



Department of Planning  
and Environment

*Issued under the Environmental Planning and Assessment Act 1979*

Approved Application No DA 22/5248

Granted on the 27 May 2022

Signed D James

Sheet No 1 of 30



## STATEMENT OF ENVIRONMENTAL EFFECTS

*Construction of Wastewater Treatment Plant and  
associated infrastructure*

213 Kings Cross Road, Kiandra NSW

March 2022



## 1.0 Introduction

The project for which this Statement applies is for a new Wastewater Treatment Plant facility for Selwyn Snow Resort, which is ancillary infrastructure to the operation of the Selwyn Centre, Staff Accommodation and Resort Operations Centre. The proposal aims to seek approval for a new Wastewater Treatment Plant and associated infrastructure to provide much needed amenities for visitors to Selwyn Snow Resort during the winter ski season.

Selwyn Snow Resort is located at 213 Kings Cross Road, Kiandra within the Kosciuszko National Park, NSW. The site is legally described as Lot 36 DP46316.

The proposed development is deemed to be of positive influence on both the Selwyn Snow Resort and Kosciuszko National Park by offering essential infrastructure to enhance the guest experience of visitors after the Black Summer bushfires. The proposed development supports a safe recreation environment to visitors enhancing their experience in Kosciuszko National Park.

It is proposed that construction will be staged. Proposed staging is as follows

- Stage 1 – Groundworks and Slab
- Stage 2 – Installation of Wastewater Treatment Plant and associated tanks

This Statement of Environmental Effects will accompany a Development Application to be lodged with the Department of Planning & Environment (DPE) in accordance with the State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007, under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

**FIGURE 1      PROPOSED APPROXIMATE LOCATION**



## 2.0 Site Location & Context

### 2.1 Site Analysis

The Snowy Mountains is a popular tourist destination for both Australians and international travellers. The region offers an array of attractions including the Kosciuszko National Park, Snow Resorts, world class mountain biking and Australia's highest mountain, Mt Kosciuszko. The local economy is driven by the winter season with skiing and other winter sports being unique to this region of Australia. A growing summer tourism trade has been developing with activities such as hiking, fishing, kayaking, and mountain biking encouraging outdoor enthusiasts to visit the region.

The resort areas, including Selwyn Snow Resort are important to New South Wales due to their economic and social contribution as well as their location within a unique alpine environment.

The site is Lot 36, located at 213 Kings Cross Road in Kiandra within the Kosciuszko National Park. The site has an area of approximately 204 ha. The site accommodates a snow resort comprised of 10km of ski runs.

Facility buildings which serviced Selwyn Snow Resort experienced extensive damage during the 2019/2020 Black Summer bushfires. As a result, the site was then cleared of buildings with only lifts and snow making infrastructure remaining. Construction is currently underway on the rebuild of the resort, including the Visitor Centre, Resort Operations Centre and Staff Accommodation.

The proposed location of the Wastewater Treatment Plant is located to the north of the new Selwyn Centre and Resort Operations Centre. This location is generally clear of vegetation and sits within the substantial APZs of the previously mentioned buildings, which will be maintained in perpetuity within the allotment boundary (see bushfire hazard assessment report provided).

The new Wastewater Treatment Plant is located in close proximity to the new building infrastructure. The proposed site location allows for adequate APZ distances to meet requirements for SFPP development with minimal vegetation clearing, as well as allow compliant forward entry and exit to the existing path of Kings Cross Road for firefighting vehicles.

The proposed location allows for the least removal of damaged vegetation from the 2019/2020 bushfire season. The proposed site also allows for the minimum excavation needed to provide a flat site, reducing impacts to the environment. Likewise, there have been no known Aboriginal artefacts found during previous construction at the location, which has experienced disturbance due to its proximity to the Selwyn Access Road and the previous absorption trench infrastructure. The proposed facility supports a thoughtful re-development of the site and hence improves the long-term resilience of Selwyn Snow Resort, while maintaining the environmental values of the Kosciuszko National Park.

The proposed facility will connect to previously approved service trenches from the new Selwyn Centre, Resort Operations Centre and Staff Accommodation. A qualified consultant was engaged to assess potential impacts to this area for the proposed services trench and determined that *"the trenching works can proceed in these areas, without further assessment as no Aboriginal objects or places have been identified as occurring within the project area. The potential of impacting unrecorded sites during the proposed works is assessed as low."*

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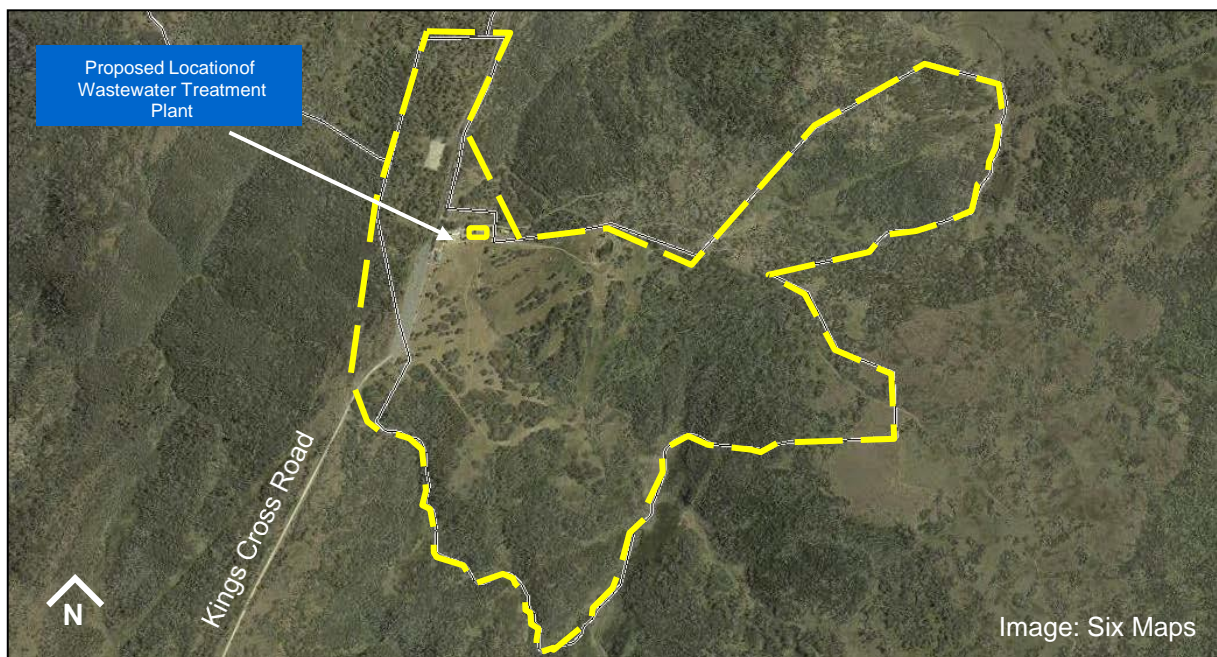
#### STATEMENT OF ENVIRONMENTAL EFFECTS

##### **Construction and Installation of Wastewater Treatment Plant**

Selwyn Snow Resort Pty Ltd | 213 Kings Cross Road Kiandra NSW 2629

The proposed site demonstrates a siting pattern and orientation to fit the property boundaries, access road and landfalls. Set on a ridge, the land falls to the North of the site and to the South which has been previously cleared for use as ski runs. Electricity infrastructure is currently being reinstalled to the site by Essential Energy which will service the Wastewater Treatment Plant.

**FIGURE 2      PROPOSED LOCATION OF WASTEWATER TREATMENT PLANT WITHIN CONTEXT OF SELWYN SNOW RESORT**



**FIGURE 3      AERIAL VIEW OF SITE**

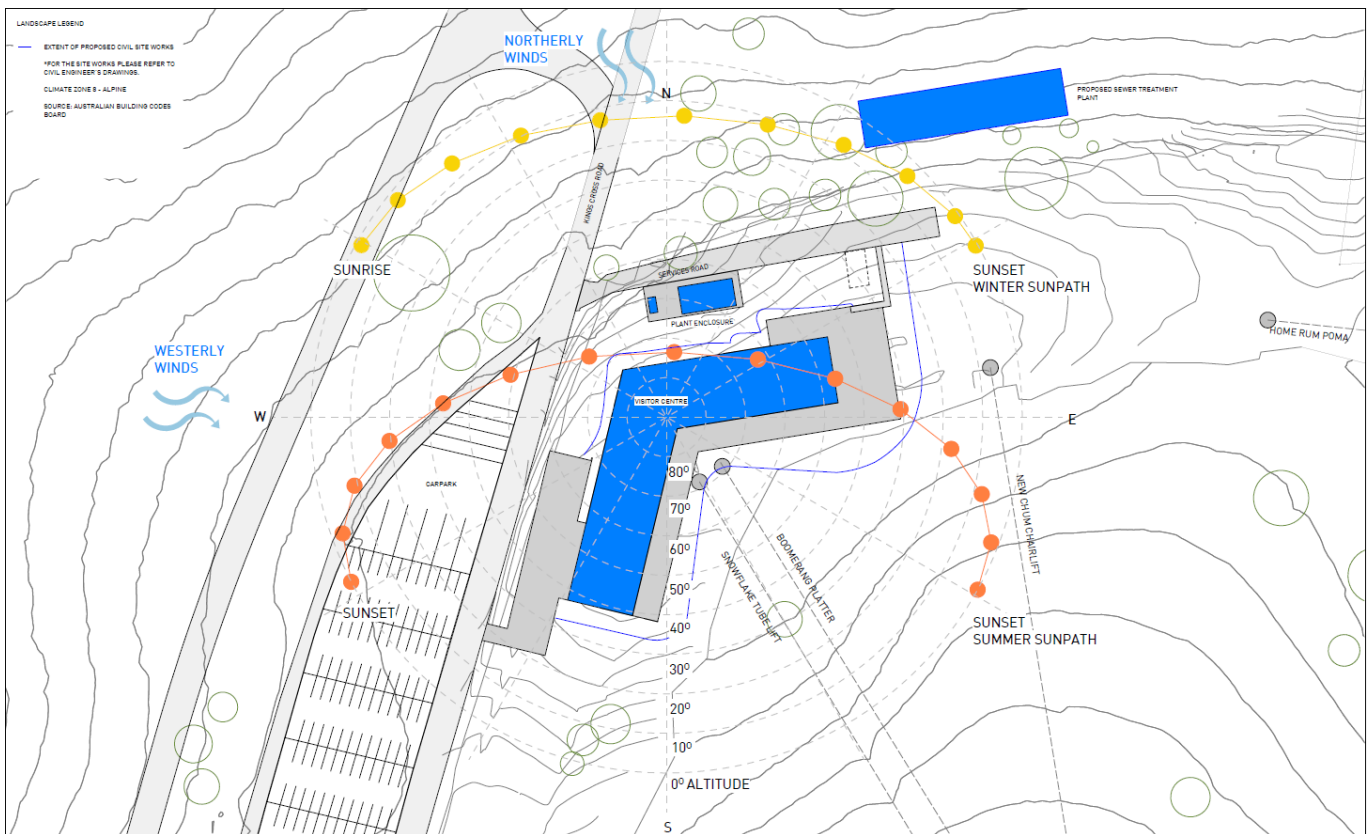


## STATEMENT OF ENVIRONMENTAL EFFECTS

### *Construction and Installation of Wastewater Treatment Plant*

Selwyn Snow Resort Pty Ltd | 213 Kings Cross Road Kiandra NSW 2629

**FIGURE 4 PROPOSED SITE PLAN**



## 2.2 Site Contours

Landfall is generally consistent across the site and surrounding immediate area with the proposed site set on the top of a wide ridgeline with downslope to the North, South and West and upslope to the East.

