



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

Our reference: DOC20/277038
EF20/19557

Dear Mark,

DA Referral – Additions and alterations, Altitude Lodge, Smiggin Holes DA 10178

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 works to the lodge building are a permitted use under the lease held by the proponent. However, the lease only permits eight car spaces. Because the proponent is seeking an additional car spaces, the lease will need to be varied. The proponent should contact Karen Field by email at karen.field@environment.nsw.gov.au for the lease variation requirements and execution of such before any works commence for the car parking.
- 1.2 The works otherwise appear consistent with the relevant provisions of the KNP Plan of Management including 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 It is noted that the BC Act has been addressed by the proponent in the DA and NPWS concurs that the development, as proposed, is not likely to affect threatened species and does not trigger the Biodiversity Offset Scheme.
- 2.2 However, if clearing is required because of RFS requirements this may require reassessment of the BC Act given the proximity of the biodiversity values mapped area for Guthega Skink (refer page 17 of the SEE).

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.
- (iv) Sediment and erosion controls must be monitored and maintained regularly.
- (v) If straw bales are used for sediment and erosion controls, then they must be weed free.

3.2 If additional vegetation management and/or clearing is required for an APZ or to fulfil the RFS *Standards for Asset Protection Zones*, then further consultation with NPWS is required in addition to the BC Act consideration as per point 2.2 above. Please note this is not consent for further vegetation management just a request for further consultation.

4. Aboriginal Cultural Heritage

4.1 The Aboriginal Cultural Heritage Due Diligence Assessment has been completed by the proponent and appears to have followed a suitable process. However, should any Aboriginal objects be uncovered during construction, any works impacting the objects must cease immediately and the NPWS contact for assessment of the site.

5. Other matters

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

- (i) That Altitude Lodge is not listed as a heritage item on the SEPP.
- (ii) That the works do not contain any plumbing and drainage components.
- (iii) That there are no impacts to municipal services and no significant change to Stormwater 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
9 April 2020