

Lot 768, Thredbo

Statement of Environmental Effects for Development Application



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Executive Summary

This Statement of Environmental Effects (SEE) has been prepared in support of a Development Application (DA) made to the New South Wales (NSW) Department of Planning and Environment ('DPE') as the delegate of the Minister for Planning and Homes, under Part 4 of the *Environmental Planning and Assessment (EP&A) Act 1979*.

The DA seeks consent to undertake the development of a tourist accommodation development located at Lot 768 DP 1119757, Thredbo ('the site') and associated clearing for bushfire management on the adjoining Lot 876, DP1243112.

The proposed development relates to the construction and use of a tourist accommodation development including:

- Vegetation removal;
- Construction of a new part 4-storey and part 5-storey building in the northern portion of the site comprising:
 - 16 attached accommodation units;
 - Visitor recreation and food and beverage facilities including a restaurant and bar;
 - Street level car parking and bicycle spaces; and
 - Staff room and amenities.
- Construction of 5 x 3-storey detached accommodation units in the southern portion of the site; and
- Associated drainage, services, and landscape works.

The DA and this SEE have been prepared in accordance with the *EP&A Act 1979* and the Environmental Planning and Assessment (EP&A) Regulation 2021.

This SEE addresses the relevant heads of consideration listed under Section 4.15(1) of the *EP&A Act 1979*, and provides an assessment of the proposed development against the relevant Environmental Planning Instruments (EPIs) and other planning controls applicable to the site and to the proposal.

The site is located in Thredbo Alpine Resort within Kosciuszko National Park and the key planning controls are included within the State Environmental Planning Policy (Precincts-Regional) 2021 ('the Precincts-Regional SEPP').

The proposed development is consistent with the definition of 'tourist accommodation' as defined in the Precincts-Regional SEPP and is permitted with consent in the Thredbo Alpine Resort. The design of the development is also consistent with the relevant matters to be considered by the consent authority set out in Clauses 4.12 and 4.13 of the Precincts-Regional SEPP.

This Statement demonstrates that the proposal does not result in significant adverse environmental, social, economic, or amenity impacts on adjoining properties or the surrounding village.

Based on the assessment undertaken, approval of the DA is sought.

1.0 Introduction

1.1 Overview

This SEE has been prepared in support of a DA for consent for the construction and use of a tourist accommodation development at the site, including vegetation removal and associated drainage, services and landscape works.

1.2 Scope and Format of the Statement of Environmental Effects

This Statement has been prepared in accordance with the requirements of Schedule 1, Part 1, of the EP&A Regulation 2000, and provides an assessment consistent with the heads of consideration under Section 4.15(1) of the *EP&A Act 1979*, which are relevant to the consent authority's assessment of the DA.

Accordingly, the SEE is structured into sections as follows:

- Section 1 - provides an overview of the project and of this SEE;
- Section 2 - describes the site, locality and surrounding development;
- Section 3 - describes the proposed development and provides details of all of the proposed works;
- Section 4 - identifies the applicable statutory controls and policies, and provides an evaluation of the proposed development against the relevant controls;
- Section 5 - provides an assessment of the proposal and its likely impacts on the environment, and in particular the potential impacts on adjoining properties and the surrounding area; and
- Section 6 - provides a conclusion on the proposal.

1.3 Supporting Plans and Documentation

This Statement has been prepared with input from a number of technical and design documents which have been prepared to accompany this DA. These documents are included as Attachments to this statement, and are identified in Table 1 below.

Document Name	Prepared by
Survey Plan	Veris
Geotechnical Investigation	ACT Geotechnical Engineers
Architectural Drawing Package	DKO Architecture
Urban Design Report	DKO Architecture
Landscape Plans	Tait Network
Bushfire Assessment Report	GHD
Biodiversity Development Assessment Report	NGH Consulting
Aboriginal Heritage Due Diligence Assessment	NGH Consulting
Traffic Statement	Sellicks
Waste Statement	Thredbo Environmental Services

BCA Report	BCA Certifiers
Accessibility Report	BCA Logic
Section J Report	S4B Studio
Civil Engineering Plans	Sellicks
Site Environmental Management Report	Construction Control

Table 1: Plans and documents prepared to accompany this statement

1.4 Cost of Works

The cost of works for the purpose of determining the DA fee for the proposed development has been calculated in accordance with Clause 208 of the EP&A Regulation 2021, and is \$27,720,000 including GST. The cost of works is detailed in the Quantity Surveyor Report prepared by Aaron Still Consulting which accompanies the application.

2.0 Site Description and Context

2.1 Location and Regional Context

The site is located in the Thredbo Alpine Resort, which is one of the four (4) main Alpine Resorts within the Kosciuszko National Park (KNP).

The location of the Thredbo Alpine Resort within its regional context is illustrated in Figure 1.

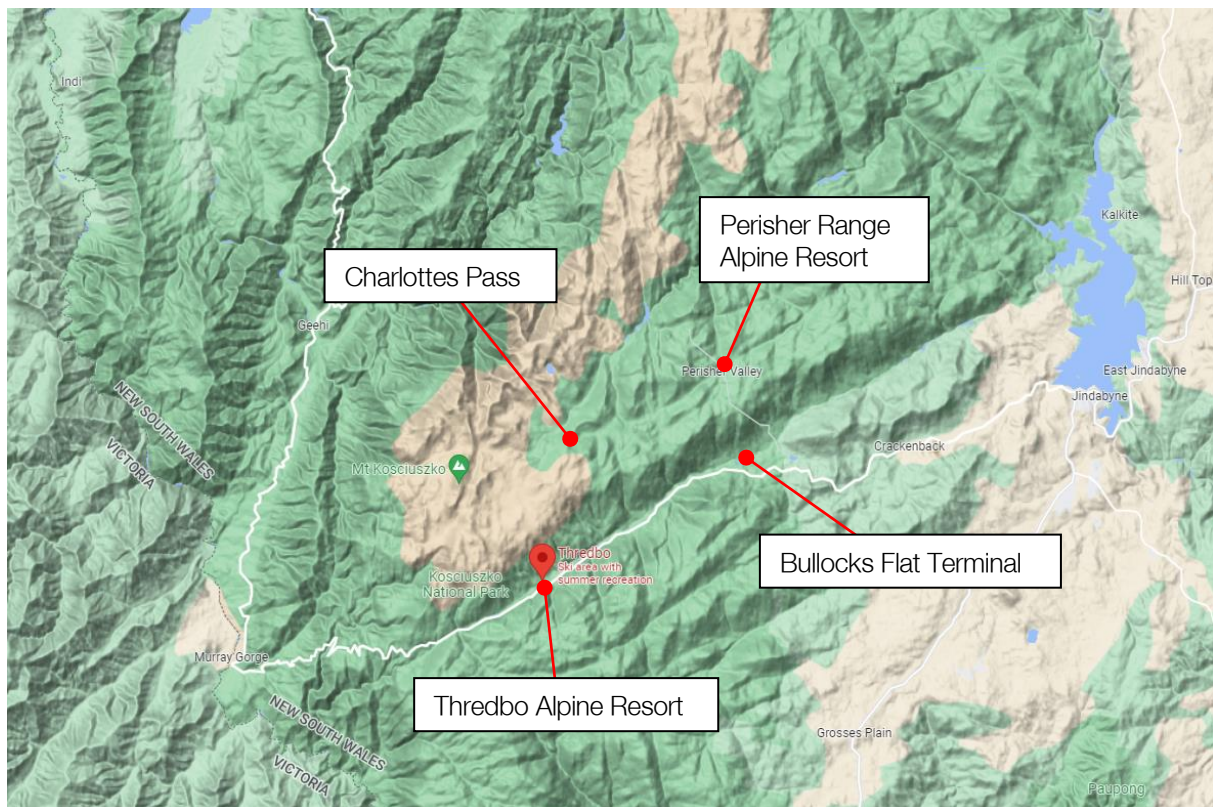


Figure 1: Regional Context Map (Source: Google Maps)

2.2 Thredbo Alpine Resort

Thredbo Alpine Resort ('the resort') is located in the southern portion of the KNP, approximately 500 kilometres south of Sydney.

KNP is land reserved under Part 4 the *NPW Act 1974* and is under the care, control and management of NSW National Parks and Wildlife Service (NPWS). The Thredbo Alpine Resort operates under a system of head leases and subleases. Kosciuszko Thredbo Pty Ltd is the head lessee of the resort.

The resort is situated in the valley of the Thredbo River. It accommodates a series of ski-runs, ski infrastructure, tourist accommodation developments, associated services and retail premises and recreation facilities. Centrally located within the resort is the Thredbo Village including the Village Square and the Thredbo Retail and Rental Valley Terminal.

Vehicular access to the resort is provided via the Alpine Way. Friday Drive is the main access for day visitors, coaches and as well as overnight stays. The second access is via Banjo Drive, which is located around 1.5km further south along Alpine Way, and provides access directly into the village. In terms of public transport, the resort is accessed primarily by motor vehicles, with a shuttle bus service operating during winter to transport visitors between Valley Terminal, Friday Flat, and majority of the tourist accommodation developments throughout the surrounding resort areas.

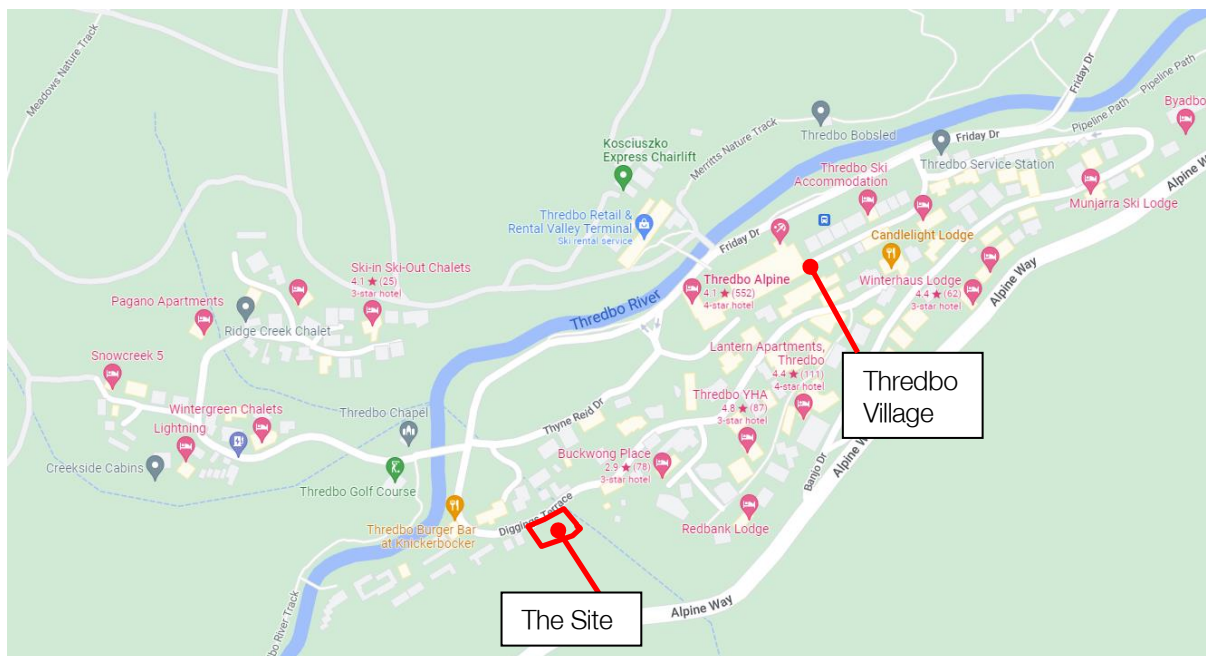


Figure 2: Thredbo Alpine Resort Map (Source: Google Maps)

The subject site is located in the western portion of the resort, approximately 550 metres to the south-west of the Thredbo Village centre. The location of the site within the context of the wider resort is illustrated in Figures 2 and 3.

