

## What to include with your development application (DA)

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Before you can carry out development within the Kosciuszko alpine resorts, in most cases you will need to obtain development consent. This guide explains how to prepare a development application (DA), what information you need to include with your DA, and what other approvals you may also need. Following these steps will help save you time and money.

### The development assessment process

The primary piece of legislation governing development within NSW is the *Environmental Planning and Assessment Act 1979*. Most development is dealt with under Part 4 of this Act, and this includes development within the NSW alpine resorts.

Development within the NSW alpine resorts is also governed by *State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007* (Alpine SEPP). Under this instrument, the Minister is the consent authority for development within the NSW alpine resorts.

### Types of development that need a DA

Most types of development in the resort areas require a DA. These include:

- new buildings
- alterations and additions to existing buildings
- demolition of buildings
- subdivision of land
- generally, changes in use of existing buildings or premises
- signs
- earthworks, clearing and filling.

Schedule 2 of the Alpine SEPP includes a list of developments that do not need a DA.

### Plans and documents you need to prepare for a DA

So we can fully understand your development and assess its possible impacts, you need to submit various plans, drawings and documents with your DA. You will need to provide a minimum of six copies of each plan or document, unless we request otherwise.

The specific information required will vary according to the type of development you propose to carry out. The matrix on the following page is a guide.

### How does the information matrix work?

Find the development type you are proposing across the top of the matrix and read the type of information that is generally required on the left hand side. Then read on for a description of what to include in each plan or document.

## Information Matrix

	Additions to existing building	External alterations to existing building	Internal alterations to existing building	Demolish a building	Erect a new building	Earthworks including filling	Subdivision	Other development
1. Locality plan	✓	✓	✓	✓	✓	✓	✓	0
2. Lease survey plan	✓	✓	0	✓	✓	0	✓	0
3. Site analysis plan	✓	✓	0	X	✓	✓	✓	0
4. Shadow analysis plan	0	0	X	X	✓	X	X	0
5. Development plans and elevations	✓	✓	✓	0	✓	✓	✓	0
6. Notification plans	✓	✓	0	0	✓	0	✓	0
7. Landscape concept plan	0	0	0	0	✓	✓	✓	0
8. Stormwater management plan	0	0	X	0	✓	✓	✓	0
9. Site environmental management plan (SEMP)	0	0	0	✓	✓	✓	✓	0
10. Bushfire Assessment Report	✓	✓	X	X	✓	X	✓	0
11. Geotechnical report and/or site classification **	0	0	X	0	0	0	0	0
12. Statement of environmental effects	✓	✓	✓	✓	✓	✓	✓	✓
13. Essential Services location plan	✓	0	✓	X	0	X	X	0
14. Colour and Material Samples	✓	✓	X	X	✓	X	X	0
15. The <i>Disability (Access to Premises – buildings) Standards 2010</i>	0	0	0	0	0	0	0	0

### Key

✓ Plan required.

0 Plan may be required. Please check with Alpine Resorts Team on 02 6456 1733.

X Plan not required.

\* This includes internal alterations that do not involve any increase in overall floor space, bed numbers or structural changes.

\*\* This report and/or classification is/are required if specified in Geotechnical Policy – Kosciuszko alpine resorts.

# What to include in each plan or document

## 1. Locality plan

This map illustrates and analyses the site in relation to the alpine resort area. This map should be drawn at scale 1:500 and should identify:

- north point and scale
- the location of the development site
- the location of adjoining existing buildings, structures and roads
- existing access routes to the site for vehicles and pedestrians
- major landmarks and features (both natural and artificial).

## 2. Lease survey plan

This plan is required **only** for building and related development on individual lease sites. It must be prepared in conjunction with pegging of the site by a registered surveyor.

This plan **must be certified** by a registered surveyor, drawn at a scale of 1:100 or 1:200 and indicate:

- location and any relevant numbering of the lease
- measurements of the boundaries of the lease
- size of the lease
- north point
- existing vegetation, trees and other natural features on the land
- location of existing buildings that are already within the lease boundaries
- location of existing roads, driveways, easements and services in respect of lease
- boundaries
- existing levels of the land in relation to buildings and roads. In general, levels and contours should be expressed relative to the Australian Height Datum (AHD)
- location and uses of buildings on sites that adjoin the lease
- location of watercourses and drainage lines
- proposed development footprint including areas to be excavated or filled.

