



**NSW NATIONAL PARKS & WILDLIFE SERVICE**

# **Kosciuszko National Park**

**Amendment to the Plan of Management  
Snowy Mountains Special Activation Precinct**



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## Summary

Kosciuszko National Park is reserved to achieve the objects of the *National Parks and Wildlife Act 1974* (NPW Act). These objects are centred on conserving nature, conserving cultural heritage values, and fostering public appreciation, understanding and enjoyment of these special values.

All operations undertaken in the park must be in accordance with the Kosciuszko National Park Plan of Management. This amendment to the plan of management has been undertaken to facilitate mechanisms for appropriate tourism development in Kosciuszko National Park.

The Kosciuszko National Park Plan of Management Draft Amendment – Snowy Mountains Special Activation Precinct was prepared to outline proposed amendments to the Kosciuszko National Park Plan of Management to members of the public. The draft amendment was placed on public exhibition from 2 July 2021 to 23 August 2021.

In preparing this final amendment the following were considered:

- the submissions received on the draft amendment
- advice received from the National Parks and Wildlife Advisory Council and the Southern Ranges Regional Advisory Committee on the draft amendment and submissions received
- the 8 management principles for national parks listed under Section 30E of the NPW Act, together with the objects of the NPW Act set out in Section 2A
- the matters listed under section 72AA of the NPW Act.

## Background

The number of visitors to Kosciuszko National Park each year has more than doubled since the plan of management was adopted in 2006. This amendment to the plan of management is required to ensure that future levels of visitation are sustainable, impacts arising from increased visitation are managed, and the park continues to make a major contribution to the State economy.

This amendment to the Kosciuszko National Park Plan of Management ensures that the protection of the park's natural and cultural values remains as the primary consideration during implementation of the Snowy Mountains Special Activation Precinct Master Plan.

## The Snowy Mountains Special Activation Precinct Master Plan

The Snowy Mountains Special Activation Precinct (SAP) Master Plan is a NSW Government initiative to address the extreme seasonality of visitation and stimulate year-round economic growth and investment through planning and infrastructure delivery in the Snowy Mountains, including the southern part of Kosciuszko National Park. Priorities outlined in the Master Plan are to:

- celebrate the unique cultural and environmental attributes that attract 3 million visitors annually to the region
- revitalise the Snowy Mountains into a year-round tourist destination

- reaffirm the region as Australia's Alpine Capital, with Jindabyne at its heart.

The Master Plan compliments the Kosciuszko National Park Plan of Management by describing the appropriate scope for development footprints and built concepts within, and outside, park precincts.

The Master Plan includes a 'carrying capacity framework', i.e. an ongoing mechanism to assess the parks capacity to support additional development and adapt management accordingly. Matters to be considered by the framework include natural and cultural heritage values, visitor amenity and the capacity of infrastructure which supports visitation and development such as sewage, stormwater and transport.

Within the park's 3 southern alpine resorts (Thredbo, Perisher Range and Charlotte Pass), the Master Plan proposes improvements to public spaces, upgraded and new accommodation and improvements to infrastructure such as stormwater, roads and telecommunications. Less significant changes are proposed in Sponars Chalet, Ski Rider, Kosciuszko Tourist Park (Kosciuszko Mountain Retreat), Creel Bay (Waste Point) and Island Bend. Improvements to camping, walking routes, track heads and lookouts are also proposed in the Master Plan.

## Alpine resort accommodation

The plan of management enables accommodation development within the alpine resorts up to set bed limits. However, accommodation within the resorts is currently approaching the practical limit of these limits.

Analysis was undertaken into the carrying capacity of the resorts during Master Plan development. This found that additional accommodation within the resorts could be feasible and led to the inclusion of long term (2060) accommodation targets in the Master Plan.

This amendment to the plan of management provides for the achievement of these targets, consistent with the NPW Act, by increasing the maximum allowable bed limits in the alpine resorts, however, the current bed allocation in Schedule 8 of the plan of management remains the same. To ensure further accommodation growth is consistent with environmental objectives for the park, this amendment introduces a new mechanism and requirements which must be met before this allocation can be increased. These requirements include the demonstration, to the satisfaction of the Service, of ongoing environmental performance (as determined through monitoring and reporting via an environmental management system) and that the increase is supported by the carrying capacity framework.

## Parkwide accommodation

This amendment to the plan of management outlines the mechanism required to manage accommodation levels at Kosciuszko Tourist Park (Kosciuszko Mountain Retreat), Ski Rider Motel, Sponars Chalet, Creel Bay (Waste Point) and Thredbo Ranger Station.

Precinct plans are currently being developed for Currango Homestead and Yarrangobilly Caves. A bed number for these sites has been determined during precinct planning and is established through this amendment. This amendment also enables parts of the Island Bend camping area to be improved and expanded.

## How to read the amendment

This amendment should be read in conjunction with the Kosciuszko National Park Plan of Management. The amendment is organised under 8 themes as follows:

### **Section 1 – Introductory remarks**

This section updates the introductory remarks in the plan of management. It introduces bed limit increases, acknowledges seasonal changes to the visitation profile of the resorts and introduces the carrying capacity and environmental stewardship changes.

### **Section 2 – Statutory framework**

This section updates the plan of management to explain changes to planning responsibilities arising from the Snowy Mountains SAP strategic planning process.

### **Section 3 – The accommodation narrative**

This section updates the list of sites in the plan of management where accommodation is included in the park, removing Cabramurra and introducing Kiandra and Cotterills Cottage in the north of the park. Corresponding adjustments are made to the list of zones where accommodation is permitted, and a provision requiring the decommissioning and rehabilitation of Ski Rider Hotel after 2025 is removed.

### **Section 4 – The visitation narrative**

This section amends the plan of management to introduce a new visitor services zone at Island Bend to support a higher standard of campsite. This occurs through an update of zoning maps, and a consequential adjustment to allow a lower standard of campground (with non-flushing toilets) within the visitor services zone, e.g. to support continued management of the existing lower campsite adjacent to the Island Bend Pondage with no changes while improved facilities in the upper campsite may occur. This section also proposes an investigation of a walking track along the Snowy River from Creel Bay to Guthega with a focus on cultural tourism.

### **Section 5 – Special Activation Precinct development sites**

The plan of management retains the current bed allocation within Schedule 8 of the plan of management. However, this section amends the plan of management to outline the mechanism and requirements to increase these allocations. The amended plan includes requirements for ongoing environmental performance as per environmental management systems. Background information on the resorts is updated to reflect updates to lease arrangements which occurred prior to the Snowy Mountains SAP strategic planning process.

### **Section 6 – Bed number (non-resorts)**

This section updates the plan of management to specify maximum bed limits for all non-resort accommodation nodes in park.

### **Section 7 – Bed numbers (resorts)**

This section updates the plan of management to specify maximum bed limits for the alpine resorts, including minimum allocations for volunteer ski patrol.

### **Section 8 – Environmental management**

This section updates requirements in the plan of management relating to environmental management systems, including certification of resort environmental management systems (EMS) to ISO14001 (as updated or replaced), requirements for monitoring, reporting and publishing, and a framework for development of minimum standards for environmental performance to underpin each EMS.

# Amendments

## 1. Introductory remarks

The following amendments to the introductory sections of the plan are required to introduce the increase in bed limits, a stronger focus on sustainability, carrying capacity, environmental stewardship and the consideration of year-round opportunities for visitor experiences as snow seasons contract.

### Amendments

#### Summary of the Plan of Management

*Plan reference: page xvii, **Recreational Values***

**Remove** sixth dot point:

- Working in partnership with lessees and licensees to provide high quality facilities and services; and

**Replace with:**

- Working in partnership with government agencies, lessees and licensees to provide a range of high quality facilities and services

*Plan reference: page xvii, **Recreational Use***

**Remove** fourth dot point:

- Capping bed numbers in resorts at existing levels and investigating other means of measuring environmental carrying capacity; and

**Replace with:**

- Setting bed numbers in resorts that respond to demand and meet environmental carrying capacity and ecologically sustainable development objectives

*Plan reference: page xviii, **Cooperation and Community Involvement***

**Add** new third dot point:

- Participation in cross tenure and whole of government programs

*Plan reference: page xviii, **Monitoring, Evaluation and Reporting***

**Add** new dot point to end of list:

- Ensuring participation and compliance of operators in sustainability and carrying capacity objectives.

## 2.2 Statement of significance

*Plan reference: page 11, last sentence first paragraph under **Tourism and Recreation***

**Remove:**

So too is the size and undeveloped nature of the park, which offers many opportunities for solitude and self-reliant and adventurous recreation.

**Replace with:**

So too is the size and undeveloped nature of the park, which offers many opportunities for group activities as well as solitude and self-reliant and adventurous recreation.