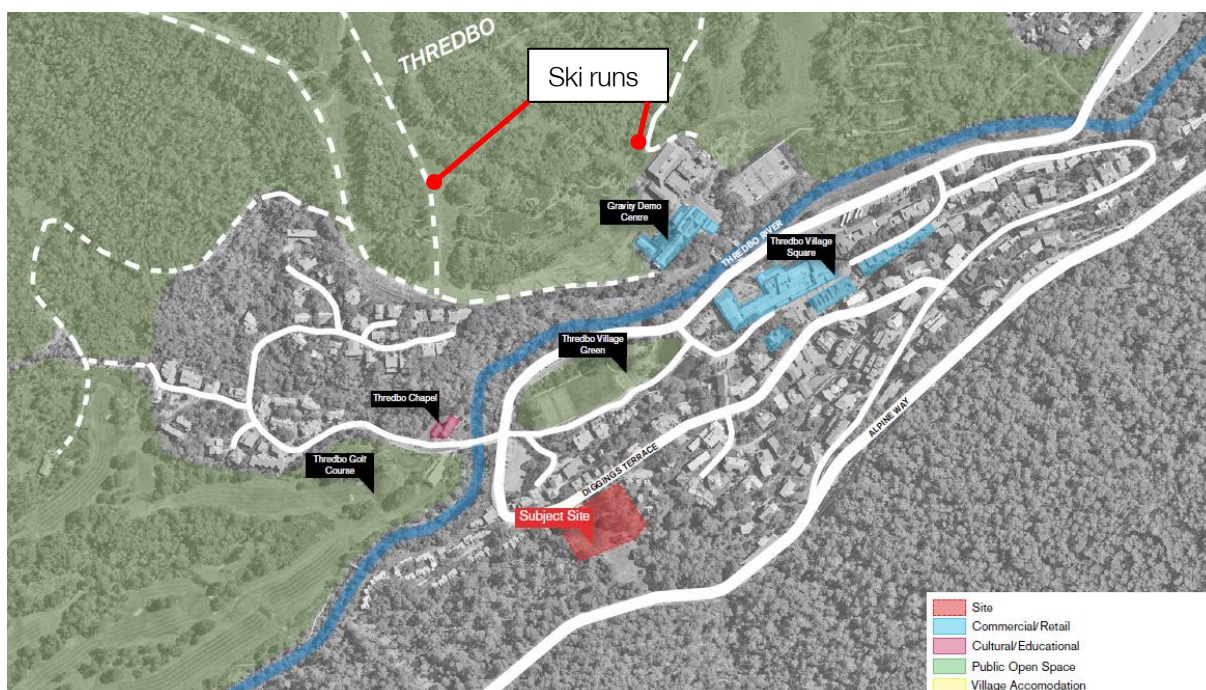


Figure 3: Thredbo Alpine Resort Map (Source: DKO Architecture)

Development immediately adjoining the site comprises the following tourist accommodation:

- Ben Halls Chalet (3 Diggings Terrace) and Riverside Cabins (1 Diggings Terrace) comprising 2 and 3 storey self-contained lodges, to the west on the southern side of Diggings Terrace. Located further northwest on Diggings Terrace is the Thredbo Chapel and Thredbo Golf Course;
- A series of 2-storey self-contained, detached lodges (4B to 6 Diggings Terrace) directly opposite the site to the north, on the northern side of Diggings Terrace; and
- Gone Fishing, Snow Angel and Billies Chalet (7A Diggings Terrace) comprising a series of 3-storey detached lodges to the east, on the southern side of Diggings Terrace.

Adjoining the site to the rear is undeveloped land, which is partly cleared and partly vegetated. Further west, south-west and south-east lies densely vegetated areas of the resort. This land extends to Alpine Way to the south and is managed by the head lessee of the park, Kosciuszko Thredbo Pty Ltd.

The development and uses within the surrounding resort area predominately comprise tourist accommodation.

Due to the location of the resort at the bottom of a valley and the slope, the majority of the existing developments within the resort are multi-storey, ranging from two (2) to five (5) storeys in scale. The car parking is located at the street interface, and generally consists of open parking or undercroft parking. Side external stair access with nil setbacks to side boundaries is also commonly provided within surrounding developments.

Despite this, the character of tourist accommodation development on adjoining sites and others located throughout the resort is varied, with more recent approved examples demonstrating a shift towards contemporary use of architectural design elements and materiality.

The diverse character of built form located on sites immediately adjoining the site and others throughout the Thredbo Village is illustrated in Figures 4 to 15.



Figure 4: View of Ben Halls Chalet west of the subject site



Figure 5: View of 3-storey detached lodges east of the subject site



Figure 6: View of 2 storey detached lodge opposite the subject site



Figure 7: View of 2 storey detached lodge opposite the subject site



Figure 8: 'Dulmison Ski Club' tourist accommodation development located in the western part of the Thredbo Alpine Resort



Figure 9: 'Lantern Apartments' tourist accommodation development located on Banjo Drive in the southern part of the Thredbo Resort



Figure 10: 'Elevation' tourist accommodation development located at 12 Bobuck Lane, Thredbo Village; view of Bobuck Lane building elevation



Figure 11: 'Elevation' tourist accommodation development located at 12 Bobuck Lane, Thredbo Village, view of western side elevation from Bobuck Lane



Figure 12: 'Squatters Run' tourist accommodation and retail development located at 24 Diggings Terrace, Thredbo Village



Figure 13: 'Thredbo Alpine Apartments' tourist accommodation development located on Mowamba Place, Thredbo Village



Figure 14: 'Bellavarde Apartments' tourist accommodation development located on Bobuck Lane, Thredbo Village



Figure 15: 'Silver Brumby' tourist accommodation development located on Banjo Drive in the southern part of the Thredbo Resort

2.3 Site Description

The site is located on the southern side of Diggings Terrace in the Thredbo Alpine Resort and is legally described as Lot 768 DP 1119757 and known as 5 Diggings Terrace. The proposal will also require clearing for bushfire management within part of the adjoining leasehold area known as Lot 876, DP1243112 as outlined in the Bushfire Assessment Report prepared by GHD.

The location of the site is shown in Figure 16 below.



Figure 16: Aerial view of site and locality (Source: SIX Maps)

The site has an area of approximately 4,960m² and is irregular in shape. The site has a northern frontage of 82.65 metres to Diggings Terrace, a western side boundary of 53.84 metres, a combined eastern side boundary of 60.285 metres and a southern rear boundary of 88.53 metres.

The topography of the site is steeply graded, with a fall of approximately 23 metres from the southeast corner to Diggings Terrace in the northeast corner of the site as illustrated in the Survey Plan, prepared by Veris which accompanies the application.

The site is undeveloped and dense vegetation occupies the majority of the eastern portion of the site. The vegetation comprises native ground covers and mature trees including Alpine Heaths and Subalpine Woodland species.

Pedestrian and vehicular access to the site is provided via Diggings Terrace.

Photographs of the site and existing building are shown in Figures 17 to 22.



Figure 17: View of subject site from Diggings Terrace



Figure 18: View of subject site looking north towards Diggings Terrace



Figure 19: View of Diggings Terrace facing east



Figure 20: View of Diggings Terrace facing south



Figure 21: View of subject site facing east from Diggings Terrace



Figure 22: View of subject site facing south from Diggings Terrace

3.0 Proposed Development

3.1 Overview

The proposed development is seeking development consent to develop an existing vacant parcel of land within the Thredbo Alpine Resort, located at Lot 768 DP 1119757, for the purpose of tourist accommodation including visitor recreation and food and beverage facilities. An overview of the proposed development is summarised as follows:

- Construction of a part 4-storey and part 5-storey building in the northern portion of the site comprising:
 - 16 attached accommodation units;
 - Visitor recreation and food and beverage facilities including a restaurant and bar;
 - Street level car parking and bicycle spaces; and
 - Staff room and amenities.
- Construction of 5 x 3-storey detached accommodation units in the southern portion of the site;
- Associated drainage, services, and landscape works; and
- Vegetation removal on site, as well as some clearing on the adjoining head lease, Lot 876 in DP1243112, for bushfire management.

The proposal is detailed in the architectural drawing package prepared by DKO Architecture and supporting documents which accompany the application, and as described in the following sections of this SEE.

3.2 Development Statistics

The key statistics for the proposal are summarised in Table 2 below.

Element	Proposal
Site Area	4,960m ²
Maximum Building Height	
• Building 1	Part 4 and part 5 storeys 15.78m (maximum ridge level above existing ground level) 1399.1 RL to AHD
• Building 2a	3 storeys 13.78m 1407.85 RL to AHD
• Building 2b	3 storeys 13.05m 1407.04 RL to AHD
• Building 2c	3 storeys 12.62m 1406.62 RL to AHD

• Building 2d	3 storeys 11.35m 1407.18 RL to AHD
• Building 2e	3 storeys 11.10m 1408.05 RL to AHD
Number of beds	90
Car Parking (located in Building 1)	20 spaces:
• Ground Level	• 9 spaces (including 2 accessible spaces)
• Mezzanine	• 11 spaces

Table 2: Key Development Statistics

3.3 Land Use

The proposed use of the site will be for the purpose of tourist accommodation including other ancillary activities including:

- Visitor wellness and day spa;
- Yoga and gym facilities; and
- Food and beverage facilities including restaurant and bar.

These activities will be accommodated within Building 1, which fronts Diggings Terrace, and is described in Section 3.4 below.

3.4 Built Form

The proposed built form consists of six (6) separate buildings (Building 1, 2a, 2b, 2c, 2d and 2e) as illustrated in Figure 23 and described below.



Figure 23: Building Location Map (Source: DKO Architecture and SJB Planning)

3.4.1 Building form and Scale

Building 1

Key elements of the form and scale for Building 1 are summarised as follows:

- Part 4-storey and part 5-storey building fronting Diggings Terrace. Western portion of building comprises 5 storeys (including the 'mezzanine level'), and eastern portion of the building comprises 4 storeys.
- The building is stepped and presents as a 2 to 3 storey form to the street edge. The building has a variable street wall height to Diggings Terrace of 4.5 metres at the eastern side up to a maximum of 8.55 metres at the western edge (refer to north elevation provided in the architectural drawing package).
- Upper-level setbacks modulate the building form and break-up the presentation to the street including:
 - Varied setbacks to the third storey (Level 1) ranging from 2.1 to 13.1 metres break-up the street wall height (refer to Figures 24, 25 and 27).
 - Varied setbacks to the fourth and fifth storeys (Level 2 and Level 3) ranging 3.5 metres to 13.2 metres, to provide further modulation of the building (refer to Figure 26).
 - Figure 26 highlights the modulated configuration of the overall massing and roof form at the third, fourth and fifth storeys.
- The roof form is articulated and comprises a series of flat and skillion roof sections across each of the building levels.
- A varied external wall height is provided on the eastern elevation up to a maximum of 10.7 metres and a variable wall height on the western elevation up to a maximum of 13.9 metres (refer to Figures 23 and 24).
- Openings along the front elevation provide access to street level car parking and articulation of the building form at the street interface (refer to Figure 27).

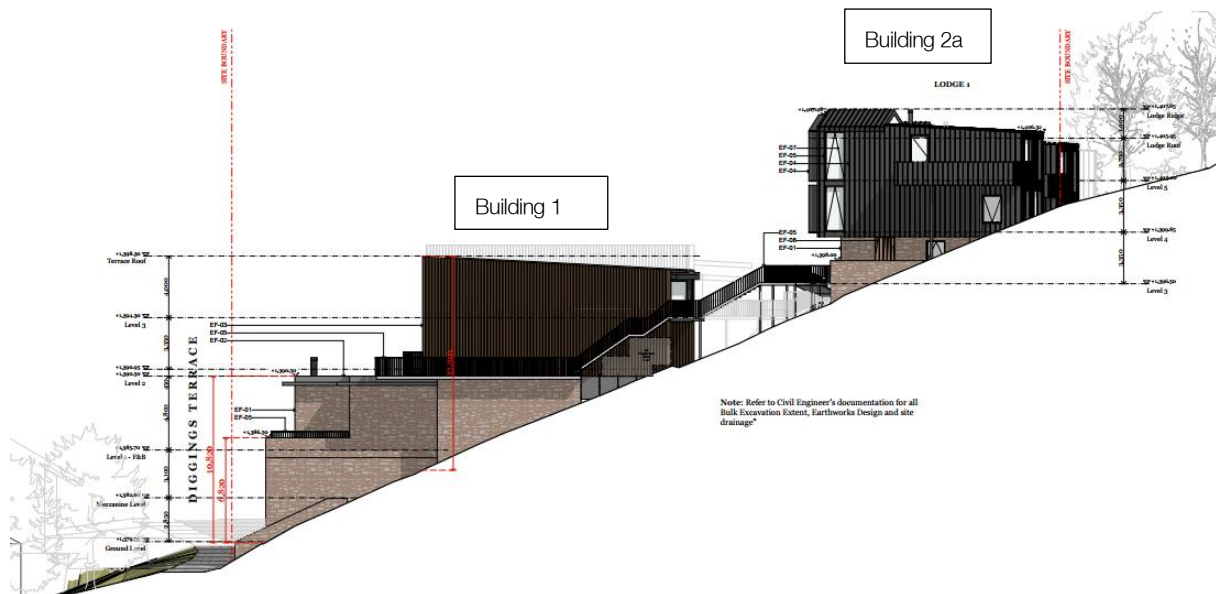


Figure 24: West Elevation; 2-storey form of Building 1 at the street frontage and cantilever design of Building 2a (Source: DKO Architecture and SJB Planning)

