



Statement of Environmental Effects

Friday Flat Bistro Airlock Entry Upgrade

Thredbo Alpine Resort
Kosciuszko National Park, NSW

October 2022



Department of Planning
and Environment

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Signed A Bautista

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Kosciuszko Thredbo Pty Ltd

1 Friday Drive, Thredbo, New South Wales 2625

www.thredbo.com.au

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Executive Summary

Details	
Development Proposal	<p>This Statement of Environmental Effects (SEE) has been prepared to support the Development Application (DA) for the Friday Flat Bistro Airlock Entry Upgrade (hereinafter referred to as the Development). The Applicant for the DA is Kosciuszko Thredbo Pty Ltd (KT) (ABN 95 000 139 015).</p> <p>The Development is located within the Friday Flat base building within Thredbo Alpine Resort (Thredbo), Kosciuszko National Park (KNP), approximately 35 kilometres (km) south-west of Jindabyne, New South Wales (NSW).</p> <p>The purpose of the Development is to upgrade the existing airlock entry to improve safety and accessibility for guests, as well as reduce the amount of air infiltration and heat loss that occurs with the current airlock.</p>
Site Details	<p>Lot Description: Lot 876/DP 1243112</p> <p>Total Development Footprint: No ground disturbance is proposed. Located within existing building footprint.</p> <p>Zoning: Kosciuszko National Park, C1: National Parks and Reserves</p>
Applicant	Kosciuszko Thredbo Pty Ltd
Key Planning Considerations	<p>The Development is subject to the requirements of the <i>State Environmental Planning Policy (Precincts – Regional) 2021</i> (Precincts – Regional SEPP). As such, the Department of Planning and Environment (DPE) Minister for Planning is the consent authority for the DA.</p> <p>The Development has been assessed against the relevant requirements of the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth) (EPBC Act), <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act), <i>National Parks and Wildlife Act 1974</i> (NPW Act), <i>Biodiversity Conservation Act 2016</i> (BC Act), <i>Water Management Act 2000</i> (WM Act) and associated statutory instruments.</p> <p>The Development is consistent with the <i>Snowy Mountains Special Activation Precinct Master Plan</i> (DPE 2022) (Snowy SAP Master Plan).</p>
Key Environmental Matters	<p>The Development is located entirely within a heavily disturbed built environment. The Development is not anticipated to result in any adverse impacts on any natural, cultural, built or social values within the site or surrounds.</p> <p>The Development will have the following key benefits:</p> <ul style="list-style-type: none"> • greater convenience and improved accessibility for guests; • create an improved buffer area to block the wind/rain/snow which will improve energy efficiency of the building; • improved visual aesthetics of the main access into the bistro; and • improved fire safety measures. <p>In summary, the site is considered suitable to accommodate the upgrades. The Development will provide a positive impact within the locality and is considered to be within the public interest.</p>

Cross-reference Table – Mandatory Application Requirements

The following table provides a cross-reference to the mandatory application requirements for Development Applications outlined in the Department of Planning and Environment (DPE) *Application requirements* (March 2022).

Requirement	Reference in this SEE
1.1 Information requirements for development applications	
a. the name and address of the applicant	Executive summary
b. a description of the development to be carried out	Section 3
c. the address, and formal particulars of title, of the land on which the development is to be carried out	Section 2.2
d. an indication as to whether the land is, or is part of, critical habitat	Section 6.3
e. an indication as to whether the development is likely to significantly affect threatened species, populations or ecological communities, or their habitats, unless the development is taken to be development that is not likely to have such an effect because it is biodiversity compliant development	Section 6.3
f. the estimated cost of the development	Detail provided separately as part of the DA.
g. evidence that the owner of the land on which the development is to be carried out consents to the application, but only if the application is made by a person other than the owner and the owner's consent is required by the Regulation	Detail provided separately as part of the DA.
h. a list of the documents accompanying the application	<ul style="list-style-type: none"> • Drawings, Plans and Design Details (Appendix A) • Desktop Searches (Appendix B) • Preliminary Building Code of Australia Compliance Assessment (Appendix C) • Estimated Cost of Works (provided separately as part of DA)
i. a Statement of Environmental Effects. See section 1.2 below for detailed requirements	This document addresses the requirements for a SEE.
j. a site plan of the land.	Figure 2
k. drawings of the development.	Appendix A
Table 1 – essential document requirements for a development application	
l. an A4 plan of the building that indicates its height and external configuration, as erected, in relation to its site	Appendix A
Section 1.2 Requirements for a Statement of Environmental Effects	
a. the environmental impacts of the development	Section 6
b. how the environmental impacts of the development have been identified	Section 5
c. the steps to be taken to protect the environment or to lessen the expected harm to the environment	Section 7

d. any matters required to be indicated by any guidelines issued by the Planning Secretary	This SEE has addressed the applicable guidelines for the Project. Relevant guidelines have been referenced throughout.
e. drawings of the proposed development in the context of surrounding development, including the streetscape	Appendix A
f. development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations	Appendix A
g. drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context	Not applicable.
h. if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts	Section 6.5
i. photomontages of the proposed development in the context of surrounding development	Not applicable.
j. a sample board of the proposed materials and colours of the facade	Appendix A
k. detailed sections of proposed facades	Appendix A
l. if appropriate, a model that includes the context.	Not applicable.

1 Introduction

This Statement of Environmental Effects (SEE) has been prepared to support the Development Application (DA) for the Friday Flat Bistro Airlock Entry Upgrade (hereinafter referred to as the Development). The Applicant for the DA is Kosciuszko Thredbo Pty Ltd (KT) (ABN 95 000 139 015).

The Development is located within the Friday Flat base building within Thredbo Alpine Resort (Thredbo), Kosciuszko National Park (KNP), approximately 35 kilometres (km) south-west of Jindabyne, New South Wales (NSW).

The purpose of the Development is to upgrade the existing airlock entry to improve safety and accessibility for guests, as well as reduce the amount of air infiltration and heat loss that occurs with the current airlock.

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

1.1 Purpose

The purpose of this SEE is to:

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

2 Site Context

2.1 Regional Context

The Development site is located in Thredbo, NSW 2625 within the southern part of KNP, approximately 35 km south-west of Jindabyne in the Snowy Monaro Regional Council Local Government Area (LGA) (refer **Figure 1**).

2.2 Local Context

Within the context of the resort, the site is located at the main entry into the Friday Flat Bistro. The land is formally described as Lot 876/DP1243112 (refer **Figure 2**).

2.3 Site Access

The site is accessible off Friday Drive, via the Alpine Way (refer **Figure 3**).

2.4 Site History and Present/Previous Land Uses

The Friday Flat base building encompasses offices (top floor), the bistro/bar and Snowsports locker room (lower level). The site and surrounds are heavily modified, comprising the main plaza/pedestrian access to Friday Flat, outdoor terrace, access roads, loading dock, retail / hospitality venues and the Thredboland building.

2.5 Site Description and Suitability

The Development site contains the main entry point (airlock entry with manual doors) to the Friday Flat bistro (refer **Figure 4** to **Figure 6**). The site is located entirely within the existing building footprint.

The site is considered suitable to accommodate the airlock upgrade as it will enhance the operational safety of the main access point to the bistro.

2.6 Zoning

The site is zoned as C1: National Parks and Nature Reserves (NSW Government 2022a).



Scale: 1:305,832

3 1.5 0 3 6 9 12 Kilometers

Map Projection: Universal Transverse Mercator
Horizontal Datum: GDA 2020
Grid: GDA 2020 MGA Zone 55



FIGURE 1: REGIONAL SITE CONTEXT

Revision: A
Date: 7/06/2022
Produced By: KO



Legend

- Development Site
- Friday Flat Building Outline

Scale: 1:691

8 4 0 8 16 24 32 Meters

Map Projection: Universal Transverse Mercator
Horizontal Datum: GDA 2020
Grid: GDA 2020 MGA Zone 55

N

THREDBO

SITE PLAN

Project: Friday Flat Bistro Airlock Upgrade

Revision: A

Date: 12/10/2022

Produced By: KOS

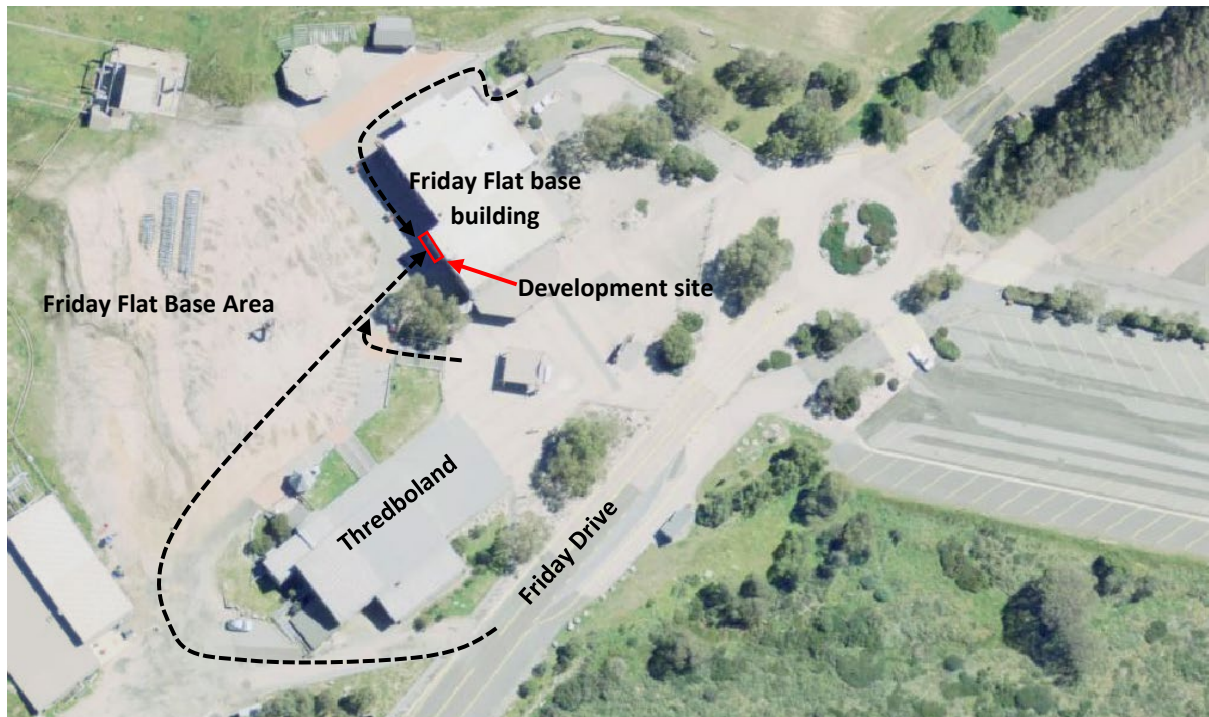


Figure 3: Site Access (ePlanning Spatial Viewer, NSW Government 2022a)



Figure 4: Existing Airlock Entry (external)



Figure 5: Existing Airlock Entry Doors (external)



Figure 6: Existing Airlock (internal)

3 Project Description

3.1 Purpose of the Development

The purpose of the Development is to upgrade the existing airlock access to improve safety and accessibility for guests, as well as reduce the amount of air infiltration and heat loss that occurs with the current airlock.

