

Project: Alterations & Additions to Existing Lodge
4 Mowamba Place, Thredbo Village NSW
Lot 817 DP 1119757

DATE: DECEMBER 2019

REVISION: A

PREPARED FOR: BERNTI'S MOUNTAIN INN C/- LLOYD WILLIAMS

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Project Details

The proposed development is for alterations and additions to an existing commercial lodged including:

- Formalise and seal carparking area (Level 1)
- Addition of storage areas incl. keg room, storerooms and bin enclosure (Level 1)
- Addition of garage (Level 1)
- Addition of new bar, brasserie & multi-purpose room (Level 2)
- Addition of new kitchen, servery & bathroom facilities incl. disabled toilet (Level 2)
- Addition of private open space and sun deck (Level 2)
- Extension to existing restaurant
- Addition of new sun deck with patio cover
- New roof to match existing with installation of solar panels
- Addition of a lift from level 1 to level 3

The subject site is located within Thredbo Village, which forms part of the Kosciuszko National Park. Access to Thredbo Village is achieved via the Alpine Way approximately 35km from Jindabyne.

The subject site is located within the Thredbo residential area and is accessible from Mowamba Place. The existing property is licensed for the purpose of tourist accommodation.

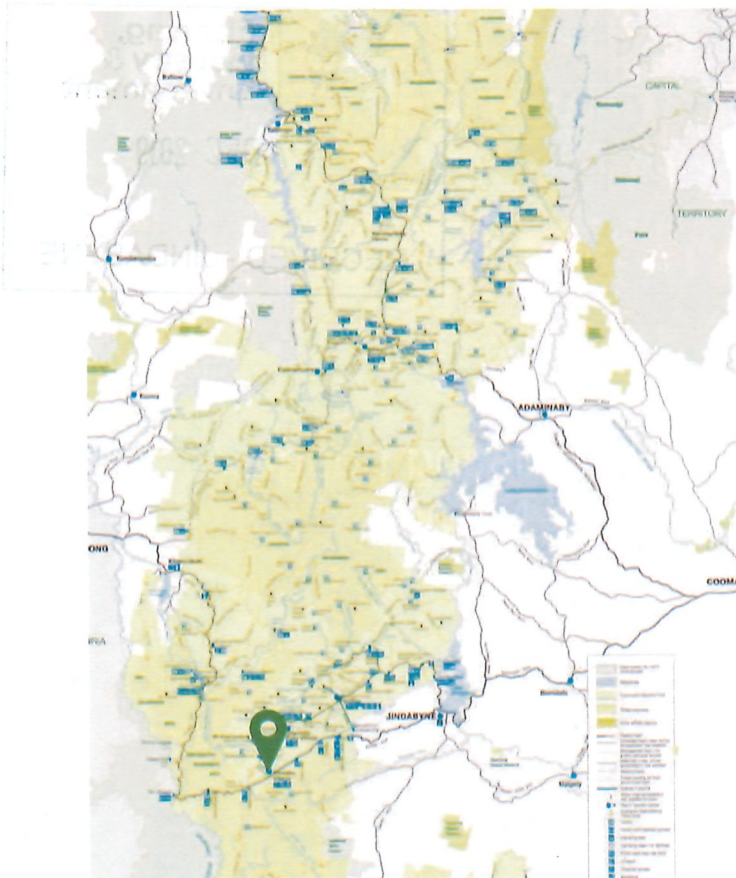


Figure 1 – Locality Plan

Biodiversity Offsets Scheme Assessment

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

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

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

This report will address and assess the proposed works and requirements under element A. To complete this assessment, we will evaluate the four triggers and demonstrate that the proposed works at 4 Mowamba Place, Thredbo do not trigger the Biodiversity Offsets Scheme and therefore the owner will not be required to offset their proposed activities.