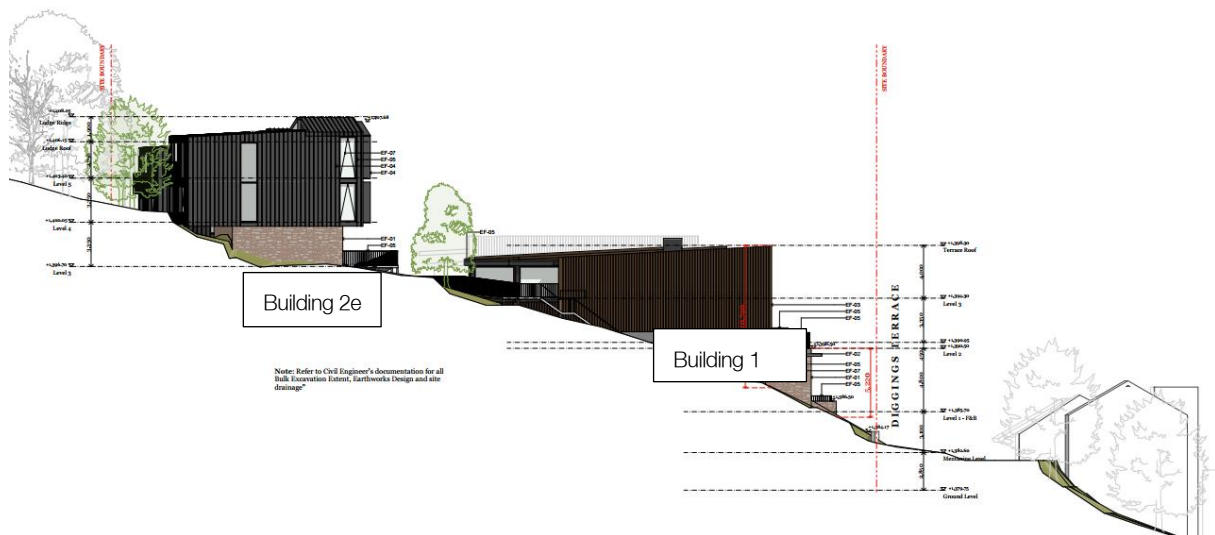


Figure 25: East elevation; 2-storey form of Building 1 at the street frontage and cantilever design of Building 2e (Source: DKO Architecture and SJB Planning)

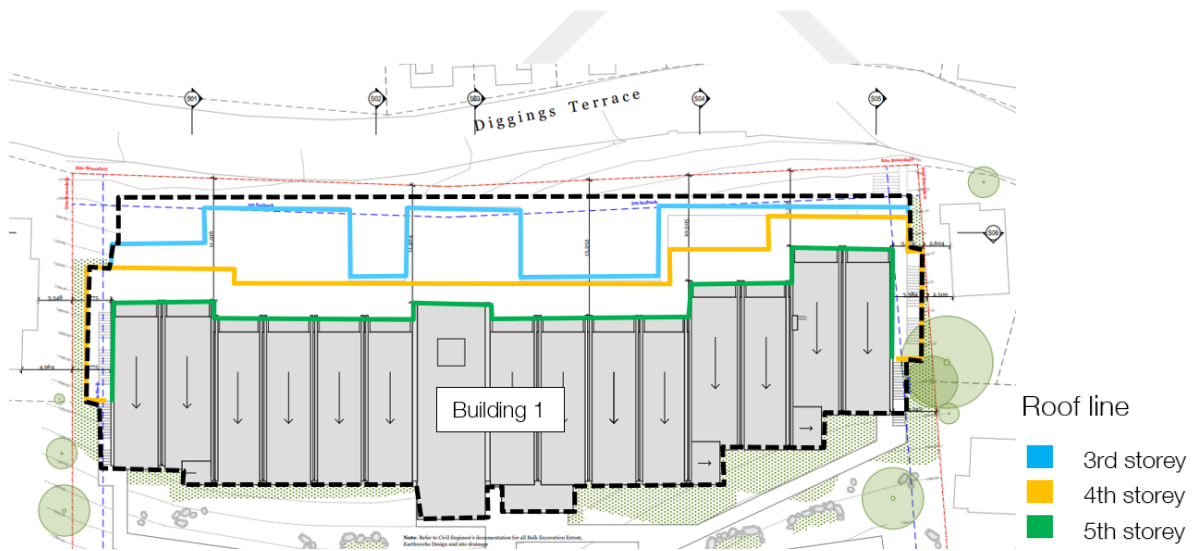


Figure 26: Building 1 Roof Plan (Source: DKO Architecture and SJB Planning)



Figure 27: Building 1 Photomontage illustrating articulation and openings provided within the streetscape elevation (Source: DKO Architecture)

Building 2a, 2b, 2c, 2d and 2e

Key elements of the form and scale for Buildings 2a, 2b, 2c, 2d and 2e are summarised as follows:

- Five (5) x 3-storey detached accommodation units located within the southern (rear) portion of the site.
- Due to the scale and location within the rear of the site, behind Building 1, these buildings will not be visible when viewed from Diggings Terrace as demonstrated in Figure 27 and 28, and the Urban Design Report prepared by DKO.
- A cantilever design of the upper levels is provided for each of the detached units, with the ground floor level recessed from the northern (front) building line as illustrated in Figures 24 and 25.
- A combination of a pitched and skillion roof design is provided for each building.



Figure 28: Building 1 Photomontage illustrating articulation and openings provided within the streetscape elevation. This also illustrates that Buildings 2a – 2(e) are not visible from Diggings Terrace (Source: DKO Architecture)

3.4.2 Building Layout

Building 1:

The layout of each level of Building 1 is summarised as follows:

Ground Level (First Storey)

- Lift lobby and stair access;
- Ski storage room;
- Nine (9) street level car spaces;
- Bicycle storage room;
- Storage areas; and
- Service areas and electrical substation.

Mezzanine Level (Second Storey)

- Lift lobby and stair access;
- Staff facilities;
- Two (2) x single storey (accessible) studio accommodation units;
- Ski boot storage room;
- 11 x car parking spaces, including 2 accessible spaces;
- Storage areas;
- Waste holding room;

- Plant and service areas; and
- Food and beverage back of house areas.

Level 1 (Third storey)

- Main pedestrian entry terrace;
- Lift lobby room and stair access;
- Restaurant and bar and associated back of house, private lounge area and adjacent outdoor terrace areas;
- Wellness and day spa including separate lobby area, sauna and steam room, outdoor spa baths, treatment rooms, relaxation day bed rooms, gym and yoga studio room;
- Multi-function room;
- Store/laundry room; and
- Bathroom facilities.

Level 2 and Level 3 (Fourth and fifth storey)

- Lift lobby room and stair access;
- 14 x 2-storey attached accommodation units; and
- A raised terrace landing on level 3 connects to stairs and ramps which provide access to the detached accommodation units to the rear.

Building 2a, 2b, 2c, 2d and 2e:

The typical layout of Buildings 2a, 2b, 2c, 2d and 2e is summarised as follows:

Ground Level

- Mud room;
- Steam room and shower;
- Bathroom; and
- Laundry/store room.

Level 1

- Bedroom 1, 2 and 3;
- Bedroom 2 ensuite and separate bathroom; and
- TV room.

Level 2

- Open plan kitchen, living and dining area;
- Multi use space/study nook; and
- External balcony.

3.5 Beds

The proposed development comprises 90 beds distributed across:

- Two (2) x single storey attached units, each comprising two (2) beds (Level 1, Building 1);
- 14 x 2-storey attached units, each comprising 4 beds (Level 2, Building 1); and
- Five (5) x 3-storey detached units, each comprising 6 beds (Buildings 2a to 2e).

3.6 Operating Hours

It is proposed that the bar and restaurant would operate up until 2am.

3.7 External Materials and Finishes

The proposal incorporates high quality external materials including natural stone cladding with matte metal, concrete and timber finishes, as detailed in the Architectural Drawings Package prepared by DKO Architecture.

3.8 Vegetation Removal

- Removal of up to a maximum of one (1) hectare of native vegetation located:
 - Within the site to accommodate the proposed built form; and
 - Adjacent to the eastern and western side boundaries, and southern rear boundary to facilitate the required Asset Protection Zones (APZs) for bushfire protection. Bushfire protection is further discussed in Section 5.6.1.

Of the native vegetation to be removed around half comprises forest and the other half consists of native groundcovers. As the area of vegetation to be removed exceeds 0.25 hectares a Biodiversity Development Assessment Report (BDAR) has been prepared by NGH Consulting, and accompanies the application. The vegetation assessed for clearing in the BDAR is illustrated in Figure 29. Further discussion of the BDAR is provided in Section 5.5.



Figure 29: Vegetation on site and within adjacent site assessed for clearing Source: NGH (

3.9 Landscaping

Landscaping works are detailed in the Landscape Plan prepared by Tait Network which accompanies the application. Key elements of the landscape design include:

- Retention of existing boulders on site, some of which will remain in existing locations and others to be relocated elsewhere on site; and
- Plantings to be scattered across the site including native shrubs and ground cover species.

3.10 Car Parking and Vehicular Access

The development comprises a total of 20 car spaces within two (2) separate parking areas located on the ground and mezzanine level of Building 1, both of which will be accessed via Diggings Terrace.

A drop-off zone is proposed at the front property boundary adjoining the ground floor entry which provides direct access to the central lift core.

Regrading, including site sealing and paving works, is proposed at the front of the site adjacent to Diggings Terrace to ensure adequate vehicular access is provided to the proposed car parking areas.

A Traffic Statement and turning circle templates prepared by Sellicks accompanies the application and concludes that the proposed site access and car parking arrangements are consistent with the relevant Australian standards and adequate to accommodate the development.

3.11 Stormwater

Stormwater runoff from roof areas will drain to a new grated pit and existing stormwater pipe located at the front property boundary and directed to Diggings Terrace.

The proposal also includes the development of an upper cut-off earth mound adjoining the rear property boundary to facilitate stormwater runoff from upstream properties.

Stormwater drainage works are detailed in the Stormwater Drainage Plans prepared by Sellicks.

3.12 Site Works and Excavation

A large majority of the excavation works to be carried out on site will be located in the northern (front) portion of the site to facilitate the construction of the slab for Building 1. Following its completion, the slab will be used to store the mobile crane equipment for the placement of the modular structures of Buildings 2a, 2b, 2c, 2d and 2e, to ensure excavation and site disturbance is minimised within the rear portion of the site.

All demolition and excavation works will be undertaken in accordance with the provisions of Australian Standard – AS 2601.

The proposed excavation works are further detailed in the Site Environmental Management Plan (SEMP) prepared by Construction Control.

A Geotechnical Report prepared by JK Geotechnics also accompanies the application and provides an assessment of the structural integrity of the site and concludes that the site is considered suitable for the proposed excavation works, subject to the inclusion of the recommendations contained in the report.

3.13 Pedestrian Access and Circulation

Direct pedestrian access will be provided to the site from Diggings Terrace.

Access to Building 1 includes:

- Unrestricted access (visitor and tenants of the accommodation units) via the eastern staircase to the Level 1 restaurant/bar and wellness spa facilities.
- Separate entry for tenants of the accommodation units is also provided via the central lift and stair core that can be accessed from the street level car parking area. The central lift and stair core will provide access to all levels of the building.

Buildings 2a, 2b, 2c, 2d and 2e are accessed via external elevated ramps at the rear of Building 1, which accessed from:

- Level 3 of Building 1 via the central lift core and southern external terrace; or
- External stairs on the eastern and western (side) elevations of Building 1, which connect to Diggings Terrace.

3.14 Waste Management

Waste management will be carried out in accordance with the existing arrangements currently implemented throughout the resort by the head lessee, Kosciuszko Thredbo Pty Ltd.

All waste generated by the restaurant/bar and wellness spa will be stored within the waste storage area located on the mezzanine level of Building 1 and transferred to Diggings Terrace for collection. Tourist accommodation waste will be stored separately in bin storage rooms located on Level 3 of Building 1 accessed via the southern (rear) elevated terrace.

A Waste Management Plan prepared by Thredbo Environmental Services accompanies the application and details the waste management measures and procedures to be implemented on site, including the required number, size and type of waste storage facilities (wheeled bins and poly-weave recycling bags), frequency of waste collection and location of waste collection points on site.

Details of construction waste management are provided in the Site Environmental Management Plan (SEMP) prepared by Construction Control.

3.15 Building Code of Australia (BCA)

As detailed in the BCA Assessment Report prepared by BCA Certifiers which accompanies the application, the proposal is capable of complying with the (Building Code of Australia) BCA.

3.16 Accessibility

The proposed development can achieve compliance with the relevant Australian Standards, provisions of the BCA and the Disability Discrimination Act (DDA) 1992 as detailed in the Accessibility Report prepared by BCA Logic which accompanies the application.

3.17 Services and Infrastructure

The required services (including water, telecommunications, electrical and sewer) and infrastructure are available to the site, and the appropriate connections will be made as required.

3.18 Construction Access, Methods and Hours

A range of construction management arrangements will be implemented on site to ensure potential environmental impacts are minimised, both within the site and the surrounding locality. This will include off-site construction of various components of the development, including the attached accommodation units within Building A and Buildings 2a to 2e. A crane will airlift these structures into position on the site.

Site access will be made available via Diggings Terrace in the northwest corner of the site. Material storage and waste bins will also be located in the northwest corner of the site adjacent to Diggings Terrace.

A secondary storage and stockpile area will be located in the southern portion of the site adjacent to the rear property boundary.

The construction hours are proposed between 7.00am and 6.00pm, 7 days a week. The SEMP includes an indicative construction program, which allows for winter closure periods

The SEMP prepared by Construction Control will guide the construction of the development and outlines the relevant construction management measures to be implemented on site to ensure potential environmental impacts are minimised.

3.19 Justification for the Proposal

The proposed development will facilitate the delivery of modern and improved tourist accommodation to meet increasing demand and introduce new premium recreation and food and beverage offerings within the Thredbo Alpine Resort.

Due to the extensive site and design analysis undertaken, the proposed tourist accommodation will ensure the development of the site positively contributes and significantly improves the visitor experience and overall character of the resort. The development also incorporates a range of ecologically sustainable design principles to ensure a sympathetic and an appropriate environmental and built form response is delivered at the site.

