STATEMENT OF ENVIRONMENTAL EFFECTS

SKI SLOPE WORKS
GUTHEGA HOME TRAIL
PERISHER SKI RESORT
KOSCIUSZKO NATIONAL PARK

Prepared for:
Perisher Ski Resort

DECEMBER 2024
Project: 38-24

Dabyne Planning Pty Ltd

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DECEMBER 2024

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CONTENTS

1. INTRODUCTION

Dabyne Planning Pty Ltd has been engaged by Perisher Blue Pty Ltd (Perisher), the operator of the Perisher Ski Resort to prepare a Statement of Environmental Effects to accompany a Development Application (DA) to the NSW Department of Planning, Housing & Infrastructure (the Department).

The DA is for ski slope works to the Guthega Home Trail, located close to the Carpark Double Chair bottom station and Guthega Centre, within the Perisher Ski Resort.

The proposed development includes improving the ski slope access for both grooming machines and skiers and snowboarders along the Guthega Home Trail, approaching the Carpark Double Chair bottom station and Guthega Centre.

The ski slope works include cutting and filling the ski slope over a distance of approximately 60m and include installing a rock retaining wall on the high side of the regraded ski slope to retain the uphill excavated earth. The earthworks even out the fall line of the ski slope from being too flat, then too steep with an uneven cross-slope to a more consistent grade, easier for lower to intermediate skiers and boarders to navigate.

This improves access to both the Guthega Centre building and Carpark Double Chair bottom station.

The works are undertaken predominately within a disturbed ski slope; however the uphill works extend into the edge of the native vegetation, which will result in a small area of 140m^2 of already disturbed native vegetation.

In accordance with the Biodiversity Conservation Act, 2016 (BC Act, 2016), the subject site is partly mapped on its edge as comprising high biodiversity values.

Accordingly, the removal of the small area of native vegetation associated with the development, calculated to be 140m^2, will trigger the Biodiversity Offsets Scheme (BOS) under the BC Act, 2016.

Consequently, a Biodiversity Development Assessment Report (BDAR) has been prepared by Ryan Smithers, Principal Ecologist with Eco Logical Australia who is an Accredited Person under the BC Act, 2016. The BDAR outlines the measures taken to avoid, minimise and mitigate impacts to the vegetation and habitats present within the development site during the design, construction and operation of the development. The residual unavoidable impacts of the proposed development were calculated in accordance with the Biodiversity Assessment Method (BAM) by utilising the Biodiversity Assessment Method Credit Calculator (BAMC). The BAMC calculated that a total of one (1) ecosystem credit and two (2) species credits are required to offset the unavoidable impacts to the vegetation and habitat present within the development site.

Payment of the offset credits will be made to the Biodiversity Conservation Fund (BCF) prior to works commencing.

A detailed description of the proposal is provided in Section 3 of the report.

The purpose of this SEE is to:

- describe the land to which the DA relates.
- describe the form of the proposed works.
- define the statutory planning framework within which the DA is to be assessed and determined; and
- assess the proposed development against the matters for consideration listed under Section 4.15(1) of the Environmental Planning and Assessment Act, 1979 (EP&A Act, 1979).

This includes documenting the environmental impacts of development; how the environmental impacts of the development have been identified; and the steps to be taken to protect the environment or to lessen the expected harm to the environment.

The report has been prepared in accordance with the requirements of the Environmental Planning and Assessment Regulations 2021.

2. THE SITE AND LOCALITY

2.1 The Locality

The subject site is located within the Perisher Ski Resort, approximately 45kms from Jindabyne. Access to the resort is achieved via Kosciuszko Road or the Skitube.

The location of the Perisher Ski Resort is illustrated in context with the regional locality below:

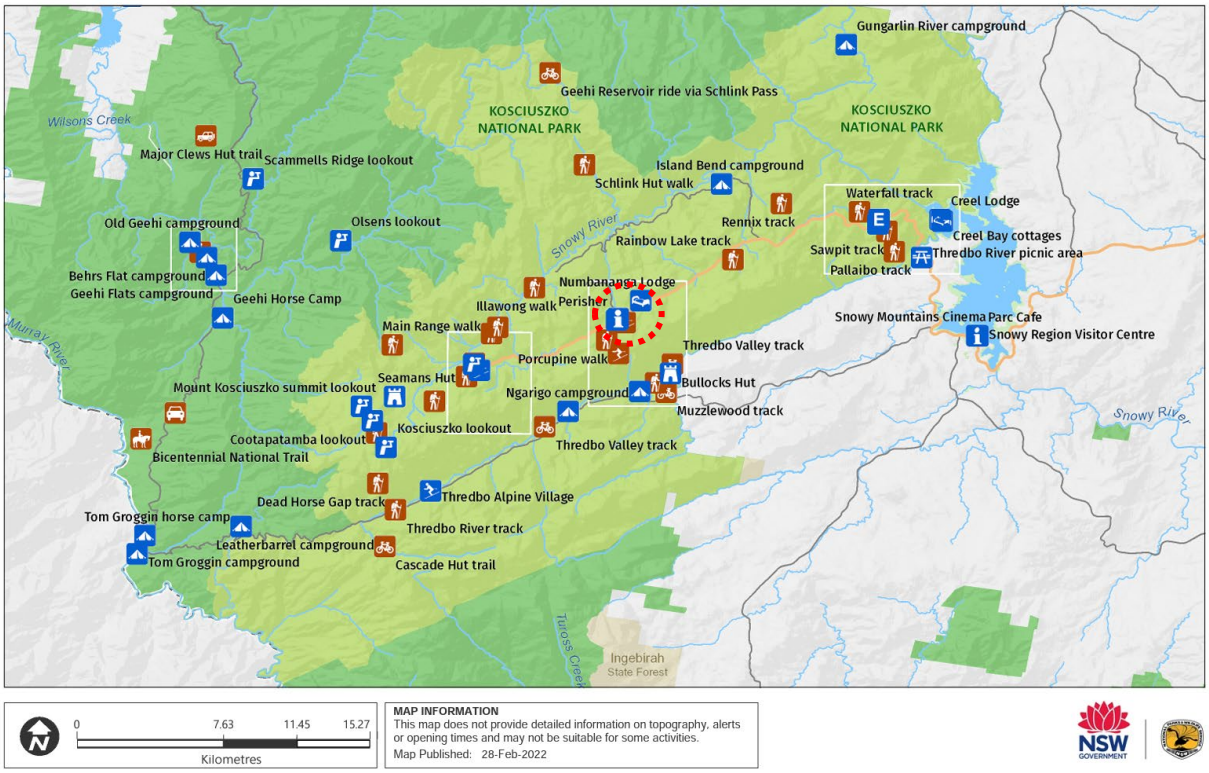

Figure 1: Context of the site within the region

2.2 The Site

The subject site is located along the Guthega Home Trail, located close to the Guthega Centre and bottom station of the Carpark Double Chair.

The location of the site is shown in the locality and aerial maps provided below and photos in Appendix A.

Figure 2: Location of the subject site within the locality

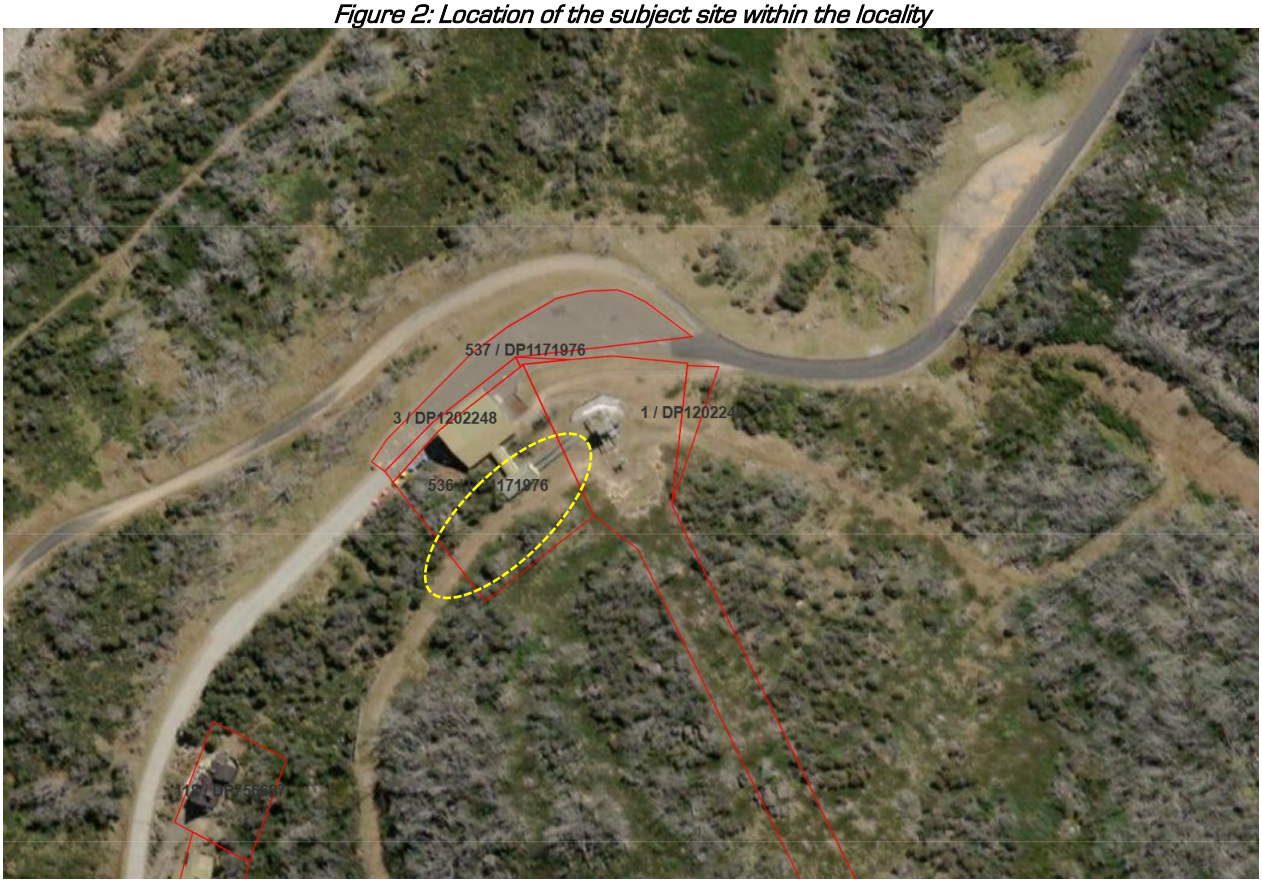

Figure 3: Location of the subject site within the locality

Figure 4: Aerial map of the subject site

The location of the subject site in context of the Perisher Ski Resort and Guthega, is shown below.

Figure 5: Perisher ski trail map with the identified location of the proposed works

3. DESCRIPTION OF THE DEVELOPMENT

3.1 General Description

The purpose of the development is to provide a safer and improved ski slope access along the Guthega Home Trail, close to the Carpark Double Chair bottom station and Guthega Centre, within the Perisher Ski Resort.

The photo below shows the difficulty of providing coverage during marginal conditions.

Figure 6: Guthega Home Trail during marginal conditions

The proposed ski slope works include cutting and filling the ski slope over a distance of approximately 60m and include installing a rock retaining wall on the high side of the revised ski slope to retain the uphill excavated earth. The earthworks even out the fall line of the ski slope from being too flat, then too steep with an uneven cross-slope to a more consistent grade, easier and safer for lower to intermediate skiers and boarders to navigate.

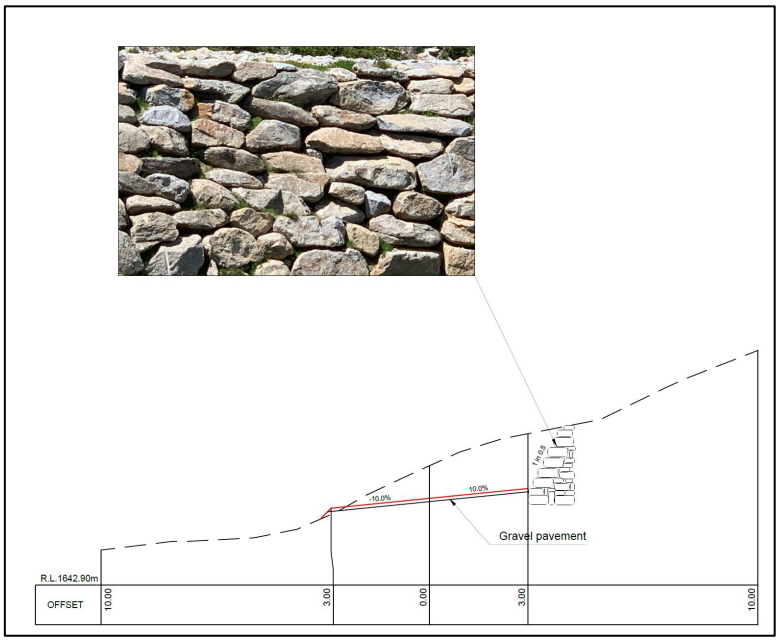

Figure 7: Typical cross section and example of the rock retaining wall

This improves access to both the Guthega Centre building and Carpark Double Chair bottom station.

The works are undertaken predominately within a disturbed ski slope; however the uphill works extend into the edge of the native vegetation, which will result in a small area of 140m^2 of already disturbed native vegetation.

3.2 Construction Timing

The proposed construction timing of the project has been scheduled to start in March 2025 and be completed by the end of May 2025.

3.3 Access

Access to the site is achieved via Guthega Road and then the Norwegian Road to the top of the Home Trail.

Vehicles will then use the Home Trail to access the work site, as shown below.

Figure 8: Construction access will use the Guthega Road (yellow), then Norwegian road (green), then follow the Home Trail (orange)

The Guthega Road and Norwegian Road access was used during the construction of the Freedom Chair and the Home Trail was previously used for construction access for maintenance work undertaken associated with the Carpark Double Chair.

