



Bushfire Recovery Rebuild, Water Pipeline, Selwyn Snow Resort

Development Application Assessment
DA 22/14835

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

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Glossary

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

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1 Introduction

The application seeks approval for the installation of a water pipeline as part of the bushfire recovery rebuilding of Selwyn Resort (**Figure 1**) within Kosciuszko National Park (KNP). The Applicant is Selwyn Snow Resort Pty Ltd. The use of the pipeline will be covered in a separate development application where the Applicant is seeking approval to reuse treated effluent for snowmaking.

Locality

Selwyn Snow Resort is located at 213 Kings Cross Road, Kiandra (Lot 36 DP 46316), approximately 90 kilometres southwest of Canberra in the northern section of the KNP and approximately 7 kilometres to the northeast of the Snowy Hydro township of Cabramurra. The Resort can be accessed by vehicle from the Snowy Mountains Highway via the Link Road to Kings Cross Road.

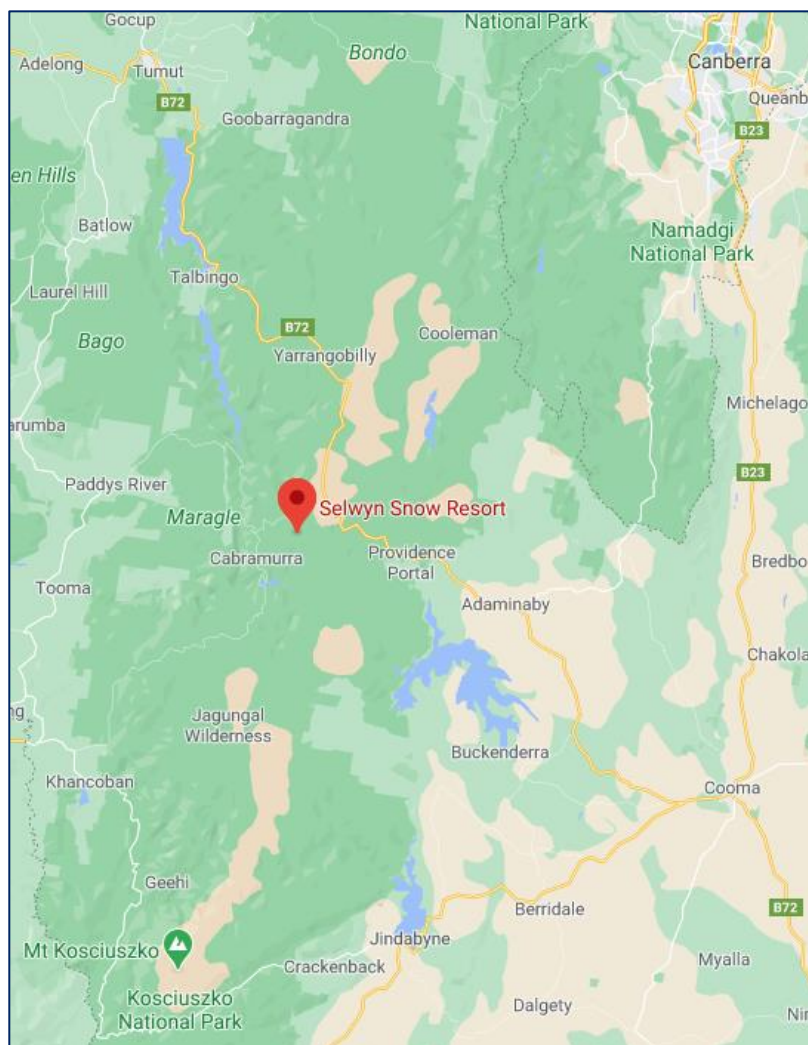


Figure 1 | Locality (Source: Google Maps 2023)

The Resort is the most northerly of Australia's ski resorts with a base elevation of 1,492 metres and a top elevation of 1,614 metres Australian Height Datum (AHD). The Resort is managed under a lease to the Applicant from NPWS which covers an area of approximately 203 hectares.

The primary focus of Selwyn Snow Resort is to provide day visitors with opportunities for skiing and snow activities catering predominantly for beginners and intermediate skiers. The Resort provides recreational resources and generates economic activity for the surrounding communities, including the townships of Adaminaby, Tumut and Tumbarumba.

