



Department of Planning
Housing and Infrastructure

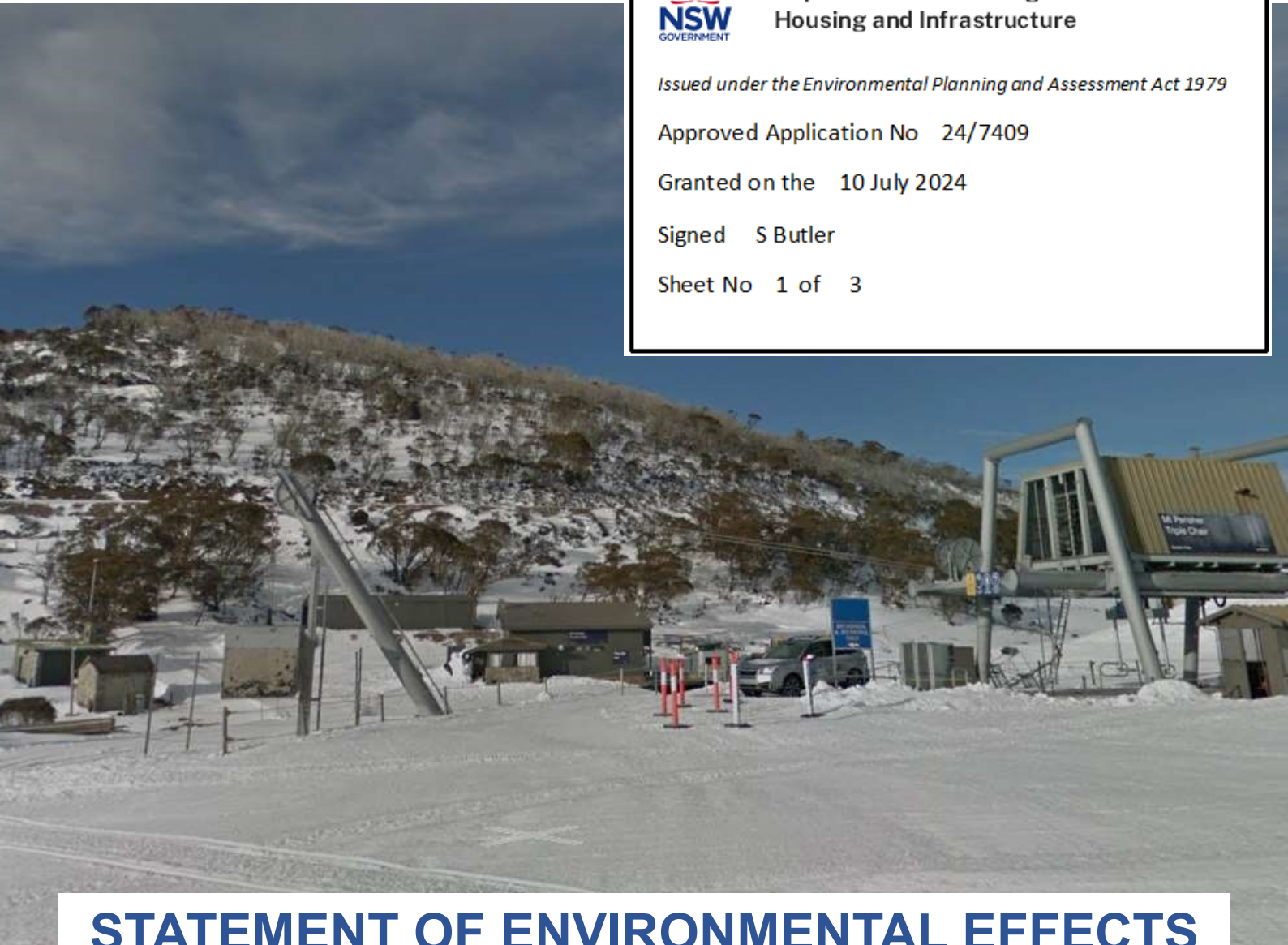
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No 24/7409

Granted on the 10 July 2024

Signed S Butler

Sheet No 1 of 3



STATEMENT OF ENVIRONMENTAL EFFECTS

Temporary Picnic Tables for use as Outdoor Dining

Adjacent to the Mt Perisher Triple Chairlift – Base of Mt Perisher

Lot 510 DP1171964

Sophie Ballinger – Mountain Planning Manager – Australia – Vail Resorts

Prepared for Perisher Ski Resort

May 2024

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1 INTRODUCTION

This statement of environmental effects has been prepared by Perisher Blue Pty Ltd to accompany a development application for the temporary installation and use of six (6) moveable aluminium picnic tables for outdoor dining associated with the operation of an exempt mobile food and drink outlet on lot 510 DP1171964 (Bottom Station Mt Perisher Triple Chairlift). The application is being lodged by Perisher Blue, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve compliance with the relevant provisions of State Environmental Planning Policy (Precincts Regional) 2021, and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

This statement has been prepared having regard to the following documentation:

- Site Plan

1.1 Objectives of the project

To provide outdoor dining to support the operation of an exempt mobile food and drink outlet to provide an enhanced guest experience. The van and the tables are proposed for the 2024 season only and will be removed when Mt Perisher is closed to the public at the end of the ski season.