Construction access via the short steep driveway below the Carpark Double Chair is only limited to standard vehicles, with inadequate clearance for larger vehicles required for the project.

Figure 9: Construction access via the short steep driveway below the Carpark Double Chair is not suitable for large vehicles

Figure 10: Insufficient clearance for larger vehicles via this route

4. KEY MATTERS FOR CONSIDERATION

4.1 Biodiversity

The proposed development is located on the edge of the Biodiversity Values mapped area under the BC Act, 2016.

Consequently, the BOS is triggered and a BDAR has been prepared by Ryan Smithers, Principal Ecologist with Eco Logical Australia and an Accredited Person.

The BDAR outlines the measures taken to avoid, minimise and mitigate impacts to the vegetation and habitats present within the development site during the design, construction and operation of the development.

These measures have included using the existing disturbed ski slope corridor where possible, only requiring a narrow band of native vegetation to be removed which would have been re-growth from the original ski slope works.

Other measures include using the existing vehicle access corridor; using natural rock for the retaining wall which can provide fauna habitat and undertaking site environmental management measures as outlined in the SEMP.

The residual unavoidable impacts of the proposed development were calculated in accordance with the BAM by utilising the BAMC. The BAMC calculated that a total of one (1) ecosystem credit and two (2) species credits are required to offset the unavoidable impacts to the vegetation and habitat present within the development site.

As a result of payment to the BCF for these offset credits, the physical implementation of offsets within the resort is not required. Furthermore, payment of these offset credits is an alternative to the retirement of biodiversity credits in accordance with Division 6 of the BC Act, 2016.

Serious and irreversible impacts values were also considered as part of the assessment under the BDAR, and the report concluded that the proposal will not result in any serious and irreversible impacts.

A copy of the BDAR is provided in Appendix B.

4.2 Aboriginal Cultural Heritage

The identification and mapping of known and potential areas of Aboriginal cultural heritage values was undertaken by Navin Officer Heritage Consultants as part of the Perisher Range Resorts Environmental Study, undertaken in 2000 by Connell Wagner.

The study included a predictive model that mapped the zones of Archeological Sensitivity as provided below in figure 11.

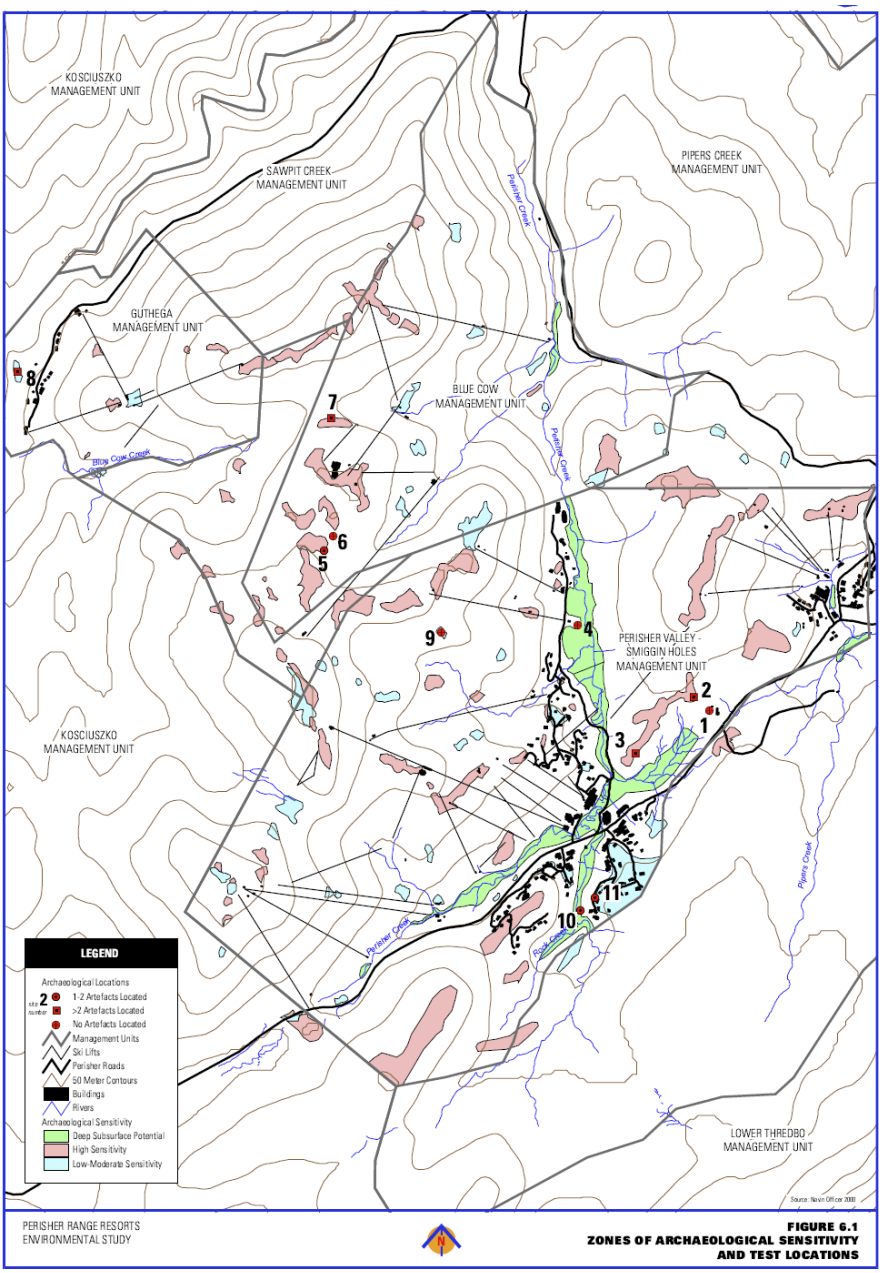

Figure 11: Zones of Archeological Sensitivity
(Source: Perisher Range Resorts Environmental Study, Connell Wagner, 2000)

Based on the above map, the proposed works are not located within any identified areas of low-moderate sensitivity, high sensitivity or deep subsurface potential as shown above. The below extract of the 'Other Environmental Factors Map' for the Guthega Precinct as identified in the PSSMP provides a better scale and resolution. This map is based on the predictive model undertaken by Navin Officer for Connell Wagner.

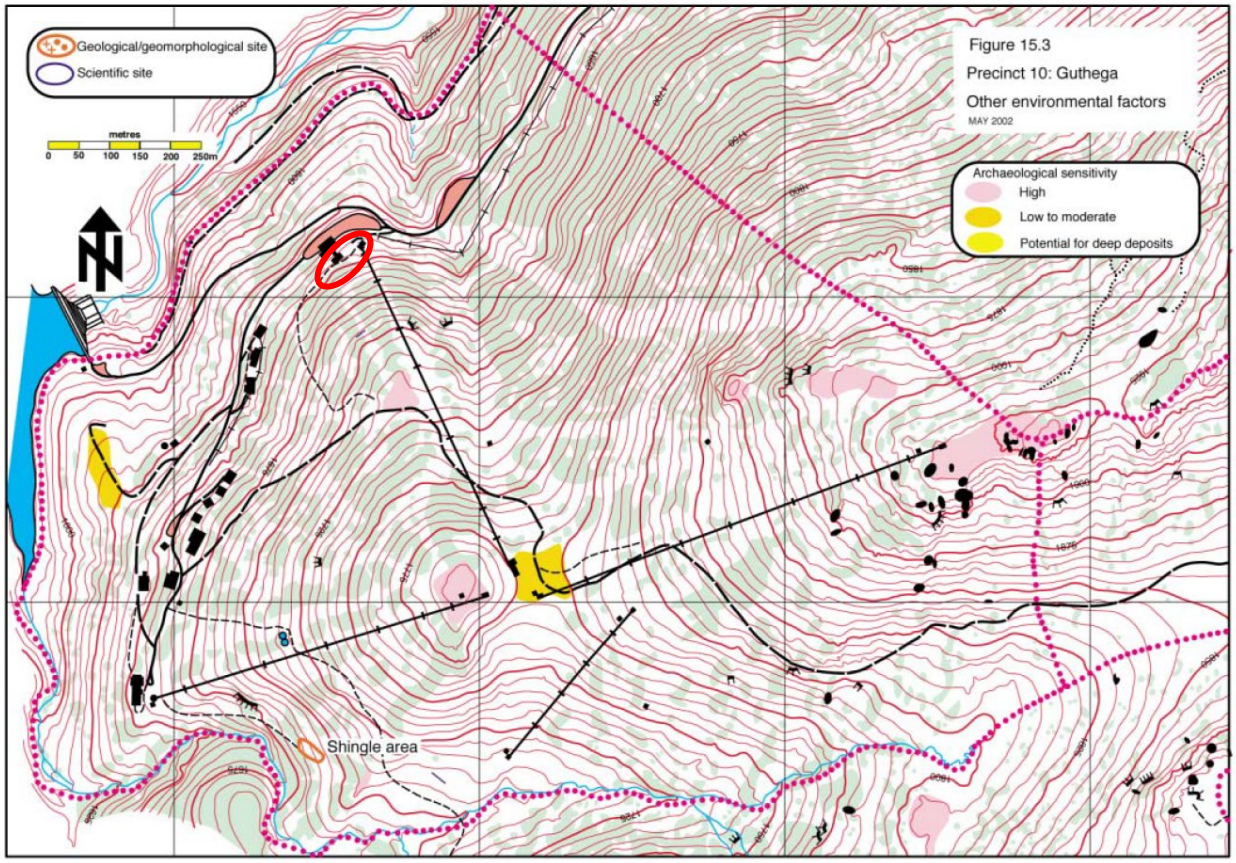

Figure 12: Other environmental factors map for the Perisher Valley Precinct (Source: PSSMP)

In regard to the Due Diligence Code of Practice, DECCW 2010, the generic due diligence process has been followed and documented below.

Step 1. Will the activity disturb the ground surface?

Comment:

The proposed development will result in disturbance of the ground surface.

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 Appendix C. The search has identified that no Aboriginal sites or places have been recorded within the subject site and buffer area.

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

Comment:

As discussed above, Navin Officer Heritage Consultants undertook an Aboriginal Cultural Heritage Study for the Perisher Range Resorts Area in 2000 that formed part of the Perisher Range Resorts Environmental Study (undertaken in 2000 by Connell Wagner).

This study included a predictive model based on the results from a program of subsurface testing across selected landform variables.

Based on this work, four zones of archeological sensitivity were identified, including areas of high archeological sensitivity, areas of low to moderate archeological sensitivity, areas with potential for deep subsurface archeological deposits and areas of no or negligible potential.

The requirement for further surface archeological survey was therefore determined to be low within landscape features that comprised of moderate to high slope gradients and areas of poorly drainage ground, as well as grassland and herbfields on treeless frost hollow floor or areas with predominant or closed heath vegetation.

With regard to the recent Aboriginal Archeological Heritage Map under the SEPP Precincts Regional, the subject site is not mapped as Archeologically Sensitive Land.

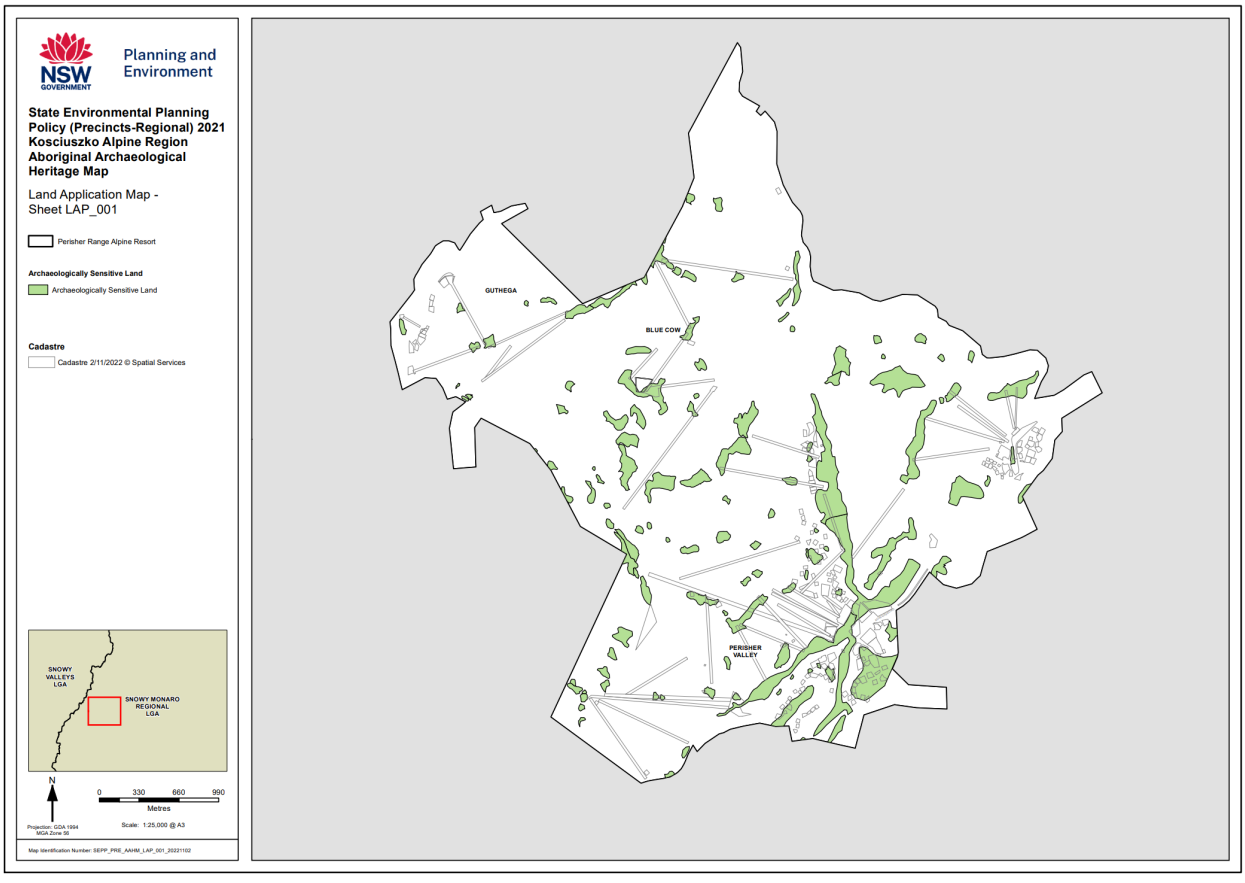

Figure 13: SEPP Precincts Regional – Kosciuszko Alpine Region Aboriginal Archeological Heritage Map

In accordance with Step 2a of the Code, the Navin Officer 2000 study 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 Perisher Range Resorts 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 outside of the areas identified as potential for either low to moderate archaeological sensitivity or high 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 activity, the development can therefore proceed with caution without applying for an AHIP.

