



Statement of Environmental Effects

Thredbo Alpine Hotel External Maintenance Works

Thredbo Alpine Resort
Kosciuszko National Park, NSW

July 2022



Department of Planning
and Environment

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Signed M Brown

Sheet No 1 of 8

Thredbo Alpine Hotel External Maintenance Works

Statement of Environmental Effects

Kosciuszko Thredbo Pty Ltd

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Executive Summary

Summary of the Development Application	
Development Proposal	<p>This Statement of Environmental Effects (SEE) has been prepared to support the Development Application (DA) for the Thredbo Alpine Hotel external maintenance works (the Project).</p> <p>The purpose of the Project is to replace deteriorated and rotted native hardwood cladding which will improve the longevity of the TAH building whilst retaining the original aesthetic design of the building. The Project will comprise the removal of existing native hardwood cladding and replacement with a like-for-like timber product.</p> <p>The Project will comprise the removal of existing native hardwood cladding and replacement with a like-for-like timber product. As part of the works, some windows (i.e. broken or damaged) may require replacement if it is determined necessary upon removal of cladding and frames. Where this is required, new windows will comply with Australian Standard 3959: Construction of buildings in bushfire-prone areas.</p>
Site Details	<p>Lot Description: Lot 861/DP1128686</p> <p>Total disturbance area: No ground disturbance is proposed.</p> <p>Zoning: Kosciuszko National Park, C-1: National Parks and Reserves</p>
Applicant	Kosciuszko Thredbo Pty Ltd
Key Planning Considerations	<p>The proposed development is subject to the requirements of the <i>State Environmental Planning Policy (Precincts – Regional) 2021</i> (Precincts – Regional SEPP). As such, the Department of Planning and Environment (DPE) Minister for Planning is the consent authority for the DA.</p> <p>The Project has been assessed against the relevant requirements of the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth) (EPBC Act), <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act), <i>National Parks and Wildlife Act 1974</i> (NPW Act), <i>Biodiversity Conservation Act 2016</i> (BC Act), <i>Rural Fires Act 1997</i> (RF Act), <i>Water Management Act 2000</i> (WM Act) and associated statutory instruments.</p>
Key Environmental Matters	<p>No ground disturbance or native vegetation clearing is proposed. With the implementation of appropriate environmental controls, the potential impacts from the Project on the existing natural environment are considered negligible.</p> <p>The impacts on the built environment will be acceptable given that the Project will sympathetically replace the existing deteriorated and rotted cladding with new to match the existing in terms of profile, material, colour and finishes. The Project will retain the original and aesthetic design of the building. The Project will have no adverse impact on the heritage significance of the adjacent properties, KNP or the AANP (GBA Heritage 2022).</p> <p>The requirements of, and the acceptable solutions identified in the <i>Planning for Bushfire Protection 2019</i> (NSW RFS 2019) in relation to Asset Protection Zones (APZs), public roads and accessibility, provision of services can be met in full for the proposed development (GHD 2022). The replacement of deteriorated hardwood cladding with new will provide improved fire protection outcomes by reducing building vulnerability to ember attack; and the proposed external cladding construction to BAL 12.5 enhances chances of occupant and building survival (GHD 2022).</p>

1 Introduction

This Statement of Environmental Effects (SEE) has been prepared to support the Development Application (DA) for the Thredbo Alpine Hotel (TAH) external maintenance works (hereinafter referred to as the Project). The Applicant for the DA is Kosciuszko Thredbo Pty Ltd (KT) (ABN 95 000 139 015).

The purpose of the Project is to replace deteriorated and rotted native hardwood cladding which will improve the longevity of the TAH building whilst retaining the original aesthetic design of the building. The Project will comprise the removal of existing native hardwood cladding and replacement with a like-for-like timber product.

The TAH is located at 17 Friday Drive, Thredbo Village 2625, within Kosciuszko National Park (KNP), approximately 35 kilometres (km) south-west of Jindabyne, New South Wales (NSW).

Development in NSW alpine resort areas is governed by the *State Environmental Planning Policy (Precincts – Regional) 2021* (Precincts – Regional SEPP). The Department of Planning and Environment (DPE) Minister for Planning is the consent authority for development in the alpine resort areas under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). This SEE has been prepared in accordance with the relevant statutory requirements.

1.1 Purpose

The purpose of this SEE is to:

- describe the proposed development in relation to the existing environment;
- evaluate the proposed development against the relevant statutory planning framework; and
- assess the following key issues in relation to the proposed development –
 - the impacts of the development on the natural, human and built environment and how these impacts have been identified
 - mitigation and management measures that will be taken to protect the environment or to reduce expected environmental harm
 - any specific matters identified by the Secretary of DPE.

2 The Site

2.1 Regional Context

The TAH is located in Thredbo Village, within the southern part of KNP, approximately 35 km south-west of Jindabyne in the Snowy Monaro Regional Local Government Area (LGA) (**Figure 1**). Thredbo is located approximately 500 km from Sydney, and 200 km from Canberra.

2.2 Local Context

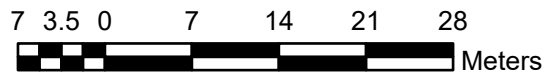
The TAH is located at 17 Friday Drive, Thredbo Village 2625, on land formally described as Lot 861/DP1128686 (**Figure 2**). The site is centrally located in the Village, situated slightly above and to the south of Friday Drive and Thredbo River.



<p>Scale: 1:305,832</p> <p>3 1.5 0 3 6 9 12 Kilometers</p> <p>Map Projection: Universal Transverse Mercator Horizontal Datum: GDA 2020 Grid: GDA 2020 MGA Zone 55</p>		<p>FIGURE 1: REGIONAL SITE CONTEXT</p>	<p>Revision: A</p> <p>Date: 7/06/2022</p> <p>Produced By: KO</p>
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Scale: 1:608



Map Projection: Universal Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 55



SITE PLAN

Project: Thredbo Alpine Hotel External Maintenance Works

Revision: C

Date: 21/07/2022

Produced By: KO

2.3 Site Description and Suitability

2.3.1 Site Description

The TAH is centrally located within the Village, providing a range of retail, food and beverage and hospitality venues and hotel accommodation that supports and provide services to resort guests. The building is an uneven 'U' shape, with the Keller concourse located in the centre of the building, facing north towards the ski slopes. The building sits on a sloped site providing several access points at different levels.

The overall form is characterised by sloping roofs, with the long span roof of the main building and the central atrium being its strongest form. Site photos are provided in **Appendix A**.

2.3.2 Site Suitability

The site is considered suitable to accommodate the development proposal as the maintenance works are considered fundamental to maintaining the longevity of the building, as well as the built form and visual amenity of the site.

2.4 History of the Site / Present and Previous Land Uses

The TAH was initially constructed in 1961-62 and has been subject to expansion and various maintenance projects over the past 60 years, including (but not limited to):

- 1961 – Initial design and stage 1 construction;
- 1962-63 – Stage 2 construction, including major design changes;
- 1967 – New west wing and extensive alterations to the original hotel section. Bistro terrace and northern courtyard area constructed;
- 1984 – new conference centre;
- 1990s – new colour scheme;
- 1994 – upgrade and refurbishment of the restaurants and Keller concourse, new food outlet in the eastern part;
- 1994 – Thredbo Information Centre;
- 2000 – upgrade of lounge bar and surrounding area after fire; and
- 2019 – refurbishment of poolside terrace and poolside bar upgrade works, erection of roof over bistro terrace.

2.4.1 Surrounding Land Uses

The surrounding land uses include:

- north – timber pedestrian bridge, Friday Drive, Thredbo River, Valley Terminal;
- east – lot 865/DP1155631 (tourist accommodation), lot 847/DP1119757, lot 818/DP1119757;
- south – lot 790/DP1119757 (Steamboat Apartments), lot 791/DP1119757 (retail), lot 792/DP1119757 (restaurants, retail and tourist accommodation); and
- west – Mowamba Place, lot 876/DP1243112 (head lease), pond, Village Green.

2.5 Zoning

The site is zoned as C-1 National Parks and Nature Reserves (NSW Government 2021a).

3 Development Proposal Overview

3.1 Purpose of the Development

The purpose of the Project is to replace deteriorated and rotted native hardwood cladding which will improve the longevity of the building whilst retaining the original aesthetic design of the building.

3.2 Project Description

The Project will comprise the removal of existing native hardwood cladding and replacement with a like-for-like timber product. The limit of works is shown on **Figure 2**.

As part of the works, some windows (i.e. broken/damaged) may require replacement if it is determined necessary upon removal of cladding and frames. Where this is required, new windows will comply with Australian Standard 3959: Construction of buildings in bushfire-prone areas.

3.2.1 Colour and Materials

The replacement cladding material will comprise native hardwood as per the existing external fabric. The cladding will be painted to match the existing colour and finishes as shown in **Figure 3**.



Figure 3: Example of Colour and Materials

3.3 Project Timing

The anticipated timing for commencement of works is between October 2022 – May 2023. The maintenance works will be carried out intermittently during the months of October - May over a five-year period between 2022-2027.

3.4 Disturbance Footprint

There is no ground disturbance proposed.

3.5 Site Access

The Project site is accessible with a vehicle via Friday Drive, Mowamba Place and the hotel's carpark (refer **Figure 4**). Pedestrian access is available via several entries, including the timber pedestrian bridge, staircase nearby the Thredbo Information Centre and the Village Square.

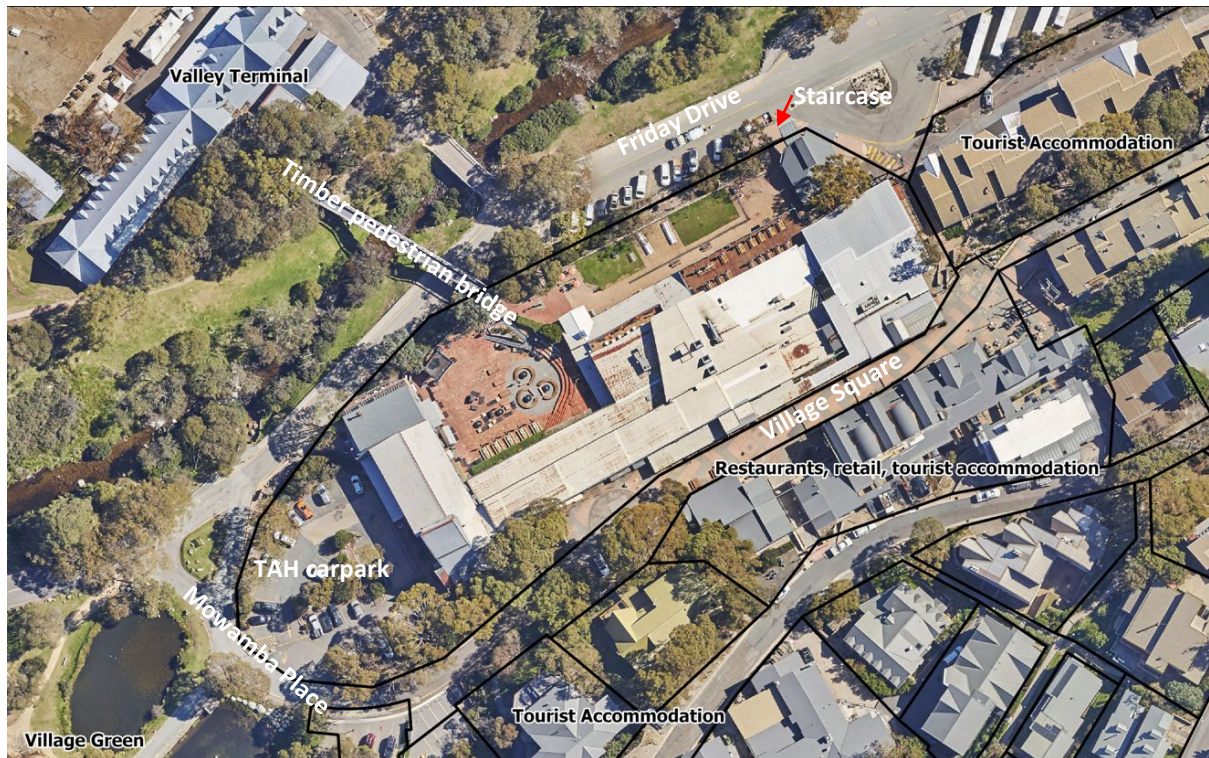


Figure 4: Site Access

3.6 Development Components

3.6.1 Machinery, Plant and Equipment

Construction machinery, plant and equipment will include (but not limited to):

- delivery trucks; and
- mobile crane.

3.6.2 Material Storage / Stockpiles

Materials (e.g. old and new cladding) will be temporarily stockpiled in various locations depending on the area of works at the time. Temporary stockpile locations will likely include the Hotel carpark, Alpine Bar and carpark below Keller Concourse.

Larger stockpiles will be located within Thredbo's tip carpark. Access to these locations will be restricted to KT staff and contractors. Refer to SEMP (**Appendix B**) for proposed stockpile locations.

3.6.3 Site Facilities and Compound

There will be no compound or temporary structures within the construction corridor. A portion of the carpark below the Keller Concourse will likely be used for the temporary storage of materials and construction vehicle parking.

Existing amenities (e.g. staff room and toilets) at Valley Terminal and the TAH will be available for construction staff.

3.6.4 Pre-construction Activities

Pre-construction activities involve site preparation works, which will include:

- establishment of site boundary/fencing and no-go zones;
- establishment of site compound; and
- erection of site signage and pedestrian/traffic controls.

3.6.5 Construction Activities

The proposed construction program will comprise the following:

- mobilisation of plant and machinery;
- erection of scaffolding;
- removal of existing cladding, including segregation of materials to be recycled and materials to be disposed of off-site;
- installation of new cladding;
- painting new cladding; and
- replacement of windows, trims and facia, where required (i.e. broken / damaged windows).

Post-construction activities will comprise:

- demobilisation of plant and machinery; and
- site clean-up.

3.6.6 Operational Activities

The TAH will maintain its current operation following the completion of the maintenance works.

4 Relevant Legislation, Plans, Policies and Guidelines

4.1 Legislative Review

A review of key legislation and planning instruments applicable to the Project is provided in **Table 1**.

Table 1: Legislative Review

Acts & Planning Instruments	Summary
Commonwealth	
<i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act)	<p>The EPBC Act provides a legal framework to protect and manage nationally and internationally important aspects of the Australian environment. The EPBC Act is administered by the Department of Climate Change, Energy, the Environment and Water (DCCEEW) (formerly DAWE) and was established to:</p> <ul style="list-style-type: none"> • provide for the protection of the environment, especially Matters of National Environmental Significance (MNES); • promote ecologically sustainable development (ESD) through the conservation and ecologically sustainable use of natural resources; • promote the conservation of biodiversity; • provide for the protection and conservation of heritage; • promote a cooperative approach to the protection and management of the environment involving governments, the community, landholders and Indigenous peoples; • assist in the cooperative implementation of Australia's international environmental responsibilities; • recognise the role of Indigenous people in the conservation and ecologically sustainable use of Australia's biodiversity; and • to promote the use of Indigenous peoples' knowledge of biodiversity with the involvement of, and in cooperation with, the owners of the knowledge. <p>Under Part 3 of the EPBC Act, a person must not undertake an action (e.g. a development) that will have, or is likely to have, a significant impact on a protected matter (MNES), without approval from the Commonwealth Minister for the Environment. Refer Section 7.4 for detail.</p>
State	
<i>Environmental Planning and Assessment Act 1979</i> (EP&A Act) <i>Environmental Planning and Assessment Regulation 2021</i> (EP&A Regulation)	<p>The EP&A Act is the primary piece of legislation governing development within NSW. Some of the key objects of the EP&A Act are to:</p> <ul style="list-style-type: none"> • promote the social and economic welfare of the community and a better environment facilitate ESD; • promote the orderly and economic use and development of land and the delivery and maintenance of affordable housing; • protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats; • promote the sustainable management of built and cultural heritage; and • promote good design and amenity of the built environment, including the protection of the health and safety of their occupants. <p>DPE assesses development proposals within NSW alpine resort areas where the Minister for Planning is the consent authority under Part 4 of the EP&A Act. Refer Section 5.1 for matters to be considered.</p> <p>This SEE has been prepared in accordance with the requirements of the EP&A Regulation. Throughout the planning and design phases of the Project, KT has considered the principles of ESD.</p>

<p><i>National Parks and Wildlife Act 1974 (NPW Act)</i></p> <p><i>National Parks and Wildlife Regulation 2019</i></p>	<p>The objects of the NPW Act include:</p> <ul style="list-style-type: none"> • the conservation of nature; • the conservation of objects, places or features (including biological diversity) of cultural value within the landscape; • fostering public appreciation, understanding and enjoyment of nature and cultural heritage and their conservation; and • providing for the management of land reserved under the Act in accordance with the management principles applicable for each type of reservation. <p>The NPW Act provides that a person who exercises due diligence in determining that their actions will not harm Aboriginal objects has a defence against prosecution if they later unknowingly harm an object without an Aboriginal heritage impact permit. A due diligence assessment has been undertaken in Section 7.10.</p> <p>All development proposals in KNP require authorisation under the <i>National Parks and Wildlife Regulation 2019</i> and must be referred to the NSW National Parks and Wildlife Service (NPWS) for referral comment prior to commencement of works.</p>
<p><i>Biodiversity Conservation Act 2016 (BC Act)</i></p> <p><i>Biodiversity Conservation Regulation 2017 (BC Regulation)</i></p>	<p>The purpose of the BC Act is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ESD.</p> <p>The Project is consistent with principles of ESD, as demonstrated in the subsequent sections of this report.</p> <p>The BC Regulation sets out threshold levels for when the BOS will be triggered. The threshold has two elements:</p> <ul style="list-style-type: none"> • whether the amount of native vegetation being cleared exceeds the area threshold; and • whether the impacts occur on an area mapped on the Biodiversity Values Map (BVM). <p>If clearing and other impacts, including biodiversity impacts prescribed by Clause 6.1 of the BC Regulation, exceed either trigger, the BOS applies.</p> <p>The BOS also applies when the ‘test of significance’ in section 7.3 of the BC Act identifies that the development or activity is likely to significantly effect threatened species or ecological communities, or their habitats. Refer Section 7.3 for detail.</p>
<p><i>Rural Fires Act 1997</i></p> <p><i>Rural Fires Regulation 2013 (RF Regulation)</i></p>	<p>The objects of the <i>Rural Fires Act 1997</i> are to provide:</p> <ul style="list-style-type: none"> • for the prevention, mitigation and suppression of bush and other fires in local government areas (or parts of areas) and other parts of the State constituted as rural fire districts; • for the co-ordination of bush fire fighting and bush fire prevention throughout the State; • for the protection of persons from injury or death, and property from damage, arising from fires, and • for the protection of infrastructure and environmental, economic, cultural, agricultural and community assets from damage arising from fires; and • for the protection of the environment by requiring certain activities to be carried out having regard to the principles of ESD. <p>Pursuant to Section 100B of the RF Act, the Commissioner may issue a bush fire safety authority (BFSA) for development of bush fire prone land for a SFPP. Refer Sections 5.2.5 and 7.1.4 for detail.</p>
<p><i>Water Management Act 2000 (WM Act)</i></p>	<p>Controlled activities carried out in, on, or under waterfront land are regulated by the WM Act. Waterfront land includes the bed and bank of any river, lake or estuary and all land within 40 m of the highest bank of the river, lake or estuary.</p>

<i>Water Management (General) Regulation 2018</i> (WM (General) Regulation)	A controlled activity approval (CAA) must be obtained from NSW Department of Planning and Environment – Water (DPE Water) before commencing the controlled activity, unless an exemption applies under the WM (General) Regulation. Refer Section 5.2.4 for detail.
Environmental Planning Instruments	
State Environmental Planning Policy (Precincts – Regional) 2021 (Precincts – Regional SEPP)	<p>The aim and objectives of the Policy for Kosciuszko National Park and alpine resorts (Chapter 4) are:</p> <ul style="list-style-type: none"> • to encourage the carrying out of a range of development in the alpine resorts that do not result in adverse environmental, social or economic impacts on the natural or cultural environment; • provide planning controls to encourage ESD; and • minimise the risk of community exposure to environmental hazards within the alpine resort areas. <p>Development in NSW alpine resort areas are governed by the Precincts – Regional SEPP. Key requirements under Chapter 4 (Kosciuszko National Park and alpine resorts) include an assessment of the environmental impacts of the development on the alpine environment and rigorous assessment of geotechnical and land stability issues. Applications are also required to consider the socio-economic and cultural impacts of proposed development. Refer Section 5.2 for detail.</p>

4.2 Plans, Policies and Guidelines

4.2.1 Planning for Bushfire Protection 2019

Development in bushfire prone areas must comply with the *Planning for Bushfire Protection 2019* (NSW RFS 2019) (PBP). The PBP provides development standards for designing and building on bush fire prone land (BFPL) in NSW. All development on BFPL must satisfy the aims and objectives of the PBP. Further detail is provided in **Sections 5.4, 7.1.4** and **Appendix E**.

4.2.2 Kosciuszko National Park Plan of Management 2006

The Kosciuszko National Park Plan of Management 2006 (KNP PoM) outlines objectives and management strategies to guide the long-term management of values within specific areas of KNP. The KNP PoM includes several management zones, which comprise of seven management units that contain places and values of exceptional significance. Thredbo is included in the Thredbo Management Unit, considered an area of exceptional recreational significance. As such, the management provisions applicable to this unit (Section 10) apply.

As demonstrated in this report and supporting documentation, the Project forms part of the ongoing maintenance of the TAH. The Project is consistent with the KNP PoM's overarching management principles.

The maintenance works will allow the visitor's experience of the TAH to be continued. The deteriorated and rotted cladding will be replaced with a like-for-like product which will retain the "signature appearance" of the TAH. The heritage value and scenic quality of the TAH will be maintained by allowing the replacement of deteriorating cladding to match existing (GBA Heritage 2022). The Project is considered to beneficially affect the resort's ability to provide safe, year-round tourist accommodation.

4.2.3 Guidelines

The following guidelines have been considered during the preparation of this SEE:

- Application requirements (DPE 2022);
- Development referrals guide (DPIE 2021);
- What to include with your development application (DA) (DPE 2017);
- Fact sheet: Controlled activity approval exemptions (DPIE 2021); and
- *Matters of National Environmental Significance: Significant Impact Guidelines 1.1* (DoE 2013) (MNES Significant Impact Guidelines).

5 Planning Framework

An assessment against the relevant matters of the EP&A Act and relevant environment planning instruments, policies and plans is provided in this section.

5.1 Environmental Planning and Assessment Act 1979

Pursuant to Section 4.15 of the EP&A Act, the consent authority is to consider the matters listed in **Table 2** in relation to the Project.