The automatic doors will create an improved buffer area to block the wind/rain/snow and contribute to a more energy efficient building.

3.2 Scope of Works

3.2.1 Internal Works

The internal works will include:

- removal/demolition of the existing manual doors and associated fittings;
- installation of automatic doors and associated fittings; and
- installation of exit lighting.

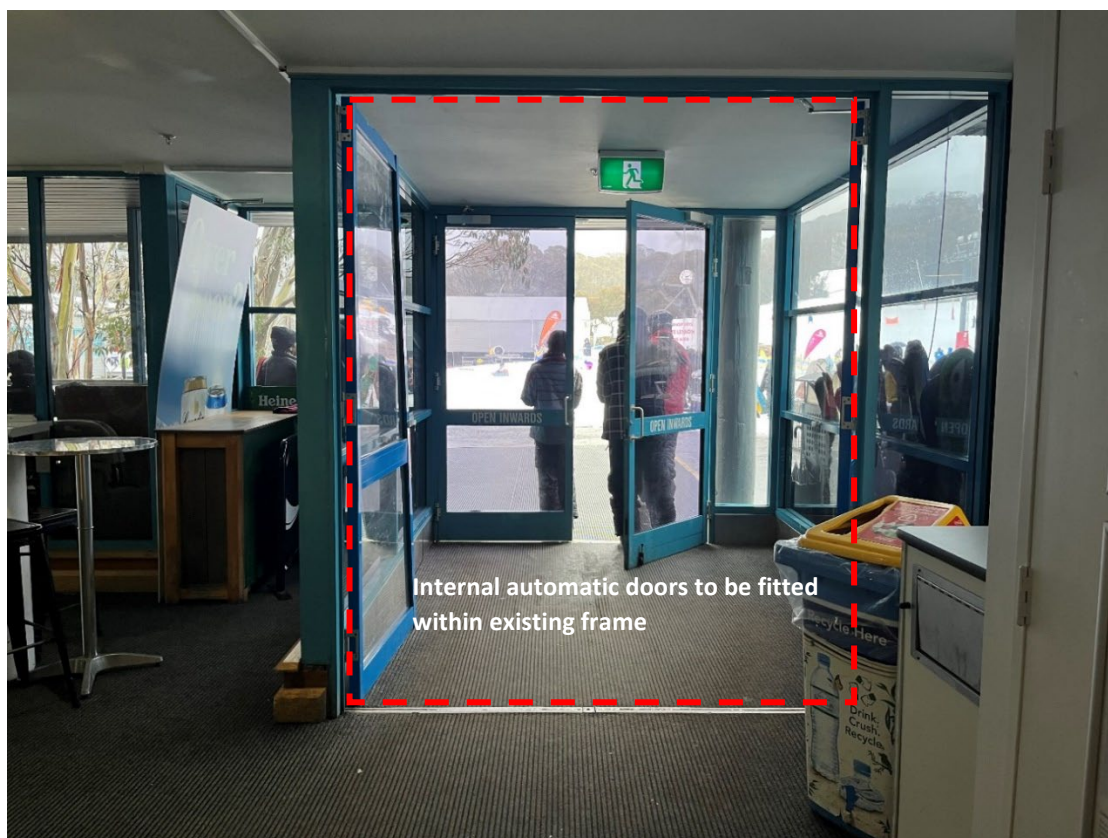


Figure 7: Proposed internal automatic doors

3.2.2 External Works

The external works will comprise:

- removal/demolition of the existing doors and associated fittings;
- installation of automatic doors and associated fittings;
- upgrade of threshold ramp (external side of outer sliding door) (**Figure 8**); and
- construction of step ramp (**Figure 8** and Drawing A1.101, Rev D provided in **Appendix A**).



Figure 8: Proposed external works

3.2.3 Preliminary Consideration of Building Code of Australia

A preliminary compliance assessment against the Building Code of Australia (BCA) has been undertaken to inform the planning and design of the Development proposal. A copy of this assessment is provided in **Appendix C**.

3.2.4 Accessibility Requirements

The Development has been designed to ensure compliance with the relevant standards and provision of the BCA.

3.2.5 Development Footprint

The Development is located within the existing footprint (i.e. the doors will be installed within the existing frame). No ground disturbance is proposed.

3.3 Construction Details

3.3.1 Construction Timing

The construction is anticipated to be carried out during March 2023.

3.3.2 Hours of Construction

All construction works shall be carried out between the hours of 7:00 am – 6:00 pm, 7 days a week. Out-of-hours works are not anticipated.

3.3.3 Site Facilities and Material Storage

No material storage locations are required for the Development. All materials will be bought to site and installed within the same day. The existing Friday Flat amenities block will be available for construction stuff.

3.3.4 Construction Activities

Construction activities will include:

- establishment of site and erection of site signage;
- demolition of existing doors and associated fittings;
- installation of automatic doors and associated fittings;
- sealing and painting; and
- site clean up and demobilisation from site.

3.4 Operational Details

The Development will operate as per existing operational hours following construction.

4 Relevant Legislation, Plans, Policies and Guidelines

This section provides a review of key legislation and assessment against the relevant matters of the EP&A Act, Precincts – Regional SEPP and associated policies and guidelines.

4.1 Legislative Review

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

Table 1: Legislative Review

Acts & Planning Instruments	Summary
Commonwealth Legislation	
<i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act)	<p>The EPBC Act provides a legal framework to protect and manage nationally and internationally important aspects of the Australian environment. The EPBC Act is administered by the Department of Climate Change, Energy, the Environment and Water (DCCEEW) (formerly DAWE).</p> <p>Under Part 3 of the EPBC Act, a person must not undertake an action (e.g. a development) that will have, or is likely to have, a significant impact on a protected matter (MNES), without approval from the Australian Government Minister for the Environment. Refer Section 6.9 for detail.</p>
State Legislation	
<i>Environmental Planning and Assessment Act 1979</i> (EP&A Act)	<p>The EP&A Act is the primary piece of legislation governing development within NSW. DPE assesses development proposals within NSW alpine resort areas where the Minister for Planning is the consent authority under Part 4 of the EP&A Act. Section 4.15 of the Act sets out matters a consent authority is to take into consideration when determining a DA (refer Section 4.2 for detail). This SEE has been prepared in accordance with the requirements of Schedule 1 of the EP&A Regulation.</p>
<i>Environmental Planning and Assessment Regulation 2021</i> (EP&A Regulation)	
<i>National Parks and Wildlife Act 1974</i> (NPW Act)	<p>The NPW Act governs the establishment, protection, conservation and management of national parks, including the conservation of objects, places or features (including biological diversity) of cultural value within the landscape.</p> <p>As detailed in this SEE and supporting technical reports, appropriate environmental mitigation and management measures are proposed to ensure the Development results in acceptable environmental impacts.</p> <p><i>Aboriginal Cultural Heritage</i> Section 87 of the NPW Act provides that a person who exercises due diligence in determining that their actions will not harm Aboriginal objects has a defence against prosecution if they later unknowingly harm an object without an Aboriginal heritage impact permit. A due diligence assessment has been undertaken in Section 6.8.</p>
<i>National Parks and Wildlife Regulation 2019</i>	
<i>Biodiversity Conservation Act 2016</i> (BC Act)	<p>The purpose of the BC Act is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ESD. The Development is consistent with principles of ESD, as demonstrated in the subsequent sections of this report.</p>
<i>Biodiversity Conservation Regulation 2017</i> (BC Regulation)	

Acts & Planning Instruments	Summary
	<p>The BC Regulation sets out threshold levels for when the Biodiversity Offset Scheme (BOS) will be triggered. The threshold has two elements:</p> <ul style="list-style-type: none"> • whether the amount of native vegetation being cleared exceeds the area threshold; and • whether the impacts occur on an area mapped on the Biodiversity Values Map (BVM). <p>If clearing and other impacts, including biodiversity impacts prescribed by Clause 6.1 of the BC Regulation, exceed either trigger, the BOS applies.</p> <p>The BOS also applies when:</p> <ul style="list-style-type: none"> • the ‘test of significance’ in section 7.3 of the BC Act identifies that the development or activity is likely to significantly effect threatened species or ecological communities, or their habitats; or • the works are carried out on a declared area of outstanding biodiversity value. <p>If the BOS is not triggered, the test of significance detailed in section 7.3 of the BC Act must be used to determine whether a local development is likely to significantly affect threatened species. Refer Section 6.3 for detail.</p>
<p><i>Water Management Act 2000 (WM Act)</i></p> <p><i>Water Management (General) Regulation 2018 (WM (General) Regulation)</i></p>	<p>Controlled activities carried out in, on, or under waterfront land are regulated by the WM Act. Waterfront land includes the bed and bank of any river, lake or estuary and all land within 40 m of the highest bank of the river, lake or estuary. The NSW Department of Planning and Environment – Water (DPE – Water) administers the WM Act and is required to assess the impact of any proposed controlled activity to ensure minimal harm to waterfront land. The site is not located within waterfront land, refer Section 6.2 for detail.</p>
State Environmental Planning Instruments	
<p>State Environmental Planning Policy (Precincts – Regional) 2021 (Precincts – Regional SEPP)</p>	<p>Development in NSW alpine resort areas are governed by Chapter 4 (Kosciuszko National Park and alpine resorts) of the Precincts – Regional SEPP. The aim of Chapter 4 is to protect and enhance the natural environment of the alpine resorts, in the context of KNP, by ensuring that development in those resorts is managed in a way that has regard to the principles of ESD. The objectives of Chapter 4 are:</p> <ul style="list-style-type: none"> • to encourage the carrying out of a range of development in the alpine resorts that do not result in adverse environmental, social or economic impacts on the natural or cultural environment; • provide planning controls to encourage ESD; and • minimise the risk of community exposure to environmental hazards within the alpine resort areas. <p>Refer Section 4.3 for an assessment of the Development against the key provisions of Chapter 4.</p>

4.2 Environmental Planning and Assessment Act 1979 (EP&A Act)

4.2.1 Section 4.15 of EP&A Act – Matters for Consideration – General

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

Table 2: Matters for Consideration – General

(1) Matters for consideration – General	Comment
the provisions of—	
(i) any environmental planning instrument	The Precincts – Regional SEPP is the only environmental planning instrument which applies to the site for this proposal. An assessment against the relevant sections of the Precincts – Regional SEPP have been addressed in Section 5.2 .
(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)	There are no draft Environmental Planning Instruments that are applicable to the Development.
(iii) any development control plan	There are currently no development control plans applicable to the site.
(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4	There are no planning agreements applicable to Thredbo under the Precincts – Regional SEPP.
(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)	The DA and supporting information has been prepared in accordance with the requirements of the EP&A Regulation.
(a) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality	The likely impacts of the Development on the natural and built environment, and social and economic impacts in the locality have been assessed in Section 6 .
(b) the suitability of the site for the development	The suitability of the site for the Development is described in Section 2.5 .
(c) any submissions made in accordance with this Act or the regulations	KT will consider any submission made during the DA assessment process.
(d) the public interest.	<p>The Development is considered to be within the public interest for the following reasons:</p> <ul style="list-style-type: none"> • the Development is consistent with the aim and objectives of the Precincts – Regional SEPP; • the Development is compatible with the site; • the Development will not have any significant adverse environmental impacts; and • the Development is consistent with the principles of ESD.