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

In the unlikely event that Aboriginal items are uncovered during excavation, all work shall cease at that location and the relevant authorities shall be notified.

5. ENVIRONMENTAL AND PLANNING LEGISLATION

5.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

5.1.1 SECTION 4.15(1)(a)(i) – ENVIRONMENTAL PLANNING INSTRUMENTS

The only applicable Environmental Planning Instrument (EPI) to the proposed development and site is State Environmental Planning Policy (Precincts – Regional) 2021 (SEPP Regional Precincts).

The key relevant provisions of the new Chapter 4 of the SEPP Regional Precincts have been addressed below.

Section 4.1 Aim and objectives of Chapter:

Matter for Consideration	Response
The aim of this Chapter is to protect and enhance the Alpine Region by ensuring development managed with regard to the principles of ecologically sustainable development, including the conservation and restoration of ecological processes, natural systems and biodiversity.	
(2) The objectives of this Chapter are as follows—	
(a) to encourage the carrying out of a range development to support sustainable tourism in the Alpine Region all year round, if the development does not result in adverse environmental, social or economic impacts on the natural or cultural environment of the Alpine Region, including cumulative impacts on the environment from development and resource use,	*The proposal is to provide an upgraded and improved ski run for skiers, snowboarders and grooming machines.* *This will result in a safer and more enjoyable guest experience.* *This can be achieved along a disturbed corridor, with minor impacts to native vegetation.* *The SEPP does not provide any framework for consideration of cumulative impacts.*
(b) to establish planning controls that— (i) contribute to and facilitate the carrying out ecologically sustainable development in the Alpine Region, and (ii) recognise the Alpine Region's significant contribution to recreation and the tourism economy in the State,	*The objective relates to establishing planning controls and therefore is not relevant to the assessment of the proposed development.*

(c) to minimise the risk to the community exposure to environmental hazards, particularly geotechnical hazards, bush fires and flooding, by— (i) generally requiring development consent on land in the Alpine Region, and (ii) establishing planning controls for buildings ensure the safety of persons using the buildings if there is a fire.	*The objective sets out to minimise risk to the community in relation to environmental hazards, such as geotechnical hazards, bush fires and flooding by requiring development consent.* *A DA has been lodged and the development requires consent.* *The second part of the objective relates to establishing planning controls for buildings to ensure the safety of people using the buildings if there is a fire. This is not an environmental hazard or a planning matter.*

Section 4.2 Land to which Chapter applies:

The subject site is located within the Perisher Range Alpine Resort and this subregion is mapped as shown in the extract below.

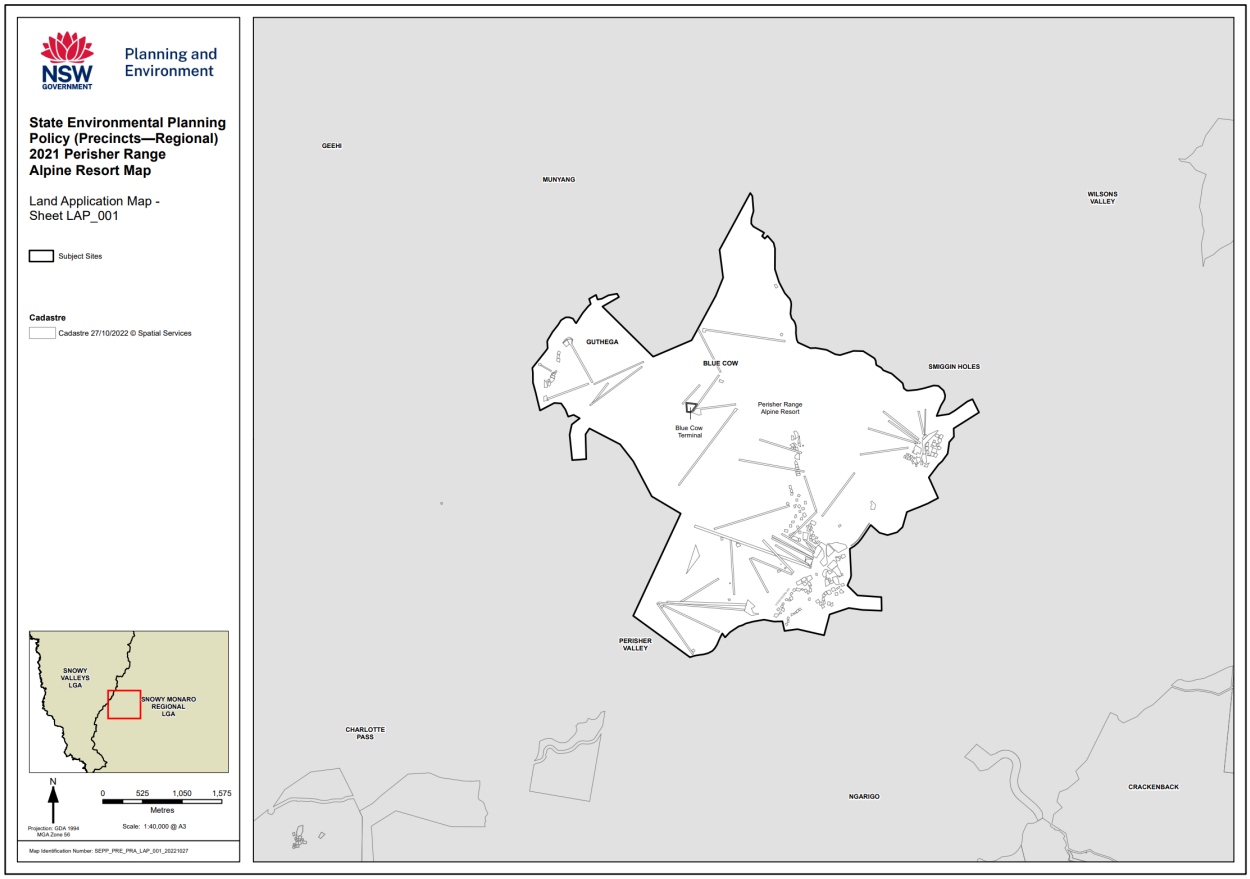

Figure 14: Precincts-Regional SEPP – Perisher Range Alpine Resort Sub-Region Map

Section 4.7 - Land Use Table:

The land use table for the Perisher Range Alpine Resort specifies that *'Ski slopes'* is permitted with consent.

This is defined as:

ski slope *means an area of land that has been developed primarily to facilitate ski activities, whether or not lifting facilities are required to access the area.*

Accordingly, the proposal is permitted with consent.

Section 4.24 Flood Planning

Under Section 4.24(2), Development consent must not be granted to development on land in the Alpine Region the consent authority considers to be in the flood planning area unless the consent authority is satisfied with the provisions listed under (a) to (e) with further matters for consideration listed under S.4.23(3).

Under S.4.24(4) the words used in this section have the same meaning as in the *Considering Flooding in Land Use Planning Guideline*, published on the Department's website on 14 July 2021, unless otherwise defined.

In accordance with these guidelines, *'flood planning area has the same meaning as in the Floodplain Development Manual, ISBN 0 7347 5476 0, published by the NSW Government in April 2005'.*

The Floodplain Development Manual defines flood planning area as *'the area of land below the FPL, and thus subject to floor related development controls. The concept of flood planning area generally supersedes the "flood liable land" concept in the 1986 Manual'.*

Under the SEPP, there is no defined flood planning area or FPL and no reference to any adopted mapping.

Further consideration of Section 4.24 therefore cannot be undertaken.

Section 4.25 Earthworks

Matter for Consideration	Response
(3) In deciding whether to grant development consent for earthworks, or for development involving ancillary earthworks, the consent authority must consider the following matters—	
(a) the likely disruption of, or adverse impact on, drainage patterns and soil stability in the locality of the development,	*The proposal has been designed to manage drainage both by way of the retaining wall and out slope for the regraded ski run.* *Soil stability will be managed by the retaining wall and slope works.*
(b) the effect of the development on the likely future use or redevelopment of the land,	*The effect of the development will improve the use of the ski run.*
(c) the quality of the fill or the soil to be excavated, or both,	*The works do not require importing fill, with the soil to be excavated previously disturbed as part of the original ski slope works.*
(d) the effect of the development on the existing and likely amenity of adjoining properties,	*The development will have a negligible effect on the existing and likely amenity of adjoining properties, which includes the Guthega Centre and Carpark Double Chair.*

(e) the source of any fill material and the destination of any excavated material,	*The works do not require importing fill, with the fill on site to be won by the soil excavated. Excess soil to be excavated and taken to the Smiggins stockpile site.*
(f) the likelihood of disturbing relics,	*The disturbance corridor has been previously disturbed.*
(g) the proximity to, and potential for adverse impacts on, a waterway, drinking water catchment or environmentally sensitive area,	*The subject site is setback approximately 100m from the closest defined watercourse, as shown below in figure 15. There are no defined water catchments or environmentally sensitive areas under the SEPP.*
(h) appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.	*The proposal has been located within a disturbed ski slope corridor with a narrow band of native vegetation to be disturbed. Furthermore, these impacts can be minimised by way of implementation of the measures outlined in the Site Environmental Management Plan (SEMP).*

Figure 15: Proximity of the development to the closest defined watercourse

Section 4.26 Master plans

The Minister must prepare and approve a master plan that applies to the Alpine Region under Section 4.26 of the Chapter 4 of the SEPP Regional Precincts. On the 1 July 2022, the Snowy Mountains Special Activation Precinct Master Plan (SM SAP MP) was adopted. The SM SAP MP was adopted well in advance of the new Chapter 4 of the SEPP Regional Precincts and therefore prior to Section 4.46 being implemented.

The Master Plan must contain certain information.

The SM SAP MP does not:

- Include a map showing existing and proposed types of development for the Perisher Ski Resort: No map of the entire resort, including the subject site is provided, therefore the Master Plan does not apply to the subject site. Furthermore, the map provided does not show 'existing and proposed types of development'. The map only shows 'development areas'.
- Include performance criteria for the proposed development.
- Include information about heritage items or places of heritage significance: The Master Plan does not provide information or a map of any heritage items.
- Outline limitations on development on certain land: The Master Plan does not show any limitation on development with regard to the subject site, being located at the base of a ski area.

Section 4.28 – Consideration of master plans and other documents

Matter for Consideration	Response
(1) In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider the following—	
(a) the aim and objectives of this Chapter set out in section 4.1,	*The proposed development is not inconsistent with the aim and relevant objectives.*
(b) (Repealed)	
(c) a conservation agreement under the *Environment Protection and Biodiversity Conservation Act 1999* of the Commonwealth that applies to the land,	*Not applicable.*
(d) the *Geotechnical Policy —Kosciuszko Alpine Resorts* published by the Department in November 2003,	*A Form 4 Certificate has been prepared and provided with the DA.*
(e) for development in the Perisher Range Alpine Resort— (i) the Perisher Range Resorts Master Plan, published by the National Parks and Wildlife Service in November 2001, and (ii) the Perisher Blue Ski Resort Ski Slope Master Plan adopted by the National Parks and Wildlife Service in May 2002.	*The Perisher Ski Resort Ski Slope Master Plan applies to the subject site (PSSMP).* *The proposed works are minor in the scheme of the PSSMP and therefore are not specifically mentioned. However, the works provide a safer and improved guest experience, generally consistent with the Master Plan.*
(2) In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider—	
(a) a master plan approved by the Minister under section 4.26 that applies to the land, or	*The SM SAP MP was adopted prior to the new Chapter 4 of the SEPP being adopted, therefore prior to section 4.26.* *The SM SAP MP does not specifically relate to the site or the proposed development.*
(b) if a master plan has not been approved—a draft master plan prepared under section 4.26 that is intended to apply to the land and has been published on the NSW planning portal.	*Not applicable.*

Section 4.29 - Consideration of environmental, geotechnical and other matters

Matter for Consideration	Response
S.4.29 (1) In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider the following—	
(a) measures proposed to address geotechnical issues relating to the development,	*The measures proposed to address geotechnical matters have been outlined in the Form 4 Certificate and report prepared by Asset Geotechnical.*
(b) the extent to which the development will achieve an appropriate balance between— (i) the conservation of the natural environment, and (ii) taking measures to mitigate environmental hazards, including geotechnical hazards, bush fires and flooding,	*The proposal does not require any measures to mitigate environmental hazards that would impact on the conservation of the natural environment.*
(c) the visual impact of the proposed development, particularly when viewed from the land identified as the Main Range Management Unit in the Kosciuszko National Park Plan of Management	*The proposed ski slope works generate minor visual impacts that are not visible from Guthega Road.* *Although potentially visible from the Main Range, the existing building and surrounding vegetation will mainly screen the limited slope works.* *The use of a rock retaining wall and rehabilitation of the disturbed ski slope will mitigate any visual impacts associated with the works.*
(d) the cumulative impacts of development and resource use on the environment of the Alpine Subregion in which the development is carried out,	*There is no framework provided to assess cumulative impacts. That being said, an assessment of likely impacts of the proposal is provided in Section 5.1.6 of this SEE.*
(e) the capacity of existing infrastructure and services for transport to and within the Alpine Region to deal with additional usage generated by the development, including in peak periods,	*The proposed works will have no impact on the existing transport to and within the resort, as the proposal does not generate additional usage.*
(f) the capacity of existing waste or resource management facilities to deal with additional waste generated by the development, including in peak periods.	*Not applicable.*
(2) For development involving earthworks or stormwater draining works, the consent authority must also consider measures to mitigate adverse impacts associated with the works.	*The proposed earthworks and associated drainage works can be managed with sedimentation and erosion control measures as outlined in the SEMP provided separately, can mitigate any adverse impacts associated with such works.*

(3) For development the consent authority considers will significantly alter the character of an Alpine Subregion, the consent authority must also consider— (a) the existing character of the site and immediate surroundings, and (b) how the development will relate to the Alpine Subregion.	*The proposed development will not significantly alter the character of the Perisher Alpine Subregion.*

Section 4.30 - Kosciuszko National Park Plan of Management

The proposed development is not inconsistent with the Kosciuszko National Park Plan of Management.