Table 2: Matters for Consideration – General

(1) Matters for consideration – General		Comment
the provisions of—		
(i) any environmental planning instrument		The relevant sections of the Precincts – Regional SEPP have been addressed in Section 5.2 .
(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)		There are no draft Environmental Planning Instruments that are applicable to the Project.
(iii) any development control plan		There are currently no applicable development control plans.
(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4		There are no planning agreements applicable to Thredbo under the Precincts – Regional SEPP.
(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)		The DA and supporting information has been prepared in accordance with the requirements of the EP&A Regulation.
(a) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality		The likely impacts of the Project on the natural and built environment, and social and economic impacts in the locality have been assessed in Section 7 .
(b) the suitability of the site for the development		The suitability of the site for the Project is described in Sections 2.2 and 7.1 .
(c) any submissions made in accordance with this Act or the regulations		Tourist accommodation is located less than 50 m away from the Project, therefore public exhibition is required in accordance with the <i>Community Participation Plan</i> (DPIE 2019). KT will consider any submissions made during the assessment process.
(d) the public interest.		The Project is considered to be within the public interest for the following reasons:

	<ul style="list-style-type: none"> the Project aligns with the aim and objectives of the Precincts – Regional SEPP; the Project is compatible with the site; the Project will not have any significant adverse environmental impacts; and the Project is consistency with the principles of ESD.
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5.2 Precincts – Regional SEPP

The relevant sections of Chapter 4 (Kosciuszko National Park and alpine resorts) of the Precincts – Regional SEPP are addressed in this section.

5.2.1 Section 4.9 – Land Use Table (Thredbo Alpine Resort)

The Project is for maintenance works on the TAH which comprises tourist accommodation, food outlets and shops. Pursuant to the Land Use Table in Section 4.9 of the Precincts – Regional SEPP, tourist accommodation, food outlets and shops are permissible with consent within the Thredbo Alpine Resort. Therefore, the Project is consistent with the permissible land use.

5.2.2 Section 4.12 – Matters to be considered by Consent Authority

Table 3 addresses Section 4.12 (Matters to be considered by consent authority) in relation to the Project.

Table 3: Matters to be Considered by Consent Authority

Matters for Consideration		Comment
(1) In determining a development application that relates to land to which this Chapter 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 Chapter, as set out in section 4.1		The Project is consistent with the objectives of the Chapter, as demonstrated in this report. The maintenance works have been designed to ensure minimal impacts to the natural and built environment within the highly developed hotel precinct.
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)		No impacts to the natural environment are anticipated. The new cladding material will provide improved fire protection outcomes by reducing building vulnerability to ember attack. Further, the proposed external cladding construction to Bushfire Attack Level (BAL) 12.5 enhances chances of occupant and building survival (GHD 2022). Refer to the Bushfire Assessment Report for further detail (Appendix E).
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—		The Project will not impact on the capacity of the existing transport, reticulated effluent management system, existing waste disposal facility or existing water supply.
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 Chapter 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	
d) any statement of environmental effects required to accompany the development application for the development	This SEE meets this requirement.
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	The Project involves the replacement of the existing cladding with a like-for-like product, as such it will not significantly alter the character of the resort.
f) the <i>Geotechnical Policy—Kosciuszko Alpine Resorts</i> (2003, Department of Infrastructure, Planning and Natural Resources) and any measures proposed to address any geotechnical issues arising in relation to the development	The Project does not require any geotechnical investigation as no ground disturbance is proposed.
g) if earthworks or excavation works are proposed—any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works	No earthworks or excavation works are proposed.
h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works	No stormwater drainage works are required for the Project.
i) any visual impact of the proposed development, particularly when viewed from the Main Range	The Project has been designed to be compatible with the existing building and surrounding built form. The site is not visible from the Main Range.
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	The Project will not increase activities outside the ski season.
k) if the development involves the installation of ski lifting facilities and a development control plan does not apply to the alpine resort— i. the capacity of existing infrastructure facilities, and ii. any adverse impact of the development on access to, from or in the alpine resort	The Project does not involve the installation of ski lifting facilities.
l) if the development is proposed to be carried out in Perisher Range Alpine Resort— i. the document entitled <i>Perisher Range Resorts Master Plan</i> , as current at the commencement of this Chapter, that is deposited in the head office of the Department, and ii. the document entitled <i>Perisher Blue Ski Resort Ski Slope Master Plan</i> , as current at the commencement of this Chapter, that is deposited in the head office of the Department	Not applicable.
m) if the development is proposed to be carried out on land in a riparian corridor— i. the long term management goals for riparian land, and ii. whether measures should be adopted in the carrying out of the development to assist in meeting those goals.	The Project is located within 40 m of Thredbo River, however no impacts are proposed. The Project is separated from the Thredbo River by Friday Drive (road). Refer to Section 7.2.1 for detail.
(2) The <i>long term management goals</i> for riparian land are as follows—	
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,	Not applicable.

b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained,	
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.	
(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 section 4.4.	

5.2.3 Snowy Mountains Special Activation Precinct Master Plan

The *Snowy Mountains Special Activation Precinct Master Plan* (DPE 2022) (Snowy Mountains SAP Master Plan) sets out the vision, principles, and precinct-wide performance criteria to support the planning controls in three Environmental Planning Instruments (EPIs):

- Precincts – Regional SEPP) (Chapter 3 and 4);
- *Snowy River Local Environmental Plan 2013*; and
- KNP PoM.

The Precincts – Regional SEPP requires that a master plan and delivery plan be prepared for each precinct (NSW Government 2022a). The proposed delivery plan (Alpine Precinct Development Control Plan (Alpine DCP) for the Alpine sub-precinct is yet to be finalised. The Alpine DCP will outline site specific development controls, design, staging and implementation of infrastructure and specific strategies for management of environmental impacts. As no site specific development controls have been developed yet, the relevant precinct-wide principles and criteria of the Snowy Mountains SAP Master Plan have been considered during the preparation of this SEE.

The protection of the natural, cultural and social values of KNP is a primary focus of the Snowy Mountains SAP. As demonstrated in this SEE and supporting technical reports, the Development will not result in any significant adverse impacts on natural, cultural or social values.

The Thredbo Village West sub-precinct structure plan indicates the proposed land uses envisaged by the Snowy Mountains SAP Master Plan. The Project site is mapped within the structure plan as ‘existing development’ within a ‘development area’.

The Project is consistent with the desired future character of Thredbo Village. The replacement of deteriorated and rotted cladding with a like-for-like product will retain the original and aesthetic design of the building.

The heritage value and scenic quality of the TAH will be maintained by allowing the replacement of deteriorating fabric to match existing in terms of profile, material, colour and finishes (GBA Heritage 2022). In terms of providing safe and sustainable year-round accommodation offerings within bushfire prone areas, the Project will have a positive impact as the new cladding material will provide improved fire protection outcomes by reducing building vulnerability to ember attack.

5.2.4 Water Management Act 2000

5.2.4.1 Controlled Activity Approval Exemption – Maintenance of existing lawful works

The WM (General) Regulation stipulates the maintenance of existing lawful works is an exempt controlled activity.

Maintenance of existing lawful works is defined in Clause 33 of the WM (General) Regulation as –

“Any activity necessary for the purpose of the preservation, repair or upkeep of any building or structure lawfully constructed on waterfront land (other than an agricultural drain), but does not include additions or enhancements to, or the expansion of, the building or structure”.

The *Controlled activity exemption e-tool* (NSW Government 2022b) was used to determine if this exemption applies to the Development. The criteria outlined in the e-tool questionnaire with commentary as it relates to the Development is provided in **Table 4**.

Table 4: Compliance with Controlled Activity Approval Exemption

Requirements for Maintenance of Existing Lawful Structures	Comment	Compliance
Preservation, repair and upkeep <ul style="list-style-type: none"> Means general maintenance and repairs to maintain the function and structural soundness of an existing structure or building it does not mean the complete replacement of a removed structure or building 	<p>The Development comprises general maintenance and repairs (i.e. replacement of deteriorated cladding) to maintain the function and soundness of the TAH. The works will be staged, and areas with the most significant deterioration will be prioritised.</p> <p>The Development does not comprise the complete replacement of the building. Where cladding is intact, it will remain.</p> <p>If windows or architraves are broken or damaged during removal of cladding, they will require replacing with a like-for-like product.</p>	Compliant
Lawfully constructed means the structure or building is existing and has development consent, or is exempt development, or has a licence or approval, or is exempt, or has approval under all required regulations	<p>The TAH is an existing building and has been lawfully constructed. Works on the TAH over the years have been subject to separate DAs.</p>	Compliant
Additions The addition of components that were not part of the building or structure prior to damage occurring	<p>The Development will not comprise the addition of components. The maintenance works will comprise replacement of the damaged external cladding with a like-for-like product.</p> <p>No additional windows will be installed. If windows or architraves are broken or damaged during demolition, they will be replaced with a like-for-like product.</p>	Compliant
Enhancements Changing the design and specification of the building or structure or materials used for construction	<p>The Development will not change the design and specification of the building or materials used for construction. The cladding will be replaced with a like-for-like product.</p>	Compliant
Enhancements The damaged parts of the building or structure must be replaced with the same or similar components to the original	<p>As above – the cladding and damaged windows will be replaced with a like-for-like product.</p>	Compliant
Expansion The building or structure cannot be enlarged in any way	<p>The TAH will not be enlarged in any way as part of the Development. The works are located within the existing building footprint.</p>	Compliant

Expansion The building or structure cannot be moved to a different location	The TAH will not be moved to a different location. The works are entirely within the existing building footprint.	Compliant
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In summary, the works are exempt from requiring a CAA for the following reasons:

- the maintenance works are for the purposes of preservation, repair and upkeep the building;
- the building has been lawfully constructed;
- the maintenance works do not include additions, enhancements to, or the expansion of the building.

The Project will not result in any adverse impacts to Thredbo River as demonstrated in **Section 7.2.2**.

5.2.5 Rural Fires Act 1997

The TAH is classified as tourist accommodation which is classed ‘special fire protection purpose’ (SFPP) under the provisions of the *Rural Fires Act 1997* (RF Act). Pursuant to Section 100B of the RF Act, the Commissioner may issue a bush fire safety authority (BFSA) for development of bush fire prone land for a SFPP. As noted in **Section 5.5.1**, the NSW RFS considers that a BFSA is NOT necessary for minor non-structural building alterations (external), such as the replacement of an external window and the repair to or replacement of non-structural wall or roof cladding (refer Section 6.5 of PBP). This was confirmed with NSW RFS during the pre-DA process, with RFS advising that it is a matter for the Consent Authority (DPE) to decide if they want to refer the DA to RFS for issue of a BFSA, noting however that this is not required by PBP (GHD 2022).

Pre-DA advice from DPE on 30 June 2022 outlined DPE does consider the Project to be integrated development as no exemptions apply under 46(1)(n) or (o) of the RF Regulation.

6 Assessment Method

The assessment for the Project consisted of a desktop review of publicly available data sources and information. The desktop review was followed by site visit carried out within the Project area to describe the environmental values present on the site and to aid the evaluation of potential impacts of the Project to those values. A summary of the assessment methods is provided in the following sections.

6.1 Desktop Assessment

A desktop assessment was carried out to identify relevant environmental values, that potentially occur within the Project area. Database and information sources utilised in the desktop assessment are listed in **Table 5**. The relevant database search results are provided in **Appendix C**.

Other resources were also investigated to inform the impact assessment, listed in **Section 10**.

Table 5: Database Searches

Database	Search Parameters	Date of Search
Aboriginal Heritage Information Management System Web Services (Heritage NSW)	50 m buffer around Lot 861/DP1128686	11 April 2022
Biodiversity Values Map and Threshold Tool (NSW Government 2021b)	17 Friday Drive, Thredbo, NSW 2625	10 November 2021
Protected Matters Search Tool (DAWE)	17 Friday Drive, Thredbo, NSW 2625 (1 km buffer around site)	9 December 2021
NSW BioNet Atlas	17 Friday Drive, Thredbo, NSW 2625	3 March 2022
Water Management (General) Regulation 2018 hydroline spatial data 1.0 (NSW Government 2021c)	17 Friday Drive, Thredbo, NSW 2625	10 November 2021
ePlanning Spatial Viewer (NSW Government 2021a)	17 Friday Drive, Thredbo, NSW 2625	10 November 2021
Bush fire prone land mapping tool (NSW RFS 2021)	17 Friday Drive, Thredbo, NSW 2625	8 November 2021

6.2 Preliminary Site Assessment

A preliminary site assessment was undertaken by KT Project personnel on 08 December 2021 to validate the desktop assessment results, inform the design process and ensure appropriate environmental controls are implemented to avoid, mitigate and/or management potential impacts on environmental and cultural values.

6.3 Heritage Assessment

A heritage assessment was undertaken by GBA Heritage Pty Ltd (GBA Heritage). A copy of the Heritage Impact Statement is provided in **Appendix D**.

6.4 Bushfire Assessment

A bushfire assessment was undertaken by GHD (2022). A copy of the Bushfire Assessment Report is provided in **Appendix E**.

7 Existing Environment and Impact Assessment

This section outlines the existing environmental values of the site and potential impacts of the Project on the natural, human and built environment of the site and surrounds.

7.1 Land

7.1.1 Topography and Soils

The site is located at approximately 1380 m Australian Height Datum (AHD) (NSW Government 2021d).

The Project is located within a highly modified environment with limited vegetation. No ground disturbance is required for the maintenance works.

7.1.2 Contaminated Land

There are no records of contamination within or adjacent to the site.

7.1.3 Land Uses

The Project is consistent with the current land use and it is not anticipated to impact on the surrounding land uses described in **Section 2.3.2**.

7.1.4 Bush Fire Prone Land

A search of the Bush Fire Prone Online Mapping Tool (NSW RFS 2021) was undertaken on 08 November 2021. The results identified the Project site is mapped within a designated Bush Fire Prone Area (refer **Figure 5**).



Figure 5: Bush Fire Prone Land Online Mapping Tool (NSW RFS 2021)

The Bushfire Assessment Report (GHD 2022) (**Appendix E**) concluded the requirements of, and the acceptable solutions identified in PBP in relation to APZs, public roads and accessibility, provision of services can be met in full for the proposed development. The aims and objectives of the PBP can be met, given the following (GHD 2022):

- there is an existing defensible space in place given the main Hotel carpark and adjacent open space on the Village Green provide ample defensible space at the western end of the TAH, exceeding SFPP requirements;
- the building location is existing and not expanded or moved, and provides 100 m separation from classifiable vegetation;
- the replacement of deteriorated hardwood cladding with new will provide improved fire protection outcomes by reducing building vulnerability to ember attack; and
- the proposed external cladding construction to BAL 12.5 enhances chances of occupant and building survival; and
- the existing Thredbo Evacuation Plan is in place and was successfully applied in operational conditions in 2019/20.

7.1.5 Geotechnical Considerations

No ground disturbance is proposed, as such no geotechnical considerations are required.

7.2 Water

7.2.1 Mapped Watercourses and Ponds

As shown on the *Water Management (General) Regulation 2018 hydroline spatial data 1.0* map (NSW Government 2021c) (**Figure 6**) and the *Alpine SEPP Thredbo Alpine Resort Map* (DoP 2006) (**Figure 7**), Thredbo River is located within 40 m of the Project site.

There are two (2) ponds located approximately 50 m west of the Project site within the Village Green (refer **Figure 7**). No impacts to these ponds are anticipated.



Figure 6: Proximity to Thredbo River (NSW Government 2021c)

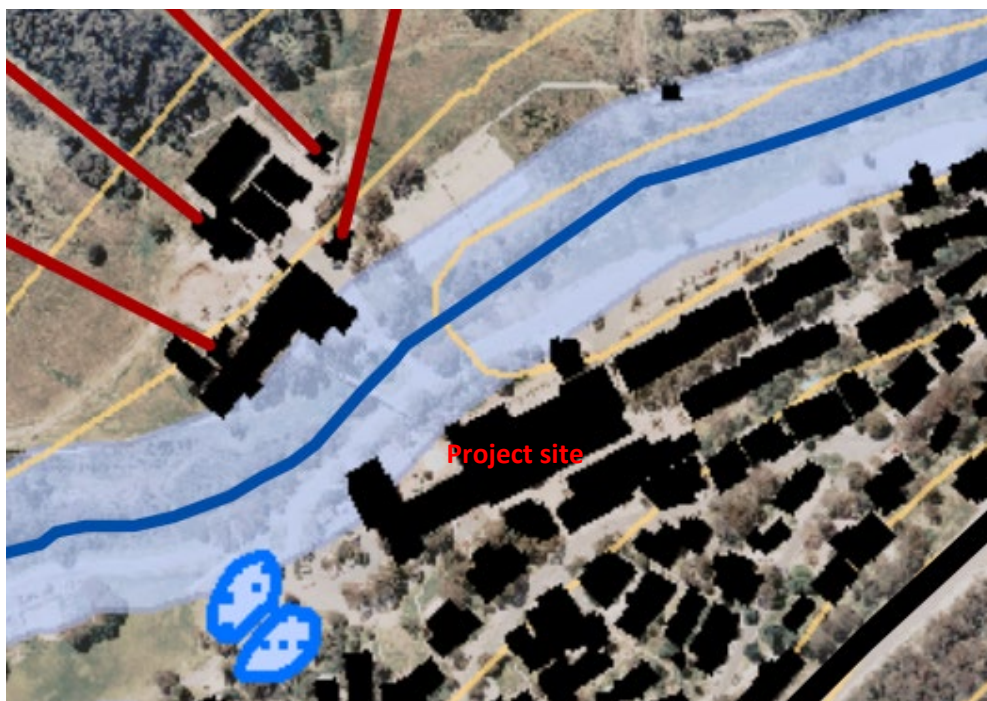


Figure 7: Extract of Alpine SEPP Thredbo Alpine Resort Map (DoP 2006)

7.2.2 Waterfront Land Assessment – Thredbo River

In accordance with the Strahler System (Schedule 2 of the WM (General) Regulations), the Thredbo River is classified as a fourth order stream (refer **Appendix C**). As identified in **Section 5.3**, the works are exempt from requiring a CAA as the Project has been classified as maintenance of existing lawful works.

No impacts to Thredbo River or its associated riparian corridor are anticipated from the Project given the following:

- no ground disturbance is proposed / the maintenance works do not involve removing or depositing material on waterfront land;
- Friday Drive (road) act as a hardstand space between the site and Thredbo River (refer **Figure 8**);
- the length of the site between the TAH and Friday Drive is bordered by retaining walls (containing stormwater drainage system) which act as a filter for runoff (refer **Figure 9**);
- the works will not affect the quantity or flow of water in Thredbo River; and
- appropriate environmental controls will be implemented during construction via the SEMP.

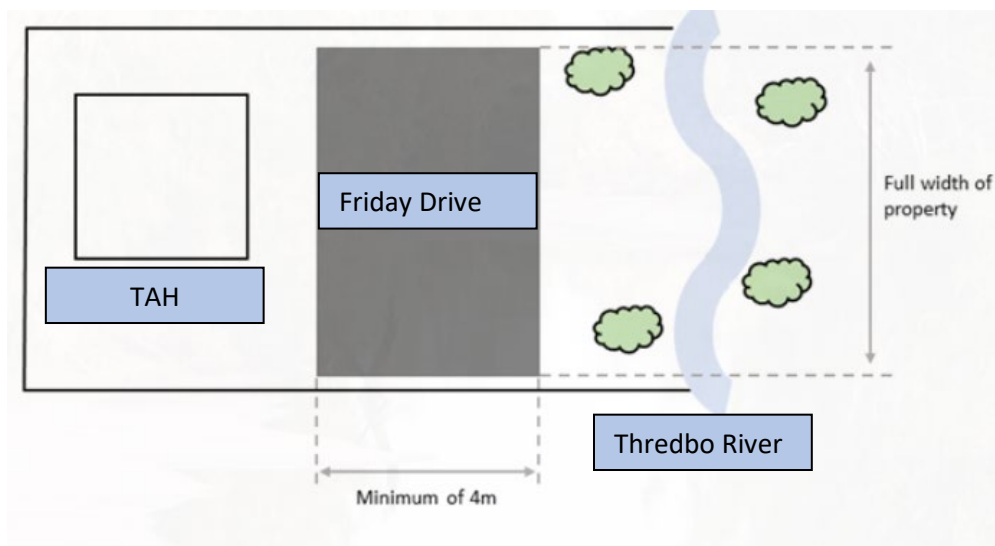


Figure 8: Separation of Works (Source: NSW Government 2022b)





Figure 9: Existing retaining wall between site and Friday Drive / Thredbo River

7.3 Flora and Fauna

7.3.1 BVM Threshold and Area Clearing Threshold

A review of the Biodiversity Values Map (BVM) and Threshold Tool (NSW Government 2021b) was undertaken on 10 November 2021 which identified the site is not included on the BVM (**Figure 10**). The Project does not require any vegetation removal, therefore the area clearing threshold cannot be triggered.



Figure 10: Biodiversity Values Map (NSW Government 2021b)

7.3.2 Species of Significance

The Project site is heavily modified, providing very limited (if any) suitable habitat for native fauna species. The site does not contain critical habitat.

No ground disturbance is required for the works and no native vegetation will be removed. The Project is will not impact on any State or Commonwealth species of significance, ecological communities, or their habitats (refer to **Sections 7.3.2.1** and **7.11** for detail). Therefore, the BOS doesn't apply and no referral to the Commonwealth Minister for Environment is required.

7.3.2.1 Test of Significance

The test of significance outlined in Section 7.3 of the BC Act is used to determine whether proposed development or an activity is likely to significantly affect threatened species or ecological communities, or their habitats. An assessment of the Development against the 'test of significance' is provided in **Table 6**.

Table 6: Test of Significance

Test of Significance	Comment
(1) The following is to be taken into account for the purposes of determining whether a proposed development or activity is likely to significantly affect threatened species or ecological communities, or their habitats—	
(a) in the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,	No ground disturbance, including tree removal is required for the maintenance works. No significant impacts to threatened flora and fauna, ecological communities or their habitats are proposed. The Development will not adversely affect habitat connectivity or any other biodiversity value of conservation significance.
(b) in the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity— (i) is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or (ii) is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,	There are no endangered ecological communities or critically endangered ecological communities within the site or immediate surrounds.
(c) in relation to the habitat of a threatened species or ecological community— (i) the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and (ii) whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and (iii) the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species or ecological community in the locality,	Unlikely. Refer comment against (a).
(d) whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly),	Not applicable. The site and immediate surrounds do not comprise any land declared an area of outstanding biodiversity value.
(e) whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.	The Development is not part of a key threatening process outlined in Schedule 4 of the BC Act, nor is it likely to increase the impact of a key threatening process.

7.4 Social and Economic

In terms of public safety, the Project will have a positive impact as the new cladding material will provide improved fire protection outcomes by reducing building vulnerability to ember attack. Further, the proposed external cladding construction to BAL 12.5 enhances chances of occupant and building survival (GHD 2022).

