



Department of Planning  
Housing and Infrastructure

*Issued under the Environmental Planning and Assessment Act 1979*

Approved Application No DA 23/3863

Granted on the 27 February 2024

Signed H Clark

Sheet No 6 of 12



## **EXTERNAL MAINTENANCE WORK TO VALLEY TERMINAL BUILDING + GUEST SERVICES BUILDING**

FRIDAY DRIVE, THREDBO VILLAGE  
KOSCIUSZKO NATIONAL PARK NSW 2625  
LOT 862 DP1128686

DATE: SEPTEMBER 2023

PREPARED FOR: KOSCIUSZKO THREDBO C/- CHLOE CHALK

PREPARED BY: ACCENT TOWN PLANNING PTY LTD

REVISION: 02

## 1.0 PROJECT DETAILS

The project for which this Statement applies is for a development application for external maintenance work to VT building and Guest Services Building. The buildings are located in Lot 862 DP1128686, Friday Drive, Thredbo within the Kosciuszko National Park. Thredbo Village is located approximately 35km from Jindabyne, within Kosciuszko National Park, NSW.

The proposed maintenance work will include:

- The removal of existing deteriorated native hardwood cladding and replacement with like-for-like product.
- The removal of existing deteriorated corrugated metal roof sheeting and replacement with like-for-like product.
- The removal of windows and replacement with like-for-like product.

The proposed maintenance works on the Guest Services building will include:

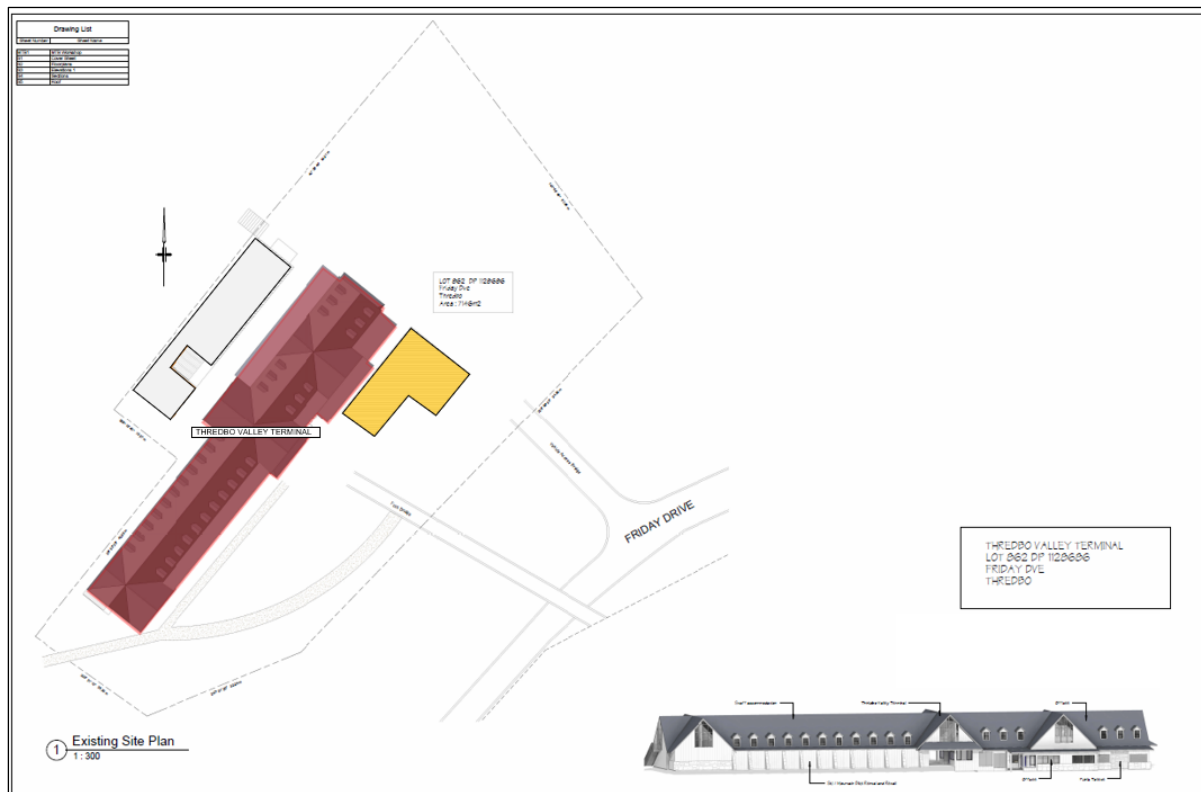
- Replacement of the existing fixed glass windows within the existing timber frame with new double-hung windows for five ticket offices within the Guest Service building.
- Removal and replacement of the timber ceiling with a like-for-like lining product to the external awning of the Guest Service building.
- Removal of existing My Thredbo Kiosk signage above the existing ticket windows and installation of 5 screens above the windows.

