



## Project: External Alterations and Repairs to Existing Ski Lodge

4 Spencers Creek Road,  
Charlotte Pass NSW 2624  
Lot 107 DP1242013

DATE: NOVEMBER 2022

PREPARED FOR: SOUTHERN ALPS SKI CLUB LODGE COOPERATIVE LTD

PREPARED BY: ACCENT TOWN PLANNING

REVISION: 03



Department of Planning  
and Environment

*Issued under the Environmental Planning and Assessment Act 1979*

Approved Application No DA 22/5961

Granted on the 24 March 2023

Signed S Butler

Sheet No 4 of 23

## 1.0 Project Details

The project for which this Statement applies is for external alterations and repairs to an existing ski lodge. Southern Alps Ski Club is located at 4 Spencers Creek Road, Charlotte Pass within Kosciuszko National Park, NSW. The site is legally described as Lot 107 DP1242013.

The proposal aims to seek approval for the following improvements:

### Building 1 Works

- Install new insulation and sarking to underside of roof on Eastern slope (where access is available).
- Install tie down rods (F) to structural engineers' details and install new roof sheeting over 'quiet room'.
- Balcony (first floor): Remove existing tiling and substrate, and install new fc sheeting, waterproof membrane, mortar bed and tiles. + New steel handrail fixed to steel flat plate to perimeter of balcony. + Replace existing timber door with new aluminium glazed door.
- New steel columns in existing walls (to structural engineers' details).
- Windows to beds 1, 4, 5 and 8 to be removed and filled in.
- New self-closing fire exit glazed door to fire stairs 1, 2, 3 (first level) and 3 (ground level).
- Fire Stair 3: Remove existing fire stairs and adjoining steps, to be replaced with new steel stairs with steel stringer fixed to side walls, new steel handrail and steel support column.
- Fire Stair 1: Remove stairs to allow for the installation on new metal cladding, stairs will be reinstalled with new extended landing and handrail.
- Balcony (Ground Level): Replace existing roof and timber framing above. Remove railing and replace with new steel railing. Remove existing tiling and replace; install new waterproof membranes.
- Removal of deteriorated timber cladding to be replaced with new metal cladding.

### Building 2 Works

- Replace damaged timber cladding over window, install new sarking, flashing and new hood over window oFW/29.
- Replace damaged timber cladding over windows, install new sarking, flashing and new steel hoods over windows eFW/24-28. (Also adding insulated panels behind the metal cladding).
- Repaint existing cladding.
- Install new metal cladding on lower portion of the building.
- Roof replacement between Building 1 and Building 2 (metal deck), which will include a change to the roof alignment over entryway to avoid step down.
- New cladding to connecting area and around Kitchen and Storerooms.

### Other Works

- Extension of existing subsoil drain to engineers details
- New open dish drain and drain outlet to civil engineers details on southern side of Building 2.

It is important to note, that there will be no changes to the existing building footprint from the proposed works.



Southern Alps Ski Club is located 42.5km from the township of Jindabyne and is located within Charlotte Pass Snow Resort.

