



Alpine Coaster, Thredbo Alpine Resort

Development Application Assessment
DA 22/11272

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Glossary

Abbreviation	Definition
BCA	Building Code of Australia
BC Act	<i>Biodiversity Conservation Act 2016</i>
BC Regulation	<i>Biodiversity Conservation Regulation 2017</i>
BVM	Biodiversity Values Map
Consent	Development Consent
CPP	Community Participation Plan
Department	Department of Planning and Environment
DPE Water	Department of Planning and Environment - Water
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>
EPI	Environmental Planning Instrument
ESD	Ecologically Sustainable Development
KNP	Kosciuszko National Park
Minister	Minister for Planning
NPWS	National Parks & Wildlife Service
Planning Secretary	Secretary of the Department of Planning and Environment
SEPP	State Environmental Planning Policy

Executive Summary

This report provides an assessment of a Development Application (DA 22/11272) seeking approval to install an Alpine Coaster (an elevated downhill rail track with carts) within Thredbo Alpine Resort, located in Kosciuszko National Park (KNP). Works include removal of vegetation and installation of the coaster track and top and bottom stations for patron control and to house lifting infrastructure. Ancillary construction works are also proposed to provide for alterations to existing snowmaking infrastructure, drainage, electrical and lighting networks and changes to staff parking. The Applicant is Kosciuszko Thredbo Pty Ltd.

The Minister for Planning is the consent authority for development within a ski resort in KNP, administered by the Department of Planning and Environment (the Department). The proposal is permissible with consent under the provisions of *State Environmental Planning Policy (Precincts - Regional) 2021* (Precincts – Regional SEPP).

Consistent with the Department's Community Participation Plan, the application was exhibited between 5 September 2022 and 7 October 2022, during which time the Department made the application publicly available on the NSW Planning Portal website.

The Department also referred the application to the National Parks and Wildlife Service (NPWS) pursuant to section 4.15 of the Precincts - Regional SEPP, who provided referral comments. Two public submissions were received during the exhibition period.

The Department has assessed the proposal in accordance with relevant matters under section 4.15(1) and the objects of the *Environmental Planning and Assessment Act, 1979* (EP&A Act), the principles of Ecologically Sustainable Development, and issues raised in all submissions.

Based on a merit assessment of the application, the Department considers the proposal is acceptable as:

- the proposal provides a unique, year-round recreational activity that improves the provision of tourist attractions within Thredbo Alpine Resort for the benefit of visitors, supporting regional alpine tourism and the NSW economy,
- the impact on native vegetation and fauna has been reviewed and the proposal does not significantly impact any threatened species, population or ecological community,
- environmental protection measures to be undertaken prior to and during the works will reduce the likelihood of adverse impacts upon the natural environment, and the rehabilitation of disturbed areas following construction,
- recommended conditions require construction and operational impacts to be minimised to protect the amenity of visitors to Thredbo Alpine Resort while providing them with greater recreational variety during their visit.

The Department's assessment concludes that supporting the application is in the public interest as the development enhances visitor experience within the Thredbo Alpine Resort while having an acceptable impact on the environment. The works will deliver infrastructure to encourage visitation to the site and helping sustain resort viability.

The anticipated development outcomes are consistent with the objectives of the regional plan for the locality and Chapter 4 of the Precincts - Regional SEPP. Therefore, the Department recommends the application be approved subject to conditions.

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1 Introduction

1.1 The Department's assessment

This report details the assessment of Development Application (DA 22/11272) seeking approval for the installation of a downhill ride referred to as the Alpine Coater on the ski slopes of Thredbo Alpine Resort within KNP, located approximately thirty (30) kilometres south-west of the township of Jindabyne.

The coaster is an amusement device with individual two-seater carts that are attached to an elevated track, operating like a rail-guided toboggan. Patrons are first transported in their cart uphill along the lifting section of track to a top station before the riders travel in the carts via gravity down a winding downhill track back to the bottom station.

Kosciuszko Thredbo Pty Ltd (the Applicant) requests development consent to undertake clearing and install the coaster infrastructure, including the track, the bottom and top station buildings and snow slope infrastructure including a tunnel, fences, signage and parking areas within the area adjacent to the lower section of the Snowgums Chairlift within the southern area of Lot 876 Deposited Plan 1243112 – **Figure 1**.



Figure 1 | Thredbo Village and Alpine Coaster site (Source: Six Maps 2023 with annotations)

The Department's assessment has considered all documentation submitted by the Applicant, including the Statement of Environmental Effects (SEE) and accompanying information, and submissions from the public and Government authorities. The Department's assessment also considers the legislation and planning instruments relevant to the site and the development, including broader planning principles relating to ecologically sustainable development.

This report describes the development, surrounding environment, relevant strategic and statutory planning provisions and the items raised in submissions. The report evaluates the issues and impacts associated

with the development and concludes that the development is in the public interest and should be approved, subject to conditions.

1.2 Site location and context

The development site is located within the Thredbo Alpine Resort, in the southern part of KNP. Thredbo is a year-round tourist destination resort catering for both winter and summer activities. The site is located to the north and west of Thredbo Village, adjacent to the Snowgums chairlift line and to the north of the Merritts Gondola Bottom Station (**Figure 2**).



Figure 2 | Development site and existing site facilities identified (Source: Applicant's documentation)

2 Project

The application seeks approval for vegetation clearing and for the installation of an Alpine Coaster, ancillary buildings and supporting infrastructure. The key components and features of the proposal, as refined in the Response to Submissions, are provided below in **Table 1**.

Table 1 | Main project components

Aspect	Description
Built form and development components	<ul style="list-style-type: none"> Construction of approximately 1,445 metres of stainless-steel track comprising two parallel track tubes elevated on supporting infrastructure Construction of a tunnel section at the start of the uphill part of the track constructed from six (6) x 2.4 metre precast concrete culvert sections within an open trench Construction of top and bottom station buildings Removal and relocation of snowmaking infrastructure
Vegetation removal	<ul style="list-style-type: none"> Removal of 2,929 square metres of vegetation removal / trimming to facilitate the construction corridor and construction of the Alpine Coaster Ongoing vegetation management including slashing and trimming of regrowth
Earthworks and drainage	<ul style="list-style-type: none"> Trenching for the installation of power cables to the top and bottom stations and relocation of snowmaking infrastructure Provision of stormwater pipes and pits around the development, including incorporation of a settling pond / filter dam during construction
Rehabilitation	<ul style="list-style-type: none"> Rehabilitation of impacted areas following removal of vegetation and placement of footings
Car parking	<ul style="list-style-type: none"> Alteration to car parking arrangements on former VT tennis court area (use of space approved under DA 9130 for the construction of the Merritts Gondola development) – reducing number of spaces from 20 to 14.
Public domain	<ul style="list-style-type: none"> Placement of fencing adjacent the car parking area to separate the two uses of the site and adjoining areas and on the ski slopes Relocation of lighting to make way for the new works near the bottom station Safety, directional and identification signage
Hours of operation	<ul style="list-style-type: none"> The Coaster is proposed to operate in accordance with the Resort's lifting operating hours which vary throughout the year, being 8:30am – 4:30pm during winter; and 8:30am - 4:30pm during summer, extending up to 5:30pm during holiday periods
Cost of works	\$8,012,991

2.1 Construction of the Alpine Coaster

The proposed works included in the installation of the Alpine Coaster are described below:

Stations

A top station is to be located below the 'Cat Shed' within a disturbed area. The station building has an approximate floor area of 30 square metres comprising a small bull-wheel and operator room. The building will have corrugated metal Colorbond walls and roof in the colour Basalt.