It is important to note, that the proposed building works will be within the existing footprint of the buildings.

The proposed development is deemed to be of positive influence on the snow resort through the provision of an enhanced staff and visitor experience through the proposed repair and upgrade work to the VT building.

The external repair works will improve the condition of the buildings and will therefore improve its longevity. The proposed works are consistent with the character and built environment of Thredbo Village, as they aim to retain the appearance and condition of the building.

### FIGURE 1 VALLEY TERMINAL SITE 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 development under element A. To complete this assessment, we will evaluate the four triggers and demonstrate that the proposed repair works should not trigger the Biodiversity Offsets Scheme and therefore the owner will not be required to offset their proposed activities.

### 2.1 CLEARING THRESHOLD

**FIGURE 2 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



The proposed works do not require any tree removal or land clearing, the repair and maintenance works will be occurring to existing external building surfaces. As a result, no offsets for the proposed works would be required due to this trigger.

## 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 in Figure 3 below, the subject allotments do contain areas with high biodiversity values. However, no building works are proposed within these areas and the proposed works will not negatively impact these areas and hence does not trigger the Biodiversity Offsets Scheme.

**FIGURE 3 BIODIVERSITY VALUES MAP**



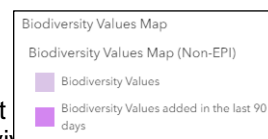
## 2.3 TEST OF SIGNIFICANCE

To assess the impact of the proposed maintenance 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.
- No endangered ecological communities or critically endangered ecological communities located where building works are proposed to occur.
- No predicted impacts to threatened species habitat at all.
- No removal of breeding habitats or fragmentation of habitats as a result of 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 in these areas.
- Vegetation removal is a key threatening process, and no vegetation removal (under clearing threshold limits) is proposed.



Similarly, the test shows that the proposed maintenance works are not likely to have a significant impact on threatened species or their habitat and will not be carried out in a declared area of outstanding biodiversity value. Therefore, the applicant will not be required to apply the Biodiversity Offsets Scheme or prepare a species impact statement (SIS) as a result of this trigger.

## 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. Therefore, due to the subject site being located within Kosciuszko National Park the proposed asset protection zone and works will not be within an area of outstanding biodiversity values and hence not trigger the BOS.

## **2.5 BIODIVERSITY OFFSET SCHEME CONCLUSION**

As a result, you can see no clearing for the proposed works will occur within BVM mapped areas so the development will not trigger the biodiversity offset scheme. Therefore, a biodiversity assessment report by a certified biodiversity assessor is not necessary.

### 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 maintenance works to Valley Terminal Building in Thredbo Village. 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