The Resort was established in the late 1960s however all of the buildings at the site experienced extensive damage during the 2019/2020 bushfires and were removed. It is currently a construction zone with the bush fire recovery rebuilding of the staff accommodation (DA 10639), a visitor centre (DA 10644), a resort operations centre (DA 10647), a sewage treatment plant (DA 22/5248), snowmaking infrastructure (DA22/6507) along with other necessary infrastructure required to support ski resort activity and visitor experience.

Site

The development site of the proposed water pipeline is located on the north eastern side of the resort (**Figure 2**) immediately to the east of the Visitor Centre and Resort Operations Centre. The site extends from the Sewage Treatment Plant (STP) to the quarry water supply dam. The site contains ski slopes, ski lifts, the quarry dam and other snowmaking and resort infrastructure. The area is predominantly cleared of trees and understory leaving open grassed areas used for recreational snow sports and snow play.



Figure 2 | Site in context of Resort (Source: Applicant's documentation)

An Aboriginal site is located more than 220 metres the south of the nearest proposed pipeline infrastructure installation. Two stone Aboriginal artefacts were located on the ground surface in 2010 near the top station of the 'New Chum' chairlift. The artefacts are no longer visible however there is a 40 metre buffer area around the site.

The site of the proposed water pipe installation not within waterfront land (40 metres of a waterway). The nearest waterways to the site are the unnamed drainage line approximately 100 metres to the northwest of the site which forms part of the Bullocks Head Creek catchment and the unnamed drainage line approximately 75 metres to the southwest which forms part of the Clear Creek catchment.

Two areas of known contamination exist at the site. The STP pad and tanker turning / parking area are located within the historic effluent disposal system which comprised numerous underground absorption trenches. An area of contaminated land that has been partly remediated is located approximately 10 metres to the east of the Resort Operations Centre, which includes an underground petroleum storage system (UPSS) associated with a former mechanical workshop. Any remaining potential contamination is at least 2 metres below the ground surface in this location.

Proposal

The Applicant states that intention of the development is to facilitate the installation of the water pipeline only. Any additional considerations regarding the use of the pipeline will be considered in a separate development application for approval to utilise the pipe for the reuse treated effluent for snowmaking.

The pipeline commences at the STP (**Figure 3**) and discharges at the quarry (**Figure 4**).

The proposed works comprise:

- creation of a trenching corridor approximately 500 metres long and 2 metres wide for the excavation of a trench, typically 300mm wide and up to 550mm deep;
- installation of a single Polyethylene (PE) High Performance Pressure Pipe with a nominal diameter 75 mm along the full length of the trench (500 metres) (**Figure 5**);and
- off-site removal of material excavated from within 30 metres of the western end of works, and backfilling the trench with clean imported (locally quarried) fill material and excavated material, followed by site stabilisation and rehabilitation of any impacted areas.

The proposal has an estimated cost of works of approximately \$30,000.

