



# Rossignol Bike Workshop and Storage Facility, Thredbo Village

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Development Application Assessment  
DA 22/11263

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*Cover image: Main Range, Kosciuszko National Park (Source: Alpine Resorts Team)*

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# Glossary

Abbreviation	Definition
<b>BCA</b>	Building Code of Australia
<b>BC Act</b>	<i>Biodiversity Conservation Act 2016</i>
<b>BC Regulation</b>	<i>Biodiversity Conservation Regulation 2017</i>
<b>BVM</b>	Biodiversity Values Map
<b>Consent</b>	Development Consent
<b>CPP</b>	Community Participation Plan
<b>Department</b>	Department of Planning and Environment
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i>
<b>EP&amp;A Regulation</b>	<i>Environmental Planning and Assessment Regulation 2021</i>
<b>EPBC Act</b>	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
<b>EPI</b>	Environmental Planning Instrument
<b>ESD</b>	Ecologically Sustainable Development
<b>KNP</b>	Kosciuszko National Park
<b>Minister</b>	Minister for Planning
<b>NPWS</b>	National Parks & Wildlife Service
<b>Planning Secretary</b>	Secretary of the Department of Planning and Environment
<b>RFS</b>	NSW Rural Fire Service
<b>SEPP</b>	State Environmental Planning Policy

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# 1 Introduction

The application seeks approval for external alterations to the Rossignol Demo Store / Mountain bike workshop and construction of a new mountain bike storage facility (and associated concreting and drainage) adjacent to the Valley Terminal building (**Figure 1**), Thredbo Village.



**Figure 1 |** Site (highlighted) in context of Thredbo Village (Source: Applicant's documentation)

The site is located within the Thredbo Alpine Resort in the southern part of KNP, located approximately thirty-five (35) kilometres south-west of Jindabyne when travelling by vehicle along the Alpine Way. Thredbo is a year-round tourist destination resort catering for both winter and summer activities.

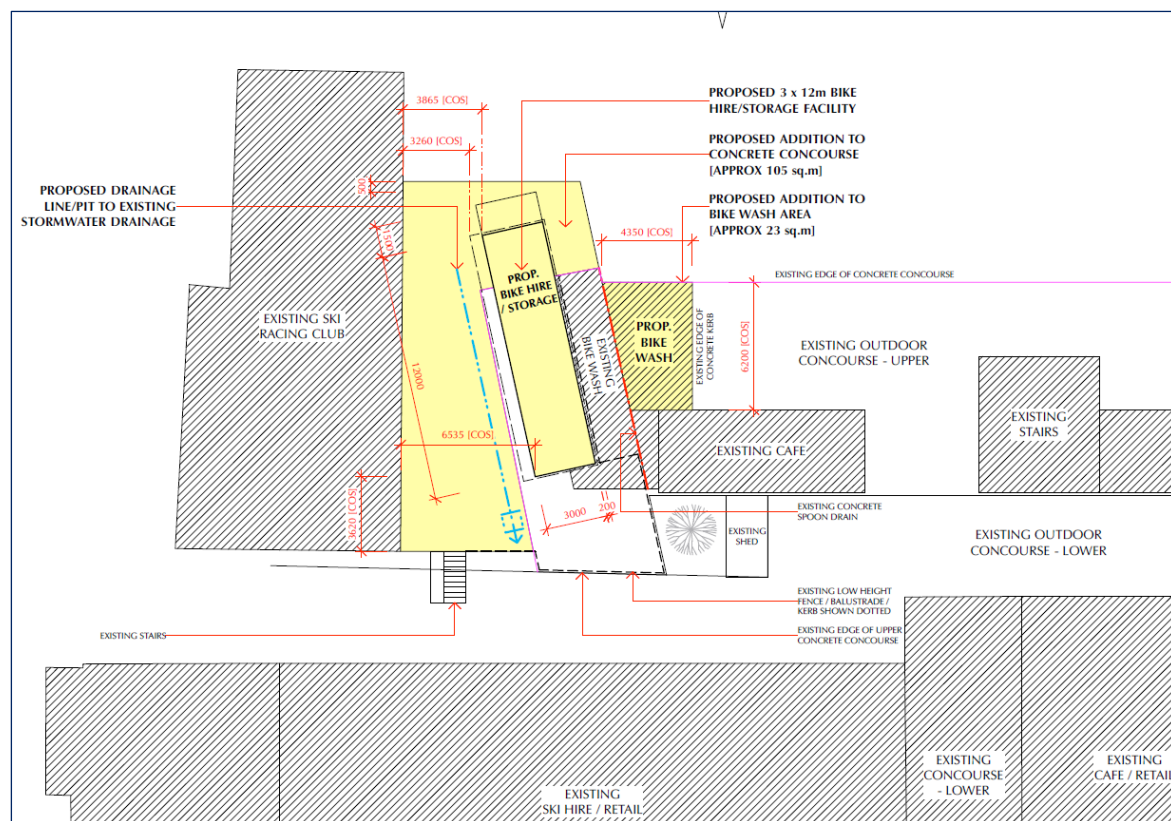
The development site occurs in two parts, one being the existing single storey Rossignol Demo Store / Mountain bike workshop located on the lower level outside of the Valley Terminal main building, adjoining stairs that enable access to the ski slopes / mountain bike trails above (within Lot 862 DP 1128686) and the other an area between the existing Ski Racing Club building and bike wash bay located off the ski slope (within Lot 876 DP 1243112).

