



Redevelopment of the Tom Thumb Learning Area, Front Valley

Addendum to Statement of Environmental Effects

Addendum prepared by:

Sophie Ballinger (Mountain Planning Manager)

Perisher Blue Pty Ltd

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Department of Planning
and Environment

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Approved Application No DA 23/3644

Granted on the 2 November 2023

Signed M Brown

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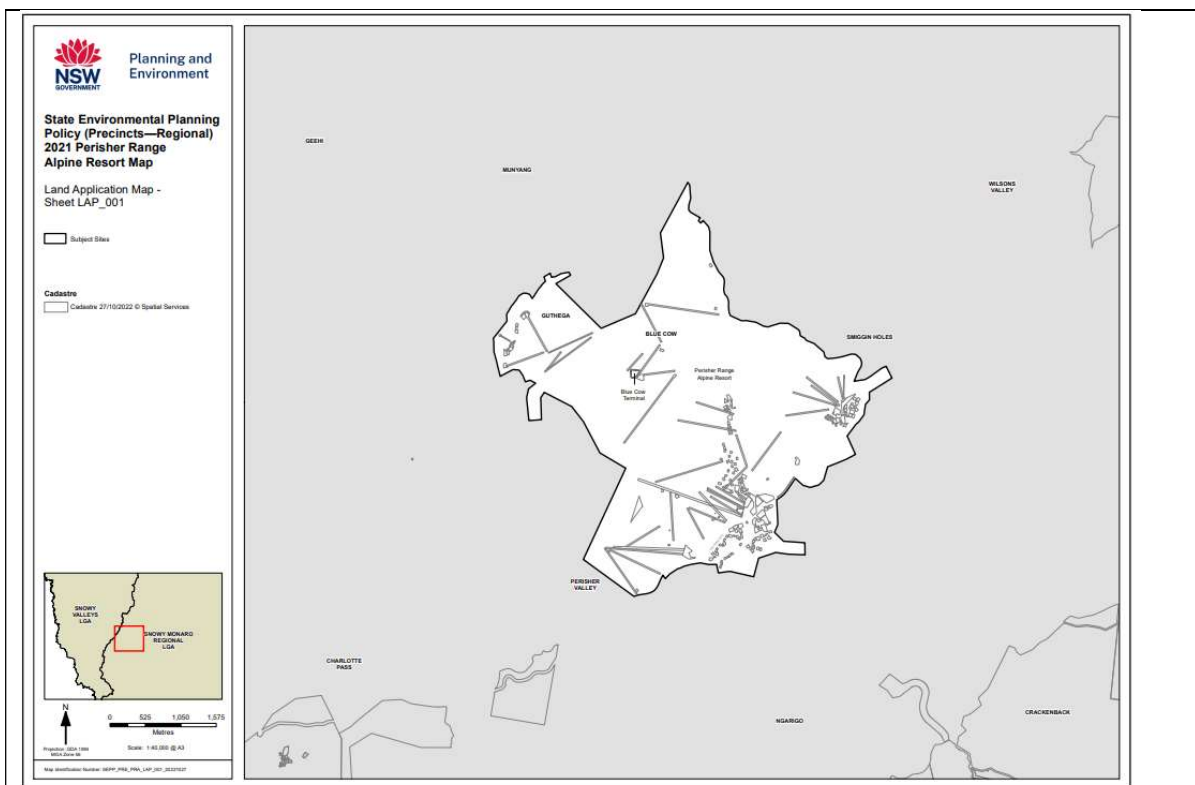
Statutory Assessment - State Environmental Planning Policy (Precincts-Regional) 2021

The development is subject to the provisions of Chapter 4 – Kosciuszko Alpine Region, of the Precincts Regional SEPP.