4.2.2 Section 4.46 of EP&A Act – Integrated Development

Section 4.46 of the EP&A Act sets out development that is integrated development, requiring development consent and one or more approval under state legislation. A review of the *Development referrals guideline* (DPIE 2021) has been undertaken to inform the DA. The Development is not nominated integrated development.

4.3 Precincts – Regional SEPP – Chapter 4 Kosciuszko National Park and alpine resorts

4.3.1 Section 4.9 of Precincts – Regional SEPP – Land Use Table (Thredbo Alpine Resort)

Pursuant to the Land Use Table in Section 4.9 of the Precincts – Regional SEPP, the Development is permissible development with consent within the Thredbo Alpine Resort as the works comprise alterations / upgrades to the bistro entry, a ‘food outlet’ which is a permitted land use.

4.3.2 Section 4.12 of Precincts – Regional SEPP – Matters to be considered by Consent Authority

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

Table 3: Matters to be Considered by Consent Authority

Matters for Consideration	Comment
(1) In determining a development application that relates to land to which this Chapter applies, the consent authority must take into consideration any of the following matters that are of relevance to the proposed development—	
a) the aim and objectives of this Chapter, as set out in section 4.1	The Development is consistent with the objectives of Chapter 4, as demonstrated in this report.
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)	The Development does not require any measures to mitigate geotechnical and flooding hazards. The proposed fire safety measures will not impact on the conservation of the natural environment.
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— <ul style="list-style-type: none"> 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 	The Development is not anticipated to impact the capacity of existing transport, reticulated effluent management, waste disposal or transfer facilities.

Matters for Consideration	Comment
d) any statement of environmental effects required to accompany the development application for the development	This SEE addresses this requirement.
e) if the consent authority is of the opinion that the development would significantly alter the character of the alpine resort—an analysis of the existing character of the site and immediate surroundings to assist in understanding how the development will relate to the alpine resort	The Development is not anticipated to significantly alter the alpine resort character. The Development will enhance the amenity of the main entrance to the bistro.
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	Not applicable.
g) if earthworks or excavation works are proposed—any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works	No earthworks or excavation works are proposed.
h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works	No stormwater drainage works are proposed.
i) any visual impact of the proposed development, particularly when viewed from the Main Range	The Development will improve the visual aesthetics of the entry. The site is not visible from the Main Range.
j) the extent to which the development may be connected with a significant increase in activities, outside of the ski season, in the alpine resort in which the development is proposed to be carried out	The Development is not connected with a significant increase in activities outside of the ski season.
k) if the development involves the installation of ski lifting facilities and a development control plan does not apply to the alpine resort— i. the capacity of existing infrastructure facilities, and ii. any adverse impact of the development on access to, from or in the alpine resort	Not applicable.
l) if the development is proposed to be carried out in Perisher Range Alpine Resort— i. the document entitled <i>Perisher Range Resorts Master Plan</i> , as current at the commencement of this Chapter, that is deposited in the head office of the Department, and ii. the document entitled <i>Perisher Blue Ski Resort Ski Slope Master Plan</i> , as current at the commencement of this Chapter, that is deposited in the head office of the Department	Not applicable.
m) if the development is proposed to be carried out on land in a riparian corridor— i. the long term management goals for riparian land, and	No applicable.

Matters for Consideration	Comment
ii. whether measures should be adopted in the carrying out of the development to assist in meeting those goals.	
(2) The <i>long term management goals</i> for riparian land are as follows—	
a) to maximise the protection of terrestrial and aquatic habitats of native flora and native fauna and ensure the provision of linkages, where possible, between such habitats on that land,	Not applicable.
b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained,	
c) to minimise soil erosion and enhance the stability of the banks of watercourses where the banks have been degraded, the watercourses have been channelised, pipes have been laid and the like has occurred.	
(3) A reference in this clause to land in a riparian corridor is a reference to land identified as being in such a corridor on a map referred to in section 4.4.	

4.4 Plans, Policies and Guidelines

4.4.1 Snowy Mountains Special Activation Precinct Master Plan

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

Thredbo is nominated as an Alpine sub-precinct within the Snowy Mountains Special Activation Precinct (SAP). The site is identified as ‘Existing development’ in a ‘Development area’ within the Thredbo Village West structure plan (structure plan).

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

4.4.2 Kosciuszko National Park Plan of Management 2006 (KNP PoM)

The KNP PoM outlines objectives and management strategies to guide the long-term management of values within specific areas of KNP. The KNP POM includes several management zones, which comprise of seven management units that contain places and values of exceptional significance. Thredbo is included in the Thredbo Management Unit, considered an area of exceptional recreational significance subject to the management provisions in Section 10.

The management objective for the Thredbo Management Unit is outlined below:

“The Thredbo Management Unit is managed so as to provide opportunities for visitors to enjoy, understand and appreciate the values of the park in ways that minimise adverse impacts”.

As demonstrated in this SEE, the Development is consistent with the management objective for the Thredbo Management Unit.

4.4.3 Geotechnical Policy Kosciuszko Alpine Resorts 2003

The *Geotechnical Policy Kosciuszko Alpine Resorts* (DIPNR 2003) (Geotechnical Policy) applies to land located within the “G” area of the Geotechnical Policy Map, Thredbo (G5). All DAs which include the carrying out of any works or the erection of any buildings within the designated “G” area as defined in the Geotechnical Policy maps are to be accompanied by a geotechnical report. The site is not located within a “G” area (**Figure 9**).

Clause 6.0 of the Geotechnical Policy sets out the requirements for works within areas outside of the designated “G” area (i.e. preparation of a site classification report), unless the structure is identified in Clause 3.1 (a)-(e) of the Geotechnical Policy. The Development comprises non-structural alterations to the existing airlock entry (i.e. the automatic doors are located entirely within the existing frames) and no ground disturbance is required. No further geotechnical assessment is required.



Figure 9: Thredbo Geotechnical Map (ePlanning Spatial Viewer, NSW Government 2022a)

4.4.4 Community Participation Plan

The Development comprises works external and internal to a building, therefore the Development is to be placed on public exhibition for 14 days in accordance with Table 1 of the Community Participation Plan (DPIE 2019).

5 Assessment Method

A desktop assessment (comprising desktop review of publicly available data sources and information) was carried out to identify relevant environmental values, that potentially occur within the Development area. Database and information sources utilised in the desktop assessment are provided in **Table 4** and **Appendix B**.

The desktop review was followed by a site assessment undertaken by key project personnel to determine the site and design constraints and to allow for appropriate controls to be incorporated into the design.

Table 4: Desktop Searches

Database	Date of Search	Search Parameters
ePlanning Spatial Viewer (NSW Government 2022a)	18 August 2022	2 Friday Drive, Thredbo 2625
NSW BioNet Atlas (DPE 2022)	18 August 2022	North: -36.45; East:148.36; South: -36.55; West:148.26 (10 x 10 km buffer area)
Protected Matters Search Tool (DCCEEW 2022)	18 August 2022	5 km buffer around the Development site.
Water Management (General) Regulation 2018 hydroline spatial data 1.0 (NSW Government 2022c)	18 August 2022	2 Friday Drive, Thredbo Village, Thredbo, New South Wales, 2625, AUS
Aboriginal Heritage Information Management System (NSW Government 2022e)	04 August 2022	Lat, Long From: -36.5003, 148.309 - Lat, Long To: -36.4981, 148.3129

6 Existing Environment and Impact Assessment

This section outlines the existing environmental values of the site, and provides an assessment of the potential impacts to these values.

6.1 Land

6.1.1 Disturbance

The site is located entirely within the existing building footprint and no ground disturbance is proposed.

6.1.2 Land Use

The Development is not anticipated to result in any adverse impacts to the existing or surrounding land uses.

6.1.3 Bush Fire Prone Land

The site is located within land mapped as bush fire prone (NSW RFS 2022). The automatic door system will be fitted with appropriate fire safety measures e.g. the sliding exit doors will be with an automatic failsafe mechanism that automatically unlocks the door upon activation of the smoke detection system and illuminated exist signage will be installed to meet BCA requirements. Refer to **Appendix C** for further details.

6.2 Water

The Development site is not located within any mapped watercourses or riparian land (refer **Figure 10**). The nearest watercourses (Merritts Creek and Thredbo River) are mapped more than 120 m from the Development site. No further assessment is required.



Figure 10: Alpine SEPP Thredbo Alpine Resorts Riparian Corridor Land (DoP 2006)

6.3 Flora and Fauna

The Development is located entirely within the existing building footprint within a heavily modified built environment. The site does not comprise land mapped on the BVM (refer **Figure 11**). The site does not comprise critical habitat for threatened species.

No ground disturbance or vegetation clearing is required. Due to the scale and nature of the works, the Development is unlikely to significantly affect any BC Act or EPBC Act listed threatened species, populations or ecological communities, or their habitats.



Figure 11: Biodiversity Values Map (ePlanning Spatial Viewer, NSW Government 2022a)

6.4 Socio-economic

The Development will result in the following benefits:

- greater convenience and improved accessibility for guests;
- greater energy saving for the building; and
- being hands-free, automatic doors offer improved sanitation solutions to manual doors.

No adverse socio-economic impacts are anticipated.

6.5 Built Environment and Visual Amenity

The Development has been designed to ensure the built form is consistent with the existing and surrounding buildings (refer **Appendix A** for details). It is anticipated the upgrades will improve the visual aesthetics of the entry / access into the bistro.

6.6 Air Quality and Noise

The construction is not anticipated to result in any significant adverse impacts to the existing air quality and acoustic environment. The construction will take place during off-peak visitation periods when the bistro is closed to the public.

6.7 Heritage

A review of the Precincts –Regional SEPP, NSW historic inventory and the Thredbo Alpine Village Conservation Plan, Vol.2 Inventory (Clive Lucas, Stapleton and Partners 1997) was undertaken on 4 August 2022. No listed heritage items are located within the site.