The economic impacts generated by the Project will be positive in terms of short-term construction jobs, however these are anticipated to be nominal given the scale and timing for the Project completion. Further, the Project will contribute to capital improvement to the building.

7.5 Traffic and Access

All construction vehicles will enter and exit the Project site via Friday Drive (refer **Figure 4**). Project vehicles and machinery will utilise the carpark below Keller Concourse and the Hotel carpark, depending on staging of works. Refer to the SEMP (**Appendix B**) for these locations.

7.6 Landscape Character and Visual Amenity

The new cladding will enhance the appearance of the TAH whilst retaining the existing character through the use of materials and colours commensurate with the surrounding buildings in the Village Square.

7.7 Air Quality

The following sensitive land uses have been identified within close proximity of the site:

- Valley Terminal – approximately 60 m north-northwest;
- restaurant and retail spaces – approximately 10 m south; and
- tourist accommodation – approximately 7 m east.

Surrounding businesses and tourist accommodation will be notified of the works prior to commencement. There is potential for dust emissions during demolition and construction, however these impacts will be short-term and negligible with the proposed mitigation measures in **Section 8**.

7.8 Noise and Vibration

The land uses mentioned in **Section 7.7** may at times be sensitive to noise from construction (e.g. removal of existing cladding, loading existing cladding into trucks, movement alarms). However, noise and vibration impacts are expected to be negligible given the following:

- the works will be conducted during standard construction hours stipulated in the conditions of consent;
- the works will be carried out intermittently between the months of October – May over a five-year period; and
- appropriate mitigations (**Section 8**) will be implemented during construction.

7.9 Heritage

GBA Heritage (2022) concluded the Project will have an acceptable heritage impact, given the following:

- the significance of the TAH and its ability to contribute to the Thredbo Village, KNP and Australian Alps National Parks and Reserves (AANP) will be retained;
- the proposed alterations to TAH will have no adverse impact on the heritage significance of the adjacent properties Crackenback, Moonbah, Sastrugi, De Dacha, or the Kosciuszko National Park and AANP;
- the removal of some original fabric is considered acceptable given that the proposal sympathetically replaces the existing fabric with new to match the existing in terms of profile, material, colour and finishes;
- the Project forms part of the required conservation of the TAH;
- the Project is consistent with the heritage requirements and guidelines of the Precincts – Regional SEPP, KNP PoM and MNES Significant Impact Guidelines; and
- the Project is consistent with the heritage objectives of the Precincts – Regional SEPP and may be permitted without consent under section 4.24 (3).

Refer to **Appendix D** for the Heritage Impact Statement (GBA Heritage 2022).

7.10 Aboriginal Cultural Heritage

To establish due diligence for the Project, an assessment in accordance with the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* (DECCW 2010) has been provided in **Table 7**.

Table 7: Aboriginal Cultural Heritage Due Diligence Process

Due Diligence Process	Comment
1. Will the activity disturb the ground surface or any culturally modified trees?	No culturally modified trees are located within the site. The Project will not disturb the ground surface or clear any native vegetation.
2. Are there any: a) relevant confirmed site records or other associated landscape feature information on AHIMS? and/or	As search of the Aboriginal Heritage Information System (AHIMS) was undertaken on 11 April 2022 (Appendix C) which identified no Aboriginal sites or places have been recorded in or near the Project site.
b) any other sources of information of which a person is already aware? and/or	Previous studies have been undertaken within the resort, none of which identified any Aboriginal sites or places within the Project site.
c) landscape features that are likely to indicate presence of Aboriginal objects?	The site is heavily modified. There are no landscape features within the site that are likely to indicate presence of Aboriginal objects. No further assessment is required as potential impacts on objects or sites of Aboriginal Cultural Heritage significance are considered unlikely. Therefore, an independent impact assessment for Aboriginal heritage and archaeology is not required. In the unlikely event that Aboriginal objects are discovered, all works will cease and NPWS will be notified.
3. Can harm to Aboriginal objects listed on AHIMS or identified by other sources of information and/or can the carrying out of the activity at the relevant landscape features be avoided?	Not applicable.

4. Does a desktop assessment and visual inspection confirm that there are Aboriginal objects or that they are likely?	Not applicable.
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7.11 Matters of National Environmental Significance

A person must not take an action that has, will have or is likely to have a significant impact on any of the MNES without approval from the Australian Government Minister for the Environment.

A search of the EPBC Act Protected Matters Search Tool (PMST) (DAWE 2021) (records within a 1 km buffer of the Project site was undertaken on 09 December 2021 to determine whether any MNES are likely to occur within the Project area (refer **Appendix C**). The Protected Matters Report (PMR) identified the five (5) categories (as listed under the EPBC Act) of MNES (**Table 8**) that may be relevant to the Project area and surrounds.

Table 8: Summary of MNES

MNES Categories	No. ¹	Comment
National Heritage Places	2	<p><i>AANP</i> The Project is unlikely to cause one or more of the National Heritage values of the AANP to be lost, degraded, damaged or notably altered, modified, obscured or diminished (refer Section 7.11.1 for detail). No further assessment is required.</p> <p><i>Snowy Mountain Scheme</i> The Project will not cause one or more of the National Heritage values of the Snowy Mountain Scheme to be lost, degraded, damaged or notably altered, modified, obscured or diminished. No further assessment is required.</p>
Wetlands of International Importance	1	Blue Lake is located more than 10 km north of the Project site. As such no impacts to the ecological character of Blue Lake are anticipated. No further assessment is required.
Listed Threatened Ecological Communities (TECs)²	2	The Project site is located within a heavily modified environment and no vegetation clearing or ground disturbance is proposed. As such, it is unlikely that the Project will result in any significant impacts on listed threatened and migratory species or their habitat. No further assessment is required.
Listed Threatened Species²	25	
Listed Migratory Species²	11	

¹Number of MNES identified in the PMR (**Appendix C**)

²While based on some species records, the PMST relies on predictive modelling of suitable habitats and does not necessarily reflect an actual record of the species/community for a particular location.

The Project will not have a significant impact on any of the MNES identified in the PMR. Therefore, a referral to the Australian Government Minister for the Environment is not required.

7.11.1 National Heritage Place

The Project site is located within KNP, forming part of the AANP which were included on the National Heritage List on 7 November 2008.

An extract of the Statement of Significance for the AANP detailed in the Australian Heritage Database (Place ID 105891) is provided below:

The AANP are part of a unique Australian mountainous bioregion extending over New South Wales, the Australian Capital Territory and Victoria. The AANP displays a mosaic of interactions between its natural and cultural environments...

Snow-based recreation in the AANP commenced in Kiandra in 1861 with the establishment of the Kiandra Snowshoe Club and expanded from an ad hoc activity by enthusiasts to a multi-million dollar snow sport and tourism industry, today with substantial ski slopes and village resorts.

The government hotels established in scenic locations - the Mount Buffalo Chalet, the Yarrangobilly Caves House and Precinct, the Chalet at Charlottes Pass, the Hotel Kosciuszko (former) and Mount Franklin Chalet (former) were major features of the expanding activity in the early twentieth century.

To determine whether a referral and formal assessment is required for the Project, an assessment in accordance with the MNES Significant Impact Guidelines was undertaken by GBA Heritage (2022).

With regard to the Project, an action is likely to have a significant impact on historic heritage values of a National Heritage place if there is a real chance or possibility that the action will:

- permanently remove, destroy, damage or substantially alter the fabric of a National Heritage place in a manner which is inconsistent with relevant values;
- extend, renovate, refurbish or substantially alter a National Heritage place in a manner which is inconsistent with relevant values; or
- make notable changes to the layout, spaces, form or species composition of a garden, landscape or setting of a National Heritage place in a manner which is inconsistent with relevant values.

The assessment (GBA Heritage 2022) concluded:

- the TAH is one of the many hotels that form part of the snow-based recreation facilities within the AANP. Its scale, central location within the Village, and overall 'Alpine' aesthetic contribute to its landmark qualities within the AANP;
- the Project allows for the conservation of the TAH, increasing its longevity;
- the Project is not considered to form a notable change to the TAH;
- the Project replaces the existing cladding with a like-for-like product and is considered to have a neutral impact on the AANP;
- the replacement cladding to match existing is considered to be consistent with the site's heritage values;
- the Project is not considered to form any negative impact on the AANP.

GBA Heritage (2022) also concluded if additional replacement of structural elements and window fabric are found to be required as part of the proposed works, as long as these elements are replacement to match existing in terms of profile, material, colour and finishes, they are deemed to be consistent with the relevant values of the site, and therefore considered acceptable in terms of the heritage values.

7.12 Built Environment

The Project is designed to improve the external fabric of the building. The impacts on the built environment will be acceptable given that the Project will sympathetically replace the existing deteriorated and rotted cladding with new to match the existing in terms of profile, material, colour and finishes.

7.13 Waste

The Project will generate the following waste streams:

- general solid waste (putrescible) e.g. waste from litter bins, food waste; and
- general solid waste (non-putrescible) e.g. plastic, paper, cardboard, demolition and construction waste.

The following waste receptacles will be provided for the storage and disposal of waste associated with the construction of the Project:

- general litter bins for waste such as food waste and non-recyclable plastic;
- recycling bins for waste such as cardboard packaging, paper, recyclable plastic;
- skip bins; and
- KT's waste transfer facility (materials to be segregated for re-use, recycling etc.).

Any waste that cannot be re-used within the resort will be transported off-site by a licence contractor and disposed of at the Jindabyne Landfill. Waste minimisation and management strategies that will be implemented for the Project are provided in **Section 8**.

7.14 Climate and Snow Deposition

The new cladding will comprise a like-for-like product, as such the new cladding material will retain the building's ability to withstand the alpine climate. Where windows require replacement (i.e. broken or damaged), replacements will comply with Australian Standard 3959: Construction of buildings in bushfire-prone areas.

8 Mitigation and Management Measures

Recommended mitigation and management measures to reduce potential impacts on the key values of the natural, built and human environment within the site and surrounds are provided in **Table 9**.

Table 9: Recommended Mitigation and Management Measures

Mitigation and Management Measures	
General	
1	A SEMP will be implemented prior to the commencement of construction activities. The SEMP will address matters such as construction hours, waste management, traffic control and complaints management.
2	All Project staff and contractors should undergo a site-specific induction which will cover environmental awareness training, environmental obligations and compliance requirements, emergency and incident response, reporting, and relevant procedures.
3	Prior to commencement of works, the Project site will be temporarily fenced, roped or flagged to clearly delineate the construction area and no-go zones.
Land and Water	
1	All storage of petroleum products, oils or chemicals to be in accordance with Australian Standards.
2	Refuelling procedures to be implemented to minimise spills of fuel products.
3	Construction to comply with recommendations included in the Bushfire Assessment Report (Appendix E): <ul style="list-style-type: none"> • All building work must comply with the requirements of the National Construction Code (NCC); and • Under the Deemed to Satisfy provisions of the NCC building work must comply with BAL-12.5 construction requirements in <i>AS3959:2018 Construction of buildings in bushfire-prone areas (AS3959)</i> or the <i>National Association of Steel Framed Housing (2014) Steel Framed Construction in Bush Fire Areas</i> (NASH Standard).
Flora and Fauna	
1	No ground disturbance or vegetation clearing is to occur.
2	Disposal and storage of putrescible wastes must be undertaken appropriately to ensure feral animals aren't attracted to the site.
Traffic and Access	
1	Traffic and construction vehicle access will be managed as per regular daily operation in the resort.
2	All vehicle and plant operators will be licensed and trained.
3	Appropriate signage will be installed to ensure the safety of road users, cyclists and pedestrians, and prevent unauthorised access to the construction site.
Air Quality	

1	Reasonable and practicable measures will be implemented to prevent dust from affecting the amenity or the surrounding environment during construction. Measures will be detailed in the SEMP.
2	In the event a complaint is received in relation to air quality/dust nuisance, the source of the complaint will be investigated, and if required corrective actions will be implemented to minimise or avoid impacts.
Noise and Vibration	
1	Project staff will take reasonable and practicable management measures to avoid and mitigate environmental nuisance from noise associated with the works e.g. avoid dropping materials from a height, turn off plant that is not being used.
2	Construction works and operation of plant will comply with Australian Standard AS 2436-2010 <i>Guide to noise and vibration control on construction, demolition and maintenance sites</i> and the <i>Interim Construction Noise Guideline</i> (DECC 2009) e.g. ensure plant is regularly maintained, and repair or replace equipment that becomes noisy, keep drivers informed of designated vehicle routes and parking locations.
3	Construction works will be conducted during standard hours stipulated in the conditions of approval.
4	In the event a noise complaint is received, the source of the complaint will be investigated, and if required corrective actions will be implemented to minimise or avoid noise impacts.
Aboriginal Cultural Heritage	
1	Where unexpected items of potential archaeological, built or Aboriginal cultural heritage significance are discovered, works will cease, relevant authorities (i.e. NPWS) will be notified and the site will be secured by erecting a no-go zone. If human remains are found, works will cease, the site will be secured and NSW Police will be notified immediately.
Waste	
1	Waste to be managed in accordance with the waste hierarchy – avoid and reduce → reuse waste → recycle waste → recover energy → treat waste → dispose of waste.
2	All construction waste and litter to be minimised and contained within appropriate receptacles. All receptacles will be in good condition.
3	All waste to be managed and disposed of in accordance with legislative requirements and relevant standards
4	All waste transportation vehicles should be covered appropriately to ensure waste cannot spill, leak or escape onto the road or wash into stormwater drains.

9 Conclusion

In accordance with the relevant legislative requirements, this SEE has assessed the potential impacts of the Project on the human, built and natural environment of the Project site and surrounds.

No ground disturbance or native vegetation clearing is proposed. The impacts from the Project on the existing natural environment are considered negligible.

The impacts on the built environment will be acceptable given that the Project will sympathetically replace the existing deteriorated and rotted cladding with new to match the existing in terms of profile, material, colour and finishes. The Project will retain the original and aesthetic design of the building.

The Project will have no adverse impact on the heritage significance of the adjacent properties, KNP or the AANP (GBA Heritage 2022).

The requirements of, and the acceptable solutions identified in PBP in relation to APZs, public roads and accessibility, provision of services can be met in full for the proposed development (GHD 2022). The replacement of deteriorated hardwood cladding with new will provide improved fire protection outcomes by reducing building vulnerability to ember attack; and the proposed external cladding construction to BAL 12.5 enhances chances of occupant and building survival (GHD 2022).

The TAH is centrally located within a highly trafficked area of Thredbo Village. The site is considered suitable to accommodate the Project as the maintenance works are fundamental to maintaining the longevity of the building, as well as retaining the aesthetic design of the building.

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11 Acronyms and Abbreviations

Acronyms and Abbreviations	
AANP	Australian Alps National Parks and Reserves
AHD	Australian Height Datum
AHIMS	Aboriginal Heritage Information Management System
Alpine DCP	Alpine Precinct Development Control Plan
BAL	Bushfire Attack Level
BC Act	<i>Biodiversity Conservation Act 2016</i>
BCA	Building Code of Australia
BFPL	Bush fire prone land
BFSA	Bush fire safety authority
BVM	Biodiversity Values Map
BC Regulation	<i>Biodiversity Conservation Regulation 2017</i>
CAA	Controlled activity approval
DA	Development Application
DAWE	Department of Agriculture, Water and the Environment (Commonwealth) (now DCCEEW)
DCCEEW	Department of Climate Change, Energy, the Environment and Water (DCCEEW) (formerly DAWE)
DPE	NSW Department of Planning and Environment
DPE – Water	NSW Department of Planning and Environment – Water
DPIE	NSW Department of Planning, Industry and Environment (now DPE)
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2021</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
KNP	Kosciuszko National Park
KNP PoM	<i>Kosciuszko National Park Plan of Management 2006</i>
km	kilometres
LGA	Local Government Area
OEH	NSW Office of Environment and Heritage
m	metres
NPW Act	<i>National Parks and Wildlife Act 1974</i>
NPWS	National Parks and Wildlife Service
NSW	New South Wales
PBP	Planning for Bushfire Protection 2019
PMST	Protected Matters Search Tool
PMR	Protected Matters Report
Precincts – Regional SEPP	<i>State Environmental Planning Policy (Precincts—Regional) 2021</i>
RF Act	<i>Rural Fires Act 1997</i>
RF Regulation	<i>Rural Fires Regulation 2013</i>
SEE	Statement of Environmental Effects
SEMP	Site Environmental Management Plan
Snowy Mountains SAP Master Plan	<i>Snowy Mountains Special Activation Precinct Master Plan</i> (DPE 2022)
TAH	Thredbo Alpine Hotel
TEC	Threatened Ecological Community
Thredbo	Thredbo Alpine Resort
WM Act	<i>Water Management Act 2000</i>
WM Regulation	<i>Water Management (General) Regulation 2018</i>

12 Appendices

Appendix A Site Photos



Deteriorated cladding above the maintenance workshop



Standing on Village Green looking towards main entrance of Hotel



Hotel terrace area



Standing on Keller Concourse looking towards Schuss Bar



Keller Concourse looking towards hospitality businesses and terrace area



Back of TAH (top of Mowamba Place turning circle)



Back of TAH, nearby exit door



Corner of TAH, looking at exit door (carpark to the left)



Village Square – outside Central Road Cafe



Roof over pub, looking towards tourist accommodation (top level of staff accommodation)



Village Square – looking towards staff accommodation on top level



Village Square facing retail shops



Main entrance to Hotel / Service desk



Wall on main Hotel entrance side



Main entrance side of Hotel

Appendix B Site Environmental Management Plan (SEMP)



Site Environmental Management Plan (SEMP)

Thredbo Alpine Hotel External Maintenance Works

Thredbo Alpine Resort
Kosciuszko National Park NSW

July 2022

Thredbo Alpine Hotel External Maintenance Works

Site Environmental Management Plan (SEMP)

Kosciuszko Thredbo Pty Ltd
1 Friday Drive
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Document Control

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1 Introduction

This Site Environmental Management Plan (SEMP) has been prepared for implementation by Kosciuszko Thredbo Pty Ltd (KT) (and its contractors) for the Thredbo Alpine Hotel (TAH) external maintenance works (the Project).

1.1 Purpose of SEMP

This SEMP has been developed to outline how construction processes for the Project are to be managed in order to maintain and protect the environmental values of the Project site and surrounds.

1.2 Environmental and Social Sustainability Policy

All activities undertaken by KT will be in accordance with the organisations *Environmental and Social Sustainability Policy 2021*.

2 Project Details

2.1 Project Location

The TAH is located at 17 Friday Drive, Thredbo Village 2625, on land formally described as Lot 861/DP1128686. The site is centrally located in the Village, situated slightly above and to the south of Friday Drive and Thredbo River.

2.2 Project Description

The Project will comprise the removal of existing native hardwood cladding and replacement with a like-for-like timber product.

2.3 Construction Details and Activities

A summary of the construction program and activities is provided in **Table 1**.

Table 1: Construction Detail and Activities

Aspect	Details
Site Access	The Project site is accessible via Friday Drive and Mowamba Place.
Disturbance footprint	No ground disturbance is proposed.
Construction Program and Activities	<p>Pre-construction activities involve site preparation works, which will include:</p> <ul style="list-style-type: none"> establishment of site boundary/fencing and no-go zones; establishment of site compound; and erection of site signage and pedestrian/traffic controls. <p>The proposed construction program will comprise the following:</p> <ul style="list-style-type: none"> mobilisation of plant and machinery; erection of scaffolding; removal of existing cladding, including segregation of materials to be recycled and materials to be disposed of off-site; installation of new cladding; painting new cladding; and replacement of windows, trims and facia, where required (i.e. broken / damaged windows).

	Post-construction activities will comprise: <ul style="list-style-type: none"> • demobilisation of plant and machinery; and • site clean-up.
Machinery, Plant and Equipment	Construction vehicles and plant will include (but is not limited to): <ul style="list-style-type: none"> • delivery trucks; and • mobile crane.
Stockpiles / Material Storage	Materials (e.g. old and new cladding) will be temporarily stockpiled in various locations depending on the area of works at the time. Temporary stockpile locations will likely include the Hotel carpark, Alpine Bar and carpark below Keller Concourse. Larger stockpiles will be located within Thredbo's tip carpark. Access to these locations will be restricted to KT staff and contractors.
Site Facilities and Compound	There will be no compound or temporary structures within the construction corridor. A portion of the carpark below the Keller Concourse will likely be used for the temporary storage of materials and construction vehicle parking. Existing amenities (e.g. staff room and toilets) at Valley Terminal and the TAH will be available for construction staff.
Project Timing	The anticipated timing for commencement of works is between October 2022 – May 2023. The maintenance works will be carried out intermittently during the months of October - May over a five-year period between 2022-2027.

3 Environmental Management

3.1 Key Contacts and Roles

Key contacts for the Project are provided in **Table 2**. Prior to commencement of works, contact details will be updated for Project personnel.

Table 2: Key Contacts

Contact	Role	Contact
Key Project Personnel		
TBC	Project Manager	-
Brent Bourke (KT)	Environmental Officer	-
TBC	Construction Contractor	-
Government Agency Contacts		
DPE (Alpine Resorts Team)	Development approval and compliance	(02) 6456 1733
National Parks and Wildlife Service (NPWS)	Flora, fauna, archaeology	(02) 6450 5600
Environment Protection Agency (EPA)	Water, noise, air pollution and regulation	131 555
NSW Soil Conservation Service	Soil erosion and sediment control	02 9842 8300
Thredbo Village Services		
Thredbo Medical Centre	General medical attention	(02) 6457 6254
Fire and Rescue Thredbo, NSW	Incident/emergency	(02) 6457 6144
Emergency Contacts		
NSW Police	In case of fire, medical or police emergency	000
NSW Fire and Rescue		
NSW Ambulance		

It will be the responsibility of the Project Manager to ensure that the SEMP is made available, communicated and maintained by all project staff. Environmental protection is the responsibility of all project staff.

3.2 Communication

KT is committed to ensuring effective communication and consultation is undertaken to inform the development of this SEMP and ensure it is implemented on-site. Where required, communication with key external stakeholders such as DPE and NPWS will be undertaken.

A summary of the key consultation activities is provided in **Table 3**.

Table 3: Summary of Consultation Activities

Consultation Activity	Communication Method	Frequency
Internal	Site inductions	Prior to commencement of works
	Pre-start meetings and toolbox talks	Daily
	Reports to Project Manager identifying project progress, any environmental incidents, and review of any complaints or enquiries	Weekly
External	Face-to-face meetings, phone and email correspondence with relevant Government Departments / Agencies	As required
	In-writing notifications to Government Departments / Agencies and relevant parties (e.g. commencement of construction, notification of non-compliances, details of pollution incidents)	As required
	Notification to surrounding business owners	Prior to commencement of works

3.3 Environmental Incident and Emergency Response

All Project personnel are required to follow KT's *Construction Site Incident and Emergency Procedures Thredbo Village 2021/2022*. The procedure will be available on-site and all Project staff will be trained on their implementation through the site induction. The procedure classifies examples of emergencies and incidents and provides specific procedures for response to such events.

