



KASEES
Apartments & Mountain Lodge

NSW Department of Planning and Environment

SUB-2848 & SUB-2850

28 September 2022

RE: Alpine Coaster, Thredbo
Proposal: Construction of rail-guided toboggan and associated works
Application #: DA 22/11272 (PAN-252713)
Exhibition Dates: 5 September 2022 to 7 October 2022

Dear Sir/Madam

Thank you for the opportunity to comment on this Development Application.

We object to the proposed construction of the Alpine Coaster (rail-guided toboggan) and associated works and make the following comments for consideration.

Overall, the Alpine Coaster is unsightly and adds to the decline in amenity and the natural environment of Thredbo. The Coaster is visually unacceptable. It will also increase noise in the village and congestion around Valley Terminal.

We think the Coaster resembles a 'Luna Park-like' ride that would turn the centre of Thredbo village into a 'show ground'. A more suitable place for such a ride would be Friday Flat (away from the main village) or outside the Park altogether.

The metal trestles of the Coaster, at 4m height, and the substantive size of the bottom station – make this a large, bulky, obtrusive development.

The Coaster adds to the already negatively impacted view of the mountain, the result of extensive mountain bike trails, training tracks and associated structures.

The additional noise from the operation of the Coaster (including screaming riders) seems to have been ignored in the development application. Its operation will undoubtedly add to the noise generated by mountain biking and associated music which plays all summer season. Noise travels up the other side of the valley. The Coaster will add to the congestion and noise at the bottom of the Kosciuszko Chair and Valley Terminal. We are concerned about the concentration of development close to the Thredbo River.

Walkers and those coming to enjoy the mountains for more passive, low key and environmentally friendly activity (valley and mountain walks, the view, clean air, the riverside, peace and quiet, appreciating flora, wildlife) are going to be negatively impacted. We have in the last few years received complaints from a number of guests about the noise, dust and unsightliness associated with mountain biking, as well as the intrusion on and reduced safety



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and amenity of walking trails and the ability to appreciate nature, including on the Thredbo Valley Track.

The proposal does not appear to address the impact on birdlife and other native fauna of noise and vibration from operation of the Coaster. There are no recommendations regarding these in the Flora and Fauna Assessment. As well as the endangered gang-gang, there are black cockatoos that have visited the area in recent years (no mention of these in the Flora and Fauna Assessment (Table 2. Threatened species with the potential to be affected by the proposal)).

We are concerned that planning authorities continue to assess projects in isolation, without consideration of the overall environment in the lease area, and the cumulative impact of one development approval after another. While Thredbo is evidently a 'hardened' site in the Kosciuszko National Park, it is important that authorities consider the values of visiting and enjoying Thredbo and surrounds that have been lost or are being lost. We believe it is imperative to keep at front of mind the beauty and quality of the natural environment; ultimately what most people come to experience.

We question whether the Department and the NSW National Parks & Wildlife Service should be participating in / allowing the establishment of such a ride within the Kosciuszko National Park. Such recreational infrastructure could influence a change in the type of visitor coming to Thredbo and surrounds and the Park as a whole. We believe a development of this size is best located outside the Park. The Snowy Mountains Special Activation Precinct Master Plan would appear to support that?

This development appears to include full conversion of the old tennis courts to parking. A more appropriate action would be to rehabilitate the tennis courts to allow green open space by the river and a walking track to allow better access to the Merritts Nature Track, and bobsled, from the Valley Terminal.

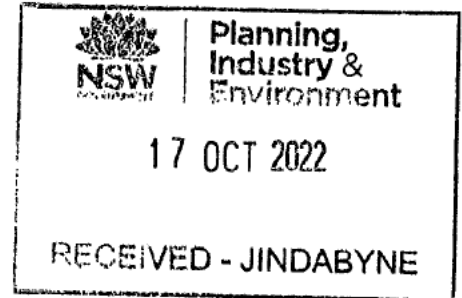
Finally, a few questions:

The width of the area to allow skiers over the Coaster appears very narrow. Is this for walkers and bikers in summer? Is this the route for walkers to access the bobsled, or are they being forced to the river side of the current tennis courts? Is the existing mountain bike training track below the gondola being removed/rehabilitated?

Yours sincerely

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Assistant Manager

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Alpine Resorts Team
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7/10/2022

DA 22/11272 Alpine Coaster, Thredbo - construction of rail-guided toboggan

I am an environmental activist with a passion for the care and management of our National Parks, most importantly, Kosciusko National Park.

I was alerted to this development by the National Parks Association of NSW, of which I am an active member.

I object to the proposed roller coaster theme park ride at Thredbo Resort.

This development is at odds to the values of a National Park, as it is not for *sustainable visitor or tourist use and enjoyment that is compatible with the conservation of the national park's natural and cultural values*, a management principle of the NSW National Parks.

Amusement rides belong in theme parks and circuses, not National Parks.

The development should not be supported as outlined below.

- I. The development is not consistent with the National Parks Act or the Kosciusko Plan of Management. Amusement rides do not belong in National Parks and do not allow for the conservation of the national parks natural and cultural values. If so, which natural or cultural values are being conserved by way of the development?
- II. The development has not demonstrated that it has avoided environmental impacts, with 1/3 of a hectare of woodland vegetation to be removed, including development in a biodiversity area. Avoidance would mean that it would be located solely within disturbed areas, such as the ski slopes or urban areas of the resort.
- III. The Statement of Environmental Effects has been prepared by the Developer and Owner. This can therefore not be considered a proper independent assessment of the impacts of the development. Any claims or conclusions in the statement cannot be accepted in good faith. Would BHP be allowed to prepare its own environmental impact assessment for its own mine? I would not think so!

In accordance with Section 147 of the Environmental Planning and Assessment Act 1979, I declare that I have not made any political donations or gifts within the last 2 years, nor any associate.

Yours sincerely,


G. Smith

Wahroonga NSW 2076