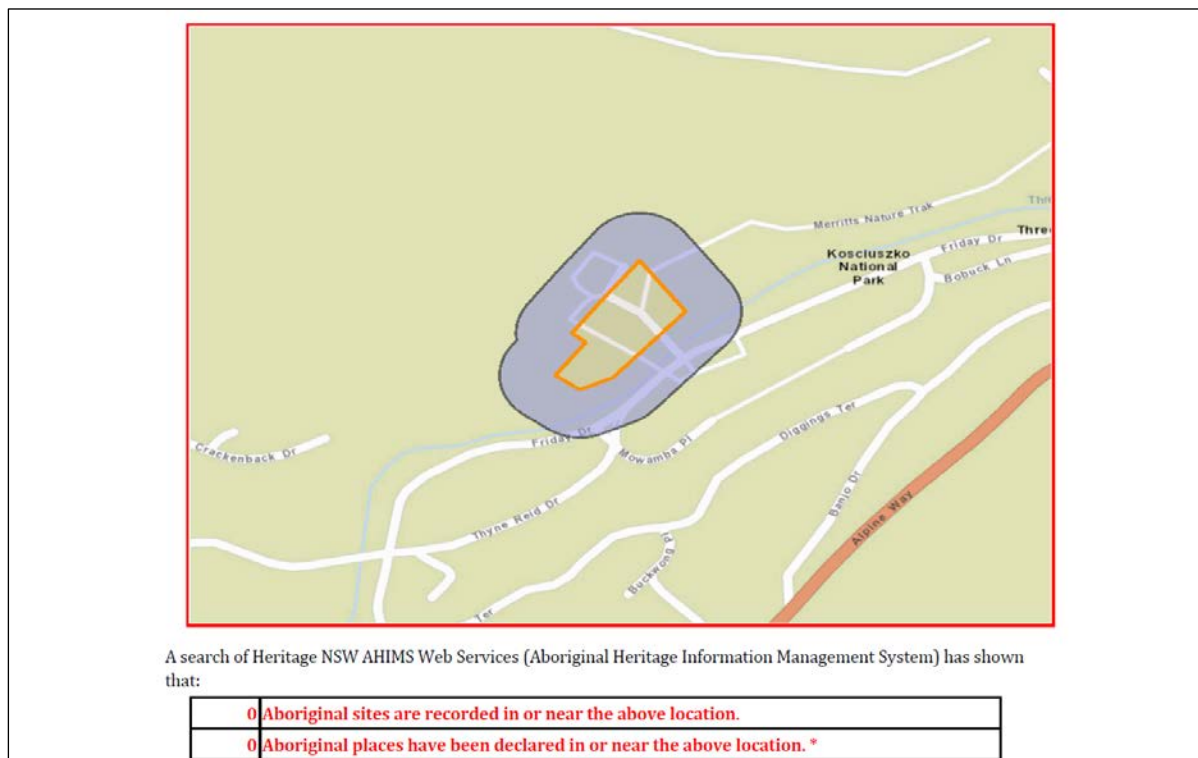
#### 3.1 AHIMS RESULT

An AHIMS search conducted for Lot 862 DP1128686 on the 03/06/2022 found zero sites or places recorded or declared at the subject allotment.

There have been no known Aboriginal artefacts found during previous construction of the existing building and surrounds. External works proposed to Thredbo Valley Terminal will result in no ground surface disturbance and hence the likelihood for Aboriginal artefacts to be found is very unlikely.

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 4 AHIMS SEARCH RESULT LOT 862 DP1128686**



### 3.2 GENERIC DUE DILIGENCE ASSESSMENT

The proposed maintenance works do not involve any ground disturbance. 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.

#### **ABORIGINAL CULTURAL HERITAGE DUE DILIGENCE**

##### **APPLICABLE PATHWAY**

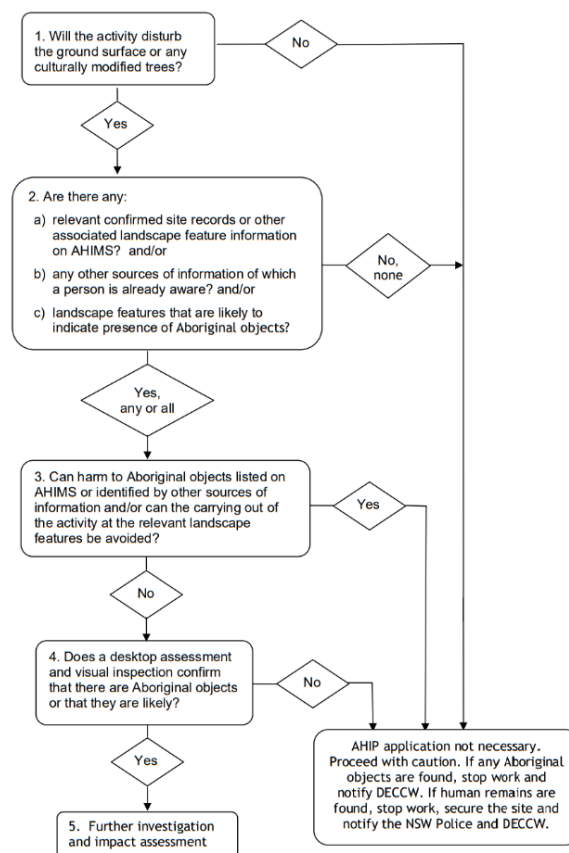
Section 1, “Do you need to use this due diligence code”, of the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (DECCW 2010)* {referred to as the ‘Due Diligence Code’ going forward} has determined that the Generic Due Diligence Code of Practice is applicable to follow.

##### **GENERIC DUE DILIGENCE CODE**

**Question 1:** Will the activity disturb the ground surface or any culturally modified trees?

Response: No – AHIP application not necessary. Proceed with caution. If any Aboriginal objects are found, stop work and notify DECCW. If human remains are found, stop work, secure the site and notify the NSW Police and DECCW.