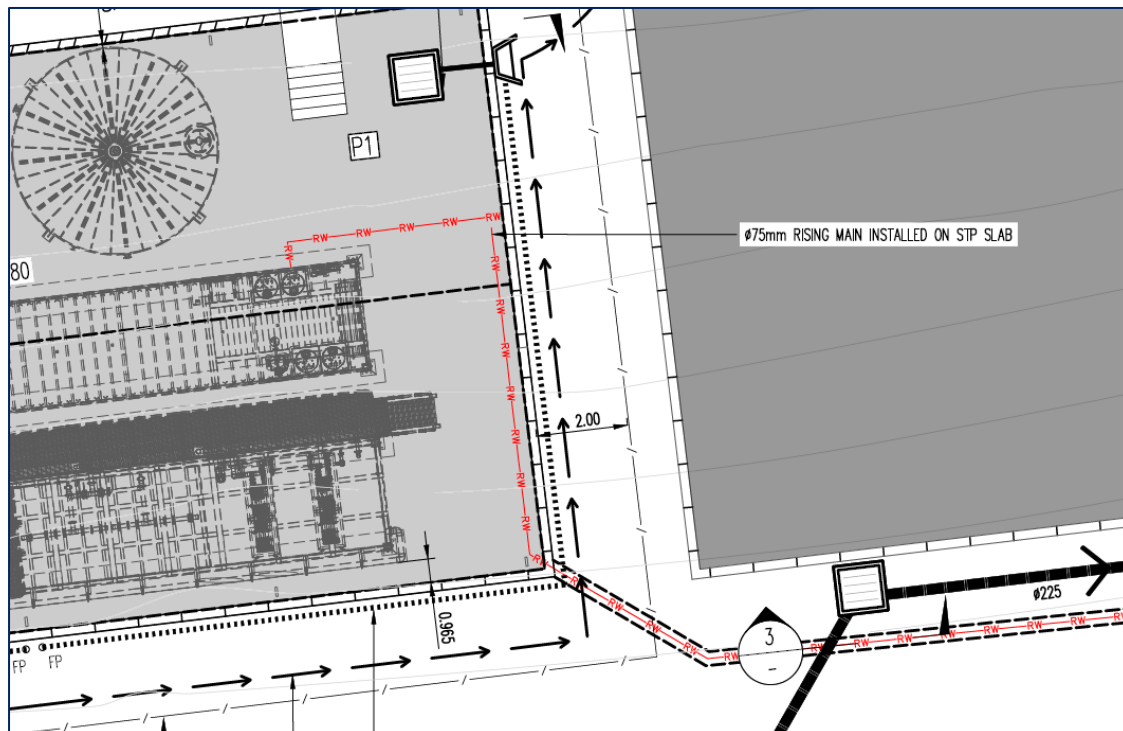


Figure 3 | Pipeline connection to STP (Source: Applicant's documentation)



Figure 4 | Pipeline discharge at quarry (Source: Applicant's documentation)

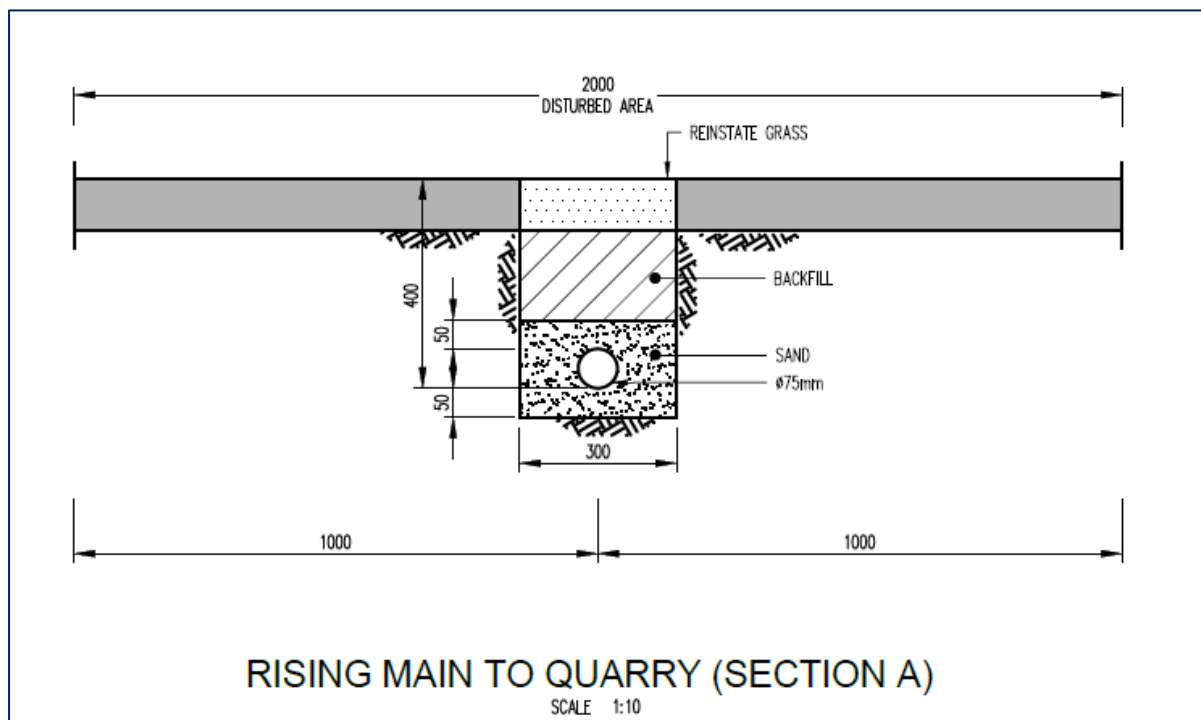


Figure 5 | Trenching corridor (Source: Applicant's documentation)

