



Mid-Station Bistro Fauna Crossing and Tree and Rock Removal

Statement of Environmental Effects

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Project

This project involves the removal of trees and rocks at the Mid-Station Bistro (MSB) in Perisher Valley and construction of a fauna crossing. Two mature snowgums, one dead snowgum, also comprised of multiple trunks and a cluster of seven rocks are proposed for removal. The trees and rocks are located immediately to the south west of the MSB, as shown in Figure 1 and 2.

The removal of these trees and rocks is aimed at improving waste management and resort operations.

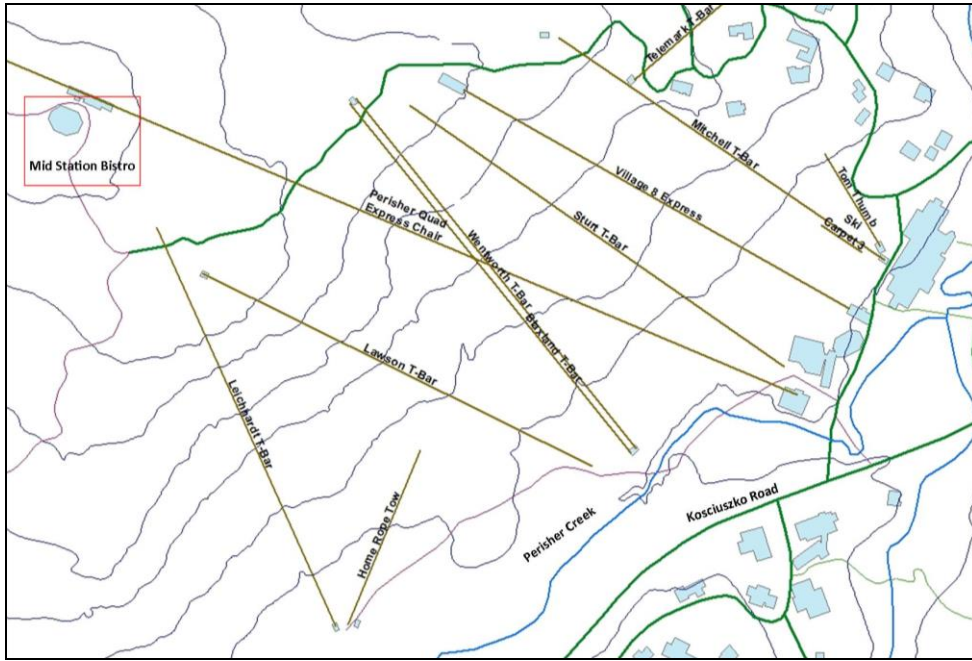


Figure 1: Location of works site



Figure 2: Aerial view of the proposed works site and suggested fauna crossing location

Background

Trees and rocks were removed from the same area, in relation to previous development works (DA 7582), in an effort to integrate recycling waste services and streamline waste management works. Although the works allowed for the introduction of the recyclable waste stream the vehicle movements required to remove the waste are complex and time consuming. This proposal will streamline waste management operations through additional removal of trees and rocks.

Objectives

The primary objective of the proposed works is to improve waste management logistics at the MSB through the removal of trees and rocks adjacent to the building.

Project Description

The project consists of summer removal of a cluster of seven boulders, and three mature E. pauciflora, comprised of six large trunks and four dead trunks. The trees and boulders to be removed are shown in figures 3.



Figure 3: Trees and boulders proposed for removal

Where possible the boulders will be simply lifted into the back of a truck using an excavator, alternatively they will be drilled into and broken down to smaller pieces by blasting. The rocks will be blasted until ground level. A licenced blaster will undertake all blasting work according to industry best practice and Perisher's blasting procedures. Suitable rock fragments will be used for the construction of a fauna crossing and unsuitable rock fragments will be loaded into a 6WD truck, using a 22 tonne excavator, for transportation and stockpiling at Smiggin Holes stockpile.