The Development site is located within KNP which forms part of the Australian Alps National Parks and Reserves (AANP). No significant adverse impacts to the AANP are proposed.

6.8 Aboriginal Cultural Heritage

To establish due diligence for the development, an assessment against the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* (DECCW 2010) has been undertaken in **Table 5**.

Table 5: Aboriginal Cultural Heritage Due Diligence Process

Due Diligence Process	Comment
1. Will the activity disturb the ground surface or any culturally modified trees?	No culturally modified trees are located within the site. No ground disturbance is proposed.
2. Are there any: a) relevant confirmed site records or other associated landscape feature information on AHIMS? and/or	The Aboriginal Heritage Information Management System (AHIMS) results (Appendix C) identified there are no Aboriginal sites or places recorded in or near the site.
b) any other sources of information of which a person is already aware? and/or	Previous studies have been undertaken within the resort, none of which identified any Aboriginal sites or places within the site.
c) landscape features that are likely to indicate presence of Aboriginal objects?	The site is heavily modified. There are no landscape features within the site that are likely to indicated presence of Aboriginal objects. No further assessment is required as potential impacts on objects or sites of Aboriginal Cultural Heritage significance are considered unlikely. There is no requirement for further assessment.
3. Can harm to Aboriginal objects listed on AHIMS or identified by other sources of information and/or can the carrying out of the activity at the relevant landscape features be avoided?	Not applicable.
4. Does a desktop assessment and visual inspection confirm that there are Aboriginal objects or that they are likely?	Not applicable.

All reasonable steps have been undertaken to ensure the Development fulfils the requirements of the Aboriginal Cultural Heritage Due Diligence Process. Potential impacts from the Development on objects or sites of Aboriginal Cultural Heritage significance are considered unlikely. Therefore, an independent impact assessment is not required. In the unlikely event that Aboriginal objects are discovered, all works will cease and NPWS will be notified.

6.9 Matters of National Environmental Significance

A search of the EPBC Act Protected Matters Search Tool (PMST) (DCCEEW 2022) (records within a 5 km buffer) was undertaken to determine whether any MNES are likely to occur within the Development area (refer **Appendix C**).

The Protected Matters Report (PMR) identified the five (5) categories (as listed under the EPBC Act) of MNES (**Table 6**) that may be relevant to the Development area and surrounds.

Table 6: Summary of Impacts to MNES

MNES Categories	No.	Comment
National Heritage Places	2	No significant adverse impacts to the AANP and Snowy Mountains Scheme are anticipated.
Wetlands of International Importance	8	No impacts to any Wetlands of International Importance are anticipated.
Listed Threatened Ecological Communities (TECs) ¹	2	The Development will not require any ground disturbance or vegetation clearing. The site is located entirely within a pre-disturbed built environment. The Development is unlikely to result in any significant impacts to conservation significant flora, fauna, critical habitats or habitat connectivity.
Listed Threatened Species ¹	32	
Listed Migratory Species ¹	11	

¹While based on some species records, the PMST relies on predictive modelling of suitable habitats and does not necessarily reflect an actual record of the species/community for a particular location.

The Development is unlikely to have a significant impact on any of the MNES identified in the PMR (**Appendix B**). Therefore, a referral to the Australian Government Minister for the Environment is not required.

6.10 Transport and Access

The construction will be undertaken outside of winter months, and when the facility is closed to the public, as such no disruptions are proposed. During operation, the Development will result in improved accessibility and flow of pedestrian traffic through the main entry point.

6.11 Climate and Energy

The automatic doors will only open when required, and close behind the user therefore eliminate doors from being left open. The Development will create an improved airlock that prevents substantial amounts of heat/cool air from escaping the building. The upgrades are essential to maintain internal temperature of the building and will contribute to an more energy efficient building.

6.12 Waste

The Development will generate general solid waste (e.g. cardboard packaging, plastic), demolition and construction waste (e.g. old doors and frames).

The following waste bins are located onsite:

- general litter bins for food waste and non-recyclable plastic; and
- recycling bins for waste such as cardboard packaging, paper, recyclable plastic.

Materials to be re-used and recycled will be transported to KT's waste transfer facility. Any waste that cannot be re-used within the resort will be transported off-site by a licence contractor and disposed of at the Jindabyne Landfill.

7 Mitigation and Management Measures

Recommended mitigation and management measures to reduce potential impacts on the key values of the natural, built and human environment within the site and surrounds are provided in **Table 7**.

Table 7: Recommended Mitigation and Management Measures

Mitigation and Management Measures		Timing
General		
1	Preparation and implementation of SEMP (Appendix D).	Prior to commencement of works, construction
2	All Project staff and contractors should undergo a site-specific induction which will cover environmental awareness training, environmental obligations and compliance requirements, emergency and incident response, reporting, and relevant procedures.	Prior to commencement of works
3	Prior to commencement of works, the Project site will be clearly marked to ensure to prevent unauthorised access to the construction site.	Prior to commencement of works
4	In the event a complaint is received, the source of the complaint will be investigated, and if required corrective actions will be implemented.	Construction
Land, Soil and Water Quality		
1	No ground disturbance is to occur as part of the Development. Construction staff to access the site via dedicated access tracks and roads.	Construction
Traffic and Access		
1	Traffic and construction vehicle access will be managed as per regular daily operation in the resort.	Construction
2	Signage will be installed (where required) to ensure the safety of the public and prevent unauthorised access to the construction site.	Prior to construction
Noise and Vibration		
1	Project staff will take reasonable and practicable management measures to avoid and mitigate environmental nuisance from noise associated with the works e.g. turn off equipment that is not being used.	Construction
2	Construction works and operation of equipment will comply with Australian Standards	Construction
3	Construction works will be conducted during standard hours.	Construction
Material Storage, Stockpiles		
1	No materials are to be stored or stockpiled onsite. Materials are to be brought to site on the same day, and removed from site following completion of works.	Construction
Fuels, Chemicals and Hazardous Substances		
1	No fuels, chemicals or hazardous substances are to be stored onsite.	Construction
Waste		
1	Waste to be managed in accordance with the waste hierarchy – avoid and reduce → reuse waste → recycle waste → recover energy → treat waste → dispose of waste.	Construction, operation
2	All construction waste and litter to be minimised and contained within appropriate receptacles. All receptacles will be in good condition.	Construction
3	All waste to be managed and disposed of in accordance with legislative requirements and relevant standards	Construction
4	All waste transportation vehicles should be covered appropriately to ensure waste cannot spill, leak or escape onto the road or wash into stormwater drains.	Construction

8 Conclusion

The purpose of the Development is to upgrade the existing airlock entry to improve safety and accessibility for guests, as well as reduce the amount of air infiltration and heat loss that occurs with the current airlock.

In accordance with the requirements of the EP&A Act, EP&A Regulations and Precincts – Regional SEPP, this SEE has assessed the potential impacts of the Project on the human, built and natural environment of the Project site and surrounds.

The Development is located entirely within a heavily disturbed built environment. The Development is not anticipated to result in any significant adverse impacts on any natural, cultural, built or social values within the site or surrounds.

The Development will have the following key benefits:

- greater convenience and improved accessibility for guests;
- create an improved buffer area to block the wind/rain/snow which will improve energy efficiency of the building;
- improved visual aesthetics of the main access into the bistro; and
- improved fire safety measures.

In summary, the site is considered suitable to accommodate the upgrades. The Development will provide a positive impact within the locality and is considered to be within the public interest.

9 References

Department of Climate Change, Energy and the Environment and Water 2022, Protected Matters Search Tool, viewed 18 August 2022, <https://www.environment.gov.au/epbc/protected-matters-search-tool>

Department of Environment, Climate Change and Water (DECCW), 2010, *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales*.

Department of the Environment (DoE) 2013, *Matters of National Environmental Significance: Significant Impact Guidelines 1.1*.

Department of Infrastructure, Planning and Natural Resources (DIPNR) 2003, *Geotechnical Policy Kosciuszko Alpine Resorts*, NSW Government.

Department of Planning and Environment (DPE) 2017, *What to include with your development application (DA)*, January 2017, NSW Government, Department of Planning and Environment

Department of Planning and Environment (DPE) 2022f, *Snowy Mountains Special Activation Precinct Master Plan*.

Department of Planning, Industry and Environment (DPIE), *Kosciuszko National Park Plan of Management*, 2006.

Department of Planning, Industry and Environment (DPIE) 2019, *Community Participation Plan*.

Department of Planning and Environment (DPE) 2022, NSW BioNet, viewed 18 August 2022, <https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity/nsw-bionet>

NSW Government 2022a, ePlanning Spatial Viewer, Friday Drive Thredbo 2625, viewed 18 August 2022, <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>

NSW Government 2022b, Biodiversity Values Map and Threshold Tool, viewed 18 August 2022, <https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BOSEMap>

NSW Government 2022c, *Water Management (General) Regulation 2018 Hydro Line spatial data*, viewed 18 August 2022, <https://www.industry.nsw.gov.au/water/licensing-trade/hydroline-spatial-data>

NSW Government 2022d, MinView, viewed 18 August 2022, <https://minview.geoscience.nsw.gov.au/#/?lon=148.2168&lat=-36.57858&z=12&l=ad98:y:100>

NSW Government 2022e, *AHIMS Web Services Search Result*, dated 18 August 2022.

