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and Environment

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Signed Mark Brown

Sheet No 1 of 22



STATEMENT OF ENVIRONMENTAL EFFECTS

SUNDOWNER SNOWMAKING MAINTENANCE & ASSOCIATED WORKS THREDBO ALPINE RESORT KOSCIUSZKO NATIONAL PARK



SEPTEMBER 2021

Project: 44-21

Dabyne Planning Pty Ltd

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STATEMENT OF ENVIRONMENTAL EFFECTS

SUNDOWNER SNOWMAKING MAINTENANCE & ASSOCIATED WORKS THREDBO ALPINE RESORT KOSCIUSZKO NATIONAL PARK

This report has been prepared by:

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

Ivan Pasalich
Principal
Dabyne Planning Pty Ltd

SEPTEMBER 2021

Project: 44-21

Dabyne Planning Pty Ltd

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1. INTRODUCTION

Dabyne Planning Pty Ltd has been engaged by Kosciuszko Thredbo Pty Ltd (KT) to prepare a Statement of Environmental Effects to accompany a Development Application (DA) to the NSW Department of Planning, Industry & Environment.

The DA relates to the proposed maintenance works including replacement of snowmaking mains located within the Sundowner ski run, located between the High Noon ski run and Cat Shed, Thredbo Alpine Resort.

The DA also includes the installation of two isolation valves: one adjacent to the Gunbarrel Top Station, and one adjacent to the bottom station of the Antons T-bar.

The proposed maintenance works seek to install replacement mains within the Sundowner ski run between the of the Highnoon ski run and the Cat Shed, over a distance of approximately 540m.

The replacement mains will include air and water pipelines plus associated services, to be connected to the replacement mains installed earlier in 2021 as part of DA 10637.

The proposed location of the replacement mains will generally follow the existing mains alignment; however, towards the top of the Sundowner ski run, the replacement mains will be located on the western edge (skiers left) side of the ski run, rather than the current location at the eastern edge (skiers right) side of the ski run.

On the ski slope, short laterals to the existing hydrants will be required to allow for connection into the new main. Whilst these works are being undertaken, five (5) existing lance gun hydrants are proposed to be moved from the skiers right to the skiers left of the Sundowner ski run, two (2) new manual hydrants and two (2) new hydrants pits are to be installed.

A valve pit at the end of the replacement main is also to be installed.

Additional snowmaking maintenance works on the mountain, include the installation of an isolation valve pit on the ski run, adjacent to the top station of the Gunbarrel Chairlift and another isolation valve pit on the ski run adjacent to the bottom station of the Antons T-bar. Both of these valve pits will include a short low voltage power connection, via a trench through a disturbed corridor.

The snowmaking mains and isolation valve pits have been designed and located within highly disturbed ski slopes, with no additional impacts on native vegetation proposed.

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

The purpose of this SEE is to:

- describe the land to which the DA relates.
- describe the form of the proposed works.

- define the statutory planning framework within which the DA is to be assessed and determined; and
- assess the proposed development against the matters for consideration listed under Section 4.15(1) of the Environmental Planning and Assessment Act, 1979 (EP&A Act, 1979).

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

2. THE SITE AND LOCALITY

2.1 The Locality

The subject site is located within the Thredbo Alpine Resort, approximately 35kms from Jindabyne. Access to the resort is achieved via the Alpine Way.

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

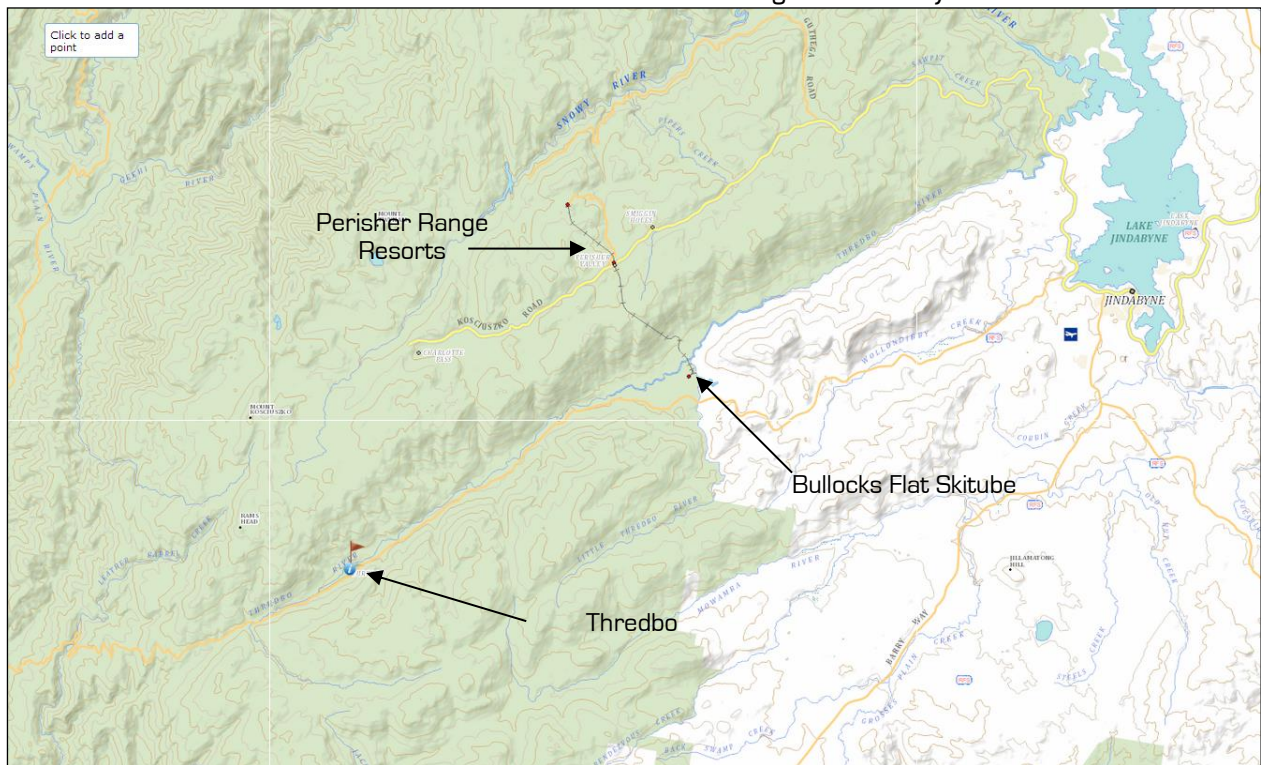


Figure 1: Context of the site within the Region

2.2 The Site

The proposed snowmaking maintenance works are mostly associated with the replacement mains located within the Sundowner ski run, located between the Cat Shed and High Noon ski run, within the Thredbo Alpine Resort.