The procedure also outlines general site management principles, incident reporting and notification requirements and provides an emergency contacts list.

In the event of an environmental incident, emergency or near-miss, the following steps should be taken:

1. **STOP** works in the area and if safe to do so ensure the safety of personnel within the vicinity;
2. **NOTIFY** relevant persons e.g. emergency services or Construction Manager;
3. **ISOLATE** the risk or hazard e.g. turn off machinery/plant, implement immediate site controls, set up exclusion zone; and
4. **REPORT** and notify relevant persons (e.g. Project Manager, regulatory agencies).

Environmental incident and near-miss reporting requirements are detailed in **Section 4.1**. Contact details for key Project personnel and emergency services are provided in **Table 2**.

External contractors are required to prepare and implement an emergency and incident response procedure. The contractor will be responsible for responding to any environmental emergency caused by any action (or inaction) of the contractor's staff, including notification requirements to external parties such as EPA and Fire, Fire and Rescue NSW.

3.4 Risk Assessment

To ensure that potential environmental risks are identified and managed, an environmental risk review has been included in **Table 4**. A risk matrix (**Appendix B**) was used to consider the likelihood and consequence of impacts identified in the SEE (KT 2022).

Table 4: Risk Assessment

Aspect	Activity / Project Phase	Potential Impact	Inherent Risk			Controls	Residual Risk		
			Likelihood	Consequence	Risk Rating		Likelihood	Consequence	Risk Rating
Injury/death to fauna as a result of earthworks	Construction	Loss in population of fauna.	2	1	Low (2)	Flora and Fauna Management (Section 3.5.3)	1	1	Very low (1)
Release of pollutants from painting	Painting	Potential reduction in water quality from the release of pollutants into stormwater/drains.	2	2	Low (4)	Soil and Water Management (Section 3.5.2)	1	1	Low (2)
Generation of dust through movement of vehicles / plant and removal of cladding	Demolition / construction	Nuisance or health impacts from the release of dust. The potential impacts on air quality from the works are considered to be minor.	2	1	Low (4)	Air Quality Management (Section 3.5.6)	1	1	Low (3)
Leak or spill of fuel or oil from fuel storage, plant and vehicles	Construction	Land and water contamination caused by the release of hydrocarbons.	2	1	Low (2)	Waste and Hazardous Substance Management (Section 3.5.4)	1	1	Very low (1)
Release of noise and/or vibrations during demolition/construction works	Demolition/construction	Noise impacts on adjacent businesses / tourist accommodation. Potential impacts will be intermittent and short term.	3	2	Mod (6)	Noise and Vibration Management (Section 3.5.5)	3	1	Low (3)
Introduction and/or proliferation of weed/pest species in vehicles, plant, shoes and materials	Construction	Loss of biodiversity.	2	2	Low (4)	Flora and Fauna Management (Section 3.5.3)	1	1	Very low (1)
Storage and disposal of waste	Construction	Increase in pest numbers; impacts to road users and/or the	2	2	Low (4)	Waste and Hazardous Substance Management	2	1	Low (2)

		environment from vehicles with unsecured loads.				(Section 3.5.4)			
Construction vehicles and plants utilising existing road network	Construction	Inconvenience to existing transport networks/potential traffic impacts from the works will be negligible.	2	1	Low (4)	Traffic and Transport Management (Section 3.5.7)	1	1	Low (2)
Temporary pedestrian diversions	Construction	Inconvenience to pedestrians will be short-term and negligible.	3	1	Low (4)	Traffic and Transport Management (Section 3.5.7)	2	1	Low (3)

3.5 Mitigation and Management Measures

To mitigate and manage potential project environmental impacts, the following environmental management activities and controls will be implemented.

3.5.1 General

The following measures will be implemented:

- ensure works are conducted by suitably qualified and trained personnel;
- ensure all site environmental management controls relevant to that stage of work are implemented in accordance with this SEMP;
- provide approved plans and relevant documentation in the site office or other suitable location so that they are easily assessable by all construction staff; and
- prior to commencement of works, the construction corridor will be temporarily fenced, roped or flagged to clearly delineate the construction area and no-go zones.

3.5.2 Soil and Water Quality

Table 5: Soil and Water Quality Management

Soil and Water Quality Management	
Objective	Minimise potential impacts to receiving waters
Mitigation Measures	<ul style="list-style-type: none"> • No ground disturbance is to occur; and • Implement appropriate controls when painting to avoid spills.
Performance Criteria	<ul style="list-style-type: none"> • No pollutants, paint etc. observed in stormwater runoff or drains
Corrective Actions	<ul style="list-style-type: none"> • If pollutants, paint etc. are observed leaving site, identify the source and amend or introduce further controls.

3.5.3 Flora and Fauna

Table 6: Flora and Fauna Management

Flora and Fauna Management	
Objective	<ul style="list-style-type: none"> • Minimise potential impacts to native flora and fauna; • Minimise the introduction of invasive species; and • Reduce risk of introducing invasive pest species.
Mitigation Measures	<ul style="list-style-type: none"> • No native vegetation clearing is to occur; • Maintain a clean and tidy work area to ensure animals are not attracted to the site; and

	<ul style="list-style-type: none"> Project machinery and vehicles to arrive/depart from KNP and the Project site in a clean condition, free of mud and vegetative propagules and pathogens; and All vehicles and machinery entering Thredbo must adhere to the Standard Operating Procedure: Use and Maintenance of Wash Down Bay (March 2019) which requires all vehicles and machinery to utilise the weed wash-down bay prior to entering site to ensure no new weed seeds are introduced to the site and KNP.
Performance Criteria	<ul style="list-style-type: none"> No death or injury to fauna as a result of on-site activities; No ground disturbance; and No introduction of invasive species as a result of construction activities.
Corrective Actions	<ul style="list-style-type: none"> Review and implement suitable strategies to dissuade fauna from coming to site; and Contact NPWS / LAOKO if injured fauna is identified as a result of site activities; and Review existing biosecurity procedures (e.g. clean down procedure) and implement additional controls if required.

3.5.4 Waste and Hazardous Substances

The Project will generate the following waste streams:

- general solid waste (putrescible) e.g. waste from litter bins, food waste; and
- general solid waste (non-putrescible) e.g. plastic, paper, cardboard, demolition and construction waste.

The following waste receptacles will be provided for the storage and disposal of waste associated with the construction of the Project:

- general litter bins for waste such as food waste and non-recyclable plastic;
- recycling bins for waste such as cardboard packaging, paper, recyclable plastic;
- skip bins; and
- KT's waste transfer facility (materials to be segregated for re-use, recycling etc.).

Any waste that cannot be re-used within the resort will be transported off-site by a licence contractor and disposed of at the Jindabyne Landfill.

Table 7: Waste and Hazardous Substances Management

Waste and Hazardous Substances Management	
Objective	<ul style="list-style-type: none"> Minimise construction waste as much as practicable; Reduce the impact of waste on-site and beyond the site boundary; and Eliminate the potential for release of fuels, chemicals and hazardous substances to the environment.
Mitigation Measures	<ul style="list-style-type: none"> All waste will be managed and disposed of in accordance with the KT's waste management procedures; All waste will be separated into waste stream and contained within appropriate receptacles and disposed in accordance with EPA guidelines; All Project staff to be made aware of the requirement to maintain a clean/tidy site; Efforts shall be made to reduce, reuse and recycle demolition / construction waste; Refuelling procedures to be implemented to minimise spills of fuel products; All storage of petroleum products, oils or chemicals to be in accordance with Australian Standards; and In the event on an on-site spill, construction staff will follow KT's Construction Site Incident and Emergency Procedures Thredbo Village, 2021/2022.
Performance Criteria	<ul style="list-style-type: none"> No litter or waste material to be released from site in an uncontrolled manner.
Corrective Actions	<ul style="list-style-type: none"> Investigate cause of inappropriate waste disposal/management; and Review on-site waste handling facilities and implement corrective actions.

3.5.5 Noise and Vibration

Table 8: Noise and Vibration Management

Noise and Vibration Management	
Objective	<ul style="list-style-type: none"> Minimise potential noise and vibration nuisance in the surrounding environment.
Mitigation Measures	<ul style="list-style-type: none"> Project staff will take reasonable and practicable management measures to avoid and mitigate environmental nuisance from noise associated with the works; Works are to be undertaken during standard work hours as stipulated in the conditions of consent; Appropriate noise management strategies will be implemented for construction works and operation of plant in accordance with the Australian Standard AS 2436-2010 Guide to noise and vibration control on construction, demolition and maintenance sites and the Interim Construction Noise Guideline (DECC 2009) e.g. ensure plant is regularly maintained, and repair or replace; and Equipment that becomes noisy, turn off plant that is not being used.
Performance Criteria	<ul style="list-style-type: none"> No construction related noise and vibration complaints received.
Corrective Actions	<p>If complaints are received, the following steps will be taken:</p> <ul style="list-style-type: none"> Investigate specific cause of complaint; Review site activities/processes and identify the source of the noise emissions; Implement immediate corrective actions e.g. swap out noisy equipment; and If required, implement administrative controls e.g. change work hours to minimise noise.

3.5.6 Air Quality

Table 9: Air Quality Management

Air Quality Management	
Objective	<ul style="list-style-type: none"> Minimise potential impacts to the existing air quality in the surrounding environment.
Mitigation Measures	<ul style="list-style-type: none"> Construction staff will take reasonable and practicable measure to prevent dirt and dust from affecting the amenity or the surrounding environment during construction; and Plant and equipment to be maintained and operated in an efficient manner to reduce air pollution.
Performance Criteria	<ul style="list-style-type: none"> No complaints received in relation to air pollution.
Corrective Actions	<p>If complaints are received, the following steps will be taken:</p> <ul style="list-style-type: none"> Investigate specific cause of complaint; Review site activities/processes and identify the source of air emissions; Implement immediate corrective actions on-site e.g. water site, replace equipment deemed to be poorly maintained; and If required, implement administrative controls e.g. additional staff training, alter construction methods or timing for undertaking dust generating activities.

3.5.7 Traffic and Transport

Table 10: Traffic and Transport Management

Traffic and Transport Management	
Objective	<ul style="list-style-type: none"> Minimise potential impacts to the existing road network; Ensure the safety of workers, pedestrians and road users.
Mitigation Measures	<ul style="list-style-type: none"> Pedestrian access within the construction corridor will be managed and redirected (if required) by KT or an authorised contractor through the use of signage and exclusion from the construction corridor; and Traffic and construction vehicle access will be managed as per regular daily operation in the resort.
Performance Criteria	<ul style="list-style-type: none"> No significant impacts to existing road network or users; and No complaints in relation to traffic or vehicle operators.

Corrective Actions	If complaints are received, traffic management procedures will be reviewed and amended (if necessary).
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3.5.8 Cultural Heritage

Table 11: Cultural Heritage Management

Cultural Heritage Management	
Objective	Minimise potential impacts on places and objects of cultural heritage significance
Mitigation Measures	Where unexpected items of potential archaeological, built or Aboriginal cultural heritage significance are discovered, Project personnel will follow the below procedure: <ul style="list-style-type: none"> • STOP: Stop work and leave the site or item where it is. • NOTIFY: Notify the Project Manager and NPWS to arrange for representatives to inspect the site. If human remains are found, the NSW Police must also be notified. • MANAGE: Management may involve securing the find by erecting a no-go zone. • REPORT: The Project Manager will complete any reporting requirements, as directed by NPWS.
Performance Criteria	No loss of cultural heritage values.
Corrective Actions	If a suspected item/artefact of Aboriginal, built or archaeological cultural heritage significance is encountered, follow procedure above – Stop, notify, manage and report.

4 Monitoring

The Project Manager will conduct monitoring during all project phases (pre-construction, during construction and post-construction) to ensure compliance with this SEMP. This monitoring will occur during daily site meetings and inspections for each day of the Project.

4.1 Environmental Incidents Reporting

All incidents and near misses will be managed in accordance with KT's *Construction site Incident and Emergency Procedures Thredbo Village 2021/2022*. The document provides procedures for responding to incidents and emergencies, reporting and notification requirements and emergency contacts.

The following information should be recorded:

- time and date of the incident / near miss;
- a description of the incident / near miss;
- a sequence of events that led to the incident / near miss occurring;
- person/s involved in the incident / near miss (including witnesses);
- written statements from person/s involved (as applicable); and
- details of corrective actions.

The **Environmental Incident Report Form (Appendix C)** should be completed for all environmental incidents. All parts of the form must be completed in accordance with KT's incident procedure and following the instructions within the form. The form must be signed by the person making the report and the Project Manager/person in charge of the site/activity.

4.2 Complaints Reporting

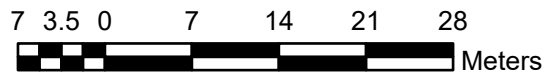
Should complaints be received from the public in relation to the Project they will be recorded using the **Complaints Form (Appendix C)**. The Project Manager will be responsible for investigating, recording and closing out any complaints received. All records will be stored within KT's files and distributed to relevant persons / regulatory authorities as required.

5 Appendices

Appendix A Site Plans



Scale: 1:608



Map Projection: Universal Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 55



SITE PLAN

Project: Thredbo Alpine Hotel External Maintenance Works

Revision: C

Date: 21/07/2022

Produced By: KO



Proposed Temporary Material Stockpile Locations



Main stockpile locations located at the Thredbo Waste Transfer Station

Appendix B Risk Matrix

Likelihood and consequence is defined as follows:

- **Likelihood:** the chance that something might happen; and
- **Consequence:** the outcome of an event which may have the potential to change the existing environmental values.

Likelihood	Consequence				
	Extreme (5)	Major (4)	Moderate (3)	Minor (2)	Insignificant (1)
Almost certain (5)	Extreme (25)	Extreme (20)	Extreme (15)	High (10)	Moderate (5)
Likely (4)	Extreme (20)	Extreme (16)	High (12)	Moderate (8)	Low (4)
Possible (3)	Extreme (15)	High (12)	Moderate (9)	Moderate (6)	Low (3)
Unlikely (2)	High (10)	Moderate (8)	Moderate (6)	Low (4)	Low (2)
Rare (1)	Moderate (5)	Low (4)	Low (3)	Low (2)	Very low (1)

Likelihood Rating		Definitions
Rare	1	Unlikely to occur during a lifetime or very unlikely to occur
Unlikely	2	Could occur but considered unlikely
Possible	3	Might occur at some time
Likely	4	Will probably occur
Almost certain	5	Is expected to occur in most circumstances

Consequence Rating		Definitions
Insignificant	1	Very low environmental impact confined to a small area within the Project area. Prompt (typically within a shift) clean-up.
Minor	2	Low environmental impact confined within the Project area. Short-term (typically within a week) clean-up.
Moderate	3	Reversible offsite environmental impact, requiring short-term clean-up (weeks). On-site medium term (weeks) clean-up.
Major	4	Major, offsite, environmental impact requiring medium-term clean-up (months). On-site impact requiring significant clean-up effort (months).
Extreme	5	Prolonged or severe, offsite or regional environmental impact requiring long-term clean-up (years) with irreversible residual damage. Extensive, Project area impact requiring long-term clean-up and recovery (years).

Appendix C Environmental Schedules

THREDBO ENVIRONMENTAL SERVICES

SEMP WEEKLY INSPECTION REPORT

Sheet ____ of ____

Project: _____ Inspection Date: _____

Inspected by: _____

Weather:	Morning Clear/Overcast/ Fine/Rain/Snow	Afternoon Clear/Overcast/Fine/Rain/Snow	
Operation	Condition	Plant/Labour	Comments
Silt Fence			
Hay Bale retention ponds			
Hay Bale sediment protection			
Stormwater Pit protection			
Cyclone Fence (including gates)			
Para-web Fence			
Site Signage			
Paint Washout facility			
Vehicle Wash-down			
Waste Skips			
Tree Protection			
Verbal Discussion with Contractor:		Verbal discussion with others:	
Materials Received / Required:		Site Instructions Issued:	
Inspectors Report / Summary:		Action required:	
Signature: _____ Date: _____			

THREDBO ENVIRONMENTAL SERVICES

Record of complaint

Sheet ____ of ____

Project: _____

Date / Time: _____

Received by: _____

Reference Number: _____

Complainant details:	Witness details:
Nature of complaint: <div style="border: 1px dotted black; height: 150px; margin-top: 5px;"></div> <div style="text-align: right; margin-top: 10px;">Complainant sign: _____</div>	
Action taken: <div style="border: 1px dotted black; height: 150px; margin-top: 5px;"></div>	

Environmental Incident Reporting Form

Confidential document after first entry

The purpose of this form is to report any incident that may have resulted in Environmental harm on Kosciuszko Thredbo Pty Ltd premises. Remember to be succinct, stick to the facts and do not make assumptions. Only record information you know to be correct.

The only persons authorised to contact external agencies eg EPA in relation to environmental incidents are the Kosciuszko Thredbo General Manager and Environmental Services Manager or their approved delegates.

Return completed form to the Environmental Services Manager as soon as practicle, on completion of the Environmental incident. It is important to capture photos at the time of the incident as part of this investigation.

Date of Incident:	Time of incident:
Reported by:	Department:

Location of Incident

EXACT location of the incident (include landmarks and features, nearest cross street etc to make it easier to identify later)		
Site:	Building:	Room:

Description of incident

Provide description and extent of incident:
.....
.....
.....
.....
.....
Have relevant photos been taken and attached? Yes <input type="checkbox"/> No <input type="checkbox"/>
If 'No', provide sketch and attach to the rear of this document.
What was the estimated duration of the incident?

Type of incident

<input type="checkbox"/> Spill (including fuel,oil,waste material or other polluting substance)	<input type="checkbox"/> Erosion and sedimentation incident	<input type="checkbox"/> Contaminated water discharge
<input type="checkbox"/> Noise emission/complaint	<input type="checkbox"/> Unauthorised/accidental damage to heritage item	<input type="checkbox"/> Unauthorised/accidental vegetation removal or harm
<input type="checkbox"/> Air Emission	<input type="checkbox"/> Wildlife habitat/nesting area disturbed	<input type="checkbox"/> Other (specify)

Environmental Incident Reporting Form

Level of incident

Level	Example
<input type="checkbox"/> Minor	eg. No material has escaped the site or caused material harm to the environment – it is easy to clean up without additional assistance.
<input type="checkbox"/> Major	eg. Material has escaped the site causing pollution downhill/downstream areas, which will require clean up involving other agencies and/or additional resources not available to local site management. Damage has occurred or is likely to occur to the environment.

Hazardous Material Spilt

<input type="checkbox"/> Petroleum based products/ Hydrocarbons	<input type="checkbox"/> Chemicals domestic or industrial grade
<input type="checkbox"/> Biological waste / Clinical and related waste	<input type="checkbox"/> PCB insulating liquids
<input type="checkbox"/> CFC containing equipment	<input type="checkbox"/> Paints or paint products
<input type="checkbox"/> Radioactive waste	<input type="checkbox"/> Other (specify)
Detail type/ingredient spilt: (UN, MSDS details)	
Detail concentration of material spilt:	
Detail quantity of material spilt:	

Type of Spill

<input type="checkbox"/> Spilt onto ground	<input type="checkbox"/> Spilt into stormwater drain
<input type="checkbox"/> Spilt into waterway	<input type="checkbox"/> Poured down sink
<input type="checkbox"/> Poured down sewer	<input type="checkbox"/> Released into atmosphere
<input type="checkbox"/> Caused odour	<input type="checkbox"/> Caused fire/explosion
<input type="checkbox"/> Caused infectious contamination	<input type="checkbox"/> Other (specify)

Immediate Actions

Was spill contained? Yes <input type="checkbox"/> No <input type="checkbox"/>
Detail immediate actions/controls measures taken to rectify or contain the incident
.....
.....
.....
.....
.....
.....
.....
.....
.....

Environmental Incident Reporting Form

Corrective Actions

Detail corrective clean up action taken

.....

.....

.....

.....

.....

Disposal

Detail disposal method/plans and location

.....

.....

.....

.....

Recommended follow up and preventative actions

Detail recommendations

.....

.....

.....

.....

.....

Persons present at Incident

Were there any witnesses to the accident? Yes ☐ No ☐ If 'Yes', please provide names

.....

.....

.....

.....

Spill Kit stock used – for restock purposes

Name Spill Kit(s) used: e.g. 'Waste Transfer Station 80Litre Spill Kit'

.....

.....

Environmental Incident Reporting Form

Spill Kit Product	Quantity used
Enviropeat Oil Absorbent Material – 25L bag	
1.2m Absorbent sock	
3m Absorbent sock	
Absorbent pads	
Chemical resistant disposable gloves	
Disposable face masks	
Roll of plastic bin bags	
Cable ties	

Declaration

The information and answers given above are true in every detail and no information has been withheld.

Departmental Supervisors Name:	
Departmental Supervisors signature:	Date:

Departmental Managers Name:	
Departmental Managers signature:	Date:

Spill Kit Replenished

Staff Members Name and Role:	
Staff Members signature:	Date:

Created By: Paul Corcoran on 24 Mar 2009
Review Date: 16 Jan 2019

Appendix C Desktop Search Results



EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 09-Dec-2021

[Summary](#)

[Details](#)

[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)

Summary

Matters of National Environment Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

World Heritage Properties:	None
National Heritage Places:	2
Wetlands of International Importance (Ramsar	1
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	2
Listed Threatened Species:	25
Listed Migratory Species:	11

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <http://www.environment.gov.au/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Lands:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	16
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have

State and Territory Reserves:	1
Regional Forest Agreements:	1
Nationally Important Wetlands:	None
EPBC Act Referrals:	4
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
Bioregional Assessments:	None
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

National Heritage Places

[Resource Information]

Name	State	Legal Status	Buffer Status
Historic			
Snowy Mountains Scheme	NSW	Listed place	In feature area
Natural			
Australian Alps National Parks and Reserves	ACT	Listed place	In feature area

Wetlands of International Importance (Ramsar Wetlands)

[Resource Information]

Ramsar Site Name	Proximity	Buffer Status
Blue lake	Within 10km of Ramsar site	In feature area

Listed Threatened Ecological Communities

[Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

Community Name	Threatened Category	Presence Text	Buffer Status
Alpine Sphagnum Bogs and Associated Fens	Endangered	Community known to occur within area	In feature area
Natural Temperate Grassland of the South Eastern Highlands	Critically Endangered	Community may occur within area	In feature area

Listed Threatened Species

[Resource Information]

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.

Number is the current name ID.

Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat may occur within area	In feature area
FISH			
Prototroctes maraena Australian Grayling [26179]	Vulnerable	Species or species habitat may occur within area	In feature area
FROG			
Litoria verreauxii alpina Alpine Tree Frog, Verreaux's Alpine Tree Frog [66669]	Vulnerable	Species or species habitat likely to occur within area	In feature area
MAMMAL			
Burramys parvus Mountain Pygmy-possum [267]	Endangered	Species or species habitat may occur within area	In feature area
Dasyurus maculatus maculatus (SE mainland population) Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat likely to occur within area	In feature area
Mastacomys fuscus mordicus Broad-toothed Rat (mainland), Tooarrana [87617]	Vulnerable	Species or species habitat known to occur within area	In feature area
Petauroides volans Greater Glider [254]	Vulnerable	Species or species habitat may occur within area	In feature area
Pseudomys fumeus Smoky Mouse, Konoom [88]	Endangered	Species or species habitat likely to occur within area	In feature area
PLANT			
Argyrotegium nitidulum Shining Cudweed [82043]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calotis glandulosa Mauve Burr-daisy [7842]	Vulnerable	Species or species habitat may occur within area	In feature area
Colobanthus curtisiae Curtis' Colobanth [23961]	Vulnerable	Species or species habitat may occur within area	In feature area
Glycine latrobeana Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat may occur within area	In feature area
Leucochrysum albicans subsp. tricolor Hoary Sunray, Grassland Paper-daisy [89104]	Endangered	Species or species habitat may occur within area	In feature area
Pimelea bracteata [8125]	Critically Endangered	Species or species habitat may occur within area	In feature area
Prasophyllum bagoense Bago Leek-orchid [84276]	Critically Endangered	Species or species habitat may occur within area	In buffer area only
Prasophyllum petilum Tarengo Leek Orchid [55144]	Endangered	Species or species habitat may occur within area	In feature area
Pterostylis oreophila Blue-tongued Orchid, Kiandra Greenhood [22903]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Ranunculus anemoneus Anemone Buttercup [14889]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Thesium australe Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Xerochrysum palustre Swamp Everlasting, Swamp Paper Daisy [76215]	Vulnerable	Species or species habitat may occur within area	In feature area

REPTILE

Scientific Name	Threatened Category	Presence Text	Buffer Status
Cyclodomorphus praealtus Alpine She-oak Skink [64721]	Endangered	Species or species habitat likely to occur within area	In feature area
Liopholis guthega Guthega Skink [83079]	Endangered	Species or species habitat known to occur within area	In feature area

Listed Migratory Species

[Resource Information]

Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area

Migratory Terrestrial Species			
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area	In feature area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat known to occur within area	In feature area

Migratory Wetlands Species			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat likely to occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area

Other Matters Protected by the EPBC Act

Listed Marine Species	[Resource Information]		
Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
Bubulcus ibis as Ardea ibis Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area overfly marine area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat likely to occur within area overfly marine area	In feature area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat may occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area overfly marine area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]		Species or species habitat likely to occur within area overfly marine area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat known to occur within area overfly marine area	In feature area
Rostratula australis as Rostratula benghalensis (sensu lato) Australian Painted Snipe [77037]	Endangered	Species or species habitat may occur within area overfly marine area	In feature area

Extra Information

State and Territory Reserves [Resource Information]

Protected Area Name	Reserve Type	State	Buffer Status
Kosciuszko	National Park	NSW	In feature area

Regional Forest Agreements [Resource Information]

Note that all areas with completed RFAs have been included.

RFA Name	State	Buffer Status
Southern RFA	New South Wales	In feature area

EPBC Act Referrals [Resource Information]

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action				
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area
INDIGO Central Submarine Telecommunications Cable	2017/8127	Not Controlled Action	Completed	In feature area
Not controlled action (particular manner)				
Aerial baiting for wild dog control	2006/2713	Not Controlled Action (Particular Manner)	Post-Approval	In feature area
INDIGO Marine Cable Route Survey (INDIGO)	2017/7996	Not Controlled Action (Particular Manner)	Post-Approval	In feature area

Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data are available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance

3 DATA SOURCES

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [-Office of Environment and Heritage, New South Wales](#)
- [-Department of Environment and Primary Industries, Victoria](#)
- [-Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [-Department of Environment, Water and Natural Resources, South Australia](#)
- [-Department of Land and Resource Management, Northern Territory](#)
- [-Department of Environmental and Heritage Protection, Queensland](#)
- [-Department of Parks and Wildlife, Western Australia](#)
- [-Environment and Planning Directorate, ACT](#)
- [-Birdlife Australia](#)
- [-Australian Bird and Bat Banding Scheme](#)
- [-Australian National Wildlife Collection](#)
- [-Natural history museums of Australia](#)
- [-Museum Victoria](#)
- [-Australian Museum](#)
- [-South Australian Museum](#)
- [-Queensland Museum](#)
- [-Online Zoological Collections of Australian Museums](#)
- [-Queensland Herbarium](#)
- [-National Herbarium of NSW](#)
- [-Royal Botanic Gardens and National Herbarium of Victoria](#)
- [-Tasmanian Herbarium](#)
- [-State Herbarium of South Australia](#)
- [-Northern Territory Herbarium](#)
- [-Western Australian Herbarium](#)
- [-Australian National Herbarium, Canberra](#)
- [-University of New England](#)
- [-Ocean Biogeographic Information System](#)
- [-Australian Government, Department of Defence](#)
- [Forestry Corporation, NSW](#)
- [-Geoscience Australia](#)
- [-CSIRO](#)
- [-Australian Tropical Herbarium, Cairns](#)
- [-eBird Australia](#)
- [-Australian Government – Australian Antarctic Data Centre](#)
- [-Museum and Art Gallery of the Northern Territory](#)
- [-Australian Government National Environmental Science Program](#)
- [-Australian Institute of Marine Science](#)
- [-Reef Life Survey Australia](#)
- [-American Museum of Natural History](#)
- [-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [-Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- [-Other groups and individuals](#)

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the [Contact Us](#) page.

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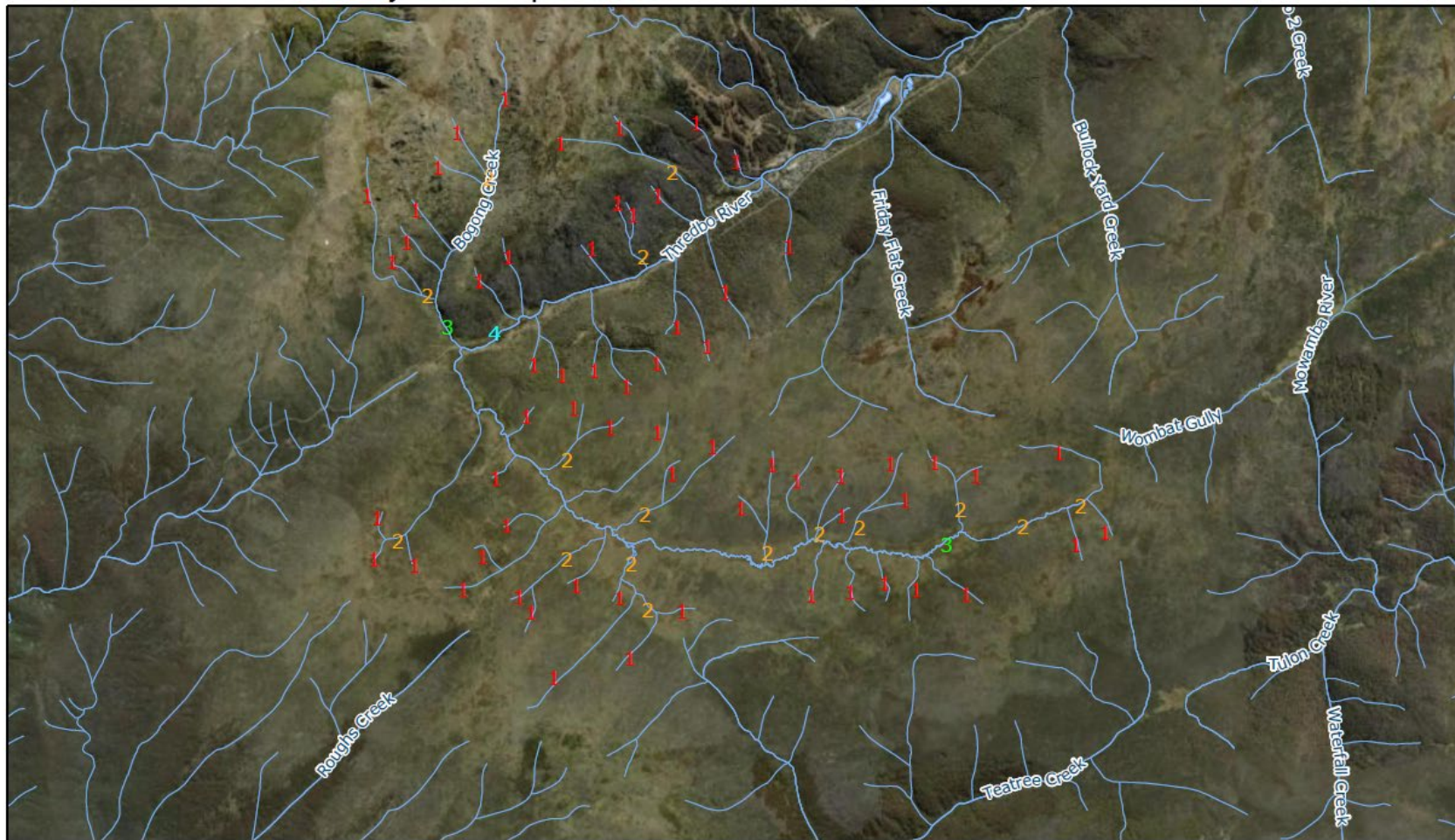
Department of Agriculture Water and the Environment

GPO Box 858

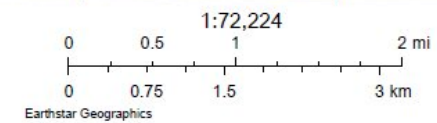
Canberra City ACT 2601 Australia

+61 2 6274 1111

2018 Hydroline spatial data 1.0 & Stahler Watercourse Order



1/12/2022, 2:47:33 PM



Water Management (General) Regulation
NSW Department of Industry | Lands and Water | Water



Controlled activity exemption e-tool

This controlled activity exemption e-tool has been developed to help controlled activity applicants and consultants determine if a controlled activity approval is required under the provisions of the Water Management Act 2000. The tool can be used to help identify:

- if there is an exemption that applies to the site or proposed activity and
- provide support in the interpretation of exemptions
- the CAA exemption e-tool should be used in conjunction with the Waterfront land e-tool that helps you to identify if you are located on waterfront land. Please use the below link to use the Waterfront land e-tool.
https://docs.google.com/forms/d/1YtVIPpmxVdum8ZxZm_lmKQTqPYPmtAhr8u4CnF0ndVA/viewform?edit_requested=true
- If you require more information on controlled activities please use the below link:
<https://www.nrar.nsw.gov.au/how-to-apply/controlled-activities>

Using the tool

Multiple exemptions may apply to your property and/or proposed works. You must complete this e-tool separately for each applicable exemption.

You can go back at anytime after reading the further information provided in the questions.

Some of the questions in this tool can be answered using materials online. Depending on your circumstances, you may also need to visit the site of the proposed work in person to gather supporting evidence. There is a PDF factsheet on exemptions available that you can download and take into the field at:

https://www.nrar.nsw.gov.au/_data/assets/pdf_file/0009/386190/Controlled-activity-approval-exemptions-fact-sheet.pdf

Members of the general public who are planning works near waterfront land should seek professional advice.

When you complete the tool, **you must click Submit to save or print a pdf copy of your answers and your result**, which you must keep as a record of your decision-making. You must also keep all reference material and information used—including maps, photos and observations to answer the tool questions.

The Department of Planning and Environment—Water may request copies of the controlled activity exemption e-tool answers and supporting documents from landholders where works are carried out without a controlled activity approval under the Water Management Act 2000.

The controlled activity exemption e-tool will store your answers but it will not identify your location or any other personal details.

More Information

- about this tool, contact Department of Planning and Environment—Water via lodging an enquiry through NRAR Assist
<https://www.nrar.nsw.gov.au/nrar-assist>
- about controlled activity approvals, visit
<https://www.nrar.nsw.gov.au/how-to-apply/controlled-activities>

Disclaimer

- This tool is intended for guidance purposes only and cannot be used as evidence of compliance with the Water Management Act 2000.
- Users of this tool will be responsible for making their own assessment of the material and should verify all relevant representations, statements and information with their own professional advisers.
- This tool only applies to controlled activities on waterfront land—it does not apply to water access licences or water supply work and/or water use approvals.
- This is not an approval to undertake work on waterfront land and you will still need to obtain relevant approvals as required under the Water Management Act 2000 (WM Act).
- The use of this tool does not remove the obligation to obtain approval under any other relevant legislation.
- Users should also refer to the disclaimer on the department's website at:
<https://www.industry.nsw.gov.au/disclaimer>

Entity Types

1

Are you any of the following? *

- ☐ a Public Authority
- ☐ a State or Commonwealth body
- ☐ a Network operator
- ☒ None of the above

4.1 Leases and Licences

2

Is the proposed activity being undertaken in accordance with any of the following? *

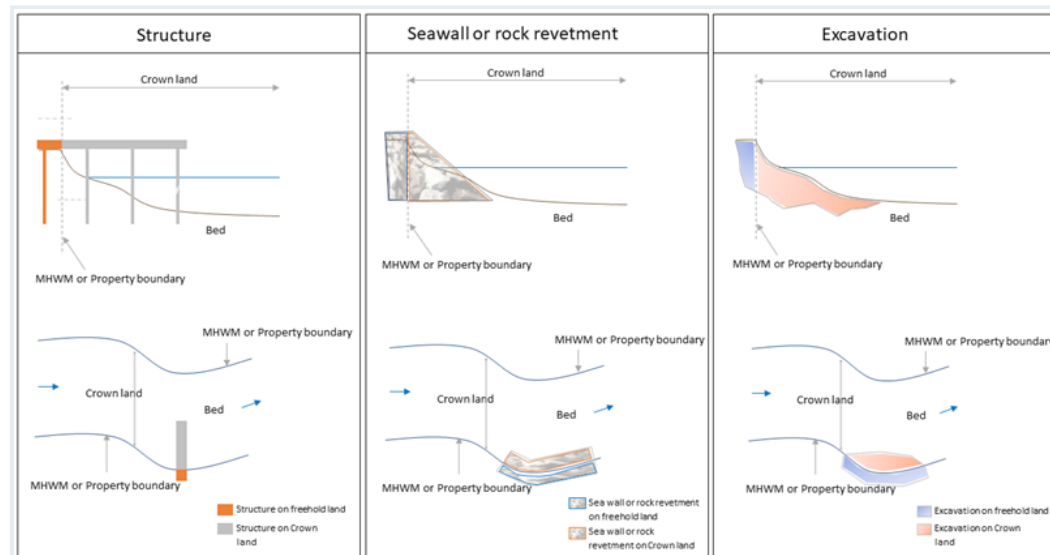
- ☐ a lease, licence or permit under the Mining Act 1992
- ☐ a lease, licence or permit under the Petroleum (onshore) Act 1991
- ☐ a lease, licence or permit under the ownership or control of Transport for NSW or the Port Authority of NSW
- ☐ a lease, licence or permit under the Ports and Maritime Administration Act 1995, under the ownership or control of a port operator
- ☐ where the minister administering the Ports and Maritime Administration Act 1995 is the consent authority under the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.
- ☒ None of the above

4.3 Leases and Licences

MHWM - Mean High Water Mark

Crown land - The diagrams below relate to Crown waterways where the bed is typically Crown land. Many waterways are freehold land.

Before answering the below question you will require the land title details for your property.



3

Refer to the information and diagrams above for Crown waterways and the land title information for your property. Is the proposed activity located entirely on crown land?

Larger copies of the diagrams are available at the below link:

<https://drive.google.com/file/d/1GN0NjXsefKBd9EgWtqncraKqAsB6CnDJ/view?usp=sharing>

*

☐ Yes

☒ No

5.1 Water Supply Works

4

Are you proposing to excavate the bed of a river, lake or estuary in accordance with a water supply work approval under the Water Management Act 2000? *

☐ Yes

☒ No

5.3 Stock and Domestic Water Supply

5

Does your proposed activity involve works in a watercourse for the purposes of extracting water for stock and domestic purposes? *

☐ Yes

☒ No

5.6 Stock and Domestic Dams

6

Are you proposing to construct a dam? *

☐ Yes

☒ No

5.9 Part 2 - Water Act 1912

7

Are you proposing to undertake an activity in connection with the construction or use of a work in accordance with a Licence under Part 2 of the Water Act 1912? *

☐ Yes

☒ No

5.11 Part 8 - Water Act 1912

Are you proposing to undertake an activity in connection with the construction or use of a controlled work in accordance with an approval under Part 8 of the Water Act 1912? *

☐ Yes

☒ No

6.1 Rouse Hill Regional Centre

Refer to the pdf link below:

https://drive.google.com/file/d/1WqcDc8QwVMEkb61-RIEbyM_7a39TImO7/view?usp=sharing

Are the proposed works located within Rouse Hill Regional Centre of The Hills Development Control Plan 2012 (being land bounded by Windsor Road, Commercial Road and Withers Road, Rouse Hill)?

*

☐ Yes

☒ No

6.2 Oran Park or Turner Road

Refer to the pdf link below:

<https://drive.google.com/file/d/1v7303GghT6Ks5wd6HRns43U0U7Y0ACgt/view?usp=sharing>

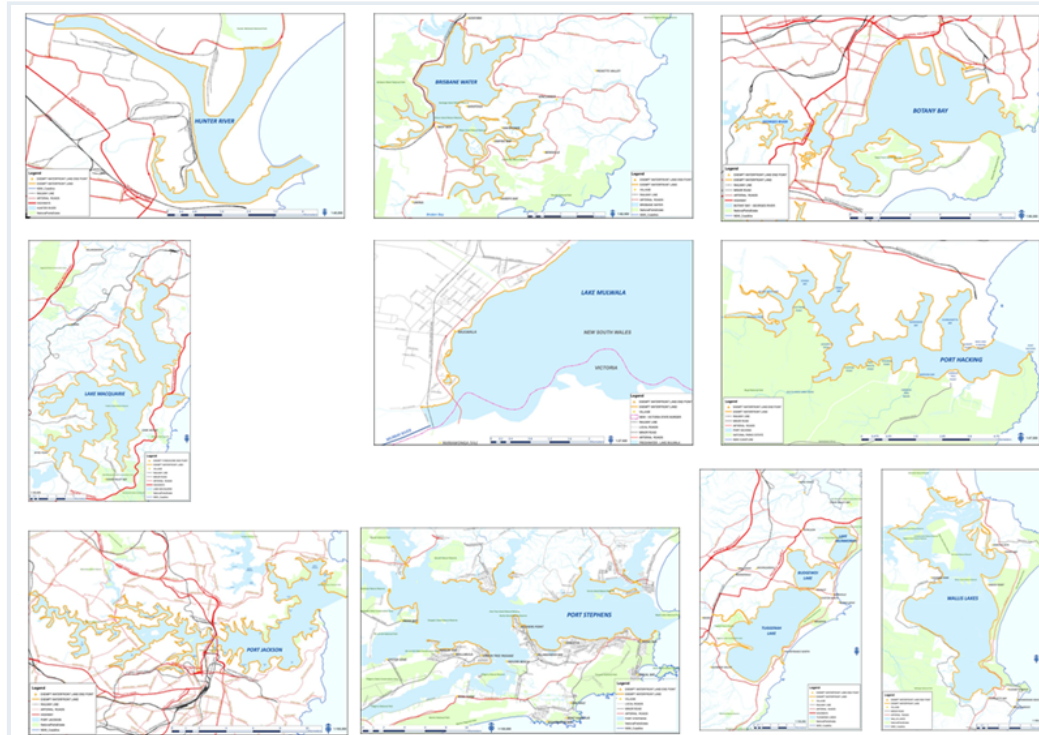
Are the proposed works located within the area defined by the Oran Park and Turner Road Waterfront Land Strategy 2009, as published in the Gazette on 17 July 2009?

*

☐ Yes

☒ No

6.3 Waterfront Land Maps



11

Is your property located on a watercourse, lake or estuary within the area marked in orange in any of the Department of Planning and Environment—Water waterfront land maps above?

Larger copies of the maps are available at the below link:

<https://www.nrar.nsw.gov.au/how-to-apply/controlled-activities/exemptions>

*

- ☐ Yes, Botany Bay
- ☐ Yes, Brisbane Water
- ☐ Yes, Hunter River
- ☐ Yes, Lake Macquarie
- ☐ Yes, Lake Mulwala
- ☐ Yes, Port Hacking

- ☐ Yes, Port Jackson
- ☐ Yes, Port Stephens
- ☐ Yes, Tuggerah Lakes
- ☐ Yes, Wallis Lakes
- ☒ No, none of the above

6.4a Fencing, Crossings and Tracks

Vehicular Crossing Definition

- Is a bridge, box or piped culvert, bed level crossing, or causeway
- The crossing may be for the purposes of vehicles, pedestrians or stock

Access Track Definition

- Is any sealed or unsealed road or accessway
- The access track may be for the purposes of vehicles, pedestrians or stock

12

Are you proposing to construct a fence, watercourse crossing or track? *

- ☐ Yes
- ☒ No

6.18 Concrete Lined or Piped Channels

What is a fully concrete lined channel?

- A watercourse where the entire bed and banks have been concrete lined

What is not a fully concrete lined channel?

- A portion of full or partial concrete lining for scour protection adjoining a bridge, culvert or crossing
- A partially concreted watercourse including channels with a concrete low flow channel, partial shotcreting of banks or where natural bed and bank material is still evident
- Watercourses that have bank protection works but retain a natural bed. Bank protection includes gabion baskets, brick, rock, or wood retaining walls

What is a fully piped channel?

- A watercourse where the entire section of the watercourse is piped

What is not a fully piped channel?

- A portion of piping associated with a bridge, culvert or crossing
- A partially piped channel where there are remaining open natural or modified portions of the channel within the site
- Piped drainage works to open channel watercourses

13

Refer to the information above, are you proposing to carry out an activity adjoining a watercourse where the entire channel of the watercourse is concrete lined or piped? *

☐ Yes

☒ No

7.1 Dwelling, Dual Occupancy and Ancillary Facility

What is a dwelling?

- Typically this is a single residential house.
- It has the same meaning as it has in the standard instrument prescribed by the Standard Instrument (Local Environmental Plans) Order 2006.

What is a dual occupancy?

- Means 2 dwellings on one lot of land either detached or attached within the meaning of the standard instrument prescribed by the Standard Instrument (Local Environmental Plans) Order 2006.

What is an ancillary facility?