To supplement the application, a geotechnical report by ACT Geotechnical Engineering was undertaken to assess the site suitability for the guest facilities (see geotechnical report provided). ACTGeotechnical Engineering determined that:

*"Provided that the design and construction of the structures is undertaken in accordance with accepted procedures for hillside construction, and treatments and mitigation measures are carried out to reduce the potential hazards (as recommended in Section 5.6 and Section 6 of geotechnical report), the risk is assessed to be 'Very Low' to 'Low' (See Table 1b of geotechnical report).*

*Therefore, it is assessed that the site is suitable for the proposed snow resort redevelopment (provided all the recommendations in our report are followed)."*

Access to the site is well maintained.

## 2.3 Site Photos

***Aerial Photo 1***



***Aerial Photo 2***



***Aerial Photo 3***



### 3.0 Project

The proposal aims to gain approval for a new Wastewater Treatment Plant for Selwyn Snow Resort. The proposed development is deemed to be of positive influence on both the Mt Selwyn Snow Resort and Kosciuszko National Park by supporting guest facility building and essential infrastructure to aid operations and provide visitors to the resort with amenities to enhance the safety and guest experience of visitors to Mt Selwyn Snow Resort.

The proposed project for this application seeks approval for the below scope of works:

- Wastewater treatment facility
- Associated Infrastructure including Fencing & Civil Works
- Services trenching to connect to Resort Operations Centre, Selwyn Centre & Staff Accommodation

It is proposed that construction will be staged. Proposed staging is as follows

- Stage 1 – Groundworks and Slab
- Stage 2 – Installation of Wastewater Treatment Plant and associated tanks

The proposed Wastewater Treatment Plant will feature a mix of natural tones to complement surrounding infrastructure, as well as the surrounding environment. The considerate design allows the Wastewater Treatment to blend into the area and complement the existing landscapes and development found within the Kosciuszko National Park.

Selwyn Snow Resort provides employment for up to 90 staff (shift workers) during the winter season and has up to 2,000 guests to the resort. Over the summer period the guest facilities will be closed with only maintenance and core operational staff onsite. Signage is proposed to be added to the exterior of the building to clearly identify the facility.

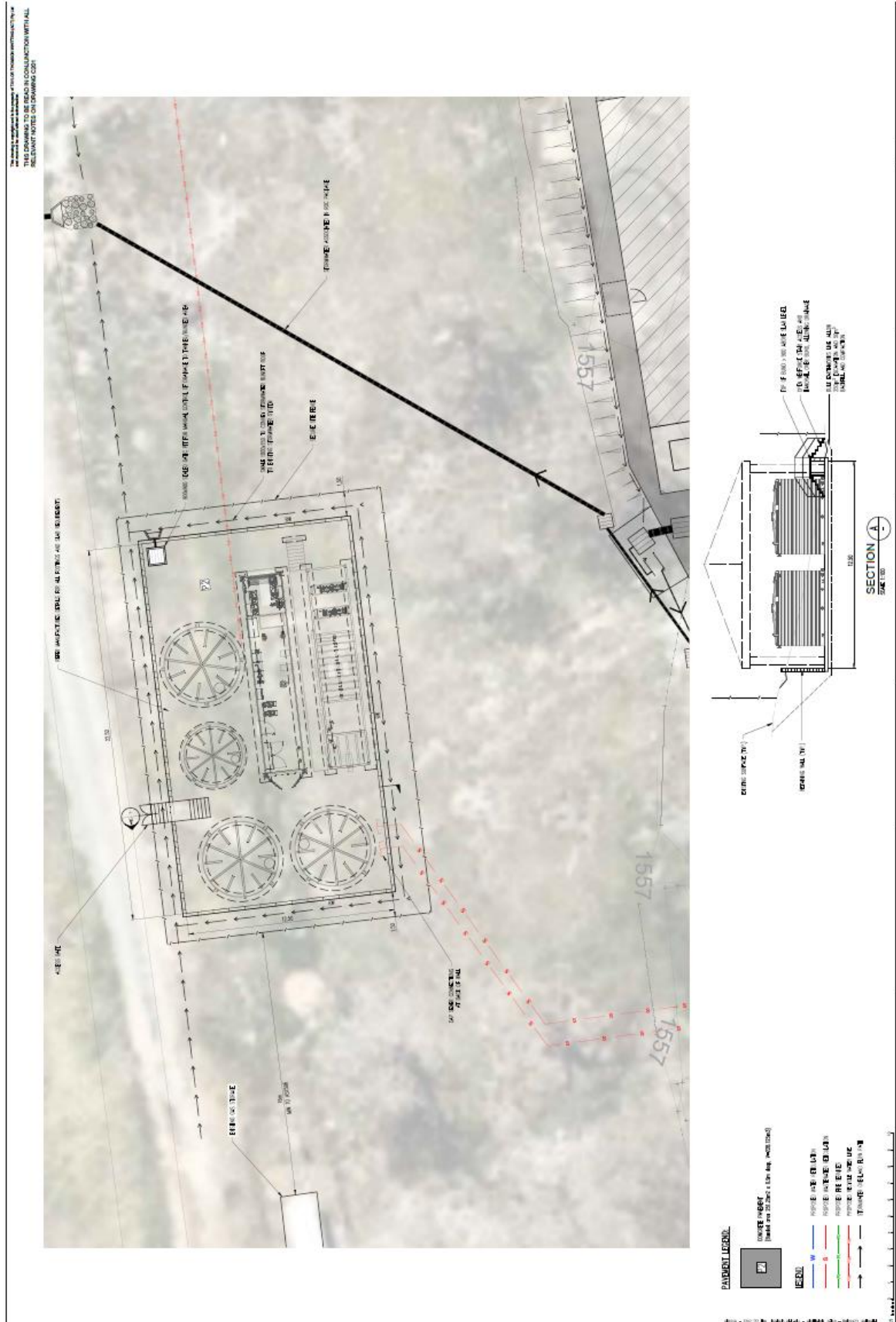
Stormwater is proposed to be drained to the east and north as per the drainage arrangements shown in the civil engineering plans. A stormwater assessment carried out by TTW found that, *"due to all the impervious areas draining to pervious areas and the swale, the peak stormwater discharge from the developed site did not increase over the existing conditions. As such a detention strategy is not required"*.

A tertiary wastewater treatment plant will be installed, where wastewater will be treated prior to being pumped out, recycled or discharged. It will be an above ground system that will be fenced and locked off to prevent access by the public. The potential discharge of the Wastewater Treatment system to the environment will be covered in a separate Development Application.

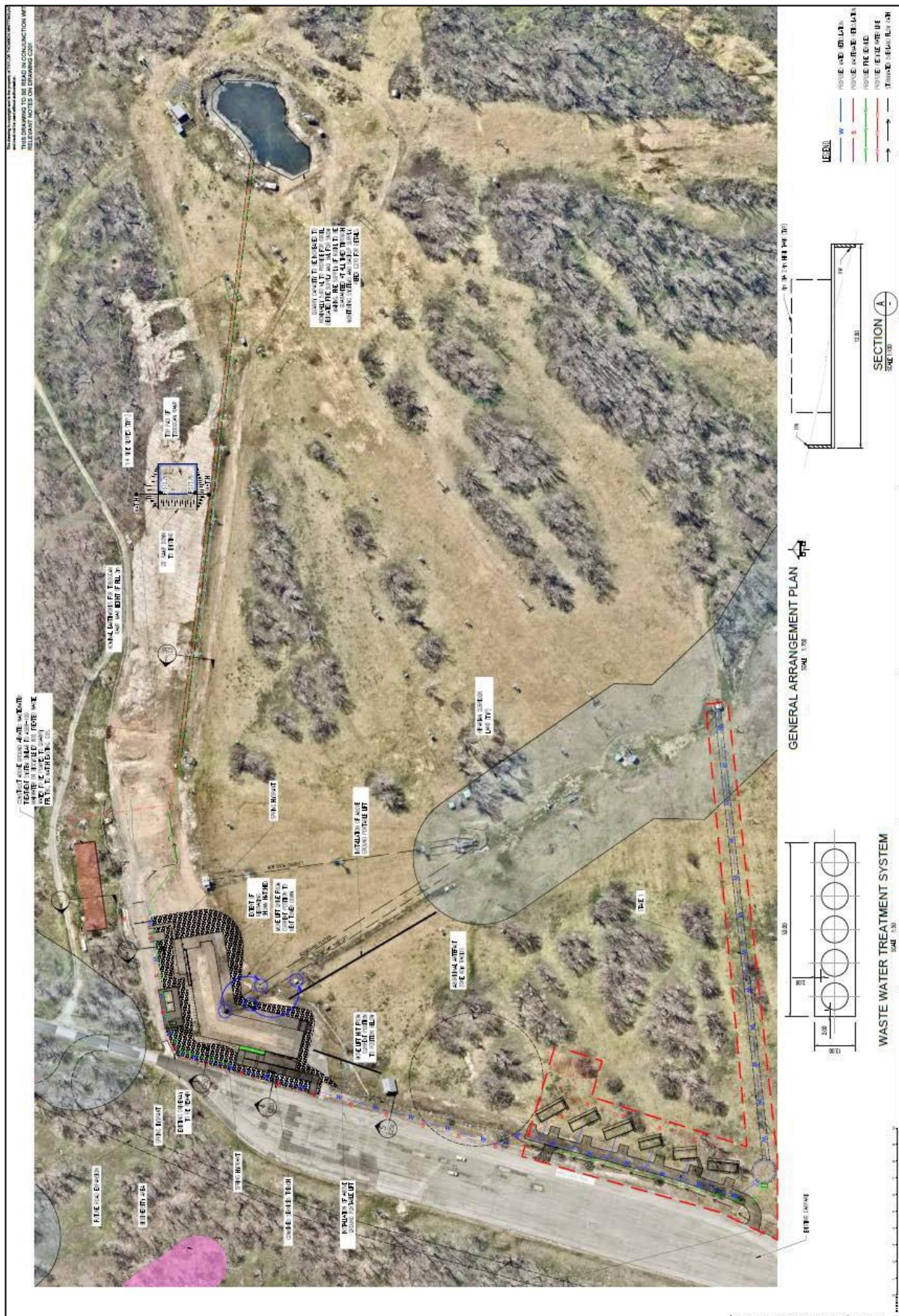
Essential Energy is in the process for reinstalling electrical infrastructure after extensive damage occurred during the Black Summer bushfires. The new electrical infrastructure will service the proposed Wastewater Treatment Plant. The plant enclosure will be provided including a mechanical plant room and diesel generator as per the mechanical engineering plans pro

No internal road works are proposed as part of this application. Access will utilise the existing Selwyn access trail, directly adjacent to the proposed facility. The access road is not be intended for public access and is signposted accordingly. This road is suitable for staff access to the facility, as well as for tankers to park directly adjacent to the facility and pump out either treated or untreated wastewater if required.

