



Mr Mark Brown  
Senior Planning Officer  
Alpine Resorts Team  
Department of Planning and Environment  
Jindabyne NSW 2627

Our reference: DOC22/332949  
EF22/5602

By email: [Mark.Brown@planning.nsw.gov.au](mailto:Mark.Brown@planning.nsw.gov.au)

Dear Mark,

**DA Referral – Installation of two heat pumps, 57 Mt. Tate Road, Guthega Village – DA 22/5281**

We refer to the above development application (DA) forwarded to the National Parks and Wildlife Service (NPWS) for provision of comments in accordance with Chapter 4 of the *State Environmental Planning Policy (Precincts—Regional) 2021* (SEPP). As requested, we have provided our comments for consideration by the Department of Planning and Environment (DPE) in its assessment of the DA below.

In providing these comments, consideration has been had to the *National Parks and Wildlife Act 1974*, the *Kosciuszko National Park Plan of Management 2006* (KNP PoM), the *Biodiversity Conservation Act 2016* (BC Act) and other relevant legislation.

**1. Leasing and KNP PoM**

- 1.1 NPWS Visitor Engagement & Revenue Branch has advised that the works proposed in the DA are permissible under the lease held by the proponent for the site.
- 1.2 The relevant provisions of the KNP PoM have been considered and we believe the proposed works are consistent with the management objectives for section 10.2 (Alpine Resorts Management Units), section 10.6 (Perisher Management Unit), section 11.6 (Environmental Quality) and chapter 8 (Recreation).

**2. BC Act**

- 2.1 We note that the BC Act has been addressed by the proponent in the DA. NPWS concurs with the view that the works, as proposed, will not affect threatened species and do not trigger the Biodiversity Offsets Scheme under the BC Act.
- 2.2 For the purposes of our comment in paragraph 2.1, we understand that the works include no vegetation clearance.

**3. Protection of native vegetation, fauna and fauna habitats**

- 3.1 In order to assist in minimising any impacts of the works proposed on the environmental values of Kosciuszko National Park, NPWS recommends that the following measures be implemented during completion of the works:
  - (i) To minimise weed vectors and other biosecurity issues, all vehicles, machinery and equipment used during construction must be cleaned to ensure the machinery is free of mud and vegetative propagules prior to entry into the Kosciuszko National Park, and prior to movement between sites in the Park.
  - (ii) All vehicles must be parked in designated driveways or carpark.

- (iii) All stockpile sites, including materials storage areas, parking and waste management receptors (e.g. skip bins) must be placed so as not to impact on native vegetation and located within the lease area for the site.
- (iv) All waste management receptors must be covered daily, or be emptied or removed from site each day, to ensure that waste cannot blow away or be disturbed by scavenging fauna.

3.2 Our comments in paragraph 2.2 above are applicable here. NPWS wishes to be consulted further if the assumption referred to in that paragraph is ultimately incorrect.

#### **4. Aboriginal cultural heritage**

- 4.1 We note that the potential for impacts on Aboriginal cultural heritage have been addressed by the proponent in the statement of environmental effects accompanying the DA. As alterations to an existing structure (within the existing footprint) we concur that the potential for impacts to Aboriginal objects is unlikely.
- 4.2 Should any Aboriginal objects be uncovered during construction, any works impacting the objects must cease immediately and the NPWS contacted for assessment of the site.

#### **5. Plumbing and drainage**

5.1 NPWS is the delegated plumbing regulator in Kosciuszko National Park in accordance with the *Plumbing and Drainage Act 2011*. In that capacity, we request that the following be included in any consent conditions:

- (i) All plumbing and drainage work carried out must comply with the Plumbing Code of Australia and Australian Standard AS/NZS 3500.
- (ii) All plumbing and drainage work must be completed by a person holding a NSW licence, qualified supervisor certificate or tradesperson certificate.
- (iii) The following documents must be submitted by the person referred to in subparagraph (ii) on behalf of the proponent to the NPWS Perisher Senior Engineer (Chris Brooke, [chris.brooke@environment.nsw.gov.au](mailto:chris.brooke@environment.nsw.gov.au)), at the following required stages of work:
  - a. 'Notice of Work' before work commences; and
  - b. 'Certificate of Compliance' and 'Sewer Service Diagram' on completion of works.

5.2 If the proponent requires more information on these requirements then this can be found at the following website:

<https://www.environment.nsw.gov.au/topics/parks-reserves-and-protected-areas/parkmanagement/alpine-resort-management/our-services/plumbing-and-drainage>

#### **6. Other matters**

6.1 We note that NPWS has also considered the following matters in its assessment:

- (ii) that there is no change proposed to stormwater drainage;
- (iii) that there is no requirement for realigning water pipes to the property or altering mains water supply;
- (iv) that the works have no public health components;
- (v) that the physical dimensions and footprint of the existing structure will not be altered; and
- (vi) that the structure which is the subject of the DA is not listed as a heritage item on the SEPP.

If you have any further enquires please contact Pete Whiting, Assessment Coordinator, Resorts Environmental Services Team at [pete.whiting@environment.nsw.gov.au](mailto:pete.whiting@environment.nsw.gov.au)

Yours sincerely

A handwritten signature in black ink, appearing to read 'Mick Pettitt', with a circular flourish above the name.

**Mick Pettitt**  
**Director, Park Operations Projects**  
**Southern Ranges Branch**  
29 April 2022