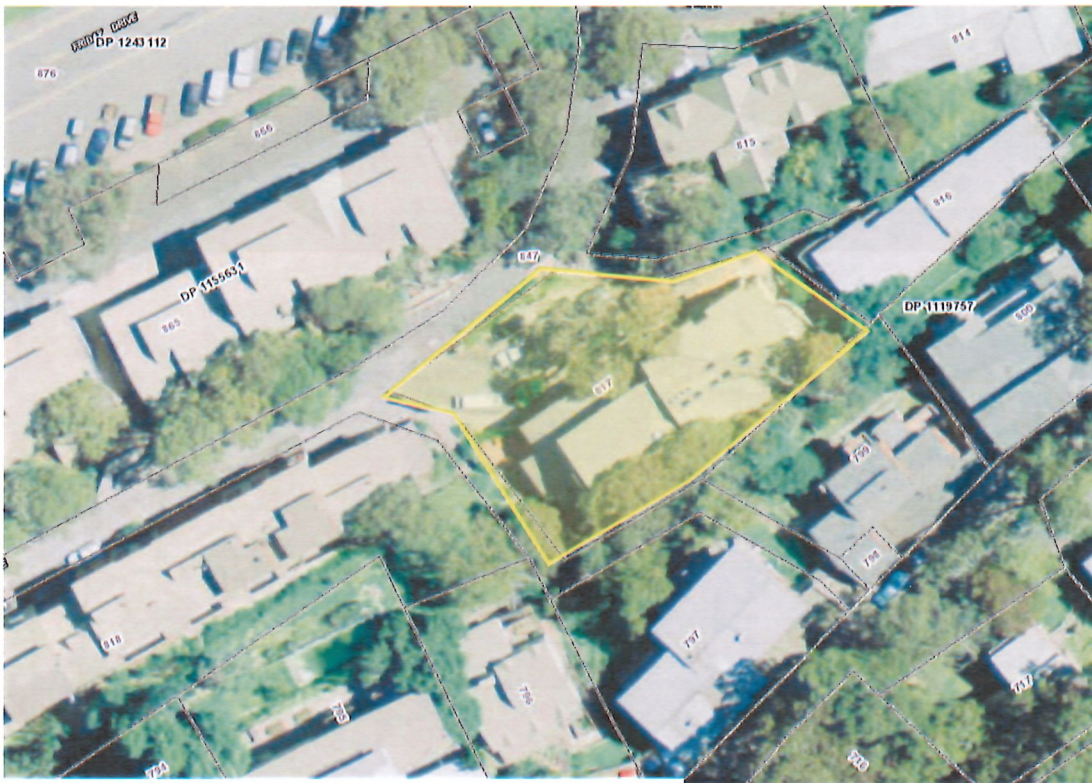


Figure 4 - Aerial Photo (SixMaps)

1. Clearing Threshold

The subject site, 4 Mowamba Place, Thredbo, has a site area of approximately 1,197sqm which is less than 1ha which allows for a threshold for clearing of less than 0.25ha. Any clearing about 0.25ha will trigger the Biodiversity Offsets Scheme.

Minimum lot size associated with the property	Threshold for clearing, above which the BAM and offsets scheme apply
Less than 1 ha	0.25 ha or more
1 ha to less than 40 ha	0.5 ha or more
40 ha to less than 1000 ha	1 ha or more
1000 ha or more	2 ha or more

As seen in the site plan, the proposed extension will cover the existing concrete carparking area of Bernti's Mountain Inn. This area contains minimal landscaping and no natural vegetation areas and hence there is no clearing of natural vegetation proposed as part of this application. As a result, the clearing threshold will not be affected as it does not exceed the 0.25ha permitted for a lot of this size. Therefore, no offsets will apply to the proposed works due to this trigger.



Figure 5 – Proposed site of lodge extension

2. Biodiversity Values Map

In order to assess if the development is located within an area identified with Biodiversity Values, we have completed a search using the Biodiversity Values Map. The Biodiversity Values Map identifies areas of high biodiversity values and those that are particularly sensitive to impacts from clearing or any development.

The below screen grab clearly shows that the property is not located within one of these areas of high biodiversity values. As a result, the subject site is not within a high biodiversity values area. Therefore, the proposed development will not have a significant impact on biodiversity of the site and no biodiversity offset will apply under the Biodiversity Offsets Scheme.



Figure 6 - Biodiversity Values Map

3. Threatened Species Test of Significance

To assess the impact of the proposed works on threatened species we have completed a test of significance to determine if the proposed works are likely to significantly affect threatened species, ecological communities or their habitats.

We have considered the level of impact to the biodiversity of the area and to do this we have assessed the significance of any of the proposed activities at the site and surrounding alpine ecosystem.

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

- No predicted impacts to threatened species habitat at all.
- No endangered ecological communities or critically endangered ecological communities in the development site resulting in no impacts.
- No predicted impacts to threatened species habitat at all.