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

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

2 Matters for Consideration

2.1 Strategic Context

South East and Tableland Regional Plan 2036

The proposal is consistent with the Regional Plan as it assists in re-establishing the use of Selwyn Snow Resort as an important winter tourism and recreational facility which in turn supports positive social and economic welfare in the region. The location of the proposed pipeline seeks to protect the natural environment and cultural values associated with KNP. The works are generally confined to disturb ski slope areas.

Precincts – Regional SEPP

The proposal is consistent with Chapter 4 of the Precincts - Regional SEPP as the potential impacts on the natural environment and cultural heritage have been mitigated through site selection that utilises an existing disturbed ski slope area. Visitation of the NSW Alpine Resorts will be promoted again once the resort is operational giving tourists the choice of a unique low-cost option for families to experience snow.

2.2 Permissibility

The proposal is for the installation of a water pipeline consistent with the definition of 'infrastructure facilities'. Pursuant to section 4.9 of the Precincts – Regional SEPP (at the time of lodgement of the Application), 'infrastructure facilities' are permissible with consent within the Mount Selwyn Alpine Resort.

2.3 Mandatory Matters for Consideration

Objects of the EP&A Act

Table 1 | Objects of the EP&A Act

Objects of the EP&A Act	Consideration
(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,	<p>The proposal is part of the bushfire recovery rebuilding of Selwyn Snow Resort that will support positive social and economic welfare in the region.</p> <p>The location of the works and construction techniques minimise impacts on the environment.</p>
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social	<p>The proposal would not have an unacceptable impact on the environment thus being ecologically sustainable development. Site selection and construction techniques seek to avoid and minimise</p>

considerations in decision-making about environmental planning and assessment,	ground disturbance. Rehabilitation of impacted areas will be undertaken.
(c) to promote the orderly and economic use and development of land,	The development seeks approval for installation of a water pipeline which is supporting infrastructure for the STP and assists in re-establishing the use of Selwyn Snow Resort as an important winter tourism and recreational facility. The use of the pipeline will be covered in a separate development application for approval to reuse treated effluent for snowmaking.
(d) to promote the delivery and maintenance of affordable housing,	Not applicable to this proposal.
(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,	The impacts upon the environment are negligible and site selection for the proposed development has adhered to avoid and minimise principles. The application is supported by a flora and fauna assessment report in which the Ecologist concludes that no flora or fauna groups identified in the assessment are likely to be at risk as a result of the proposed development. See discussion in Section 4 .
(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),	The proposed development is not anticipated to result in any impacts upon built or cultural heritage, including Aboriginal cultural heritage.
(g) to promote good design and amenity of the built environment,	The Department considers that the proposal (predominantly underground infrastructure) will not adversely impact the existing setting and works will be carried out so as to minimise impacts upon the natural environment.
(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,	The Department has recommended conditions of consent to ensure the construction of the proposal is undertaken in accordance with legislation, guidelines, policies and procedures (refer to Appendix A).
(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,	The Department publicly exhibited the proposal (Section 3), which included consultation with government agencies and consideration of their responses.

- (j) to provide increased opportunity for community participation in environmental planning and assessment.
- The Department publicly exhibited the proposal (**Section 3**), which included displaying the application on the NSW Planning Portal website.

