



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

Our reference: DOC19/10328
EF18/48040

Dear Mark,

**DA Referral – Refurbishment of poolside terrace, Thredbo Alpine Hotel, Thredbo
DA 9784**

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). In providing these comments consideration has been had to the *National Parks and Wildlife Act 1974*, the *Kosciuszko Plan of Management (2006)* and the *Biodiversity Conservation Act 2016* (BC Act) and any other applicable legislation.

1. Flora and Fauna

- 1.1 The development area is a previously disturbed site and the works are to a heavily modified site.
- 1.2 The DA proposes no native vegetation impacts and no excavations.
- 1.3 The DA does not directly address the BC Act and why this DA may not require consideration of the act including demonstration that the Biodiversity Offsets Scheme (BOS) is not triggered.
- 1.4 OEH considers that the BOS is not triggered for this DA. As best practice, and to assist in timely assessment of DAs, proponents should demonstrate in their DA that the BC Act has been considered including all potential BOS triggers.
- 1.5 If the works are conducted as proposed in the DA and in conjunction with the following recommendations, then there should be minimal impacts on native fauna and flora:
 - (i) As proposed in the Site Environmental Management Plan all stockpile sites, materials storage areas, parking and waste management (skip bins) must not impact on native vegetation.
 - (ii) All waste management receptors must be able to be covered to ensure waste cannot blow away or must be emptied or removed from site each day.
 - (iii) Imported gravel/materials must be free from weeds and pathogens and the use of soil stabilising agents is not permitted without OEH endorsement.

2. Leasing

- 2.1 The works proposed are permissible under the Head Lease held by Kosciuszko Thredbo Pty Ltd.
- 2.2 Lessor's Consent under the lease will be considered separately.

3. Aboriginal Cultural Heritage

3.1 As long as the works do not involve ground disturbance or tree removal then Aboriginal Cultural Heritage Due Diligence is not considered to be required.

4. Public Health

4.1 The *Public Health Act 2010* definition of a spa pool includes any pool that holds more than 680 litres; is intended for human bathing; and has facilities for injecting jets of water or air into the water.

4.2 NPWS have been notified of the current hot tub at Thredbo Alpine Hotel and it is inspected every winter for compliance to Schedule 1 in the *Public Health Regulation 2012*. It is likely that the new hot tubs will also fit the definition of a spa pool and thus the following conditions are recommended:

Spa pool access

4.3 Spa pool owners are required under the *Swimming Pools Act 1992* to register their pool on the NSW Government's Swimming Pool Register.

4.4 Access to the spa pool must comply with the *Swimming Pools Act* and *Swimming Pools Regulation 2008*.

Spa pool operating requirements

4.5 The applicant must notify National Parks & Wildlife Service of the location of their spa pools.

4.6 The operation of the spa pools must comply with the *Public Health Act* and *Public Health Regulation*.

4.7 Just as a courtesy, OEH would like to advise the applicant (not a consent condition recommendation), that the premise must operate in compliance with the *Smoke-free Environment Act 2000*. Relevant sections of the act that may be applicable include:

- (i) smoking is not permitted in open areas within the perimeter of a public swimming pool complex; and
- (ii) adequate signage needs to be erected and maintained to indicate that smoking is not permitted within the perimeter of the swimming pool complex.

5. Heritage Conservation

5.1 The DA has been reviewed by the NPWS Historic and World Heritage Team as the Thredbo Alpine Hotel is listed as a heritage item on Schedule 3 of the SEPP. The proposed works are considered to respect the existing features of the hotel.

6. Plumbing and Drainage

6.1 OEH is the delegated plumbing regulator within Kosciuszko National Park in accordance with the *Plumbing and Drainage Act*. This includes the resort areas of Thredbo, Selwyn, Charlotte Pass and the Perisher Range.

6.2 As matter of regulatory compliance under the legislation, the following conditions should be added to any approval that may be granted that includes plumbing or drainage works:

- All plumbing and drainage work carried out must comply with the Plumbing Code of Australia and Australian Standard AS/NZS 3500.
- All plumbing and drainage work must be completed by a person holding a NSW licence, qualified supervisor certificate or tradesperson certificate.

- The following documents must be submitted by the plumber and drainer to the NPWS Perisher Team at the required stages of work:
 - Notice of Work before work commences.
 - Certificate of Compliance (CoC) and Sewer Service Diagram (SSD) on completion of works.

6.1 More information can be found at the following website:

<https://www.environment.nsw.gov.au/alpineresorts/plumbing-and-drainage.htm>

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

Yours sincerely



Mick Pettitt
Director
Southern Ranges Branch
17 January 2019

1. The first part of the report is a general introduction to the subject of the study.

2. The second part of the report is a detailed description of the methods used in the study.

3. The third part of the report is a presentation of the results of the study.

4. The fourth part of the report is a discussion of the results and their implications.

5. The fifth part of the report is a conclusion and a list of references.

Author's name

Address

City

Country

Year