*Plan reference: page 11, last sentence second paragraph under **Tourism and Recreation***

**Remove:**

The economic benefits derived from snow-based recreation undertaken within the park are substantial.

**Replace with:**

The economic benefits derived from snow-based recreation undertaken within the park are substantial, while summer and shoulder season visitation is growing significantly.

## 4.3 Key desired outcomes

*Plan reference: page 24, first dot point under **Alpine Resorts***

**Remove:**

- The alpine resorts are recognised as being of state and regional significance and are managed according to the provisions of this plan and the Alpine Resorts Environmental Planning Instrument prepared by the Department of Planning.

**Replace with:**

- The alpine resorts are recognised as being of state and regional significance and are managed according to the provisions of this plan, the Snowy Mountains SAP Master Plan and the Alpine Resorts Environmental Planning Instrument.

## 10.2 Alpine Resorts Management Units

*Plan reference: page 168, first paragraph under **Issues and Opportunities***

**Remove:**

The potential implications of climate change on snow cover, depth and duration may severely impact on the recreational values of the resorts. A snow model developed by CSIRO indicates that by 2020, reductions in snow cover at high elevation resorts (Thredbo, Perisher Range and Charlotte Pass) may be relatively small. A more significant impact on snow cover is likely at the lower elevation resort at Mount Selwyn. Beyond 2020 the effects of climate change are less certain but likely to be more pronounced.

**Replace with:**

The potential implications of climate change on snow cover, depth and duration may severely affect the recreational values of the resorts. The models produced as part of the



NSW/ACT Regional Climate Modelling (NARCLiM) project predict an increase in mean maximum temperatures in the near (2030) and far future (2070) across all seasons, large decreases in the number of nights suitable for snowmaking (below -2°C), increases in mean minimum temperatures, more dry days with large reductions in precipitation especially in winter and spring, and significant reductions in natural snowfall. These effects would be hardest and earliest felt at lower elevations.

*Plan reference: page 169, 170, in **Issues and Opportunities***

**Remove** fifth paragraph:

The ability of the alpine resorts to sustain visitation is currently measured through ski field infrastructure. Bed numbers or accommodation limits have typically been used to fix the size of the resorts, though the relationship between accommodation levels and the environmental health of these areas is unclear. There is insufficient information available to determine whether growth in visitation and infrastructure can be sustained at any of the resorts without increasing environmental degradation. This information may be gained through the introduction of integrated programs to monitor the condition of environmental attributes at each of the resorts and the application of rigorous scientific analysis. Such an approach may, over time, lead to the development of measures other than accommodation levels that more accurately reflect the environmental capacity of the resorts.

**Replace with:**

The ability of the alpine resorts to sustain visitation has been measured through ski field infrastructure. Bed numbers or accommodation limits have been used to control development in the resorts, though the relationship between accommodation levels and the environmental health of these areas was unclear. The carrying capacity framework being developed through the SAP and other studies undertaken during the SAP process have established that a certain level of growth can be accommodated. The SAP Master Plan proposes a scope of development tested against physical, environmental and social constraints. The plan of management requires programs to monitor the condition of environmental attributes at each of the resorts and respond to unsatisfactory results accordingly. Staged implementation of the SAP Master Plan and any proposals for visitor capacity increase (accommodation and day visitation) would be premised on:

- compliance with previous conditions of tenure and development consent
- consistency with carrying capacity framework objectives
- satisfactory achievement of minimum environmental performance standards under the relevant environmental management system.

**Add** new last sentence to sixth, seventh and eighth paragraphs:

The SAP master planning process has considered this issue.

**Remove** first sentence of ninth paragraph:

While the alpine resorts have traditionally focused on winter activities, opportunities also exist to expand the range of non-winter recreational activities available, consistent with legislation, leases, approved master plans and environmental management considerations.

**Replace with:**

While the alpine resorts have traditionally focused on winter activities, the SAP process has identified opportunities to expand the range of non-winter recreational activities available, consistent with legislation, the Kosciuszko National Park Plan of Management, leases, approved master plans and environmental management considerations.

## 2. Statutory framework

The following amendments are required to incorporate statutory planning changes into the plan of management.

### Amendments

#### 3.3 Legislation

*Plan reference: page 14, fourth dot point under **Legislation***

##### Remove:

- Environmental Planning and Assessment Act Amendment (Ski Resort Areas) Act 2001  
This legislation creates a separate planning regime for the alpine resorts within the park. Under this regime:
  - The alpine resort areas remain part of the park and are managed according to the *National Parks and Wildlife Act 1974*;
  - Detailed planning for the alpine resort areas is governed by the Alpine Resorts Environmental Planning instrument governing development in the alpine resorts; and
  - The Department of Planning is responsible for planning and building control within the alpine resorts;

##### Replace with:

- *Environmental Planning and Assessment Act Amendment (Ski Resort Areas) Act 2001*.  
This legislation created a separate planning regime for the alpine resorts and certain other surrounding accommodation areas within the park. Under this regime:
  - the alpine resort areas and surrounding accommodation areas within the visitor services zone remain part of the park and are managed according to the *National Parks and Wildlife Act 1974*
  - development in the alpine resort areas and surrounding accommodation areas, namely Kosciuszko Tourist Park (Kosciusko Mountain Retreat), Ski Rider Motel, Sponars Chalet, Creel Bay (renamed from Waste Point) and Thredbo Ranger Station, is governed by the Alpine Resorts Environmental Planning Instrument and, unless exempt, requires private proponents to obtain development consent from the Minister administering the *Environmental Planning and Assessment Act 1979* under Part 4 of that Act
  - the Department of Planning and Environment (Planning and Assessment) is responsible for planning and building control in the alpine resorts and also the other accommodation areas under the Snowy Mountains Special Activation Precinct Master Plan (see below).
- The *State Environmental Planning Policy (Precincts-Regional) 2021* (Alpine Resorts Environmental Planning Instrument) and *Environmental Planning and Assessment Regulation 2021* (EPAR) are key components of the local planning framework which will be amended as part of the Snowy Mountains SAP strategic planning process. These amendments aim to:
  - implement the Snowy Mountains Special Activation Precinct Master Plan and a development control plan for the alpine resorts and surrounding accommodation areas to which it applies

- provide a streamlined planning framework with 'activated' pathways available for certain types of development consistent with the SAP Master Plan, a revised exempt development pathway and a new complying development pathway
- update the Alpine Resorts Environmental Planning Instrument to address points of confusion for proponents and agencies and, where appropriate, utilise land use definitions and clauses more broadly understood across the statewide planning framework
- for any planning and approval scenario:
  - NPWS will maintain a statutory referral role in the approval framework under the Alpine Resorts Environmental Planning Instrument except where sufficient consultation has occurred with NPWS prior to development application lodgement for projects eligible for an 'activated' pathway. NPWS also continues to have a primary role in review of this instrument, the EPAR, and associated documents such as development control plans, land use tables and ski slope plans, to ensure that the NPW Act and plan of management are key considerations
  - proposals that increase visitor capacity would only be permissible after carrying capacity framework, staging and EMS reporting objectives are met to the satisfaction of the Service
  - for non-private sites within the precinct, the Service and other public authorities generally retain the option of undertaking development without consent under Part 5 of the *Environmental Planning and Assessment Act 1979*.

## 10.2 Alpine Resorts Management Units

*Plan reference: page 166, Management Arrangements under **Background***

### **Remove:**

The four alpine resorts operate under a system of leases granted to private organisations in accordance with the provisions of the *National Parks and Wildlife Act 1974*. Each lease contains individual conditions and tenure periods and confers certain rights and obligations on each lessee. Both the Service and the NSW Department of Planning (DoP) are now responsible for administration and planning in the alpine resort management units and associated sites. The Service is responsible for managing the resort leases and other commercial agreements, municipal services (for the Perisher Range resort), the natural and cultural values of the lease areas, public health and interface issues between the resorts and adjoining parts of the park.

### **Replace with:**

The 4 alpine resorts operate under a system of leases and licences granted to private organisations in accordance with the provisions of the *National Parks and Wildlife Act 1974*. Each lease contains individual conditions and tenure periods and confers certain rights and obligations on each lessee, including the obligation to adhere to this plan of management. The Department of Planning and Environment (Planning and Assessment) is responsible for development assessment and consent in the alpine resort management units and surrounding accommodation areas which are subject to the Alpine Resorts Environmental Planning Instrument. Department of Planning and Environment (Planning and Assessment) and the Service are responsible for various administration, planning and compliance actions. The Service is responsible for managing the resort leases and other commercial agreements, municipal services (for the Perisher Range resort), environmental stewardship by lessees (including their environmental management systems), public health, and any interface issues between the resorts and adjoining parts of the park.