**FIGURE 5 SITE WORKS PLAN**



**FIGURE 6      GENRAL ARRANGEMENT PLAN**



### 3.1 Wastewater Treatment Plant Design

FIGURE 7

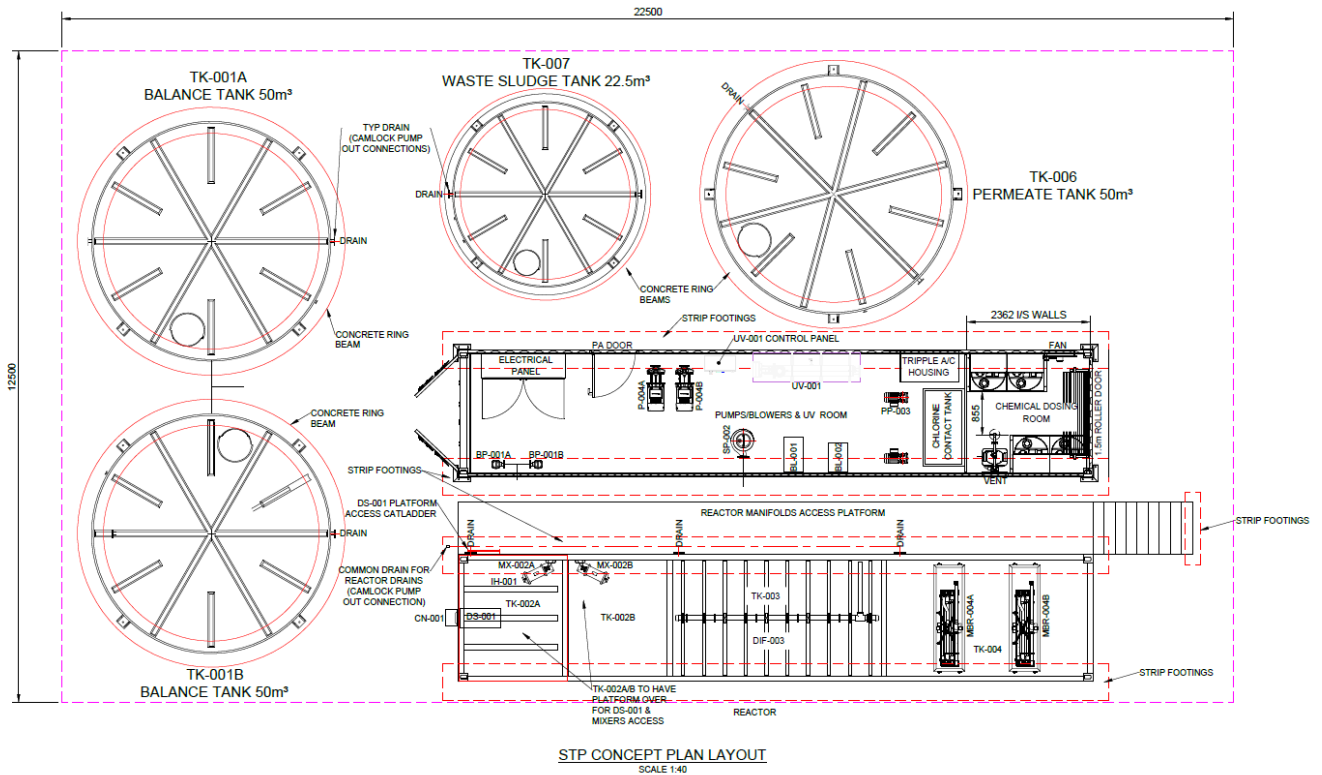
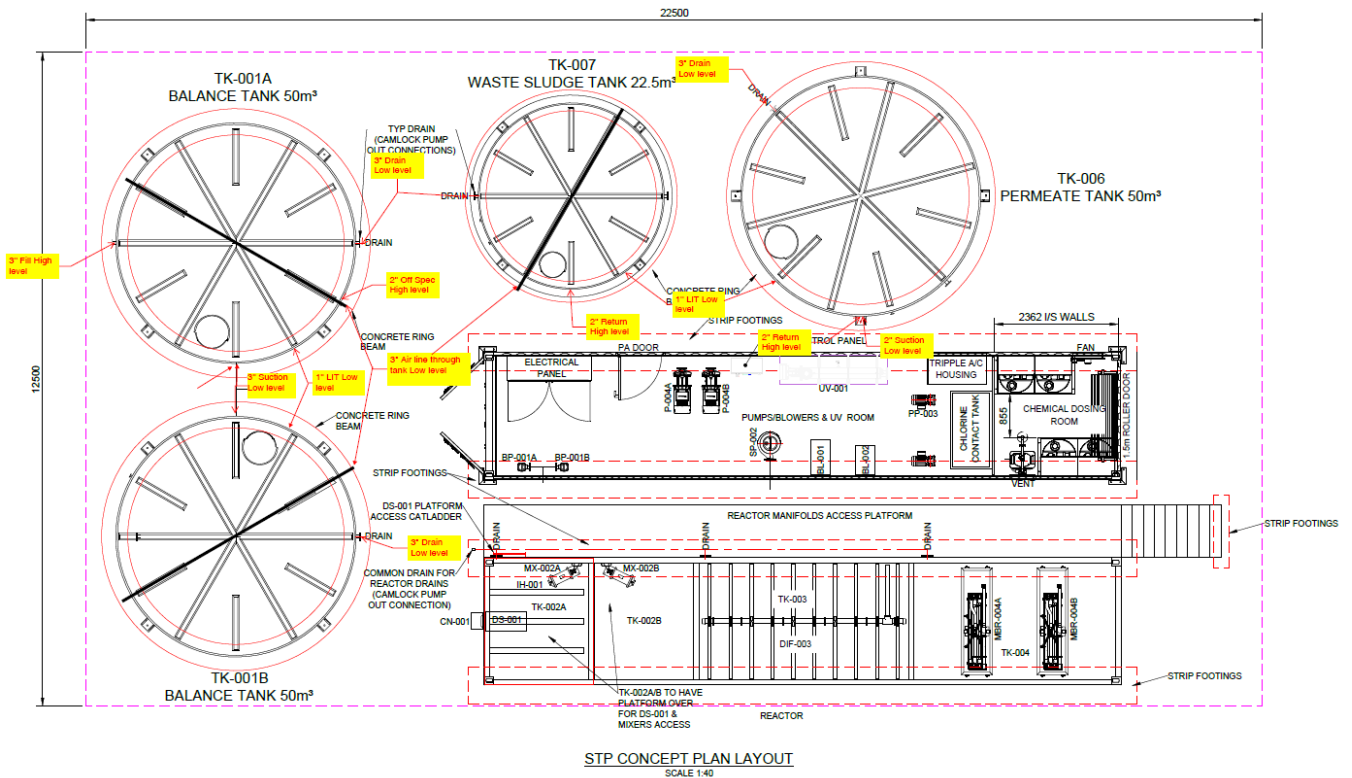