The proposed maintenance works seeks to install new mains over a distance of approximately 540m, within a highly disturbed ski slope.

The location of these works is illustrated in figure's 2 & 4 below, with photos provided in Appendix A.



Figure 2: Location of the subject works in relation to the resort

The other minor snowmaking maintenance works involve the installation of isolation valve pits and short trenching for low voltage power connection, with one valve pit located to the east of the Gunbarrel Chairlift top station and the other to the east of the Antons T-bar bottom station. The location of these works is illustrated in figure's 3 & 4 below, with photos provided in Appendix A.



Figure 3: Location of the subject works in relation to the resort

Dabyne Planning Pty Ltd 6

3. DESCRIPTION OF THE DEVELOPMENT

3.1 General Description

The purpose of the development is to replace snowmaking mains which comprise of air and water pipes due to the airline pipe previously failing.

This forms an extension of the snowmaking maintenance works between the Friday Flat pump station and High Noon ski run, approved under DA 10637 and completed in May 2021.

These snowmaking mains provide the air and water infrastructure for the snowmaking system on the western side of the mountain (i.e., Supertrail) and allow for the resort to open early, improve and maintain the quality of the slopes during the ski season and for the slopes to remain open in marginal conditions.

Snowmaking improves seasonal length and viability of the snow season and is considered critical infrastructure for the operation of the ski resort, in particular in mitigating any potential impacts from Climate Change.

Replacement Snowmaking Mains:

The existing air and water pipes are 350mm and 300mm in diameter respectively. To minimise impacts on the environment, these mains will remain in situ and made redundant.

To provide potential increase in future capacity and avoid having to upgrade the mains in the short to medium term future, the proposed snowmaking mains are 400mm in diameter for air and 500mm in diameter for water.

Other services will be installed within the same trench to further limit impacts on the environment, including a dialo and electrical cable as well as conduit for future services.

The pipes will be steel and will require a trench approximately 1.4m wide and 1.2m deep.

The disturbance width corridor required for the trenching of the main pipelines is 10m with the laterals requiring 6m, given these works are located within highly disturbed areas.

Laterals:

The new snowmaking mains will need to tie into each hydrant on the ski slope adjacent (skiers left) on the Sundowner ski run. This will be achieved by installing a new lateral connection with each lateral servicing the hydrants to comprise of two pipes, one for water and one for air, each 50mm in diameter, a dialo and electrical cable. The trench size required for the laterals is approximately 800mm wide and 1000mm deep.

Sundowner Valve Pit:

A valve pit at the end of the replacement main is proposed to be installed adjacent to the road, within a highly disturbed area.

The valve pit is approximately 2m x 1.5m x 1.5m deep and allows for the mains that provide snowmaking coverage to the separate areas of the resort to be opened and closed independently, providing for improved operational efficiencies.

Gunbarrel & Antons Valve Pits:

An isolation valve pit is also proposed adjacent to the Gunbarrel Chairlift top station, approximately 10m to its east, within the access road. This will require a short trench (approx. 600mm-800mm deep) for low voltage power connection back to the chairlift building.

A valve pit is also proposed adjacent to the Antons T-bar bottom station, approximately 20m to its east, within the access road. This will require a short trench (approx. 600mm-800mm deep) for low voltage power connection back to the lift building.

These valve pits are approximately 2m x 1.5m x 1.5m deep and allow for the mains that provide snowmaking coverage to the separate areas of the resort to be opened and closed independently, providing for improved operational efficiencies.

Relocation of hydrants and installation of new hydrants:

Towards the lower end of the Sundowner ski run, the five (5) lance guns located on the skiers right of the ski run will be relocated to the skiers left and connect into the new main.

At the upper end of the Sundowner ski run, two (2) new manual hydrants will be installed on the skiers right and two (2) hydrant pits will be installed, one on the skiers left and one central to the run, to allow for mobile hydrant connection.

All of these works are located within the ski slope.

The new manual hydrants will include an air and water outlet, similar to the example below.



Figure 5: Example of a manual hydrant

The location of the relocated hydrants and new hydrant are shown in the Site Plan provided separately with the DA and the photos provided in Appendix A.

Mountain Bike Trails:

Where the proposed snowmaking maintenance works traverse the existing All Mountain Trail, the trail will be re-constructed within the approved trail corridor following completion of the works.

3.2 Construction Timing

The proposed construction timing of the project has been scheduled to start in December 2021 and be completed by the end of April 2022. This is critical to the operation of the resort for the 2022 winter.

3.3 Access

Access to the site is achieved via the existing summer access road as well as ski slope for the Sundowner ski run works, and the summer access road, then the road that services the Gunbarrel Chairlift, past the base of the Antons T-bar.

4. KEY MATTERS FOR CONSIDERATION

4.1 Fauna and Flora

The proposed works are located within highly disturbed ski slopes and access roads and are devoid of native vegetation.

These impacts have been assessed by Ryan Smithers, Senior Ecologist, Eco Logical Australia with correspondence provided in Appendix B.

This assessment has identified that *'there will be no impacts on native vegetation communities or associated fauna habitats. Similarly, there will not be any impacts on threatened flora or important fauna habitats nor will the proposed works adversely affect habitat connectivity or any other biodiversity values of conservation significance'*.

The assessment concluded that the *'proposed works will not result in any adverse impacts on threatened species, populations or ecological communities and will not have a significant impact on these entities pursuant to the NSW Biodiversity Conservation Regulation 2016 or the Commonwealth Environment Protection and Biodiversity Conservation Act 1999'*.

4.2 Aboriginal Cultural Heritage

In regard to the Due Diligence Code of Practice, DECCW 2010, the generic due diligence process has been followed and documented below.

Step 1. Will the activity disturb the ground surface?

Comment:

The proposed snowmaking maintenance works will result in disturbance of the ground surface, however this will be located within a highly disturbed areas, such as ski slopes and access roads.

