STATEMENT OF ENVIRONMENTAL EFFECTS

4.55 (2) Modification Application – DA10115

Operation of a Temporary Batching Plant to provide material for the Mt Perisher Six-Seat Chairlift development

Smiggin Holes Stockpile Site – Smiggin Holes NSW

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Prepared for Perisher Ski Resort

July 2024

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1 INTRODUCTION

This statement of environmental effects has been prepared by Perisher Blue Pty Ltd to accompany an application to modify DA 10115. The application is being lodged by Perisher pursuant to section 98 of the Environmental Planning and Assessment Regulation 2021.

Consent for, Removal *of the existing Mount Perisher double and triple chairlift and communications hut; construction of a new six-seat chairlift and associated infrastructure; and other associated works that facilitate the construction and operation of the new chairlift as outlined in Condition A.2.* (DA 10115) was issued on 9 September 2021. This modification seeks to amend the consent to enable the operation of a temporary mobile concrete batching plant to support the construction of the Mount Perisher Six-Seat Chairlift.

Construction of the chairlift commenced in January 2024 with the works pausing for the 2024 winter season and due to recommence in spring 2024 for a final completion to allow operation of the chairlift in the 2025 winter season. The proposed temporary mobile batching plant will allow for a reliable source of concrete for the approved development and minimise construction risk with respect to supply of material.

Consultation has been undertaken between the applicant and the officers of the Alpine Resorts Team (Department of Planning, Housing and Infrastructure (DPHI)) and National Parks and Wildlife Service (NPWS) as to the appropriate planning pathway to enable operation of the temporary mobile batching plant. As the plant is operating solely for the purpose of providing material to the Mt Perisher Six Seat Chairlift project it was advised that a modification to the original consent DA10115 would be acceptable.

The proposal has been designed to achieve the relevant provisions of State Environmental Planning Policy (Precincts Regional) 2021, and section 4.55(2) of the Environmental Planning and Assessment Act 1979 (as amended).

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

- Site Plan – Drawing number: 2021-15-C-100 Rev B – Doppelmayr
- Batching Plant Dimensions Plan
- Concrete Batching Plant Management Plan – Doc No: DOPP-CONC-001 (05/05/2024)
- Addendum to SEMP – Batching Plant

The modification does not seek to amend any plans submitted with the original development application however it does propose to amend the following conditions of consent:

A.2 Development in accordance with approved documentation and plans – addition of plans and documentation relating to site and operation of the temporary batching plant.

1.1 Objectives of the project

To provide reliable supply of concrete for the construction of the approved Mt Perisher Six-Seater Chairlift. The chairlift approved by DA10115 requires large quantities of concrete in its construction and the provision of concrete that is of a reliable quality and can be delivered when needed is required to ensure the success of the project.

2 SITE DESCRIPTION & DETAILS OF THE PROPOSAL

2.1 Subject Site and Surrounding Development

The site for the temporary batching plant is the land referred to as the Smiggin Holes Stockpile Site. This area located northeast of the Smiggin Holes carpark and is accessed via a formed road from the Link Road (which provides access to Guthega in summer months). The site is referred to in the Perisher Range Resorts Master Plan 2001 as a former quarry site due to the previous use of the land. It is not currently used for the purpose of extractive industry and is used by Perisher and NPWS for storage of materials including excavated soil from within the resort area and surrounds for reuse within the KNP.

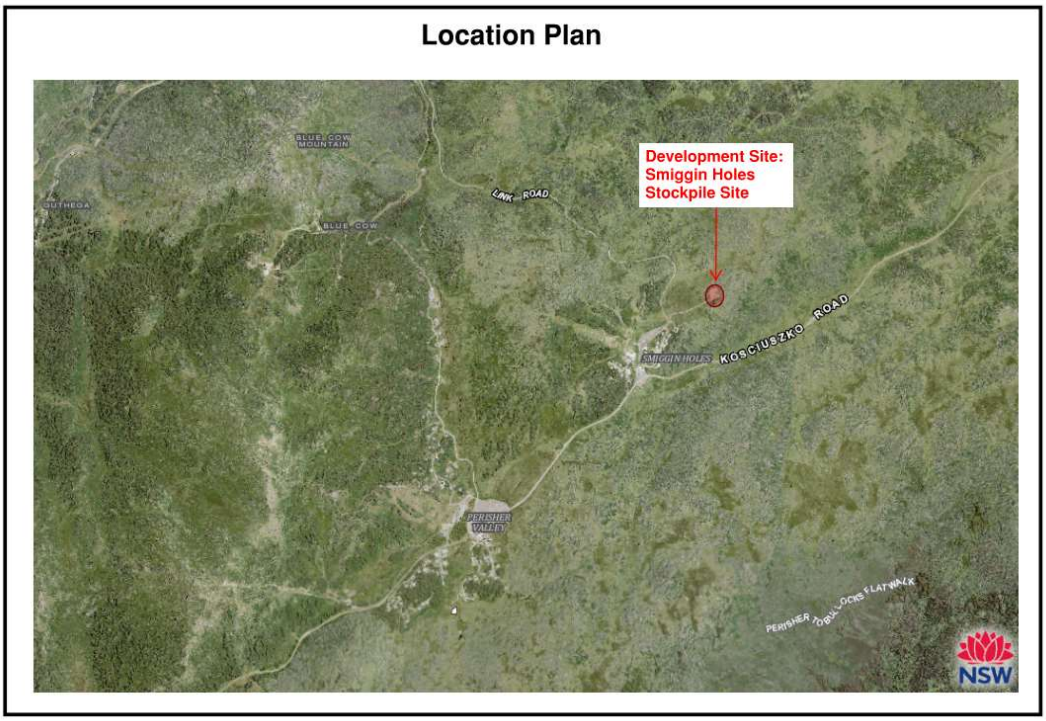


Figure 1 - Site location Plan.

The site is highly disturbed with stockpiles of soil and material on the land. There are internal access tracks through the site which will be utilised for transport of materials to and from the plant. The site has an existing loading ramp, and the temporary plant will be located on a flat area of levelled and compacted suitable stockpile material and to the southeast of the ramp. Location of existing stockpiles may be adjusted to allow room for plant and associated components.

Figure 2 - Access track from Link Road looking toward subject site.

Figure 3 – View of the location for the installation of the temporary plant on the flat area adjacent to existing stockpiles with the existing loading ramp to the right.

2.2 Project Overview

The proposal is to operate a temporary concrete batching plant at the Smiggin Holes Stockpile Site. The mobile concrete batching plant will be operated by Doppelmayr Australia for the construction of the Mt Perisher Six Seat Chairlift. This will include the following plant, equipment and site control measures:

- Mobile batch plant –MODEL – Thomas Manufacturing Top of The Range Batching Plant
- Loader
- 2 x 20,000L water tank
- Agitator Trucks
- 2 x Horizontal cement silo – MODEL – 20 Iso tank
- Material Storage Areas (Cementitious, Aggregate and Admixtures)
- 50KVA generator
- 2x washout skips
- 4x waste concrete block moulds (to create Beton blocks with the following dimensions 1.6m (l) x 0.8m (h) and 0.8m (d))
- Additive storage – bunded pallets and enclosed container
- 7200L, 0.5m deep first flush sediment pond
- Sediment fencing

The plant will be installed on a level 20 x 36m level area at the stockpile site and powered by generators. Water supply will initially be via water trucked in to fill two 20,000 litre storage water tanks located onsite. Partial re-use of process water is also proposed as a method to manage water produced in the process for on site dust suppression and in mixing (once tested).

Hazardous goods onsite will be limited to diesel fuel and cement products such as Flyash and GP Cement. Additionally, admixtures for concrete batching that could include the following may also be stored onsite in bunded containment:

- Master AIR
- Masterglenium
- Master Poz

Excess concrete will be used to produce Beton blocks to be used in the construction of the chairlift.

All elements of the plant will be contained within the stockpile site and managed through the operational plan and site environmental management plan.