2 SITE DESCRIPTION

2.1 Subject Site and Surrounding Development

The proposed development is situated on lot 510 DP1171964, which is 1.68 hectares in size. The site is southwest of the Perisher Village and at the base of Mt Perisher. The area proposed to be used for the development is a small area immediately below the bottom station of the Mt Perisher Triple Chairlift. The principal use of the area is for on snow recreation activities, ski lifting and associated infrastructure including buildings used as workshops and guest amenities. There are no tourist accommodation uses in the vicinity of the site.

There site is not heritage listed.

The Perisher Creek is located 50m to the south of the site.

The in summer the site is disturbed land which is part of the construction footprint of an approved chairlift which is currently under construction. In winter the area is snow bound and the tables are proposed to be placed on site in an area of groomed snow and removed at the end of the snow season. No excavation or ground disturbance is required to facilitate the development.

2.2 Suitability of the Site

The development proposed is for temporary picnic tables associated with an exempt mobile food and drink outlet which will be operated during the winter season to provide amenity to guest visiting the Mt Perisher lifting area for snow sports. The ancillary use is complementary to the use of the area for snow sports and will be situated adjacent to the loading area of the Mt Perisher Triple Chairlift. The area on which the seating is proposed is not currently utilised for skiing or access to ski slopes as it is downhill from the lift queue.