4.0 Strategic Context

4.1 South East and Tablelands Regional Plan 2036

The South East and Tablelands region consists of nine (9) local government areas including Bega Valley, Eurobodalla, Goulburn Mulware, Hilltops, Queanbeyan-Palerang, Snowy Monaro, Upper Lachlan, Wingecarribee and Yass Valley.

The South East and Tablelands Regional Plan 2036 ('the Regional Plan') provides a set of directions for guiding land use planning for the South-east and tablelands region for the next 20 years.

The Regional Plan identifies the following goals for new development with the region:

- A connected and prosperous economy;
- A diverse environment interconnected by biodiversity corridors;
- Healthy and connected communities; and
- Environmentally sustainable housing choices.

In relation to the alpine resort areas, the Regional Plan prioritises tourism and the need to deliver new tourist related development including both accommodation and improved tourist facilities that is sympathetic to, and acknowledges the unique environmental and cultural significance of the region.

The proposal facilitates the delivery of new tourist accommodation, including an improved recreation and food and beverage offering within the Thredbo Alpine Resort to meet increasing demands, whilst minimising potential environmental impacts to the surrounding alpine environment, and is therefore consistent with the goals and objectives of the South East and Tablelands Regional Plan 2036.

4.2 Snowy Mountain Special Activation Precincts Master Plan

Special Activation Precincts are dedicated areas in regional New South Wales identified to become thriving business and employment hubs and in November 2019, the Snowy Mountains was announced as the fourth Special Activation Precinct in the State.

The Snowy Mountains Special Activation Precinct prioritises regional economies through tourism and employment growth.

The initiative aims to create year-round job opportunities and attract more visitors to the region from both Australia and around the world. Accordingly, revenue for new development and renewal will be provided by the NSW Government to transform the region to a successful 'four-season destination'.

On 1 July 2022, the NSW Government announced the finalisation of the Snowy Mountains Special Activation Precinct Master Plan ('the SAP Master Plan') along with the supporting planning framework which includes amendments to the Precincts-Regional SEPP and the KNP Plan of Management 2006, and commencement of the preparation of a new Alpine Development Control Plan.

Preparation of the new Alpine Development Control Plan is expected to commence in mid-2022.

In terms of the amended Precincts-Regional SEPP, Chapter 4 'Kosciuszko National Park and Alpine Resorts' will continue to apply to the Alpine Precinct and a Delivery Plan is yet to be released for the Alpine Precinct.

The SAP Master Plan is a 40-year plan for the Snowy Mountains Region. The plan covers the following precincts:

- The Jindabyne Precincts comprising land within the Snowy Monaro LGA (but outside Kosciuszko National Park), including the:
 - Jindabyne Catalyst Precinct; and
 - Jindabyne Growth Precinct
- The Alpine Precinct comprising land within Kosciuszko National Park. The Alpine Precinct is made up of nine (9) Alpine sub-precincts and includes Thredbo Alpine Resort as illustrated in the Alpine Precinct Map provided in Figure 30.

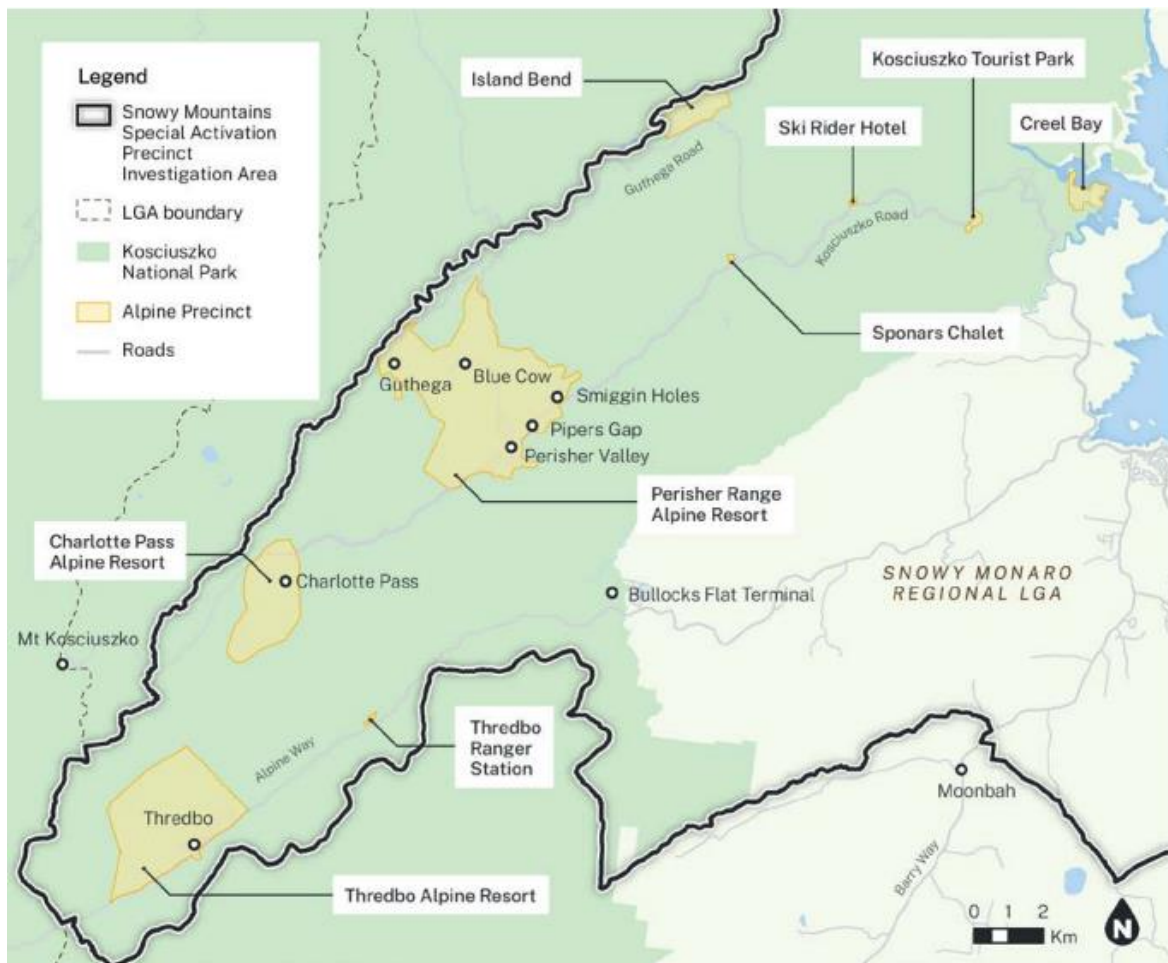


Figure 30: SAP Master Plan Alpine Precinct

4.2.1 Thredbo Alpine Sub-precinct

Section 9 of the SAP Masterplan identifies the Thredbo Alpine Sub-precinct as consisting of two (2) villages; Thredbo Village East and Thredbo Village West, and provides a structure plan for each.

The site is located in Thredbo Village West and is identified as a 'key development site' as shown in the Thredbo Village West Structure Plan provided in Figure 31.

The SAP Masterplan also identifies the site as a 'key disturbed site' that will be developed to provide new tourist accommodation within the Thredbo Alpine Resort.

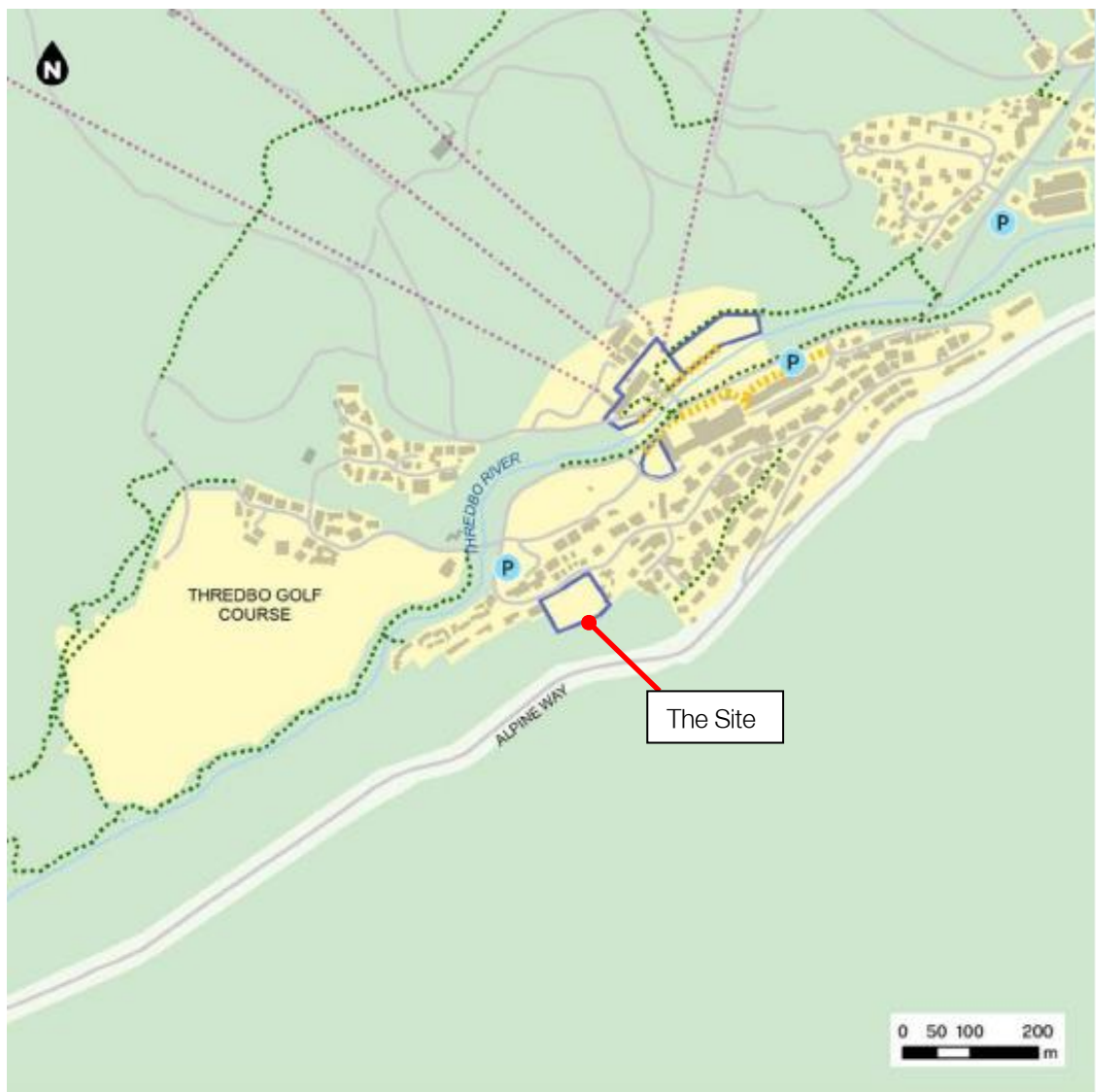


Figure 33: Thredbo Village West structure plan



Figure 31: SAP Master Plan Thredbo Village West Structure Plan

The SAP Master Plan sets out the desired future character of the Thredbo Villages (East and West), focusing on development and renewal within the village to improve and expand tourist accommodation and visitor experiences all year round.

The proposed development facilitates the delivery of new and contemporary tourist accommodation on land that is identified as a 'key development' site, introducing additional visitor recreation and food and beverage offerings and is therefore consistent with the goals and desired future character of the Thredbo Alpine Sub-precinct, outlined in the SAP Master Plan.

5.0 Statutory Assessment

5.1 Consent Authority

In accordance with clause 4.6 of State Environmental Planning Policy (Precincts-Regional) the Minister for Planning and Homes is the consent authority for the application as the development is located in a 'Ski Resort Area' pursuant to clause 32C(2)(a) in Schedule 1 of the Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017.

5.2 Section 4.15

Section 4.15 of the *EP&A Act 1979* sets out the statutory matters for consideration against which the proposed development is to be evaluated. The matters for consideration under Section 4.15 are as follows:

“(1) Matters for consideration—general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:

- (i) any environmental planning instrument, and*
- (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
- (iii) any development control plan, and*
- (iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
- (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*
- (v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979),*

that apply to the land to which the development application relates,

- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (c) the suitability of the site for the development,*
- (d) any submissions made in accordance with this Act or the regulations,*
- (e) the public interest.”*

The matters for consideration identified in S4.15(1)(a) of the *EP&A Act 1979* are addressed in the following section. Subsections (b) to (e) of S4.15(1) of the *EP&A Act 1979* are addressed in Section 5 of this SEE.

5.3 Overview of Statutory and Policy Controls

The EPIs and other statutory planning documents and policies which are relevant to the assessment of the proposed development pursuant to S4.15(1)(a) are identified below.

5.3.1 State Environmental Planning Policies

- State Environmental Planning Policy (Precincts-Regional) 2021

5.3.2 Proposed Environmental Planning Instruments

- Not applicable

5.3.3 Development Control Plans

- Not applicable

5.3.4 Provisions of any planning agreement

- Not applicable

5.3.5 Matters prescribed by the Regulations

Clause 61 of the Environmental Planning and Assessment Regulation 2021 prescribes matters that Council must take into consideration prior to the determination of a development application. The matters prescribed by the Regulation do not relate to the proposed development.

