



## **MAINTENANCE & UPGRADE WORKS TO EXISTING LODGE PYGMY POSSUM LODGE**

**8 SPENCERS CREEK ROAD  
CHARLOTTE PASS NSW 2624  
LOT 108 DP1242013**

DATE: OCTOBER 2023

PREPARED FOR: ELOUERA SKI CLUB PTY LTD

PREPARED BY: ACCENT TOWN PLANNING PTY LTD

REVISION: 01

ACCENTTOWNPLANNING.COM.AU | INFO@COMPLETEPLANNING.COM.AU  
PO BOX 642 JINDABYNE NSW 2627 | PH 02 6456 7176

## 1.0 INTRODUCTION

Accent Town Planning has been engaged by Elouera Ski Club Pty Ltd to prepare the Statement of Environmental Effects (SEE) to complement the Development Application (DA) to the NSW Department of Planning (DoPE), Alpine Resorts Team, in accordance with the *State Environmental Planning Policy (Precincts – Regional) 2021*, under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The project for which this Statement applies is for repair and maintenance works, and relevant fire-safety upgrades to an existing ski lodge, known as Pygmy Possum Lodge. The lodge is located at 8 Spencers Creek Road, Charlotte Pass within Kosciuszko National Park, NSW. The site is legally described as Lot 108 DP1242013.

Elouera Ski Club Pty Ltd is the owner operator of the Pygmy Possum lodge at Charlotte Pass. The lodge currently operates on a 40-year sub-lease to the head lessee Charlotte Pass Ski Resort. The Pygmy Possum lodge was originally constructed in 1984-5 with 24 SOU's, which was expanded in 1992 with the addition of four SOU's. The lease caps the lodge accommodation at 54 adults.

The lodge is now 37 years old and requires considerable refurbishing to provide safe and viable accommodation for guests now and into the future.

The main motivation for this development application is for the recladding of the lodge from timber cladding to colorbond steel cladding. Repairs are needed urgently to ensure the condition of the building is maintained, and more importantly for occupant safety. The new cladding will provide improved bushfire resistant materials. The upgraded cladding will also help to reduce ongoing maintenance requirements for lodge members. The recladding will also provide the opportunity to inspect and make good the building frame.

The proposed works are outlined in the **Architectural Plans** by Precision Planning Ref #220 dated 6 June 2023.

Supporting Documents for this Development Application include the following: -

**Fire Safety Upgrade Master Plan** prepared by J<sup>2</sup> (James Alexander) has identified facility and safety upgrades required in order to meet the Building Code of Australia (BCA) standards.

**Refurbishment of Pygmy Possum Lodge, Charlotte Pass** (V20-09 July 2023 Barber) has been prepared by Jon Barber (current president of Eloura Ski Club) on behalf of Eloura Ski Club P/L detailing the refurbishment works.

**Flora & Fauna Assessment**, Proposed East Wing Fire Escape prepared by David Woods dated June 2023.

**Accessibility Statement** 22387\_ARS\_v1.1, by ABE Consulting Pty Ltd dated 20 July 2023.

**Fire Design Statement** by Nelson Fire Solutions dated 15 April 2022.

**Report of Geotechnical Assessments** 215571.00 – R.001.Rev0 from Douglas Partners dated 22 July 2022 and Update 215571.01 dated 9 June 2023.

**Structural Design Certificate** Ref 21108 Cert(B) dated 15 June 2023 & Structural Design dated 1 Sept 2022 by Camstruct Consulting Pty Ltd.

**Bushfire Hazard Assessment Report** 21150 by Accent Town Planning.

The proposal aims to seek approval for the following improvements as set out in the document Refurbishment of Pygmy Possum Lodge, Charlotte Pass (V20-09 July 2023 Barber)

#### **STAGE 1 (PREDOMINENTLY INTERNAL):**

1. Installation of AS2118.4-2012 compliant sprinkler system.
2. Installation of lever door handles on all SOUs and other doors.
3. Upgrades to signage associated with fire exits and stairs.
4. Installation of fire rated doors, with associated smoke seals, on all four SOU corridors and both quiet lounges. The lodge contains two small lounges on Level 3. These are distant from the kitchen dining areas and are referred to as “quiet lounges”
5. Installation of gyprock cladding over the steel columns in the Level 1 entrance area.
6. Installation of the Promoseal collars on the level 1 plumbing outlets.
7. Installation of an intumescent panel in the level 2 and 3 bathrooms.

#### **STAGE 2 (PREDOMINENTLY EXTERNAL):**

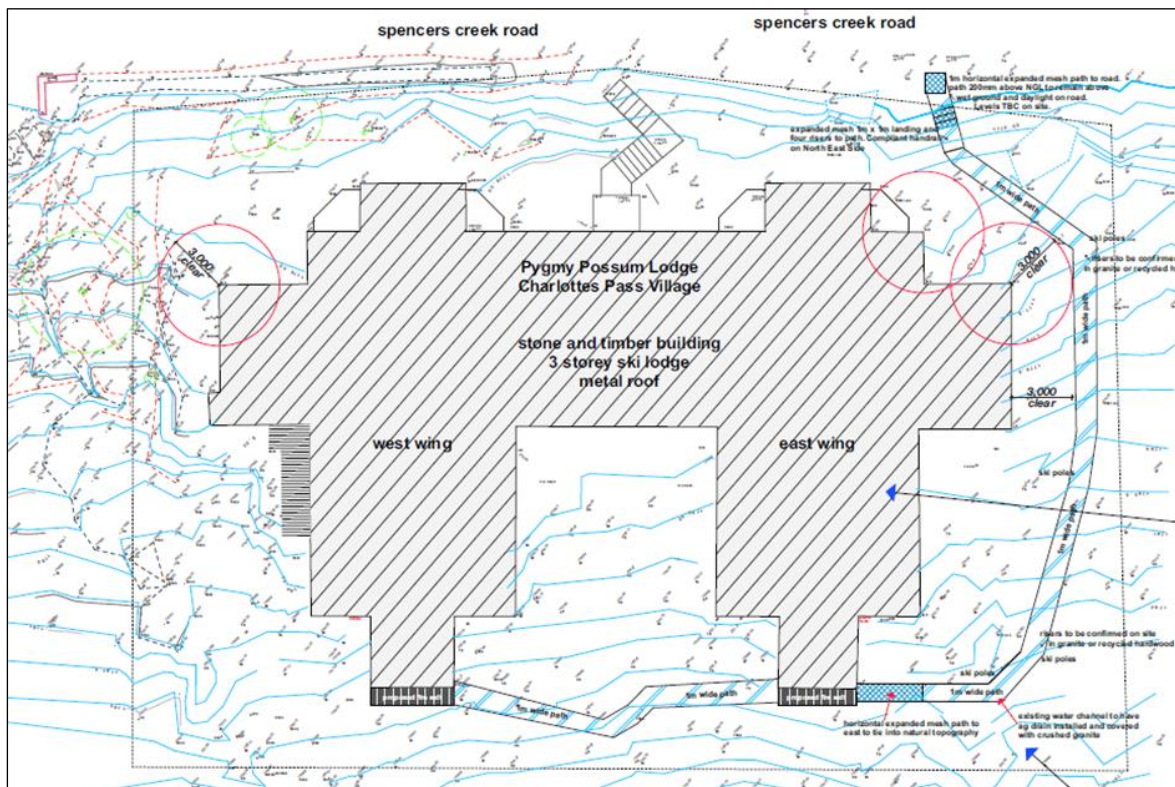
1. Removal of deteriorated western red cedar cladding to be replaced with colorbond steel cladding in a similar dark-tone.
2. Construction of the two rear exit porticos.
3. Construction of east fire exit path to the front of lodge roadway.
4. Replacement of the external balustrades. This work is best done while the cladding project is underway to maximise the usage of rental scaffolding.
5. Raising the internal stair balustrades to the BCA heights.
6. Raising the internal ceiling in stairways to 2000mm.

The proposed implementation schedule may be modified to suit contractor availability and weather conditions.

The proposed development is deemed to be of positive influence by providing improved accommodation for visitors to Charlotte Pass Snow Resort and Kosciuszko National Park. The improvements will provide more modern style accommodations while enhancing the safety and guest experience of visitors to Pygmy Possum Lodge.

#### **FIGURES 1 & 2 PYGMY POSSUM LODGE SITE SURVEY PLAN & SITE PLAN**







## 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 site Lot 108 DP1242013, located at 8 Spencers Creek Road, Charlotte Pass is within the Kosciuszko National Park. The site has an area of approximately 1,630 sqm with an existing lodge used for the purpose of member accommodation. The resort areas, including Charlotte Pass are important to New South Wales due to their economic and social contribution as well as their location within a unique alpine environment.

**FIGURE 3 AERIAL VIEW OF SUBJECT SITE**



**FIGURE 4 CLOSE UP VIEW OF SUBJECT SITE**



The exterior works will include the removal of western red cedar cladding to be replaced with colorbond steel cladding, improvements to fire exits and exit routes. This will enhance the bushfire protection of the building and will enhance occupant safety and ensure the longevity of the building.

The existing building demonstrates a siting pattern and orientation, maximizing natural light to the building, the proposed works will not alter the orientation and direct sun exposure for the building.

The internal works will include installation of a fire sprinkler system and upgrading of other fire and safety related items.

An APZ Plan was established for the existing building in accordance with National Parks and Wildlife Services for areas within the allotment area to meet the requirements outlined in the bushfire hazard assessment report included as part of this application. See APZ plan and approval submitted as part of this application.

## 2.2 ABORIGINAL HERITAGE

An AHIMS search found zero sites or places recorded or declared at the subject allotment See *Appendix I*. Likewise, there have been no known Aboriginal artefacts found during previous construction of the lodge. External works proposed will result in the minimal ground surface disturbance (see geotechnical assessment report attached) and hence the likelihood for Aboriginal artefacts to be found is very unlikely.

**FIGURE 4 AHIMS SEARCH RESULT LOT 108 DP1242013**

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

### **ABORIGINAL CULTURAL HERITAGE DUE DILIGENCE**

#### **APPLICABLE PATHWAY**

Section 1, "Do you need to use this due diligence code", of the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (DECCW 2010)* {referred to as the 'Due Diligence Code' going forward} has determined that the Generic Due Diligence Code of Practice is applicable to follow.

#### **GENERIC DUE DILIGENCE CODE**

Question 1: Will the activity disturb the ground surface or any culturally modified trees?

**Response: Yes, the proposal will involve minimal ground disturbance – proceed to question 2.**

Question 2: Are there any:

- a) Relevant confirmed site records or other associated landscape feature information on AHIMS?