- No removal of breeding habitats or fragmentation of habitats as a result of no removal of vegetation proposed so will unlikely impact the long-term survival of any species or community.
- No areas of outstanding biodiversity values in Kosciuszko National Park.
- Vegetation removal is a key threatening process. However, no vegetation is proposed to be removed so is not considered to have a significantly impact any threatened species.

After assessing the potential impact of the proposed works at 4 Mowamba Place, Thredbo using the test of significance, the above results indicate that there will be no impact on threatened species and therefore the Biodiversity Offset Scheme will not be triggered by the proposed works.

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



Figure 7 – Existing Lodge showing proposed extension will not involve clearing of natural vegetation

4. Areas of Outstanding Biodiversity Values

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

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

Kosciuszko National Park is not listed as an Area of Outstanding Biodiversity under the Biodiversity Conservation Act 2016. Therefore, due to Thredbo's location within the National Park the proposed works at 4 Mowamba Place will not be within an area of outstanding biodiversity values and hence not trigger the BOS.

Aboriginal Cultural Heritage

All Aboriginal objects are protected under the National Parks and Wildlife Act 1974. The aim of this assessment is to ensure any proposed works will not impact Aboriginal Cultural Heritage and ensure that we preserve, protect and renew culture and heritage for Indigenous Australians.

In order to achieve this, we performed three assessments:

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

NSW Planning Portal:

4 Mowamba Place is not identified as being within an Aboriginal Land Application area.

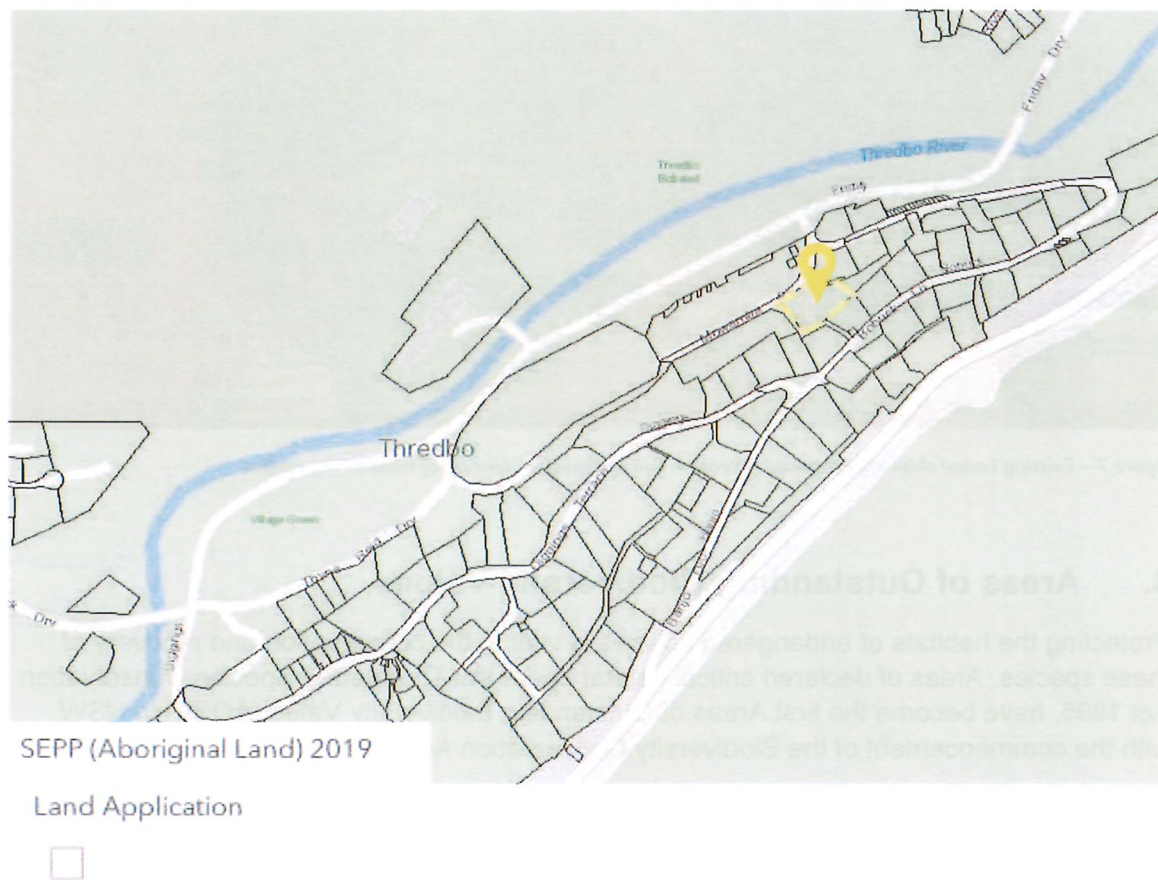


Figure 8 - NSW Planning Portal Aboriginal Land Application Areas

AHIMS Results:

An AHIMS search with a 200-metre buffer around the site has been completed and has resulted in zero Aboriginal sites being recorded or declared near the property.