## 3. Site analysis plan

Site analysis is an essential step in the design process for a successful development. This plan illustrates and analyses existing conditions at the site in relation to surrounding land and buildings. It enables designers and people assessing the design to appreciate how the development fits in with the site and features that the design must accommodate.

The plan may include photographs to support any key issues. Its scale must be either 1:100 or 1:200. The plan must include:

- orientation, ie north point
- scale
- property boundaries and dimensions
- site area
- easements and services
- contour information
- differences in ground levels between the site and adjoining land
- stormwater drains, flow paths, drainage easements, watercourses and channels
- extent of any known filling or contaminated soil
- landscape features such as cliffs, rock outcrops, retaining walls
- views to the site from adjoining land and views from the site to adjoining land
- existing vegetation on the site and adjoining land, along roads and any sensitive areas (showing location, height, canopy spread, species and relevant communities)
- roads, laneways and pathways
- driveways, parking areas and loading bays
- buildings on the site and on adjoining land showing location, distance from the boundary of the lease, height, current use, front and rear entrances and location of windows

- overshadowing by adjoining buildings
- walls: location, height and materials of construction
- adjoining private open spaces, living rooms and bedrooms, facing doors and windows
- noise, odour and light spillage sources
- street/road frontage features: poles, trees, footpaths, crossings, street furniture
- heritage or archaeological features
- existing advertising signs.

#### **4. Shadow analysis plan**

Where the lot size, orientation, slope of the site or adjoining buildings create the potential for overshadowing, a shadow analysis plan should be provided. This plan illustrates and analyses the impact of the development on surrounding buildings, having regard to natural sunlight. The plan must be at a scale of 1:100, 1:200 or 1:500 and include the following details:

- north point
- scale (ratio and bar scale)
- position of the existing building and proposed buildings on the site
- position of the existing buildings on adjoining land
- shadows cast by existing and proposed buildings at the winter solstice (June) for 9 am, 12 noon and 3 pm.

#### **5. Development plans and elevations**

These plans document the development. They must be at a scale of either 1:100 or 1:200. They can be supported by photographs of the site, area of the proposed development and the building. Plans must show:

- north point
- scale (ratio and bar scale)
- the location of proposed new buildings, alterations or work (the drawings are to be coloured to indicate any new work)
- the proposed roof overhang
- the internal layout of the new work and existing building layout including the location of windows and doors where additions to existing buildings are proposed
- room dimensions
- room areas
- the principal uses of each room
- the number of proposed beds and type of beds
- walls
- the proposed use of any external areas
- total floor area
- vehicle entrance and exit driveways including widths, standard of construction and grades
- pedestrian, bicycle and disabled access and any associated facilities
- car parking areas (show direction of traffic movement, dimensions of parking spaces, dimensions of aisles and driveways, number of parking spaces, including disabled car parking spaces)
- traffic management measures and signposting
- waste bin storage, collection and recycling facilities.

Elevations and sections must show the building viewed from all directions. There must be at least one section showing:

- the building façade, windows, roof profile
- exterior finishes (show wall, roof, window, door materials and colours)
- finished ground levels, floor levels, ceiling levels
- retaining walls (height and materials)
- extent of excavation and filling of the site in relation to finished floor levels.

In some cases perspective drawings, artist's impressions or architectural models to supplement your elevations may be required. You will be advised of this at the pre-application stage. We will provide specifications for any architectural models constructed in support of a proposal.

## 6. Notification plans

These plans are used to inform adjoining lease and/or sublease owners of your proposal, and for public exhibition. These plans will allow neighbours and the public to comment on the impacts of the development. Notification plans should include copies of the locality plan, lease survey plan, site analysis plan and elevation plans provided in A4 format.

## 7. Landscape concept plan

This plan illustrates the proposed landscape features of the development. Plans should be drawn at a scale of either 1:100 or 1:200 and show:

- a north point
- scale (ratio and bar scale)
- the finished surface levels, steps, ramps, embankments and grades (indicate extent of cut and fill)
- existing trees to be retained or removed
- proposed planting principles (indicative species, location, approximate quantity and mature height)
- proposed surface treatments (eg paving, bank stabilisation, gravel)
- proposed retaining walls or any privacy screening.

