



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

Our reference: DOC20/210520
EF20/18296

Dear Mark,

DA Referral – Kitchen Upgrade, Illabunda Ski Lodge, Perisher DA 10164

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* (KNP PoM) and the *Biodiversity Conservation Act 2016* (BC Act) and any other applicable legislation. 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 lease held by the proponent.
- 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 10.6 (Perisher Range Management Unit), section 11.6 (Environmental Quality) and chapter 8 (Recreation).

2. BC Act

- 2.1 The Department in its assessment is required to be satisfied that there is no significant impact to threatened species in accordance with the BC Act. However, it is noted that the area is not mapped as threatened species habitat and the works are internal works only with no proposed impacts to native vegetation. NPWS can provide further advice if required.

3. Protection of native vegetation, fauna and fauna habitats

- 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 and equipment 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, access and waste management (skip bins) must not impact on native vegetation.
 - (iii) All waste management receptors must be able to be **covered daily** to ensure waste cannot blow away or must be emptied or removed from site each day.

4. Food Act

4.1 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.

4.2 To ensure compliance with the Food Act and the Australia New Zealand Food Standards Code, we recommend the following:

- (i) The applicant must arrange an inspection of the completed works by the NPWS Environmental Health Officer;
- (ii) Following the inspection, the applicant must 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 4.2 (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.

5. Aboriginal Cultural Heritage

5.1 As the works do not involve ground disturbance or tree removal then Aboriginal Cultural Heritage Due Diligence is not considered required.

5.2 However, should any Aboriginal objects be uncovered during construction, any works impacting the objects must cease immediately and NPWS contacted for site assessment.

6. Other matters

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

- (i) That Illabunda is not listed as a heritage item on the SEPP.
- (ii) That the works do not trigger the requirements of the *Plumbing and Drainage Act 2011*.
- (iii) That there are no impacts to municipal services and no change to Stormwater management.

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

Yours sincerely



Anthony Evans
A/Director
Southern Ranges Branch
13 March 2020