*Plan reference: page 166, Table 2 Summary of Roles and responsibilities*

**Remove** from heading in column 1:

Department of Environment and Conservation

**Replace with:**

National Parks and Wildlife Service

**Remove** from heading in column 2:

Department of Planning

**Replace with:**

Department of Planning and Environment (Planning and Assessment)

**Add** new sixth point in column 1:

Oversight of environmental management systems.

**Remove** from cell 2 of column 2:

Parts 3, 4 & 4A

**Replace with:**

Parts 3, 4 & 6

**Add** new last dot point in cell 2 of column 2:

- Ensure adherence with the Alpine Resorts Environmental Planning Instrument (i.e. Chapter 4 of the *State Environmental Planning Policy (Precincts—Regional) 2021* or replacement)

*Plan reference: page 167, second paragraph under Management Arrangements in*

### **Background**

**Remove:**

The role of DoP is to provide the strategic and statutory planning framework to guide planning and development in the resorts and to administer development control. DoP is responsible for the assessment of any development requiring consent under Parts 3 and 4 of the *Environmental Planning and Assessment Act 1979* on behalf of the Minister for Planning and for the preparation of Environmental Planning Instruments. (Table 2 summarises the key roles and responsibilities of both agencies).

**Replace with:**

The role of the Department of Planning and Environment (Planning and Assessment) is to provide the strategic and statutory planning framework to guide planning and development in the resorts and to administer development control. The Department of Planning and Environment (Planning and Assessment) is responsible for the assessment of any development requiring consent under Part 4 or planning approval under Division 5.2 of the *Environmental Planning and Assessment Act 1979* on behalf of the Minister for Planning and for the preparation of Environmental Planning Instruments under Part 3 of that Act. Table 2 summarises the key roles and responsibilities of both agencies. The Department of Regional NSW may have a specific role in supporting future tourism development and infrastructure within the Perisher Range Management Unit where consistent with this plan of management and the NPW Act.

## Appendix 1 – Glossary

*Plan reference: Page 311*

**Add** to glossary:

***Snowy Mountains Special Activation Precinct Master Plan (SAP Master Plan)*** means the Snowy Mountains Special Activation Precinct Master Plan as created on 29 June 2022.

### 3. The accommodation narrative

The following amendments update the narrative for accommodation in the park to name the places where accommodation would be allowed (over and above adaptive re-use of historic buildings) and remove Cabramurra as a location for potential commercial accommodation development. Adaptive re-use of historic buildings is generally permitted by the plan of management. The list of accommodation sites being brought online under this policy is updated through this amendment.

The updated narrative ensures that the sites' cultural, educational and environmental potential are key considerations in any adaptive re-use projects. Part of the amendment will adjust the ribbon development prevention policy to allow the continued use of Ski Rider Motel beyond 2025.

## Amendments

### 8.19 Visitor Accommodation

*Plan reference: page 144, **Background***

#### **Remove:**

Visitor accommodation in the park is primarily concentrated within the alpine resorts (Chapter 10). Elsewhere, accommodation is available at the following places:

- Cabramurra;
- Camp Hudson (Goobarragandra Valley);
- Caves House (Yarrangobilly);
- Currango Homestead;
- Kosciuszko Mountain Retreat (Sawpit Creek);
- Ski Rider Motel (Wilson's Valley);
- Sponars Chalet (Diggers Creek);
- Thredbo Rangers Station; and
- Waste Point Lodge.

The township of Cabramurra is occupied by Snowy Hydro Limited through the Snowy Park Lease agreement between the NSW Minister for the Environment and the corporation. Limited visitor accommodation is available in the township under the terms of the lease and sub-licences to the Scout Association of Australia, Returned and Services League of Australia and the Cabramurra Ski Club Limited. Currango Homestead provides rustic cottage accommodation and is closed during winter whereas Camp Hudson is leased to the Tumut Shire Council as trustee for the Tumut Citizens Boys Club.

The remaining establishments (Kosciuszko Mountain Retreat, Ski Rider Motel, Sponars Chalet, Waste Point Lodge) are all located in the southern end of the park along or near the Kosciuszko Road. All are largely reliant upon winter visitation.

The various huts scattered across the park are primarily managed as temporary shelters rather than for visitor accommodation.

#### **Replace with:**

There is growing demand for visitor accommodation within the park's natural and historic settings. Visitor accommodation in the park is primarily concentrated within the alpine resorts (Chapter 10). Elsewhere, accommodation is available at the following places:

- Camp Hudson (Goobarragandra Valley)
- Cotterills Cottage
- Creel Bay (Waste Point)
- Currango Homestead
- Kiandra
- Kosciuszko Tourist Park (formerly Kosciusko Mountain Retreat) (Sawpit Creek)
- Ski Rider Motel (Wilson's Valley)
- Sponars Chalet (Diggers Creek)
- Thredbo Ranger Station
- Yarrangobilly Caves.

Caves House at Yarrangobilly Caves is a historic building and has been used for visitor accommodation since 1896. Currango Homestead provides rustic cottage accommodation and is closed during winter.

The remaining establishments (Kosciuszko Tourist Park, Thredbo Ranger Station, Ski Rider Motel, Sponars Chalet and Creel Bay (Waste Point)) are all located in the southern end of the park along or near Kosciuszko Road and Alpine Way. These sites are within the Snowy Mountains Special Activation Precinct.

The various huts scattered across the park are primarily managed as temporary shelters rather than for visitor accommodation.

*Plan reference: page 144, **Issues and Opportunities***

**Remove:**

The provision of visitor accommodation beyond the Visitor Services Zone is generally considered to be inappropriate by the Service, which instead encourages the development of accommodation at appropriate locations outside of the park. This policy is directed at retaining the largely undeveloped character and visual amenity of the park. That said, visitor accommodation can provide a viable function for heritage buildings that might otherwise remain vacant and slowly deteriorate or be subjected to vandalism.

**Replace with:**

The provision of additional visitor accommodation nodes in the visitor services zone beyond those already provided is generally considered to be inappropriate by the Service. This policy is directed at retaining the largely undeveloped character and visual amenity of the park. This also concentrates overnight visitors in disturbed locations away from more sensitive areas. That said, visitor accommodation can provide a viable function for heritage buildings that might otherwise remain vacant and slowly deteriorate or be subjected to vandalism.

Growth in demand and change in visitor expectations since this plan was adopted in 2006 means the Service recognises it needs to provide a greater range of accommodation offerings and increase capacities in keeping with the general direction of this plan of management.

*Plan reference: page 144, **action 8.19.1.1***

**Remove:**

Permit visitor accommodation in the:

- Minor Road Corridors (at Currango Homestead and Camp Hudson only); and
- Visitor Services Zone at:

- Alpine resorts (Chapter 10);
- Cabramurra;
- Kosciuszko Mountain Retreat;
- Ski Rider Motel (only until 2025);
- Sponars Chalet;
- Thredbo Ranger Station;
- Waste Point Lodge; and
- Yarrangobilly Caves House

**Replace with:**

Permit visitor accommodation in the:

- Minor Road Corridors (at Currango Homestead and Camp Hudson only)
- Major Road Corridors (at Cotterills Cottage and Kiandra only)
- Visitor Services Zone at:
  - Alpine resorts (Chapter 10)
  - Creel Bay (Waste Point)
  - Kosciuszko Tourist Park
  - Ski Rider Motel
  - Sponars Chalet
  - Thredbo Ranger Station
  - Yarrangobilly Caves precinct.

*Plan reference: page 145, **action 8.19.1.4***

**Remove:**

4. Manage visitor accommodation at Currango Homestead and Yarrangobilly Caves House in accordance with the provisions of the conservation management plans that have been prepared for these two places.

**Replace with:**

4. Manage visitor accommodation in historic precincts in accordance with the provisions of any conservation management plans for those places.

*Plan reference: page 145, **action 8.19.1.6** and page 296, **action 8.19.1.6***

**Remove:**

6. Renew the lease for Ski Rider Motel until 2025. This renewal is conditional upon the motel being relocated during the term of the lease or removed on expiry of the lease in order to reduce the extent of ribbon development and improve visual amenity. The site will then be rehabilitated and rezoned from Visitor Services Zone to Major Road Corridor.

**Replace with:**

6. Repealed.

*Plan reference: page 145, **action 8.19.1.6***

**Remove:**

9. Consider other options for the adaptive re-use and development of the Thredbo Ranger Station for commercial opportunities to optimise visitor use, education and conservation of the site



**Replace with:**

9. For buildings and sites being adaptively re-used, commercial development must optimise the visitor experience, education and conservation opportunities of the sites.

**9.3 Yarrangobilly Management Unit**

*Plan reference: page 159, last paragraph in **Background***

**Add** last sentence:

Tourism development will only be allowed following the public exhibition and adoption of a Yarrangobilly Caves precinct plan.

## 4. The visitation narrative

The following amendments update information in the plan of management about visitation. These amendments provide for year-round visitation, new camping and campground arrangements, including improved amenities at Island Bend. These amendments also seek to enable opportunities for conservation of Aboriginal cultural heritage and promotion of continuing connection to Country.