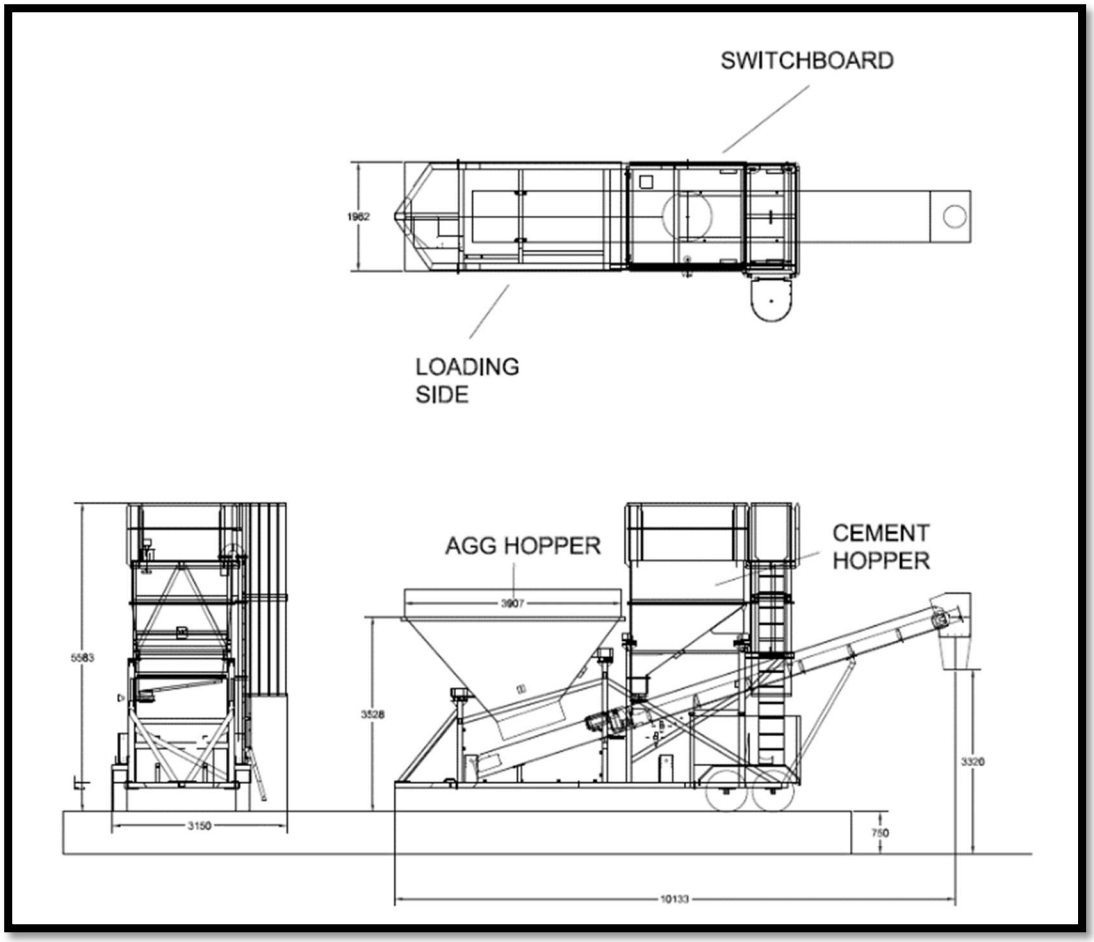


Figure 4 - Plant schematics

Figure 5 - Mobile Batching plant as it will be transported to site

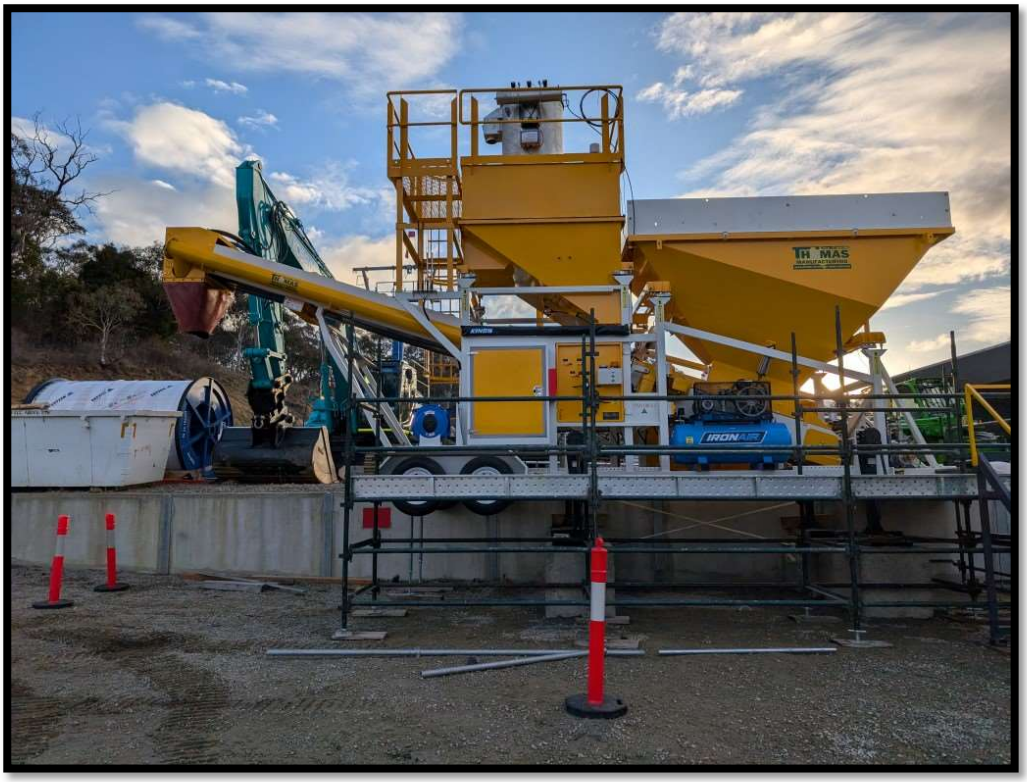


Figure 6 - Side view of the plant installed on the Doppelmayr site in Jindabyne in the same configuration it will be installed in Smiggin Holes

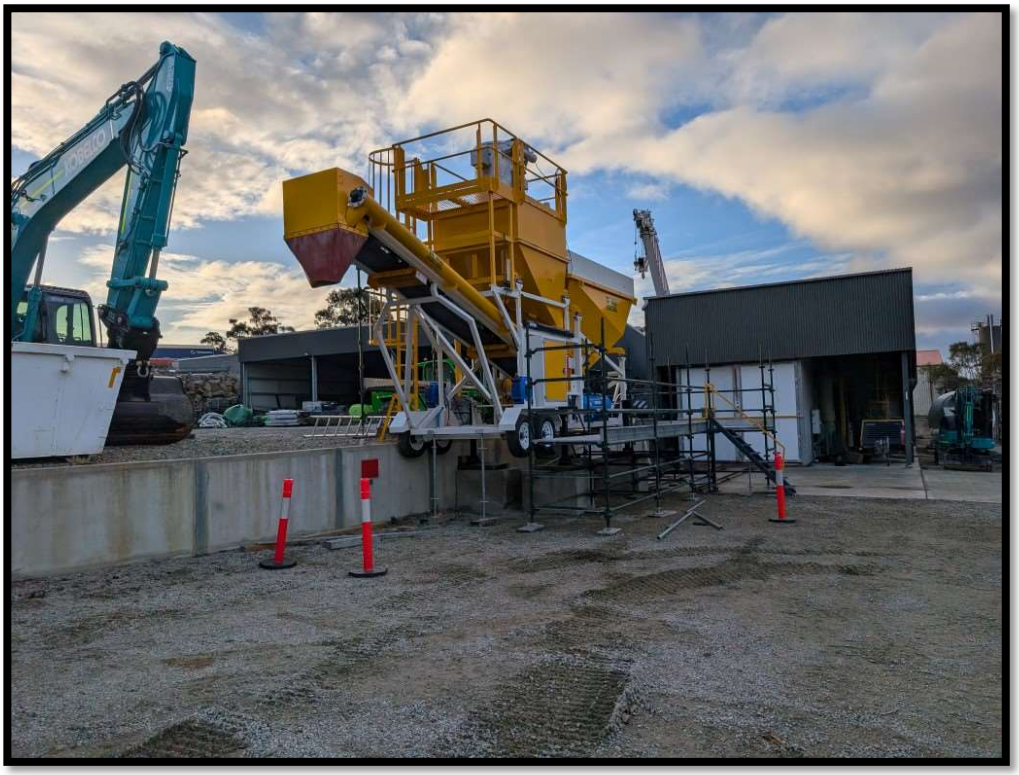


Figure 7 - Proposed mobile plant installed at the Doppelmayr Jindabyne site

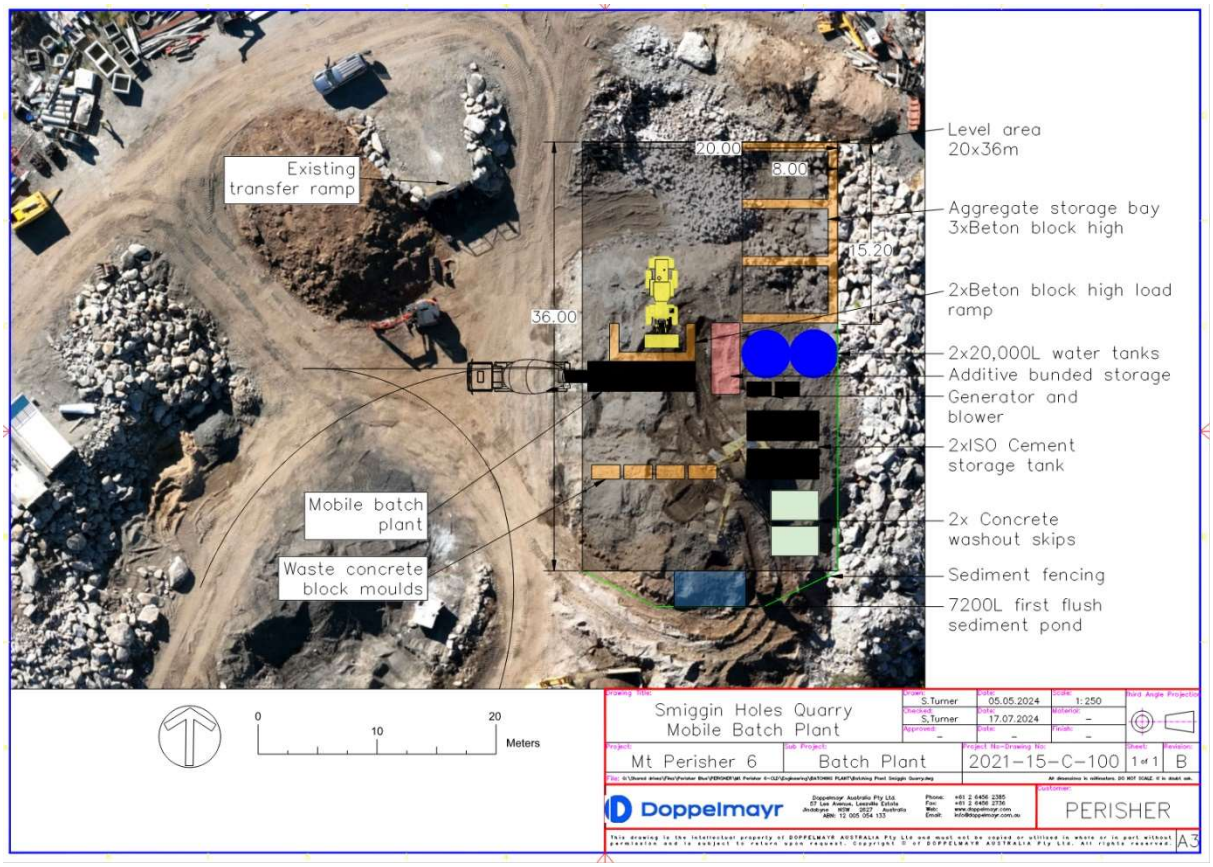


Figure 8 - Site plan for temporary mobile plant at Smiggin Holes Stockpile Site

2.3 Site Access, Construction Material Storage and Construction Timeframes

The site is accessed via an existing formed road from the Link Road at Smiggin Holes. The existing access road accommodates heavy vehicles accessing the site for stored materials as such no upgrades to the road network is required to facilitate the installation and operation of the temporary plant.

Concrete will be transported from the site in concrete agitator trucks to the construction site at Mount Perisher (figure 9), via the Kosciuszko Road a distance of 4.4km. Currently concrete is batched in Jindabyne and brought to site which requires the material to travel 35km.Operation of a temporary mobile plant in Smiggin Holes will reduce truck movements from Jindabyne and provide a more efficient provision of material for the construction of the chairlift.

Materials to be used in the batching process will be transported to site and stored in appropriate containers and bunded pallets (if containment is required) and in open material storage bays (for aggregates).

Beton block moulds stored on site will utilise waste concrete to create blocks used in the chairlift project. Beton blocks will be used to construct material storage bays on site for the operation of the mobile plant and a road ramp.

Two NPWS accredited concrete wash out skips will be located on the site.

The mobile plant will be operated in accordance with conditions D.2 (Construction Hours) and D.3 Construction Period of DA approval 10115. The modification does not seek to amend these conditions and operate outside of these timeframes. The temporary plant will be in operation for the construction of the chairlift and will be removed from site once construction has completed which is expected to be in time for winter 2025.

Figure 9 - Beton block and mould

Figure 10 - Beton block material bay

Figure 11 - 20ft ISO Cement storage container

3 4.55 (2) – STATUTORY CONSIDERATIONS

Whilst the proposed amendment is minor in scope when compared against the overall approved development it was considered to not meet the test of "minor environmental impacts" which would have allowed an assessment against s4.55 (1A) of the EP&A Act 1979. As such it was considered to be an "other" modification allowable under the provisions of s4.55(2).

Under the provisions of section 4.55(2) of the Environmental Planning and Assessment Act 1979 the following are the matters for consideration.

3.1 Substantially the same development

This modification is required to establish a temporary batching plant to provide material for the construction of the development approved by DA10115. The modification seeks to improve the construction timeframes by ensuring that material being provided to enable erection of the chairlift and associated facilities is available when needed. The modification does not seek to change the development as approved merely add an operational aspect of the project. The temporary batching plant is operating only to provide material to support the construction of the chairlift subject of development approval DA10115.

The modification as proposed meets the test of "substantially the same" and is not a radical transformation of the subject development. The change proposed is to an operational aspect of the development which has the effect of causing more than "minor" environmental impacts and as such it is being proposed under the provisions of s4.55(2) of the EP&A Act 1979.

