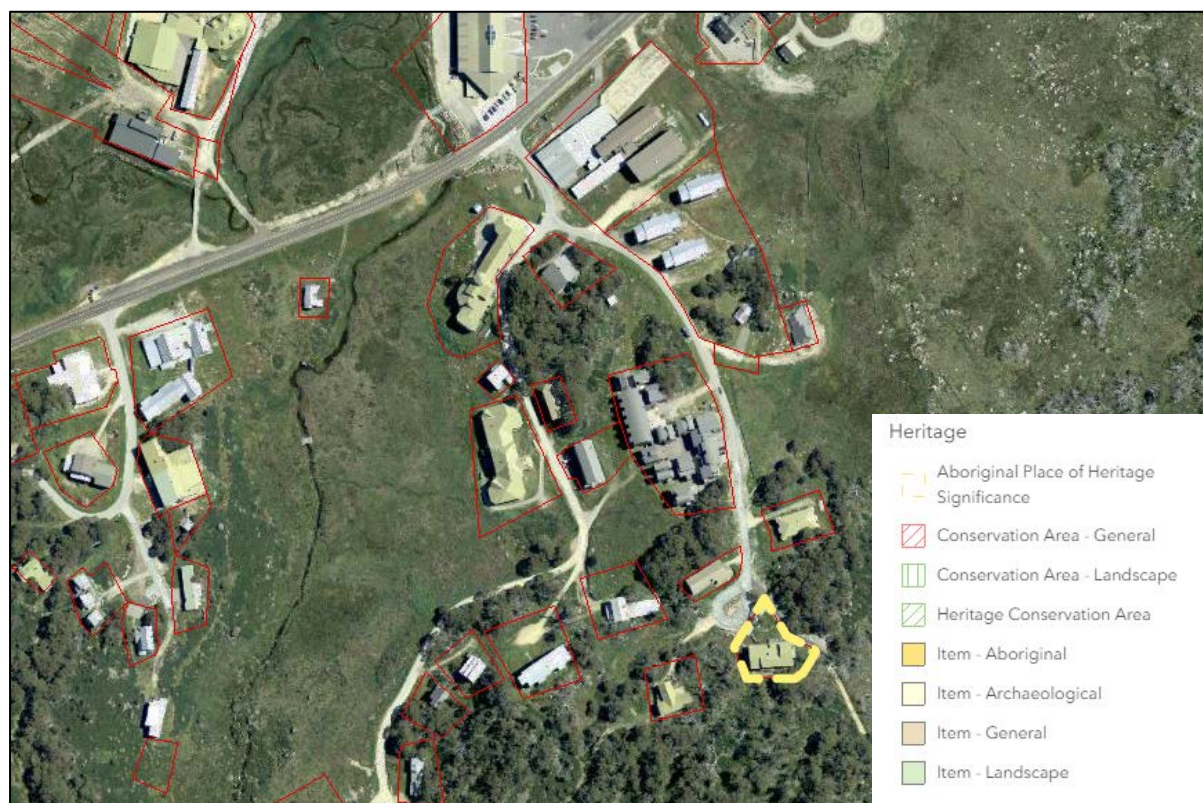


Figure 6 - NSW Planning Portal Heritage Areas

4.2 Heritage Buildings and Landscapes

Valhalla Ski Lodge is not identified as a heritage item on the State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

5.0 Conclusion

Suitability of the Site for the Development

The Biodiversity and Aboriginal Heritage Assessment confirms that the site is suitable and capable of sustaining the proposed improvements with minimal adverse impacts.

After assessing the four triggers of Biodiversity Offset Scheme, the proposed improvements do not trigger the Scheme and therefore no offsets will need to be applied for these works. A major factor in this result is no clearing above the clearing threshold of vegetation is proposed for the APZ as part of this application.

Likewise, this report has found that there are no confirmed site records or any other associated landscape feature information from an AHIMS search. In addition to this, there is also no record of Aboriginal objects being present at the site from any other sources of information that a person is already aware. Therefore, an AHIP application is not necessary but proposed works will proceed with caution and if any objects are to be found works will be stopped and appropriate authorities will be notified.

Given the proposals minimal impact to biodiversity conservation and Indigenous Heritage, it is unlikely to raise significant objection.