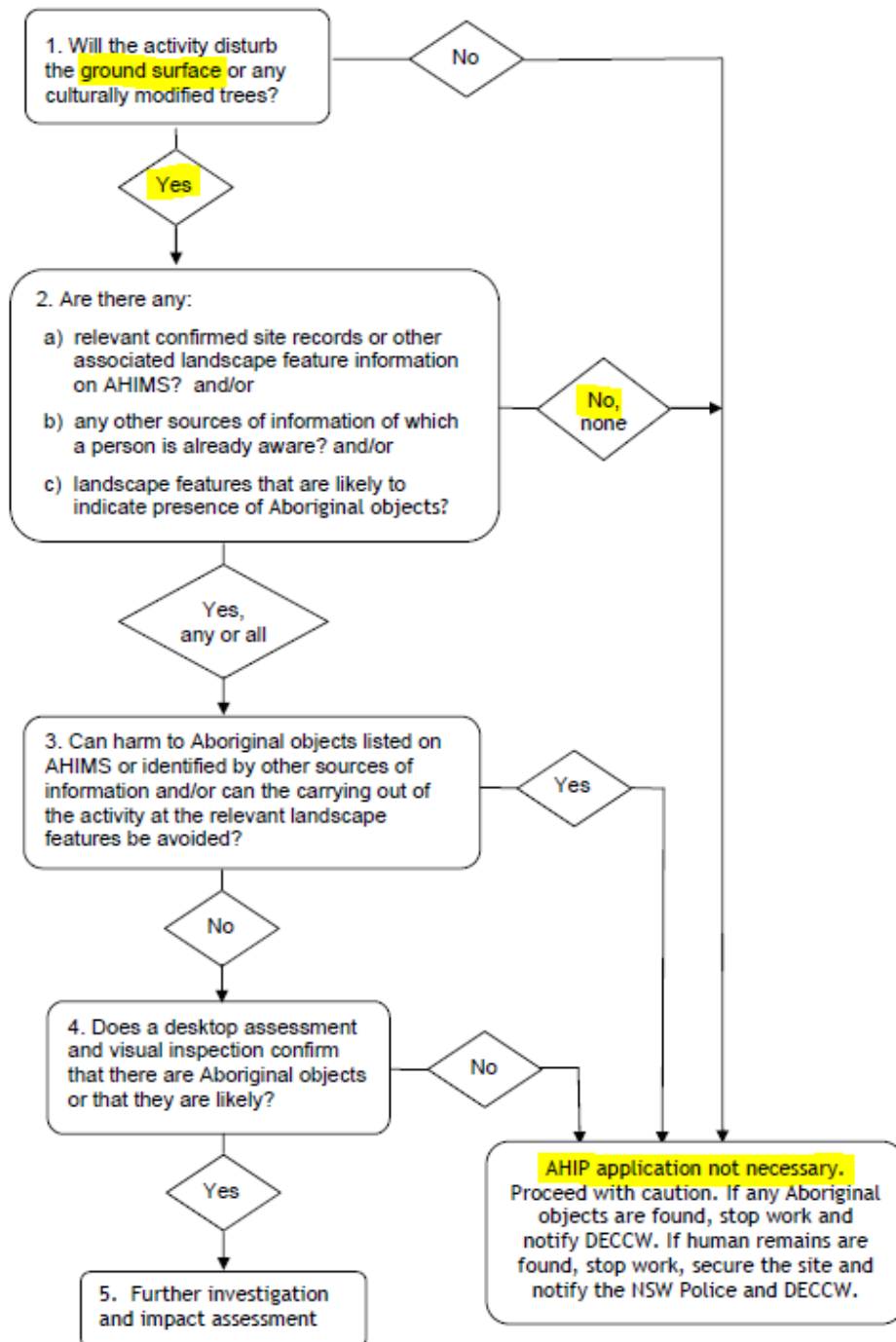
**Response: No** – see AHIMS report above.

- b) Any other sources of information of which a person is already aware?

**Response: No other known sources of information or previous reports for the development area.**

- c) Any landscape features that are likely to indicate presence of Aboriginal objects?

**Response: No - The proposed development site does not contain any landscape features that are likely to indicate the presence of Aboriginal Objects.**



### **CONCLUSION:**

Therefore, as per the Due Diligence Code “AHIP application not necessary. Proceed with caution. If any Aboriginal objects are found, stop work and notify National Parks and Wildlife Services (NPWS). If human remains are found, stop work, secure the site and notify the NSW Police and NPWS”.

As a result, the proposed repairs and improvements to the existing lodge acknowledges the environmental and cultural significance of the area and has proposed a thoughtful and considered design to improve the amenities of the existing lodge. Through provision of more modern amenities, it improves the long-term resilience of the lodge and capacity for



providing accommodation to guests while maintaining the environmental values of the Kosciuszko National Park.

## 2.3 BIODIVERSITY

Lot 108 DP1242013 does contain Biodiversity Values Map (BVM) areas, as demonstrated in Figure 5 below. The proposed works are placed to avoid the areas with high biodiversity values. A Flora & Fauna Assessment has been undertaken by Dave Woods in July 2023 and concludes the works will not have a significant impact.

**FIGURE 5 BIODIVERSITY VALUES MAP**



The Flora & Fauna Assessment notes:-

*“The following conclusions are a result of the threatened species filtered from databases for possible presence in the area, that were subsequently targeted for survey by direct methods or by habitat association as an indicator of potential occupancy, and reconciled by the type, size and extent of the proposed development activities having any adverse impact upon those threatened entities that could harm or cause a decline in respective populations. The species of most concern were assessed against criteria set out in the Test of Significance for entities listed under the BC Act and for species under the EPBC Act against Significant Impact Criteria. As all four species identified for further assessment are co-listed under the BC Act and EPBC Act, then both assessment regimes were applied.*

*Following the application of the ‘Test of Significance’ upon the vulnerable broad-toothed rat (*Mastacomys fuscus*), endangered mountain pygmy-possum (*Burramys parvus*), endangered alpine she-oak skink (*Cyclodomorphus praealtus*), and endangered Guthega skink (*Liopholis guthega*) under the Biodiversity Conservation Act 2016, no significant impact was identified. Therefore, participation in the BOS is not required.*

*Following the application of the ‘Significant Impact Criteria’ upon the vulnerable broad-toothed rat (*Mastacomys fuscus*), endangered mountain pygmy-possum (*Burramys parvus*), endangered alpine she-oak skink (*Cyclodomorphus praealtus*), and endangered Guthega skink (*Liopholis guthega*) under the Environment Protection and Biodiversity Conservation*



*Act 1999, no significant impact was identified. Therefore, proposed project referral to the Commonwealth's Minister for the Environment is not required nor consideration for offsetting under the EPBC Act offset program."*

## 2.4 SITE CONTOURS

Landfall is generally consistent across the site, there is an upslope from the rear of the lodge that travels upslope toward the south, and a consistent downslope from the lodge site down into the Charlotte Pass Valley. The slope continues upward from the Valley to the North through to Kosciuszko Road.

**FIGURE 6 CONTOUR MAP**



## 2.5 GEOTECHNICAL CONSIDERATIONS

To supplement the application, a Geotechnical Investigation Report has been prepared by *Douglas Partners Pty Ltd* to assess the site suitability for the repair and maintenance works to Pygmy Possum Lodge.

As per the geotechnical assessment report provided:

*"As requested, the above site was visited by the writer on 27 May 2022 for the purposes of assessing the geotechnical implications (if any) of the proposed development at the site. It is understood that the construction of two fire escapes and associated exit path to the access road is proposed for the existing building.*

*Site works as detailed in drawings 1 – 14 dated 3 June 2022, prepared by Precision Planning Pty Ltd (see attached drawings) indicate that minimal site earthworks will be required to facilitate construction levels.*

*At the time of the inspection, the existing building was in good condition, and no signs of global slope instability were observed within or adjacent to the development area. Nearly all trees in the area was observed with a downward lean, possibly indicating near-surface creep.*

*It is concluded that the proposed development will have minimal geotechnical impact on site conditions from a stability perspective, provided the below recommendations are incorporated into the design:*

- *All loads from the new fire escapes are transferred through the overburden soils (possibly prone to soil creep) to within the weathered rock. A minimum socket of 0.5 m into weathered rock (minimum extremely low strength) is recommended with an allowable end bearing pressure of 300 kPa.*
- *All new footings must be found below the zone of influence of any adjacent/existing footings.*
- *Site excavation and filling for the fire escape pathway should be limited to less than 0.5 m, and where required to exceed for the fire escape pathway this value, it should incorporate a suspended steel mesh grate (supported on piers in to weathered rock) to avoid excavation or filling.*
- *We would recommend that all footing excavation be viewed by a Geotechnical Engineer to confirm suitability of the founding stratum.*
- *Site surface drainage or and existing subsurface drainage systems must not be compromised by the proposed works."*

The Geotechnical assessment was updated for the revised drawings on 9 June 2023 noting

*"As requested, the writer has reviewed the provided revised architectural drawings for the purposes of assessing the geotechnical implications (if any) of the proposed development at the site. It is still understood that the construction of two fire escapes and associated exit path to the access road is proposed for the existing building.*

*Site works as detailed in Drawings 1 – 13 dated 6 June 2023, prepared by Precision Planning Pty Ltd (see attached drawings) indicate that minimal site earthworks will be required to facilitate construction levels and the development details.*

*From a geotechnical perspective, the recommendations provided by Douglas Partners Pty Ltd (DP) in our 22 July 2022 letter report still apply, and are unchanged from the previous June 2022 drawing set."*

## 2.6 COLOUR SCHEDULE

The external changes to Pygmy Possum Lodge include the replacement of western red cedar cladding with colorbond steel external cladding, as well as the addition of two fire-exit porticos at the rear of the Lodge (one for the west wing and another for the east wing).

The colour scheme is depicted on the external elevations drawings within the DA Issue architectural plans from Precision Planning.

North (front) and South (rear) elevations - #220-8

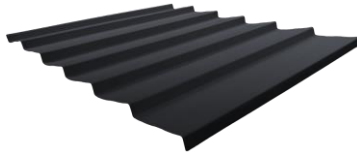
West & East Elevations - #220-9

The new claddings and porticos have been thoughtfully selected so as to retain the character and style of the existing lodge with the timber look alike Morclad.

The proposed steel cladding will have a timber grain finish and will be laid in a horizontal manner to mimic the existing lodge look. The colour (Colorbond monument) will Mimic the existing colour. The two rear exits will be sheeted in a vertical pattern to better support the snow loading. These exits are not visible from the roadway.

The changes are compatible with other developments in CPV being sympathetic to the surrounding lodges and will not detract from the surrounding natural and built environment.

**EXTERNAL CLADDING**  
COLORBOND STEEL



MORCLAD – MONUMENT

**FIRE EXIT PORTICOS**  
COLORBOND STEEL



VERTICAL – MONUMENT

**BARGE CAPPING**  
COLORBOND STEEL



SURFMIST

## 2.7 BUILT FORM AND CHARACTER OF ADJOINING DEVELOPMENT

Pygmy Possum Lodge is situated in the outer radius of Charlotte Pass Village (CPV) and has played an important role in providing visitor and lodge member accommodation in CPV since 1985. Pygmy Possum Lodge is one of the 'newer' lodges within CPV, however the lodge reflects the alpine style and character of the area.

Surrounding developments are similar in scale and design, offering architectural features including natural stone, loft gable rooflines, feature articulation in structural elements and painted timber cladding. The surrounding buildings are of various architectural vernacular styles - typically built 40 years or more ago with a growing number of new modern style buildings. Many of the older buildings in CPV have undergone restoration or additions/upgrades.

There will be no change to the current view sharing as there are no major changes to the exterior of the building or windows.



### 3.0 PROJECT

The project for which this Statement applies is for external and internal alterations and repairs to an existing ski lodge. Pygmy Possum Lodge is located at 8 Spencers Creek Road, Charlotte Pass within Kosciuszko National Park, NSW. The site is legally described as Lot 108 DP1242013.

The proposal aims to seek approval for the following upgrade works as required by the Fire Safety Upgrade Master Plan by J Squared Consulting Engineers and defined within Refurbishment of Pygmy Possum Lodge, Charlotte Pass (V20-09 July 2023 Barber):

The stage 1 works will comprise:

1. Installation of the Fire sprinkler system.
2. Installation of lever door handles on all SOUs and other doors.
3. Upgrades to signage associated with fire exits and stairs.
4. Installation of fire rated doors, with associated smoke seals, on all four SOU corridors and both quiet lounges. The lodge contains two small lounges on Level 3. These are distant from the kitchen dining areas and are referred to as “quiet lounges”
5. Installation of gyprock cladding over the steel columns in the Level 1 entrance area.
6. Installation of the Promoseal collars on the level 1 plumbing outlets.
7. Installation of an intumescent panel in the level 2 and 3 bathrooms.

The stage 2 works will comprise:

1. Removal of the existing cladding and replacement with steel cladding.
2. Construction of the two rear exit porticos.
3. Construction of the east fire exit path ways to the front of lodge roadway.
4. Replacement of the external balustrades. This work is best done while the cladding project is underway to maximise the usage of rental scaffolding.
5. Raising the internal stair balustrades to the BCA heights.
6. Raising the internal ceiling in stairways to 2000mm.