The trees will be chain sawed to ground level and cut into smaller pieces for use on revegetation sites.

Works should take no longer than 1 week to complete.

A fauna crossing will be constructed across the span of the summer access road at a location agreed upon between Perisher and the Office of Environment and Heritage. Figure 2



Figure 4: Possible location for the proposed fauna crossing. Final location to be determined in consultation with OEH.

and figure 4 show a potential location downhill of the bistro. The road will be excavated to an approximate depth of 500mm and a concrete pipe will be placed in the trench. Small rocks will be placed at either end of the crossing to exclude feral pests. The pipe will then be covered to allow continued use of the summer road. The design of the fauna crossing is shown in appendix 1.

Construction of the fauna crossing will be completed in a single day.

The proposed works are not considered to constitute advertised development under clause 27 of the SEPP.

Proposed Environmental Safeguards and Offsets

The trees and rocks proposed for removal are surrounded by previously disturbed land dominated by exotic grasses. Environmental safeguards are therefore centred on best practice blasting techniques and minimising vehicles movements.

Following blasting and rock removal work, any disturbed soil will be stabilised with the grass *Festuca rubra* (Chewings fescue).

Access to the site is gained via the Summer Road, no off road driving will be required. Figure 2 shows the access roads.

In order to maintain the principles of sustainable development, the construction of a fauna crossing is proposed to offset to the tree and rock removal. Construction of the crossing will be completed in a single day and control of sediment will therefore be predominantly

managed using the excavator undertaking works. Further sediment controls will be installed if required.

Reversibility

The proposed removal of trees and rocks cannot be reversed, however the construction of the fauna crossing is included in the works in order to adopt the principles of sustainable development. The proposed works are considered to have a positive net impact environmentally.

Alternatives

Use an alternative area for waste management: this would impede on ski runs and potentially impact skier safety.

Do nothing: if these works are not undertaken the new waste stream, recycling, will be considered a burden and likely not utilised.

Issues relating to the Project

Site suitability
The proposed works will improve waste management operations at the MSB, while the fauna crossing will improve ecological values
Present and previous uses
Use of the area will continue as normal, however waste management will become easier.
Operational details
Resort operations and oversnow vehicle movement will be improved by the proposed works
Building classification and Building Code of Australia (BCA)
N/A
Change of use of a building (where there is no building work)
N/A
Wind classification and snow loading
N/A
Engineering details
N/A
Geotechnical impact
A geotechnical assessment is not required for these works
Social and economic impact
Positive social impacts will result from the proposed works due to improved waste management and reduced vehicles movements.
Access and traffic
Direct access to the site is gained by Perisher summer roads. During construction of the fauna crossing, traffic will not be able to move beyond the crossing. Appropriate signage will be installed to this effect. As this road is primarily utilised by Perisher staff these works are not expected to impact on vehicle movements.
Privacy, views and overshadowing
There will be no impacts on privacy, views or overshadowing due to the minor scale of the works.

Air and noise
During construction air quality in the immediate vicinity will be slightly reduced due to dust and above average noise will result from the operation of plant. This can be managed by operating during standard work hours.
Soil, water and wastewater management
The project site is greater than 40m from the closest waterway, thus a Controlled Activity Approval is not required for this project.
All trenching works will be undertaken in a single day, therefore sediment can be managed by the operating plant.
There will be no wastewater resulting from the works.
Heritage
There will be no impact on Heritage from the proposed works.
Aboriginal cultural heritage
All works are to occur in previously disturbed areas and will therefore have no impact on Aboriginal cultural heritage.
Energy
A reduction in fuel will result following works due to the reduced movement of vehicles
Waste
There will be no waste generated from the proposed works.
Waste management at the MSB will be improved as a result of the proposed works.
Demolition
No demolition will be required, only the removal of rocks.
Threatened species
No direct impacts on threatened species are expected as a result of the proposed works.