Considerations under section 4.15 of the EP&A Act

Table 2 | Section 4.15(1) Matters for Consideration

Section 4.15(1) Evaluation	Consideration
(a)(i) any environmental planning instrument (EPI)	<p>The Precincts – Regional SEPP is the only EPI which applies to the site for this development. An assessment against the requirements of the SEPP is provided below.</p> <p>The Department is satisfied that the application is consistent with the requirements of Chapter 4 of the Precincts – Regional SEPP.</p>
(a)(ii) any proposed instrument	Not applicable to the proposal.
(a)(iii) any development control plan	Not applicable to the proposal.
(a)(iiia) any planning agreement	Not applicable to the proposal.
(a)(iv) the regulations	<p>The application satisfactorily meets the relevant requirements of the EP&A Regulation, particularly the procedures relating to development applications (Part 3 and Part 4) and fees (Part 13 and Schedule 4).</p> <p>The Department has undertaken its assessment in accordance with all relevant matters as prescribed by the regulations, the findings of which are contained within this report.</p>
(a)(v) any coastal zone management plan	Not applicable to the proposal.
(b) the likely impacts of that development	<p>The Department has considered the likely impacts of the development, with minimal native vegetation impacts likely to occur as a result of the proposal. Geotechnical risks have been adequately mitigated. There are no anticipated adverse impacts on the natural environment or upon built and cultural heritage, including Aboriginal cultural heritage. The</p>

proposal is considered to have positive economic and social impacts. It also supports the bushfire recovery and rebuilding efforts.

Conditions are recommended to ensure impacts during construction are minimised and that rehabilitation and stabilisation occurs post construction.

(c) the suitability of the site for the development,

The site is suitable for the development, as discussed in **Section 4** of this report.

The potential impacts on the natural environment and cultural heritage have been mitigated through site selection that predominately utilises existing disturbed ski slope areas. A 40 metre radius buffer area protects the site of previously observed Aboriginal artefacts that were located more than 220 metres to the south of the nearest proposed water pipeline installation. There are no anticipated impacts on any threatened species, populations or ecological communities.

(d) any submissions made in accordance with this Act or the regulations,

Consideration has been given to agency discussions during the assessment of the application. See **Section 3** of this report.

(e) the public interest.

The works are consistent with the aim and objectives of Chapter 4 of the Precincts - Regional SEPP. The development supports the use of Selwyn Snow Resort and would not have an adverse impact on the environment. The proposal is consistent with the principles of ESD.

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

Environmental Planning Instruments

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

Table 3 | Chapter 4 considerations

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

(a) the aim and objectives of this policy, as set out in section 4.1	The proposal is consistent with the aim and objectives of Chapter 4 of the Precincts - Regional SEPP in that it is consistent with the principles of ESD and supports the ongoing use of the ski resort.
(b) the conservation of the natural environment and any measures to mitigate environmental hazards (including geotechnical hazards, bush fires and flooding),	The proposal is appropriate as it occurs in previously disturbed parts of the Resort with no impact on the natural environment. Geotechnical and bush fire implications have also been considered. The site is not affected by flooding.
(c) the cumulative impacts of development on existing transport, effluent management systems, waste disposal facilities or transfer facilities, and existing water supply,	No adverse cumulative impacts are anticipated as the proposal will not result in any changes to existing transport, effluent management systems, waste disposal facilities, transfer facilities or water supply. The use of the pipeline will be covered in a separate development application where the Applicant is seeking approval to reuse treated effluent for snowmaking.
(d) any statement of environmental effects,	The SEE and supporting information supplied are considered adequate to enable a proper assessment of the works.
(e) the character of the alpine resort,	The proposal would not adversely alter the character of the Resort.
(f) the Geotechnical Policy – Kosciuszko Alpine Resorts,	The Department supports the Applicant's geotechnical assessment and is satisfied that the objectives of the Policy have been met.
(g) any sedimentation and erosion control measures,	The Department is satisfied that sedimentation and erosion impacts can be appropriately mitigated during construction. Post construction, any disturbed areas will be landscape and rehabilitated to ensure the site is stabilised and erosion resistant.
(h) any stormwater drainage works proposed,	No negative impacts to stormwater or drainage are anticipated due to the nature of the proposed works were carried out in accordance with the recommended conditions.

(i) any visual impact of the proposed development, particularly when viewed from the Main Range,	The Department considers that the proposal (predominantly underground infrastructure) will not result in an unacceptable visual impact.
(j) any significant increase in activities, outside of the ski season,	The proposal does not result in an increase in activities outside the ski season.
(k) if the development involves the installation of ski lifting facilities,	The proposal does not involve the installation of any new ski lifting facilities.
(l) if the development is proposed to be carried out in Perisher Range Alpine Resort: the document entitled Perisher Range Resorts Master Plan (PRRMP) and the document entitled Perisher Blue Ski Slope Master Plan,	Not applicable to proposal.
(m) if the development is proposed to be carried out on land in a riparian corridor.	Not applicable. The proposal does not include works within 40 metres of a creek or waterway.