5.1.2 SECTION 4.15(1)(a)(ii) – DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

There are no draft Environmental Planning Instruments that are applicable to the site or proposed development.

5.1.3 SECTION 4.15(1)(a)(iii) – DEVELOPMENT CONTROL PLANS

There are no adopted Development Control Plans applicable to the Kosciuszko Alpine Resorts under the SEPP Regional Precincts.

5.1.4 SECTION 4.15(1)(a)(iiia) – PLANNING AGREEMENTS

There are no Planning Agreements applicable to the Kosciuszko Alpine Resorts under the SEPP Regional Precincts.

5.1.5 SECTION 4.15(1)(a)(iv) – REGULATIONS

The development application has been made in accordance with the requirements contained in the Environmental Planning and Assessment Regulation 2021.

5.1.6 SECTION 4.15(1)(b) – LIKELY IMPACTS

Natural Environment:

The likely impacts from the proposed development on the natural environment are expected to be minimal given the disturbed nature of the site and the impacts on native vegetation being limited to the re-growth on the edge of the ski run.

Built Environment:

The impacts on the built environment are expected to be minimal.

Social and Economic impacts in the locality:

The social and economic impacts from the regraded ski run are positive, by providing a safer ski run with improved grooming, which will result in an improved guest experience.

5.1.7 SECTION 4.15(1)(c) – SUITABILITY OF THE SITE

The subject site is considered suitable for the proposed works, being a ski slope.

5.1.8 SECTION 4.15(1)(d) –SUBMISSIONS

The proposed works are located more than 50m from the closest tourist accommodation building and therefore cannot be publicly notified or advertised under the Departments Community Participation Plan, 2024 (CPP, 2024).

In accordance with Table 2 of the Departments CPP 2024, where the site is located more than 50m away from tourist accommodation, the DA will not be exhibited.

5.1.9 SECTION 4.15(1)(e) – THE PUBLIC INTEREST

The proposal provides a wider and safer ski run, which is within the public interest.

5.2 BIODIVERSITY CONSERVATION ACT, 2016

The proposed development is partly located within areas currently mapped as comprising high biodiversity value and therefore the BOS is triggered under the BC Act, 2016.

Figure 16: Biodiversity Values Map for the subject site

As identified in Section 5.1 above, a total of one (1) ecosystem credit and two (2) species credits are required to offset the unavoidable impacts to the vegetation and habitat present within the development site. Therefore, payment to the BCF for these offset credits is required.

As a result of payment to the BCF for these offset credits, the physical implementation of offsets within the resort is not required. Furthermore, payment of these offset credits is an alternative to the retirement of biodiversity credits in accordance with Division 6 of the BC Act, 2016.

The BDAR fulfils the obligations under the BC Act, 2016 and is provided in Appendix B.

6. CONCLUSION

The proposed ski slope works to the Guthega Home Trail will result in improved safety and guest experience for skiers and snowboarders accessing the Carpark Double Chair bottom station or Guthega Centre.

The re-graded ski slope will provide a more consistent, safer and comfortable grade with a wider slope, to allow for better grooming machine access.

The majority of works are located along a disturbed ski slope, with native vegetation on its edge that would be re-growth from previous disturbance, requiring removal to accommodate the works.

To ensure that all the environmental and associated legislation is complied with and fulfilled, the proposed development has been considered in regard to Section 4.15 of the Environmental Planning and Assessment Act, 1979, Biodiversity Conservation Act, 2016, and Chapter 4 of the State Environmental Planning Policy (Precincts – Regional) 2021.

The proposal has been found to be consistent with the above legislation and relevant Environmental Planning Instrument, as detailed in this SEE.

APPENDIX A

PHOTOS

Figure 1: Guthega Home Trail to be widened and subject to excavation– looking north

Figure 2: Guthega Home Trail to be widened and subject to excavation– looking north

Figure 3: Guthega Home Trail to be widened and subject to excavation– looking north

Figure 4: End of the Guthega Home Trail and bottom station of Guthega Carpark Double Chair

Figure 5: Bottom station of Guthega Carpark Double Chair – to be used for construction staging and material storage

Figure 6: Top of the Guthega Centre building access

Figure 7: Bottom of the Guthega Home Trail to be widened and re-graded

Figure 8: Bottom of the Guthega Home Trail to be widened and re-graded

Figure 9: Guthega Home Trail to be widened and re-graded – looking south

Figure 10: Guthega Home Trail to be widened and re-graded – looking south

Figure 11: Guthega Home Trail to be widened and re-graded – looking south

APPENDIX B

BDAR

Guthega Home Trail Widening, Perisher Ski Resort Biodiversity Development Assessment Report

Vail Resorts

ecological AUSTRALIA
A TETRA TECH COMPANY

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DOCUMENT TRACKING

Project Name	Guthega Home Trail Widening, Perisher Ski Resort
Project Number	9834
Project Manager	Ryan Smithers
Accredited Assessor Certification	
Prepared by	Ryan Smithers
Reviewed by	David Coombes
Approved by	Ryan Smithers
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Template 2.8.1

Executive Summary

Eco Logical Australia Pty Ltd was engaged by Vail Resorts to prepare a BDAR for the proposed widening of the Guthega Home trail in the Guthega area of Perisher Ski Resort.

Some of the native vegetation within the development site is mapped on the Biodiversity Values map. This report has been prepared to meet the requirements of the Biodiversity Assessment Method 2020 established under Section 6.7 of the NSW *Biodiversity Conservation Act 2016* (BC Act).

The proposed development has been located to take advantage of existing disturbed areas and minimize the required disturbance. As a result, it is anticipated that the proposal will involve the further modification of only 0.014 ha of native vegetation.

The development footprint supports one Plant Community Type (PCT) PCT 3381 Kosciuszko Alpine Sally Woodland which is considered to be in moderate condition within the development footprint. PCT 3381 does not comprise any threatened ecological community (TEC) listed on the BC Act or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Targeted surveys within the development site and immediate surrounds identified one threatened fauna species, *Mastacomys fuscus* (Broad-toothed Rat), as occurring within the development site. Despite targeted surveys, no evidence of *Liopholis guthega* (Guthega Skink) was detected within the development site or immediate surrounds. *Cercartetus nanus* (Eastern Pygmy-possum) was assumed to be present. No threatened plants were detected within the development site.

This BDAR outlines the measures taken to avoid, minimise and mitigate impacts to the vegetation and habitats present within the development footprint during the design, construction and operation of the development. The residual unavoidable impacts of the proposed development were calculated in accordance with the BAM by utilising the Biodiversity Assessment Method Credit Calculator. A total of one ecosystem credit and two species credits are required to offset the unavoidable impacts to the vegetation and habitats present within the development footprint.

Serious and Irreversible Impact (SAII) values have been considered as part of this assessment. The proposal will not result in any SAII.

Following consideration of the administrative guidelines for determining significance under the EPBC Act, it is concluded that the proposal is unlikely to have a significant impact on Matters of National Environmental Significance (MNES) or Commonwealth land, and a referral to the Commonwealth Environment Minister is therefore not recommended.

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Abbreviations

Abbreviation	Description
BAM	Biodiversity Assessment Method
BAMC	Biodiversity Assessment Method Credit Calculator
BC Act	NSW *Biodiversity Conservation Act 2016*
BDAR	Biodiversity Development Assessment Report
CEEC	Critically Endangered Ecological Community
DCCEEW	Commonwealth Department of Climate Change, Energy, the Environment and Water
DCCEEW (NSW)	NSW Department of Climate Change, Energy, the Environment and Water
EEC	Endangered Ecological Community
ELA	Eco Logical Australia Pty Ltd
EP&A Act	NSW *Environmental Planning and Assessment Act 1979*
EPBC Act	Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*
FM Act	NSW *Fisheries Management Act 1994*
GIS	Geographic Information System
GPS	Global Positioning System
IBRA	Interim Biogeographic Regionalisation for Australia
LGA	Local Government Area
NSW	New South Wales
NRAR	NSW Department of Natural Resources Access Regulator
PCT	Plant Community Type
SEPP	State Environmental Planning Policy
TEC	Threatened Ecological Community
VIS	Vegetation Information System

1. Introduction

This Biodiversity Development Assessment Report (BDAR) has been prepared by Ryan Smithers, an Accredited Person (BAAS17061) to apply the Biodiversity Assessment Method (BAM) under the NSW *Biodiversity Conservation Act 2016* (BC Act). All credit calculations have been undertaken using the BAM Calculator (BAMC) version 2020 in case number 53668. Consistent with the BAM, the streamlined (small area) assessment module has been used for this assessment.

Definitions of terminology used throughout this report are presented in Appendix A.

1.1. General description of the development site

The development site comprises a mix of exotic grassland and remnant native vegetation in the Guthega area of Perisher Ski Resort. Parts of the development site are already heavily modified in association with existing ski slopes and associated infrastructure.

This report includes two base maps, the Location map (Figure 1) and the Site map (Figure 2).

1.2. Brief description of the proposal

The proposed development comprises the minor excavation and filling to widen the existing Guthega Home Trail, just above the Guthega Nordic Centre, such that it has a trafficable width of 6 m. The proposal includes a small rock retaining wall.

The proposal is further identified in Figure 3 and Photo 1 and Photo 2.

1.3. Development site footprint

It is anticipated that the proposed development will result in the further disturbance of 140 m^2 (0.014 ha) of already disturbed native vegetation. Approximately 350 m^2 of exotic grassland will also be disturbed in association with the proposed works.

The development site footprint is identified in Figure 2.

1.4. Sources of information used

The following data sources were reviewed as part of this report:

- BioNet Vegetation Classification
- BioNet Atlas Database
- Threatened Biodiversity Data Collection
- Additional GIS datasets including cadastre, contours, imagery and drainage.

Photo 1: Looking north from the southern extent of the proposed works showing the existing Home Trail and the location of the proposed cut and fill batters.

Photo 2: Looking south from the northern extent of the proposed works showing the extensive exotic grassland that dominates the development site.

1.5. Legislative context

Legislation relevant to the development site is outlined in Table 1.

Table 1: Legislative context

Name	Relevance to the project	Report Section
Commonwealth		
Environment Protection and Biodiversity Conservation Act 1999	Matters of National Environmental Significance (MNES) have been identified on or near the development site. This report assesses impacts to MNES and concludes that the development is unlikely to have a significant impact on MNES.	Appendix D
State		
Environmental Planning and Assessment Act 1979	The proposed development requires consent and is to be assessed under Part 4 of the EP&A Act. The EP&A Act places a duty on the determining authority to adequately address a range of environmental matters including the maintenance of biodiversity and the likely impact to threatened species, populations and communities.	-
Biodiversity Conservation Act 2016	The proposed development involves clearing of vegetation identified as high conservation value on the Biodiversity Values Land Map and thus requires submission of a Biodiversity Development Assessment Report.	-
Environmental Planning Instruments		
Precincts - Regional SEPP 2021	State Environmental Planning Policy (Precincts-Regional) 2021 (Precincts-Regional SEPP) facilitates a planning framework for Special Activation Precincts (Precinct/s) in regional NSW, streamlining planning processes and guiding the delivery of the precincts. Chapter 4 Kosciuszko National Park and Alpine Resorts (SEPP Precincts-Regional 2021) identifies the Minister for Planning as the determining authority for development within the NSW Alpine Resorts. Precincts-Regional SEPP requires the Minister for Planning to refer for comment any development application in the Alpine Resorts to the Director General of the NSW Department of Environment and Planning (DPE).	-
Snowy River Shire Local Environment Plan 2013	The subject site is zoned C1 National Parks and Nature Reserves under the Snowy River Shire Local Environment Plan 2013.	-