## 8. Stormwater management plan

This plan illustrates how stormwater, run-off and site drainage will be managed on and off the development site. Plans should be drawn at a scale of 1:100 or 1:200 and show:

- a north point
- scale (ratio and bar scale)
- existing surface contours
- proposed finished surface contours (AHD)
- the proposed finished building location and finished floor levels (AHD)
- infiltration measures (eg soakage trenches, swales, landscaping permeable pavements)
- discharge points (show levels at these locations)
- any overland flow paths or flood liable land
- the notional location and levels of proposed stormwater pipes and pits
- the notional location and approximate area of any proposed on-site detention facilities
- existing or proposed drainage easements across adjoining land.

## 9. Site environmental management plan (SEMP)

A SEMP is used to document how construction processes are to be managed in order to maintain and enhance the intrinsic environmental qualities of the building site and adjacent land.

The plan should include both written and illustrated specifications for site management and include, as necessary:

**Project description** – a brief description of the proposed development and the construction activities to be undertaken during the project.

**Erosion and sedimentation control management plan (ESCMP)** – this plan can be drawn at 1:100 or 1:200.

This plan is critical as it will be the key tool in communicating to all involved: builders, subcontractors, private certifiers, leaseholders and the consent authority, and how stormwater pollution is to be controlled on the site. DP&E may also request additional erosion and sedimentation controls to those specified in your plan.

An appropriate ESCMPs should show (but not be limited to):

- property lease boundaries
- general soil description
- existing and final contours, including location of cut and fill banks
- existing and final overland flow paths
- limits of site clearing
- location of vegetation buffer strips
- stabilised construction entry/exit point/driveway
- plant and vehicular movements within the site
- location of:

- fill, retained topsoils and sand piles
- all proposed temporary drainage control measures
- proposed erosion and sediment control measures and descriptive notes
- sediment traps if required, pump out devices and filtering techniques to be employed
- installation sequence and maintenance control requirements for all sediment control
- measures employed
- building materials and waste storage locations
- notes on who is responsible for establishment, maintenance and removal of all erosion and sediment control measures.

The ESCMP should include written details and diagrammatic representations. Labelled photographs of the site before construction should also be included with the plan.

The following page details a simple example of a standard ESCMP.

For more detailed information on how to prepare an ESCMP, refer to Section 3 Plan Preparation in NSW Department of Housing's publication *Managing urban stormwater: soil and construction*, 3rd Edition (1998) commonly known as the Blue Book.

**Management of native vegetation** – you must be able to show in the SEMP, how impacts upon native vegetation have been avoided or minimised through design and construction methods. It is essential that you consider ways to minimise the loss of indigenous vegetation and avoid the introduction of any exotic species to the alpine ecology. Revegetation will also require careful planning and on-site management.

Details of tree removal, and protection, site revegetation and species lists can all be included in your landscape concept plan (see page 5).