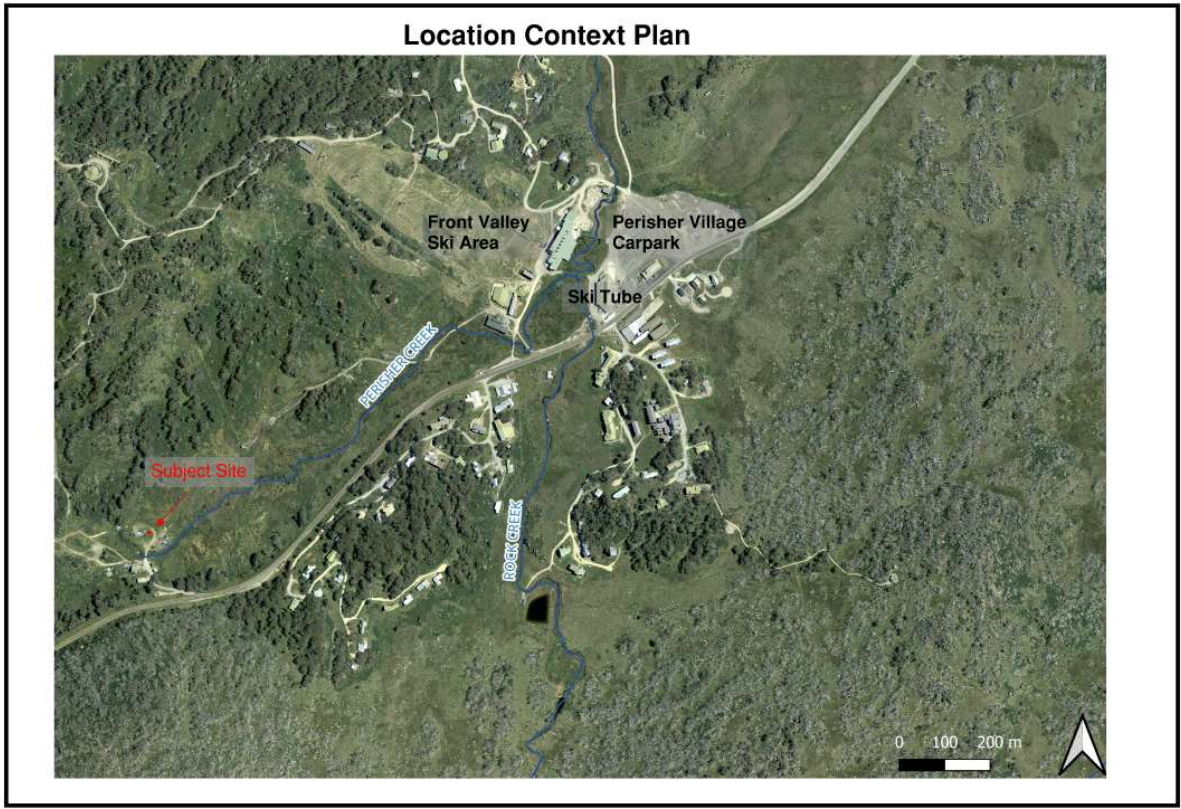


Figure 1 - Location Context - Site Identified in relation to Perisher Village

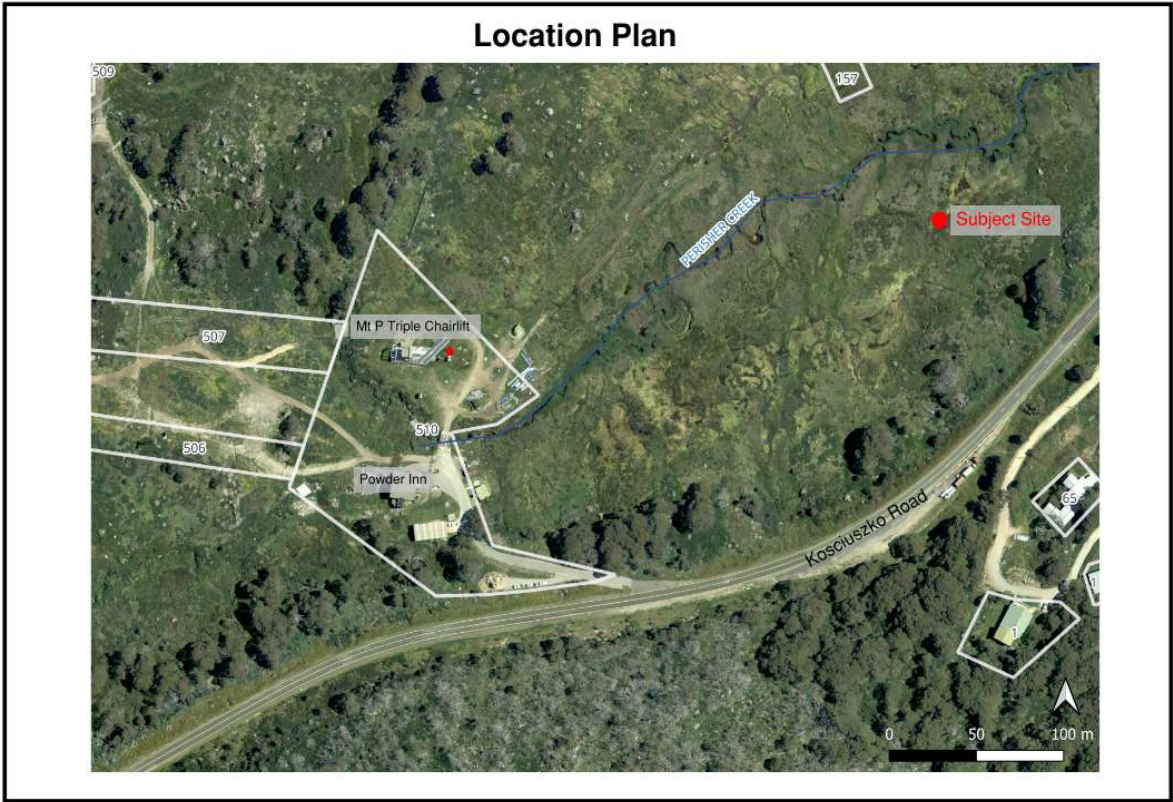


Figure 2 - Location Plan

3 DETAILS OF THE PROPOSAL

3.1 Project Overview

The proposal is to locate six (6) aluminium picnic tables like those shown in figure 6 below the bottom station load of the Mt Perisher Triple Chairlift. The tables will be used for general seating and also to support the operation of an exempt mobile food and drink outlet.

The tables and the exempt food and drink outlet are to operate whilst Mt Perisher is operational and will be removed at the end of the 2024 ski season.

The development is ancillary to the use of the area as a ski slope and the exempt mobile food and drink premises.

The tables are not restricted to guests using the mobile food and drink outlet and are available for use of those guests using the adjacent ski slope.

To facilitate grooming of the site out of operational hours, the tables will be stacked and stored adjacent to the mobile food and drink outlet and placed back into location for the commencement of operations the next day. This is a practice that happens with these tables in other areas of the resort and is a part of normal resort operations.

The specific area may be adjusted based on snow conditions however its general location will remain below the load of the Triple chair.



Figure 3 - Proposed Picnic Table



Figure 4 - Location of proposed tables in relation to Mt P Triple Chairlift bottom station.



Figure 5 - View of the site from the south

3.2 Site Access, Construction Material Storage and Construction Timeframes

No construction is required, the site will be accessed via oversnow vehicle to place the tables on site. The 'works' will be completed ready for the operation of the Triple Chairlift.

3.3 Excavation

No need for excavation or any ground disturbance to facilitate the development. The picnic tables are located on snow.

3.4 Waste Management

The placement of the tables and the use as ancillary to the operation of an exempt mobile food and drink outlet will not generate additional waste. The mobile food and drink outlet will provide

waste disposal containers which will be managed by the staff in the outlet. An operating procedure for the management to the outlet has been prepared separately.

Providing seating in this location has a positive waste impact as it will encourage guests to eat and drink at the tables without taking waste further into the ski area. Adequate bins will be placed to ensure that food waste is disposed of at the location.

3.5 Biodiversity and Impacts on Aquatic Ecosystems

The development will be placed on snow and have no impact on vegetation.

The site is 50 plus metres from the Perisher Creek and no ground works are proposed to facilitate the development as such there will be no impact on aquatic ecosystems.

The provision of adequate waste receptacles associated with the exempt food and drink outlet will reduce the impact of wind-blown waste from the site.

3.6 Aboriginal Cultural Heritage

The development will have no impact on Aboriginal Cultural Heritage. No ground disturbance is required as the tables will be situated on snow.

3.7 Historic Heritage

The development will have no impact on historic heritage.

3.8 Construction Impacts

There are no construction impacts as no construction is required to facilitate the development. The tables will be brought to site over snow and situated on an area below the chairlift which has been groomed for this purpose.

3.9 Geotechnical Considerations

No ground disturbance is required as such there are no geotechnical considerations and the Geotechnical Policy is not triggered in this instance.

3.10 Visual Impacts

There will be no adverse visual impact, the tables are used throughout the resort and are complementary to the surrounding uses.

3.11 Effects on Ski Resort Operation

The development will enhance the operation of the ski resort by providing seating for guests in proximity to the bottom station load of the Mt Perisher Triple Chairlift and an exempt mobile food and drink outlet. The area on which the chairs will be located will be groomed to ensure a flat surface for guests. The tables will be stacked at the end of the day to enable night grooming and repositioned onto a groomed surface for the next day.

