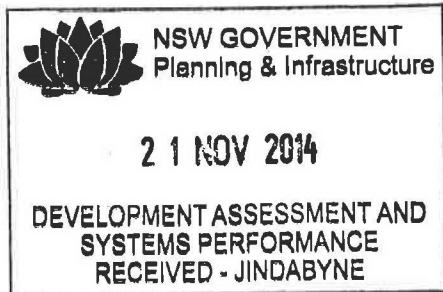


PJD004584



## STATEMENT OF ENVIRONMENTAL EFFECTS

### SCREEN FENCING BULLOCKS FLAT SEWERAGE TREATMENT PLANT KOSCIUSZKO NATIONAL PARK



**OCTOBER 2014**

**Project: 36-14-C**

**Dabyne Planning Pty Ltd**

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## **STATEMENT OF ENVIRONMENTAL EFFECTS**

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### **SCREEN FENCING BULLOCKS FLAT SEWERAGE TREATMENT PLANT KOSCIUSZKO NATIONAL PARK**

This report has been prepared by:

A handwritten signature in black ink, appearing to read 'I. Pasalich', is positioned above a horizontal line.

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Ivan Pasalich BEnvP MPIA CPP MEIANZ  
**Principal**  
Dabyne Planning Pty Ltd

**OCTOBER 2014**  
**Project: 36-14-C**

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# **1. INTRODUCTION**

## **1.1 Executive Summary**

Dabyne Planning Pty Ltd has been engaged by Perisher Blue Pty Ltd (Perisher Ski Resort) to prepare a Statement of Environmental Effects for the construction of a new fence around an outdoor storage area adjacent to the sewerage treatment plant at the Skitube Terminal at Bullock's Flat.

The fence will be constructed from chain mesh wire to a height of 2.1m and will be backed with shade cloth. The fence is to provide a visual screen for the storage area adjacent to sewerage treatment plant infrastructure and will incorporate shade cloth for this purpose.

A detailed description of the proposal is provided in Section 3 of the report.

The purpose of this SEE is to:

- describe the land to which the DA relates.
- describe the form of the proposed works.
- define the statutory planning framework within which the DA is to be assessed and determined; and
- assess the proposed development against the matters for consideration listed under Section 79C(1) of the Environmental Planning and Assessment Act, 1979 (EP&A Act, 1979).

The report has been prepared in accordance with the requirements of Schedule 1 of the Environmental Planning and Assessment Regulations 2000.

## **1.2 Background**

The purpose of the development is to erect a chain mesh fence to screen the storage area adjacent to sewerage treatment plant infrastructure. The fence is being installed in response to a request from neighbour Lake Crackenback Resort, to limit the view resort guests have of the storage area when walking or bike riding along adjacent trails.

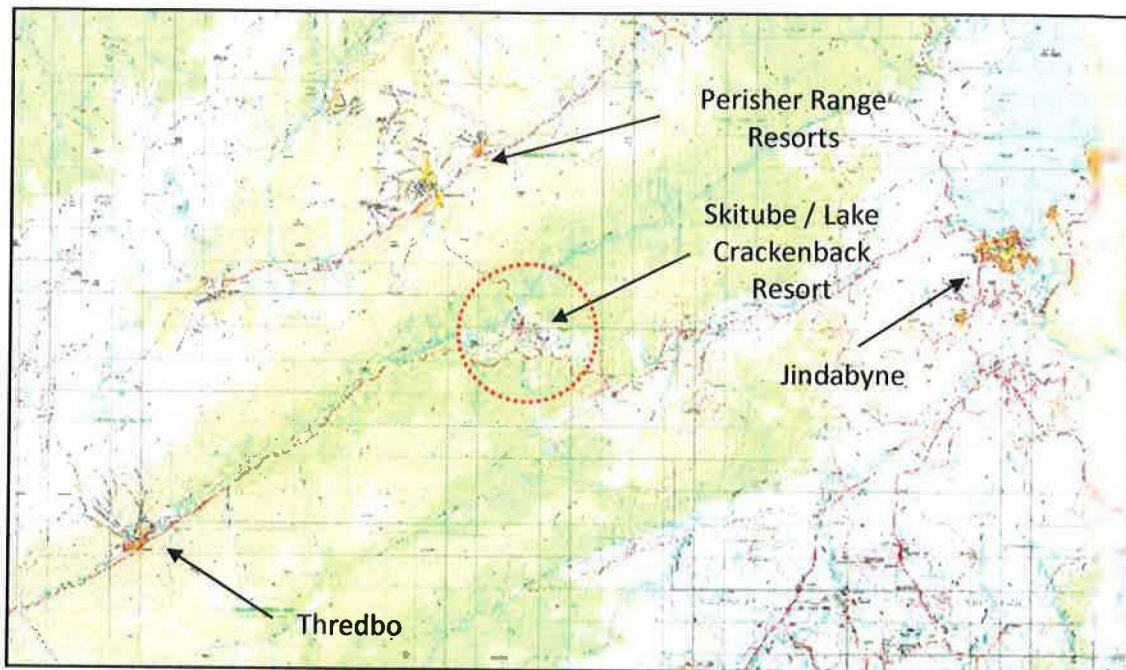
Lake Crackenback Resort has been consulted about the project and has agreed to the materials and style proposed.