- Minor structures or facilities associated with a single dwelling or dual occupancy including:
- Swimming pool
- Garage or carport
- Hardstand or entertainment areas
- Pergolas and cabanas
- Minor retaining walls
- Fences
- Paths, driveways and staircases
- Granny flats/Secondary dwelling
- Small sheds (residential)
- Boatsheds (not slip rails)

What is not an ancillary facility?

- Large sheds or garages associated with commercial or agricultural purposes
- Large hardstand spaces associated with commercial or agricultural purposes

- Filling and excavation not associated with constructing a dwelling or dual occupancy

14

Refer to the informatiuon above, are you proposing to construct or demolish a single dwelling or dual occupancy or ancillary facilities? *

☐ Yes

☒ No

7.8 Removal of Vegetation

15

Are you proposing to do nothing more than remove vegetation on waterfront land?
*

☐ Yes

☒ No

7.17 Pontoons, Jetties and Moorings

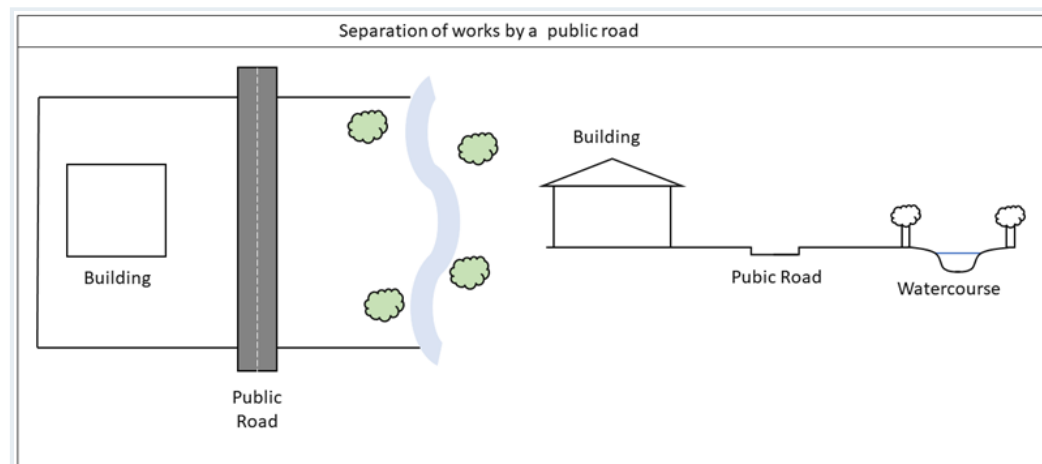
16

Are you proposing to construct a pontoon, jetty or mooring pole? *

☐ Yes

☒ No

8.1.1 Separation of Works



17

Refer to the above diagram. Are your proposed works separated from a river/creek or watercourse by a public road?

Larger copies of the diagram is available at the below link:

<https://drive.google.com/file/d/1j4VaH1fjCTKzr11ikSfSqUluWJcibRoK/view?usp=sharing>

*

☒ Yes

☐ No

8.2 Separation of Works

18

Open the link provided below for the Hydro Line spatial data map and enter your property address.

<https://trade.maps.arcgis.com/apps/webappviewer/index.html?id=07b967fd0bdc4b0099fc5be45b6d1392>

Using the link to the Department of Planning and Environment—Water Hydro Line layer. Are the works located near a blue line?

*

☒ Yes

☐ No

8.3 Separation of Works

19

Read the Determining stream order fact sheet at the below link.

https://www.industry.nsw.gov.au/_data/assets/pdf_file/0020/172091/Determining-Strahler-stream-order-fact-sheet.pdf

Then open the link below to the Hydro Line spatial data map.

trade.maps.arcgis.com/apps/webappviewer/index.html?id=07b967fd0bdc4b0099fc5be45b6d1392

Zoom out from your property on the map to work out the stream order of your watercourse.

What is the stream order? *

☐ 1st, 2nd or 3rd order stream

☒ 4th order or greater stream, a lake or estuary

9.1 Maintenance of existing lawful structures

Preservation, repair and upkeep

- means general maintenance and repairs to maintain the function and structural soundness of an existing structure or building
- it does not mean the complete replacement of a removed structure or building

Lawfully constructed

- means the structure or building is existing and has development consent, or is exempt development, or has a licence or approval, or is exempt, or has approval under all required regulations

Buildings or structures include

- pump and associated infrastructure
- vehicular crossing
- building, shed, house or hardstand area
- sea wall or retaining wall
- weirs
- rock revetment bank protection works on a watercourse, lake or estuary

Buildings or structures do not include

- watercourse natural banks
- eroded land, banks
- dams or dam spillways (noting that works to harvestable right or licenced dam are exempt from a Controlled Activity Approval)
- Sump holes or pump extraction points (noting these works may be exempt under the conditions of your licence)

20

Refer to the above information, are you proposing to do works for the purpose of preservation, repair or upkeep of any building or structure lawfully constructed on waterfront land? *

☒ Yes

☐ No

9.2 Maintenance of existing lawful structures

Recent

- means within the last 6 months

Storm event

- means a rainfall event that resulted in high flood flows in the watercourse and deposition of material on waterfront land (excludes a bushfire, earth quake or other natural disaster)

21

Refer to the above information, are the works proposed to repair damage as the result of a recent storm? *

☐ Yes

☒ No

9.3 Maintenance of existing lawful structures

Are the proposed works related to an agricultural drain? *

☐ Yes

☒ No

9.4 Maintenance of existing lawful structures

Building or Structure

Additions

- The addition of components that were not part of the building or structure prior to damage occurring

Enhancements

- Changing the design and specification of the building or structure or materials used for construction
- The damaged parts of the building or structure must be replaced with the same or similar components to the original

Expansion

- The building or structure cannot be enlarged in anyway
- The building or structure cannot be moved to a different location

Refer to the above information, do the proposed works include additions or enhancements or expansion of the building or structure? *

☐ Yes

☒ No

9.5 Maintenance of existing lawful structures

Woody debris

- Trees or parts of trees, dead or alive, washed onto waterfront land
- Shrubs, vegetation matter and any other woody materials deposited by a storm
- Does not include large woody debris:
- Any dead or partially dead tree, root ball, or log that is located within the watercourse channel on the bed or banks
- The tree or log maybe fully or partially buried in the bed or bank of the watercourse

24

Refer to the above information, are you proposing to remove woody debris due to a storm event? *

☐ Yes

☒ No

9.5 Result – Maintenance of existing lawful structures

Based on your answers, the result is:

EXEMPT - Controlled Activity Approval not required

Exemption under Schedule 4 Clause 33 of the Water Management (General) Regulation 2018
<https://legislation.nsw.gov.au/view/html/inforce/current/sl-2018-0480#sch.4-sec.33>

Statements

- You are proposing to do works for the purpose of preservation, repair or upkeep of any building or structure lawfully constructed on waterfront land.
- The proposed works are not associated with storm damage.
- The proposed works do not include additions or enhancements or expansion of the building or structure.
- You are not proposing to remove woody debris due to a storm event.

25

Are ALL of the above statements are correct?

*

☒ Yes (Record keeping and disclaimer)

☐ No (Restart Tool)

12. Record keeping and disclaimer

You MUST click Submit to save or print a pdf copy of your answers and your result.

Please ensure you keep the electronic and/or printed copies of all supporting evidence used to answer questions in this tool and the saved PDF you receive after clicking submit.

NOTE:

- The results given by this tool are generated using the answers you have provided. If any answers are incorrect or incomplete, the result produced may be incorrect.
- This tool is intended for guidance purposes only and cannot be used as evidence of compliance with the Water Management Act 2000.
- Users of this tool will be responsible for making their own assessment of the material and should verify all relevant representations, statements and information with their own professional advisers.
- Users should also refer to the disclaimer on the department's website at: industry.nsw.gov.au/disclaimer.

If ANY of your assessments identify that a controlled activity approval is required for your proposed works, you must complete the following tasks:

- For matters requiring a development application (DA) from Council, you should lodge your DA as Integrated Development.
- For matters NOT requiring a DA, please refer to NRAR Assist for instructions on how to apply for a Controlled Activity Approval:
<https://www.nrar.nsw.gov.au/nrar-assist>

Reminder: Multiple exemptions may apply to your property and/or proposed works. You must complete this e-tool separately for each applicable exemption.

26

You MUST click Submit to save or print a pdf copy of your answers and your result.

Please let us know whether you found this tool helpful and what we could do to make it better. Your comments will help us to improve the tool.

Thankyou for your feedback. *

☐ Provide feedback then submit

☒ Submit now

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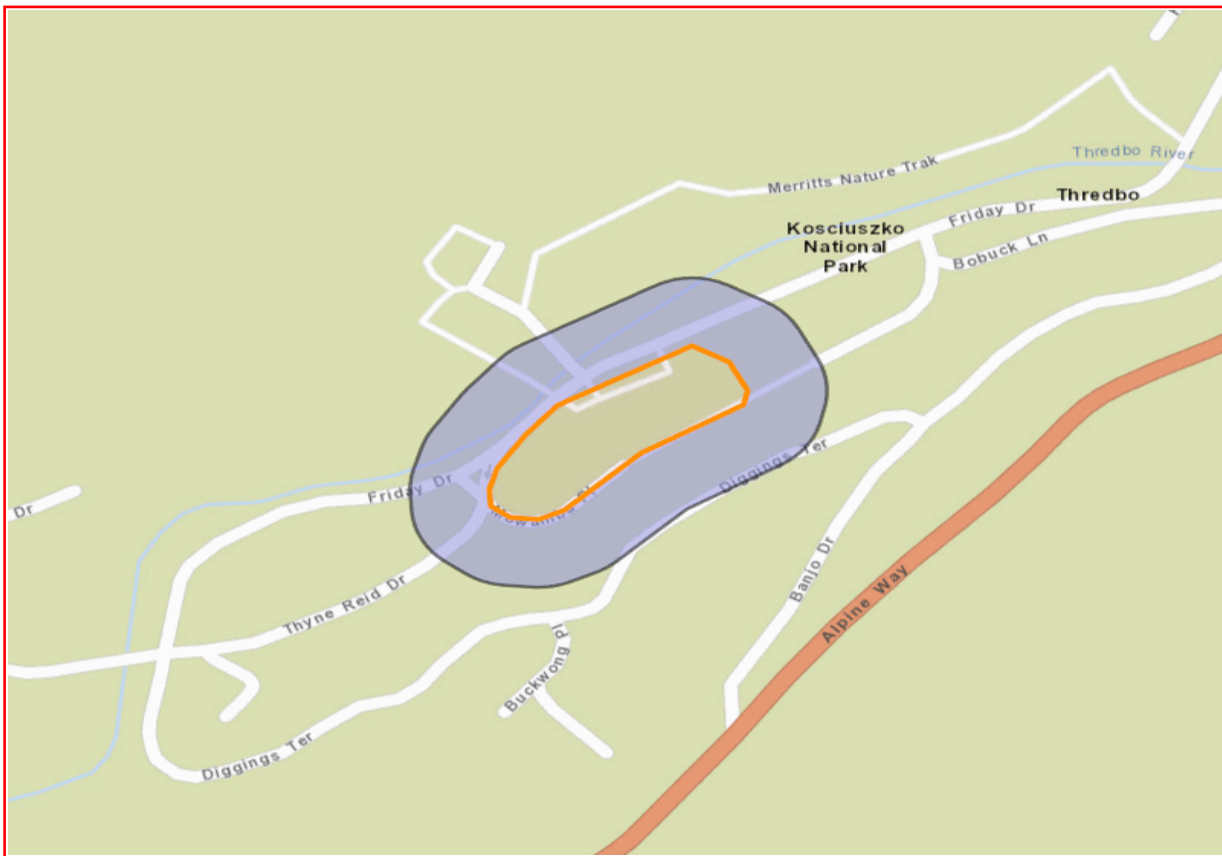
Kosciuszko Thredbo Pty Ltd
 Po Box 92
 Thredbo New South Wales 2625
 Attention: Chloe Chalk
 Email: chloe_chalk@evt.com

Date: 11 April 2022

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 861, DP:DP1128686, Section : - with a Buffer of 50 meters, conducted by Chloe Chalk on 11 April 2022.

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 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.

Appendix D Heritage Impact Statement

13 April 2022

Ms Chloe Chalk
Planning Coordinator
Kosciuszko Thredbo Pty Ltd
PO Box 92
Thredbo NSW 2625



Dear Ms Chalk,

CONCISE STATEMENT OF HERITAGE IMPACT PROPOSED CLADDING REPLACEMENT THREDBO ALPINE HOTEL

This Statement of Heritage Impact has been prepared to accompany a development application for the proposed removal of existing native hardwood cladding and replacement with a like-for-like timber product, to the Thredbo Alpine Hotel, inclusive of associated businesses and Thredbo Information Centre located onsite. The existing cladding has deteriorated and rotted; its replacement will allow for the longevity of the building whilst retaining the original aesthetic design of the building.

The report evaluates the proposed development prepared by Kosciuszko Thredbo Pty Ltd (KT). It provides information, analysis and recommendations to enable the evaluation of the project in terms of:

- *Matters of National Environmental Significance, Significant impact guidelines 1.1, Environment Protection and Biodiversity Conservation Act 1999,*
- *Kosciuszko National Park Plan of Management (KNPPOM) 2006,*
- *State Environmental Planning Policy (Precincts - Regional) 2021 under the Environmental Planning and Assessment Act 1979*
- Heritage NSW (in the NSW Department of Premier and Cabinet) guidelines

It concludes that the cladding replacement with new cladding to match in terms of profile, material and finishes will have an acceptable heritage impact.

We understand that this letter will accompany an application to be submitted for approval to the Minister for Planning, NSW Department of Planning and Environment.

METHODOLOGY AND STRUCTURE

This Statement of Heritage Impact has been prepared in accordance with the guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Significance, 2013, known as The Burra Charter, and Heritage NSW (formerly the Heritage Office in the Heritage Division) publication, NSW Heritage Manual.

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Incorporated in NSW

ABN 56 073 802 730
ACN 073 802 730

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words place, cultural significance, fabric, and conservation, is as defined in Article 1 of *The Burra Charter*. The *NSW Heritage Manual* explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

SITE IDENTIFICATION

The subject site is located at 17 Friday Drive, Thredbo, on the southern side of Friday Drive and the northern side of Mowamba Place, and is known as the Thredbo Alpine Hotel. It is described by NSW Land Registry Services as Lot 861, DP 1128686.

GBA Heritage acknowledges the traditional custodians of the subject site, and pay our respects to Elders past, present and emerging.

HERITAGE MANAGEMENT FRAMEWORK

The Heritage Management Framework of the Thredbo Alpine Hotel involves the following three heritage framework levels:

- National Heritage List (*Australian Alps National Parks and Reserves* (AANP));
- *Kosciuszko National Park Plan of Management 2006* (Kosciuszko National Park); and
- *State Environmental Planning Policy (Precincts - Regional) 2021* (SEPP Precincts-Regional).

Thredbo Alpine Hotel is located within Kosciuszko National Park, the largest National Park in NSW. It is listed as part of the Australian Alps National Parks and Reserves (AANP) on the *National Heritage List*. Guidelines for the AANP are contained within *Matters of National Environmental Significance, Significant impact guidelines 1.1*, under the *Environment Protection and Biodiversity Conservation Act 1999*.

Kosciuszko National Park, established in 1969, is protected by the *NSW National Parks and Wildlife Act 1974* and managed by the NSW National Parks and Wildlife Service under the *Kosciuszko National Park Plan of Management, 2006*. The Alpine Resorts, inclusive of the subject Hotel, are recognised within the *2006 Plan of Management* as being of state and regional significance.

The Thredbo Alpine Hotel is also identified as an individual heritage item in Schedule 3 of the *SEPP Precincts-Regional 2021*. Other listed items, including the Valley Terminal, Timber Pedestrian Bridge and four ski lodges (Crackenback, Moonbah, Sastrugi, De Dacha), are located within the hotel's vicinity.

As such, the relevant heritage provisions of the *Kosciuszko National Park Plan of Management 2006*, *EPBC Act 1999 Significant impact guidelines 1.1* and the *SEPP Precincts-Regional 2021* are applicable. As an item listed in the *SEPP Precincts-Regional 2021*, any Development Applications for the site are to be submitted to the Minister for Planning, NSW Department of Planning and Environment.

REPORT LIMITATIONS

While this report is limited to the analysis of European cultural heritage values, GBA Heritage recognises that for over forty thousand years or more Aboriginal people occupied the land that was later to be claimed as a European settlement.

Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing fabric. Archaeological assessment of the subject site is outside the scope of this report.

This report only addresses the relevant heritage planning provisions and does not address general planning or environmental management considerations.

HISTORICAL SUMMARY

The Thredbo Alpine Hotel was initially constructed over the summer of 1961-62 and has undergone numerous alterations and expansions since that time. The following is a summary list of the main periods of construction altering the external design of the hotel:

- 1961-61: Initial design and stage 1 construction.
- 1962-63: Stage 2 construction, including major design changes.
- 1967: New west wing and extensive alterations to the original hotel section. Bistro terrace and northern courtyard area constructed.
- 1984: New conference centre (Ross Bonthorne).
- Early 1990s: New colour scheme (Robin Dyke and Jane Coleman).
- 1994: Upgrade and refurbishment of the restaurants and concourse area and new food outlet in the eastern part.
- 1994: New Thredbo Resort Information Centre.
- 2000: Upgrade of the lounge bar and the surrounding area after a fire.
- 2019: refurbishment of the poolside terrace and poolside bar upgrade works, erection of roof over bistro terrace.

SITE DESCRIPTION AND CONTEXT

Thredbo Alpine Hotel is located within the Kosciuszko National Park and as such, is surrounded by vast areas of alpine bushland. The Thredbo Alpine Hotel occupies a site that sits slightly above and to the south of the Thredbo River. The river valley runs east west with the surrounding mountains enclosing the village of Thredbo.

The Thredbo Alpine Hotel is centrally located within the Thredbo Village, at the bottom of the earliest ski lifts and offers ski hire, services and access to the ski fields. The hotel has become a central meeting and circulation area, providing access to a mix of retail, hospitality, and accommodation uses that support and provides services to the lodges that make up the bulk of the village buildings.

The Thredbo Alpine Hotel can be understood as roughly an uneven 'U' shape, with a courtyard sitting within the crook of the building facing north, towards the mountain ski lifts. The building sits within the sloped site providing a single storey when entered from the south, and three stories when entered from the northern or eastern sides. A series of additions to the initial building has resulted in an eclectic collection of distinctive buildings and site elements of varying ages, scales and architectural imagery. Sloping roofs characterise the overall form, the large, long-span roof of the main building being its most prominent form.



Figure 1
View to Thredbo Alpine Hotel, as viewed from North of the subject site



Figure 2
View of the main entrance.
Source: Kosciuszko Thredbo Pty Ltd, 22.02.22



Figure 3
View of Hotel Terrace
Source: Kosciuszko Thredbo Pty Ltd, 22.02.22



Figure 4
Deteriorated timber cladding, at the rear corner of the hotel near Mowamba Place.
Source: Kosciuszko Thredbo Pty Ltd, 22.02.22



Figure 5
Windows on main entrance side of hotel, above carpark, note cladding deterioration particularly around window sill, and exposed bottom edge.
Source: Kosciuszko Thredbo Pty Ltd, 22.02.22



Figure 6
Wall above maintenance workshop, note failing cladding.
Source: Kosciuszko Thredbo Pty Ltd, 22.02.22

ESTABLISHED SIGNIFICANCE OF THE SUBJECT SITE

The Heritage Assessment Inventory for the *Thredbo Alpine Village, Kosciusko National Park, NSW, Conservation Plan, Vol 2 Inventory*, prepared by Clive Lucas, Stapleton and Partners Pty Ltd 1997, contains the following Statement of Significance for the Thredbo Alpine Hotel, focusing on its contribution to the Thredbo Village:

Statement of Significance:

Principle Significance:

Thredbo Alpine Hotel (formerly the Coach Horse Inn) possesses particular association with the Syndicate and early Lend Lease eras, providing the central place of accommodation provided by the head lessee as required by their lease.

Historic:

It is an item which is representative of the Lend Lease phase of the development of Thredbo.

Aesthetic:

It is an item which has strong 'Alpine' influence in its Architectural style.

It is an item which is part of a notable circulation and transportation route within the village complex.

It is an item which is of notable landmark significance contributing to the layout of the village complex.

It contributes to the townscape qualities of the Ponds & River group of buildings.

Social:

It is an item which is likely to be held in high regard by the first generation of ski enthusiasts that used the village.

Additional aspects of the hotel's significance are understood to be:

Social Significance:

- Its association with tourism-oriented activities since 1963.
- Its role as the central core of Thredbo Village, providing the majority of retail, conference, entertainment and hospitality services.

Aesthetic Significance

- Aesthetic significance as a landmark in the village, with a strong visual presence from some locations.
- Its general architectural form, especially the rooflines of the central and western accommodation wings.

ESTABLISHED SIGNIFICANCE OF THE AUSTRALIAN ALPS NATIONAL PARKS AND RESERVES

Thredbo Alpine Hotel is located within Thredbo Village, which is listed as part of *The Australian Alps National Parks and Reserves (AANP)*, as an item of national significance on National Heritage List.

The *Australian Heritage Database* contains a detailed Statement of Significance for *The Australian Alps National Parks and Reserves*, the following relevant information has been extracted (Place ID 105891):

Statement of Significance:

The Australian Alps National Parks and Reserves (AANP) are part of a unique Australian mountainous bioregion extending over New South Wales, the Australian Capital Territory and Victoria. The AANP displays a mosaic of interactions between its natural and cultural environments...

Snow-based recreation in the AANP commenced in Kiandra in 1861 with the establishment of the Kiandra Snowshoe Club and expanded from an ad hoc activity by enthusiasts to a multi-million dollar snow sport and tourism industry, today with substantial ski slopes and village resorts. The government hotels established in scenic locations - the Mount Buffalo Chalet, the Yarrangobilly Caves House and Precinct, the Chalet at Charlottes Pass, the Hotel Kosciusko (former) and Mount Franklin Chalet (former) were major features of the expanding activity in the early twentieth century.

The Thredbo Alpine Hotel is one of the many Hotels that form part of the Snow-based recreation facilities within the AANP. Its scale, location within the centre of Thredbo Village, and overall 'Alpine' aesthetic contribute to its landmark qualities within AANP.

THE DEVELOPMENT PROPOSAL

The development application has been prepared by Kosciuszko Thredbo Pty Ltd (KT). The proposal is detailed in the Statement of Environmental Effects that accompanies this application. It includes:

The Project will comprise the removal of existing native hardwood cladding and replacement with a like-for-like timber product.

As part of the works, some windows may require replacement if it is determined necessary upon removal of cladding and frames. Where this is required, new windows will comply with Australian Standard 3959: Construction of buildings in bushfire-prone areas.