A bottom station is to be located adjacent to the existing carpark and former Valley Terminal tennis courts within the existing embankment. The building will be finished in metal cladding and corrugated roof sheets in a blend of Colorbond cladding profiles and colours comprising Anseam profile in the colour Monument, corrugated profile in the colour Basalt, and the roof of corrugated metal in Monument and Basalt colours with grey mini mesh decking, timber posts painted in Monument and gabion walls of natural crushed stone. The station building has an approximate floor area of 215 square metres. The bottom station building will encompass an entry and exit ramp, partially covered patron loading area, toboggan cart storage, maintenance area, operator room and bull-wheel (**Figure 3**).



Figure 3| Coaster Bottom Station – Summer render (Source: Applicant's documentation)

Tracks

Construction of approximately 1,445 metres of stainless-steel coaster track comprising two parallel track tubes that is elevated on supporting infrastructure. Any section of uphill track that exceeds a height of 1.5 metres from the ground surface will also have an adjoining walkway and handrail to one side of the track, and where the downhill track exceeds approx. 2.5 m height above ground a walkway will be installed on one side of the track with a fall restraint safety rail.

The uphill and downhill sections of track are as follows:

- Uphill Track - a straight uphill section of track of 405 metres will be constructed parallel to the existing Snowgums Chairlift. Carts are attached to an automated steel-wire rope at the bottom station and hauled uphill through a short section of tunnel and then uphill on an elevated track on mono supports (approximate maximum height of 5.8 metres).
- Downhill track - After the carts reach the top station, they will travel downhill along 1,040 metres of curving and looping track. The downhill track is predominantly elevated on a series of trestles (approximate maximum height of 4 metres), bridges (approximate maximum 4.9 metres) and looping circles (approximate height of 8 metres) – **Figure 4**.
- Tunnel: a tunnel section at the start of the uphill part of the track will be constructed from six (6) x 2.4 metre precast concrete culvert sections within an open trench with a development footprint of approximately 60 square metres which is to be excavated to a depth of approximately three (3) to four (4) metres before tunnel installation and then filled over.



Figure 4 | Example of coaster trestle and circle supports (Source: Applicant's documentation)

2.2 Related development

Vegetation removal

The Applicant proposes to remove approximately 2,919 square metres of vegetation within PCT 644: Subalpine Woodland, and 10 square metres of vegetation trimming within PCT 1271: Subalpine Riparian Scrub to enable the construction of the track, supports and stations.

A corridor of four (4) metres wide will be cleared for the installation of the coaster track and supporting infrastructure, being two (2) metres either side of the centre line of the track. Where the track is to be installed in areas that are not already cleared, the vegetation to be removed comprises predominately native trees and shrubs. The cleared areas will then be maintained with ongoing vegetation management including slashing and trimming of regrowth within the corridor where necessary – **Figure 5**.

Landscaping will be carried out near the bottom station to enhance the visual amenity and aid in the management of run-off. All disturbed land within the construction corridor (e.g. service trenches, access routes) will be rehabilitated in accordance with the Rehabilitation Guidelines.



Figure 5 | Construction vegetation clearance corridor (Source: Applicant's documentation)

Ski slope and drainage works

The proposal requires trenching and earthworks to occur for the installation of electricity services, stormwater infrastructure, comprising:

- **Electricity infrastructure:** the installation of power cables to service the top and bottom stations will require trenching to electrical pillars within the vicinity of the site. The top station will gain electricity supply from the Cat Shed, where the trench will be approximately 60 metres long and 0.7 metres wide with a depth of 0.6 metres. The bottom station will gain electricity supply from an existing connection within the Merritts Gondola base station from which the trench will be approximately 50 metres long and 0.7 metres wide with a 0.6 m depth. The Department notes that should any new transformers or similar electrical network upgrades need to be undertaken to facilitate the proposal, this requires separate approval under the Transport and Infrastructure SEPP 2021, following further discussions between the Service Provider and the NPWS.
- **Stormwater infrastructure:** Installation of a stormwater network of pits and subsurface pipes around the bottom station and tunnel location is proposed. Stormwater pits will be installed to capture sediment runoff entering the stormwater system; and subsurface drainage will be installed to direct the flow of water to an existing discharge point (below the gondola/adjacent to the staff carpark) rather than being allowed to infiltrate the ground. A settling pond/ filter dam will be required to enable dewatering of the excavation areas by pumping to a temporary basin where sediment is allowed to settle before water is discharged.

A preliminary estimate indicates a dam will be constructed approximately ten (10) metres long and four (4) metres wide, with a settling depth 0.6 metres where a sediment retention capacity of five (5) cubic metres is proposed. A detailed stormwater plan and dewatering plan has not been supplied with the proposal.

Construction access and machinery

Access to the top of the site (Cat Shed area) is achieved via Friday Drive and then the Mountain Summer Access Road. The bottom of the site is accessible via the existing staff car park and the area between the machinery workshop and Merritts Gondola base station.

Machinery to be used includes 4WD vehicles and utilities, an excavator, front-end / skid-steer loader, telehandler, snow groomer with summer tracks, Utility Terrain Vehicles (UTV), tipper trucks, delivery trucks, winch, tree chipper and a mobile crane.

Other associated works

The proposal also includes the following:

- **Car parking:** An existing staff car parking area on the old Valley Terminal tennis courts will be reconfigured with fencing to control access and to ensure staff parking is retained. The car park will also be line marked, allowing for 14 standard car parks.
- **Lighting and Signage:** The development will require the relocation and upgrade of the existing light poles and power boxes at two (2) locations on the existing car park/disused tennis courts to approximately three (3) to four (4) metres south of existing location. Signage is proposed to be attached to buildings, as well as safety, directional and identification signage.
- **Fencing:** The Development will include the installation of fencing at various locations within the site to aid in the management of pedestrian, skiers/snowboarders and vehicle traffic. Fencing types will include timber fencing, timber and/or concrete sleeper fencing, galvanised steel pipe rail fencing, gabion stone wall, and skier fencing.
- **Snowmaking infrastructure:** Removal of existing snowmaking lateral; trenching for laying of pipes, pits and electrical and communications cable; installation of new snowmaking pipe to connect to existing and new valve pits; installation of six (6) new valve pits and guns; and installation of one (1) new manual hydrant. The trenches will be approximately 175 metres long, 0.8 metres wide and 0.6-0.8 m deep with a disturbance footprint of approximately 140 square metres. The disturbance footprint of the pits supporting the six snowmaking guns will be approximately three (3) metres by three (3) metres wide (54 square metres) and 1.6 metres deep – **Figure 6**.