FIGURE 8



#### STATEMENT OF ENVIRONMENTAL EFFECTS

##### Construction and Installation of Wastewater Treatment Plant

Selwyn Snow Resort Pty Ltd | 213 Kings Cross Road Kiandra NSW 2629

FIGURE 9

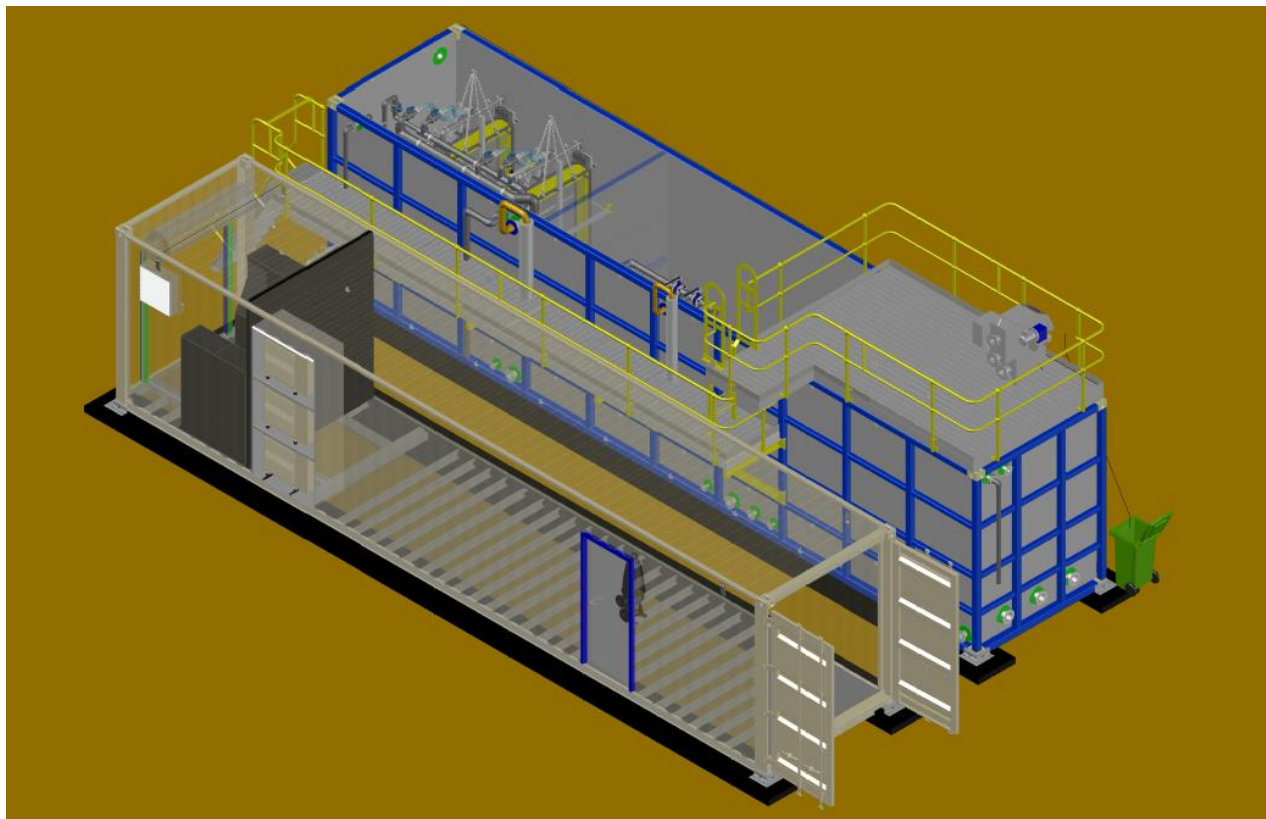
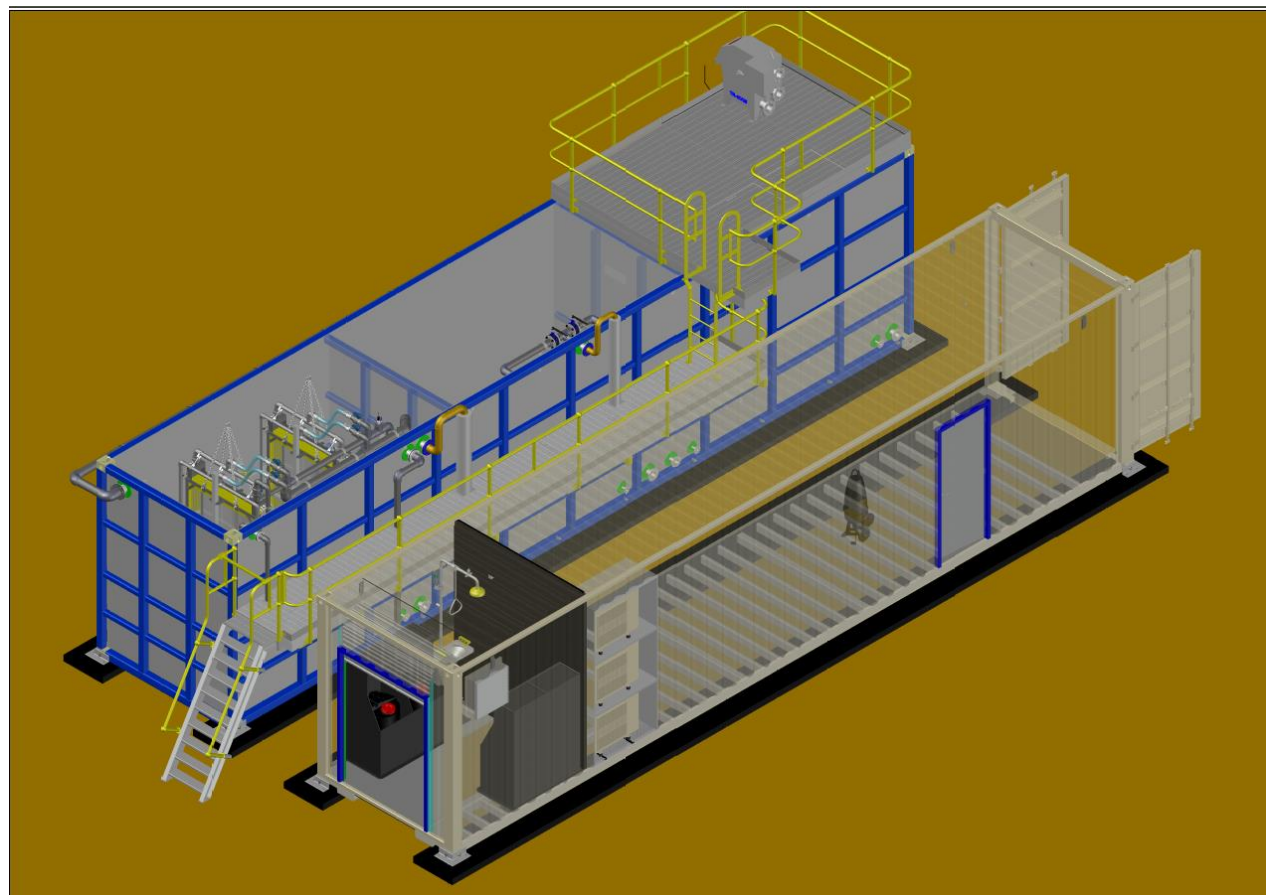


FIGURE 10



**STATEMENT OF ENVIRONMENTAL EFFECTS**

***Construction and Installation of Wastewater Treatment Plant***

Selwyn Snow Resort Pty Ltd | 213 Kings Cross Road Kiandra NSW 2629

## 4.0 Table 1—General Information

Project description	
<p>The proposal aims to gain approval to construct a Wastewater Treatment Plant &amp; associated essential infrastructure at Selwyn Snow Resort.</p> <p>The proposed project for this application seeks approval for the below scope of works:</p> <ul style="list-style-type: none"> <li>• Wastewater treatment facility</li> <li>• Associated Infrastructure including Fencing &amp; Civil Works</li> <li>• Services trenching to connect to Resort Operations Centre, Selwyn Centre &amp; Staff Accommodation</li> </ul> <p>It is proposed that construction will be staged. Proposed staging is as follows:</p> <p>Stage 1 – Groundworks and Slab Stage 2 – Installation of Wastewater Treatment Plant and associated tanks</p>	
Site suitability	
The site is suitable for the proposed development.	
<ul style="list-style-type: none"> <li>• site constraints such as flooding, slope, geotechnical hazards, bushfire and any other risks</li> </ul>	<p>Selwyn Snow Resort is identified as bushfire prone land. See bushfire hazard assessment provided by Complete Town Planning.</p> <p>The site is within “Zone G” of the Kosciuszko National Parks Alpine Resorts, and hence a geotechnical investigation and slope instability risk assessment is required. See geotechnical report provided by ACT Geotechnical Engineers.</p>
<ul style="list-style-type: none"> <li>• effects on the local environment, landscape, streetscape, appearance or scenic quality of the locality</li> </ul>	<p>The proposed Wastewater Treatment Plant facility offers a monument coloured façade which will complement the proposed built environment of the Staff Accommodation, Selwyn Centre and Resort Operations Centre. The thoughtful design will blend seamlessly into the natural environment of Kosciuszko National Park and complement the landscape offering natural non-reflective tones.</p>

### STATEMENT OF ENVIRONMENTAL EFFECTS

#### *Construction and Installation of Wastewater Treatment Plant*

<ul style="list-style-type: none"> <li>biological and ecological impacts including the impacts on fauna and flora</li> </ul>	<p>Proposed site location of the Wastewater Treatment facility is not identified as areas of high biodiversity values. See Biodiversity and Aboriginal Heritage Assessment provided by Complete Town Planning.</p> <p>All vegetation removal is to be undertaken under guidance and consultation with NPWS.</p> <p>A site rehabilitation plan has been established in consultation with NPWS, with an additional report in development to address the minimal vegetation removal required for establishment of APZ and impacts of the 2019/2020 bushfires.</p> <p>Low impact on fauna and flora from the proposed facility will be incurred as minimal vegetation required to be removed. See ecology report and addendum provided by ecologist, David Woods.</p>
<ul style="list-style-type: none"> <li>impacts on existing and future amenity of the locality</li> </ul>	<p>The upgrades are deemed to be of positive influence on both Selwyn Snow Resort and Kosciuszko National Park by supporting the new guest facilities built to allow operations of the alpine resort. Proposed guest facilities will provide amenities that will encourage use of the recreational area protecting the cultural significance of the resort while promoting the values of the National Park.</p> <p>The proposed Wastewater Treatment Plant is ancillary infrastructure to the operation of these facilities.</p>
<ul style="list-style-type: none"> <li>the age and condition of any structures or buildings.</li> </ul>	<p>The proposed STP is part of a larger re-development of the resort which encountered major damage in the 2019/2020 summer bushfire season.</p> <p>As a result all infrastructure has been required to be replaced and upgraded.</p>

#### STATEMENT OF ENVIRONMENTAL EFFECTS

##### *Construction and Installation of Wastewater Treatment Plant*

## Present and previous uses

Selwyn Snow Resort is one of New South Wales four ski resorts within the Kosciuszko National Park. The proposed Wastewater Treatment Plant supports the guest & resort operation facilities required to operate the resort and is needed prior to the alpine resort being able to re-open.

Facilities and infrastructure that previously serviced Selwyn Snow Resort experienced extensive damage during the 2019/2020 Black Summer Bushfires and have since been removed from site. Construction is currently underway on the new replacement facilities (already approved under previous Development Applications).

Previous Wastewater infrastructure was a combination of Septic and Clivus Multrum composting systems. The guest facility contained Clivus Multrum toilets, a waterless composting system that utilised no chemicals or water and had no polluting discharge. The urine from the Clivus Multrum toilets fed to a tank located adjacent to the Elgas above ground LPG tank.

The staff accommodation fed into various Septic tanks, then leading to a number of absorption trenches located to the north of the resort.

**FIGURE 11      PREVIOUS WASTEWATER INFRASTRUCTURE LOCATIONS**



## STATEMENT OF ENVIRONMENTAL EFFECTS

### *Construction and Installation of Wastewater Treatment Plant*

The new proposed Wastewater Treatment Plant is to be located in a relatively similar location to the previous infrastructure that was lost in the bushfires. The proposed site also allows for the facility to be partially shielded by the surrounding slope, reducing the visual impact to the landscape.

The proposed wastewater treatment facility is not located near any known Aboriginal artefacts or sites and the ground has been already generally disturbed by the previous infrastructure in the vicinity.

The proposed facility is located a minimum of 16 metres away from the Elgas LPG above ground tank, in accordance with AS1596.

The proposed trenches are minor in length and are to connect to previously approved service trenches from the Visitor Centre, Resort Operations Centre and Staff Accommodation facilities.

With no knowledge of any past site contamination within the proposed area, the risk of contamination from the previous underground tanks is low. Hence, no testing is required in association with this application.

