



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

Our reference: DOC19/122190
EF19//1099

Dear Daniel,

**DA Referral – Construction of on-grade car park, CP2, Friday Flats, Thredbo
DA 9841**

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 National Park Plan of Management (2006)* and the *Biodiversity Conservation Act 2016* (BC Act) and any other applicable legislation.

I provide the following referral comments for consideration by the Department of Planning and Environment in its assessment:

1. Traffic Management, social and cumulative impact

- 1.1 Generally, OEH are supportive of “CP2” (the subject of this DA) being constructed second in the order of construction for all proposed carparks as it utilises mainly existing disturbed areas rather than disturbing natural environments.
- 1.2 Whilst section 3.3 of the Traffic Impact Assessment predicts that “no additional traffic generation is forecast for the proposed car park development”, OEH have concerns that the addition of further car parking spaces as well as the new pedestrian crossing on Friday Drive will cause further congestion and traffic delays in this already heavily congested area.
- 1.3 OEH has concerns that only offering a one way turn at the exit point will not allow vehicles to drive into Thredbo Village if required. For example, to pick up children or other guests from village areas or attend the medical centre. It may also not enable vehicles to explore other carparking options if CP2 is full. Is there the opportunity to go “straight ahead” from the exit point into the existing day car park and out the other end?
- 1.4 OEH notes that the SEE states that the works are not designed to increase the resort capacity but to reduce the need for overflow parking along existing roads in Thredbo. If the works do result in an increase in car numbers to Thredbo and therefore an increase in visitation numbers OEH consider this could create a negative social impact (noting section 4.15(1)(b) of the EPA Act)
- 1.5 OEH is also of the view that clause 14(1)(c) of the Alpine SEPP applies to this development as well as CP1 and CP3 in that cumulative impact of development should be considered in regards to the capacity factors as set out in the clause.

2. Relocation of TVT track and trail head

- 2.1 The final alignment of the TVT will be important to ensure safe passage past the new carpark where there are batters/rock walls proposed up to 2.5m in height with a hard surface at the base.
- 2.2 The DA does not provide a lot of detail on the proposed changes to the TVT trackhead and trail. Therefore, the relocation of the TVT track and trailhead must be conducted in consultation with OEH and at the expense of the applicant.

3. Impact on native vegetation and fauna

- 3.1 The development area includes a mixture of existing managed areas (mown exotic grass), planted native vegetation and a small amount of remnant native vegetation.
- 3.2 OEH notes the minor impacts to threatened species such as the Broad-toothed Rat (BTR) and Flame Robin. OEH also notes that the flora and fauna report stated that similar habitats are widespread in adjacent areas, and elsewhere within the locality and will continue to be available to these species. OEH considers the BTR habitat along the Thredbo River to be significant for BTR connectivity and that this area along the river should be protected from future development.
- 3.3 In relation to compliance with the *Biodiversity Conservation Act 2016* (BC Act), the development area has been assessed by a qualified ecologist who has determined that the proposed works will not result in any significant impacts on threatened species, populations or ecological communities pursuant to section 7.3 of the BC Act.
- 3.4 I suggest that the following should be considered by DPE in any consent conditions, in order to assist in minimising any impacts of the proposed development on native vegetation and fauna:
- (i) Inclusion of the Ecologists recommendations as per page 19 of the Flora and Fauna Assessment.
 - (ii) All vegetation required for removal must be clearly marked.
 - (iii) All vegetation removed must either be cut into smaller pieces to be used for rehabilitation or it must be removed from site completely.
 - (iv) All vegetation must be checked for fauna habitats and fauna by the Kosciuszko Thredbo Environmental Officer immediately prior to felling. Trees with active nests should not be removed until the young have left the nest. If fauna is present, then the applicant must contact OEH to assist with mitigation actions.
 - (v) If trenches or excavations are left open overnight, then fauna egress provisions must be included.
 - (vi) All weed species that could be spread through seed dispersion or disturbance, that occur within the disturbance area should be treated prior to works commencing to ensure these weeds are not spread further.
 - (vii) To minimise weed vectors and other quarantine issues, all machinery used during construction must be cleaned prior to entry into the park and prior to site mobilisation to ensure the machinery is free of mud and vegetative propagules. This is particularly important for machinery that may have been working in an area of the resort that contains weeds.
 - (viii) All machinery and equipment must be stored on existing disturbed areas and should not be stored on native vegetation.
 - (ix) All stockpiling is to be in accordance with the 'Soil Stockpile Guidelines for the Resort Areas of Kosciuszko National Park, 2017'.