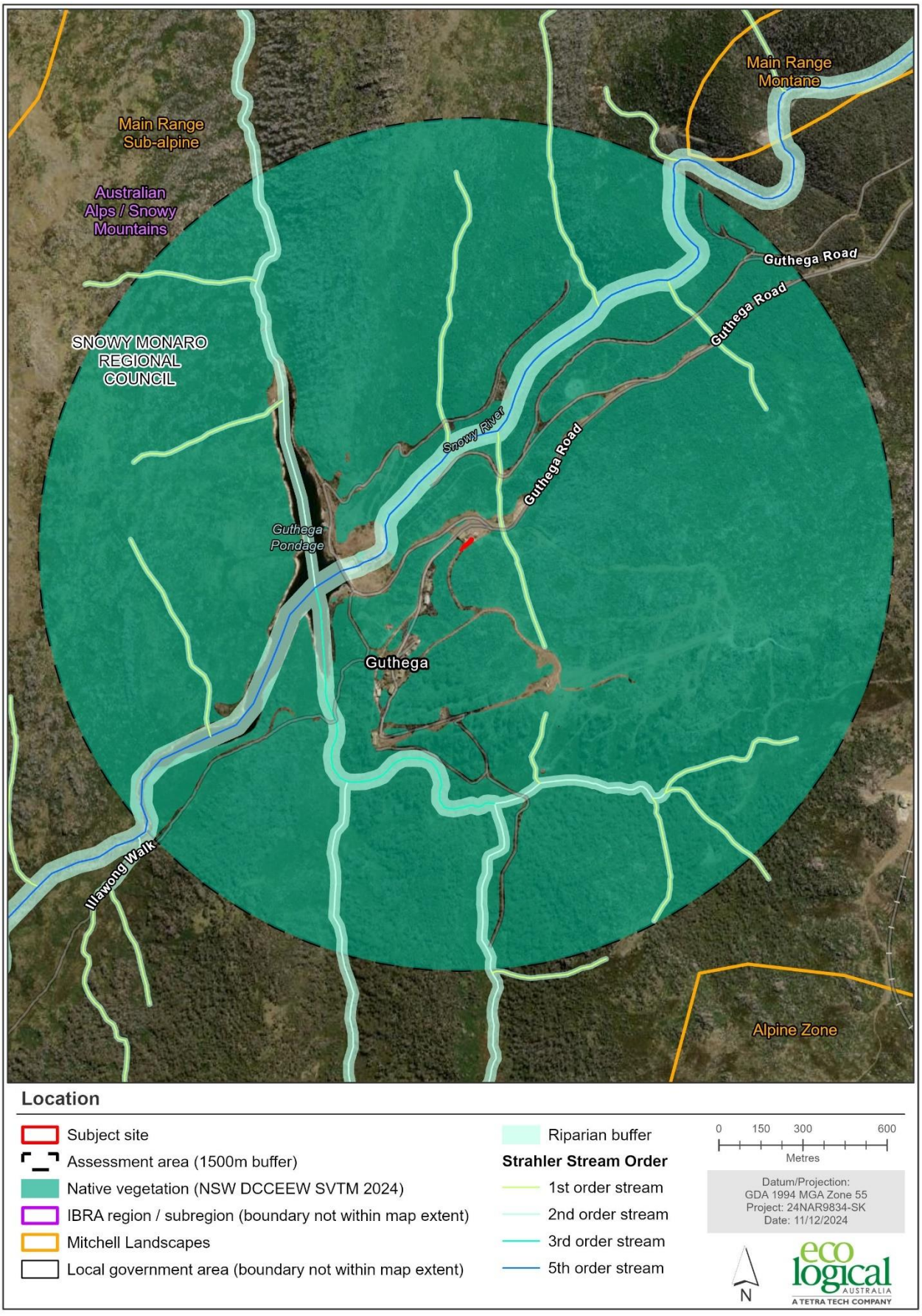

Figure 1: Location map

Figure 2: Site map

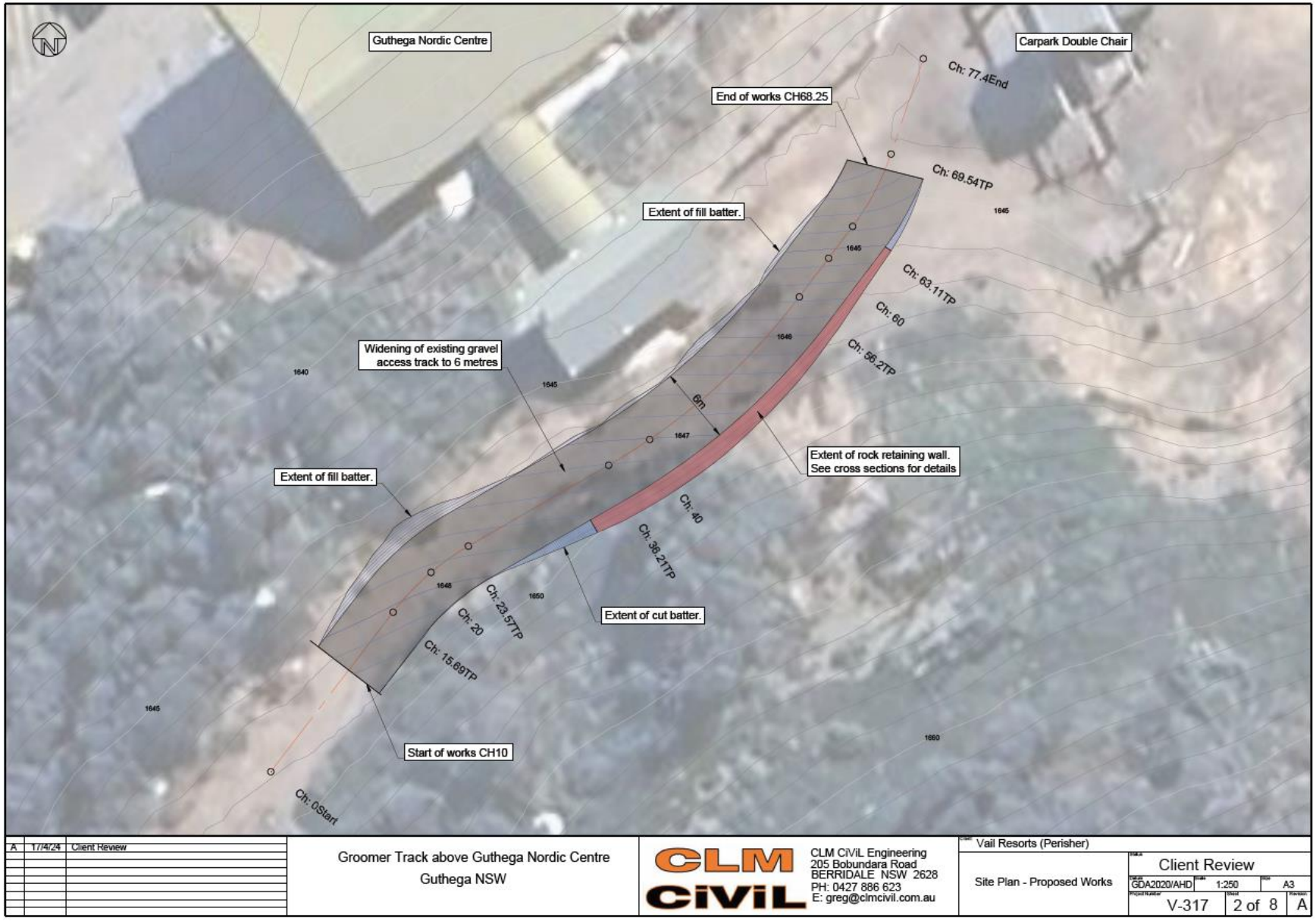

Figure 3: The proposal

2. Landscape features

The site-based method was applied for this assessment. As such, the assessment area is the 1,500 m buffer surrounding the outside edge of the development footprint.

The landscape features considered for this assessment are presented in Table 2, Figure 1 and Figure 2.

Table 2: Landscape features

Landscape feature	Development Site	Assessment Area	Data source
IBRA Region(s)	Australian Alps	Australian Alps	Interim Biogeographic Regionalisation for Australia, Version 7
IBRA subregion(s)	Snowy Mountains	Snowy Mountains	Interim Biogeographic Regionalisation for Australia, Version 7
Rivers and streams	Minor unmapped watercourses that are tributaries of the Snowy River.	Minor unmapped watercourses that are tributaries of Snowy River.	NSW LPI Waterway mapping
Estuaries and wetlands	No	No	NSW directory of important wetlands
Connectivity of different areas of habitat	The development site is connected to vast areas of native vegetation.	No	Aerial imagery
Geological features of significance and soil hazard features	The rock outcropping in the development site is very typical of the locality and not of any particular geological significance.	No	Site observation
Areas of Outstanding Biodiversity Value	No	No	Register of Declared Areas of Outstanding Biodiversity Value (DPIE 2020)
NSW (Mitchell) Landscapes	Main Range Subalpine	-	NSW (Mitchell) Landscapes - version 3.1 (DPIE 2016)
Percent (%) native vegetation extent	95	There are no substantial differences between the mapped vegetation extent and the aerial imagery	Calculated using aerial imagery and ArcGIS software

3. Native Vegetation

3.1. Survey Effort

Vegetation survey was undertaken within the development site by Ryan Smithers on 11 November 2024.

A total of one full-floristic vegetation plots was surveyed to identify Plant Community Types (PCTs) and Threatened Ecological Communities (TECs) on the development site (Table 3). A total of one vegetation integrity survey plot was undertaken on the development site to assess the composition, structure and function components of each vegetation zone in accordance with the BAM.

All field data collected at the full-floristic plot and at the vegetation integrity plot is included in Appendix B and Appendix C.

Table 3: Full-floristic PCT identification plots

PCT ID	PCT Name	Number of plots surveyed
3381	Kosciuszko Alpine Sally Woodland	1

3.2. Native vegetation extent within the development site

There are no substantial differences between the extent of native vegetation within the development site as identified in recent aerial imagery and that identified during the vegetation survey.

3.3. Plant Community Types present

One PCT was identified within the development site, as shown in Table 3. Further detail with respect to the PCT identified within the development site is presented in Table 4, and its distribution identified in Figure 4.

Table 4: Plant Community Types

PCT ID	PCT Name	Vegetation Class	Vegetation Formation	Area within the development site (ha)	Percent cleared
3381	Kosciuszko Alpine Sally Woodland	Grassy Woodlands	Subalpine Woodlands	0.014	5

3.3.1. Plant Community Type selection justification

In determining the PCTs for the development site, various attributes were considered in combination to assign vegetation to the best fit PCT. Attributes included dominant species in each stratum and relative abundance, community composition, soils and landscape position. Reference was made to the PCT descriptions in the BioNet Vegetation Classification. There are only a small number of PCTs recognised in the alpine and sub-alpine so there are very few PCT options, as shown in Table 5.

Table 5: Potential PCTs

Selected PCT ID	PCT Name	Other PCT options
3381	Kosciuszko Alpine Sally Woodland	-

3.4. Threatened Ecological Communities

PCT 3381 does not comprise a TEC listed on the BC Act or EPBC Act, as identified in Table 6.

Table 6: Threatened Ecological Communities

PCT ID	BC Act			EPBC Act		
	Listing status	Name	Area (ha)	Listing status	Name	Area (ha)
3381	Not listed	-	0.00	Not listed	-	0.00

3.5. Vegetation integrity assessment

3.5.1. Vegetation zones

One vegetation zone was identified within the development site, as shown in Figure 5. One vegetation integrity survey plot was collected on the development site, which is consistent with the BAM (Table 7). A description of the vegetation zone within the development site is provided in Table 8**.**

3.5.2. Patch size

Patch size was calculated using available vegetation mapping for all patches of intact native vegetation on and adjoining the development site. Patch size was assigned to one of four classes (<5 ha, 5-24 ha, 25-100 ha or ≥100 ha). A patch size ≥100 ha was determined for the development site.

3.5.3. Assessing vegetation integrity

A vegetation integrity assessment using the BAM Calculator (BAMC) was undertaken and the results are outlined in Table 9.

Table 7: Vegetation zones and vegetation integrity survey plots collected on the development site

Vegetation Zone	PCT ID	PCT Name	Condition	Area (ha)	Patch Size	Vegetation Integrity Survey Plots required	Vegetation Integrity Survey Plots collected
1	3381	Kosciuszko Alpine Sally Woodland	Moderate	0.01	101	1	1
			Total	0.06	101	1	1

Table 8: Zone 1 PCT 3381 Moderate Condition

3381 Kosciuszko Alpine Sally Woodland			
Vegetation formation	Grassy Woodlands		
Vegetation Class	Subalpine Woodlands		
Conservation status	Widespread and well conserved. Not listed as a TEC on the BC Act or EPBC Act.		
Description	This community is common in the locality but highly variable. It is characterised by a shrubby woodland to open woodland, and occasionally forest, dominated by *Eucalyptus niphophila.*		
Characteristic canopy trees	*Eucalyptus niphophila*.		
Characteristic mid-storey	*Grevillea australis, Ozothamnus cupressoides*, *Prostanthera cuneata, Nematolepis ovatifolia, Ozothamnus secundiflorus, Ozothamnus alpinus, Olearia phlogopappa, Orites lancifolius, Oxylobium ellipticum.*		
Characteristic groundcovers	*Acaena novae-zelandiae, Asperula gunnii, Carex breviculmis, Lycopodium fastigiatum, Pimelea alpina, Poa fawcettiae, Polystichum proliferum, Senecio gunnii.*		
Mean native richness	13		
Exotic species / HTW cover	*Acetosella vulgaris, Achillea millefolium, Agrostis capillaris, Anthoxanthum odoratum*		
Condition	Moderate		
Variation and disturbance	The community is in moderate condition within the bulk of the development footprint.		
No. sites sampled	1		
Threatened flora species	-		
Fauna habitats	Broad-toothed Rat, Alpine She-oak Skink and Flame Robin.		
Composition	**Structure**	**Function**	**Vegetation Integrity Score**
32.1	69.3	38.2	44.9

Table 9: Vegetation integrity scores

Veg Zone	PCT ID	Condition	Area (ha)	Composition Condition Score	Structure Condition Score	Function Condition Score	Presence of Hollow bearing trees	Current vegetation integrity score
1	3381	Moderate	0.01	32.1	69.3	38.2	No	44.9

3.6. Use of local data

Use of local data instead of benchmark integrity scores is not proposed.

Figure 4: Plant Community Types

Figure 5: Vegetation Zones and Plot

4. Threatened species

4.1. Ecosystem credit species

Ecosystem credit species predicted to occur within the development site are generated by the BAMC following the input of VI data and the PCTs identified within Chapter 3. Ecosystem credit species predicted to occur at the development site, their associated habitat constraints, geographic limitations and sensitivity to gain class are included in Table 10.

4.2. Species credit species

4.2.1. Identification of species credit species

Species credit species that require further assessment within the development site (i.e. candidate species), their associated habitat constraints, geographic limitations and sensitivity to gain class are included in Table 11. Three additional species credit species were added as candidate species, *Liopholis guthega* (Guthega Skink), *Cercartetus nanus* (Eastern Pygmy-possum), and *Mastacomys fuscus* (Broad-toothed Rat). The Guthega Skink is known from similar habitats in the Perisher Resort and the Broad-toothed Rat was detected within the development site.