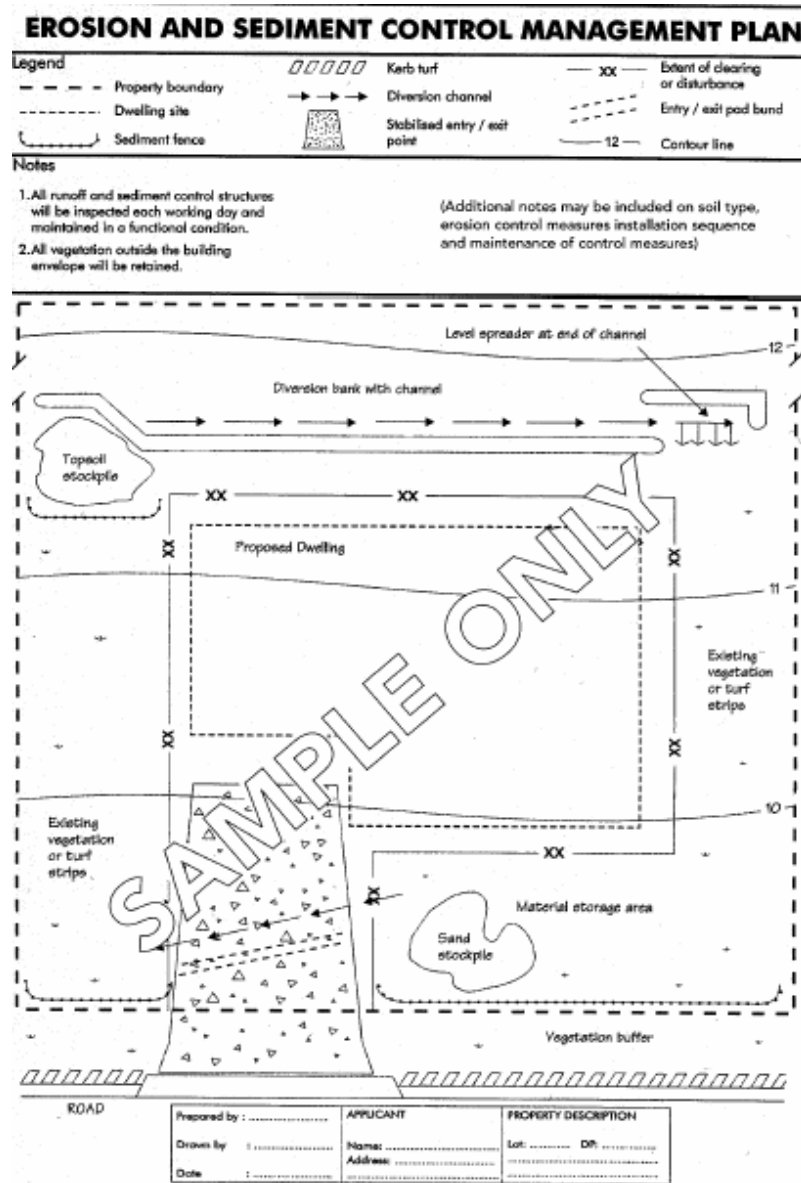
**Waste management** – whilst the location of waste storage should be included in the ESCMP, you need to also consider the methods for removing waste materials from the site, and where the waste is to be transported to.

Wherever possible, construction plans should involve the reuse and recycling of materials. For large projects DP&E may request a waste management plan to be submitted as a condition of consent.

**Noise and vibration pollution** – the SEMP should include intended hours of operation, the types of activities involved and the amounts of noise and vibration likely to be generated. Where noisy activities have to be carried out in resort areas, include in the SEMP how you plan to minimise these disturbances.

**Air pollution** – the ways you plan to reduce air pollution caused by construction activities that produce excessive dust (eg blasting, excavation or brick-cutting) must be included in the SEMP. Other forms of air pollution to be considered include hydrocarbon emissions from oil-based paints and diesel smoke emissions from on-site machinery.

**Example of a standard erosion and sediment control management plan**



**Fuels and chemicals** – these may only be stored on-site with the approval of DP&E and NPWS. The SEMP must include any intention to store fuels and chemicals on-site, the particulars of the substances, and measures to avoid any form of pollution associated with these products.

**Emergency procedures** – the SEMP should include written emergency procedures and contact details. If considered applicable, DP&E may request, as a condition of consent, that you prepare emergency response procedures. These will be implemented in the advent of an on-site spill. The procedures are to be displayed on-site and all staff trained on their implementation.

**10. Bushfire Assessment Report**

Tourist accommodation is classed 'special fire protection purpose' under the provisions of the *Rural Fires Act 1997*. Development applications that include works to the exterior of a tourist accommodation building will be integrated development and will require a bush fire safety authority from the NSW Rural Fire Service (RFS). In these cases, a bushfire assessment report is required to be submitted to the Department for referral to the RFS. For further information on preparing a bushfire report please see [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au) or contact the Alpine Resorts Team on 02 6456 1733.

## **11. Geotechnical report and/or site classification**

A geotechnical report and or site classification will be required if specified in DP&E's Geotechnical Policy. A copy of this policy is available from [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au) or by contacting Alpine Resorts Team on 02 6456 1733.

## **12. Statement of Environmental Effects**

So that we can assess the impact of your proposal, you must include a statement of environmental effects (SEE) with your DA. This is a succinct written statement that provides sufficient, clear information on four critical issues:

- the impacts of the development on the natural, human and built environment
- how you have identified those impacts
- steps or measures that will be taken to protect the environment or to reduce expected environmental harm
- any specific matters that the Director-General of the Department of Planning & Infrastructure requires you to deal with.

The information required varies according to the type of development proposed. It must contain sufficient information for us to determine:

- how the development achieves the aims and objectives (clause 2) contained in the Alpine SEPP
- how the development addresses the additional matters to be considered by the consent authority (clause 14 and clause 15 in the case of building works)
- how the development addresses any other relevant environmental planning instrument
- the suitability of the land or building for the proposed development.