NSW Rural Fire Service (NSW RFS) 2022, *Bush Fire Prone Land Tool*, viewed 25 July 2022, <https://www.rfs.nsw.gov.au/plan-and-prepare/building-in-a-bush-fire-area/planning-for-bush-fire-protection/bush-fire-prone-land/check-bfpl>

10 Appendices

Appendix A Site Plans and Design Drawings

AUTHORISED FOR ISSUE

ISSUE	DATE	SUBJECT	VALID'N.
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PROJECT

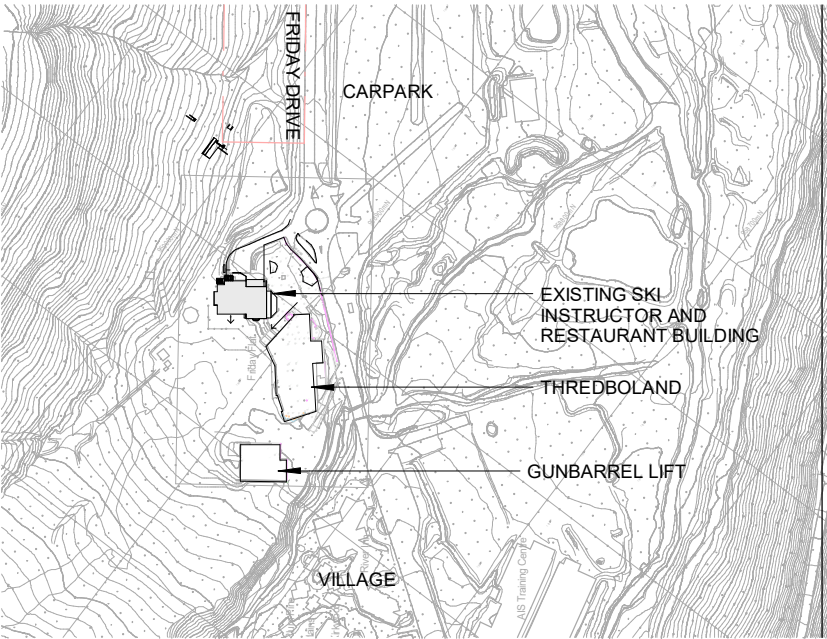
FRIDAY DRIVE, THREDBO VILLAGE



DRAWN SCALE AT A3

DESCRIPTION

PROJECT No	DRAWING No	REVISION
22_439	A0.001	D



NOTES

C	21/09/22	KERB RAMP ADDED	ARH
B	02/09/22	DOORS ADJUSTED	ARH
A	17/08/22	INITIAL ISSUE	ST

RL 1369.300

RL 1366.500

RL 1369.300

RL 1366.500

djrd
architects

PROJECT No	DRAWING No	REVISION
22 439	A2.001	C

A1300.1 1:100

A1.100 1 : 100

NEW ATTACHED KERB
RAMP AND KERB

RETAIN EXISTING COLUMN
(SHOWN DOTTED)

- NEW MOTORIZED SLIDING DOOR AND SIDELIGHT (EXTENT SHOWN BLUE TONE FOR CLARITY)
- POWDERCOATED ALUMINIUM FRAMES IN CHARCOAL COLOUR / CLEAR GLAZED

- RETAIN EXISTING FACADE

- NEW MOTORIZED SLIDING DOOR AND SIDELIGHT
(EXTENT SHOWN BLUE TONE FOR CLARITY)
- POWDERCOATED ALUMINIUM FRAMES IN
CHARCOAL COLOUR / CLEAR GLAZED

0000

Appendix B Desktop Search Results

Kosciuszko Thredbo Pty Ltd

Date: 04 August 2022

Po Box 92

Thredbo New South Wales 2625

Attention: Chloe Chalk

Email: chloe_chalk@evt.com

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lat, Long From : -36.5003, 148.309 - Lat, Long To : -36.4981, 148.3129, conducted by Chloe Chalk on 04 August 2022.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.



EPBC Act Protected Matters Report

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

Report created: 18-Aug-2022

[Summary](#)

[Details](#)

[Matters of NES](#)

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

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)

Summary

Matters of National Environment Significance

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

World Heritage Properties:	None
National Heritage Places:	2
Wetlands of International Importance (Ramsar	8
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	2
Listed Threatened Species:	32
Listed Migratory Species:	11

Other Matters Protected by the EPBC Act

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

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

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

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

Extra Information

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

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

Details

Matters of National Environmental Significance

National Heritage Places			[Resource Information]
Name	State	Legal Status	Buffer Status
Historic			
Snowy Mountains Scheme	NSW	Listed place	In feature area
Natural			
Australian Alps National Parks and Reserves	ACT	Listed place	In feature area

Wetlands of International Importance (Ramsar Wetlands)			[Resource Information]
Ramsar Site Name		Proximity	Buffer Status
Banrock station wetland complex		700 - 800km upstream from Ramsar site	In buffer area only
Barmah forest		200 - 300km upstream from Ramsar site	In buffer area only
Blue lake		Within 10km of Ramsar site	In feature area
Gunbower forest		300 - 400km upstream from Ramsar site	In buffer area only
Hattah-kulkyne lakes		500 - 600km upstream from Ramsar site	In buffer area only
Nsw central murray state forests		200 - 300km upstream from Ramsar site	In buffer area only
Riverland		700 - 800km upstream from Ramsar site	In buffer area only
The coorong, and lakes alexandrina and albert wetland		700 - 800km upstream from Ramsar site	In buffer area only

Listed Threatened Ecological Communities			[Resource Information]
For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.			
Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.			
Community Name	Threatened Category	Presence Text	Buffer Status

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

Listed Threatened Species

[[Resource Information](#)]

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.
 Number is the current name ID.

Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Callocephalon fimbriatum Gang-gang Cockatoo [768]	Endangered	Species or species habitat known to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Pycnoptilus floccosus Pilotbird [525]	Vulnerable	Species or species habitat known to occur within area	In feature area
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat may occur within area	In feature area
FISH			
Macquaria australasica Macquarie Perch [66632]	Endangered	Species or species habitat may occur within area	In buffer area only
Prototroctes maraena Australian Grayling [26179]	Vulnerable	Species or species habitat may occur within area	In feature area
FROG			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Litoria verreauxii alpina Alpine Tree Frog, Verreaux's Alpine Tree Frog [66669]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
MAMMAL			
Burramys parvus Mountain Pygmy-possum [267]	Endangered	Species or species habitat known to occur within area	In feature area
Dasyurus maculatus maculatus (SE mainland population) Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat known to occur within area	In feature area
Mastacomys fuscus mordicus Broad-toothed Rat (mainland), Tooarrana [87617]	Vulnerable	Species or species habitat known to occur within area	In feature area
Petaurus australis australis Yellow-bellied Glider (south-eastern) [87600]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT) Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Pseudomys fumeus Smoky Mouse, Konoom [88]	Endangered	Species or species habitat known to occur within area	In feature area
Pteropus poliocephalus Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour may occur within area	In buffer area only
PLANT			
Argyrotegium nitidulum Shining Cudweed [82043]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Calotis glandulosa Mauve Burr-daisy [7842]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Colobanthus curtisiae Curtis' Colobanth [23961]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Glycine latrobeana Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat may occur within area	In feature area
Leucochrysum albicans subsp. tricolor Hoary Sunray, Grassland Paper-daisy [89104]	Endangered	Species or species habitat may occur within area	In feature area
Pimelea bracteata [8125]	Critically Endangered	Species or species habitat may occur within area	In feature area
Prasophyllum bagoense Bago Leek-orchid [84276]	Critically Endangered	Species or species habitat may occur within area	In feature area
Prasophyllum petilum Tarengo Leek Orchid [55144]	Endangered	Species or species habitat may occur within area	In feature area
Pterostylis oreophila Blue-tongued Orchid, Kiandra Greenhood [22903]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Ranunculus anemoneus Anemone Buttercup [14889]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Rytidosperma pumilum Feldmark Grass [66716]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Thesium australe Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Xerochrysum palustre Swamp Everlasting, Swamp Paper Daisy [76215]	Vulnerable	Species or species habitat likely to occur within area	In feature area

REPTILE

Scientific Name	Threatened Category	Presence Text	Buffer Status
Cyclodomorphus praealtus Alpine She-oak Skink [64721]	Endangered	Species or species habitat known to occur within area	In feature area
Liopholis guthega Guthega Skink [83079]	Endangered	Species or species habitat known to occur within area	In feature area
Liopholis montana Mountain Skink [87162]	Endangered	Species or species habitat likely to occur within area	In feature area

Listed Migratory Species		[Resource Information]	
Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Migratory Terrestrial Species			
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area	In feature area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat known to occur within area	In feature area
Migratory Wetlands Species			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat known to occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area

Other Matters Protected by the EPBC Act

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

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris melanotos Pectoral Sandpiper [858]	Vulnerable	Species or species habitat may occur within area overfly marine area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat known to occur within area overfly marine area	In feature area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat may occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]		Species or species habitat known to occur within area overfly marine area	In feature area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area	In feature area
Motacilla flava Yellow Wagtail [644]	Critically Endangered	Species or species habitat may occur within area overfly marine area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]		Species or species habitat likely to occur within area overfly marine area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat known to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Rostratula australis as Rostratula benghalensis (sensu lato)			
Australian Painted Snipe [77037]	Endangered	Species or species habitat may occur within area overfly marine area	In feature area

Extra Information

State and Territory Reserves			[Resource Information]
Protected Area Name	Reserve Type	State	Buffer Status
Kosciuszko	National Park	NSW	In feature area

Regional Forest Agreements			[Resource Information]
Note that all areas with completed RFAs have been included.			
RFA Name		State	Buffer Status
Southern RFA		New South Wales	In feature area

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

Caveat

1 PURPOSE

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

The report contains the mapped locations of:

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

2 DISCLAIMER

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

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

3 DATA SOURCES

Threatened ecological communities

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

Threatened, migratory and marine species

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

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

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

4 LIMITATIONS

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

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

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

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

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

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

Acknowledgements

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

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

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

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

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Department of Agriculture Water and the Environment

GPO Box 858

Canberra City ACT 2601 Australia

+61 2 6274 1111

Appendix C Preliminary Consideration of BCA

A preliminary compliance assessment against the Building Code of Australia has been undertaken to inform the planning and design of the Development proposal. The following details will be provided as part of the construction approval documentation.

BCA Compliance Summary – Proposed Replacement of Existing Swinging Doors to Automated Sliding Doors

The following details will be provided are part of the construction approval documentation.

- 1) Dimensions of exits. The opening width for each sliding door to the airlock is to be a minimum 1.28m based on a total population size of 525 persons (Ground floor and Mezzanine).
- 2) The power operated sliding doors must be able to be opened manually under a force of not more than 110N if there is a malfunction or failure of the power source.
- 3) The sliding exit doors are to be fitted with an automatic failsafe mechanism that automatically unlocks the door upon activation of the smoke detection system.
- 4) Illuminated exit signage is to be provided over each exit door on the mezzanine and ground floor in accordance with AS2293.1.
- 5) A contrasting line is to be provided across the glazing panels in accordance with the requirements of clause 6.6 of AS1428.1.
- 6) The threshold ramp located at the entrance door is to be rectified to comply to the requirements of Clause 7.2 & Clause 10.5 of AS1428.1.
- 7) A step ramp is proposed to be installed adjoining the main entry to the Bistro building. The ramp complies to the requirements of clause 10.6.1 of AS1428.1.
- 8) Tactile indicators compliant to AS/NZS 1428.4.1 are to be provided to the top and bottom of the step ramp.
- 9) A 30% luminance contrast is to be provided to the door leaf and door jamb of the sliding doors as per clause 13.1 of AS1428.1.
- 10) A clear opening space of more than a metre is provided to each door and the circulation space required for a person in a wheelchair at the sliding doors and between the doors complies to the requirements of clause 13.3 of AS1428.1 as proposed.
- 11) A manual control to the power operated doors i.e. push button is to be installed in accordance with clauses 13.5.3 & AS13.5.4 of AS1428.1.