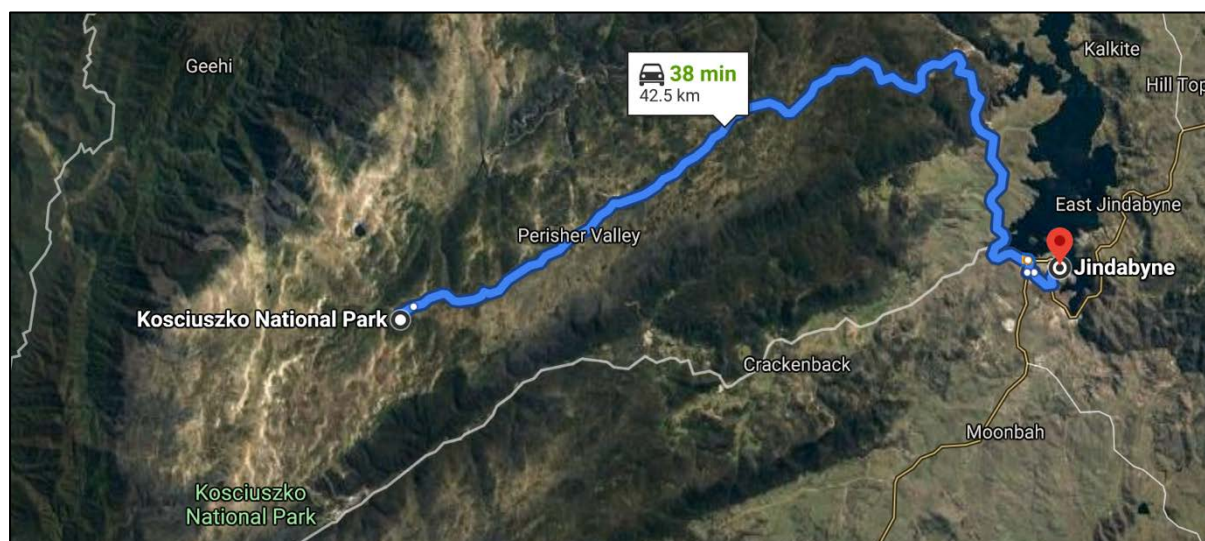


Figure 1 – Locality Plan

## 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 works under element A. To complete this assessment, we will evaluate the four triggers to determine if the proposed works will not trigger the Biodiversity Offsets Scheme and therefore the owner will not be required to offset their proposed activities.

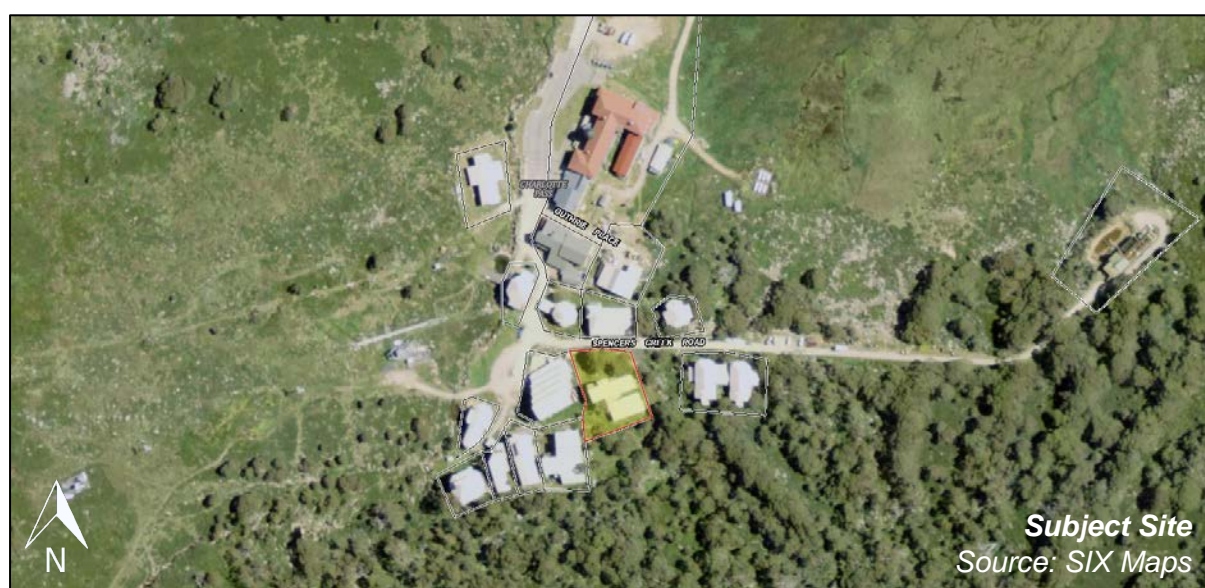


Figure 2 – Property location

## 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 below, the proposed asset protection zone does contain areas with high biodiversity values. All works to the lodge (Building 1 and 2) are not located in areas identified with High Biodiversity Values, and the extension of the subsoil drain, and the new dish drain are not located in areas with High Biodiversity Values. Hence, this application does not trigger the Biodiversity Offsets Scheme.