You must consider each of the following issues as they relate to your proposal:

### **Description of the development**

You must provide a detailed description of the works you intend to carry out.

### **Purpose for the development**

You must describe why it is necessary for you to carry out the works.

### **History of the site**

You must provide information on the current development or building approvals for the site and any previous development or building approvals for the site.

### **Site suitability**

To demonstrate that the site is suitable for the proposed development, consider:

- site constraints such as flooding, slope, geotechnical hazards, bushfire and any other risks
- effects on the local environment, landscape, streetscape, appearance or scenic quality of the locality
- biological and ecological impacts including the impacts on fauna and flora
- impacts on existing and future amenity of the locality
- the age and condition of any structures or buildings.

### **Present and previous uses**

Provide details of:

- the present use of the site
- the previous uses of the site if known
- the present use of the adjoining land
- whether the present or previous use of the land was a potentially contaminating activity
- whether there has been any assessment or testing of the site for land contamination.

Provide a statement on whether you are aware that the site is contaminated.



### **Operational details**

Describe how the development will operate, including:

- type and details of the proposed business
- number of staff and location of staff accommodation
- maximum number of customers or clients
- hours and days of operation
- plant and machinery
- arrangements for loading and unloading of goods and materials
- any proposed hazardous materials, eg LPG, dry pool chlorine, liquefied gas.

### **Change of use of a building (where there is no building work)**

Provide a list of category one fire safety provisions:

- relating to the proposed change
- used in the existing building or on the land.

### **Snow Deposition**

Consideration of the snow deposition and prevailing winds in relation to the proposed works should be undertaken. An assessment of how snow will be deposited and measures to mitigate snow deposition from unsafe areas such as entries, exits, decks and pedestrian areas should be provided. A roof plan will assist in determining the deposition of snow.

### **Engineering details**

Preliminary engineering advice may be required for certain aspects of the development:

- geotechnical advice incorporating structural engineering recommendations
- relocation and construction of services
- construction of access
- building on fill.

### **Building classification and Building Code of Australia (BCA)**

Preliminary consideration should be given to the BCA. Include in your SEE:

- the classification of the building/structure with details of the method used to determine this
- information on the proposed fire safety measures and any performance measures that may be relied on under the BCA.

### **Social and economic impact**

If the answer to any of the following questions is 'yes' or 'possibly', the issue will need to be covered in the SEE.

Will the proposal:

- be likely to significantly increase or reduce the number of people on the site?
- disadvantage or benefit a particular social group?
- be likely to increase or reduce employment opportunities in the locality?
- increase demand for community facilities/services in the locality?
- be likely to increase conflict in the community or adversely impact on the identity of the local community?
- create areas of insecurity or risk to occupants or pedestrians in or adjacent to the development?
- be likely to increase community concern regarding public safety?

### **Access and traffic**

Show that there is adequate provision for access regarding:

- pedestrian amenity (paving, weather protection, security lighting, seating)
- access for people with disabilities
- proposed bicycle facilities (racks, storage lockers)
- existing bus services and over-snow services
- vehicle access to a road
- resident, staff, customer and visitor parking arrangements
- parking calculations
- potential conflicts between vehicles, pedestrians, and cyclists.

Major traffic-generating proposals will require an access and traffic impact assessment report.

### **Privacy, views and overshadowing**

Show how the proposed development will affect privacy, views and overshadowing regarding:

- the location of habitable rooms
- window placement relative to adjoining and adjacent buildings and public areas
- views between habitable areas
- the use of planting and screening to improve privacy
- headlight glare and other glare, eg night skiing
- the placement of active outdoor areas relative to bedrooms
- the separation of roads and parking areas from bedroom and living areas
- the impact of the proposed development on views from adjoining/nearby properties
- design options for protecting views.

### **Air and noise**

Show that the proposal will not cause, or be affected by air or noise emissions. Should the proposal not be able to achieve no air or noise emissions, demonstrate how these could be minimised. Consider:

- the proposed source/method of heating and cooling
- noise transmission from heating and cooling systems
- noise transmission between buildings
  
- measures to mitigate external noise sources
- existing sources of odour, smoke
- proposed mitigation measures, placement and height of chimneys and flues, air pollution control equipment, odour controls, buffer areas, location of waste storage facilities
- existing noise sources
- construction noise, hours of operation, type of equipment, predicted noise levels and consultation with adjoining leaseholders
- operational noise, plant and equipment, predicted noise levels, hours of operation
- proposed noise reduction measures, noise barriers, building layout and setback, room layout and window placement, building materials, insulation, double glazing.