Table 1 - Assessment of the relevant provisions of Chapter 4

PART 4.1 AIM AND OBJECTIVES OF CHAPTER	
<p>(1) The aim of this Chapter is to protect and enhance the Alpine Region by ensuring development is managed with regard to the principles of ecologically sustainable development, including the conservation and restoration of ecological processes, natural systems and biodiversity.</p>	<p>The proposed development has been designed to provide improved ski lifting infrastructure taking into consideration the potential environmental impacts in its siting and use of existing disturbed areas. This will minimise environmental impacts which can be further mitigated through the implementation of the Site Environmental Management Plan.</p>
<p>(2) The objectives of this Chapter are as follows—</p>	
<p>(a) to encourage the carrying out of a range of development to support sustainable tourism in the Alpine Region all year round, if the development does not result in adverse environmental, social or economic impacts on the natural or cultural environment of the Alpine Region, including cumulative impacts on the environment from development and resource use,</p>	<p>The proposed expanded and upgraded learning area will augment the current winter provision of lifting to service for the beginner skiers. The proposed development is expected to generate positive social and economic impacts and the environmental impacts of the development are minor. The development has been sited within an existing ski slope area and whilst there are slope works required these are to be carried in accordance with the submitted SEMP. The works are in previously disturbed areas and will not contribute to cumulative impact on the environment within the Resort. The works will be managed appropriately to have regard for the principles of ecologically sustainable development. The proposed works involve excavation in previously disturbed areas avoiding native vegetation.</p>

	<p>The development is not intended to create additional peak demand that is greater than peak demand created by favourable snow and weather events.</p> <p>The proposed development does not require any measures to mitigate environmental hazards that would impact on the conservation of the natural environment.</p>
<p>(b) to establish planning controls that—</p> <p>(i) contribute to and facilitate the carrying out of ecologically sustainable development in the Alpine Region, and</p> <p>(ii) recognise the Alpine Region’s significant contribution to recreation and the tourism economy in the State,</p>	<p>Not applicable</p>
<p>(c) to minimise the risk to the community of exposure to environmental hazards, particularly geotechnical hazards, bush fires and flooding, by—</p> <p>(i) generally requiring development consent on land in the Alpine Region, and</p> <p>(ii) establishing planning controls for buildings to ensure the safety of persons using the buildings if there is a fire.</p>	<p>(c)(i) The application meets the intent of the objective as it is seeking development consent for the installation of lifting facilities and related ski slope works.</p> <p>(c)(ii) Not applicable. The works will not present risks to the community, the SEE and this assessment addresses all necessary planning controls.</p>
<p>4.2 Land to Which Chapter Applies.</p> <p>The proposed development is within the Perisher Range Alpine Resort Alpine Subregion.</p>	



4.3 Definitions

In accordance with The Dictionary in Schedule 4A The proposed development is defined as:

lifting facility means a motorised system used for transport, and includes the following—

- (a) a ski lift that uses an overhead rope or cable, including a chair lift, gondola, T-bar or J-bar,
- (b) a ski carpet or conveyor belt.

And

ski slope means an area of land that has been developed primarily to facilitate ski activities, whether or not lifting facilities are required to access the area.

PART 4.2 PERMITTED OR PROHIBITED DEVELOPMENT

4.7 Land Use Table

The development proposed is defined a “Lifting Facilities and Ski Slopes”.

Perisher Range Alpine Resort

1 Permitted without consent

Nil

2 Permitted with consent

*Advertising structures; Building identification signs; Business identification signs; Car parks; Commercial premises; Community facilities; Depots; Eco-tourist facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Fences; Function centres; Helipads; Information and education facilities; Infrastructure facilities; **Lifting facilities**; Management trails; Medical centres; Monitoring stations; Places of public worship; Public utility undertakings; Recreation facilities (indoor); Recreation facilities (outdoor); Recreation infrastructure; Ski slope huts; **Ski slopes**; Snow-making infrastructure; Staff accommodation; Telecommunications facilities; The Skitube; Tourist and visitor accommodation; Transport depots; Vehicle repair stations*

3 Prohibited

Bed and breakfast accommodation; Farm stay accommodation; Any other development not specified in item 1 or

Lifting Facilities and Ski Slopes are permitted with consent in the Perisher Range Alpine Resort Land Use Table

4.8 Subdivision

Not applicable

4.9 Demolition

The Tom Thumb J Bar and associated lift hut is to be removed. This will include the removal of the bottom station and footing, the single tower and top station. The entire lift can be directly removed from the previously disturbed ski slope and via the adjacent Burramys Road.