3.12 Notification

As the site is more than 50m from a tourist accommodation building it is not required to be exhibited under the provisions of Table 2 of the Department of Planning, Housing and Infrastructure Community Participation Plan April 2024.

3.13 Public Interest

The development is not contrary to the public interest as it provides amenities for guests utilising the ski slope and associated infrastructure within the Perisher Alpine Resort.

3.14 Social and Economic Impacts

There are no negative social or economic impacts generated by the development. It is minor in nature and is limited to the provision of seating ancillary to the use of the area as a ski slope and an exempt mobile food and drink outlet.

4 STATUTORY CONSIDERATIONS

4.1 NSW Environmental Planning and Assessment Act 1979 – S4.15

Section 4.15 (1) of the Environmental Planning and Assessment Act lists the matters which must be taken into consideration by the consent authority when determining a development application. Table 6.1 lists these matters and provides a summary assessment of each of these matters including, where appropriate, a cross reference to the relevant sections in this report.

Table 1 - Environmental Planning and Assessment Act checklist

Matter	Impacts / comments
(1)(a) the provisions of: (i) any environmental planning instrument (ii) any proposed instrument (iii) any development control plan (iiia) any planning agreement (iv) the regulations	(i) The development complies with the provisions of State Environmental Planning Policy (Precincts Regional) 2021 – Chapter 4 (ii) there are no proposed instruments applicable to the subject land. (iii) there are no adopted development control plans applicable to the subject land. (iiia) there are no know planning agreements relating to the subject land. (iv) The development application has been made in accordance with the requirements contained in the Environmental Planning and Assessment Regulation 2021.
(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality	The likely impacts of the development have been outlined above.
(c) the suitability of the site for the development	The site is suitable for the development as proposed and matters concerning site suitability have been addressed above
(d) any submissions made in accordance with this Act or the regulations	As per the Community Participation Plan the development application will not be required to be placed on exhibition.
(e) the public interest	The assessment addresses the relevant requirements of Chapter 4 of SEPP (Precincts- Regional) 2021 and therefore considered to meet the public interest test.

4.2 Integrated Development

Section 4.46 of the EP&A Act requires a review of whether the proposed development on the land would trigger an approval under other environmental or related legislation. Such development is categorised as “integrated development”.

The following provides a brief overview of on whether any aspect of the development triggers a need for the consent authority to obtain general terms of approval from other relevant approval authorities.

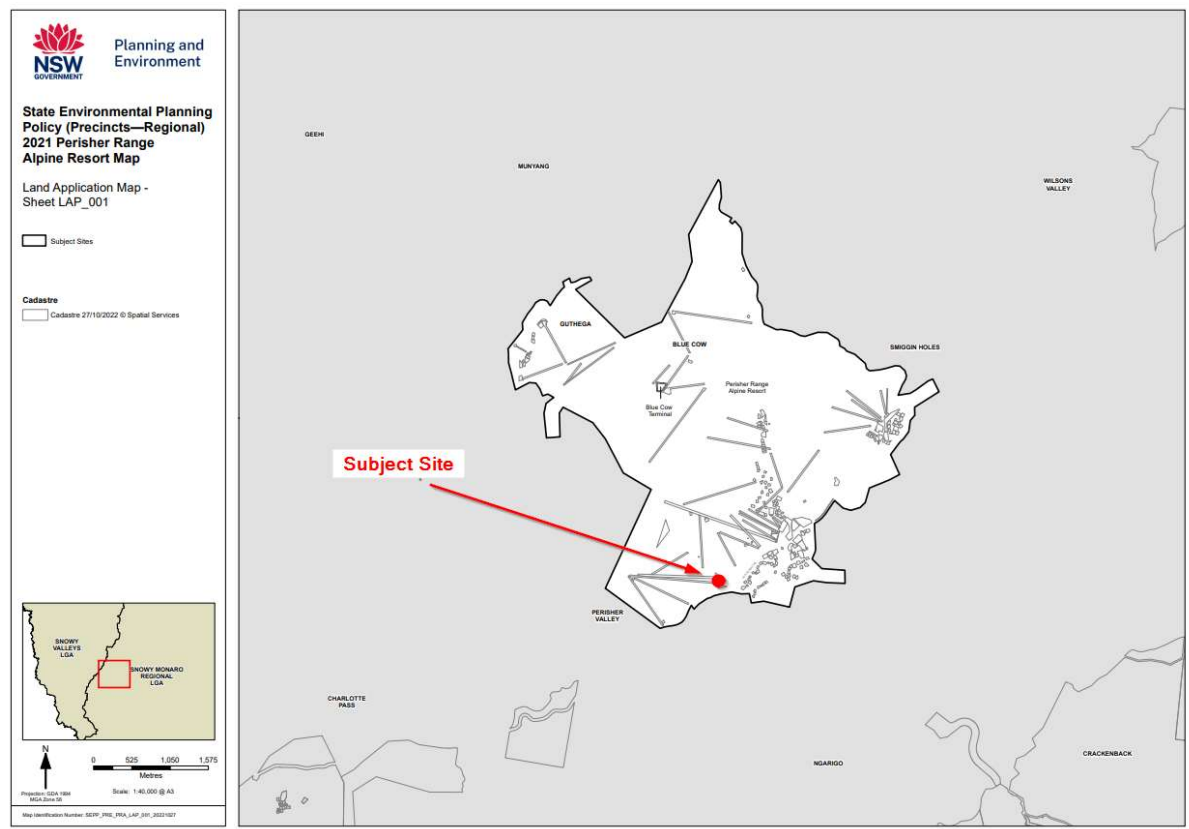
Relevant Subject Legislation	Approval required (Y/N)
Fisheries Management Act 1994	No
Heritage Act 1977	No
National Parks and Wildlife Act 1974	No
Protection of the Environment Operations Act 1977	No
Roads Act 1993	No
Rural Fires Act 1997	No
Water Management Act 2000	No