The proposed works include:

- replacement of the existing windows / doors with new sliding doors at the Rossignol Demo Store / Mountain bike workshop (**Figure 2**) to provide ease of access for all staff and customers entering and exiting the building
- concreting (105sqm) and installation of surface drainage to capture waste water into the existing oil separator / sewer between the existing Ski Racing Club building (**Figure 3**) and the existing bike wash bay (that is also to be extended by 23sqm). Installation of a new 3 metre x 12 metre mountain bike storage shed is proposed on top of the new concrete to provide additional storage of bike and accessories.



**Figure 2 |** Existing Rossignol Demo Store / Mountain bike workshop (Source: Applicant's documentation)



**Figure 3 |** Detail of works to facilitate bike storage facility (Source: Applicant's documentation)

Supporting documents and supporting information 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>



## 2 Matters for Consideration

### 2.1 Strategic Context

#### South East and Tableland Regional Plan 2036

The proposal is consistent with the Regional Plan as it as it would support the enhancement of visitor experiences associated with the ongoing mountain bike popularity within Thredbo Alpine Resort, which maintains visitation to the NSW ski resorts during the mountain bike season.

#### Snowy Mountains Special Activation Precinct Master Plan

The proposal is consistent with the Master Plan as it supports improvements to existing buildings and provision of additional facilities that supports the increasing visitor base for mountain biking within Thredbo.

#### Precincts - Regional SEPP

The proposal is consistent with Chapter 4 of the Precincts - Regional SEPP as the proposal would not have an adverse impact on the environment, while acknowledging the heritage nature of the adjoining Valley Terminal.

### 2.2 Permissibility

The proposal includes external alterations to a commercial building and inclusion of a new storage facility consistent with the definition of a 'commercial premises' and 'shops' as defined in Chapter 4 of the Precincts - Regional SEPP. Pursuant to section 4.9 of the Precincts - Regional SEPP, 'commercial premises' and 'shops' are permissible with consent within the Thredbo Alpine Resort.

### 2.3 Mandatory Matters for Consideration

#### Objects of the EP&A Act

Table 1 | Objects of the EP&A Act

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 use of the existing building and increase use of Thredbo Alpine Resort for mountain biking.</p> <p>The construction impacts are maintained within existing disturbed area, posing minimal impacts on biodiversity and the environment.</p>
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social	<p>The proposal would not have an unacceptable impact on the environment thus being ecologically sustainable development. Mitigation measures during</p>

considerations in decision-making about environmental planning and assessment,	construction have been considered and rehabilitation of impacted areas is supported.
(c) to promote the orderly and economic use and development of land,	The development seeks approval for works that improve the functionality of an existing building while also supporting the ongoing mountain bike usage within Thredbo Alpine Resort, thereby promoting the ongoing economic use of the land.
(d) to promote the delivery and maintenance of affordable housing,	Not applicable to this proposal.
(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,	The impacts upon the environment have been limited where possible, with works limited to existing building footprints or within previously disturbed areas.
(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 or 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, built form and would not impact upon the 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 <b>Appendix A</b> ).
(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 ( <b>Section 3</b> ), which included consultation with government agencies and consideration of their responses.
(j) to provide increased opportunity for community participation in environmental planning and assessment.	The Department publicly exhibited the proposal ( <b>Section 3</b> ), which included displaying the application on the NSW Planning Portal website.