5.3.6 Other Policies

1988 Thredbo Village Masterplan (as amended 1994)

The Thredbo Village Masterplan 1988 is an Environmental Impact Statement determined by the Director General of NSW National Parks and Wildlife Service relating to a range of infrastructure works carried out across Thredbo Village, introduction of new zoning schedules (or precincts) and supporting guidelines, reallocation of beds across the resort.

In accordance with Appendices 7.1 and 7.2 of the Thredbo Village Masterplan 1988 (as amended) the site is identified as being located in Zone 8b 'Outer Western Precinct' and the document provides a range of guidelines and parameters for development for this zone, including:

- Land uses, including apartment/commercial accommodation;
- 3 metre front and side setbacks;
- Maximum 12m ridge height;
- 35% site coverage; and
- Minimum 6 metre building separation.

These parameters have been taken into consideration in the formulation of the proposal and are further addressed in the detailed urban design analysis in DKO's Urban Design Report and the discussion of built form contained in Section 6.1 of this report.

Notwithstanding, the Thredbo Village Master Plan 1988 (as amended), the proposal has been informed by a rigorous analysis of the built form and character of the resort, including a detailed comparative analysis of existing development within the village. This analysis demonstrates that the proposal responds to the built form within the village, as well as the wider resort in terms of bulk, scale and overall massing.

5.4 National Parks and Wildlife Act 1974

The *National Parks and Wildlife Act 1974* (NPW Act 1974) is the statutory framework which governs historic sites, the protection of Aboriginal objects and the establishment, preservation, and management of national parks.

Kosciuszko National Park (KNP) is land reserved under Part 4 the *NPW Act 1974* and is therefore under the care, control and management of NSW National Parks and Wildlife Service (NPWS). The KNP is identified as an area containing outstanding ecosystems and both natural and cultural landscapes that provide opportunities for public appreciation and sustainable visitor or tourist use and enjoyment.

Part 4 also establishes principles under which the national park is to be managed to ensure that tourist and visitor use is compatible with the conservation of the national park's natural and cultural values.

In accordance with Section 151 of the *NPW Act 1974*, the exclusive use of land within a National Park, including the erection of any new buildings or structure on the land is to be authorised under a lease or license. The Thredbo Alpine Resort operates under a system of leases granted to private organisations, the head lessee of which is Kosciuszko Thredbo Pty Ltd.

5.4.1 Kosciuszko National Park Plan of Management 2006

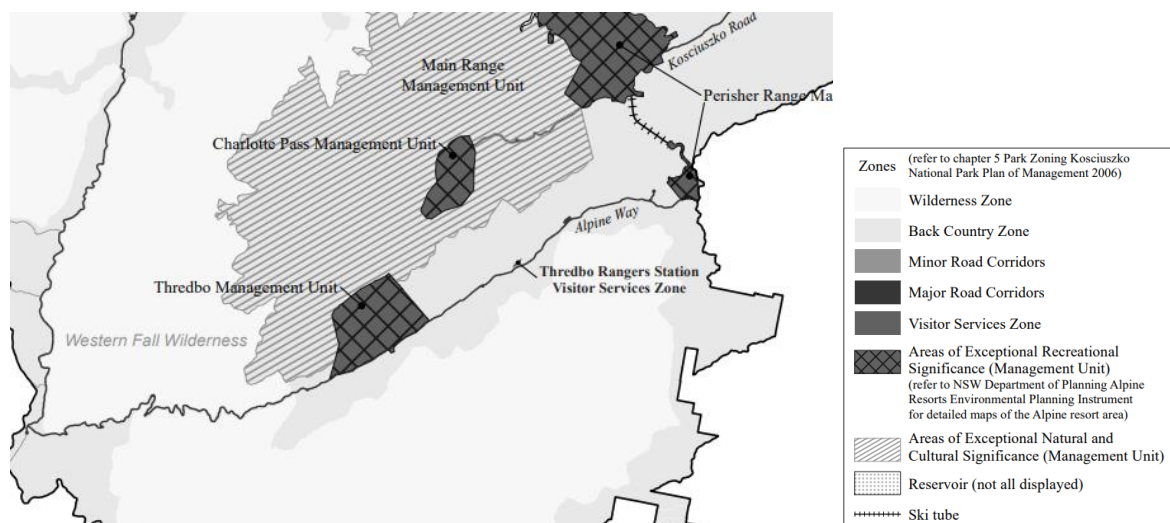
Part 5 of the *NPW Act 1974* identifies that a plan of management (PoM) is to be prepared for each national park. The PoM is to identify the relevant management principles, purpose, and objectives for the land, and must contain a written scheme of operations which it is proposed to undertake to achieve these.

Kosciuszko National Park Plan of Management 2006 (KNP POM 2006) applies to KNP and provides the framework to guide the long-term management of the park.

Chapter 10 of the KNP POM 2006 identifies Thredbo Alpine Resort as one of the four areas in the KNP (including Charlotte Pass, Selwyn and the Perisher Range) which is managed primarily for snow-based recreation. Accommodation is provided in only three of these resorts (Charlotte Pass, Thredbo and Perisher Range).

The Thredbo Alpine Resort is zoned as a Management Unit within an area of Exceptional Recreational Significance as identified in the KNP POM 2006 Map 6 Kosciuszko National Park Zoning Scheme Map.

An extract of the Map 6 Kosciuszko National Park Zoning Scheme Map provided in Figure 32.



Bed Capacity

Management objectives are set out in Section 10.2 to ensure that all new development minimises impacts to the significant recreational and environmental value of the Thredbo Alpine Resort. The objectives are supported by specific actions and requirements which relate to the provision of new snow-based recreational activities and visitor facilities within Thredbo Alpine Resort, including maximum accommodation (bed) numbers.

In accordance with Action 14 set out in Management Objective 10.2.1, and Schedule 8 of the KNP POM 2006, the maximum number of beds provided within the Thredbo Alpine Resort is not to exceed 4,820 beds.

The development proposes a total of 90 beds, which has been determined in consultation within the head lessee, Kosciuszko Thredbo Pty Ltd, and falls within the maximum accommodation capacity which applies to the Thredbo Alpine Resort.

Despite the Thredbo Alpine Resort traditionally being focused on providing winter activities, Section 10.2 of the KNP POM 2006 also demonstrates that opportunities exist to expand the non-winter recreational activities within the resort.

The proposal will expand the tourist accommodation offerings and introduce new, premium retail, recreation and food and beverage facilities within the Thredbo Alpine Resort to improve visitor experiences throughout the year. Further, the design of the development has been carefully developed having regard to the unique characteristics of the Alpine environment and ensures that the impacts to the natural and cultural values of the land are minimised.

Accordingly, the proposed development is consistent with the relevant management objectives, actions, and opportunities set out in the POM 2006.

5.4.2 Aboriginal Heritage

Part 6 of the *NPW Act 1974* relates to the protection and conservation of Aboriginal objects and identifies the requirements for the transfer of such objects as well as penalties associated with harming an Aboriginal object. Section 90 under Part 6 also sets out the provisions for obtaining an Aboriginal Heritage Impact Permit (AHIP).

An Aboriginal Heritage Due Diligence Assessment prepared by NGH Consulting accompanies the application. This presents the findings of the desktop assessment and visual inspection of the site and area, which was undertaken to identify tangible and intangible cultural values of the study area, and provides information on the location, distribution and significance of Aboriginal objects within the study area. It assesses the potential harm to objects and cultural values that may occur as a result of the proposed development and makes recommendations for the management of Aboriginal cultural heritage within the site.

Key findings of the Aboriginal Heritage Due Diligence Assessment are summarised below:

- Any the cultural material where present, would be primarily in the form of stone artefacts, potential archaeological deposits (PADs) and modified trees.
- The existing site conditions, including the steep topography and soil profile of the land (consisting of shallow stony soils), reduce the archaeological potential of the proposal area.
- No surface Aboriginal objects (such as scarred trees, isolated artefacts or artefact scatters) were recovered within the proposal area as part of the desktop assessment and visual inspection of the site.
- The proposed development is unlikely to have an impact upon Aboriginal objects based on the current evidence provided. On this basis no further investigation is required on this basis.

The Aboriginal Heritage Due Diligence Assessment has identified that an AHIP referred to under Section 90 of the *NPW Act 1974*, is not required and that any identified harm and any mitigation measures will instead be managed through the following recommendations to be included within any future Minister's conditions of approval:

- All works must be constrained to the area assessed by the document and any activity proposed outside of the current assessment area should also be subject to an Aboriginal heritage assessment;
- All access to the site and laydown areas must be within the assessment area otherwise visual inspection of the sites by a qualified archaeologist is required; and
- If any items suspected of being Aboriginal in origin are discovered during the work, all work in the immediate vicinity must stop and the NSW Environment Line shall be notified.

5.5 Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016 (BC Act 2016)* is the legal framework for land management and biodiversity conservation in New South Wales.

Part 6 of the *BC Act 2016* identifies that the impact on biodiversity values of the clearing of native vegetation and the loss of habitat is to be offset by the retirement of biodiversity credits or other conservation measures under the biodiversity offsets scheme (BOS), in circumstances where a development exceeds the relevant BOS threshold or is likely to significantly affect threatened species or ecological communities, or their habitats. This is a requirement for any application seeking development consent under Part 4 of the *Environmental Planning and Assessment Act 1979*.

The Biodiversity Conservation Regulation 2017 sets out the BOS threshold test and comprises two (2) key considerations:

- Whether the extent of vegetation being cleared exceeds a prescribed area threshold; and
- Whether the development (i.e. impacts) are located on land with high biodiversity value as identified on the Biodiversity Values Map (referred to in clause 7.3(3) of the Biodiversity Conservation Regulation 2017.)

The size of the lot is approximately 0.5ha, therefore clearing 0.25ha triggers the BOS. The proposal involves the clearing of up to 1 hectare of native vegetation, including asset protection zones outside the site, which exceeds the BOS threshold of 0.25 hectares.

Under Section 6.12 of the *BC Act 2016*, development which exceeds the BOS threshold must be accompanied by a Biodiversity Development Assessment Report (BDAR). Accordingly, a Biodiversity Development Assessment Report (BDAR) has been prepared by NGH Consulting, an accredited person as per the *BC Act 2016* and has been lodged with this development application. Due to the extent of the clearing area not exceeding 1 hectare, a small area streamlined assessment BDAR has been prepared. Under the *BC Act 2016* the BDAR must assess whether the development involves any impacts to any threatened species or ecological communities as per Schedules 1 and 2 of the *BC Act 2016*.

The submitted BDAR evaluates the native vegetation within the proposed development footprint and utilises the Biodiversity Assessment Method (BAM) calculator to generate credits and provide estimates of the costs associated with clearing within the proposed development footprint in accordance with the BOS as per the *BC Act 2016*.

Both ecosystem and species credits have been investigated within the submitted BDAR using the BAM. Additionally, the BAM calculator has been utilised to provide a full list of candidate threatened species known to be associated with the vegetation found within the development footprint and only those species at risk of Serious and Irreversible Impact (SAIL) were considered.

The Development footprint/Study Area/Development Site/proposed vegetation removal are illustrated in the extract of the BDAR provided in Figure 29.

The BDAR identified the following:

- Plant Community Types (PCTs) on site were confirmed to be:
 - Vegetation Zone 1 (Trees-Shrubs-Groundcover): PCT 639, Alpine Ash - Snow Gum shrubby tall open forest of montane areas, South Eastern Highlands Bioregion and Australian Alps Bioregion
 - Vegetation Zone 2 (Groundcover only): PCT 639, Alpine Ash - Snow Gum shrubby tall open forest of montane areas, South Eastern Highlands Bioregion and Australian Alps Bioregion
- PCT 639 is not listed as threatened ecological communities under the *BC Act 2016* or the Environment Protection and Biodiversity Conservation Act 1999 (*EPBC Act*). The loss of native vegetation (PCT 639) generates a total of 16 ecosystem credits that will need to be retired prior to construction for the proposed development.
- No species credits were generated. Being a small areas BDAR, only candidate species that are listed as Serious and Irreversible (SAIL) require assessment under the BAM. The two (2) species assessed were the Large Bent-wing Bat and Orange-bellied Parrot. The Large Bent-wing Bat was ruled out because no breeding habitat was impacted and the Orange-bellied Parrot was ruled out because the one Bionet sighting close by was considered to be a vagrant record, not normally found within the locality.
- Assessment of Significance was completed under the *EPBC Act 1999* for the Spot-tailed Quoll and Gang-gang Cockatoo, Koala and Broad-toothed Rat. The assessment of significance indicates that no EPBC listed species require referral and no offsets are required.
- The retirement of the ecosystem credits will be carried out in accordance with the NSW Biodiversity Offsets Scheme, and will be achieved by either:
 - a) Retiring credits under the Biodiversity Offsets Scheme based on the like-for-like rules, or
 - b) Making payments into the Biodiversity Conservation Fund using the offset payments calculator, or
 - c) Funding a biodiversity action that benefits the threaten entity(ies) impacted by the development.

To prevent impacts to flora and fauna, waterways and neighbouring native vegetation mitigation measures have been outlined in the development of the construction phase of the development. These measures have been incorporated into the SEMP prepared by Construction Control, which accompanies the application.

