



Department of Planning
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

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Signed M D'souza

Sheet No 2 of 13

Gunuma Lodge, 8 Plum Pine Road, Smiggin
Holes – Site Environmental Management Plan
8 Plum Pine Road, Smiggin Holes

JANUARY 2025

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1. Site Environmental Management Plan

1.1. Introduction

As detailed in the Statement of Environmental Effects, the proposed external alterations will generate minimal impacts with no ground excavations or earthworks proposed.

The following plan has been provided to identify the appropriate location for construction vehicle parking and material storage to assist in minimising any impacts arising from the construction works. Acknowledgments are provided to Dabyne Planning for the original Site Environmental Management Plan (SEMP) including all images. This SEMP has been updated in 2025.

1.2. Access & Vehicle Parking

Access to the site will be achieved via Plum Pine Road with parking for construction vehicles available directly opposite the lodge within the existing designated parking area as identified in Figure 1 below.

All construction vehicles must be parked in existing driveways or carpark.

All machinery and equipment must be stored on existing disturbed areas and must not be stored on native vegetation.



Figure 1 | Location for construction vehicle parking via Plum Pine Road.

1.3. Material Storage

Material storage for the construction works can be placed temporarily at either the driveway and carpark for Willow lodge (leased by Perisher Ski Resort for winter staff accommodation – subject to their consent) as shown in figure 2 or by using the existing access track and disturbed site at the western side of the lodge as shown in figures 3 & 4 below.

All stockpile sites, including materials storage areas, parking and waste management receptors (e.g. skip bins) must be placed so as not to impact on native vegetation.



Figure 2 | Driveway and carpark of Willow Way, location for material storage for construction works



Figure 3 | Disturbed area of site, west of lodge, which can be used for material storage.



Figure 4 | Disturbed area of site, west of lodge, which can be used for material storage.

1.4. Waste Management

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

- All litter generated on site is to be disposed of in appropriate bin provided on site and disposed at Jindabyne tip .
- All employees shall be informed of the need to maintain a clean worksite.
- Site generated waste including garbage, concrete and excess materials shall be collected within the waste bin and removed from the site to landfill located in Jindabyne.
- All loads of rubbish removed shall be securely covered to ensure no spillage.
- To the furthest extent possible efforts shall be made to reduce, reuse and recycle materials used onsite.
- The worksite shall be left in a tidy and rubbish free state upon completion of the Project
- All waste management receptors must be covered daily, or be emptied or removed from site each day, to ensure that waste cannot blow away or be disturbed by scavenging fauna
- The subject site is to be left clean and tidy and free of building debris and materials at the conclusion of daily works

1.5. Noise and Vibration pollution

The intended hours of operation is from 7 am to 5 p m Monday to Friday, 8 am – 5 pm on Saturday with no work on Sundays or Public Holidays from the October long weekend and ending no later than 31 April the following year in each year.

Noise pollution is not expected to be an issue from the construction of the proposed work.

1.6. Air pollution

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

1.7. Fuels and Chemicals

The proposed development will not require the storage of fuels or chemicals on site.

Vehicles and machinery must only be fuelled at designated hard stand fuelling stations or with spill kits and temporary bunding in place

1.8. Emergency Procedures

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

Table 1 | Key Emergency Response Contacts

Organisation	Emergency Phone	Non Emergency Phone
NSW Police	000	Jindabyne: 6456 2244
NSW Fire Brigade	000	Perisher: 6457 5037 Jindabyne: 6456 2476
NSW Ambulance	000	Perisher: 131 233
Medical Centres	Perisher (Winter Only): 6457 5266 Jindabyne: 6457 1221	
National Parks and Wildlife Service (NPWS)/OEH	1800 629 104	Perisher: 6457 5214 Jindabyne 6450 5555
Roads and Traffic Authority	Traffic incidents & road conditions: 131 700 Road closures and special events: 132 701	
Environment Protection Authority Environment Line	131 555	
NRMA Road Service	Jindabyne: 6456 2170	