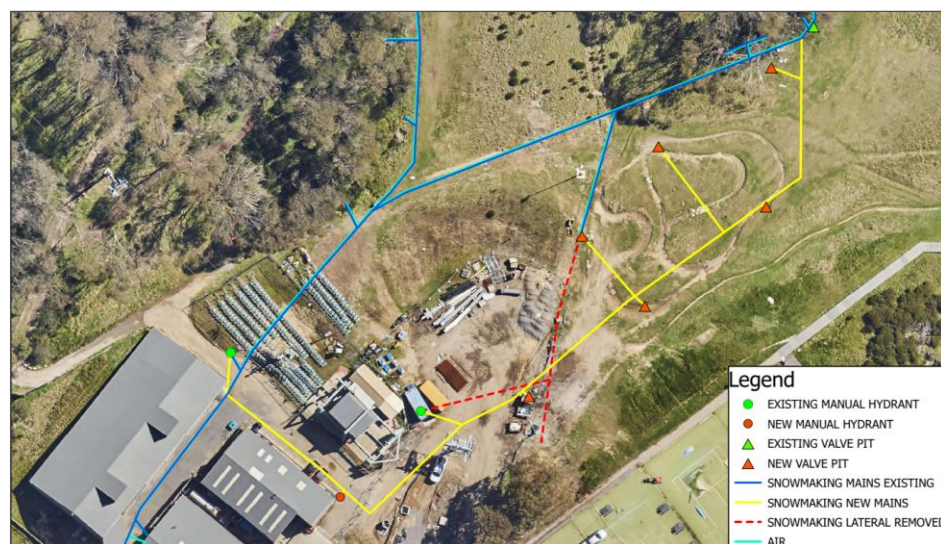


Figure 6 | Snowmaking infrastructure works (Source: Applicant's documentation)

2.3 Justification for the proposal

The Applicant advises that the purpose of the development is to diversify Kosciuszko Thredbo's recreational activity offerings within the resort through the provision of a year-round ride. They indicate that the coaster development will support the diversification of the Snowy Mountains tourism offering and have positive economic flow-on effects for the local economy.

3 Strategic context

The Snowy Mountains region offers a diverse and unique mix of visitor destinations including the KNP, the alpine resorts, the iconic Snowy River and the highest mountains on the Australian continent. A strong tourism economy is driven mainly by skiing and related winter sport experiences during the peak winter season. The region, including the alpine resorts, also provides opportunities for a range of other recreational activities during the warmer months such as hiking, fishing, kayaking and mountain-biking. The resorts are important to NSW due to their economic and social contribution as well as their location within a unique alpine environment. The three main documents that support the strategic context of the alpine resorts are the *South East and Tableland Regional Plan 2036*, the *Snowy Mountains Special Activation Precinct Master Plan* and the *Precincts - Regional SEPP*.

South East and Tableland Regional Plan 2036

The South East and Tableland Regional Plan 2036 describes the vision, goals and actions that will deliver greater prosperity for those who live, work and visit the region. The plan provides an overarching framework to guide more detailed land use plans, development proposals and infrastructure funding decisions.

In relation to the alpine resorts, the Regional Plan seeks to promote more diverse tourism opportunities in the Snowy Mountains that will strengthen long-term resilience while acknowledging the environmental and cultural significance of the locality.

The Department considers the proposal is consistent with the Regional Plan as it would improve guest facilities through providing a new recreation facility and improving patron experience, which leads to additional visitation to the NSW ski resorts.

Snowy Mountains Special Activation Precinct Master Plan

The Snowy Mountains Special Activation Precinct Master Plan outlines the 40-year vision for the Snowy Mountains as a year-round tourist destination with new business opportunities, services and community infrastructure for the people that live, work and visit the region. Section 9.1.1 of the Master Plan relates to Thredbo.

The Department considers the proposal to be consistent with the Master Plan as it relates to providing supporting infrastructure to attract tourism to the ski resorts whilst improving visitor amenity and safety and maintaining the environmental, cultural and landscape attributes of the Thredbo Alpine Resort to a satisfactory extent.

Precincts - Regional SEPP

The Precincts - Regional SEPP governs development on land within the ski resort areas of KNP. Chapter 4 of the SEPP aims to protect and enhance the natural environment of the alpine resorts by ensuring that development in the resorts is managed in a way that is compatible with the principles of ecologically sustainable development (including the conservation and restoration of ecological processes, natural systems and biodiversity).

The Department considers the proposal is consistent with the Precincts - Regional SEPP as the proposal will enhance the ongoing range of recreational tourist activities available in KNP, and the development will be undertaken in an ecologically sustainable way to prevent adverse environmental, social or economic impacts on the natural or cultural environment, ensuring that KNP values are being protected and upheld.

4 Statutory context

4.1 Consent Authority

Under section 4.6 of the Precincts - Regional SEPP, the Minister for Planning is the consent authority for the application as the development takes place within a ski resort area as referred to in section 32C (2)(a) of Schedule 1 to the *Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017*.

In accordance with the Minister's delegation of 9 March 2022, the Team Leader, Alpine Resorts Team may determine the application as:

- no reportable political donation has been disclosed,
- there are less than fifteen (15) public submissions in the nature of objections, and
- the application is in relation to land which the Precincts - Regional SEPP applies.

4.2 Permissibility

The proposal includes the installation of new recreational infrastructure and ancillary works, consistent with the definition of 'recreation facility - outdoor' and associated works, as well as additional 'snow-making infrastructure' as defined in Chapter 4 of the Precincts - Regional SEPP. Pursuant to section 4.9 of the Precincts - Regional SEPP, the proposed infrastructure is permissible with consent within the Thredbo Alpine Resort.

4.3 Other approvals

Environment Protection and Biodiversity Conservation Act 1999

Under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), the Commonwealth Government is required to assess and approve a development if it is likely to impact on a matter of national environmental significance.

The proposed works requires the clearing of native vegetation as part of the development. The NPWS have reviewed the proposal and confirmed that the development is not expected to result in any adverse impacts on threatened species, populations or ecological communities and will not have a significant impact on these entities pursuant to the NSW *Biodiversity Conservation Regulation 2016* or the Commonwealth Environment Protection and Biodiversity Conservation Act 1999.

The Applicant considers that the proposal does not impact on the National Heritage List and the National Heritage values of the Australian Alps. In addition, the Applicant's ecologist has commented that following consideration of the administrative guidelines for determining significance under the EPBC Act, it was concluded that the proposal is unlikely to have a significant impact on matters of National Environmental Significance or Commonwealth land, and a referral to the Commonwealth Environment Minister is therefore not necessary.

The Department acknowledges the Applicant's assessment and the advice from NPWS. It is the Applicants responsibility to ensure they comply with the EPBC Act and appropriately consider controlled action obligations with the Commonwealth.

Water Management Act 2000

The proposed development is not classified as integrated development under section 4.46 of the EP&A Act 1979. The works that occur within forty (40) metres of Thredbo River comprise car park sealing, line painting and the erection of fencing on the existing concrete hard stand. DPE Water advised that the location and extent of the minor works proposed on this occasion do not require a Controlled Activity Approval under the *Water Management Act 2000*.

4.4 Mandatory Matters for Consideration

Objects of the EP&A Act

In determining the application, the consent authority is to consider whether the proposal is consistent with the relevant objects of the EP&A Act. The Department has considered the proposal against the relevant objects of the EP&A Act in **Appendix B**.

The Department is satisfied the proposal is consistent with the objects as:

- the works promote the orderly and economic use of the site through ensuring recreational infrastructure is provided that helps support and improve resort tourist facilities,
- there would not be an unacceptable impact on the environment thus being ecologically sustainable development, with impacts upon native vegetation limited where possible,
- the proposal does not adversely impact upon cultural heritage, including Aboriginal cultural heritage,
- the development is capable of achieving compliance with relevant construction standards, and
- the Department provided opportunities for community participation in the assessment process, which included exhibiting the application on the NSW Planning Portal website and notifying all lodges within Thredbo Village.