## Considerations under section 4.15 of the EP&A Act

**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 principal EPI which applies to the site for this type of development. An assessment against the requirements of Chapter 4 of the Precincts - Regional SEPP is provided below.</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&amp;A Regulation, particularly 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	The Department has considered the likely impacts of the development, with no native vegetation impacts likely to occur as a result of the proposal. The proposal is considered to have positive economic and social impacts.
(c) the suitability of the site for the development,	The site is suitable for the development and supports the ongoing use of the locality.
(d) any submissions made in accordance with this Act or the regulations,	Consideration has been given to agency discussions during the assessment of the application. See <b>Section 3</b> of this report.

(e) the public interest.

The works are consistent with the aim and objectives of Chapter 4 of the Precincts - Regional SEPP. The development is compatible with adjoining land uses of the locality and would not have an adverse impact on the environment. The proposal is consistent with the principles of ESD.

As such, the proposal is believed to be in the public interest.

## Environmental Planning Instruments

*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:

**Table 3 | Chapter 4 considerations**

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

(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 principles of ESD and supports the use of the site.

(b) the conservation of the natural environment and any measures to mitigate environmental hazards (including geotechnical hazards, bush fires and flooding),

The proposal is appropriate, while having an acceptable impact on the environment.

The land is not subject to flooding. The site is identified as bushfire prone land and relates to a Special Fire Protection Purpose (being the accommodation component of the adjoining Valley Terminal), and a BFSA has been issued by the RFS. The land is identified as being in an area of geotechnical sensitivity, with geotechnical considerations discussed below.

Natural hazards have been adequately addressed.

(c) the cumulative impacts of development on existing transport, effluent management systems, waste disposal facilities or transfer facilities, and existing water supply,

No adverse cumulative impacts are anticipated as the proposal will not result in any changes to existing transport, effluent management systems, waste disposal facilities, transfer facilities or water supply.

The Applicant intends to connect surface drainage to the existing oil separator / sewer infrastructure that adjoins the works.

(d) any statement of environmental effects,	The SEE and supporting information supplied are considered adequate to enable a proper assessment of the works.
(e) the character of the alpine resort,	The proposal would not adversely alter the character of the resort.
(f) the Geotechnical Policy – Kosciuszko Alpine Resorts,	<p>The site is within the G zone identified on the Department's Geotechnical Policy – Kosciuszko Alpine Resorts Thredbo Village Map.</p> <p>The Application is supported by a Geotechnical Investigation Report and Form 1 from Alliance Geotechnical Pty Ltd. The Report includes recommendations for footings and earthworks.</p> <p>The Department acknowledges the geotechnical assessment and is satisfied that geotechnical impacts have been address appropriately and no concerns are raised in relation to geotech matters.</p>
(g) any sedimentation and erosion control measures,	Sedimentation and erosion control conditions are required to be implemented proposed to commencement of works, as outlined in the submitted Site Environmental Management Plan (SEMP).
(h) any stormwater drainage works proposed,	No negative impacts to stormwater or drainage are anticipated, with the proposal includes surface drainage to be captured by the existing oil separator prior to entering the existing sewer / stormwater system.
(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 new works would complement the existing Valley Terminal and blends into the landscape.
(j) any significant increase in activities, outside of the ski season,	The proposal does not result in an increase in activities outside the ski season.
(k) if the development involves the installation of ski lifting facilities,	The proposal does not involve the installation of any new ski lifting facilities.
(l) if the development is proposed to be carried out in Perisher Range Alpine Resort: the document entitled Perisher Range Resorts	Not applicable to this proposal, as site is located within Thredbo Alpine Resort.

Master Plan (PRRMP) and the document entitled  
Perisher Blue Ski Slope Master Plan,

(m) if the development is proposed to be carried out on land in a riparian corridor. The site is not within a riparian corridor.

#### Section 4.13 – Additional matters to be considered for buildings

Building Height	The proposed works do not increase the height of the existing building.
Building Setback	The proposed works do not reduce existing setbacks.
Landscaped Area	The proposal does not negatively impact existing native vegetation and therefore is appropriate.

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

The proposal was referred to the NPWS pursuant to section 4.15 of the Precincts - Regional SEPP. Refer to comments received at **Section 5** and as required, discussions on the proposal at **Section 3**.