Adding an additional visitor services zone over Island Bend requires an update of Figure 6. The map will also be updated to include the existing Visitors Services Zone for the Thredbo Ranger Station and to align the Visitors Services Zone at Perisher Valley to the resort lease and licence boundaries as adjusted in 2008. An insert of Figure 6 covering the SAP investigation area to the extent it is within Kosciuszko National Park (Figure 9) will be included as a new attachment to the plan to provide additional detail.

### Amendments

#### 5.6 Visitor Services Zone

*Plan reference: page 33, first sentence, third paragraph under **Visitor Services Zone***

**Remove:**

The alpine resorts are the key visitor destinations in the park during winter.

**Replace with:**

The alpine resorts are the key visitor destinations during winter and are growing in popularity during summer.

*Plan reference: page 33, sixth paragraph, first sentence under **Visitor Services Zone***

**Remove:**

In addition to the alpine resorts, another nine areas are included in this zone. Six of these sites are located in the southern end of the park along or near the major road corridors of the Alpine Way and Kosciuszko Road. These are:

**Replace with:**

In addition to the alpine resorts, another 10 areas are included in this zone. Seven of these sites are located in the southern end of the park along or near the major road corridors of the Alpine Way and Kosciuszko Road. These are:

*Plan reference: page 33, sixth paragraph, second dot point under **Visitor Services Zone***

**Remove:**

- Murray 1 visitor centre precinct (Snowy Hydro Limited lease area);
- Former Thredbo Ranger Station (visitor accommodation, campground and commercial services)<sup>1</sup>;
- Wilsons Valley (Ski Rider Motel – lease area);
- Diggers Creek (Sponars Chalet – lease area and associated facilities);

- Sawpit Creek precinct (campground, education centre and offices, landfill, car parks and former service station); and
- Waste Point precinct (staff and visitor accommodation and workshop).

**Replace with:**

- Murray 1 visitor centre precinct (Snowy Hydro Limited lease area)
- Former Thredbo Ranger Station (visitor accommodation, cabins, campground and commercial services)
- Island Bend (campground)
- Wilsons Valley (Ski Rider Motel – lease area)
- Diggers Creek (Sponars Chalet – lease area and associated facilities)
- Sawpit Creek precinct (Kosciuszko Tourist Park cabins and campground, education centre and offices, visitor entry station and car parks)
- Creel Bay (Waste Point) precinct (staff and visitor accommodation, campground and workshop).

*Plan reference: page 33, seventh paragraph under **Visitor Services Zone***

**Insert new eighth paragraph**

The locations addressed in the Snowy Mountains Special Activation Precinct Master Plan include the alpine resorts of Thredbo, Charlotte Pass and Perisher Range as well as the former Thredbo Ranger Station, Ski Rider Motel, Sponars Chalet, Kosciuszko Tourist Park and Creel Bay (Waste Point).

*Plan reference: page 33, footnote 1 under **Visitor Services Zone***

**Remove footnote <sup>1</sup>**

## Maps

*Plan reference: **Attached maps***

**Replace Map 6 with the amended Map 6** which is attached to the amendment.

**Attach an additional map (Map 9)** to the plan.

## 7.1 People and the Landscape

*Plan reference: page 94, **action 7.1.1.54***

**Insert new last sentence:**

Potentially deliver this through on-country projects such as a walk along the Snowy River from Creel Bay (Waste Point) to Guthega, celebration of the Snowy River headwaters, Bogong moth harvest sites and other important routes and places suitable for cultural tourism.

*Plan reference: page 99, **action 7.1.4.14***

**Add new dot point:**

- Investigates and, if feasible, delivers on-country projects such as a walk along the Snowy River from Creel Bay (Waste Point) to Guthega and celebrations of Snowy River headwaters, bogong moth harvest sites and other important routes and places suitable for cultural tourism.

### 8.3 Driving

*Plan reference: page 110, **action 8.3.1.6**, and page 292, Schedule 11, **action 8.3.1.6***

#### **Remove:**

Subject to cultural heritage assessments, reduce the extent of past 'ribbon development' along the Major Road Corridors and improve the visual amenity by the removal and rehabilitation of:

- The former Sawpit Creek service station and environs (Sawpit Creek, Kosciuszko Road);
- The former winter transport interchange building (not including the RTA depot) (Wilsons Valley, Kosciuszko Road).

(Note: The ongoing use of part of the Sawpit Creek site for car parking will be considered within the context of the Integrated Access Strategy (Section 10.2). The future management of the Ski Rider Motel site at Wilsons Valley (Kosciuszko Road) is described in Section 8.19).

#### **Replace with:**

Continue to prevent 'ribbon development' along the major road corridors and, subject to cultural heritage assessments, improve the visual amenity by the removal and rehabilitation or re-purposing of:

- historical scars from roading, stock piling and other past development activities (rehabilitation)
- unused infrastructure at Sawpit Creek, Kosciuszko Road (remove and rehabilitate or re-purpose)
- the former winter transport interchange building (not including the Transport for NSW depot) at Wilsons Valley, Kosciuszko Road (remove and rehabilitate or re-purpose).

### 8.5 Camping

*Plan reference: page 114, second paragraph of **Background***

#### **Remove:**

Three camping areas are located in the Visitor Services Zone. These are at Sawpit Creek (Kosciuszko Mountain Retreat), Thredbo Ranger Station and Yarrangobilly Caves Precinct. All other vehicle-accessible camping areas in the park are significantly less-developed. Visitor facilities at these lesser-developed sites are typically limited to picnic tables, fireplaces and non-flushing toilets. All are situated within the Minor and Major Road Corridors.

#### **Replace with:**

Four camping areas are located in the visitor services zone. These are at Sawpit Creek (Kosciuszko Tourist Park), Creel Bay (Waste Point), Island Bend, Thredbo Ranger Station and Yarrangobilly Caves Precinct. All other vehicle-accessible camping areas in the park are significantly less-developed. Visitor facilities at these lesser-developed sites are typically limited to picnic tables, fireplaces and non-flushing toilets. All are situated within the Minor and Major Road Corridors.

*Plan reference: page 115, last paragraph of **Issues and Opportunities***

**Add new fourth dot point:**

- Improved camping areas at Island Bend supported by amenities such as camp kitchens, hot showers and flushing toilets, to address the high demand for additional camping opportunities in the central region of the park.

*Plan reference: page 115, **Action 8.5.1.1***

**Remove:**

Permit vehicle-based camping in designated camping areas only in the Minor and Major Road Corridors and at Sawpit Creek (Kosciuszko Mountain Retreat), Thredbo Ranger Station and Yarrangobilly Caves in the Visitor Services Zone.

**Replace with:**

Permit vehicle-based camping in designated camping areas only in the Minor and Major Road Corridors and at Sawpit Creek (Kosciuszko Tourist Park), Island Bend, Creel Bay (Waste Point), Thredbo Ranger Station and Yarrangobilly Caves in the visitor services zone.

*Plan reference: page 115, **Action 8.5.1.4***

**Remove fifth dot point:**

- Visitor Services Zone – Camping only permitted at Sawpit Creek camping area, Thredbo Ranger Station and Yarrangobilly Caves Precinct (all C4).

**Replace with:**

- Visitor Services Zone – Camping Area (C3) or Camping Ground (C4) sites at Sawpit Creek (Kosciuszko Tourist Park), Creel Bay (Waste Point), Island Bend, Thredbo Ranger Station and Yarrangobilly Caves Precinct only.

## **Schedule 4 Appropriate Recreational Activities**

*Plan reference: page 259, **Table S4.1, Non-commercial activities**, Cell in Vehicle-based camping (within designated camping areas) row in Visitor Services column*

**Remove:**

- Kosciuszko Mountain Retreat, Thredbo Ranger Station and Yarrangobilly Caves Precinct only

**Replace with:**

- yes

*Plan reference: page 261, **Table S4.2, Commercial or large group (>20 people) activities**, Cell in Camping row in Visitor Services column*

**Remove:**

Kosciuszko Mountain Retreat and Thredbo Ranger Station only

**Replace with:**

- with consent

## Schedule 5 Existing Visitor Facilities

*Plan reference: page 262, **Table S5.1, NPWS camping and day use areas**, Cell in Creel Bay row in description column*

### Remove:

- Day use area (D2), toilet(s), boat ramp

### Replace with:

- Day use area (D2), Camping Ground (C4)<sup>1</sup>, toilet(s), boat ramp

*Plan reference: page 263, **Table S5.1, NPWS camping and day use areas**, Cell in Island Bend row in description column*

### Remove:

Camping Area (C2), Day Use Area (D2), fireplace(s), picnic table(s), toilet(s)

### Replace with:

Camping Area (C3), Camping Ground (C4<sup>1</sup>), Day Use Area (D2), fireplace(s), picnic table(s), toilet(s)

## Schedule 6 Standard of Visitor Facilities

*Plan reference: page 269, Schedule 6 Standard of Visitor Facilities, **Table S6.1, Camping area classification**, cell in zone row in Camping area (C3) column*

### Remove:

Major Road

### Replace with:

Major Road

Visitor Services

*Plan reference: page 269, Schedule 6 Standard of Visitor Facilities, **Table S6.1, Camping area classification**, cell in Built accommodation row in Camping ground (C4) column*

### Remove:

Kosciuszko Mountain Retreat and Thredbo Ranger Station only

### Replace with:

Kosciuszko Tourist Park, Creel Bay (Waste Point), Thredbo Rangers Station and Yarrangobilly Caves Precinct

## 5. Special Activation Precinct development sites

The alpine resorts of Thredbo, Charlotte Pass and Perisher Range are sub-precincts of the Snowy Mountains Special Activation Precinct (SAP) strategic planning investigation area. Amendments in this section relate to Chapter 10 – Areas of Exceptional Recreational Significance, which addresses the management of the alpine resorts.