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

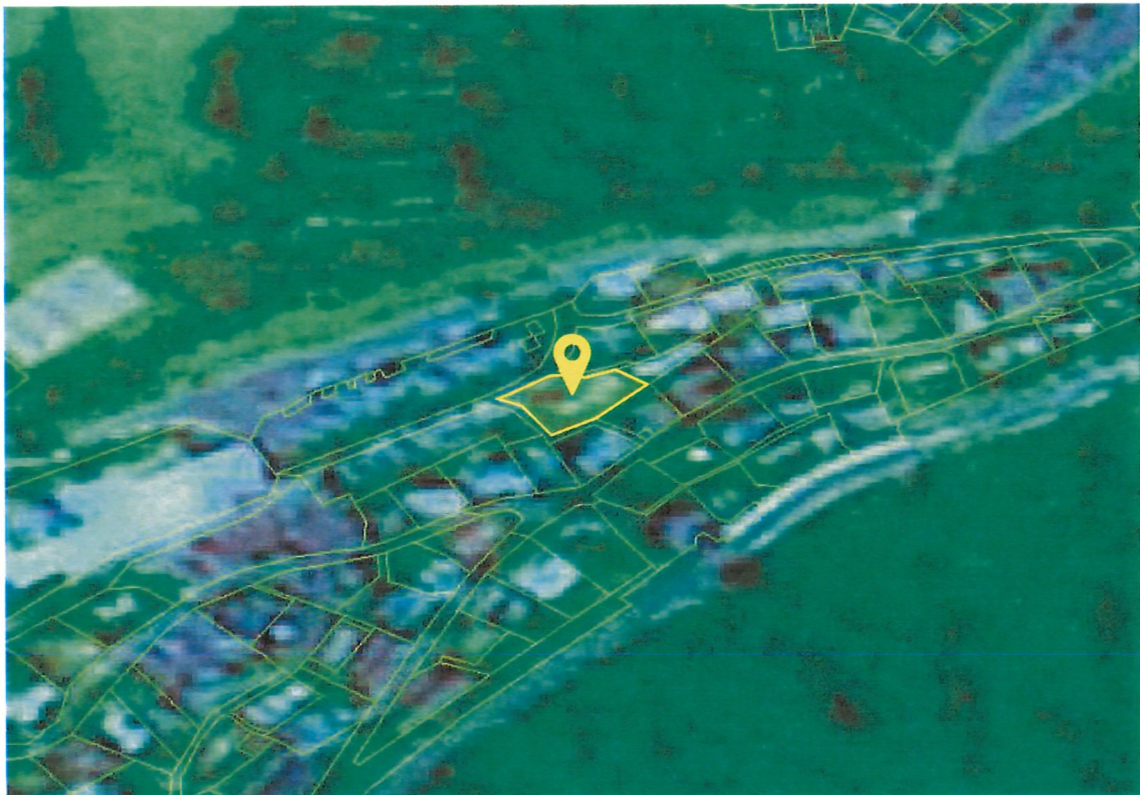


Figure 9 - Zero Aboriginal Objects/Sites Recorded on AHIMS

Generic Due Diligence Assessment:

Activities of the proposed works at 4 Mowamba Place, Thredbo, will disturb the ground surface. Likewise, the land has been previously disturbed and is currently a concrete carpark indicating that the likelihood for potential impacts of Aboriginal Objects is low.