4.3 State Environmental Planning Policy (Precincts Regional) 2021

The development is subject to the provisions of Chapter 4 – Kosciuszko Alpine Region, of the Precincts Regional SEPP.

4.3.1 Assessment of the Relevant Provisions of Chapter 4

- 4.1 Aim and Objectives of Chapter – the development is consistent with the aim and objectives of Part 4 of the Precincts Regional SEPP 2021.
- 4.2 Land to Which Chapter Applies - The proposed development is within the Perisher Range Subregion.



- *Ski Slopes* are a permitted use in the landuse table for the Perisher Range Sub precinct. The proposed development is permissible as it is an ancillary use, which serves the dominant purpose of the area as a ski slope. By providing seating opportunities for guests utilising the area for snow sport.
- 4.19 Public utility infrastructure – there are no essential services required to facilitate the development.

- 4.21 Heritage conservation - Not applicable - There are no historic heritage items, aboriginal heritage items or places being impacted by this development.
- 4.25 Earthworks – no earthworks are required to facilitate the development as the tables will be placed and operated on snow.
- 4.26 Master plans - The Snowy Mountains Special Activation Precinct Master Plan 2022 applies to the subject site.
- 4.27 Consultation with National Parks and Wildlife Service - Consultation will be carried out by the assessing officer in relation to this development application in accordance with these provisions.
- 4.28 Consideration of master plans and other documents -
 - the proposed development is considered consistent with the aim and objectives of Chapter 4
 - There is no known conservation agreement applying to the subject land.
 - No works are proposed which would trigger the requirements of the Geotechnical Policy — Kosciuszko Alpine Resorts published by the Department in November 2003.
 - The proposed development is consistent with the requirements of the Perisher Range Resorts Master Plan, published by the National Parks and Wildlife Service in November 2001 and the Perisher Blue Ski Resort Ski Slope Master Plan adopted by the National Parks and Wildlife Service in May 2002.
 - The proposed development is consistent with the Snowy Mountains Special Activation Precinct Master Plan 2022 as it applies to the land.
- 4.29 Consideration of environmental, geotechnical, and other matters –
 - there are no geotechnical issues associated with the proposed development due to its nature and scale.
 - The SEE addresses impacts to the natural environment. Due to the scale and nature of the proposal it will not increase the risk of environmental hazards, including geotechnical hazards, bushfires and flooding.
 - No vegetation removal will be required to facilitate the development as the tables will be installed and used on snow.
 - The site is not visible from land identified as the Main Range Management Unit. Due to the minor nature of the development, it is not considered to have a visual impact on the Kosciuszko National Park.
 - The proposal is minor in nature and therefore will have little to no impact on resource use and will not have a negative cumulative impact on the Alpine Environment.
 - Due to the nature of the development, it will not generate additional usage of existing infrastructure including transport services.
 - The proposal will not impact upon waste or resource management facilities.
 - The development will enhance the character of the subregion by providing an improved amenity experience to guests using the ski slope.
- 4.30 Kosciuszko National Park Plan of Management - The proposed development is consistent with the relevant provisions of the Kosciuszko National Park Plan of Management.

4.4 Snowy Mountains Special Activation Precinct Master Plan

The proposal is consistent with Master Plan.

4.5 Environment Protection and Biodiversity Conservation Act (EPBC Act)

The factors which need to be considered under the Commonwealth *Environment Protection and Biodiversity Conservation Act (EPBC Act)* are listed in *Table 5.3* together with an assessment of each of these factors. None of these factors are considered to result in impacts which would be considered significant under the guidelines applying to the *EPBC Act*.

Table 2 – Environment Protection and Biodiversity Conservation Act checklist

Factor	Impacts / comments
Matters of National Environmental Significance	
Any environmental impact on a World Heritage Property?	No impact
Any environmental impact on a National Heritage Place?	No impact on either: Snowy Mountains Scheme (historic) – place id 105919 Australian Alps National Parks and Reserves (natural) - place id 105891
Any environmental impact on wetlands of international importance?	No impact
Any environmental impact on Commonwealth listed species or ecological communities?	No impact
Any environmental impact on Commonwealth listed migratory species?	No impact
Does any part of the proposal involve a nuclear action?	No nuclear action
Any environmental impact on a Commonwealth Marine Area?	Not applicable
Impact on Great Barrier Reef Marine Park?	Not applicable
Impact on Commonwealth land?	No impact
Impact on the environment, from action taken by the Commonwealth?	No impact
Commonwealth heritage places outside of Australian jurisdiction?	No impact

5 CONCLUSION

The proposal for the temporary installation and use of six (6) moveable aluminium picnic tables for outdoor dining associated with the operation of an exempt mobile food and drink outlet on lot 510 DP1171964 (Bottom Station Mt Perisher Triple Chairlift), is considered to comply with all provisions of relevant legislation and will have minimal impact on surrounding properties and uses and as such the development should be approved as proposed.