With the adoption of the Snowy Mountains SAP Master Plan, planning and development within the alpine resorts and surrounding accommodation areas must be undertaken consistently with the SAP Master Plan, alpine development control plans and other planning mechanisms under the *Environmental Planning and Assessment Act 1979* (EP&A Act).

This amendment updates the plan of management's framework for undertaking activities and development in the resorts to reflect these new mechanisms, consistent with the NPW Act. This amendment also removes some of the planning prescriptions that control activities and development in the alpine resorts and accommodation areas (e.g. emergency incident response and waste water management). These prescriptions are addressed through other legal mechanisms and are not required to be duplicated in the plan of management.

This amendment updates the plan of management to require that alpine resort lessees/licensees develop and implement environmental management systems (EMS) accredited to ISO14001. Provisions relating to the EMS and ecologically sustainable development in the alpine resorts are proposed to be updated to reflect these objectives and requirements.

The following amendments include some general updates throughout Chapter 10. These include updates to reference the year-round visitation capacity of the alpine resorts, and updates to the details of the resorts' leases, which have all been renewed or extended since the adoption of the 2006 plan.

### Amendments

#### 10.2 Alpine Resorts Management Units

*Plan reference: Page 169, Policies and Actions – Visitor Facilities and Services, action 10.2.1.1*

##### Remove the first 8 dot points:

- The activity is undertaken within the context of a lease or licence;
- The activity promotes opportunities for visitors to enjoy, appreciate and protect the park's values;
- The activity recognises and protects the international, national and state significance of the park's natural and cultural values;
- The activity is in accordance with the zoning scheme provided at Schedule 6;
- The activity promotes the principles of ecologically sustainable development;
- The activity is undertaken within the context of bushfire protection strategies that are consistent with the parkwide fire management plan (Section 11.5);
- The activity is undertaken within the context of emergency management strategies developed in conjunction with relevant authorities; and
- The activity is undertaken within the context of an environmental management system as follows:

- The lessee or licensee will have, or be part of, an environmental management system developed and implemented for the resort management unit according to the requirements of Section 12.1;
- Existing lessees or licensees must meet this requirement within two years of the Minister's adoption of this plan;
- The existing condition of the natural and cultural values is documented as part of an environmental inventory to accompany the environmental management system prepared for each resort management unit;
- The lessee or licensee establishes minimum environmental performance standards approved by the Service, for inclusion in the environmental management system. The performance standards will be developed with a view to achieving certification under a scheme relevant to the tourism industry;
- The lessee or licensee contributes to, or undertakes, annual monitoring of the activity against the performance standards contained in the environmental management system;
- The lessee or licensee prepares and implements a Rehabilitation Plan consistent with the Park Restoration Plan as part of the environmental management system.
- The lessee or licensee provides a report on environmental performance and condition assessment of the natural and cultural values in the resort management unit to the Director General annually.

**Replace with:**

- The activity is undertaken within the context of a lease or licence
- The activity recognises and protects the international, national and state significance of the park and its natural and cultural values
- The activity is in accordance with the zoning scheme provided at Schedule 6
- The activity promotes the principles of ecologically sustainable development
- The activity is undertaken within the context of an environmental management system as follows:
  - the lessee or licensee will have, or be part of, an environmental management system developed and implemented for the resort management unit according to the requirements of Section 12.1
  - the existing condition of the natural and cultural values is documented as part of an environmental inventory to accompany the environmental management system prepared for each resort management unit
  - the lessee or licensee establishes minimum environmental performance standards approved by the Service, for inclusion in the environmental management system. Certification of the system to ISO14001 (as updated or replaced from time to time) must be undertaken through an independent third-party process not less than every three years
  - the lessee or licensee contributes to, or undertakes, annual monitoring of the activity against the performance standards contained in the environmental management system and annual internal audits of the system against ISO14001 (as updated or replaced from time to time)
  - the lessee or licensee prepares and implements a Rehabilitation Plan consistent with the Park Restoration Plan as part of the environmental management system
  - the lessee or licensee provides an annual report on environmental performance and condition assessment of the natural and cultural values in the resort management unit to the Service each year



- the lessee or licensee provides evidence to the Service of operation of their environmental management system to the ISO14001 standard (as updated or replaced from time to time) through:
  - initial and periodic (3 yearly) certification of the system against the standard through an independent third-party process
  - annual internal auditing of the system against the standard.

*Plan reference: Page 170, Policies and Actions – Visitor Facilities and Services, **action 10.2.1.6** and page 298, Schedule 11, **action 10.2.1.6***

**Remove:**

Coordinate a program designed to investigate alternative mechanisms for measuring and regulating the carrying capacity of each resort. Liaise with DoP, resort lessees and licensees and other relevant organisations on the design and implementation of the program.

**Replace with:**

Participate in the design and development of the SAP's mechanisms for measuring and regulating the carrying capacity of each alpine resort management unit, to be run by the Department of Planning and Environment (Planning and Assessment), to ensure it meets the requirements of the Service for the purposes of implementing this plan and to ensure consistency with the NPW Act. Liaise with the Department of Planning and Environment (Planning and Assessment), resort lessees and licensees and other relevant organisations on the implementation and review of the program.

*Plan reference: Page 170, Policies and Actions – Visitor Facilities and Services, **action 10.2.1.13***

**Remove:**

Consider the following matters when any development control plan or development application relating to an alpine resort management unit is submitted or referred to the Director-General for comment or adoption:

- The consistency of the plan or application with the provisions of any lease or licence, the plan of management and Service policies;
- The ability of the proposal to promote opportunities for visitors to enjoy, appreciate and protect the park's values;
- Any additional visitor facilities or services that may be required to support visitors in other areas of the park as a result of the plan or application;
- The existing condition of the natural and cultural values of the resort management unit;
- The potential impact of the plan or application on the natural and cultural values of the park;
- The environmental performance of the resort under the established environmental management system for the resort management unit;
- Any potential impact on park operations;
- Any potential impact on bushfire risk; and
- The potential impact on the safety of visitors to the management unit or other parts of the park.

**Replace with:**

Consider the following matters when a development application relating to an alpine resort management unit is submitted or referred to the Service for comment or adoption:

- consistency and past compliance with the provisions of any lease or licence, the plan of management, Service policies and the *National Parks and Wildlife Act 1974*
- any wider implications for park operations and visitor facilities and services
- any specialty advice required by the Department of Planning and Environment (Planning and Assessment) as part of the development assessment and consent process under the Alpine Resorts Environmental Planning Instrument, e.g. *Food Act 2003*, *Public Health Act 2010*, *Biodiversity Conservation Act 2016*, *Plumbing and Drainage Act 2011*, *Heritage Act 1977* and *Protection of the Environment Operations Act 1997*
- whether the environmental performance of the lessee or licensee and the resort more broadly achieves the minimum environmental performance standards approved by the Service under the established environmental management system for the resort management unit
- the potential impact on the safety of visitors to the management unit or other parts of the park.

*Plan reference: Page 172, Policies and Actions – Other Infrastructure*

**Replace the text in actions 25 and 29 with:**

Repealed

*Plan reference: Page 172, Policies and Actions– Other Infrastructure, **action 10.2.1.27***

**Remove:**

Manage the disposal of waste from the alpine resorts in accordance with the requirements of Section 11.6.

**Replace with:**

Ensure resort managers dispose of waste from the alpine resorts in accordance with the requirements of Section 11.6.

*Plan reference: Page 171, Policies and Actions – Other Infrastructure, **action 10.2.1.30***

**Remove:**

Manage the use of water from streams, rivers and lakes and enhance water quality within the alpine resort management units consistent with the provisions of Sections 6.6 and 11.6. Continue the stormwater management and road sealing programs in all alpine resort management units in consultation with relevant authorities.