The proposal does not intend to alter the finishes or appearance of the Thredbo Alpine Hotel. On the contrary, the replacement of deteriorated painted vertical timber cladding and, if required, any additional deteriorated fabric, will help conserve the Thredbo Alpine Hotel and its presentation within Thredbo Village into the future.

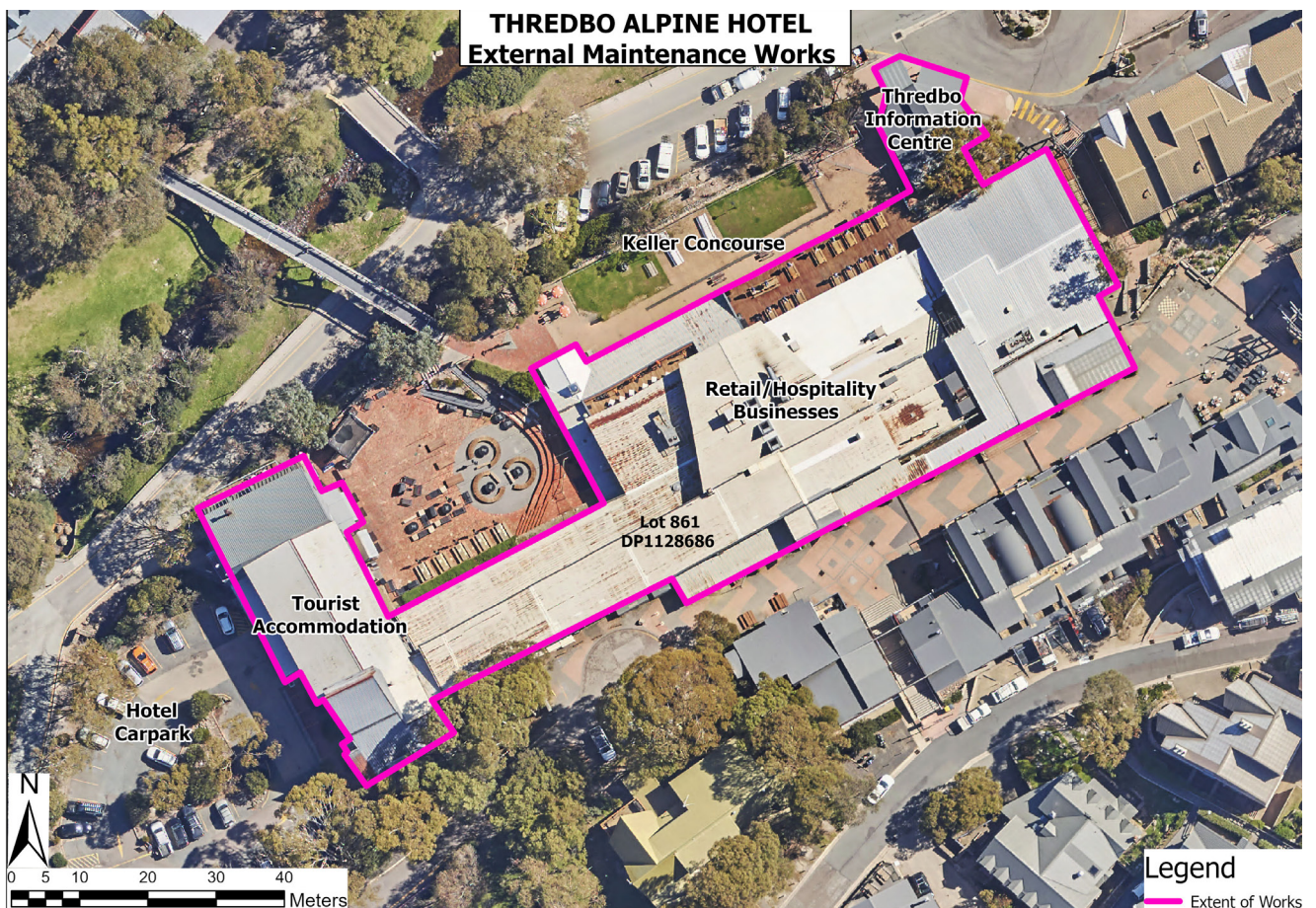


Figure 7
Overview of the area of the subject site, in which the works are located.
Source: Kosciuszko Thredbo Pty Ltd, 11.04.22

ASSESSMENT OF HERITAGE IMPACT

OVERVIEW OF THE POTENTIAL HERITAGE IMPACTS

The proposal allows for the conservation of Thredbo Alpine Hotel, increasing its longevity. The reconstruction work replaces the existing fabric like-for-like and is considered to have a neutral impact on the Thredbo Alpine Hotel itself, the Kosciuszko National Park, or AANP.

CONSIDERATION OF THE GUIDELINES OF HERITAGE NSW

Heritage NSW (formerly the Heritage Office in the Heritage Division) has published a series of criteria for the assessment of heritage impact. The relevant 'questions to be answered' in the *NSW Heritage Manual* 'Statements of Heritage Impact', provided below, have been considered in the preparation of our assessment:

The following aspects of the proposal respect or enhance the heritage significance of the adjacent item for the following reasons:

- The proposal forms part of the required conservation of the Thredbo Alpine Hotel.
- The proposal sympathetically replaces the existing ship-lap finish hardwood timber cladding with new cladding to match the existing in terms of profile, material, colour and finishes.
- The proposal is not considered to form any negative impact on the Kosciuszko National Park, or AANP.

Re-cladding

- *Have previous (including original) roofing/cladding materials been investigated (through archival and physical research)?*
- *Is a previous material being reinstated?*
- *Will the re-cladding effect the conservation of the fabric of the heritage item?*
- *Are all details in keeping with the heritage significance of the item (eg guttering , cladding profiles)?*
- *Has the advice of a heritage consultant or skilled tradesperson (eg slate roofer) been sought?*

Comment: The original Thredbo Alpine Hotel cladding material is the existing vertical ship-lap hardwood timber finish. The vertical ship-lap hardwood timber cladding finish has been utilised in later alterations and additions to the Hotel. The proposal removes the existing cladding that is deteriorated and rotting in some locations and reinstates the vertical timber to match the existing. By replacing the Hardwood timber to match existing in terms of profile, material colour, and finishes, no further mitigation is required. The replacement of the deteriorating fabric forms part of the conservation of the Thredbo Alpine Hotel.

CONSIDERATION OF THE SIGNIFICANCE OF THE AUSTRALIAN ALPS NATIONAL PARKS AND RESERVES (AANP)

The Thredbo Alpine Hotel at Thredbo is situated within Kosciuszko National Park and thus part of the AANP, which is listed on the National Heritage List. Therefore, the *EPBC Act 1999 Matters of National Environmental Significance – Significant Impact Guidelines 1.1 (2013)* apply and have to be addressed in the evaluation of potential impacts by the proposal on the established cultural significance of the AANP. The below relevant values for assessment have been extracted below from the *Significant Impact Guidelines 1.1 (2013)*:

National Heritage places with cultural heritage values:

An action is likely to have a significant impact on historic heritage values of a National Heritage place if there is a real chance or possibility that the action will:

- *permanently remove, destroy, damage or substantially alter the fabric⁷ of a National Heritage place in a manner which is inconsistent with relevant values*
- *extend, renovate, refurbish or substantially alter a National Heritage place in a manner which is inconsistent with relevant values*
- *make notable changes to the layout, spaces, form or species composition of a garden, landscape or setting of a National Heritage place in a manner which is inconsistent with relevant values.*

Comment:

The proposed replacement cladding to match existing is considered to be consistent with the site's heritage values. The proposed works are not considered to form a notable change to Thredbo Alpine Hotel.

If additional replacement of structural elements and window fabric are found to be required as part of the proposed works, as long as these elements are replaced to match existing in terms of profile, material, colour and finishes, they are deemed to be consistent with the relevant values of the site, and therefore considered acceptable in terms of the above values.

CONSIDERATION OF THE KOSCIUSZKO NATIONAL PARK PLAN OF MANAGEMENT (KNPPOM) 2006

The *Kosciuszko National Park, Plan of Management (KNPPOM) 2006* is the guiding document for the NSW National Parks and Wildlife Service (NPWS) in managing Kosciuszko National Park. It provides a framework of objectives, principles and policies to guide the long-term management of the broad range of values contained in the park. The relevant principles, objectives and policies have been extracted below:

4.2 Overarching Principles

Maintain or improve the condition of the natural and cultural values that together make the park a special place.

4.3 Key Desired Outcomes

Recreational values

- *Visitor experiences are enhanced through the availability of a greater variety of recreational opportunities and facilities across a broad spectrum of settings, particularly for visitors with special needs;*
- *All NPWS visitor facilities reflect a consistent 'signature' appearance and construction, showcasing excellence in environmental design, siting and performance;*

Alpine resorts

- *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.*

7.1.1 Management Objective

The cultural heritage values of the park are protected and managed in a strategic, comprehensive and integrated way.

10.2.1 Management Objective

The alpine resorts provide for a range of principally snow-based recreational opportunities that promote enjoyment, understanding and appreciation of the natural and cultural values of the park.

11.6.3 Management Objective

Scenic quality within the park is maintained and, wherever possible, enhanced.

Comment:

- The proposed replacement of cladding and potentially additional deteriorating fabric forms part of the maintenance of the site and, therefore, is considered to meet the management plan's overarching principles.
- These maintenance works will allow the visitor's experience of the Thredbo Alpine Hotel to be continued.
- The elements are proposed to be replaced to match existing, retaining the "*signature appearance*" of the Hotel.
- The proposal is considered to meet the principles of this plan, and Precincts-Regional SEPP, as assessed within the following section.
- The heritage value and scenic quality of the Thredbo Alpine Hotel will be maintained by allowing the replacement of deteriorating fabric to match existing.
- The proposal is considered to beneficially affect Thredbo Alpine Hotels presentation within the *Kosciuszko National Park* and the Hotels ability that provide snow-based recreational opportunities well into the future.

HERITAGE OBJECTIVES OF THE SEPP PRECINCTS-REGIONAL 2021

The proposed development is considered to be acceptable, from a heritage perspective, for the following reasons:

- The proposed changes are minor
- The proposal forms part of the required conservation of the Thredbo Alpine Hotel.
- The removal of some original fabric is considered acceptable given that the proposal sympathetically replaces the existing fabric with new to match the existing in terms of profile, material, colour and finishes.
- The significance of the Thredbo Alpine Hotel and its ability to contribute to the Thredbo Village, Kosciuszko National Park, and AANP will be retained.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *State Environmental Planning Policy (Precincts—Regional) 2021*, which are:

4.24 Heritage conservation

(1) **Objectives** *The objectives of this section are as follows—*

- (a) *to conserve the environmental heritage of the land to which this Chapter applies, and*
- (b) *to conserve the heritage significance of heritage items, including associated fabric, settings and views.*

Additionally, as the proposed development is minor and will not have an adverse effect on the heritage significance of the Thredbo Alpine Hotel, it may be permitted without consent under the following clause of the *SEPP Precincts-Regional 2021*

4.24 Heritage conservation

(3) **When consent not required**

However, consent under this section is not required if—

- (a) *the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development—*
 - (i) *is of a minor nature, or is for the maintenance of the heritage item, and*
 - (ii) *the proposed development would not adversely affect the heritage significance of the heritage item,*

CONCLUSIONS

- Thredbo Alpine Hotel is listed as an item of state heritage significance in Schedule 3 of the *SEPP Precincts-Regional 2021*.
- It is also located within the Nationally listed *Australian Alps National Parks and Reserves (AANP)*, and Kosciuszko National Park.
- The significance of the Thredbo Alpine Hotel and its ability to contribute to the Thredbo Village, Kosciuszko National Park and AANP, will be retained.
- The proposed alterations to Thredbo Alpine Hotel will have no adverse impact on the heritage significance of the adjacent properties Crackenback, Moonbah, Sastrugi, De Dacha, or the Kosciuszko National Park and AANP.
- The removal of some original fabric is considered acceptable given that the proposal sympathetically replaces the existing fabric with new to match the existing in terms of profile, material, colour and finishes.
- The proposal forms part of the required conservation of the Thredbo Alpine Hotel.
- The proposed development is consistent with the heritage requirements and guidelines of the:
 - *State Environmental Planning Policy (Precincts-Regional) 2021*
 - *Kosciuszko National Park Plan of Management 2006*
 - *Matters of National Environmental Significance, Significant impact guidelines 1.1*
- The proposed development is consistent with the heritage objectives of the *SEPP Precincts-Regional 2021* and may be permitted without consent under clause 4.24 (3).

RECOMMENDATION

The Minister for Planning, NSW Department of Planning and Environment should have no hesitation, from a heritage perspective, in approving this development application.

Yours faithfully,
GBA Heritage Pty Ltd



Mariah Hart
Heritage Consultant
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Appendix E Bushfire Assessment Report



Bushfire Assessment

Kosciuszko Thredbo Pty Ltd

11 April 2022

→ The Power of Commitment

GHD Pty Ltd | ABN 39 008 488 373

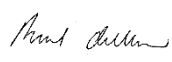
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1. Introduction

1.1 Background

The development site is the Thredbo Alpine Hotel (TAH) located at 17 Friday Drive, Thredbo NSW 2625, an existing hotel undergoing routine external maintenance works to preserve and protect the exterior cladding material. The property identification is Lot 861 DP 1128686 (Figure 1.1). The location of the property is indicated by yellow dashed line on Figure 1.1.

The TAH was constructed in stages from the late 1960s to 1980s and the existing native hardwood cladding has deteriorated over recent years, with significant areas of cladding requiring replacement. Despite the fact that the proposed cladding replacement would be considered routine maintenance, Kosciuszko Thredbo Pty Ltd (hereafter KT) are obliged to seek Development Consent from the Department of Planning and Environment (DPE) as DPE are of the view that the TAH does not meet the Deemed to Satisfy provisions of the Building Code of Australia (BCA) and therefore do not qualify as exempt development under Chapter 4, Section 4.17 of the State Environmental Planning Policy (Precincts – Regional) 2021 (Regional Precincts SEPP).

When referenced within this report, the following applies:

- **TAH** refers to the entire building subject to the assessment (including the main Hotel building/tourist accommodation, retail and hospitality businesses and the information centre)
- **Main Hotel** refers to the main tourist accommodation area of the building.

The main Hotel provides tourist accommodation and is located within a designated bush fire prone area. Tourist accommodation is classed 'special fire protection purpose' under the provisions of the Rural Fires Act 1997.

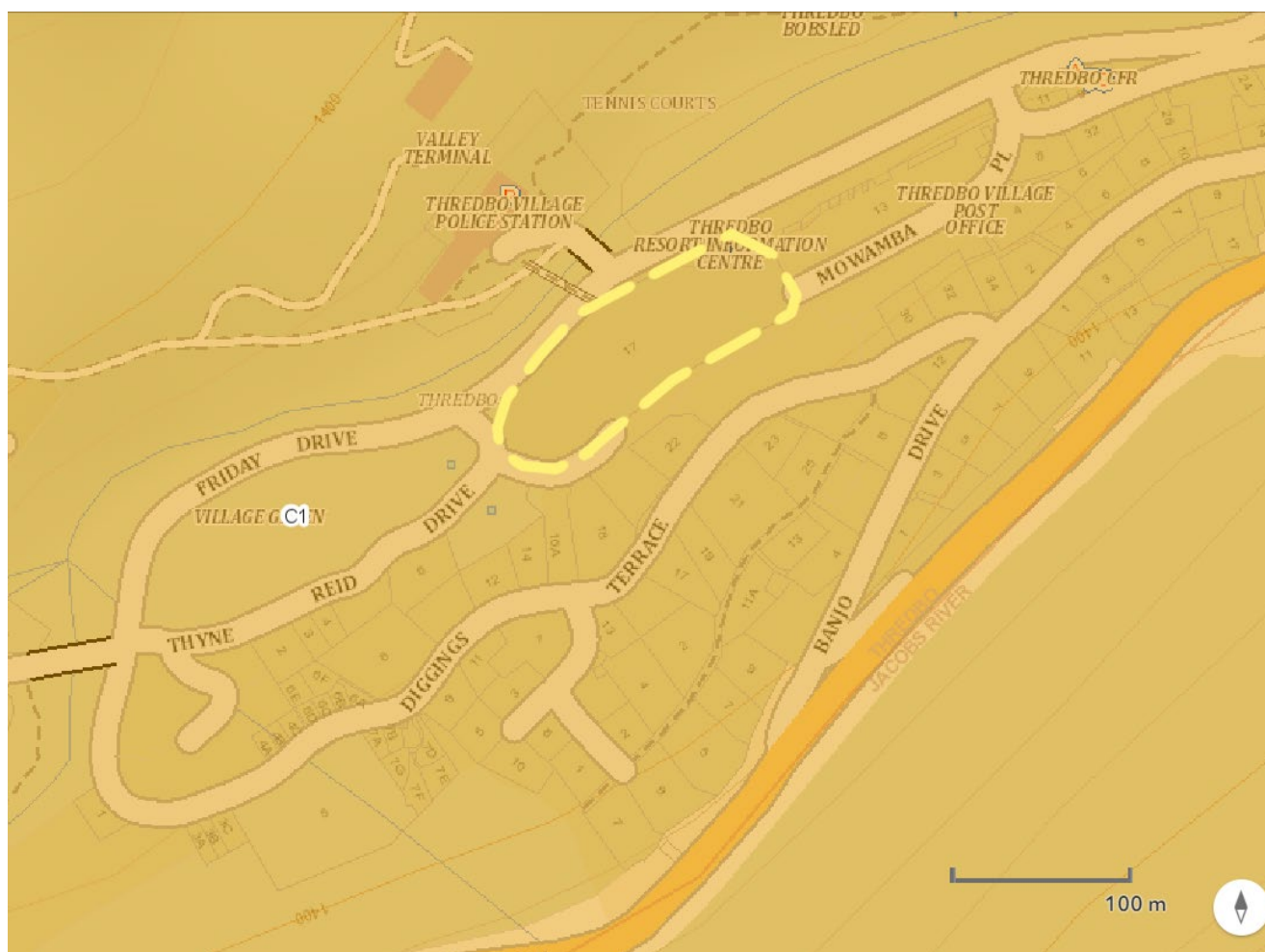


Figure 1-1 Site location and zoning (ePlanning Spatial Viewer, 2021)

The arrangement of buildings on the Thredbo Alpine Hotel site is depicted in Figure 1.2.

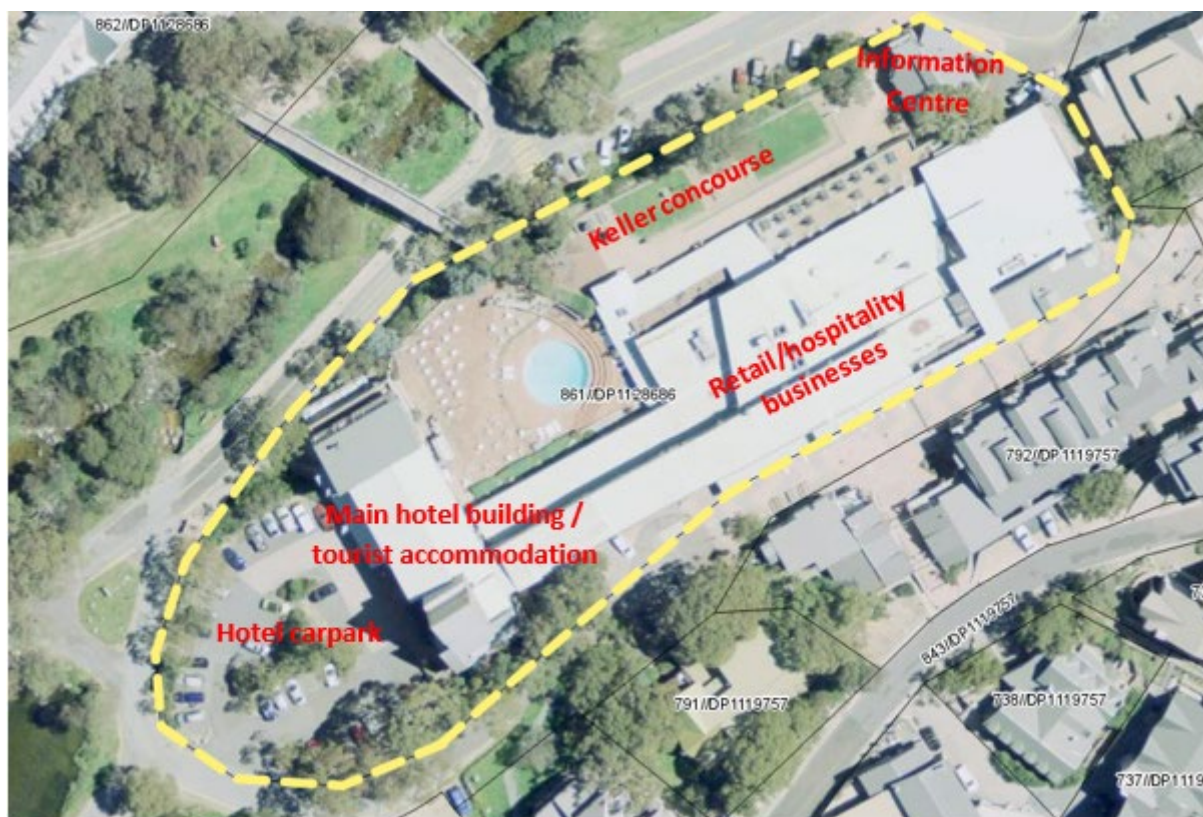


Figure 1.2 Thredbo Alpine Hotel main building location

1.2 Purpose of this report

This report forms part of a Statement of Environmental Effects (SEE) that has been prepared to accompany a development application (DA) to seek development consent for the proposal. The SEE has been prepared to address the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979 and has considered the provisions of other relevant Acts, Regulations and Environmental Planning Instruments. It assesses the potential bushfire impacts of the proposal and recommends mitigation measures to minimise impacts from bushfire events and protect the environment.

1.3 Scope and limitations

This report has been prepared by GHD for Kosciuszko Thredbo Pty Ltd and may only be used and relied on by KT for the purpose agreed between GHD and Kosciuszko Thredbo Pty Ltd as set out in section 1.2 of this report.

GHD otherwise disclaims responsibility to any person other than Kosciuszko Thredbo Pty Ltd arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report (refer section(s) 1.4 of this report). GHD disclaims liability arising from any of the assumptions being incorrect.

GHD has prepared this report based on information provided by Kosciuszko Thredbo Pty Ltd and others who provided information to GHD (including Government authorities), which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

1.4 Assumptions

Assumptions made by GHD when undertaking services and preparing this report include (but are not limited to):

- The proposal has been assessed based on the plans contained in the report.
- The impacts of the proposal would be as presented in this report.
- The proposal has been assessed assuming the implementation of the safeguards and mitigation measures detailed in this report.