Where noise is a major issue a report by a qualified acoustic consultant is required. This report would address predicted noise levels and proposed noise reduction measures.

### **Soil, water and wastewater management**

Show how the proposal will deal with all aspects of soil, water and wastewater management:

- show the proposed methods of sewage effluent disposal
- if the development will be serviced by a reticulated water supply, provide details of any consultation with the relevant water supply authority
- consider including appliances designed for maximum water efficiency
- consider infiltration and water harvesting techniques, eg swales and porous materials
- include sufficient details on the management of water entering or leaving the site
- check the proposal includes sufficient justification that the proposed design measures for drainage will not adversely affect adjoining land
- check that design measures in the proposal are compatible with any potential flood environment
- check there are sufficient details and information to assess the impact of the proposal on downstream waterways
- check the proposal includes measures to treat liquid wastes, if appropriate
- check measures are in place for emergency spill contingency for chemicals, oils and other harmful wastes
- include details of measures to divert stormwater
- include details of measures to treat stormwater run-off from the site
- check soil or erosion hazards on the site have been considered in the proposal
- include the proposed construction sequence for the site
- include critical areas of habitat that require special management on the site
- include proposed dust control measures for the site
- include main rehabilitation and revegetation measures proposed for the site.

## **Heritage**

To date, three studies have been done for Kosciuszko alpine resorts:

- Thredbo Conservation Plan prepared by Clive Lucas, Stapleton and Partners Pty Ltd (July 1997)
- Perisher Range Resorts Ski Resorts Heritage Study prepared by Peter Freeman Pty Ltd, Matthew Higgins and Heritage Management Consultants (June 1998)
- Charlotte Pass Chalet Conservation Plan prepared by David Hogg Pty Ltd, Ken George Pty Ltd in association with Freeman Collett and Partners Pty Ltd and Matthew Higgins (March 1993)

A heritage impact statement may be required if your proposal affects a building identified in any of these studies. Please contact us to discuss what will be required. Please note that heritage issues within the Kosciuszko alpine resorts are currently under review by DP&E.

## **Aboriginal cultural heritage**

If your proposal relates to an area of known or potential Aboriginal heritage and archaeology, include an independent assessment of the impact of your proposal on Aboriginal heritage and archaeology. Check all relevant policies and guidelines that have been adopted for the resort areas.

## **Energy**

Show how the proposal promotes energy efficiency by examining the following:

- orientation of the proposal
- solar access
- insulation
- natural ventilation
- heating, cooling and lighting
- clothes drying
- airlocks
- water heating.

## **Waste**

Show how the proposal promotes waste minimisation regarding:

- source waste separation
- proposed recycling collection from commercial, accommodation, restaurant and entertainment premises
- domestic food and organic waste collection and composting
- litter control programs, if any
- how building waste is re-used, recycled or disposed
- arrangements for hazardous waste materials.

## **Demolition**

Show how the proposal is consistent with the relevant Australian Standard for demolition, if applicable.

## **13. Essential Services Location Plan**

This plan is required to enable DP&E to undertake an assessment of the fire safety measures within an existing building in accordance with clause 94 of the Environmental Planning & Assessment Regulations 2000. The plans are to consist of floor plans for each floor and should be drawn to scale at a minimum of 1:100 or 1:200 and must show:

- All existing essential services including fire hose reels, smoke and thermal detectors, exit signs, emergency lighting, fire extinguishers, fire blankets, fire orders, sprinklers and back to base monitoring plus any other essential services provided.

## **14. Colour and Material Samples**

Samples of the proposed colours and materials to be used for the external components of a building are required to be provided for assessment.

## **15. The Disability (Access to Premises – buildings) Standards 2010 (the Premises Standards)**

The Premises Standards commenced on 1 May 2011. The Premises Standards affects different classes of buildings in different ways and is triggered through any application for a building approval for a new building or upgrade of an existing building. The Department can provide assistance in

determining the class of your building and advice on how you may be affected by the Premises Standards

For more information on the Premises Standards please see

[http://www.humanrights.gov.au/disability\\_rights/standards/PSguide.html](http://www.humanrights.gov.au/disability_rights/standards/PSguide.html) or contact the Alpine Resorts Team on 02 6456 1733.