Table 10: Predicted ecosystem credit species

Species	Common Name	Habitat Constraints	Geographic limitations	Sensitivity to gain class	NSW listing status	EPBC listing status
Artamus cyanopterus cyanopterus	Dusky Woodswallow	-	-	Moderate	Vulnerable	Not Listed
Callocephalon fimbriatum (Foraging)	Gang-gang Cockatoo	-	-	Moderate	Endangered	Endangered
Chthonicola sagittata	Speckled Warbler	-	-	High	Vulnerable	Not Listed
Circus assimilis	Spotted Harrier	-	-	Moderate	Vulnerable	Not Listed
Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	-	-	High	Vulnerable	Vulnerable
Daphoenositta chrysoptera	Varied Sittella	-	-	Moderate	Vulnerable	Not Listed
Dasyurus maculatus	Spotted-tailed Quoll	-	-	High	Vulnerable	Endangered
Falco subniger	Black Falcon	-	-	Moderate	Vulnerable	Not Listed
Falsistrellus tasmaniensis	Eastern False Pipistrelle	-	-	High	Vulnerable	Not Listed
Haliaeetus leucogaster (Foraging)	White-bellied Sea-Eagle	N/A Waterbodies Within 1km of a rivers, lakes, large dams or creeks, wetlands and coastlines	-	High	Vulnerable	Not Listed
Hieraaetus morphnoides (Foraging)	Little Eagle	-	-	Moderate	Vulnerable	Not Listed
Hirundapus caudacutus	White-throated Needletail	-	-	High	Vulnerable	Vulnerable
Lophoictinia isura (Foraging)	Square-tailed Kite	-	-	Moderate	Vulnerable	Not Listed
Melanodryas cucullata cucullata	South-eastern Hooded Robin	-	-	Moderate	Endangered	Endangered
Pachycephala olivacea	Olive Whistler	-	-	Moderate	Vulnerable	Not Listed
Petroica boodang	Scarlet Robin	-	-	Moderate	Vulnerable	Not Listed
Petroica phoenicea	Flame Robin	-	-	Moderate	Vulnerable	Not Listed
Pycnoptilus floccosus	Pilotbird	-	-	Moderate	Vulnerable	Vulnerable

4.2.2. Candidate species requiring further assessment

Three species credit species required further assessment following site survey to assess the condition of the development site and the presence of microhabitats; Guthega Skink, Broad-toothed Rat, and Eastern Pygmy-possum.

Table 11: Candidate species credit species

Species	Common Name	Habitat Constraints	Geographic limitations	Sensitivity to gain class	NSW listing status	EPBC listing status
Cercartetus nanus	Eastern Pygmy-possum	-	-	High	Vulnerable	Not Listed
Liopholis guthega	Guthega Skink	Granite substrate and decomposing granite soils Rocky areas including sub-surface boulders	-	High	Endangered	Endangered
Litoria spenceri	Spotted Tree Frog	Waterbodies River environments with rocky habitat or with 500m of rocky river	-	Very High	Critically Endangered	Critically Endangered
Pimelea bracteata	Pimelea bracteata	Swamps;Associated with Sub-Alpine Peat Swamps Waterbodies;Found on the immediate stream bank of subalpine streams	Only above 1100m elevation ASL (sub-alpine species))	High	Critically Endangered	Critically Endangered
Mastacomys fuscus	Broad-toothed Rat	-	-	High	Endangered	Endangered
Pseudomys fumeus	Smoky Mouse	-	-	High	Critically Endangered	Endangered
Pseudophryne corroboree	Southern Corroboree Frog	Swamps Within 200m of high montane of subalpine bogs or ephemeral pool environments	above 1000 m asl	Very High	Critically Endangered	Critically Endangered
Pseudophryne pengilleyi	Northern Corroboree Frog	-	above 700 m asl	Moderate	Critically Endangered	Critically Endangered

4.2.3. Assessment of habitat constraints and vagrant species

Justification for the exclusion of five candidate species credit species is provided in Table 12.

Table 12: Justification for exclusion of candidate species credit species

Species	Common Name	NSW listing status	EPBC listing status	Sensitivity to gain class	Justification for exclusion of species
Liopholis guthega	Guthega Skink	Endangered	Endangered	High	The species was not detected within the development site despite targeted surveys. The habitat within the development site and immediate surrounds is marginal at best, being highly modified or heavily shaded, which provides a poor thermal environment. The nearest records are more than 2 km away from the development site and the species has not been detected at Guthega, despite numerous targeted surveys.
Litoria spenceri	Spotted Tree Frog	Critically Endangered	Critically Endangered	Very High	The species is known only from two locations in NSW on the western side of the Great Dividing Range where it is restricted to fast flowing upland streams and rivers.
Pimelea bracteata	Pimelea bracteata	Critically Endangered	Critically Endangered	High	The microhabitats that the species is associated with do not occur in the development site and the nearest records of this conspicuous species are in the Kiandra area.
Pseudomys fumeus	Smoky Mouse	Critically Endangered	Endangered	High	The nearest records of the Smoky Mouse are old records that are more than 30 km to the south of the development site at lower elevations. It is considered highly unlikely that it would occur within the development site and it was not detected there opportunistically.
Pseudophryne corroboree	Southern Corroboree Frog	Critically Endangered	Critically Endangered	Very High	The Southern Corroboree Frog is limited to sphagnum bogs of the northern Snowy Mountains, in a strip from the Maragle Range in the northwest, through Mt Jagungal to Smiggin Holes in the south. Its range is entirely within Kosciuszko National Park. This species is all but extinct in the wild. It is no longer present at its former southern limit at Smiggin Holes.
Pseudophryne pengilleyi	Northern Corroboree Frog	Critically Endangered	Critically Endangered	Moderate	The Northern Corroboree Frog does not occur within the locality, being limited to the northern parts of the Snowy Mountains and Brindabella Range.

4.3. Targeted surveys

The streamlined assessment method only requires targeted surveys for candidate SAII species. The development site does not provide suitable habitat for the Southern Corroboree Frog, Northern Corroboree Frog, Spotted Tree Frog, Smoky Mouse or *Pimelea bracteata*. However, there is potential habitat for the Broad-toothed Rat and Eastern Pygmy-possum. Targeted surveys were also undertaken for the Guthega Skink as it is well known from the Centre Valley area and to ensure the proposed development avoids and minimises impacts as far as is possible.

Targeted surveys were undertaken within the development site and immediate surrounds on the dates outlined in Table 13 for the candidate species credit species and for other relevant threatened species known from locality. Weather conditions during the targeted surveys are outlined in Table 14 and survey effort is outlined in Table 15.

Table 13: Targeted surveys

Date	Surveyors	Target species
11 November 2024	Ryan Smithers	Guthega Skink and Broad-toothed Rat

Table 14: Weather conditions

Date	Rainfall (mm)	Minimum temperature 0^C	Maximum temperature 0^C
11 November 2024	-	13	16

Table 15: Survey effort

Method	Habitat (ha)	Stratification units	Total effort	Target species
Target Searches	Approx. 1.5 ha	Suitable habitats within and immediately surrounding the development site	1 person hour	Guthega Skink and Broad-toothed Rat

The targeted surveys resulted in the detection of the characteristic scats of the Broad-toothed Rat, which were scattered in low densities throughout the development site and surrounds, as they are in suitable habitats throughout much of the locality. No other candidate or threatened species were detected within the development site or immediate surrounds.

Following completion of field surveys, the species credit species included in the assessment is outlined in Table 16**.** The Eastern Pygmy-possum was assumed to be present at the request of the National Parks and Wildlife Service.

Table 16: Species credit species included in the assessment

Species	Common Name	Species presence	Geographic limitations	Habitat (ha) / count	Biodiversity Risk Weighting
Broad-toothed Rat	*Mastacomys fuscus*	Yes	-	0.01 ha	2
Eastern Pygmy-possum	*Cercartetus nanus*	Assumed	-	0.01 ha	2

4.3.1. Species credit species included in the assessment

Two species credit species, the Broad-toothed Rat and Eastern Pygmy-possum, have been included in the assessment as the proposed development will impact on known or potential habitat for these species. Species polygons for these species are included as Figure 6.

4.4. Identification of prescribed additional biodiversity impact entities

The proposed development does not include any prescribed additional biodiversity impact entities.

Figure 6: Species polygons

5. Avoiding and Minimising Impacts on Biodiversity Values

5.1. Locating a project to avoid and minimise impacts on biodiversity values

5.1.1. Direct and indirect impacts

The proposal has been designed to avoid and minimise direct and indirect impacts. In particular, this has involved:

- Locating the proposed works in part in disturbed areas.
- Minimising the disturbance footprint associated with construction.
- Planning construction access and egress to avoid and minimise impacts on vegetation and fauna habitats.
- Marking the extent of the development site prior to the commencement of works, such that the disturbance footprint will not extend beyond the proposed footprint.
- Undertaking post construction rehabilitation.

5.1.2. Prescribed biodiversity impacts

The proposal does not involve any prescribed biodiversity impacts.

5.2. Designing a project to avoid and minimise impacts on biodiversity values

5.2.1. Direct and indirect impacts

The proposal has been designed to avoid and minimise direct and indirect impacts on biodiversity values as described in Section 5.1.1.

5.2.2. Prescribed biodiversity impacts

Prescribed biodiversity impacts have been avoided and minimised by incorporating the design features identified in Section 5.1.1.

6. Assessment of Impacts

6.1. Direct impacts

The direct impact of the development on:

- Native vegetation is outlined in Table 17.
- Threatened species and threatened species habitat is outlined in Table 18.
- Prescribed biodiversity impacts outlined in Section 6.4.

Table 17: Direct impacts to native vegetation

PCT ID	PCT Name	BC Act listing	EPBC Act listing	Direct impact (ha)
3381	Kosciuszko Alpine Sally Woodland	Not listed	Not Listed	0.01

Table 18: Direct impacts on threatened species and threatened species habitat

Species	Common Name	Direct impact number of individuals / habitat (ha)	BC Act listing status	EPBC Act listing status
Mastacomys fuscus	Broad-toothed Rat	0.01 ha	Endangered	Endangered
Cercartetus nanus	Eastern Pygmy-possum	0.01 ha	Vulnerable	Not Listed

6.2. Change in vegetation integrity

The change in vegetation integrity as a result of the development is outlined in Table 19.

Table 19: Change in vegetation integrity

Veg Zone	PCT ID	Condition	Area (ha)	Current vegetation integrity score	Future vegetation integrity score	Change in vegetation integrity
1	3381	Moderate	0.01	44.9	0	-44.9

6.3. Indirect impacts

The indirect impacts of the development are outlined in Table 20. Given the nature of the proposed development, and the proposed mitigation measures, indirect impacts are only anticipated to extend a maximum of 10 m into vegetation surrounding the proposed development site. Indirect impact zones are shown on Figure 7.

6.4. Prescribed biodiversity impacts

The proposal does not involve any prescribed biodiversity impact.

Figure 7: Indirect impact zones

Table 20: Indirect impacts

Indirect impact	Project phase	Nature	Extent	Frequency	Duration	Timing
Sedimentation and contaminated and/or nutrient rich run-off	Construction and post construction	Minor potential for sedimentation during and immediately post-construction. However, the proposed sediment control measures have been effective during the many other similar developments that have been undertaken within the alpine resorts in recent years.	Minor	During and after any heavy rainfall	12 month maximum	Intermittently during and post construction phase
Noise, dust or light spill	Construction	Minor during construction.	Minor	Intermittently during construction phase	During construction	Intermittently during construction phase
Inadvertent impacts on adjacent habitat or vegetation	Construction	Minor. The construction methods used at Perisher have been effective at preventing impacts on adjacent vegetation during the many other similar developments that have been undertaken in recent years.	Minor	Not expected but possible	During construction	Not expected
Transport of weeds and pathogens from the site to adjacent vegetation	Construction	Not expected. The development site includes and abuts areas that are already heavily modified and which support weeds which are common within the Perisher Resort area and elsewhere within the NSW Alps. The proposal will include post construction rehabilitation and weed control.	Not expected	Not expected but possible	Not expected	Not expected
Vehicle strike	Construction	Minor. It is considered unlikely that the proposal will include vehicle strike impacts. Vehicles will be travelling at very slow speeds within the development site and the noise and vibration associated with vehicle movements is expected to deter any fauna within or adjoining the development site from the path of any vehicles.	Not expected	Not expected but possible	During construction	Not expected
Trampling of threatened flora species	Construction	Not expected as none are known to be present.	Minor	Not expected	During construction	Not expected
Rubbish dumping	Construction	Not expected. Construction materials will be removed from the site regularly and no rubbish will be dumped or otherwise left to pollute the surrounding environment.	Not expected	Not expected	Not expected	Not expected
Wood collection	Construction	Not expected.	Not expected	Not expected	Not expected	Not expected

Indirect impact	Project phase	Nature	Extent	Frequency	Duration	Timing
Bush rock removal and disturbance	Construction	Minor. A relatively small amount of rock will be removed as part of the development. No additional indirect impacts are expected.	Minor	Intermittently during construction phase	During construction	Intermittently during construction phase
Increase in predatory species populations	Construction and post construction	Not expected. The proposed development occurs on the edge of an already disturbed area and will not increase the populations of predatory species such as foxes and cats.	Not expected	Not expected	Not expected	Not expected
Increase in pest animal populations	Construction and post construction	Not expected.	Not expected	Not expected	Not expected	Not expected
Increased risk of fire	Construction	Minor potential for increased risk of fire during construction.	Minor	Intermittently during construction phase	During construction	Intermittently during construction phase
Disturbance to specialist breeding and foraging habitat, e.g. beach nesting for shorebirds	Construction and post construction	Not expected as none are known to be present.	Not expected	Not expected	Not expected	Not expected

6.5. Mitigating and managing direct and indirect impacts

Measures proposed to mitigate and manage impacts at the development site before, during and after construction are outlined in Table 21.

6.6. Mitigating prescribed impacts

The development does not have any prescribed biodiversity impacts.

6.7. Adaptive management strategy

This section is required for those impacts that are infrequent, cumulative or difficult to predict. Impacts associated with the proposed development have been considered extensively and addressed in Section 5 and Section 6. Further consideration of infrequent, cumulative or difficult to predict impacts is not considered to be necessary.