## 4.0 GENERAL INFORMATION

### PROJECT DESCRIPTION

The project for which this Statement applies is for repair and maintenance works and relevant fire-safety upgrades to Pygmy Possum Lodge, Charlotte Pass.

### 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>The subject site is identified as bushfire prone land, and hence a Bushfire Hazard Assessment Report has been prepared and will be submitted as part of this application.</p> <p>The subject site is not identified as flood prone land.</p> <p>The proposed works will result in minimal ground disturbance where the rear exit porticos will be installed, and where the new exit pathways will occur. Hence, a geotechnical report has been prepared for this application.</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>There are no proposed adverse effects of the local environment, landscape, streetscape, appearance, or scenic quality of the locality as the proposed development is consistent with surrounding development and existing buildings in CPV.</p>
<ul style="list-style-type: none"> <li>biological and ecological impacts including the impacts on fauna and flora.</li> </ul>	<p>The subject lot does contain areas of High Biodiversity Values. However, the proposed works will not be occurring in areas identified on the Biodiversity Values Map (BVM). The repair and replacement works will occur to the existing building only and will not negatively impact upon the BVM areas. Minimal ground disturbance will occur at the new exit portico locations and along the new emergency exit path.</p> <p>Caution will be taken in handling and disposing of any waste materials associated with the proposed works, to limit any potential damage or contamination of these areas.</p> <p>The new rear exit porticos and the location of the new exit pathways have been strategically placed to avoid the BVM identified areas. Elouera Ski Club communicated with NPWS in November 2022 and discussions on this issue led to the commissioning of a Bio report by Dave Woods.</p>
<ul style="list-style-type: none"> <li>impacts on existing and future amenity of the locality.</li> </ul>	<p>The proposed works are deemed to be of positive influence on both the existing lodge as well as CPV, by offering a higher level of accommodation which will enhance the tourism service industry in the area.</p>
<ul style="list-style-type: none"> <li>the age and condition of any structures or buildings.</li> </ul>	<p>Pygmy Possum Lodge was constructed in 1984-1985 and underwent a minor renovation in 1993. The lodge has remained predominantly original</p>

	since construction, hence the urgent need for the relevant repairs and fire-safety upgrades.
<b>PRESENT AND PREVIOUS USES</b>	
Since construction, Pygmy Possum Lodge has been utilised as a commercial ski lodge, used for the purpose of member accommodation. There are no proposed changes to the current use of the lodge as part of this application.	
<b>OPERATIONAL DETAILS</b>	
The lodge currently operates as a club lodge (Elouera Ski Club) and provides member accommodation. There are no proposed changes to the current operating details of the lodge.	
<b>CHANGE OF USE OF A BUILDING (WHERE THERE IS NO BUILDING WORK)</b>	
Not applicable.	
<b>BUILDING CLASSIFICATION AND BUILDING CODE OF AUSTRALIA (BCA)</b>	
Pygmy Possum Lodge is a Class 3 building.	
<b>SNOW DEPOSITION</b>	
The roof structure will not be amended during the proposed works and has demonstrated compliance with snow deposition.	
<b>GEOTECHNICAL ENGINEERING SUMMARY</b>	
<p>To supplement the application, a Geotechnical Investigation Report has been prepared by <i>Douglas Partners Pty Ltd</i> to assess the site suitability for the repair and maintenance works to Pygmy Possum Lodge.</p> <p>As per the geotechnical assessment report provided:</p> <p><i>“As requested, the above site was visited by the writer on 27 May 2022 for the purposes of assessing the geotechnical implications (if any) of the proposed development at the site. It is understood that the construction of two fire escapes and associated exit path to the access road is proposed for the existing building.</i></p> <p><i>Site works as detailed in drawings 1 – 14 dated 3 June 2022, prepared by Precision Planning Pty Ltd (see attached drawings) indicate that minimal site earthworks will be required to facilitate construction levels.</i></p> <p><i>At the time of the inspection, the existing building was in good condition, and no signs of global slope instability were observed within or adjacent to the development area. Nearly all trees in the area was observed with a downward lean, possibly indicating near-surface creep.</i></p> <p><i>It is concluded that the proposed development will have minimal geotechnical impact on site conditions from a stability perspective, provided the below recommendations are incorporated into the design:</i></p> <ul style="list-style-type: none"> <li>→ <i>All loads from the new fire escapes are transferred through the overburden soils (possibly prone to soil creep) to within the weathered rock. A minimum socket of 0.5 m into weathered rock (minimum extremely low strength) is recommended with an allowable end bearing pressure of 300 kPa.</i></li> <li>→ <i>All new footings must found below the zone of influence of any adjacent/existing footings.</i></li> <li>→ <i>Site excavation and filling for the fire escape pathway should be limited to less than 0.5 m, and where required to exceed for the fire escape pathway this value, it should incorporate a suspended steel mesh grate (supported on piers in to weathered rock) to avoid excavation or filling.</i></li> <li>→ <i>We would recommend that all footing excavation be viewed by a Geotechnical Engineer to confirm suitability of the founding stratum.</i></li> <li>→ <i>Site surface drainage or and existing subsurface drainage systems must not be compromised by the proposed works.”</i></li> </ul>	
<b>STRUCTURAL ENGINEERING DETAILS</b>	
Structural engineering details are submitted as part of this application.	



**SOCIAL AND ECONOMIC IMPACT**

The proposed maintenance and fire-safety upgrade works are expected to have positive social and economic impacts. Pygmy Possum Lodge plays an important role in providing viable member accommodation for visitors to the Charlotte Pass Village.

The maintenance and relevant safety upgrades to the building will improve the longevity of the building, ensure occupant safety, and will help the ongoing operation of the lodge; hence the works will contribute to the continued economic function of Charlotte Pass Village.

Additionally, the maintenance of the building will secure the long-term resilience of the resort and will protect the seasonal jobs offered annually each ski season.

**ACCESS AND TRAFFIC**

Charlotte Pass is only accessible during the winter season via over snow transport. There are limited seats on over snow transport and hence the development will not increase transport and access requirements to the resort. Likewise, the proposed development will not generate additional visitation to the resort during the summer and as a result will have no impact on the existing access and traffic to the alpine resort.

**PRIVACY, VIEWS AND OVERSHADOWING**

The proposed works are not anticipated to have any negative impacts to privacy, views and overshadowing.

**AIR AND NOISE****AIR**

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.

**NOISE**

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 regard to noise levels immediate rectification will occur as far as practical.

**SOIL, WATER AND WASTEWATER MANAGEMENT**

The proposed works include minimal ground disturbance. Appropriate soil erosion control measures will be implemented on site during construction to prevent soil erosion from occurring. There are no proposed changes to the existing water and wastewater management infrastructure existing on site.

**HERITAGE**

Pygmy Possum Lodge is not identified as a heritage item on the state heritage register, nor is it listed as a heritage item in *Schedule 3 Heritage Items – Chapter 4 of the Precincts Regional SEPP 2021*. The lodge is one of the newer lodges in CPV and is not identified as having any heritage significance. However, much consideration has been put into the proposed works to ensure that the new materials reflect the existing character of the lodge, to ensure the proposed changes are consistent with the character and design of CPV.

**ABORIGINAL CULTURAL HERITAGE**

An AHIMS search found zero sites or places recorded or declared at the subject allotment See *Appendix I*. Likewise, there have been no known Aboriginal artefacts found during previous construction of the lodge. External works proposed will result in the minimal ground surface disturbance (see geotechnical assessment report attached) and hence the likelihood for Aboriginal artefacts to be found is very unlikely.

#### VEGETATION REMOVAL

Not applicable, the proposed works will be occurring in previously disturbed areas to ensure no vegetation removal is required.

#### WASTE

The proposed development is not expected to increase visitation numbers to the resort. As a result, there will be no need to increase the capacity of existing waste disposal facilities due to the proposed development.

Waste generated from the removal of the deteriorated materials and the general construction waste and other waste associated with the proposed works will be disposed of in the skip bin and deposited in the nearest council waste facility.

#### DEMOLITION

Waste generated from the proposed works will be disposed of in the skip bin and deposited in the nearest council waste facility.

#### TERMITE PROTECTION

To be conditioned as part of the Development Application consent.

#### SCHEDULE OF WORKS

Construction will be during the summer season from October to May with no works proposed to be conducted during the winter season June to September. The start date for construction is not yet set and the year will be determined after development consent has been issued.

## 5.0 PERMISSIBILITY, LEGISLATION AND REGIONAL PLAN

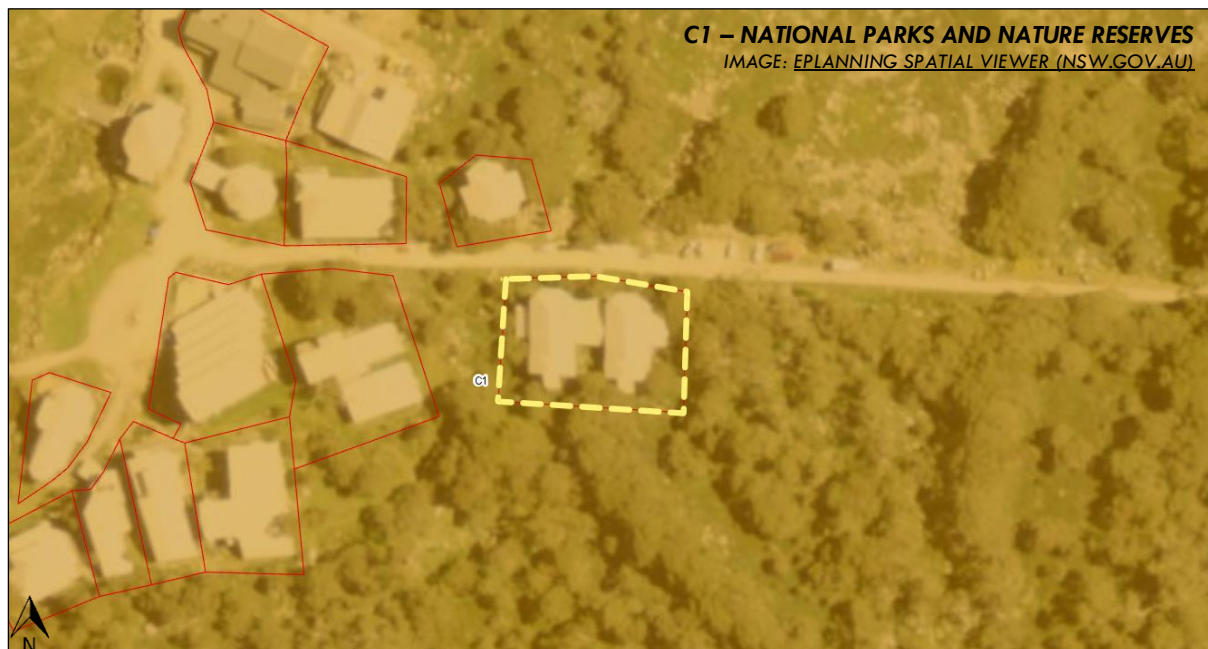
### 5.1 SOUTH EAST AND TABLELAND REGIONAL PLAN 2036

The proposed maintenance work and fire-safety upgrades to Pygmy Possum Lodge will provide improved member accommodation and will ensure the longevity of the building by maintaining and replacing materials that are deteriorated. This is consistent with the purpose of the Regional Plan, which offers a framework to provide infrastructure and development to help strengthen the long-term resilience of the South-East and Tableland region. The regional Plan seeks to acknowledge the unique environmental and cultural significance of Kosciuszko National Park, whilst also enhancing visitor experience, which this application has taken into consideration.

