



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

Our reference: DOC20/975072  
EF20/31887

Dear Mark,

## **DA Referral – Internal and External alterations, Dianella Ski Lodge, Perisher Valley DA 10640**

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, including the increase in bed numbers from 10 to 12.
- 1.2 The relevant provisions of the KNP PoM 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 should address the BC Act in its assessment, however, NPWS notes that the proposed DA works are to an existing building only, with no native vegetation impacts proposed and there are no Biodiversity Values mapped areas within the lease.
- 2.2 NPWS considers that the works are not likely to have a significant impact on threatened species due to the scope of works being confined to building.

### **3. Protection of native vegetation, fauna and fauna habitats**

- 3.1 In order to assist in minimising any impacts of the proposed development the following measures are recommended:
  - (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.

#### 4. Aboriginal Cultural Heritage

- 4.1 As 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.

#### 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* and note that the following should be included in any consent conditions:

- (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 qualified plumber to the NPWS Perisher Team, 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.

- 5.2 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. Other matters

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

- (i) That an APZ plan for both the implementation and ongoing maintenance of an APZ was approved by NPWS on March 9 2020. This initial approval was via email however formal (letter) approval will be provided to the proponent to clearly demonstrate the area of APZ approved for ongoing vegetation management under the *National Parks and Wildlife Regulation 2019*.
- (ii) That there is no change to stormwater drainage and no other municipal services impacts.
- (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 on 02 6450 5543.

Yours sincerely



**Mick Pettitt**  
**Director**  
**Southern Ranges Branch**  
29 January 2021