



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

Our reference: DOC 22/875256  
EF22/10281

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

Dear Mark,

### **DA Referral – Installation of a snowrunner & Snowsports School building, Friday Flat, Thredbo Alpine Resort, DA 22/9507**

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 proposed works are permissible under the head lease with Kosciuszko Thredbo Pty Limited (KT). However, Lessor's Consent is required for installation of the new lifting infrastructure. VERB has accepted the DA referral as a request for Lessor's Consent and will contact the proponent separately about the matter.
- 1.2 The relevant provisions of the KNP PoM have been considered and we believe the proposed development is consistent with 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).

#### **2. BC Act**

- 2.1 The proponent has demonstrated appropriate consideration of the BC Act in the DA. As proposed, NPWS concurs that the development does not trigger the Biodiversity Offset Scheme under the BC Act.

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

- 3.1 In order to assist in minimising impacts of the proposed development on the environmental values of Kosciuszko National Park (KNP), NPWS recommends that DPE include the measures set out in paragraphs 3.2 to 3.10 below in its consent conditions. We note that many of these measures are currently set out in the proponent's Site Environmental Management Plan (SEMP) and should be retained or updated as appropriate.

### Native vegetation and rock removal

- 3.2 No native vegetation or rock removal is proposed in the DA. However, native riparian vegetation adjacent to the development site is to be fenced or flagged (and personnel on site briefed) to delineate it as a 'no go' area for personnel, vehicles and equipment.

### Trenching measures

- 3.3 If trenches are to be left open overnight then fauna egress provisions must be included.

### Exotic species management

- 3.4 All relevant weed species that occur within the proposed development site and any associated stockpile sites must be treated prior to works commencing to ensure these weeds are not spread further at the site or within KNP. In addition, ongoing weed management is essential to ensure relevant weed coverage does not increase. Routine assessment of the site must be conducted, including following completion of construction, with relevant weeds identified to be treated or removed.
- 3.5 For the purposes of our comments in paragraph 3.4, 'relevant weed species' include pest flora species identified in the regional pest management strategy for the NSW Southern Ranges Region most recently published by DPE, at the date of these comments being the *Regional Pest Management Strategy 2012-17 Southern Ranges Region*, a copy of which is available at:

<https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Parks-reserves-and-protected-areas/Pest-management-strategies/regional-pest-management-strategy-southern-ranges-region-120374.pdf>.

### Machinery, equipment and materials

- 3.6 To minimise weed vectors and other biosecurity issues, all machinery and equipment used during construction must be cleaned prior to entry into KNP and prior to site mobilisation to ensure the machinery is free of mud, vegetative propagules and pathogens. This includes machinery that may have been working in an area of the Thredbo Alpine Resort that contains weeds and is preparing to be redeployed in the proposed development site and associated stockpile and staging areas.
- 3.7 All machinery, materials and equipment must be stored on existing disturbed areas or designated stockpile sites and must not be stored on native vegetation.
- 3.8 Vehicles and machinery must only be fuelled at designated hard stand fuelling stations or with spill kits and temporary bunding in place.

### Stockpile sites, and soil and waste management

- 3.9 To minimise impacts to native vegetation, the following conditions are recommended:

- (i) All stockpiling is to be in accordance with the *Soil Stockpile Guidelines for the Resort Areas of Kosciuszko National Park* (OEH, 2017), a copy of which can be provided by the NPWS Assessment Coordinator.
- (ii) Proposed stockpile sites, including materials storage areas, parking and waste management receptors (e.g. skip bins) and storage of soils and sods must not impact on native vegetation. Materials removed during construction must be stockpiled within the designated stockpile areas or areas of cleared vegetation only.
- (iii) All waste management receptors must be able to be covered to ensure waste cannot blow away or be disturbed by scavenging fauna or must be emptied or removed from site each day.
- (iv) Erosion and sediment control measures must be regularly checked and maintained, particularly immediately following precipitation events.

- (v) All straw bales used for sediment and erosion control must be weed free.

#### Construction period

- 3.10 The trenching and construction works proposed must cease by 30 April, with rehabilitation and stabilisation works able to continue until 30 May. Construction must not commence when snow is located on the development site and machinery must not be used to remove snow from areas containing native vegetation.

#### **4. Rehabilitation, maintenance and monitoring**

- 4.1 A detailed rehabilitation plan need not be prepared by the proponent for the development. However, the SEMP must address the following issues:

- (i) Exotic grass species such as Chewings Fescue are not suitable for the rehabilitation of areas containing predominantly native species. Areas which are predominantly exotic grass may be reseeded using a 50:50 native Poa (locally occurring) and Fescue mix.
- (ii) Monitoring, mulching and re-seeding of any bare areas must occur at least every 12 months for a minimum period of 5 years.
- (iii) Rehabilitation must be in accordance with the document entitled '*Rehabilitation Guidelines for the Resort Areas of Kosciuszko National Park*', a copy of which is available at:

<https://www.environment.nsw.gov.au/research-and-publications/publications-search/rehabilitation-guidelines-for-the-resort-areas-of-kosciuszko-national-park>.

- (iv) All straw bales or other mulch used for rehabilitation must be weed free.

#### **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 Team (c/- Chris Brooke, Senior Engineer ([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**

##### Aboriginal cultural heritage

- 6.1 The Aboriginal cultural heritage assessment provided in the DA appears to have followed a suitable process. We believe that appropriate due diligence in determining that the proposed works are unlikely to harm Aboriginal objects has been demonstrated.

- 6.2 Should any potential Aboriginal objects be uncovered during construction, any works impacting the objects must cease immediately and the NPWS must be contacted for assessment of the relevant part of the development site.

Visual impacts

- 6.3 We do not consider that there will be significant visual impacts resulting from the development at its location at Friday Flat.

If you have any further enquires please contact the NPWS Assessment Coordinator, Pete Whiting on 02 6450 5543 or at [Pete.Whiting@environment.nsw.gov.au](mailto:Pete.Whiting@environment.nsw.gov.au).

Yours sincerely



**Kelsey Boreham**  
**Principal Project Officer, Park Operations Projects**  
**Southern Ranges Branch**  
04 October 2022