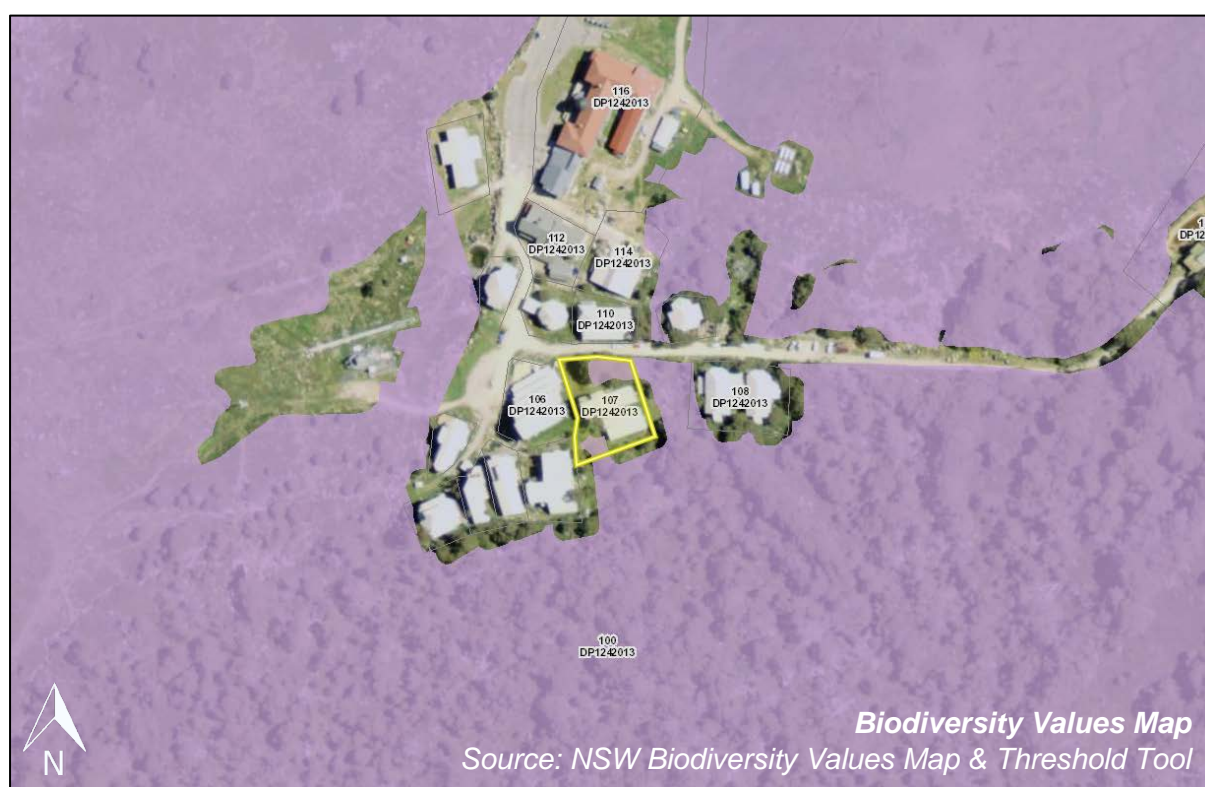


Figure 3 - Biodiversity Values Map

## 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:

- No predicted impacts to threatened species habitat at all.
- No endangered ecological communities or critically endangered ecological communities in the subject land.
- No predicted impacts to threatened species habitat at all
- No removal of breeding habitats or fragmentation of habitats as a result of clearing below the permissible clearing threshold so will unlikely impact the long-term survival of any species or community.
- The lot does contain areas with High Biodiversity Values. However, no building works are proposed and selective clearing of vegetation for APZ is to be undertaken under the guidance of NPWS.
- Vegetation removal is a key threatening process and minimal vegetation removal (under clearing threshold limits) is proposed

After assessing the potential impact of the proposed works to existing Southern Alps Ski Club 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 Charlotte Pass 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 maintain allotment as inner protection area 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, Charlotte Pass 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 addition to existing Southern Alps Ski Club. 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
4. Charlotte Pass Village Environmental Values Report 2008