2. Development proposal

2.1 Site and Planning Context

The site is in Snowy Monaro Regional Council Local Government Area (LGA) in southern NSW. The property is situated on leasehold land within Kosciuszko National Park. The Regional Precincts SEPP applies to the site. The site is within the “Thredbo Alpine Resort”. The TAH has existed on the site since its original construction (staged construction commenced in the 1960s), and is consistent with ‘tourist accommodation’ land use which is permitted with consent under Section 4.9 (Land Use Table) of the Regional Precincts SEPP. The TAH was initially constructed in 1961-62 and has been subject to expansion and various maintenance projects over the past 60 years, including (but not limited to):

- 1961 – Initial design and stage 1 construction;
- 1962-63 – Stage 2 construction, including major design changes;
- 1967 – New west wing and extensive alterations to the original hotel section. Bistro terrace and northern courtyard area constructed;
- 1984 – new conference centre;
- 1990s – new colour scheme;
- 1994 – upgrade and refurbishment of the restaurants and Keller concourse, new food outlet in the eastern part;
- 1994 – Thredbo Information Centre;
- 2000 – upgrade of lounge bar and surrounding area after fire; and
- 2019 – refurbishment of poolside terrace and poolside bar upgrade works, erection of roof over bistro terrace

The land on which the proposed development is situated is bushfire prone land (as determined and mapped by the NSW Rural Fire Service (RFS)).

2.2 Legal framework

Development in bushfire prone areas must comply with Planning for Bush Fire Protection 2019 (PBP 2019) (NSW RFS, 2019). Tourist accommodation is classified as Special Fire Protection Purpose (SFPP) development under PBP 2019 and requires a Bush Fire Safety Authority (BFSA) from the NSW RFS. However, **under Section 6.3 of PBP 2019, the proposed works are properly classifiable as “minor non-structural building alterations (external)” which specifically includes external cladding and painting work and replacement of external windows. As specifically stated in PBP 2019, the NSW RFS considers that a Bush Fire Safety Authority is NOT necessary for minor non-structural building alterations (external). This was confirmed with RFS during the pre-DA process, with RFS advising that it is a matter for the Consent Authority (DPE) to decide if they want to refer the DA to RFS for issue of a BFSA, noting however that this is not required by PBP 2019.**

A DA must demonstrate how the development complies with the PBP 2019. Further to this, building work on bush fire prone land must comply with the requirements of the National Construction Code (NCC). Under the Deemed to Satisfy provisions of the NCC building work on bush fire prone land must comply with AS3959:2018 Construction of buildings in bushfire-prone areas (AS3959) or the National Association of Steel Framed Housing (2014) Steel Framed Construction in Bush Fire Areas (NASH Standard).

2.3 Proposal details

The site is identified as the TAH. The TAH is centrally located within Thredbo Village, providing a range of retail, food and beverage and hospitality venues and hotel accommodation that supports and provides services to resort guests. The building is an uneven 'U' shape, with the Keller concourse located in the centre of the building, facing north towards the ski slopes. The building sits on a sloped site providing several access points at different levels.

The overall form is characterised by sloping roofs, with the long span roof of the main building and the central atrium being its strongest form.

The purpose of the recladding project (the development) is to replace deteriorated and rotting native hardwood cladding which will improve the longevity of the building whilst retaining the original aesthetic design of the building. It will also provide a better bush fire protection outcome from the existing situation by reducing vulnerability to ember attack.

Proposed works comprise the removal of existing native hardwood cladding and replacement with a like-for-like timber product.

As part of the works, some windows may require replacement if it is determined necessary upon removal of cladding and frames. Where this is required, new windows will comply with *Australian Standard 3959:2018 Construction of buildings in bushfire-prone areas*.

The Proposal involves the following key components:

- Removal and disposal of existing deteriorated painted hardwood external cladding;
- Replacement with new painted hardwood external cladding;
- Repairs as required to deteriorated fittings and fixtures on or connected to the external cladding.

A whole-of-site level plan of the Proposal is shown in Figure 2-1.



Figure 2-1 Whole of site plan showing planned location within the site of the proposed works

3. Bushfire Assessment

3.1 Bushfire Prone Land classification

The site is classified as bushfire prone land being depicted as such on the NSW Government's ePlanning Spatial Viewer (Figure 3-1). GHD notes the entire Thredbo Village and immediate surrounds, including all built assets, including the TAH, the golf course, ski runs and surrounding vegetation are currently depicted on the ePlanning Spatial Viewer as Vegetation Category 1 (in contrast to earlier bushfire prone mapping which differentiated between Vegetation Category 1, 2, 3 and bushfire prone buffer areas within the Thredbo Alpine Village and surrounds).



Figure 3-1 Bushfire Prone Land Mapping (ePlanning Spatial Viewer, 2022)

3.2 Fire weather

The site is in Snowy Monaro Regional Council LGA which falls within the Monaro Alpine fire weather district (RFS, 2017) for the purpose of determining the Forest Fire Danger Index (FFDI) to be used for bushfire assessment. The RFS-specified FFDI for Monaro Alpine fire weather district is FFDI 80.

GHD notes that the fire weather experienced at the elevation where Thredbo Alpine Resort is located is different from lower elevation area across the Monaro Alpine weather district. GHD notes that PBP 2019 acknowledges that fire danger in designated Alpine Resort Areas is lower than in other lower elevation areas – this is evidenced by the inclusion in PBP 2019 of a Bushfire Attack Level assessment table specifically for Alpine Areas, which assumes FFDI 50 (Table A1.12.7 Alpine Areas). This is consistent with Regional FDI specification incorporated in AS3959:2018 for Alpine Areas (both in NSW and VIC). GHD further notes that a Strategic Bushfire Assessment prepared in 2021 (Blackash, 2021) as part of the supporting documents for the Snowy Mountains Special

Activation Precinct Draft Master Plan has recommended FFDI 50 be used as the appropriate FFDI for bushfire assessment in the NSW Alpine Resort areas.

GHD formally requested pre-DA advice from the NSW Rural Fire Service regarding the acceptability of using FFDI 50 for bushfire assessment for the TAH recladding works DA. RFS confirmed, in writing, that it is appropriate to use FFDI 50 for BAL assessment, and therefore this bushfire assessment assumes FFDI 50.

3.3 Vegetation

For bushfire assessment PBP 2019 requires assessment of vegetation formations with 140 metres (m) of the development, for each aspect of the development. Vegetation was assessed during site inspection.

The TAH is situated within the most densely developed part of Thredbo Village, which forms an extensively developed area between the Alpine Way and Thredbo River. The remnant trees retained within the village, and the short-mown public riverside reserve are classifiable as a Low Threat Vegetation exclusion under A1.10 of PBP 2019. The nearest patch of bushfire prone vegetation within 140 m of the site is a riverside patch of sub-alpine woodland approximately 100m north-west of the Hotel on the opposite (northern) side of the Thredbo River.

Table 3-1 Vegetation assessment

Direction	Vegetation within 140m	Comments
North	Nil	The area north of the TAH to a distance of 140m is occupied by carparks, Friday Drive (sealed two lane road), the Thredbo River with a maintained public reserve on both sides of the river with mown grass areas with retained native sub-alpine woodland shrubs and trees fringing the river, and then Valley Terminal (comprising offices, retail, Kosciuszko Chairlift and Merritts Gondola base stations), and car park (old tennis courts). The maintained river-front public reserve along the river edge is comprised principally of short mown grass, with BBQs, picnic tables, seats for public use and qualifies as Low Threat Vegetation – Exclusions under A1.10 of PBP.
East	Nil	Assessment area occupied by built environment. Retained trees are dispersed and qualify as Low Threat Vegetation – Exclusions under A1.10 of PBP.
South	Nil	Assessment area occupied by built environment. Retained trees are dispersed and qualify as Low Threat Vegetation – Exclusions under A1.10 of PBP.
West	Sub-alpine woodland	The area west of the main Hotel is occupied by a bitumen carpark, a pond, and Village Green (short mown grass). To the north-west across the Thredbo River, a patch of sub-alpine woodland extends to approximately 100m from the main Hotel's western elevation. The patch is larger than 1 ha and although it abuts other developed areas and the golf course, it is connected to further expanses of sub-alpine woodland. Therefore the patch is classifiable a forest vegetation formation (sub-alpine woodland).

3.4 Effective slope

Effective slope was visually assessed at the site. Due to its location adjacent to the Thredbo River, fire approach toward the TAH from the north-west (where the only area of bushfire vegetation within 140m of the TAH is located) must necessarily approach downhill, the hazard being upslope from the TAH.

Table 3-2 Effective slope assessment

Direction	Vegetation formations within 140m	Comments
North	NA	No classifiable vegetation within 140m of TAH. Managed vegetation north of the river sits on an upslope.
East	NA	No classifiable vegetation within 140m of TAH.
South	NA	No classifiable vegetation within 140m of TAH.
West	Upslope	A patch of sub-alpine woodland on the north side of the Thredbo River sits on an upslope.

3.5 Bushfire Attack Level Assessment

In accordance with pre-DA advice from NSW RFS, GHD has used PBP 2019 Table A1.12.7 (FFDI 50 – Alpine Areas) for the BAL Assessment.

Noting the absence of bushfire prone vegetation or presence of Excluded Low Threat Vegetation to the north, east and south, GHD has assessed Bushfire Attack Levels for the western fire approach direction only, with results recorded in Table 3.3.

Table 3-3 Determination of BAL and APZ using PBP 2019 Table A1.12.7 (FDI 50 – Alpine Areas)

Direction	Nearest BF prone vegetation	Effective slope class	BAL for construction	APZ based on BAL 10/ 1200K/ FDI 50	Proposed APZ application
West	Sub-alpine woodland (100m)	Upslope/flat	BAL 12.5	40.4 m	Entire area within Lot 861 DP 1128686

4. Compliance with Planning for Bushfire Protection

The following APZ and services specifications (provision of water, gas, and electricity) apply to SFPP developments and are reproduced from PBP 2019 (Tables 4-1 to 4-4).

Table 4-1 - APZs and construction for SFPP development (adapted from Table 6.8a of PBP 2019).

Performance Criteria		Acceptable Solutions	Compliance notes
The intent may be achieved where:			
ASSET PROTECTION ZONES (APZ)	Radiant heat levels of greater than 10kW/m ² (calculated at 1200K) will not be experienced on any part of the building	The existing building is provided with an APZ in accordance with table A1.12.7 in Appendix 1.	Complies 40 m APZ provided (consistent with Table A1.12.7). At the western end of the TAH, the APZ can be fully contained within Lot 861 DP 1128686 – noting the TAH carpark extends 45 m from the western elevation of the TAH.
	APZ maintenance is practical, soil stability is not compromised and the potential for crown fires is minimised.	The APZ is located on lands with a slope less than 18 degrees.	Complies APZs are not located on slopes greater than 18°. Crown fire is not possible within 100m.
	APZs are managed and maintained to prevent the spread of fire to the building. the APZ is provided in perpetuity.	The APZ is managed in accordance with the requirements of Appendix 4 of this document and is wholly within the boundaries of the development site. APZ are wholly within the boundaries of the development site; and Other structures located within the APZ need to be located further than 6m from the refuge building.	Complies APZ is existing and consistent with PBP, and managed in accordance with RFS-endorsed Thredbo Bushfire Preparedness Map. Complies APZ located wholly within Thredbo Village head lease area.
LANDSCAPING	Landscaping is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind-driven embers to cause ignitions	Landscaping is in accordance with Appendix4; and	Complies To be managed in accordance with PBP Appendix 4
CONSTRUCTION	The proposed building can withstand bush fire attack in the form of wind, embers, radiant heat, and flame contact	A construction level of BAL-12.5 under AS 3959:2018 or NASH and section 7.5 is applied.	Complies BAL determined using Table A1.12.7 of PBP
All APZ modelling for the purposes of SFPP development is based on flame temperature of 1200 Kelvin (K).			

Table 4-2 : Performance criteria and acceptable solutions for access for SFPP development (adapted from Table 6.8b of PBP 2019).

Performance Criteria		Acceptable Solutions	Compliance notes
The intent may be achieved where:			
FIREFIGHTING VEHICLES	<p>firefighting vehicles are provided with safe, all-weather access to structures and hazard vegetation</p>	<p>SFPP access roads are two-wheel drive, all-weather roads, and</p> <p>Access is provided to all structures.</p> <p>Traffic management devices are constructed to not prohibit access by emergency services vehicles</p> <p>Access roads must provide suitable turning areas in accordance with Appendix 3; and</p> <p>One way only public access roads are no less than 3.5 m wide and have designated parking bays with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression.</p>	<p>Complies</p> <p>The site has existing access off Friday Drive and Mowamba Place.</p> <p>The existing TAH carpark provides a turning area at the western end (main entrance) in accordance with Appendix 3 of PBP</p>
ACCESS ROAD CAPACITY	<p>the capacity of access roads is adequate for firefighting vehicles</p>	<p>the capacity of road surfaces and any bridges/ causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges and causeways are to clearly indicate load rating</p>	<p>Complies</p> <p>No bridges within Lot 861 DP 1128686. The public road network (Friday Drive and Mowamba Place) provides access for firefighting vehicles.</p>
ACCESS TO WATER	<p>there is appropriate access to water supply</p>	<p>Hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression, and</p> <p>Hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005; and</p>	<p>Complies</p> <p>Existing hydrant points are located outside of parking reserves and road carriageways.</p>
NON-PERIMETER ROADS	<p>Non-perimeter access roads are designed to allow safe access and egress for firefighting vehicles while occupants are evacuating</p>	<p>Minimum 5.5m width kerb to kerb.</p> <p>parking is provided outside of the carriageway width.</p> <p>Hydrants are located clear of parking areas.</p> <p>There are through roads, and these are linked to the internal road system at an interval of no greater than 500m.</p> <p>Curves of roads have a minimum inner radius of 6m.</p> <p>The maximum grade road is 15° and average grade of not more than 10°.</p> <p>The road crossfall does not exceed 3°.</p> <p>A minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.</p>	<p>Not Applicable</p> <p>No internal roads – external public road network provides site access to carpark for firefighting and site evacuation.</p>

Table 4-3 : Performance criteria and acceptable solutions for water, electricity, and gas services for SFPP development (Adapted from Table 6.8c of PBP 2019)

Performance Criteria		Acceptable Solutions	Compliance notes
The intent may be achieved where:			
WATER SUPPLY	An adequate water supply for firefighting purposes is installed and maintained.	Reticulated water is to be provided to the development, where available	Complies TAH site is serviced by a reticulated water.
	Water supplies are located at regular intervals the water supply is accessible and reliable for firefighting operations	Fire hydrant spacing, design and sizing comply with the relevant clauses of Australian Standard AS2419.1:2005. Hydrants are not located within any road carriageway; and Reticulated water supply to SFPPs uses a ring main system for areas with perimeter roads; and	Complies Existing reticulated water supply – no new water supply work proposed.
	Flows and pressure are appropriate	Fire hydrant flows and pressures comply with the relevant clauses AS2419:2005,	
	The integrity of the water supply is maintained	All above-ground water service pipes external to the building are metal, including and up to any taps;	
ELECTRICITY SERVICES	Location of electricity services limits the possibility of ignition of surrounding bush land or the fabric of buildings	Where practicable, electrical transmission lines are underground.	Complies Electricity services are located underground.
GAS SERVICES	Location and design of gas services will not lead to ignition of surrounding bushland or the fabric of buildings	reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used; and all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side; and connections to and from gas cylinders are metal; and if gas cylinders need to be kept close to the building, safety valves are directed away from the building and at least 2m away from any combustible material, so they do not act as a catalyst to combustion; and polymer-sheathed flexible gas supply lines to gas meters adjacent to buildings are not used; and above-ground gas service pipes external to the building are metal, including and up to any outlets.	Complies Existing gas services – no new gas supply points proposed.

Table 4-4 : Performance criteria and acceptable solutions for emergency management plans for SFPP development (adapted from Table 6.8d of PBP 2019)

Performance Criteria		Acceptable Solutions	Compliance notes
The intent may be achieved where:			
EMERGENCY MANAGEMENT	A Bush Fire Emergency and Evacuation management plan is prepared	<p>bush fire emergency management and evacuation plan are prepared consistent with the:</p> <p>The NSW RFS document: <i>A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan</i>;</p> <p><i>Australian Standard AS 3745:2010 Planning for emergencies in facilities</i>;</p> <p>The bushfire emergency and evacuation management plan should include a mechanism for the early relocation of occupants.</p> <p>Note: A copy of the bush fire emergency management plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.</p>	<p>Complies</p> <p>Existing emergency management plan prepared and maintained by KT (TAH owner/operator) in place</p>
	Appropriate and adequate management arrangements are established for consultation and implementation of the bush fire emergency and evacuation management plan.	<p>An Emergency Planning Committee is established to consult with residents and staff in developing and implementing an Emergency Procedures Manual; and</p> <p>Detailed plans of all emergency assembly areas including 'on-site' and 'off-site' arrangements as stated in AS 3745:2010 are clearly displayed, and an annual (as a minimum) emergency evacuation is conducted.</p>	<p>Complies</p> <p>Existing emergency management arrangements and plan (prepared in consultation with NSW fire authorities) to remain in place</p>

5. Conclusions

The requirements of, and the acceptable solutions identified in PBP 2019 in relation to APZs, public roads and accessibility, provision of services can be met in full for the proposed development, noting that pre-DA advice sought from NSW RFS has confirmed the application of FDI 50 (Alpine Areas) for BAL assessment for the proposed works. The requirements are summarised in Table 5.1.

The aim of PBP 2019 in respect of development on bushfire prone land is “to provide for the protection of human life and minimise impacts on property from the threat of bush fire, while having due regard to the development potential, site characteristics and protection of the environment”.

The PBP objectives for development of existing SFPP facilities are (PBP 2019 – Section 6.4):

Table 5-1 Meeting PBP objectives for development of existing SFPP facilities

PBP Objective	Compliance
Provide for a defensible space to be located around buildings	Existing defensible space in place – Main Hotel carpark and adjacent open space on the Village Green provide ample defensible space at the western end of the TAH, exceeding SFPP requirements. Vegetation strips to the north are excludable being within existing APZs.
Site the building in a location which ensures appropriate separation from the hazard to minimize potential for material ignition;	Building location is existing and not expanded or moved, and provides 100m separation from classifiable vegetation
Provide better bush fire protection outcomes for existing buildings	Replacement of deteriorated and rotting hardwood cladding with new will provide improved fire protection outcomes by reducing building vulnerability to ember attack
New buildings (not applicable) should be located as far from the hazard as possible and should not extend towards or be situated closer to the hazard than the existing buildings;	Not applicable – no new buildings
Ensure there is no increase in bush fire management and maintenance responsibility on adjoining land owners (not applicable) without their written confirmation	Not applicable – no burden on adjoining land owners
Ensure building design and construction enhances the chances of occupant and building survival	No new buildings requiring design. Proposed external cladding construction to BAL 12.5 enhances chances of occupant and building survival
Provide for safe emergency evacuation procedures including capacity of existing infrastructure (such as roads	Existing Thredbo Evacuation Plan in place and successfully applied in operational conditions in 2019/20.

The aims and objectives of PBP 2019 can be met for the proposed development.

5.1 Recommendations for compliance with Performance Criteria

The bushfire protection measures, and standard identified in this report are aligned to the acceptable solutions for each performance measure within Chapter 6 of PBP 2019. These performance criteria are summarised in Table 5.1.

Table 5-2 Recommendations and summary of performance criteria – PBP 2019

Measures	Performance criteria
Asset Protection Zones	Thredbo Alpine Hotel <ul style="list-style-type: none"> Existing 45 m APZ at the western end (carpark and main entrance area) of the TAH. The entire area within Lot 861 DP 1128686 is to continue to be managed to inner APZ specification, including the main Hotel carpark at main entrance (western end of TAH).
Construction requirements	All building work must comply with the requirements of the National Construction Code (NCC). Under the Deemed to Satisfy provisions of the NCC building work must comply with BAL-12.5 construction requirements in AS3959:2018 Construction of buildings in bushfire-prone areas (AS3959) or the National Association of Steel Framed Housing (2014) Steel Framed Construction in Bush Fire Areas (NASH Standard).
Access	<ul style="list-style-type: none"> No changes required – maintain existing access to main Hotel carpark at main entrance (western end of TAH)
Services – water, electricity, and gas	Water: <ul style="list-style-type: none"> Reticulated water is provided to the development. No additional fire hydrants are required Electricity: <ul style="list-style-type: none"> Existing electrical services are underground Gas: <ul style="list-style-type: none"> No changes to existing gas supply Gas supply locations are to be maintained in accordance with AS/NZS 1596:2014 - The storage and handling of LP Gas, the requirements of relevant authorities, and metal piping is used All fixed gas cylinders are to be kept clear of all flammable materials to a distance of 10 m and shielded on the hazard side Connections to and from gas cylinders are to be metal Polymer-sheathed flexible gas supply lines are not to be used Above-ground gas service pipes are to be metal, including and up to any outlets

6. References

Australian Standard (AS) AS3959:2018 – Construction of buildings in bushfire prone areas. Standards Australia.

Blackash (2021), Bushfire Strategic Study – snowy Mountains Special Activation Precinct, prepared for WSP. Blackash Bushfire Pty Ltd.

Nearmap (2021). Aerial Imagery.

New South Wales Rural Fire Service (2019). Planning for Bushfire Protection – A guide for councils, planners, fire authorities and developers. NSW Government.

New South Wales ePlanning Spatial Viewer (2021). NSW Government.



Calculated February 18, 2022, 7:44 pm (MDC v.4.9)

Minimum Distance Calculator - AS3959-2018 (Method 2)			
Inputs		Outputs	
Fire Danger Index	50	Rate of spread	1.08 km/h
Vegetation classification	Forest	Flame length	10.29 m
Understorey fuel load	18 t/ha	Flame angle	65 °, 72 °, 77 °, 80 °, 81 ° & 85 °
Total fuel load	27.3 t/ha	Elevation of receiver	4.66 m, 4.89 m, 5.01 m, 5.06 m, 5.08 m & 5.12 m
Vegetation height	n/a	Fire intensity	15,233 kW/m
Effective slope	0 °	Transmissivity	0.869, 0.853, 0.83, 0.806, 0.794 & 0.736
Site slope	0 °	Viewfactor	0.4102, 0.3029, 0.2046, 0.1382, 0.1124 & 0.0303
Flame width	100 m	Minimum distance to < 40 kW/m²	12.4 m
Windspeed	n/a	Minimum distance to < 29 kW/m²	16.7 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m²	24.3 m
Flame temperature	1,200 K	Minimum distance to < 12.5 kW/m²	34.2 m
		Minimum distance to < 10 kW/m²	40.4 m

Rate of Spread - Mcarthur, 1973 & Noble et al., 1980

Flame length - NSW Rural Fire Service, 2001 & Noble et al., 1980

Elevation of receiver - Douglas & Tan, 2005