Ecologically Sustainable Development (ESD)

The EP&A Act adopts the definition of ESD found in the *Protection of the Environment Administration Act 1991*. ESD initiatives and sustainability have been adequately considered by the Applicant and mitigation measures are proposed to be incorporated into the design.

The proposal is consistent with the ESD principles and the Department is satisfied the proposed works have been developed having regard to the ESD principles, in accordance with the objects of the EP&A Act as follows:

- the proposal does not pose a threat of serious or irreversible environmental damage and potential impacts have been identified, with mitigation measures and environmental safeguards recommended,
- the proposal is not expected to adversely impact upon the health, diversity or productivity of the environment for future generations,
- the Department's assessment has noted that the proposal endeavours to minimise environmental impacts where possible, and
- the proposal does not impact upon cultural heritage, including Aboriginal cultural heritage.

Biodiversity Conservation Act 2016

Section 1.7 of the EP&A Act requires the application of the *Biodiversity Conservation Act 2016* (BC Act) in connection with the terrestrial environment. The BC Act introduced a Biodiversity Offsets Scheme that applies when:

- the amount of native vegetation being cleared exceeds a certain threshold area; or
- the impacts occur within an area mapped on the Biodiversity Values Map (BVM) published by the Minister for Environment; or
- 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; or
- the works are carried out in a declared area of outstanding biodiversity value.

Clearing of native vegetation is proposed to occur within the site as part of the development, however the extent, location and nature of clearing proposed has been assessed in the flora and fauna report that accompanied the proposal as being relatively minor and acceptable, and not causing a significant impact to the BVM area adjoining the site (**Figure 7**). The Applicant states that the proposal has been designed so that no vegetation clearing will be required within the BVM area. Where the alignment of the Alpine Coaster encroaches slightly into the mapped area (Circle 3), the centreline of the coaster will be setback three (3) metres from the remnant Subalpine Woodland, avoiding the need for any tree removal. Furthermore, at Circle 3 the track will be elevated, avoiding the need for any vegetation removal apart from the track footings, which are on the inside of the track, which has already been cleared of native vegetation.

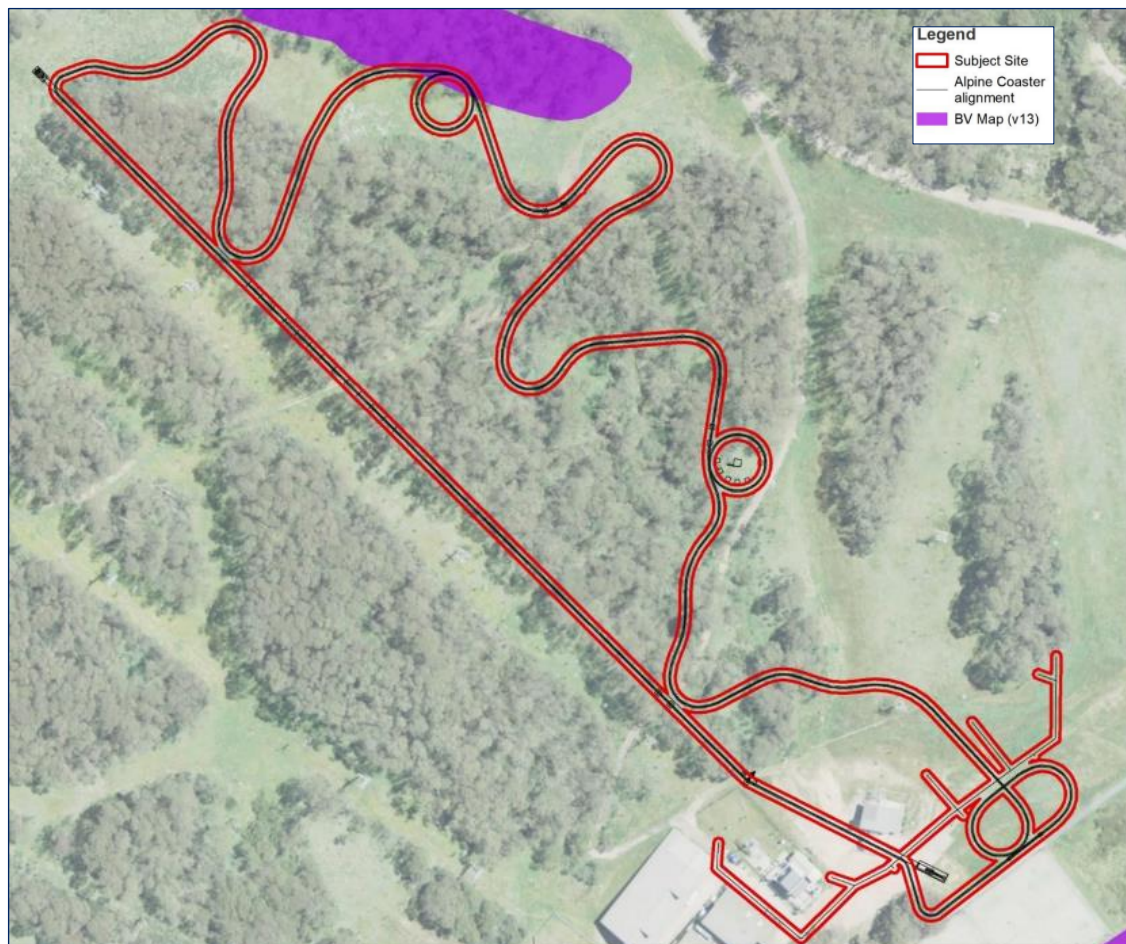


Figure 7 | Coaster relevant to Biodiversity Values Map (Source: Applicant's documentation)

Comments received from the NPWS during the assessment of the application raise no concern in relation to the biodiversity loss associated with the development, and they concur that the proposal is not likely to affect threatened species and does not trigger the BOS. The works are supported by NPWS, subject to conditions. Accordingly, subject to the conditions relating to habitat management and minimising native vegetation disturbance, the proposal is unlikely to have a significant effect on threatened species or ecological communities, or their habitats.

There is currently no declared area of outstanding biodiversity value within KNP.

Considerations under section 4.15 of the EP&A Act

In determining a development application under section 4.15 of the EP&A Act, a consent authority is required to take a number of matters into consideration in relation to the proposed development. The Department has given due consideration to the matters prescribed under section 4.15(1). **Table 2** below presents a summary of the matters for consideration outlined further in **Section 6** (Assessment) of this report and references other relevant appendices and sections outlined in this report.