#### Section 4.24 – Heritage conservation

European heritage	See discussion in <b>Section 4</b> below.
Aboriginal heritage	<p>The NPWS commented that the potential for impact on Aboriginal Cultural Heritage have been addressed by the Applicant and due diligence has been conducted.</p> <p>However, NPWS recommended that in the event that an Aboriginal object is uncovered during completion of the works, any works impacting the objects must cease immediately and the NPWS contacted for assessment of the site.</p> <p>A condition is recommended addressing NPWS comments.</p>

### 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 ESD principles and the Department is satisfied the proposed change of use to a bedroom and associated minor works have been developed having regard to ESD principles, in accordance with the objects of the EP&A Act as follows:

- the proposal is not expected to adversely impact upon the health, diversity, or productivity of the environment for future generations
- the Applicant has recognised the value of the environment and restricted works to the existing building façade and within disturbed areas which does not require any removal of adjoining vegetation
- 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 (BOS) 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.

The immediate site and adjoining areas contain a mix of managed land (ski slopes and buildings) and sparse vegetation. No existing vegetation is proposed to be removed to facilitate the development, which therefore does not trigger any threshold discussions. The Department has also reviewed the mapping and considers the area of the works is located outside of the BVM.

NPWS concurs with the Applicant's view that the works, as proposed, will not affect threatened species and do not trigger the BOS under the BC Act.

The Department notes that there is currently no declared area of outstanding biodiversity value within KNP.

## **2.4 Other approvals**

### **Rural Fires Act 1997**

As the works include external alterations to a building that is located on the same allotment as the main Valley Terminal building (which includes staff accommodation) on bushfire prone land, an approval is required from the NSW Rural Fire Service (RFS) under Section 100B of the *Rural Fires Act 1997* in the form of a Bush Fire Safety Authority.

Refer to **Section 3** for further discussion on this component.

## 3 Submissions

### 3.1 Department's engagement

The Department's Community Participation Plan, November 2019, prepared in accordance with Schedule 1 of the EP&A Act generally requires applications to be exhibited for a period of fourteen (14) days. However, applications under Chapter 4 of the Precincts - Regional SEPP are not required to be public exhibited if the proposal relates to works which are wholly internal to a building or where the site is located more than fifty (50) metres away from a tourist accommodation building.

As part of the works include external alterations to an existing building within the Valley Terminal precinct (that includes tourist accommodation (staff accommodation)) and new facilities adjacent the ski slopes, the Department exhibited the application between 5 June 2022 until 19 June 2022 on the NSW Planning Portal website.

The application was forwarded to the NSW Rural Fire Service (RFS) pursuant to section 4.46 of the EP&A Act (integrated development) as a Bush Fire Safety Authority under the *Rural Fires Act 1997* is required for the development to be carried out.

The application was also referred to the NPWS pursuant to section 4.15 of Chapter 4 of the Precincts – Regional SEPP.

### 3.2 Summary of submissions

During the exhibition period, the Department received comments from the NPWS and RFS. No public submissions were received.

#### NPWS

The NPWS did not object to the proposal and provided comments and recommended conditions on leasing and the KNP Plan of Management, BC Act, protection of native vegetation fauna and fauna habitats, and on Aboriginal cultural heritage.

The NPWS also commented that the Valley Terminal Building is identified as an individual heritage item in Schedule 3 of the SEPP. NPWS concurs that the works as proposed will not impact or undermine the heritage value of the building or surrounds. In addition, NPWS notes that there is no change proposed to stormwater drainage, realigning water pipes to the property or altering mains water supply.

#### RFS

The RFS did not object to the proposal and has issued a Bush Fire Safety Authority (BFSA) under section 100B of the *Rural Fires Act 1997*, that includes, but is not limited to:

- that all proposed external alterations to the existing building identified as repair and replacement works shall: not comprise the making of, or an alteration to the size of, any opening in a wall or roof, such as a doorway, window or skylight; be adequately sealed or protected to prevent the entry of embers; and use equivalent or improved fire-resistant materials that do not affect any existing fire resisting components of the building.