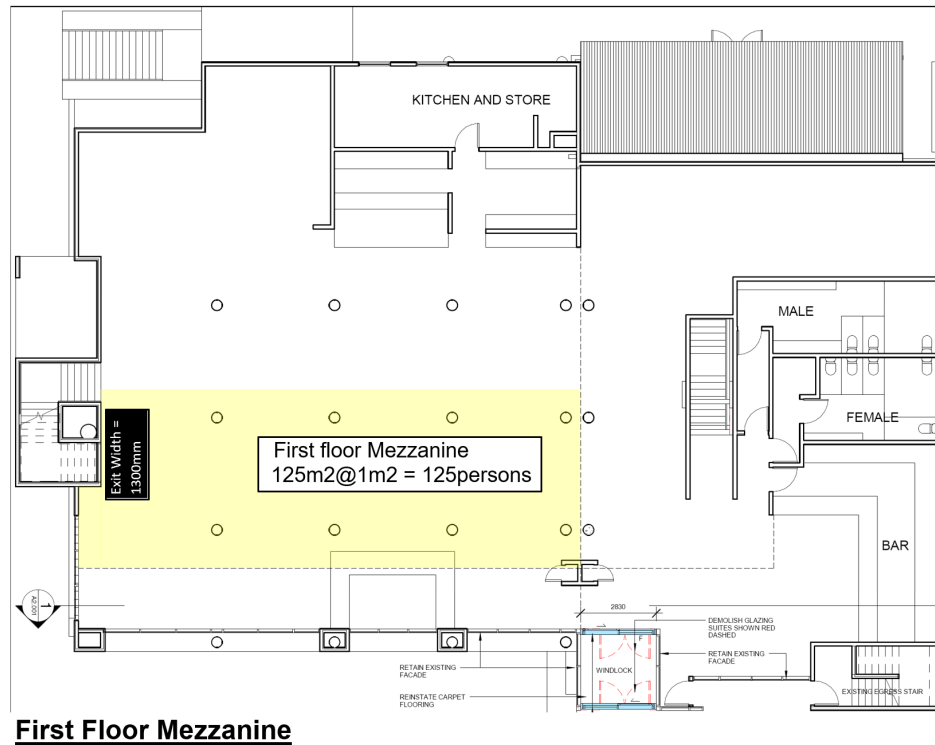
1.0 - NCC D1.6 - Dimensions of Exits and Paths of Travel to Exits.

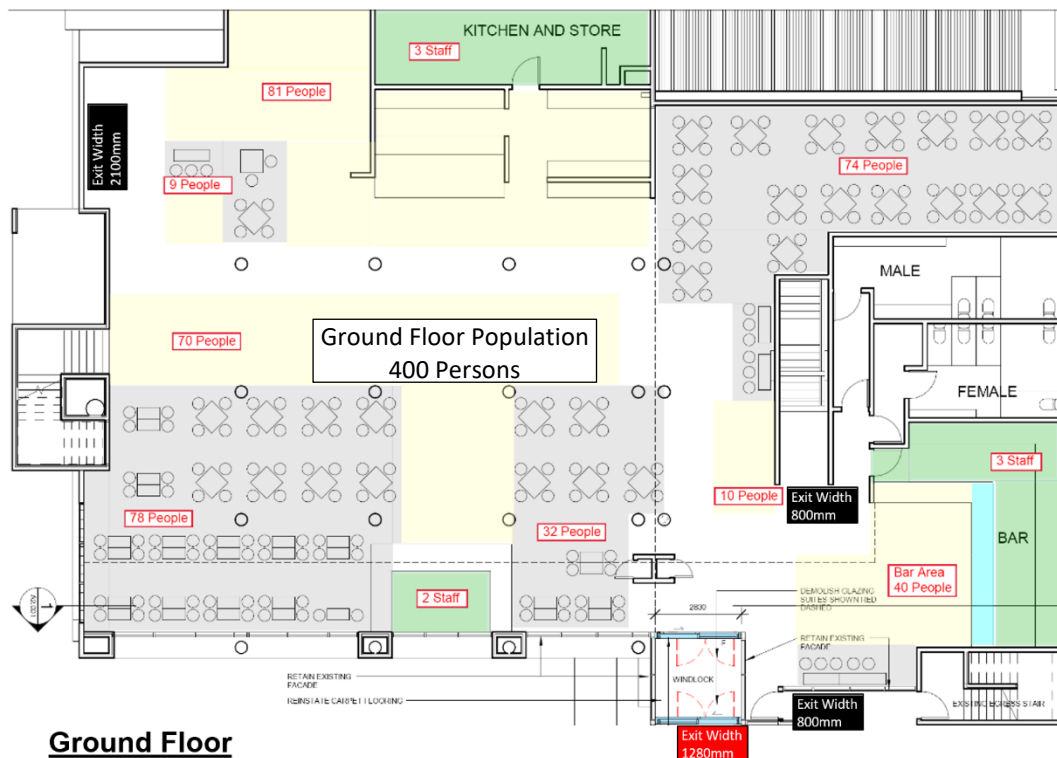
An unobstructed height of not less than 2m will be provided to the exit doors.
The unobstructed width of each exit and travel to the exit will be not less than 1 metre.

Aggregate unobstructed door width required = 4.75m.

Aggregate unobstructed door width proposed = 4.98m (2.1m+0.8m+0.8m+1.28m)

The proposed 1.28m clear opening for the new sliding doors to the airlock will comply with the requirements of D1.6 based on 525 person population numbers.





Ground Floor = 400 people

NCC Clause D1.13.

The number of persons accommodated in a *storey*, room or *mezzanine* must be determined with consideration to the purpose for which it is used and the layout of the *floor area* by-

- (a) calculating the sum of the numbers obtained by dividing the floor area of each part of the storey by the number of square metres per person listed in Table D1.13 according to the use of that part, excluding spaces set aside for-
 - (i) lifts, stairways, ramps and escalators, corridors, hallways, lobbies and the like; and
 - (ii) service ducts and the like, sanitary compartments or other ancillary uses; or
- (b) reference to the seating capacity in an assembly building or room; or
- (c) any other suitable means of assessing its capacity.

Table D1.13 Volume 1 of the NCC specifies 1m²/2 per person for a café, dining room, kiosk or the like.

BCA Clause D1.6 (d)

if the *storey*, *mezzanine* or *open spectator stand* accommodates more than 200 persons, the aggregate unobstructed width, except for doorways, must be increased to-

- (i) 2 m plus 500 mm for every 75 persons (or part) in excess of 200.

Based on 400 people

$$2\text{m} + (200 \div 75 \times 0.5\text{m}) = 3.5\text{m}.$$

3.5 unobstructed door width opening required for the ground floor.

Mezzanine = 125 people

If the *storey, mezzanine or open spectator stand* accommodates more than 100 persons but not more than 200 persons, the aggregate unobstructed width, except for doorways, must be not less than-

- (i) 1 m plus 250 mm for each 25 persons (or part) in excess of 100

1.25 unobstructed door width opening required for the First Floor Mezzanine.

Required Exit Door Widths

Based on total population of 525 people. (400GF+125FF)

Required = 4.75m door width required.

Proposed = 4.98m (2.1m + 0.8 + 0.8m + 1.28m (new sliding door))

The proposed 1.28m wide unobstructed opening for each door to the airlock, based on the population identified will comply to the requirements of D1.6.

2.0 BCA Clause D2.19 Doorways and Doors

The power operated sliding doors are required to be opened manually under a force of not more than 110N if there is a malfunction or failure of the power source.

Details demonstrating compliance with the requirements of this clause is to be included in the construction certificate approval.

3.0 BCA Clause D2.21 Operation of Latch

A door in a required exit, forming part of a required exit or in the path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress

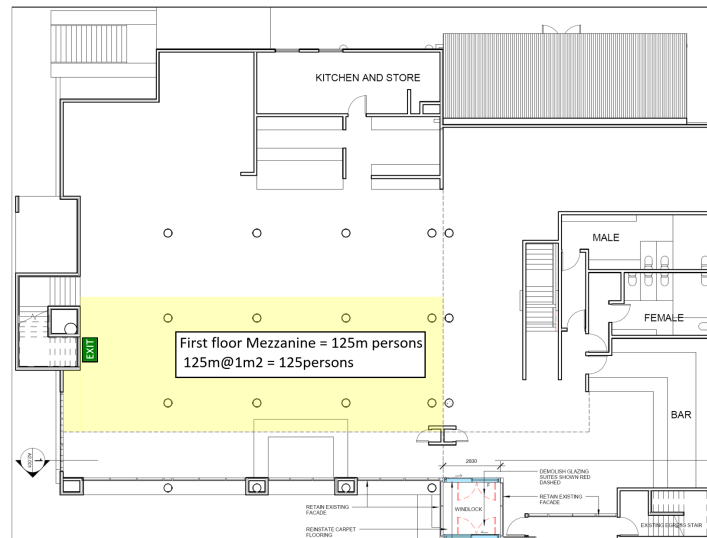
BCA Clause D2.21(b)(iv) provides an exemption for buildings fitted with automatic fail safe devices activated by the smoke detection system.

The proposed automatic sliding door specification is to incorporate a fail safe mechanism that will automatically unlock the door upon activation of the detection system.

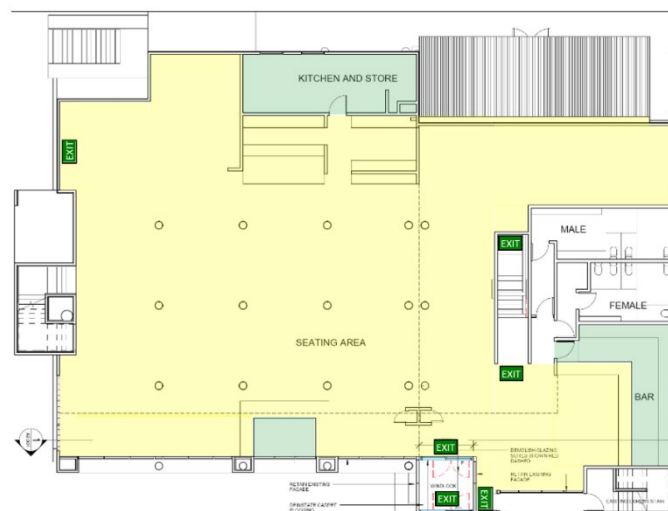
4.0 - BCA Clause E4.5 Exit signs

An *exit* sign must be clearly visible to persons approaching the *exit*, and must be installed on, above or adjacent to each door serving as, or forming part of, a *required exit* in a *storey required* to be provided with emergency lighting in accordance with E4.2.

Illuminated exit signs are to be installed in accordance with the figures below.