The components of the lift and structures that can be re-used and recycled such as the haul rope, bullwheels and pulleys will be stored.

These works form part of this development application.

4.10 Temporary Use of Land

Not applicable

PART 4.3 EXEMPT AND COMPLYING DEVELOPMENT

Not applicable - The development is neither exempt nor complying as such a development application has been lodged for approval.

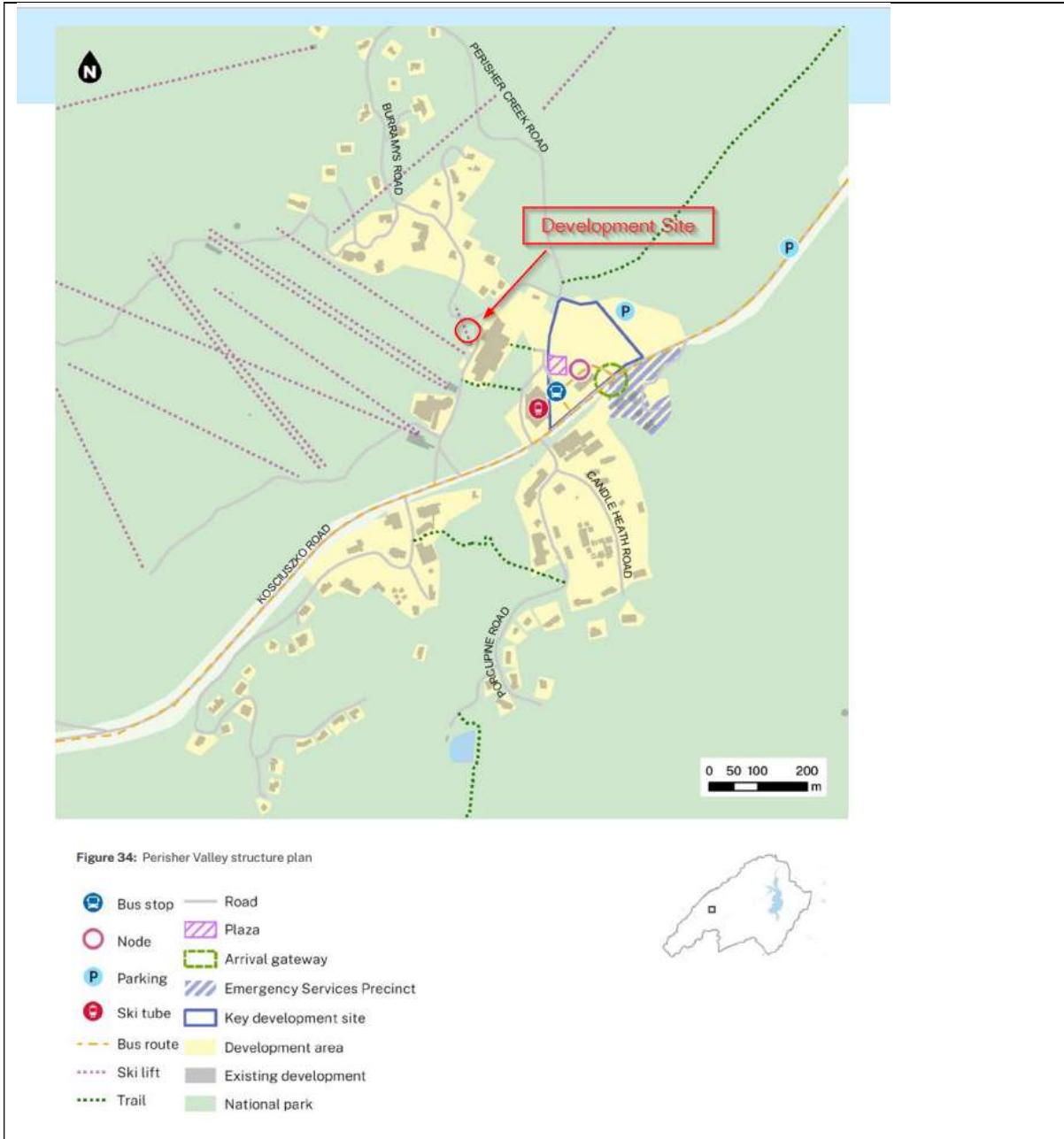
PART 4.4 OTHER DEVELOPMENT CONTROLS

4.14 Development by Crown, public authorities, or Snowy Hydro	Not applicable
4.15 Development on land on Kosciuszko Road and Alpine Way	Not applicable- this clause only applies to land outside of an Alpine Subregion. The proposed development is within the Perisher Range Alpine Resort Subregion.
4.16 Development near Kangaroo Ridgeline	Not applicable - this clause only applies to land identified as Kangaroo Ridgeline” on the State Environmental Planning Policy (Precincts—Regional) 2021 Charlotte Pass Alpine Resort Map. This is outside of the Perisher Range Alpine Resort Subregion.
4.17 Classified roads	Not applicable - the development is not on land that has direct frontage to a classified road.
4.18 Bush fire hazard reduction	Not applicable
<p>4.19 Public utility infrastructure</p> <p>(1) Development consent must not be granted for development in the Alpine Region unless the consent authority is satisfied that—</p> <p>(a) the public utility infrastructure that is essential for the proposed development is available, or</p> <p>(b) adequate arrangements have been made to make that infrastructure available when required.</p>	<p>Public utility infrastructure required to service the development is in place in the form of electricity and stormwater disposal.</p> <p>Existing oversnow vehicle access past the site will be maintained</p>
4.20 Conversion of fire alarms	Not applicable

<p>4.21 Heritage conservation</p>	<p>Not applicable - There are no heritage items, or aboriginal heritage items or places being impacted by this development. The SEE includes further information on Aboriginal Cultural Heritage impact.</p>
<p>4.22 Conservation incentives</p>	<p>Not applicable</p>
