



Site Environmental Management Plan

Thredbo Alpine Hotel Food and Beverage Outlets
– Building Alterations and Additions

Thredbo Alpine Resort
Kosciuszko National Park, NSW

May 2025

Kosciuszko Thredbo Pty Ltd

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1 Introduction

This Site Environmental Management Plan (SEMP) has been prepared for implementation by Kosciuszko Thredbo Pty Ltd (KT) (and its contractors) for the Thredbo Alpine Hotel Food and Beverage Outlets – Building Alterations and Additions (the Project).

The site is located within the Thredbo Alpine Hotel, situated in Thredbo Alpine Resort, NSW. The site comprises the Izakaya and Pizzeria premises (**Figure 1**).



Figure 1: Site Plan

2 Project Description

The works will include:

- establishment of site, including erection of pedestrian controls i.e. signage and fencing
- building works as per the plans (Jude Little 2025)
- site clean-up.

3 Construction Timing

Construction is anticipated to take approximately 1 month.

4 Site Access

Construction vehicles will utilise public car parking along Friday Drive. The site is accessible on foot via Friday Drive and Mowamba Place.

5 Material Storage Areas

The Izakaya and Pizza premises will be used to store materials during the construction. The public will be excluded from these areas during works.

6 Work Hours

Standard works hours include (unless otherwise approved):

- Monday to Friday 7 am to 6 pm
- Saturday 8 am to 1 pm
- No work on Sundays or public holidays

7 Environmental Controls

7.1 Public safety measures

- Construction notification via email to all staff/occupants / owners of premises, including contact details for the construction contractor.
- Temporary site fencing/signage will be erected around the works area to exclude public access. Fencing is to clearly delineate the construction area to restrict unauthorised persons entering the work area.

7.2 Demolition

- Demolition works must comply with the provisions of *Australian Standard AS 2601-2001 Demolition of structures*.

7.3 Dust control

- All vehicles carrying materials or waste to/from the site must be covered
- Footpaths adjacent to the site are to be kept clean.

7.4 Noise and vibration

- Works to be undertaken during standard work hours to minimise any impacts on the amenity of visitors and employees
- Staff to be issued with appropriate PPE
- All plant, machinery and tools will be maintained in good working order at all times
- Work involving noisy tools or machinery to be used inside the building structure when possible
- Construction works are to be managed in accordance with *Australian Standard 2436-2010 Guide to noise and vibration control on construction, demolition and maintenance sites*.

7.5 Fuels and chemicals

- Hazardous substances, toxic materials or dangerous goods must not be stored or processed on-site at any time without prior approval from the DPE Secretary or nominee
- Fuel and chemicals will be appropriately stored and handled in accordance with relevant Australian Standards and Codes of Practice

7.6 Waste management

- All staff shall be informed of the need to maintain a clean worksite.
- Building waste must be minimised and must be contained in receptacles and covered daily or removed from the site each day. Receptacles are to be protected to ensure waste cannot escape by wind, water or scavenging fauna.
- Wherever possible, building materials shall be salvaged for re-use.
- A daily inspection shall be carried out to ensure the worksite is left in a rubbish free state.
- Site generated waste shall be collected and removed from the site upon completion.
- All loads of rubbish removed shall be securely covered to ensure no spillage.
- The worksite shall be left in a tidy and rubbish free state upon completion of the project.
- Waste is to be managed in accordance with legislative requirements.

7.6.1 Licenced waste facilities

There are two licenced waste facilities within proximity to Thredbo, including:

- Jindabyne Landfill, 6013 Kosciuszko Road, Jindabyne NSW
- Cooma Landfill, 8448 Monaro Highway, Cooma NSW.

7.7 Aboriginal Cultural Heritage Unexpected Finds Procedure

Where unexpected items of potential archaeological, built or Aboriginal cultural heritage significance are discovered, Project personnel will follow the below procedure:

- **STOP:** Stop work and leave the site or item where it is.
- **NOTIFY:** Notify the Project Manager and NPWS to arrange for representatives to inspect the site. If human remains are found, the NSW Police must also be notified.
- **MANAGE:** Management may involve securing the find by erecting a no-go zone.
- **REPORT:** The Project Manager will complete any reporting requirements, as directed by NPWS.

7.8 Environmental Incident and Emergency Response

All Project personnel are required to follow KT's **Construction site Incident and Emergency Procedures Thredbo Village**. The procedure will be available on-site and all Project staff will be trained on their implementation through the site induction. The procedure classifies examples of emergencies and incidents and provides specific procedures for response to such events. The procedure also outlines general site management principles, incident reporting and notification requirements and provides an emergency contacts list.

8 Key Contacts Details

Key contacts for the Project are provided in **Table 1**. Prior to commencement of works, contact details (name and contact number) will be provided for Project personnel.

Table 1: Key Contact Details

Company / Agency	Role / Reason	Contact
Government Agency Contacts		
Department of Planning and Environment (DPE) (Alpine Resorts Team)	Development approval and compliance	(02) 6456 1733
National Parks and Wildlife Service (NPWS)	Flora, fauna, archaeology	(02) 6450 5600
Environment Protection Agency (EPA)	Water, noise, air pollution and regulation	131 555
NSW Soil Conservation Service	Soil erosion and sediment control	02 9842 8300
Thredbo Village Services		
Thredbo Medical Centre	General medical attention	(02) 6457 6254
Fire and Rescue Thredbo, NSW	Incident / emergency	(02) 6457 6144
Emergency Contacts		
NSW Police	In case of fire, medical or police emergency	000
NSW Fire and Rescue		
NSW Ambulance		