Table 2 | Section 4.15(1) Matters for Consideration

Section 4.15(1) Evaluation	Consideration
(a)(i) any environmental planning instrument (EPI)	<p>The Precincts - Regional SEPP is the principle EPI that applies to the site for this type of development. An assessment against the requirements of the SEPP is provided in Appendix B.</p> <p>The Department is satisfied that the application is consistent with the requirements of Chapter 4 of the Precincts - Regional SEPP.</p>
(a)(ii) any proposed instrument	Not applicable to the proposal.
(a)(iii) any development control plan	Not applicable to the proposal.
(a)(iiia) any planning agreement	Not applicable to the proposal.
(a)(iv) the regulations	<p>The application satisfactorily meets the relevant requirements of the EP&A Regulation, including the procedures relating to development applications (Part 3 and Part 4) and fees (Part 13 and Schedule 4).</p> <p>The Department has undertaken its assessment in accordance with all relevant matters as prescribed by the regulations, the findings of which are contained within this report.</p>

(a)(v) any coastal zone management plan	Not applicable to the proposal.
(b) the likely impacts of that development	<p>The Department has considered the likely impacts of the development. Environmental impacts have been contained where possible and site works can be appropriately managed and mitigated through conditions of consent.</p> <p>The proposal is considered to have positive economic and social impacts by improving year-round recreational facilities which will help support ongoing visitation of the Thredbo Alpine Resort.</p>
(c) the suitability of the site for the development,	The site is suitable for the development as discussed in Section 6 of this report.
(d) any submissions made in accordance with this Act or the regulations,	Consideration has been given to submissions received from the NPWS. Refer to Section 5 and Section 6 of this report.
(e) the public interest.	<p>The works are consistent with the aim and objectives of Chapter 4 of the Precincts - Regional SEPP, including the objective to encourage the carrying out a suitable range of development in the resort areas to support sustainable tourism in the Alpine Region all year round. While the development will be compatible with the ongoing operation of the winter snow resort infrastructure within the Thredbo ski slope location, the provision of the Alpine Coaster recreation facility as a non-winter tourist attraction is important to support the year-round operation of Thredbo Alpine Resort and more broadly to attract tourism to the Alpine Region.</p> <p>Temporary impacts to the environment have been identified that will be appropriately managed, mitigated and contained. The development is considered to support the economic viability of the Resort while maintaining the health and diversity of the environment, thereby supporting the principles of ESD.</p> <p>The approval of the proposal is considered to be consistent with the public interest.</p>

5 Engagement

5.1 Department's engagement

The Department's Community Participation Plan (November 2019) prepared in accordance with Schedule 1 of the EP&A Act required the development application to be exhibited for a period of fourteen (14) days. The Department extended the exhibition period to twenty-eight (28) days as the proposal is similar to the erection or extension of a new ski-lift line, for which the CPP indicates an exhibition period of twenty-eight (28) days, and the extended exhibition timeframe was considered to be consistent with the public interest. The exhibition was also extended by a further four (4) days as a result of technical issues with the Planning Portal website that meant it was inaccessible by the public. The Department exhibited the application between 5 September 2022 and 7 October 2022 on the NSW Planning Portal and notified all lodges within Thredbo Village of the works.

The application was also forwarded to the NPWS pursuant to section 4.15 of the Precincts - Regional SEPP.

5.2 Summary of submissions

During the exhibition period, the Department received comments from the NPWS. Two (2) public submissions were received in relation to the proposal which are considered in detail in section 5.4 and 5.5.

5.3 Key issues – Government Agency

The NPWS did not object to the proposal and comments provided included the following:

- NPWS asked for the Flora and Fauna Study to be updated to include other species known to be present in the locality. However, they concurred that there has been appropriate consideration of the BC Act in the DA and the development as proposed does not trigger the Biodiversity Offset Scheme under the BC Act.
- Environmental protection measures are recommended during construction relating to the management of clearing, erosion, waste, weeds, stockpile management, construction machinery protocols, and measures for the protection flora and fauna including fencing off sensitive 'no go' areas. Matters are also identified to be addressed in the SEMP in relation to rehabilitation of disturbed areas of the site.

The Department has considered the comments raised in the NPWS submission during the assessment of the application in **Section 6** and through recommended conditions in the instrument of consent at **Appendix C**.

5.4 Key issues - public submissions

Two (2) public submissions were received objecting to the application, with one received electronically during the exhibition of the proposal and one submission sent by post during the exhibition period due to Planning Portal issues. The following specific matters were raised:

- concern that the scale of amusement ride proposed was incompatible with the management principle of the NSW National Parks.
- the development had not adequately avoided environmental impacts in relation to clearing BVM areas
- biased and improper documentation provided by the Applicant

- the development is regarded to be bulky, unsightly and visually intrusive and further diminishing and compounding the impacts from the increasing number of structures, trails and tracks already negatively impacting the village view of the mountain
- noise from the operation of the coaster and screaming riders impacting the Village and fauna
- impacts on the Thredbo River
- cumulative impacts on the environment, increasing congestion of users and increasingly negative impacts on (and lack of provision for) passive recreationalists.

5.5 Response to public submissions

The Applicant was invited to review and respond to the public submissions. They outlined reasons why they believe the proposal is consistent with the objectives of the relevant legislation, the KNP Plan of Management and measures undertaken to avoid impacts on native vegetation and the environment and to minimise visual impacts.

The Applicant also advised that a range of technical consultants (including ecologist, geotechnical engineer, civil engineers, architects and building certifiers) were engaged to prepare independent studies on environmental impacts to inform the impact assessment on existing values of the site, and the recommendations for avoidance, mitigation and impact amelioration from the technical consultants have been incorporated into the design and construction of the development, together with due consideration undertaken of alternative locations.

Additional noise from operation of the Coaster was considered acceptable given the locality within the village hub and the existing recreational activities within proximity, where operational noise from the Coaster was indicated as not being dissimilar to the noise associated with the existing bobsled operation in summer and other year-round lifting operations in the resort.

No further comment was believed to be necessary by the Applicant in relation to the adequacy of the Flora and Fauna assessment, and traffic and access matters were believed to have been adequately addressed. While the Applicant acknowledged that the development would be visible, they comment that location and design of buildings and structures has been undertaken to mitigate against impacts with acceptable outcomes.

The Department has consulted with the NPWS on the amended documentation received to support the application, and has been advised that the NPWS is satisfied that the proposal is consistent with their guiding plans and legislation, and suitable in the context. Conditions of consent will be applied to ensure that site management measures are operating during the construction phase to minimise adverse impacts on the natural environment, and rehabilitation is carried out at the completion of works, consistent with the public interest.

6 Assessment

The Department has considered the relevant matters for consideration under section 4.15 of the EP&A Act, the SEE and supporting information in its assessment of the proposal. The key issue in the Department's assessment is the impacts of the proposal upon the existing biodiversity and the natural environment. This issue is discussed below.

6.1 Impacts on biodiversity and the environment

The Department has carefully considered the potential biodiversity impacts associated with the proposal given the location of the site and the sensitive nature of the flora and fauna within the alpine area. The Department's assessment of the potential environmental impacts of the proposal along with appropriate mitigation and management measures are considered below:

Flora and Fauna impacts

The Flora and Fauna Assessment report information supporting the application reviewing the impacts of the proposal identified clearing of native vegetation mainly comprising 2,919 square metres of Subalpine Woodland. Two patches of Subalpine Riparian Scrub occur in proximity to the coaster alignment in association with seasonally wet areas that drain to the Thredbo River, where it is proposed to trim approximately ten (10) square metres of this scrub vegetation. The area of trimming will avoid clearing of vegetation mapped as having biodiversity value (in the BVM area). The test of significance detailed in the documentation concluded that the proposal would not have a significant effect on threatened species, populations, ecological communities, or their habitats, and that the removal of the native vegetation identified is considered a minor and acceptable impact.