Step 2. Step 2a. Search the AHIMS database and use any other sources of information of which you are already aware.

Comment:

An extensive search has been undertaken and provided in Appendix C. The search has identified that there are no recorded Aboriginal sites or places within the subject site area.

Step 2b. Activities in areas where landscape features indicate the presence of Aboriginal objects?

Comment:

The subject site includes areas of flat to gentle grades, including the lower slopes of the Sundowner ski run. However, the subject site has been heavily disturbed by way of construction of the ski slopes and roads and other infrastructure including the installation of previous snowmaking and other underground infrastructure and services.

Given the extent of the previous disturbance, these developments would have removed the topsoils and disturbed soil profiles, thus removing potential for Aboriginal sites to remain within these locations.

This is consistent with the previous archaeological studies for the resort that covered this area, including the Friday Flat carpark developments, redevelopment of Thredboland, ski runs and mountain bike trails, undertaken by Past Traces Heritage Consultants, Ironbark Heritage and NGH Environmental. These assessments have found that there are no previously recorded Aboriginal sites located on or within close vicinity of the subject site.

These studies included:

- Past Traces Heritage Consultants (2018), Aboriginal Heritage Due Diligence Assessment – Thredboland Facility Redevelopment, Thredbo Alpine Resort.
- Past Traces Heritage Consultants (2018), Aboriginal Heritage Due Diligence Assessment – Friday Flat Car Park Extensions', Thredbo Alpine Resort.
- Past Traces Heritage Consultants (2017). Aboriginal Heritage Due Diligence Assessment – Replacement of Merritts Chairlift, Thredbo Alpine Resort.
- NGH Environmental (2017). Aboriginal Heritage Due Diligence Assessment – Thredbo Mountain Bike Trails (Stage 1C).
- Ironbark Heritage. (2013). A Cultural Heritage Due Diligence Assessment for Thredbo Bike Trails Stage 1 Kosciusko National Park. Report to Dabyne Planning Pty Ltd.

Due to the high degree of disturbance associated with the location of the proposed snowmaking mains, the proposed works are considered to hold low potential for any Aboriginal heritage sites to have survived these construction activities.

Step 3. Can you avoid harm to the object or disturbance of the landscape feature?

The proposed snowmaking maintenance works will be located along a highly disturbed corridor which has been subject to previous construction disturbance, including earthworks, removal and levelling of topsoils and vegetation removal.

As a result, it is considered that the project has low potential to impact on unrecorded Aboriginal heritage sites.

Therefore, there is no requirement to move onto Step 4, as per the Code.

This fulfils all reasonable steps in undertaking a due diligence assessment.

In the unlikely event that Aboriginal items are uncovered during excavation, all work shall cease at that location and the NPWS shall be notified.

5. ENVIRONMENTAL AND PLANNING LEGISLATION

5.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

5.1.1 SECTION 4.15(1)(a)(i) – ENVIRONMENTAL PLANNING INSTRUMENTS

The only applicable Environmental Planning Instrument to the proposed development and site is State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007 (SEPP Alpine Resorts). The relevant clauses contained within SEPP Alpine Resorts are addressed below:

Clause 11 - Land Use Table:

The land use table for Thredbo Alpine Resort specifies that 'Snow-making infrastructure' is permitted with consent.

Clause 14 - Matters for consideration:

Matter for Consideration	Response
Cl.14 (1) In determining a development application that relates to land to which this Policy applies, the consent authority must take into consideration any of the following matters that are of relevance to the proposed development:	
(a) the aim and objectives of this Policy, as set out in clause 2,	<i>The proposed snowmaking maintenance works are considered to be consistent with the aims and objectives of the Policy.</i>
(b) the extent to which the development will achieve an appropriate balance between the conservation of the natural environment and any measures to mitigate environmental hazards (including geotechnical hazards, bush fires and flooding),	<i>The proposed development does not require any measures to mitigate environmental hazards that would impact on the conservation of the natural environment.</i>

<p>c) having regard to the nature and scale of the development proposed, the impacts of the development (including the cumulative impacts of development) on the following:</p> <ul style="list-style-type: none"> (i) the capacity of existing transport to cater for peak days and the suitability of access to the alpine resorts to accommodate the development, (ii) the capacity of the reticulated effluent management system of the land to which this Policy applies to cater for peak loads generated by the development, (iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development, (iv) the capacity of any existing water supply to cater for peak loads generated by the development, 	<p><i>The proposed snowmaking maintenance works will not generate or cause impact on the capacity of the existing transport, reticulated effluent management system, existing waste disposal facility or existing water supply.</i></p>
<p>(d) any statement of environmental effects required to accompany the development application for the development,</p>	<p><i>This Statement of Environmental Effects satisfies this sub-clause.</i></p>
<p>(e) if the consent authority is of the opinion that the development would significantly alter the character of the alpine resort—an analysis of the existing character of the site and immediate surroundings to assist in understanding how the development will relate to the alpine resort,</p>	<p><i>The proposed snowmaking maintenance works are considered compatible with the existing resort infrastructure and consistent with the existing character of the site, being a ski resort.</i></p>
<p>(f) the Geotechnical Policy—Kosciuszko Alpine Resorts (2003, Department of Infrastructure, Planning and Natural Resources) and any measures proposed to address any geotechnical issues arising in relation to the development</p>	<p><i>A Form 4 Certificate has been prepared by a Geotech Engineer and will be provided separately with the DA.</i></p>
<p>(g) if earthworks or excavation works are proposed—any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works,</p>	<p><i>Excavation works are required for the trenching of the snowmaking maintenance works. Sedimentation and erosion control measures as outlined in the SEMP provided separately, will mitigate any adverse impacts associated with such works.</i></p>
<p>(h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,</p>	<p><i>No stormwater drainage works are required as part of the proposed snowmaking maintenance works.</i></p>