6 APPENDICES

APPENDIX A SAP Master Plan Assessment Table

Appendix A – SAP Master Plan Assessment Table

Snowy Mountains Special Activation Precinct Master Plan 2022

PROVISION	RESPONSE
10 ALPINE PRECINCT PROVISIONS	
10.1 LAND USE	
<p>A. Development is to be permissible and consistent with the:</p> <ul style="list-style-type: none"> • Master Plan • Precincts—Regional SEPP • Alpine Development Control Plan • Kosciuszko National Park Plan of Management • National Parks and Wildlife Act 	<p><i>Complies</i></p> <p><i>The development is permissible under the Precincts Regional SEPP and complies with the relevant provisions of all documents listed (Excepting the Alpine DCP which is yet adopted and as such is not a matter for consideration for this application).</i></p>
<p>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.</p>	<p><i>Complies</i></p> <ul style="list-style-type: none"> • <i>The development complies based on an assessment against the performance criteria of the Master Plan is carried out below.</i> • <i>There is currently no Alpine Development Control Plan.</i>
<p>C. Development consent can only be issued for development in the Alpine Precinct where:</p> <p>i. the uses will support the diversification of the Alpine Precinct's tourism offering and year-round economic viability.</p> <p>ii. the uses will not compromise the environmental, heritage and cultural values of the Alpine Precinct.</p> <p>iii. the uses will not exceed the established carrying capacity of the Alpine Precinct.</p>	<p><i>Complies</i></p> <p>i. <i>The use will compliment the operation of the surrounding land as a ski area. It the provision of seating which is not currently available in the location.</i></p> <p>ii. <i>An assessment of the impact of the development on the environment, heritage and cultural values which has demonstrated that the development will not compromise any of these factors.</i></p> <p>iii. <i>The development has no impact on carrying capacity as it does not relate to the provision of additional tourist accommodation.</i></p>
<p>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.</p>	<p><i>The development is consistent with the structure plan as it is providing an ancillary use to the use of the subject area as a ski slope.</i></p>

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.	<i>Not applicable- The development does not involve new or upgraded accommodation.</i>
10.2 Alpine Resorts	
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.	<i>The development contributes to the visitor offering in the location. It will improve the guest experience by providing seating in an area where there currently is none and will support the operation of the exempt mobile food and drink outlet.</i>
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.	<i>Not applicable</i>
C. Development should provide a range of tourist accommodation offerings and seasonal worker accommodation.	<i>Not applicable</i>
D. Development should be designed to reduce on-site power consumption and improve environmental performance	<i>The development will not require the provision of power it is a passive use of the space.</i>
E. Development should be designed to contribute to the alpine character of the Alpine Resorts and reflect the alpine landscape and natural environment.	<i>The development will provide an improved visitor experience on the ski slope area, thereby improving the alpine ski resort character of the location.</i>
10.3 Alpine Accommodation	
A – E	<i>Not applicable – the proposed development does not include accommodation.</i>
10.4 Alpine Experience	
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.	<i>Not applicable – due to the nature of the development.</i>
B. Transport development must provide safe, reliable and accessible connections into and around the Kosciuszko National Park.	<i>Not applicable - due to the nature of the development.</i>

C. Development should be designed and staged to support and enable the ultimate growth of accommodation and attractions in the Alpine Region.	<i>Not applicable- due to the nature of the development.</i>
D. Development of new and upgraded shared trails and paths should provide appropriate facilities and amenities.	<i>Not applicable - The proposed development does not include the construction of new or upgraded shared trails or paths.</i>
E. Development should provide adequate car parking as part of a range of transport solutions (including the provision of accessible parking spaces).	<i>Not applicable - The development will not generate the need for new carparking</i>
F. Visitor attractions must be supported by appropriate amenities, facilities and car parking and must minimise its impact to the natural environment.	<i>Not applicable – the development is not a visitor attraction</i>
G. Visitor attractions should be designed and staged to support and enable the ultimate growth of attractions in the Alpine Region.	<i>Not applicable – the development is not a visitor attraction</i>
CHAPTER 11 ENVIRONMENT AND SUSTAINABILITY	
11.1 Biodiversity	
A. All development is to apply the avoid, minimise, and offset methodology.	<i>Complies – The development has taken regard of this methodology. Due to the use proposed, there will be no impact on biodiversity.</i>
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.	<i>Complies – The development has taken regard of this methodology. Due to the use proposed, there will be no impact on biodiversity.</i>
C. Development should be focused on colocation and infill to minimise biodiversity impacts	<i>Not applicable, the development is the temporary use of a ski slope area.</i>
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.	<i>Not applicable, the development is the temporary use of a ski slope area and installed on snow as such there will be no impact on biodiversity value.</i>
E. Development should consider the biodiversity impacts of bushfire asset protection zones (APZ) and associated vegetation management.	<i>Not applicable – due to the nature of the development.</i>
F. Development must offset any impacts to biodiversity through direct management measures within	<i>Not applicable – the development does not trigger the Biodiversity Offsets Scheme due to its type, location and extent.</i>