The impacts of the proposal on fauna habitats identified in the area were also indicated to be relatively minor and acceptable, and measures have been identified as to how impacts to fauna can be avoided to ensure the development will not result in any significant adverse impacts on threatened species, populations or ecological communities.

Comments from the NPWS confirm they concur that there has been appropriate consideration of the BC Act and where the works cause site disturbance the development as proposed does not trigger the Biodiversity Offset Scheme under the BC Act. The NPWS raised no objections in relation to the location of proposed works, although revision of the coaster alignment and SEMP to demonstrate clearing and rock removal has been avoided where possible was requested, and further avoidance and rehabilitation measures are required. The Applicant has consulted with the NPWS in relation to the Coaster alignment, and satisfied the NPWS that the currently proposed alignment is satisfactory. The Applicant will be required to provide further details in relation to some aspects of the development in accordance with conditions of consent prior to commencing work, including production of a wombat management plan and a revised and update the project SEMP in consultation with the NPWS to ensure adverse impacts on flora, fauna and the environment will be minimised.

While areas of native vegetation removal and disturbance is proposed, the Department needs to facilitate appropriate development in the alpine resort areas while minimising adverse impacts on the natural environment. Conditions of consent will be applied to ensure that site management measures such as construction corridor areas and no-go zones are clearly marked and requirements detailed in the SEMP are in place as required during the relevant phase of works, as well as areas impacted by construction to then be rehabilitated at the completion of works in accordance with the NPWS requirements. The

Department considers the location of the subject infrastructure is appropriate and the impact of the development is generally consistent with the public interest.

Proximity to riparian land and water quality

The installation of the proposed infrastructure includes works within forty (40) metres of Thredbo River.

Pursuant to section 4.12(1)(m) of the Precincts - Regional SEPP, the consent authority must consider the long-term management goals for the riparian land, and whether any measures should be adopted in the carrying out of the development to assist in meeting those goals.

The long-term management goals for riparian land are:

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

The Applicant has advised that no adverse impacts are anticipated to the respective riparian corridors given appropriate mitigation measures will be implemented during construction in accordance with the SEMP and ESCP. Disturbed areas are also to be rehabilitated following completion of the works. While the Applicant indicates that the respective riparian corridors are already disturbed from activities such as snowmaking and road construction, the Department seeks to prevent any further disturbance and degradation of the areas and for effective management and enhancement of riparian corridors.

The Department's assessment has considered the works within the riparian corridor to provide the recreational infrastructure at the site. While DPE Water have not required the Applicant to obtain a Controlled Activity Approval for the works, conditions will be placed on the development requiring the preparation of appropriate plans in consultation with the NPWS and for the approval of the Department that require environmental impacts on riparian land to be minimised, which will help achieve the long-term management goals for riparian land. These include the preparation of a Surface and Groundwater Management Plan to be implemented during construction works, a Stormwater Management Plan, an Erosion and Sediment Control Management Plan to be provided in an updated Site Environmental Management Plan, and a detailed Rehabilitation, Monitoring and Maintenance Plan. The current and additional environmental protection measures to be included and implemented through the development of the plans will help ensure the quality of water runoff from the site during works and ongoing will not adversely impact the riparian zone or a waterway, including the Thredbo River.

The Department is therefore satisfied that the measures proposed by the Applicant together with development conditions will be adequate to ensure appropriate mitigation and management measures are in place to ensure riparian land and values and water quality within the alpine resort will not be diminished by the development.

Construction access

Proposals within the Alpine resorts are required to consider the impact of construction activities upon the environment. In this regard, the Applicant advises that access to the sites will be achieved from the existing Mountain Summer Access Road.

The NPWS commented that stockpile sites, including materials storage areas, parking and waste management (skip bins) must not impact on native vegetation.

The Department is satisfied that the works can be undertaken without causing further adverse impacts on the environment that have not already been addressed in the assessment of the proposal.

The Department has recommended the implementation of construction corridors and machinery hygiene measures in the recommended conditions, consistent with NPWS requirements, ensuring construction impacts will be minimised where possible.

6.2 Other

Car parking

Car parking is aligned with that approved for the Merritts Gondola development application, with a reduction in the parking proposed from the twenty (20) spaces intended for the Merritts Gondola approval to the fourteen (14) proposed in the current application - **Figure 8**.

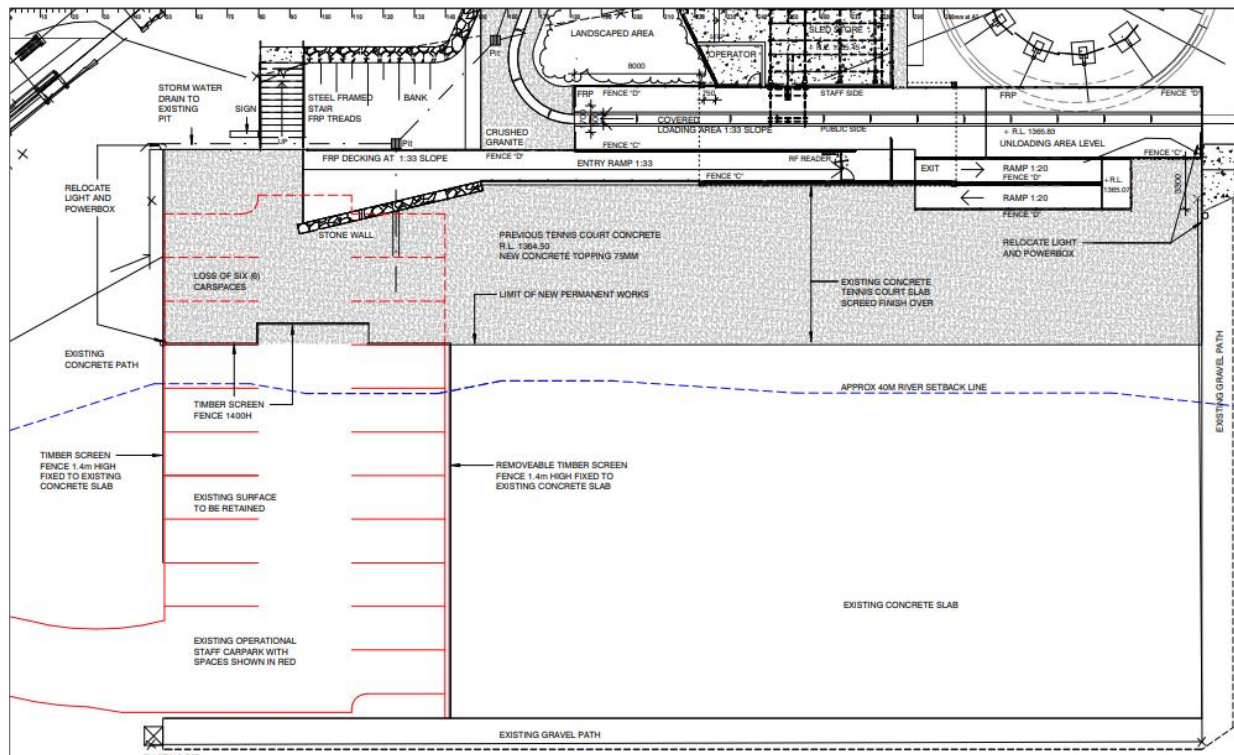


Figure 8 | Parking site plan (Source: Applicant's documentation)

The Department will require a more detailed parking and access driveway plan be provided in consultation with the NPWS and for approval by the Department prior to the proposed works occurring in this location to ensure that the design complies with the relevant Australian Standards for Off-street Car Parking and that elements such as the stormwater collection and disposal from the site will be appropriately designed and located to prevent adverse impacts on the environment.