<p>(i) any visual impact of the proposed development, particularly when viewed from the Main Range,</p>	<p><i>The only visible components of the proposal are very minor and common throughout the resort and part of the character of ski slopes.</i></p> <p><i>The proposed components will not be visible from the main range due to their location.</i></p>
<p>(j) the extent to which the development may be connected with a significant increase in activities, outside of the ski season, in the alpine resort in which the development is proposed to be carried out,</p>	<p><i>The proposed works will not increase activities outside of the ski season.</i></p>
<p>(k) if the development involves the installation of ski lifting facilities and a development control plan does not apply to the alpine resort:</p> <p>(i) the capacity of existing infrastructure facilities, and</p> <p>(ii) any adverse impact of the development on access to, from or in the alpine resort,</p>	<p><i>The development does not involve the installation of a ski lift.</i></p>
<p>(l) if the development is proposed to be carried out in Perisher Range Alpine Resort:</p> <p>(i) the document entitled Perisher Range Resorts Master Plan, as current at the commencement of this Policy, that is deposited in the head office of the Department, and</p> <p>(ii) the document entitled Perisher Blue Ski Resort Ski Slope Master Plan, as current at the commencement of this Policy, that is deposited in the head office of the Department,</p>	<p><i>Not applicable.</i></p>

<p>(m) if the development is proposed to be carried out on land in a riparian corridor:</p> <p>(i) the long term management goals for riparian land, and</p> <p>(ii) whether measures should be adopted in the carrying out of the development to assist in meeting those goals.</p>	<p><i>The proposed snowmaking maintenance works on the Sundowner ski run are located within 40m of Merritts Creek, as shown below in figure 6.</i></p> <p><i>The current mains are located above a culvert, below the surface of the ski run.</i></p> <p><i>The proposed mains will be located adjacent, also above the culvert and below the surface of the ski run.</i></p> <p><i>This will ensure that the watercourse is not impacted by the proposed works.</i></p> <p><i>The proposed trenching will be required to be managed by sediment and erosion controls as set out in the SEMP provided separately.</i></p> <p><i>As for the valve pit to the east of the Gunbarrel Chairlift top station, this is located more than 40m from the watercourse to the west, including the trenching, as shown in figure 7 below.</i></p>
<p>(2) The long term management goals for riparian land are as follows:</p>	
<p>(a) to maximise the protection of terrestrial and aquatic habitats of native flora and native fauna and ensure the provision of linkages, where possible, between such habitats on that land.</p>	<p><i>Protection of terrestrial and aquatic habitats will be achieved by the location of the mains above the culvert and implementing sediment and erosion controls as set out in the SEMP provided separately.</i></p>
<p>(b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained,</p>	
<p>(c) to minimise soil erosion and enhance the stability of the banks of watercourses where the banks have been degraded, the watercourses have been channelised, pipes have been laid and the like has occurred.</p>	
<p>(3) A reference in this clause to land in a riparian corridor is a reference to land identified as being in such a corridor on a map referred to in clause 5.</p>	



Figure 6: Location of the proposed snowmaking mains on the Sundowner ski run in relation to the mapped watercourse (Source: Water Management (General) Regulation 2018 Hydroline Spatial Data 1.0 Map)



Figure 7: Location of the proposed snowmaking valve pit and trenching in relation to the mapped watercourse

5.1.2 SECTION 4.15(1)(a)(ii) – DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

There are no draft Environmental Planning Instruments that are applicable to the site or proposed development.

5.1.3 SECTION 4.15(1)(a)(iii) – DEVELOPMENT CONTROL PLANS

There are no Development Control Plans applicable to the Kosciuszko Alpine Resorts under the SEPP Alpine Resorts.

5.1.4 SECTION 4.15(1)(a)(iiiia) – PLANNING AGREEMENTS

There are no Planning Agreements applicable to the Kosciuszko Alpine Resorts under State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

5.1.5 SECTION 4.15(1)(a)(iv) – REGULATIONS

The development application has been made in accordance with the requirements contained in Clause 50(1A) of the Environmental Planning and Assessment Regulation 2000.

5.1.6 SECTION 4.15(1)(b) – LIKELY IMPACTS

Natural Environment:

The likely impacts from the proposed development on the natural environment are expected to be minimal given the highly disturbed nature of the ski slopes and access roads where the snowmaking maintenance works are located.

Built Environment:

The impacts on the built environment are expected to be negligible, as the infrastructure is predominantly underground and replaces the existing infrastructure already in place.

Social and Economic impacts in the locality:

The social and economic impacts from the snowmaking maintenance works are positive for not only the resort but wider region. Without replacement snowmaking mains being installed, snowmaking operations would be jeopardised which would impact on the resorts ability to operate effectively by providing better snow conditions early in the ski season, providing better quality slopes during the season and supplementing natural snow that may be prone to melting later in the season ensuring seasonal length and viability.

5.1.7 SECTION 4.15(1)(c) – SUITABILITY OF THE SITE

The subject site is considered suitable for the proposed works as the site forms part of a ski resort where snowmaking infrastructure are widespread and commonly found.

5.1.8 SECTION 4.15(1)(d) – SUBMISSIONS

The proposed development is located more than 50m from the closest tourist accommodation development and therefore is not required to be publicly notified or advertised.

5.1.9 SECTION 4.15(1)(e) – THE PUBLIC INTEREST

The above assessment has demonstrated that the proposal satisfies the objectives and relevant clauses prescribed under the SEPP Alpine Resorts.

Consequently, the proposed development is considered to be within the public interest.

5.1.10 SECTION 4.46 – INTEGRATED DEVELOPMENT

The proposed development is located within 40m of a watercourse known as Merritts Creek, where it traverses under the Sundowner Ski Run, via an existing culvert, as shown above in figure 6.

The proposed snowmaking mains will be located adjacent to the existing mains, above the culvert, therefore not impacting upon the bed or the banks of the creek directly. As the works are located within waterfront land of a mapped watercourse, a Controlled Activity Approval (CAA) may be required under S.91 of the Water Management Act, 2000 unless the Natural Resource Access Regulator (NRAR) deems the proposed maintenance works to be of a minor nature.

If a CAA is required, then the development is Integrated Development under S.4.46 of the EP&A Act 1979.

5.2 BIODIVERSITY CONSERVATION ACT, 2016

The Biodiversity Conservation Act 2016 and Local Land Services Amendment Act 2016 together with the Biodiversity Conservation Regulations 2017 were enacted on the 25 August 2017 and came into effect on the 25 February 2018.

A review of the subject site in relation to the Biodiversity Values Map shows that the location of the proposed works is not mapped as comprising high biodiversity value as set out in Appendix B.