#### Operational details

Selwyn Snow Resort is currently closed due to the resort being extensively damaged during the 2019/2020 Black Summer bushfire season.

The proposed Wastewater Treatment Plant is an essential step towards the reopening of Selwyn Snow Resort. The Wastewater Treatment Plant will support the operation of guest amenities, retail, kids snow sports areas, office space and accommodation, critical for the successful operation of the resort.

Selwyn Snow Resort employs up to 90 staff members throughout the winter season and the Wastewater Treatment Plant is needed prior to re-opening the resort to ensure the resort can continue to provide employment.

Summer operations at Selwyn Snow Resort are for essential management and maintenance staff (maximum 5 staff members) who perform all necessary duties to ensure safe operation during the winter ski season.

#### Change of use of a building (where there is no building work)

Not Applicable.

#### Building classification and Building Code of Australia (BCA)

The guest facility building is comprised of class 8 and 10.

Fire safety measures are to comply with NCC/BCA.

No performance solutions are proposed.

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## STATEMENT OF ENVIRONMENTAL EFFECTS

### *Construction and Installation of Wastewater Treatment Plant*

## Snow Deposition

The proposed pagola roof structure and pitch has been designed to reduce snow build up. Main entries and exits to the facility have been appropriately designed to be located underneath the roof structure, reducing the likelihood of snow falling onto these areas. The proposed manufacturer of the roof structure has designed it to meet the relevant snow loading requirements in accordance with AS1170.3.

Snow cover will be cleared from the pathway at the entrance to the facility by staff using the relevant machinery. TTW have assessed snow loading and build-up and have determined it will not affect the facility. The proposed design has considered the variable conditions of the mountain environment and the area surrounding the facility will be graded to direct stormwater downslope into existing stormwater infrastructure (including the previously approved culvert running under the Selwyn Access road).

## Geotechnical Engineering Summary

To supplement the application, a geotechnical report by ACT Geotechnical Engineering was undertaken to assess the site suitability for the proposed Wastewater Treatment Plant facility.

ACT Geotechnical Engineering determined that:

*"The upper (low plasticity) soil is moderately reactive in terms of potential shrink-swell movements that may occur due to seasonal ground moisture changes. The characteristic ground surface movement "ys", as defined by AS2870 for the range of extreme dry to extreme wet ground moisture conditions is estimated to be less than 20mm. The site is therefore a Class "S" (slightly reactive)."*

*"In the present conditions, the overall risk to property and people is assessed to be "Very Low" to "Medium" (See Table 1a). Provided that the design and construction of the structures is undertaken in accordance with accepted procedures for hillside construction, and treatments and mitigation measures are carried out to reduce the potential hazards (as recommended in Section 5.6 and Section 6 of geotechnical report), the risk is assessed to be 'Very Low' to 'Low' (See Table 1b of geotechnical report). Therefore, it is assessed that the site is suitable for the proposed snow resort redevelopment (provided all the recommendations in our report are followed)."*

For further information, please see Geotechnical reports and associated Form 1's.

## Civil Engineering Summary

### Water Supply

Water will be supplied to the Wastewater Treatment Plant from the 280,000L potable water tank currently under construction adjacent to the Staff Accommodation. Water to the tank is provided by the existing pump house at Clear Creek (WAL Number: 33430 – 2ML for domestic use and WAL Number: 33428 – 40 units). No new connections to Clear Creek are proposed as part of this application. Once treated, water from the water storage tank will be reticulated to the Wastewater Treatment Plant via the previously approved services trench.

A 576,000L dedicated firefighting water supply for the ROC and Guest Facilities will be held in the Quarry water storage located adjacent to the top of the Township Triple Chair.

### Stormwater

Stormwater is proposed to be drained to the swale drain on the north of the facility, as per the engineering plans. The swale to the north of the facility will then lead to a previously approved culvert that will run underneath the Selwyn Access Trail, dispersing the stormwater to the north of the resort. The proposed slab also includes a 900x900 sealed gatic pit, for the manual control of any stormwater drainage to the bundled area.

### Access Road

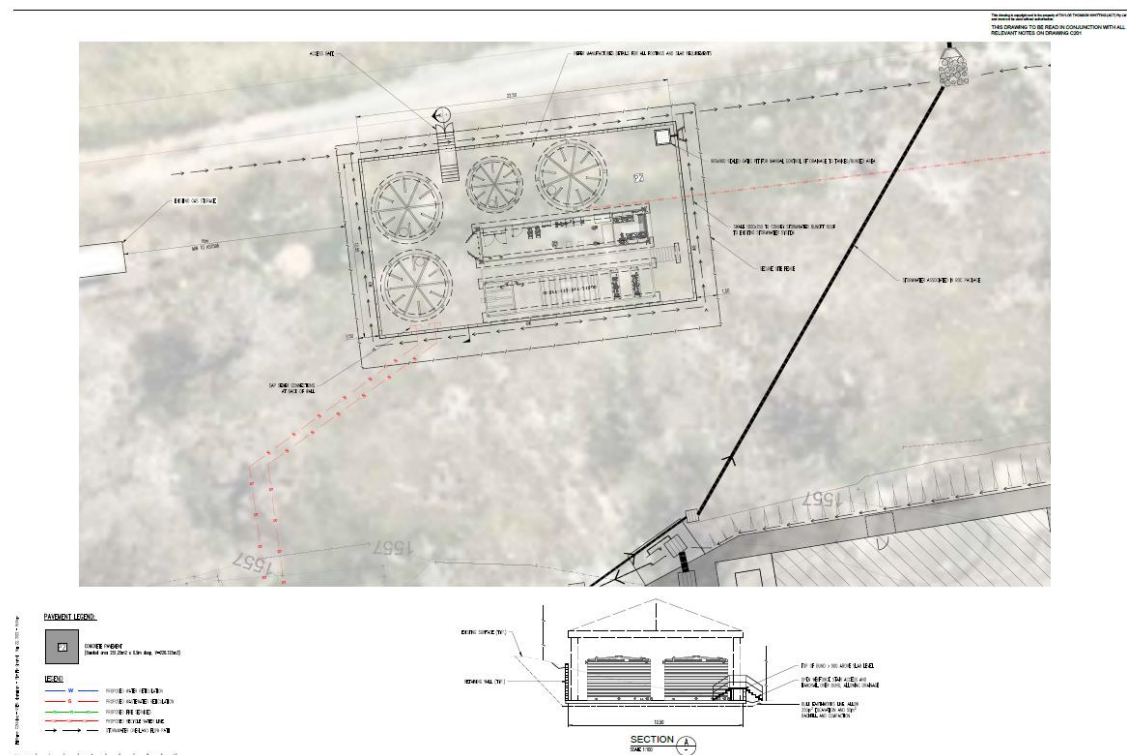
The Wastewater Treatment facility will be accessed by the Selwyn Access Road, which is located directly adjacent to the north of the facility. This Access Trail will be used by staff for daily access to the STP facility.

This access road will also be used by a tanker in the event that the STP facility needs either treated or untreated wastewater to be pumped out.

The Selwyn Access Road provides good access year-round to the facility, with the road proposed to be cleared by Selwyn Snow Resort staff during the winter months. Public access is also restricted on this road, with only authorised vehicles permitted to use it.

As the Selwyn Access Road is maintained by the NSW National Parks and Wildlife Service, ongoing discussions have been established regarding the possibility of sealing the section of the Selwyn Access Road up to the STP facility.

**FIGURE 12 SITE WORKS PLAN**



## STATEMENT OF ENVIRONMENTAL EFFECTS

### Construction and Installation of Wastewater Treatment Plant

### Social and economic impact

The proposed Wastewater Treatment Plant facility is part of a larger re-development of Selwyn Resort after the devastating impacts of the 2019/2020 Black Summer bushfires. Providing much needed amenities for guests (contained in the DAs for the Guest Facility, Resort Operations Centre and Staff Accommodation already approved) will aid Selwyn Snow Resort to reopen after the devastating Black Summer bushfires. As a result, the proposed development will strengthen the long-term resilience of the region.

The proposed Wastewater Treatment Plant supports the new Guest facility building, which has been designed to enhance the overall amenity of Selwyn Snow Resort and the Kosciuszko National Park. The proposed project is not expected to generate any negative social or economic issues. Instead, the new guest facilities will offer guests modern amenities during daily operations in the winter season and recreational facilities to provide improved experience for families and other visitors to the resort.

The investment will result in positive economic impacts with a number of short-term construction jobs being generated. Additionally, on a long-term basis Mt Selwyn Snow Resort hires up to 90 staff (shift workers) during the winter season.

The re-development of Selwyn Snow Resort will promote tourism in the area and re-strengthen the long-term resilience of the area by providing jobs and boosting the tourism economy (along with separate development applications for construction of Resort Operations Centre and Staff Accommodation).

### Access and traffic

Access to the Wastewater Treatment Plant will be from the Selwyn Access Road and is accessed from Kings Cross Road. The proposed development will not generate any additional traffic by the public.

This Access Road will be used by staff for daily access to the STP facility.

This access road will also be used by a tanker in the event that the STP facility needs either treated or untreated wastewater to be pumped out.

The Selwyn Access Road provides good access year-round to the facility, with the road proposed to be cleared by Selwyn Snow Resort staff during the winter months. Public access is also restricted on this road, with only authorised vehicles permitted to use it.

As the Selwyn Access Road is maintained by the NSW National Parks and Wildlife Service, ongoing discussions have been established regarding the possibility of sealing the section of the Selwyn Access Trail up to the STP facility.

### Privacy, views and overshadowing

There will be no privacy, views or overshadowing issues created by the proposed Wastewater Treatment Plant facility, as there is no residential accommodation nearby. The thoughtful design will allow the facility to complement the natural environment and re-development of the resort.

### Air and noise

No air and noise pollution will be created by the proposed facility, or associated infrastructure.

## STATEMENT OF ENVIRONMENTAL EFFECTS

### *Construction and Installation of Wastewater Treatment Plant*

## Soil, water and wastewater management

### Water Supply

Water will be supplied to the facility from the 280,000L potable water tank at the Staff Accommodation. Water to the tank is provided by the existing pump house at Clear Creek (WAL Number: 33430 – 2ML for domestic use and WAL: 33428 – 40 units). No new connections to Clear Creek are proposed as part of this application. Once treated, water from the water storage tank will be reticulated to the Wastewater Treatment Plant via the previously approved services trench.

A 576,000L dedicated firefighting water supply for the ROC and Guest Facilities will be held in the Quarry water storage located adjacent to the top of the Township Triple Chair.