Visual impact

The clearing corridor and infrastructure that will be introduced as a result of the development are similar to current cleared corridors visible across the ski resorts. Measures have been incorporated into the design as much as practicable and introduced via conditions of consent to help minimise the impact of the

infrastructure in the landscape. The NPWS has also considered visual impacts of the development as part of its assessment and note the following:

- (i) The development will be visible from the Alpine Way and public areas of the Thredbo Alpine Resort, impacting other park users, guests, and businesses. However, it will not be visible from the Main Range Management Unit and therefore does not enliven specific considerations under the KNP PoM.
- (ii) The development site is located in a central area of the Thredbo Alpine Resort, adjacent to existing aerial structures and a bobsled attraction which are similar in size and scale to the development proposed.
- (iii) Colour choice complimentary to the surrounding environment and screening plantings/ landscaping as part of site rehabilitation should be utilised to mitigate visual impacts.

The colour choice of the Top and Bottom Stations is complementary to the surrounding environment, with the dark grey colours proposed (Colorbond Monument and Basalt). The predominately stainless steel coaster structure will be required to have a non-reflective finish to assist in it being less obvious in the setting and reducing any nuisance glare. The Applicant will be required to work with the NPWS in developing a suitable rehabilitation plan, where plantings to mitigate visual impacts can be incorporated into the plan. The visual impacts are considered acceptable in the context of the site and surrounding resort infrastructure.

Public amenity

Noise will be generated during the construction phase of the project which may cause disturbance to Thredbo visitors in accommodation in proximity to the works. The Department will require the implementation of construction hours to limit all work in connection with the proposal to being undertaken between 7.00am and 6.00pm on Monday to Friday inclusive, and 7.00am to 1.00pm on Saturdays, with no work allowed on Sunday or gazetted NSW public holidays. Management of the construction of the site in accordance with Australian Standard AS 2436-2010 (Guide to noise and vibration control on construction, demolition and maintenance sites) will also be required to prevent noise impacts on tourist accommodation buildings during the construction phase of the development, and posting of a site notice which includes a 24-hour contact phone number for any inquiries, including construction/noise complaints.

Noise from operation of the Coaster has been a matter for consideration in assessment of the development, and has also been flagged by a community member as a matter for concern in their submission objecting to the proposal.

Conditions have been included to help abate and manage operational noise generated by the Coaster, including restricted use of the facility to 8:30 am – 4:30 pm during winter, and 8:30 am – 4:30 pm during summer, with extensions up to 5:30 pm during holiday periods. The limited times means that any noise from operation of the coaster (including patron noise) will not be generated beyond daylight hours.

Conditions will also require the development not giving rise to 'offensive noise' under *the Protection of the Environment Operations Act 1997* at any time, and a requirement for the operator to keep a noise complaint register, where the Department must be notified of all complaints and how the complaints were dealt with.

Operational noise from the Coaster has been indicated as not being dissimilar to the noise associated with the existing bobsled operation in summer and other year-round lifting operations in the resort. The Department is satisfied that appropriate safeguards are in place to prevent unreasonable noise generation during the construction and operation stages of the development.

Some disruption to road users and pedestrians is anticipated during construction. Prior to the commencement of building works, a Traffic and Pedestrian Management Plan will need to be prepared and submitted to the Principal Certifier for works surrounding the proposed bottom station, workshops and adjoining Valley Terminal addressing how any disruptions will be managed for the amenity and safety of Park users and provision for contractor and equipment management during works.

The Department is therefore satisfied that the measures proposed are adequate to ensure appropriate mitigation and management measures are in place to ensure the alpine environment will not be significantly impacted or diminished by the development, and works can be undertaken and managed to avoid significant loss of amenity to Park users.

Construction Standards

The Department has considered the proposal in relation to construction standards and notes the following conditions have been applied:

- the proposed new building works are to comply with the Building Code of Australia (BCA) and relevant Australian Standards,
- accessibility requirements in accordance with the Access to Premises – Buildings standards are to be considered by the Certifier determining the Construction Certificate,
- the alpine coaster is to be registered with SafeWork NSW and a copy of the plant design registration provided to the Department prior to the commencement of any building works, and a copy of the plant item registration is to be provided prior to commencing use of the ride,
- structural drawings, design statements and certification must be provided by the appropriately qualified structural engineer in relation to all structures that form part of the development, and engineering certification is required in the preparation of documentation such as the surface and groundwater management plan and the stormwater management plan, as well as an appropriately qualified engineer certifying the hydraulics plan,
- a geotechnical engineer will need to review and certify relevant plans and site works, and also complete a Form 2 and Form 3 in accordance with the Department's Geotechnical Policy to confirm that works are suitable to be carried out, or have then been carried out, in accordance with the geotechnical requirements and recommendations and the subject Policy, and
- electrical works must be carried out by a qualified and licensed electrical contractor, and plumbing works must be carried out by an appropriately licensed plumber in accordance with the requirements of the plumbing regulator (NPWS).

While further matters relating to BCA compliance will need to be addressed by the Certifier at the Construction Certificate stage, the Department concludes that subject to compliance with the recommended conditions of consent, the development will be carried out in compliance with relevant construction standards.

7 Evaluation

The Department has assessed the merits of the proposal in accordance with the relevant requirements of the EP&A Act. The Department's assessment concludes the proposal is acceptable as:

- the proposal provides a unique, year-round recreational activity that improves the provision of tourist attractions within Thredbo Alpine Resort for the benefit of visitors, supporting regional alpine tourism and the NSW economy,
- the impact on native vegetation and fauna has been reviewed and the proposal does not significantly impact any threatened species, population or ecological community,
- environmental protection measures to be undertaken prior to and during the works will reduce the likelihood of adverse impacts upon the natural environment, and the rehabilitation of disturbed areas following construction,
- recommended conditions require construction and operational impacts to be minimised to protect the amenity of visitors to Thredbo Alpine Resort while providing them with greater recreational variety during their visit.

Overall, the Department is satisfied that the proposal is suitable for the site and in the public interest. The Department therefore recommends that the application be approved subject to recommended conditions.

8 Recommendation

It is recommended that the Team Leader, Alpine Resorts Team, as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report
- **accepts** and adopts the findings and recommendations in this report as the reasons for making the decision to grant consent to the application
- **agrees** with the key reasons for approval listed in the notice of decision
- **grants** consent for the application in respect of DA 22/11272, subject to the recommended conditions
- **signs** the attached Development Consent (**Appendix C**).

Recommended by:

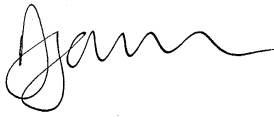


Sandria Butler
Planning Officer
Alpine Resorts Team

31 March 2023

9 Determination

The recommendation is **Adopted** / ~~Not adopted~~ by:

A handwritten signature in black ink, appearing to read 'Dan', with a stylized, wavy line extending from the end.

