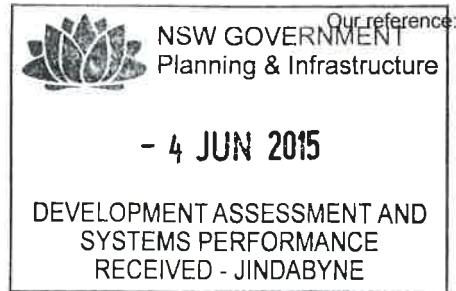




Mr Daniel James
Team Leader
Alpine Resorts Team
Department of Planning and Environment
PO Box 36
Jindabyne NSW 2627



DOC15/172648
EF15/9185

Dear Daniel

DA Referral – House of Ullr conversion from lodge to self-contained apartments, Thredbo. DA - 7073

I refer to the above development application (DA) forwarded to the Office of Environment and Heritage (OEH) for provision of comments in accordance with *State Environmental Planning Policy (Kosciuszko National Park - Alpine Resorts) 2007*.

OEH has reviewed the Statement of Environmental Effects (SEE) and appendices and I provide the following comments to help you assess the DA.

Fauna and Flora

There should be minimal impacts on native fauna and flora if the works are undertaken as proposed in the SEE and appendices. The trimming of branches on the large Eucalyptus at the south-western corner is considered acceptable however branch removal should be kept to a minimum. If the works expand to trunk removal then further approval by OEH will be required.

Aboriginal Archaeology

The development area is a previously disturbed site and there are no known Aboriginal sites within or close to the development area. Should any Aboriginal objects be uncovered during construction, any works impacting the objects must cease immediately and the NPWS contacted for assessment of the site.

Leasing

The proposal is permissible under the head lease held by Kosciuszko Thredbo Pty Ltd.

Public Health

As discussed with you, public health comments will be provided separately.

UPPS Storage tank

The decommissioning of the existing oil tank including the fuel lines and associated infrastructure must be undertaken by contractors and qualified consultants experienced in contaminated land assessment. It must be undertaken in accordance with the *Work Health and Safety Regulation 2011, Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014* and relevant Australian Standards.

Soil samples below the tank excavation and adjacent to the site must be assessed and a site validation report submitted to the Department of Planning and Environment. Any contaminated material removed from the site must be disposed of at an appropriately licenced waste management facility.

Heritage

There are no identified heritage issues relating to House of Ullr.

If you have any enquires regarding this matter, please contact the Assessments Coordinator, Rebecca Owen on 02 6450 5543.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Sue Elks', written in a cursive style.

Sue Elks
Team Leader
Environmental Planning and Assessment
3 June 2015