3.2 Consultation with Relevant Minister, public authority or approval body

Not applicable as no conditions imposed by an approval body are proposed to be amended as part of this application.

3.3 Notification

Notification of the amended application and consideration of submissions will be undertaken by the consent authority in accordance with the requirements of the applicable Community Participation Plan.

3.4 Designated and Integrated Development

3.4.1 Designated Development

The development is **not** considered to be "Designated Development" within the meaning of the Act and Regulation as Part 2 of schedule 3, section 17 "Concrete Works" of the Environmental Planning and Assessment Regulation 2021 does apply to the subject development for the following reasons:

- The temporary plant will not exceed the capacity limits specified in the schedule.
- Is located adjacent to the construction site (being within the CML) and is being proposed for use exclusively for providing material to the development carried out within the CML.
- Will be operational for a period less than 12 months.

3.4.2 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
Rural Fires Act 1997	No

As per the table above the development is **not** considered to be "integrated development" within the meaning of the Act and Regulation.

3.5 Matters referred to in section 4.15 (1)

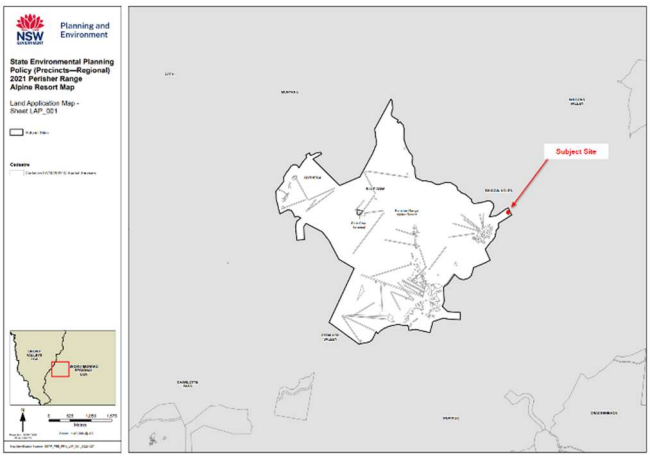
3.5.1 The provision of any environmental planning instrument

3.5.1.1 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. Table 1 below demonstrates compliance with the relevant provisions of chapter 4.

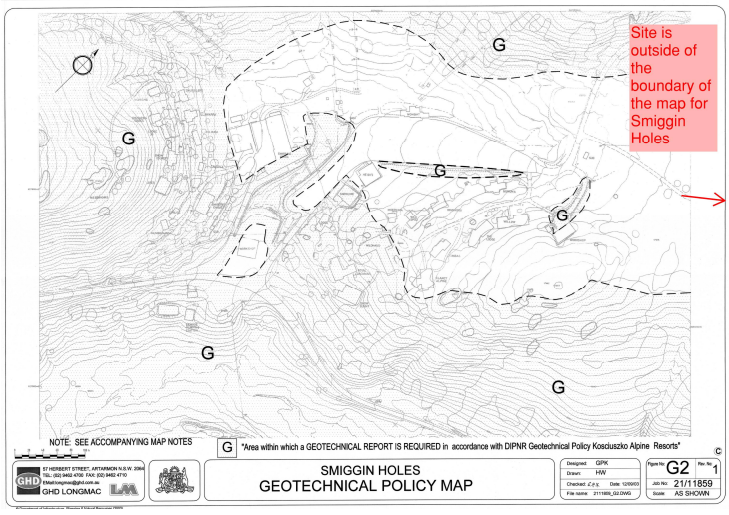
Table 3.3.1.1 -Chapter 4 Precincts Regional SEPP Compliance

PROVISION	COMPLIANCE/COMMENTS
PART 4.1 AIM AND OBJECTIVES OF CHAPTER	
(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.	The proposal to batch concrete to facilitate the construction of the Mt Perisher six seat chairlift will reduce the travel time of concrete trucks on roads within the KNP. The plant will operate from a site which has been significantly disturbed and is currently used to stockpile excavated materials from within the national park. The mobile plant will be operated in a manner that mitigates potential environmental impacts.

(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,	The modification seeks to provide improved construction methods for installation of an approved chairlift. It is an element of the existing approval and does not create adverse environmental social or economic impacts on the environment of the Alpine region. By reducing the requirement to transport concrete from Jindabyne through the national park and the potential risks associated with that practice it has an improved environmental outcome.
(b) to establish planning controls	Not applicable
(c) to minimise the risk to the community of exposure to environmental hazards, particularly geotechnical hazards, bush fires and flooding, by— **(i) generally requiring development consent on land in the Alpine Region, and** **(ii) establishing planning controls for buildings to ensure the safety of persons using the buildings if there is a fire.**	(c)(i) The application meets the intent of the objective as it is seeking to modify development consent DA10115 to include the operation of a mobile concrete batching plant to facilitate the construction of the Mt Perisher six seater chairlift. (c)(ii) Not applicable as the objective relates to the preparation of planning controls.
4.2 Land to Which Chapter Applies.	 The proposed development is within the Perisher Range Alpine Resort Subregion
4.3 Definitions	The proposed development required to facilitate the construction of a lifting facility defined in Schedule 4A – Dictionary to Chapter 4 as: *lifting facility means a motorised system used for transport, and includes the following—* *(a) a ski lift that uses an overhead rope or cable, including a chair lift, gondola, T-bar or J-bar,* *(b) a ski carpet or conveyor belt.*

	As a standalone use the operation of a temporary batching plant is not permissible development as such it is being applied for as part of the approval to erect lifting infrastructure approved under DA10115.
PART 4.2 PERMITTED OR PROHIBITED DEVELOPMENT	
4.7 Land Use Table	The development proposed is development required to facilitate the construction of the Mt Perisher six seat chairlift which is defined as "lifting facilities" which is a permissible use in the Land Use table and therefore is permitted development in the subregion. **<u>Perisher Range Alpine Resort</u>** **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; The Skitube; 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
4.8 Subdivision	Not applicable
4.9 Demolition	Not applicable - No demolition is proposed to facilitate the development.
4.10 Temporary Use of Land	Not applicable - Whilst the development will be a temporary use of the subject site, this provision is not being applied to the subject development.
PART 4.3 EXEMPT AND COMPLYING DEVELOPMENT	Not applicable - The development is neither exempt nor complying as such a development application has been lodged for approval.
PART 4.4 OTHER DEVELOPMENT CONTROLS	
4.14 Development by Crown, public authorities, or Snowy Hydro	Not applicable the development is not being carried out on behalf of the Crown, public authorities or Snowy Hydro.
4.15 Development on land on Kosciuszko Road and Alpine Way	Not applicable – the development is not proposed on land identified in Schedule 16 of the National Parks and Wildlife Act 1974

4.16 Development near Kangaroo Ridgeline	Not applicable - this clause only applies to land identified as Kangaroo Ridgeline" on the State Environmental Planning Policy (Precincts—Regional) 2021 Charlotte Pass Alpine Resort Map. The proposed development is not on land identified in the subject map.
4.17 Classified roads	The development **does not** front a classified road and therefore this section is not applicable to the development.
4.18 Bush fire hazard reduction	Not applicable
4.19 Public utility infrastructure	The development does not require connection to reticulated power, water or sewer. The temporary plant will be operated with a generator and water stored on site in tanks.
4.20 Conversion of fire alarms	Not applicable
4.21 Heritage conservation	Not applicable - There are no historic heritage items, aboriginal heritage items or places being impacted by this development. See below for further information on the impact of the development on Aboriginal Cultural heritage and historic heritage.
4.22 – 4.24 Conservation incentives, Eco-tourist facilities and Flood planning	Not applicable
4.25 Earthworks	Further compliance with the provisions of 4.25(3) are not required as the minimal earthworks proposed are ancillary to the development of the temporary batching plant. The excavation is limited to the construction of a first flush sediment pond/pit which is proposed to be no deeper than 0.5m. No fill is proposed to be used to facilitate the temporary plant and the excavated material will be stockpiled at the site and used to fill the pond/pit once the operation of the plant has ceased.
PART 4.5 DEVELOPMENT ASSESSMENT AND CONSENT	
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 **(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**	See consideration of the proposed development against the aim and objectives of Chapter 4 above.
(c) a conservation agreement under the Environment Protection and Biodiversity Conservation Act 1999 of	Not applicable there is no known conservation agreement applying to the subject land.

the Commonwealth that applies to the land,	
(d) the Geotechnical Policy — Kosciuszko Alpine Resorts published by the Department in November 2003,	The site is outside of the areas marked "G" on the Geotechnical Policy Map (see figure 6) and therefore does not require a geotechnical report. Due to the nature of the development being a temporary batching plant which has no structural components and no footings or foundations. As such there are no elements that would be subject to requirements under AS2870-1996 for a site classification report.
(e) for development in the Perisher Range Alpine Resort— (i) the Perisher Range Resorts Master Plan, published by the National Parks and Wildlife Service in November 2001, and	The development is within a site referred to in the subject Master Plan as a "former quarry". The use of the subject site for the operation of a temporary batching plant will not limit the use of the site for a purpose proposed under the Master Plan, in this case the only reference to the site was in the context of potential additional carparking areas.
(e)(ii) the Perisher Blue Ski Resort Ski Slope Master Plan adopted by the National Parks and Wildlife Service in May 2002.	The proposed development is not a ski slope or immediately adjacent to the ski slope.
(2) In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider— (a) a master plan approved by the Minister under section 4.26 that applies to the land,	Snowy Mountains Special Activation Precinct Master Plan 2022 applies to the land. The proposal is consistent with Master Plan, a full assessment against the relevant provisions of the Master Plan is included in Appendix A.
4.29 Consideration of environmental, geotechnical, and other matters (1) In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider the following— (a) measures proposed to address geotechnical issues relating to the development,	The site is not within the areas mapped "G" on the Smiggin Holes Geotechnical Policy Map. The site is outside of the mapped area as such on the reproduction of the subject map below as such there is no requirement of a geotechnical report. Due to the nature of the development being a temporary batching plant there are no structural components including no footings or foundations. As such there are no elements that would be subject to requirements under AS2870-1996 for a site classification report.  *Location of development on Geotechnical Policy Map, the site is outside of the bounds of the map for the subject area.*

(b) the extent to which the development will achieve an appropriate balance between— (i) the conservation of the natural environment, and (ii) taking measures to mitigate environmental hazards, including geotechnical hazards, bush fires and flooding,	The development will enable the production of concrete for the construction of the Mt Perisher 6-seater chairlift without having to bring the material from Jindabyne via road. This will reduce the potential impacts of transporting the material long distances within the Kosciuszko National Park. The SEMP includes measures to mitigate potential environmental hazards from the operation of the plant. The development will not increase the risk of bushfire, have cause to produce any geotechnical or flooding hazards. The SEE and associated application documentation addresses impacts to the natural environment and associated mitigation measures. The project will not increase the risk of environmental hazards, including geotechnical hazards, bushfires and flooding. No vegetation removal will be required to facilitate the development.
(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,	The development will not operate during the ski season and will have no visual impact as it is to be established within the existing stockpile site which is on the edge of the resort area and not visible from any accommodation or ski slope areas. The site is not visible from land identified as the Main Range Management Unit.
(d) the cumulative impacts of development and resource use on the environment of the Alpine Subregion in which the development is carried out,	The batching plant is a temporary use of land which will be in place only for the duration of the construction of the Mt Perisher 6 chairlift a such it is unlikely to contribute to cumulative impacts on the Perisher Subregion. Materials used for the development will be brought to site and concrete oversupply can be reused to produce Beton blocks for use in the construction of the chairlift. As such the development would have little to no impact on resource use.
(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,	Due to the nature of the development, it will not generate additional usage of existing infrastructure including transport services.
(f) the capacity of existing waste or resource management facilities to deal with additional waste generated by the development, including in peak periods.	The proposal will not impact upon waste or resource management facilities.
(2) For development involving earthworks or stormwater drainage works, the consent authority must also consider measures to mitigate adverse impacts associated with the works.	Potential sediment from the development will be managed through the construction of a temporary first flush sediment pond and sediment fencing. The temporary pond will be 0.5m deep, have a capacity of 7200 litres and be installed to the south of the plant. This is in addition to the existing sediment pond taking run off from the stockpile site.