**Replace with:**

Manage the use of water from streams, rivers and lakes and enhance water quality within the alpine resort management units consistent with the provisions of Sections 6.6 and 11.6. Continue to facilitate stormwater management infrastructure and road sealing programs in all alpine resort management units having regard to the Snowy Mountains SAP Master Plan or similar approved strategic plan.

*Plan reference: Page 172, Policies and Actions – Other Infrastructure, **action 10.2.1.33** and page 298, Schedule 11, **action 10.2.1.33***

**Remove:**

Participate with DoP in the development of an Integrated Access Strategy for the alpine resort management units in association with the Roads and Traffic Authority (RTA), resort operators and local government. The strategy will aim to encourage an efficient transport and access system to the alpine resorts and within each resort management unit. The

strategy will also consider provisions to facilitate disabled access to and within the resorts in consultation with relevant equitable access organisations.

**Replace with:**

Participate in the development and delivery of a transport strategy for the alpine resort management units as proposed in the Snowy Mountains SAP Master Plan.

*Plan reference: Page 173, 10.2.3 Management Objective*

**Remove:**

The alpine resorts are managed through a lease and licence framework that allows the private sector to provide opportunities for visitors that extend beyond those delivered by the Service and result in direct benefits to the community.

**Replace with:**

The alpine resorts are managed through a lease and licence framework that allows the private sector to provide opportunities for visitors that extend beyond those opportunities delivered by the Service, result in direct benefits to the community, provide appropriate commercial returns and promote awareness, appreciation and conservation of the park.

*Plan reference: Page 173, Policies and Actions, **action 10.2.3.1** and page 298, Schedule 11, **action 10.2.3.1***

**Remove:**

Establish an efficient information management system for the administration of leases in the alpine resort management units.

**Replace with:**

Repealed

**Add a new action:**

3. Any new lease or licence, or renewal, or significant amendment of a lease or licence, for the provision of a visitor facility or service within the alpine resort management units:
  - must include terms requiring financial return to NSW Government, including for accommodation and development rights, which reflect the commercial value of those rights and the costs of the Service in administering the lease or licence and providing any services or infrastructure associated with the proposed visitor facility or service
  - may only be granted following consideration of whether the minimum environmental performance standards approved by the Service under the established environmental management system for the resort management unit are being achieved.

### **10.3 Charlotte Pass Management Unit**

*Plan reference: Page 174, **Background***

**Remove paragraphs 1 to 4**

**Replace with:**

Charlotte Pass Village is located at the headwaters of Spencers Creek and is operated by Charlotte Pass Snow Resort Proprietary Limited. The company provides a range of lifts and

transport facilities for skiers as well as accommodation and other facilities and services for its guests.

The lease over the resort area, which commenced on 1 May 2018, expires on 31 October 2058 and is for the conduct of a world class alpine tourist and visitor resort, including provision of summer and alpine resort facilities and activities and purposes reasonably incidental thereto.

It confers certain specified development rights and obligations on the lessee, including the upgrade and expansion of snow making and lifting facilities and refurbishment of the Kosciuszko Chalet Hotel.

*Plan reference: Page 174, list under **Issues and Opportunities***

**Remove dot point 5:**

- There has been limited systematic auditing of the environmental performance of the resort since its establishment;

**Add a new dot point to the list:**

- Opportunities for year-round visitation are provided for in the Snowy Mountains SAP Master Plan.

*Plan reference: Page 175, Policies and Actions, **action 10.3.1.1***

**Remove the last dot point:**

- The lessee promotes opportunities for visitors to enjoy, understand and appreciate the values of the Charlotte Pass Management Unit and coordinates these activities with the management of the Main Range Management Unit (Section 9.2).

**Replace with:**

- The lessee promotes opportunities for visitors to learn about, enjoy, understand and appreciate the values of the Charlotte Pass Management Unit and coordinates these activities with the management of the Main Range Management Unit (Section 9.2).

**Add new dot point to end of list:**

- Lessee contributes to Mountain Pygmy Possum habitat recovery and other rehabilitation projects reflective of the unique environment and threatened entities within and adjoining the Management Unit.

*Plan reference: Page 175, 10.3.1 Policies and Actions*

**Replace the text in actions 2, 3 and 6 with:**

Repealed

## **10.4 Thredbo Management Unit**

*Plan reference: Page 176, **Background***

**Remove paragraphs 1 to 3:**

**Replace with:**

Thredbo resort is operated under lease by Kosciuszko Thredbo Proprietary Limited. A wide range of winter and non-winter facilities and services are provided that actively encourage visitor use of the area on a year-round basis.

The option for a further lease of the Thredbo head lease was exercised in 2007 and runs from 29 June 2007 to 28 June 2057.

The lease is for the conduct of a year-round resort and purposes reasonably incidental thereto. The lease confers certain rights and obligations on the company.

*Plan reference: Page 176, **Issues and Opportunities***

**Add new dot points** to the list following Issues and Opportunities:

- In summer, mountain biking is a popular activity in and near the resort
- Opportunities for year-round visitation are provided for in the Snowy Mountains SAP Master Plan.

### **10.5 Selwyn Management Unit**

*Plan reference: Page 177, **Background***

**Remove all paragraphs:**

**Replace with:**

This resort is managed under a lease with Selwyn Snow Resort Proprietary Limited. The lease permits establishment and operation of quality snow resort facilities and activities and ancillary uses. The resort was destroyed by fire in January 2020 and is being rebuilt by the lessee. Following successful completion of the rebuild requirements, the lessee will enter into a lease for 20 years with an option to extend the lease for a further 20 years.

The Selwyn Snow Resort provides day visitors with low-cost opportunities for skiing and snow play activities. Accommodation is only provided for staff.

The management unit is defined by the lease area and covers an area of 205 hectares.

### **10.6 Perisher Range Management Unit**

*Plan reference: Page 178, **Background***

**Remove all paragraphs**

**Replace with:**

The Perisher Range Management Unit (1598 ha) contains the resort areas of Perisher Valley, Smiggin Holes, Guthega, Blue Cow, the area formerly known as the Link Management Unit and Bullocks Flat Skitube terminal. The unit includes parts of the major roads servicing the resort including the Link Road, which Transport for NSW currently manages. It also includes the substratum portions of the Skitube Tunnel from Portal 1 to Blue Cow Mountain. The Perisher Range Management Unit is the largest alpine resort complex in Australia and is commonly known as Perisher Ski Resort.

All land occupied by club and commercial lodges, as well as resort operators within the management unit is managed under a system of leases and licences administered by the Service.

Perisher Blue Proprietary Limited holds a Consolidated Mountain Lease and Ski Area Licence that runs from 1 July 2008 to 30 June 2048, with an option to extend this for a further 20 years to 2068, for the conduct of sporting, tourist and associated activities suitable to a world class alpine tourist and visitor resort.

Separate leases exist for each accommodation premise within the management unit.

A lease exists between the Minister for the Environment and Heritage and Perisher Skitube Joint Venture for the construction and operation of the Skitube terminal, car parks and railway, the conveyance of passengers, freight and municipal services by Skitube and the conduct of summer recreational activities. It expires on 30 June 2030. This lease is now operated by Perisher Blue Proprietary Limited.

*Plan reference: Page 178, **Major Leases***

**Remove the entire Major Leases section**

*Plan reference: Page 179, **Issues and Opportunities***

**Remove the first dot point** in the list following Issues and Opportunities:

- Master plans for the redevelopment of the ski slope and village areas were approved in 2001 (Perisher Range Resorts Master Plan and Perisher Blue Ski Slope Master Plan 2002);

**Replace with**

- The SAP Master Plan identifies appropriate year-round village development, infill and commercial accommodation opportunities. This follows on from approved master plans for the redevelopment of the ski slope and village areas (Perisher Range Resorts Master Plan 2001 and Perisher Blue Ski Slope Master Plan 2002).

## 6. Bed numbers (non-resorts)

Bed numbers are still proposed as a mechanism to control the scope and scale of development that may occur at these sites.

The bed numbers for SAP sub-precincts outside of the alpine resorts (Island Bend, Kosciuszko Tourist Park, Ski Rider Motel, Sponars Chalet, Thredbo Ranger Station and Creel Bay) included in this plan of management amendment are consistent with the numbers set out in the SAP Master Plan.

The bed numbers for the Currango Homestead and Yarrangobilly Caves, which are outside of a SAP sub-precinct, reflect the proposals of draft master plans being finalised for these locations. The bed numbers allocated to Cotterills Cottage and Camp Hudson reflect the current capacities of these locations, while the allocation for Kiandra is the same as the precinct's bed capacity before the 2020 fires.