Regarding the clearing threshold, the site is located within a National Park and is zoned E1 – National Park under the Snowy River Local Environmental Plan, 2013 (SR LEP, 2013).

Consequently, the site does not have a minimum lot size, under the SR LEP 2013.

Therefore, the clearing threshold is predicated on the lot size of the subject site.

The proposed snowmaking maintenance works are located within the KT head lease area. Therefore, with the size of the head lease allotment over 40 hectares, but less than 1000 hectares, the biodiversity offsets scheme threshold for Thredbo Alpine Resort is 1 hectare (10,000m²). Therefore, the clearing threshold is 1ha of clearing of native vegetation without having to undertake a Biodiversity Assessment Method (BAM) assessment and therefore triggering the Biodiversity Offsets Scheme (BOS).

The proposed development does not require clearing of native vegetation as outlined in Appendix B, therefore the clearing threshold and the BOS therefore is not triggered.

As identified in Section 4.1, the project is will not impact on any threatened flora, important fauna habitats, habitat connectivity or any other biodiversity values of conservation significance. Therefore, no further assessment is required under the BC Act.

6. CONCLUSION

The proposed snowmaking maintenance works are a continuation of the maintenance works undertaken during the previous summer, due to failures in the snowmaking mains.

The proposed new mains will replace existing mains that will be retained in-situ to limit impacts on the environment and generally follow the same alignment.

Additional isolation valve pits are also proposed to provide operational efficiency for the resort snowmaking.

Impacts on the environment have been minimised by locating the works within highly disturbed ski runs and access roads.

To ensure that all the environmental and associated legislation is complied with and fulfilled, the proposed development has been considered in regard to Section 4.15 of the Environmental Planning and Assessment Act, 1979, Biodiversity Conservation Act, 2016, Water Management Act, 2000 and State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

The proposal has been found to be consistent with the above legislation and relevant Environmental Planning Instrument, as detailed in this SEE.

The snowmaking maintenance works are critical infrastructure for the operation of the ski resort, allowing the resort and ski runs to open earlier and remain open longer, providing seasonal viability for resort. They have been designed and located to provide the necessary operational outcomes, whilst minimising impacts on the environment.