**FIGURE 5      GENERIC DUE DILIGENCE PROCESS**



##### **CONCLUSION:**

Therefore, as per the Due Diligence Code “AHIP application not necessary. Proceed with caution. If any Aboriginal objects are found, stop work and notify DECCW. If human remains are found, stop work, secure the site and notify the NSW Police and DECCW” (NPWS).

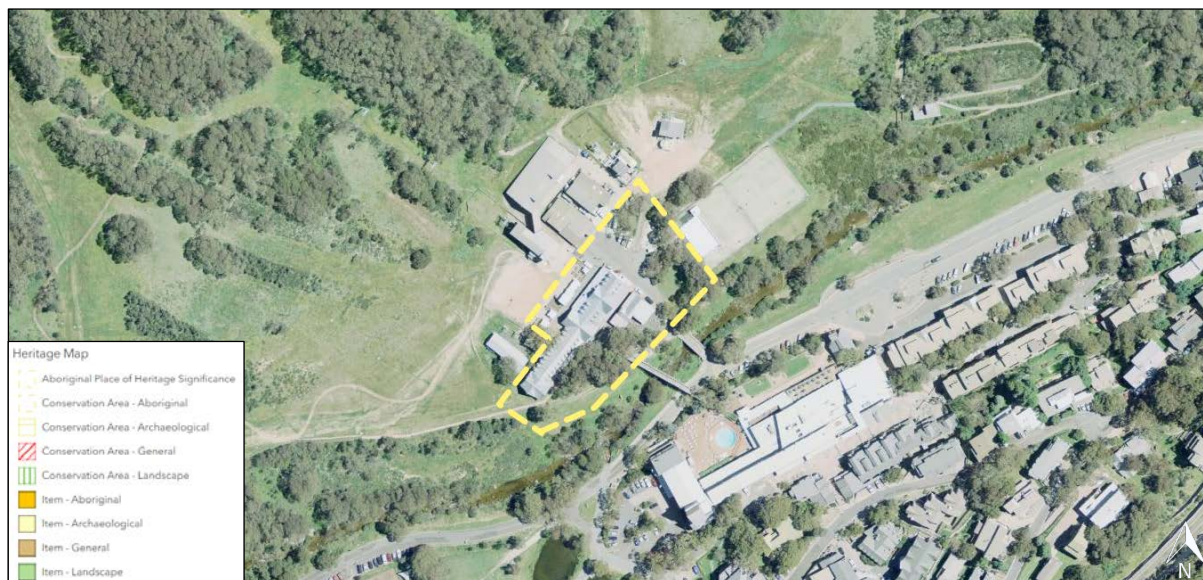


## 4.0 HERITAGE CONSERVATION

### 4.1 HERITAGE AREAS

The subject site is not identified as being within a heritage conservation area, nor is the site registered on the NSW Heritage Inventory.

**FIGURE 6 NSW PLANNING PORTAL HERITAGE AREAS**



### 4.2 HERITAGE BUILDINGS AND LANDSCAPES

The Valley Terminal Building is identified as a Heritage Item under *Schedule 3 Heritage Items – Chapter 4* of the *Precincts Regional SEPP 2021*.

GBA Heritage Consultants have prepared the following documents for the modified development approval.

- Concise Statement of Heritage Impact Proposed External Work, Valley Terminal Building, dated 9 June 2023.
- Addendum to Statement of Heritage Impact Proposed External Work (Guest Services Building) dated 10 October 2023.

The reports conclude:

- The cladding and window replacement is to match existing profile, material, details and finishes and will have an acceptable heritage impact.
  - The proposed exterior timber cladding is to be sourced from products with a similar profile to the existing timber cladding.
  - The proposed metal and timber windows are to have a similar configuration and profile to the existing, metal and timber windows.
- The removal of some original fabric is considered acceptable given that the proposal sympathetically replaces the existing fabric with new to match the existing in terms of profile, material, colour and finishes.
- The ticket booth reinstatement, ceiling lining replacement and signage change to TV Screens will have an acceptable heritage impact.
- The proposed development is consistent with the heritage objectives of the SEPP Precincts-



Regional 2021 and may be permitted without consent under clause 4.21 (4).

## 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 maintenance 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 Precincts – Regional SEPP 2021 and ensures the fabric of VT is maintained. The proposed maintenance works will improve the condition of the building to ensure the longevity of the building.