### Amendments

#### 8.19 Visitor Accommodation

*Plan reference: Page 171, Policies and Actions, **action 8.19.1.2***

##### **Remove:**

With the exception of the alpine resorts, limit visitor accommodation levels to existing capacities and levels specified in existing lease agreements.

##### **Replace with:**

With the exception of the alpine resorts, which are addressed in Chapter 10, limit any growth in visitor accommodation to the maximum bed numbers specified below:

- Camp Hudson – 32 beds
- Cotterills Cottage – 9 beds
- Creel Bay (Waste Point) – 108 beds
- Currango Homestead precinct – 58 beds
- Kiandra – 50 beds
- Kosciuszko Tourist Park – 122 beds
- Ski Rider Motel – 339 beds
- Sponars Chalet – 238 beds
- Thredbo Ranger Station – 100 beds
- Yarrangobilly Caves precinct – 106 beds

## 7. Bed number (resorts)

The SAP Master Plan proposes an increase in maximum accommodation levels in the alpine resorts. The maximum bed limits in this section of the plan of management amendment are consistent with the numbers in the SAP Master Plan, although the bed allocation outlined in Schedule 8 of the plan of management will remain the same. Schedule 8 continues to be the mechanism by which bed allocations may be made by NPWS up to, but not exceeding, the maximum bed limits.

This amendment also varies the plan of management pathway for increasing Schedule 8 bed allocations in the alpine resorts, in a staged fashion from current levels towards the specified maximum bed limits. The staged pathway must be consistent with the carrying capacity framework being developed for the purposes of the Snowy Mountains SAP Master Plan, as endorsed by the Service, and be able to demonstrate to the satisfaction of the Service ongoing delivery of environmental performance in line with the relevant accredited EMS.

### Amendments

#### 10.2 Alpine Resorts Management Units

*Plan reference: Page 171, Policies and Actions, Accommodation, **action 10.2.1.14***

##### Remove:

Any activity which involves the establishment and use of accommodation in the alpine resort management units may not be undertaken by lessees except in accordance with the following conditions:

- The bed numbers for the management units must not exceed 10,433 beds:
- The bed numbers for each alpine resort management unit must not exceed:
  - Perisher Range Management Unit by – 4952 beds;
  - Thredbo Management Unit – 4820 beds;
  - Charlotte Pass Management Unit – 611 beds;
  - Selwyn Management Unit – 50 beds (essential servicing staff only including a minimum of 4 beds for the volunteer ski patrol).

##### Replace with:

Any activity which involves the establishment and use of accommodation in the alpine resort management units may not be undertaken by lessees except in accordance with this plan of management and having regard to the Snowy Mountains SAP Master Plan or similar approved strategic planning document.

The maximum total bed number (including staff and volunteer ski patrol beds) which may be allocated by the Service to the alpine resort management units must not exceed 14,214 beds. Within this, the maximum bed numbers which may be allocated to each alpine resort management unit must not exceed:

- Perisher Range Management Unit – 6858 beds (including a minimum of 30 volunteer ski patrol beds), comprised of:
  - Perisher Valley – 5270 beds
  - Smiggin Holes – 1193 beds
  - Guthega – 330 beds



- Bullocks Flat/Mt Blue Cow – 65 beds (essential servicing staff only, including volunteer ski patrol) total, which may be transferred between Mt Blue Cow and Bullocks Flat.
- Thredbo Management Unit – 6455 beds (including a minimum of 20 volunteer ski patrol beds)
- Charlotte Pass Management Unit – 849 beds (including a minimum of 4 volunteer ski patrol beds)
- Selwyn Management Unit – 52 beds (essential servicing staff only including 2 NPWS staff beds and a minimum of 4 volunteer ski patrol beds).

*Plan reference: Page 171, 10.2.1 Management Objective - Policies and Actions, Accommodation, **action 10.2.1.15***

**Remove:**

The bed numbers specified for premises listed in Schedule 8 are the approved accommodation limits for each of these establishments. These bed numbers include staff and guest accommodation

**Replace with:**

Schedule 8 outlines the current maximum bed allocation for each alpine resort management unit and specifies the approved accommodation limits specified in 10.2.1.14 for each premises within those management units. These bed numbers include staff and guest accommodation.

*Plan reference: Page 171, 10.2.1 Management Objective - Policies and Actions, Accommodation, **action 10.2.1.16***

**Remove:**

Establish and update a register of the type and number of beds approved for construction by DoP to 30 June of each year for the purposes of updating Schedule 8.

**Replace with:**

Development which increases accommodation capacity beyond the current maximum bed allocation for each alpine resort management unit is not permissible without an amendment to Schedule 8. Only consider an amendment to increase the maximum bed allocation for any or all alpine resort management units listed in Schedule 8 when all of the following matters have been adequately addressed to the satisfaction of the Service for the alpine resort management units to be amended:

- the consistency of the proposal with the Alpine Resorts Environmental Planning Instrument and other relevant strategies and plans
- the proposal is consistent with the Snowy Mountains SAP Master Plan or an equivalent strategic planning process approved by NPWS and Department of Planning and Environment (Planning and Assessment) which considers visitor demand, impacts on park values, climate change, visitor amenity, local economics, transport, utilities, natural resource use, carrying capacity and EMS requirements
- the proposal is consistent with a carrying capacity framework and staging plans established, to the satisfaction of the Service, under the Snowy Mountains SAP strategic planning process or equivalent strategic planning process
- the extent to which the proponent or related entities of the proponent have historically complied with the conditions of relevant tenure arrangements and any advice from the Department of Planning and Environment (Planning and Assessment) on compliance

with consent conditions for past development the proponent may have pursued in the alpine resort management unit

- each resort management unit where an accommodation increase is proposed has an environmental management system in place approved by NPWS and certified to ISO14001 and is able to demonstrate ongoing achievement of minimum environmental performance standards under that environmental management system

*Plan reference: Page 298, Schedule 11, **action 10.2.1.16***

**Remove row for action 10.2.1.16 from table**

*Plan reference: Page 171, 10.2.1 Management Objective – Policies and Actions, Accommodation, **action 10.2.1.19***

**Remove:**

Any amendment to Schedule 8 brought about by re-allocation of the bed numbers resulting from the above will not require an amendment to the plan.

**Replace with:**

Any amendment to Schedule 8 brought about by increasing the bed number allocated to an alpine resort management unit (provided it remains within the maximum bed limit for that unit specified in 10.2.1.14) or re-allocation of the bed numbers between premises within an alpine resort management unit resulting from the above will not require an amendment to the plan.

*Plan reference: Page 171, 10.2.1 Management Objectives – Policies and Actions, Accommodation, **action 10.2.1.22***

**Remove:**

Only consider an amendment to increase the accommodation limits within the alpine resort management units when all of the following matters have been adequately addressed:

- The potential impacts of the increase on the natural and cultural values of the park;
- The impact of climate change on the proposed increase;
- The consistency of the proposal with the Alpine Resorts Environmental Planning Instrument and other relevant strategies and plans;
- Alternative measures of carrying capacity have been assessed;
- There is demonstrated demand for additional overnight accommodation in the resort that cannot be provided elsewhere in the park or by adjacent communities;
- The resort management unit where the accommodation increase is proposed has an environmental management system in place and is able to demonstrate improvements in environmental performance over a period of at least five years;
- The physical capacity of existing infrastructure servicing the resort management units can meet the demand of additional visitors without adversely impacting on park values; and
- There is an economic benefit to local communities within and adjacent to the park.

**Replace with:**

Any increase to the maximum accommodation limits within the alpine resort management units as specified in 10.2.1.14 would necessitate an amendment of this plan of management. Consideration of any such amendment should have regard to the following matters:

- the potential impacts of the increase on the natural and cultural values of the park
- the impact of climate change on the proposed increase
- the consistency of the proposal with the Alpine Resorts Environmental Planning Instrument and other relevant strategies and plans

*Plan reference: Page 171, Policies and Actions, Accommodation, **action 10.2.1.24** and page 298, Schedule 11, **action 10.2.1.24***

**Remove:**

Conduct audits on accommodation numbers within the alpine resort management units and develop programs to ensure compliance within stated limits. Consider any breaches in lease renewals.

**Replace with:**

Conduct audits on accommodation numbers within the alpine resort management units and develop programs to ensure compliance within stated limits. Consider any breaches when making decisions related to tenure or the amendment of Schedule 8 or 10.2.1.14 in this plan of management.

### **10.3 Charlotte Pass Management Unit**

*Plan reference: Page 174, Policies and Actions, **action 10.3.1.4***

**Remove:**

Permit accommodation in Charlotte Pass Management Unit to a maximum of 611 beds.