Table 21: Measures proposed to mitigate and manage impacts

Measure	Risk before mitigation	Risk after mitigation	Action	Outcome	Timing	Responsibility
Displacement of resident fauna	Low	Low	None proposed.	NA	NA	Vail Resorts
Timing works to avoid critical life cycle events such as breeding or nursing	Low	Low	None proposed.	NA	NA	NA
Instigating clearing protocols including pre-clearing surveys, daily surveys and staged clearing, the presence of a trained ecologist or licensed wildlife handler during clearing events	Medium	Low	Tape off native vegetation adjacent to the development site as "no go" areas.	Impacts on fauna mitigated.	Prior to construction	Vail Resorts
Clearing protocols that identify vegetation to be retained, prevent inadvertent damage and reduce soil disturbance; for example, removal of native vegetation by chainsaw, rather than heavy machinery, is preferable in situations where partial clearing is proposed	Medium	Low	Tape off native vegetation adjacent to the development site as "no go" areas.	Risk of disturbance beyond proposed disturbance footprint is reduced.	Prior to construction	Vail Resorts
Sediment barriers or sedimentation ponds to control the quality of water released from the site into the receiving environment	Medium	Low	Sediment control measures as necessary such as fencing and hay bales.	Risk of sedimentation or water quality impacts substantially reduced.	During and post-construction	Vail Resorts
Noise barriers or daily/seasonal timing of construction and operational activities to reduce impacts of noise	Low	Low	Restrict work to daylight hours.	Noise impacts mitigated.	During construction	Vail Resorts
Light shields or daily/seasonal timing of construction and operational activities to reduce impacts of light spill	Low	Low	Restrict work to daylight hours.	Light impacts mitigated.	During construction	Vail Resorts
Adaptive dust monitoring programs to control air quality	Low	Low	None proposed.	NA	NA	NA
Programming construction activities to avoid impacts; for example, timing construction activities for when migratory species are absent from the site, or when particular species known to or likely to use the habitat on the site are not breeding or nesting	Low	Low	None proposed.	NA	NA	NA

Measure	Risk before mitigation	Risk after mitigation	Action	Outcome	Timing	Responsibility
Temporary fencing to protect significant environmental features such as riparian zones	Medium	Low	Tape off native vegetation adjacent to the development site as "no go" areas.	Risk of disturbance beyond proposed disturbance footprint is reduced.	Prior to construction	Vail Resorts
Hygiene protocols to prevent the spread of weeds or pathogens between infected areas and uninfected areas	Medium	Low	Any machinery or vehicles involved with the proposed works will be washed down to remove all soil and vegetative matter before entering the site to limit spread of weeds and disease such as *Phytophthora cinnamomi.*	Risk of weed or pathogen spread substantially reduced.	Prior to and during construction	Vail Resorts
Staff training and site briefing to communicate environmental features to be protected and measures to be implemented	Medium	Low	Brief all workers as to limit of disturbance footprint and other environmental safeguards.	Risk of disturbance beyond proposed disturbance footprint is reduced.	Prior to and during construction as necessary	Vail Resorts
Making provision for the ecological restoration, rehabilitation and/or ongoing maintenance of retained native vegetation habitat on or adjacent to the development footprint	Medium	Low	Post construction rehabilitation consistent with standard Perisher rehabilitation strategies.	Post construction vegetation within the development footprint with high medium-term recovery potential.	Immediately post construction	Vail Resorts
Monitoring	Low	Low	None proposed.	NA	NA	NA

7. Impact summary

Following implementation of the BAM and the BAMC, the following impacts have been determined.

7.1. Serious and Irreversible Impacts (SAII)

The development does not have any Serious and Irreversible Impacts (SAII).

7.2. Impacts requiring offsets

The impacts of the development requiring offset for native vegetation are outlined in Table 22 and shown on Figure 8. The impacts of the development requiring offset for species credit species and their habitats are outlined in Table 23 and on Figure 8.

Table 22: Impacts to native vegetation that require offsets

Vegetation Zone	PCT ID	PCT Name	Vegetation Class	Vegetation Formation	Direct impact (ha)
1	3381	Kosciuszko Alpine Sally Woodland	Grassy Woodlands	Subalpine Woodlands	0.01

Table 23: Impacts on threatened species and threatened species habitat that require offsets

Species	Common Name	Direct impact number of individuals / habitat (ha)	BC Act listing status	EPBC Act Listing status
Mastacomys fuscus	Broad-toothed Rat	0.01 ha	Endangered	Endangered
Cercartetus nanus	Eastern Pygmy-possum	0.01 ha	Vulnerable	Not Listed

7.3. Impacts not requiring offsets

All the impacts of the development on native vegetation and on the Broad-toothed Rat and Eastern Pygmy-possum require offsets. The impacts of the proposed development on non-native vegetation do not require offsets. Those impacts that do not require offsets area shown in Figure 9.

7.4. Areas not requiring assessment

No parts of the proposed development do not require assessment.

Figure 8: Impacts requiring offset

Figure 9: Impacts not requiring offset

7.5. Credit summary

The number of ecosystem credits required for the development are outlined in Table 24.

The number of species credits required for the development are outlined in Table 25.

A biodiversity credit report is included in Appendix F.

Table 24: Ecosystem credits required

Vegetation Zone	PCT ID	PCT Name	Condition	Credit Class	Direct impact (ha)	Credits required
1	3381	Kosciuszko Alpine Sally Woodland	Good	Grassy Woodlands	0.01	1

Table 25: Species credit summary

Species	Common Name	Direct impact number of individuals / habitat (ha)	Credits required
Mastacomys fuscus	Broad-toothed Rat	0.01 ha	1
Cercartetus nanus	Eastern Pygmy-possum	0.01 ha	1

8. Consistency with legislation and policy

8.1. Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*

An impact assessment under the EPBC Act was undertaken on one MNES; the Broad-toothed Rat, which was found to occur within the development footprint.

The outcome of this assessment was that it is highly unlikely that the development would significantly impact on those MNES assessed (Appendix D).

A referral to the Commonwealth under the EPBC Act is not recommended.

9. Recommendations

To further ameliorate the potential impacts of the proposed development and to improve environmental outcomes, the following recommendations for impact mitigation and amelioration are suggested as modifications to the proposal and/or as conditions of consent.

- The mitigation measures identified in Table 21 should be incorporated into the proposal.

10. Conclusion

Eco Logical Australia Pty Ltd was engaged by Vail Resorts to prepare a BDAR for the proposed widening of the Guthega Home Trail in the Guthega area of Perisher Ski Resort.

This report has been prepared to meet the requirements of the BAM 2020 established under Section 6.7 of the BC Act.

This BDAR outlines the measures taken to avoid, minimise and mitigate impacts to the vegetation and habitats present within the development footprint during the design, construction and operation of the development. The residual unavoidable impacts of the proposed development were calculated in accordance with the BAM by utilising the BAMC. The BAMC calculated that a total of one ecosystem credit and two species credits are required to offset the unavoidable impacts to the vegetation and fauna habitats present within the development footprint.

SAII values have been considered as part of this assessment. The proposal will not result in any SAII.

Following consideration of the administrative guidelines for determining significance under the EPBC Act, it is concluded that the proposal is unlikely to have a significant impact on MNES or Commonwealth land, and a referral to the Commonwealth Environment Minister is therefore not recommended.

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Appendix A - Definitions

The following terminology has been used throughout this report for the purposes of describing the impacts of the proposal in the context of a biodiversity assessment in accordance with the NSW Biodiversity Assessment Method 2020. This terminology may or may not align with other technical documents associated with the proposed development.

Terminology	Definition
Biodiversity credit report	The report produced by the Credit Calculator that sets out the number and class of biodiversity credits required to offset the remaining adverse impacts on biodiversity values at a development site, or on land to be biodiversity certified, or that sets out the number and class of biodiversity credits that are created at a biodiversity stewardship site.
BioNet Atlas	The BioNet Atlas (formerly known as the NSW Wildlife Atlas) is the OEH database of flora and fauna records. The Atlas contains records of plants, mammals, birds, reptiles, amphibians, some fungi, some invertebrates (such as insects and snails) and some fish.
Broad condition state	Areas of the same PCT that are in relatively homogenous condition. Broad condition is used for stratifying areas of the same PCT into a vegetation zone for the purpose of determining the vegetation integrity score.
Connectivity	The measure of the degree to which an area(s) of native vegetation is linked with other areas of vegetation.
Credit Calculator	The computer program that provides decision support to assessors and proponents by applying the BAM, and which calculates the number and class of biodiversity credits required to offset the impacts of a development or created at a biodiversity stewardship site.
Development	Has the same meaning as development at section 4 of the EP&A Act, or an activity in Part 5 of the EP&A Act. It also includes development as defined in section 115T of the EP&A Act.
Development footprint	The area of land that is directly impacted on by a proposed development, including access roads, and areas used to store construction materials.
Development site	An area of land that is subject to a proposed development that is under the EP&A Act.
Ecosystem credits	A measurement of the value of EECs, Critically Endangered Ecological Communities (CEEC) and threatened species habitat for species that can be reliably predicted to occur with a PCT. Ecosystem credits measure the loss in biodiversity values at a development site and the gain in biodiversity values at a biodiversity stewardship site.
Extent of occurrence (EOO)	Measures the spatial spread of a taxon to determine the degree to which risks from threatening factors could impact an entire population, and is not intended to be an estimate of the amount of occupied or potential habitat.
High threat exotic plant cover	Plant cover composed of vascular plants not native to Australia that if not controlled will invade and outcompete native plant species.
Hollow bearing tree	A living or dead tree that has at least one hollow. A tree is considered to contain a hollow if: (a) the entrance can be seen; (b) the minimum entrance width is at least 5 cm; (c) the hollow appears to have depth (i.e. you cannot see solid wood beyond the entrance); (d) the hollow is at least 1 m above the ground. Trees must be examined from all angles.
Important wetland	A wetland that is listed in the Directory of Important Wetlands of Australia (DIWA) and SEPP 14 Coastal Wetlands.
Linear shaped development	Development that is generally narrow in width and extends across the landscape for a distance greater than 3.5 kilometres in length.
Local population	The population that occurs in the study area. In cases where multiple populations occur in the study area or a population occupies part of the study area, impacts on each subpopulation must be assessed separately.
Local wetland	Any wetland that is not identified as an important wetland (refer to definition of Important wetland).

Terminology	Definition
NSW (Mitchell) landscape	Landscapes with relatively homogeneous geomorphology, soils and broad vegetation types, mapped at a scale of 1:250,000.
Multiple fragmentation impact development	Developments such as wind farms and coal seam gas extraction that require multiple extraction points (wells) or turbines and a network of associated development including roads, tracks, gathering systems/flow lines, transmission lines.
Operational Manual	The Operational Manual published from time to time by DPIE, which is a guide to assist assessors when using the BAM.
Patch size	An area of intact native vegetation that: a) occurs on the development site or biodiversity stewardship site, and b) includes native vegetation that has a gap of less than 100 m from the next area of native vegetation (or ≤30 m for non-woody ecosystems). Patch size may extend onto adjoining land that is not part of the development site or stewardship site.
Proponent	A person who intends to apply for consent to carry out development or for approval for an activity.
Reference sites	The relatively unmodified sites that are assessed to obtain local benchmark information when benchmarks in the Vegetation Benchmarks Database are too broad or otherwise incorrect for the PCT and/or local situation. Benchmarks can also be obtained from published sources.
Regeneration	The proportion of over-storey species characteristic of the PCT that are naturally regenerating and have a diameter at breast height <5 cm within a vegetation zone.
Residual impact	An impact on biodiversity values after all reasonable measures have been taken to avoid, minimise or mitigate the impacts of development. Under the BAM, an offset requirement is determined for the remaining impacts on biodiversity values.
Retirement of credits	The purchase and retirement of biodiversity credits from an already-established biobank site or a biodiversity stewardship site secured by a biodiversity stewardship agreement.
Riparian buffer	Riparian buffers applied to water bodies in accordance with the BAM.
Sensitive biodiversity values land map	Development within an area identified on the map requires assessment using the BAM.
Site attributes	The matters assessed to determine vegetation integrity. They include: native plant species richness, native over-storey cover, native mid-storey cover, native ground cover (grasses), native ground cover (shrubs), native ground cover (other), exotic plant cover (as a percentage of total ground and mid-storey cover), number of trees with hollows, proportion of over-storey species occurring as regeneration, and total length of fallen logs.
Site-based development	A development other than a linear shaped development, or a multiple fragmentation impact development
Species credits	The class of biodiversity credits created or required for the impact on threatened species that cannot be reliably predicted to use an area of land based on habitat surrogates. Species that require species credits are listed in the Threatened Biodiversity Data Collection.
Subject land	Is land to which the BAM is applied in Stage 1 to assess the biodiversity values of the land. It includes land that may be a development site, clearing site, proposed for biodiversity certification or land that is proposed for a biodiversity stewardship agreement.
Threatened Biodiversity Data Collection	Part of the BioNet database, published by DPIE and accessible from the BioNet website.
Threatened species	Critically Endangered, Endangered or Vulnerable threatened species as defined by Schedule 1 of the BC Act, or any additional threatened species listed under Part 13 of the EPBC Act as Critically Endangered, Endangered or Vulnerable.

Terminology	Definition
Vegetation Benchmarks Database	A database of benchmarks for vegetation classes and some PCTs. The Vegetation Benchmarks Database is published by OEH and is part of the BioNet Vegetation Classification.
Vegetation zone	A relatively homogenous area of native vegetation on a development site, land to be biodiversity certified or a biodiversity stewardship site that is the same PCT and broad condition state.
Wetland	An area of land that is wet by surface water or ground water, or both, for long enough periods that the plants and animals in it are adapted to, and depend on, moist conditions for at least part of their life cycle. Wetlands may exhibit wet and dry phases and may be wet permanently, cyclically or intermittently with fresh, brackish or saline water.
Woody native vegetation	Native vegetation that contains an over-storey and/or mid-storey that predominantly consists of trees and/or shrubs.