5.6 Integrated Development (Section 4.46 of the EP&A Act 1979)

5.6.1 Rural Fires Act 1997 and Rural fire Service Planning for Bushfire Protection 2019 Guideline (PBP 2019)

The subject site is identified as being located on bushfire prone land.

Under Section 100B(6) of the *Rural Fires Act 1997* (*RF Act 1997*) tourist accommodation is classified and assessed as Special Fire Protection Purpose (SFPP) development. Accordingly, the development is defined as a SFPP for the purposes of the *RF Act* and is required to satisfy the Rural Fire Service Planning for Bushfire Protection 2019 Guideline (PBP Guideline 2019).

On this basis, the development will require the issue of a Bushfire Safety Authority (BFSA) from the NSW Rural Fire Service and is therefore Integrated Development pursuant to Section 4.46 of the *EP&A Act 1979*.

A Bushfire Assessment Report prepared by GHD accompanies the application and details the proposed bush fire protection measures and demonstrates compliance with PBP 2019. The BAR concludes that the proposal, including the associated recommended protection measures, satisfies the aims and objectives of PBP Guideline 2019.

5.6.2 Water Management Act 2000

The proposal involves earthworks and construction of new buildings within 40 metres of an existing watercourse.

The carrying out of development within 40 metres of watercourse requires “controlled activity approval” under Section 91 of the *Water Management Act 2000 (WM Act 2000)* from the NSW Natural Resources Access Regulator.

Accordingly, the proposed development is integrated development and approval under Section 91 of the *NSW Water Management Act 2000* is sought.

The GIS mapping identifies a minor first order watercourse traversing the eastern portion of the site (Lot 768). As outlined in the BDAR, the stream did not appear to run through the subject lands and was only observed on the northern boundary where it flows under the road.

The watercourse is located further east outside of the site, as depicted in the map for SEPP (Kosciuszko National Park—Alpine Resorts) 2007—Thredbo Alpine Resort. This has been reflected in the Architectural Drawings Package.

5.7 Ecologically Sustainable Development (Section 193 of the EP&A Regulation 2021)

The principles which assist in the achievement of Ecologically Sustainable Development (ESD) are set out in Section 193 of the EP&A Regulation 2021 and include the following:

- The precautionary principle;
- Intergenerational equity;
- Conservation of biological diversity and ecological integrity; and
- Improved valuation and pricing of environmental resources.

A summary analysis of these principles and how they have been incorporated into the design and on-going operational phases of the development is provided below.

Precautionary Principle

Through the implementation of environmental management and building maintainability, the project attempts to incorporate adaptability and resilience into the project design. The concept behind the precautionary principle is to create spaces that can both accommodate for changes, which may eventuate in the future, and avoid the risk of serious or irreversible damage to the environment.

This report and supporting documents, has not identified any serious threat of irreversible damage to the environment that would arise from the proposal. On this basis, the precautionary principle does not require further consideration for the subject proposal.

Inter-generational equity

Inter-generational equity requires that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations. Through the inclusion of, best practice design solutions for energy efficiency and support for the building's connection with the surrounding landscape, the project demonstrates a strong commitment to the preservation of environmental health, diversity, and productivity of the local area.

Conservation of biological diversity and ecological integrity

This principle requires that conservation of biological diversity and ecological integrity should be a fundamental consideration for development.

Through the planting of native vegetation, improvement of stormwater runoff from the site, and use of integrated landscaping, the project will support the local biological diversity and integrity.

Further details are provided in the BDAR prepared by NGH Consulting which accompanies the application.

Improved valuation, pricing and incentive mechanisms

This principle identifies the need to consider environmental factors, in valuation of assets and services, including the cost of pollution, the costs of environmental resources that are used or impacted in the production of goods and services, and the cost of waste disposal.

The project has involved significant input from the Quantity Surveyor who will be involved throughout the entire design process to ensuring that the project both remains on budget and effectively considers environmental factors in the valuation of assets and services. The economic cost benefits that will stem from the project both in the short and long term have also been considered, which include short and long-term employment opportunities and the dev

Trajectory to reduce carbon emission

The proposal seeks to reduce carbon emissions through the incorporation of active and passive design strategies, building service innovation, efficient building systems and onsite energy generation. Building service innovation includes strategies for reducing the carbon footprint of the heating, ventilation, and air conditioning systems, efficient lighting, and providing controls around these systems.

Providing learning and an engaging environment

The proposal incorporates features like exposed services, building automation and operational waste reduction measures. It also provides measures for whole-building environmental comfort in terms of acoustic, visual, and thermal comfort.

5.8 State Environmental Planning Policy (Precincts-Regional) 2021

5.8.1 Chapter 3 – Activation Precincts

Chapter 3 of State Environmental Planning Policy (Precincts-Regional) 2021 ('the Precincts-Regional SEPP') applies to all land located within a dedicated Special Activation Precinct (SAP).

Following the recent gazettal of the Snowy Mountains SAP Master Plan on 1 July 2022, a number of amendments were made to the Precincts-Regional SEPP, and the site is now identified as being located within the Alpine Precinct of the Snowy Mountains SAP.

Section 3.8 requires the consent authority to have regard to the Snowy Mountains SAP Master Plan (and any relevant Delivery Plan) when considering an application relating to land located within the Alpine Precinct. Detailed discussion of the Snowy Mountains SAP Master Plan is provided in Section 4.2 which demonstrates that the proposal satisfies the objectives and vision of the Master Plan. A Delivery Plan is yet to be released for the Alpine Precinct.

Chapter 4 'Kosciuszko National Park and Alpine Resorts' of the Precincts will also continue to apply to the Alpine Precinct which includes Thredbo Alpine Resort. Assessment of the development against the relevant provisions under Chapter 4 of the Precincts- Regional SEPP is provided in Sections 5.8.1, 5.8.2 and 5.8.3.

5.8.2 Chapter 4 – Kosciuszko National Park and Alpine Resorts

Chapter 4 'Kosciuszko National Park and Alpine Resorts' of State Environmental Planning Policy (Precincts-Regional) 2021 ('the Precincts-Regional SEPP') applies to all land located within an Alpine Resort area.

5.8.3 Aims and objectives

The aim of Chapter 4 of the Precincts-Regional SEPP as set out in Clause 4.1(1) is to protect and enhance the natural environment of the alpine resorts located within the KNP by ensuring development is managed in a way that has regard to the principles of ecologically sustainable development, including the conservation and restoration of ecological processes, natural systems and biodiversity.

The development is consistent with the relevant principles of ESD as discussed in Section 5.6.2.

The objectives of Chapter 4 contained in Clause 4.1(2) are as follows:

- (a) *to encourage the carrying out of a range of development in the alpine resorts (including the provision of services, facilities and infrastructure, and economic and recreational activities) that do not result in adverse environmental, social or economic impacts on the natural or cultural environment of land to which this Chapter applies, and*
- (b) *to put in place planning controls that contribute to and facilitate the carrying out of ski resort development in Kosciuszko National Park that is ecologically sustainable in recognition of the fact that this development is of State and regional significance,*
- (c) *to minimise the risk to the community of exposure to environmental hazards, particularly geotechnical hazards, bush fire and flooding, by generally requiring development consent on land to which this Chapter applies.*

This development application seeks development consent for the purpose of a tourist accommodation development and is submitted under the provisions of Chapter 4 of the Precincts-Regional SEPP.

Due to the extensive site and design analysis undertaken, the proposal will ensure that the development of the site positively through the provision new and diverse accommodation and associated services to enhances the existing recreational offerings, and overall visitor experience of the Thredbo Alpine Resort, whilst minimising potential impacts to the surrounding natural environment.

The potential environmental impacts associated with the proposal will be mitigated through a range of site-specific measures and procedures as detailed in the SEMP prepared by Construction Control which accompanies the application.

Accordingly, the proposal is consistent with the aims and objectives of Chapter 4 of the Precincts-Regional SEPP.

5.8.4 Land Use and Permissibility

In accordance with the land use table of the Precincts-Regional SEPP, tourist accommodation development is permitted with consent within the Thredbo Alpine Resort.

5.8.5 Matters for Consideration

Before determining a development application pursuant to Clause 4.9(1)(b), the consent authority must take into consideration the matters that are of relevance to the proposed development set out in in Clause 4.12 and 4.13. The proposal responds to the matters consideration as detailed in the Urban Design Report prepared by DKO Architecture and summarised in Table 3 below.

Matters to be considered	Response
Clause 4.12 - Matters to be considered by consent authority	
(1)(a) the aim and objectives of this Chapter, as set out in section 4.1,	The proposal is consistent with the aims and objectives as outlined in Refer to the discussion of the relevant aims and objectives included in Section 5.9.3.
(b) the extent to which the development will achieve an appropriate balance between the conservation of the natural environment and any measures to mitigate environmental hazards (including geotechnical hazards, bush fires and flooding),	As detailed in the Bushfire Assessment Report prepared by GHD, an Asset Protection Zone (APZ) of 15 metres is required to provide an appropriate level of bushfire protection. Vegetation clearing is proposed within part of the land adjoining Lot 768 to accommodate the required APZ. As outlined in the BDAR prepared by NGH, the clearing of native vegetation generates ecosystem credits that will need to be retired prior to construction. However, the proposal does not generate the requirement for species credits as the only candidate species that are listed as Serious and Irreversible were ruled out due to inappropriate habitat on site. In addition, an assessment of significance under the Commonwealth EPBC, found that no EPBC listed species require referral and no offsets are required. The BDAR also identifies that native vegetation to be cleared forms part of a much larger remnant of native vegetation >100ha in area. Removal of native

Matters to be considered	Response
	vegetation inside will not impact on any habitat corridors for threatened species. On this basis, it is considered that proposal provides an appropriate balance between the conservation of the natural environment and mitigation of environmental hazards.
(c) having regard to the nature and scale of the development proposed, the impacts of the development (including the cumulative impacts of development) on the following — (i) the capacity of existing transport to cater for peak days and the suitability of access to the alpine resorts to accommodate the development, (ii) the capacity of the reticulated effluent management system of the land to which this Chapter applies to cater for peak loads generated by the development, (iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development, (iv) the capacity of any existing water supply to cater for peak loads generated by the development,	With regard to existing transport, the proposed tourist accommodation falls within the maximum number of beds permitted within the Thredbo Alpine Resort. The proposed ancillary food and beverage and wellness/spa facilities, expands and diversifies the current offering across the resort, in response to the existing demand. The existing vehicular and pedestrian access to the resort will be retained and will not be altered as a result of the proposal. Effluent and general waste disposal will be managed as part of the existing waste management services provided by Kosciuszko Thredbo Pty Ltd. Consultation with Thredbo Kosciuszko Pty Ltd and Thredbo Environmental Services P/L confirms that sufficient capacity is provided within the current servicing arrangements to accommodate the proposal. The required services (including water, telecommunications, electrical and sewer) and infrastructure are available to the site and the appropriate connections will be made as required. Accordingly, the proposed development will not impact on the capacity of the existing transport, reticulated effluent management, waste disposal or water supply in relation to peak loads generated.
(d) any statement of environmental effects required to accompany the development application for the development,	This Statement of Environmental Effects (SEE) has been prepared in support of the application.
(e) if the consent authority is of the opinion that the development would significantly alter the character of the alpine resort — an analysis of the existing character of the site and immediate surroundings to assist in understanding how the development will relate to the alpine resort,	The proposed development aligns with the management objectives and principles of the Thredbo Alpine Resort set out in the KNP POM 2006 as discussed in Section 5.4. Further, the design of the development is consistent with the predominant built form located within the resort as demonstrated in the Urban Design Report prepared by DKO Architecture which accompanies the application.

Matters to be considered	Response
	The development will provide new tourist accommodation with improved visitor recreation and food and beverage offerings, and therefore enhance the character and overall visitor experience of the Thredbo Alpine Resort.
(f) the <i>Geotechnical Policy—Kosciuszko Alpine Resorts</i> (2003, Department of Infrastructure, Planning and Natural Resources) and any measures proposed to address any geotechnical issues arising in relation to the development,	Refer to the Geotechnical Report prepared by ACT Geotechnical Engineers Pty Ltd which accompanies the application.
(g) if earthworks or excavation works are proposed—any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works,	Refer to the discussion regarding earthworks provided in Section 6.2.
(h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,	Refer to the discussion on stormwater drainage provided in Section 6.7.
(i) any visual impact of the proposed development, particularly when viewed from the Main Range,	Refer to the view analysis provided in the Urban Design Report prepared by DKO Architecture and further discussion of visual impacts provided in Section 6.3.1.
(j) the extent to which the development may be connected with a significant increase in activities, outside of the ski season, in the alpine resort in which the development is proposed to be carried out.	The proposed development is not expected to result in a significant increase in activities outside of the ski season.
Clause 4.13 - Additional matters to be considered for buildings	
(1) Building height In determining a development application for the erection of a building on land, the consent authority must take into consideration the proposed height of the building (where relevant) and the extent to which that height—	Refer to Section 6.3 for further detailed discussion regarding the proposed building height and associated impacts with respect to visual privacy, overshadowing and views.
(a) has an impact on the privacy of occupiers and users of other land, and	As demonstrated in the key view analysis provided in the Urban Design Report, the site is not visible from the Alpine Way and therefore does not generate any visual impact when viewed from this location.
(b) limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and	
(c) has an impact on views from other land, and	
(d) if the building is proposed to be erected in Thredbo Alpine Resort—has a visual impact when viewed from the Alpine Way, and	

Matters to be considered

Response

(2) Building setback

In determining a development application for the erection of a building on land, the consent authority must take into consideration the proposed setback of the building (where relevant) and the extent to which that setback—

- (a) assists in providing adequate open space to complement any commercial use in the alpine resort concerned, and
- (b) assists in achieving high quality landscaping between the building and other buildings, and
- (c) has an impact on amenity, particularly on view corridors at places in the public domain where members of the public gather, and
- (d) is adequate for the purposes of fire safety, and
- (e) will enable site access for pedestrians, services (including stormwater drainage and sewerage services) and the carrying out of building maintenance, and
- (f) will facilitate the management of accumulated snow.

