



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

Our reference: DOC 22/338985
EF22/5605

By email: Mark.Brown@planning.nsw.gov.au

Dear Mark,

**DA Referral – Internal alterations and additions to existing tourist accommodation, Unit 1,
11 Crackenback Drive, Thredbo
DA 22/5418**

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 any other applicable legislation.

1. Leasing and KNP PoM

- 1.1 NPWS Visitor Engagement & Revenue Branch (VERB) has advised that the works proposed in the DA are permissible under the headlease held by Kosciuszko Thredbo Pty Limited (KT) for the Thredbo Alpine Resort. However, KT must liaise with NPWS VERB (npws.property@environment.nsw.gov.au) to seek lessor's consent under the headlease for the proposed works and amendment of the relevant sublease to permit additional accommodation.
- 1.2 The relevant provisions of the KNP PoM have been considered, including the management objectives for section 10.2 (Alpine Resorts Management Units), section 10.4 (Thredbo Management Unit), section 11.6 (Environmental Quality) and chapter 8 (Recreation). Subject to our comments above about permitting additional accommodation, we consider that the proposed works are consistent with the KNP PoM.

2. BC Act

- 2.1 The BC Act has not been addressed by the proponent in the DA. However, as internal works to an existing building, NPWS does not consider that the works, as proposed, will affect threatened species or 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 and no asset protection zone is required, e.g. to meet NSW Rural Fire Service requirements for the works. If this understanding is incorrect then further consultation with NPWS is required.

3. Protection of native vegetation, fauna and fauna habitats

- 3.1 In order to assist in minimising any impacts of the proposed development on the environmental values of Kosciuszko National Park, NPWS recommends that the following measures be implemented during completion of the works:

- (i) All vehicles must be parked in existing driveways or carpark.
- (ii) 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 stockpile sites contained within the subject site title boundaries.
- (iii) 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 internal renovations to an existing structure, we concur that there is no potential for impacts.

5. Other matters

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

- (i) that there is no change proposed to stormwater drainage;
- (ii) that there is no requirement for realigning water pipes to the property or altering mains water supply;
- (iii) that the works have no public health components;
- (iv) that the physical dimensions and footprint of the existing structure will not be altered; and
- (v) 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@enviroment.nsw.gov.au

Yours sincerely



Mick Pettitt
Director, Park Operations Projects
Southern Ranges Branch
3 May 2022