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

The proposal was referred to the NPWS pursuant to section 4.15 of the Precincts - Regional SEPP. Refer to comments received at **Section 3** and as required, discussions on the proposal at **Section 4**.

Section 4.24 – Heritage conservation

European heritage	The proposal would not impact on any European heritage items.
Aboriginal heritage	The NPWS raised no concerns, however recommended that should any Aboriginal objects be uncovered during construction, any works impacting the objects must cease immediately and the NPWS contacted for assessment of the site.

Ecologically Sustainable Development (ESD)

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

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

- the proposal is not expected to adversely impact upon the health, diversity, or productivity of the environment for future generations
- the Applicant has recognised the value of the environment and restricted works to the existing disturbed areas, with minimal vegetation management required for construction
- the proposal does not impact upon cultural heritage, including Aboriginal cultural heritage

Biodiversity Conservation Act 2016

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

- the amount of native vegetation being cleared exceeds a certain threshold area; or
- the impacts occur within an area mapped on the Biodiversity Values Map (BVM) published by the Minister for Environment; or
- the 'test of significance', in section 7.3 of the BC Act, identifies that the development or activity is likely to significantly affect threatened species or ecological communities, or their habitats; or
- the works are carried out in a declared area of outstanding biodiversity value.

The Applicant's environmental assessment confirms that the proposed native vegetation clearing is below the threshold of 1 hectare of clearing for lot sizes between 40 hectares and 1000 hectares. The water pipeline is located on previously disturbed land. No intact native vegetation removal is required to facilitate the works. The Applicant did not provide a total ground disturbance for the proposal. However, the Department estimates that the area of disturbance would be approximately 1000 square metres cumulatively for the various parts of the project. The site is located outside of an area mapped on the BVM. The Applicant provided an flora and fauna assessment report that concluded there will be no significant impact on threatened species or ecological communities, or their habitats. The NPWS concurs with the Applicant's assessment. There is currently no declared area of outstanding biodiversity value within KNP.

The Department is satisfied that the provisions of the BC Act have been duly considered by the Applicant and in this case the BOS does not apply to the development.

2.4 Other approvals

Rural Fires Act 1997

The development is located on bush fire prone land. However, infrastructure facilities are not development for a special fire protection purpose and a bush fire safety authority (BFSA) from the NSW Rural Fire Service (the RFS) is not required. The Applicant has a BFSA from the RFS dated 11 December 2020 (DA20201126004480-Original-1) to undertake development for staff accommodation (DA 10639), a visitor centre (DA 10644), and a Resort Operations Centre (DA 10647) which remains current for the site.

3 Engagement

3.1 Department's engagement

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

Due to the works being located more than 50 metres from a tourist accommodation building, the Department did not exhibit the application. However, the application was made publicly available on the NSW Planning Portal website. No submissions from the public were received.

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

3.2 Summary of submissions

The Department received comments from NPWS. No public submissions were received.

The NPWS did not object to the proposal and provided comments and recommended conditions on leasing and the KNP Plan of Management, BC Act, protection of native vegetation fauna and fauna habitats (including commentary on trenching measures, exotic species management, machinery / equipment / materials, stockpiles, construction periods, and rehabilitation measures), Aboriginal cultural heritage and on visual impacts.

The Department has considered the comments received from the NPWS in **Section 4** or through recommended conditions in the instrument of consent at **Appendix A**.

4 Assessment

The Department has considered the relevant matters for consideration under section 4.15 of the EP&A Act, the SEE and supporting information in its assessment of the proposal. The key issues in the Department's assessment are:

- Biodiversity
- Contamination
- Construction impacts and access

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

4.1 Biodiversity

The provisions of the BC Act have been duly considered by the Applicant and in this case the BOS does not apply to the development. However, the location of the site and the sensitive nature of the flora and fauna within the KNP create other potential natural environmental impacts that need to be carefully considered by the Department.