### Soil

Refer to Site Environment Management Plan provided within this report. There will be some ground disturbance to construct the wastewater treatment system, however this area is already classified as disturbed land and the potential of Aboriginal artefacts is low. Likewise, no breeding or feeding habitat will be impacted by this ground disturbance.

## Heritage Summary

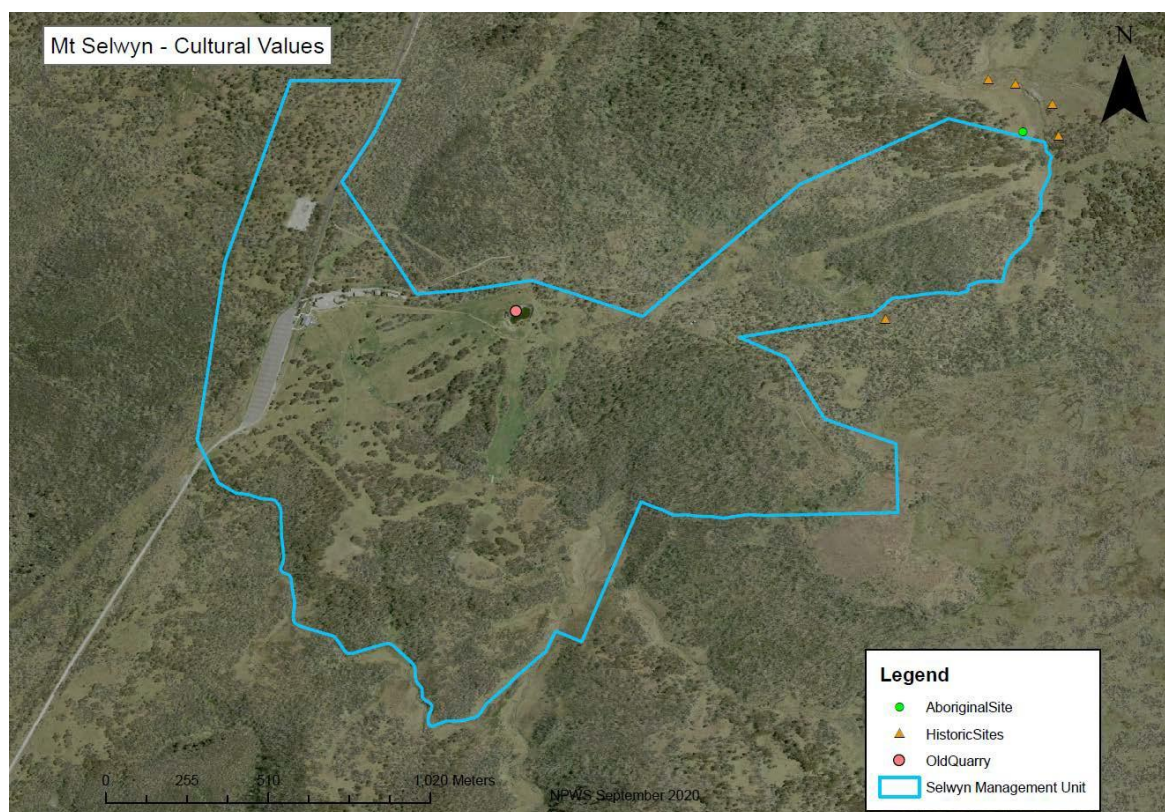
Gold was discovered in Kiandra in 1859, marking the start of a goldrush in the Australian Alps. At its peak, the Kiandra Goldfield supported approximately 10,000 people and demonstrates National cultural heritage significance values in relation to the conditions under which mining was undertaken up until its end in 1861. In general, mining efforts were concentrated within Kiandra and along waterways such as Four Mile Creek, Nine Mile Creek and the Eucumbene River.

There is no documentation of any historic gold mining sites within Selwyn Snow Resort and no evidence has been found by locals or staff of the alpine resort since commencement of operations in 1966 with the installation of a tow-rope in the quarry. This is consistent with a visual inspection of the site not uncovering any old mine sites, water races or sluicing scars.

During the goldrush, northern European miners introduced skiing into the surrounding mountains. Australia's first T-bar and Ski Club, *Kiandra Pioneer Ski Club* was established in Kiandra. Skiing facilities were closed in Kiandra in 1978 and the existing lifts were moved to Mt Selwyn Snow Resort where they continued to operate for 31 years prior to upgrades being installed. And hence, the ski resort is steeped in history and has strong cultural significance within the alpine resorts of the Kosciuszko National Park. The proposed development will promote the use of the resort and continue the history of use as a ski field.

The below map provided by National Parks and Wildlife Service shows the known Aboriginal and historic sites as well as the old quarry located with the resort, now known as the quarry dam. The old quarry was mined for granite road base and was used as the first ski run when there was no snow left in Kiandra. The proposed works are approximately 600m south west of the old quarry and hence will have no impact on any cultural heritage from this site.

**FIGURE 13 NPWS CULTURAL VALUES MAP**



#### Aboriginal Cultural Heritage Summary

There are no confirmed site records or any other associated landscape feature information from an AHIMS search. There is no oral, historical or archaeological evidence to suggest that burials or places of spiritual, ceremonial or social significance occurred with the resort area.

Likewise, previous consultation with the members of the Wagonga LALC, including the conduction of a heritage survey of the lease area, resulted in the LALC considering Selwyn Snow Resort to present a low potential for containing sites due to the lack of potable water and the LALC interpret the area as a place where Aboriginal people would pass through and not reside (Feary, 2010).

However, archaeologist Alistair Grinbergs (ENFAC, 2009) performed an extensive survey of Selwyn Snow Resort including survey transects of the proposed development location. A single flake made from tuff was found from outside of the proposed development area. This is consistent with the history of the Australian Alps with the most likely artefacts to be found being small stone artefacts. This is as a result of stone artefacts are known to survive extensive ground disturbance, including the level of ground disturbance which has occurred within Mt Selwyn Snow Resort. It is important to note that stone artefacts are rarely found *in situ*, limiting their scientific significance (Feary, 2010).

In 2010, Feary conducted a visual inspection of the ridgeline and found two stone artefacts in an erosion scar below a natural spring. This discovery is consistent with previous studies that potential sites may be found near natural springs (ENFAC 2009). This area is over ninety metres South of the proposed Wastewater Treatment Plant facility. The proposed development has been confined to extensively disturbed areas of the resort and does not contain a natural spring and hence it is very unlikely to present with any Aboriginal objects.

A visual inspection of the site has confirmed it does not contain any visible Aboriginal objects and the potential for subsurface cultural material is low – very-low. The proposed Wastewater Treatment Plant facility is positioned within disturbed land and is located over 250m from the site identified by Dr. Sue Feary (2010).

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

See Biodiversity & Aboriginal Heritage Assessment provided by Complete Town Planning for further information.

#### Vegetation Removal

Minimal clearing is needed in the proposed location. The INA and OPA areas are already established as part of the approvals for the Visitor Centre and Resort Operations Centre. These areas are to be maintained in perpetuity as per the bushfire hazard assessment report provided. Any future clearing to maintain the APZ area is to be done so in consultation with NPWS. Where possible, tree removal will leave stumps as close to ground level as possible to avoid any further ground disturbance.

See flora and fauna assessment by ecologist David Woods for further information of the ecology of the proposed site and APZ areas.

#### Energy

The facility will utilise power supplied by Essential Energy, who are currently undertaking the restoration of the network to feed Selwyn Snow Resort.

#### Waste

No changes proposed to existing waste minimization procedures. The facility will utilise the existing waste management site re-established in previous Development Applications.

#### Demolition

No demolition works are required as part of this application.

#### Termite Protection

Steel and concrete construction proposed for the project.

## 5.0 Permissibility, Legislation and Regional Plan

### 5.1 South East and Tableland Regional Plan 2036

The proposed Wastewater Treatment Plant for Selwyn Snow Resort is part of a larger re-development of the resort after the devastating impacts of the 2019/2020 Black Summer bushfires. The proposed development is consistent with the purpose of the Regional Plan which provides a framework to provide infrastructure and development to strengthen the long-term resilience of the South East and Tableland region.

The re-development of Selwyn Snow Resort will promote tourism in the area and re-strengthen the long-term resilience of the area.

For the alpine resorts, including Selwyn Snow Resort, the Regional Plan not only seeks to promote tourism and long-term resilience but acknowledges the unique environmental and cultural significance of the Kosciuszko National Park which this application has taken into consideration.

During the goldrush in the 1850s, northern European miners introduced skiing into the surrounding mountains. Australia's first T-bar and Ski Club, *Kiandra Pioneer Ski Club* was established in Kiandra. Skiing facilities were closed in Kiandra in 1978 and the existing lifts were moved to Selwyn Snow Resort where they continued to operate for 31 years prior to upgrades being installed. And hence, the ski resort is steeped in history and has strong cultural significance within the alpine resorts of the Kosciuszko National Park. The proposed development will promote the use of the resort and continue the history of use as a ski field.

The proposed Wastewater Treatment Plant is consistent with the Regional Plan as it acknowledges the environmental and cultural significance of the area and has considered the development to have the least impact possible, while promoting the area for tourism and improving the long-term resilience of the resort.

### 5.2 State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007

The proposal is a permissible use under to clause 11 of the Alpine SEPP. As seen below, 'infrastructure facilities' is a permissible use with consent within Mount Selwyn Snow Resort as per the Alpine SEPP.

#### Mount Selwyn Snow Resort – Land Use Table

##### Permitted without consent

*Nil*

##### Permitted with consent

*Advertisements; Building identification signs; Business identification signs; Car parking; Commercial premises (other than brothels, conference facilities, entertainment facilities, health profession consulting rooms, recreation facilities, tourist accommodation and*

workshops); Community facilities; Educational establishments; Emergency services facilities; Fences; Food outlets; Helipads; Infrastructure facilities; Lifting facilities; Management trails; Medical centres; Public utility undertakings; Recreation infrastructure; Shops; Ski slope huts; Ski slopes; Snow-making infrastructure; Staff accommodation; Stream flow monitoring stations; Telecommunications facilities; Transport facilities; Vehicle repair stations; Weather stations

### **Prohibited**

*Any development not otherwise specified in item 1 or 2*

The proposed location of the facility is within an area of previously disturbed ground and vegetation. Hence the proposed development will have minimal impact to the natural environment. Likewise, the 2019/2020 bushfires resulted in extensive damage to the former mature trees within the area, with most trees not surviving the blaze. Due to this, there is no evidence of the dead vegetation areas providing or being used as habitat for fauna with no fauna, wombat burrows, hollows or nest sited on inspection of the site.

Minimal vegetation is proposed to be cleared. Post construction of the Visitor Centre and Resort Operations Centre, Selwyn Snow Resort will work with NPWS to maintain the APZ's in perpetuity.