**Replace with:**

Permit accommodation in Charlotte Pass Management Unit to a maximum of 849 beds

### **10.4 Thredbo Management Unit**

*Plan reference: Page 176, Policies and Actions, **action 10.4.1.1***

**Remove dot point 2:**

- A maximum of 4820 beds is to be provided;

**Replace with:**

- A maximum of 6455 beds may be provided

### **10.5 Selwyn Management Unit**

*Plan reference: Page 177, Policies and Actions, **action 10.5.1.1***

**Remove dot point 2:**

- A maximum of 50 beds for essential servicing staff is provided;

**Replace with:**

- A maximum of 52 beds for essential servicing staff is provided; including two NPWS staff beds and a minimum of four volunteer ski patrol beds

**10.6 Perisher Range Management Unit**

*Plan reference: Page 180, Policies and Actions, **action 10.6.1.1***

**Remove dot point 2:**

- A maximum of 4952 beds is provided;

**Replace with:**

- A maximum of 6858 beds may be provided

**Remove dot point 4:**

- Rationalise existing ski lift infrastructure leases and establish new lease arrangements for the Perisher Range Resorts.

## 8. Environmental management

The plan requires that all lessees, licensees, and other authorities operating in the park develop and implement an EMS to manage their activities and infrastructure. Amendments are proposed to require that the EMS be commensurate with the scale and potential impact of activities being undertaken. The plan's EMS requirements are extended to include environmentally sustainable development principles, the carrying capacity framework and ISO14001 aspects of the SAP Master Plan and any ongoing requirements of development approvals.

### Amendments

#### 12.1 Environmental Stewardship

*Plan reference: Page 208, Policies and Actions, **action 12.1.1.3** and page 303, Schedule 11, **action 12.1.1.3***

##### **Remove:**

Require all lessees, licensees and other authorities operating in the park to develop and implement an environmental management system for the management of their activities and infrastructure. All environmental management systems will be required to be approved by the Service.

##### **Replace with:**

Require all lessees, licensees and other authorities operating in the park to develop and implement an environmental management system for the management of their activities and infrastructure, commensurate with their scale and potential impact. All environmental management systems will be required to be approved by the Service.

*Plan reference: Page 208, Policies and Actions, **action 12.1.1.4***

##### **Remove:**

Environmental management systems will include, but not be limited to:

- All legislative requirements, and those stipulated in all relevant codes of practice and industry standards;
- Relevant prescriptions as set out in this plan;
- Objectives, key performance indicators, ideal status goals and environmental targets for air, water and noise pollution;
- Strategies and targets for water conservation, energy conservation, waste minimisation and reducing light spillage (as relevant);
- Communication and reporting protocols;
- Monitoring regimes to measure performance against objectives, key performance indicators and targets; and
- Training standards and schedules for relevant personnel.

##### **Replace with:**

Each alpine resort management unit must have an environmental management system in place certified to ISO14001 (as updated or replaced). The system must be approved by the Service and evidence of the following is to be periodically provided to the Service:

- certification of the system to ISO14001 (as updated or replaced) by an independent third-party process on implementation and not less than every three years
- annual internal audits of the system against ISO14001 (as updated or replaced).

The environmental management system required by this action will address, but not be limited to:

- all legislative requirements, and those stipulated in all relevant codes of practice and industry standards
- relevant prescriptions as set out in this plan
- Snowy Mountains SAP carrying capacity framework objectives, as endorsed by the Service
- minimum environmental performance standards on environmental indicators agreed by the Service including but not limited to:
  - water quality
  - habitat condition
  - litter prevention and collection
  - waste generation, transfer and disposal (including human waste, rubbish and recyclable and compostable material)
  - energy and water consumption
  - light, odour and noise spillage
  - storage and use of hazardous substances and any pollution incidents
- frameworks and methodologies for annual monitoring of minimum environmental performance standards
- sustainability strategies and policies for improving on minimum environmental performance standards
- habitat and water quality rehabilitation programs, and remediation of any contaminated sites
- training standards and schedules for relevant personnel.

*Plan reference: Page 208, Policies and Actions, **action 12.1.1.5** and page 303, Schedule 11, **action 12.1.1.5***

**Remove:**

Establish minimum environmental performance standards with the assistance of independent scientific advice commissioned by the Service, in association with its lessees and other relevant authorities.

**Replace with:**

Facilitate the development, implementation and operation of environmental management systems with assistance and advice from specialists as required, in association with lessees and other relevant authorities.

*Plan reference: Page 209, Policies and Actions, **action 12.1.1.7** and page 303, Schedule 11, **action 12.1.1.7***

**Remove:**

Require all lessees and licensees to provide an annual report to the Service on their environmental performance

**Replace with:**

Require all lessees and licensees to provide an annual report to the Service on performance of their EMS, including the results of monitoring against minimum environmental performance standards, and continuing audit and certification against ISO14001 (as updated or replaced).

*Plan reference: Page 209, Policies and Actions, **action 12.1.1.8***

**Remove:**

Report annually on environmental quality based on reporting associated with all environmental management systems that apply to the park (Chapter 16). With respect to environmental quality, include in the report:

- Water quality monitoring results;
- Measures applied to reduce air and noise pollution and improve scenic quality;
- Water conservation, energy conservation, waste minimisation, reduction in light spillage and scenic quality enhancement results;
- Human waste volumes treated at each of the sewage treatment plants in the park;
- Quantities of rubbish and recyclable material collected and its ultimate destination;
- Remediation progress at contaminated sites; and
- Information relating to the nature of pollution incidents, how they were managed, and the corrective action taken to prevent their recurrence.

**Replace with:**

Provide and publish an annual summary report on environmental quality and performance based on reporting associated with all environmental management systems that apply to the park (Chapter 16). With respect to environmental quality, include in the report:

- monitoring results against minimum environmental performance standards
- progress on implementation of habitat and water quality rehabilitation programs, and remediation of any contaminated sites.

*Plan reference: Page 303, Schedule 11, **action 12.1.1.8***

**Remove:**

Report annually on environmental quality based on reporting associated with all environmental management systems that apply to the park (Chapter 16).

**Replace with:**

Provide and publish an annual summary report on environmental quality and performance based on reporting associated with all environmental management systems that apply to the park (Chapter 16).

*Plan reference: Page 209, Policies and Actions, **action 12.1.2.5** and Page 303, Policies and Actions, **actions 12.1.2.5***

**Remove:**

Consult with all relevant stakeholders if a proposed activity or development:

- Is likely to affect adjacent communities or park lessees;
- Significantly impacts on visitor use or enjoyment;
- Affects traffic volumes, flow or movement;

- Is of a nature, scale or complexity likely to cause adverse environmental and cultural impacts;
- Is likely to impact on a feature listed in Schedule 1; or
- Is of particular interest to a specific user-group(s).

**Replace with:**

Repealed

*Plan reference: Page 209, Policies and Actions, **action 12.1.2.6***

**Remove:**

Require environmental management plans be prepared for all construction and maintenance activities requiring consent under Part 5 of the *Environmental Planning and Assessment Act 1979*.

**Replace with:**

Repealed

*Plan reference: Page 209, Policies and Actions, **action 12.1.2.7***

**Remove:**

All activities and developments requiring consent under Part 5 of the *Environmental Planning and Assessment Act 1979* will be required to have:

- An audit program, the extent of which will be dependent on the nature of the activity; and
- A compliance report submitted at the completion of the activity or development.

**Replace with:**

Repealed

*Plan reference: Page 210, Policies and Actions, **action 12.1.2.8***

**Remove:**

Ensure decisions relating to the establishment of new leases, licences or agreements, or renewal of any existing leases, licences or agreements are consistent with the provisions of the plan of management, and consideration is given to all of the following:

- The consistency of the activity with the protection of the natural and cultural values of the park;
- The ability of the activity to demonstrate environmental performance against an environmental management system;
- The ability of the activity to facilitate appropriate use and appreciation of the park by visitors;
- The ability of the activity to be undertaken outside the park;
- The potential implications of the activity on park operations;
- The potential implications of the activity on local communities adjacent to the park;
- The financial viability and return of the activity to the Service and the ability of the investment to be amortised by the lessee over the period of the lease/licence;
- The implications of climate change projections on the activity;
- The removability of all infrastructure associated with the activity; and
- Public risk associated with the activity.



**Replace with:**

Ensure decisions relating to the establishment of new leases, licences or agreements, or renewal of any existing leases, licences or agreements are consistent with the requirements of the *National Parks and Wildlife Act 1974* and the provisions of this plan of management, including consideration to all of the following:

- the ability of the activity to demonstrate environmental performance against an environmental management system (including the matters specified in 10.2.3.3 where relevant)
- the potential for the activity to be undertaken outside the park
- the financial viability and return of the activity to the Service and the ability of the investment to be amortised by the lessee over the period of the lease/licence (including the matters specified in 10.2.3.3 where relevant)
- the implications of climate change projections on the activity and the extent to which it will contribute to year-round visitation to the park
- the removability of all infrastructure associated with the activity.

## More information

- [Kosciuszko National Park Plan of Management](#)