### 5.2 STATE ENVIRONMENTAL PLANNING POLICY (PRECINCTS – REGIONAL) 2021

The proposal is for maintenance works and fire-safety upgrades to the existing Pygmy Possum Lodge. The proposed maintenance and upgrade works are permissible under Chapter 4 of the State Environmental Planning Policy (Precincts – Regional) 2021, as the works help to maintain the condition of the existing lodge, and do not propose any changes to the existing permissible uses of the building.

**FIGURE 22 LAND ZONING MAP**



#### Charlotte Pass Alpine Resort

##### 1 Permitted without consent

Nil

##### 2 Permitted with consent

Advertising structures; Building identification signs; Business identification signs; Car parks; Commercial premises; Community facilities; Depots; Eco-tourist facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Fences; Function centres; Helipads; Information and education facilities; Infrastructure facilities; Lifting facilities; Management trails; Medical centres; Monitoring stations; Places of public worship; Public utility undertakings; Recreation facilities (indoor); Recreation facilities (outdoor); Recreation infrastructure; Ski slope huts; Ski slopes; Snow-making infrastructure; Staff accommodation; Telecommunications facilities; Tourist and visitor accommodation; Transport depots; Vehicle repair stations

##### 3 Prohibited

Bed and breakfast accommodation; Farm stay accommodation; Any other development not specified in item 1 or 2



**5.2.1 AIMS & OBJECTIVES OF CHAPTER (PART 4.1 PRECINCTS – REGIONAL SEPP)**

<p>(1) The aim of this Chapter is to protect and enhance the Alpine Region by ensuring development is managed with regard to the principles of ecologically sustainable development, including the conservation and restoration of ecological processes, natural systems and biodiversity.</p>	<p>Noted. The proposed works are consistent with the aims and objectives of the policy as the development will improve the condition and therefore longevity of the building.</p> <p>The proposal will create positive social and economic impacts and works towards securing the long-term resilience of the alpine resort.</p>
<p>(2) The objectives of this Chapter are as follows—</p> <p>(a) to encourage the carrying out of a range of development to support sustainable tourism in the Alpine Region all year round, if the development does not result in adverse environmental, social or economic impacts on the natural or cultural environment of the Alpine Region, including cumulative impacts on the environment from development and resource use,</p> <p>(b) to establish planning controls that—</p> <p>(i) contribute to and facilitate the carrying out of ecologically sustainable development in the Alpine Region, and</p> <p>(ii) recognise the Alpine Region's significant contribution to recreation and the tourism economy in the State,</p> <p>(c) to minimise the risk to the community of exposure to environmental hazards, particularly geotechnical hazards, bush fires and flooding, by—</p> <p>(i) generally requiring development consent on land in the Alpine Region, and</p> <p>(ii) establishing planning controls for buildings to ensure the safety of persons using the buildings if there is a fire.</p>	<p>Complies, no adverse impacts will result from this application.</p> <p>The proposed maintenance works to Pygmy Possum Lodge will be of positive influence to CPV and will have no negative impact on existing summer and winter transport, reticulated effluent management, waste disposal or water supply.</p> <p>The proposed development will not generate additional visitation to the resort and hence will have no impact on the existing capacity of the reticulated effluent management system.</p> <p>Likewise, with no increase in visitation there will be no need to increase the capacity of existing waste disposal facilities or water supply.</p> <p>The proposed works are expected to have minimal environmental impact, based upon the scale of the works, and the maintenance works will be occurring to an existing building. With the implementation of appropriate environmental controls during construction, the potential impacts from the works on the natural environment are negligible.</p> <p>The proposed development has been designed for minimal disturbance to the surrounding natural environment with all works undertaken within the lease area with the exception of the path connection to the road. This includes the consideration of bushfire threat and geotechnical considerations. See Bushfire Hazard Assessment Report (BHAR) submitted as part of this application.</p>

**5.2.2 OTHER DEVELOPMENT CONTROLS (PART 4.4 PRECINCTS – REGIONAL SEPP)**

4.21 Heritage Conservation	
(1) The objective of this section is to conserve— (a) the environmental heritage of the Alpine Region, and (b) the heritage significance of heritage items, including associated fabric, settings and views, and (c) Aboriginal heritage items and Aboriginal places.	The proposed upgrades to the lodge will have no impact on the environmental heritage of the Alpine Region.  Pygmy Possum Lodge is not identified as a heritage item on the state heritage register, nor is it listed as a heritage item in Schedule 4 Heritage items – Chapter 4 of the Precincts Regional SEPP 2021.  No Aboriginal heritage items or places were identified on the AHIMS search as noted in Appendix I.
(2) Development consent is required for the following in the Alpine Region— (a) demolishing or moving a heritage item, (b) altering a heritage item, including by doing the following to a heritage item that is a building— (i) making changes to the detail, fabric, finish or appearance of the building's exterior, (ii) making structural changes to the building's interior, (c) disturbing or excavating land that is, or contains, an Aboriginal heritage item, (d) erecting a building on land that is, or contains, a heritage item, (e) subdividing land that is, or contains, a heritage item.	Pygmy Possum Lodge is not identified as a heritage item on the state heritage register, nor is it listed as a heritage item in Schedule 3 Heritage items – Chapter 4 of the Precincts Regional SEPP 2021  The DA seeks approval for maintenance and repair work to the lodge to bring it up to BCA requirements.
(3) Development consent is not required under this section for the following development— (a) development that involves only the removal of a tree or other vegetation that the consent authority is satisfied is a risk to human life or property, (b) exempt development, (c) development that does not require development consent under section 4.14.	N/A
(4) The consent authority may, before work is carried out, give written notice to an applicant for development consent that development consent is not required under this section if the consent authority is satisfied the development— (a) is of a minor nature or is for the maintenance of the heritage item, and (b) the development will not adversely impact the heritage significance of the heritage item.	noted
(5) In deciding whether to grant development consent for development under this section, the consent authority— (a) must consider the effect of the development on— (i) the heritage significance of the heritage item, and	The proposed maintenance works will have no adverse impact on the heritage significance of the building.  The works will require limited ground surface disturbance and hence the likelihood for Aboriginal artefacts to be found is very unlikely.

<p>(ii) Aboriginal objects known or reasonably likely to be located on the land,</p> <p>(b) may require the submission of a heritage conservation management plan, and</p> <p>(c) for development on land that is, contains or is near a heritage item— may require the preparation of a heritage impact statement.</p>	If any Aboriginal objects are found, work will immediately stop and NPWS will be notified in accordance with finding procedures.
<p>(6) Development consent must not be granted to development on land that is, or contains, an Aboriginal heritage item, and that requires development consent under this section, unless the consent authority has—</p> <p>(a) given written or other appropriate notice of the development to the local Aboriginal communities, and</p> <p>(b) considered responses received from the communities within 28 days after the notice is given.</p>	
<b>4.22 Conservation incentives</b>	
<p>(1) This section applies to development in the Alpine Region that—</p> <p>(a) involves a building that is a heritage item, or</p> <p>(b) is on land on which a building that is a heritage item is located.</p>	Pygmy Possum is not identified as a heritage item on Schedule 4 Heritage Items of the SEPP.
<p>(2) Development consent may be granted to development to which this section applies, even if the development would otherwise be prohibited under this Chapter, if the consent authority is satisfied of the following—</p> <p>(a) granting the development consent will facilitate the conservation of the heritage item,</p> <p>(b) the development will be in accordance with a heritage conservation management plan that has been approved by the consent authority,</p> <p>(c) the development consent will require the carrying out of all necessary conservation work identified in the heritage conservation management plan,</p> <p>(d) the development will not adversely affect the heritage significance of the heritage item, including its setting,</p> <p>(e) the development will not have a significant adverse impact on the amenity of the surrounding area.</p>	N/A. The proposed works are permitted under this Chapter.

### 5.2.3 DEVELOPMENT ASSESSMENT & CONSENT (PART 4.5 PRECINCTS – REGIONAL SEPP)

<b>4.26 Master plans</b>	
(1) The Minister must prepare and approve a master plan that applies to the Alpine Region.	noted

(2) The master plan must contain the following information— (a) the strategic vision and general objectives for the Alpine Region, (b) a map showing existing and proposed types of development, (c) the performance criteria for development, (d) information about heritage items or places of heritage significance, (e) limitations on development on certain land, including environmentally sensitive areas, land prone to flooding and cultural heritage.	noted
(3) The master plan may also contain proposals for infrastructure facilities, public utility undertakings, roads and transport.	noted
(4) The master plan must be consistent with this Chapter.	noted
(5) The Minister may amend or replace a master plan.	noted
(6) A draft master plan must be published on the NSW planning portal for at least 28 days before it is approved by the Minister.	noted
(7) A master plan approved by the Minister must be published on the NSW planning portal and takes effect on the day it is published.	noted
<b>4.27 Consultation with National Parks and Wildlife Service</b>	
(1) Development consent must not be granted to development in the Alpine Region unless the consent authority has— (a) consulted with the National Parks and Wildlife Service, and (b) considered submissions received from the National Parks and Wildlife Service within the relevant period.	Pre-lodgement discussions have been undertaken with National Park and Wildlife Service and their continued role in the determination process is understood.
(2) In this section— relevant period means— (a) 28 days after notice of the development application is given to the National Parks and Wildlife Service, or (b) another period determined by the Planning Secretary.	noted
<b>4.28 Consideration of master plans and other documents</b>	
(1) In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider the following— (a) the aim and objectives of this Chapter set out in section 4.1, (b) a draft development control plan that is intended to apply to the land and has been published on the NSW planning portal,	Complies  N/A. No DCP is in effect for the development site.  N/A



<p>(c) a conservation agreement under the Environment Protection and Biodiversity Conservation Act 1999 of the Commonwealth that applies to the land,</p> <p>(d) the Geotechnical Policy —Kosciuszko Alpine Resorts published by the Department in November 2003,</p> <p>(e) for development in the Perisher Range Alpine Resort—</p> <p>(i) the Perisher Range Resorts Master Plan, published by the National Parks and Wildlife Service in November 2001, and</p> <p>(ii) the Perisher Blue Ski Resort Ski Slope Master Plan adopted by the National Parks and Wildlife Service in May 2002.</p>	<p>Complies. Geotechnical Assessment Report ref 215571.00 dated 22/7/22 and Revised Comments ref R.001Rev0 dated 9/6/23 from Douglas Partners have been submitted with this application.</p> <p>N/A Works are not within Perisher Range.</p>
<p>(2) In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider—</p> <p>(a) a master plan approved by the Minister under section 4.26 that applies to the land, or</p> <p>(b) if a master plan has not been approved—a draft master plan prepared under section 4.26 that is intended to apply to the land and has been published on the NSW planning portal.</p>	Complies
4.29 Consideration of environmental, geotechnical and other matters	
<p>(1) In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider the following—</p> <p>(a) measures proposed to address geotechnical issues relating to the development,</p> <p>(b) the extent to which the development will achieve an appropriate balance between—</p> <p>(i) the conservation of the natural environment, and</p> <p>(ii) taking measures to mitigate environmental hazards, including geotechnical hazards, bush fires and flooding,</p> <p>(c) the visual impact of the proposed development, particularly when viewed from the land identified as the Main Range Management Unit in the Kosciuszko National Park Plan of Management,</p> <p>(d) the cumulative impacts of development and resource use on the environment of the Alpine Subregion in which the development is carried out,</p> <p>(e) the capacity of existing infrastructure and services for transport to and within the Alpine Region to deal with additional usage generated by the development, including in peak periods,</p> <p>(f) the capacity of existing waste or resource management facilities to deal with additional</p>	<p>N/A</p> <p>Complies. Existing</p> <p>See Geotechnical Assessment &amp; Bushfire Report.</p> <p>Complies. Existing building. Deteriorated façade materials will be replaced with timber look MorClad.</p> <p>N/A Existing</p> <p>The proposed development will not generate additional visitation to the resort and hence will have no impact on the existing infrastructure capacity and services for transport.</p> <p>Likewise, with no increase in visitation there will be no need to increase the capacity of existing</p>

waste generated by the development, including in peak periods.	waste disposal facilities, water supply or the reticulated effluent management system.
(2) For development involving earthworks or stormwater draining works, the consent authority must also consider measures to mitigate adverse impacts associated with the works.	Minimal earthworks are proposed. Appropriate sedimentation and erosion control measures will be implemented on site during construction to ensure the proposed works do not adversely impact upon the surrounding natural and built environment. See SEMP at the end of this report for further detail.  There are no proposed changes to the existing stormwater drainage measures currently used for Pygmy Possum Lodge.
(3) For development the consent authority considers will significantly alter the character of an Alpine Subregion, the consent authority must also consider— (a) the existing character of the site and immediate surroundings, and (b) how the development will relate to the Alpine Subregion.	Replacement of like-for-like materials will result in no change to the existing character of the building.  The proposed maintenance works aim to retain the original alpine character of the CPV. Hence, the proposed works will not significantly alter the character of the resort or Kosciuszko National Park.
<b>4.30 Kosciuszko National Park Plan of Management</b>	
(1) Development consent may be granted to development in the Alpine Region even if the application has not established that the development is consistent with the Kosciuszko National Park Plan of Management.	N/A The development is consistent with the Kosciuszko National Park Plan of Management.
(2) This section does not prevent the consent authority from refusing to grant consent to development on the basis that the development is not consistent with the Kosciuszko National Park Plan of Management. Note— Under the National Parks and Wildlife Act 1974, section 81(4), operations on land to which a plan of management under that Act applies may be undertaken only if they are undertaken in accordance with the plan of management, despite another Act or an instrument made under an Act.	noted