	No other excavation will be required as the temporary batch plant set up will be operated in existing excavated area of the stockpile site. Wherever possible water will be reused onsite prior to being discharged. Wastewater created onsite can be utilised for onsite dust suppression and batching (after ph testing) and stabilisation. Monitoring of water run off as part of monthly and post rain event environmental inspection will occur in accordance with the SEMP. Concrete washout will be stored in NPWS approved washout skips to consolidate solids in accordance with NSW government guidelines and removed from site by a registered contractor.
(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.**	The development will not significantly alter the character of the subregion as it is works within an existing disturbed stockpile site for a temporary use that is in keeping with the sites existing land use.
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.

3.5.1.2 State Environmental Planning Policy (Resilience and Hazards) 2021

The development does not trigger further assessment against the provisions of the resilience and SEPP Resilience and Hazards as it is not considered, to be hazardous or potentially hazardous development or offensive or potentially offensive development. The site is suitable for the development as proposed with respect to site contamination and there is no requirement for remediation either prior to operation or after operation of the temporary plant due to the ongoing use of the land as a stockpile site.

3.5.2 Any proposed instrument

There are no proposed instruments relating to the subject site.

3.5.3 Any development control plan

There is no development control plan applying to the subject site.

3.5.4 Any planning agreement

There are no planning agreements applicable to the subject site.

3.5.5 The Regulations

The proposed modification complies with the relevant requirements of the Environmental Planning and Assessment Regulation 2021.

3.5.6 The likely Impacts of the development

3.5.6.1 Biodiversity and Impacts on Aquatic Ecosystems

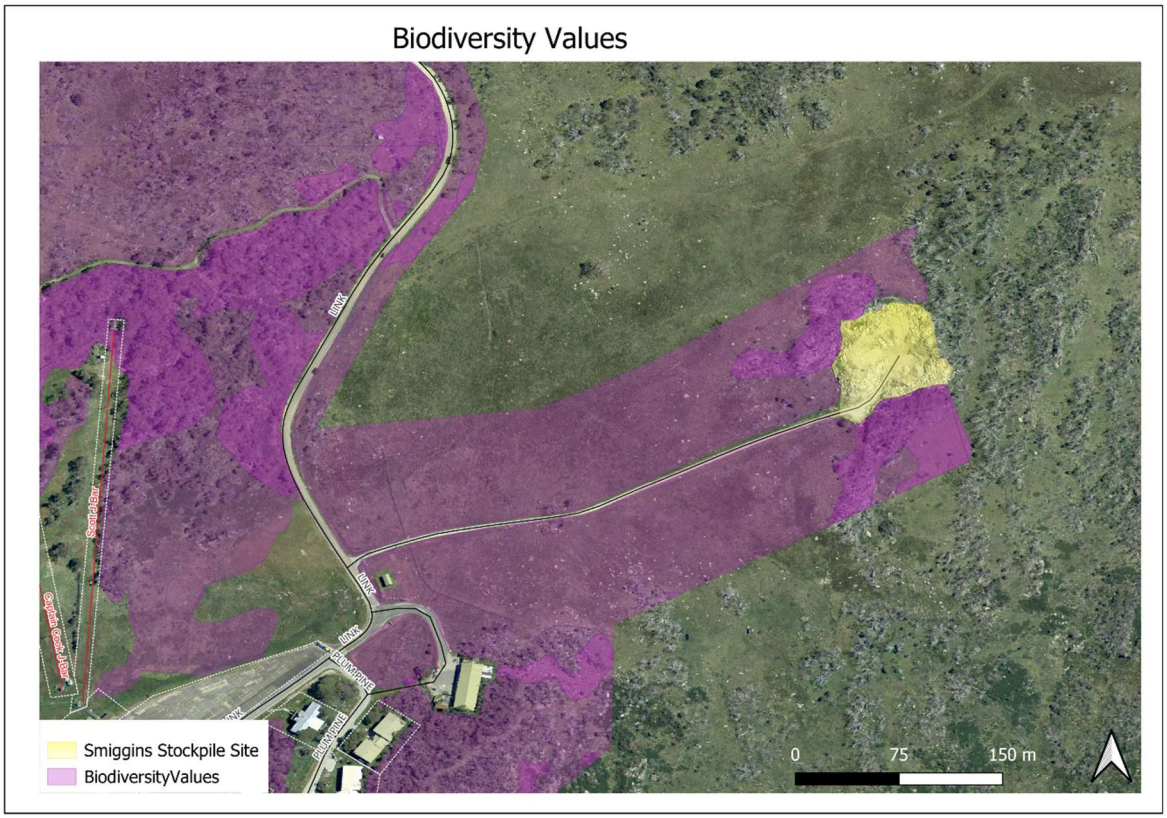


Figure 12 - The site located in context of mapped Biodiversity Values

The site and the site access are outside of the mapped area on the biodiversity values map. The site is wholly disturbed and there is no clearing required to facilitate the temporary plant. The development is a contained unit and will be operated in accordance with the Site Environmental Management Plan and Operational Plan which will mitigate any environmental impacts on native flora and fauna from the development.

The development will not impact on aquatic ecosystems due to being a significant distance from marked waterways and the SEMP includes measures to mitigate water runoff from the site.

3.5.6.2 Aboriginal Cultural Heritage

A search of the AHIMS database did not identify any recorded Aboriginal Cultural Heritage items in the area of the development. The land is not identified as “archaeologically sensitive land” on the State Environmental Planning Policy (Precincts-Regional) 2021 Kosciuszko Alpine Region Aboriginal Archaeological Heritage Map.

Minimal soil disturbance will occur to facilitate the development and it is within an area which is extensive disturbance and has been used for extractive industry in the past.

A due diligence assessment was carried out, and is attached in Appendix D and based on the outcome of the assessment it is reasonable to conclude that there are no known Aboriginal objects or a low probability of objects occurring in the area of the proposed activity, and the development can proceed with caution without applying for an Aboriginal heritage impact permit or the need to carry out further assessment via an Aboriginal Cultural Heritage Assessment Report.

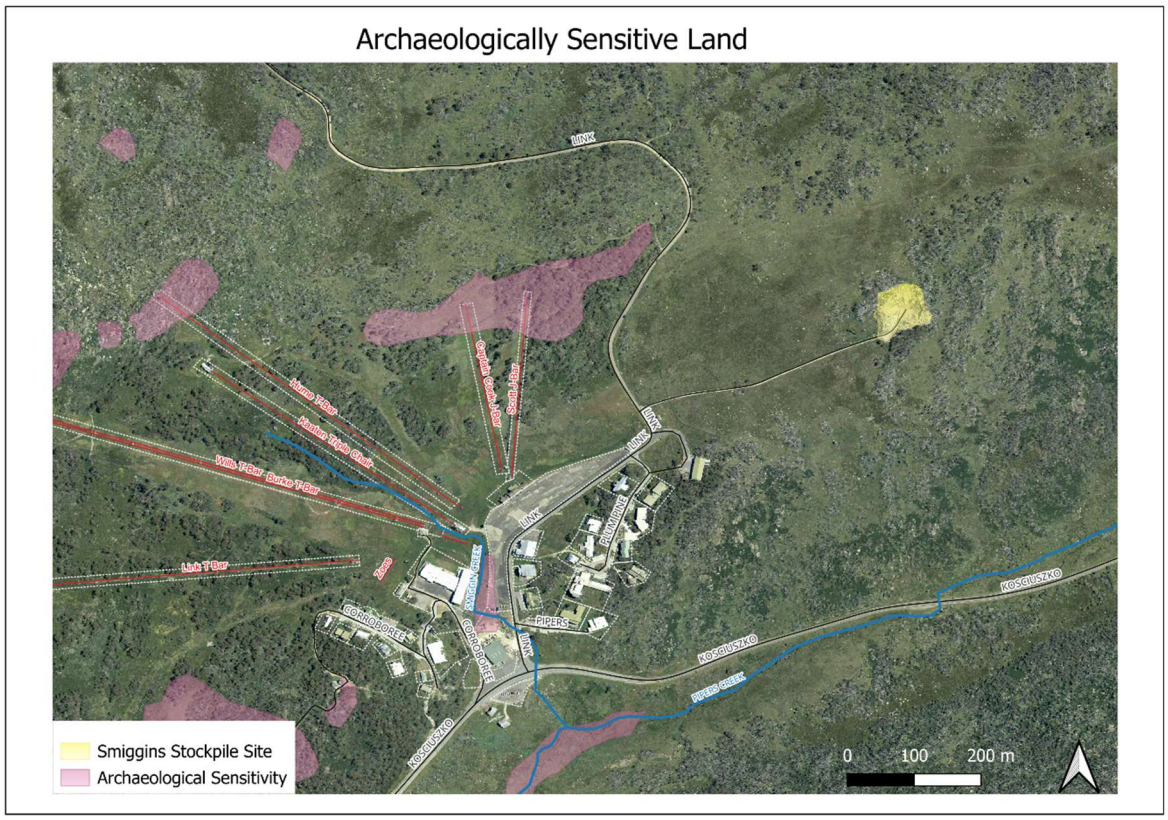


Figure 13 - The site located in the context of mapped areas of archaeological sensitivity

3.5.6.3 Historic Heritage

There are no listed historic heritage sites in proximity to the development site. The development will have no impact on historic heritage.

3.5.6.4 Visual Impacts

The development will have no negative visual impacts as it will be established within an existing stockpile site which is outside of the ski slope areas and not visible from tourist accommodation. The mobile plant will be operational during the summer season when the occupancy of the accommodation buildings at Smiggin Holes is limited.

3.5.6.5 Effects on Ski Resort Operation

The mobile plant will operate outside of the winter season and have no impact on the day to day operation of the resort. The facilitation of the construction of the chairlift will ultimately have a positive impact on ski resort when finished as it will provide an improved guest experience.

3.5.6.6 Social and Economic Impacts

The additional of a temporary mobile batching plant to the operation of the DA10115 will have no negative social impacts. The economic impacts of the proposal are positive allowing for the direct provision of concrete for the construction minimising construction delay.

3.5.7 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.

3.5.8 Public Interest

The development is compliant with the relevant requirements of Chapter 4 of SEPP (Precincts-Regional) 2021 and therefore considered to meet the public interest test.

3.6 Reasons given by the consent authority

The following reasons were provided by the consent authority when granting consent to DA10115 being the consent that is sought to be modified.

