



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

Our reference: DOC20/573646
EF20/24910

Dear Mark,

**DA Referral – External alterations (recladding and deck replacement),
Windarra Ski Lodge, Smiggin Holes
DA 10352**

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 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 any clearing is required because of RFS requirements this may require reassessment of the BC Act. The site is in close proximity to biodiversity values mapped areas and threatened species habitat, including within the lease area – see Appendix.

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 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.

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

4.2 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.

4.3 If tree clearing is required for an APZ or to fulfil the RFS *Standards for Asset Protection Zones*, then further consideration of Aboriginal Cultural Heritage may be required.

5. Other matters

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

- (i) That there is no change to stormwater drainage and no impacts to municipal services.
- (ii) That the works have no public health and no plumbing and drainage components.
- (iii) That the property is not listed as a heritage item on the SEPP.

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

Yours sincerely

Mick Pettitt

Mick Pettitt
Director
Southern Ranges Branch
23 July 2020

Appendix - Mapping

Figure 1 – Biodiversity Values Map

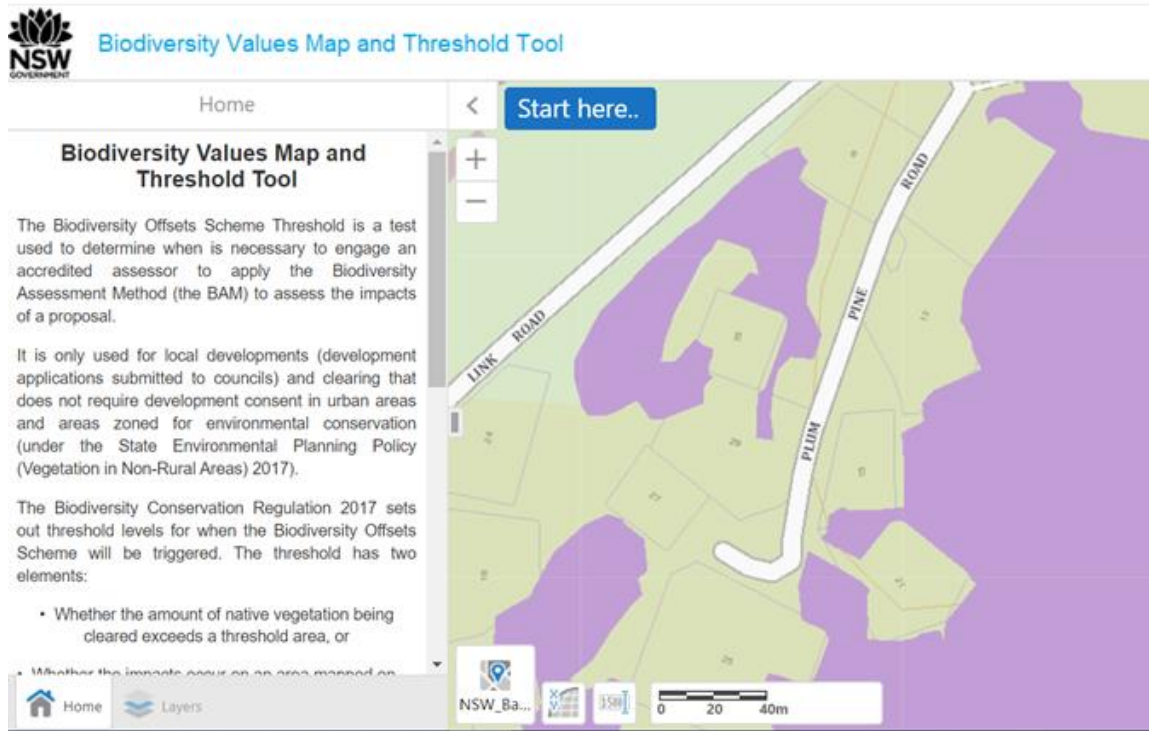


Figure 2 – Threatened Species Map