### 5.3 SNOWY MOUNTAINS SPECIAL ACTIVATION PRECINCT MASTER PLAN JULY 2022

#### 5.3.1 CHAPTER 10 ALPINE PRECINCT PROVISIONS

<b>Land Use (10.1) Performance Criteria</b>	
A. Development is to be permissible and consistent with the Master Plan, Precincts—Regional SEPP, Alpine Development Control Plan, Kosciuszko National Park Plan of Management, and the National Parks and Wildlife Act.	Complies. Alpine DCP is not yet in effect.

B. In considering the suitability of the development, the consent authority must be satisfied that the development meets the performance criteria and development controls in this Master Plan and in the Alpine Development Control Plan.	Complies with Master Plan. Alpine DCP in not yet in effect.
<i>Appropriate locations for alpine development</i>	
C. Development consent can only be issued for development in the Alpine Precinct where: i. the uses will support the diversification of the Alpine Precinct's tourism offering and year-round economic viability. ii. the uses will not compromise the environmental, heritage and cultural values of the Alpine Precinct. iii. the uses will not exceed the established carrying capacity of the Alpine Precinct.	Complies
D. The location of future development should align with the relevant structure plan and be focused on land marked 'Development area'. Where development is proposed on land outside these areas, additional technical investigation may be required.	N/A
E. Development for new or upgraded accommodation will meet the indicative sub-precinct yields and visitor thresholds set out in the Kosciuszko National Park Plan of Management and leasing arrangements. Refer also to Chapter 14 of this Master Plan	N/A
<b>Alpine Resorts (10.2) Performance Criteria</b>	
A. Development should contribute to visitor attraction and village experience through: i. the prioritisation of infill development. ii. improvements to pedestrian and active transport connections. iii. creation and implementation of active street frontages.	N/A Existing.
B. Development should integrate public transport opportunities and should create gateways and nodes to create a sense of place and community in Alpine Resort sub-precincts.	Existing
C. Development should provide a range of tourist accommodation offerings and seasonal worker accommodation.	Existing club lodge licenced to provide accommodation for 54 adults. No change is proposed to current use of the building.
D. Development should be designed to reduce on-site power consumption and improve environmental performance	Repairs to external linings will improve thermal efficiency of the building. The existing western red cedar is to be replaced with Colorbond cladding and the insulation increased from R2.5 to R2.7 insulation. The new cladding will require less maintenance and achieve greater bushfire compliance.
E. Development should be designed to contribute to the alpine character of the Alpine Resorts and reflect the alpine landscape and natural environment.	Complies. The proposed works will retain the original alpine character of Charlotte Pass Village keeping in line with the existing building.
<b>Alpine Accommodation (10.3) Performance Criteria</b>	
These provisions are specific to development within the following Alpine Accommodation sub-precincts: • Ski Rider • Sponars Chalet • Thredbo	N/A

Ranger Station• Creel Bay• Kosciuszko Tourist Park• Island Bend	
<b>Alpine Experience (10.4) Performance Criteria</b>	
A. Public transport or mass transit connections should be integrated into the design of new developments, particularly in Alpine Resort and Alpine Accommodation sub-precincts.	N/A Existing development
B. Transport development must provide safe, reliable and accessible connections into and around the Kosciuszko National Park.	N/A
C. Development should be designed and staged to support and enable the ultimate growth of accommodation and attractions in the Alpine Region.	Complies. The proposed works are to be split into 2 stages to allow for minimal interruption to the use of the lodge. The proposed works will not impact on the operations of CPV.
D. Development of new and upgraded shared trails and paths should provide appropriate facilities and amenities.	N/A
E. Development should provide adequate car parking as part of a range of transport solutions (including the provision of accessible parking spaces).	N/A Existing
F. Visitor attractions must be supported by appropriate amenities, facilities and car parking and must minimise its impact to the natural environment.	Complies. Existing
G. Visitor attractions should be designed and staged to support and enable the ultimate growth of attractions in the Alpine Region.	Existing.

### 5.3.2 CHAPTER 11 ENVIRONMENT & SUSTAINABILITY

<b>Biodiversity (11.1) Performance Criteria</b>	
A. All development is to apply the avoid, minimise and offset methodology.	Complies.
B. Development is to avoid threatened ecological communities and threatened species habitat; such vegetation should not be removed. Development may occur in these areas if it is for essential infrastructure	Complies. See Flora & Fauna Assessment by David Woods dated July 2023.
C. Development should be focused on colocation and infill to minimise biodiversity impacts	N/A
D. Development should be concentrated in and around already disturbed areas. Where possible, development should provide a buffer between areas of high ecological value and buildings and structures.	Complies. The works relate to the upgrade of the existing lodge.
E. Development should consider the biodiversity impacts of bushfire asset protection zones (APZ) and associated vegetation management.	Complies. No vegetation clearing is proposed as part of this application. No variation is sought to the existing approved APZ. Proposed clearing is below the clearing threshold and the site is not located within an area identified with high biodiversity values on the BVM. See Bushfire Report by Accent Town Planning & Flora & Fauna Assessment by Dave Woods submitted with this application.
F. Development must offset any impacts to	N/A biodiversity is not impacted. See Flora & Fauna Assessment by Dave Woods submitted with this application.



biodiversity through direct management measures within Kosciuszko National Park and should be related to the biodiversity impacted	
G. Riparian corridors must be preserved while ensuring consistency with the proposed Flooding and Drainage Strategy for the Precinct.	N/A The lodge is not located within 40m of a waterway and the proposed works will not impact upon terrestrial and aquatic habitats.
H. Any revegetation or planting within Kosciuszko National Park should follow the Rehabilitation Guidelines for the Resort Areas of Kosciuszko National Park	N/A
<b>Geotechnical (11.2) Performance Criteria</b>	
A. Development must address the requirements of the Geotechnical Policy – Kosciuszko National Park (DPNIR, 2003). This includes: i. development on land covered by the geotechnical maps, under the above policy must ensure the requirements of the policy are met. ii. development on land not covered by the geotechnical maps under the above policy must ensure the requirements of the policy are met and should also use the risk susceptibility mapping to inform the requirements and design of development	Complies. Geotechnical compliance has been addressed under section 2.5 of this SEE. Geotechnical Assessment Report ref 215571.00 dated 22/7/22 and Revised Comments ref R.001Rev0 dated 9/6/23 from Douglas Partners have been submitted with this application. A Form 4 – Minimal Impact Certification is included within these reports.
B. Development must include an assessment of geotechnical risks.	Provided see reports from Douglas Partners noting
C. Buildings and structures must be designed to accommodate the specific geotechnical risks identified for the site	Complies
D. Excavations required for new developments must consider the potential to cause widespread slope instability and ensure appropriate mitigation measures are implemented to minimise and manage risk.	Douglas Partners engineering assessment notes <i>'It is concluded that the proposed development will have minimal geotechnical impact on site conditions from a stability perspective'</i> and further provides recommendations that are to be incorporated into the design for the proposed works.
<b>Flood Management Risk (11.3) Performance Criteria</b>	
A. The Flood Planning Level is the 1% AEP plus 500mm freeboard to ensure consistency across the Precinct. Development must generally occur outside the Flood Planning Level unless it can demonstrate that risks can be suitably managed. This allows for the maintenance of flood function and to avoid adverse effects on flood behaviour to the detriment of other properties or the environment of the floodplain	N/A The subject site is not identified as flood prone land.
B. Development within the Flood Planning Level should demonstrate that: i. all structures are constructed with flood compatible building components below the 1% AEP flood level plus 500mm freeboard. ii. all structures are designed to withstand the forces of floodwater, debris and buoyancy up to 1% AEP flood plus 500mm freeboard	N/A
C. Development within the Probable Maximum Flood area should demonstrate that: i. all emergency and evacuation infrastructure is to be constructed with flood compatible building components below Probable Maximum	N/A

<p>Flood level plus 500mm freeboard.</p> <p>ii. all emergency and evacuation infrastructure structures are to be designed to withstand forces of floodwater, debris, and buoyancy up to Probable Maximum Flood plus 500mm freeboard.</p> <p>iii. development must be sited, designed and located to avoid or mitigate the flood risk to people, property and infrastructure such that:</p> <ul style="list-style-type: none"> <li>• flood risk is managed through site-specific built form and design.</li> <li>• sensitive, vulnerable and critical uses are avoided in the floodplain.</li> </ul>	
D. Development should mitigate the impacts of local overland flooding through the provision of adequate site drainage systems, where possible.	N/A
E. Development must consider and plan for emergency evacuation situations to ensure the safety of all areas within the Probable Maximum Flood extent.	N/A
<b>Water Quality (11.4) Performance Criteria</b>	
A. Maintain or improve the ecological condition of waterbodies and their riparian zones in catchments over the long term	<p>The subject site does not contain areas identified as "Riparian Lands and Watercourses", The nearest waterway is Spencers Creek which is approximately 120m from the lodge.</p> <p>Waste will be handled carefully and disposed of correctly on site to avoid any contamination of the site and the local waterway.</p>
<p>B. Development in the Alpine Precinct should implement on-site water management and water quality systems through:</p> <p>i. the capture and re-use of water on-site.</p> <p>ii. the treatment of water on-site with any water discharged back into catchments having a neutral or beneficial effect on water quality.</p> <p>iii. incorporating water sensitive urban design principles into the development's-built form and landscaping, where possible.</p>	Existing on-site water management and water quality systems will not be altered as part of this application.
<p>C. The quality of stormwater discharged into receiving catchments must be pre-development quality or better in relation to pH, total suspended solids, total phosphorus, total nitrogen and gross pollutants. The quality of water should aim to meet the following targets:</p> <p>i. Total Suspended Solids: 85% reduction.</p> <p>ii. Total Phosphorus: 60% reduction.</p> <p>iii. Total Nitrogen: 45% reduction.</p>	Existing stormwater systems will not be altered as part of this application.
D. The quality of water discharged into receiving catchments should maintain electrical conductivity levels. Water quality should aim to maintain an electrical conductivity below the 30 $\mu$ S/cm ANZG 2018 Guideline value for upland rivers of South-East Australia	No change
E. Monitor macroinvertebrates to ensure they are consistently within Band A of the NSW AUSRIVAS model.	N/A