Table 3.4 Statement of Reasons DA10115 Compliance Table

Reason	Comment
The project is permissible with development consent under the State Environmental Planning Policy (Kosciuszko Nation Park – Alpine Resorts) 2007 and is consistent with NSW Government policies including the Southeast and Tableland Regional Plan 2036 aim to increase visitation to the NSW ski resorts.	*The proposed modification will not impact on the permissibility of the approved development.*
The impacts on the community and the environment can be appropriately minimised or managed to an acceptable level, in accordance with applicable NSW Government policies and standards. The consent authority has imposed conditions relating to construction standards, environmental considerations, post construction certification and rehabilitation;	*The impacts of the proposed modification can be mitigated appropriately by implementation of site environmental management measures. The proposed modification will have no negative impacts on existing conditions and does not seek to amend conditions other than to include material (plans and addendum SEMP) into the consent in condition A.2 and addition of conditions relating to the operation of the temporary plant if required by the consent authority.*
No issues were raised by the community during exhibition of the proposal	*No matters were raised by the community during exhibition of the original development application which would impact the approval of the modification as proposed.*
Weighing all relevant considerations, the project is in the public interest	*The modification as proposed is in the public interest as it complies with the provisions of S4.55(2) of the EP&A Act 1979 and provides a more efficient provision of material for the construction of the chairlift.*

4 CONCLUSION

The proposal for to modify DA 10115 to enable to operation of a temporary concrete batching plant to support the construction of the Mount Perisher Six-Seater 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 modification of the approved development should be approved as propose

5 APPENDICES

APPENDIX	**A**	**SAP Master Plan Assessment Table**
APPENDIX	**B**	**Site Plan**
APPENDIX	**C**	**Site Environmental Management Plan**
APPENDIX	**D**	**Aboriginal Cultural Heritage Due Diligence Assessment**
APPENDIX	**E**	**Concrete Batching Plant Management Plan – Doppelmayr**

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	
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 • National Parks and Wildlife Act	*Complies* *The temporary batching plant is to support a permissible approved landuse, the development and its operation complies with the relevant provisions of all documents listed (Excepting the Alpine DCP which is yet to be adopted and as such is not a matter for consideration for this application).*
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* • *The development complies based on an assessment against the performance criteria of the Master Plan is carried out below.* • *There is currently no Alpine Development Control Plan.*
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* *i. Not applicable to the subject modification – the proposed development is a temporary batching plant to support the construction of the approved Mount Perisher six seater chairlift, as such the development has no impact on the diversification of Alpine Tourism.* *ii. 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.* iii. *The development has no impact on carrying capacity as it does not relate to the provision of additional tourist accommodation.*
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.	*The stockpile site is outside of the boundary of the Smiggin Holes Structure Plan as such the requirement to be constructed within the 'development area' shown on the plan does not apply. The site however is disturbed land and the operation is temporary and reflects the current use of the site.*
E. Development for new or upgraded accommodation will meet the indicative sub-precinct yields and visitor	*Not applicable- The development does not involve new or upgraded accommodation.*

thresholds set out in the Kosciuszko National Park Plan of Management and leasing arrangements.	
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.	*Complies – the construction of the six seater chairlift of which this modification seeks to facilitate will contribute to visitor attraction and experience. The temporary development is within existing disturbed land and could therefore be considered infill development and the balance of the provisions are not applicable to the modification as proposed.*
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.	*Not applicable*
C. Development should provide a range of tourist accommodation offerings and seasonal worker accommodation.	*Not applicable*
D. Development should be designed to reduce on-site power consumption and improve environmental performance	*Complies – the development is temporary in nature and will operate only to facilitate the efficient construction of the approved chairlift. It will improve environmental performance by reducing transport of concrete from Jindabyne to the construction site.*
E. Development should be designed to contribute to the alpine character of the Alpine Resorts and reflect the alpine landscape and natural environment.	*Complies – Whilst the temporary batching plant within an existing stockpile site is not a built element which would require and Alpine Character in its design, it has been sited and will be operated to ensure it does not have a negative impact on the alpine landscape and natural environment.*
10.3 Alpine Accommodation	
A – E	*Not applicable – the proposed development does not include accommodation.*
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.	*Not applicable – due to the nature of the development.*
B. Transport development must provide safe, reliable and accessible connections into and around the Kosciuszko National Park.	*Not applicable - due to the nature of the development.*

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

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.	*Not applicable – the development has no impact on riparian corridors*
H. Any revegetation or planting within Kosciuszko National Park should follow the Rehabilitation Guidelines for the Resort Areas of Kosciuszko National Park	*Not applicable – no revegetation is required as no vegetation is to be disturbed to facilitate the development.*
11.2 Geotechnical	
A. Development must address the requirements of the Geotechnical Policy – Kosciuszko National Park (DPNIR, 2003).	*Complies – The development has addressed the requirements of the policy.*
B. Development must include an assessment of geotechnical risks.	*Complies – The development does not require excavation, footings or foundations as such there are no geotechnical risks with the proposed temporary batching plant.*
C. Buildings and structures must be designed to accommodate the specific geotechnical risks identified for the site.	*Not applicable - There are no buildings or structures proposed which would cause geotechnical risks or be impacted by geotechnical risks.*
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.	*Complies – the only excavation required to facilitate the development is the construction of a first flush sediment pond which will have no impact on slope stability.*
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.	*Not applicable – the development is not on flood prone land or within the Flood Planning Level.*
B. Development within the Flood Planning Level	*Not applicable – the development is not within the Flood Planning Level*
C. Development within the Probable Maximum Flood area	*Not applicable – There are no plans indicating the PMF for Bullocks Flat and due to the location of the site it would be unlikely that it would be subject to flooding.*

D. Development should mitigate the impacts of local overland flooding through the provision of adequate site drainage systems, where possible	*Complies – the development will have no impact on overland flooding.*
E. Development must consider and plan for emergency evacuation situations to ensure the safety of all areas within the Probable Maximum Flood extent.	*Not applicable – Whilst there is no PMF mapping for the site and it would be very unlikely that it would be impacted by a flood event that would require emergency evacuation.*
11.4 Water Quality	
A. Maintain or improve the ecological condition of waterbodies and their riparian zones in catchments over the long term.	*Complies – the development will have no impact on riparian environments. The proposal includes the construction of a first flush sediment pond to ensure any waste water is captured and diverted through the pond and not overland through the site.*
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	*Complies – the development will have no impact on riparian environments. The proposal includes the construction of a first flush sediment pond to ensure any waste water is captured and diverted through the pond and not overland through the site.* *Wastewater produced in the process can be reused in the batching process and as dust suppression on site if required.*
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.	*Complies – measures are in place to manage stormwater from the site, whilst it is not likely that they will discharge into receiving catchments testing will take place if required to ensure appropriate pH levels.*
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.	*Not applicable – due to the nature of the development.*
E. Monitor macroinvertebrates to ensure they are consistently within Band A of the NSW AUSRIVAS model	*Not applicable - due to the scale of the proposed development*
F. Erosion and sediment control should be managed during construction to ensure impacts to waterways are minimised in accordance with Managing Urban	*Complies – Sediment and erosion control measures will be in place in accordance with the SEMP for the minor ground disturbance associated with the development.*

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	*Complies – due to the nature and scope of the development there will be unlikely that wastewater or contaminated stormwater will be generated. Concrete washout skips approved by the NPWS will be in place to manage cleaning of trucks and moulds and the development includes the construction of a first flush sediment pond, sediment fencing with any additional overland flow from the site captured in an existing sediment pond at the entrance to the stockpile site, downhill from the development site.*
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.	*Not applicable – due to the nature of the development*
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.	*Not applicable – due to the particulars of the development proposed*
B. Development should preserve the Precincts landscape, cultural, heritage and biodiversity values by avoiding and minimising impact.	*Complies – the development will have minimal impact. Impact on biodiversity, landscape and cultural values have been addressed in the body of the SEE.*
C. Development should support sustainable and active transport opportunities and integrate open space.	*Not applicable – due to the scale and particulars of the development proposed*
D. Development should comply with applicable sustainability tools and programs for design, construction and operation.	*Complies – The development has been designed to use low energy light fixtures and complies with all relevant standards.*
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	*Complies – Due to the nature of the development it will have little to no impact on climate responsiveness and resilience.*
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	*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 the this requirement is currently not applicable.*
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.	*Complies –The land is not identified as "archaeologically sensitive land" on the State Environmental Planning Policy (Precincts-Regional) 2021 Kosciuszko Alpine Region Aboriginal Archaeological Heritage Map.* *A search of the AHIMS database did not identify any recorded Aboriginal Cultural Heritage items in the area of the development.* *A due diligence assessment was carried out, and is attached in appendix D and based on the outcome of the assessment it is reasonable to conclude that there are no known Aboriginal objects or a low probability of objects occurring in the area of the proposed activity, and the development can proceed with caution without applying for an Aboriginal heritage impact permit or the need to carry out further assessment via an Aboriginal Cultural Heritage Assessment Report.*
B. Aboriginal culturally significant places and sites should be integrated with areas of environmental significance and green space (where appropriate)	*Not applicable - there are no aboriginal cultural significant places and sites impacted by the development.*

across the Precinct. This may continue to evolve as greening opportunities across the Precinct are established	
C. 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 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.	*Not applicable - there are no aboriginal cultural significant places and sites impacted by the development.*
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.	*Not applicable – AHIMS search, and due diligence process undertaken and concluded that there were no likely impacts and as such an ACHAR was not required for this development.*
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.	*Not applicable – no AHIP required.*
12.2 Historic Heritage	
A. Development in areas defined as 'disturbed land' can occur without further historic heritage	*Not applicable – the site is not included as a mapped area in the Master Plan*