## 2. THE SITE AND LOCALITY

### 2.1 Locality

The subject site is located within Kosciuszko National Park at Bullocks Flat, approximately 20kms from Jindabyne. Access to Bullocks Flat is achieved via the Alpine Way.

The location of Bullocks Flat is illustrated in context with the regional locality below:

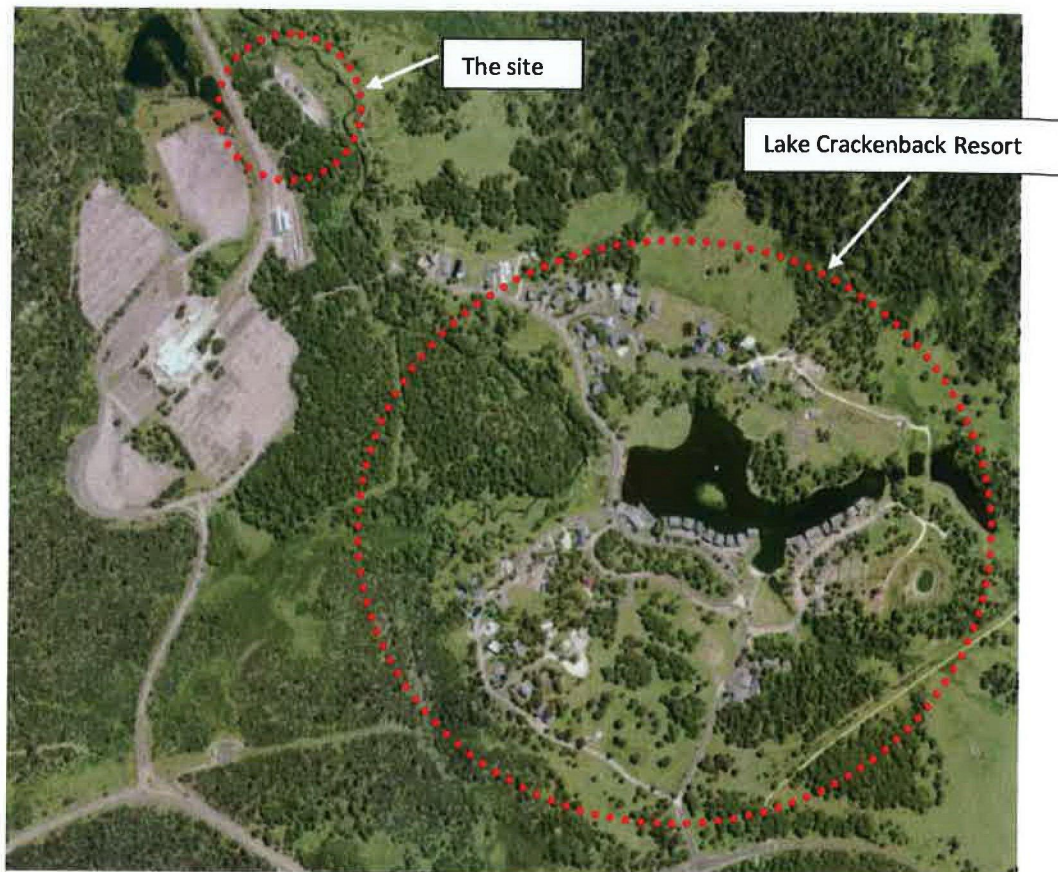


*Figure 1: Context of the site within the Region*

Lake Crackenback Resort (LCR) is located across the Little Thredbo River to the east of the site. LCR is a resort offering self-contained apartment and chalet style accommodation, conference facilities, a café and restaurant, general store, spa services, a network of biking trails, a nine hole golf course and various other recreational facilities.