F. Erosion and sediment control should be managed during construction to ensure impacts to waterways are minimised in accordance with Managing Urban Stormwater Soils and Construction, also known as the Blue Book (current edition)	Appropriate sedimentation and erosion control measures will be implemented on site during construction to ensure the proposed works do not adversely impact upon the surrounding natural and built environment. See SEMP at the end of this report for further detail.
G. Discharge of wastewater and/or contaminated stormwater to watercourses or waterways is not permitted unless other specified in an environmental protection licence issued under the Protection of the Environment Operations Act 1997. Development must obtain the appropriate water licenses in accordance with the Water Act 1912 and the Water Management Act 2000 and consider the relevant Water Sharing Plan	Noted.
<b>Bushfire (11.5) Performance Criteria</b>	
A. Development is to: i. minimise perimeters exposed to the bushfire hazard. ii. minimise vegetated corridors that permit the passage of bushfire towards development. iii. provide for the siting of future development away from ridge-tops and steep slopes, within saddles and narrow ridge crests. iv. ensure capacity of existing infrastructure (such as roads and utilities) can accommodate the increase in demand during emergencies as a result of the development.	The subject site is identified as being in bushfire prone land, and hence as outlined in Planning for Bushfire Protection – PBP 2019 (NSW RFS 2019) is considered Special Fire Protection Purpose (SFPP) and is required to obtain a BFSa from the RFS under section 100B of the RF Act. See Bushfire Hazard Assessment submitted as part of this application.
B. Asset Protection Zones are to be provided and maintained between a bushfire hazard and future development and are designed to address the relevant bushfire attack mechanisms	An APZ Plan was established for the existing building in accordance with National Parks and Wildlife Services for areas within the allotment area to meet the requirements outlined in the bushfire hazard assessment report included as part of this application. See APZ plan and approval submitted as part of this application.
C. Adequate access is to be provided from all properties to the wider road network for park users emergency services and to provide access to hazard vegetation to facilitate bushfire mitigation works and fire suppression	Spencer Creek Road is a two-wheel drive, all weather road. The widths and design would allow safe access for firefighters while residents are evacuating an area. The capacity of road surfaces is sufficient to carry fully loaded firefighting vehicles.
D. Development is to minimise levels of radiant heat, localised smoke and ember attack through development design and siting	The replacement of timber cladding with Colorbond steel cladding and timber balustrades with steel or aluminium will improve the bushfire protection for the lodge (section 6.5 PBP 2019).
E. The subdivision of land and location of developments should consider the future uses of land and the inclusion of roads into Asset Protection Zones	N/A
<b>Sustainability &amp; Climate Change (11.6) Performance Criteria</b>	
A. Development must be inclusive and sustainable and promote year round use.	Complies.
B. Development should preserve the Precincts landscape, cultural, heritage and biodiversity values by avoiding and minimising impact.	Impacts on the natural environment will be minimal with the implementation of appropriate environmental controls during construction limiting the potential impacts from the works on the existing natural environment.
C. Development should support sustainable and active transport opportunities and integrate	Existing

open space. Buildings are to express a strong commitment to ESD principles and incorporate passive design, optimal orientation, effective sun shading, cross ventilation and open plan living. This should be evident in the external architectural expression.	
D. Development should comply with applicable sustainability tools and programs for design, construction and operation.	Complies.
E. Consideration must be given to climate responsiveness and resilience. Climate change risks, hazard and opportunities must be considered in the design, construction and operation of development within the Precinct.	Consideration of materials has been made for the project.
F. Operators, lessees and licensees within the Precinct must prepare and maintain an Environmental Management System in accordance with ISO14001:2015 – Environmental management systems and the requirements of the Plan of Management for Kosciuszko National Park	Noted

### 5.3.3 CHAPTER 12 PLACE & LANDSCAPE

<b>Aboriginal Cultural Heritage (12.1) Performance Criteria</b>	
A. Areas of Aboriginal cultural heritage (included as part of the environmentally sensitive areas map) should not be developed. Development may occur in these areas if it is for essential infrastructure and where further Aboriginal cultural heritage assessment will be undertaken to appropriately mitigate and manage any impacts to Aboriginal cultural heritage items, places or areas.	N/A However, should any material suspected of being an Aboriginal object become unearthed in the course of works associated with the proposed works, all work at that location shall cease immediately as per Section 90 of the National Parks and Wildlife Act 1974, and the Office of Environment and Heritage shall be contacted immediately to arrange for representatives to inspect the site.
B. Aboriginal culturally significant places and sites should be integrated with areas of environmental significance and green space (where appropriate) across the Precinct. This may continue to evolve as greening opportunities across the Precinct are established	Noted.
C. Development in areas where surveys have not been undertaken require further Aboriginal cultural heritage assessment. These assessments must be carried out in accordance with Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (as modified from time to time) prior to any development on this land. These assessments must include a visual survey of the land. Once suitably assessed, any land identified as having Aboriginal cultural heritage significance should be included on the Environmentally Sensitive Areas (ESA) map. Development is to be assessed against the mapped zones of archaeological potential as required by the following: i. development within areas identified as 'disturbed land' do not require any further investigation beyond considering the potential	An AHIMS search found zero sites or places recorded or declared at the subject allotment See Appendix I. Likewise, there have been no known Aboriginal artefacts found during previous construction of the lodge. External works proposed will result in the minimal ground surface disturbance (see geotechnical assessment report attached) and hence the likelihood for Aboriginal artefacts to be found is very unlikely.



for subsurface archaeological deposits. If current disturbances are considered to cover intact archaeological deposits, further investigation should take place that may include test excavation. Should development encounter any unexpected finds during construction, the procedures under the relevant unexpected finds protocol should be followed. ii. works within areas identified as ‘moderate ACH potential’ or ‘high ACH potential’ should be avoided. Where development will impact these areas, further Aboriginal cultural heritage assessment must be undertaken. This assessment should include a visual inspection, possibly test excavation if warranted, and participation from the Aboriginal community	
D. Development planned on land in which an Aboriginal object is located should be supported by a heritage impact assessment which should be prepared to assess the extent to which a proposed development would harm Aboriginal objects.	N/A
E. If impact to an Aboriginal object is unavoidable, an Aboriginal Heritage Impact Permit (AHIP) under Part 6 of the National Parks and Wildlife Act 1974 would be required.	Noted.
<b>Historic Heritage (12.2) Performance Criteria</b>	
A. Development in areas defined as ‘disturbed land’ can occur without further historic heritage investigation however must consider neighbouring heritage items and broader heritage values.	Noted.
B. Development on land where a heritage item is situated, that is a heritage item or is on land adjacent to a heritage item must prepare a statement of heritage impact.	The lodge is one of the newer lodges in CPV and is not identified as having any heritage significance. However, much consideration has been put into the proposed works to ensure that the new materials reflect the existing character of the lodge, to ensure the proposed changes are consistent with the character and design of CPV.
C. Development in areas defined as ‘high risk’ or ‘moderate risk’ requires further heritage assessment where the development is likely to materially have a major affect on a heritage item or its value. Development is considered to have a materially major affect if it involves: i. the full or partial demolition of a building. ii. major alterations or additions. iii. major adverse impacts, such as the removal of significant fabric, obscuring key views or dominating a heritage item, or the removal of evidence of significant historical associations; and iv. impact to significant archaeological deposits.	N/A
D. Development in areas defined as ‘high risk’ or ‘moderate risk’ requires further heritage assessment where the development is likely to materially have a minor affect on a heritage item or	N/A

value. Development is considered to have a minor affect if it involves (but is not limited to): i. repairs or restoration to fabric. ii. installation of fire safety equipment. iii. installation of disabled access. iv. replacement of awnings, balconies, etc. v. installation of signage or fencing. vi. excavation of areas without archaeological potential. vii. erection of temporary structures. viii. installation of safety and security equipment.	
E. Where development is likely to materially have a major effect on a heritage item or value, further heritage assessment is required. This heritage assessment includes: i. a visual inspection to determine the existing heritage values. ii. an archaeological assessment (if appropriate). iii. preparation of a statement of heritage impact.	N/A
F. Where development will have minor effect on a heritage item or value, a heritage assessment may be required. This heritage assessment may include: a visual inspection to determine the existing heritage values. i. an archaeological assessment (if appropriate). ii. use of a previously prepared heritage study if applicable.	N/A
G. Development that is likely to have a materially major or minor effect on a heritage item or its value must: i. identify the impacts to the heritage values of an item or place. ii. demonstrate the need for the impact and how alternatives to the impact have been considered. iii. demonstrate how the adverse impacts will be minimised or mitigated.	N/A
H. Development adjacent to a heritage item should ensure impacts to the heritage item are minimised, including through the provision of appropriate curtilages. There may be opportunities to reduce the curtilage to some heritage items if it can be demonstrated the development will not have a significant impact on the heritage item or its value.	N/A
I. Heritage items must be used for purposes that are appropriate to their heritage significance, including adaptive re-use where appropriate.	N/A No change in use is proposed.
J. Development is to ensure long-term heritage conservation outcomes are retained or interpreted to reflect the history of heritage items and places.	The new materials reflect the existing character of the lodge, ensuring the proposed changes are consistent with the character and design of CPV.
K. Development should through redevelopment or upgrades remove inappropriate or unsympathetic alterations and additions to heritage items and reinstate significant missing details and building elements, where possible.	Noted. N/A

<b>Landscape, Character &amp; Open Space (12.3) Performance Criteria</b>	
A. Development should be designed to sensitively integrate into the landscape and should respond appropriately to the topography and climate of the Alpine Precinct	Existing
B. Development should protect, conserve and enhance the Alpine Precinct's natural environment and create a green infrastructure network, where possible.	N/A Existing
C. Landscaping and public open spaces should include plantings of native species found in surrounding plant communities, which aim to achieve the re-establishment of biodiversity in addition to aesthetic appeal and enhancement of the functionality of an area.	Landscaping is existing.
D. Revegetation and new plantings should follow the Rehabilitation guidelines for the Resort Areas of Kosciuszko National Park	No revegetation is proposed.
E. Development should integrate stormwater management infrastructure with open spaces, where possible.	Existing.
<b>Built Form (12.4) Performance Criteria</b>	
<b>General criteria for all development in the Alpine Region</b>	
A. Buildings should be efficient, well designed and successfully integrated with the surrounding landscape. This will be achieved by: i. ensuring building bulk, orientation and design contributes to the energy efficiency of buildings, particularly with respect to thermal comfort. ii. ensuring new buildings are located within existing disturbed areas to minimise impacts on vegetation and natural processes. iii. siting development within existing disturbed areas to limit clearing and the expansion of new development areas. iv. incorporating climate resilient design principles in new development. v. applying suitable rehabilitation and native landscaping. vi. incorporating preparedness for natural hazards and climate change into development design. ensuring development creates activated public domain spaces and provides safe and accessible pedestrian connections between buildings, appropriate for all seasons	The proposed maintenance works will not alter the apparent mass and bulk of Pygmy Possum Lodge.
B. Site earthworks must respond to local topography and geotechnical characteristics and be appropriate for the intended land use.	Complies.
<b>For village centres and public domain</b>	
A. Development should create an integrated streetscape where active frontages promote movement between the private and public realms.	N/A existing
B. Building entries should connect to an accessible (providing equitable access to all pedestrians) pedestrian network through design features, wayfinding, and landscape treatments	Existing
C. Development should integrate and provide public seating, shelter and lighting to contribute	Existing

to increased activity and safety in the public realm	
D. Development should provide human-scale buildings ensuring building envelopes allow adequate solar access and views, including ensuring significant views to natural features are protected	The proposed maintenance works will not change the design or scale of the existing building. Hence, there is no anticipated impact to the privacy of occupiers and users of other land. Furthermore the proposed works will not impact the solar access or views available to recreational users of the alpine resort.
E. Development should provide for year-round weather protection that reduces the impacts of wind and snow accumulation in winter and provides adequate shade in summer	Existing. The roof design of the lodge is appropriately sloped, and directs accumulated snow to fall away from entrances, establishing safe entry and exit into and out of the building.
F. Development should provide clearly defined and separate pedestrian and vehicle entries to minimise conflicts.	Existing
G. Development should allow for snow clearing and adequate interface with oversnow vehicles, where appropriate.	Existing