- the existing buildings are required to be upgraded where practical to improve ember protection (if not already constructed to the relevant Bushfire Attack Level under Australian Standard AS3959). Improved ember protection can be achieved by undertaking some, or all of the following: enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any subfloor areas, openable windows, vents, weep holes and eaves. External doors are to be fitted with draft excluders. Details of proposed upgrades to improve ember protection shall be submitted with the application for the Construction Certificate.
- any new construction that does not generally meet the criteria of Condition 3 must comply with Section 3 and Section 5 (BAL 12.5) Australian Standard AS3959-2018 *Construction of buildings in bushfire-prone areas* or the relevant requirements of the *NASH Standard - Steel Framed Construction in Bushfire Areas* (incorporating amendment A - 2015). New construction must also comply with the construction requirements in Section 7.5 of *Planning for Bush Fire Protection 2019*.

In order to address the RFS requirements, a condition is recommended to be satisfied prior to issues of a construction certificate and occupation certificate following completion of the works.

## 4 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 issues in the Department's assessment are:

- heritage values of adjoining Valley Terminal
- design details and standards
- managing construction impacts

Each of these issues is discussed in the following sections of this report.

### 4.1 Heritage value of adjoining Valley Terminal

The adjoining Valley Terminal (VT) was constructed in 1960, with remodelling occurring in 1962 to match the west end of the building. The VT building has undergone alterations and additions throughout the years since the original construction, including the introduction of staff accommodation on the western end of the building and separate buildings between the VT building and the ski slopes above.

The Applicant comments that the proposed works are deemed to be of a minor nature and will not impact upon the heritage significance of the Valley Terminal Building (**Figure 4**), which is located at a lower level to the works proposed adjoining the ski slopes. The works have been thoughtfully designed and sited to conserve the heritage significance of the Valley Terminal building, including the associated fabric, settings and views of the surrounding area.



**Figure 4** | Location of proposed mountain bike facility (Source: Applicant's documentation)

The Valley Terminal is a heritage item under the Precincts – Regional SEPP and has aesthetic and social heritage values (based on the Thredbo Alpine Village Draft Conservation Plan):



- Aesthetic: the VT building has a strong 'Alpine' influence in its architectural style, is part of a circulation / transport route and is a notable landmark contributing to the layout of the village complex
- Social: the VT building forms part of a group of buildings that is likely to be held in high regard regionally by the community for amenity reasons and by the first generations of occupants of the village

NPWS commented that the works as proposed will not impact or undermine the heritage value of the building or surrounds.

The Department agrees with this assessment and would not negatively impact on the heritage values of the adjoining Valley Terminal building. The works to provide a new facility for mountain bike storage and accessories is complimentary to the existing structures located already provided within the immediate locality.

## 4.2 Design details and standards

The proposed works, when constructed, are to comply with the Building Code of Australia (BCA) and relevant Australian Standards. The Department has also considered whether any upgrades to the building are required as part of its assessment in accordance with section 64 of the EP&A Regulation 2021, as in force at the time of this assessment. The Department notes that compliance with relevant requirements is to be determined at the construction certificate stage by the certifier and in accordance with conditions of consent.

- All new work (or work as part of the DA) must comply with the BCA. The Department considers that compliance with the BCA is achievable, with documentation confirming compliance required to be provided at the Construction Certificate stage.
- Compliance with the *Disability Discrimination Act 1992 (DDA)*, and therefore the Access to Premises Standards prepared under the DDA, is triggered at Construction Certificate stage.

Ensuring compliance with the DDA is the responsibility of the building owner, manager and certifier. The Department has recommended an Advisory Note to ensure the building owner, manager and certifier are aware of the obligations.

- Section 64 of the EP&A Regulation 2021 requires a consent authority to review a building and consider whether upgrades are warranted to bring the existing building into total or partial compliance with the BCA. In discussions between the Department and the Applicant, further consideration of fire safety is to occur separate to this application, enabling additional discussion and reporting to occur.
- In relation to bushfire prevention measures, the BCA requires construction to comply with the BFSAs issued by the RFS. The BFSAs are incorporated into the conditions of the consent and compliance must be verified at the construction and occupation certificate stages (see **Section 3**).
- Ensuring the proposal meets snow and wind loading requirements is a key consideration of the Department's assessment in the NSW Alpine environment. With adverse weather conditions at times, the fixing of the new structures to the ground needs to be constructed appropriately. The Department has recommended that structural certification be provided prior to the issue of an occupation certificate for the works.