First Floor Mezzanine



Ground Floor

5.0 Compliance to AS1428.1

Clause 6.6 Visual indicators on glazing

	Comment
<p>Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid and non-transparent contrasting line.</p> <p>The contrasting line shall be not less than 75 mm wide and shall extend across the full width of the glazing panel. The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level.</p> <p>Any contrasting line on the glazing shall provide a minimum of 30% luminance contrast when viewed against the floor surface or surfaces within 2 m of the glazing on the opposite side.</p>	<p>A contrasting line will be provided across the glazing panel in accordance with the requirements of this clause.</p>

Clause 7.7

Floor or Ground Surfaces on Continuous Accessible Paths of Travel and Circulation Spaces

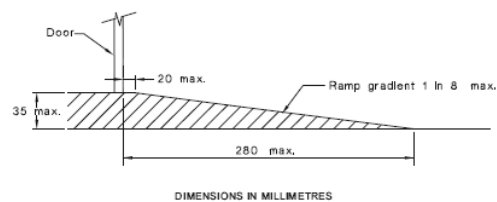
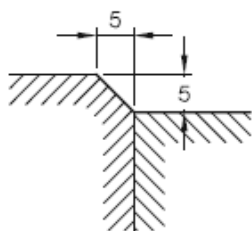



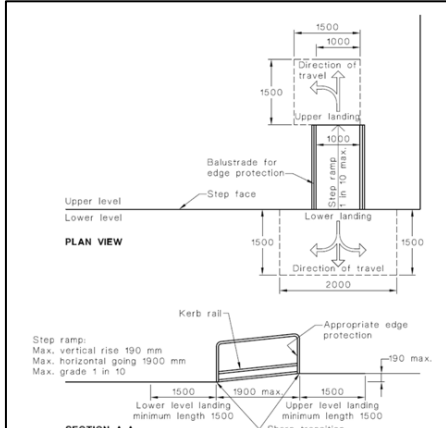
FIGURE 21 THRESHOLD RAMP

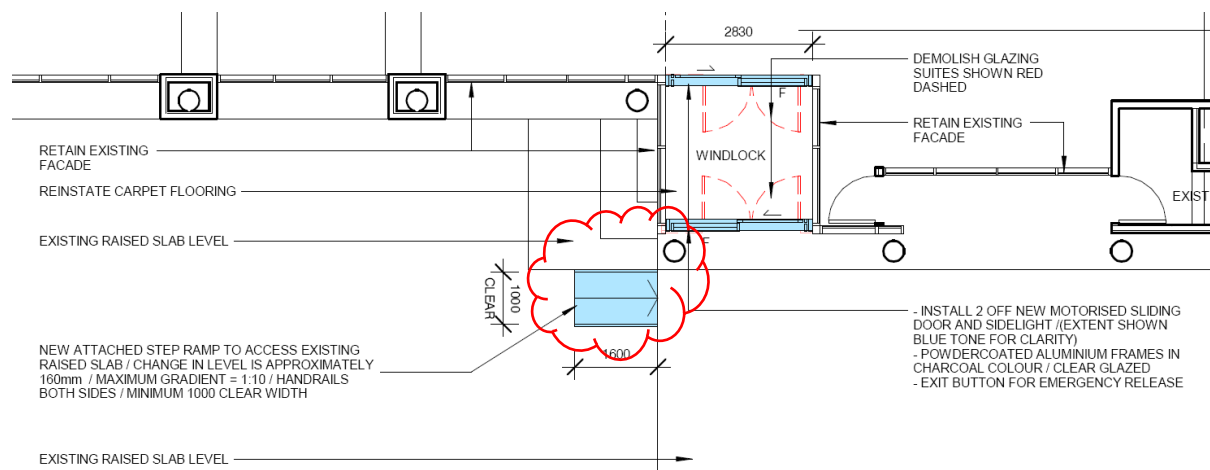
Clause No 7.2	Comment
<p>Abutment of surfaces shall have a smooth transition. Design transition shall be 0 mm. Construction tolerances shall be as follows:</p>  <p>Note: threshold ramp to comply to AS1428.1 Clause 10.5</p>	<p>The threshold to the external side of the outer sliding door is to comply to the requirements of this clause and clause 10.5.</p>

Clause 9.0 - Tactile Ground Surface Indicators (TGSi)

	Comment
TGSIs to warn people of hazards shall comply with AS/NZS 1428.4.1	Tactile Ground Surface Indicators to be installed at the top and bottom of the step ramp

Clause 10.6 Step Ramps

10.6.1 General	Comment
<p>Step ramps shall have—</p> <ul style="list-style-type: none"> (a) a maximum rise of 190 mm; (b) a length not greater than 1900 mm; and (c) a gradient not steeper than 1 in 10. 	<p>A 160mm high platform exists at entrance to the Friday Flat Bistro.</p> <p>A step ramp compliant to clause 10.6.1 will be installed in the position indicated in the figure below.</p>



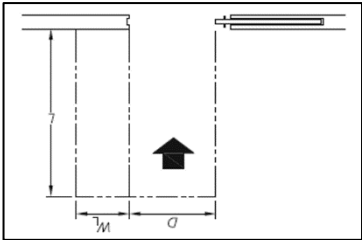
Clause 13 - Doorways, Doors and Circulation Space At Doorways

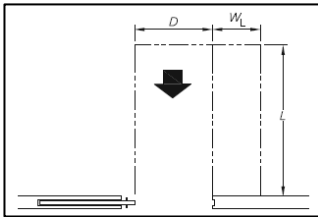
Clause No 13.1.	Comment
<p>Luminance contrast</p> <p>All doorways shall have a minimum luminance contrast of 30% provided between—</p> <ul style="list-style-type: none"> (a) door leaf and door jamb; (b) door leaf and adjacent wall; (c) architrave and wall; (d) door leaf and architrave; or (e) door jamb and adjacent wall. <p>The minimum width of the area of luminance contrast shall be 50 mm.</p>	<p>Luminance contrast to be provided to the doors as per the requirements of this clause.</p>

Clause No 13.2	Comment
<p>Clear opening of doorways</p> <p>The minimum clear opening of a doorway on a continuous accessible path of travel shall be 850 mm when measured from the face of the opened door to the doorstop, as shown in Figure 30. Where double doors are used, the 850 mm minimum clear opening shall apply to the active leaf.</p>	The door opening size required is 1.45m.

Clause No 13.3	Comment
<p>Circulation spaces at doorways on a continuous accessible path of travel</p> <p>13.3.1 - General</p> <p>Circulation spaces shall be provided at every doorway, gate, or similar entry way, on a continuous accessible path of travel.</p> <p>Circulation spaces at doorways shall have a gradient and crossfall not steeper than 1 in 40.</p> <p>Doorway circulation spaces shall be used in combination to allow access through doorways in both directions, as shown in Figures 31 and 32.</p> <p>The dimensions shall also apply in mirror image configurations. Where clear doorway openings are intermediate to those shown in Figures 31 and 32 then the required circulation spaces shall be interpolated.</p>	Circulation spaces required by this clause are compliant.

Circulation spaces at doorways with sliding doors

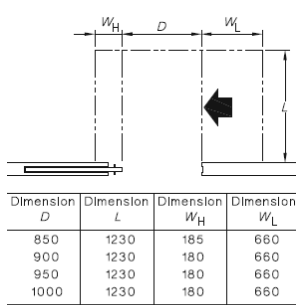




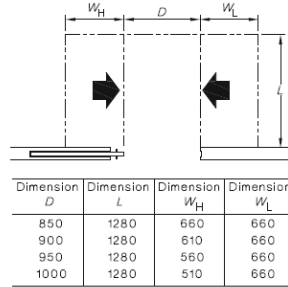
Dimension <i>D</i>	Dimension <i>L</i>	Dimension <i>W_H</i>	Dimension <i>W_L</i>
850	1450	0	530
900	1450	0	530
950	1450	0	530
1000	1450	0	530

(d) Front approach

Circulation spaces required by this clause are compliant.

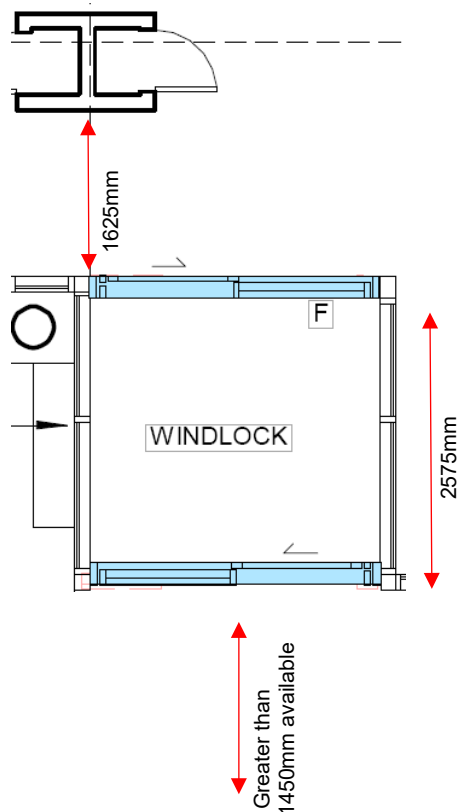


(b) Latch-side approach



(c) Either side approach

Circulation spaces required by this clause are compliant.



Clause No 13.3.3 Sliding doors

Comment

13.3.3.1 General

The clear circulation space at doorways with sliding doors is based on the clear opening width of the doorway (D). The clear circulation space shall be not less than the dimensions specified in the tables in Figure 32 for the appropriate clear opening width.

Circulation spaces required by this clause are compliant.

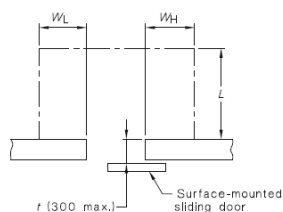
13.3.3.3 - Surface-mounted doors

Where a sliding door is surface-mounted, the circulation space at the doorway shall be as follows:

- (a) The circulation space at the door face shall be not less than that given in the tables of Figure 32.

(b) The circulation space opposite the door face shall be increased from that given in the tables of Figure 32, by the values given in the Table of Figure 33.

When a surface-mounted sliding door is automatic, these increases do not apply.



Door approach	Increase from Figure 32
Figure 32(d)	Add dimensions r to dimensions W_L and W_H
Figure 32(a), 32(b), 32(c)	Add dimensions r to dimensions L , W_L and W_H

r = wall thickness to the face of the door

DIMENSIONS IN MILLIMETRES

NOTE: See Clause 13.2 for clear openings of doorways.

FIGURE 33 CALCULATING DIMENSIONS OF THE CIRCULATION SPACE OPPOSITE THE DOOR FACE WHERE A SLIDING DOOR IS SURFACE-MOUNTED

13.3.4 Power operated doors

To permit a wheelchair to turn through a door from a side-on approach, dimension W_L or W_H are required on the approach side only. Where a sliding door is power operated, for a front on approach the W_L and W_H dimensions do not apply.