#### 3.1 NSW Planning Portal

4 Spencers Creek Road is not identified as being within an Aboriginal Land Application area.

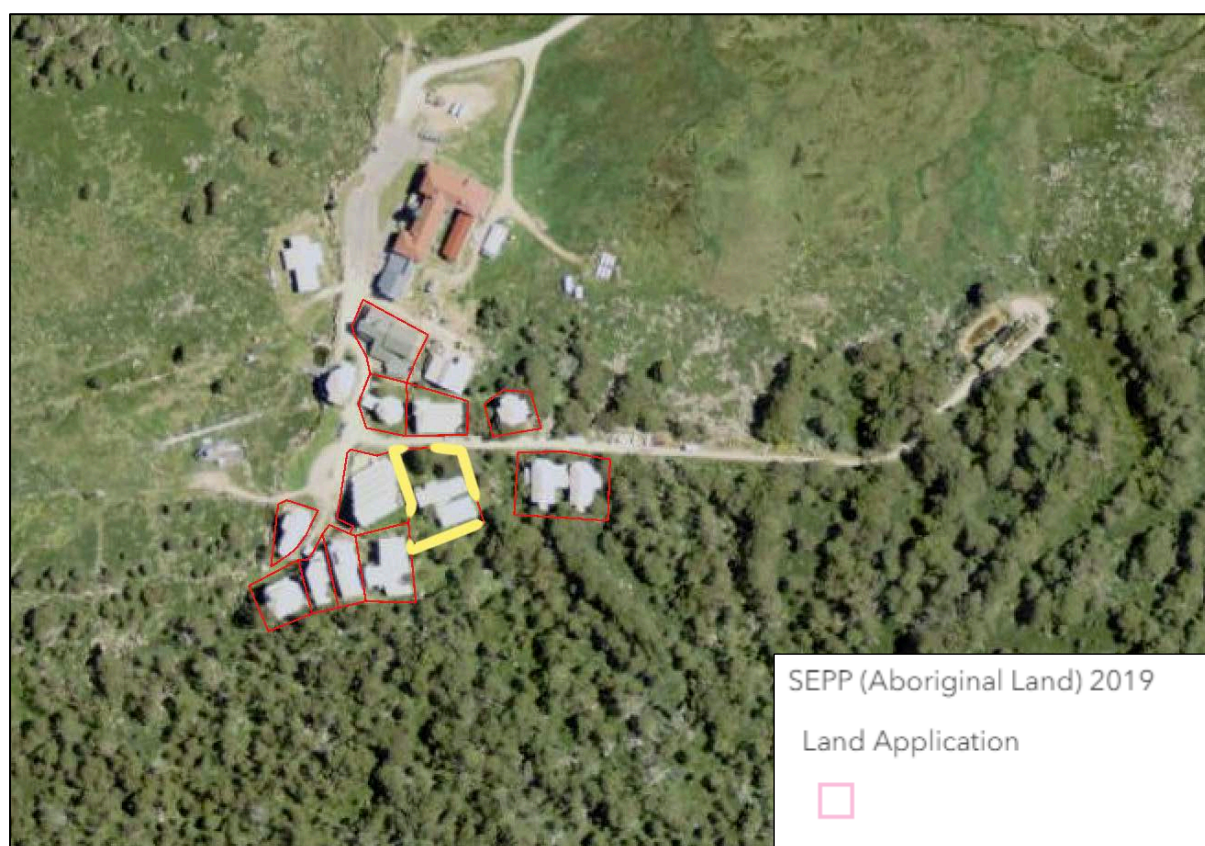


Figure 4 - NSW Planning Portal Aboriginal Land Application Areas

#### 3.2 AHIMS Results

An AHIMS search of the site has been completed and has resulted in zero Aboriginal sites being recorded or declared on 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.