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.	<i>Not applicable – the development has no impact on riparian corridors</i>
H. Any revegetation or planting within Kosciuszko National Park should follow the Rehabilitation Guidelines for the Resort Areas of Kosciuszko National Park	<i>Not applicable – no revegetation is required as no vegetation is to be disturbed to facilitate the development.</i>
11.2 Geotechnical	
A. Development must address the requirements of the Geotechnical Policy – Kosciuszko National Park (DPNIR, 2003).	<i>Not applicable – the tables are installed on snow and do not require any ground disturbance</i>
B. Development must include an assessment of geotechnical risks.	<i>Not applicable – the tables are installed on snow and do not require any ground disturbance</i>
C. Buildings and structures must be designed to accommodate the specific geotechnical risks identified for the site.	<i>Not applicable – the tables are installed on snow and do not require any ground disturbance</i>
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.	<i>Not applicable – the tables are installed on snow and do not require any ground disturbance</i>
11.3 Flood Risk Management	
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.	<i>Not applicable – the development is not on flood prone land or within the Flood Planning Level.</i>
B. Development within the Flood Planning Level	<i>Not applicable – the development is not within the Flood Planning Level</i>
C. Development within the Probable Maximum Flood area	<i>Not applicable – There are no plans indicating the PMF for the subject site and as the tables will be installed and used during the ski season it would not be impacted by flooding.</i>

D. Development should mitigate the impacts of local overland flooding through the provision of adequate site drainage systems, where possible	<i>Complies – the development will have no impact on overland flooding.</i>
E. Development must consider and plan for emergency evacuation situations to ensure the safety of all areas within the Probable Maximum Flood extent.	<i>Not applicable – Whilst there is no PMF mapping for the site, and due to the location and season in which it will be used there will be no risk of flood and associated evacuation.</i>
11.4 Water Quality	
A. Maintain or improve the ecological condition of waterbodies and their riparian zones in catchments over the long term.	<i>Not applicable – the development will have no impact on riparian environments.</i>
B. Development in the Alpine Precinct should implement on-site water management and water quality systems through: i. the capture and re-use of water on-site. ii. the treatment of water on-site with any water discharged back into catchments having a neutral or beneficial effect on water quality. iii. incorporating water sensitive urban design principles into the development's-built form and landscaping, where possible	<i>Not applicable - due to the size and nature of the development proposed.</i>
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.	<i>Not applicable – due to the nature of the development there will be no stormwater generated.</i>
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 µS/cm ANZG 2018 Guideline value for upland rivers of South-East Australia.	<i>Not applicable – due to the nature of the development.</i>
E. Monitor macroinvertebrates to ensure they are consistently within Band A of the NSW AUSRIVAS model	<i>Not applicable - due to the scale of the proposed development</i>
F. Erosion and sediment control should be managed during construction to ensure impacts to waterways are minimised in accordance with Managing Urban	<i>Not applicable – the proposed development does not involve any ground disturbance.</i>

Stormwater Soils and Construction, also known as the Blue Book (current edition).	
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	<i>Not applicable – due to the nature and scope of the development there will be no wastewater or contaminated stormwater generated.</i>
11.5 Bushfire	
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.	<i>Not applicable – due to the nature of the development</i>
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.	
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.	
D. Development is to minimise levels of radiant heat, localised smoke and ember attack through development design and siting.	
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.	
11.6 Sustainability and Climate Change	

A. Development must be inclusive and sustainable and promote year-round use.	<i>Not applicable – due to the particulars of the development proposed</i>
B. Development should preserve the Precincts landscape, cultural, heritage and biodiversity values by avoiding and minimising impact.	<i>Complies – the development will have minimal impact. Impact on biodiversity, landscape and cultural values have been addressed in the body of the SEE.</i>
C. Development should support sustainable and active transport opportunities and integrate open space.	<i>Not applicable – due to the scale and particulars of the development proposed</i>
D. Development should comply with applicable sustainability tools and programs for design, construction and operation.	<i>Not applicable - due to nature and scale of the development</i>
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	<i>Not applicable - due to nature and scale of the development</i>
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	<i>Not applicable – the EMS as described has yet to be finalised. The EMS is being prepared currently by NPWS to meet this standard as such this requirement is currently not applicable.</i>
12. PLACE AND LANDSCAPE	
12.1 Aboriginal Cultural Heritage	
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.	<i>Complies – Whilst the land on which the tables are to be placed and used is identified as “archaeologically sensitive land” on the State Environmental Planning Policy (Precincts-Regional) 2021 Kosciuszko Alpine Region Aboriginal Archaeological Heritage Map there will be no impact. The tables are to be operated during winter and no ground disturbance will occur. The tables will be moved to site when there is snow on the ground. The area is also within the construction footprint of the Mt Perisher six seat chairlift of which a development consent has been issued. The impact of that development (which includes significant ground works in this area) assessed the impact of the development on Aboriginal Cultural Heritage and was considered appropriate to be approved. Due to the location and the time in which the development will occur it was not necessary to undertake a due diligence assessment.</i>
B. Aboriginal culturally significant places and sites should be integrated with areas of environmental significance and green space (where appropriate)	<i>Not applicable - there are no aboriginal cultural significant places and sites impacted by the development.</i>