<p>4.23 Eco-tourist facilities</p>	<p>Not applicable</p>
<p>4.24 Flood planning</p>	<p>Not applicable</p>
<p>4.25 Earthworks</p> <p>(3) In deciding whether to grant development consent for earthworks, or for development involving ancillary earthworks, the consent authority must consider the following matters—</p> <p>(a) the likely disruption of, or adverse impact on, drainage patterns and soil stability in the locality of the development,</p> <p>(b) the effect of the development on the likely future use or redevelopment of the land,</p> <p>(c) the quality of the fill or the soil to be excavated, or both,</p> <p>(d) the effect of the development on the existing and likely amenity of adjoining properties,</p> <p>(e) the source of any fill material and the destination of any excavated material,</p>	<p>a) Erosion impacts will be managed with appropriate controls, as outlined in <i>Error! Reference source not found.Site Environmental Management Plan</i>. A geotechnical assessment has been undertaken and is provided as part of the application.</p> <p>(b) the development will enhance the current use of the land as a learning area.</p> <p>(c) Material for slope works will be principally won from the site (as part of the cut and fill works associated with the existing aerial jump area) with any additional fill being sourced from the Smiggin Holes stockpile site.</p> <p>(d) the proposed development will have no amenity impacts due to its location and the surrounding uses. Works are to be confined to the areas shown on the associated plans which are unlikely to have any amenity impacts on adjoining properties.</p> <p>(e) There will be very minimal if any additional fill required for the works as the fill will be won on site from areas of cut associated with the slope works. Should there be a need for additional fill it would be sourced from the Smiggin Holes stockpile site. Any additional excavated material will also be conveyed to the Smiggin Holes stockpile site should this occur.</p> <p>(f) The SEE has considered the likely impact of the development on Aboriginal Cultural Heritage and has confirmed that the area is outside of any areas identified as having potential archaeological significance.</p>