Issues relating to the Project

Legislation and Planning		
State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007 – The proposal is consistent with the aims and objectives of the Policy, as outlined in clause 2 and clause 14 of the SEPP. The consistency is described throughout this SEE and summarised in the table below.		
Clause 2	Aim and objectives of Policy	Impacts / Comment
	(1) The aim of this Policy is to protect and enhance the natural environment of the alpine resorts, in the context of Kosciuszko National Park, by ensuring that development in those resorts is managed in a way that has regard to the principles of ecologically sustainable development (including the conservation and restoration of ecological processes, natural systems and biodiversity).	The proposed works will be offset and will not result in net negative impact on the natural environment. Development will be managed in a way that results in no unnecessary degradation.
	(2) The objectives of this Policy are as follows: (a) to encourage the carrying out of a range of development in the alpine resorts (including the provision of services, facilities and infrastructure, and economic and recreational activities) that do not result in adverse environmental, social or economic impacts on the natural or cultural environment of land to which this Policy applies, (b) to put in place planning controls that contribute to and facilitate the carrying out of ski resort development in Kosciuszko National Park that is ecologically sustainable in recognition of the fact that this development is of State and regional significance, (c) to minimise the risk to the community of exposure to environmental hazards, particularly geotechnical hazards, bush fire and flooding, by generally requiring development consent on land to which this Policy applies.	a) The proposed development will not result in adverse environmental or economic impacts and will provide positive social impacts through reduced vehicle movements and anticipated improvements in waste management. b) Perisher encourages open discussion and transparency in order to ensure effective controls are in place to achieve ecologically sustainable development. c) Perisher will work with Planning NSW and the Office of Environment and Heritage to ensure all risks are minimized.
Clause 14	Matters to be considered by consent authority	Impacts / Comments
	(a) the aim and objectives of this Policy, as set out in clause 2,	
	(b) the extent to which the development will achieve an appropriate balance between the conservation of the natural environment and any measures to mitigate environmental hazards (including geotechnical hazards, bush fires and flooding),	No impacts on the risk of environmental hazards are associated with these works and all risks will be effectively managed to achieve an appropriate balance between conservation and development.
	(c) having regard to the nature and scale of the development proposed, the impacts of the development (including the cumulative impacts of development) on the following:	
	(i) the capacity of existing transport to cater for peak days and the suitability of access to the alpine	Will be improved by simplifying vehicle

resorts to accommodate the development,	movements
(ii) the capacity of the reticulated effluent management system of the land to which this Policy applies to cater for peak loads generated by the development,	No impact
(iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development,	Will be improved by increasing the volume of recyclable waste and decreasing the volume of landfill waste
(iv) the capacity of any existing water supply to cater for peak loads generated by the development,	No impact
(d) any statement of environmental effects required to accompany the development application for the development,	This document.
(e) if the consent authority is of the opinion that the development would significantly alter the character of the alpine resort—an analysis of the existing character of the site and immediate surroundings to assist in understanding how the development will relate to the alpine resort,	The proposed works will not significantly alter the character of the resort.
(f) the <i>Geotechnical Policy—Kosciuszko Alpine Resorts</i> (2003, Department of Infrastructure, Planning and Natural Resources) and any measures proposed to address any geotechnical issues arising in relation to the development,	A geotechnical assessment is not required.
(g) if earthworks or excavation works are proposed—any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works,	Trenching works will be undertaken in accordance with the Rehabilitation Guidelines for the Resort Areas of Kosciuszko National Park in order to mitigate any adverse impacts associated with sedimentation
(h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,	No stormwater drainage works are proposed.
(i) any visual impact of the proposed development, particularly when viewed from the Main Range,	There will be minor visual impacts resulting from the removal of trees and rocks.
(j) the extent to which the development may be connected with a significant increase in activities, outside of the ski season, in the alpine resort in which the development is proposed to be carried out,	There are no connections to activities outside of the ski season
(k) if the development involves the installation of ski lifting facilities and a development control plan does not apply to the alpine resort:	The development does not involve the installation of ski lifting facilities

Appendix 1: Fauna Crossing Design