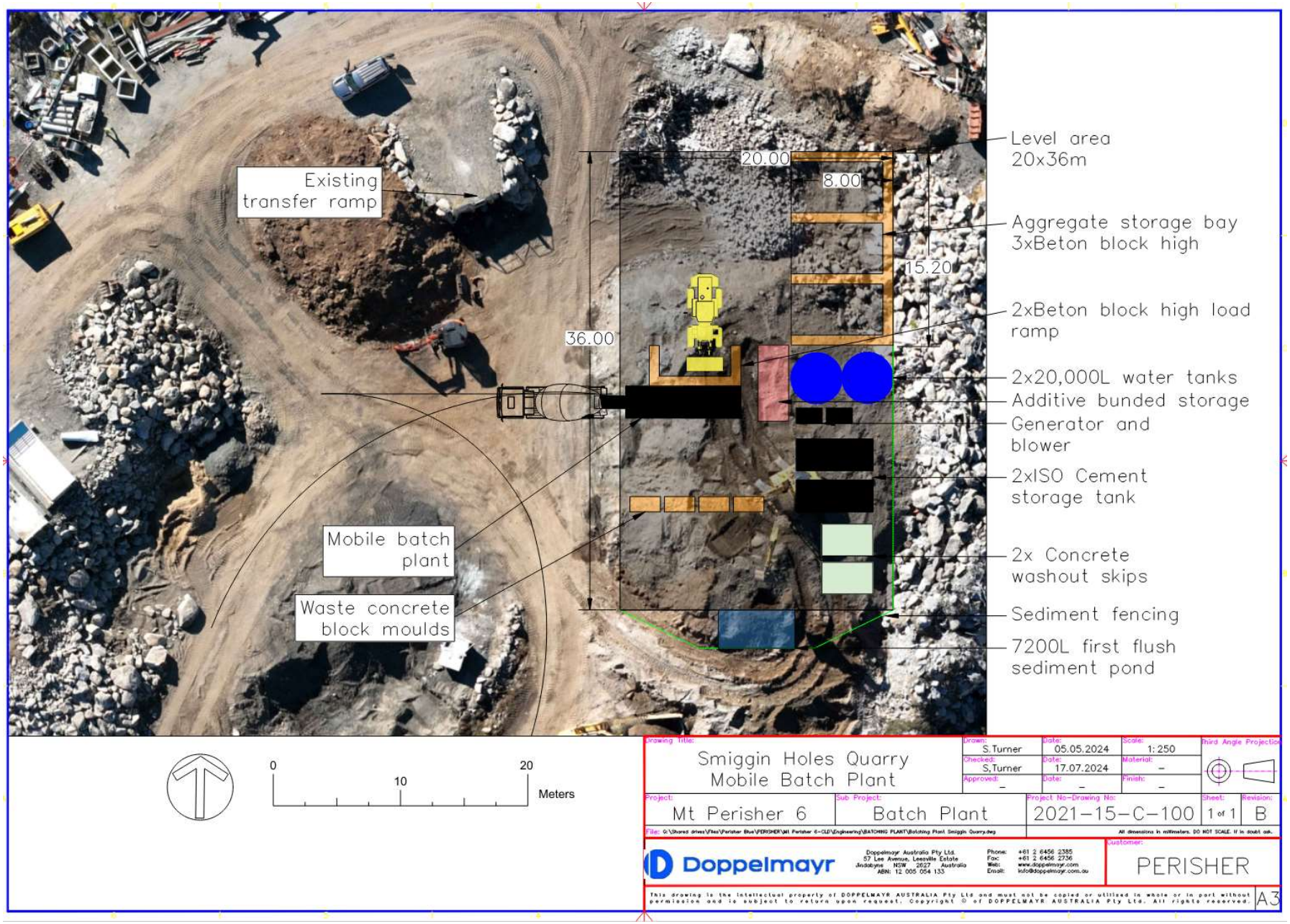
investigation however must consider neighbouring heritage items and broader heritage values.	
B. Development on land where a heritage item is situated, that is a heritage item or is on land adjacent to a heritage item must prepare a statement of heritage impact.	*Not applicable – no listed items of historic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

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.	*Not applicable – the site does not include a heritage e item*
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.	*Complies – the temporary batching plant is located within an existing stockpile site. It will not be visible from resort areas visited by tourists.*
B. Development should protect, conserve and enhance the Alpine Precinct's natural environment and create a green infrastructure network, where possible.	*Not applicable - due to the scale, size, and nature of the proposed development*
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.	*Not applicable – due to the scale, size, and nature of the proposed development*
D. Revegetation and new plantings should follow the Rehabilitation guidelines for the Resort Areas of Kosciuszko National Park	*Not applicable – Due to the location of the development within an existing stockpile site, there is no requirement for revegetation.*
E. Development should integrate stormwater management infrastructure with open spaces, where possible.	*Not applicable - due to the scale, size, and nature of the proposed development*
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.	*Not applicable – the development is not a building but a temporary plant.*
B. Site earthworks must respond to local topography and geotechnical characteristics and be appropriate for the intended land use	*Not applicable – no site works are required to facilitate the development.*
For village centres and public domain	

A. Development should create an integrated streetscape where active frontages promote movement between the private and public realms.	*Not applicable - due to the nature and scale of the development*
B. Building entries should connect to an accessible (providing equitable access to all pedestrians) pedestrian network through design features, wayfinding, and landscape treatments	*Not applicable - due to the nature and scale of the development*
C. Development should integrate and provide public seating, shelter and lighting to contribute to increased activity and safety in the public realm.	*Not applicable - due to the nature and scale of the development*
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.	*Not applicable - due to the nature and scale of the development*
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.	*Not applicable - due to the nature and scale of the development*
F. Development should provide clearly defined and separate pedestrian and vehicle entries to minimise conflicts.	*Not applicable - due to the nature and scale of the development*
G. Development should allow for snow clearing and adequate interface with oversnow vehicles, where appropriate.	*Not applicable – the development will not operate during winter as such snow clearing and interaction with oversnow vehicles is not relevant.*
13. TRANSPORT AND INFRASTRUCTURE	
13.1 Transport network	
A. Transport infrastructure should integrate the public transport network with the existing road network.	*Not applicable - due to the nature and scale of the development*
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.	*Not applicable – The development is temporary in nature and does not require connection to reticulated services.*
B. Utilities and services must be integrated with existing infrastructure and services, where possible	*Not applicable - The development is temporary in nature and does not require connection to reticulated services.*
C. Utilities and services should be integrated into road reserves, active transport corridors or the public domain, where possible.	*Not applicable – no additional utility or service connections are required to facilitate the development.*
D. Infrastructure and services must be designed to provide for the ultimate growth and development in Alpine Resorts.	*Not applicable - due to the nature and scale of the development.*
E. Development should provide and integrate water cycle management and renewable energy solutions into the design of buildings and structures, where possible	

Appendix B - Site Plan



Appendix C - Site Environmental Management Plan

As the development is a modification to the approved DA10115 which is being constructed in accordance with an approved SEMP, an addendum has been prepared to accompany this existing document.

CONCRETE BATCHING PLANT SITE ENVIRONMENTAL MANAGEMENT PLAN

1.0 ENVIRONMENTAL RESPONSIBILITIES		
Title	**Name and Contact No.**	**Responsibility**
Perisher Operations Director	Michael Fearnside – 6459 4408 / 0428 484 273	Project Manager: • Oversee the project and manage contractors. • Liaise with Perisher staff and Contractors. • Respond to complaints & inquiries of environmental matters. • Liaise with DPIE and NPWS.
Mountain Manager, Perisher	Andrew Kennedy – 6459 4408	Site Supervisor: • Day to day supervision of the project. • Ensure conditions of consent are complied with. • Implementation and maintenance of environmental controls as detailed in the SEMP
Environmental Manager, Perisher	Liam Menhennitt – 6459 4487	Site Environmental Manager: • Site induction. • Oversee environmental management of the project. • Audit implementation and maintenance of environmental controls as detailed in the SEMP. • Manage rehabilitation and offsets program. • Monitor the site.

2.0 SCOPE

This Site Environmental Management Plan is applicable for the batching of concrete at Smiggin Holes quarry for the delivery of concrete to the Mt Perisher-6 and associated works project. It is an addendum to the approved SEMP for the project.

Project specific conditions and approvals are also to be addressed if required.

Perisher proposes the establishment of a mobile concrete batching plant to be operated by Doppelmayr Australia for the construction of the Mt Perisher Six Seat Chairlift. This will require the following plant and equipment:

- Mobile batch plant –MODEL – Thomas Manufacturing Top of The Range Batching Plant (40m3/hr)
- Loader
- 2x20,000L water tank
- Agitator Trucks
- 2xHorizontal cement silo – MODEL – 20 Iso tank
- Material Storage Areas (Cementitious, Aggregate and Admixtures)
- 50KVA generator
- 2x washout skips
- 4x waste concrete block moulds
- Additive storage – bunded pallets and enclosed container

Water supply will initially be via water trucked in with a storage water tank located onsite. Partial re-use of process water is also proposed.
The batch plant will be powered by generators.

Hazardous goods onsite will be Diesel Fuel and Cement products such as Flyash and GP Cement. Additionally, admixtures for concrete batching that could include the following may also be stored onsite in bunded containment:

- Master AIR
- Masterglenium
- Master Poz

3.0 OBJECTIVES

The objectives of this Concrete Batching Plant Site Environmental Management Plan are to:

- Identify potential environmental impacts of the temporary concrete batching plant.
- Detail environmental controls to minimise impacts of the establishment and operation of the plant.
- Address any relevant project specific conditions regarding planning approvals;

4.0 PROJECT DETAILS

Produce and supply concrete for general works for the construction of the Mt Perisher 6 and works associated with DA10115.
Approximately 1000m3 is to be delivered from the plant in a 5-month period.
Undertake mix design trials and plant configuration setup.
Complete full risk assessment on plant and identify and potential hazards.
Develop SOP's and training matrix to ensure all personnel understand the plant and are trained on environmental requirements.

4.1 Performance Criteria

1. Plant operations to occur within defined noise, air and water quality limits. As set by Doppelmayr Aus, concrete or project specific approval conditions.
2. Any and all complaints to be addressed within 48 hours
3. Waste management addressed as per this plan
4. Produce materials to meet internal requirements and agreed specifications.

4.2 Potential Environmental Impacts

- Dust – Impact air quality through the creation of dust.
- Noise – Increase in local noise levels due to plant operations.
- Water – Impact to water quality (increase in pH and suspended solids) as a results of wastewater runoff.
- Chemicals/Fuels – Impact to water quality as a result of water runoff.

• Traffic – Increased local traffic around plant area. • Waste – Waste created by the plant i.e. returned concrete, general rubbish. • Cement / SCMs (Supplementary Concrete Materials) – Impact air and water quality through dust particles and washout being released into the environment.

5.0 MANAGEMENT STRATEGIES

5.1 Air Quality

Actions	Responsible	When
Batch plant set up will not require earthworks and will be operated in existing excavated area of the stockpile site to reduce dust.	Doppelmayr Aus	Prior To Establishment
Enclose stockpiles, use container silos and choose site set up position to minimise wind effects.	Doppelmayr Aus	Prior To Establishment
During all site operations and the operation of the plant, all reasonable and feasible measures will be implemented to minimise dust generation. This will include: • Use of watering systems as dust suppression on production belts, hoppers, stockpiles, unsealed hardstands and other exposed or trafficable areas (This may be by a watercart). • Re-use of process water for dust suppression (where possible) • Use of filters on all silos. • Use of airtight connections and valve systems.	Doppelmayr Aus	At All Times
Monitoring of dust levels: • Visual inspections to be done at all times. • If required monitoring points are to be set up on site boundaries to monitor dust. • These should be checked and recorded daily to ensure activities are within limits.	Doppelmayr Aus	Visual – At All Times Monitoring – Daily/Weekly (If required)
Weekly site environmental inspections to include assessment of dust suppression techniques and methods and report any positives or negatives – Issues to be raised with Project Manager to review.	Perisher Blue Pty Ltd	Weekly
Implementation of additional techniques where dust suppression inadequate (monitoring results) i.e. fencing / bunding.	Doppelmayr Aus	If required
Stabilised site entry / exit point established for entry onto public roads.	Doppelmayr Aus	Prior To Establishment