### 1.3.4 CHAPTER 13 TRANSPORT & INFRASTRUCTURE

<b>Transport Network (13.1) Performance Criteria</b>	
D. Transport infrastructure should integrate the public transport network with the existing road network by: D. ensuring public transport stops are strategically located and provide adequate all-weather shelter and accessibility. ii. minimising vehicle conflict with active transport and public transport routes	Existing
B. Development must provide operational access and egress for emergency services and occupants	Existing
C. Development should integrate active transport connections that promote movements between the Alpine resorts, where possible	Existing. The proposed works will not result in an increase of visitors to the resort.
D. New development must provide and integrate new technologies, such as electric vehicle charging and electronic checkpoints, where possible	Noted. The works predominantly constitute maintenance and repairs and not defined as new development.
<b>Utilities, Services &amp; Infrastructure Performance Criteria</b>	
A. Development within the site must have access to water, wastewater, digital connectivity and telecommunications, energy and drainage infrastructure.	Complies
B. Utilities and services must be integrated with existing infrastructure and services, where possible.	Existing
C. Utilities and services should be integrated into road reserves, active transport corridors or the public domain, where possible.	Existing
D. Infrastructure and services must be designed to provide for the ultimate growth and development in Alpine Resorts.	Existing
E. Development should provide and integrate water cycle management and renewable energy	Existing



solutions into the design of buildings and structures, where possible	
---	--

#### 5.4 OTHER APPROVALS RURAL FIRES ACT 1997

The subject site is identified as being in bushfire prone land, and hence as outlined in *Planning for Bushfire Protection – PBP 2019* (NSW RFS 2019) is considered Special Fire Protection Purpose (SFPP) and is required to obtain a BFSA from the RFS under section 100B of the RF Act. See bushfire hazard assessment report submitted as part of this application.

#### 5.5 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (203)

##### 5.5.1 OBJECTS 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 (Precincts—Regional) 2021.
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) (iiia) 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)
None are applicable to the proposal.
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
<p><b>NATURAL ENVIRONMENT:</b> The proposed works are not anticipated to have any negative impacts on the surrounding natural environment.</p> <p><b>BUILT ENVIRONMENT:</b> The proposed maintenance and upgrade works will improve the condition of Pygmy Possum Lodge to ensure its longevity. The proposal aims to retain the original alpine character and fabric of Charlotte Pass Village. Hence, the overall change to the built environment is considered of positive influence on the existing building and locality.</p> <p><b>SOCIAL AND ECONOMIC IMPACTS IN THE LOCALITY:</b> The proposed works have been designed to minimise any amenity impacts on the neighbouring buildings, they are not expected to generate any negative social or economic issues.</p>
4.15 – 1 (c) the suitability of the site for the development
<p>The proposed maintenance works will improve the condition of Pygmy Possum Lodge and are deemed as suitable for the subject site.</p> <p>The subject site is identified as being in bushfire prone land, and hence as outlined in <i>Planning for Bushfire Protection – PBP 2019</i> (NSW RFS 2019) is considered Special Fire Protection Purpose (SFPP) and is required to obtain a BFSA from the RFS under section 100B of the RF Act. See BHAR submitted as part of this application.</p>

See geotechnical assessment report and Form 4 submitted as part of this application.
<b>4.15 – 1 (d) any submissions made in accordance with this Act or the regulations</b>
This application will require mandatory notification in accordance with the EP&A Act. Due to the minimal impact and nature of the works, the proposal is unlikely to raise significant objection.
<b>4.15 – 1 (e) the public interest</b>
The development proposal satisfies the objectives of the State Environmental Planning Policy (Precincts—Regional) 2021 and is considered positive in terms of the public interest.

#### **5.5.2 BIODIVERSITY CONSERVATION ACT 2016**

Section 1.7 of the EP&A Act requires the application of the Biodiversity Conservation Act 2016 (BC Act) 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.

No vegetation clearing is proposed as part of this application, nor to establish APZ. Proposed clearing is 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 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.

## 6.0 CONCLUSION

### SUITABILITY OF THE SITE FOR DEVELOPMENT

The proposed development is to enhance the amenity of the existing member accommodation lodge to provide guests with a safer and more modern experience when visiting Charlotte Pass Snow Resort and Kosciuszko National Park.

Proposed external repair and maintenance works will retain the existing stonework along the base of the lodge and will replace the deteriorated red cedar timber cladding with colorbond steel cladding. The new cladding will provide all-weather protection while protecting from damp and provide improved bushfire protection for the lodge. Several lodges within Charlotte Pass and Perisher Snow Resort have used colorbond cladding to improve the amenity and exterior of the lodges. The use of stone and steel cladding creates an aesthetically pleasing façade that complements the built environment and upgrades of other lodges throughout the Kosciuszko National Park.

There are no recorded or known site or artefacts found within proximity of the existing lodge. With minimal groundworks confined to the existing building footprint the potential of Aboriginal artefacts being found to be very low.

As a result, 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 improvements to Pygmy Possum Lodge will benefit the recreational area and provide a higher quality of accommodation and accommodation with improved bushfire protection.

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 development, 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 SITE ENVIRONMENTAL MANAGEMENT PLAN (SEMP)

The SEMP will relate to works within the lease area as noted in the figure below and as relating to the maintenance and upgrade works detailed in the architectural plans and submission documentation being Fire Safety Upgrade Master Plan prepared by J2 (James Alexander) & Refurbishment of Pygmy Possum Lodge, Charlotte Pass document prepared on behalf of Eloura Ski Club Ltd.



Figure: Pygmy Possum Lodge.

As detailed in the Statement of Environmental Effects, the proposed works will generate minimal impacts.

- No site clearing activity will occur through this project.
- No flow paths will be altered as a result of this development.
- Scaffolding will be erected at natural ground level during the construction phase in order to reach the proposed construction zone.
- Construction vehicles will park on Spencers Creek Road.
- All construction materials will be stored within the existing lot boundaries.
- The proposed works will not impact existing vegetation within the allotment.

Any person/s in charge of the demolition and/or construction works shall ensure all workers and contractors attending the site have been made aware of the SEMP, and have access to, and are instructed to follow, the SEMP.

The Applicant must further ensure that all employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of the Development Consent and Construction Certificate relevant to activities they carry out in respect of the development.

### DEMOLITION WORK (REMOVAL OF CLADDING)

Demolition works for the Development must comply with Australian Standard AS 2601-2001 The

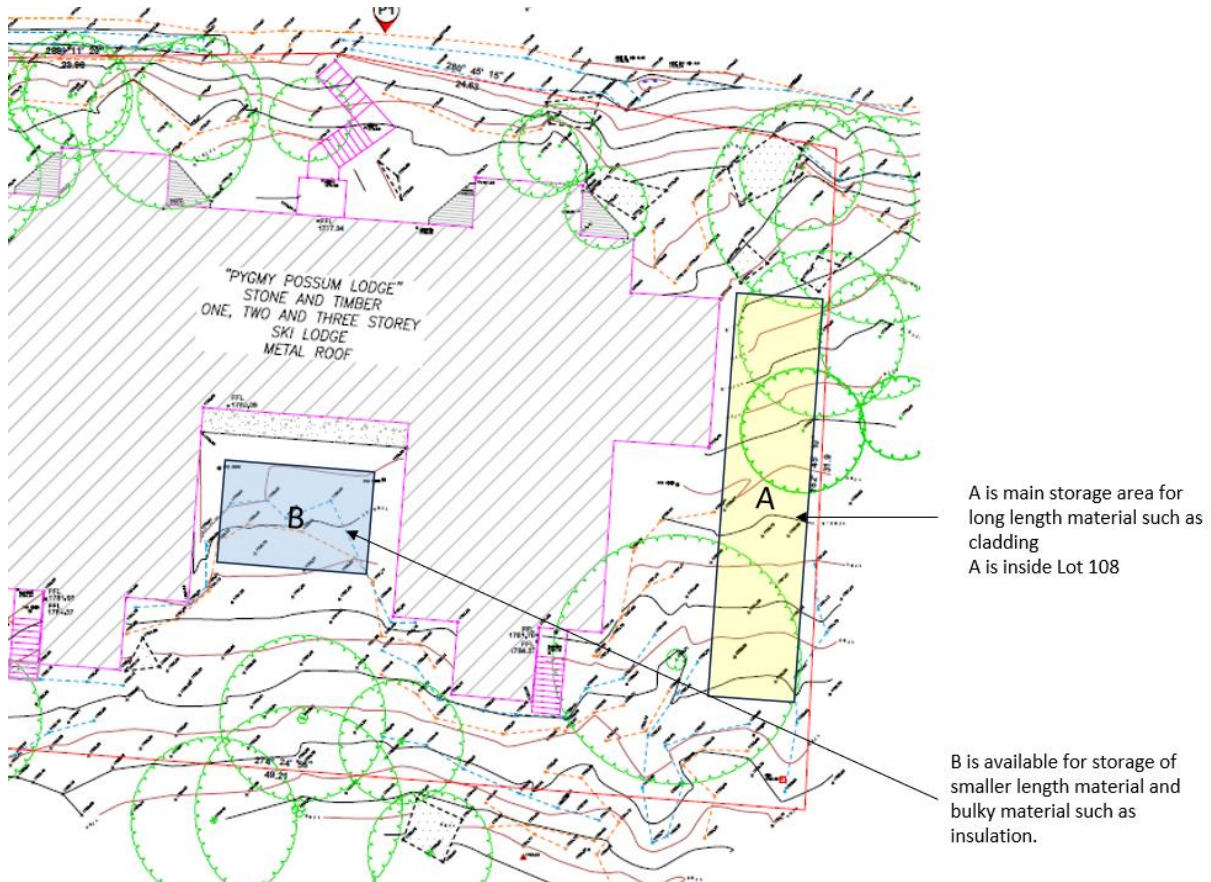


demolition of structures (Standards Australia, 2001).

No demolition is to occur without the issue of a construction certificate.

### STORAGE OF BUILDING MATERIALS

All building materials are to be stored within the lease area as noted in the figure below.



### PROTECTION OF ADJACENT VEGETATION AREAS

The proposed works are to be contained within the specified areas and the applicant is to ensure that measures are in place to ensure that vehicles and workers do not enter into areas of vegetation that are not necessary for the purpose of the development.

The gradients along the proposed eastern exit path are reasonable and will only require local landscaping in natural materials, such as hardwood sleepers, crushed granite and granite rocks or cut granite steps. The only disturbance to the natural vegetation will be where steps are required. The path is within the APZ, except where the path meets the road.

### 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	Jindabyne: 02 6456 2244
NSW Fire and Rescue	000	Jindabyne: 02 6453 4738
NSW Ambulance	000	Cooma: 02 9320 7777
Cooma Hospital	02 6455 3222	
National Parks and Wildlife Service (NPWS)/OEH	1800 629 104	Snowy Region: 6450 5600 Jindabyne: 6450 5555
Roads and Maritime Services	Traffic incidents & road conditions: 131 700 Road closures and special events: 132 701	
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.

## FIRE SAFETY

- Access to fire and emergency equipment and exits must remain clear at all times
- Ignition sources such as cigarettes and matches must be disposed of safely
- Fire-fighting equipment must not be used for any other purpose
- Flammable materials must be stored in designated areas

## FUELS & CHEMICALS

No fuel or chemicals will be stored onsite during construction.

## CHEMICAL SPILL PREVENTION AND CONTAINMENT

The proposed development will not require the storage or use of any hazardous materials. However, if any petroleum products, trade waste, garbage and other noxious substances are required for the subject works, although unlikely to be required in any substantial amount, this will be appropriately stored off-site.

