



Mr Mark Brown  
Senior Planning Officer  
Alpine Resorts Team  
Department of Planning and Environment  
Jindabyne NSW 2627

Our reference: DOC17/542085  
EF17/12378

Dear Mark,

**DA Referral – Change of Use, Cannonball and Flow Mountain Bike Trails, Thredbo.  
DA 8817.**

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* (SEPP). OEH have reviewed the information supplied and provide the following comments.

**Fauna and Flora**

The comments below are recommended to assist in making this trail more sustainable.

Rehabilitation

The following conditions are recommended to increase the chance of successful redundant track rehabilitation:

- Initial establishment of the redundant track rehabilitation, including all planting, mulching and stabilisation should commence as soon as the new track route is being used;
- Exotic grass species such as Chewings Fescue are not suitable for the rehabilitation of areas containing native species;
- Monitoring, maintenance and replacement planting must occur every 12 months with results recorded; and
- Rehabilitation must be in accordance with the '*Rehabilitation Guidelines for the Resort Areas of Kosciuszko National Park*'.

Soil removal and management

Soil removal and management should be in line with the "Soil Stockpile Guidelines for Thredbo Ski Resort and Thredbo Village" (NPWS 2017).

Machinery, equipment and materials

To minimise weed vectors and other quarantine issues, all machinery used during trail preparations and/or maintenance must be cleaned prior to site mobilisation to ensure the machinery is free of mud and vegetative propagules.

All materials and maintenance/construction equipment must be stored within the trail disturbance area or on existing disturbed areas (ski slopes) and must not be stored outside of the trail width on native vegetation.

### Construction Period

The construction period for rebuilding and knocking down of the seasonal jumps/berms etc should be limited to the 'summer' period (After the long weekend in October through to May 31) and must not commence when snow is located on the trail alignment or within the jump parks. Machinery should not be used to remove snow from areas containing native vegetation.

### Materials and stabilising agents.

Imported gravel must be free from weeds and pathogens and the use of soil stabilising agents is not permitted without OEH endorsement.

### Trail widths and flexible construction corridor

OEH recommend a consent condition outlining the maximum and average trail widths that the Proponent should works towards for these two trails.

OEH supports a trail corridor of 10 metres but not including areas of native vegetation.

### Ancillary Works Guidelines

If Ancillary Works Guidelines (AWG) are requested for this DA then OEH should be involved in the endorsement of these Guidelines. Ancillary works cannot be undertaken until the AWG are complete.

### Thredbo MTB - Mountain Bike Trail Management Plan (TMP)

OEH supports this document in its current draft form. The TMP is proposed to be finalised in the near future once relevant changes are made to ensure the document fulfils consent conditions from another DA.

OEH recommend a condition that the TMP is to be finalised within 6 months and that the TMP is to be annually reviewed with OEH being advised and endorsing any required changes. Any revision to be submitted to DPE and OEH for their records – assisting in version control.

### **Aboriginal Cultural Heritage**

A search of the AHIMS database, performed by the Proponent, shows that no Aboriginal sites have been recorded within the proposed works area. In addition, Aboriginal Cultural Heritage reports that cover the area that is subject to this 'Use' DA that were submitted with previous DA's (DA 8405 for example), confirm that the landscape features make it unlikely that Aboriginal objects will be found.

However, 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**

Kosciuszko Thredbo Pty Ltd have requested Lessor's consent under Clause 4.9 of the head lease for this development. For leasing enquiries please contact the Properties Team Leader, Karen Field on 02 6450 5540.

If you have any other enquiries, please contact the Assessment Coordinator, Bec Owen on 02 6450 5543.

Yours sincerely



**Tania Ashworth**  
**Team Leader**

**Resorts Environmental Services Team**  
2 November 2017