- (x) The proposed stockpile sites, including materials storage areas, parking and waste management (skip bins) must not impact on native vegetation.
- (xi) 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.
- (xii) Erosion and sediment control measures must cover all earthworks including excavations and trenching.
- (xiii) Erosion and sediment control measures must be regularly checked and maintained.
- (xiv) All straw bales used for sediment and erosion control must be certified as weed free.
- (xv) Imported gravel/materials must be free from weeds and pathogens and the use of soil stabilising agents is not permitted without OEH endorsement.
- (xvi) The construction works should cease by April 30, with rehabilitation and stabilisation works able to continue until May 30.

4. Rehabilitation of site

4.1 Rehabilitation of a site is recommended in order to reduce any impact that has occurred. Accordingly, I suggest the following for inclusion in any consent conditions:

- (i) A detailed rehabilitation and monitoring plan should be prepared and endorsed by OEH prior to works commencing. It should include site specific details for the implementation, maintenance, monitoring and reporting on the rehabilitation areas. The areas of particular concern for OEH are the stabilisation and rehabilitation of the batters and the large areas requiring rehabilitation.
- (ii) The rehabilitation plan should include the following points to increase the chance of successful rehabilitation:
- (iii) Initial establishment of rehabilitation, including all planting, mulching and stabilisation must commence as soon as possible and be conducted within the same construction season.
- (iv) Exotic grass species such as Chewings Fescue are not suitable for the rehabilitation of areas containing any native species.
- (v) Monitoring, maintenance and replacement planting must occur at least every 12 months with results recorded including photos points (particularly batter stabilisation)
- (vi) Rehabilitation must be in accordance with the '*Rehabilitation Guidelines for the Resort Areas of Kosciuszko National Park*'.
- (vii) All straw bales used for rehabilitation must be certified as weed free.
- (viii) The rehabilitation plan should include information on species, planting ratios, schedule, weed management, rehabilitation methods, monitoring regimes, and maintenance schedules and methods etc.

5. Additional information request

5.1 OEH requests additional information on how the access ramps are to be heated. OEH notes that the DA does not demonstrate if additional trenching, which may have environmental impacts, will be required to either provide electrical or hydronic heating to these ramps.

6. Leasing

6.1 The works proposed are a permissible use of the premises under the Head Lease held by Kosciuszko Thredbo Pty Ltd. Lessor's consent under clause 4.13 of the Head lease will be considered separately.

7. Aboriginal Cultural Heritage

7.1 The Aboriginal Cultural Heritage Assessment has followed a suitable process and due diligence in determining that the proposed works are unlikely to harm Aboriginal objects has been demonstrated. However, I recommend the following for inclusion in any consent conditions:

- (i) Any Aboriginal objects be uncovered during construction, any works impacting the objects must cease immediately and the NPWS contacted for assessment of the site.

8. Stormwater management

8.1 The Plan of Management, section 10.2.1, includes the Management Objective: 29. *Manage the discharge of effluent, wastewater and stormwater in the alpine resort management units consistent with the provisions of section 11.6 (Environmental Quality)*. In addition, the Snowy River catchment in NSW is listed as an endangered ecological community, and includes all rivers, creeks and streams of the Snowy River Catchment including Thredbo River - <https://www.dpi.nsw.gov.au/fishing/threatened-species/what-current/endangered/snowy-river>.

8.2 OEH requests clarification on the size of the detention basin as page 5 of the Stormwater Report states 85m³, where as the conclusion on page 9 states a size of 64m³ for the detention basin.

8.3 The development will result in an increase in stormwater and pollutants, therefore, OEH have reviewed the Stormwater Plan, for potential environmental impacts, submitted as part of the DA. OEH note the consultant's report states that the modelling shows that the stormwater quality targets will be met. Therefore, I recommend the following for inclusion in any consent conditions:

- (i) The proponent must implement a stormwater monitoring program to demonstrate that the stormwater detention systems meets the stormwater quality targets. The monitoring program should be designed and undertaken by a suitably qualified environmental consultant. Results of the stormwater monitoring program should be provided to the Department and OEH to demonstrate that the quality targets have been met.

The stormwater monitoring program should be site specific and is considered by OEH to be separate and in addition to the existing water quality monitoring conducted in Thredbo River.

9. Energy efficient lighting

9.1 The following is recommended for consideration by DPE in any consent conditions:

- (i) Energy efficient lighting should be installed as part of the development as per section 11.6 of the Plan of Management.

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
18 February 2019