As demonstrated in the Urban Design Report and supporting architectural plans prepared by DKO Architecture, the proposed building setbacks

- respond to the built form and siting of development along Diggings Terrace and wider village.
- provide for ample area of landscaping across the site;
- will not impact any significant view corridors of the surrounding public domain;
- provide fire separation and fire egress;
- enables site access for pedestrians and carrying out of building maintenance via an external stairway that will be constructed of weather appropriate materials to ensure travel paths remain safe and useable in icy conditions; and
- includes sufficient width to accommodate the storage of snow as well as stormwater flow paths and management through the site.

The proposed buildings will facilitate the delivery of new and contemporary tourist accommodation on a key development site in the Thredbo Alpine Resort within built form that responds to the existing site conditions.

(3) Landscaped area

In determining a development application for the erection of a building on land, the consent authority must take into consideration (where relevant) the extent to which landscaping should be used—

- (a) as a means of assisting in the protection of the unique alpine environment of the alpine resort concerned, and to maximise its natural visual amenity, for the benefit of visitors and natural ecosystems, and
- (b) to assist in the provision of adequate open space to complement any commercial use in the alpine resort concerned, and
- (c) to limit the apparent mass and bulk of the building, and

In terms of the proposed clearing of existing landscaping on site, any potential impacts can be avoided and/or minimised through implementation of mitigation and management measures identified in the BDAR and summarised in Section 5.5.

Whilst vegetation clearing is proposed, the landscape design scheme has been developed in consultation with Kosciuszko Thredbo Pty Ltd to ensure that the proposed species are consistent with the existing alpine setting surrounding the site.

The landscape scheme for the proposal is conveyed in the landscape plans prepared by Tait Network.

Matters to be considered	Response
(d) as an amenity protection buffer between the proposed building and other buildings, and	
(e) as a means of reducing run-off, and	
(f) to protect significant existing site features and limit the area of any site disturbed during and after the carrying out of development.	

Table 3: Response to matters for consideration in Precincts-Regional SEPP

5.9 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 3 of State Environmental Planning Policy (Resilience and Hazards) 2021 ('the Resilience and Hazards SEPP') applies to the whole of the State.

In accordance with Clause 4.6 of the Resilience and Hazards SEPP 2021, the consent authority must not consent to the carrying out of any development unless it has taken into consideration whether the land is contaminated.

The site and adjoining leasehold area known as Lot 876, DP1243112, which will require clearing for bushfire management, is vacant and undeveloped. Dense vegetation occupies the majority of the eastern portion of the site and the areas to be cleared within Lot 876, DP1243112. The vegetation comprises native ground covers and mature trees including Alpine Heaths and Subalpine Woodland species.

The site and adjoining Lot 876, DP1243112 are located within the Kosciuszko National Park, governed by the NPWS Act 1974 and protected under the KNP POM2006. These sites are vacant and undeveloped, and no former uses of the land have been identified. On this basis, the site is unlikely to have been subject to any contaminating uses and is therefore considered suitable for the intended use.

Accordingly, it is considered that the proposed development satisfies Clause 4.6(1)(b) of the Resilience and Hazards SEPP and the preparation of a Preliminary Site Investigation would not be required on this basis.

5.10 State Environmental Planning Policy (Transport and Infrastructure) 2021

Part 2.3 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 ('the Transport and Infrastructure SEPP') sets out the development controls for works relating to electricity transmission or distribution networks to be carried out on any land.

Clause 2.44(2)(d) Transport and Infrastructure SEPP identifies that development for the purpose of an electricity transmission or distribution network includes the establishment of a new substation.

Clause 2.44(2) also identifies that development for the purpose of an electricity transmission or distribution network may be carried out by or on behalf of an electricity supply authority or public authority without consent on any land.

Despite this, Clause 2.44(2) also states that works relating to electricity transmission or distribution networks carried out within land reserved under the NPWS Act 1974, may only be carried out without consent if the development:

(a) is authorised by or under that Act, or

(b) is, or is the subject of, an existing interest within the meaning of section 39 of that Act, or
(c) is carried out on land to which that Act applies over which an easement has been granted and
is not contrary to the terms or nature of the easement, or
(d) is an electricity work to which section 53 of the *Electricity Supply Act 1995* applies.

The establishment of a substation on site will be required to accommodate the proposed development.

Should the substation require approval via a planning approval pathway outside of this application, (i.e. Activity Approval under Part 5, Division 5.1 of the EP&A Act 1979) this will be pursued separately.

6.0 Impacts of the Development

This section of the SEE identifies potential impacts which may occur as a result of the proposed development and are relevant matters for the consideration of the DA under S4.15(1)(b) to (e) of the *EP&A Act 1979*.

6.1 Built Form

6.1.1 Overview

Development of the vacant site provides an opportunity for the delivery of new and contemporary tourist accommodation with improved recreation and food and beverage opportunities on a key development site in the Thredbo Alpine Resort to meet increasing demand. The Urban Design Report prepared by DKO Architecture demonstrates that the proposal provides a considered and robust built form response to the site conditions, village and wider resort context and character.

As noted in Section 4.2.1, while the Department intends to prepare a new Alpine Development Control Plan to supplement the SAP Master Plan, there is currently no adopted DCP or guideline, applying to development within Thredbo. As discussed in Section 5.3.6, the Thredbo Village Master Plan 1988 provides some parameters for development within a range of identified precincts across the resort. This document is a determined EIS but has been given some consideration in the formulation of the proposal. Specifically, the Thredbo Village Master Plan 1988 (as amended) nominates a 12m height control and a 3m front and side setbacks, to the area described as the 'outer western precinct', which accommodates the site.

Notwithstanding, the Thredbo Village Master Plan 1988 (as amended), the proposal has been informed by a rigorous analysis of the built form and character of the resort, including a detailed comparative analysis of existing development within the village. This analysis is articulated in DKO's Urban Design Report and demonstrates that the proposal responds to the built form within the village, as well as the wider resort in terms of bulk, scale and overall massing.

DKO's analysis highlights the predominant built form elements which contribute to the character of the resort, and which are common across both old and new developments within surrounding streets and the village. These elements include the provision of ground level car parking, continuous multi-level wall heights and massing of up to five (5) storeys located at the street interface, and elongated building footprints extending across entire lot widths.

Despite these common elements, the analysis also demonstrates that the character of development within the Thredbo Alpine Resort is diverse, comprising a range of architectural styles and forms.

The Urban Design Report and Architectural Drawing Package demonstrates that the proposed built form is consistent with existing larger scale tourist accommodation buildings such as The Denman Hotel, Bellavarde Apartments, Elevation Apartments and Thredbo Alpine Apartments, in terms of site coverage, building footprint, streetscape interface and car parking design.

The following extract of the Urban Design Report describes key elements of the design response in relation to the massing and built form of the proposal. This is followed by further discussion of the height and setbacks.

"The proposed massing seeks to work this the site's significant level change, by breaking the built form into a number of components which step up the site. While the site, and the proposed development has a long length, the articulation and stepping back of the massing means its presentation is comparable to other larger developments.... The incorporation of vertical elements, and the varied but

simplified roof forms in the proposed design, also further aids to break down the visible massing, and fit into the overall village built form character”

6.1.2 Building height and scale

While the overall scale of Building 1 is four (4) to five (5) storeys, the composition of the built form elements reduces the scale at the street interface on Diggings Terrace. This ensures the building is in keeping with street setbacks and street wall heights found throughout Thredbo, while also responding to the scale of the built form either side, and opposite of the site. The composition of built form elements within Building 1 are described below and are achieved through the use of varying upper-level setbacks, different materiality and architectural features:

- The building base that provides a 2 – 3 storey street wall (podium).
- The bottom of the stone base is to 1 - 2 storeys in scale, as evidenced by the street wall height of 4.5 metres at the eastern end and 8.55 metres at the western end. This responds to the 2 storey height of built form on the other side of the street (refer to Figures 33 and 34).
- Two (2) storey terraces that sit above stone base, have varying setbacks of 4-10m and strong vertical elements.



Figure 33: Photomontage view east of Building 1



Figure 34: Photomontage view west of Building 1

The proposed detached accommodation units are three (3) storeys in height, which is also the same or less than the height of the lodges surrounding the site.

While the height of the proposal has been informed by the site conditions and the scale and massing of development within the village, with the exception of minor encroachments it sits within a predominant 12m building height. In this regard, the proposal generally aligns with the building height nominated for this location in the Thredbo Village Master Plan 1988 (as amended).

6.1.3 Building Setbacks

The side building setbacks range from 1.3 to 3.3 metres to the western boundary and 1.3 to 4.6 metres to the eastern boundary, as demonstrated in the architectural drawings.

The majority of the building envelopes are setback 3m or more from the side boundaries, with the exception of the following elements:

- External side access and fire egress stairs at Levels 1 and 2 of Building 1 on the east and west side boundaries; and
- A deck/terrace of Building 2e to the western boundary at the rear of the site.

These components do not contribute any additional visual bulk to the buildings. The external stairs are set back approximately 8 metres from the front property boundary and will have limited visibility when viewed from Diggings Terrace.

Buildings 2e is located at the rear of the site, and will not be visible from Diggings Terrace, as demonstrated in the view assessment provided within the Urban Design Report prepared by DKO Architecture. Views of the development are further discussed in Section 6.3.1.

Given that Building 1 is the only building that will be visible from Diggings Terrace, the proposed building setbacks are comparable to the setbacks of other development nearby, will not result in any adverse streetscape impacts or alter the overall perceived scale of the buildings when viewed from the street.

6.1.4 Site Coverage and Building Footprints

DKO's Urban Design Report provides a comprehensive analysis of building footprints to demonstrate that the site coverage of proposed Building 1 is comparable in area and dimensions other development, including the Thredbo Alpine Apartments and Denham Hotel. An extract of this analysis included in Figure 35.



Figure 35: Extract of the analysis of building footprints from the Urban Design Report. The footprint of Building 1 is comparable in size to other buildings in the resort.

Similarly, as highlighted in Figure 36, DKO's analysis demonstrates that the footprints of Buildings 2a-2e are comparable in size and dimension to those surrounding the site and is typical of what is found throughout Thredbo.



Figure 36: Extract of the analysis of building footprints from the Urban Design Report illustrating the footprints of Buildings 2a-2e are of a similar size and dimension to those surrounding the site.

6.2 Geotech and Earthworks

The proposed excavation works are demonstrated within the Concept Earthworks Plan prepared by Sellicks Consultants included with this application. Supporting longitudinal sections are also provided, illustrating the cut and fill volumes proposed across the site.

All excavation works will be undertaken within the site boundary and are capable of complying with relevant Conditions of Consent in relation to the maintenance of the structural integrity of adjacent development.

To ensure site disturbance is kept to a minimum, various components of the development will be constructed off-site, and positioned on site using cranes as detailed in the Site Environmental Management Plan. The crane equipment will not be brought onto the site until construction of the slab for Building 1 is complete to further minimise potential impacts of material storage on site. The crane equipment will be stored and used on the slab for Building 1 only.

The submitted Geotechnical Report prepared by ACT Geotechnical Engineers Pty Ltd provides an assessment of the structural integrity of the site and concludes that the site is considered suitable for the proposed excavation works, subject to the inclusion of the recommendations contained in the report.

6.3 Environmental Amenities

The impact of the proposal on surrounding development is anticipated to be minimal, given the siting of the buildings and their integration with the topography of the site. The following impacts are assessed:

- Visual impact;
- Visual and acoustic privacy; and
- Solar access and overshadowing.

The proposed scale and siting of the development will minimise impacts on neighbouring properties.

6.3.1 Visual Impact

An assessment of potential view impacts arising from the proposed development from key vantage points surrounding the site is provided in the DKO Urban Design Report.

While the proposed development will alter the appearance of the site, the view assessment provided in the Urban Design Report concludes that the development will have an acceptable visual impact based on the following:

- The site will be visible from adjoining public domain areas including the Thredbo Chapel (View 01) located to the northwest of the site. However due to the location of the site and its topography, the proposed buildings appear to be 'set in' to the site and do not project above the existing vegetation surrounding the site or interrupt the profile of the existing landscape.
- The site will be visible when viewed from the up-slope areas of the ski runs (View 02) to the north of the resort. However, the overall massing and scale of the proposed buildings are consistent with that of adjoining development.
- The site (and the proposed development) will not be visible from the Alpine Way (View 03).