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

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

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

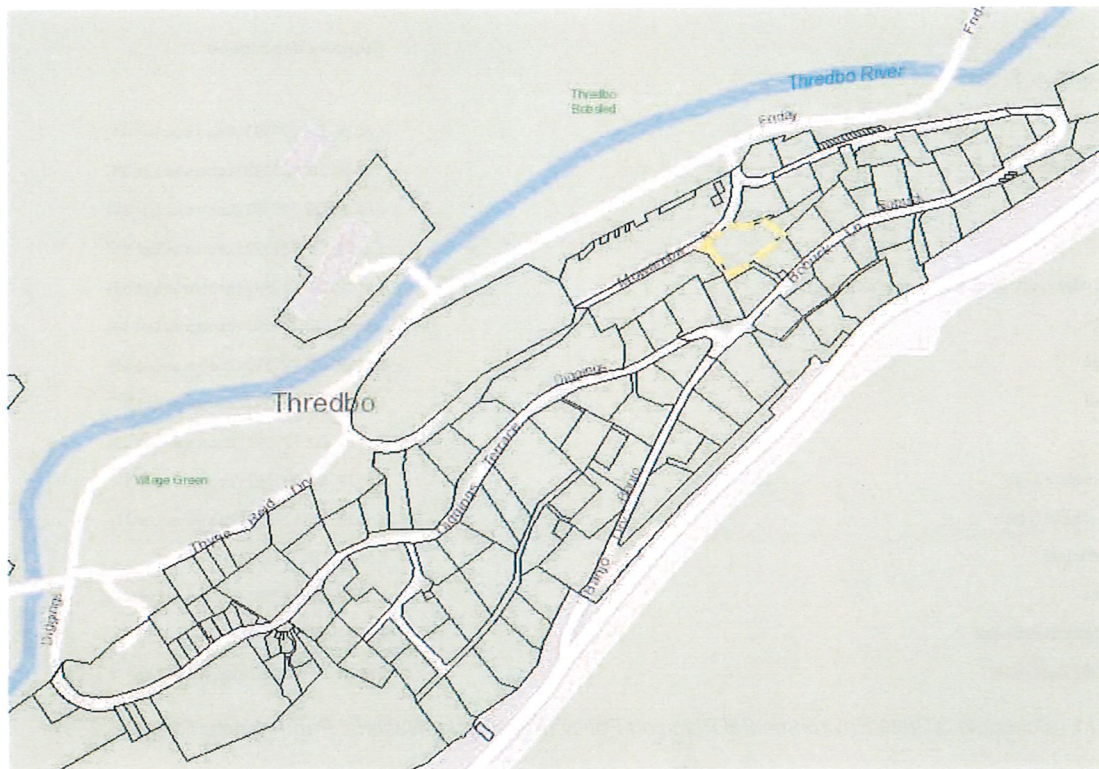
General Due Diligence Table of Results:

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

Heritage Conservation

Heritage Areas:

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



Heritage









-  Aboriginal Place of Heritage Significance
-  Conservation Area - General
-  Conservation Area - Landscape
-  Heritage Conservation Area
-  Item - Aboriginal
-  Item - Archaeological
-  Item - General
-  Item - Landscape

Figure 10 - NSW Planning Portal Heritage Areas

Heritage Buildings and Landscapes:

Bernti's Mountain Inn is not identified as a heritage item on the State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

Part 1 Buildings and landscapes

Item	Property description
Thredbo Alpine Resort	
Athol	Lot 29, DP 727592 (known as Lot 46)
Crackenback Ski Club	Lot 29, DP 727592 (known as Lot 25)
De Dacha	Lot 29, DP 727592 (known as Lot 88)
Kasees	Lot 29, DP 727592 (known as Lot 13)
Seidler Lodge (previously Lend Lease Lodge)	Lot 29, DP 727592 (known as Lot 61)
Moonbah	Lot 29, DP 727592 (known as Lot 30)
Obergurgl	Lot 29, DP 727592 (known as Lot 45)
Ramshead	Lot 29, DP 727592 (known as Lot 21)
Sastrugi	Lot 29, DP 727592 (known as Lot 22)
Thredbo Alpine Club	Lot 29, DP 727592 (known as Lot 9)
Thredbo Alpine Hotel	Lot 29, DP 727592 (known as Lot 41)
Valley Terminal	Lot 29, DP 727592
Wombiana	Lot 29, DP 727592 (known as Lot 44)
Timber Pedestrian Bridge	Lot 29, DP 727592
Site of 1997 Landslide	Lot 29, DP 727592 (known as Lots 78 and 96)

Figure 11 - Schedule 3 State Environmental Planning Policy (Kosciuszko National Park - Alpine Resorts) 2007

Suitability of the Site for the Development

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

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

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

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