- With the installation of the concrete area, that adjoins the existing mountain bike washdown, the proposal includes surface drainage into an existing oil separator to provide adequate drainage for the bike wash area. The Applicant comments that during the summer months the bike wash area will drain into an oil separator, which is then diverted to the sewer. During the winter months, the flow is diverted directly to the stormwater infrastructure, as the bike wash area is not in use and therefore there is no potential for contamination into the stormwater.

While noting the proposal, the Department is also unsure of when the oil separator was installed and its capacity. The Applicant commented that the oil separator and associated plumbing was done under direction /order / approval of NPWS as the public health / plumbing and drainage authority.

While noting the above, the Department has recommended that a licenced plumber inspect the adequacy of the existing oil separator to cater for the proposal. A report is to be prepared in consultation with NPWS, and approved by Secretary or nominee, prior to being provided to the Certifier to be included within the construction certificate.

- The Department notes that the existing Ski Race Club and an existing retaining wall is provided between where the proposed concrete is to be provided and a bank down to the Valley Terminal building. This retaining wall enables the level of the concreting area to be higher than the lower level by approximately two metres.

The Applicant's geotechnical report recommended that:

*'The effect of temporary excavation and loading on adjacent structures, in this case the assembly building on the southwest and the retaining wall on the southeast of the project location, should be noted. A dilapidation survey of any nearby structures (within the zone of influence of the proposed structure) and infrastructure is recommended to be undertaken by a structural engineer prior to the commencement of any site excavations.'*

The Department is therefore recommending a dilapidation report be carried out on nearby buildings and that a structural engineer inspect the retaining wall to determine the structural adequacy. If any deficiencies are identified, the structural engineer is to provide recommendations to the Certifier to be included within the construction certificate.

The Department concludes that subject to compliance with the conditions of consent, including references to the BCA which are to be addressed by the Certifier at the Construction Certificate stage, the proposal is satisfactory and would improve the amenity of the building for its occupants.

### **4.3 Managing construction impacts**

Given the scope of the works and that the site is predominantly previously disturbed, it is unlikely that the construction of the proposal will cause any adverse impact upon the natural environment. The proposal is in keeping with the use of the locality and the construction activities will not generate any vegetation disturbance.

Parking is available at the site during construction in designated car parks, and all construction activities will be required to be contained on the site. The NPWS also commented that:

- All vehicles must be parked in existing driveways or carparks.

- All stockpile sites, including materials storage areas, parking and waste management receptors (e.g. skip bins) must be placed so as not to impact on native vegetation.
- All waste management receptors must be covered daily, or be emptied or removed from site each day, to ensure that waste cannot blow away or be disturbed by scavenging fauna.
- The subject site is to be left clean and tidy and free of building debris and materials at the conclusion of daily works.
- Cement slurry is not to be washed down drains, disposed of on site or in vegetation. A suitable slurry filtration washing system must be used.

Construction impacts such as noise and vibration will be short term and managed in accordance with standard environmental conditions. The Applicant will be required to ensure the submitted Site Environmental Management Plan outlining waste management, dust and noise minimisation strategies as well as material storage, is implemented during the works. It is also noted that construction is to occur outside the ski season.

The Department has recommended standard construction conditions applied in the Alpine area, along with recommended conditions from NPWS. Subject to compliance with these conditions, the Department is of the view that the proposed works would not impact upon nearby buildings or the environment.

## 5 Recommendation

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:

- there will be no impact on any threatened species, populations or ecological communities
- the replacement of the existing windows / doors with new sliding doors to the Rossignol Demo Store/Mountain Bike Workshop will improve the external appearance and access into the building
- the addition of the new storage facility and associated works supports the ongoing operation of mountain biking with Thredbo Alpine Resort
- the proposal is appropriate and does not impact upon any other nearby properties and construction impacts on the surrounding environment would be minimised as the proposal will be contained within the existing disturbed areas

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. 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 15 public submissions in the nature of objections
- the application is in relation to land to which Chapter 4 of the Precincts - Regional SEPP applies

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 all of 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 22/11263, subject to the recommended conditions
- **signs** the attached Development Consent (**Appendix C**)

**Recommended by:**



**Mark Brown**  
Senior Planner  
Alpine Resorts Team

**Adopted by:**



**Daniel James**  
Team Leader  
Alpine Resorts Team  
  
as delegate of the Minister for Planning



# Appendices

## Appendix A – Recommended Instrument of Consent