APPENDIX A

PHOTOS



Figure 1



Figure 2



Figure 3



Figure 4



Figure 5

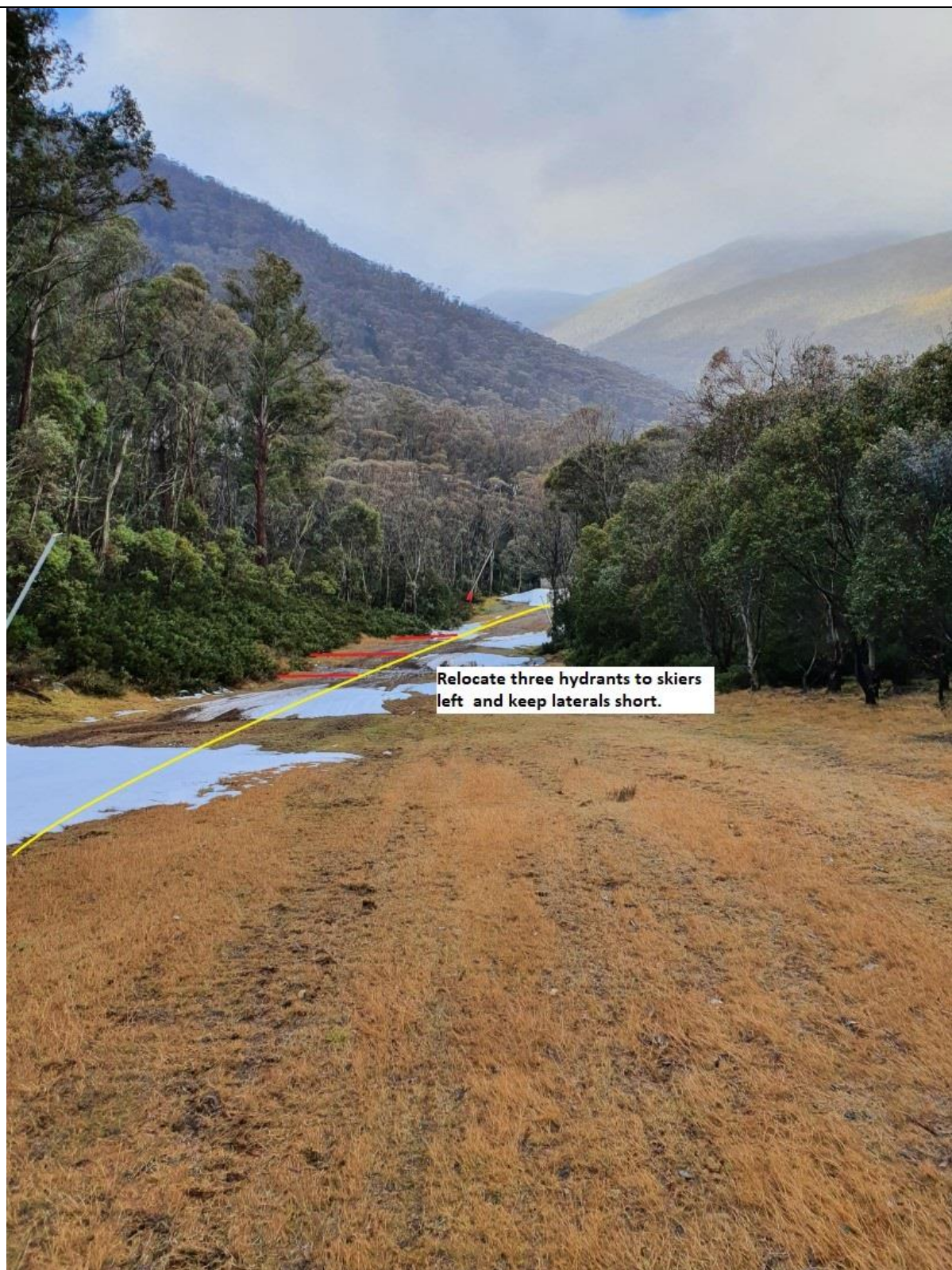


Figure 6



Figure 7

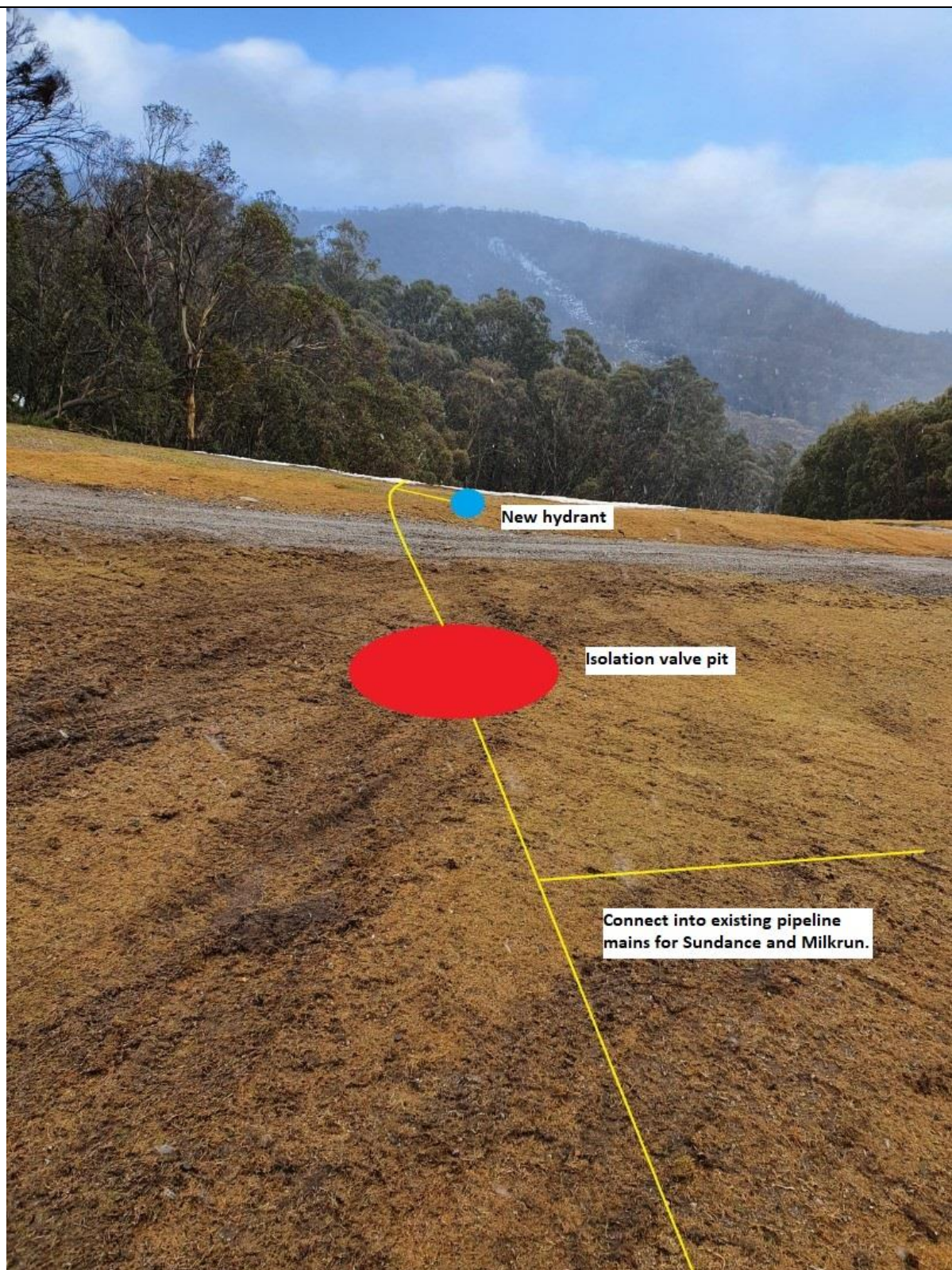


Figure 8

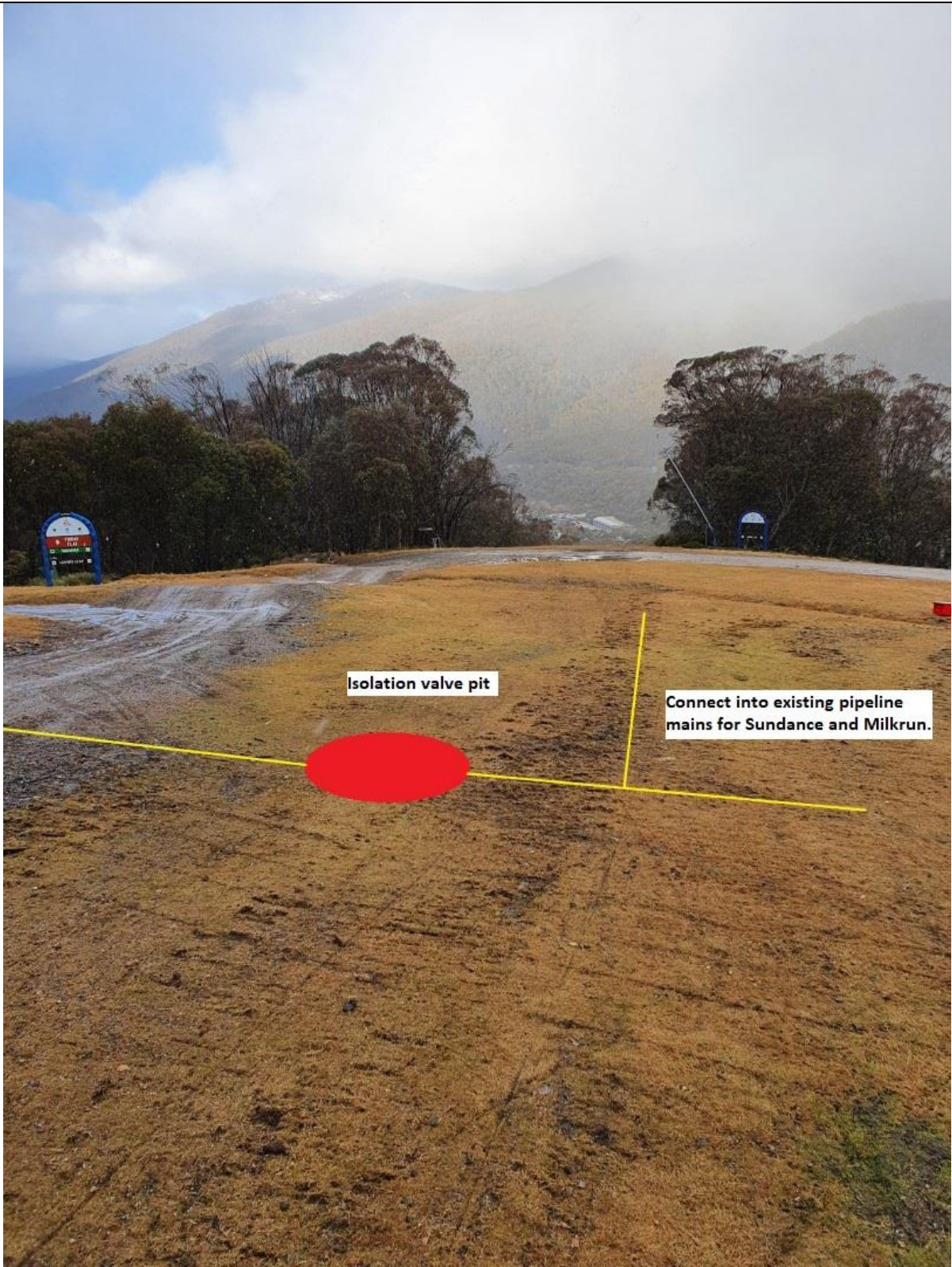


Figure 9

APPENDIX B

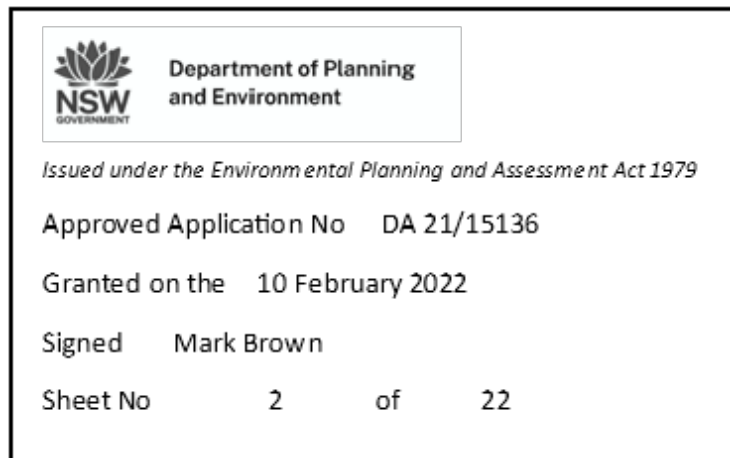
FAUNA AND FLORA ASSESSMENT

Date: 7 September 2021

Our ref: 19994

Kosciuszko Thredbo Pty Ltd
1 Friday Drive
Thredbo NSW 2625

Attention: Peter Fleming



Dear Peter,

Snowmaking Replacement Works, Thredbo

As requested, I have reviewed the proposed snow making replacement works at Sundowner Ski Run and in the Gunbarrel and Antons areas, as described in the Statement of Environmental Effects (SEE) for the proposed works.

The proposed works will be located on ski runs and other highly disturbed areas that are devoid of native vegetation. As such, there will be no impacts on native vegetation communities or associated fauna habitats. Similarly, there will not be any impacts on threatened flora or important fauna habitats nor will the proposed works adversely affect habitat connectivity or any other biodiversity values of conservation significance.

The proposed works will not affect directly or indirectly any area of land mapped within the Biodiversity Values Map as defined in the NSW *Biodiversity Conservation Regulation 2017* (BC Reg), as shown in Figures 1-3.

The proposed works will not result in any adverse impacts on threatened species, populations or ecological communities and will not have a significant impact on these entities pursuant to the NSW *Biodiversity Conservation Regulation 2016* or the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*.

Should you require any further information please contact me on 4476 1151 or 0422 802 447.

