



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

Our reference: DOC19/22367
EF20/679

Dear Mark,

DA Referral – Alterations and additions, Bernti's Mountain Inn, Thredbo DA 10114

I refer to the above development application (DA) forwarded to the National Parks and Wildlife Service (NPWS) 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* (PoM) and the *Biodiversity Conservation Act 2016* (BC Act) and any other applicable legislation.

I understand that works are proposed in the location of the existing property carpark, which is a previously disturbed site, and that there are no proposed impacts to native vegetation. Accordingly, I suggest that the following should be considered by the Department of Planning, Industry and Environment (DPIE) in its assessment.

1. Leasing and KNP PoM

- 1.1 NPWS Property and Commercial Team have advised that the proposed works are permissible under the Head Lease held by Kosciuszko Thredbo Pty Ltd.
- 1.2 The relevant provisions of the KNP Plan of Management have been considered and it is determined the works fit within the management objectives for section 10.2 (Alpine Resorts Management Units), section 10.4 (Thredbo Management Unit), section 11.6 (Environmental Quality) and chapter 8 (Recreation).

2. BC Act

- 2.1 Consideration by the proponent of the BC Act has been demonstrated. NPWS concurs that this development does not trigger the Biodiversity Offset Scheme and is not likely to significantly affect threatened species as the development does not impact on any threatened species or their habitats.

3. Minimising impacts to natural values

- 3.1 In order to assist in minimising any impacts of the proposed development NPWS recommends the following measures.
 - (i) To minimise weed vectors and other quarantine issues, all machinery used during construction must be cleaned prior to entry into the park to ensure the machinery is free of mud and vegetative propagules.
 - (ii) All stockpile sites, including materials storage areas, parking, machinery storage and waste management (skip bins) must not impact on native vegetation.

- (iii) 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.
- (iv) Erosion and sediment control measures may be required for ground disturbance works and if so, then they must be regularly checked and maintained.
- (v) If straw bales are used for sediment and erosion control, then they must be certified as weed free.
- (vi) If trenches or excavations are left open overnight, then fauna egress provisions must be included.
- (vii) Imported gravel/materials must be free from weeds and pathogens.
- (viii) Rehabilitation must be in accordance with the '*Rehabilitation Guidelines for the Resort Areas of Kosciuszko National Park*'.

4. Aboriginal Cultural Heritage

- 4.1 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.
- 4.2 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.

5. Plumbing and Drainage

- 5.1 NPWS is the delegated plumbing regulator in Kosciuszko National Park in accordance with the *Plumbing and Drainage Act 2011*. Therefore, as a matter of regulatory compliance under the Plumbing and Drainage Act, the following should be included:
- (i) All plumbing and drainage work carried out must comply with the Plumbing Code of Australia and Australian Standard AS/NZS 3500.
 - (ii) All plumbing and drainage work must be completed by a person holding a NSW licence, qualified supervisor certificate or tradesperson certificate.
 - (iii) The following documents must be submitted by the plumber and drainer to the NPWS Perisher Team, for any plumbing works, 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.

More information can be found at the following website:

<https://www.environment.nsw.gov.au/topics/parks-reserves-and-protected-areas/park-management/alpine-resort-management/our-services/plumbing-and-drainage>

6. Food Act and Public Health

- 6.1 All food preparation and storage areas are to comply with the Australian Standard AS 4674-2004 (Design Construction and Fit-out of Food Premises) and the Food Act 2003.
- 6.2 To ensure compliance with the Food Act and the Australia New Zealand Food Standards Code, we recommend the following:
- (i) The applicant shall arrange for an inspection of the completed works by the NPWS Environmental Health Officer; and
 - (ii) Following the inspection, the applicant shall obtain written confirmation that the works have been completed to the satisfaction of the NPWS Environmental Health Officer prior to the issue of any Occupation Certificate related to use of the kitchen; and

- (iii) A copy of the written confirmation, as required in point 7.2 (ii), must be submitted to the PCA prior to the issue of any Occupation Certificate. If the Department is not the PCA, a copy of the written confirmation shall be submitted to the Department along with the Occupation Certificate.

6.3 As the proposed kitchen is internal with no natural ventilation then we recommend the following in regards to the mechanical ventilation that will be required from the kitchen heating and dishwashing appliances:

- (i) The mechanical ventilation systems in the kitchen must comply with AS/NZS 1668.2 – 2012 (The use of ventilation and air-conditioning in buildings - Mechanical ventilation of buildings).
- (ii) That plans of the mechanical ventilation system should be submitted to the Department that outline relevant aspects of the system; with this to include the discharge vent location, air flow measurements and the noise rating of the fan(s) and motor(s).
- (iii) That a mechanical ventilation engineer or other suitably qualified professional is required to design the system and the installation is to be carried out by a suitably qualified trade person.

7. Other matters

7.1 I note that NPWS has also considered the following matters in its assessment:

- (i) That the property is not considered to be heritage listed.
- (ii) The proposed stormwater management appears appropriate.

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
22 January 2020