Public roads adjacent to site entry / exit to be kept free from dust, soil and mud build up as a result of plant operation.	Doppelmayr Aus/Perisher Blue Pty Ltd	At All Times & If required
Minimise drop heights between plant conveyors and feed hoppers.	Doppelmayr Aus	During Production
Silos must not be overfilled.	Doppelmayr Aus	At All Times
All fine particle admixtures and chemicals to be stored in a building or container.	Doppelmayr Aus	At All Times
All traffic on site will be restricted to 20km/h. As well as a safety condition this will help to control dust onsite.	Doppelmayr Aus/Perisher Blue Pty Ltd	At All Times
5.2 Noise		
Actions	**Responsible**	**When**
Batch plant will operate between the hours of 7.00 am and 6.00pm 7 days a week consistent with the development approval (condition D.2 DA10115) for the Mt Perisher Six Seat Chairlift.	Doppelmayr Aus/Perisher Blue Pty Ltd	At All Times
Any out of hours works will be subject to noise monitoring and verification.	Doppelmayr Aus/Perisher Blue Pty Ltd	At All Times
All plant and equipment to undergo a Plant Hazard Assessment before assessing site.	Doppelmayr Aus	At All Times
Unless otherwise specified or approved, plant and equipment shall not be started or left operating during work hours unnecessarily.	Doppelmayr Aus	Prior To Establishment
Monthly monitoring of noise levels at project or property boundaries to ensure operations are within a reasonable limit – 58dBA.	Doppelmayr Aus	Monthly
All traffic on site will be restricted to 20km/h. As well as a safety condition this will help to limit noise.	Doppelmayr Aus/Perisher Blue Pty Ltd	At All Times
5.3 Water		
Actions	**Responsible**	**When**

Site to be bunded where possible and all stormwater to be directed to site sediment detention pond. Water to be reused onsite (treatment may also be an option) prior to being discharged off site.	Doppelmayr Aus/Perisher Blue Pty Ltd	Monthly
Wastewater created onsite to be used onsite for dust suppression and batching after ph testing and stabilisation.	Doppelmayr Aus/Perisher Blue Pty Ltd	At All Times
If drains present where plant site is established these should be cut off to prevent any unplanned discharge offsite.	Perisher Blue Pty Ltd	Prior To Establishment
Monitoring of water run off as part of Monthly and post rain event environmental inspection.	Perisher Blue Pty Ltd	Monthly Or A er Rain Event (+ 5mm)
Concrete washout will be stored in NPWS approved washout skips to consolidate solids in accordance with NSW government guidelines.	Doppelmayr Aus	At All Times
5.4 Traffic		
Actions	**Responsible**	**When**
Traffic to the stockpile site will not be impeded by the operation of the temporary plant.	Doppelmayr Aus	At all times
Additional local traffic impacts of the operation of the temporary plant will be limited to the delivery of cementitious and aggregate materials and supply of concrete in agitators offsite. This is estimated at a maximum 10 truckloads (may vary depending on site requirements) per day. The operation of the plant from the subject site will eliminate the need for agitator trucks to come from Jindabyne. Smaller agitator trucks will transport the concrete from the stockpile site to the construction site at Mount Perisher. All loads will be covered and be subject site and project specific rules and procedures.	Doppelmayr Aus/Perisher Blue Pty Ltd	At all times
All traffic to follow the traffic management plan (TMP) prepared for site and entry / exit onto local roads (Link Road) and Main Road 286 (Kosciuszko Road).	Doppelmayr Aus/Perisher Blue Pty Ltd	At all times
All traffic on site will be restricted to 20km/h. As well as a safety condition this will help to control dust onsite and limit noise.	Doppelmayr Aus/Perisher Blue Pty Ltd	At all times

Public roads adjacent to site entry / exit to be kept free from dust, soil and mud build up as a result of plant operation. No additional material transfer is expected as the site is currently used for material storage and stockpiling. If required rumble grids may be installed at exit points to control tracking of materials offsite onto public roads should the additional traffic generated by the temporary batching plant warrant such measures.	Doppelmayr Aus/Perisher Blue Pty Ltd	At All Times & If required
5.5 Waste		
Actions	**Responsible**	**When**
Recycling of waste concrete via casting into Beton Blocks which will be stored for future use on the project for construction of retaining walls and associated works.	Doppelmayr Aus	At All Times
All site bottles and cans to be recycled where possible utilizing recycling containers provided in break rooms and site offices.	Doppelmayr Aus/Perisher Blue Pty Ltd	At All Times
5.6 Chemicals		
Actions	**Responsible**	**When**
All fuels and chemicals onsite to be labelled correctly and should be accompanied by a SDS readily available for viewing. All fuels and chemicals are to be stored in a bunded area or bunded container.	Doppelmayr Aus	At All Times
All fine particle admixtures and chemicals to be stored in or on bunded pallets and enclosed container storage.	Doppelmayr Aus	At All Times

6.0 MONITORING		
Requirements	**Responsible**	**When**
Monitoring of site at sensitive receivers may be undertaken to ensure levels are acceptable. This can be the Doppelmayr Aus HSE Manager or this maybe a site/project specific requirement.	Doppelmayr Aus	If Required or If directed

Any excessive noise, air quality or visual amenity issues shall be recorded on the Environmental Inspection. Informal daily observations are to be recorded in site diaries, these entries should include considerations of weather conditions and certain activities with a high noise or dust generation potential. The closest residential/tourist accommodation buildings are approximately 490m from the operation site.	Doppelmayr Aus	At All Times & Weekly
If required dust deposition gauges maybe used to monitor sensitive receivers. This can be the Doppelmayr Aus HSE Manager or this maybe a site/project specific requirement. If sampling is undertaken, samples are to be sent to a NATA accredited laboratory for analysis and reporting.	Doppelmayr Aus	If Required or If directed
Monitoring of stormwater to ensure it is within limits prior to discharging off site	Doppelmayr Aus	Monthly / Post Rain Event
If a complaint is received, appropriate monitoring is to be undertaken to determine validity. Efforts should be made to address the complaint and any reasonable additional steps to prevent further complaints.	Doppelmayr Aus	If required

7.0 REPORTING		
Requirements	**Responsible**	**When**
Details of field observations shall be reported via Environmental Inspections and Housekeeping Inspections. These are to be communicated to all staff during pre-starts, toolbox and team meetings.	Doppelmayr Aus	At All Times
All complaints / Incidents regarding noise, air quality and visual amenity must be reported to the Doppelmayr Aus and Perisher HSE Manger immediately. Relevant procedures for complaints handling / reporting should be followed.	Doppelmayr Aus	At All Times
Doppelmayr Aus is to notify the Perisher Project Management Team of any incident that has caused or is likely to cause material harm to the environment. Relevant regulators and stakeholders are to be notified (as required by the Protection of the Environment Operations Act 1997)	Doppelmayr Aus	At All Times
If Doppelmayr Aus is operating on a project site, Doppelmayr Aus will notify the Perisher Project Management Team of all valid incidents or complaints - verbally within 2 hours and in writing within 24 hours.	Doppelmayr Aus	If required

8.0 TRAINING		
Requirements	**Responsible**	**When**
All DOPPELMAYR AUS personnel and sub-contractors to be inducted before commencing works onsite. Inductions to include all relevant information regarding environmental requirements.	Doppelmayr Aus	At All Times
All DOPPELMAYR AUS personnel to be trained on Environmental requirements yearly. Records of completion of this training are to be kept for reference. Any new requirements or regulations will be tool boxed as soon as possible asper changes are made and all personnel are to sign off on amendments.	Doppelmayr Aus	At All Times

9.0 SUGGESTED CORRECTIVE ACTIONS	
Example	**Suggested Corrective Action**
Community query / complaint on noise or dust levels	• Investigate the complaint • Monitor the site to confirm • Implement appropriate management and mitigation measures (where feasible)
Exceedance of air quality criteria	• Determine the source of the dust, stop work, if necessary, identify appropriate alternative and implement controls or mitigation methods. • Where there is a clear exceedance and impact of dust, address dust generating activities where possible using existing controls i.e. water cart. • Solutions to be added to action plan, SMWS, SOP's and toolboxes. All staff to be trained regarding changes and sign onto new SWMS and SOP's.
Sediment run off	• Construct sediment fencing and retention pond at point of run-off • Clean sediment pond as required

Appendix D Archeological Due Diligence

Project:

The due diligence assessment below is taken from the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales, DECCW 2010. The assessment was undertaken by Sophie Ballinger, Mountain Planning Manager for Perisher Resort, July 2024

Generic Due Diligence Process

Step 1 – Will the activity disturb the ground surface or any culturally modified trees?

No, the development is restricted to an area that has been previously disturbed and the installation of the tempory plant will not require any ground distrubance. There are no culturally modified trees in the vacinity of the devleopment site.

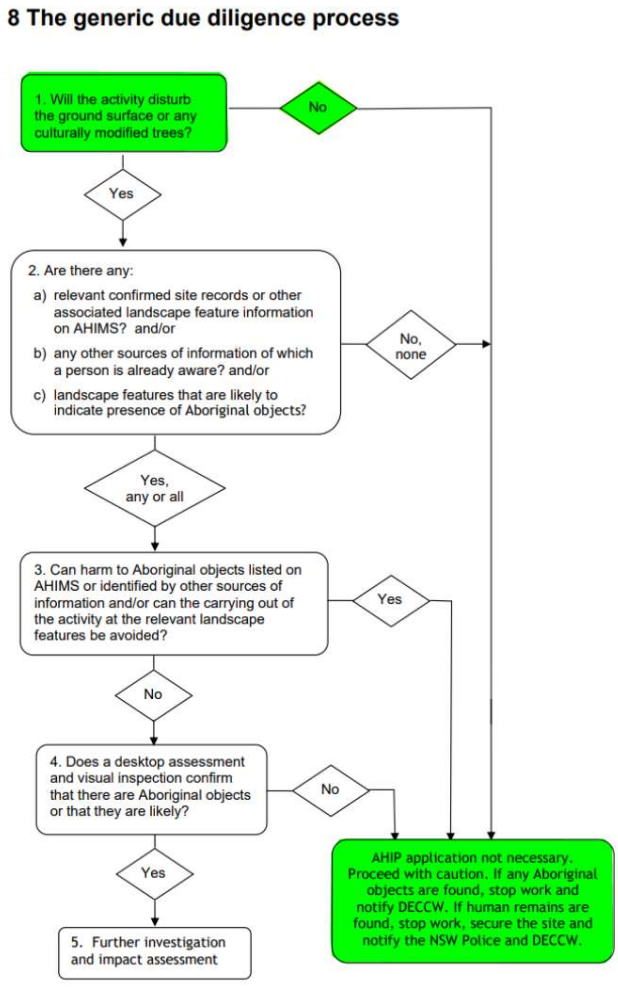


Figure 1 - Generic due diligence process – Due Diligence Code of Practice (NSW Department of Environment, Climate Change and Water 2010)

Step 2a – Search of AHIMS database

An AHIMS search was undertaken on the subject lot which has shown, no aboriginal sites or places are recorded or declared in or near the location. A copy of the search result is reproduced below:

Whilst step 2a is not required in this case due to the lack of ground disturbance as a cautionary measure an AHIMS search was undertaken. As per the report below there were no sites recorded in or near the subject location being the Smiggin Holes Stockpile site.

AHIMS Web Services (AWS)
Search Result

Your Ref/PO Number : Smiggin Holes Stockpile
Client Service ID : 902852

Vail Resorts - Australia
PO Box 42
Perisher Valley New South Wales 2624
Attention: Sophie Ballinger
Email: sophie.ballinger@vailresorts.com.au

Date: 20 June 2024

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lat, Long From : -36.3906, 148.43 - Lat, Long To : -36.3863, 148.4377, conducted by Sophie Ballinger on 20 June 2024.

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. *

Conclusion

Based on the outcomes of steps 1 as there is no ground disturbance required to facilitate the development no AHIP or further investigations are required. There are no recorded sites within the area of the development and therefore it is concluded that the development can proceed with caution without applying for an AHIP.