Regards,

Ryan Smithers
Senior Ecologist

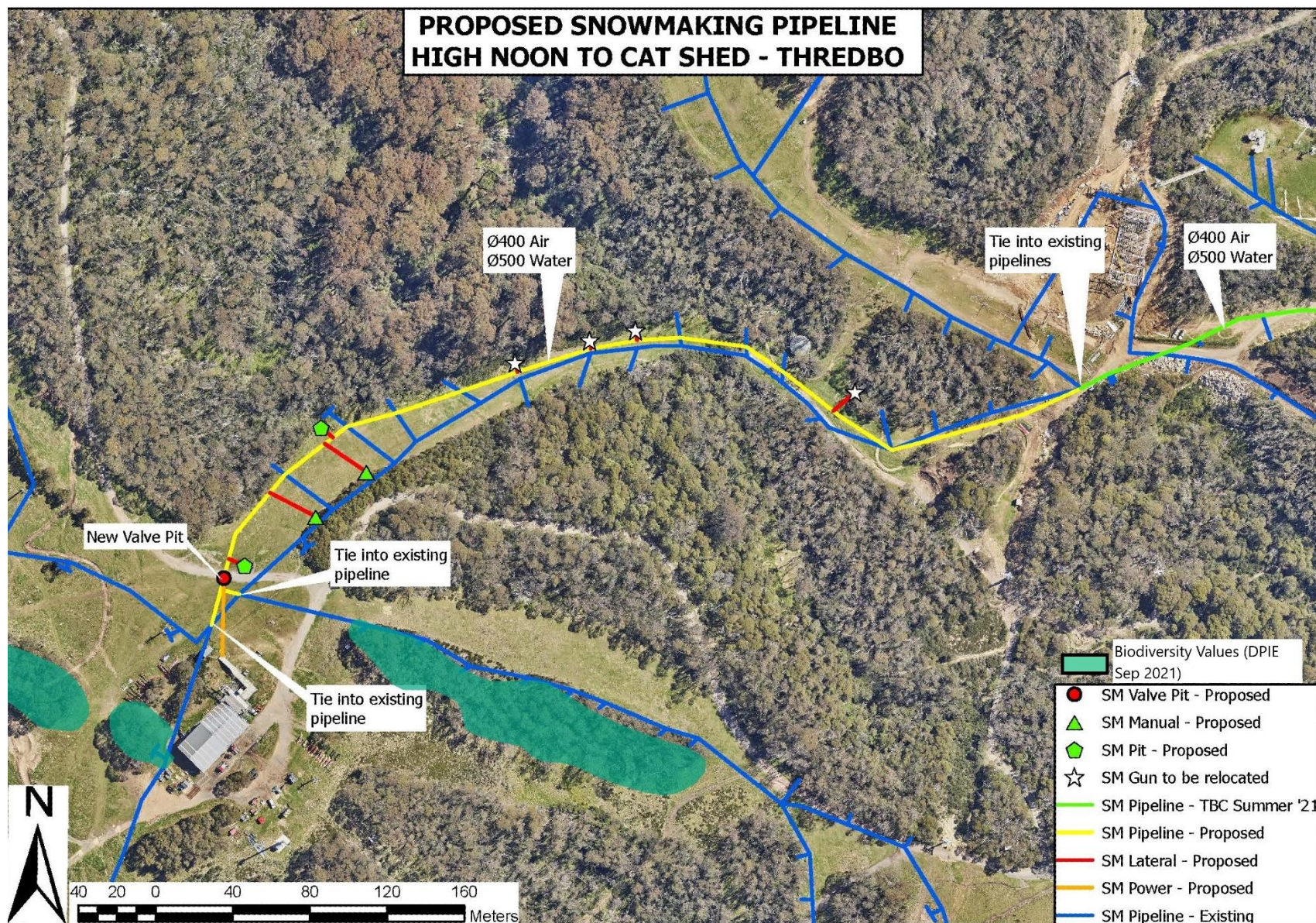


Figure 1: Proposed works at Sundowner relative to Biodiversity Values Map.



Figure 2: Proposed works at Gunbarrel relative to Biodiversity Values Map

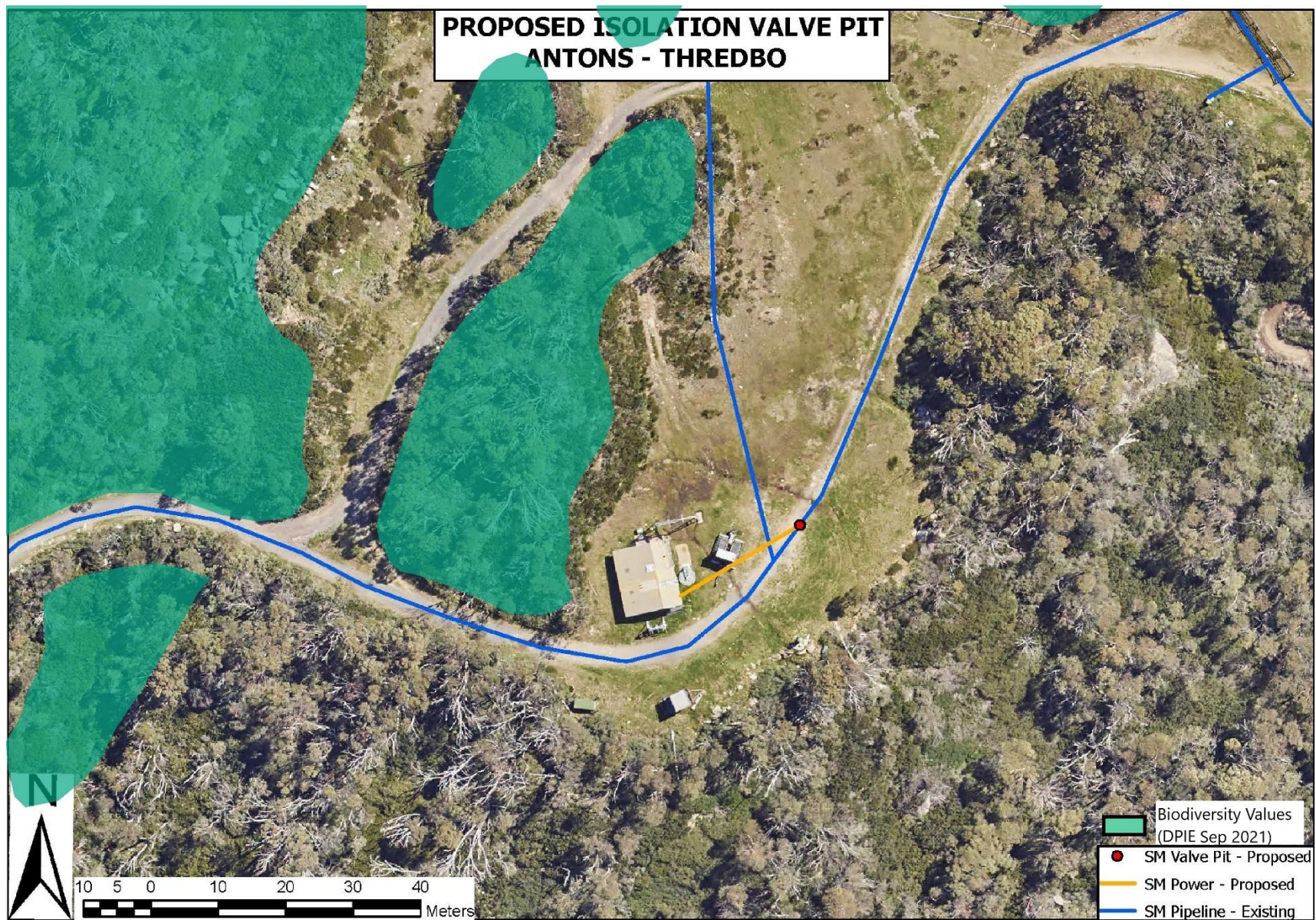


Figure 3: Proposed works at Antons relative to Biodiversity Values Map

APPENDIX C

AHIMS SEARCH RESULTS

dabyne planning

Date: 20 September 2021

Attention: Ivan Pasalich

Email: ivan@dabyneplanning.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lat, Long From : -36.5, 148.3 - Lat, Long To : -36.5, 148.31, conducted by Ivan Pasalich on 20 September 2021.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

dabyne planning

Date: 20 September 2021

Attention: Ivan Pasalich

Email: ivan@dabyneplanning.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lat, Long From : -36.49, 148.29 - Lat, Long To : -36.49, 148.3, conducted by Ivan Pasalich on 20 September 2021.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

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- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

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- This search can form part of your due diligence and remains valid for 12 months.