<p>(f) the likelihood of disturbing relics,</p> <p>(g) the proximity to, and potential for adverse impacts on, a waterway, drinking water catchment or environmentally sensitive area,</p> <p>(h) appropriate measures proposed to avoid, minimise, or mitigate the impacts of the development.</p>	<p>(g) The proposed development will not impact on any mapped Riparian zones due to the distance of the works from these areas. As such the proposed works will have no impact on a waterway, drinking water catchment.</p> <p>The project area is located outside an area identified as having high biodiversity value on the Biodiversity Values Map (Biodiversity Conservation Act, 2016). The majority of the site is exotic and highly disturbed grassland with only a small amount of vegetation and rock habitats to be affected by the proposal. It is considered that these areas do not support any fauna habitats that aren't widely available in the extensive areas of vegetation surrounding Front Valley. In addition, the proposal will not exceed the 1 ha threshold trigger which applies to the Perisher Resort Area and therefore the Biodiversity Offsets Scheme (BOS) would not be triggered.</p> <p>(h) the assessments carried out and the location of the development demonstrate the principles of avoid, minimise, or mitigate with respect to the impacts of the development</p>
PART 4.5 DEVELOPMENT ASSESSMENT AND CONSENT	
4.26 Master plans	The Snowy Mountains Special Activation Precinct Master Plan 2022 applies to the subject site.
4.27 Consultation with National Parks and Wildlife Service	Consultation will occur for this development application in accordance with these provisions.
<p>4.28 Consideration of master plans and other documents</p> <p>(1) In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider the following—</p>	
(a) the aim and objectives of this Chapter set out in section 4.1	See consideration of the proposed development against the aim and objectives of Chapter 4 above
(b) a draft development control plan that is intended to apply to the land and has been	Not applicable

published on the NSW planning portal,	
(c) a conservation agreement under the Environment Protection and Biodiversity Conservation Act 1999 of the Commonwealth that applies to the land,	Not applicable
(d) the Geotechnical Policy — Kosciuszko Alpine Resorts published by the Department in November 2003,	A geotechnical assessment and associated Form 4 Certificate have been prepared for the proposed works by AssetGoeEnviro and have been submitted as part of this application.
(e) for development in the Perisher Range Alpine Resort— (i) the Perisher Range Resorts Master Plan, published by the National Parks and Wildlife Service in November 2001, and (ii) the Perisher Blue Ski Resort Ski Slope Master Plan adopted by the National Parks and Wildlife Service in May 2002.	(e)(i) The proposal is generally consistent with the goals of the Perisher Master Plan. (e)(ii) The proposed development is generally consistent with the Perisher Blue Ski Resort Ski Slope Master Plan as it will result in increased lift and slope capacity; improved ease of use, improved performance, modernisation of infrastructure and improved visitor experiences
(2) In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider—	
(a) a master plan approved by the Minister under section 4.26 that applies to the land, Snowy Mountains Special Activation Precinct Master Plan 2022 applies to the land. The subject site sits within the area of the Perisher Valley Structure Plan mapped as National Park The proposed development is consistent with the approved master plan.	



