

Mark Brown  
Senior Planner  
Department of Planning & Environment  
Alpine Resorts Team  
Shop 5A, Snowy River Ave  
Jindabyne NSW 2627

Dear Mark,

**Re: Development Application 22/11891 for the Replacement of the Home Rope Tow with  
Leichhardt J-bar lift & Associated Works, Perisher Ski Resort**

Dabyne Planning Pty Ltd has been engaged to prepare a response on behalf of Perisher Ski Resort in relation to the above Development Application.

This is provided in response to the NPWS letter dated 21 October 2022.

***1. Leasing/licensing and KNP PoM***

Perisher notes the comments on leasing and will liaise directly with NPWS to allow for leasing to be finalised post project completion as undertaken for other mountain projects.

***2. BC Act and the BDAR &***

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

The proposal has been subject to an extensive site analysis process whereby the impacts on the Alpine Sphagnum Bogs and Associated Fens EEC (PCT 637) has largely been avoided.

This has been achieved by utilising an existing lift corridor, re-aligning the preferred lift alignment, using under boring construction to largely avoid the Bog and employing construction management techniques to further reduce impacts.

The NPWS referral comments do not acknowledge the extent of measures undertaken to avoid, mitigate and minimise impacts on the Bog vegetation.

NPWS are seeking that a monitoring plan for the EEC be prepared, yet the impacts to the Bog have largely been avoided and minimised.

Perisher has undertaken extensive monitoring of the same EEC in the same locality associated with the Leichhardt access road with no framework or feedback offered by NPWS. This raises the question on the need for more quantitative monitoring, a timely exercise void of any outcomes.

Regarding the BDAR, the projects Senior Ecologist (an Accredited Ecologist) Ryan Smithers of Eco Logical Australia has discussed the matters raised with Pete Whiting of NPWS as suggested in item 2.2.

The BDAR has been revised and attached with the indirect impacts section updated and updated mitigation measures table.

NPWS confirmed that no changes to the calculations and resultant credit obligation was required with the BDAR.

As outlined in the revised BDAR, Perisher proposes to undertake qualitative monitoring of the development site, by using of GPS and photo reference. This will allow for an efficient method of monitoring to establish changes occurring with the identification of indicators that trigger intervention/remediation works and any intervention/remediation measures required under point.

With regard to the issues raised around increase in skier use, increase in groomer use, etc, Perisher advises that the site already includes a rope-tow where the extent of snow grooming and farming activities have been undertaken over this area over 40 years. The proposed replacement lift does not seek a substantial change in the skier use and or grooming activities undertaken at the site.

The main construction schedule is approximately January to May 2023, however this does not preclude the snow rock removal works. This would usually occur towards the end of the season (i.e. mid to late September) as outlined in Section 4.2 of the SEE To achieve this, the proposed condition under item 3.12 would have to be amended as it does not allow for oversnow works or works unrelated to ground disturbance.

Should you wish to discuss the above matters, please do not hesitate to contact either Andrew Kennedy.

Regards

A handwritten signature in black ink, appearing to read 'I. Pasalich', with a small mark above the end of the signature.

**Ivan Pasalich**  
Principal

2 November 2022