The vegetation surrounding the site comprises modified grassland cleared from subalpine woodland with bushfire affected juvenile snow gums and some remnant mature snow gums. The grassland is characterised by a mix of native and exotic species. The proposal is predominantly located on disturbed ski slopes. The Applicant did not provide a total ground disturbance for the proposal. However, the Department estimates that it would be approximately 1000 square metres cumulatively for the various parts of the project.

The Applicant engaged an ecologist to prepare a flora and fauna assessment for all areas impacted by the proposed development. The report concluded that no threatened flora was detected and habitat potential for most threatened species was absent or greatly diminished. The proposed development and associated activities pose no risk to threatened species or threatened ecological communities. Therefore, no 'Test of Significance' under the BC Act or the Commonwealth's 'Significant Impact Criteria' under the EPBC Act was required.

The NPWS support the Applicant's assessment. In addition, they have made a range of recommendations for protection of native vegetation, fauna and fauna habitats both during construction and for the ongoing use of the site.

The Department accepts that the Applicant has taken the appropriate steps to avoid and minimise the proposal's biodiversity impacts through careful site selection, construction techniques and precautionary measures during works to protect fauna and flora. The proposal is consistent with the aim of the Precincts – Regional SEPP to protect and enhance the natural environment.

4.2 Contamination

The proposed trenching works associated with the installation of the water pipeline at the western STP end of the pipeline works will occur within two areas of known contamination.

Where trenching is required in the location of the historic effluent disposal system, the Applicant is proposing to follow the same process that was implemented for the construction of the STP. Extracted soil from the first 30 metres at the western end of the trenching (once the pipeline exits the STP enclosure) will be disposed of off-site at an approved waste facility. This will ensure that any potential contaminants are removed from the site. To mitigate the risks of contamination in this location, the Department has included a condition of consent that all contaminated excavated material must be immediately placed into a truck and taken away for disposal at an appropriately licensed and authorised facility.

In April 2020 at the former UPSS site (**Figure 6**), approximately 30 cubic metres of material was removed to a depth of 2 metres to ensure all hydrocarbon impacted soil and fractured rock were properly removed. The UPSS excavation was then backfilled using available clean soil and rock from the area surrounding the site. The Department is satisfied that trenching for the installation of a water pipeline to depths of up to 550mm can occur in this location as any remaining potential contamination is at least 2 metres below the ground surface.