The location of site and LCR in relation to the locality is identified in Figure 2 below:





*Figure 2: Context of the site within the locality*

An aerial of the storage area in relation to lease boundaries is provided in figure 3 below:



*Figure 3: Aerial of the storage area (circled in red) in context with the lease boundary (in white).*



## 2.2 The Site

The subject site is located to the north-east of the Bullocks Flat terminal building. On the site are a number of shipping containers and small huts. Items kept on site include cables, drums, steel pipes, conduit, firefighting equipment and various other items necessary for Skitube operations.

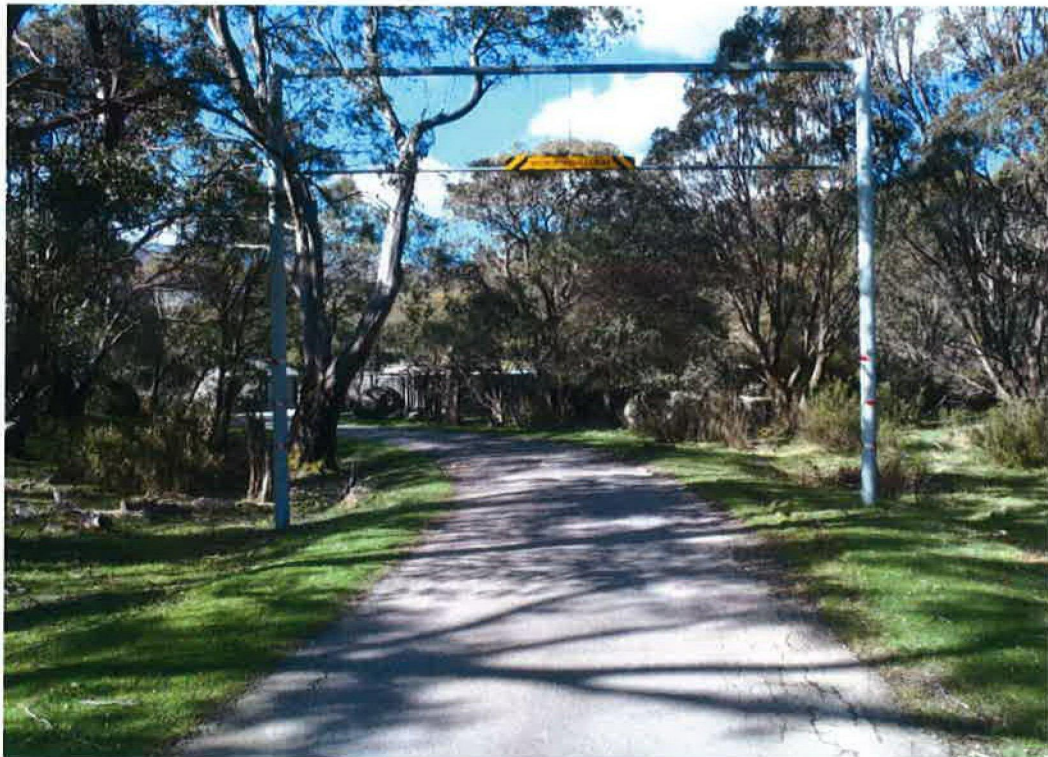
The site is visible from Lake Crackenback Resort and from bike and walking trails constructed by the resort operator and used by resort guests and visitors.

The fence will predominantly be constructed on a man-made earth mound. The earth mound was originally built to provide some screening and a boundary for the storage area and is composed of fill.

The site is highly disturbed and is industrial in nature given the types of materials that are required to be stored to facilitate the operation of the Skitube and sewerage treatment plant adjacent.

The storage compound is located within a restricted area. Security is not an issue at this site so it is not proposed to completely enclose the storage area.

A series of photos of the area is provided below:



*Figure 4: Entrance to the site.*





*Figure 5: View of the site from its entrance.*



*Figure 6: Example of materials stored at the site.*





*Figure 7: Example of materials stored at the site.*