NOTE: For location of manual controls for power operated doors, see 13.5.4.

Circulation spaces required by this clause are compliant.

13.4 Distance between successive doorways in passages in an accessible path of travel.

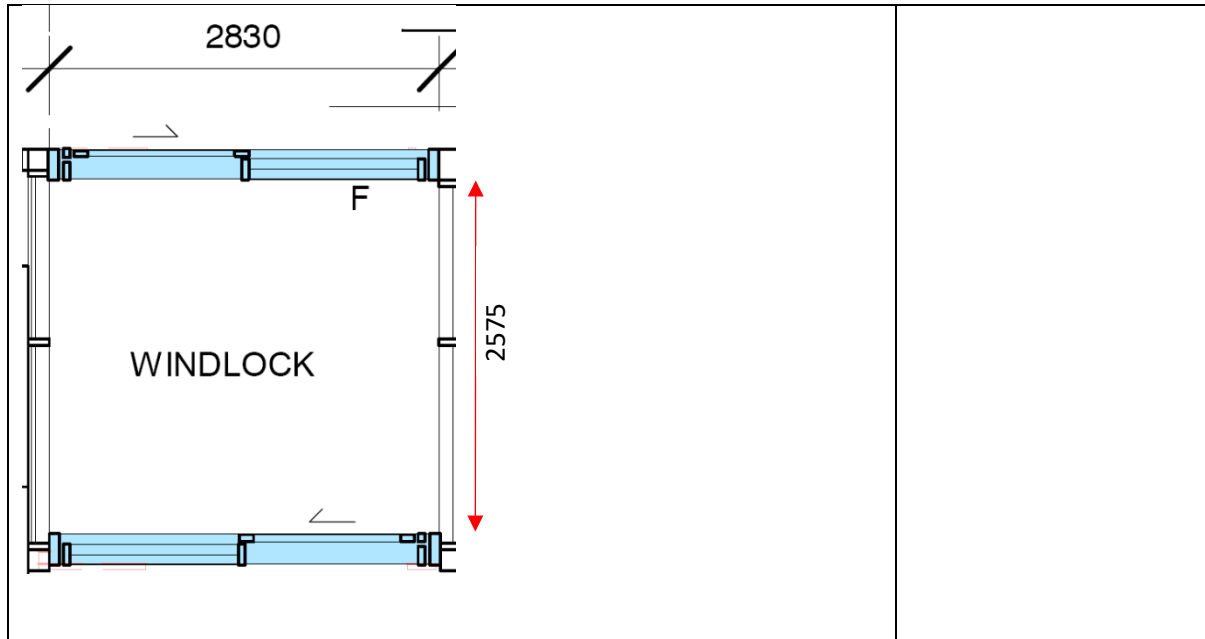
The distance between doorways in vestibules, air locks and other similarly enclosed spaces shall be not less than 1450 mm. Where the doors encroach into space, the distance shall be not less than 1450 mm plus the door leaf width, as shown in Figure 34(a), and shall comply with Figure 31 and 32 as applicable.

The distances between doorways in vestibules and air locks on a path of travel to ambulant toilets shall be in accordance with Figure 34(B).

Circulation spaces required by this clause are compliant.

The distance between the doorways in the air lock is greater than 1450mm.

The distance between the sliding doors is 2.575m.



13.5 Door controls	
<p>Power-operated door controls</p> <p>Push-button controls shall have a minimum dimension of 25 mm diameter and be proud of the surface and shall activate the door before the button becomes level with the surrounding surface.</p> <p>13.5.3 manual controls to power operated doors</p> <p>Manual controls to power-operated doors shall be located on the continuous accessible path of travel no closer than 500 mm from an internal corner and between 1000 mm to 2000 mm from the hinged door leaf in any position or clear of a surface-mounted sliding door in the open position.</p>	<p>A manual push button control and is to be provided and located in accordance with the requirements of this clause.</p>

Appendix D Site Environmental Management Plan



Site Environmental Management Plan

Friday Flat Bistro Airlock Entry Upgrade

Thredbo Alpine Resort
Kosciuszko National Park, NSW

October 2022

Document Control

Revision	Date	Revision Type	Author	Approved by
A	11.10.22	Draft	C.Chalk	A.Harrigan
0	11.10.22	Final	C.Chalk	A.Harrigan

Kosciuszko Thredbo Pty Ltd

1 Friday Drive, Thredbo, New South Wales 2625

www.thredbo.com.au

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1 Introduction

This Site Environmental Management Plan (SEMP) has been prepared for the Friday Flat Bistro Airlock Entry Upgrade (the Development). The Development will include: removal / demolition of existing manual doors; and installation of automatic doors within the existing airlock entry.

1.1 Purpose of SEMP

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

1.2 Site Location

The Development site is located in Thredbo, NSW 2625 within the southern part of KNP, approximately 35 km south-west of Jindabyne. Within the context of the resort, the site is located at the main entry into the Friday Flat Bistro.

2 Construction Details

2.1 Construction Timing and Work Hours

The construction is anticipated to be carried out during March/April 2023.

All construction works shall be carried out between the hours of 7:00 am – 6:00 pm, 7 days a week. Out-of-hours works are not anticipated.

2.2 Site Access

The site is accessible off Friday Drive, via the Alpine Way.

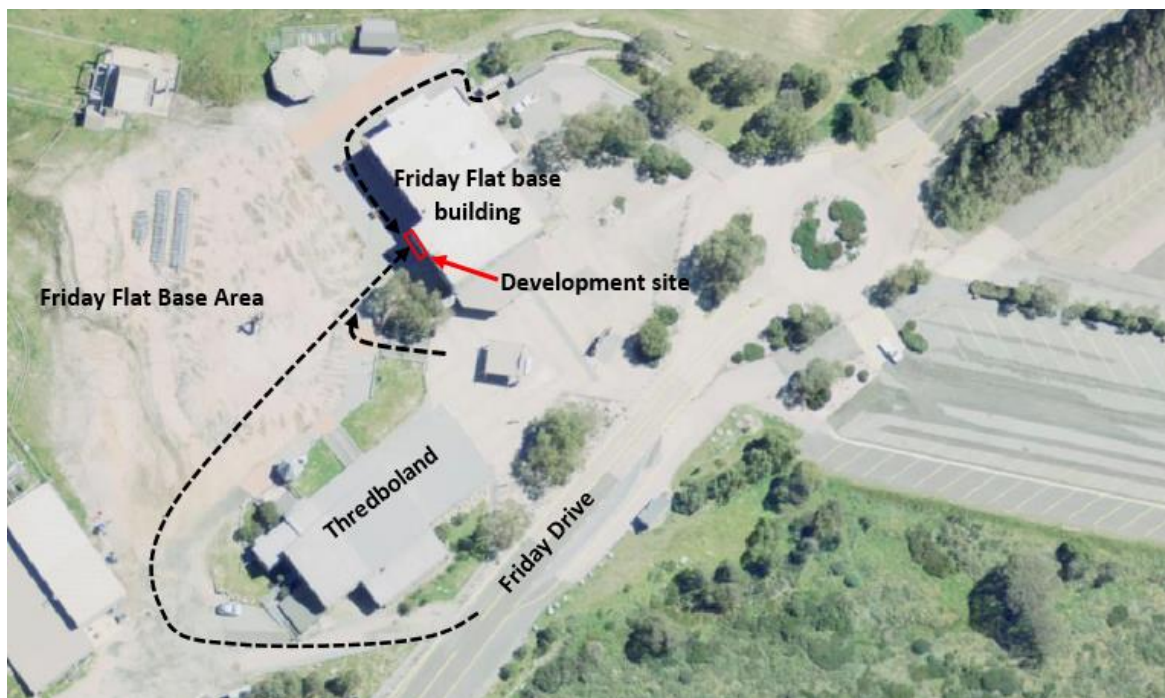


Figure 1: Site Access

2.3 Construction Activities

Construction activities will include:

- establishment of site and erection of site signage;
- demolition of existing doors and associated fittings;
- installation of automatic doors and associated fittings;
- sealing and painting; and
- site clean up and demobilisation from site.

2.4 Site Facilities and Material Storage

No dedicated material storage locations are required for the Development. All materials will be bought to site and installed within the same day. The existing Friday Flat amenities block will be available for construction stuff.

3 Mitigation and Management Measures

3.1 General

- All Project staff and contractors should undergo a site-specific induction which will cover environmental awareness training, environmental obligations and compliance requirements, emergency and incident response, reporting, and relevant procedures.
- Prior to commencement of works, the Project site will be temporarily fenced, roped or flagged to clearly delineate the construction area.
- In the event a complaint is received, the source of the complaint will be investigated, and if required corrective actions will be implemented to minimise or avoid noise impacts.

3.2 Soil and Water Quality

No ground disturbance is proposed. The works are located entirely within the existing disturbance footprint.

Construction staff to access the site via dedicated access tracks and roads.

3.3 Fuels and Chemical Storage

The Development will not require the storage of fuels or chemicals within the site.

3.4 Traffic and Access

Traffic and construction vehicle access will be managed as per regular daily operation in the resort.

Signed will be installed (where required) to ensure the safety of the public and prevent unauthorised access to the construction site.

3.5 Material Storage and Stockpiles

No materials are to be stored or stockpiled onsite. Materials are to be brought to site on the same day, and removed from site following completion of works.

3.6 Air Quality and Noise

The Development is not anticipated to generate significant air pollution or noise and vibration emissions.

Construction works will be conducted during standard hours, and works and operation of equipment will comply with relevant standards.

3.7 Waste Management

The Development will generate the following waste: general solid waste (e.g. non-recyclable plastic, cardboard packaging, paper) and demolition and construction waste.

- All construction waste and litter to be minimised and contained within appropriate receptacles.
- All receptacles will be in good condition.
- All waste to be managed and disposed of in accordance with legislative requirements.
- The following waste bins will be available onsite:
 - General litter bins for food waste and non-recyclable plastic; and
 - Recycling bins for waste such as cardboard packaging, paper, recyclable plastic.
- Materials to be re-used and recycled will be transported to KT's Waste Transfer Facility.
- Any waste that cannot be re-used within the resort will be transported off-site by a licence contractor and disposed of at the Jindabyne Landfill.
- All waste transportation vehicles should be covered appropriately to ensure waste cannot spill, leak or escape onto the road or wash into stormwater drains.

4 Key Contacts

Key contacts for the Development are provided in **Table 1**. Prior to commencement of works, contact details (name and contact number) will be provided for Project personnel.

Table 1: Key Contact Details

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

5 Environmental Incident and Emergency Response

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

- serious injuries requirement urgent medical help;
- threats to property or life;
- criminal activity e.g. you have witnessed a serious crime or accident;
- underground services breaks; and
- release of pollution e.g. release of sediment into watercourse, chemical spill.

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

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

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

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