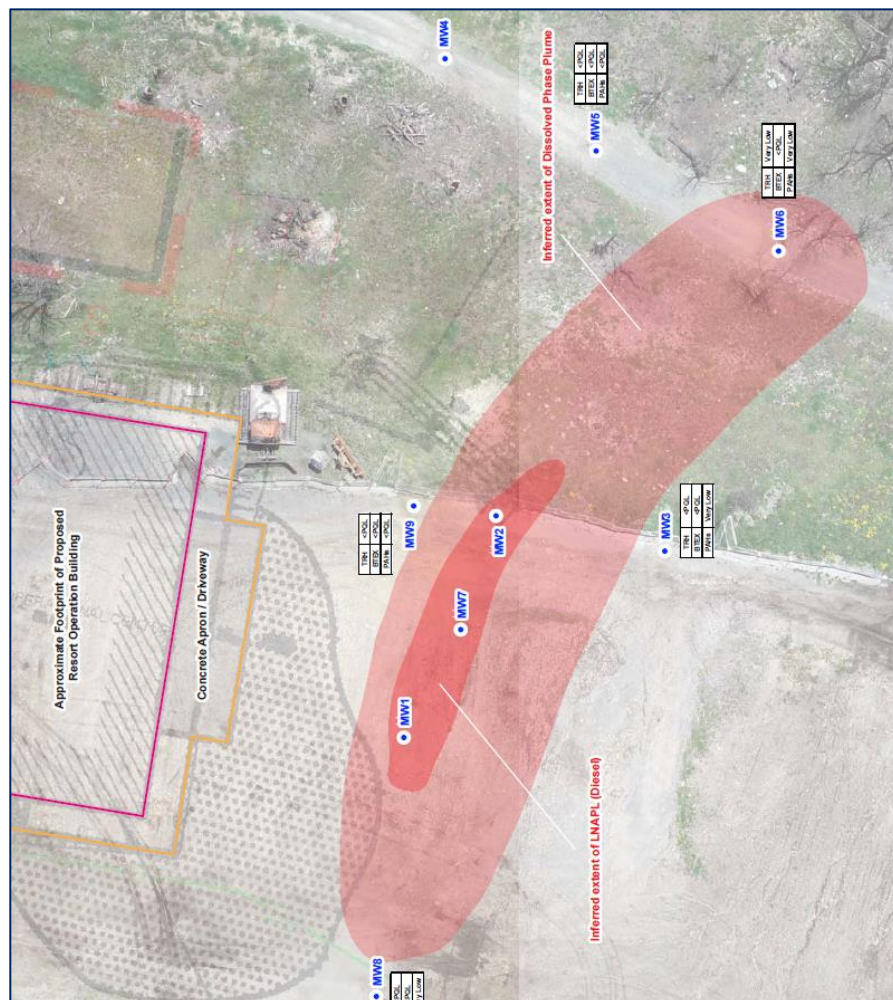


Figure 6 | Former UPSS and groundwater monitoring wells site plan (Source: Applicant's documentation)

This part of the site continues to be monitored and managed by natural attenuation due to a potential contamination plume below the ground at depths of approximately 15 – 19 metres. Nine monitoring wells exist to the east and north east of the resort operation centre for the purposes of ongoing groundwater monitoring. Conditions of consent have been included to ensure that the proposed trenching for the water pipeline does not adversely impact on the monitoring wells.

4.3 Construction impacts and access

Given the scope of the works and that the site is predominantly previously disturbed, it is unlikely that the works associated will adversely impact the natural environment.

Access to the construction corridor would be achieved predominantly from the existing maintenance tracks located on disturbed ski slopes. The vehicles and machinery required for the works include an excavator for the trenching and installation works. Once the installation works are completed, the Applicant will undertake site stabilisation and rehabilitation of any impacted areas.

The NPWS commented that stockpile sites, including materials storage areas, parking and waste management (skip bins) must not impact on native vegetation. Trenching, rehabilitation and weed management recommendations were also provided.

The Department is satisfied that the works can be undertaken without causing an adverse impact on the environment, given the majority of the works already occur within disturbed areas.

The Department has recommended the implementation of construction corridors and machinery handling requirements in the recommended conditions with a designated Environmental Officer to be appointed by the Applicant. The Environment Officer will be required to oversee compliance with the development conditions during all phases of the development, commencing prior to the commencement of works, then during works, and at the completion of the construction to rehabilitate disturbed areas of the site.

5 Recommendation

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

- there will not be a significant impact on any threatened species, populations or ecological communities and the natural environment and cultural values associated with KNP are protected
- the potential impacts on the natural environment and cultural heritage have been mitigated through site selection that utilises existing disturbed ski slope areas and adheres to ESD principles to avoid and minimise impacts
- there are no adverse impacts to Aboriginal cultural heritage and natural hazards including bushfire and geotechnical risks have been adequately mitigated
- installation of a water pipe is supporting infrastructure for the STP and assists in re-establishing the use of Selwyn Snow Resort as an important winter tourism and recreational facility which promotes visitation of the NSW Alpine Resorts
- the use of the pipeline will be covered in a separate development application where the Applicant is seeking approval to reuse treated effluent for snowmaking
- it is consistent with the regional plan for the locality and the Precincts – Regional SEPP and supports bushfire recovery and rebuilding efforts

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


In accordance with the Minister's delegation of 9 March 2022, the Director, Regional Assessments may determine the application as:

- no reportable political donation has been disclosed
- there are less than 15 public submissions in the nature of objections
- the application is in relation to land to which Chapter 4 of the Precincts - Regional SEPP applies

It is recommended that the Director, Regional Assessment, as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report
- **accepts** and adopts all of the findings and recommendations in this report as the reasons for making the decision to grant consent to the application
- **agrees** with the key reasons for approval listed in the notice of decision
- **grants** consent for the application in respect of DA 22/14835, subject to the recommended conditions
- **signs** the attached Development Consent (**Appendix A**)

Recommended by:



Daniel James
Team Leader
Alpine Resorts Team

Adopted by:



Keiran Thomas
Director
Regional Assessments

as delegate of the Minister for Planning

28 March 2023

Appendices

Appendix A – Recommended Instrument of Consent