Appendix B - Vegetation Floristic Plot Data

Table 26: Species recorded in the plots and incidentally elsewhere within the development site or immediate surrounds.

Family	Species	Common Name	Listing Status	ROTAP	Exotic	High Threat Weed	Growth Form Group	Plot 1		
								Stratum & Layer	Cover	Abundance
Polygonaceae	*Acetosella vulgaris*	Sheep Sorrel	-	-	Yes	Yes	-	g	0.1	20
Asteraceae	*Achillea millefolium*	Yarrow	-	-	Yes	Yes	-	g	0.2	100
Poaceae	*Agrostis capillaris*	Browntop Bent	-	-	Yes	Yes	-	g	0.3	100
Poaceae	*Anthoxanthum odoratum*	Sweet Vernal Grass	-	-	Yes	-	-	g	0.2	100
Rubiaceae	*Asperula gunnii*	Mountain Woodruff	-	-	-	-	Forb (FG)	g	2	100
Myrtaceae	*Eucalyptus niphophila*	-	-	-	-	-	Tree (TG)	u	2	5
Fabaceae (Faboideae)	*Hovea montana*	-	-	-	-	-	Shrub (SG)	g	35	100
Asteraceae	*Hypochaeris radicata*	Catsear	-	-	Yes	-	-	g	0.1	10
Asteraceae	*Microseris lanceolata*	Yam Daisy	-	-	-	-	Forb (FG)	g	0.2	50
Asteraceae	*Olearia phlogopappa* subsp. *flavescens* (Hutch.) Messina	Dusty Daisy-bush	-	-	-	-	Shrub (SG)	m	2	20
Fabaceae (Faboideae)	*Oxylobium ellipticum*	Common Shaggy Pea	-	-	-	-	Shrub (SG)	g	35	100
Asteraceae	*Ozothamnus secundiflorus*	Cascade Everlasting	-	-	-	-	Shrub (SG)	m	1	5
Thymelaeaceae	*Pimelea ligustrina* subsp. *ciliata*	-	-	-	-	-	Shrub (SG)	m	2	50
Poaceae	*Poa ensiformis*	Purple-sheathed Tussock-grass	-	-	-	-	Grass & grasslike (GG)	g	5	500
Poaceae	*Poa fawcettiae*	Smooth Blue Snowgrass	-	-	-	-	Grass & grasslike (GG)	g	35	500
Caryophyllaceae	*Stellaria pungens*	Prickly Starwort	-	-	-	-	Forb (FG)	g	0.2	10
Winteraceae	*Tasmannia xerophila* subsp. *xerophila*	Alpine Pepperbush	-	-	-	-	Shrub (SG)	g	0.2	20

Appendix C - Vegetation Integrity Plot Data

Table 27: Plot location data

Plot no.	PCT	Condition	Easting	Northing	Bearing
1	3381	Moderate	623373	5973228	60

Table 28: Vegetation integrity data (composition)

Composition (number of species)						
Plot	Tree	Shrub	Grass	Forb	Fern	Other
1	1	6	3	3	0	0

Table 29: Vegetation integrity data (Structure)

Structure (Total cover)						
Plot	Tree	Shrub	Grass	Forb	Fern	Other
1	2.0	77.0	40.2	2.4	0.0	0.0

Table 30: Vegetation integrity data (Function)

Function											
Plot	Large Trees	Hollow trees	Litter Cover	Length Fallen Logs	Tree Stem 5-9	Tree Stem 10-1 9	Tree Stem 20-29	Tree Stem 30-49	Tree Stem 50-79	Tree Regen	High Threat Weed Cover
1	0	0	44	5	1	1	0	0	0	1	0.5

Appendix D - EPBC Act Significant Impact Criteria

The EPBC Act Administrative Guidelines on Significance (DoE 2013) set out 'Significant Impact Criteria' that are to be used to assist in determining whether a proposed action is likely to have a significant impact on Matters of National Environmental Significance. Matters listed under the EPBC Act as being of national environmental significance include:

- Listed threatened species and ecological communities
- Listed migratory species
- Wetlands of International Importance
- The Commonwealth marine environment
- World Heritage properties
- National Heritage places
- Nuclear actions
- Great Barrier Reef.

Specific 'Significant Impact Criteria' are provided for each Matter of National Environmental Significance except for threatened species and ecological communities in which case separate criteria are provided for species listed as endangered and vulnerable under the EPBC Act.

Only one Commonwealth listed entity is known or considered to have the potential to occur within the study area:

- *Mastacomys fuscus* (Broad-toothed Rat).

The relevant Significant Impact Criteria have been applied to determine the significance of impacts associated with the proposal.

Matters to be considered	Impact
Any environmental impact on a World Heritage Property or National Heritage Places	No. The proposed action does not impact on a World Heritage Property or a National Heritage Place - (listed natural: Australian Alpine National Parks and Reserves; nominated historic: Snowy Mountains Scheme NSW).
Any environmental impact on Wetlands of International Importance	No. The proposal will not affect any part of a wetland of international importance.
Any impact on Commonwealth Listed Critically Endangered or Endangered Species;	Yes. The study area provides habitat for one Commonwealth listed endangered species: the Broad-toothed Rat. The significant impact criteria for endangered species are discussed below: a. lead to a long-term decrease in the size a population of a species, Whilst the proposed action will affect a small area of known habitat for the Broad-toothed Rat, it will affect only a very small amount (0.014 ha) of the habitat for the species. As such, the proposal is considered highly unlikely to adversely affect a significant proportion of the home range of one or more Broad-toothed Rat individuals and will not result in habitat fragmentation which could isolate individuals or a population of the Broad-toothed Rat. Under these circumstances, it is considered highly unlikely that the proposed action will lead to a long-term decrease in the size of the Broad-toothed Rat population. b. reduce the area of occupancy of the species The proposed action will be limited to the loss or further modification of 0.014 ha of native vegetation which is a small amount of habitat in the context of the extent of similar habitats in the locality generally. The proposed works will not affect any key habitat resources for the

Matters to be considered	Impact
	Broad-toothed Rat; nor affect the species ability to access habitats within or beyond the study area. c. fragment an existing population into two or more populations The proposed action will be limited to the loss or further modification of 0.014 ha of native vegetation which is a small amount of habitat in the context of the extent of similar habitats in the locality generally. The proposed works will not affect any key habitat resources for the Broad-toothed Rat; nor affect the species ability to access habitats within or beyond the study area. Under these circumstances, the proposed action will not fragment an existing population of the Broad-toothed Rat into two or more populations. d. adversely affect habitat critical to the survival of a species No habitat within the development site is considered likely to be critical to the survival of the Broad-toothed Rat. There are thousands of hectares of similar habitats in the alpine and subalpine zones of the Australian alps, including contiguous areas within the Perisher Resort area. The habitats to be affected, whilst utilised by the Broad-toothed Rat, are relatively dry and away from the wet heath, bog and creek-side habitats that the species is most strongly associated with. The Broad-toothed Rat continues to occur within the Perisher Resort Area despite a long history of similar and more extensive disturbances. e. disrupt the breeding cycle of a population It is considered highly unlikely that the proposed works would disrupt the breeding cycle of the local population of the Broad-toothed Rat given the small area of habitat to be affected relative to the extensive area of similar and superior habitat contiguous with the development site. f. modify, destroy, remove or isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline The proposed action will modify a very small area of habitat for the Broad-toothed Rat, but this area is unlikely to be important to the species in the context of the extent of potential habitat in the locality. Under these circumstances it is highly unlikely that the proposed action would modify- destroy-remove or isolate or decrease the availability or quality of habitat to the extent that the Broad-toothed Rat is likely to decline. g. result in invasive species that are harmful to an endangered species becoming established in the endangered or critically endangered species' habitat The proposed action is unlikely to result in invasive species that are harmful becoming established in potential habitat of the Broad-toothed Rat. Species such as cats or foxes are already present in the landscape and are subject to control programs within the resort. h. introduce disease that may cause the species to decline The proposed action is unlikely to introduce disease that may cause the Broad-toothed Rat to decline. i. interfere with the recovery of the species. As the proposed action is not considered to decrease or fragment any existing populations the recovery of the Broad-toothed Rat is unlikely to be adversely impacted.
Any impact on Commonwealth Listed Vulnerable Species;	No. The study area does not provide potential habitat for any Commonwealth listed vulnerable species.
Any impact on a Commonwealth Endangered Ecological Community	No: The development site does not provide potential habitat for any Commonwealth listed endangered ecological community.
Any environmental impact on Commonwealth Listed Migratory Species;	No. The proposed action will not have any adverse impacts on any listed migratory species.

Matters to be considered	Impact
Does any part of the Proposal involve a Nuclear Action;	No. The project does not include a Nuclear Action.
Any environmental impact on a Commonwealth Marine Area;	No. There are no Commonwealth Marine Areas within the study area.
In addition- any direct or indirect impact on Commonwealth lands	No. The project does not directly or indirectly affect Commonwealth land.

Appendix E - Staff CVs

CURRICULUM VITAE

Ryan Smithers

SENIOR ECOLOGIST

QUALIFICATIONS

BEnvSc (Land Resources Management)- University of Wollongong with 1st Class Honours 1995.
Accredited BBAM- FBA- and BAM Assessor
Alpine Ecology Course Australian Alpine Institute and La Trobe University
Senior First Aid- St. Johns Ambulance.

Ryan brings to ELA 30 years' experience in ecology and natural resource management. He has extensive practical experience in flora and fauna surveying- fire-fighting- planning and land management throughout southern NSW and has undertaken numerous flora and fauna surveys- biodiversity plans- environmental impact assessments- vegetation management plans- fire management plans and weed management plans.

Ryan has extensive experience in general and targeted fauna surveys using a diverse range of survey techniques. Ryan has undertaken many flora and fauna surveys on the NSW south coast- southern tablelands and in the Australian Alps- and in other parts of Australia including in the Northern Territory.

Ryan is an accredited Biobanking (BBAM)- Framework for Biodiversity Assessment (FBA) and Biodiversity Assessment Method (BAM) assessor and has undertaken may surveys using BBAM-BAM and DPIE Vegetation Survey Standard or very similar methodologies. Ryan project managed ELAs contributions to the Full-floristic Vegetation Survey and Condition Assessment for the South-east Highlands and Australian Alps of the Upper Murrumbidgee Catchment and South-east Corner Biometric Benchmark projects which involved the collection of more than 250 plots.

Ryan has particular ecological expertise in the NSW southern tablelands and Alps- gained from 15 years of survey and assessment across the Alps- including many assessments within the Charlotte Pass- Thredbo and Perisher Ski Resorts- and assessments on the Monaro including around Jindabyne.

Ryan has undertaken assessments in the region for a broad range of clients including NSW NPWS, Local Land Services, Biodiversity Conservation Trust, Kosciuszko Thredbo, Vail Resorts and Charlotte Pass Ski Resort.

RELEVANT PROJECT EXPERIENCE

Monaro and Werriwa Snow Gum Woodland and Grasslands Conservation Tender
Monaro Grasslands Conservation Tender
Kosi Walk Realignment Review of Environmental Factors
Diggings Campground Upgrade Review of Environmental Factors
Mount Perisher Chairlift Biodiversity Development Assessment Report
Merritt's Gondola Biodiversity Development Assessment Report
Corin Forest Ski Slope Assessment
Montane Peatlands Strategic Action Plan
Perisher Guthega Skink Targeted Surveys
Numerous Mountain Bike Ecological Assessments at Thredbo
Leichardt Chairlift Ecological Assessment
Thredbo Masterplan Ecological Assessment
Guthega Quad Chair Flora and Fauna Assessment
Thredbo Chairlift Constraints Analysis
Friday Flat Ecological Assessment
Sponar's Traverse Flora and Fauna Assessment
Lobs Hole Review of Environmental Factors
Lake Wallace Flora and Fauna Assessment for Cooma Monaro Shire at Nimmitabel
Numerous Impact Assessments in alpine and sub-alpine environments for OEH- Vail- Kosciuszko-Thredbo and Charlotte Pass Ski Resorts
Boco Rock Wind Farm Ecological Assessment and Offsets Analysis
South-east Highlands and Australian Alps of the Upper Murrumbidgee Catchment Full Floristic Survey and Condition Assessment
South-east Corner Biometric Benchmark Project
Queanbeyan Biodiversity Study
Mount Jerrabomberra Ecological Assessment
Eurobodalla Bio-certification Project
Jervis Bay Biodiversity Assessment
Broulee and South Moruya Biocertification Project
North Moruya Biodiversity Study
Eurobodalla Vegetation Mapping Validation
Eurobodalla Biodiversity Study for future Urban Expansion Lands
Merimbula STP Upgrade Terrestrial Ecological Assessment
Cobowra LALC Lands Biobanking Assessment
Upper Lachlan Shire Biodiversity Planning Framework
Parkes- Cabonne- Bland- Upper Lachlan and Temora Shires Biodiversity Assessment and NRM Projects
Old Comma Road deviation Species Impact Statement
Flora and Fauna Assessment Edwin Lane Parkway Extension
Ecological Studies – Proposed Googong township
Tarrawonga Biobanking Assessment – Boggabri
Katherine to Gove Pipeline – Mitchell Ranges fauna surveys
Darwin regional flora and fauna survey RAAF Darwin- defence establishment Berrimah and Shoal Bay receiving station.

Appendix F - Biodiversity credit report

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APPENDIX C

AHIMS SEARCH RESULTS

AHIMS Web Services (AWS)
Search Result

Your Ref/PO Number : 38-24

Client Service ID : 951484

dabyne planning

Date: 18 November 2024

Attention: Ivan Pasalich

Email: ivan@dabyneplanning.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lat, Long From : -36.3785, 148.3746 - Lat, Long To : -36.3774, 148.3765, conducted by Ivan Pasalich on 18 November 2024.

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 Heritage NSW 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 (https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW 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 Heritage NSW 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.

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