Daniel James

Team Leader

Alpine Resorts Team

as delegate of the Minister for Planning

31 March 2023

Appendices

Appendix A – List of referenced documents

Supporting documents to this assessment report can be found on the NSW Planning Portal website at:

<https://www.planningportal.nsw.gov.au/development-assessment/state-significant-applications/projects/state-development-applications>

Appendix B – Statutory Considerations

OBJECTS OF THE EP&A ACT

The objects of the EP&A Act are the underpinning principles upon which the assessment is conducted. The statutory powers in the EP&A Act (such as the power to grant consent/ approval) are to be understood as powers to advance the objects of the legislation, and limits on those powers are set by reference to those objects.

Therefore, in making an assessment, the objects set out in section 1.3 of the EP&A Act should be considered to the extent they are relevant. A response to the objects is provided in the table below.

Objects of the EP&A Act	Consideration
(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,	<p>The proposal supports the ongoing use of Thredbo Alpine Resort for tourism through providing additional recreation facilities for patrons.</p> <p>Construction and operational impacts on the environment are minimised due to the location of the works, utilising existing disturbed areas where possible, and environmental management and protection measures will be in place for the development.</p>
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,	<p>The proposed location of infrastructure has avoided sensitive areas, and impacts upon native vegetation have been avoided where possible. The NPWS requirements to minimise clearing, adopt mitigation measures during construction and require rehabilitation of impacted areas is supported to help ensure the intended delivery of ecologically sustainable development.</p>
(c) to promote the orderly and economic use and development of land,	<p>The development seeks approval for creation of an outdoor recreational facility and snow making enhancements. The works are clustered with other similar infrastructure. The works support the ongoing utilisation of Thredbo Alpine Resort year-round. Visitor safety and amenity will be provided for, which is aligned with the orderly and economic development of the land for the approved purpose.</p>
(d) to promote the delivery and maintenance of affordable housing,	<p>Not applicable to proposal.</p>
(e) to protect the environment, including the conservation of threatened and other species of native animals and plants,	<p>The impacts upon the environment have been limited where possible. The proposed works are not likely to significantly impact threatened species, their populations or ecological communities pursuant to the NSW <i>Biodiversity Conservation Regulation 2016</i></p>

ecological communities and their habitats, or the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*.

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| (f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage), | The proposed development is not anticipated to result in any impacts upon built and cultural heritage, including Aboriginal cultural heritage. |
| (g) to promote good design and amenity of the built environment, | The Department considers that the proposal responds to its existing setting and minimises impacts upon the existing natural environment. |
| (h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants, | The Department has recommended conditions of consent to ensure the construction of the proposal is undertaken in accordance with legislation, guidelines, policies and procedures (refer to Appendix C). |
| (i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State, | The Department publicly exhibited the proposal (Section 5), which included consultation with government agencies and consideration of their responses. |
| (j) to provide increased opportunity for community participation in environmental planning and assessment. | Public exhibition of the proposal (Section 5) included notifying all lodges within Thredbo Village and displaying the application on the NSW Planning Portal. |

ENVIRONMENTAL PLANNING INSTRUMENTS (EPis)

To satisfy the requirements of section 4.15(a)(i) of the EP&A Act, this report includes references to the provisions of the EPis that govern the carrying out of the project and have been taken into consideration in the Department's environmental assessment.

State Environmental Planning Policy (Precincts - Regional) 2021 (Precincts - Regional SEPP) is the principal EPI applicable to the development. Consideration of Chapter 4 of the Precincts – Regional SEPP is provided below:

Section 4.12 (1) - Matters to be considered by consent authority

- | | |
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| (a) the aim and objectives of this policy, as set out in section 4.1 | The proposal is consistent with the aim and objectives of Chapter 4 of the Precincts - Regional SEPP in that it is consistent with the |
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principles of ESD and supports the ongoing use of the Thredbo Alpine Resort.

(b) the conservation of the natural environment and any measures to mitigate environmental hazards (including geotechnical hazards, bush fires and flooding),	Geotechnical considerations have been adequately assessed by the Applicant. There are no other known environmental hazards relevant to the proposal.
(c) the cumulative impacts of development on existing transport, effluent management systems, waste disposal facilities or transfer facilities, and existing water supply,	No cumulative impacts are anticipated as the proposal relates to improvements that will not result in any changes to existing transport, effluent management systems, waste disposal facilities, transfer facilities or water supply.
(d) any statement of environmental effects,	The SEE and supplementary information supplied are considered adequate to enable a proper assessment of the works.
(e) the character of the alpine resort,	Improving recreational infrastructure and sustaining the viability of the ski runs through enhancing snow making infrastructure is consistent with the current and desired character of the Thredbo Alpine Resort.
(f) the Geotechnical Policy – Kosciuszko Alpine Resorts,	The site is within the G zone identified on the Department's Geotechnical Policy – Kosciuszko Alpine Reports Thredbo Map. The Application is supported by appropriate Geotechnical investigation documentation that concluded that the site is geotechnically suitable for the development. The risk to property was assessed as low and the risk to life was assessed as acceptable. Geotechnical recommendations have been provided in relation to footings, earthworks and ground water. Conditions of consent require further geotechnical input and certification by a suitably qualified person.
(g) any sedimentation and erosion control measures,	<p>Appropriate sedimentation and erosion control measures will be required to be established prior to earthworks commencing.</p> <p>Sedimentation and erosion control conditions are recommended, including the adoption of the Site Environmental Management Plan (SEMP) measures prior to the commencement of works.</p>
(h) any stormwater drainage works proposed,	Conditions of consent will require detailed design and review of stormwater drainage requirements prior to the commencement of works.

(i) any visual impact of the proposed development, particularly when viewed from the Main Range,	The proposal will not result in an unacceptable visual impact as the works would be consistent with other infrastructure within the locality and the proposed infrastructure is not considered to be unduly visually intrusive in the landscape.
(j) any significant increase in activities, outside of the ski season,	The proposal is intended to support the maintenance and potential increase in activities outside the ski season, which is considered to support the viability of the Thredbo Alpine Resort.
(k) if the development involves the installation of ski lifting facilities,	Not applicable to this proposal as the proposal involves the installation of a new coaster ride, which is an amusement device (ride) and not a ski lifting facility.
(l) if the development is proposed to be carried out in Perisher Range Alpine Resort: the document entitled Perisher Range Resorts Master Plan (PRRMP) and the document entitled Perisher Blue Ski Slope Master Plan,	Not applicable to proposal.
(m) if the development is proposed to be carried out on land in a riparian corridor.	The proposal includes works within 40 metres of Thredbo River. The construction activities associated with the development will be managed so as not to cause an adverse impact on land or runoff that will eventually cause diminish from the quality of a riparian corridor.

Section 4.15 – applications referred to the National Parks and Wildlife Service

The proposal was referred to the NPWS pursuant to section 4.15 Precincts - Regional SEPP. Refer to comments received at **Section 5** a discussion of the proposal at **Section 6**.

Section 4.24 – Heritage conservation

European heritage	The proposal would not impact on any European heritage items.
Aboriginal heritage	<p>The NPWS advised that the Applicant has followed a suitable process and exercised due diligence in determining that the proposed works are unlikely to harm Aboriginal objects.</p> <p>NPWS recommends that should any Aboriginal objects be uncovered during construction, any works impacting the objects must cease immediately and the NPWS contacted for assessment of the site. A condition is recommended addressing NPWS comments.</p>

Appendix C – Recommended Instrument of Consent