There are no recorded or known site or artefacts found within proximity of the proposed facility. Moderate ground disturbance and vegetation removal results in the potential of Aboriginal artefacts being found to be very low for these aspects of the project.

The proposed site selection has made every effort to ensure protection of the unique environmental and cultural elements of the Kosciuszko National Park through an environmentally sustainable and thoughtful development. The Wastewater Treatment Plant facility will support essential amenities for visitors to Selwyn Snow Resort, which will benefit the recreational area and provide better management and operation of the resort. This is consistent with protecting the diverse cultural and environmental values of Kosciuszko National Park.

## 5.2.1 Matters to be Considered by Consent Authority (Clause 14 Alpine SEPP)

(1) In determining a development application that relates to land to which this Policy applies, the consent authority must take into consideration any of the following matters that are of relevance to the proposed development—	
(a) the aim and objectives of this Policy, as set out in clause 2,	No negative impacts on the built and natural environment under this proposal.
(b) the extent to which the development will achieve an appropriate balance between the conservation of the natural environment and any measures to mitigate environmental hazards (including geotechnical hazards, bush fires and flooding),	Geotechnical hazards have been addressed via the geotechnical report provided (Appendix II)  Bushfire Hazard Assessment provided.  Flooding is not applicable.
(c) having regard to the nature and scale of the development proposed, the impacts of the development (including the cumulative impacts of development) on the following:	The development proposal is part of the re-development of Selwyn Snow Resort and proposed building footprint for the Wastewater Treatment Plant is deemed to be satisfactory.
(i) the capacity of existing transport to cater for peak days and the suitability of access to the alpine resorts to accommodate the development,	The proposed development will have no impact on public transport movements to or from the resort.
(ii) the capacity of the reticulated effluent management system of the land to which this Policy applies to cater for peak loads generated by the development,	New water pipe from potable water storage tank at staff accommodation will provide reticulated water to Wastewater Treatment facility. Electricity will be supplied by Essential Energy infrastructure.
(iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development,	
(iv) the capacity of any existing water supply to cater for peak loads generated by the development,	Stormwater as per TTW design.
(d) any statement of environmental effects required to accompany the development application for the development,	SEE provided
(e) if the consent authority is of the opinion that the development would significantly alter the character of the alpine resort—an analysis of the existing character of the site and immediate surroundings to assist in understanding how the development will relate to the alpine resort,	The intent of the proposal is to seek approval for new Wastewater Treatment infrastructure. The proposed appearance and structure of the facility will complement the overall re-development of the resort.
(f) the <i>Geotechnical Policy—Kosciuszko Alpine Resorts</i> (2003, Department of Infrastructure, Planning and Natural Resources) and any measures proposed to	See geotechnical report provided

<p>address any geotechnical issues arising in relation to the development</p> <p>(g) if earthworks or excavation works are proposed—any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works,</p> <p>(h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,</p> <p>(i) any visual impact of the proposed development, particularly when viewed from the Main Range</p> <p>(j) the extent to which the development may be connected with a significant increase in activities, outside of the ski season, in the alpine resort in which the development is proposed to be carried out</p> <p>(k) if the development involves the installation of ski lifting facilities and a development control plan does not apply to the alpine resort:</p> <p>    (i) the capacity of existing infrastructure facilities, and</p> <p>    (ii) any adverse impact of the development on access to, from or in the alpine resort,</p> <p>(l) if the development is proposed to be carried out in Perisher Range Alpine Resort—</p>	<p>Some earthworks and excavation will be required for the foundations and slab to support the Wastewater Treatment Plant and should be deemed satisfactory in this instance. See geotechnical report provided and SEMP.</p> <p>Stormwater is proposed to be drained to the North as shown in the civil engineering plans.</p> <p>Selwyn Snow Resort cannot be seen from the Main Range and is not located within an area identified as having exceptional natural and cultural significance. The resort area is identified as an area of exceptional recreational significance with its rich ski history dating back to the goldrush and being one of four important ski resorts within NSW. The proposed facility has been designed to complement the natural area and will be consistent with the re-development of Mt Selwyn Snow Resort.</p> <p>Summer operations are for maintenance and management only with a maximum of 5 staff members at any given time.</p> <p>Not applicable</p> <p>Not applicable.</p>
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## STATEMENT OF ENVIRONMENTAL EFFECTS

### *Construction and Installation of Wastewater Treatment Plant*

<ul style="list-style-type: none"> <li>i. the document entitled <i>Perisher Range Resorts Master Plan</i>, as current at the commencement of this Policy, that is deposited in the head office of the Department, and</li> <li>ii. the document entitled <i>Perisher Blue Ski Resort Ski Slope Master Plan</i>, as current at the commencement of this Policy, that is deposited in the head office of the Department,</li> </ul> <p>(m) if the development is proposed to be carried out on land in a riparian corridor—</p> <ul style="list-style-type: none"> <li>i. the long term management goals for riparian land, and</li> <li>ii. whether measures should be adopted in the carrying out of the development to assist in meeting those goals.</li> </ul>	Not applicable.
<b>(2) The long term management goals for riparian land are as follows—</b>	
<ul style="list-style-type: none"> <li>(a) to maximise the protection of terrestrial and aquatic habitats of native flora and native fauna and ensure the provision of linkages, where possible, between such habitats on that land,</li> <li>(b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained,</li> <li>(c) to minimise soil erosion and enhance the stability of the banks of watercourses where the banks have been degraded, the watercourses have been channelised, pipes have been laid and the like has occurred.</li> </ul>	Not applicable.

### 5.2.2 Additional matters to be considered for buildings (Clause 15)

<b>(1) Building height</b> In determining a development application for the erection of a building on land, the consent authority must take into consideration the proposed height of the building (where relevant) and the extent to which that height—	
(a) has an impact on the privacy of occupiers and users of other land, and	No adjoining residential or commercial developments.
(b) limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and	No solar impact in relation to overshadowing from the proposed works.
(c) has an impact on views from other land, and	Proposed development not visible from neighboring allotments.

<p>(d) if the building is proposed to be erected in Thredbo Alpine Resort—has a visual impact when viewed from the Alpine Way, and</p> <p>(e) if the building is proposed to be erected in Perisher Range Alpine Resort—needs to be limited so as to assist in maintaining the skyline when viewed from Kosciuszko Road and any other public roads, and</p> <p>(f) if the building is proposed to be erected in an alpine resort other than Thredbo Alpine Resort or Perisher Range Alpine Resort—is similar to existing buildings in the resort where it is proposed to be erected, and</p> <p>(g) if the building is proposed to be erected in Bullocks Flat Terminal—relates to the topography of its site.</p>	<p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p>
<p><b>(2) - Building Setback</b></p> <p>In determining a development application for the erection of a building on land, the consent authority must take into consideration the proposed setback of the building (where relevant) and the extent to which that setback—</p>	
<p>(a) assists in providing adequate open space to complement any commercial use in the alpine resort concerned, and</p> <p>(b) assists in achieving high quality landscaping between the building and other buildings, and</p> <p>(c) has an impact on amenity, particularly on view corridors at places in the public domain where members of the public gather, and</p> <p>(d) is adequate for the purposes of fire safety, and</p> <p>(e) will enable site access for pedestrians, services (including stormwater drainage and Wastewater services) and the carrying out of building maintenance, and</p> <p>(f) (f) will facilitate the management of accumulated snow.</p>	<p>The new facility will provide adequate open space surrounding it.</p> <p>Natural environment surrounding the facility is to be maintained to meet APZ requirements in perpetuity.</p> <p>Supports much needed facilities and amenities for visitors to the alpine resort.</p> <p>Any relevant Fire safety provisions will be met.</p> <p>Facility will not be accessible by the public.</p> <p>The roof structure and pitch has been designed to reduce snow build up. Snow will be cleared from the pathway at the entrance to the facility.</p>

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### Construction and Installation of Wastewater Treatment Plant

### (3) Landscaped Area

In determining a development application for the erection of a building on land, the consent authority must take into consideration (where relevant) the extent to which landscaping should be used—

(a) as a means of assisting in the protection of the unique alpine environment of the alpine resort concerned, and to maximise its natural visual amenity, for the benefit of visitors and natural ecosystems, and	Some vegetation is proposed to be removed. Minimal vegetation proposed. Future clearing to maintain APZ in perpetuity to be in consultation with NPWS.
(b) to assist in the provision of adequate open space to complement any commercial use in the alpine resort concerned, and	The proposed facility location supports open space for visitors.
(c) to limit the apparent mass and bulk of the building, and	The cut of the facility into the slope will limit mass and bulk of structure.
(d) as an amenity protection buffer between the proposed building and other buildings,	Not applicable.
(e) as a means of reducing run-off, and	See stormwater design.
(f) to protect significant existing site features and limit the area of any site disturbed during and after the carrying out of development.	No significant existing site features identified on site.

## 5.3 Other approvals Rural Fires Act 1997

The proposed facility is identified as being on bushfire prone land, there an approval is required from the NSW Rural Fire Service (RFS) under Section 100B of the Rural Fires Act 1997 in the form of a Bushfire Safety Authority. See attached Bushfire Safety Authority for the redevelopment of the resort.

## 5.4 Environmental Planning and Assessment Act 1979 (203)

### 5.4.1 Objects of the EP&A Act

The proposed development is consistent with the definition of ecologically sustainable developments (ESD) as the facility has regard to the ESD principles in accordance with the objects of the EP&A Act.

See consideration of the objectives in Section 1.3 of the EP&A Act below:

Object of the EP&A Act	Consideration
(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources	<p>Re-development of Selwyn Snow Resort after the 2019/2020 bushfires will have a positive social and economic welfare on the region.</p> <p>This ancillary infrastructure supports new guest facilities that provide necessary amenities for guests.</p>
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment	Thoughtful planning and site selection for the re-development of the alpine resort area (and the Wastewater Treatment facility) will have positive economic and social impacts as well as minimal impact on the environment.
(c) to promote the orderly and economic use and development of land	The proposed development will support guest facilities including important amenities for guests of the resort which promotes an orderly and economic use of the site.
(d) to promote the delivery and maintenance of affordable housing	Not applicable.
(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats	No predicted impacts to the environment from the proposed development have been found. Any potential discharge of the Wastewater Treatment Plant into the environment will be included in a separate Development Application.
(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),	The wastewater treatment facility will not impact upon cultural heritage, including Aboriginal cultural heritage or Mining cultural heritage. See assessment provided.
(g) to promote good design and amenity of the built environment	Proposed facility has been designed to complement the natural setting and is well suited for the re-development of the alpine resort and rebuilding of the built environment.
(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants	Proposed guest facilities will comply with all relevant BCA standards, as well as any other standards as may be required under the PEOE Act.