across the Precinct. This may continue to evolve as greening opportunities across the Precinct are established	
<p>C. Development is to be assessed against the mapped zones of archaeological potential as required by the following:</p> <p>i. development within areas identified as ‘disturbed land’ do not require any further investigation beyond considering the potential 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.</p> <p>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.</p>	<i>There will be no impact due to the nature and scale of the proposed development.</i>
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.	<i>Not applicable – due to the nature and scale of the proposed development .</i>
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.	<i>Not applicable – no AHIP required.</i>
12.2 Historic Heritage	
A. Development in areas defined as ‘disturbed land’ can occur without further historic heritage	<i>Not applicable – the site is not included as a mapped area in the Master Plan.</i>

investigation however must consider neighbouring heritage items and broader heritage values.	
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.	<i>Not applicable – no listed items of historic heritage are located on the site</i>
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.	<i>Not applicable</i>
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 value.	<i>Not applicable</i>
E. Where development is likely to materially have a major effect on a heritage item or value, further heritage assessment is required.	<i>Not applicable – provisions B, C & D do not apply to the development therefore consideration of this provision is not required.</i>
F. Where development will have minor effect on a heritage item or value, a heritage assessment may be required.	<i>Not applicable – provisions B, C & D do not apply to the development therefore consideration of this provision is not required.</i>
G. Development that is likely to have a materially major or minor effect on a heritage item or its value	<i>Not applicable – provisions B, C & D do not apply to the development therefore consideration of this provision is not required.</i>
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.	<i>Not applicable – there are no heritage items in proximity of the site that would be impacted by the development.</i>
I. Heritage items must be used for purposes that are appropriate to their heritage significance, including adaptive re-use where appropriate.	<i>Not applicable – the site does not include a heritage item</i>
J. Development is to ensure long-term heritage conservation outcomes are retained or interpreted to reflect the history of heritage items and places.	<i>Not applicable – the site does not include a heritage item</i>

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.	<i>Not applicable – the site does not include a heritage item</i>
12.3 Landscape, Character and Open Space	
A. Development should be designed to sensitively integrate into the landscape and should respond appropriately to the topography and climate of the Alpine Precinct.	<i>The development will have no impact on landscape character due to its nature and scale.</i>
B. Development should protect, conserve and enhance the Alpine Precinct's natural environment and create a green infrastructure network, where possible.	<i>Not applicable - due to the scale, size, and nature of the proposed development</i>
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.	<i>Not applicable - no landscaping is proposed due to the nature and scale of the proposed development.</i>
D. Revegetation and new plantings should follow the Rehabilitation guidelines for the Resort Areas of Kosciuszko National Park	<i>Not applicable – no revegetation is required as no vegetation will be impacted by the development.</i>
E. Development should integrate stormwater management infrastructure with open spaces, where possible.	<i>Not applicable - due to the scale, size, and nature of the proposed development</i>
12.4 Built Form	
General criteria for all development in the Alpine Region	
A. Buildings should be efficient, well designed, and successfully integrated with the surrounding landscape.	<i>Not applicable – the development is not a building or a structure.</i>
B. Site earthworks must respond to local topography and geotechnical characteristics and be appropriate for the intended land use	<i>Not applicable – no earthworks are required.</i>
For village centres and public domain	

A. Development should create an integrated streetscape where active frontages promote movement between the private and public realms.	<i>Not applicable - due to the nature and scale of the development</i>
B. Building entries should connect to an accessible (providing equitable access to all pedestrians) pedestrian network through design features, wayfinding, and landscape treatments	<i>Not applicable - due to the nature and scale of the development</i>
C. Development should integrate and provide public seating, shelter and lighting to contribute to increased activity and safety in the public realm.	<i>Not applicable - due to the nature and scale of the development</i>
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.	<i>Not applicable - due to the nature and scale of the development</i>
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.	<i>Not applicable - due to the nature and scale of the development</i>
F. Development should provide clearly defined and separate pedestrian and vehicle entries to minimise conflicts.	<i>Not applicable - due to the nature and scale of the development</i>
G. Development should allow for snow clearing and adequate interface with oversnow vehicles, where appropriate.	<i>Complies – the tables can be stacked and moved to allow for snow grooming and instatement of the area.</i>
13. TRANSPORT AND INFRASTRUCTURE	
13.1 Transport network	
A. Transport infrastructure should integrate the public transport network with the existing road network.	<i>Not applicable - due to the nature and scale of the development</i>
B. Development must provide operational access and egress for emergency services and occupants	
C. Development should integrate active transport connections that promote movements between the Alpine resorts, where possible.	
D. New development must provide and integrate new technologies, such as electric vehicle charging and electronic checkpoints, where possible.	

13.2 Utilities, services and infrastructure	
A. Development within the site must have access to water, wastewater, digital connectivity and telecommunications, energy and drainage infrastructure.	<i>Not applicable – the proposed development will not require any utility connections.</i>
B. Utilities and services must be integrated with existing infrastructure and services, where possible	<i>Not applicable – the proposed development will not require any utility connections.</i>
C. Utilities and services should be integrated into road reserves, active transport corridors or the public domain, where possible.	<i>Not applicable – the proposed development will not require any utility connections.</i>
D. Infrastructure and services must be designed to provide for the ultimate growth and development in Alpine Resorts.	<i>Not applicable - due to the nature and scale of the development.</i>
E. Development should provide and integrate water cycle management and renewable energy solutions into the design of buildings and structures, where possible	