Appendix E Concrete Batching Plant Management Plan – Doppelmayr

Doppelmayr

CONCRETE BATCHING PLANT MANAGEMENT PLAN

DOCUMENT NO: DOPP-CONC-001

Recommended Documents to be Read in Conjunction

This management procedure should be read in conjunction with the DOPPELMAYR (DOPP) Concrete Integrated Management Systems Policy - IMS (Incorporating Quality, Health Safety and Environmental), DOPP plant risk assessments:

Distribution

This document is not to be distributed without the written permission of DOPPELMAYR

Revisions

DATE	REV	DETAILS	PREPARED	APPROVED
18/04/2024	A	Draft	S. Turner	
05/05/2024	B	Photos added, reference drawing added.	S. Turner	

Reference Drawings

Smiggin Holes Quarry Mobile Batch Plant 2021-15-C-100_A

MOBILE CONCRETE BATCHING PLANT MANAGEMENT PLAN

Doppelmayr

1.0 Scope

This Concrete Batching Plant Management Plan is applicable for the batching of concrete at Smiggin Holes quarry for the delivery of concrete to the Mt Perisher-6 and associated works project. Project specific conditions and approvals are also to be addressed if required.
DOPP proposes the establishment of a mobile concrete batching plant. This will require the following plant and equipment:

- Mobile batch plant –MODEL – Thomas Manufacturing Top of The Range Batching Plant (40m3/hr)
- Loader
- 2x20,000L water tank
- Agitator Trucks
- 2xHorizontal cement silo – MODEL – 20ft Iso tank
- Material Storage Areas (Cementitious, Aggregate and Admixtures)
- 50KVA generator
- 2x washout skips
- 4x waste concrete block moulds

Water supply will initially be via water trucked in with a storage water tank located onsite. Partial re-use of process water is also proposed.
The batch plant will be powered by generators.
Hazardous goods onsite will be Diesel Fuel and Cement products such as Flyash and GP Cement. Additionally, admixtures for concrete batching that could include the following may also be stored onsite in bunded containment

- Master AIR
- Masterglenium
- Master Poz

2.0 Objectives

The objectives of this Concrete Batching Plant Management Plan are to:

- Identify potential environmental impacts of the concrete batching plant;
- Detail environmental controls to minimise impacts of the establishment and operation of the plant;
- Address any relevant project specific conditions regarding planning approvals;

3.0 Project Details

Produce and supply concrete for general works for the construction of the Mt Perisher 6 and associated works
Approximately 1000m^3 is to be delivered from the plant in a 5 month period
Undertake mix design trials and plant configuration setup.
Complete full risk assessment on plant and identify and potential hazards
Develop SOP's and training matrix to ensure all personnel understand the plant and are trained on environmental requirements.

3.1 Performance Criteria

1. Plant operations to occur within defined noise, air and water quality limits. As set by DOPP Concrete or project specific approval conditions. 2. Any and all complaints to be addressed within 48 hours
3. Waste management addressed as per this plan
4. Produce materials to meet internal requirements and agreed specifications.

3.2 Potential Environmental Impacts

- Dust – Impact air quality through the creation of dust.
- Noise – Increase in local noise levels due to plant operations.
- Water – Impact to water quality (increase in pH and suspended solids) as a results of wastewater runoff.
- Chemicals/Fuels – Impact to water quality as a result of water runoff.
- Traffic – Increased local traffic around plant area.
- Waste – Waste created by the plant i.e returned concrete, general rubbish.
- Cement / SCMs (Supplementary Concrete Materials) – Impact air and water quality through dust and fine particles into the environment.

4.0 Management Strategies		
Air Quality		
Actions	**Responsible**	**When**
Batch plants set up on hardstand to reduce dust	DOPP	Prior To Establishment
Enclose stockpiles and look at site set up position to minimise wind effects.	DOPP	Prior To Establishment
During all site operations and the operation of the plant, all reasonable and feasible measures will be implemented to minimise dust generation. This will include: • Use of watering systems as dust suppression on production belts, hoppers, stockpiles, unsealed hardstands and other exposed or trafficable areas (This may be by a watercart) • Re-use of process water for water for dust suppression (where possible) Use of filters on all silos • Use of air tight connections and valve systems	DOPP	At All Times
Monitoring of dust levels • Visual inspections to be done at all times • If required monitoring points are to be set up on site boundaries to monitor dust. These should be checked and recorded daily to insure activities are within limits.	DOPP	Visual – At All Times Monitoring – Daily/Weekly (If Required)
Weekly site Environmental Inspections to include assessment of dust suppression techniques and methods and report any positives or negatives – Issues to be raised with Plant Manger to review.	DOPP	Weekly
Implementation of additional techniques where dust suppression inadequate (monitoring results) i.e fencing / bunding	DOPP	If Required
Stabilised site entry / exit point established for entry onto public roads.	DOPP	Prior To Establishment
Public roads adjacent to site entry / exit to be kept free from dust, soil and mud build up as a result of plant operation	DOPP	At All Times & If Required
Minimise drop heights between plant conveyors and feed hoppers	DOPP	During Production
Silos must not be overfilled	DOPP	At All Times
All fine particle admixtures and chemicals to be stored in a building or container	DOPP	At All Times
All traffic on site will be restricted to 20km/h. As well as a safety condition this will help to control dust onsite and limit noise.	DOPP	At All Times
Noise		
Actions	**Responsible**	**When**
Batch plant to be restricted to hours 7am to 5:00pm Mon – Sat (unless additional approval licence granted or project approved)	DOPP	At All Times

Noise (Continued)		
Actions	Responsible	When
All plant and equipment to undergo a Plant Hazard Assessment before assessing site	DOPP	At All Times
Unless otherwise specified or approved, plant and equipment shall not be started or left operating during work hours unnecessarily.	DOPP	Prior To Establishment
Monthly monitoring of noise levels at project or property boundaries to ensure operations are within a reasonable limit – 58dBA		
All traffic on site will be restricted to 20km/h. As well as a safety condition this will help to control dust onsite and limit noise.	DOPP	At All Times
Water		
Actions	Responsible	When
Site to be bunded where possible and all stormwater to be directed to site sediment detention pond. Water to be reused onsite where possible or if tested and within required limits (treatment may also an option) discharged off site.	DOPP	Monthly
Waste water created onsite to be used onsite for dust suppression.	DOPP	At All Times
If drains present where plant site is established these should be cut off to prevent any unplanned discharge offsite	DOPP	Prior To Establishment
Monitoring of water run off as part of Monthly and post rain event environmental inspection.	DOPP	Monthly Or After Rain Event (+ 5mm)
Traffic		
Actions	Responsible	When
Local traffic impacts will be restricted to delivery of cementitious and aggregate materials and supply of concrete in agitators offsite. This is estimated at a maximum 10 truck loads (may vary depending on site requirements) per day. If plant is set up within a project this will eliminate the need for agitator trucks on main roads. All loads will be covered and be subject site and project specific rules and procedures.	DOPP	At All Times
All traffic to follow the traffic management plan (TMP) prepared for site and entry / exit onto local roads.	DOPP	At All Times
All traffic on site will be restricted to 20km/h. As well as a safety condition this will help to control dust onsite and limit noise.	DOPP	At All Times
Public roads adjacent to site entry / exit to be kept free from dust, soil and mud build up as a result of plant operation • Rumble grids maybe installed if required at exit points to control tracking of materials offsite onto public roads	DOPP	At All Times & If Required

Waste		
Actions	Responsible	When
Reuse of waste water within site for dust suppression, and mix design	DOPP	At All Times
Recycling of waste concrete via casting into Beton Blocks	DOPP	At All Times
All site bottles and can to be recycled where possible utilizing recycling containers provided in break rooms and site offices.	DOPP	At All Times
Chemicals		
Actions	Responsible	When
All fuels and chemicals onsite to be labelled correctly and should be accompanied by a SDS readily available for viewing. All fuels and chemicals are to be stored in a bunded area or bunded container.	DOPP	At All Times
All fine particle admixtures and chemicals to be stored in a bunded container storage.	DOPP	At All Times

5.0 Monitoring		
Requirements	Responsible	When
Monitoring of site at sensitive receivers may be undertaken to ensure levels are acceptable. This can be the DOPP HSE Manager or this maybe a site/project specific requirement.	DOPP	If Required Or If Directed
Any excessive noise, air quality or visual amenity issues shall be recorded on the Environmental Inspection. Informal daily observations are to be recorded in site diaries, these entries should include considerations of weather conditions and certain activities with a high noise or dust generation potential.	DOPP	At All Times & Weekly
If required dust deposition gauges maybe used to monitor sensitive receivers. This can be the DOPP HSE Manager or this maybe a site/project specific requirement. If sampling is undertaken, samples are to be sent to a NATA accredited laboratory for analysis and reporting.	DOPP	If Required Or If Directed
If a complaint is received, appropriate monitoring is to be undertaken to determine validity. Efforts should be made to address the complaint and any reasonable additional steps to prevent further complaints.	DOPP	If Required

6.0 Reporting		
Requirements	Responsible	When
Details of field observations shall be reported via Environmental Inspections and Housekeeping Inspections. These are to be communicated to all staff during pre-starts, toolbox and team meetings.	DOPP	At All Times
All complaints / Incidents regarding noise, air quality and visual amenity must be reported to the DOPP HSE Manger immediately. Relevant procedures for complaints handling / reporting should be followed.	DOPP	At All Times
DOPP Management Team is to be notified of any incident that has caused or is likely to cause material harm to the environment. Relevant regulators and stakeholders are to be notified (as required by the Protection of the Environment Operations Act 1997)	DOPP	At All Times
If DOPP is operating on a project site, DOPP will notify project management team of all valid incidents or complaints - verbally within 2 hours and in writing within 24 hours.	DOPP	If Required

7.0 Training		
Requirements	Responsible	When
All DOPP personnel and sub-contractors to be inducted before commencing works onsite. Inductions to include all relevant information regarding site safety and environmental requirements.	DOPP	At All Times
All DOPP personnel to be trained on Environmental requirements yearly. Records of completion of this training are to be kept for reference. Any new requirements or regulations will be toolboxed as soon as possible after changes are made and all personnel are to sign off on amendments.	DOPP	At All Times

8.0 Suggested Corrective Actions	
Example	Suggested Corrective Action
Community query / complaint on noise or dust levels	• Investigate the complaint • Monitor the site to confirm • Implement appropriate management and mitigation measures (where feasible)
Exceedance of air quality criteria	• Where there is a clear exceedance and impact of dust, cease dust generating activities where possible using existing controls i.e water cart. • Determine the source of the dust, stop work if necessary, identify appropriate alternative and implement controls or mitigation methods. • Solutions to be added to action plan, SMWS, SOP's and toolboxes. All staff to be trained regarding changes and sign onto new SWMS and SOP's.
Sediment run off	• Construct sediment fencing and retention pond at point of run-off • Clean sediment pond as required

Reviewed by – *Review of hazard and controls to be carried out by workgroup, prior to use on project*				
Name				
Role				
Signature				
Date				

9.0 Equipment Photos

20ft Iso container for Cement storage	
Waste concrete Beton Block mould	

Mobile batching plant – Thomas manufacturing top of the line		
Beton block storage bay