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(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State	Integrated development application with NPWS.
(j) to provide increased opportunity for community participation in environmental planning and assessment.	Development application to be place on Department's website.

#### 5.4.2 Biodiversity Conservation Act 2016

Section 1.7 of the EP&A Act requires the application of the Biodiversity Conservation Act 2016 (BCAct) in connection with the terrestrial environment.

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.

Minimal vegetation clearing is proposed to establish a clear site for Wastewater Treatment facility. Proposed clearing is well below the clearing threshold and the site is not located within an area identified with high biodiversity values on the BVM. The proposal will not have a significant effect on threatened species or ecological communities or their habitats as per flora and fauna assessment by ecologist, David Woods, and is not declared as an area of outstanding biodiversity value within Kosciuszko National Park. As a result, biodiversity offsets do not apply as part of this application.

See Biodiversity and Aboriginal Heritage assessment provided for full assessment of the four triggers of the Biodiversity Offsets Scheme.

#### 5.4.3 Considerations under section 4.15 of the EP&A Act

In determining a development application, a consent authority must take into consideration the matters referred to in Clause 4.15 (1) of the EP&A Act as are of relevance to the development:

##### 4.15 – 1 (a) (i) the provisions of an environmental planning instrument

The applicable environmental planning instrument is State Environmental Planning Policy (Kosciuszko National Park — Alpine Resorts) 2007.

##### 4.15 – 1 (a) (ii) the provisions of any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)

None are applicable to the proposal.

##### 4.15 – 1 (a) (iii) the provisions of any development control plan

None are applicable to the proposal.

4.15 – 1 (a) (iia) the provisions of any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

None are applicable to the proposal.

4.15 – 1 (a) (iv) the provisions of any Regulations (to the extent that they prescribe matters for the purposes of this paragraph)

Clause 92 —The subject site is not within the coastal zone. No demolition works proposed.

4.15 – 1 (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

**Natural Environment:** Impacts on the natural environment will be minimal, with the proposed Wastewater Treatment facility to be within an area of disturbed vegetation and ground. The thoughtful design complements the natural environment and the colour of the facility (Monument) will blend into the surroundings. Ecologist, David Woods, undertook a site survey and established no threatened species are predicted to be impacted by the proposed development, see flora and fauna assessment report provided.

**Built Environment:** The proposed design, colour and location of the facility will complement the natural environment and is part of a larger re-development of the Selwyn Snow Resort after the Black Summer bushfires. A mix of materials are proposed to be in the colour Monument, to give the facility a modern look that is intended to complement the surrounding environment. It will also compliment the Visitor Centre, Staff Accommodation and Resort Operations Centre. The overall changes to the built environment are considered of positive influence to the locality.

**Social and Economic impacts in the locality:** The proposed infrastructure has been designed to minimise any amenity impacts within the Kosciuszko National Park and is not expected to generate any negative social or economic issues. The proposed facility supports the new guest facilities and recreation amenities, which provide an enhance visitor experience in the winter season and provide a modern and safe service to recreational users of the alpine resort as well.

The investment in the resort will result in a positive economic impact with a number of short-term construction jobs being generated. Additionally, the guest facilities and re-development of the resort will allow the resort to re-open and provide employment for 90 staff (shift workers) during the winter season.

#### 4.15 – 1 (c) the suitability of the site for the development

Selwyn Snow Resort is one of four alpine resorts within NSW. The alpine resorts are important due to their economic and social contribution, as well as their location within a unique alpine environment.

Facility buildings and the associated infrastructure which serviced Selwyn Snow Resort experienced extensive damage during the Black Summer bushfires and have since been removed from site. Reconstruction of the resort is currently underway, with the intention to reopen the resort for the 2022 snow season. The proposed infrastructure is deemed to be of a positive influence to both the Selwyn Snow Resort and Kosciuszko National Park by supporting the offering of enhanced and essential amenities for visitors to the resort, as well as encouraging use of the National Park as a recreational area.

The proposed location of the Wastewater Treatment facility is clear of structures and vegetation generally and allows for substantial APZs to be maintained in perpetuity within the allotment boundary (see bushfire hazard assessment report provided).

Likewise, there have been no known Aboriginal artefacts found during previous construction at the location which has experience extensive ground disturbance from past development.

As a result, the proposed facility acknowledges the environmental and cultural significance of the area and has proposed a thoughtful re- development of the site and hence improves the long-term resilience of Selwyn Snow Resort, whilst maintaining the environmental values of the Kosciuszko National Park.

Geotechnical issues have been considered in the geotechnical report submitted with the application. The Geotechnical engineer found the site to be class “S” (*slightly reactive*)” and “*In the present conditions, the overall risk to property and people is assessed to be “Very Low” to “Medium”.*

The proposed development will not create biological or ecological impacts or impacts on the fauna and flora. Ecologist. David Woods found:

*“No threatened flora was detected and habitat potential for most threatened species was absent or greatly diminished. The proposed redevelopment and associated activities pose no risk to threatened species or threatened ecological communities given the information provided and, in the context prescribed, discussed in this report. Therefore, no ‘Test of Significance’ under the BC Act or the Commonwealth’s ‘Significant Impact Criteria’ under the EPBC Act was applied.”*

As per the biodiversity and Aboriginal heritage assessment provided and supplementary letter provided by Past Traces Heritage Consultants, the proposed development will not trigger the Biodiversity Offsets Scheme nor have an impact on cultural heritage, both Aboriginal and Mining heritage have been considered.

Further re-development of Selwyn Snow Resort have been applied for under separate development applications, to facilitate the safe management and efficient operation of the resort.

#### 4.15 – 1 (d) any submissions made in accordance with this Act or the regulations

The Consent Authority may require that the application be notified to adjoining properties and lessees. Submissions will be able to be made on the NSW Planning and Environment website once the application is on exhibition

#### 4.15 – 1 (e) the public interest

The development proposal satisfies the objectives of the State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007 and is considered positive in terms of the public interest.

## 6.0 Conclusion

### Suitability of the site for development

The proposal complies with the relevant environmental planning instruments and policies. The Statement of Environmental Effects confirms that the site is suitable and capable of sustaining the proposed facility, with no adverse impacts.

#### Submissions Made in Accordance with the Act or regulations:

Given the proposals minimal environmental impact, it is unlikely to raise significant objection.

#### The Public Interest

The proposal is in the public interest as:

- It provides a sustainable land use.
- The proposal is suitable within the locality.
- The proposal is positive in terms of the amenity of the area.

## 7.0 Document List

Consultant	Document	Rev	Date
ACT Geotechnical Engineering	Geotechnical Investigation and Slope Stability Risk Assessment Report (including Form 1)		July 2020
ACT Geotechnical Engineering	Geotechnical Investigation and Slope Stability Risk Assessment Supplementary Report (including Form 1)		September 2020
Complete Town Planning	Bushfire Hazard Assessment	03	November 2020
Complete Town Planning	Biodiversity and Aboriginal Heritage Assessment	03	November 2020

David Woods	Flora and Fauna Assessment Report		October 2020
Past Traces Heritage Consultants	Supplementary Aboriginal Due DiligenceHeritage Advice		16 November 2020
Sissons Architecture	Architectural Plan PL1-10-01	C	18 November 2020
Taylor Thomson Whitting (TTW)	Civil Engineering Plans (C220-K, C245-E,C250-G)		
NSW Rural Fire Service	Bush Fire Safety Authority		11 December 2020
Demem Akwa	Design Brief for WWTP – QU0226 Electrical Single Line Diagram Proposed Plant Layout Various Tank Designs		
Shed World	Roof Architectural Design		

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**STATEMENT OF ENVIRONMENTAL EFFECTS**

***Construction and Installation of Wastewater Treatment Plant***

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## 8.0 Site Environmental Management Plan (SEMP)

As detailed in the Statement of Environmental Effects, the proposed facility and associated infrastructure will generate minimal impacts. A more comprehensive Management Plan is outlined in the Principal Contractor's Integrated Management Plan for the overall site (Manteena Commercial Pty Ltd). The proposed works:

- Minimal site clearing activity will occur through this project.
- No flow paths will be altered as a result of this development.
- Construction vehicles will enter the site via the existing site entry.
- Construction vehicles will park in the sites existing designated car parks.
- All construction materials will be stored within the existing site overflow car parking zone.

### Dust Control

Works involving dust dispersion will use water spray to help keep material damp and dust down. Covers will be placed over waste storage areas and piles of excavated materials to prevent dust dispersion. When transporting materials that cause dust they will be dampened and covered before moving.

### Litter Control

Litter control around the site is the responsibility of all on site. A daily site clean up to reduce litter around the site and prevent any possible hazards it causes will be performed. It is the subcontractor's responsibility to leave the work area neat, clean and free of litter. Litter collected can be placed in bins or specified areas and disposed of at the local council tip.

### Emergency Procedures

In case of an emergency, the following key emergency response contacts are:

Organisation	Emergency Phone	Non Emergency Phone
NSW Police	000	Adaminaby: 02 6456 2244
NSW Fire and Rescue	000	Cooma: 02 6452 2037
NSW Ambulance	000	Cooma: 02 9320 7777
Cooma Hospital	02 6455 3222	
National Parks and Wildlife Service (NPWS)	1800 629 104	Snowy Region: 6450 5600 Jindabyne: 6450 5555
Transport for NSW	Traffic incidents & road conditions: 131 700	
EPA Environment Line	131 555	
NRMA Road Service	13 21 32	

### Noise control

Noise on a construction site can become a form of pollution to the local environment through the use of plant, machinery and tools. For protection of employees and visitors to the site they are issued with PPE including ear protection.

To reduce noise pollution from site the following procedures will be followed:

- All plant, machinery and tools will be maintained in good working order at all times;
- Work involving noisy tools or machinery to be used inside the building structure when possible;
- Strict hours of operation for each site will be implemented to reduce noise pollution to the surrounding areas
- In the instance of receiving a complaint in regards to noise levels immediate rectification will occur as far as practical.

### Fuels & Chemicals

No fuel or chemicals will be stored onsite during construction.

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## 9.0 References

ENFAC 2009 *Natural and Cultural Inventory of Selwyn Snowfields Lease Area* Report to DECC.

Feary, Dr S. 2010 *Aboriginal Archaeological Assessment* Report to DECC.

Wesson S 2000 *An historical atlas of the Aborigines of eastern Victoria and far south-eastern New South Wales*. Monash Publications in Geography and Environmental Science, Number 53. MonashUniversity: Melbourne

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