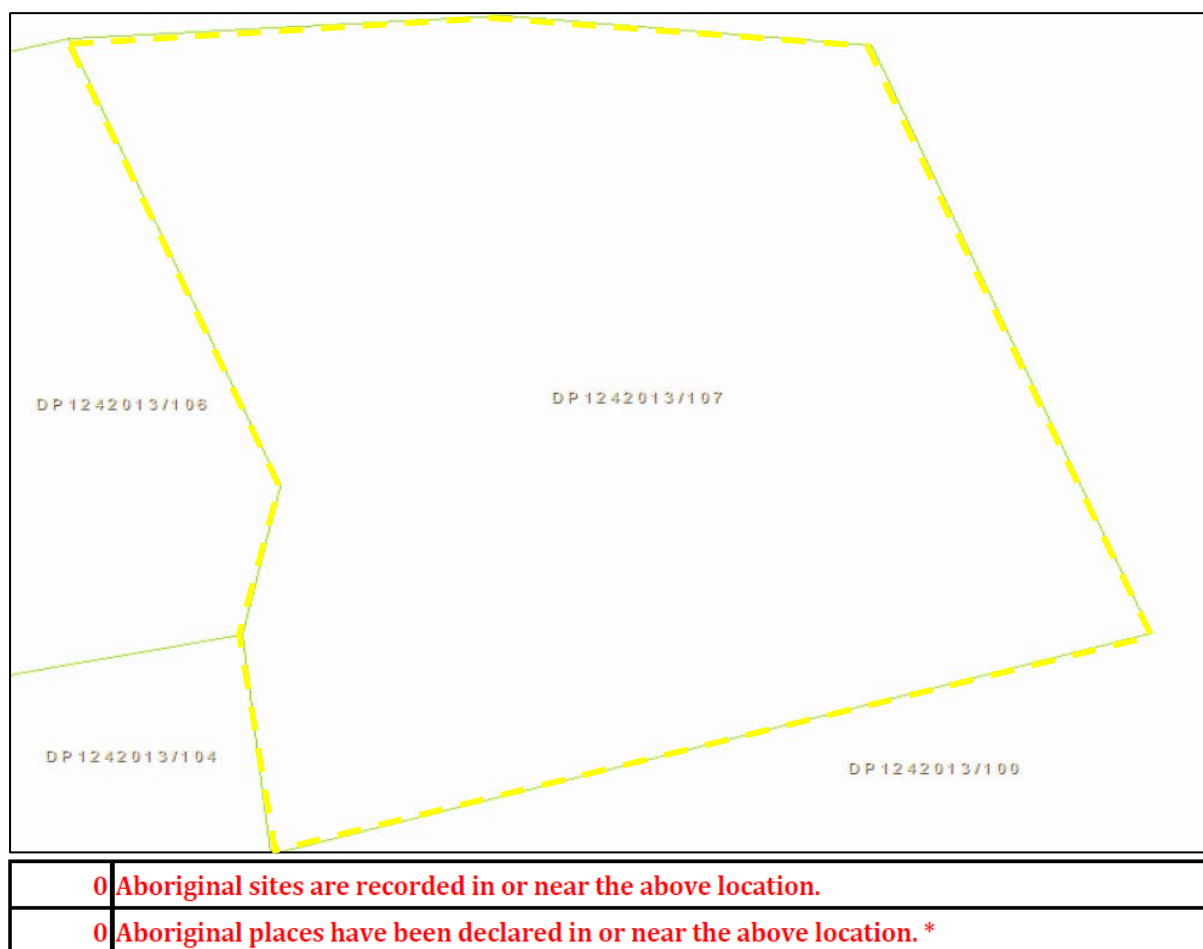


Figure 5 - Zero Aboriginal Objects/Sites Recorded on AHIMS

### 3.3 Generic Due Diligence Assessment

Activities of the proposed works at 4 Spencers Creek Road, will include some ground disturbance for the installation of new footings for fire exit stairs, the extension of the subsoil drain, and the installation of a new dish drain. Areas that will experience ground disturbance will be minimal in footprint and excavation depth. The land in these areas has been previously disturbed, and the only external works fall within the current leasehold area, which indicates that the likelihood for potential impacts of Aboriginal Objects is low.

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?	Yes, move to 2
2. Are there any: <ul style="list-style-type: none"> <li>a. Confirmed site record or any other associated landscape feature information on AHIMS?</li> <li>b. Any other sources of information that a person is already aware?</li> <li>c. Landscape features that are likely to indicated presence of Aboriginal objects?</li> </ul>	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.