## **Other matters to be considered**

### **Will your proposal affect any threatened species?**

Consider:

- in the case of a threatened species, whether the life cycle of the species is likely to be disrupted such that a viable local population of the species is likely to be placed at risk of extinction
- in the case of an endangered population, whether the life cycle of the species that constitutes the endangered population is likely to be disrupted such that the viability of the population is likely to be significantly compromised
- in relation to the regional distribution of the habitat of a threatened species, population or ecological community, whether a significant area of known habitat is to be modified or removed
- whether an area of known habitat is likely to become isolated from currently interconnecting or proximate areas of habitat for a threatened species, population or ecological community
- whether critical habitat will be affected
- whether a threatened species, population or ecological community, or their habitats, are adequately represented in conservation reserves (or other similar protected areas) in the region
- whether the development or activity proposed is of a class of development or activity that is recognised as a threatening process
- whether any threatened species, population or ecological community is at the limit of its known distribution.

(Source: section 5A, *Environmental Planning and Assessment Act 1979*.)

If your development is likely to have a significant effect on threatened species, populations, ecological communities or their habitats, you will need to include a species impact statement (SIS) with your DA. NPWS or NSW Department of Primary Industries can advise you what information they will need to assess your DA.

If you need help in determining whether you need to prepare an SIS, please contact DP&E (02 6456 1733), NPWS (telephone 02 9995 5000) or NSW Department of Primary Industries (telephone 1300 550 474).

### **Is your proposal integrated development?**

If, besides development consent, you need other kinds of approval (eg a permit or licence), your proposal may be integrated development (see Part 4 Division 5 of the *Environmental Planning and Assessment Act*).

If your proposal is for integrated development please call the Alpine Resorts Team for more details. We may need to refer your application to other agencies. They will tell us whether or not to approve your application and, if so, what their general terms of approval will be. If your application is approved, the conditions of the consent will include these general terms.

You will still need to apply to these agencies to receive the permit or licence.  
If you need advice, the relevant agency will be able to help you:

*Office of Environment & Heritage (NPWS)*

Internet: <http://www.environment.nsw.gov.au>  
Telephone: 02 9995 5000  
Email: [info@environment.nsw.gov.au](mailto:info@environment.nsw.gov.au)

*NSW Department of Primary Industries – Fisheries & Aquaculture*

Internet: [www.dpi.nsw.gov.au/fisheries](http://www.dpi.nsw.gov.au/fisheries)  
Telephone: 1300 550 474  
Email: [information-advisory@dpi.nsw.gov.au](mailto:information-advisory@dpi.nsw.gov.au)

*NSW Department of Primary Industries – Water*

Internet: [www.water.nsw.gov.au](http://www.water.nsw.gov.au)  
Telephone: 02 4428 9162  
Email: [water.enquiries@dpi.nsw.gov.au](mailto:water.enquiries@dpi.nsw.gov.au)

*NSW Rural Fire Service*

Internet: [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)  
Telephone: 02 8741 5555

*Roads and Maritime Services*

Internet: [www.rms.nsw.gov.au](http://www.rms.nsw.gov.au)  
Telephone: 131 782

## **Lodging your application**

### **Where can I get an application form?**

A development application form for the resort areas is available from:

- Department of Planning & Environment's website at [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)
- Alpine Resorts Team office in Jindabyne

### **Where can I lodge my application?**

Applications can be lodged at any DP&E office. If you intend lodging your application at an office other than Jindabyne, please telephone our assessment team at Jindabyne who can arrange for its receipt.

### **For further information please contact us at:**

#### **Jindabyne**

Department of Planning and Environment  
Alpine Resorts Team  
Shop 5A, 19 Snowy River Avenue  
P O Box 36, JINDABYNE NSW 2627  
Telephone: 02 6456 1733  
Email: [alpineresorts@planning.nsw.gov.au](mailto:alpineresorts@planning.nsw.gov.au)

#### **Sydney**

Department of Planning and Environment  
Information Centre  
320 Pitt Street, SYDNEY NSW 2000  
GPO Box 39, SYDNEY NSW 2001  
Telephone: 1300 305 695  
Email: [information@planning.nsw.gov.au](mailto:information@planning.nsw.gov.au)

Website: [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)