Based on the findings of the view assessment and location of vantage points, the development does not adversely impact view corridors, and is unlikely to result in any unreasonable visual impacts on the Main Range or any other adjoining properties and surrounding public domain.

6.3.2 Visual Privacy

The proposed Building 1 and Building 2e will interface with the development on adjoining properties.

Building 1 provides a varying setback, ranging from 4.5 metres to 8.7 metres to Ben Halls Chalet located to the west of the site, and a varying setback, ranging between from 2.6 metres (due to the nil setback of the side stair access) to 5.8 metres to the 3-storey detached lodge located to the east of the site.

Building 2e will be set back 6 metres from the 3-storey detached lodge adjoining the site to the west towards the rear boundary.

Overall, there will be minimal opportunities for direct views and overlooking from Building 1 and Building 2e to the adjoining tourist accommodation development given:

- The eastern and western elevation of Building 1, facing the adjoining development, does not contain any windows;
- The orientation and siting of Building 2e, avoids a direct line of sight between the proposed west facing windows and the windows of the adjoining lodge; and
- The west facing windows of Building 2e includes a staircase window which will be obscured to prevent overlooking.

6.3.3 Solar Access and Overshadowing

Extracts of the shadow diagrams prepared by DKO Architecture for 9am, 12 noon and 3pm at the winter solstice are provided in Figures 37-39. Adjoining tourist accommodation development is located to the north, east and west of the site.

There is some additional overshadowing from the proposed development to the adjoining property to the west during the morning. As illustrated in the shadow diagrams, due to the northerly aspect of this property,

adequate solar access is maintained to the existing tourist accommodation building. Furthermore, as Diggings Terrace also lies to the north, there will be no overshadowing of the public domain as a result of the proposal.

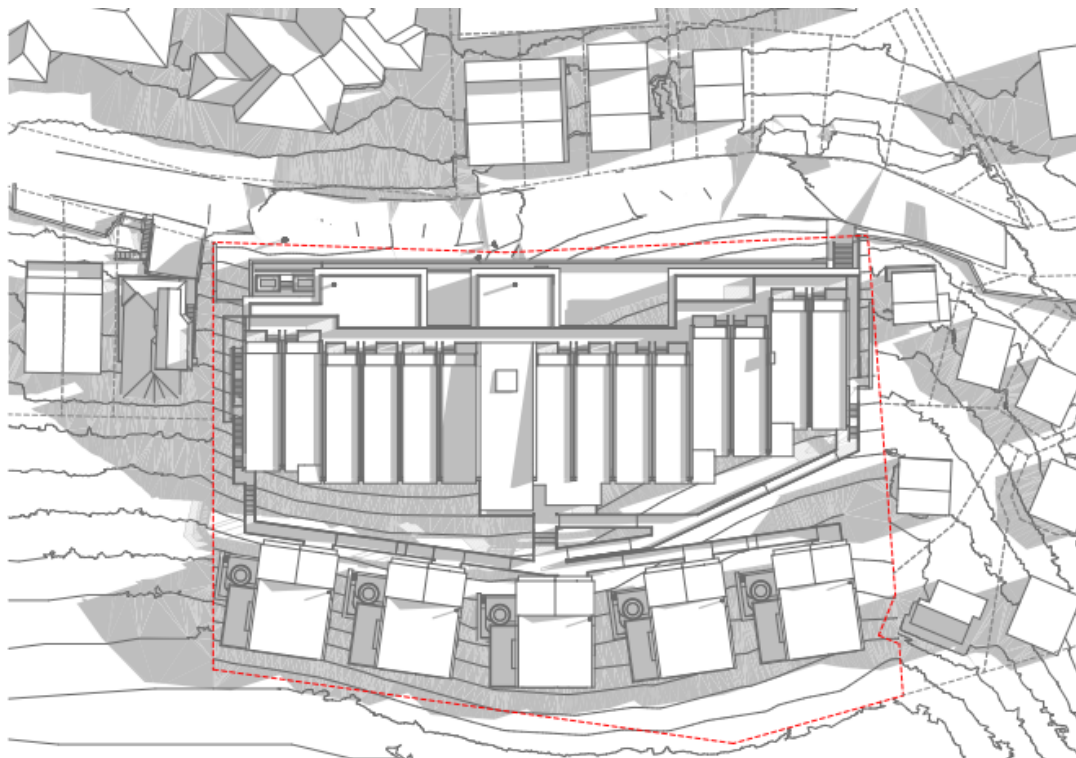


Figure 37: Shadow diagrams 9am Winter Solstice (Source: DKO Architecture)

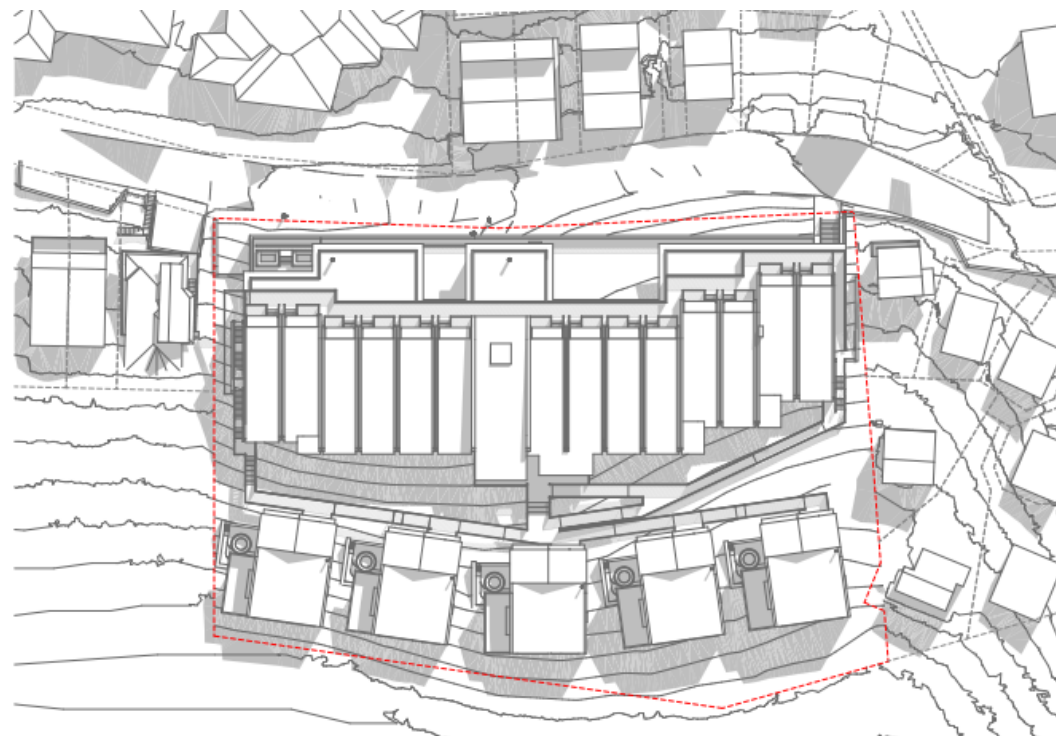


Figure 38: Shadow diagrams 12pm Winter Solstice (Source: DKO Architecture)



Figure 39: Shadow diagrams 3pm Winter Solstice (Source: DKO Architecture)

6.4 Construction Management

A Site Environmental Management Plan (SEMP) has been prepared for the proposed development by Construction Control and accompanies the application. THE SEMP details how the site will be managed during the excavation and construction phases of the development to minimise impacts associated with these works.

The construction management measures to be implemented on site and as identified within the SEMP are summarised as follows:

- Installation of erosion and sediment control fencing around the perimeter of the site;
- All construction waste to be stored in skip bins wholly within the confines of the site;
- Fencing and rehabilitation of areas of completed earthworks with dryland grasses;
- Covering stockpiles and providing wheel washing and dampening ground of the ground to minimise dust emission;
- Construction of various components of the proposed buildings off site;
- Placement of structures/buildings on site using cranes; and
- Initial construction of the slab for Building 1 and use of the slab structure for storage of materials and equipment to ensure site disturbance is minimised within the rear portion of the site.

All demolition and excavation works will be undertaken in accordance with the provisions of Australian Standard – AS 2601 carried out in accordance with the submitted SEMP prepared by Construction Control.

Site access and material storage on site will be in accordance with the Erosion and Sediment Control Plan which accompanies the application and are located to reduce impacts to adjoining properties and ensure site disturbance is kept to a minimum.

6.5 Stormwater Management

The proposed stormwater design is detailed in the Stormwater Drainage Plans prepared by Sellicks.

The proposed stormwater drainage system has been designed to ensure that potential stormwater runoff impacts are minimised and that the development does not:

- Increase risk of danger or damage to adjoining property;
- Adversely affect the environment through avoidable erosion and siltation;
- Cause destruction of surrounding vegetation; or
- Cause reduction in the stability of surrounding watercourses, including Thredbo Creek and Thredbo River.

The erosion and sediment control measures detailed in the Erosion and Sediment Control Plan prepared by Sellicks will be installed prior to the commencement of works and regularly monitored and maintained throughout the construction phase until completion. These control measures will include:

- Location of stockpiles away from surface flow paths and provision of striations to minimise erosion;
- Limiting access to the site during and immediately after wet weather;
- Regularly removing soil from Diggings Terrace (if required);
- Installation of kerbside filter roll to existing sumps which are to be regularly removed, cleaned and reinstated; and
- Backfilling of all service trenches within 24 hours of inspection.

In terms of water quality, the proposed stormwater drainage system does not discharge directly into any surrounding creeks or watercourses and therefore the development will not result in any stormwater quality impacts and water quality testing would not be required on this basis.

6.6 Flora and Fauna

Impacts on flora and fauna arising from the proposal are addressed in the BDAR prepared by NGH, and previously discussed in Section 5.5 in the consideration of the BC Act 2016.

6.7 Heritage

6.7.1 European Heritage

The site is not listed as a heritage item and is not adjacent to a heritage item or located within a Heritage Conservation Area and the proposal will not result in adverse heritage impacts on this basis.

6.7.2 Aboriginal Cultural Heritage

An Aboriginal Heritage Due Diligence Assessment prepared by NGH Consulting accompanies the application. As previously outlined in Section 5.4.2, NGH concluded that the proposed development is unlikely to have an impact upon Aboriginal objects based on the current evidence provided, and no further investigation is required. On this basis an AHIP is not required, any identified harm and any mitigation measures will instead be managed through the following recommendations to be included within any future Minister's conditions of approval:

- All works must be constrained to the area assessed and any activity proposed outside of the current assessment area should also be subject to an Aboriginal heritage assessment;

- All access to the site and laydown areas must be within the assessment area otherwise visual inspection of the sites by a qualified archaeologist is required; and
- If any items suspected of being Aboriginal in origin are discovered during the work, all work in the immediate vicinity must stop and the NSW Environment Line shall be notified.

6.8 Social Impacts and Economic Impacts

The proposal will not give rise to any adverse social impacts. The proposal will have a positive social impact, by improving the quality of tourist accommodation and expanding the retail, recreational, and food and beverage offerings currently provided in the Thredbo Alpine Resort. As a result, the proposal will enhance the overall visitor experience of the resort.

No adverse economic impacts are expected as a result of the proposed development. In the short term, the proposal will have a positive economic impact by providing construction employment.

6.9 The Suitability of the Site for the Development

The preceding sections of this report demonstrate that the site is suitable for the proposed development.

There are no significant natural or cultural constraints that would hinder the proposed development and the proposed development does not result in significant impacts on neighbouring properties or the surrounding area. Further, the site is identified as a key development site within the recently finalised Snowy Mountains Special Activation Precinct Master Plan and is therefore considered suitable for the proposed development.

6.10 The Public Interest

The development of land in an orderly and economic way is in the public interest.

The public interest in the proposed development of this site is achieved in the provision of well-designed tourist accommodation with high amenity and minimal impact on the amenity of surrounding properties. The proposal delivers a building of high architectural merit and visual interest in a prominent location that has been identified as a key development site for the provision of new tourist accommodation within the Thredbo Alpine Resort.

7.0 Conclusion

The DA seeks consent to undertake the construction and use of a new and contemporary tourist accommodation development at a key development site located at Lot 768, DP1119757, Thredbo.

The application seeks development consent under Section 4.12 of the *EP&A Act 1979* and has been assessed against the provisions of Section 4.15 of the *EP&A Act 1979*.

The proposal provides an appropriate response to the site's context, including the topography of the surrounding alpine environment. The height, scale, and density of the development is compatible with and responds to the desired future character of the Thredbo Alpine Resort.

Furthermore, the skilful design and massing of the proposed building envelopes has been undertaken having regard to maintaining the amenity of adjoining properties, particularly in relation to solar access, privacy, and views.

The proposed buildings will display high architectural merit which provides an appropriate built form response within the existing alpine landscape setting, surrounding streetscape and wider resort area.

The proposal provides an opportunity to improve the quality of tourist accommodation and introduce new premium retail, recreation and food and beverage offerings on a key development site within the Thredbo Alpine Resort to enhance visitor experiences and is therefore in the public interest.

The Statement demonstrates that the proposal does not result in significant adverse environmental, social, economic, or amenity impacts on adjoining properties or the surrounding resort.

Based on the assessment undertaken, the site is suitable for the proposed development and approval of this application is sought.