## INDIGENOUS HERITAGE

Should any material suspected of being an Aboriginal object become unearthed in the course of works associated with the proposed works, all work at that location shall cease immediately as per Section 90 of the *National Parks and Wildlife Act 1974*, and the Office of Environment and Heritage shall be contacted immediately to arrange for representatives to inspect the site.

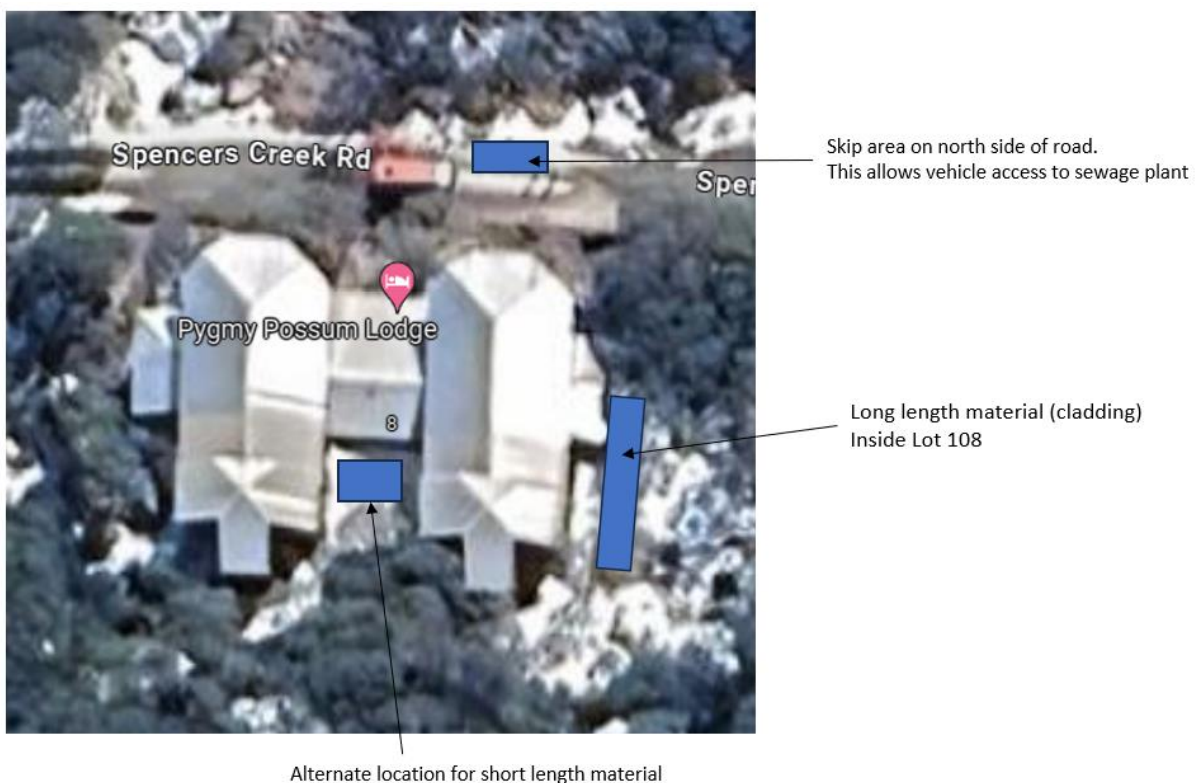
## WASTE MANAGEMENT

Waste management is a crucial aspect to managing the impact of development in Kosciuszko National Park. Caution must be taken when disposing of and handling waste material on site, to

prevent any spread of debris. All waste generated from the proposed works, and the general construction waste and other waste associated with the repair and maintenance work will be disposed of in a skip bin, that will then be deposited to an external waste facility.

To ensure that waste is managed appropriately, the following controls and measures are to be adhered to:

- A skip bin is proposed to be located on the site for the duration of the construction works. All Site generated waste materials, that cannot be reused or recycled, including garbage and excess stabilisation materials shall be are to be deposited within the skip bin daily.
- At the end of the project or when full the skip bin is to be collected and removed from the site. All loads of rubbish removed shall be securely covered to ensure no spillage.
- All litter generated on site is to be placed in small garbage bags. These bags are to be disposed of appropriately in a timely manner.
- A daily inspection shall be carried out to ensure the worksite is left in a rubbish free state.
- All employees shall be informed of the need to maintain a clean worksite.
- To the furthest extent possible efforts shall be made to reduce, reuse and recycle materials used onsite.
- The worksite shall be maintained in a tidy and rubbish free state throughout the duration of the Project.



## NOISE AND VIBRATION POLLUTION

The intended hours of construction have not yet been determined. Hours for construction will be determined in order to allow for construction on suitable days during appropriate hours to prevent any negative impacts on the amenity of visitors and staff.

## AIR POLLUTION

the construction of the proposed development is not expected to create any unnecessary air pollution.

## TRAFFIC MANAGEMENT

The following rules apply to motor vehicles:

- All vehicles must be registered and roadworthy according to legislation
- Loads must be restrained

- Secure all cabin objects
- Maximum speed limited (including site limits) must be adhered to.

The overall principles for traffic management during demolition, excavation and construction phases of the development are:

- minimise effects on traffic movements and amenity;
- manage and control vehicular movements to and from the site;
- maintain existing on-street parking in the vicinity of the site where practical;
- maintain access to other properties adjacent to the site;
- maintain safety for workers;
- provide appropriate access to the site for, excavation and construction traffic; and
- manage and control vehicle activity in the vicinity of the site.

## **SUBCONTRACTOR AND SUPPLIER MANAGEMENT**

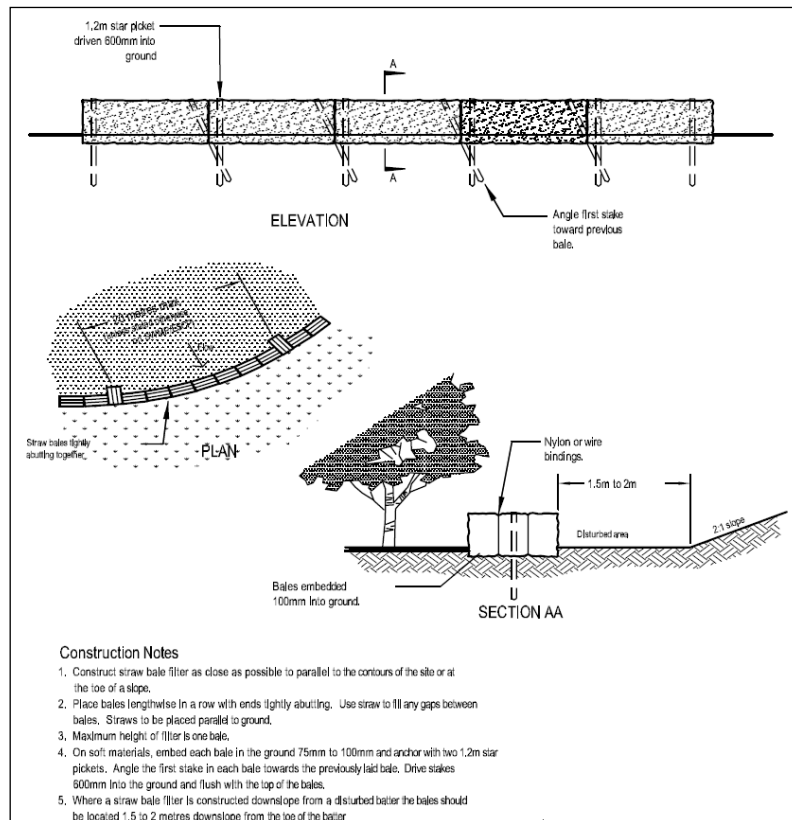
### **Subcontractor and Supplier Responsibilities**

Subcontractors and suppliers are responsible for ensuring their workers and their subcontracted workers:

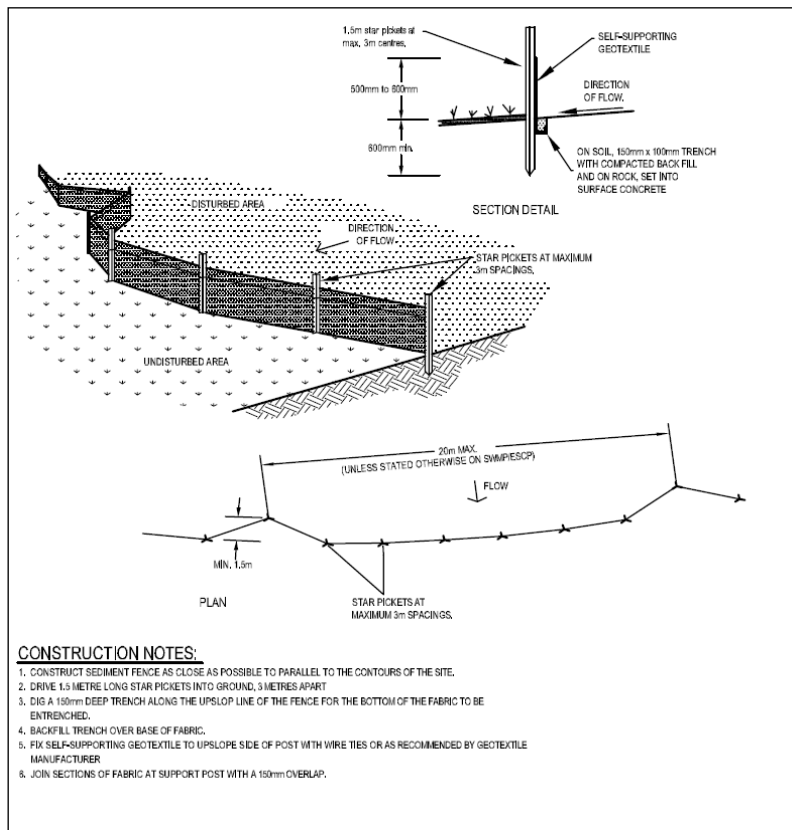
- Have the appropriate and applicable licences, tickets, qualifications, competencies to perform their work safely
- Understand the Site Rules,
- Understand the requirements and expectations outlined
- Have site specific and task specific PPE
- Understand and comply with SWMS to undertake their work task safely
- Have Standard Operating Procedures (SOP) for plant and equipment to be used on site
- Conduct inspections ensuring plant, equipment, tools and materials is fit for use and fit for purpose

## 8.0 SITE ENVIRONMENTAL MANAGEMENT PLAN (SEMP) DIAGRAMS

**DIAGRAM A: STANDARD STRAW BALE FILTER INSTALLATION**



**DIAGRAM B: STANDARD SEDIMENT FENCE INSTALLATION**





**APPENDIX I AHIMS SEARCH RESULT 15/12/2022**
**AHIMS Web Services (AWS)**  
**Search Result**

Your Ref/PO Number : PYGMY POSSUM

Client Service ID : 741111

Accent Town Planning

Date: 15 December 2022

10 Kosciuszko Road

Jindabyne New South Wales 2627

Attention: Tammy Stewart

Email: matt@completecertification.com.au

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 108, DP:DP1242013, Section : - with a Buffer of 50 meters, conducted by Tammy Stewart on 15 December 2022.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

## APPENDIX II    EXAMPLES OF COLORBOND CLADDING IN THE SKI RESORTS

**PHOTO 1**



**JERRABOMBERRA, CHARLOTTE PASS**

**PHOTO 2**



**LUCY LODGE, CHARLOTTE PASS**

**PHOTO 3**



**MERRIMENT SKI LODGE, PERISHER VALLEY**

**PHOTO 4**



**SOUTHERN CROSS ALPINE LODGE, SMIGGIN HOLES**

**PHOTO 5**



**SMUGGLERS LODGE, SMIGGIN HOLES**

**PHOTO 6**



**APEX CHALET, SMIGGIN HOLES**