4.29 Consideration of environmental, geotechnical, and other matters

(1) In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider the following—

<p>(a) measures proposed to address geotechnical issues relating to the development,</p>	<p>A geotechnical assessment and associated Form 4 Certificate have been prepared for the proposed works by AssetGeoEnviro and have been submitted as part of this application.</p>
<p>(b) the extent to which the development will achieve an</p>	<p>The SEE and associated application documentation addresses impacts to the natural environment and associated mitigation measures. The project will not</p>

<p>appropriate balance between—</p> <p>(i) the conservation of the natural environment, and</p> <p>(ii) taking measures to mitigate environmental hazards, including geotechnical hazards, bush fires and flooding,</p>	<p>increase the risk of environmental hazards, including geotechnical hazards, bushfires and flooding.</p>
<p>(c) the visual impact of the proposed development, particularly when viewed from the land identified as the Main Range Management Unit in the <i>Kosciuszko National Park Plan of Management</i>,</p>	<p>The visual impacts associated with the upgrade and expansion of a highly disturbed ski slope already partly used with skier conveyors and the former aerial jump site and halfpipe is considered minimal.</p> <p>The development is not visible from the main range due to its location.</p>
<p>(d) the cumulative impacts of development and resource use on the environment of the Alpine Subregion in which the development is carried out,</p>	<p>The proposed expanded and upgraded learning area is not intended to create additional peak demand that is greater than peak demand created by favourable snow and weather events that occur from time to time. The works are proposed in an existing ski slope area and will not contribute to cumulative impact on the environment within the subregion.</p>
<p>(e) the capacity of existing infrastructure and services for transport to and within the Alpine Region to deal with additional usage generated by the development, including in peak periods,</p>	<p>The development will result in a marginal increase in uphill lift capacity with increased slope capacity, however the development is not intended to increase the peak capacity of the resort, nor is it likely to.</p> <p>The peak visitation capacity of the resort is generally governed by three factors. These being the capacity of resort day car parking, the number of beds in the resort and the capacity of the Skitube for day visitors. The development will not lead to capacity issues having regard to any of these factors with resort uphill lift capacity only increasing by a very small margin.</p> <p>As such the development is unlikely to impact the capacity of existing transport to cater for peak days.</p>
<p>(f) the capacity of existing waste or resource management facilities to deal with additional waste generated by the development, including in peak periods.</p>	<p>The proposal will not impact upon waste or resource management facilities</p>

<p>(2) For development involving earthworks or stormwater draining works, the consent authority must also consider measures to mitigate adverse impacts associated with the works.</p>	<p>The proposed slope works require some minor modification to the slope drainage, which will connect into the existing stormwater drainage system.</p> <p>Excavation works are required for the development. Sedimentation and erosion control measures as outlined in the SEMP provided separately, will mitigate any adverse impacts associated with such works.</p>
<p>(3) For development the consent authority considers will significantly alter the character of an Alpine Subregion, the consent authority must also consider—</p> <p>(a) the existing character of the site and immediate surroundings, and</p> <p>(b) how the development will relate to the Alpine Subregion.</p>	<p>The proposed development being the expansion and upgrade of the learning area over an area previously used for aerial jumps and a halfpipe within a ski resort will not significantly alter the character of the Alpine Subregion. The proposed expanded learning area with additional skier conveyors will be situated amongst other ski resort related infrastructure including ski runs, ski lifts and buildings.</p> <p>Therefore, the proposed development will not significantly alter the character of the alpine resort and as such no further consideration of the existing character of the site and immediate surrounds is required. Nor is an assessment of how it relates to the Alpine Subregion is warranted.</p>
<p>4.30 Kosciuszko National Park Plan of Management</p>	
<p>(1) Development consent may be granted to development in the Alpine Region even if the application has not established that the development is consistent with the Kosciuszko National Park Plan of Management.</p> <p>(2) This section does not prevent the consent authority from refusing to grant consent to development on the basis that the development is not consistent with the Kosciuszko National Park Plan of Management.</p>	<p>The proposed development is consistent with the relevant provisions of the Kosciuszko National Park Plan of Management.</p>