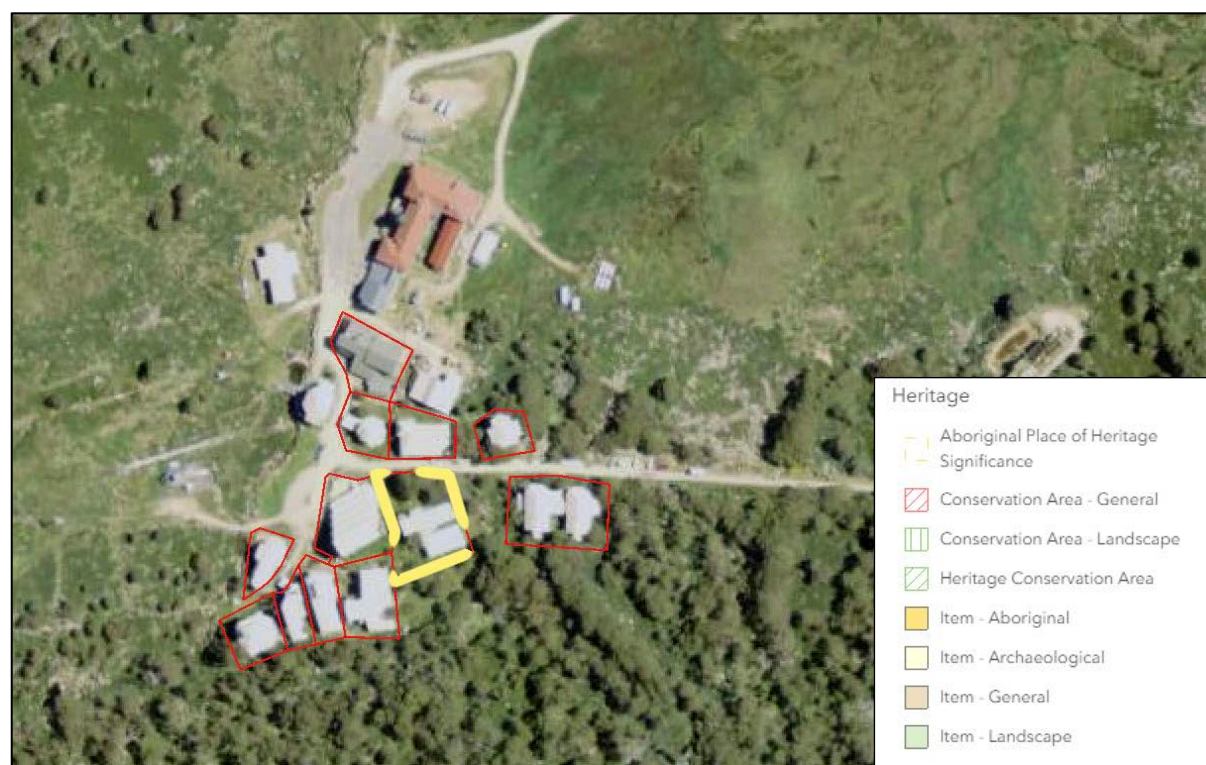


Figure 6 - NSW Planning Portal Heritage Areas



## 4.2 Heritage Buildings and Landscapes

Southern Alps Ski Club is not identified as a heritage item on the State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007, nor is the lodge identified as a Heritage Item on the State Heritage Register (SHR).

Currently, the external building surfaces of the lodge are in a state of disrepair resulting from the harsh alpine weather conditions. Repairs are needed urgently to ensure the condition of the building is improved, and more importantly for occupant safety. The proposed lodge upgrades and repairs will provide improved bushfire resistant materials which aim to ensure occupant safety and guarantee longevity of the lodge to allow people to visit and enjoy the lodge for many years to come.

As demonstrated within the Statement of Environment Effects (SEE), the proposed repairs and upgrades, specifically the upgrade to external surfaces, are consistent with, and sympathetic to other lodges in Charlotte Pass Village (CPV). Other lodges within CPV (such as Lucy Lodge, Jerrabomberra, and nearby Smuggler's lodge in Smiggin Holes) have undergone similar upgrades in recent years. Ensuring the bushfire safety of existing buildings in Kosciuszko National Park is vital to safeguard the ongoing operation of tourist activities and accommodation in the National Park.

As the proposed upgrades will improve the longevity of the lodge, enhance the condition of the building, and are consistent with building fabric and design of CPV the works are deemed as suitable for the site. The proposed works are consistent with the objectives of the CPV Environmental Values Report 2008, as the works aim to enhance the condition of the lodge to ensure the continuation of lodge operation, and to ensure the safety of its occupants.

It is considered that the proposed work satisfies the heritage provisions of the Alpine SEPP and the CPV Environmental Values Report 2008. As a result, it should be deemed that the proposed works are considered acceptable regarding the heritage values of Kosciuszko National Park.

## 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 works with minimal adverse impacts.

After assessing the four triggers of Biodiversity Offset Scheme, the proposed works 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 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.

The proposal is consistent with the objectives of the CPV Environmental values Report 2008 and ensures the fabric of the lodge is sympathetic to and compatible with the character of CPV. The proposed works will improve the condition of the building to ensure occupant safety and bushfire protection, which ensures the longevity of the lodge.

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